



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 5, 2013 **REPORT NO.** PC-13-100

ATTENTION: Planning Commission, Agenda of September 12, 2013

SUBJECT: SPRINT - NORTH POMERADO LTE PROJECT NO. 302318
PROCESS FOUR

OWNER: Casa de Las Campanas Inc.
APPLICANT: Sprint

SUMMARY

Issue(s): Should the Planning Commission approve a modification to a Wireless Communication Facility (WCF) at 18655 West Bernardo Drive in the Rancho Bernardo Community Plan?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 1059396.

Community Planning Group Recommendation: On April 18, 2013, the Rancho Bernardo Community Planning Board voted 14-0-1 to support the proposed Sprint modification without any conditions or concerns.

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 19, 2013 and the opportunity to appeal that determination ended August 2, 2013 (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 18655 West Bernardo Drive in the RM-2-5 zone of the Rancho Bernardo Community Planning area. The original permit No. 147760 expires October 6, 2014. However, if approved, the proposed permit amendment would result in a new ten year expiration date. This permit amendment application is required to modify and to

continue the use of this WCF. Regardless, the project as a whole is reviewed in accordance with the current regulations in place. The two replacement antennas are facing both northbound and southbound Interstate-15 as the primary intended coverage area. There are also two other Wireless Communication Facilities on this property.

DISCUSSION

Project Description: This WCF consists of the removal of eight façade mounted antennas and the installation of two new antennas mounted behind Fiberglass Reinforced Panel (FRP) screenings. Areas where the original antennas were installed will be repainted and restored back to its original condition. The two new antennas will be concealed effectively behind FRP enclosures with trim to blend in with the existing building design. The total number of antennas, as a result of this modification, will be reduced from eight to two. Two Remote Radio Head (RRH) units will also be installed behind the antennas and below the existing parapet. The existing equipment enclosure will continue to operate inside the prefabricated 198-square foot equipment enclosure with only internal changes.

WCFs located on a residential use requires a Conditional Use Permit pursuant to the City of San Diego Land Development Code (LDC) Section 141.0420(f)(2). According to Council Policy 600-43, this project is considered to be a Preference 4 site. During the course of the review, the applicant has demonstrated through coverage maps and a site justification letter that no other sites were feasible. Due to the existing topography and the proximity to Interstate-15, moving this facility to an alternative location while preserving the existing coverage would be challenging. Additionally, the proposed design complies with the Wireless Communication Design Requirements pursuant to LDC Section 141.0420(g)(1) and 141.0420(g)(2). The visual impacts from the existing antennas will be reduced since the number of antennas is being reduced from eight to two. The antennas are fully concealed behind FRP screenings and trim designed to be painted and textured to match the existing building. The project requires a CUP, Process 4, Planning Commission decision.

Community Plan Analysis: The project site is designated for Group Quarters in the Rancho Bernardo Community Land Use Plan (Attachment 2). The Rancho Bernardo Community Plan does not contain specific policies on wireless communication facility development.

General Plan: The General Plan, Section UD-A.15, states that WCF 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 proposal to remove and reduce the number of antennas associated with this WCF will be aesthetically pleasing and respectful of the neighborhood context. The number of antennas, as a result of this modification, will be reduced from eight to two. Additionally, the antennas will be appropriately concealed inside FRP screening enclosures trimmed, painted and textured to match the existing building. The equipment associated with this project is located inside an existing prefabricated 198-square foot equipment enclosure. Therefore, staff has determined that the WCF as designed, integrates with the surrounding area and is respectful to the surrounding resident development.

Conclusion: The proposed WCF modification 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 Wireless Communication Facilities Regulations Section 141.0420 and the RM-2-5 zone development regulations. Considering the current surrounding uses and the proposed improvements to the existing design, staff has determined that, the project as designed, is consistent with the General Plan and the Rancho Bernardo Community Plan. Staff recommends that the Planning Commission approve CUP No. 1059396.

ALTERNATIVE

1. **Approve Conditional Use Permit No. 1059396 with modifications.**
2. **Deny Conditional Use Permit No. 1059396, 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,



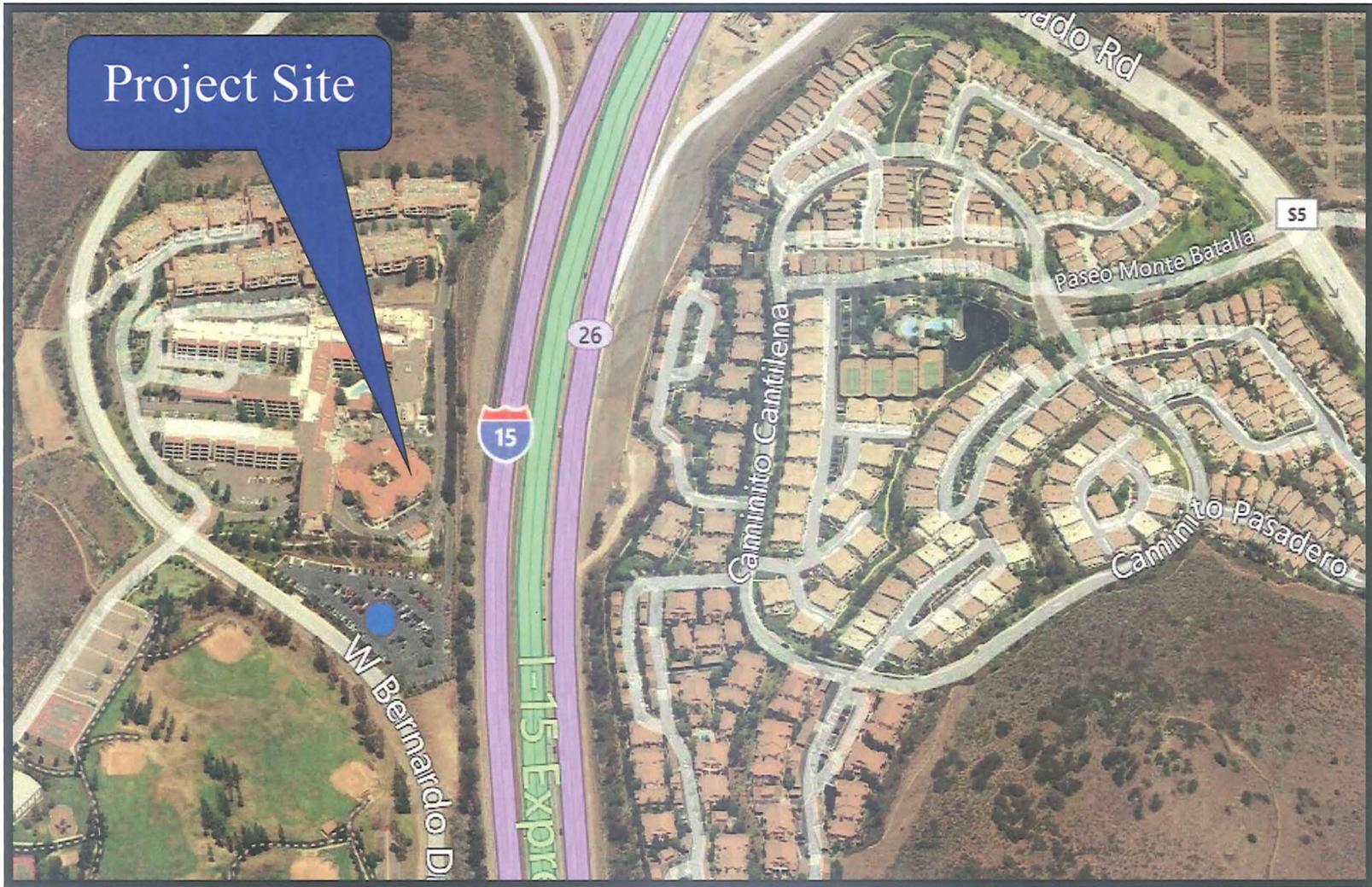
Mike Westlake
Acting Deputy Director
Development Services Department



Simon Tse
Project Manager
Development Services Department

Attachments:

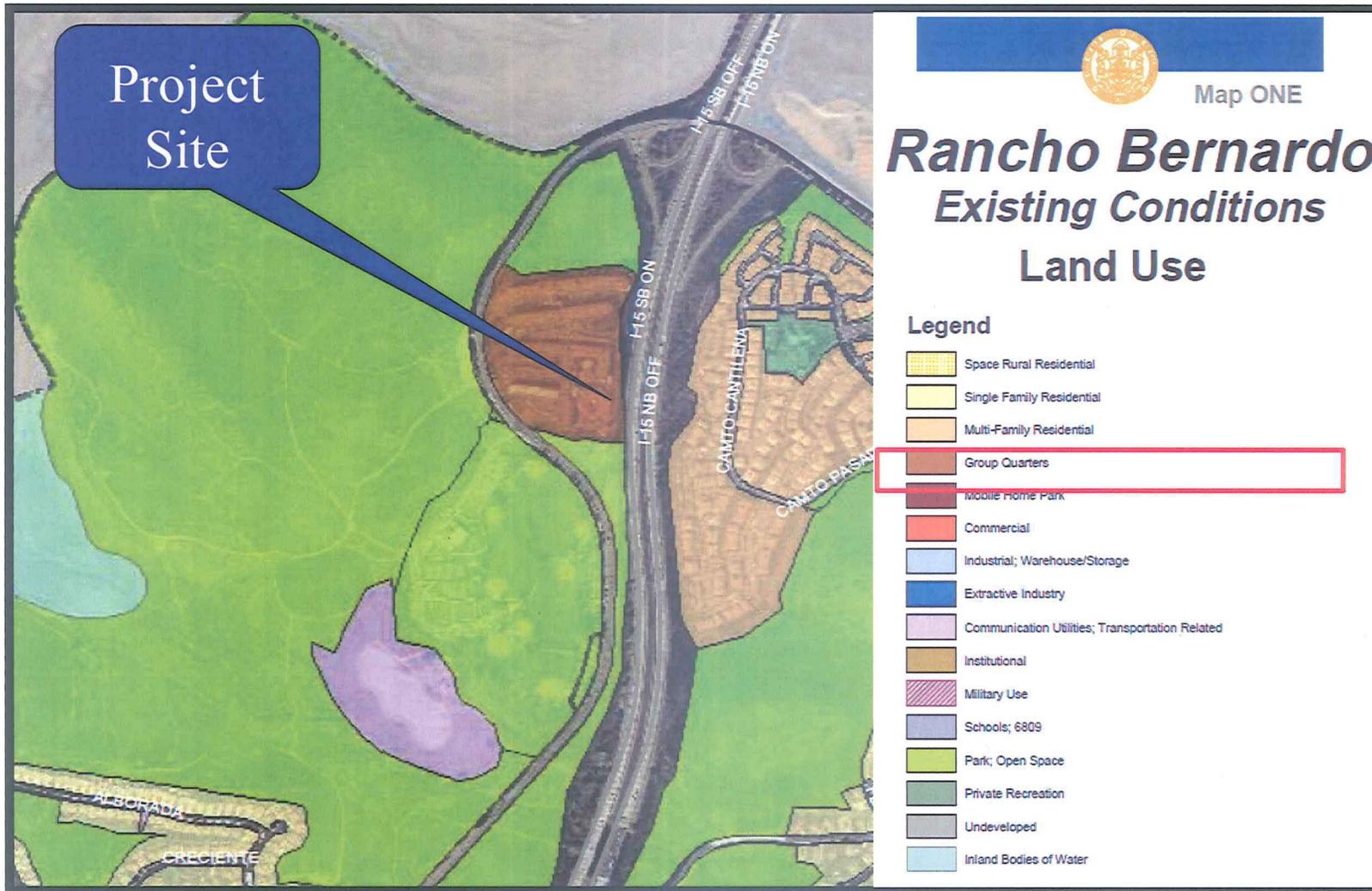
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Photo Survey
11. Community Planning Group Recommendation
12. Ownership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



Aerial Photo

Sprint North Pomerado LTE - Project No. 302318
18655 West Bernardo Drive, San Diego, CA 92127

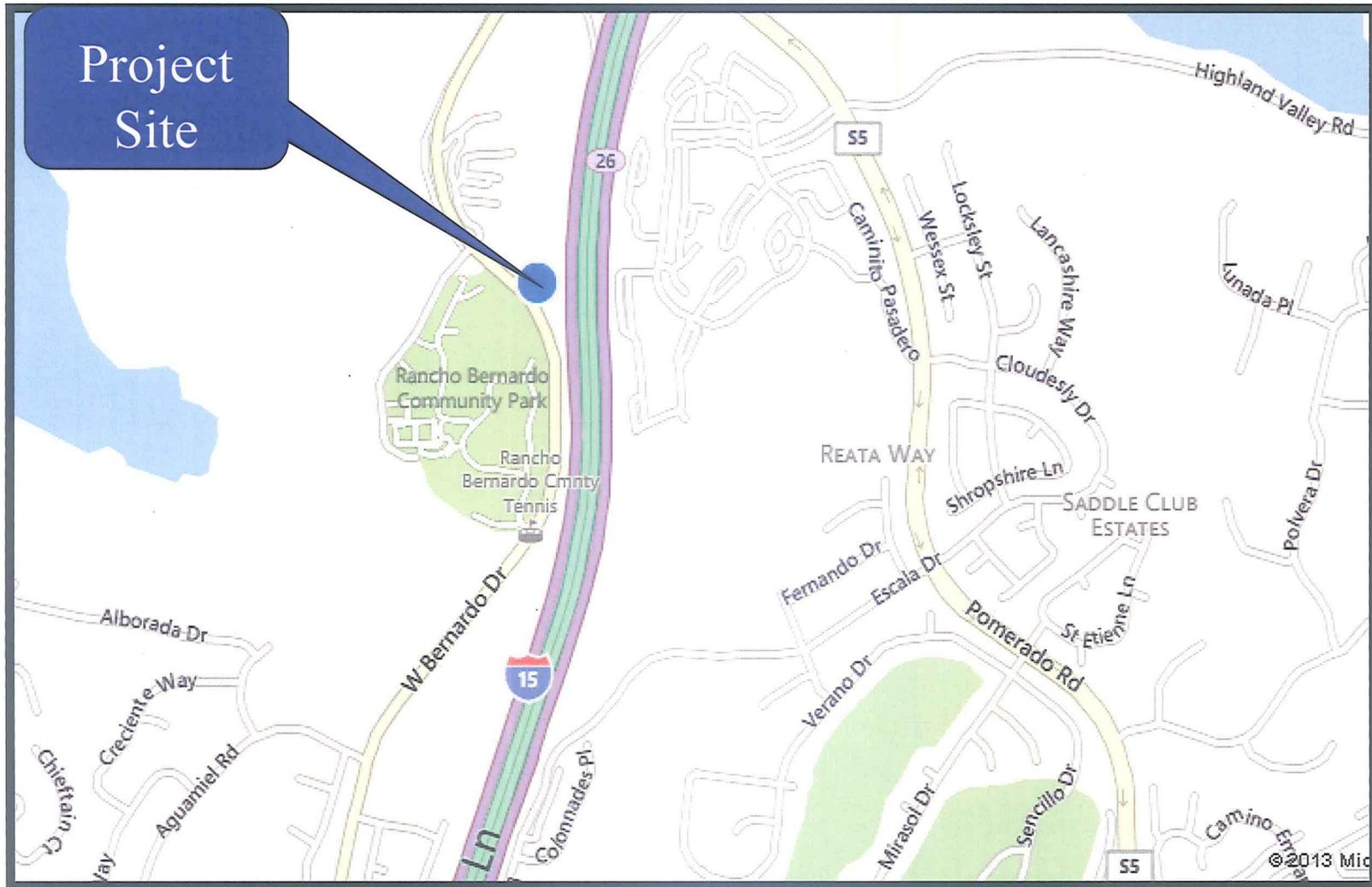




Community Land Use Map (Rancho Bernardo)

Sprint North Pomerado LTE - Project No. 302318
 18655 West Bernardo Drive, San Diego, CA 92127





Project Location Map

Sprint North Pomerado LTE - Project No. 302318
18655 West Bernardo Drive, San Diego, CA 92127



PROJECT DATA SHEET		
PROJECT NAME:	Sprint North Pomerado LTE	
PROJECT DESCRIPTION:	A modification to an existing Sprint Wireless Communication Facility (WCF) located at 18655 West Bernardo Drive within the Rancho Bernardo Community Planning area. This project consists of two replacement antenna and the removal of eight existing antennas. The equipment associated with this project will continue to operate inside the existing 198-square foot prefabricated enclosure with no external changes. The project as designed requires a Conditional Use Permit, Process 4, Planning Commission decision.	
COMMUNITY PLAN AREA:	Rancho Bernardo	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Group Quarters	
ZONE: RM-2-5		
<u>Requirements:</u>	<u>Proposed:</u>	
HEIGHT LIMIT: 40-feet	HEIGHT LIMIT: No change	
FRONT SETBACK: 15-feet	FRONT SETBACK: No change	
SIDE SETBACK: 5-feet	SIDE SETBACK: No change	
REAR SETBACK: 15-feet	REAR SETBACK: No change	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	RM-2-5	Group Quarters
SOUTH:	AR-1-1	Rancho Bernardo Community Park
EAST:	RM-1-1	Interstate 15 Highway
WEST:	AR-1-1	Open Space
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The project was presented to the Rancho Bernardo Community Planning Board on April 18, 2013. They voted 14-0-1 to support the project as designed without any changes.	

PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1059396
SPRINT NORTH POMERADO LTE NO. 302318

WHEREAS, Casa De Las Campanas, Inc., Owner and Sprint, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that reduces the number of antennas from eight to two. The remaining two antennas will be replaced and concealed inside a Fiberglass Reinforced Panel (FRP) screen enclosure, trimmed, painted and textured to match the existing building. The equipment associated with this project will continue to operate inside a 198-square foot prefabricated enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1059396).

WHEREAS, the project site is located at 18655 West Bernardo Drive, San Diego, CA 92127 in the RM-2-5 zone of the Rancho Bernardo Community Plan;

WHEREAS, the project site is legally described as Lots 1 through 8 of Casa de las Campanas II, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 11273 filed in the Office of the Country recorder of San Diego County, July 3, 1985;

WHEREAS, on September 12, 2013, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1059396 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 19, 2013, 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 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 September 12, 2013.

FINDINGS:

Findings for Conditional Use Permit Approval – Section §126.0305

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

The proposed modifications to the existing Sprint WCF is consistent with the City of San Diego General Plan which recommends that all WCF minimize visual impacts by concealing wireless facilities in existing structures when possible. Sprint's modification will result in a reduction of antennas from eight to two. The remaining two antennas will be replaced and concealed inside two new Fiberglass Reinforced Panel (FRP) enclosures, trimmed, painted and textured to match the existing building. The design to reduce the number of antennas and to conceal them within FRP enclosures would result in a WCF that is more aesthetically pleasing and respectful to the

neighborhood context consistent with the General Plans recommendation. Additionally, two new Remote Radio Head (RRH) units will be installed behind the antennas and below the parapet. The RRH will not be visible to the public and is required to provide the site with Long Term Evolution (LTE) 4G data coverage.

The equipment associated with this project will continue to operate inside an existing 198-square foot prefabricated equipment enclosure. The enclosure is also painted to match the existing building. One new fiber junction box will be added inside the existing enclosure with no exterior changes. Overall the proposed modification is aesthetically pleasing and respectful of the neighborhood context. The project meets all applicable regulations and policy documents. The project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per WCF regulations and the General Plan. Therefore, the proposed modification would not adversely affect the applicable land 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 to ensure 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; and

The project complies with all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility Regulations (Land Development Code Section 141.0420). This section of the code requires the applicant shall 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 replacement antennas are concealed inside two new FRP enclosures, trimmed, painted and textured to match the existing building. The RRH associated with this upgrade are installed behind the antennas and below the parapet, not visible to the public. The equipment enclosure complies with LDC 141.0420(g)(3) and will continue to operate without any exterior changes. The existing use of the property is residential and as such, requires a Conditional Use Permit. There are no deviations from the development regulations or variances requested with this application. Therefore, the project is in full compliance with the applicable regulations of the Land Development Code.

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

According to Council Policy 600-43, this project is considered to be a Preference 4 site. During the course of the review, the applicant has demonstrated through coverage maps and a site justification letter that no other sites were feasible. Due to the existing topography and the proximity to Interstate 15 Highway, moving this facility to an alternative location while

preserving the existing coverage would be challenging. This project has been designed to comply with Section 141.0420 and the Wireless Communication Facility Guidelines. The replacement antennas are appropriately concealed inside the FRP enclosure, trimmed, painted and textured to match the existing building. Additionally, this site will address Sprint's network upgrade to 4G LTE technology while reducing the number of antennas on the building. Thus, the proposed use is appropriate for this site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1059396, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1059396, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: September 12, 2013

Internal Order No. 24003374

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: 24003374

CONDITIONAL USE PERMIT NO. 1059396
SPRINT NORTH POMERADO LTE PROJECT NO. 302318
 PLANNING COMMISSION

This Conditional Use Permit No. 1059396 is granted by the Planning Commission of the City of San Diego to Casa De Las Campanas, Inc., Owner, and Sprint, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 131.0401 and 141.0420. The site is located at 18655 West Bernardo Drive, in the RM-2-5 zone of the Rancho Bernardo Community Planning area. The project site is legally described as Lots 1 through 8 of Casa de las Campanas II, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 11273 filed in the Office of the Country recorder of San Diego County, July 3, 1985;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a modification to an existing wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 12, 2013, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) that consists of two replacement antennas concealed inside two new Fiberglass Reinforced Panel (FRP) enclosure trimmed, painted and textured to match the existing building and;
- b. Two new Remote Radio Head (RRH) units installed behind the proposed antenna enclosure and below the rooftop parapet, not visible to the public and;
- c. Removal of eight existing façade mounted antennas and;
- d. Installation of two new fiber optic cables using the existing coax route and;

- e. Installation one new fiber junction box inside the existing 198-square foot prefabricated enclosure and;
- f. 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 October 3, 2013.
2. This approval and corresponding use of this site shall **expire on September 12, 2023**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval 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.

PLANNING/DESIGN REQUIREMENTS:

14. 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 here:
 - a. 72" by 11.8" by 7".
15. Two RRHs will be installed on the roof and behind the parapet, not visible to the public.
16. No overhead cabling is permitted with this modification.
17. All existing Sprint antenna(s) will be removed and the area will be repainted and restored back to its original condition to the satisfaction of the Development Services Department.
18. 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."
19. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

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

APPROVED by the Planning Commission of the City of San Diego on September 12, 2013 and Resolution No. PENDING.

Conditional Use Permit No. 302318
September 12, 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.**

CASA DE LAS CAMPANAS, INC.
Owner

By _____
NAME
TITLE

SPRINT
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

ATTACHMENT 7

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.: **302318** PROJECT TITLE: **SPRINT NORTH POMERADO**

PROJECT LOCATION-SPECIFIC: **18655 WEST BERNARDO DRIVE, SAN DIEGO, CA 92127**

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP) for modifications to an existing wireless communication facility (WCF) located on an existing building. The modifications include: remove eight (8) existing panel antennas; install two (2) new panel antennas inside FRP enclosures; install two (2) new RRHs onto a new stand; removal of all CDMA coax cable; install two (2) new fiber optic cables using the existing coax route; and install one (1) new fiber junction box. The project site is zoned RM-2-5 and is within the Rancho Bernardo Community Plan area of Council District 5.

NAME OF PUBLIC AGENCY APPROVING PROJECT: **CITY OF SAN DIEGO**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: **ZEBBIE LEUNZ, M&M TELECOM, INC., 712 CEDAR STREET #1, SAN DIEGO, CA 92101; 619-972-4944**

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION : *SECTIONS 15303: (NEW CONSTRUCTION)*

REASONS WHY PROJECT IS EXEMPT: Section 15303 for the construction of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in Section 15300.2 apply to this 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



SIGNATURE/SENIOR PLANNER

 JULY 19, 2013
DATE

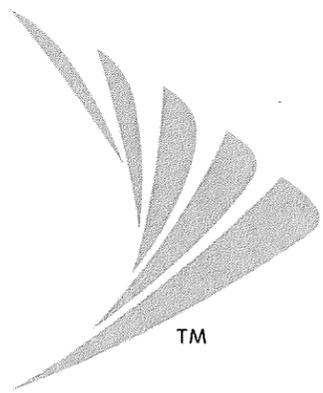
CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



SAN DIEGO MARKET



NETWORK VISION MMBTS LAUNCH NORTH POMERADO (SYNERGY CA6973) SD55XC003

BUILDING FACADE W/ STEALTH ENCLOSURE

18655 WEST BERNARDO DRIVE
SAN DIEGO, CA 92127

LATITUDE: 33.05167000 (33° 3' 6.012" N)
LONGITUDE: -117.07361000 (117° 4' 24.996" W)

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT PLAN
A-3	ANTENNA LAYOUT PLAN
A-4	NORTHEAST ELEVATION
A-4.1	NORTHWEST ELEVATION
A-4.2	SOUTHEAST ELEVATION
A-4.3	SOUTHWEST ELEVATION
A-5	ANTENNA AND RRH DETAILS
A-5.1	ANTENNA AND RRH DETAILS

SHEET INDEX



Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
1 San Joaquin Plaza, Suite 250
Newport Beach, California 92660
Phone: (949) 760-3929
Fax: (949) 760-3931

PROJECT INFORMATION:

NETWORK VISION
MMBTS LAUNCH
**NORTH POMERADO
(SYNERGY CA6973)**
SD55XC003

18655 WEST BERNARDO DRIVE
SAN DIEGO, CALIFORNIA 92127

ISSUED DATE:

07/10/13

ISSUED FOR:

100% ZD'S REVIEW

REVISIONS

REV.	DATE	DESCRIPTION	INIT.
0	08/17/12	90% ZD'S REVIEW	FR
1	07/10/13	100% ZD'S REVIEW	DM

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

LICENSURE:



SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

REVISION:

1

JRA JOB NUMBER: 111087

CALIFORNIA STATE CODE COMPLIANCE

SPRINT PROPOSES THAT ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFIRMING TO THESE CODES.

CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA BUILDING CODE, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA GREEN BUILDING CODE, 2010 EDITION

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

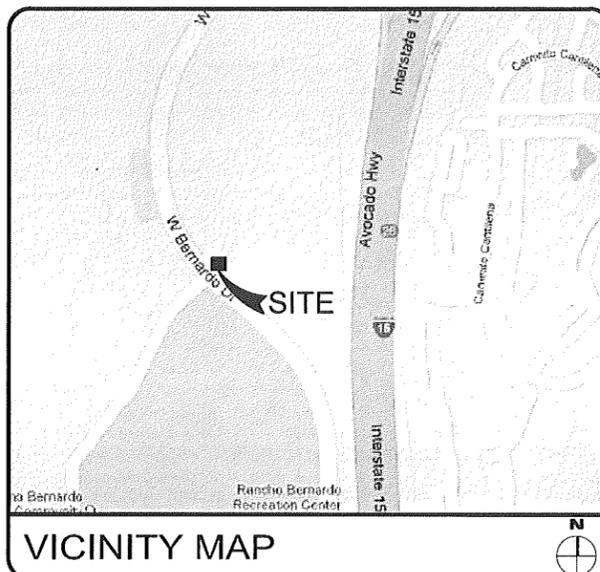
ACCESSIBILITY REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE.



DIG ALERT
UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA
DIAL TOLL FREE
1-800-227-2800
AT LEAST TWO DAYS
BEFORE YOU DIG

CODE BLOCK



VICINITY MAP

SPRINT PROPOSES TO MODIFY ITS EXISTING ANTENNA AND EQUIPMENT IN AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY.

- REMOVE (8) (E) PANEL ANTENNAS
- INSTALL (2) (N) PANEL ANTENNAS, INSIDE (2) (N) FRP ENCLOSURES WITH MODIFIED TRIM DETAIL
- INSTALL (2) (N) RRH'S ONTO A PROPOSED STAND.
- REMOVE ALL (E) CDMA COAX.
- INSTALL (2) (N) FIBER OPTIC CABLE USING EXISTING COAX ROUTE.
- INSTALL (1) (N) FIBER JUNCTION BOX.

SCOPE OF WORK

---	PROPERTY LINE	(1/A-1)	DETAIL REFERENCE
- - - - -	FENCE LINE	(1)	ELEVATION REFERENCE
--- ---	HOLLOW METAL FENCE		
---	COAXIAL CABLE	BTS:	BASE TRANSCEIVER STATION
---	CABLE TRAY	CDMA:	CODE DIVISION MULTIPLE ACCESS
---	CABLE BRIDGE	RRH:	REMOTE RADIO HEADS
		GPS:	GLOBAL POSITIONING SYSTEM

LEGEND

FROM THE 9605 SCRANTON ROAD, SAN DIEGO:

- HEAD SOUTH ON SCRANTON ROAD TOWARD MIRA SORRENTO PLACE (0.1 MILES)
- TAKE THE FIRST RIGHT ONTO MIRA SORRENTO PLACE (0.3 MILES)
- TAKE THE RAMP ONTO I-805 NORTH (0.9 MILES)
- TAKE THE CA-56 BYPASS E EXIT (0.6 MILES)
- MERGE ONTO INTERSTATE 5 LOCAL BYPASS NORTH (1.9 MILES)
- CONTINUE ONTO CA-56 E/TED WILLIAMS FREEWAY (9.8 MILES)
- SLIGHT RIGHT TO MERGE ONTO I-15 NORTH (6.4 MILES)
- TAKE EXIT 26 FOR W BERNARDO DRIVE/POMERADO ROAD (0.3 MILES)
- TURN LEFT ONTO W BERNARDO DRIVE/POMERADO ROAD (0.3 MILES)
- CONTINUE TO FOLLOW WEST BERNARDO DRIVE DESTINATION WILL BE ON THE LEFT (0.7 MILES)
- ARRIVE AT 18655 WEST BERNARDO DRIVE

DRIVING DIRECTIONS

APPLICANT:

NOVATION GROUP CONSULTING ON BEHALF OF
ALCATEL-LUCENT FOR SPRINT PCS
9605 SCRANTON ROAD, SUITE 400
SAN DIEGO, CALIFORNIA 92121

PROPERTY OWNER:

CASA DE LAS CAMPANAS, INC.
18655 WEST BERNARDO DRIVE
SAN DIEGO, CALIFORNIA 92127

PROPERTY INFORMATION:

18655 WEST BERNARDO DRIVE
SAN DIEGO, CALIFORNIA 92127

ZONING CLASSIFICATION: RM-2-5

CALIFORNIA BUILDING CODE: 2010 EDITION

EXISTING CONSTRUCTION TYPE: V ONE-HOUR/SPRINKLERED

PROPOSED CONSTRUCTION TYPE: V ONE-HOUR/SPRINKLERED

EXISTING OCCUPANCY: R-1

PROPOSED OCCUPANCY: R-1

JURISDICTION: CITY OF SAN DIEGO

EXISTING USE: TELECOMMUNICATIONS

PROPOSED USE: TELECOMMUNICATIONS

PARCEL NUMBER:

272-740-08-00

LEASE AREA:

SPRINT LEASE AREA IS 200 SQ. FT.

PROJECT SUMMARY

TELCO COMPANY:

AT&T
PH: (888) 944-0447

POWER COMPANY:

SDG&E
PH: (800) 336-7343

RF ENGINEER:

RASHED ERSHADI
EMAIL: RASHED.ERSHADI@ALCATEL-LUCENT.COM

PROJECT TEAM

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 11"x17" OR 22"x34" FORMAT. IF THIS DRAWING SET IS NOT 11"x17" OR 22"x34", THIS SET IS NOT TO SCALE.

DRAWING SCALE

APPROVAL	SIGNATURE	DATE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
SITE ACQUISITION		
PLANNING CONSULTANT		
PROPERTY OWNER		
SPRINT REPRESENTATIVE		

SIGNATURE BLOCK

SITE PLAN GENERAL NOTES

SETBACKS:
 FRONT YARD = 10'-0"
 BACK YARD = 10'-0"
 SIDE YARDS = 10'-0"

1. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO EXISTING PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE CITY'S STORM WATER STANDARDS.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS ¼0 OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

NOTES

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

EXISTING SPRINT LEASE AREA. SEE SHEET A-1.1.

EXISTING BUILDING.

EXISTING PROPERTY LINE.

EXISTING AT&T EQUIPMENT LOCATED ON FIRST FLOOR.

EXISTING AT&T ANTENNAS.

EXISTING VERIZON ANTENNAS.

EXISTING VERIZON EQUIPMENT SHELTER.

EXISTING SPRINT METER PEDESTAL.

EXISTING ACCESS ROUTE.

BERNARDO DRIVE

NV SECTOR 7
10'

10'-0"
REAR SETBACK

10'-0"
SIDE SETBACK

10'-0"
FRONT SETBACK

NV SECTOR 2
195'



SITE PLAN

11x17 SCALE: 1"=100'
 24x36 SCALE: 1"=50' 0 25' 50' 100' 1



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 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 1 San Joaquin Plaza, Suite 250
 Newport Beach, California 92660
 Phone: (949) 760-3929
 Fax: (949) 760-3931

PROJECT INFORMATION:

NETWORK VISION
 MMBTS LAUNCH

**NORTH POMERADO
 (SYNERGY CA6973)**

SD55XC003

18655 WEST BERNARDO DRIVE
 SAN DIEGO, CALIFORNIA 92127

ISSUED DATE:

07/10/13

ISSUED FOR:

100% ZD'S REVIEW

REVISIONS

REV.	DATE	DESCRIPTION	INIT.
0	08/17/12	90% ZD'S REVIEW	FR
1	07/10/13	100% ZD'S REVIEW	DM

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 LABELED AS CONSTRUCTION SET

LICENSURE:



SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1

REVISION:

1

JRA JOB NUMBER: 111087

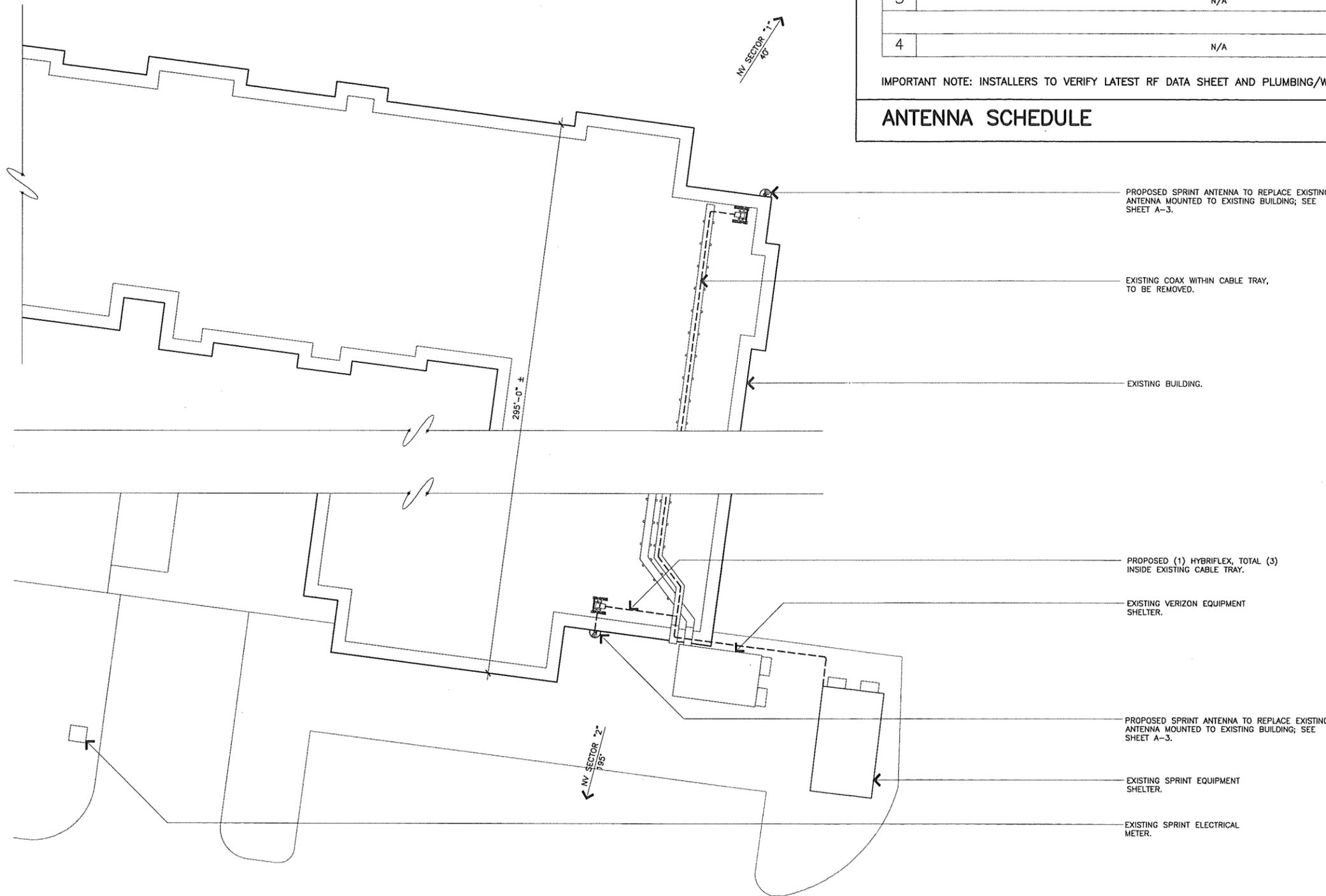
NOTES TO CONTRACTOR:
 1. REMOVE ALL EXISTING CDMA COAX AND ANTENNAS FROM SITE.
 2. NEW ANTENNAS AND HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING.
 3. CONTRACTOR TO SET ELECTRICAL TILT.

SECTOR	ANTENNA	AZIMUTH	RAD CENTER	NUMBER OF ANTENNAS	ANTENNA MODEL	ELECTRICAL TILT	MECHANICAL TILT	RRH	RRH MODEL	FIBER OPTIC MODEL	FIBER OPTIC LENGTH (±5')
1	1900	40°	19.9'	1	APXVSP18-C-A20	0	0	1	1900 NV 4X45W	(1) HYBRIFLEX 1-1/4" HB114-1-0BU4-M5F	360'
2	1900	195°	36.1'	1	APXVSP18-C-A20	0	0	1	1900 NV 4X45W	(1) HYBRIFLEX 1-1/4" HB114-1-0BU4-M5F	110'
3	N/A										
4	N/A										

IMPORTANT NOTE: INSTALLERS TO VERIFY LATEST RF DATA SHEET AND PLUMBING/WIRING DIAGRAMS, PRIOR TO INSTALLATION.

ANTENNA SCHEDULE

SCALE: **2**
 NONE



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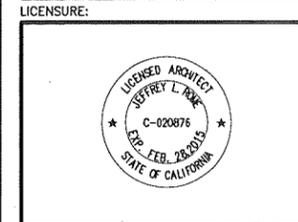
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 (SYNERGY CA6973)
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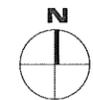


SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: **A-1.1** REVISION: **1**

ENLARGED SITE PLAN

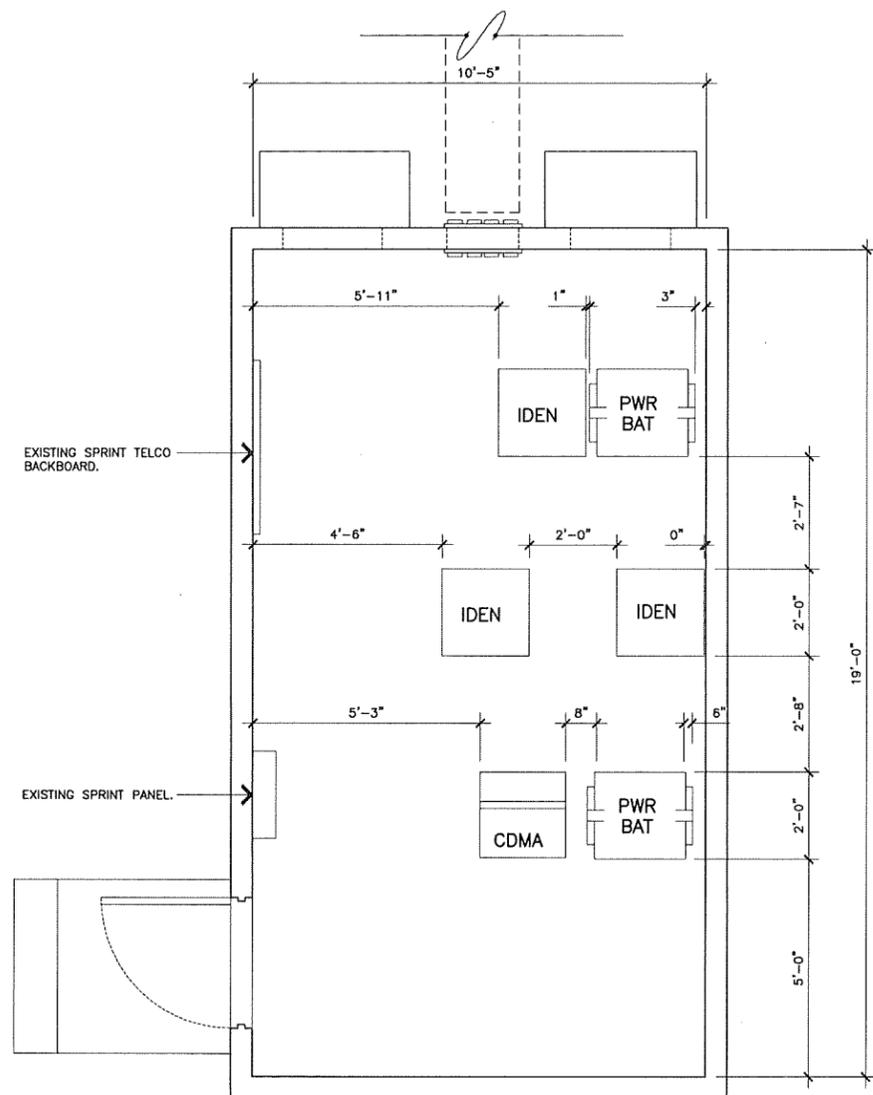
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 22x34 SCALE: 3/32"=1'-0"
 0 3' 6' 12' 24'



JRA JOB NUMBER: 111087

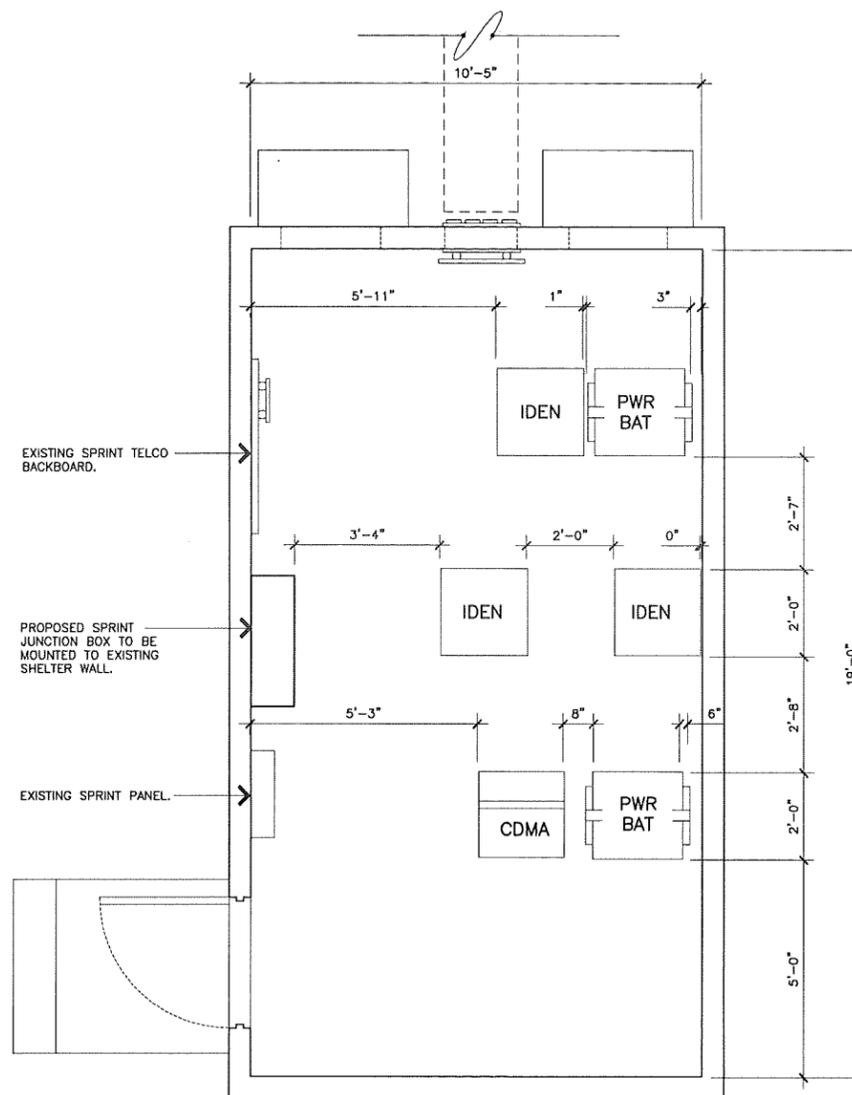
EQUIPMENT PLAN SYMBOL LEGEND

- EXISTING SPRINT TELCO CABINET.
- EXISTING SPRINT BATTERY CABINET.
- EXISTING SPRINT POWER CABINET.
- EXISTING SPRINT PRIMARY BTS CABINET.
- EXISTING ELECTRICAL TRANSFORMER.
- EXISTING ELECTRICAL PANEL.
- EXISTING SPRINT SITE LIGHT.
- EXISTING SPRINT MAIN GROUND BUS BAR.
- EXISTING SPRINT ELECTRICAL METER.
- EXISTING SPRINT GPS ANTENNA.



EQUIPMENT PLAN SYMBOL LEGEND

- EXISTING SPRINT TELCO CABINET.
- EXISTING SPRINT BATTERY CABINET.
- EXISTING SPRINT POWER CABINET.
- EXISTING SPRINT PRIMARY BTS CABINET.
- EXISTING ELECTRICAL TRANSFORMER.
- EXISTING ELECTRICAL PANEL.
- EXISTING SPRINT SITE LIGHT.
- EXISTING SPRINT MAIN GROUND BUS BAR.
- EXISTING SPRINT ELECTRICAL METER.
- EXISTING SPRINT GPS ANTENNA.
- PROPOSED SPRINT BTS CABINET.
- PROPOSED SPRINT BATTERY BACKUP CABINET.
- PROPOSED FIBER AND DC DISTRIBUTION BOX.
- PROPOSED FIBER AND DC CONDUIT.



EXISTING EQUIPMENT PLAN

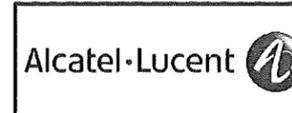
11X17 SCALE: 1/4"=1'-0"
22X34 SCALE: 1/2"=1'-0"



2

PROPOSED EQUIPMENT PLAN

1



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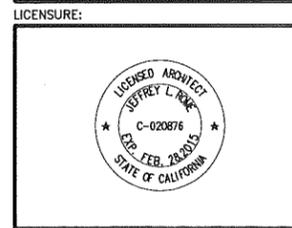
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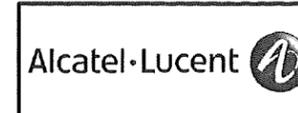
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SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER: A-2
REVISION: 1

JRA JOB NUMBER: 111087



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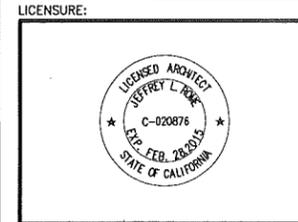
PROJECT INFORMATION:
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 (SYNERGY CA6973)
 SD55XC003
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SHEET TITLE:
 ANTENNA LAYOUT PLAN

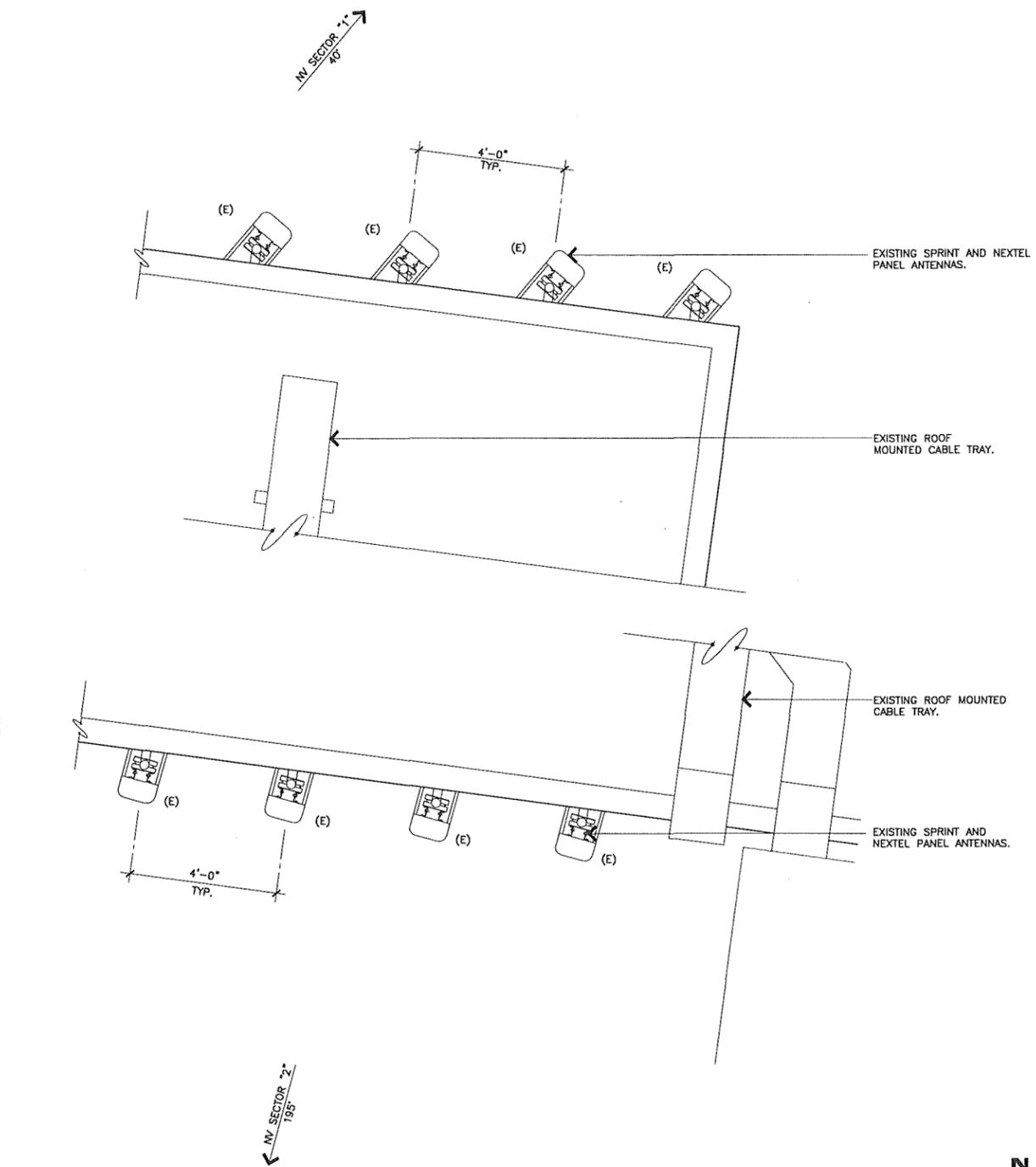
SHEET NUMBER: **A-3** REVISION: 1

JRA JOB NUMBER: 111087

ANTENNA LAYOUT PLAN NOTES

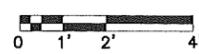
1. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.

(E) EXISTING ANTENNA
 (N) PROPOSED ANTENNA



EXISTING ANTENNA LAYOUT PLAN

11X17 SCALE: 1/4"=1'-0"
 22X34 SCALE: 1/2"=1'-0"

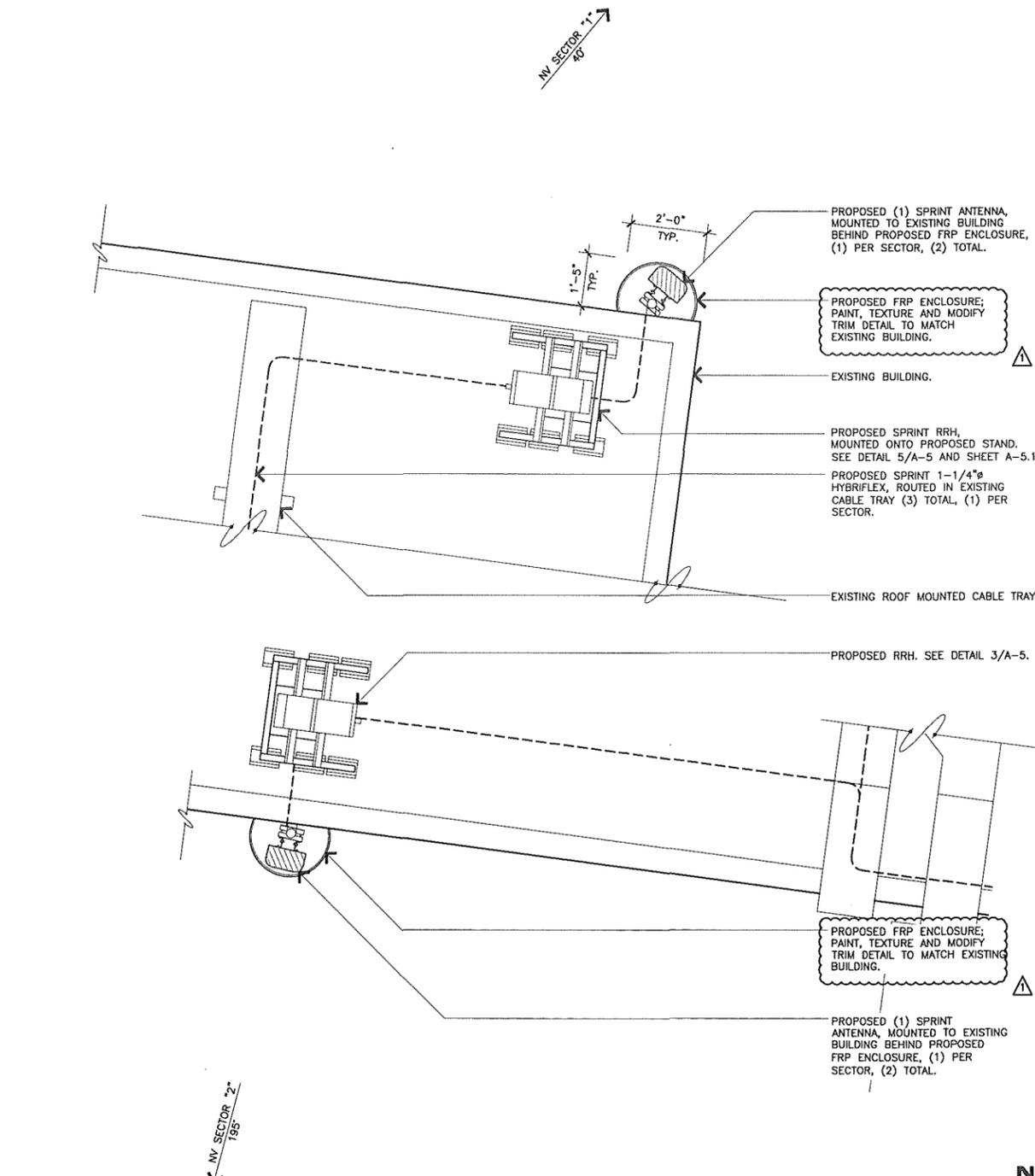


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ANTENNA LAYOUT PLAN NOTES

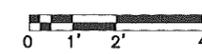
1. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.
 2. ALL (E) SPRINT ANTENNAS SHALL BE REMOVED AND THE AREA SHALL BE RESTORED BACK TO ITS ORIGINAL CONDITION.

(E) EXISTING ANTENNA
 (N) PROPOSED ANTENNA



PROPOSED ANTENNA LAYOUT PLAN

11X17 SCALE: 1/4"=1'-0"
 22X34 SCALE: 1/2"=1'-0"



1



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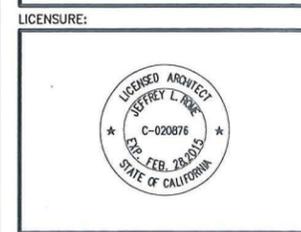
PROJECT INFORMATION:

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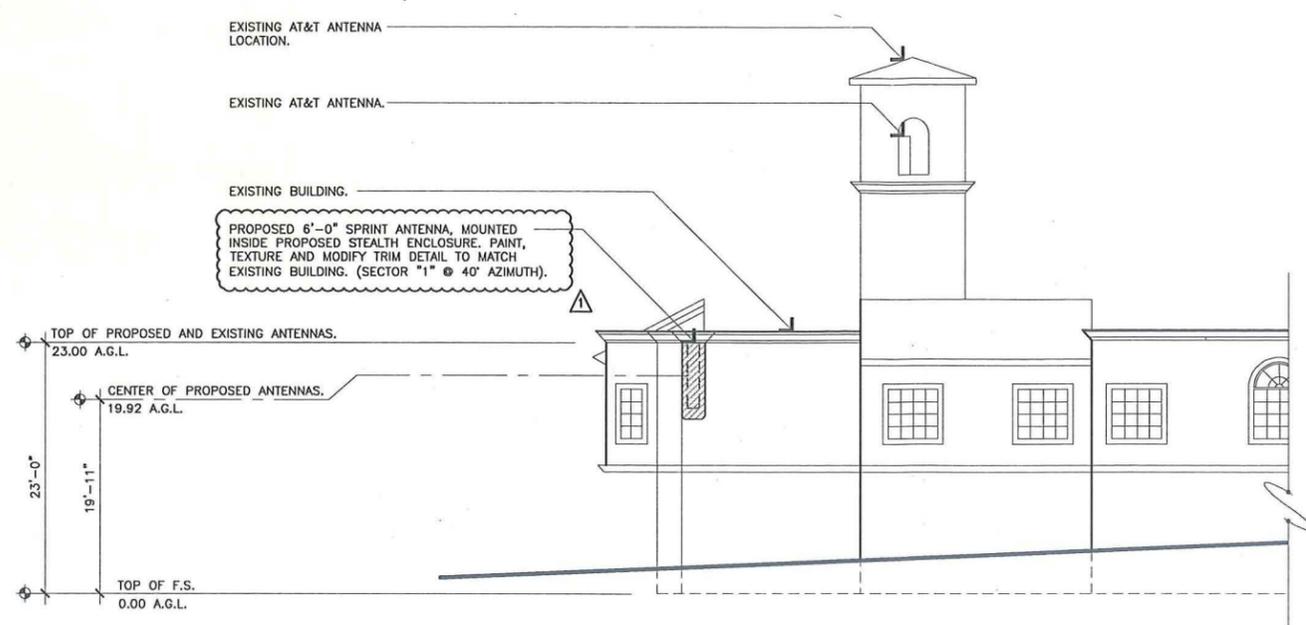
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SHEET TITLE:
 ELEVATION

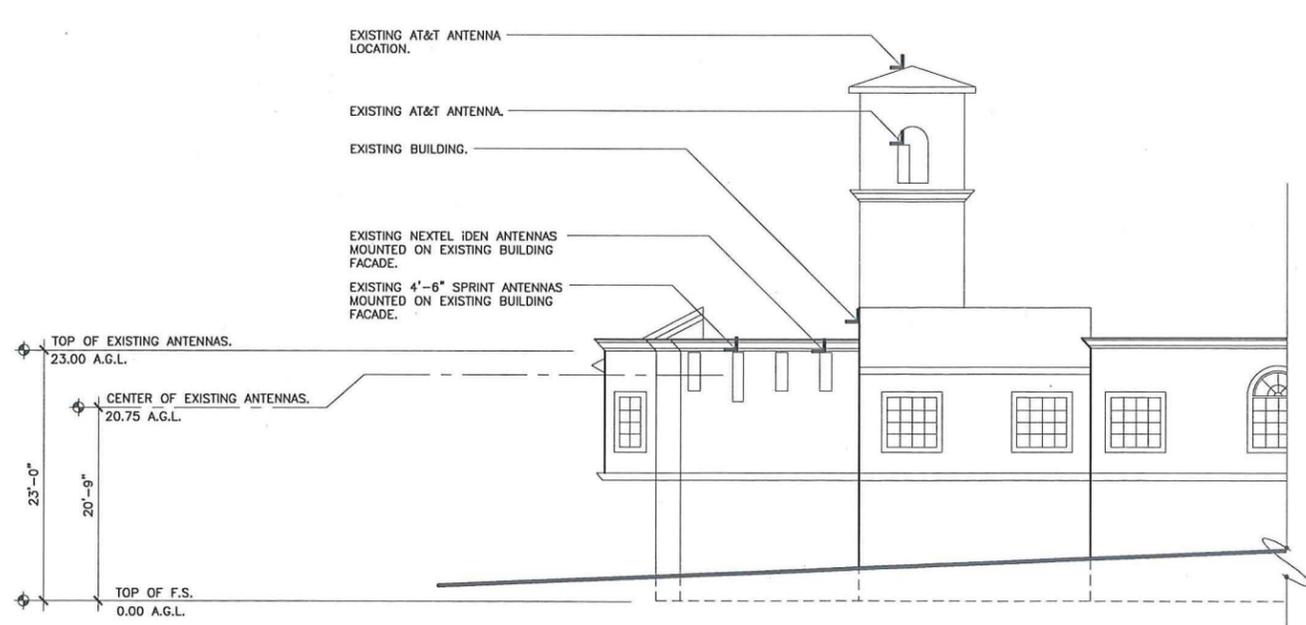
SHEET NUMBER: A-4	REVISION: 1
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NOTE:
 1. ALL (E) SPRINT ANTENNAS SHALL BE REMOVED AND THE AREA SHALL BE RESTORED BACK TO ITS ORIGINAL CONDITION.

PROPOSED NORTH ELEVATION

11x17 SCALE: 1/16"=1'-0"
 22x34 SCALE: 1/8"=1'-0"
 0 4' 8' 16' **2**



EXISTING NORTH ELEVATION

11x17 SCALE: 1/16"=1'-0"
 22x34 SCALE: 1/8"=1'-0"
 0 4' 8' 16' **1**

JRA JOB NUMBER: 111087



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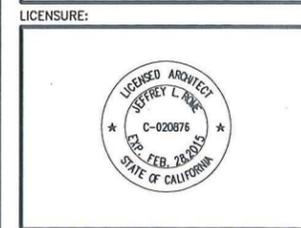
PROJECT INFORMATION:
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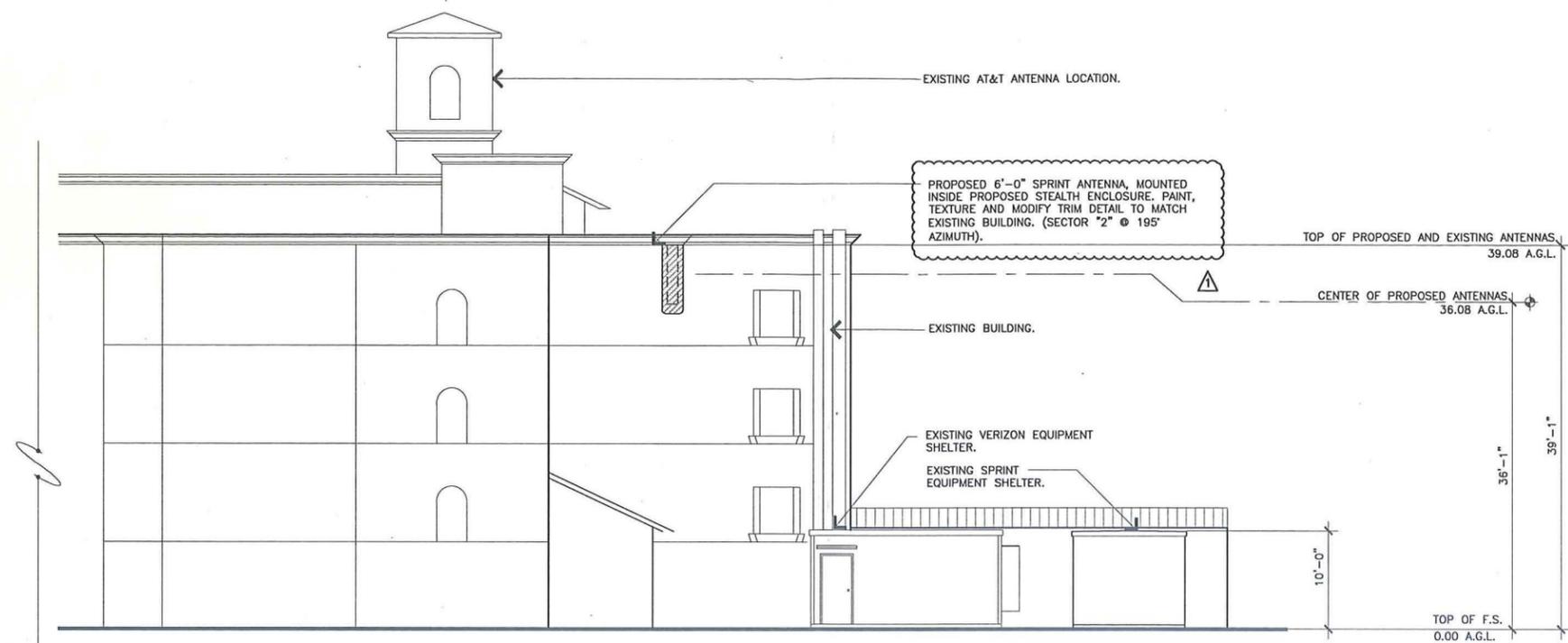
REV.	DATE	DESCRIPTION	INIT.
0	08/17/12	90% ZD'S REVIEW	FR
1	07/10/13	100% ZD'S REVIEW	DM

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SHEET TITLE:
 ELEVATION

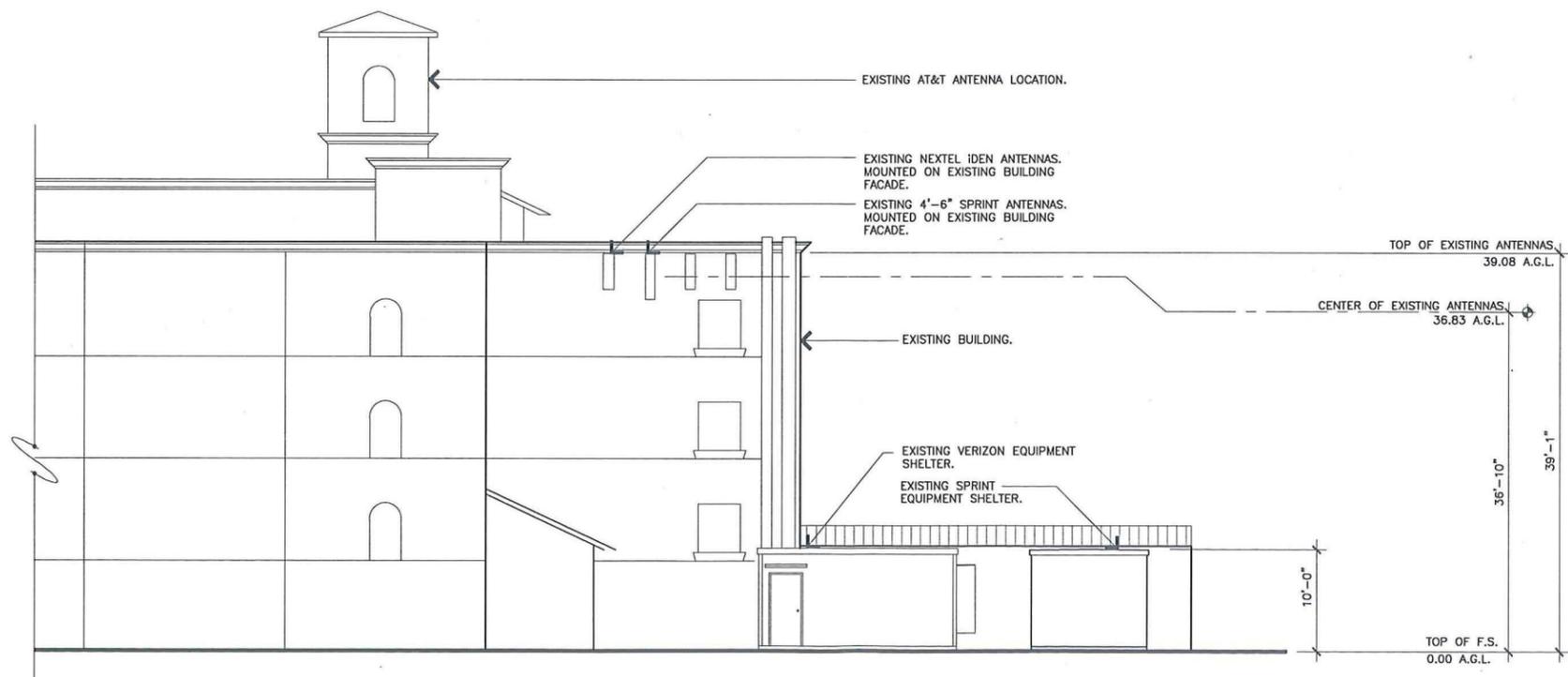
SHEET NUMBER: A-4.1
 REVISION: 1



NOTE:
 1. ALL (E) SPRINT ANTENNAS SHALL BE REMOVED AND THE AREA SHALL BE RESTORED BACK TO ITS ORIGINAL CONDITION.

PROPOSED SOUTH ELEVATION

11x17 SCALE: 1/16"=1'-0"
 22x34 SCALE: 1/8"=1'-0"
 0 4' 8' 16' 2



EXISTING SOUTH ELEVATION

11x17 SCALE: 1/16"=1'-0"
 22x34 SCALE: 1/8"=1'-0"
 0 4' 8' 16' 1

JRA JOB NUMBER: 111087



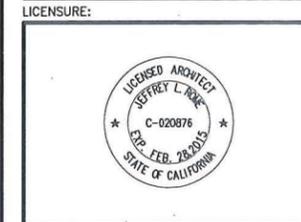
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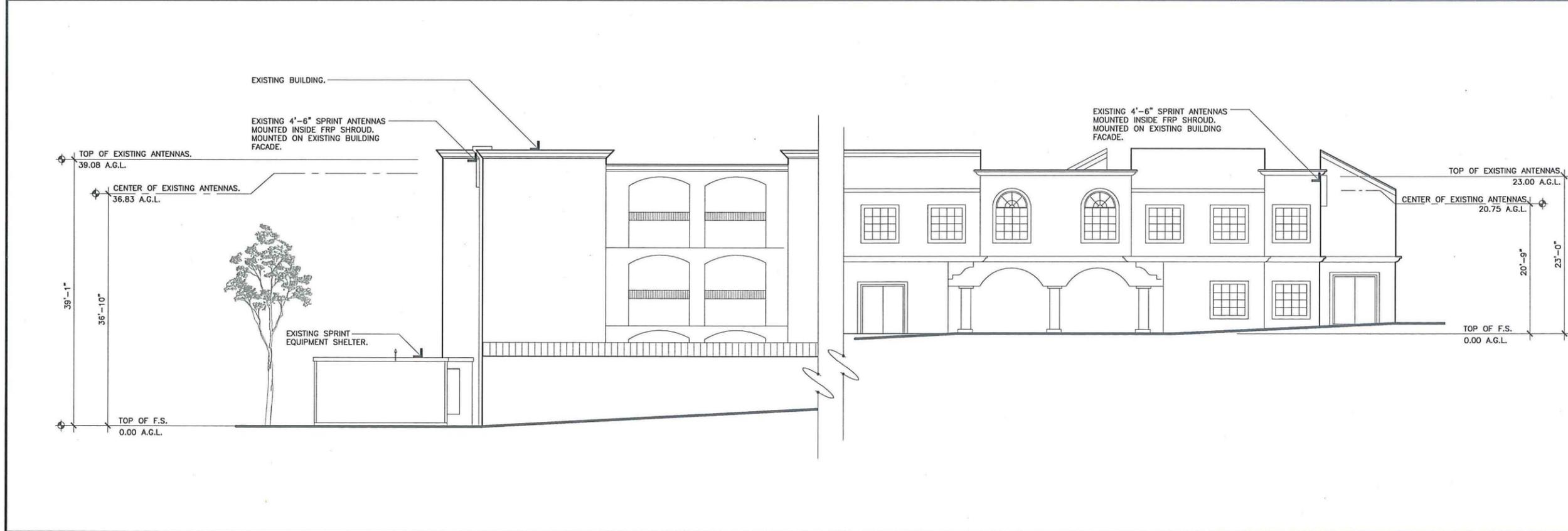
SHEET TITLE:
ELEVATION
 SHEET NUMBER: **A-4.2** REVISION: **1**



NOTE:
 1. ALL (E) SPRINT ANTENNAS SHALL BE REMOVED AND THE AREA SHALL BE RESTORED BACK TO ITS ORIGINAL CONDITION.

PROPOSED EAST ELEVATION

11x17 SCALE: 1/16"=1'-0"
 22x34 SCALE: 1/8"=1'-0"
 0 4' 8' 16' **2**



EXISTING EAST ELEVATION

11x17 SCALE: 1/16"=1'-0"
 22x34 SCALE: 1/8"=1'-0"
 0 4' 8' 16' **1**

JRA JOB NUMBER: 111087



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 LABELED AS CONSTRUCTION SET

LICENSURE:



SHEET TITLE:

ELEVATION

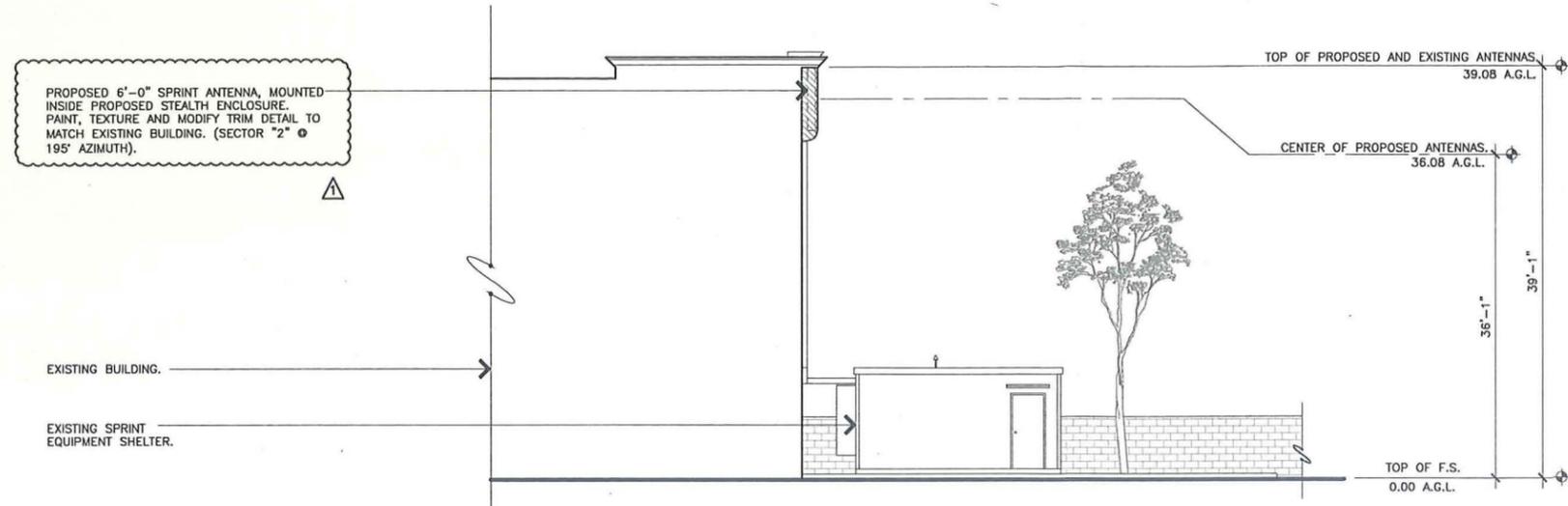
SHEET NUMBER:

A-4.3

REVISION:

1

JRA JOB NUMBER: 111087



NOTE:

1. ALL (E) SPRINT ANTENNAS SHALL BE REMOVED AND THE AREA SHALL BE RESTORED BACK TO ITS ORIGINAL CONDITION.

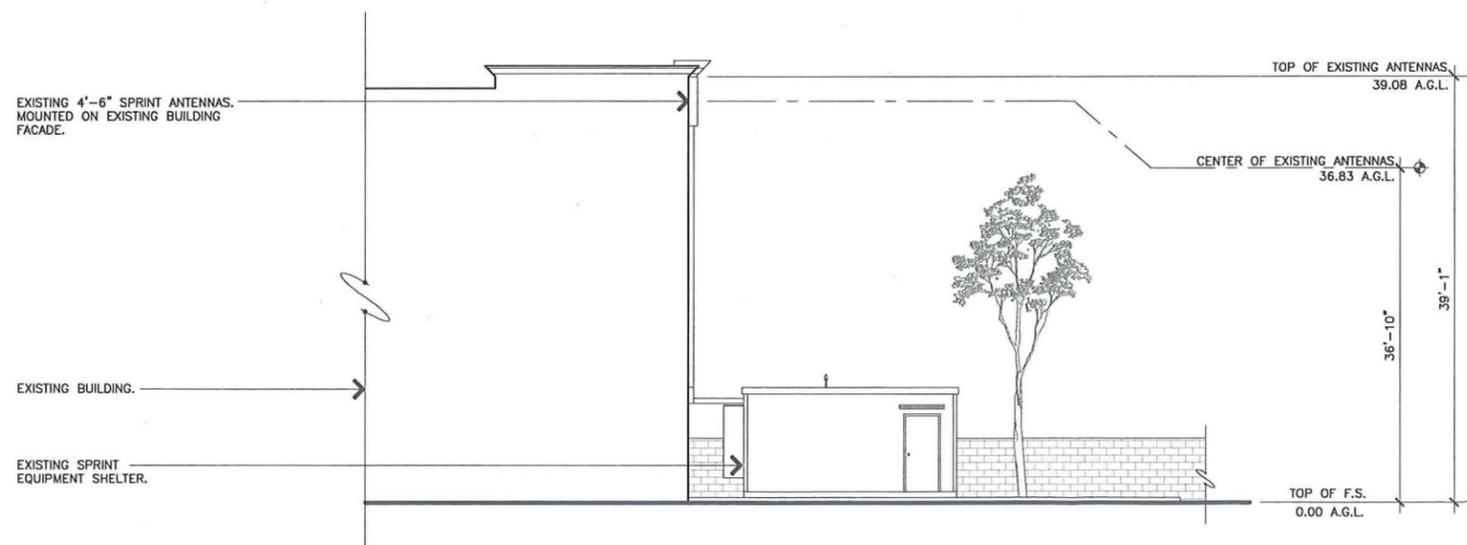
PROPOSED WEST ELEVATION

11x17 SCALE: 1/16"=1'-0"

22x34 SCALE: 1/8"=1'-0"



2



EXISTING WEST ELEVATION

11x17 SCALE: 1/16"=1'-0"

22x34 SCALE: 1/8"=1'-0"



1



PROJECT INFORMATION:

NETWORK VISION
MMBTS LAUNCH
NORTH POMERADO
(SYNERGY CA6973)
SD55XC003

18655 WEST BERNARDO DRIVE
SAN DIEGO, CALIFORNIA 92127

ISSUED DATE:

07/10/13

ISSUED FOR:

100% ZD'S REVIEW

REVISIONS

REV.	DATE	DESCRIPTION	INIT.
0	08/17/12	90% ZD'S REVIEW	FR
1	07/10/13	100% ZD'S REVIEW	DM

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

LICENSURE:



SHEET TITLE:

ANTENNA AND RRH DETAILS

SHEET NUMBER:

A-5

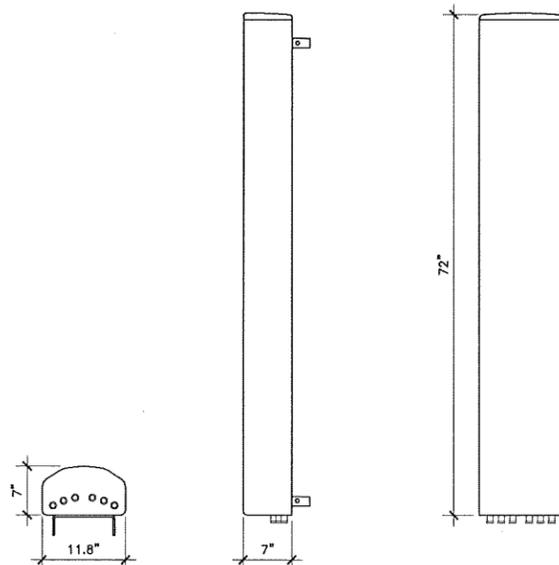
REVISION:

1

JRA JOB NUMBER: 111087

1900 APXVSP18-C-A20

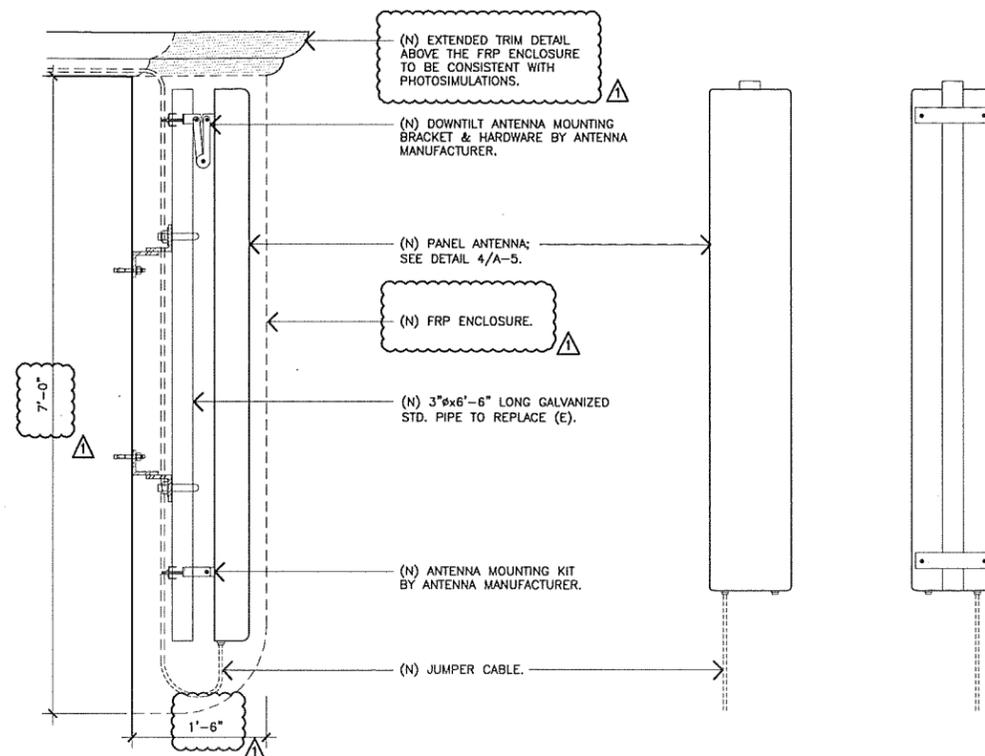
ANTENNA COLOR: LIGHT GREY RAL7035
DIMENSIONS, HxWxD: 72" X 11.8" X 7"
WEIGHT: 57 LBS
CONNECTOR: (2) 7/16 DIN FEMALE



SIDE VIEW

FRONT VIEW

REAR VIEW



NOT USED

6

1900 NV ANTENNA

SCALE:
NONE

4

1900 NV ANTENNA MOUNT DETAIL

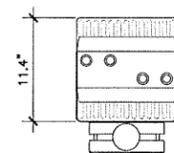
SCALE:
NONE

2

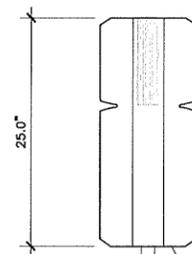
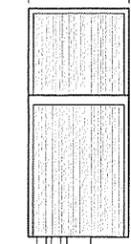
1900 NV RRH

MANUFACTURER: ALCATEL-LUCENT
MODEL: 1900 NV, 4x45w
WEIGHT: 60 LBS

TOP VIEW



FRONT VIEW



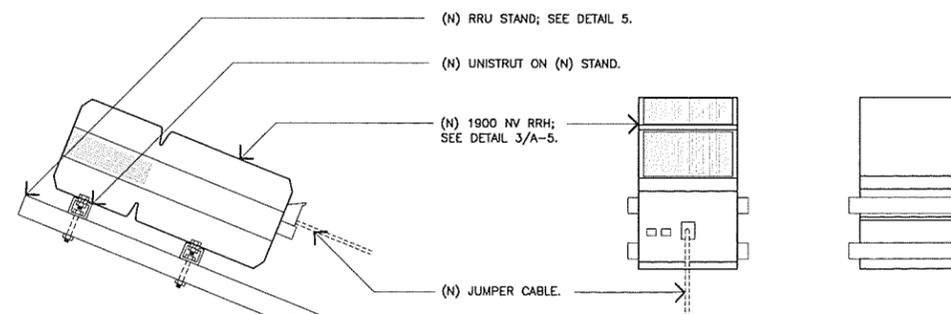
SIDE VIEW

FRONT VIEW

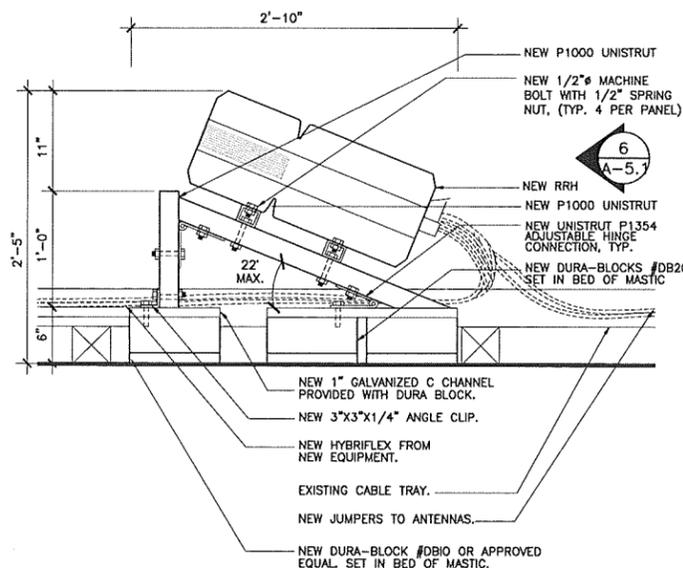
SIDE VIEW

FRONT VIEW

REAR VIEW



TYPICAL RRH MOUNTING TO NEW PIPE MOUNT.



NOTE: 1. RRH SHOULD NOT EXCEED 22' PER OEM MOUNTING REQUIREMENTS.
2. ALL STEEL SHALL BE HOT-DIPPED GALVANIZED.

RRH MOUNTING DETAIL

SCALE:
NONE

5

1900 NV RRH

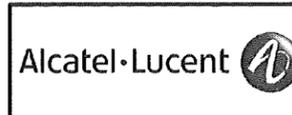
SCALE:
NONE

3

RRU MOUNT DETAIL

SCALE:
NONE

1



PROJECT INFORMATION:

NETWORK VISION
MMBTS LAUNCH

NORTH POMERADO
(SYNERGY CA6973)

SD55XC003

18655 WEST BERNARDO DRIVE
SAN DIEGO, CALIFORNIA 92127

ISSUED DATE:

07/10/13

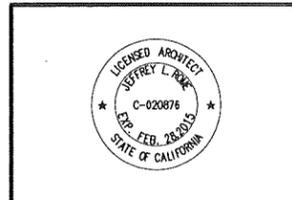
ISSUED FOR:

100% ZD'S REVIEW

REVISIONS			
REV.	DATE	DESCRIPTION	INIT.
0	08/17/12	90% ZD'S REVIEW	FR
1	07/10/13	100% ZD'S REVIEW	DM

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

LICENSURE:



SHEET TITLE:

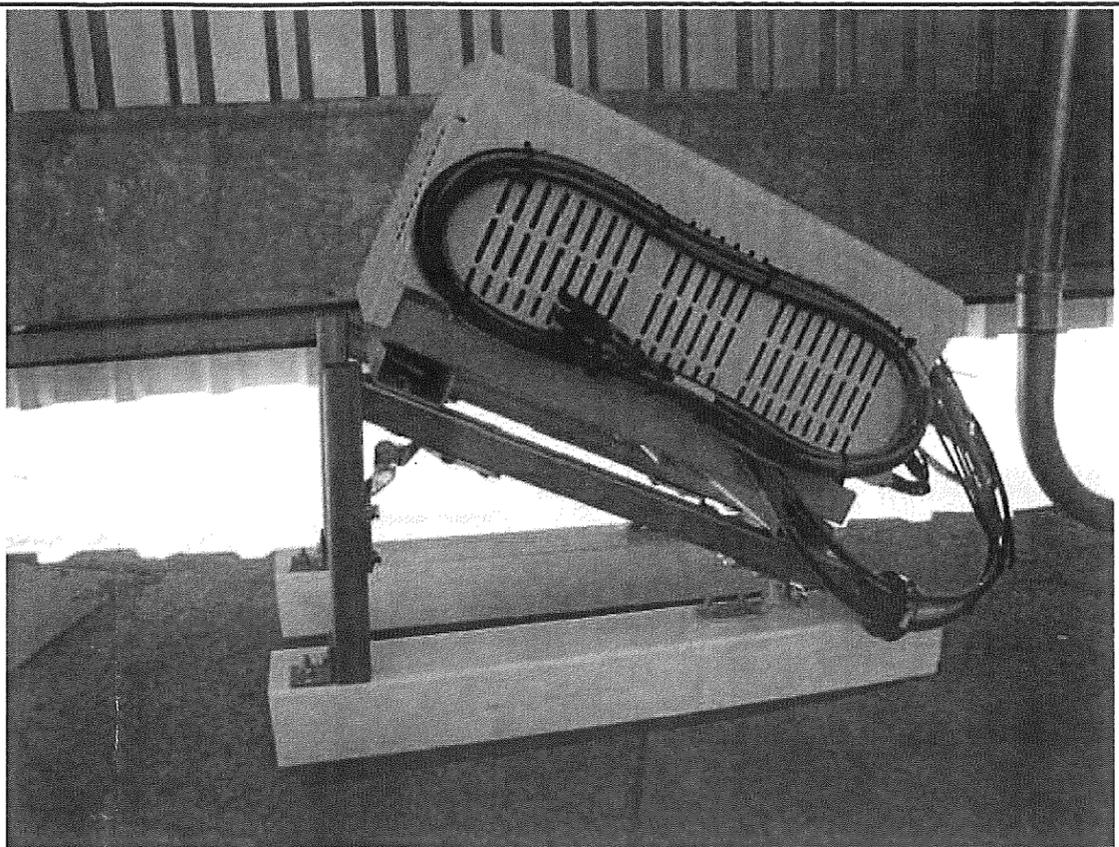
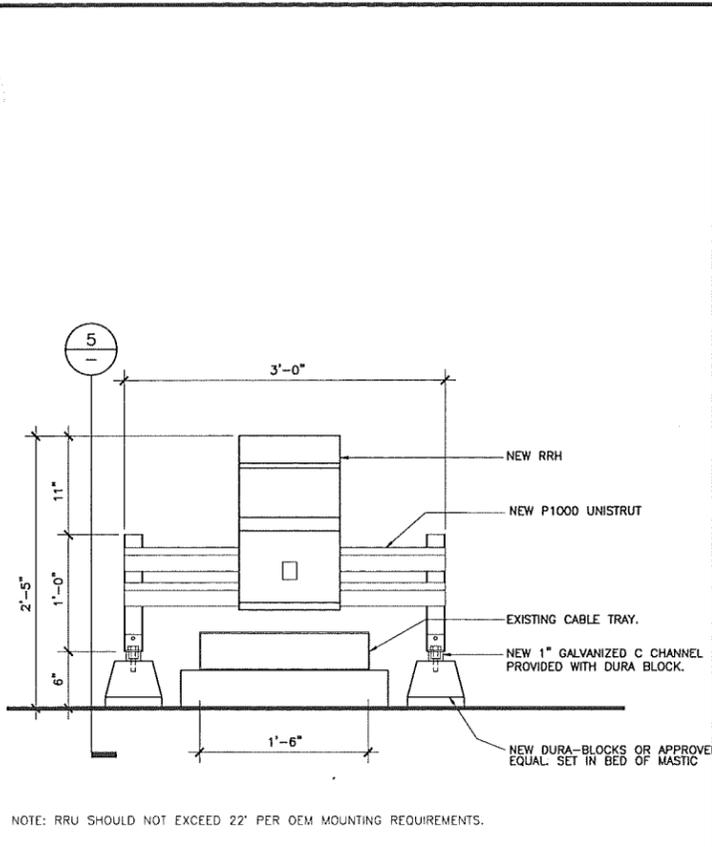
RRH DETAILS

SHEET NUMBER:

A-5.1

REVISION:

1



RRH STAND

SCALE:
NONE

6

NOT USED

4

SIMILAR RRH STAND EXAMPLE (PHOTO PROVIDED BY ALU)

SCALE:
NONE

2

NOT USED

5

NOT USED

3

NOT USED

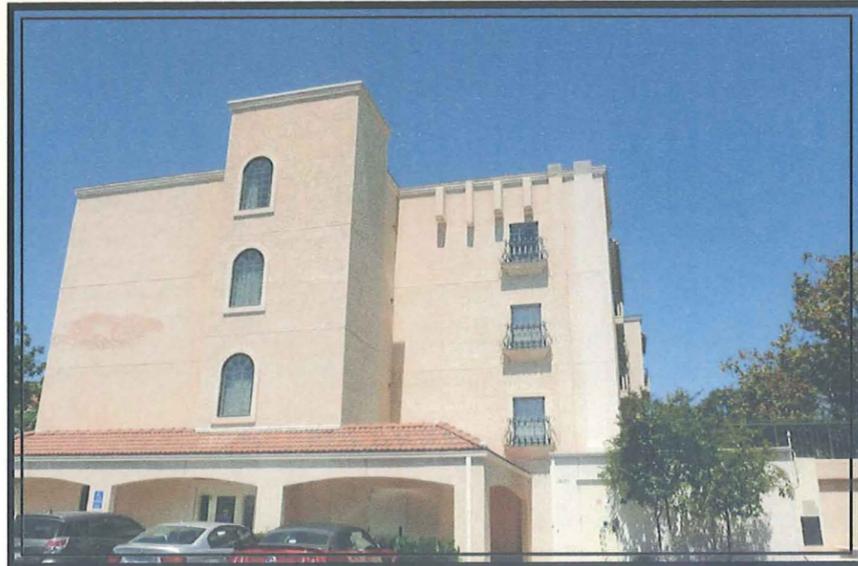
1



SD55XC003 NORTH POMERADO

18655 W BERNARDO DR, SAN DIEGO, CA 92127

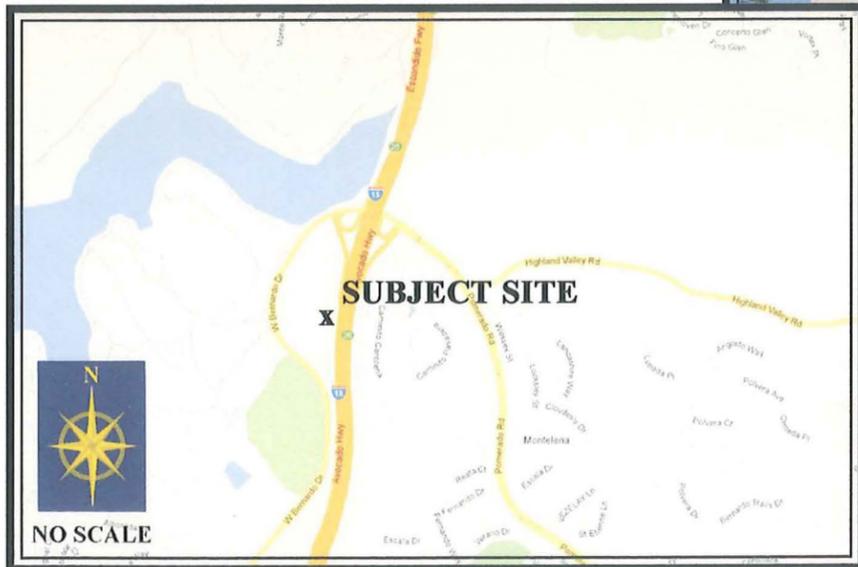
LOOKING NORTH TOWARD SUBJECT SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

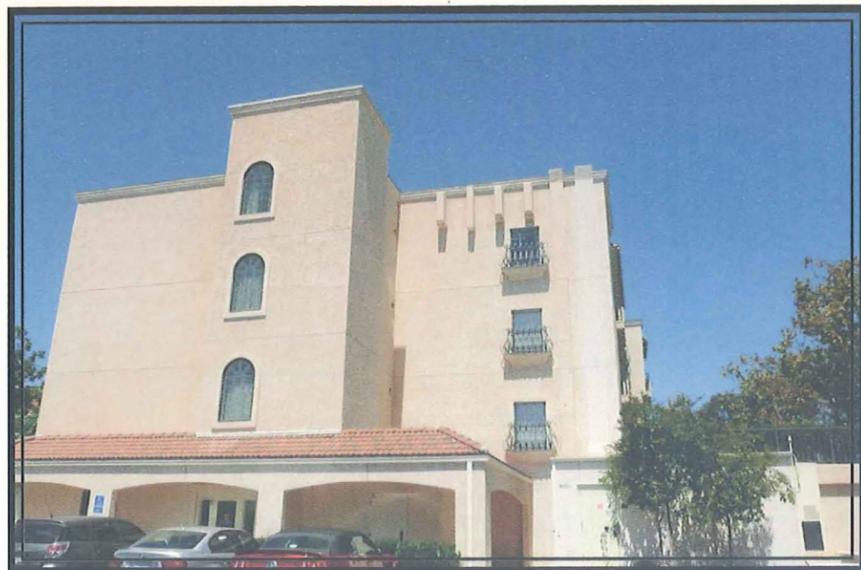
M&M TELECOM, INC.
DANIELLE GOLDMAN
(619) 972-4944



SD55XC003 NORTH POMERADO

18655 W BERNARDO DR, SAN DIEGO, CA 92127

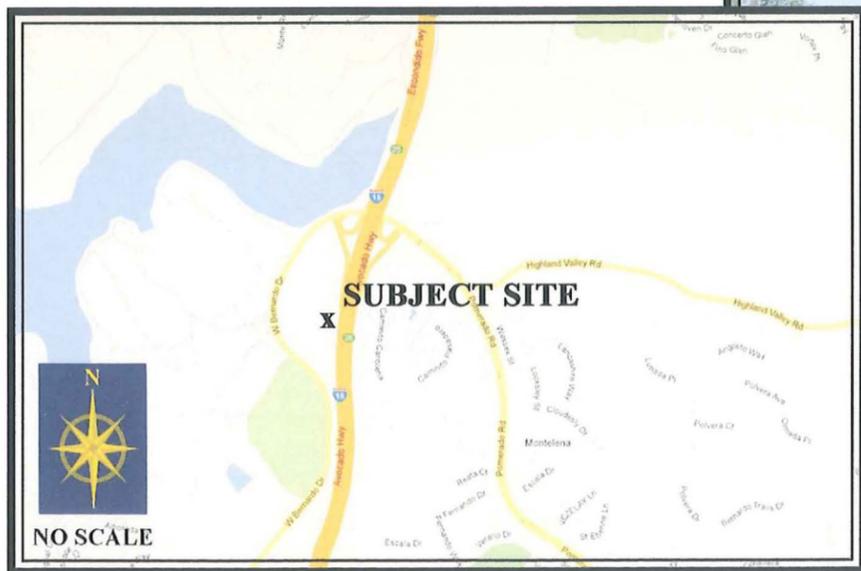
LOOKING SOUTH TOWARD SUBJECT SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

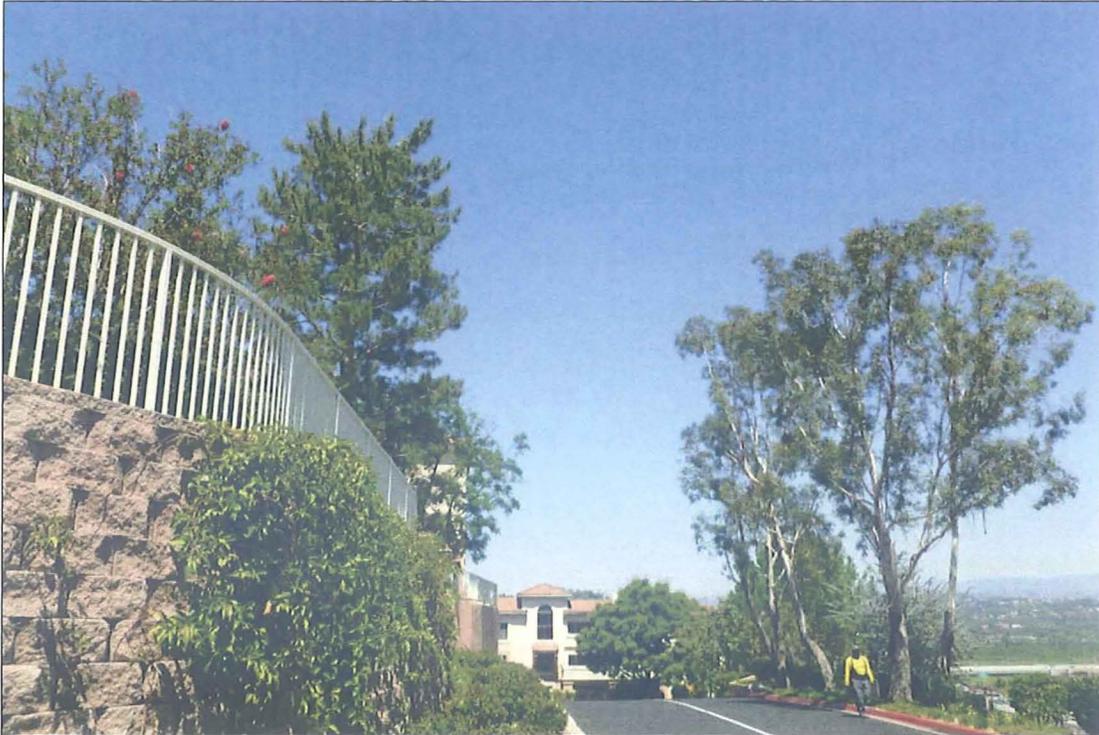
M&M TELECOM, INC.
DANIELLE GOLDMAN
(619) 972-4944



SD55XC003 NORTH POMERADO
18655 W. BERNARDO DRIVE
SAN DIEGO, CA 92127

1

LOOKING NORTH FROM THE SUBJECT SITE



2

LOOKING SOUTH FROM THE SUBJECT SITE





SD55XC003 NORTH POMERADO
18655 W. BERNARDO DRIVE
SAN DIEGO, CA 92127

3

LOOKING EAST FROM THE SUBJECT SITE



4

LOOKING WEST FROM THE SUBJECT SITE





SD55XC003 NORTH POMERADO
18655 W. BERNARDO DRIVE
SAN DIEGO, CA 92127

5 *LOOKING NORTH TOWARD THE SUBJECT SITE*



6 *LOOKING SOUTH TOWARD THE SUBJECT SITE*





SD55XC003 NORTH POMERADO
18655 W. BERNARDO DRIVE
SAN DIEGO, CA 92127

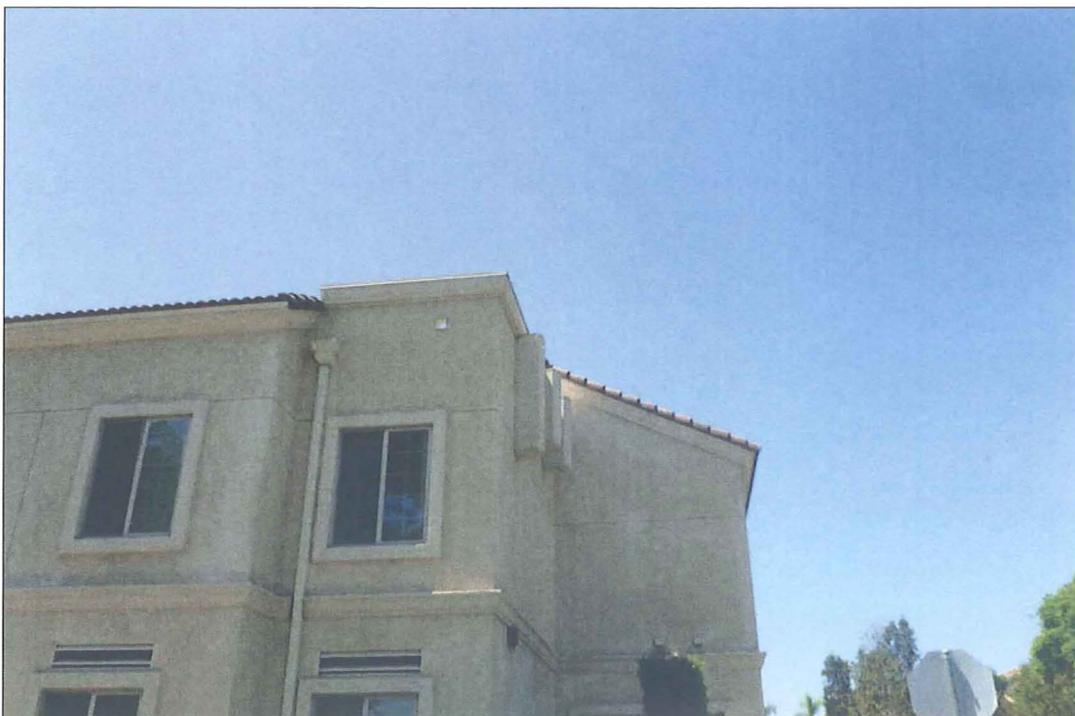
7

LOOKING EAST TOWARD THE SUBJECT SITE



8

LOOKING WEST TOWARD THE SUBJECT SITE





Rancho Bernardo Community Planning Board
 PO Box 270831, San Diego, CA 92198
www.rbplanningboard.com

April 18, 2013 MINUTES
 7:00 p.m. @ RB Swim & Tennis Club Club 21 Room
 16955 Bernardo Oaks Drive

2013 RB PLANNING BOARD									
P = present		A = absent				ARC = arrived after roll call			
Lou Dell'Angela	P	Mike Lutz	P	Wolfie Pores	P				
Teri Denlinger	P	Richard House	P	Matt Stockton	P				
Joe Dirks	P	Dick Katz	P	Peter Tereschuck	P				
Fred Gahm	P	John Kowalski	P					Total Seated	12
Robin Kaufman	P							Total in Attendance	12

ITEM #1 (1minute)

CALL TO ORDER – REGULAR MEETING

Roll Call: After 10 minutes of comments made by Richard House and Teri Denlinger, Teri Denlinger took roll call by stating who was present. Secretary did not take roll. Comments leading up to start of meeting included procedures according to bylaws by having nominating committee chair start the meeting vs. Teri Denlinger; what the board did the previous year, etc. Teri Denlinger also commented a formal complaint was made regarding appointment of members at March meeting. No formal complaint was ever filed. Dick Katz yelled out a number of negative comments, objecting to procedures. Richard House called for point of order a few times. Teri Denlinger stated she can ignore when people call for point of order.

ITEM #2 (5 minutes)

RE-VOTE ON 2 APPOINTMENTS TO DISTRICTS C & F

Speaker Slip – Robin Kaufman commented that Teri Denlinger falsely stated Robin Kaufman filed a formal complaint on the appointments. Robin Kaufman stated she spoke to Brian Schoenfish who said anyone can contact him to verify that no complaint was ever filed with him. If a complaint was filed, there would be a paper trail. There is no paper trail. Richard House attempted to explain the situation to the audience at which point Teri Denlinger and John Kowalski commented on physically removing someone. Richard House called for point of order, which was ignored by Teri Denlinger. Teri Denlinger then asked for motion to appoint Roberta Mikles. Motion made DickKatz/Wolfie Pores. Teri Denlinger once again ignored Richard House's request for point of order. Motion passed 10-0-2. Lou Dell Angela and Joe Dirks abstained as they felt we were not following procedures. Motion made DickKatz/Peter Tereschuck to appoint Eugenia Contratto. Motion passed 11-0-2. Joe Dirks and Lou Dell Angela abstained as they felt we were not following procedures. Richard House called for point of order but was again ignored by Teri Denlinger. Voting membership now at 14.

ITEM #3 (5 minutes)

NON-AGENDA PUBLIC COMMENT

-Resident Harold Johnson requested copies of documents for items that are on the agenda. Teri Denlinger asked if she could email to him later. He stated he wanted them now as they are on the agenda as voting items, which is the right of the audience. Teri Denlinger stated he can come up and look at Matt Stockton's laptop which has the information on it. Harold Johnson then stated past documents were always shared with the audience and now the audience doesn't have any copies. Teri Denlinger stated that's what the speakers are present for – to answer any questions. Richard

House commented in the future, all documents will be posted ahead of time with the agendas and/or copies will be available at the meetings.

-Resident Lucille Rabinowitz wanted to know if procedures were followed last month since the article in the local paper stated procedures were not followed. She was informed the two people were just appointed.

-Robin Kaufman stated she received a four page email from Teri Denlinger that was sent to the administrative committee and two non-members (EugeniaContratto and John Kowalski). One of the comments stated Robin Kaufman requested the planning board not to be allowed to hold the administrative meetings at Bernardo Heights. Robin Kaufman has never communicated with Bernardo Heights Community Center, nor its manager. The manager has confirmed this information. Anyone can contact the manager to verify this information. Teri Denlinger also commented in the long email that Robin Kaufman should not have run the March meeting. According to Robert's Rules, if the chair and vice chair are not present, the next person in line to run a meeting is indeed the secretary.

-Richard House commented he received an email from Teri Denlinger after the March meeting stating he was in violation of the Brown Act and Council Policy, without ever substantiating her accusations.

-Lou Dell Angela inquired why he or the rest of the board was not included in the communications. Teri Denlinger stated she did not know what he was referring to and that it will be discussed after the meeting.

ITEM #4 (5 minutes)

MODIFICATION OF AGENDA/ADOPT DRAFT AGENDA

-Wolfie Pores stated his name is not on the second portion of the agenda roll call. Richard House called for point of order in regard to the roll call of members and reinstate the newly seated members. Seconded by Joe Dirks. Motion failed: 4 (Richard Hours, Joe Dirks, Lou Dell Angela, Robin Kaufman)-10-0.

-Richard House asked to vote on #13 first, by having the newly elected members seated now. Seconded by Lou Dell Angela. Motion passed 13-1(John Kowalski)-0. Kim Coutts and John Cochran (JC) joined the table. John Kowalski left. Membership now at 15.

ITEM #5 (5-7 minutes)

ADMINISTRATIVE ITEMS

-Motion made MikeLutz/Lou Dell Angela to approve March 5 minutes. Motion passed 14-0-1. Abstained: J.C., Kim Coutts, Roberta Mikles, Eugenia Contratto as they were not members. Joe Dirks also abstained as he felt we are not following procedures.

-Motion made Matt Stockton/Wolfie Pores to approve March 21 minutes. Motion passed 14-0-1. Abstained: J.C., Kim Coutts, Roberta Mickles, Eugenia Contratto as they were not members. Joe Dirks also abstained as he felt we are not following procedures.

-Treasurer's report: presently have \$427.63 in regular account; spent \$183.66 from grant fund. Motion made Mike Lutz/Matt Stockton to accept. Motion passed 14-0-1(Joe Dirks as he felt we were not following procedures).

-Reverse approval of March 21 to award \$100 gift card to George Cooke for his assistance with the website. George Cooke stated he did not want to accept any gift from the board due to conflict of interest. Motion made Fred Gahm/Wolfie Pores. Motion passed 14-0-1 (Joe as he felt we were not following procedures).

ITEM #6 (5-10 minutes)

COUNCILMEMBER MARK KERSEY LIAISON REPORT

Tiffany Vinson introduced Bill Feather, new intern. She reviewed information in the Newsletter; reviewed the PFFP hand-out;discussed road improvement. Dick Katz inquired about removal of bus stop by Casa de las Campanas. Lou Dell Angelan inquired about the water tower site. Peter Tereschuck commented the City has allocated \$600,000 from DIF towards the water tower property.

ITEM #7 (20 minutes)

SPRINT WIRELESS PROJECT:

Lou Dell Angella inquired why this project was not first brought to Development Review which is proper procedures. Teri Denlinger commented there was no time from the time she received the documents and this meeting. Richard House commented the documents were received quite some

time ago, but Teri Denlinger did not pass them along to Development Review. Danielle Goldman presented for 18655 West Bernardo Drive. There are presently eight antennas, two more efficient ones will replace them. After some discussion, motion made Dick Katz/Matt Stockton to accept project. Motion passed 14-0-1 (Joe – did not know if procedures were legal).

ITEM #8 (10-15 minutes)**VERIZON PROJECT AT OAKS NORTH**

Kerrigan Diehl presented the project for 12578 Oaks North Drive to install wireless equipment Inside new concrete block wall building with stucco and tile roof. This project was not first reviewed by Development Review Committee. Three canary pines will be added with the antenna to match the trees. There were a number of questions pertaining to Oaks North input and concerns on the project. Lou Dell Angela commented these issues should have first been brought up at Development Review and therefore, made a motion that it go to Development Review and then come back to the full board. Seconded by Wolfie Pores. Motion passed 14-0-1 (Joe Dirks abstained as he felt we may not be in compliance with procedures).

ITEM #9 (10 minutes)**BROTHERS PROVISIONS CUP**

Off premises sales of beer and wine at 16451 Bernardo Center Drive. Clint Carney presented Zachary Higson, owner. It was explained that the ABC has not yet signed off on the license as it is waiting for City approval. The hour restrictions will be 10 am – 10 pm. After some discussion, motion made Dick Katz/Kim Coutts to approve CUP. Motion passed 14-0-1 (Joe abstained as he felt we may not be in compliance with procedures).

Teri Denlinger made motion to extend meeting due to lateness – not seconded, but meeting proceeded.

ITEM #10 (10 minutes)**COMMITTEE AND LIAISON REPORTS**

- Teri Denlinger asked for brevity due to lateness.
- Mike Lutz, in charge of website, asked for everyone to send their bios to him for posting.
- No other reports.

ITEM #12 (10 minutes)**CHAIRS REMARKS**

- Teri Denlinger commented if a member is interested in participating in PFFP proceedings to contact Peter Tereschuck.
- The Smart Growth initiative information will be passed along to the new chair.
- Teri Denlinger stated she has two new environmental reports.
- Date change for Town Hall meeting is now June 5.

ITEM #13 (10 minutes)**SEAT 2013-2014 ELECTED PLANNING BOARD MEMBERS**

Taken care of under item # 4, Modifications and Approval of Agenda.

ITEM #14**NOMINATING COMMITTEE REPORT/ELECT 2013-2014 BOARD OFFICERS**

-Richard House made a disclaimer he was asked to state by the City on officer nominations. As nominating chair, he declined accepting any nominations for him as an officer. After several meetings he changed his mind, as precedence was set last year with Estelle being on the nominating committee and she accept nominations by Teri Denlinger, John (Woods) and herself for vice chair.

-Nominations for Chair were announced and then accepted from the floor. Dick Katz nominated Matt Stockton; Lou Dell Angela nominated Richard House. Robin Kaufman asked if they would both give brief introductions. Vote taken, with Richard House receiving majority of votes. In favor of Matt Stockton: Matt Stockton, Dick Katz, Teri Denlinger. In favor of Richard House: Lou Dell Angela,

Richard House, Mike Lutz, Robin Kaufman, Fred Gahm, Roberta Mikles, Peter Tereschuck, Joe Dirks, Eugenia Contratto, Kim Coutts, J.C.

-Nominations for Vice Chair were announced and taken from the floor. Mike Lutz and Lou Dell Angela were nominated ahead of time. Dick Katz nominated Matt Stockton. Lou Dell Angela withdrew his nomination in support of Mike Lutz.

Matt Stockton then withdrew his nomination. Mike Lutz was elected Vice Chair 13-0-0 (Teri Denlinger did not vote, Dick Katz left).

-Change in voting members at this time to indicate Dick Katz left at this point.

-Nomination for Secretary were announced and taken from the floor. Robin Kaufman, Roberta Mikles and Kim Coutts were nominated. Both Roberta Mikles and Kim Coutts stated due to being new to the board, they prefer not to hold the position at this time. Robin Kaufman was elected Secretary 10-1-0 (Matt voted against, Eugenia Contratto did not vote). Change in voting members at this time to indicate Teri Denlinger left meeting at this point.

-Nominations for Treasurer were announced and taken from the floor. Joe Dirks and Fred Gahm were nominated. Joe Dirks withdrew his nomination. Fred Gahm was elected as Treasurer 13-0-0.

ITEM #15

APPOINT CANDIDATES TO OPEN DISTRICT SEATS

-Vicki Touchstone presented herself for one of the one year terms in District F, Bernardo Heights. Motion made Robin Kaufman/Lou Dell Angela to accept Vicki Touchstone. Motion passed unanimously.

Due to lateness of meeting, Richard House requested to defer appointment of committee chairs to next meeting – all agreed.

ITEM #16

RB Alive

Robin Kaufman asked for brief discussion on RB Alive since it's right around the corner. Robin Kaufman will file the paperwork for a booth. Richard House stated he can supply a table, chairs, canopy.

ADJOURMENT:

Motion made Richard House/Lou Dell Angela to adjourn at 9:40 pm. Passed unanimously.
Respectfully submitted by Robin Kaufman

NEXT BOARD MEETING:

Thursday May 16, 2013 @ 7:00 PM
RB Swim & Tennis Club – Club 21 Room

COMMITTEE MEETINGS:

Administrative Committee

6:00 PM - Monday, 10 days prior to Board meeting

Publicity & Election Committee

To Be Announced

Bernardo Heights Community Center

Development Review Committee

5:30 PM - First Tuesday of month
RB Swim & Tennis Club

Traffic & Transportation Committee

7:00 PM - Last Monday of month
Westwood Club – Adult Lounge

Regional Issues Committee

7:00 PM - First Tuesday of month.
RB Swim & Tennis Club – Club 21 Rm.



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: SD55XC003/CA6973 North Pomerado
 Project No. For City Use Only: 302318

Project Address:
 18655 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): _____
 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: _____

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

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check): *Non-Profit Corp.*

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____

Partnership

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

Corporate/Partnership Name (type or print):
CASA de las Campanas

Owner Tenant/Lessee Nonprofit

Street Address:
101055 W Bernardo Dr.

City/State/Zip:
San Diego, CA 92127

Phone No: *858-451-9152* Fax No: *858-542-9640*

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

Title (type or print):
Executive Director

Signature: *Kim Denny* Date: *10/17/12*

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Sprint North Pomerado LTE
PROJECT CHRONOLOGY
PTS #302318 INT #24003374

Date	Action	Description	City Review	Applicant Response
11.09.2012	First Submittal	Project Deemed Complete		
12.11.2012	First Assessment Letter		32 days	
03.11.2013	Second Submittal			90 days
04.29.2013	Second Assessment Letter		48 days	
05.16.2013	Third Submittal			17 days
07.08.2013	All issues resolved			53 days
09.12.2013	Scheduled for Planning Commission		66 days	
Total Staff Time:		Including City Holidays and Furlough	146 days	
Total Applicant Time:		Including City Holidays and Furlough		160 days
Total Project Running Time:		From Deemed Complete to PC Hearing	306 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 28, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: September 12, 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: CONDITIOINAL USE PERMIT
ENVIRONMENTAL EXEMPTION/PROCESS 4

PROJECT NUMBER: 302318
PROJECT NAME: SPRINT NORTH POMERADO LTE
APPLICANT: Danielle Goldman

COMMUNITY PLAN AREA: Rancho Bernardo
COUNCIL DISTRICT: District 5

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984, Stse@sandiego.gov

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 to modify an existing Wireless Communication Facility (WCF) that consists of two replacement antennas concealed inside two new Fiberglass Reinforced Panel (FRP) enclosures, painted and textured to match the building. The equipment associated with this project will continue to operate inside the 198-square foot prefabricated enclosure without any external changes.

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. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission

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

This project was determined to be categorically exempt from the California Environmental Quality Act on July 19, 2013 and the opportunity to appeal that determination ended August 2, 2013.

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 Number: 24003374

Revised 10-4-12 HMD-

SITE JUSTIFICATION REPORT***Sprint Site #SD55XC003***

Sprint presently operates a wireless communication facility at 18655 W. Bernardo Drive. The subject property is located in the RM-2-5 zone, on the east side of West Bernardo Drive, adjacent to the Interstate 15 freeway. The property is developed with a senior living facility, and the subject wireless facility is located on the façade of the existing. Due to the span of open space and recreational park uses in the surrounding area, as well as lack of neighboring facilities to hand-off coverage, optimum capacity and coverage at the subject Sprint facility is crucial. This facility provides Sprint network coverage to both the residents of the surrounding community and commuters on the interstate freeway.

The existing Sprint facility at this property was approved on October 6, 2004, under Conditional Use Permit No. 147760 for a total of 8 panel antennas (4 antennas per sector, 2 sectors). These panel antennas were designed to be façade-mounted on the existing building. Associated equipment was approved at ground level.

This site is now insufficient in both capacity and coverage to meet the growing demands of existing and new Sprint customers. Sprint is in the process of deploying "Network Vision" capacity upgrades across the network. The purpose of these modifications is to add bandwidth in order to service more customers and to increase speed for the faster transmission of data. As part of these network upgrades, Sprint now proposes to modify the existing facility at 18655 W. Bernardo Drive. Modification of this facility entails the replacement of antennas on the existing building façade, with added screening. Sprint requests approval to maintain a total of 8 antennas, within the scope of the original approval. The existing facility and proposed modifications meet the design standards of the Land Development Code Section 141.0420.

Although the facility is located in a residential zone, the attached coverage maps and site justification map detail that this facility serves a crucial role in completing the Sprint network and meeting the demands of surrounding customers. Wireless Ordinances typically disfavor carrier location inside residential zones; however, customers are increasingly moving away from landlines and relying on mobile service providers to meet their communications needs. Furthermore, traffic and topography dictate the coverage and capacity needs that carriers try to satisfy as part of their objectives. Without the subject facility, the residents in the surrounding community would lack coverage and capacity due to the lack of additional Sprint facilities to cover the target area. There are no opportunities to locate on commercial properties in the search ring. All surrounding uses are either residential or open space. Therefore, the proposed modification of this permit and upgrade to the facility's technology is crucial to the network.

Photo simulations and drawings of the proposed changes are included with this letter to better illustrate the proposed changes. All proposed modifications will be screened behind existing screening, with no visible change from the outside. No noise-generating equipment is proposed with this modification.

DRAFT FINDINGS***Sprint Site #SD55XC003***

- (a) The proposed development will not adversely affect the applicable land use plan;*

The primary use of the subject property as a residential care facility will not be impacted in any way. The property is the existing location of several wireless communications facilities. Since the proposed project is a modification to the existing facility within the scope of work of a previously approved modification, there will be no adverse impact.

- (b) The proposed development will not be detrimental to the public health, safety, and welfare;*

The proposed development is in the interest of the public health, safety, and welfare by providing much-needed communications service to the public. Furthermore, the facility is designed in conformance with the FCC regulations regarding radiofrequency emissions and development standards.

- (c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and*

The proposed modifications will be designed in conformance with the LDC and are being reviewed as part of this permit process.

- (d) The proposed use is appropriate at the proposed location.*

The subject modifications are designed to be architecturally integrated with the existing building, and the facility does not impact the existing land use. Therefore, it is an appropriate location.



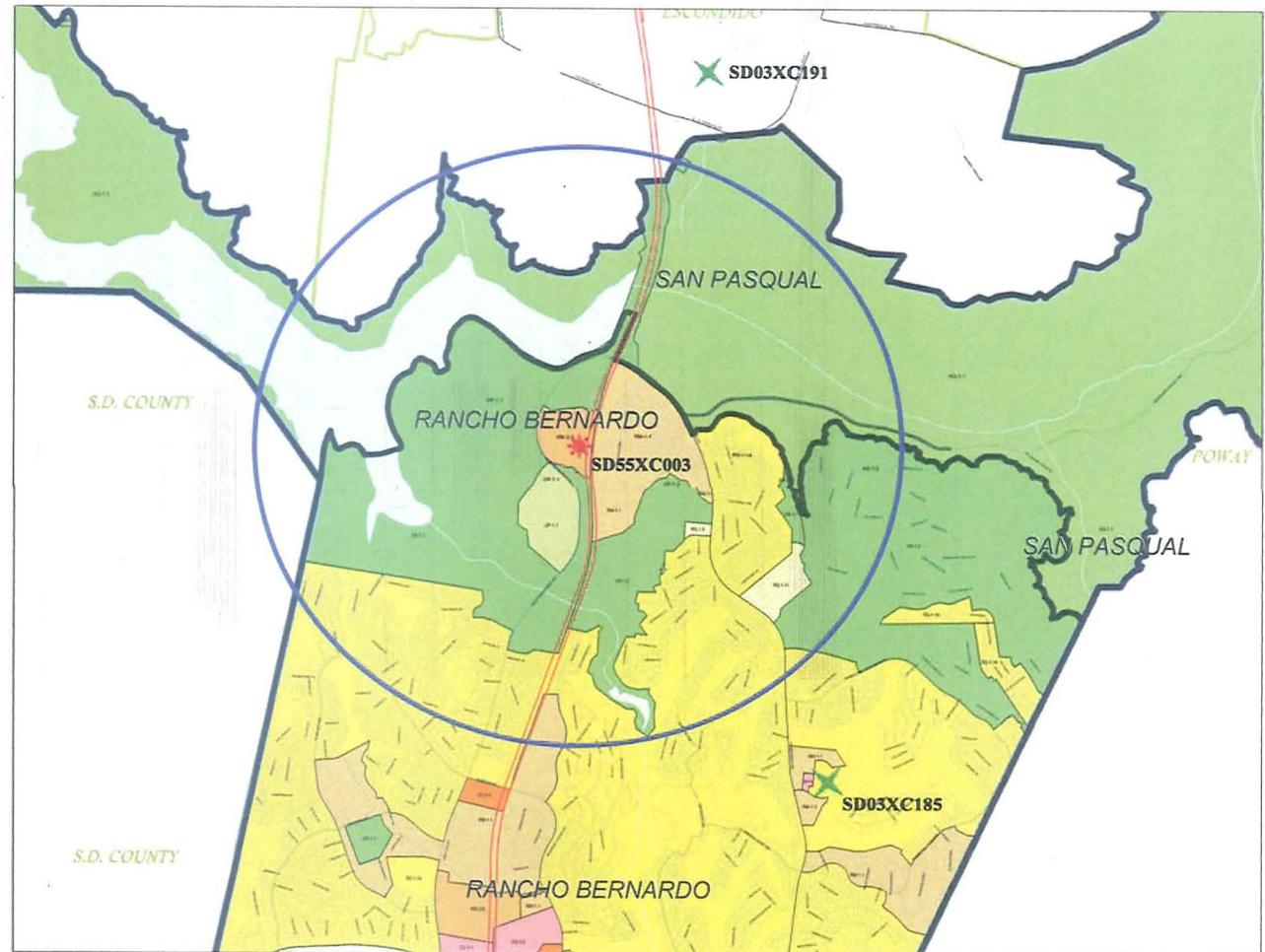
SD55XC003 NORTH POMERADO
18655 W. BERNARDO DRIVE
SAN DIEGO, CA 92127

SITE JUSTIFICATION MAP

LEGEND

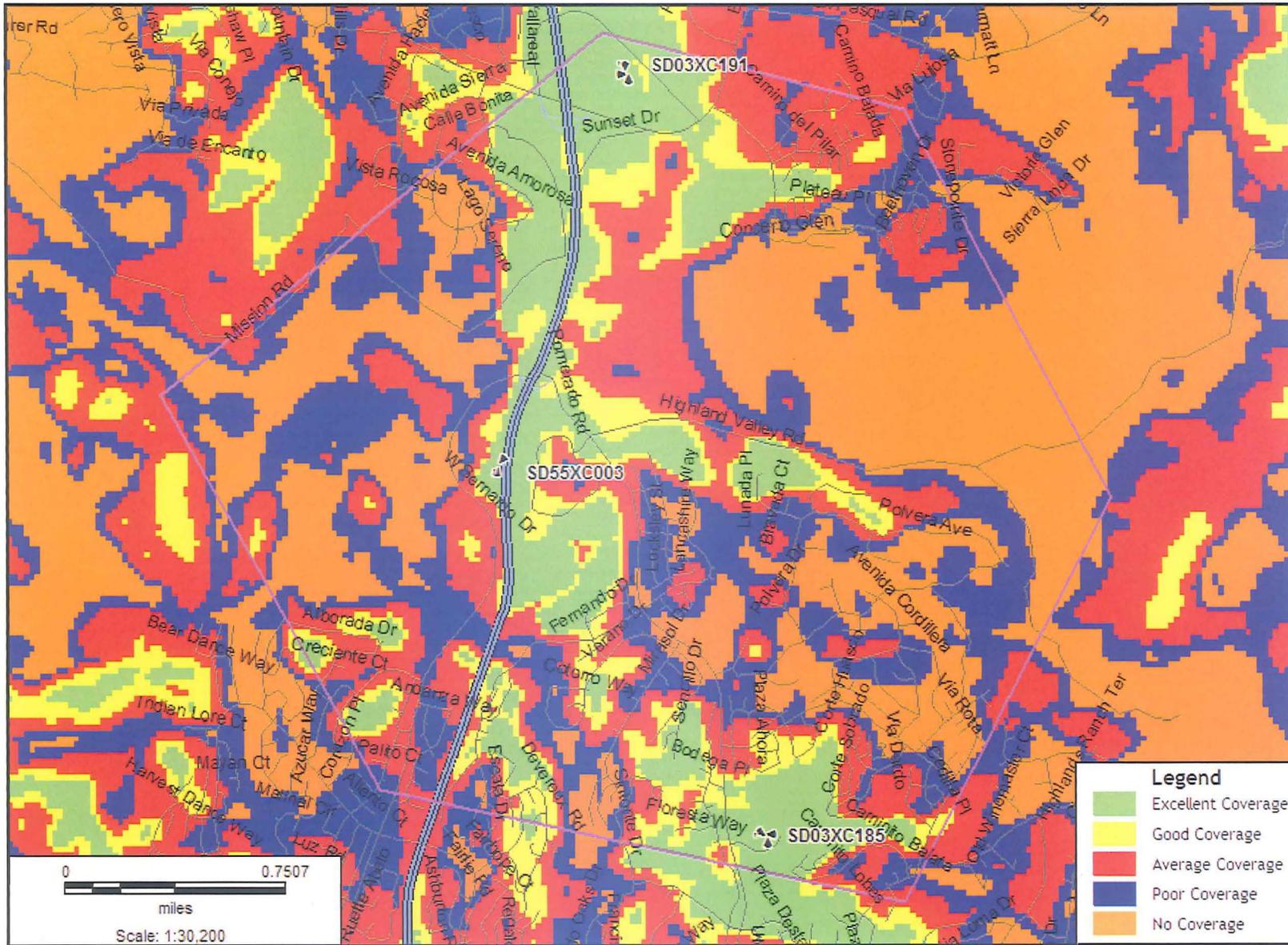
-  SUBJECT SITE
-  1-MILE RADIUS
-  EXISTING SITES
-  ALTERNATIVE SITES (*NONE*)

Zoning	
ZONE_NAME	
AG-1-1	
AR-1-1	
AR-1-2	
CC-1-3	
CC-2-3	
CN-1-2	
CO-1-2	
CV-1-1	
CV-1-2	
IL-2-1	
IL-3-1	
IP-2-1	
OP-1-1	
RM-1-1	
RM-1-3	
RM-2-5	
RS-1-11	
RS-1-14	
RS-1-9	



SD55XC003 Coverage with neighboring sites : Current Design

ATTACHMENT 16



SD55XC003 neighboring sites Coverage: Proposed Configuration

ATTACHMENT 16

