



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 23, 2024 REPORT NO. PC-24-020

HEARING DATE: May 30, 2024

SUBJECT: AT&T MOBILITY USD CUYAMACA HALL
CONDITIONAL USE PERMIT
PROCESS FOUR DECISION

PROJECT NUMBER: [1066122](#)

OWNER/APPLICANT: University of San Diego, Owner and AT&T Mobility, Applicant

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP) to continue the operation of a Wireless Communication Facility (WCF) on the University of San Diego's Cuyamaca Hall Building at 1502 Via Las Cumbres in the RS-1-7 zone of the [Linda Vista Community Planning Area](#)?

Staff Recommendation:

1. Approve Conditional Use Permit (CUP) No. 3172717.

Community Planning Group Recommendation: On January 23, 2023, the Community Planning Group (CPG) voted 8-0-0 to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 1, 2024, and the opportunity to appeal that determination ended March 15, 2024.

DISCUSSION

AT&T Mobility has an existing Wireless Communication Facilities (WCF) on the University of San Diego's Cuyamaca Hall Building behind existing Fiberglass Reinforced Panel (FRPs) screen inside the existing rooftop cupola. The project proposes to modify the existing WCF. The proposed

modifications consist of removal and replacement of nine (9) antennas, addition of three (3) new antennas for a total of twelve (12) antennas, and the addition of six (6) Remote Radio Units (RRUs) for a total of 15 RRUs concealed behind existing FRP decorative screens on an existing 48'-7" tall cupola. Ancillary equipment will be located in an existing 170 square-foot equipment enclosure located in an adjacent storage facility. The project will be completely concealed and integrated behind FRP screens painted and textured to match the existing building materials. The site is currently designated for institutional use in the Linda Vista Community Plan (Attachments 1-3). An apartment building for student housing is located on the site (Figure 1).



Figure 1: Cupola

A WCF has existed on this site since 2007. The existing permit, Conditional Use Permit (CUP) No. 863212 (PTS 240496) expired on December 8, 2021. The applicant acknowledged that the expired permit was due to their design schedule. Measures have been put in place to ensure permits will stay current on the site.

Zoning:

Pursuant to [San Diego Municipal Code \(SDMC\) Section 141.0420\(c\)\(2\)\(B\)](#), a CUP is required since the WCF is located on a residential use in a residential zone. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. The project complies with the development regulations of the RS-1-7 zone and no deviations are proposed or required. Further, the project complies with all applicable development regulations of the Land Development Code (LDC) and the City of San Diego Wireless Communication Facilities Regulations (LDC Section 141.0420). WCF Regulations require, among other things, WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with the existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The project is appropriately concealed behind FRP screenings inside the cupola on the roof and will be minimally visible. As reflected in the exhibits, the proposed AT&T Mobility modifications would result in minimal visual impacts with the replacement and proposed antennas concealed behind the FRP decorative screens. The design is not solid when viewed from close by, but it serves to partially conceal the antennas, meeting the intent of the WCF Guidelines, and it appears as a uniform structure when viewed from further away. Therefore, the proposed development has been designed to comply with the WCFs Regulations.

Community Plan:

The site is currently designated for institutional use in the Linda Vista Community Plan. On [page 109](#), policy 5 of the Linda Vista Community Plan states that new development on the University of San Diego (USD) campus should continue to maintain the simplified 16th-century Spanish Renaissance architectural style. No changes are proposed to the building exterior. The project proposes to modify an already existing WCF. The antennas will remain concealed behind the existing FRPs screen inside the existing rooftop cupola. The WCF supports the general community plan policy 5 and encourages the promotion of the beautification of the USD campus. The equipment associated with this project will continue to operate inside the existing building nearby, at ground level, not visible to the public. More importantly, the proposed modifications will not impact the current design concealment. Therefore, the building's architecture will be preserved and maintained.

The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T Mobility design is consistent with the General Plan's requirement since the WCF is appropriately concealed behind existing FRP screening features designed to match the existing cupola, minimizing any visual impacts to and from the site. The design is not solid when viewed from close by, but it serves to partially conceal the antennas, meeting the intent of the WCF Guidelines, and it appears as a uniform structure when viewed from further away. Therefore, the proposed WCF complies with the City of San Diego General Plan and will not adversely affect the applicable land use plan.

Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations, Preference 1, generally non-residential uses/zones and are permitted ministerially. The least preferred locations, Preference 4, are residential uses in residential zones and require a CUP decided in accordance with Process Four. Various land uses and zones between those Preference levels dictate decision levels and required permits from a Neighborhood Use Permit, Process Two to a CUP, Process Four. This project is in a residential zone, and the land use is residential which under SDMC Section 141.0420(c)(2)(c) may be permitted as a Preference 4 (four) which requires a, CUP Process Four. The applicant is required to submit a site justification letter explaining why a Preference 4 level site was selected over any lower Preference Level sites. For this project, AT&T Mobility letter indicated that antennas located inside an existing cupola tower maintain a consistent visual continuity among the surroundings. Both the height and the design of the cupola provide the necessary features to maintain the coverage and performance while camouflaging the antennas from the public view.

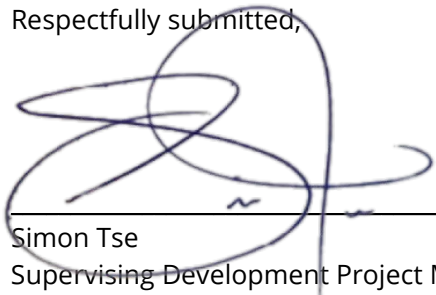
Conclusion:

The project complies with the development regulations of the RS-1-7 zone and the purpose and intent of the WCF Regulations (SDMC 141.0420), the Wireless Design Guidelines and Council Policy 600-43. City staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use Permit No. 3172717 (Attachment 4 and 5).

ALTERNATIVES

1. Approve Conditional Use Permit No. 3172717, with modifications.
2. Deny Conditional Use Permit No. 3172717, 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,



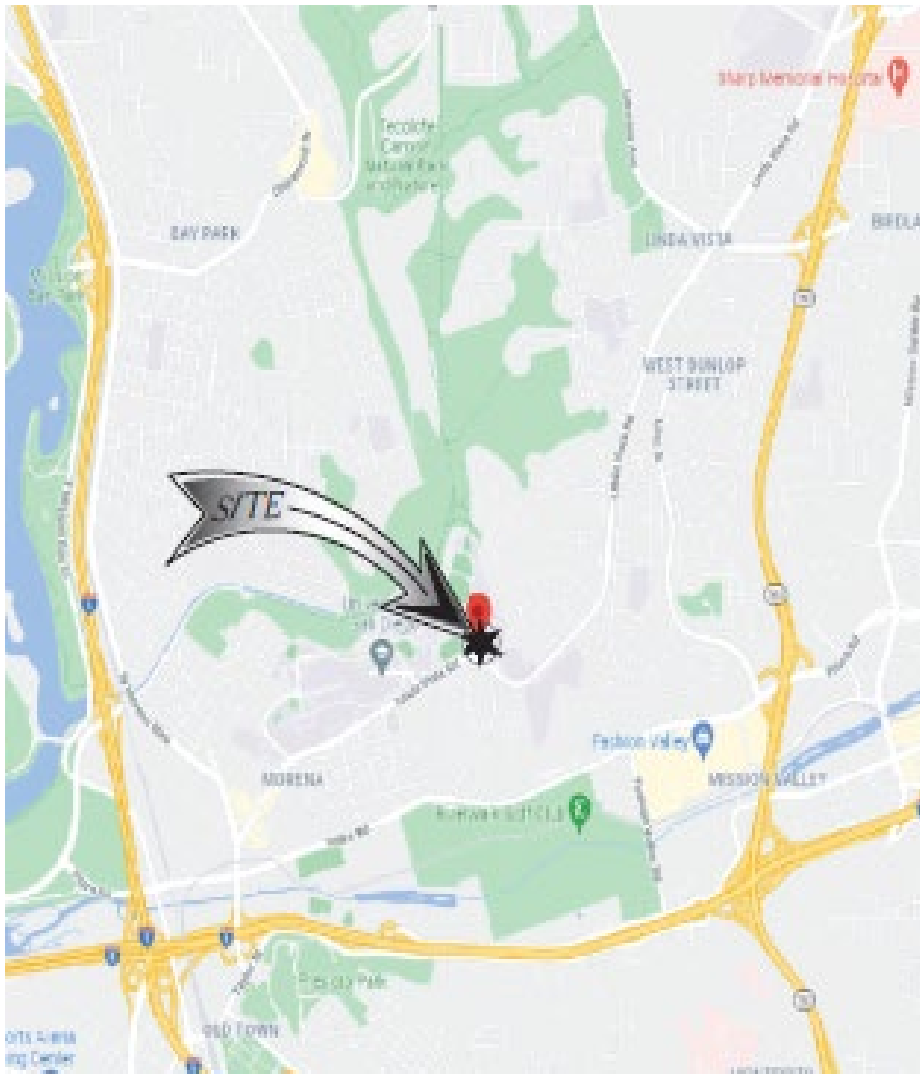
Simon Tse
Supervising Development Project Manager
Development Services Department



Karen Howard
Development Project Manager
Development Services Department

Attachments:

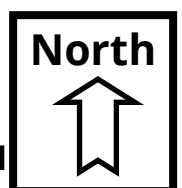
1. Location Map
2. Aerial Photographs
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Environmental Exemption
7. Project Plans
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Photo Simulations
11. Telecom Site Justification Letter
12. Telecom Coverage Map
13. Photographic Survey

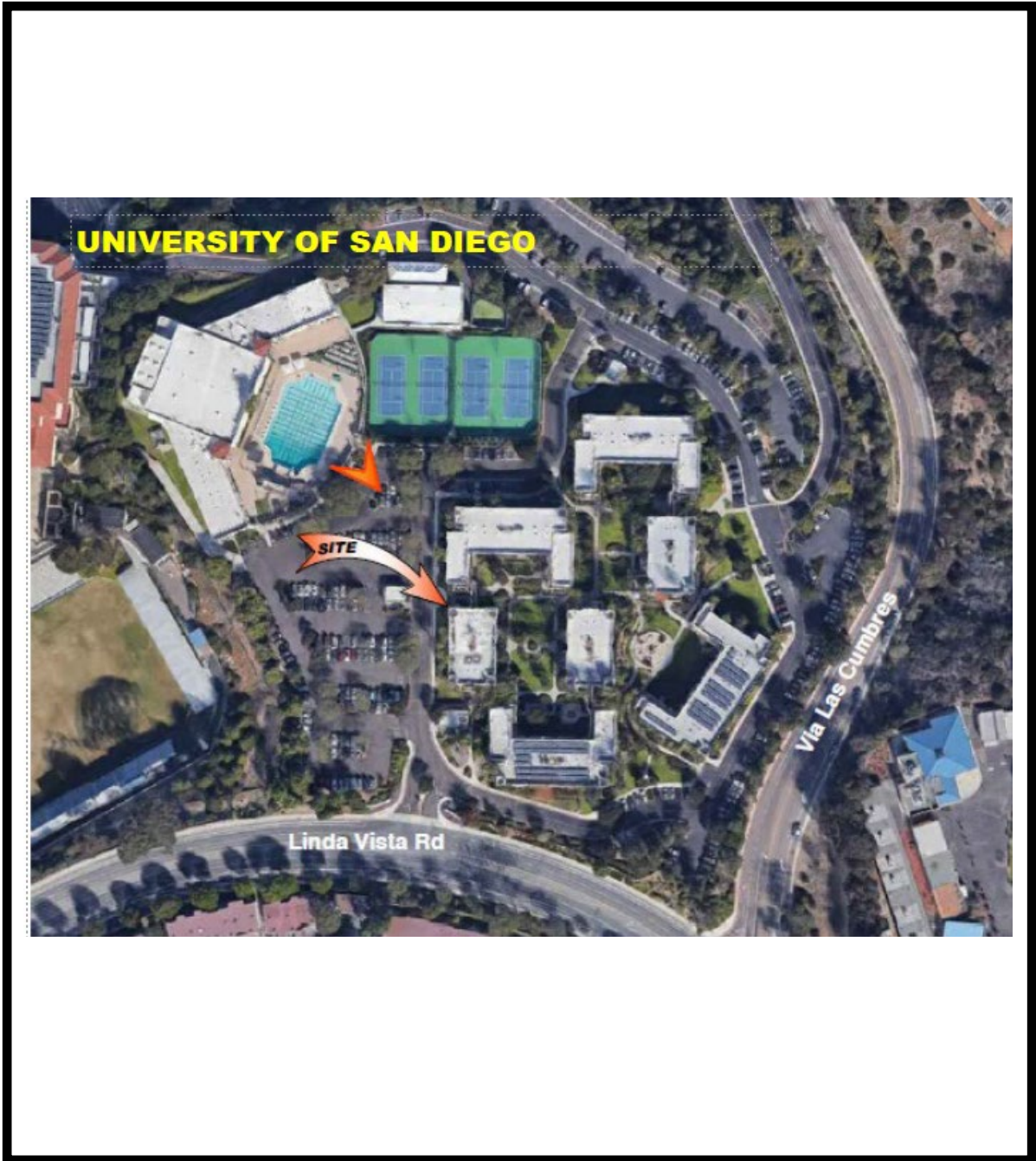


Project Location

Project No. PRJ-1066122

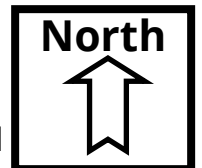
1502 Via Las Cumbres AT&T Mobility USD Cuyamaca Hall





Aerial Photo

Project No. PRJ-1066122
1502 Via Las Cumbres AT&T Mobility USD Cuyamaca Hall



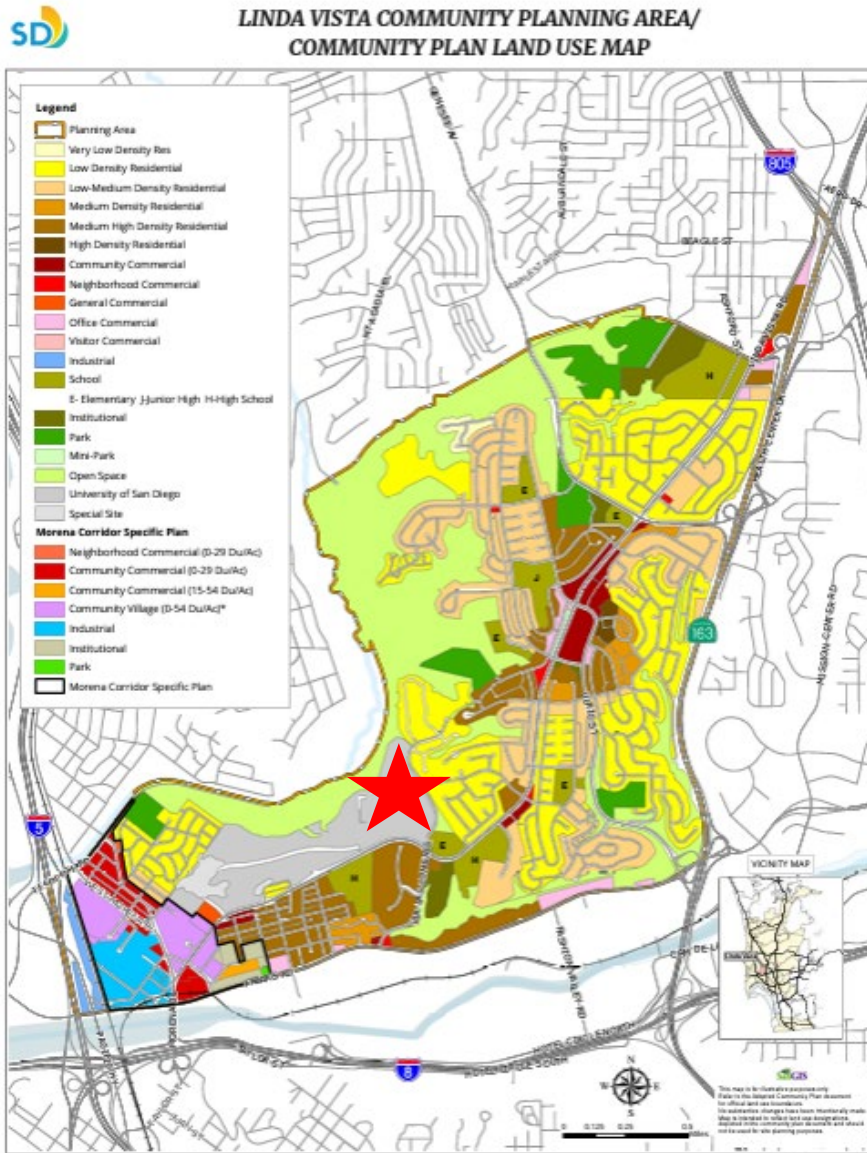
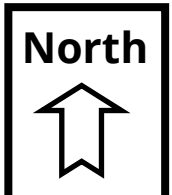


Figure 1



PLANNING COMMISSION
RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 3172717
AT&T MOBILITY USD CUYAMACA HALL - PROJECT NO. 1066122

WHEREAS, University of San Diego, Owner and AT&T Mobility, Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3172717;

WHEREAS, the project site is located at 1502 Via Las Cumbres in the Residential RS-1-7 zone of the Linda Vista Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 14519 in the City of San Diego, State of California, filed in the office of the County Recorder of San Diego County on October 17, 1986;

WHEREAS, on March 1, 2024 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 15302 (Replacement & Reconstruction) of the State CEQA Guidelines and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 30, 2024, the Planning Commission of the City of San Diego considered CUP No. 3172717 pursuant to the Land Development Code (LDC) of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 3172717:

- A. Conditional Use Permit San Diego Municipal Code [San Diego Municipal Code (SDMC) Section 126.0305]**

1. **Findings for all Conditional Use Permits:**

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

The project proposes to modify an existing WCF. The modifications consist of removal and replacement of nine (9) antennas, addition of three (3) antennas for a total of twelve (12) antennas, and addition of six (6) Remote Radio Units (RRUs) for a total of 15 RRUs concealed behind existing Fiberglass Reinforced Panel (FRP) decorative screens on an existing 48'-7" tall cupola. Ancillary equipment will be located in the existing 170 square-foot equipment enclosure located in an adjacent storage facility.

The site is currently designated for school use in the Linda Vista Community Plan. Policy 5 of the Linda Vista Community Plan states that new development on the University of San Diego (USD) campus should continue to maintain the simplified 16th-century Spanish Renaissance architectural style. The antennas are concealed behind the existing FRPs screen inside the existing rooftop cupola. The equipment modification will take place inside the existing enclosure with no exterior changes. The WCF supports Community Plan Policy 5 that encourages the promotion of the beautification of the USD campus.

Pursuant to the Land Development Code (LDC), WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view. Conditions of approval for the project will require the FRP to be painted and textured to match adjacent surfaces exactly. If necessary, these surfaces should be repainted to retain consistency.

The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. The design is not solid when viewed from close by, but it serves to partially conceal the antennas, meeting the intent of the WCF Guidelines, and it appears as a uniform structure when viewed from further away. The AT&T Mobility design is consistent with the General Plan's requirement since the WCF is appropriately concealed behind existing FRP screening features designed to match the existing cupola, minimizing any visual impacts to and from the site. The Urban Design Policy states overhead utilities detract from the appearance of the community. The WCF is behind the existing FRPs screen inside the existing rooftop cupola and complies. Therefore, the proposed WCF complies with the City of San Diego General Plan and will not adversely affect the applicable land use plan.

b. **The proposed development will not be detrimental to the public health, safety, and welfare.**

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302, Replacement and Reconstruction. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and ancillary equipment will be located in the existing 170 square-foot equipment enclosure located in an adjacent storage facility. The project does not include air conditioner units or a generator, so there is no noise to mitigate and the cabinets will have small vent fans to move hot air. No environmental impacts were identified for the proposed project. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. Conditions 21-24 address safety requirements. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to ensure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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 Radio Frequency Safety Survey Report was prepared by EBI Consulting dated March 14, 2022, which concluded that the project is in compliance with FCC standards for RF emissions but recommended that necessary signage be installed and restricted access. Condition number 22 requires warning signage on the WCF. The project would not result in any significant health or safety risks to the surrounding area within matters under the City’s jurisdiction. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

c. 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 project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF.

The project complies with all applicable development regulations of the LDC and the City of San Diego Wireless Communication Facilities Regulation (LDC Section 141.0420). The Wireless Communication Facilities regulations require, among other things, WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with the existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The project is appropriately concealed behind FRP screenings inside the cupola on the roof and will be minimally

visible. As reflected in the exhibits, the proposed AT&T Mobility modifications would result in minimal visual impacts with the replacement and proposed antennas concealed behind the FRP decorative screens. The project complies with the development regulations of the RS-1-7 zone and no deviations are proposed or required. Therefore, the proposed development has been designed to comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the search ring identifies non-residential properties, but due to the height of the existing building, AT&T Mobility was able to cover a larger objective area with one site. Also, since this is an existing site, no additional exterior equipment space would be required. Finally, the existing cupola was able to accommodate a stealth design, appropriately concealing the WCF behind existing FRP decorative screens on the existing 48'7" tall cupola.

Pursuant to Council Policy 600-43, the project is considered a Preference 4 Location. Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations, Preference 1, are generally non-residential uses/zones and are permitted ministerially. The least preferred locations, Preference 4, are residential uses in residential zones and require a CUP decided in accordance with Process Four. The aerial maps provided with the application indicate that the surrounding area contains institutional and residential uses and the Preference 4 category remains the appropriate locational category. This preference 4 location was pursued because it provided the opportunity to conceal the existing and proposed antennas behind an architectural feature with little to no impacts on the surroundings area. The existing site provides coverage to the USD campus to the north and west, as shown on the aerial maps provided with the application. It also enhances coverage in the surrounding residential areas to the south and east. This is a residential area, adjacent to USD campus and Linda Vista Road. This stealth building provides maximum coverage with minimal visual impact. Due to the topography and the surrounding land uses, no other lower preference level locations were viable. Instead, AT&T Mobility opted to maintain the existing stealth appearance and focused on providing maximum coverage with minimal visual impacts. Therefore, the project complies with the development regulations of the RS-1-7 zone and Council Policy 600-43 and no deviations are proposed or required. Furthermore, the proposed modifications will comply with the regulations of the LDC including any allowable deviations pursuant to the LDC.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission of the City of San Diego considered CUP No. 3172717 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3172717 a copy of which is attached hereto and made a part hereof.

Karen Howard
Development Project Manager
Development Services

Adopted on: May 30, 2024

IO#: 11004545

rm 4.25.24

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004545 SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT APPROVAL NO. 3172717
AT&T MOBILITY USD CUYAMACA HALL - PROJECT NO. 1066122
PLANNING COMMISSION

This Conditional Use Permit No. 3172717 is granted by the Planning Commission of the City of San Diego to the University of San Diego, Owner and AT&T Mobility, Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0305, 131.0422, and 141.0420(c)(2)(B). The site is located at 1502 Via Las Cumbres, in the Residential RS-1-7 zone of the Linda Vista Community Plan. The project site is legally described as: Parcel 1 of Parcel Map No. 14519 in the City of San Diego, State of California, filed in the office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to the University of San Diego, Owner and AT&T Mobility, Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 30, 2024 on file in the Development Services Department.

The project shall include:

- a. Removal and replacement of nine (9) antennas, addition of three (3) antennas for a total of twelve (12) antennas, addition of six (6) Remote Radio Units (RRUs) for a total of 15 RRUs concealed behind existing Fiberglass Reinforced Panel (FRP) decorative screens on an existing 48'-7" tall cupola; and
- b. Ancillary equipment will be in the existing 170-square-foot equipment enclosure located in an adjacent storage facility;
- c. 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 June 13, 2027.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on May 30, 2034. 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.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).

9. 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.

10. 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.

11. 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.

12. 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

14. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment. No overhead cabling is permitted.
15. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original surface. All RF-transparent material shall be painted and textured to match the original and adjacent surfaces. The WCF shall conform to the approved construction plans.
16. Rooftop additions should be concealed on all sides.
17. Remote Radio Units and associated mounting apparatus shall be set back from the edge of the building and shall not be visible from any ground public views.
18. Photo simulations shall be printed in color on the construction plans.
19. The City may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC if the City determines during construction that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
20. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
21. The accuracy and validity of the Radio Frequency (RF) Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
22. 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.
23. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
25. The 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, in which case, the removal and the restoration of this site to its original condition is required.

ENGINEERING

26. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 May 30, 2024 and [Approved Resolution Number].

ATTACHMENT 5

Conditional Use Permit No. 3172717
Date of Approval: May 30, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Howard
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.

UNIVERSITY OF SAN DIEGO
Owner

By _____

AT&T MOBILITY
Permittee

By _____

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

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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 Title / Number: WCF Via Las Cumbres /1066122

State Clearinghouse No.: N/A

Project Location-Specific: 1502 Via Las Cumbres, San Diego, CA 92111

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project Conditional Use Permit (CUP) to modify an existing Wireless Communication Facility (WCF) that consists of the installation of nine (9) additional antennas for a total of twelve (12) antennas and a total of 20 Remote Radio Units (RRUs) concealed behind FRP decorative screens on the existing 48'7" tall cupola. Nine (9) antennas and (2) two TMA's would be removed. Ancillary equipment would be located within an existing 170-square-foot equipment enclosure in an adjacent storage facility to support the WCF. The project site is developed and lacks sensitive resources and is located within the Residential RS-1-7 zone.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Interlink Planning- 1502 Via Las Cumbres, San Diego CA 92111 (619) 632-2569

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: Section 15302 (Replacement Reconstruction)

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Jeffrey Szymanski

Telephone: (619) 446-5324

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Jeff Szymanski /Senior Planner
Signature Title

April 22, 2024
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

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ENGINEERING
 FOR CODE COMPLIANCE, REFER DETAIL NO. 3 OF SHEET NO. G01.0
 FOR STRUCTURAL REVIEW, REFER DETAIL NO. 5 OF SHEET NO. G01.0

GENERAL NOTES
 THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED. FOR FULL LIST OF GENERAL NOTES, REFER DETAIL NOS. 4 & 5 OF SHEET NO. G01.0

PROJECT DESCRIPTION
 AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:
TOWER WORK:
 • REMOVE (3) ANTENNAS PER SECTOR, TOTAL OF (9)
 • REMOVE (2) TMA'S PER SECTOR, TOTAL OF (6)
 • INSTALL (2) ANTENNAS PER SECTOR (STACKED), TOTAL OF (6)
 • INSTALL (1) ANTENNA PER SECTOR, TOTAL OF (3)
 • INSTALL (1) DC9 SURGE PROTECTOR PER SECTOR, TOTAL OF (3)
EQUIPMENT AREA WORK
 • INSTALL (2) #6AWG DC POWER CABLE TRUNKS
 • REMOVE (E) POWER PLANT AND MOVE (8) EXISTING TO NEW POWER PLANT
 • INSTALL (1) POWER PLANT W/(14) RECTIFIERS AND (2) CONVERTER MODULES
 • INSTALL (4) BATTERY MODULES IN (E) BATTERY RACK
 • INSTALL (1) HSN-8100NA IN (E) TELCO RACK
 PROJECT VALUATION: \$ 50,000.00

SITE INFORMATION
 PROPERTY OWNER: UNIVERSITY OF SAN DIEGO
 1502 VIA LAS CUMBRES
 SAN DIEGO, CA 92111
 LTE 5G PACE #: MRSDL037074
 ZONING JURISDICTION: CITY OF SAN DIEGO
 ZONING DISTRICT: RS-1-7
 LATITUDE (NAD 83): 32° 46' 24.45996" N
 LONGITUDE (NAD 83): 117° 10' 54.41016" W
 PARCEL #: 37-010-19-0
 OCCUPANCY GROUP: R1 AT STUDENT BUILDING
 S-2 AT EQUIPMENT ROOM / STORAGE BUILDING
 CONSTRUCTION TYPE: V-B
 OTHER WIRELESS FACILITIES: NONE
 POWER COMPANY: SDG&E
 TELEPHONE COMPANY: AT&T
 LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 14519, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 17, 1986

PROJECT TEAM
PROJECT MANAGER
 BECHTEL INFRASTRUCTURE AND POWER CORPORATION
 16808 ARMSTRONG AVENUE
 SUITE 225, IRVINE, CA 92606
 CONTACT: DAN LEISGE
 (619) 213-1407
 dleisge@bechtel.com
SITE ACQUISITION
 CONTACT: REBECCA KAPONO
 PHONE: 808-250-2261
 Rakapono@bechtel.com
RF ENGINEER
 CONTACT: RAVI JINDAL
 PHONE: 925-922-4394
 rj096d@att.com
ENGINEER
 TELECOM MANAGEMENT GROUP
 302 WASHINGTON ST., #150-6850
 SAN DIEGO, CA 92103
 CONTACT: EDUARDO ORTIZ
 (858) 248-7678
 edgar.ortiz@telecommg.com
ZONING
 CONTACT: REBECCA KAPONO
 PHONE: 808-250-2261
 Rakapono@bechtel.com
CONSTRUCTION MANAGER
 CONTACT: B.J. ACOBA
 PHONE: (951) 764-6916
 bacoba@bechtel.com



SS0088
USD CUYAMACA HALL
 USID: 99965 FA: 10068651
1502 VIA LAS CUMBRES
SAN DIEGO, CA 92111
5G CBAND

APPROVALS
 THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.
 AT&T QUALITY MANAGER: _____ DATE: _____
 AT&T PM: _____ DATE: _____
 AT&T RF: _____ DATE: _____
 AT&T OPS: _____ DATE: _____
 AT&T SAQ: _____ DATE: _____
 B&V QUALITY MANAGER: _____ DATE: _____
 B&V CM: _____ DATE: _____
 B&V SITE ACQ MANAGER: _____ DATE: _____
 B&V COMPLIANCE: _____ DATE: _____
 B&V ENG: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____

AT&T MOBILITY
 7337 TRADE ST.
 SAN DIEGO, CA 92121
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BECHTEL INFRASTRUCTURE AND POWER CORPORATION
 16808 ARMSTRONG AVENUE, SUITE 225
 IRVINE, CA 92606

TELECOM MANAGEMENT GROUP
Solutions Done Right

DRAWN BY: RP
 CHECKED BY: EA/EO

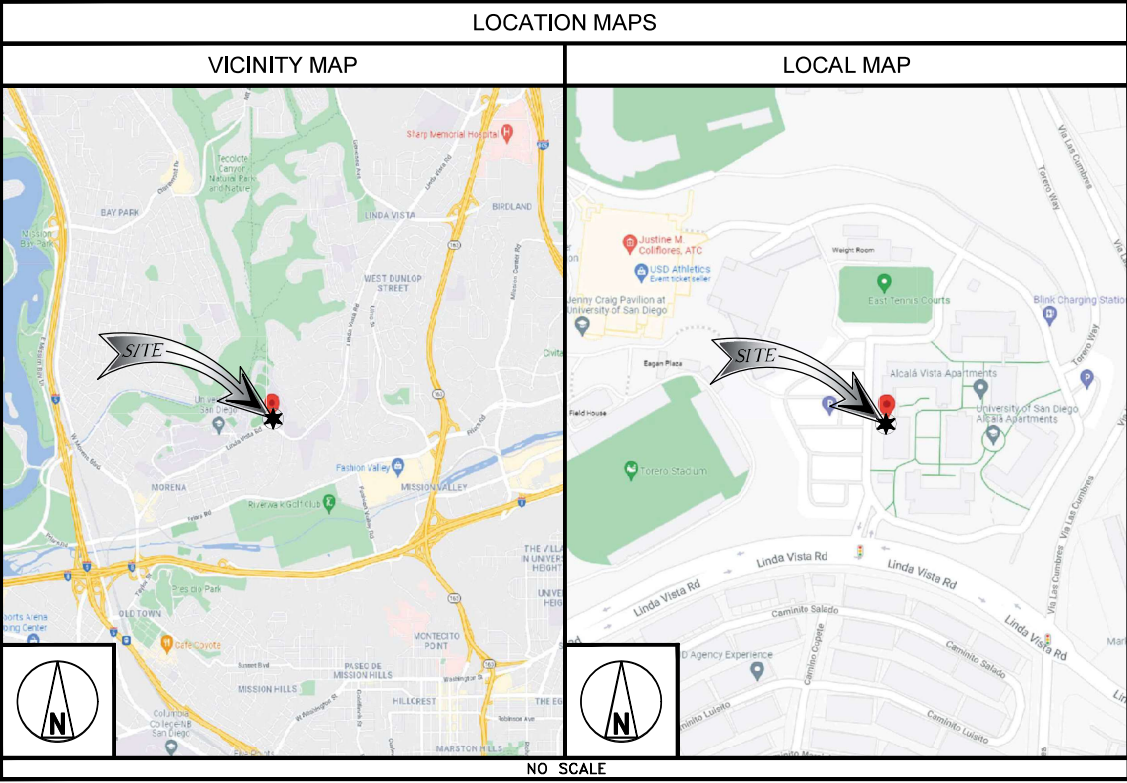
REV	DATE	DESCRIPTION
1	02/24/22	BLDG PERMIT SUBMITTAL
0	10/19/21	BLDG PERMIT SUBMITTAL
B	10/06/21	ISSUED FOR REVIEW
A	09/01/21	ISSUED FOR REVIEW

MICHAEL A. SHEVBRIDGE
 No. C-19797
 STATE OF CALIFORNIA
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 USD CUYAMACA HALL
 1502 VIA LAS CUMBRES
 SAN DIEGO, CA 92111

SHEET TITLE
TITLE SHEET

SHEET NUMBER
ATS01



DRIVING DIRECTIONS
 FROM AT&T OFFICE: 7337 TRADE ST., SAN DIEGO, CA 92121
 GET ON I-805 S FROM CAMINO SANTA FE AND MIRAMAR RD. HEAD WEST ON TRADE ST TOWARD CAMINO SANTA FE. TURN LEFT ONTO CAMINO SANTA FE. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO MIRAMAR RD. TURN RIGHT TO MERGE ONTO I-805 S. CONTINUE ON I-805 S. TAKE CA-163 S TO FRIARS RD. TAKE EXIT 4 FROM CA-163 S. MERGE ONTO I-805 S. USE THE RIGHT 2 LANES TO TAKE EXIT 20 TO MERGE ONTO CA-163 S TOWARD DOWNTOWN. TAKE EXIT 4 FOR FRIARS RD. FOLLOW FRIARS RD AND VIA LAS CUMBRES TO YOUR DESTINATION. USE THE LEFT 2 LANES TO TURN LEFT ONTO FRIARS RD. TURN RIGHT ONTO VIA LAS CUMBRES. TURN LEFT ONTO LINDA VISTA RD. TURN RIGHT. TURN LEFT.

PROJECT DESCRIPTION

SHEET	DESCRIPTION
ATS01	TITLE SHEET
G01.0	GENERAL NOTES, LEGEND AND ABBREVIATIONS
A01.0	SITE PLAN
A01.1	ENLARGE SITE PLAN
A02.0	EQUIPMENT PLAN
A03.0	ANTENNA PLAN & SCHEDULE
A04.0	ELEVATIONS
A04.1	ELEVATIONS
A04.2	ELEVATIONS
A04.3	ELEVATIONS
A05.0	DETAILS
A05.1	DETAILS
A06.0	ANTENNA PLUMBING DIAGRAM
E01.0	AC PANEL SCHEDULE
E01.1	GROUNDING PLANS, DETAILS & NOTES

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

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

811 Know what's below. Call before you dig.

UNDERGROUND SERVICE ALERT
 UTILITIES PROTECTION CENTER, INC.
 811
 48 HOURS BEFORE YOU DIG

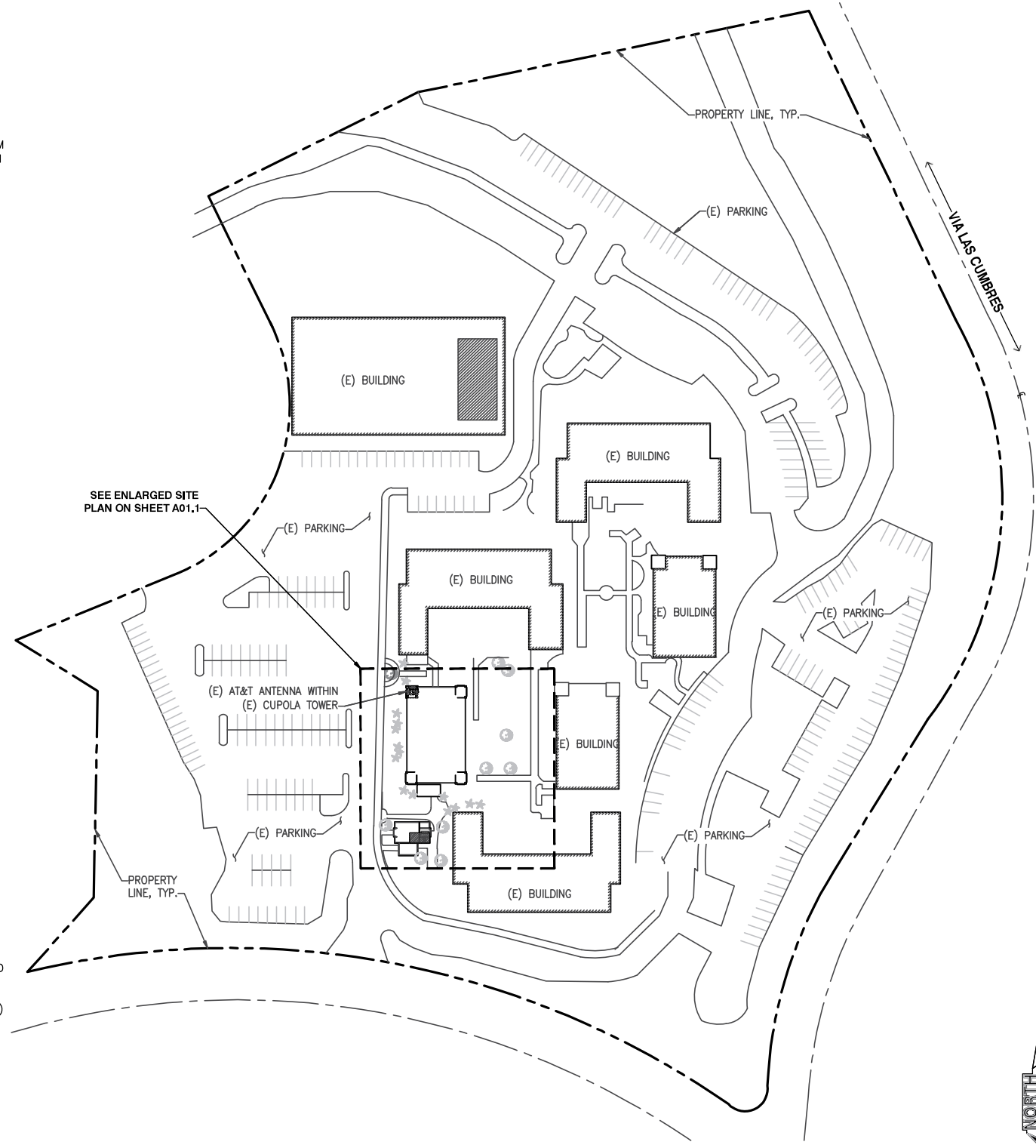
STORM WATER QUALITY NOTES – CONSTRUCTION BMPs

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER VERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

NOTE:
THE CELL SITE FACILITY IS AN EXISTING STRUCTURE. THESE DRAWINGS HAVE BEEN CREATED FROM INFORMATION GATHERED AT THE SITE, (E) AS-BUILTS PROVIDED BY AT&T AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.



SEE ENLARGED SITE PLAN ON SHEET A01.1

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SITE PLAN

22"x34" SCALE: 1" = 60'-0" 0" 30' 60' 120'
11"x17" SCALE: 1" = 120'-0"

7337 TRADE ST.
SAN DIEGO, CA 92121

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BECHTEL INFRASTRUCTURE AND POWER CORPORATION
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

TELECOM MANAGEMENT GROUP
Solutions Done Right

DRAWN BY: RP
CHECKED BY: EA/EO

REV	DATE	DESCRIPTION
1	02/24/22	BLDG PERMIT SUBMITTAL
0	10/19/21	BLDG PERMIT SUBMITTAL
B	10/06/21	ISSUED FOR REVIEW
A	09/01/21	ISSUED FOR REVIEW

Michael A. Shewbridge
Professional Engineer
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USD CUYAMACA HALL
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SAN DIEGO, CA 92111

SHEET TITLE
SITE PLAN

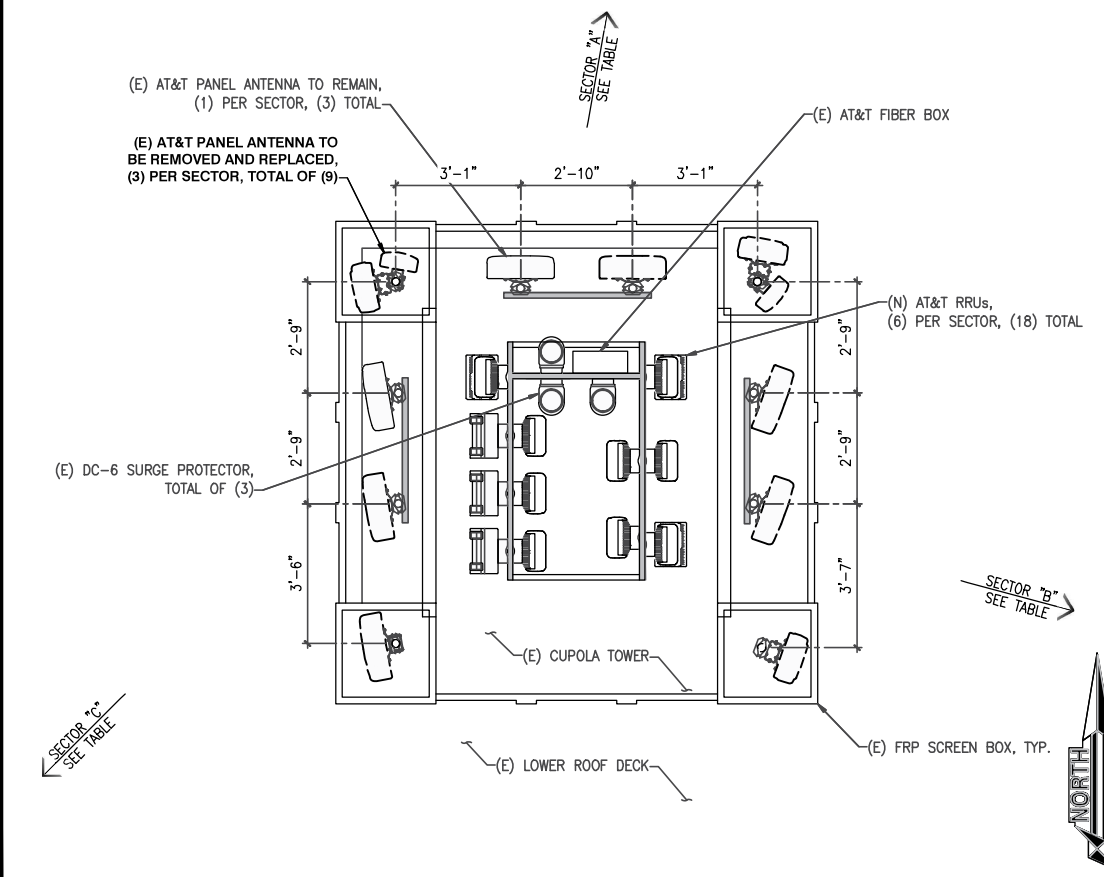
SHEET NUMBER
A01.0

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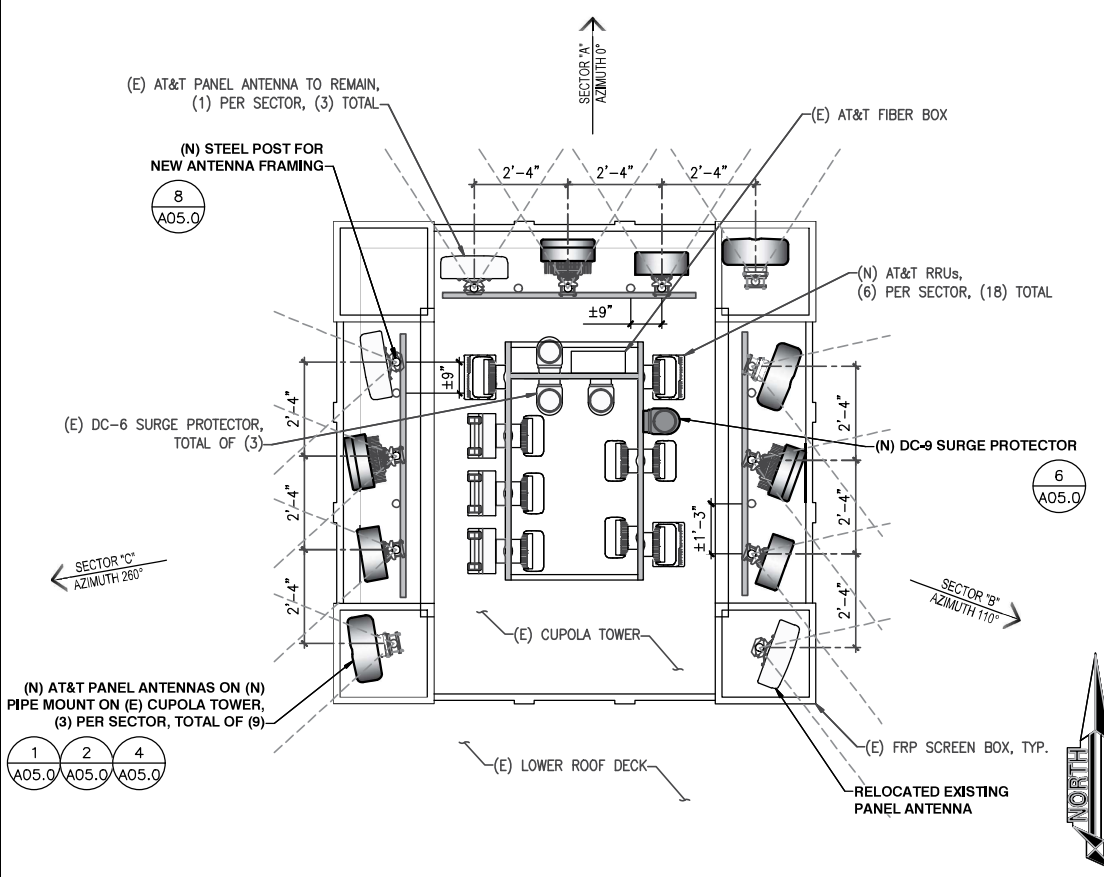
EXISTING ANTENNA / RRU SCHEDULE									
Sector	Antenna Model	Az.	Tip Ht.	Rad Ctr.	Technology	RRU's / Qty.	TMA/Duplexer/Filter	Transmission type / Length	
Alpha	A1	800-10864	10°	45'-10"	43'-6"	WCS	RRU32 B30 (1)	-	FIBER ±200'
	A2	800-10964	0°	46'-0"	43'-6"	LTE 700 / 850 1900	4449 B5/B12 (1) RRU32 B2 (1)	-	FIBER ±200'
	A3	800-10964	0°	46'-0"	43'-6"	AWS FNET	RRU32 B66 (1) 4478 B14 (1)	-	FIBER ±200'
	A4	7780	10°	45'-10"	43'-6"	UMTS 850	-	KRY 112.75/1 (2)	FIBER ±200' (2) 7/8" COAX ± 200'
Beta	B1	800-10864	130°	45'-10"	43'-6"	WCS	RRU32 B30 (1)	-	FIBER ±200'
	B2	800-10964	124°	46'-0"	43'-6"	AWS FNET	RRU32 B66 (1) 4478 B14 (1)	-	FIBER ±200'
	B3	800-10964	130°	46'-0"	43'-6"	LTE 700 / 850 1900	4449 B5/B12 (1) RRU32 B2 (1)	-	FIBER ±200'
	B4	7780	105°	45'-10"	43'-6"	UMTS 850	-	KRY 112.75/1 (2)	FIBER ±200' (2) 7/8" COAX ± 200'
Gamma	C1	7780	259°	45'-10"	43'-6"	UMTS 850	-	-	FIBER ±200'
	C2	800-10964	260°	46'-0"	43'-6"	AWS FNET	RRU32 B66 (1) 4478 B14 (1)	-	FIBER ±200'
	C3	800-10964	260°	46'-0"	43'-6"	LTE 700 / 850 1900	4449 B5/B12 (1) RRU32 B2 (1)	-	FIBER ±200'
	C4	800-10864	260°	45'-10"	43'-6"	WCS	RRU32 B30 (1)	KRY 112.75/1 (2)	FIBER ±200' (2) 7/8" COAX ± 200'

NEW ANTENNA / RRU SCHEDULE									
Sector	Antenna Model	Az.	Tip Ht.	Rad Ctr.	Technology	RRU's / Qty.	TMA/Duplexer/Filter	Transmission type / Length	
Alpha	A1	NNH4-65A-R6	0°	45'-10"	43'-6"	LTE 700/850 1900 AWS	4449 B5/B12 (1) RRU32 B2 (1) RRU32 B30 (1)	-	FIBER ±200'
	A2	AIR ANTENNA	0°	45'-10"	44'-8"	5G C-BAND	INTEGRATED IN ANTENNA	-	FIBER ±200'
	A3	AIR ANTENNA	0°	45'-10"	44'-6"	5G C-BAND	INTEGRATED IN ANTENNA	-	FIBER ±200'
	A4	800-10964	0°	46'-0"	43'-6"	AWS FNET	RRU32 B66 (1) 4478 B14 (1)	-	FIBER ±200'
Beta	B1	800-10964	110°	46'-0"	43'-6"	AWS FNET	RRU32 B66 (1) 4478 B14 (1)	-	FIBER ±200'
	B2	AIR ANTENNA	110°	45'-10"	44'-8"	5G C-BAND	INTEGRATED IN ANTENNA	-	FIBER ±200'
	B3	AIR ANTENNA	110°	45'-10"	44'-6"	5G C-BAND	INTEGRATED IN ANTENNA	-	FIBER ±200'
	B4	NNH4-65A-R6	110°	45'-10"	43'-6"	LTE 700/850 1900 AWS	4449 B5/B12 (1) RRU32 B2 (1) RRU32 B30 (1)	-	FIBER ±200'
Gamma	C1	800-10964	260°	46'-0"	43'-6"	AWS FNET	RRU32 B66 (1) 4478 B14 (1)	-	FIBER ±200'
	C2	AIR ANTENNA	260°	45'-10"	44'-8"	5G C-BAND	INTEGRATED IN ANTENNA	-	FIBER ±200'
	C3	AIR ANTENNA	260°	45'-10"	44'-6"	5G C-BAND	INTEGRATED IN ANTENNA	-	FIBER ±200'
	C4	NNH4-65A-R6	260°	45'-10"	43'-6"	LTE 700/850 1900 AWS	4449 B5/B12 (1) RRU32 B2 (1) RRU32 B30 (1)	-	FIBER ±200'

- NOTE:**
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
 - CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
 - REMOVED ALL TMAs.
 - RE-USED EXISTING STEEL POST FOR NEW ANTENNA FRAMING.



(E) ANTENNA PLAN
22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
1



(N) ANTENNA PLAN
22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2

7337 TRADE ST.
SAN DIEGO, CA 92121

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BECHTEL INFRASTRUCTURE AND POWER CORPORATION
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

TELECOM MANAGEMENT GROUP
Solutions Done Right

DRAWN BY: RP
CHECKED BY: EA/EO

REV	DATE	DESCRIPTION
1	02/24/22	BLDG PERMIT SUBMITTAL
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SAN DIEGO, CA 92111

SHEET TITLE
ANTENNA PLAN & SCHEDULE

SHEET NUMBER
A03.0

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(E) EAST ELEVATION



(N) EAST ELEVATION

LEGEND:
 — EXISTING EQUIPMENT
 - - - NEW EQUIPMENT
 (E) : EXISTING
 (N) : NEW

7337 TRADE ST.
 SAN DIEGO, CA 92121

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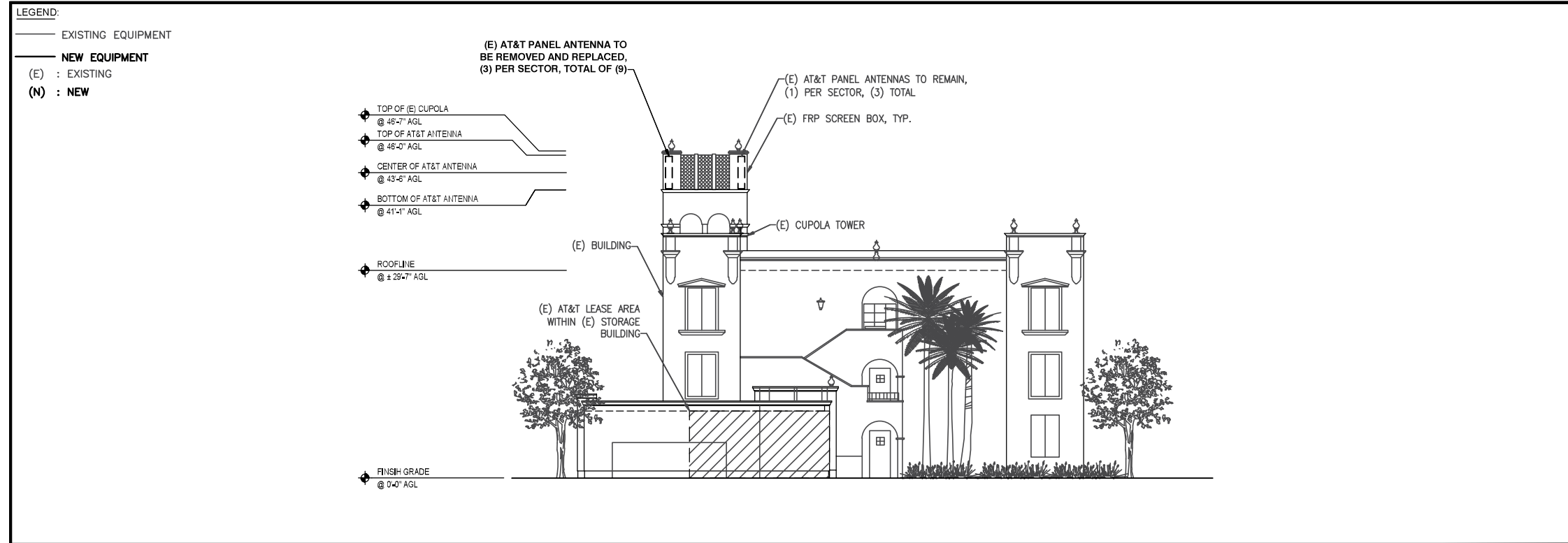
SHEET TITLE
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SHEET NUMBER
A04.1

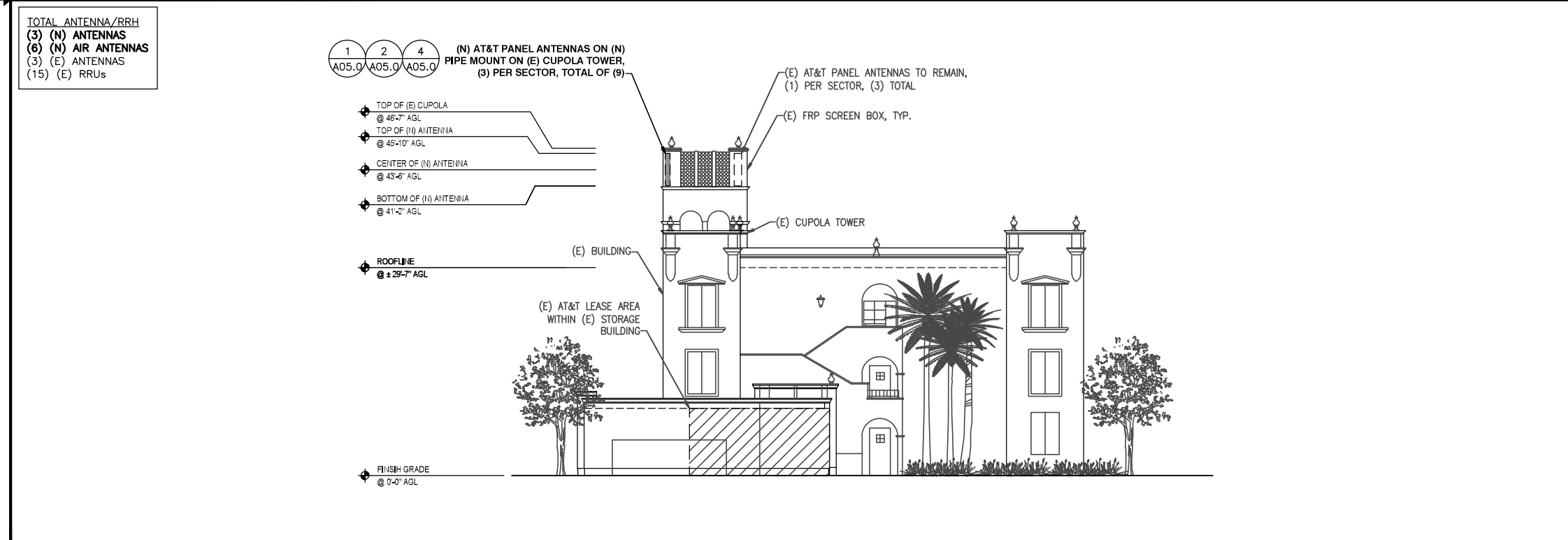
22"x34" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"
 0" 4' 8' 16'

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

THIS PAGE CONTAINS CONFIDENTIAL, PROPRIETARY OR TRADE SECRET INFORMATION EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW.



(E) SOUTH ELEVATION



(N) SOUTH ELEVATION

7337 TRADE ST.
SAN DIEGO, CA 92121

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

BECHTEL INFRASTRUCTURE AND POWER CORPORATION
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

TELECOM MANAGEMENT GROUP
Solutions Done Right

DRAWN BY: RP
CHECKED BY: EA/EO

REV	DATE	DESCRIPTION
1	02/24/22	BLDG PERMIT SUBMITTAL
0	10/19/21	BLDG PERMIT SUBMITTAL
B	10/06/21	ISSUED FOR REVIEW
A	09/01/21	ISSUED FOR REVIEW

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

SS0088
USD CUYAMACA HALL
1502 VIA LAS CUMBRES
SAN DIEGO, CA 92111

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A04.2

6 5 4 3 2 1

[Click here to complete and submit this form online](#)

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: AT&T Wireless (CAL02088)			Project Number: PRJ-1066122	
Community: Linda Vista Planning Group				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes 8		# of Members No 0		# of Members Abstain 0
Conditions or Recommendations: None. Approved as presented.				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Howard Wayne				
TITLE: Interim Chair			DATE: 1-23-2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<p align="center">FORM DS-318 October 2017</p>
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Address: _____

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: *Michelle Vernotico* _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No



November 11, 2021

City of San Diego
Planning and Building Services Division

Re: Authorization to Submit for Permits/Approvals granted to Bechtel / SCV Consulting Inc.
For AT&T

SITE ID: CAL02088 SITE ADDRESS: 1502 Via Las Cumbres, San Diego CA 92111

Dear Planning and Building Staff,

Please be advised that We, the Landlord / Owner of the above mentioned property have an existing Site License Agreement with AT&T Mobility to install, operate and maintain telecommunications equipment at said property. The terms of the Agreement grant AT&T Mobility and its representatives, employees, agents and subcontractors ("representatives") the right to submit for all necessary permits in regard to the site.

Please grant the bearer of a copy of this letter to obtain Land Use Entitlements, Zoning Approvals, Building Permits or any other application, permit or approval required for the modifications at an existing AT&T Wireless telecommunications site. Thank you for your assistance.

University of San Diego

Landlord / Owner Name (Print)

Kathryn Roy, VP Finance + CFO.
Landlord Signature



March 24th, 2022

Re: **LETTER OF AUTHORIZATION**
SoCal Market – MCA / LTE MODS

To Whom It May Concern:

SCV Consulting Inc, its employees and agents are authorized representatives of Bechtel Infrastructure and Power Corporation to New Cingular Wireless PCS, LLC, doing business as AT&T Mobility. SCV Consulting, Inc, its employees and agents have been contracted to perform real estate leasing, land-use entitlements, and architectural, construction, and engineering services on behalf of Bechtel Infrastructure who represent AT&T Mobility telecommunications facilities.

As an authorized representative of Bechtel Infrastructure and Power Corporation, its employees and or agents may sign, file, review land-use applications and permits, representing AT&T Mobility at hearings, accept conditions of approval, and negotiate leases on behalf of AT&T Mobility.

Should you have any questions, or need additional information, please do not hesitate to contact me at the above contact information.

Sincerely,

Kapono, Rebecca
(RAKAPONO)

Digitally signed by: Kapono, Rebecca
(RAKAPONO)
DN: CN = Kapono, Rebecca(RAKAPONO) C =
US O = Bechtel Global Corporation
Date: 2022.03.24 17:13:42 -07'00'

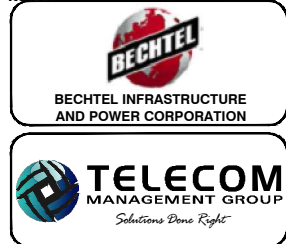
Rebecca A Kapono
Site Acquisition Manager
AT&T Mobility | MCA/LTE Project | SoCal Market
M:808-250-2261
W:725-223-0856
E: rakapono@bechtel.com



SS0088

USD CUYAMACA HALL

1502 VIA LAS CUMBRES,
SAN DIEGO, CA 92111



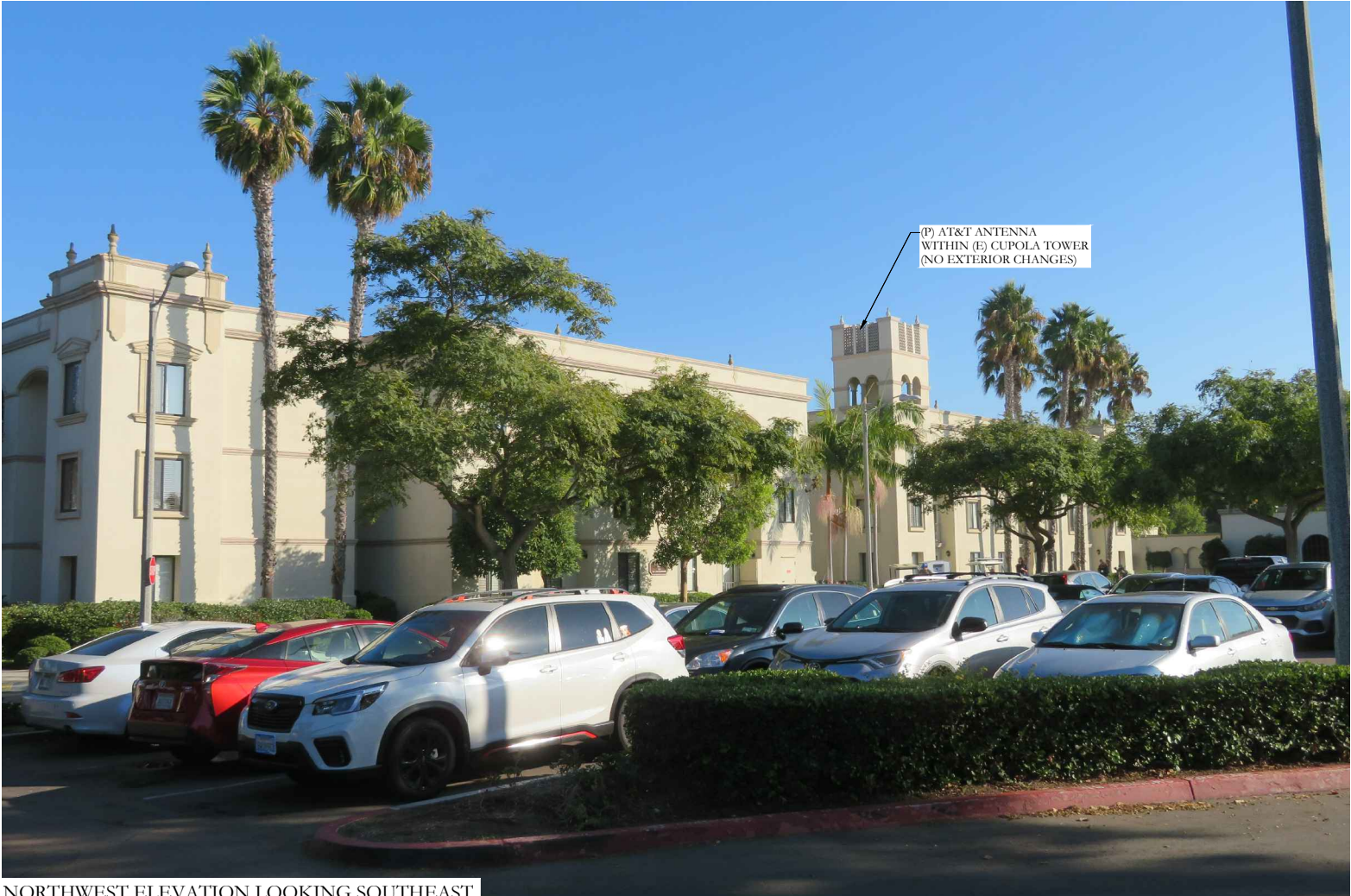
LOCATION



EXISTING



PROPOSED



NORTHWEST ELEVATION LOOKING SOUTHEAST



SS0088

USD CUYAMACA HALL

1502 VIA LAS CUMBRES,
SAN DIEGO, CA 92111



BECHTEL INFRASTRUCTURE
AND POWER CORPORATION



TELECOM
MANAGEMENT GROUP
Solutions Done Right

LOCATION



EXISTING



PROPOSED



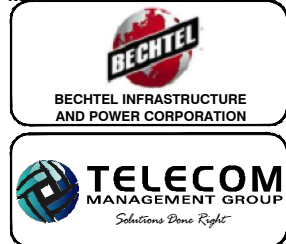
WEST ELEVATION LOOKING EAST



SS0088

USD CUYAMACA HALL

1502 VIA LAS CUMBRES,
SAN DIEGO, CA 92111



LOCATION



EXISTING



PROPOSED



NORTHEAST ELEVATION LOOKING SOUTHWEST



July 15, 2022

City of San Diego
Development Services Department
1222 1st Avenue,
San Diego, CA 92101

RE: Applicant Correspondence Letter for a Conditional Use Permit and Modification to an Existing Wireless Communication Facility

Project Address: 1502 Via Las Cumbres, San Diego, CA 92111
Project Type: Conditional Use Permit
ATT Site ID: CAL02088

Dear Development Services Department Staff,

On behalf of New Cingular Wireless PCS, LLC (“AT&T”) and Bechtel Infrastructure and Power Corporation (Bechtel), we are pleased to submit the required application to reestablish the previously approved Conditional Use Permit for a Wireless Communication Facility land use and modify the existing macro cell site at the above-referenced address. Please accept this letter and its contents as a written description of the existing facility and new scope of work.

The new scope of work consists of the following:

Replace 9 antennas, remove 6 TMAs, install 3 new surge protectors located within the existing FRP screening in the existing cupola of the building. Install 2 power cable trunks, install 1 base band unit in an existing teleco rack, remove and replace 1 power plant, transfer existing equipment to new power plant with 14 new rectifiers located in the equipment room, inside an existing building, south of the wireless facility. Install 4 new batteries with this project.

Conformance with FCC Regulations

The proposed antenna and equipment installation is considered categorical excluded by the FCC based on the attached RF Report. Installations that are categorically excluded are considered to meet or exceed the FCC standards for RF Emissions.



619.417.9925
801.910.2965



STEPHANIE@SCVGRP.NET
JEFF.VANDERVEEN@SCVGRP.NET



9864 APPLE TREE DR. UNIT A, SAN DIEGO, CA 92124



Compliance with Existing Wireless Facility and Municipal Code

The proposed modification will not impact the visual character of the existing building as it remains screened by the existing FRP screening of the cupola tower and meets the requirements of the San Diego Municipal Code. As noted above, the associated equipment to be located inside the existing extended storage facility on the south end of the building. The proposed installation minimizes visual impact due to its small scale, shape, materials and colors. It remains to meet to the city's maximum height standards since there is no change in height. No additional above ground equipment is proposed to be installed within the public right-of-way, which makes this installation as the smallest possible technology in order to provide the residents and business of the University of San Diego, on which the site is located, with an improved and robust mobile communication service.

Maintenance and Monitoring

Maintenance of the subject facility is minimal and remains in compliance. The telecom operator will be responsible for maintenance of the telecom facility including, but not limited to, any missing, discolored or damaged screening, all graffiti removed promptly, and the facility kept clean and free of litter. Monitoring is done from AT&T's switching offices. If needed, a site visit to change any radio equipment will be coordinated with the city through the appropriate process.

Thank you in advance for your consideration of this project.

Sincerely,

Michele Vernotico

Michele Vernotico
Contractor, AT&T Mobility & Bechtel Infrastructure and Power Corporation
SCV Consulting Inc.
Email: michele@scvgrp.net



619.417.9925
801.910.2965

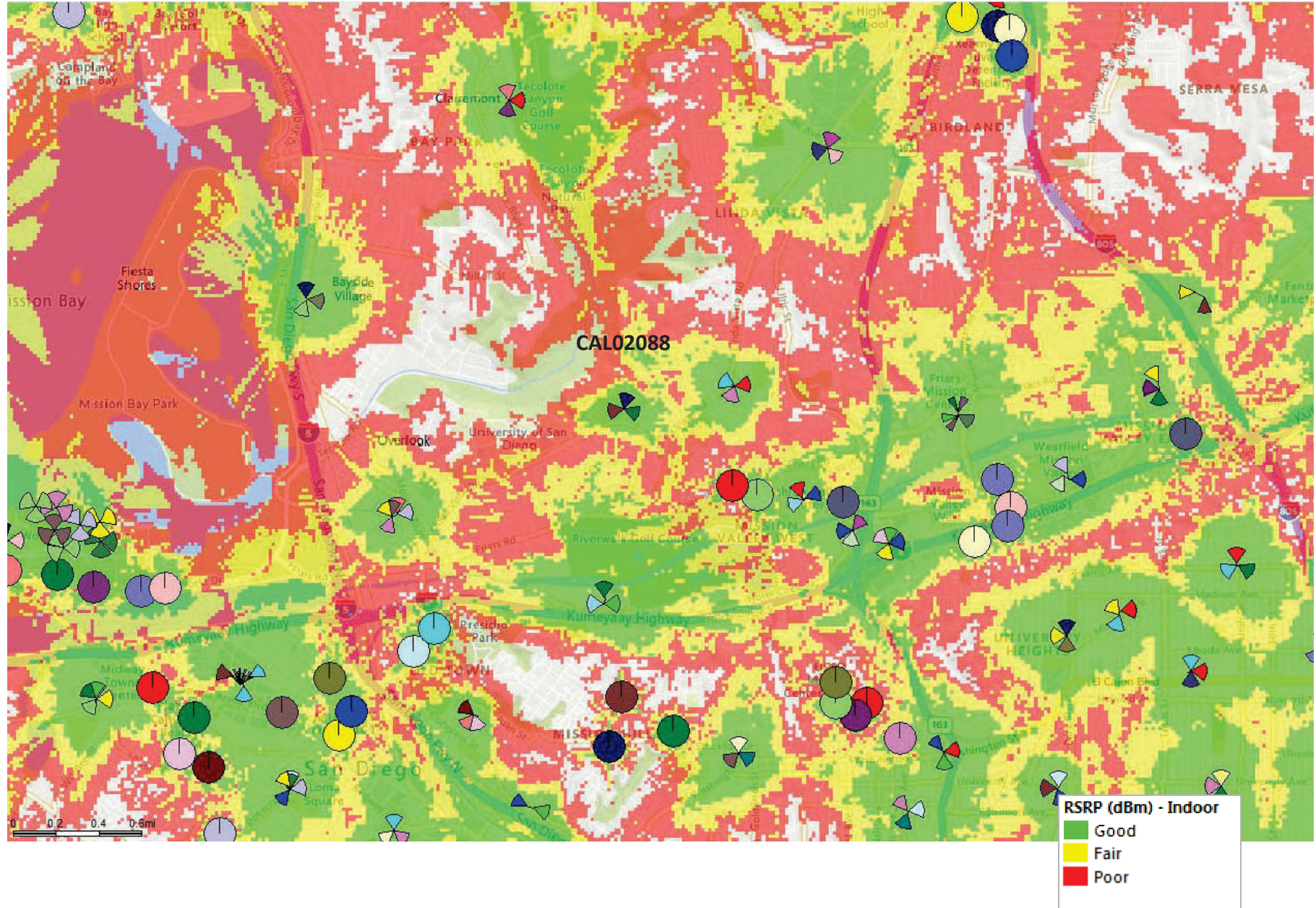


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JEFF.VANDERVEEN@SCVGRP.NET

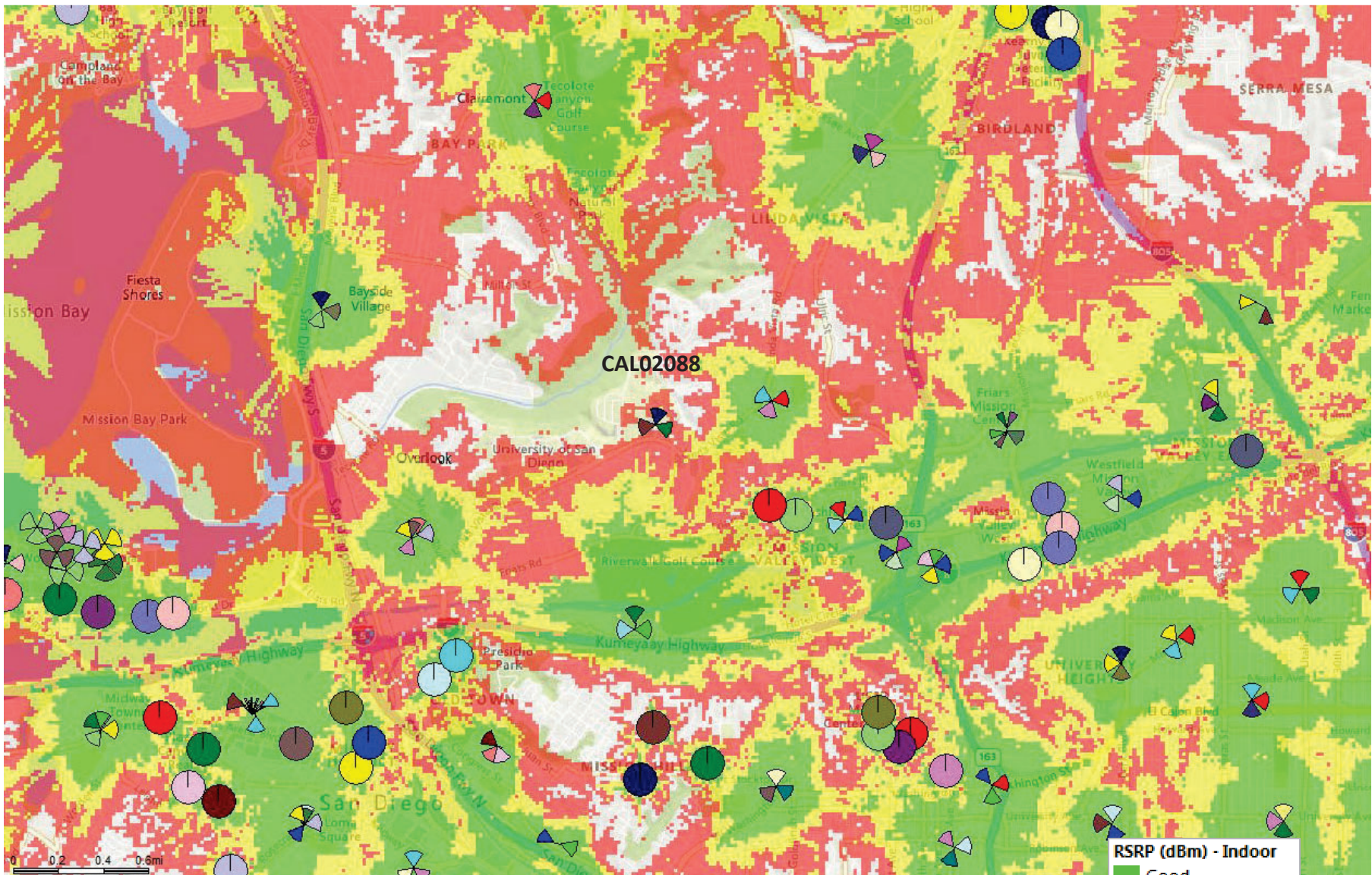


9864 APPLE TREE DR. UNIT A, SAN DIEGO, CA 92124

Existing/proposed coverage With CAL02088



Coverage Without CAL02088



RSRP (dBm) - Indoor

- Good
- Fair
- Poor

Photo Survey
AT&T CAL02088
1502 Via Las Cumbres, San Diego, CA 92111

View of Site: Looking Southeast (Sector A)



View of Site: Looking West (Sector B)



View of Site: Looking Southwest



View of Site: Looking East (Sector C)



Map Legend

