



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 12, 2026, REPORT NO. PC-26-006
HEARING DATE: March 19, 2026
SUBJECT: VERIZON OAKS NORTH, Process Four Decision
PROJECT NUMBER: [PRJ-1118724](#)
OWNER/APPLICANT: Oaks North Community Center, Owner, and ATC Sequoia LLC., and Verizon Wireless, Permittees

SUMMARY

Issue: Should the Planning Commission approve a Neighborhood Use Permit (NUP), Neighborhood Development Permit (NDP), and a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) located at [12578 Oaks North Drive](#) within the [Rancho Bernardo Community Plan area](#)?

Proposed Actions:

1. APPROVE NDP No. 3308543; and
2. APPROVE NUP No. 3308544; and
3. APPROVE PDP No. 3308545

Fiscal Considerations: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a WCF and is not associated with residential development.

Community Planning Group Recommendation: On January 16, 2025, the Rancho Bernardo Community Planning Board voted 9-0-0 to recommend approval of the project.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on December 15, 2025, and the opportunity to appeal that determination ended December 30, 2025 (Attachment 7) and there

were no appeals received for the project during this time.

BACKGROUND

The project is located at 12578 Oaks North Drive in the RS-1-14 (Residential-Single Unit) zone within the Rancho Bernardo Community Plan area in City Council District 5. General Plan Land Use Designation includes residential, park, open space, and recreation. The prior use permit for the wireless communication facility expired in October 2023. A new application was submitted on June 25, 2024. The expiration was identified during review of the current application, which provides the appropriate process to evaluate the facility's continued operation and ensure consistency with current regulations. The WCF has been operating on this property since 2013, delivering essential voice and data service to the surrounding community. When a permit expires, a new permit application is required for all existing WCFs. The WCF shall be reviewed in accordance with the current regulations and design criteria. This is intended to ensure that all WCFs are designed and maintained to integrate with the surrounding environment, based on emerging trends. This prevents incompatible outdated designs that are inconsistent with the current character of the community.

DISCUSSION

Project Description:

The Verizon Oaks North (Project) is the modification of an existing WCF, which involves an existing 52-foot faux monopine tree at the side of the recreation building with twelve (12) existing panel antennas and nine (9) Radio Remote Units (RRUs) on a country club property. The property is developed with a golf course and other country club facilities, such as a swimming pool and tennis courts. The existing 439-square foot equipment enclosure will remain unmodified and contains eight (8) cabinets and one (1) emergency generator. The property is surrounded by commercial to the west and residential development to the south, north, and east.

The land use for the Project is Residential-Single Unit and the land use surrounding the site consist of Industrial, commercial, and low-density residential. The existing facility was originally constructed in 2013 and is an integral part of Verizon's network. The 2013 permit had a 10-year expiration until October 2023. The existing facility provides service to the surrounding commercial, recreational, and residential areas. Other than rebranching, no changes are proposed. The existing concrete 439-square-foot equipment enclosure remains integrated with the community's characteristics which is designed as a concrete block wall building with a stucco finish and a tile roof on a concrete pad. It is located adjacent to the tree will remain unmodified. The large capacity of the equipment enclosure allows for the continued use of the existing emergency generator. The finish and design continue to match the existing storage buildings (Figure 1).



Figure 1: Existing and proposed photosims looking south

WCFs are permitted in all zones Citywide with the appropriate permit process. Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 Locations being the most preferred and Preference 4 Locations the least preferred. Preference 1 Locations generally, include non-residential uses and zones and are permitted ministerially. Preference 4 locations include residential uses in residential zones and require a Process Four approval. The Project is considered a Preference 2 according to Council Policy 600-43. However, it requires additional higher process approvals for the reasons discussed below.

The Project requires the following permits:

Required Permits	Basis / Existing
Neighborhood Development Permit (NDP) Process 2	Existing Equipment enclosure exceeds 250-square-feet SDMC Section 141.0420 (e)(3)
Planned Development Permit (PDP) Process 4	Maximum Structure Height is 35-feet, existing monopine is 52-feet, SDMC Section 126.0602 (b)(1)
Neighborhood Use Permit (NUP) Process 2	RS-1-14 on premises that do not contain residential development, SDMC Section 141.0420 (b)(1)

Pursuant to SDMC Section 141.0420(e)(3), the Project application is being processed as an NDP, Process 2, due to the existing equipment enclosure exceeding 250 square feet. The current enclosure measures 439-square feet, the square footage is essential to accommodate the necessary equipment and permit future modifications. Moreover, the placement and design of the equipment have been carefully chosen to maintain a minimal size and scale, ensuring that the enclosure remains orderly and free from vandalism. Additionally, pursuant to SDMC Section 126.0602(b)(1), a PDP is required due to a deviation from the maximum allowable structure height of 35 feet. The existing tree stands at 52 feet, with no proposed change in height, resulting in a 17-foot deviation. Justification for these elements and deviations is discussed below.

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 – Electromagnetic Energy (RF-EME) Compliance Report dated April 10, 2024 (Report), from American Tower, Inc., was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the signage recommended in the Site Safety Plan and is part of the Project conditions. The Report will be stamped as Exhibit "A" and provided within the Project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

Community Plan Analysis:

The Rancho Bernardo Community Plan does not address WCFs as a specific land use. However, the City of San Diego's General Plan ([UD-A.17](#)) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The community plan also calls for these facilities to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The General Plan, Section L, Information Infrastructure, Policy PF-L.5, indicates that the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Lastly, the City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure, such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, televisions, video, satellites, personal digital assistants, the internet, personal computers, and other technical devices have created a new era of unlimited interactive communications possibilities. Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego.

The design of the WCF is respectful of the neighborhood context. Here, the design of the WCF is to be aesthetically pleasing. This WCF design is consistent with the General Plan's ([UD-A.17](#)) requirement that the visual impact of wireless facilities be minimized by concealing them inside existing structures, using screening techniques to hide, and by blending them into the surrounding area. The intent of the regulations is to ensure that facilities are camouflaged from public view. In this case, the existing 52-foot-tall faux tree is of similar type of mature pine trees found in the site's surroundings. The tree will have completely new branches that extend 24 inches from the face of the antennas and each antenna will be covered with antenna socks, ensuring to effectively conceal the antennas. Under the General Plan, all cables, antennas, brackets, supports, supplemental equipment, and mounting apparatus' will be fully concealed within the existing tree, ensuring the antennas remain entirely hidden from public view and minimizing any potential visual impact. The associated ancillary equipment, including an existing emergency generator, will remain within a 439-square-foot concrete building equipment enclosure located adjacent to the tree. This enclosure

features trim that complements the style and color of the nearby building, further minimizing visual impact.

The existing WCF has been operating on this property since 2013, delivering essential voice and data services to the surrounding community. Its continued operation is vital to maintaining the current level of service for Verizon customers in the area. This site plays a critical role within Verizon’s network, functioning in close coordination with other facilities to ensure seamless coverage and connectivity. The Project will target the immediate community, including major highways and roads such as Pomerado Road. The site is an integral part of telecommunication networks, as the site’s operation is closely coordinated with other sites in the area. Coverage maps demonstrate the coverage provided by the WCF located on the property (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

Project-Related Issues:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Existing
Max structure height	SDMC Section 126.0602	35-feet	52-feet

Justification:

The maximum allowable structure height in the RS-1-14 (Residential-Single Unit) is 35 feet. The existing monopine tree stands at 52 feet, with no proposed change in height, resulting a 17-foot deviation. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon customers. The site is an integral part of Verizon’s network, as the site’s operation is closely coordinated with other sites in the area. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. The faux tree design offers integration which continues to remain strategically placed to capture the maximum amount of coverage surrounding the Projects’ site and to integrate with the existing elements. Therefore, the Project effectively minimizes the visual impact of the WCF. As designed, the WCF will remain integrated with the property from all views due to the siting, coloring, location, concealment, and surrounding topography.

Coverage maps have been provided behind to demonstrate the existing coverage provided by the Oaks North site. The loss of any existing coverage from this site could result in significant impacts to those within the surrounding area. Currently, over half of US households are “wireless-only,” and businesses are starting to follow that trend. A degradation of the existing service could have a significant impact on Verizon’s customers’ essential communications services.

City staff has analyzed the above deviations and determined that they are consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.17), the Rancho Bernardo Community Plan and the purpose and intent of the Wireless Communications ordinance and

Wireless Design Guidelines. The Project has been designed to integrate into the surrounding community and would not adversely impact the public's health or safety. The WCF has been existing at this location since 2013 and will continue to offer concealment in this location.

Conclusion:

The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance (SDMC Section 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 NDP No. 3308543, NUP No. 3308544, and PDP No. 3308545 (Attachments 4 and 5).

ALTERNATIVES

1. Approve NDP No. 3308543, NUP No. 3308544, and PDP No. 3308545, with modifications.
2. Deny NDP No. 3308543, NUP No. 3308544, and PDP No. 3308545, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,



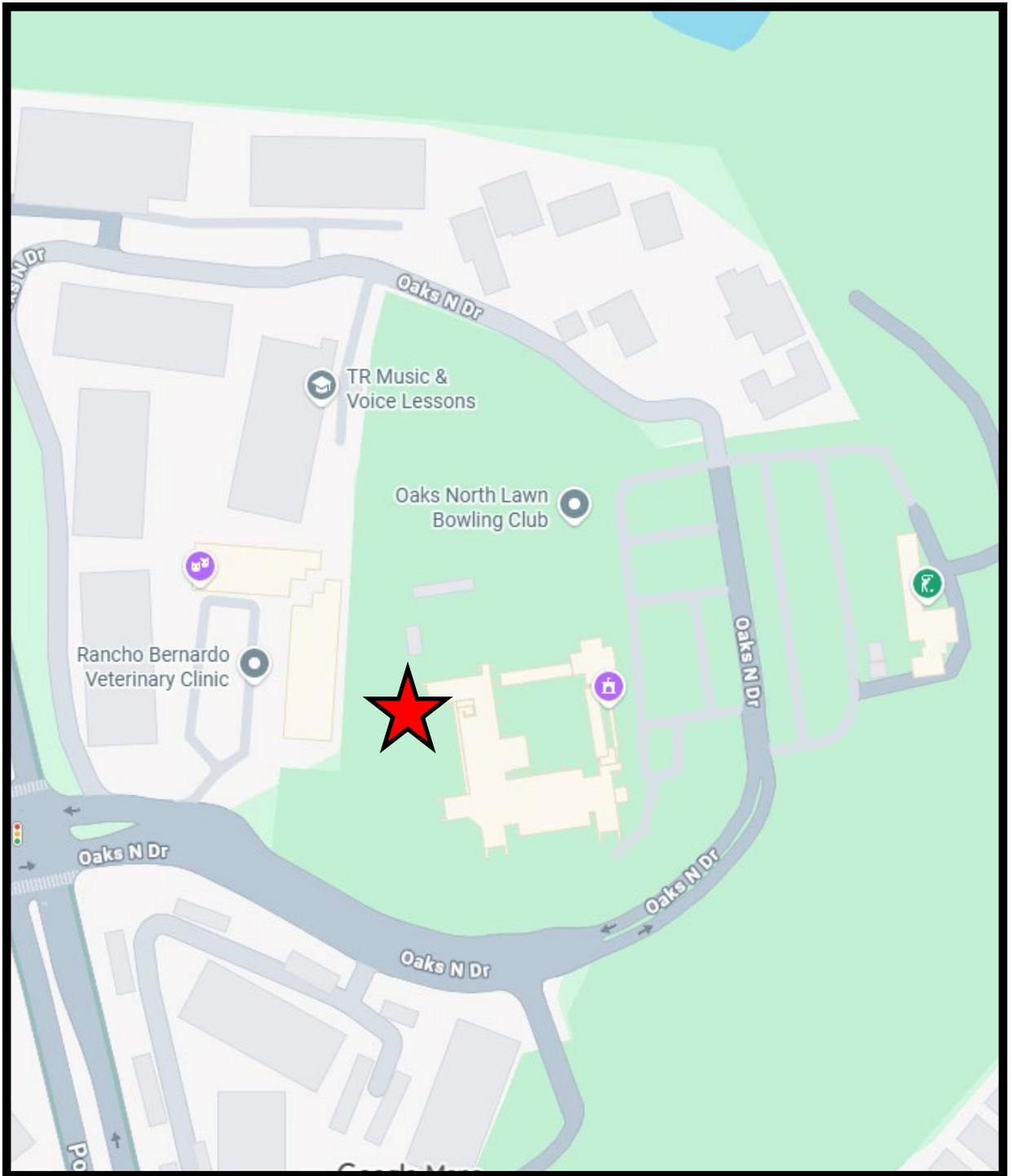
Simon Tse
Supervising Development Project Manager
Development Services Department



Tracy Harris
Development Project Manager
Development Services Department

Attachments:

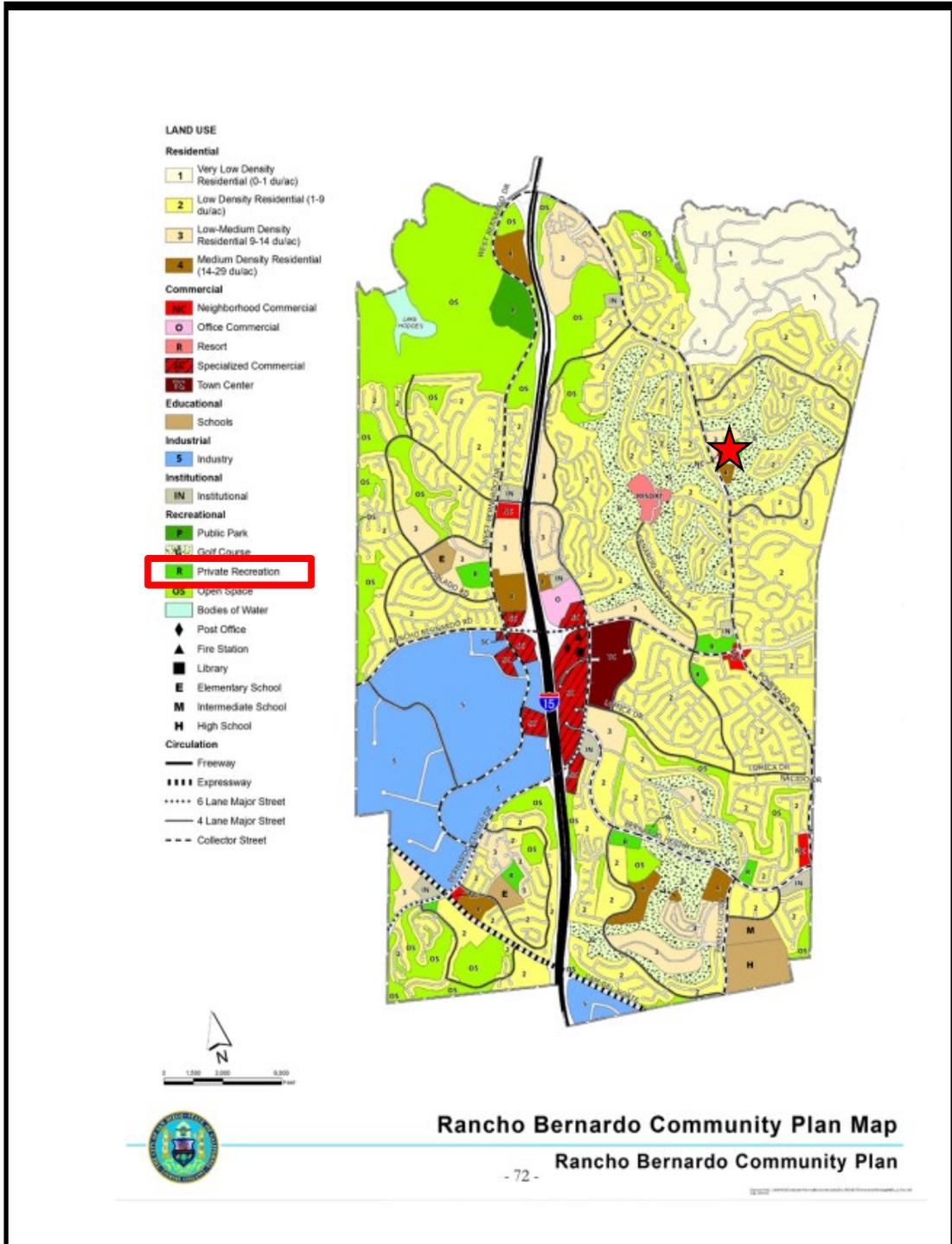
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Community Planning Group Correspondence
10. Photo Survey
11. Photo Simulations
12. Project Plans



Project Location

12578 Oaks North Drive
Project No. PRJ-1118724

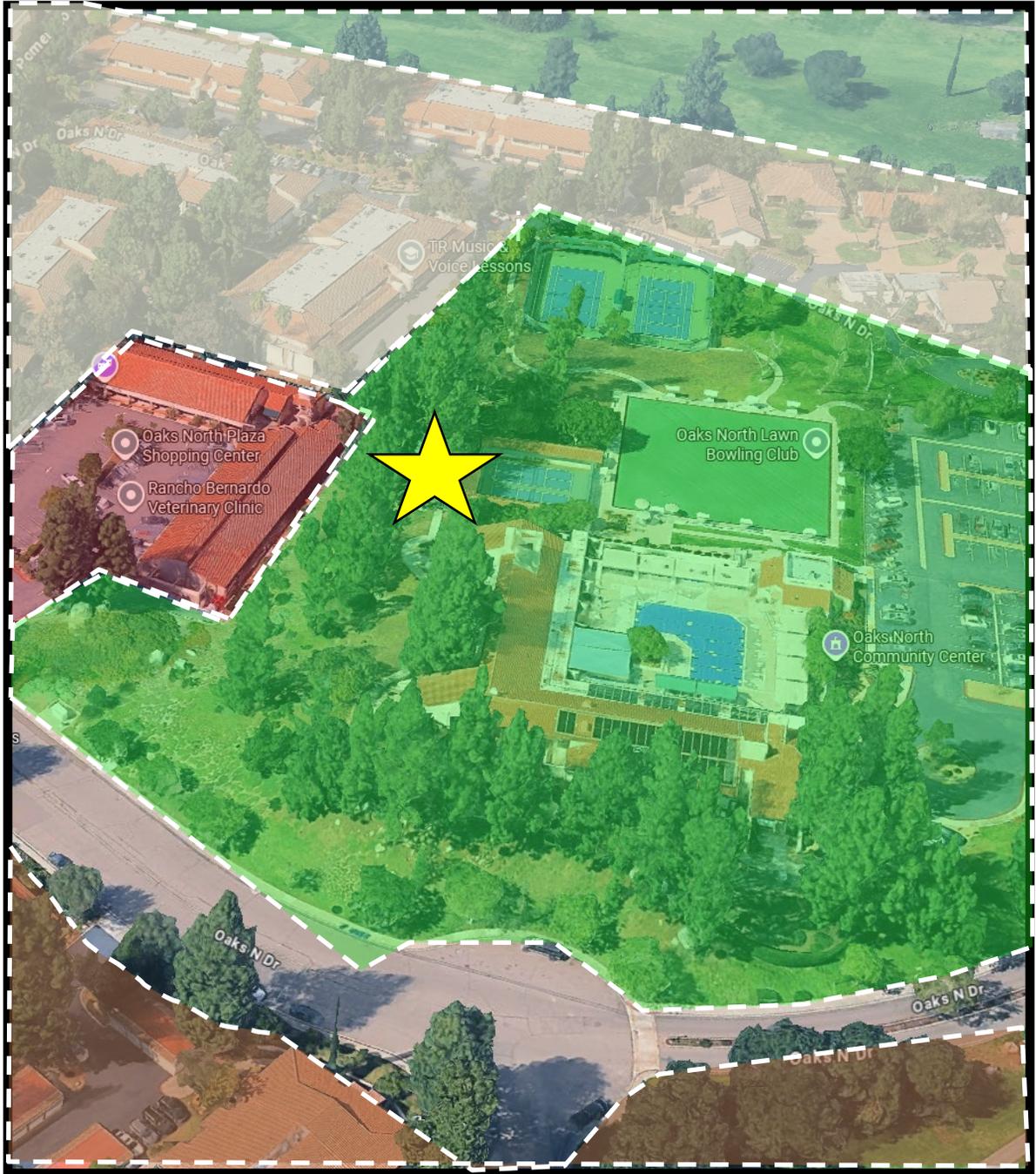




Land Use Plan

Verizon Oaks North
 12578 Oaks North Drive
 Project No. PRJ-1118724

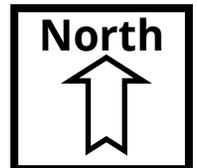




Aerial Photo

Verizon Oaks North
12578 Oaks North Drive
Project No. PRJ-1118724

- Private Recreation
- Neighborhood Commercial
- Low Density Residential
- Medium Density Residential



PLANNING COMMISSION RESOLUTION NO. PC-26-006
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3308543
NEIGHBORHOOD USE PERMIT NO. 3308544
PLANNED DEVELOPMENT PERMIT NO. 3308545
VERIZON OAKS NORTH – PROJECT NO. 1118724

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. The OAKS NORTH COMMUNITY CENTER, INC., Owner, and ATC SEQUOIA LLC. and VERIZON WIRELESS, Permittees, submitted an application to the City of San Diego for a Neighborhood Development Permit (NDP) No. 33098543, Neighborhood Use Permit (NUP) No. 3308544 and Planned Development Permit (PDP) No. 3308545 to modify operation of the existing Verizon Oaks North project (Project) Wireless Communication Facility (WCF). The existing WCF is an existing a 52-foot monopine consisting of twelve (12) panel antennas, nine (9) Remote Radio Units (RRU's), and (1) new microwave dish. The existing 439-square-foot equipment enclosure is located adjacent to the faux monopine tree (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the Oaks North Community Center Project

B. The 6.5-acre site is located at 12578 Oaks North Drive within the Rancho Bernardo Community Plan area in the RS-1-14 (Residential- Single) zone. The Project site is legally described as Lot 5 of Oaks North Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to the Map of Thereof No. 7186, filed in the Office of the County Recorder of San Diego County, January 25, 1972;

C. On December 15, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code

Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code [Section 112.0520](#);

D. On March 19, 2026, the considered the Planning Commission of the City of San Diego considered NDP No. 3308543, NUP No. 3308544, and PDP No. 3308545 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to NDP No. 3308543, NUP No. 3308544, and PDP No. 3308545:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0402]

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

While the [Rancho Benardo Community Plan](#) (Community Plan) does not specifically address WCFs, the City's [General Plan \(UD-A-17\) \(General Plan\)](#) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans. The WCF continues to camouflage antennas on a 52-foot-tall monopine tree, referred to as a "monopine." The existing monopine is situated in a grove of existing live pine trees. The live pine trees continue to fill-in the gaps in the landscape screening. To adequately conceal antennas within them the branches while appearing natural, all branches will extend a minimum of 24 inches beyond the length of the antennas and antenna socks will remain mandatory for maximum concealment. A minimum of four branches per foot for full density coverage with limited spacing between the branches will also be required and all equipment and cables will be painted to match the existing tree foliage. Re-branching will be required. Equipment associated with the facility is located adjacent to the faux tree and will remain minimally visible from the public right-of-way and adjacent properties due to the integrating characteristics of

the enclosure with the community characteristics. The existing concrete block wall building with a stucco finish and a tile roof on a concrete pad (equipment enclosure) will remain unmodified. The equipment enclosure, which contains an existing emergency generator, will continue to comply with the City of San Diego Noise Ordinance, [SDMC Section 59.5.0501](#).

The Project is located on a Preference 2 site which is a most desirable location if a Preference 1 is not available, pursuant to [Council Policy 600-43](#). The Project complies with [SDMC 41.0420](#), the [WCF Guidelines](#), and the City's General Plan. WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are regulated uses with limitations or conditions to minimize impacts. The WCF, as designed, aligns with the General Plan and Community Plan mentioned above, and the Project will not adversely affect the applicable land use plans.

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

The Project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the Project will require compliance with several operational constraints and development controls intended to assure continued public health, safety, and welfare. 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 existing WCF will continue to provide critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon. The continuation will ensure there is no gap in coverage. The site will remain an integral part of telecommunication networks. The Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation of the WCF (Attachment 6). Degradation of the existing service could have a significant impact on customers and essential emergency communication service.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, consumption 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 – Electromagnetic (RF-EME) Compliance Report dated April 10, 2024 (Report), from American Tower, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the signage recommended. The Report will be stamped as Exhibit "A" and provided within the Project file. Therefore, based on the above, the project would not be detrimental to public health, safety, and welfare.

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

The design requirements of the WCF Regulations Section 141.0420(e) apply to all WCFs and are the foundation for these guidelines. Section 141.0420(e)(2) states the applicant shall use all reasonable means to conceal or minimize the visual impact of the WCFs through integration and installation on existing structures. The faux pine tree is an existing structure integrated into the site with other mature trees. This project also complies with the WCF Design Guidelines (Guidelines) concerning faux natural elements. Per the Guidelines faux landscaping may be used on premises where natural vegetation similar in size and species exist or where landscaping similar in size and species is proposed as part of the development. This site is surrounded by mature pine trees which are of the similar size and species. Per the Guidelines faux trees should be of a type and size to adequately conceal antennas within them while appearing natural. The 52-foot faux tree adequately conceals the equipment in the tree. The scale of the faux pine tree consists of enough branches to keep the natural pine tree form without being top heavy. Additionally, antenna skirts are added to the equipment within the tree to ensure more concealment. The Project complies with the regulations of the WCF regulations, Land Development Code (LDC) Section 141.0420, with the exception of the size of the equipment area square footage. The equipment enclosure is 439-square feet, which exceeds the 250-square foot maximum permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3). The existing equipment area is designed as a concrete block wall building with a stucco finish and a tile roof on a concrete pad and is located adjacent to the tree. The additional square footage to the equipment areas maximum size is being permitted with an NDP. The additional square footage allows for the necessary equipment to operate the antennas at full capacity and to accommodate space for an emergency generator and allows for future noise features to be added that may need to comply with noise requirements.

In addition, the monopine height, at 52-feet, exceeds the RS-1-14 (Residential-Single Unit) zone 35-foot height limit. The height deviation is being permitted with a PDP. WCFs are permitted in residential zones, with a non-residential use, where the antennas are more than 100-feet from the property line of a residential use, daycare, elementary school, or middle school, with the processing of a Neighborhood Use Permit (NUP). The design of the existing WCF, as a monopine is appropriate in the setting. The monopine is surrounded by existing mature pine trees which allow the live pine trees to continue to fill-in the gaps in the screening. WCF are permitted as faux landscape, such as the existing monopine, when existing or proposed live trees, of a similar size and species are provided. Equipment associated with the antennas, and an emergency generator, are in an enclosure adjacent to the monopine.

WCFs are required to be minimally visible, utilizing architecture, landscape, and siting solutions. In this case, the design of the WCF complies with these regulations. The continuation of the approved prior deviation is acceptable, as existing trees of a

similar height surround the monopine, and effectively screen and integrate the WCF with the surrounding neighborhood. The deviation results in a more desirable project by allowing Verizon to meet its coverage objectives with the proposed monopine height, and provide emergency backup power, by allowing the additional equipment area square footage for a generator. The overall Project will continue to provide more reliable wireless coverage to the surrounding neighborhood in a way that is visually compatible. Landscape screening is provided between the existing equipment enclosure, the public right-of-way, and adjacent properties and will continue to be minimally visible, even at a size greater than the maximum permitted by the regulations.

The requested height of the existing monopine will allow Verizon to meet its coverage objective and possibly continue to reduce the number of additional WCFs required to provide coverage in this area. The WCF is located on a recreational use property and supports wireless service to the surrounding commercial and residential areas. The increased equipment area accommodates space for an emergency generator and allows future noise features the opportunity to be added and to comply with noise requirements. The previously approved requested deviation is appropriate for this location, based on the design. A reduction to the 35-foot height limit would impact existing coverage and would require additional WCFs in the area to replace lost coverage. The deviation continues to result in a more desirable project than if designed in strict form with the regulations.

Based on these considerations, this Project complies with the permit and design requirements for WCFs identified in the SDMC and the WCF Design Guidelines. Therefore, the proposed development will comply with the regulations of the LDC, including any proposed deviations pursuant to SDMC Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the LDC.

In summary, the monopine tree meets Section 141.0420(e)(2) requirements by using all reasonable means to minimize the visual impact of WCFs through integration with existing structures. It also complies with the WCF Design Guidelines, as faux landscaping is suitable where natural or proposed vegetation is similar in size and species, and the faux trees effectively conceal antennas while looking natural.

B. NEIGHBORHOOD USE PERMIT [SDMC Section 126.0205]

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

As outlined in NDP Finding No. A.I. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in NDP Finding No. A. II. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in NDP Finding No. A. III. listed above, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

C. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

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

As outlined in NDP Finding No. A.I. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in NDP Finding No. A. II. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in NDP Finding No. A.III. listed above and incorporated herein by reference, the proposed development will comply with the regulations of the LDC, including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable Project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the LDC.

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

3. Based on these findings adopted by the Planning Commission, NDP No, 3308543, NUP No.3308544, and PDP No. 3308545 are granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in NDP No, 3308543, NUP No.3308544, and PDP No. 3308545, a copy of which is attached to and made a part of this Resolution by this reference.

Tracy Harris
Development Project Manager
Development Services

Adopted on: March 19, 2026

IO#: 11003679

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

WHEN RECORDED MAIL
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT No. 3308543
NEIGHBORHOOD USE PERMIT No. 3308544
PLANNED DEVELOPMENT PERMIT No. 3308545
VERIZON OAKS NORTH PROJECT NO. 1118724
PLANNING COMMISSION

This Neighborhood Development Permit (NDP) No. 3308543, Neighborhood Use Permit (NUP) No. 3308544, and Planned Development Permit (PDP) No. 3308545 (Permit) is granted by the Planning Commission of the City of San Diego to Oaks North Community Center INC., Owner, and ATC Sequoia LLC. and Verizon Wireless, Permittees, pursuant to San Diego Municipal Code (SDMC) [Section 126.0203](#), [Section 126.0402](#), [Section 141.0420](#), and [Section 143.0402](#). The site requires a new permit due to the prior permit expiration date of October 10, 2023 and is located at 12578 Oaks North Drive in the RS-1-14 (Residential-Single Unit) zone of the Rancho Bernard Plan area. The project site is legally described as: Lot 5 of Oaks North Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to the Map There of No. 7186, file in the Office of the County Recorder of San Diego County, January 15, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittees for a Wireless communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated March 19, 2026, on file in the Development Services Department.

The project shall include:

- a. The existing 52-foot monopine will remain in height and location.
- b. Twelve (12) panel antennas and nine (9) Remote Radio Units (RRUs).

One deviation is permitted with this permit:

1. The monopine, at 52-feet tall, deviates from the RS-1-14 zone which has a maximum height limit of 35-foot. The difference is offset by 17 feet.

Attachment 5

- c. The associated existing 12 feet and 4 inches high concrete stucco enclosure, which is 439 square feet, will remain unmodified, with 8 cabinets and a generator.
- d. Every aspect of this project, including (but not limited to) the dimensions, build and scale, color, materials and texture, is considered an event of concealment. Any future modifications to this Permit/project must not defeat concealment.
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 3, 2029.
2. No later than ninety (90) days prior to the expiration of this approval, the Permittees may submit a new application to the Development Service 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 the enforcement for noncompliance, which may include penalties and fines.
3. This NDP, NUP, and PDP along with the corresponding use of this site shall expire on March 19, 2036. 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. Under no circumstances, does approval of this permit authorized the Owner/Permittees 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/Permittees 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.

Attachment 5

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/Permittees 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/Permittees 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/Permittees shall secure all necessary building permits. The Owner/Permittees 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 Permittees(s) 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 Permittees(s) 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/Permittees 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 the Owner/Permittees of any claim, action, or proceeding and, if the city should fail

Attachment 5

to cooperate fully in the defense, the Owner/Permittees 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, the Owner/Permittees shall pay all the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and the Owner/Permittees 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/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by the Permittees.

LANDSCAPE REQUIRMENTS:

14. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed, the Owner/Permittees shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

15. The Owner/Permittees shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

WCF – TELECOM REQUIREMENTS:

16. Every aspect of this project, including, but not limited to, the dimensions, bulk and scale, color, materials and texture, is considered an element of concealment. Any future modifications to this permit must not defeat concealment.

17. All new branches shall be of premium quality with the maximum amount of tips.

18. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

19. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted. No exposed cablings are permitted.

20. All branches at the antenna level shall extend a minimum of 24 inches beyond the entire the vertical face of the proposed antennas to the satisfaction of the Development Services Department.

21. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved Exhibit "A".

Attachment 5

22. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
23. The WCF shall conform to the approved construction plans.
24. Photo simulations shall be printed in color on the construction plans.
25. 3-D Rendering of the faux monopine shall be printed in color on the construction plans.
26. RF socks fully covering the front, back and sides of the antennas (and any other components) shall be used.
27. A minimum of four branches per foot for full-density coverage with limited spacing between the branches, unless 3D models justify lower branch counts.
28. There should be no gaps in branch coverage. All branch ports should be used for branches. Branches should blend down the tree with no abrupt transitions.
29. No exposed mounting apparatus may remain.
30. Use 90-degree connectors to eliminate large looping cables coming from the bottom of the antennas.
31. Any changes to branches will require a building permit and should appear on the scope of work of any plans submitted. Faux vegetation should not be rebranched without a building permit, even if there is no other work.
32. The City may require the Permittees to provide a topographical survey conforming to the provisions of the SDMC may be required 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/Permittees.
33. The Owner/Permittees shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations and shall be responsible for complying with all State and Federal regulations.
34. The accuracy and validity of the RF Compliance Report, submitted by the Owner/Permittees, shall be assured while the WCF is in operation. If requested by the City, the Owner/Permittees shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
35. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittees shall be designed and operated consistent with the City noise ordinance.

Attachment 5

Ventilation openings shall be baffled and directed away from residential areas. The vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

36. 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.

37. The Owner/Permittees 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 restoration of this site to its original condition are required.

38. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the San Diego Municipal Code.

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

40. The tree will be rebranched to change out damaged or discolored branches and to increase the concealment of the tree's equipment.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communicationfacilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- 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.

Attachment 5

Neighborhood Development Permit No. 3308543
Neighborhood Use Permit No. 3308544
Planned Development Permit No. 3308545
Date of Approval: March 19, 2026

APPROVED by the Planning Commission of the City of San Diego on March 19, 2026, and Resolution No. XXX.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tracy Harris
Development Project Manager

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

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

Oaks North Community Center
Owner

By _____
NAME
TITLE

ATC Sequoia LLC
Permittee

By _____
NAME
TITLE

Verizon Wireless
Permittee

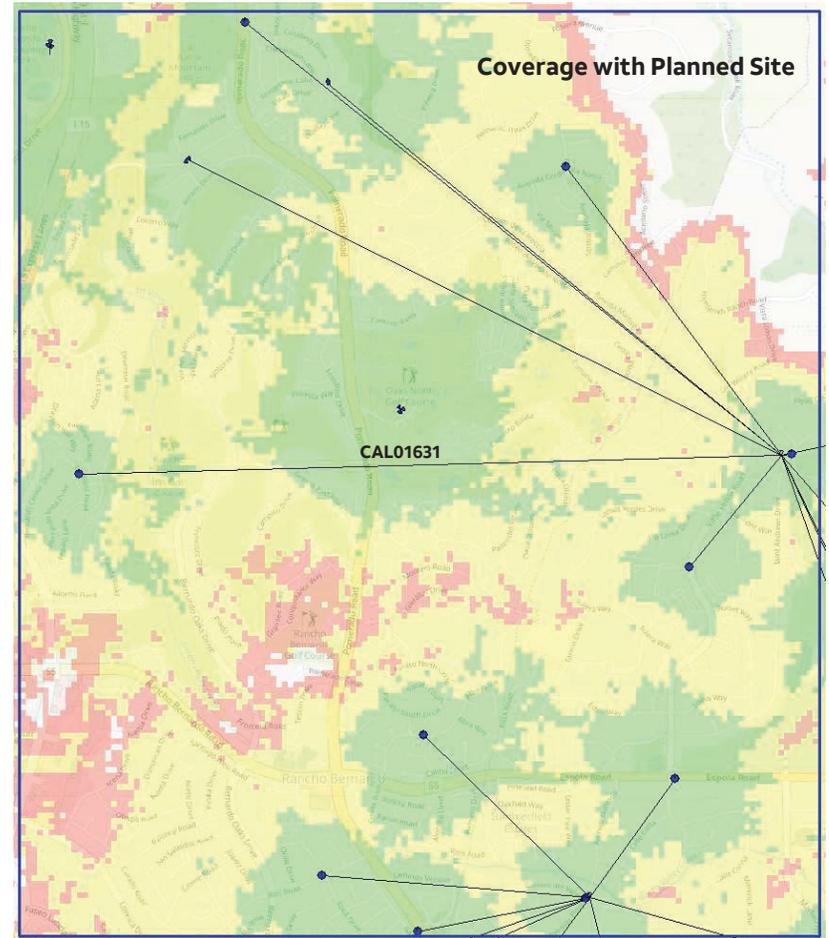
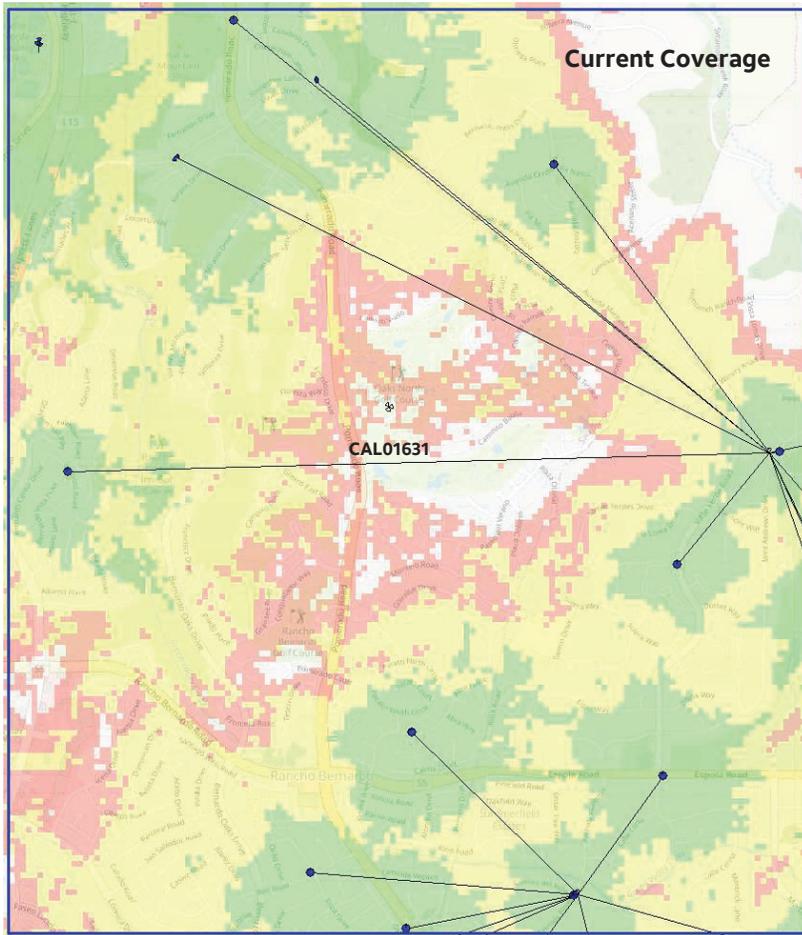
By _____
NAME
TITLE

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

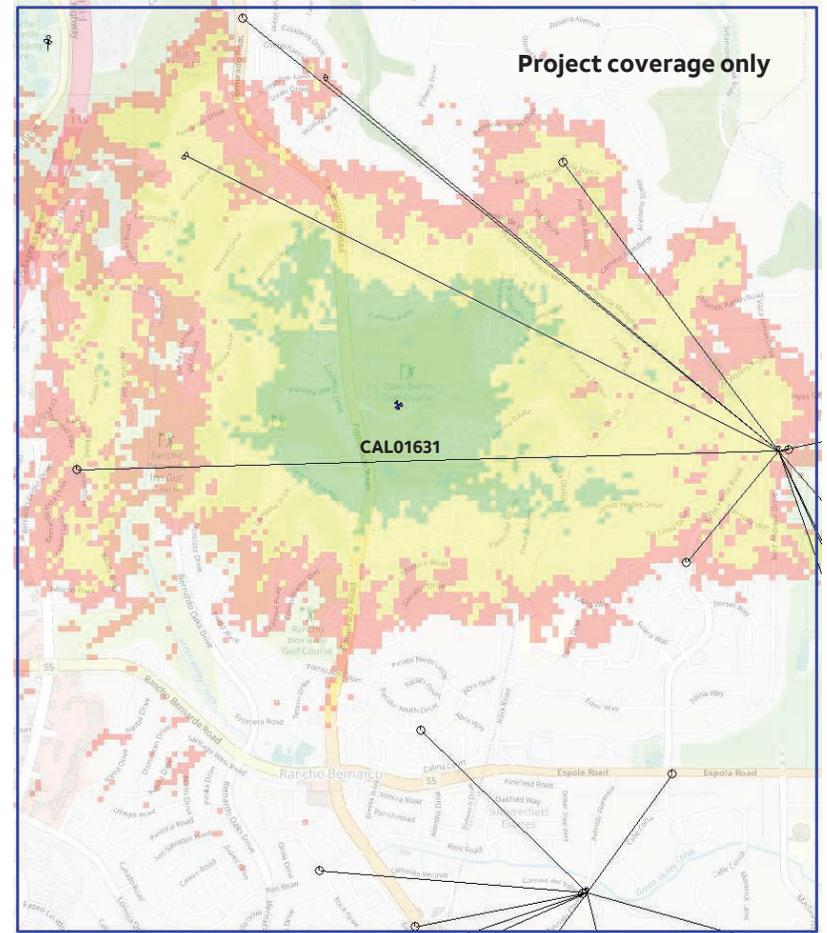
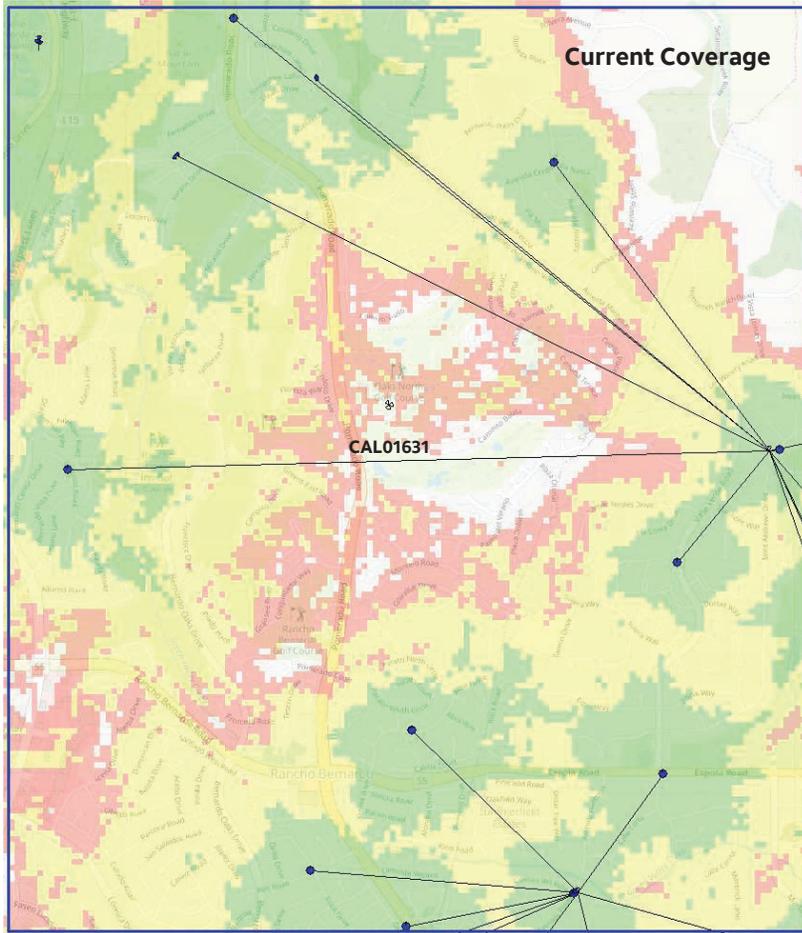
CAL01631

Coverage Plots

CAL01631



CAL01631



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
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: T-Mobile Presidio Park/ PRJ# 1102178

State Clearinghouse No.: N/A

Project Location-Specific: 2833 Whitman Street San Diego, CA 92119

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) for the continual use and modification of an existing wireless communication facility (WCF). The scope of work includes the removal of antennas and the installation of radomes, remote radio heads, and antennas and on an existing light pole. Cabinets and ancillary equipment would be removed from an existing equipment enclosure and would be replaced with new. The project is located within the City of San Diego's Presidio Park in the Old San Diego Community Plan and is surrounded by residential commercial (retail and restaurants) and park uses. The facility would be unmanned and is not for human habitation.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Brett Coffelt- 10 Church Circle, Annapolis, Maryland 21401. (949) 233-9679

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: 15302-Replacment and 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 components 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.

The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

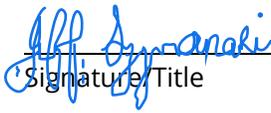
Lead Agency Contact Person: Jeffrey Szymanski

Telephone: 619 466-3402

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.

 /Senior Planner
Signature/Title

10/14/2025
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<p>FORM DS-318</p> <p>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: Verizon Oaks North Drive **Project No. For City Use Only:** _____

Project Address: 12578 Oaks North Drive

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: Oaks North Community Center Owner Tenant/Lessee Successor Agency

Street Address: 12578 Oaks North Drive

City: San Diego State: CA Zip: 92128

Phone No.: (858) 487-0121 Fax No.: _____ Email: _____

Signature: *J.A. Feenell, Board President* Date: 6-21-24

Additional pages Attached: Yes No

Applicant

Name of Individual: ATC Sequoia, LLC Owner Tenant/Lessee Successor Agency

Street Address: 10 Presidential Way

City: Woburn State: MA Zip: 01801

Phone No.: 781-926-4500 Fax No.: _____ Email: zoning@americantower.com

Signature: *[Signature]* Date: 6/25/24

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



Rancho Bernardo Community Planning Board
12463 Rancho Bernardo Road #523, San Diego, CA 92198
www.rbplanningboard.com

January 16 , 6:39pm

Meeting Minutes

In Person: Bernardo Heights Community Center 16150 Bernardo Heights Pkwy San Diego 92128

Please note new address

<u>2024 RB PLANNING BOARD</u>									
P = present		A = absent			ARC = arrived after roll call				
Robin Kaufman	P	June Smith	A	Steve Dow	A R C	Jim Nadlonek	P		
Benjamin Wier	A	Vicki Touchstone	P	Rebecca Rapp	P	Alfredt Ortiz	P		
Gary Long	P	Hugh Rothman	P	Sujata Yellaepeddi	P	Keith Mikas	A		
								Total Seated	12
								Total in Attendance	9

ITEM #1 **Call to Order/Roll Call:** Meeting started at 6:38 p.m.

ITEM #2 **Chair Remarks:** Robin Kaufman welcomed everyone and wished them a happy new year. The subcommittees will continue to meet at 7 Oaks location. However, a large organization that meets every Thursday requested the use of the larger meeting group, hence moving to Bernardo Heights for our full-board meetings. The Chair reminded everyone that we do not discuss agenda items outside of meetings as all such matters have to be conducted at public meetings. If you are unable to attend a meeting and would like to share your thoughts, you can contact the Chair of the committee or full board.

ITEM #3 **Non-agenda public comment (3 minutes per speaker):** None.

ITEM #4 **Government Staff Reports:** **Information Item**
Various government staff have an opportunity to present updates to the Board.
Angela Dang, Planner –City parks and recreation presented their budget to the city on November 21,2024. City Planning is are not not doing any work our community plan update yet as no further updates has been provided yet. They are waiting for grants and hope to start sometime in 2026. No major changes are expected to the plan. around Rancho Bernardo.
Natalia da Silva, representative from Supervisor of office of Joel Anderson office. She presented a packet of various projects that Supervisor Anderson is planning for the city county.

ITEM #5 **Modification and Adoption of Agenda:** **Action Item**
Robin Kaufman presented a motion to table Item #7 until next month as the presenter was not available this evening and to accept the rest of the agenda , Gary seconded it, 9-0-0.

ITEM #6 **Administrative Items:** **Action Items**
a. Approve December 2024 Meeting Minutes: Hugh Rothman made a motion to accept the meeting minutes, Alfredt Ortiz seconded 8-0-1 (Rebecca Rapp was not present at the last meeting hence

not allowed to vote)

- b. Approve Treasurer’s Report: Gary Long presented the treasure report, Jim Nadlonek seconded the motion. 9-0-0

ITEM #7 **Rancho Bernardo Industrial Pump Station Replacement** **TABLED** **Information Item**
 The City of San Diego Engineering & Capital Projects department will present on the proposed Industrial pump Station Replacement. Project is currently in the design phase.

ITEM #8 **ATC/Verizon Oaks North – PRJ-1118724** **Action Item**
 This is a renewal for the existing Verizon wireless facility at Oaks North Community Center (12578 Oaks North Drive). The project requires Neighborhood Use, Neighborhood Development, and Planned Development permits to continue operating at this location. The existing facility is a 52-foot mono-pole with twelve (12) antennas. After the presentation, Gary Long presented the motion to accept the proposal, Steve Dow seconded the motion. 9-0-0.

ITEM #9 **Crown Castle/T-Mobile RB High School - PRJ-1112006** **Action Item**
 This is a renewal for an existing T-Mobile wireless facility at Rancho Bernardo High School (13010 Paseo Lucido). The project requires a Neighborhood Use Permit to continue operating at this location. The existing facility consists of nine (9) antennas stacked on a stadium light standard. We are currently responding to City comments, which do not affect the location, but do affect the appearance of the facility, in a positive way.
 Shelly Kilbourn with Plancom presented information on the WCF renewal at Rancho Bernardo High School.
 Gary Long made a motion to approve the project and place grey colored shrouds/sleeves (made of fiberglass) on the antennas, similar to the existing Verizon poles. Robin Kaufman seconded the motion. Comments during the discussion period were that members did not feel the grey colored shrouds were esthetically pleasing even though they are part of the guidelines.
 2 in favor – Robin Kaufman and Gary Long.
 Members not in favor – Hugh Rothman, Rebecca Rapp, Alfredt Ortiz, Vicki Touchstone, Steve Dow, Jim Nadlonek, Sujata Yellapeddi.
 Gary Long proposed that that this item be returned to DRC for review with complete package as it seems like some pictures were missing. Hence it seems like the decision was made with partial data. After some discussion, it was agreed this does not need to go back to the DRC.
 Hugh Rothman made a motion to approve the project without grey colored shrouds/sleeves. Jim Nadlonek seconded the motion.
 All in favor – Hugh Rothman, Rebecca Rapp, Alfredt Ortiz, Vicki Touchstone, Steve Dow, Jim Nadlonek, Sujata Yellapeddi.
 All not in favor – Robin Kaufman and Gary Long.

ITEM #10 **Hats Off to Volunteers** **Action Item**
 The board will vote on a member who has stood out over the past year. Robin Kaufman presented the motion to give Sujata Yellapeddi as our Hats Off to Volunteers award recipient this year. Hugh Rothman seconded the motion. The motion passed unanimously, 9-0-0

ITEM #11 **Update from Election Committee** **Information Item**
 Ad-hoc Election Committee will give an update on the current status of the upcoming elections. A review was given of who is up for re-elections and where the flyers were posted throughout the community. All members up for elections were sent a declaration of candidacy form. At this time, one has been turned in.

ITEM #12 **Sub-Committee Reports:** **Information Item**
 Development Review..... Benjamin Wier (items on the agenda were the report)
 Regional Issues..... Vicki Touchstone (Did not meet this month)
 Traffic & Transportation..... Robin Kaufman (Report attached)

ITEM #13 **Liaison Reports:** **Information Item**
 Community Council..... Robin Kaufman (Report Attached)

Community Planners Committee (CPC)..... Vicki Touchstone (Did not meet)
 Community Recreation Group (CRG)..... Robin Kaufman (Did not meet)
 SANDAG..... Steve Dow (Report Attached)
 San Dieguito River ParkVicki Touchstone (Did not meet)
 San Pasqual/Lake Hodges Planning Group.... (Did not meet)
 Commercial Representative

ITEM #14 OLD BUSINESS ITEM:

ITEM #15 NEW BUSINESS: The new model for RB Planning board T Shirt was presented by Alfredt Ortiz. Robin Kaufman modeled the shirt from previous years and it looked great. Every board member will need to buy a T Shirt. The board will need to buy 12 minimum to get a good price. Alfredt Ortiz proposed that we order the T shirt without collar which would cost around \$18. We can decide once elections are done and make a decision on the Planning Board T Shirts. He suggested we wait until after the elections to revisit the subject.
 Becky Rapp sent a video of Aura Tobacco shop in Vons Center selling flavored Tobacco illegally to the planning board members. Becky Rapp reported it to the city about this illegal operation. When Becky Rapp recently checked again at the place in December 2024, the place was continuing to do the business. Becky is trying to get the city to take action as soon as possible. She is looking at options on how to resolve the issue and get police officers involved if needed to take some actions. Robin Kaufman commented that the RB Community Council’s Government Relations/Utilities committee discussed this matter in December and will have a follow up at their January 23rd meeting. She encouraged those interested to attend.

ADJOURNMENT:

Vicki Touchstone passed made the motion to adjourn at 7:50 PM and Alfredt Ortiz seconded it 9-0-0.

Respectfully submitted by Sujata Yellapeddi, Secretary

REPORTS:

RB Planning Board – SANDAG Update Report via Steve Dow

- **January 2025 highlights**
 - SANDAG FY 2024 Annual Report available:
 - In Planning: 2025 Regional Plan; Airport Transit Connection; San Ysidro Transit Center/Mobility Hub; Blue Line Express; LOSSAN Rail Realignment; SR52, 67, 78; Purple Line; “Reconnecting Communities”; Multiple Bikeways; “Vision Zero”; Priority Climate Action Plan (PCAP); Regional Beach Sand Nourishment; San Diego Biodiversity Conservation
 - In Construction: Del Mar Bluffs V Stabilization; Batiquitos Lagoon Double Track; I-805 N Auxiliary Lanes; I-5 North Coast Corridor; Imperial Ave Bikeway; Inland Rail Trail Ph 3; SR11/Otay Mesa East Port of Entry; San Dieguito Lagoon trail
 - <https://www.youtube.com/watch?v=xRsTbDEe0-4>
 - <https://www.sandag.org/annualreport/>
 - SANDAG’s “All About E-Bike” Virtual Class
 - February 4, 2025 (12pm-1pm)
 - Register here: <https://www.sandag.org/calendar/all-about-e-bikes-2025-02-04>
 - Discusses new laws going into effect 2025
 - SANDAG’s Main Office Schedule (2025)
 - Closed every other Monday starting January 6th
 - Calendar: <https://www.sandag.org/-/media/SANDAG/Documents/PDF/about/SANDAG-office-closure-schedule.pdf>
 - **Scam Alert!**: “SANDAG does not send text messages for toll transactions. If you receive a suspicious message about FasTrak or toll fees, please do not reply or click links.”

Community Council: Report via Robin Kaufman

- Andrea DeLeon, deputy director from Environmental Service Department, as well as Rosa Elena Enriquez, a Specialist IV, gave a second update on the City of San Diego Trash Services Study.
- A summary report was given on very successful holiday event.
- Approval was made to spend no more than \$200 on items for sale that can be utilized at next year's holiday event.
- An update was given on the annual election process.

Traffic and Transportation: Report via Robin Kaufman

- Follow up to discussion of submitting street issues in Seven Oaks to the city's Get It Done app
- Follow up to the no turn on red sign that was removed as exiting Palomar College. It was reported through the city's Get It Done app in November. No response yet from the city.
- Follow up discussion on traffic light enforcement issues and joint efforts with the Planning Board and Community Council.

PHOTO STUDY & KEY MAP

**American Tower
"Oaks North Verizon"
12578 Oaks North Drive
San Diego, CA 92128**

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:
PlanCom, Inc.
Contractor Representatives for
American Tower

16776 Rancho Bernardo Road, Suite 203
San Diego, CA 92128
Contact: Shelly Kilbourn
619-208-4685

June 2024



West Elevation (Photo 1)



North Elevation (Photo 2)



South elevation (Photo 3)



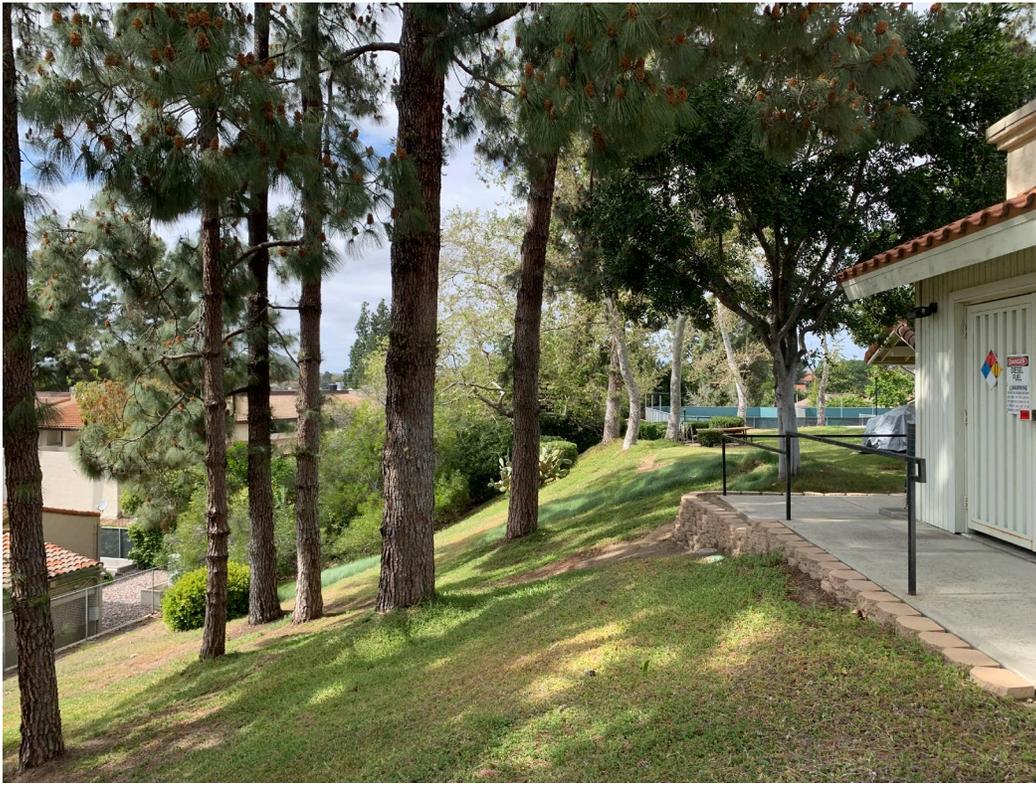
East Elevation (Photo 4)



West view from site



East View from site

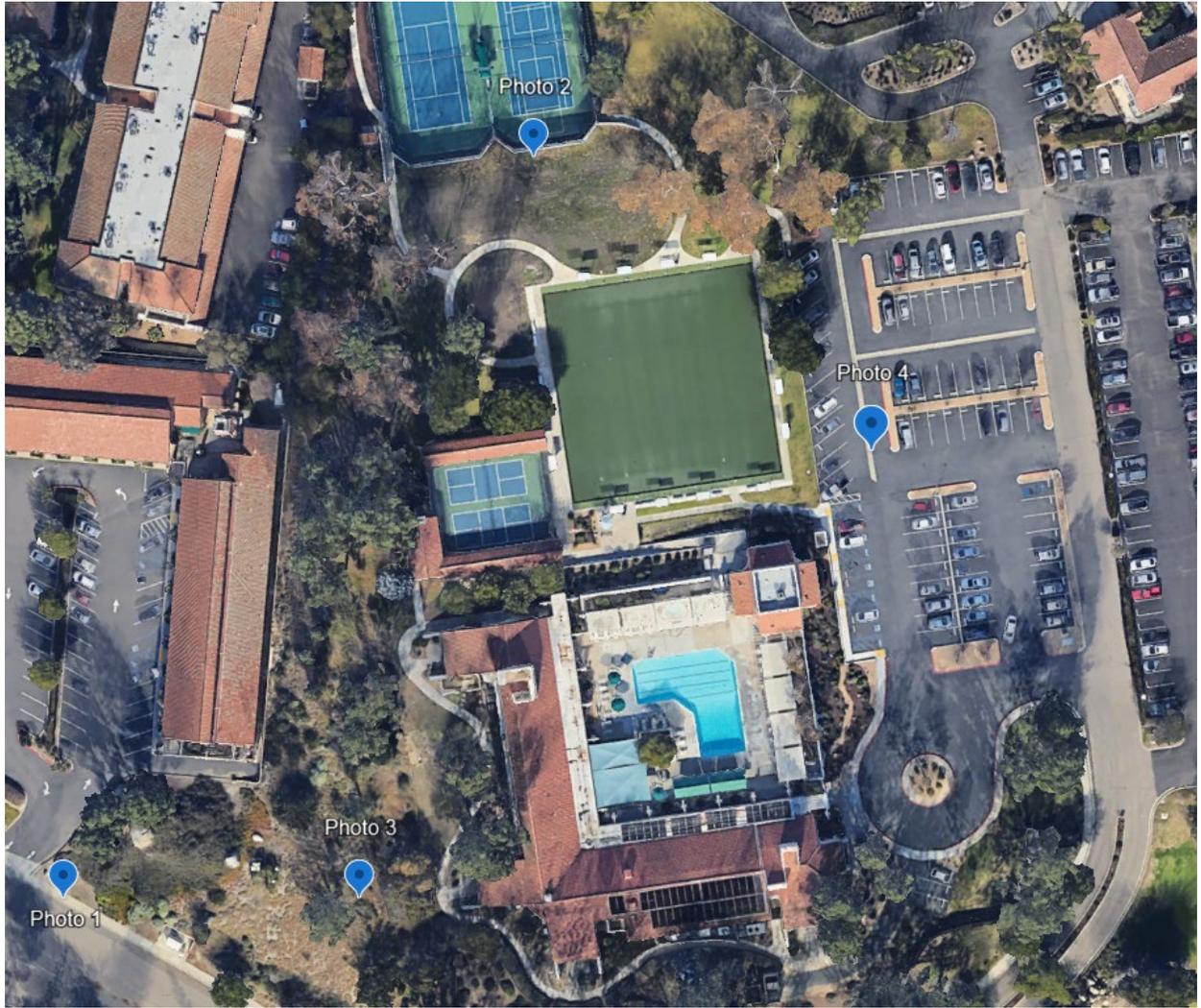


North view from the Site



South view from the Site

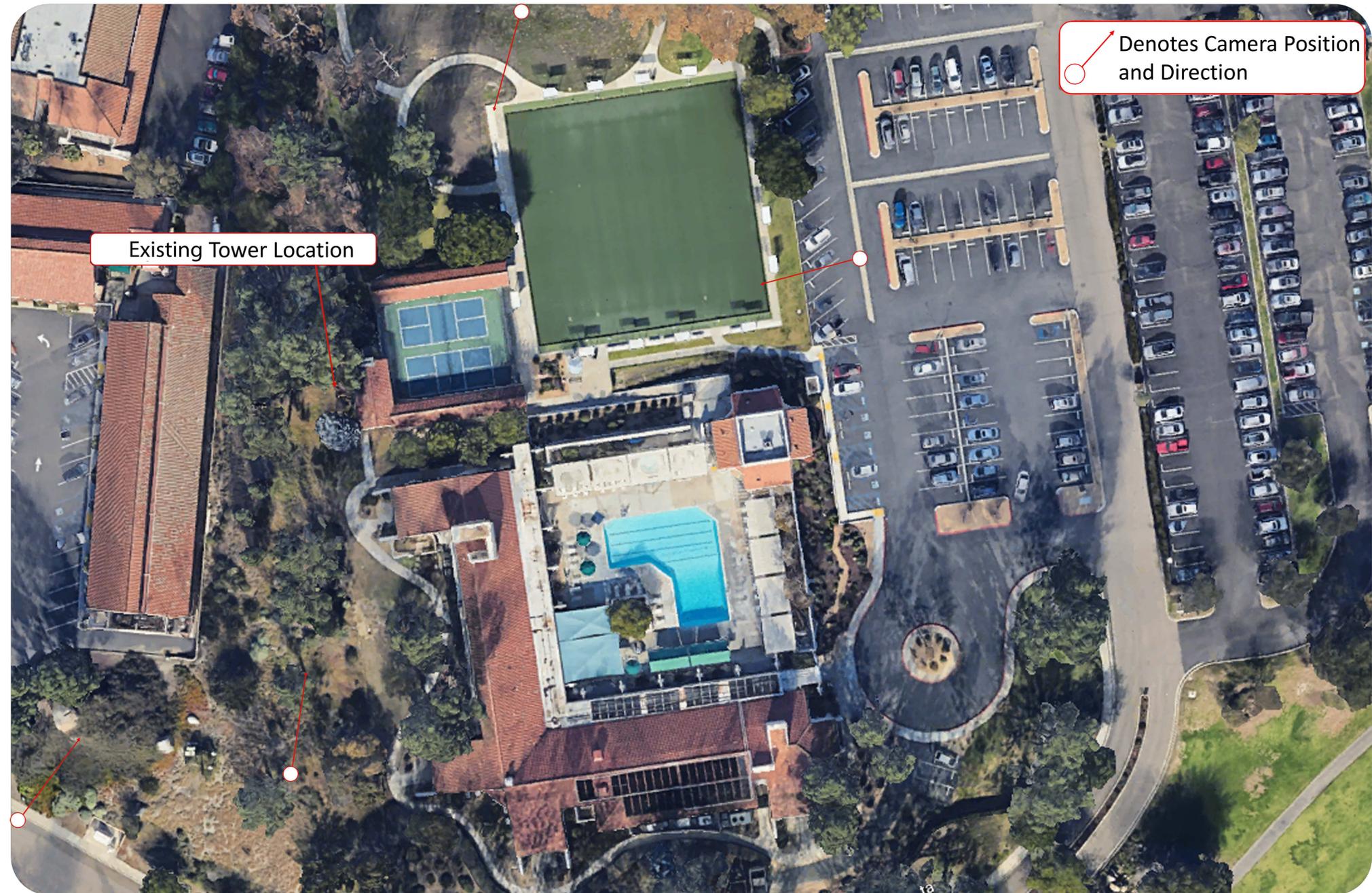
American Tower
Oaks North Verizon
Photo Key Map



Aerial View

Oaks North

12578 Oaks North Drive San Diego, CA 92128



Existing Tower Location

Denotes Camera Position and Direction



PHOTOGRAPHIC VISUALIZATIONS CREATED BY



CELLTREES@CELLTREESINC.COM

This photo simulation is being provided as a conceptual representation of the proposed wireless facility.
For exact dimensions and design, please refer to the submitted plans.
Cell Trees, Inc. is not Responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variances or
And Construction Related Concern.

Date: 12/2/2024



EXISTING CONDITIONS



PROPOSED SITE BUILD



Cell Trees, Inc.
5401 S. Canada Place
Tucson, AZ 85706



AMERICAN TOWER®
CORPORATION



EXISTING CONDITIONS



PROPOSED SITE BUILD



Cell Trees, Inc.
5401 S. Canada Place
Tucson, AZ 85706



AMERICAN TOWER®
CORPORATION



EXISTING CONDITIONS



PROPOSED SITE BUILD



Cell Trees, Inc.
 Celebrating 20 Years in business
 5401 S. Canada Place
 Tucson, AZ 85706



AMERICAN TOWER
 CORPORATION



EXISTING CONDITIONS



PROPOSED SITE BUILD



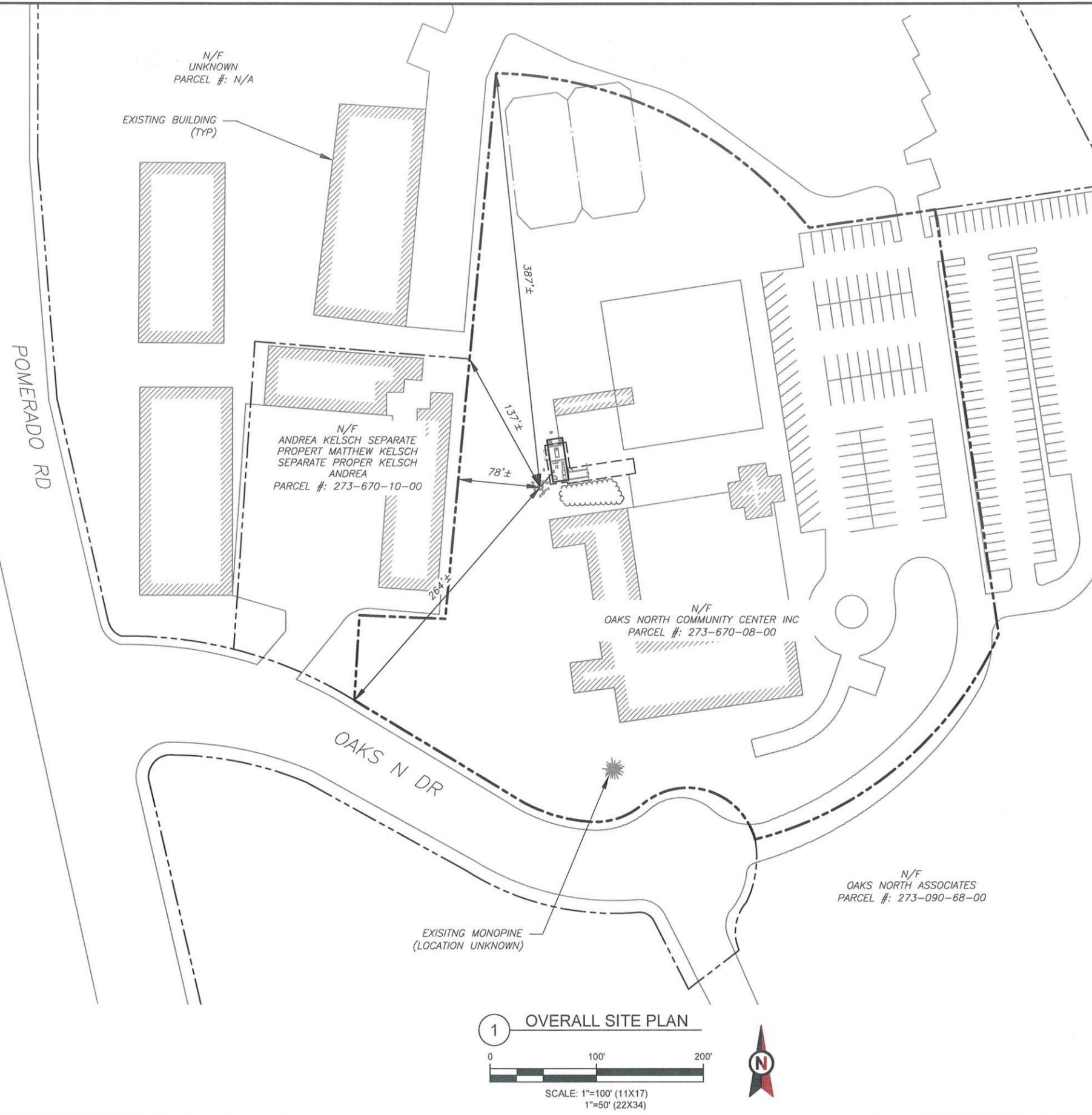
CELL TREES
Celebrating 20 Years in Business
Cell Trees, Inc.
5401 S. Canada Place
Tucson, AZ 85706



AMERICAN TOWER
CORPORATION

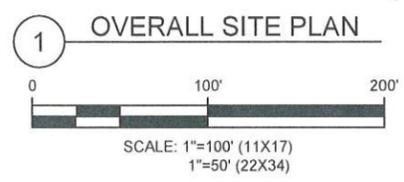
NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS.



SURVEY LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING STORM DRAIN
	EXISTING ROAD (DIRT)
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING CONCRETE
	EXISTING LEASE AREA



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 1 FENTON MAIN STREET
 SUITE 300
 CARY, NC 27511
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	04/02/24
1	VIEW AND RADIO UPDATE	ML	06/13/24

ATC SITE NUMBER:
416055

ATC SITE NAME:
OAKS NORTH DRIVE

SITE ADDRESS:
 12578 OAKS NORTH DR
 SAN DIEGO, CA 92128

SEAL:

Digitally Signed: 2025-09-19

DATE DRAWN:	04/02/24
ATC JOB NO:	14853999_E1

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-001	1

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NOTES:

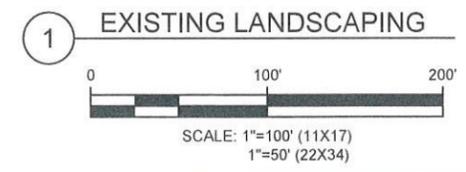
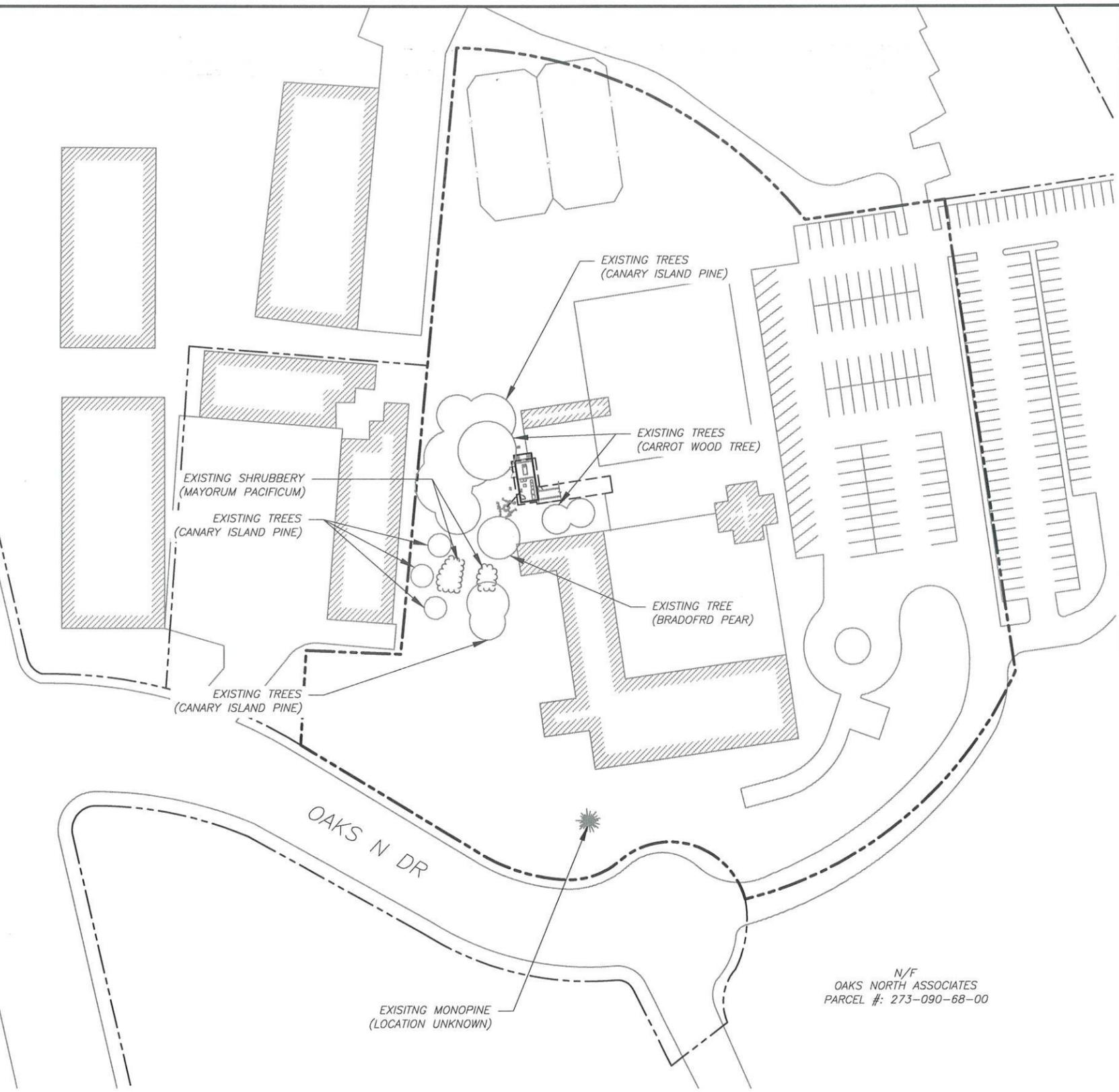
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2. BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS.
3. NO ADDITIONAL PLANTING IS PROPOSED FOR THIS PROJECT. ALL ITEMS ARE EXISTING. LOCATION OF EXISTING LANDSCAPING IS ESTIMATED BASED ON BEST AVAILABLE ATC HISTORICAL DATA AND MAPS

POMERADO RD

OAKS N DR

SURVEY LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING STORM DRAIN
	EXISTING ROAD (DIRT)
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING CONCRETE
	EXISTING LEASE AREA



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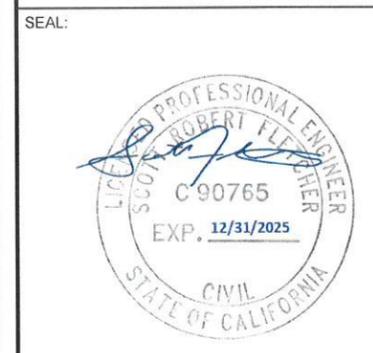
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	04/02/24
1	VIEW AND RADIO UPDATE	ML	06/13/24
4	ADD EX LANDSCAPING	MSL	09/10/25

ATC SITE NUMBER:
416055

ATC SITE NAME:
OAKS NORTH DRIVE

SITE ADDRESS:
 12578 OAKS NORTH DR
 SAN DIEGO, CA 92128



Digitally Signed: 2025-09-19

DATE DRAWN: 04/02/24
 ATC JOB NO: 14853999_E1

EXISTING LANDSCAPING

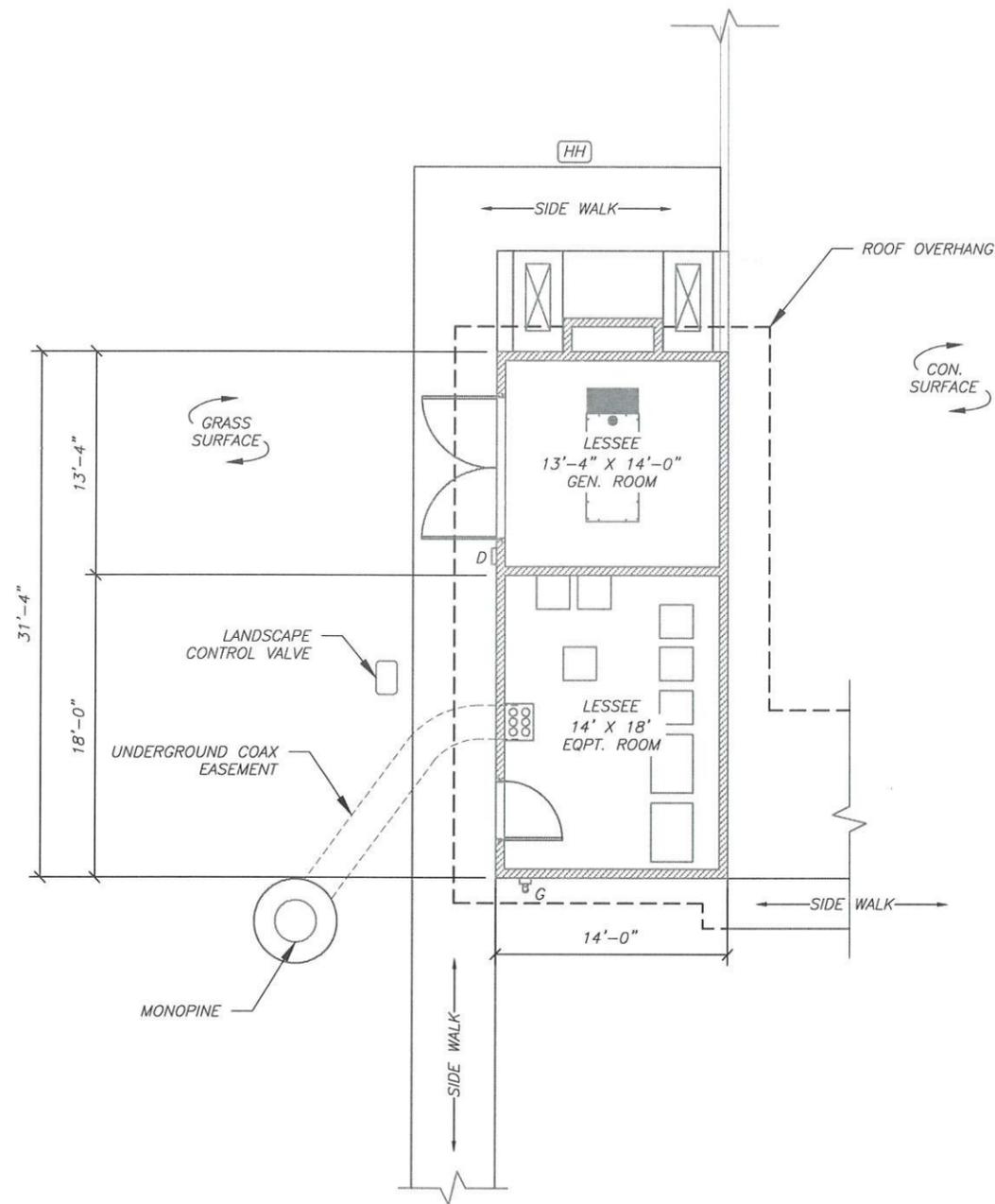
SHEET NUMBER:
C-002

REVISION:
4

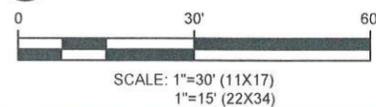
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NOTES:

1. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOTREE A NATURAL APPEARANCE
2. ALL BRANCHES WILL EXTEND 24" PAST THE FACE OF EACH ANTENNA



1 DETAILED SITE PLAN



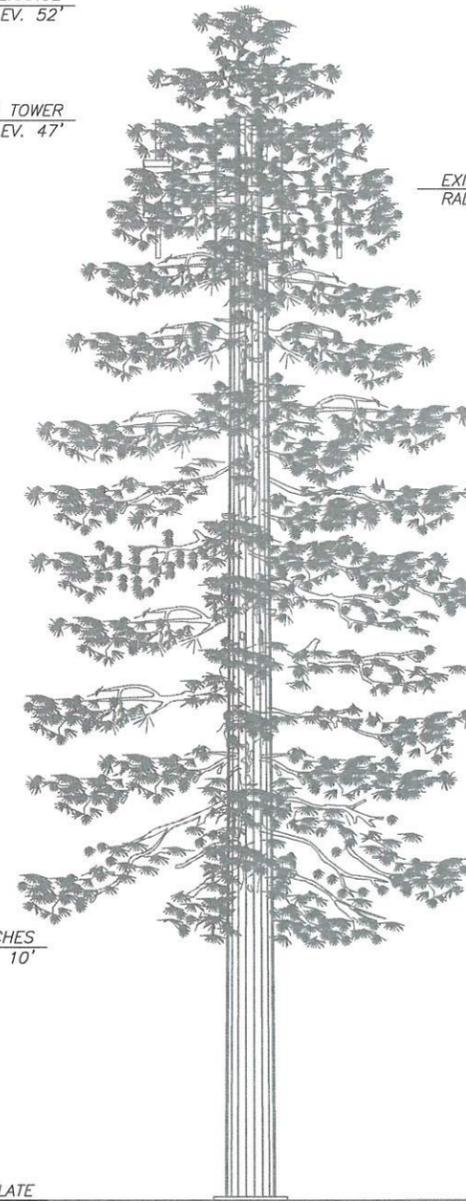
TOP OF EXISTING HIGHEST APPURTENANCE
ELEV. 52'

TOP OF EXISTING TOWER
ELEV. 47'

EXISTING VZW ANTENNAS
RAD CENTER @ 44'

LOWEST BRANCHES
ELEV. 10'

TOP OF BASE PLATE
ELEV. 0'



2 TOWER ELEVATION
SCALE: NOT TO SCALE

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 1 FENTON MAIN STREET
 SUITE 300
 CARY, NC 27511
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	04/02/24
1	VIEW AND RADIO UPDATE	ML	06/13/24
3	ADD PLANTING PLAN	MSL	09/03/25

ATC SITE NUMBER:
416055

ATC SITE NAME:
OAKS NORTH DRIVE

SITE ADDRESS:
12578 OAKS NORTH DR
SAN DIEGO, CA 92128

SEAL:



Digitally Signed: 2025-09-19

DATE DRAWN: 04/02/24
ATC JOB NO: 14853999_E1

DETAILED SITE PLAN

SHEET NUMBER: **C-101** REVISION: **3**

NOTES:

1. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOTREE A NATURAL APPEARANCE
2. ALL BRANCHES WILL EXTEND 24" PAST THE FACE OF EACH ANTENNA

TOP OF EXISTING
HIGHEST APPURTENANCE
ELEV. 52'

TOP OF EXISTING TOWER
ELEV. 47'

EXISTING VZW ANTENNAS
RAD CENTER @ 44'

LOWEST BRANCHES
ELEV. 10'

TOP OF BASE PLATE
ELEV. 0'

1 TOWER ELEVATION (LOOKING NORTH)
SCALE: NOT TO SCALE

TOP OF EXISTING
HIGHEST APPURTENANCE
ELEV. 52'

TOP OF EXISTING TOWER
ELEV. 47'

EXISTING VZW ANTENNAS
RAD CENTER @ XXX'

LOWEST BRANCHES
ELEV. 10'

TOP OF BASE PLATE
ELEV. 0'

2 TOWER ELEVATION (LOOKING WEST)
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	04/02/24
1	VIEW AND RADIO UPDATE	ML	06/13/24
2	ADDRESS JDX COMMENTS	MSL	08/19/25

ATC SITE NUMBER:
416055
 ATC SITE NAME:
OAKS NORTH DRIVE
 SITE ADDRESS:
 12578 OAKS NORTH DR
 SAN DIEGO, CA 92128

SEAL:



Digitally Signed: 2025-09-19

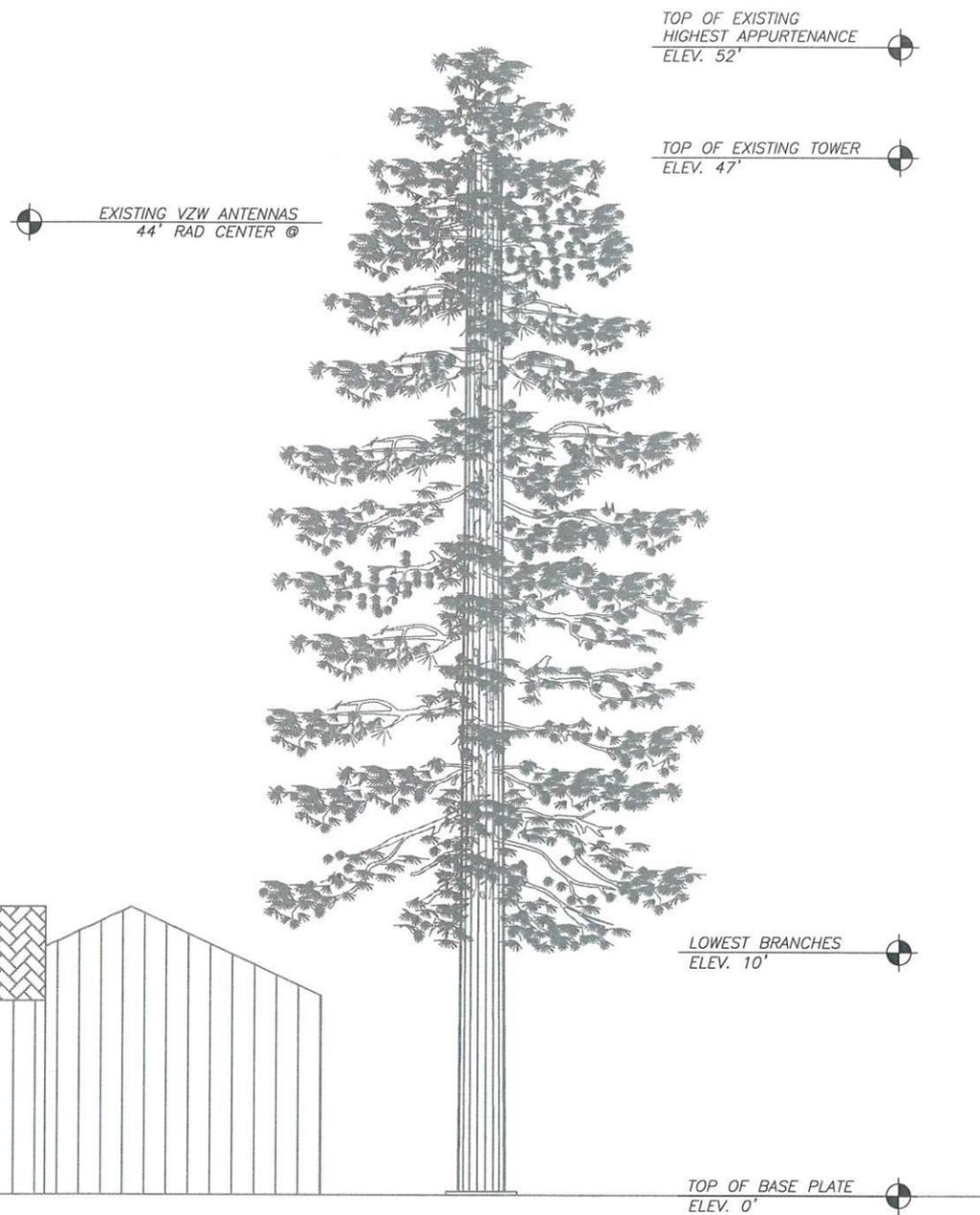
DATE DRAWN: 04/02/24
 ATC JOB NO: 14853999_E1

**TOWER AND BLDG
 ELEVATION**

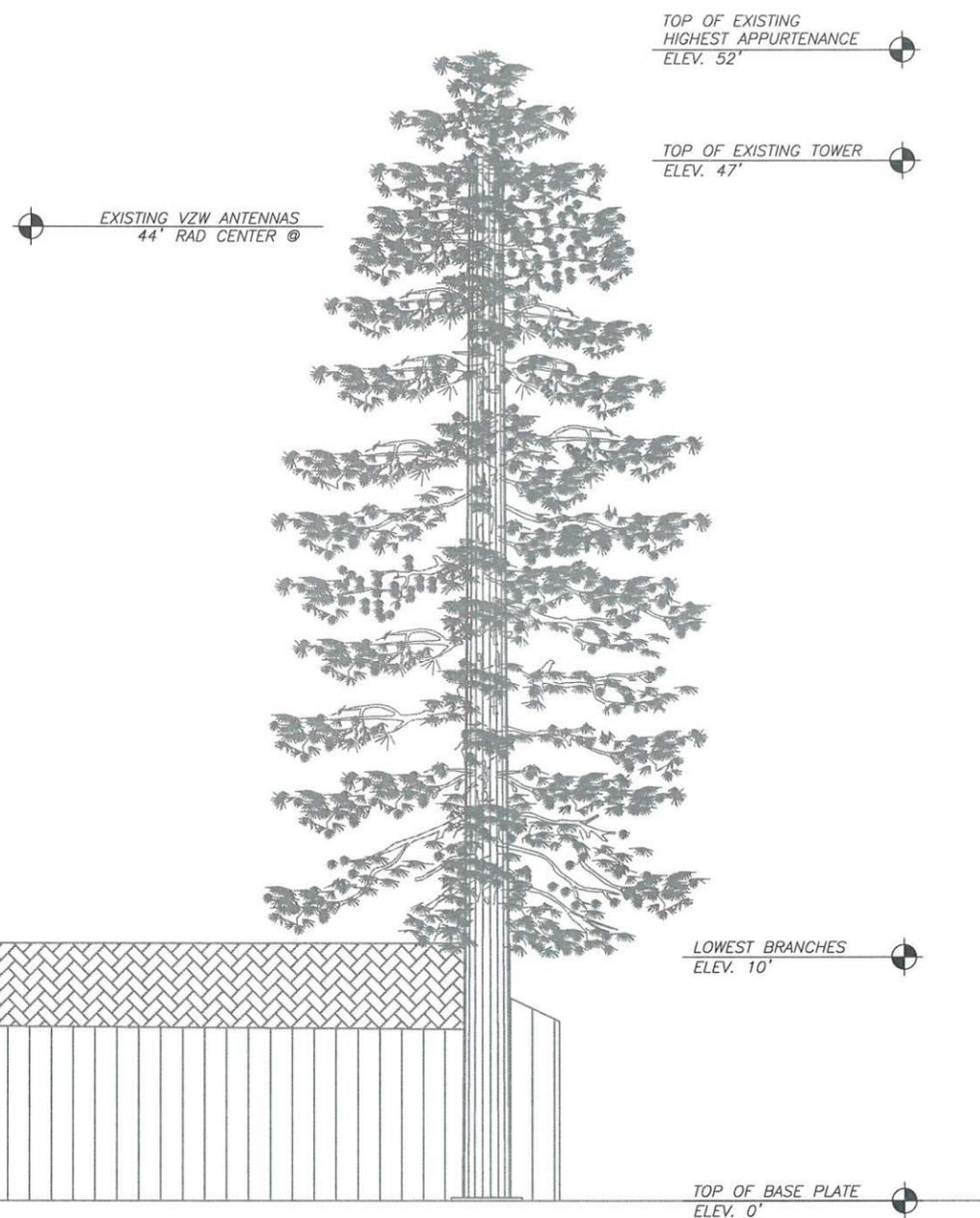
SHEET NUMBER: **C-102**
 REVISION: **2**

NOTES:

1. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOTREE A NATURAL APPEARANCE
2. ALL BRANCHES WILL EXTEND 24" PAST THE FACE OF EACH ANTENNA



2 TOWER ELEVATION (LOOKING SOUTH)
SCALE: NOT TO SCALE



2 TOWER ELEVATION (LOOKING EAST)
SCALE: NOT TO SCALE



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0	FOR CONSTRUCTION	EB	04/02/24
1	VIEW AND RADIO UPDATE	ML	06/13/24
2	ADDRESS JDX COMMENTS	MSL	08/19/25

ATC SITE NUMBER:
416055
 ATC SITE NAME:
OAKS NORTH DRIVE

SITE ADDRESS:
 12578 OAKS NORTH DR
 SAN DIEGO, CA 92128

SEAL:



Digitally Signed: 2025-09-19

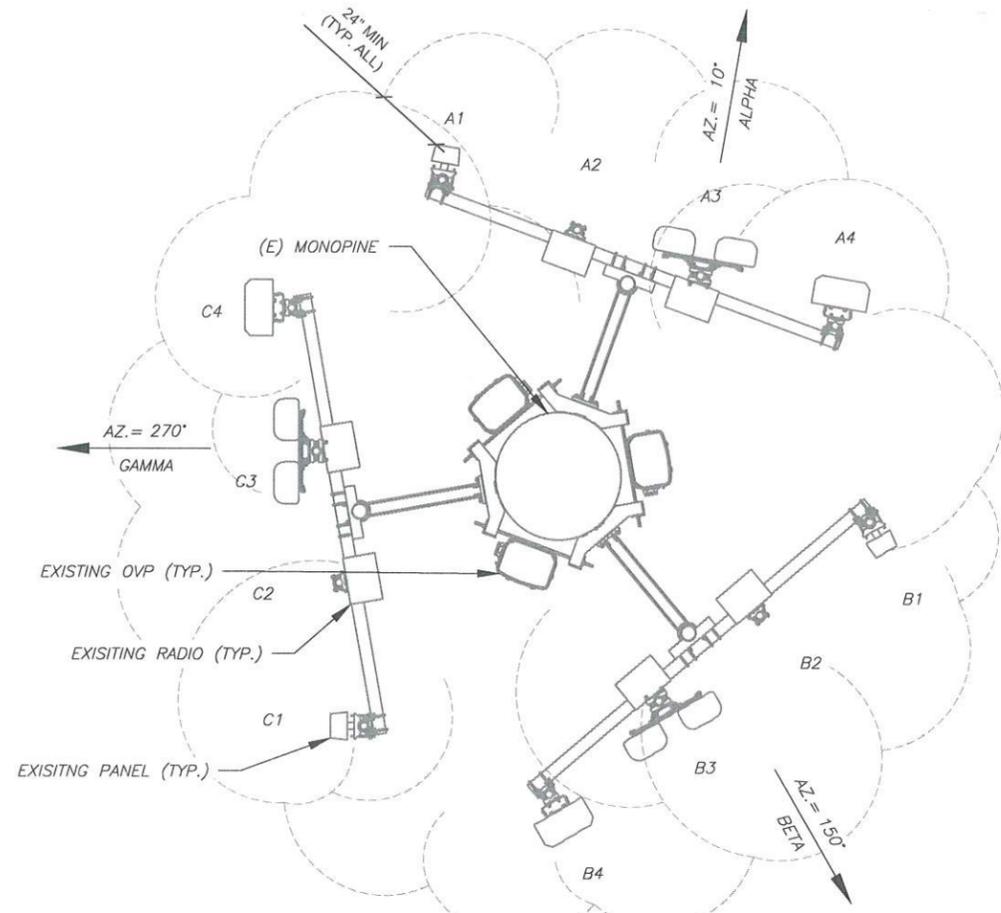
DATE DRAWN: 04/02/24
 ATC JOB NO: 14853999_E1

**TOWER AND BLDG
 ELEVATION**

SHEET NUMBER: **C-103** REVISION: **2**

NOTES:

- ALL BRANCHES WILL EXTEND 24" PAST THE FACE OF EACH ANTENNA



1 ANTENNA LAYOUT @ 44' RAD HEIGHT
SCALE: NOT TO SCALE

VERIZON FINAL ANTENNA/ COAX SCHEDULE						
SECTOR	ANT.	PANEL MODEL #	RAD CENTER	AZIMUTH (TN)	ADDITIONAL TOWER MOUNTED EQUIPMENT	ANTENNA CABLE DESCRIPTION
ALPHA	A1	KRE105281/1	44'-0"	10°	-	(12) COAX 7/8" (3) FIBER/HYBRID 1-5/8"
ALPHA	A2	-	-	-	RADIO 4449 B13&B5	
ALPHA	A3	(2) NHH-65B-R2B	44'-0"	10°	RADIO 8843 - B2+B66A (WITH PORTRUDING ITEMS)	
ALPHA	A4	AIR 6449 B77D/C-BAND	44'-00	10°	RVZDC-6627-PF-48	
BETA	B1	KRE105281/1	44'-0"	150°	RVZDC-6627-PF-48	
BETA	B2	-	-	-	RADIO 4449 B13&B5	
BETA	B3	(2) NHH-65B-R2B	44'-0"	150°	RADIO 8843 - B2+B66A (WITH PORTRUDING ITEMS)	
BETA	B4	AIR 6449 B77D/C-BAND	44'-0"	150°	-	
GAMMA	C1	KRE105281/1	44'-0"	270°	-	
GAMMA	C2	-	-	-	RADIO 4449 B13&B5	
GAMMA	C3	(2) NHH-65B-R2B	44'-0"	270°	RADIO 8843 - B2+B66A (WITH PORTRUDING ITEMS)	
GAMMA	C4	AIR 6449 B77D/C-BAND	44'-0"	270°	RVZDC-6627-PF-48	

2 ANTENNA SCHEDULE



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ATC TOWER SERVICES, LLC
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 CARY, NC 27511
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2	ADDRESS JDX COMMENTS	MSL	08/19/25

ATC SITE NUMBER:
416055
 ATC SITE NAME:
OAKS NORTH DRIVE

SITE ADDRESS:
 12578 OAKS NORTH DR
 SAN DIEGO, CA 92128

SEAL:



Digitally Signed: 2025-09-19

DATE DRAWN: 04/02/24
 ATC JOB NO: 14853999_E1

ANTENNA LAYOUT PLAN

SHEET NUMBER: **C-402** REVISION: **2**

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CAUTION



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN



WARNING



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

NOT REQUIRED

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

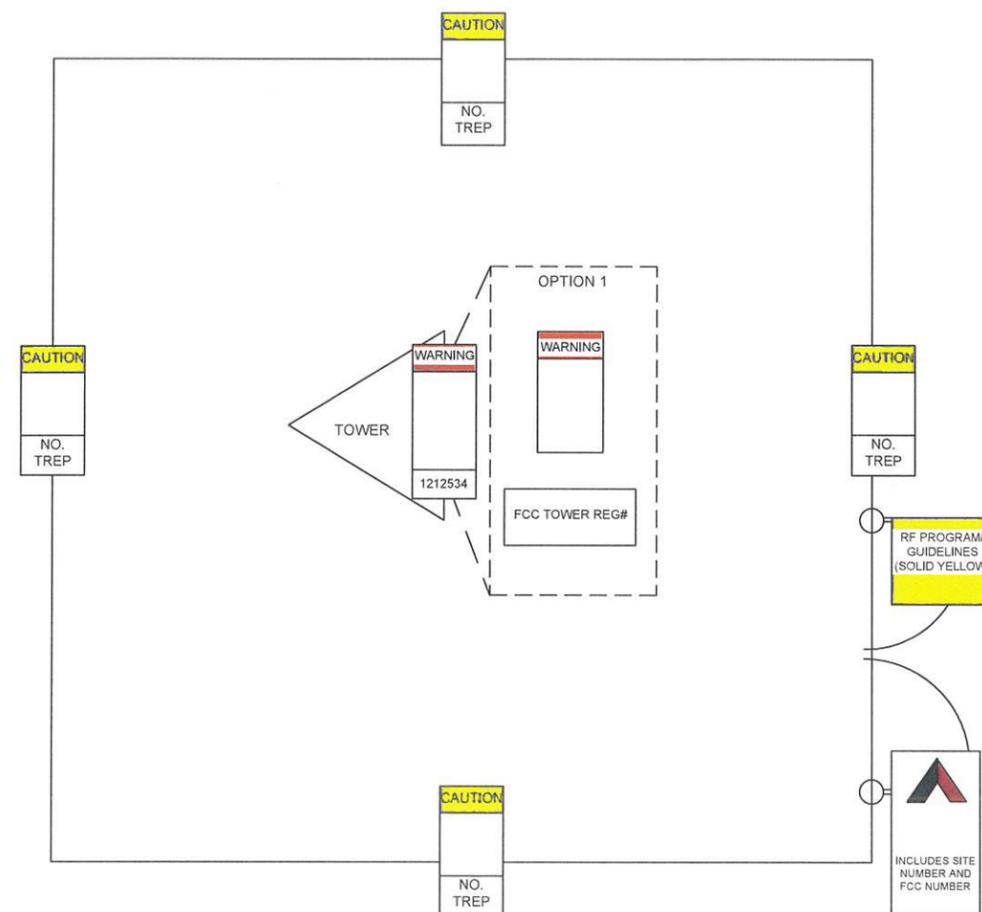
NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



SITE NAME : OAKS NORTH DRIVE
SITE NUMBER : 416055
FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



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416055

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SITE ADDRESS:
12578 OAKS NORTH DR
SAN DIEGO, CA 92128

SEAL:



Digitally Signed: 2025-09-19

DATE DRAWN:	04/02/24
ATC JOB NO:	14853999_E1

SIGNAGE

SHEET NUMBER: **C-501** REVISION: **1**