



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 22, 2020 REPORT NO. HO-20-001

HEARING DATE: April 29, 2020

SUBJECT: Crown Castle – Black Mountain Middle School. Process Three Decision

PROJECT NUMBER: [571207](#)

OWNER/APPLICANT: Poway Unified School District/Crown Castle

REFERENCE: The Wireless Ordinance (SDMC 141.0420) was updated effective September 9, 2019 by [Ordinance O-21117 N.S.](#) This project was submitted August 31, 2017 and is subject to the prior version of the ordinance (updated by [Ordinance O-20261 N.S.](#); effective 7-19-2013). All references to SDMC 143.0420 in this staff report are to the 2013 version.

SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 9291 Oviedo Street within the Rancho Peñasquitos Community Planning area?

Staff Recommendation: Approve Conditional Use Permit No. 2376884 and Neighborhood Development Permit No. 2376011.

Community Planning Group Recommendation: On January 2, 2019, the Rancho Peñasquitos Planning Board voted 13-0-0 to recommend approval of the proposed project without conditions or recommendations (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 13, 2019 and the opportunity to appeal that determination ended December 30, 2019 (Attachment 7).

BACKGROUND

Crown Castle Black Mountain Middle School is an application for an CUP and NDP to continue the operation of a previously-approved WCF at 9291 Oviedo Street in the RS-1-14 zone. The project is located on the athletic field of Black Mountain Middle School and the site is designated for Schools in the Rancho Peñasquitos Community Plan. Surrounding uses include single-unit residential to the

west, Mt. Carmel High School to the east, open space to the north with single-unit residential beyond, and single-unit residential to the south, along with a small pocket of low-scale commercial (Attachments 1-3).

[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. Properties containing non-residential uses in a residential zone are considered Preference 3. Such projects require a Process Three CUP approval per [SDMC 141.0420\(e\)\(1\)](#), with the Hearing Officer as the decision maker. The project also requires a Process Two Neighborhood Development Permit per [SDMC 141.0420\(g\)\(3\)](#) to allow an equipment area larger than 250 square feet, with staff as the decision maker. Pursuant to [SDMC section 112.0103](#), Consolidation of Processing, when an applicant applies for more than one permit, for a single development, the applications shall be consolidated and the decision maker at the highest level of authority shall make the decision. In this case it will be the Hearing Officer.

The WCF Regulations were updated effective September 9, 2019; the above code references are to the version in effect at the time of application.

The proposed project is a new permit for a previously-permitted monopine. The monopine was first permitted in 2008 as a collocation for T-Mobile and AT&T. That tree was a first-generation monopine that did not age well. During the life of the permit, Crown Castle assumed responsibility for the site. An application for a new permit was submitted in 2017; after several review cycles, all issues have been addressed.

DISCUSSION

Project Description:

The Crown Castle Black Mountain Middle School project proposes to re-branch the monopine to screen a total of 18 antennas (six for T-Mobile and 12 for AT&T) and 15 tower-mounted amplifiers. Each carrier has a 471-square-foot equipment enclosure, one on each side of the monopine. Landscape required by the previous discretionary permit has died; it will be replaced as a condition of this permit (Attachments 6, 12 and 13).

Community and General Plan Analysis:

The [Rancho Peñasquitos Community Plan](#) is silent on the design and location of wireless communication facilities, instead relying on the General Plan and Council Policy 600-43. The City's General Plan addresses WCFs in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The Black Mountain Middle School athletic field is at a higher elevation than the immediate area. The slope leading up to the field provides heavy landscape coverage that affords integration opportunities for the monopine and equipment enclosures (Attachment 9). The proposed project screens antennas from view using a re-branched monopine that complements existing mature

landscaping on site. This meets the intent of UD-A.15. Therefore, the project meets the objectives of the General Plan.

Project-Related Issues:

The project site is highly desirable for WCFs because it is located at a high point that covers a large portion of the surrounding residential area, with coverage up and down Black Mountain Road. This facility has been in operation for approximately 11 years. Verizon also has a monopine on the athletic field, approximately 60 feet north of the Crown Castle site, which was recently approved by the Planning Commission.

Crown Castle is proposing to maintain their existing coverage by using the same support structure and re-branching it to replicate the shape of a tree. The new foliage will provide concealment of the antennas and associated equipment. The WCF will be integrated into the existing site features to the maximum extent feasible.

Conclusion:

Based on its design, the project complies with the WCF Regulations in effect at the time of application ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the CUP and NDP and recommends approval of CUP No. 2376884 and NDP No. 2376011 (Attachment 6).

ALTERNATIVES

1. Approve CUP No. 2376884 and NDP No. 2376011 with modifications.
2. Deny CUP No. 2376884 and NDP No. 2376011 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,

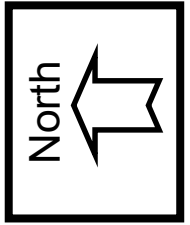


Karen Lynch, Development Project Manager

Attachments:

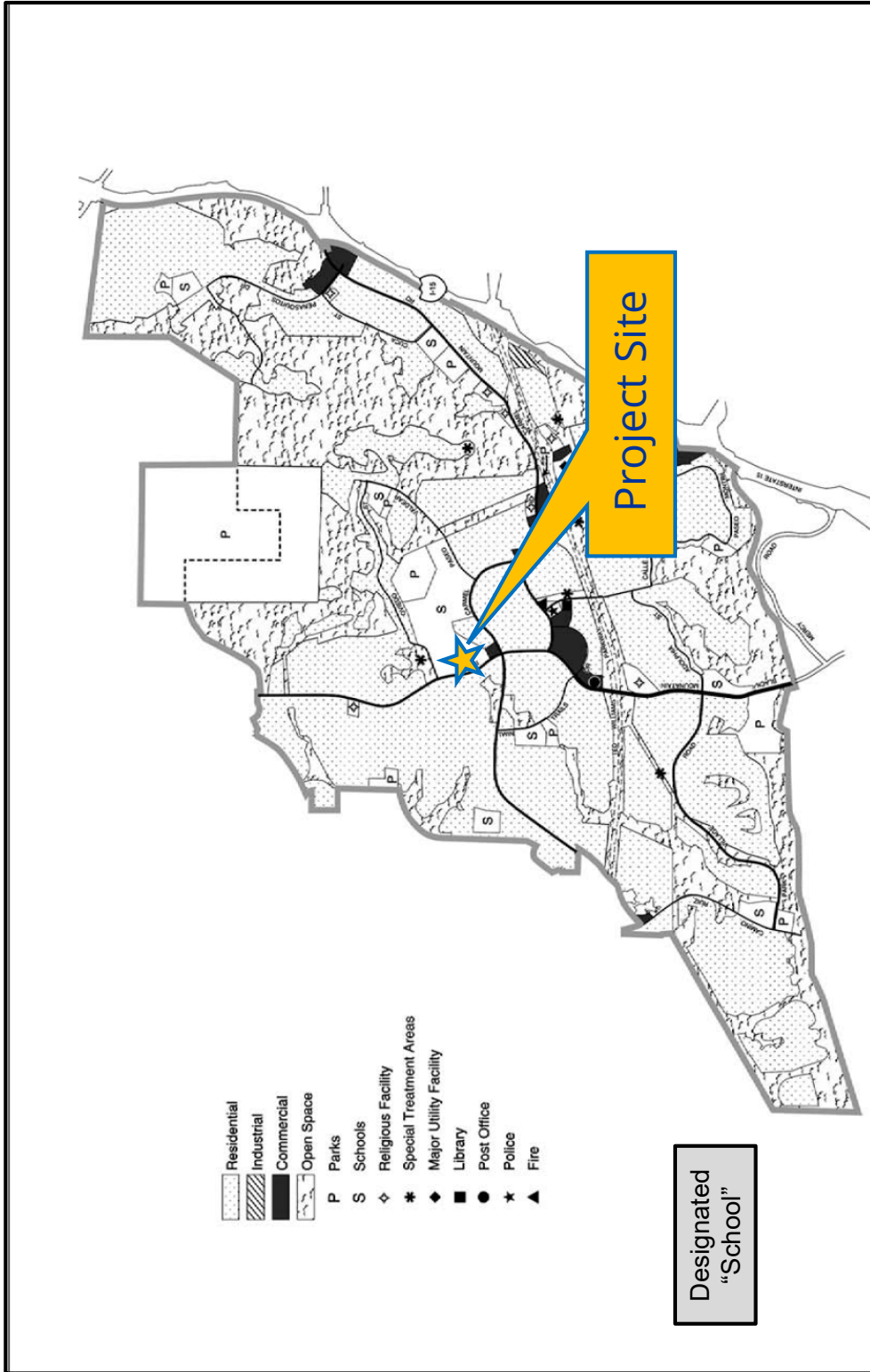
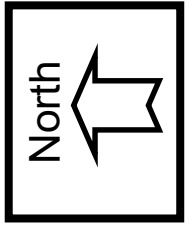
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Coverage Maps
9. Photo Survey

10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Photo Simulations
13. Project Plans



Aerial Photo
Crown Castle Black Mountain Middle School/ 9291 Oviedo Street
PROJECT NO. 571207

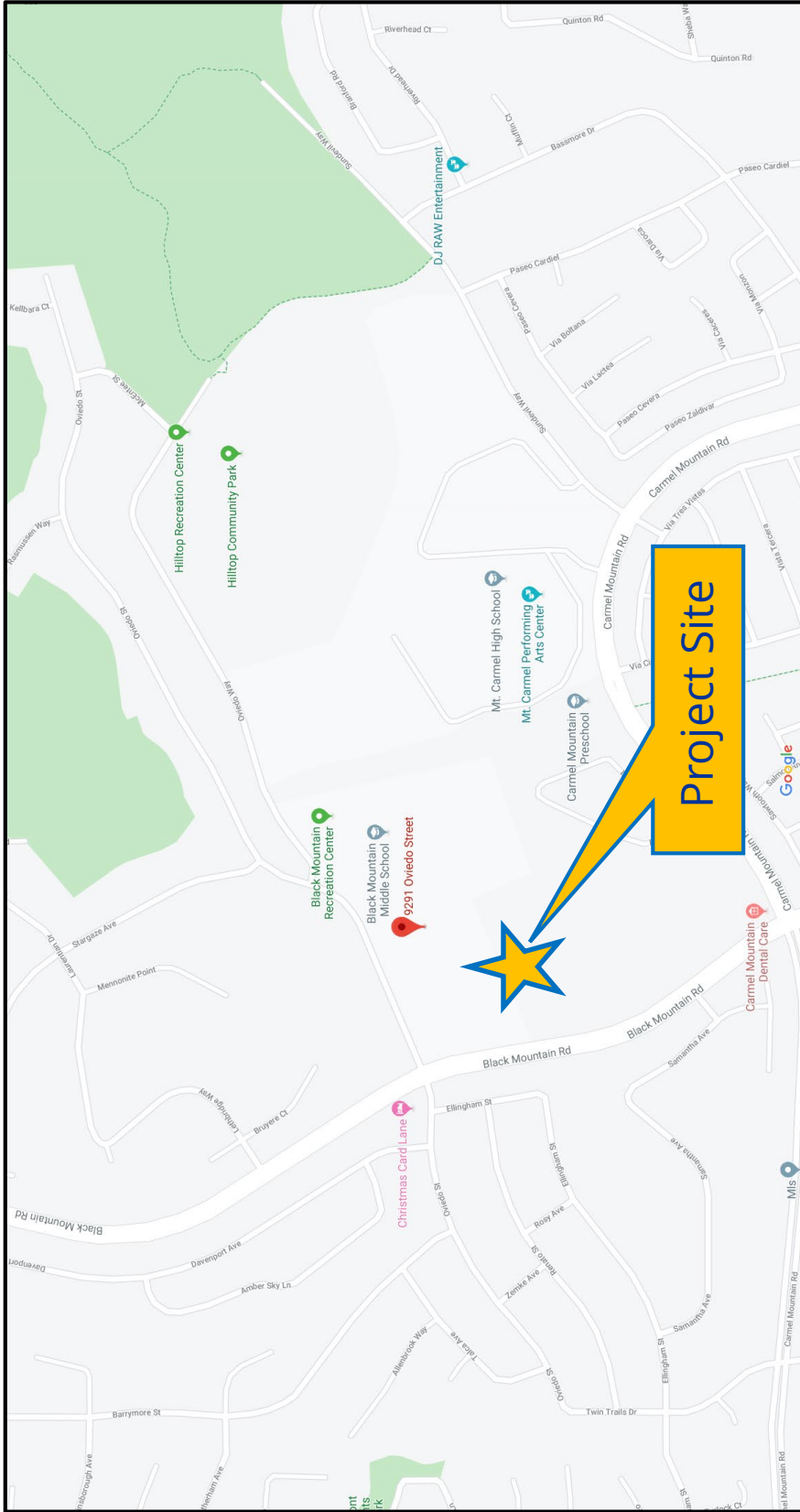
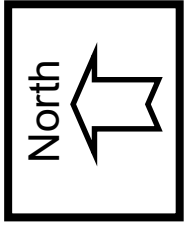




Land Use Map

Crown Castle Black Mountain Middle School/ 9291 Oviedo Street
PROJECT NO. 571207





Project Location Map

Crown Castle Black Mountain Middle School / 9291 Oviedo Street
PROJECT NO. 571207



PROJECT DATA SHEET

PROJECT NAME:	Crown Castle Black Mountain Middle School	
PROJECT DESCRIPTION:	An existing Wireless Communication Facility (WCF) consisting of 35' tall monopine supporting 6 antennas for T-Mobile and 12 antennas for AT&T. The monopine is located in the northwest corner of the upper athletic field of Black Mountain Ranch Middle School. Each carrier will maintain their 471-sq. ft. equipment enclosure.	
COMMUNITY PLAN AREA:	Rancho Peñasquitos	
DISCRETIONARY ACTIONS:	Conditional Use Permit/Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	School	
ZONING INFORMATION:		
ZONE:	RS-1-14 (Residential-Single Unit)	
HEIGHT LIMIT:	30 feet	
FRONT SETBACK:	15 feet	
SIDE SETBACK:	4 feet	
STREETSIDE SETBACK:	10 feet	
REAR SETBACK:	10 feet	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space/Residential; RS-1-14	Open Space
SOUTH:	Commercial/Residential; RS-1-14/CO-1-2	Commercial Office/Residential
EAST:	Schools; AR-1-1	High School
WEST:	Residential; RS-1-14	Residential
DEVIATION REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 2, 2019, the Rancho Peñasquitos Planning Board voted 13-0-0 to recommend approval of the project with no conditions.	

HEARING OFFICER
RESOLUTION NO. XXXXX
CONDITIONAL USE PERMIT NO. 2376884
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2376011
CROWN CASTLE BLACK MOUNTAIN MIDDLE SCHOOL
PROJECT NO. 571207

WHEREAS POWAY UNIFIED SCHOOL DISTRICT, Owner, and NCWPCS MPL 34 - Year Sites Tower Holdings LLC" (also known as "Crown Castle" Crown Castle GT Company, LLC,) Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits, Conditional Use Permit (CUP) No. 2376884 and Neighborhood Development Permit (NDP) No. 2376011, on portions of a 44-acre site;

WHEREAS, the project site is located at 9291 Oviedo Street in the RS-1-14 zone of the Rancho Peñasquitos Community Plan;

WHEREAS, the project site is legally described as: Lot 2 of Peñasquitos School Sites, in the City of San Diego, County of San Diego, State of California according to map thereof No. 7582, filed in the Office of the County Recorder of San Diego County, March 19, 1973.

WHEREAS, on April 29, 2020, the Development Services Department of the City of San Diego considered Conditional Use Permit (CUP) No. 2376884 and Neighborhood Development Permit No. 2376011, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 13, 2019, 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;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 29, 2020.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

The Wireless Communication Facility (WCF) is located on the athletic field of Black Mountain Middle School in the community of Rancho Peñasquitos at 9291 Oviedo Drive. The project site is zoned RS-1-14. WCFs are permitted in this zone with a Conditional Use Permit pursuant to compliance with the underlying zone and the WCF regulations. The project consists of a 35-foot-tall faux pine tree (“monopine”) supporting a total of 18 panel antennas (six for T-Mobile and 12 for AT&T) and 15 tower-mounted amplifiers. Two 471-square-foot concrete block enclosures will house each carrier’s equipment. The tree will be completely re-branched to improve the appearance of the tree and provide enhanced screening for the antennas.

The Rancho Peñasquitos Community Plan is silent on the design and location of wireless communication facilities, instead relying on the General Plan and Council Policy 600-43. The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The project site currently supports two faux trees: this 35-foot-tall monopine, managed by Crown Castle and shared by AT&T and T-Mobile, and a 42-foot, 6-inch tall monopine operated by Verizon. The Crown Castle monopine is located at the northwest corner of the upper athletic field. Each carrier has a 471-square-foot equipment enclosure, one on each side of the monopine. The Verizon tree is approximately 60 feet away, with the associated equipment shelter located downslope from the tree, along Black Mountain Road. The athletic field is a higher elevation than the surrounding residential area, and the slope leading down to Black Mountain Road (to the west) maintains numerous mature trees and shrubs which serve to integrate the existing communication facilities.

The tree is part of a previously-permitted WCF with an expired permit. The proposed project will re-branch the tree to provide more foliage and a realistic shape, and will also screen all antennas with branching and antenna “socks” made of radio frequency transparent materials.

The proposed WCF complies with the City's Land Development Code, Section 141.0420 (this project was submitted August 31, 2017 and is subject to [Ordinance O-20261 N.S.](#); effective 7-19-2013), Wireless Communication Facilities, as well as the design and location requirements of the General Plan. All references to SDMC 143.0420 are to the 2013 version of the regulations.

The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The WCF is located on the upper athletic field of Black Mountain Middle School in the community of Rancho Peñasquitos at 9291 Oviedo Street. The project site is zoned RS-1-14. WCFs are permitted in this zone with a Conditional Use Permit pursuant to compliance with the underlying zone and the WCF regulations. The project consists of a 35-foot-tall faux pine tree supporting a total of 18 panel antennas (six for T-Mobile and 12 for AT&T) and 15 tower-mounted amplifiers. Each carrier has a 471-square-foot equipment enclosure, one on each side of the tree.

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 the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunications 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." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

Wireless Communication Facilities (WCFs) are permitted on premises with non-residential uses in residential zones with the processing of a CUP. The WCF Design Requirements in effect at the time of application [SDMC 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

The WCF is located on the upper athletic field of Black Mountain Middle School in the community of Rancho Peñasquitos at 9291 Oviedo Street. The project site is zoned RS-1-14. WCFs are permitted in this zone with a Conditional Use Permit pursuant to compliance with the underlying zone and the WCF regulations. The project consists of a 35-foot-tall faux pine tree supporting a total of 18 panel antennas (six for T-Mobile and 12 for AT&T) and 15 tower-mounted amplifiers. Each carrier has a 471-square-foot equipment enclosure, one on each side of the tree.

The project site is desirable for WCFs because it is located at a high point that covers a large portion of the surrounding residential area, with coverage up and down Black Mountain Road. The facility has operated at this site for approximately 11 years. Verizon maintains a 42-foot, 6-inch tall monopine on the same property which was recently approved by the Planning Commission, approximately 60 feet northeast of the Crown Castle tree,

Both AT&T and T-Mobile are proposing to maintain their existing coverage by using the same support structure and re-branching it to replicate the shape of a tree. The new foliage will provide concealment of the antennas and associated equipment.

The project represents a use that could be considered to have a negative impact on the neighborhood if certain performance and appearance issues aren't addressed. However, the proposed project is integrated into a setting of existing and proposed landscaping which will help with views from offsite vantage points.

The project is located in the RS-1-14 zone and it meets all applicable requirements of this zone. In addition to the CUP, a Neighborhood Development Permit is required to allow equipment areas to exceed 250 square feet in size. The WCF regulations also contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project proposes a faux tree and equipment area that will integrate with existing landscaping and structures at the site, meeting these requirements. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

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

The slope leading up to the project site contains existing, mature trees and shrubs which provide landscape integration for the Crown Castle Wireless Communication Facility (WCF). The monopine will be re-branched to replicate the shape of a live tree and to increase concealment of the antennas and associated components. This setting makes the proposed location ideal for a faux tree to integrate into the site.

In addition to re-branching, 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. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Because the project design and permit conditions address approval and operational concerns, the proposed use is appropriate at the proposed location.

Neighborhood Development Permit Approval – Section §126.0404

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

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see CUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see CUP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 2376884 and NDP No. 2376011 are hereby GRANTED by the Planning Commission to the referenced Owner and Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 2376884 and NDP No. 2376011, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: April 29, 2020

IO#: 12003679

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION-501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2376884
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2376011
CROWN CASTLE - BLACK MOUNTAIN MIDDLE SCHOOL PROJECT NO. 571207
HEARING OFFICER

This Conditional Use Permit No. 2376884 and Neighborhood Development Permit No. 2376011 is granted by the Hearing Officer of the City of San Diego to Poway Unified School District, Owner, and NCWPCS MPL 34 - Year Sites Tower Holdings LLC" (also known as "Crown Castle" Crown Castle GT Company, LLC), Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420, 126.0303 and 126.0402. The 44-acre site is located at 9291 Oviedo Street in the RS-1-14 zone of the Rancho Peñasquitos Community Planning area. The project site is legally described as: Lot 2 of Peñasquitos School Sites, in the City of San Diego, County of San Diego, State of California according to map thereof No. 7582, filed in the Office of the County Recorder of San Diego County, March 19, 1973.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 29, 2020, on file in the Development Services Department.

The project shall include:

- a. A 35-foot tall monopine to be completely re-branched supporting antennas and associated components for T-Mobile and AT&T Mobility as follows:
 1. T-Mobile - 30-foot level
 - a. Six panel antennas measuring 55" x 12" x 7.9"
 - b. Three tower mounted amplifiers
 2. AT&T Mobility - 20-foot, 8-inch level
 - a. Twelve panel antennas total:
Three measuring 55" x 11" x 4"
Six measuring 55.2" x 14.8" x 6.7"
Three measuring 52" x 11.8" x 5.7"
 - b. Twelve tower mounted amplifiers

- b. Two 471-square-foot equipment enclosures;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 13, 2023.
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 permit and corresponding use of this site shall **expire on May 13, 2030**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
5. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
6. 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.

7. 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.

8. 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.

9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

10. 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.).

11. Construction plans submitted to the California -Division of State Architect shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

LANDSCAPE REQUIREMENTS:

13. The Owner/Permittee 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.

14. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved exhibits is damaged or removed during demolition or construction, the Owner/Permittee 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.

PLANNING/DESIGN REQUIREMENTS:

15. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, 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.

16. 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.

17. Ninety-degree connectors shall be used for all antenna cables.

18. The WCF shall conform to the approved exhibits for the life of the permit.

19. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

20. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

21. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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.

22. 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.

23. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

24. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.
25. 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.
26. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department. Branches shall be evenly distributed on the tree to maintain a natural appearance/silhouette.
27. Starting branch height shall be no higher than ten feet, as illustrated on the stamped, approved Exhibit "A."
28. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
29. RF socks fully covering the front and back of the antennas (and any other components) shall be used.
30. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- 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 Hearing Officer of the City of San Diego on April 29, 2020 by Resolution No.

_____.

Permit Type/PTS Approval No.: NUP No. 2376010/NDP No. 2376011
Date of Approval: April 29 , 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
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.

Poway Unified School District
Owner

By _____
NAME:
TITLE:

Crown Castle GT Company, LLC
Owner/Permittee

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

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

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

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

Project No.: 571207

Project Title: Crown Castle Black Mountain Middle School

PROJECT LOCATION-SPECIFIC: The project is located at 9291 Oviedo Street, San Diego CA

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) and CONDITIONAL USE PERMIT (CUP) to modify an existing, previously-permitted Wireless Communication Facility (WCF). The current project consists of a thirty-five-foot-tall monopine and an eight-foot tall concrete block equipment cabinet containing the equipment for the WCF. The applicant proposes to remove all existing branches from the monopine and replace with sixty-five new branches attached to the trunk and thirty new branches mounted to the antenna arms. All other equipment associated with the project would continue to operate as currently configured. The project is located at the Black Mountain Middle School, in the RS-1-14 zone, the FAA Part 77 Notification Area, MCAS Miramar Review Area 2.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: MD7, Jessica Gantzert- 10590 West Ocean Air Drive, San Diego CA 92130 (858) 754-2151

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 15301 (Existing Facility)
- STATUTORY EXEMPTION:

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 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project is modifying the existing facility 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 CEQA

Jeff Szymanski / SENIOR PLANNER
SIGNATURE/TITLE

3/6/2020
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:



SD06698A Coverage Map

RF Team San Diego Market





Contents:

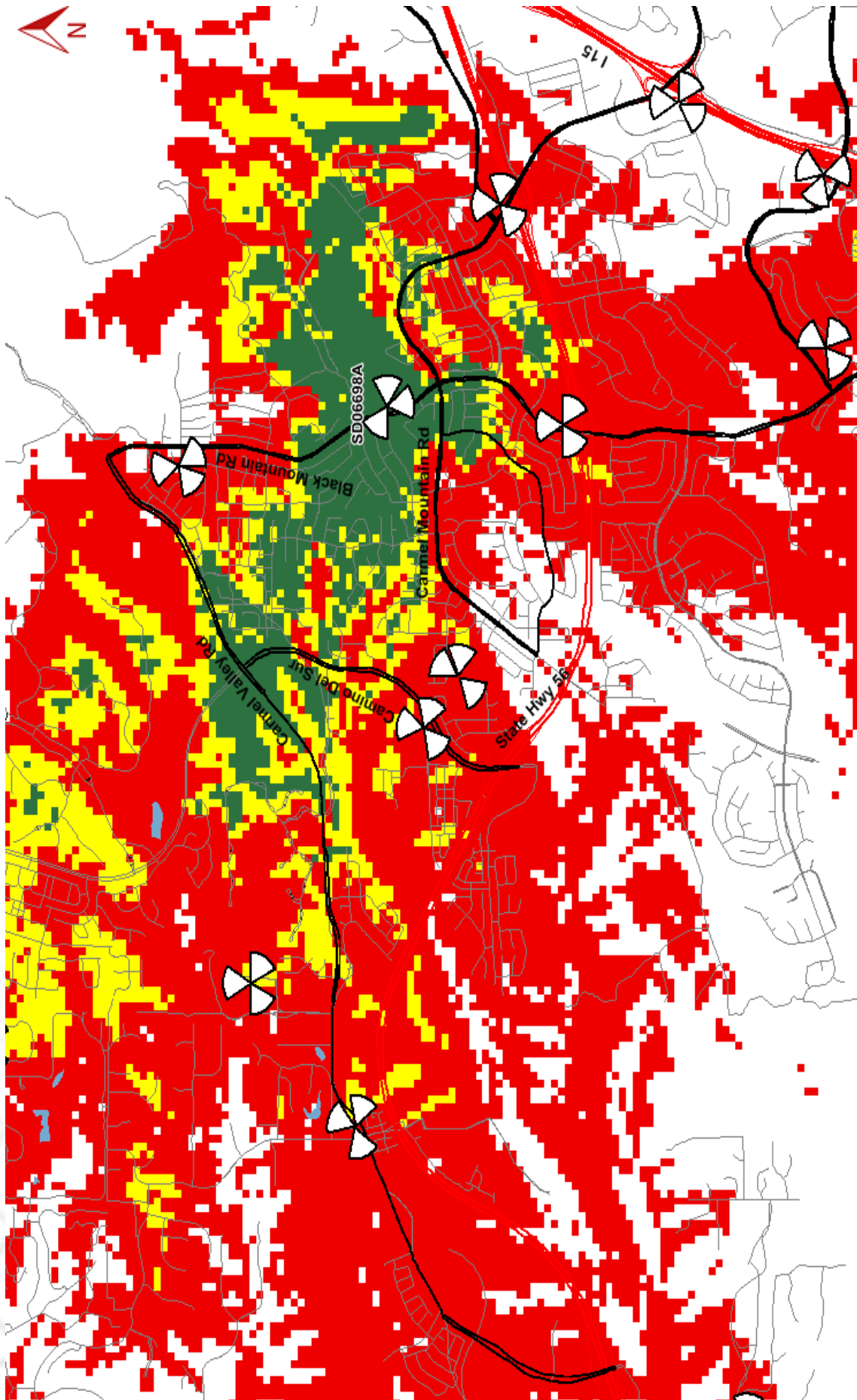
Plots:

- SD06698A coverage
- Existing On-Air sites coverage without SD06698A
- Site with existing On-Air neighbor sites coverage



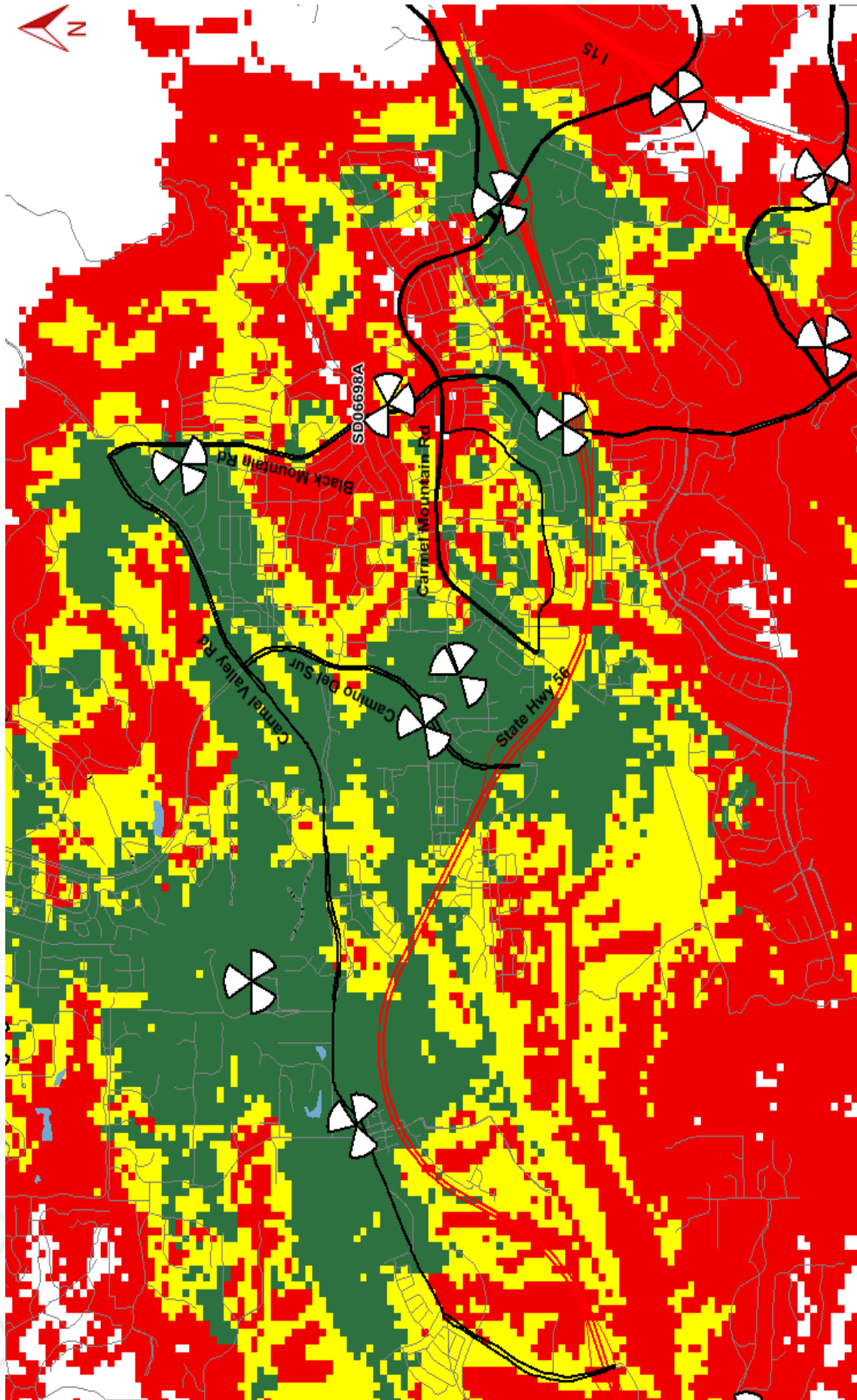
T-Mobile

SD06698A coverage



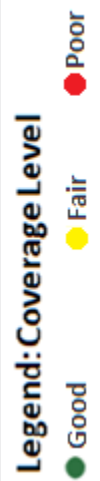
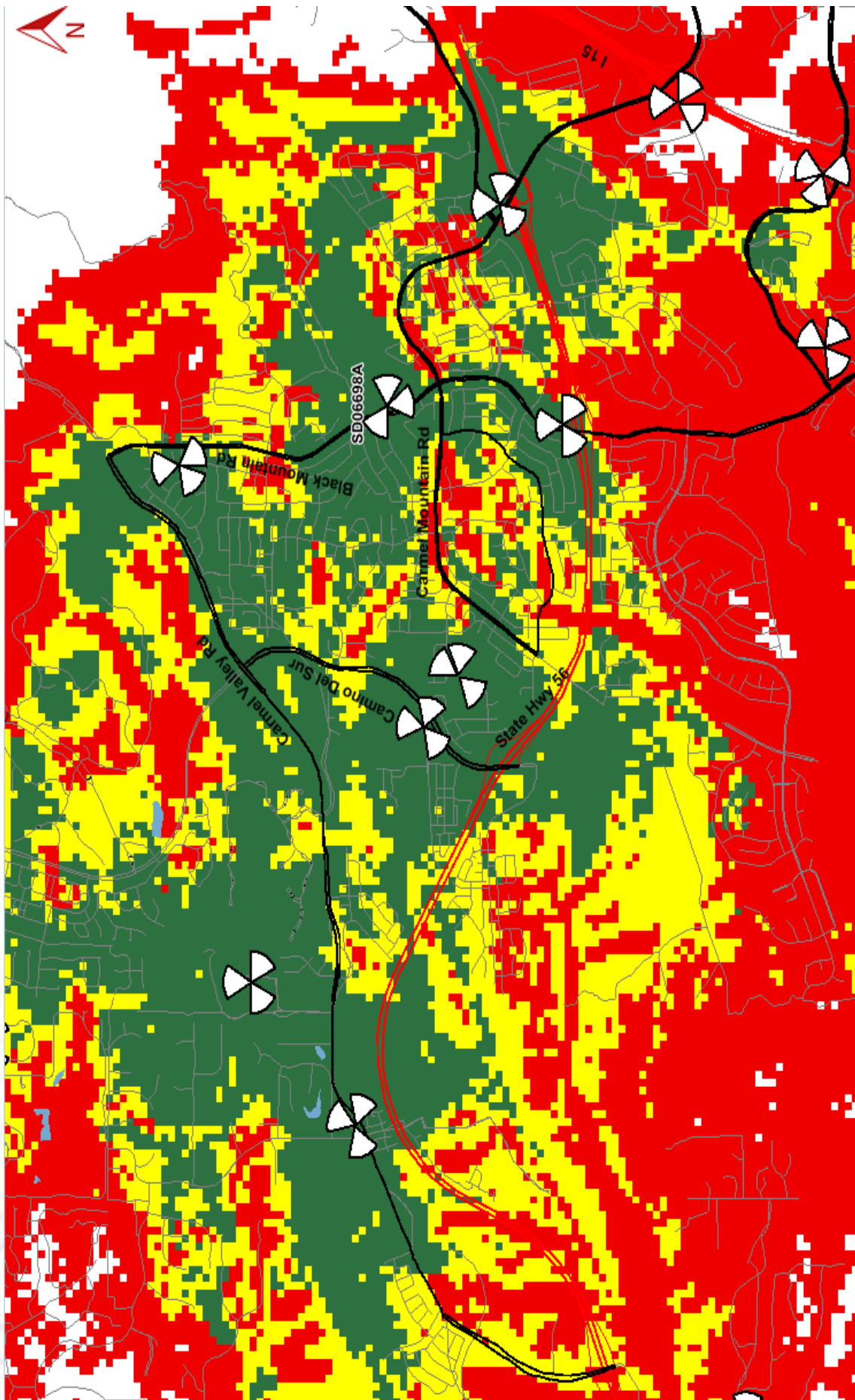


Existing On-Air sites coverage without SD06698A





Site with existing On-Air neighbor sites coverage





PREPARED BY:



MD7, LLC
10590 W. Ocean Air Dr.
Suite 300
San Diego, CA 92130
858.799.0342

ATTACHMENT 15

Site Photos

Existing WCF at:

9291 Oviedo Street
San Diego, CA 90129
APN: 312-050-02-00
Applicant ID: 822676

Photo-Key Map

PREPARED BY:



MD7, LLC
10590 W. Ocean Air Dr.
Suite 300
San Diego, CA 92130
858.799.0342

ATTACHMENT 15

Site Photos

Existing WCF at:

9291 Oviedo Street
San Diego, CA 90129
APN: 312-050-02-00
Applicant ID: 822676

Looking North

VIEW 1

ATTACHMENT 9



PREPARED BY:



MD7, LLC
10590 W. Ocean Air Dr.
Suite 300
San Diego, CA 92130
858.799.0342

ATTACHMENT 15

Site Photos

Existing WCF at:

9291 Oviedo Street
San Diego, CA 90129
APN: 312-050-02-00
Applicant ID: 822676

Looking West

VIEW 2

ATTACHMENT 9



PREPARED BY:



MD7, LLC
10590 W. Ocean Air Dr.
Suite 300
San Diego, CA 92130
858.799.0342

ATTACHMENT 15

Site Photos

Existing WCF at:

9291 Oviedo Street
San Diego, CA 90129
APN: 312-050-02-00
Applicant ID: 822676

Looking South &
Southwest

VIEW 3



Southwest



South

PREPARED BY:



MD7, LLC
10590 W. Ocean Air Dr.
Suite 300
San Diego, CA 92130
858.799.0342

ATTACHMENT 15

Site Photos

Existing WCF at:

9291 Oviedo Street
San Diego, CA 90129
APN: 312-050-02-00
Applicant ID: 822676

Looking East

VIEW 4

ATTACHMENT 9



Close up



East



RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes

Wednesday, January 2, 2019 at 7:30 PM

All Times listed are approximate.

Attendance					
District	Board Member	Present	District	Board Member	Present
District 1	Geoffrey Patrick	X	District 2	Stephen Egbert	X
District 3	Thom Clark (C)	X	District 4	Mike Shoecraft	X
District 5	Ramesses Surban		District 6	VACANT	
District 7	Corey Buckner	X	District 8	VACANT	
District 9	Cynthia Macshane	X	District 10	Darshana Patel	X
District 11	Jon Becker (VC)		BMR1	Joseph Schmelzer (S)	X
BMR2	VACANT		Commercial 1	Pamela Blackwill	X
Commercial 2	Alex Plishner		Rec Council	Steve Leffler	X
Renter-at-Large	Brian Reschke	X	Torrey Highlands 1	Sabrina Leitner	X
Torrey Highlands 2	Brooke Whalen	X	RP Town Council	Jonathan Palinkas	X

X: present, seated

P: present, not seated

Community Members (Voluntary Sign-in)	
Jocelyn Lomahan	Polly Dong

Time	Item	Notes
7:30 PM	Call to Order	
7:32 PM	Agenda Modifications	
	None	
7:35 PM	Approval of Minutes	
	Motion to table minutes to the February RPPB meeting	MSC: Corey Booker / Darshana Patel Vote: 13/0/0/0 PASS
7:40 PM	Public Safety Agencies Report	Fire Station 40, San Diego Police Northeastern Substation
		Fire Marshall Eddie Villavicencio Reported the Fire Department is inspecting homes in the area. Approximately 45,000 inspections planned. So far violations have been minimal. The department normally sends out flyers to the area 6 weeks in advance of inspections. Fire Marshall recommendations in the case of a fire:



RANCHO PEÑASQUITOS PLANNING BOARD Meeting Minutes

Wednesday, January 2, 2019 at 7:30 PM

Time	Item	Notes
		<ol style="list-style-type: none"> 1. Early evacuation 2. Sufficient fire insurance. (Most people are under-insured.) Insurance should cover \$200-300 per square foot. 3. Planning. Routes, equipment, meet up spots, etc.
7:50 PM	Public Forum	Non-Agenda Items
		None
8:15 PM	Public Officials	
	San Diego Planning Department	Sara Toma: TomaS@sanidiego.gov
		Not present, no report Sara sent an email to notify the RPPB that she was moving on and that another person will be taking her place. The email said to contact Dan Monroe at DMMonroe@sanidiego.gov for more details.
	San Diego City Council, 5 th District, Mark Kersey	Michael Meram (meramm@sanidiego.gov) reporting. BMR Park was shut down because of pooling water. The pumps have been replaced and the park has been re-opened. Mark Kersey has been named the Chairman of the Infrastructure and Transportation Committee. Question: Intersection of Camino Del Sur and Carmel Mountain Road has not been restriped properly. How do we get that done? Answer: email Michael Meram.
	San Diego City Council, 6 th District, Chris Cate	Daniel Manley representing. DManley@sanidiego.gov Not present, no report
	San Diego County, District 3 Supervisor Kristin Gaspar	Jason Paguio representing. Jason.Paguio@sdcounty.ca.gov Not present, no report
		<ul style="list-style-type: none"> • Not present, no report
	CA State 77th Assembly District, Member Brian Maienschein	Lance Witmondts representing. Lance.Witmondts@asm.ca.gov Not present, no report



RANCHO PEÑASQUITOS PLANNING BOARD Meeting Minutes

Wednesday, January 2, 2019 at 7:30 PM

Time	Item	Notes
	CA State Senate District 39, Senator Toni Atkins	Jason Weisz: representing. Jason.Weisz@sen.ca.gov Not present, no report
	US Congressman 52nd District, Scott Peters	Jason Bercovitch representing. Jason.Bercovitch@mail.house.gov Not present, no report
Business		
8: 10PM	Action Item	<p>Review and Approve PQ East MAD and the Park Village MAD Budgets – Erika Ferriera, City of San Diego</p> <p>Budget for FY2020 is mostly the same as previous year except for Landscaping areas which have essentially been raised a bit to reflect the increases in cost from the service providers for the same Service Level Agreement.</p> <p>Question about how to start a MAD: Answer: San Diego gov website has all the info about how to start a MAD. Phone: Erika Ferriera, 619.685.1325</p> <p>MSC: Corey Booker/ Mike Shoecraft Vote: 13/0/1/0</p> <p><i>Brian Reschke abstain due to missing the discussion period during the budget review.</i></p>
8: 30PM	Action Item	<p>Review and Approve Black Mountain Ranch South – Erika Ferriera, City of San Diego</p> <p>Discussion and Q&A around a variety of budget line items. Nothing seemed misaligned or misallocated by the RPPB.</p> <p>MSC: Geoffrey Patrick / Brian Reschke Vote: 14/0/0/0 PASS</p>



RANCHO PEÑASQUITOS PLANNING BOARD Meeting Minutes

Wednesday, January 2, 2019 at 7:30 PM

Time	Item	Notes
		<p>Review and Approve Torrey Highlands MAD Budgets – Erika Ferriera, City of San Diego</p> <p>Discussion and Q&A around a variety of budget line items. Nothing seemed misaligned or misallocated by the RPPB.</p> <p>The group met December 10 2018 to discuss priorities. New contract issued to Aztec. Tree services increased to \$40K. Getting bids for landscape architect.</p> <p><i>MSC: Pamela Blackwill / Steve Leffler</i> <i>Vote: 14/0/0/0</i> PASS</p>
8: 50PM	Action Item	<p>Approval of TelCom Project No. 571207, Crown Castle – Black Mountain Middle School; Neighborhood Use Permit/Neighborhood Development Permit, Process 2 – Jessica Gantzert, MD7, LLC</p> <p>Discussion and Q&A around the project. David Burnix, Crown Castle, representing.</p> <p>No issues with the project reported by the Wireless Telecom Committee chair (Joe Schmelzer)</p> <p><i>MSC: Corey Buckner / Joe Schmelzer</i> <i>Vote: 13/1/0/0</i> PASS</p>
9:00 PM	Action Item	<p>Approval for Writing Letter of Support for PQ Town Council's 2019 Fiesta – Thomas Clark</p> <p><i>MSC: Corey Booker / Darshana Patel</i> <i>Vote: 14/0/0/0</i> PASS</p>
9:15 PM	Reports	
	Chair Appointment	Thom Clark. Rppb.chair@gmail.com
		Appoint 2019 RPPB Election Committee Chair: Mike Shoecraft



RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes

Wednesday, January 2, 2019 at 7:30 PM

Time	Item	Notes
		Committee: Stephen Egbert, Brian Reschke, Jonathan Palinkas MSC: Thom Clark / Brian Reschke // 14/0/0/0 PASS
	Chair Report	Continue the discussion on the Preserve Project. Request to the board for additional comment for the letter to be written from the RPPB. TC to draft a letter based on the meeting minutes and notes taken. Junipers request to be on Land Use for February. Question from GP: Where do the official developer drawings come from and go to? Answer: They come from the developer to the project manager at the city and are forwarded to the RPPB Chair or Land Use Chair. Discussion about Planning Board Diversity. Request from the GJ for increased diversity (not directed at RPPB specifically). Request from Thom Clark for the RPPB to review the findings.
	Vice-Chair Report	Jon Becker. jbecker@projectdesign.com Not resent no report.
	Secretary Report	Joseph Schmelzer. rppb.secretary@gmail.com No report
9:30 PM	Standing Committee Reports	
	Land Use Committee	Alex Plishner: alex.plishner@calatl.com Not present to report.
	Wireless Communications Facilities	Joseph Schmelzer, Chair. No meeting, no report
	Ad Hoc Committee Reports	
	Media Communications / Website	Brooke Whalen
	Liaison and Organization Reports	



RANCHO PEÑASQUITOS PLANNING BOARD Meeting Minutes

Wednesday, January 2, 2019 at 7:30 PM

Time	Item	Notes
	Black Mountain Open Space Park	Mike Shoecraft
		No Meeting.
	Community Funds	Thom Clark
		No reporting until the city gets to the budget.
	MCAS Miramar CLF	Stephen Egbert
		Excellent holiday party at the Commander's house.
	PQ Fire Safe Council	Mike Shoecraft
		Meeting Jan 17 at 7PM to plan the year and elect officers. Location Latter-Day-Saints church.
	PQ Town Council	Jonathan Palinkas
		Letter of support for the middle school fun run. Gofundme set up for fireworks in July. Target: \$35K
	PQ Recreation Council	Steve Leffler
		Meeting December 13 th . Sienna's Playgarden equipment arriving soon. Canyonside totlot project is out to bid. Looking to fund the dog park concrete benches. The PQ Rec Council is closing the non-profit part of the organization, closing the bank accounts. Donated \$1800 to Town Council.
	Los Peñasquitos Canyon Preserve CAC	Joseph Schmelzer
		Nothing to report
	Park Village LMAD	Jon Becker
	Peñasquitos East LMAD	Geoffrey Patrick
		Budget for 2020 unanimously approved.
	Torrey Highlands LMAD	Sabrina Leitner
		Budget for 2020 unanimously approved.
	Black Mountain Ranch South MAD	Brian Reschke
		Nothing to report
	Transportation Agencies	Corey Buckner
		Commentary about the Park Village exit. It has two exits based on the negotiations between the RPPB and the developer when the intersection was built.
9:45 PM	Adjournment	



RANCHO PEÑASQUITOS PLANNING BOARD

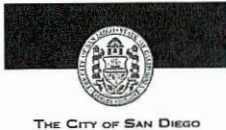
Meeting Minutes

Wednesday, January 2, 2019 at 7:30 PM

Time	Item	Notes
Note:	<p>Motions are recorded as follows:</p> <p>Vote count F/A/B/R</p>	<p>“MSC” =</p> <p>M = Motion made by</p> <p>S = Motion seconded by</p> <p>C = Conclusion (or results)</p> <p>F = For</p> <p>A = Against</p> <p>B = Abstain</p> <p>R = Recuse</p> <p>Example: 12/2/1/1 means 12 for, 2 against, 1, abstain, 1 recuse</p>

Committee Meetings	
Land Use Committee	
Wireless Facilities Meeting	

Future Meetings	
	Will be held at the Hotel Karlan (Doubletree Resort), same room as board meeting, 14455 Peñasquitos Drive.
	02/6/2019; 03/6/2019; 04/3/2019; 05/1/2019; 06/5/2019; 07/3/2019; 9/4/19; 10/2/2019; 11/6/2019; 12/4/2019



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

822676 - WCF Renewal

Project Address:

9291 Oviedo Street, San Diego, CA 92129 (APN: 312-050-02-00)

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

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

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

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

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

Project Title: 822676 - WCF Renewal	Project No. (For City Use Only)
-----------------------------------------------	----------------------------------------

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
 Poway Unified School District, a public agency

Owner Tenant/Lessee

Street Address:
 13626 Twin Peaks Rd.

City/State/Zip:
 Poway / CA / 92064

Phone No: _____ Fax No: _____
 (858) 521-2800

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

Title (type or print):
Director, Facilities Maintenance + Ops

Signature: *Chad Koster* Date: 7/27/17

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____



©2018 Google Maps



EXISTING



PROPOSED

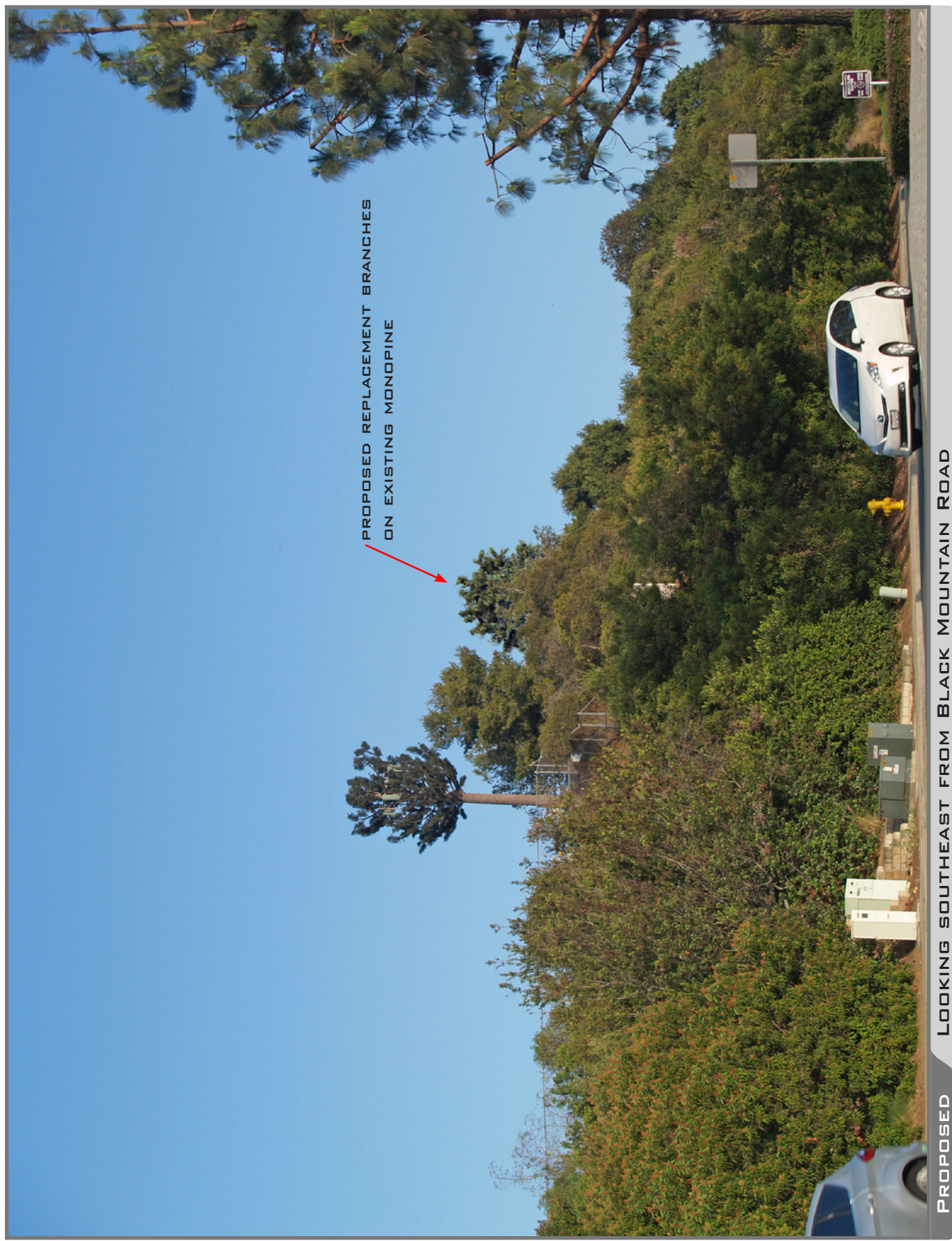
LOOKING NORTHEAST FROM BLACK MOUNTAIN ROAD



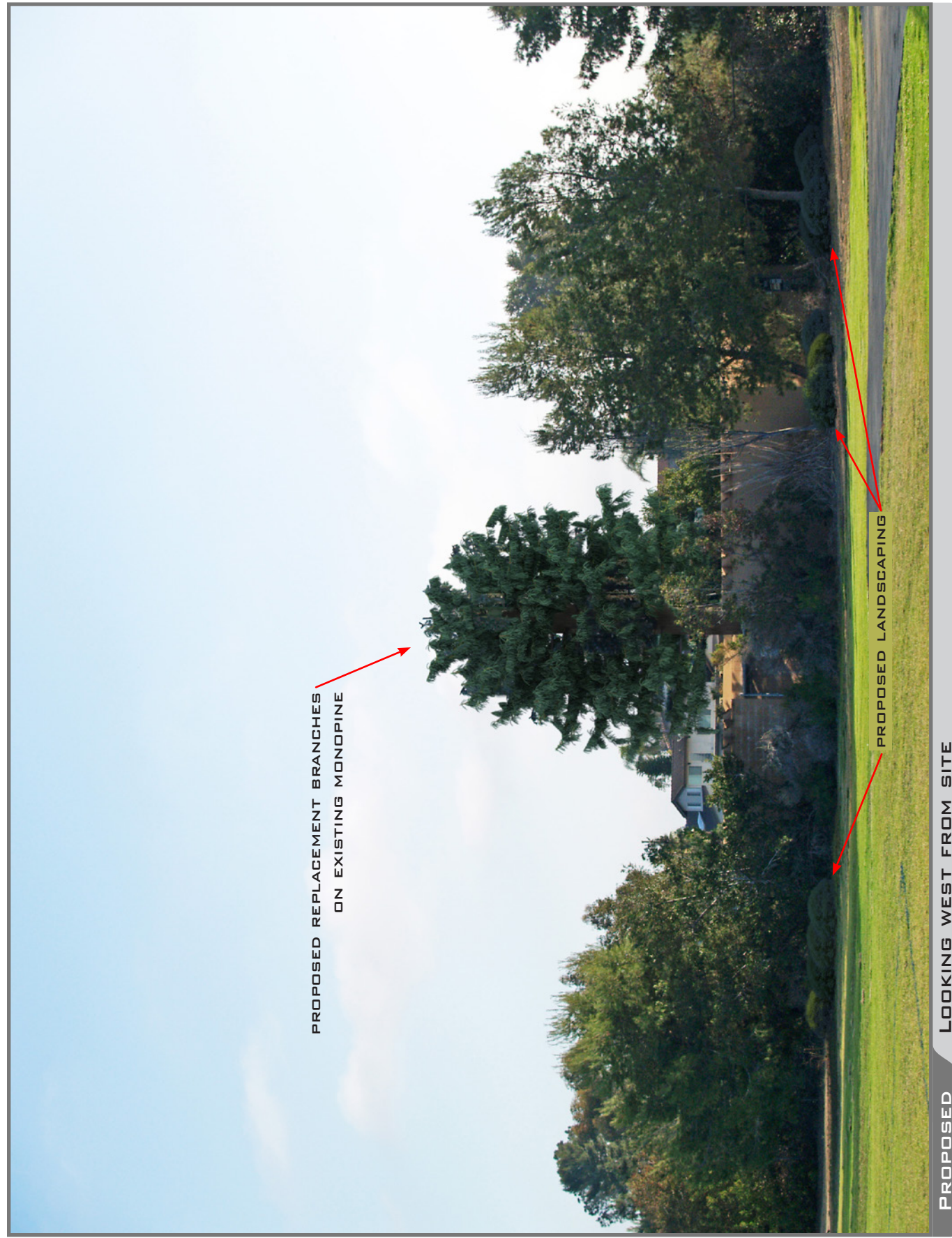
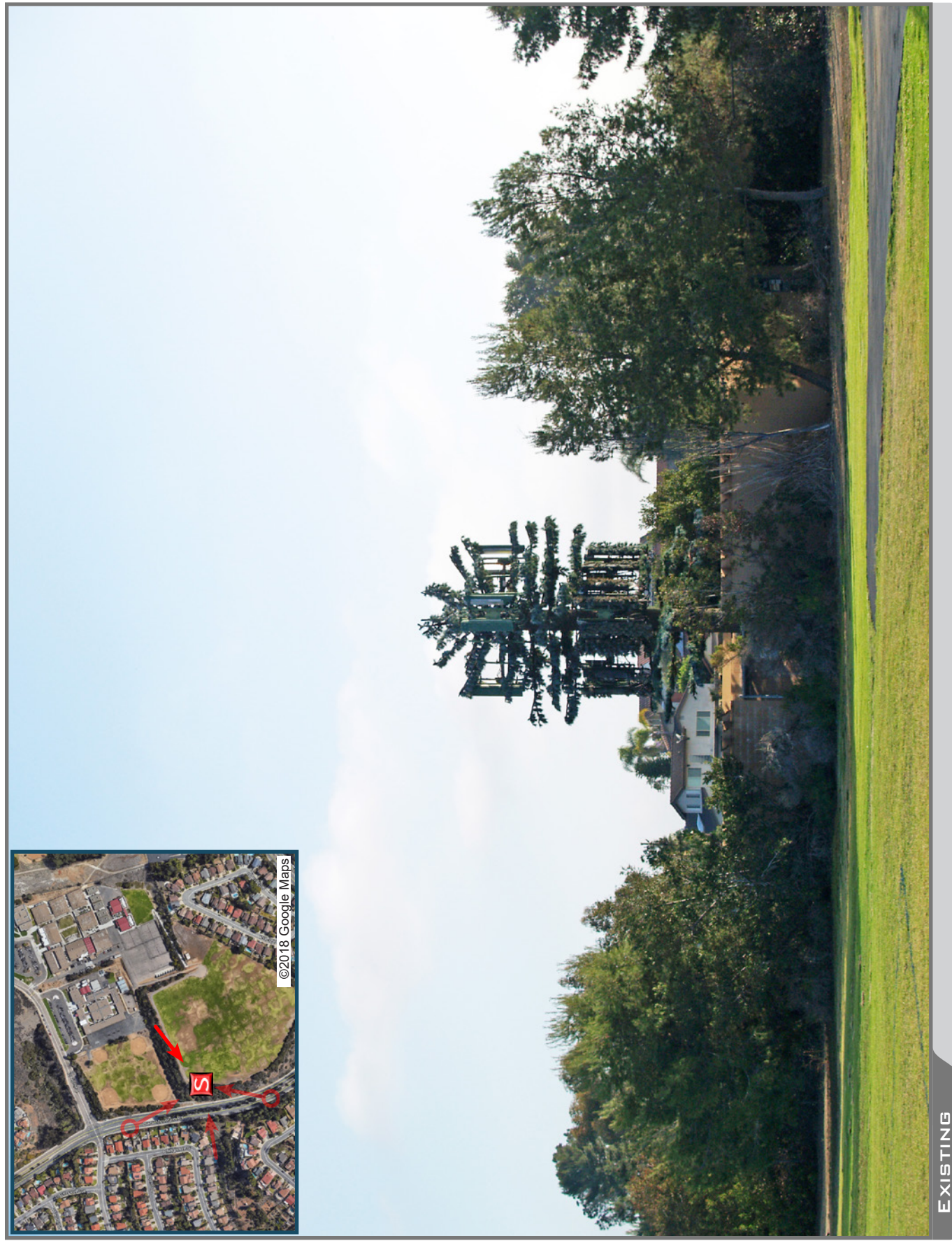
LOOKING EAST ACROSS BLACK MOUNTAIN ROAD



EXISTING



PROPOSED LOOKING SOUTHEAST FROM BLACK MOUNTAIN ROAD



LOOKING WEST FROM SITE



**822676 BLACK MOUNTAIN MIDDLE SCHOOL
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
STEALTH POLE**

**LATITUDE: 32° 58' 00.00" N
LONGITUDE: -117° 07' 41.4" W**

DRAWING INDEX

- T-1: TITLE SHEET
- A-1: OVERALL SITE PLAN
- A-2: ENLARGED SITE PLAN
- A-3: EXISTING EQUIPMENT LAYOUT
- A-4: PROPOSED NORTH AND WEST ELEVATIONS
- A-5: PROPOSED SOUTH AND EAST ELEVATIONS
- A-6: EXISTING T-MOBILE ANTENNA LAYOUT
- A-7: EXISTING AT&T ANTENNA LAYOUT
- L-1: LANDSCAPE PLAN
- D-1: DETAILS
- D-2: DETAILS



PLANS PREPARED BY:



MD7, LLC
11824 Jollyville Road
Suite 302
Austin, Texas 78759
512-366-3747

MD7 PROJECT NUMBER: 822676		
DRAWN BY:	CHECKED BY:	
TRS	SN	
REV.	DATE	ISSUED FOR
△	04/01/19	PLANNING COMMENTS
△	03/06/19	PLANNING COMMENTS
△	11/30/18	PLANNING COMMENTS
△	06/20/18	PLANNING COMMENTS
1	08/17/17	ZONING DOCS
0	01/19/18	CLIENT REVISIONS

All drawings and written material contained herein may not be duplicated, used or disclosed without the written consent of the architect.

FOR SUBMITTAL



DATE: 03/06/19

SITE INFORMATION:
SITE NAME:
BLACK MOUNTAIN MIDDLE SCHOOL
SITE ADDRESS:
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SHEET TITLE:

PROJECT TEAM

APPLICANT AGENT:
NAME: MD7, LLC
ADDRESS: 10590 WEST OCEAN AIR DR. SUITE 300 SAN DIEGO, CA 92130
CONTACT: DAVID BRUINIX
PHONE: (858) 964-7459
EMAIL: DBRUINIX@MD7.COM

PROPERTY OWNER:
NAME: POWAY UNIFIED SCHOOL DISTRICT, (A PUBLIC AGENCY)
ADDRESS: 13626 TWIN PEAKS RD POWAY, CA 92064
PHONE: (858) 521-2800

ARCHITECT / PROJECT CONTACT:
NAME: MD7, LLC
ADDRESS: 11824 JOLLYVILLE RD. SUITE 302 AUSTIN, TX 78759
ARCHITECT: MARIO MARTINEZ
CONTACT: CARLOS CASTREJON
PHONE: (949) 333-0738
EMAIL: CCASTREJON@MD7.COM

APPLICANT:
NAME: CCTMO LLC.
ADDRESS: 200 SPECTRUM IRVINE, CA 92618
CONTACT: ALIDA MONTIEL
PHONE: (949) 930-4656
EMAIL: ALIDA.MONTIEL@CROWNCastle.COM

DESIGN CRITERIA / CODE ANALYSIS

CALIFORNIA STATE CODE COMPLIANCE:
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY SAN DIEGO COUNTY:
- CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25) 2016
- 2016 CALIFORNIA BUILDING CODE AND LOCAL BUILDING CODE
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- ANSI/EIA-222

THE WIRELESS COMMUNICATIONS FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATIONS ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL AGENCIES.

PROPERTY INFORMATION:
JURISDICTION: CITY OF SAN DIEGO
OCCUPANCY: U (UNMANNED TELECOMMUNICATIONS CELL SITE)
CONSTRUCTION TYPE: VB
CURRENT ZONING: RS-1-14
TOWER HEIGHT: 35'-0"
ACRES: 44.8 ACRES
LEGAL DESCRIPTION: LOT 2, PEÑASQUITOS SCHOOL SITE PER MAP NO. 7582

LEASE AREA: ± 1140 SQ. FT. (EXISTING)
PARCEL NUMBER(S): 312-050-02-00

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS DO NOT APPLY PER 2016 CALIFORNIA BUILDING CODE.

PROJECT SUMMARY

THESE DRAWINGS REFLECT THE AS-BUILT CONDITIONS OF THE EXISTING WIRELESS COMMUNICATIONS FACILITY (WCF) SITE ALONG WITH A PROPOSED REBRANCHING OF THE WCF TO REPLACE ALL EXISTING BRANCHES WITH SIXTY-FIVE (65) NEW BRANCHES ATTACHED TO THE MONOPINE POLE AND THIRTY (30) NEW BRANCHES MOUNTED TO THE ANTENNA ARMS.

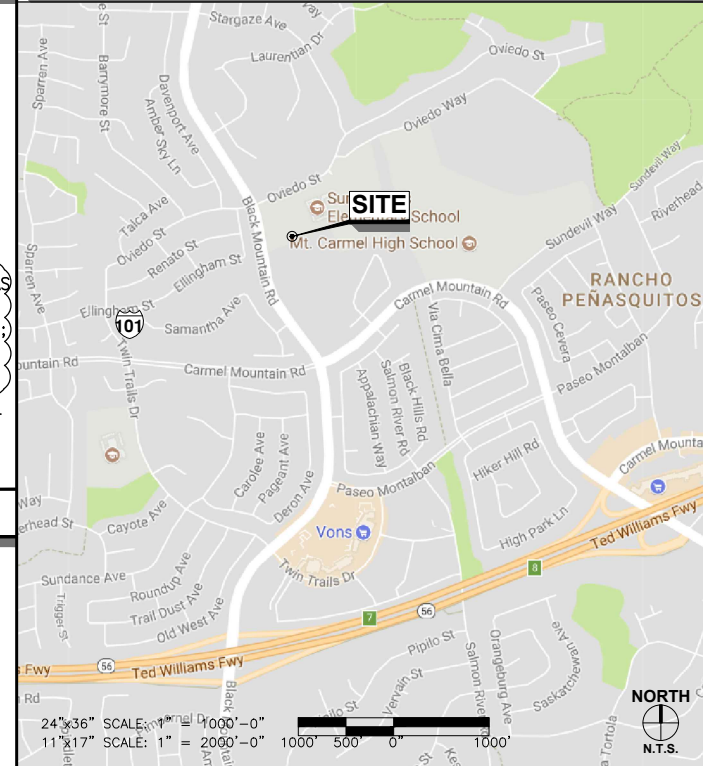
EXISTING WIRELESS COMMUNICATIONS FACILITY APPROVED UNDER NUP 520534 AND CUP 520535:

- 35'-0" MONOPINE
- T-MOBILE POLE MOUNTED EQUIPMENT AT 30'-0" CENTERLINE (HXWXD): (6) ANTENNA (ERICSSON AIR21)(4'8"x12"x7.9"); (3) TMA (ERICSSON KRY 112 144/1)(6.9"x6.1"x2.8")
- AT&T POLE MOUNTED EQUIPMENT AT 20'-8" CENTERLINE (HXWXD): (3) ANTENNAS (POWERWAVE 7750)(55"x11"x4"); (6) ANTENNAS (KATHREIN 80010864)(55.2X14.8X6.7); (3) ANTENNAS (KATHREIN 80010764)(52.0X11.8X5.7); (12) TMA (ERICSSON KRY 112 75/1) (6.9"x6.1"x2.8"); (3) TTA (POWERWAVE TTAW-07BP111-001) (9.9"x6.7"x5.4")
- TWO (2) 8'-FOOT HIGH CONCRETE BLOCK ENCLOSURES, EACH MEASURING 20'-0"x23'-6" AND CONTAINING THE ASSOCIATED GROUND EQUIPMENT FOR AT&T (NORTH) OR T-MOBILE (SOUTH)

DRIVING DIRECTIONS

FROM LOS ANGELES INTERNATIONAL AIRPORT,
1 WORLD WAY, LOS ANGELES, CA 90045:
1. GET ON I-105 E FROM VICKSBURG AVE, S SEPULVEDA 6 MIN (1.9 MI)
2. CONTINUE ON I-105 E TO BLACK MOUNTAIN DR IN SAN DIEGO. 1 HR 49 MIN (117 MI)
3. FOLLOW BLACK MOUNTAIN DRIVE TO OVIEDO STREET. 4 MIN (1.3 MI)
4. ENTER SCHOOL ON RIGHT. PROCEED TO BACK OF PROPERTY ON RIGHT.
5. SITE ACCESS ROAD AT BACK OF SCHOOL PARKING LOT.

LOCATION MAP



DRAWING SYMBOLS

△ ELEVATION NUMBER SHEET NUMBER FOR ELEVATION
△ REVISION
△ REFERENCE SYMBOL FOR ELECTRICAL FOR ADDITIONAL SYMBOLS
△ DETAIL NUMBER SHEET NUMBER FOR DETAIL

CONFIDENTIAL AND PROPRIETARY

NOT FOR DISCLOSURE OUTSIDE CROWN CASTLE WITHOUT WRITTEN PERMISSION.

UTILITY PROVIDERS

UTILITIES:
POWER COMPANY: SCE (800) 432-8407
TELEPHONE COMPANY: VERIZON (626) 813-4511
DIG ALERT: Know what's below. CALL before you dig. CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG.

APPROVALS

OWNER REP _____ DATE _____ RF ENGINEER _____
CONSTRUCTION _____ DATE _____ SITE ACQUISITION _____

TITLE SHEET
SHEET NUMBER:
T-1



PLANS PREPARED BY:



MD7, LLC
11824 Jollyville Road
Suite 302
Austin, Texas 78759
512-366-3747

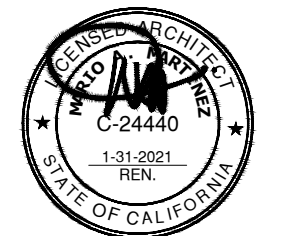
MD7 PROJECT NUMBER:
822676

DRAWN BY: TRS CHECKED BY: SN

REV.	DATE	ISSUED FOR
Δ	04/01/19	PLANNING COMMENTS
Δ	03/06/19	PLANNING COMMENTS
Δ	11/30/18	PLANNING COMMENTS
Δ	06/20/18	PLANNING COMMENTS
1	08/17/17	ZONING DOCS
0	01/19/18	CLIENT REVISIONS

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FOR SUBMITTAL



DATE: 03/06/19

SITE INFORMATION:

SITE NAME:
BLACK MOUNTAIN MIDDLE SCHOOL

SITE ADDRESS:
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

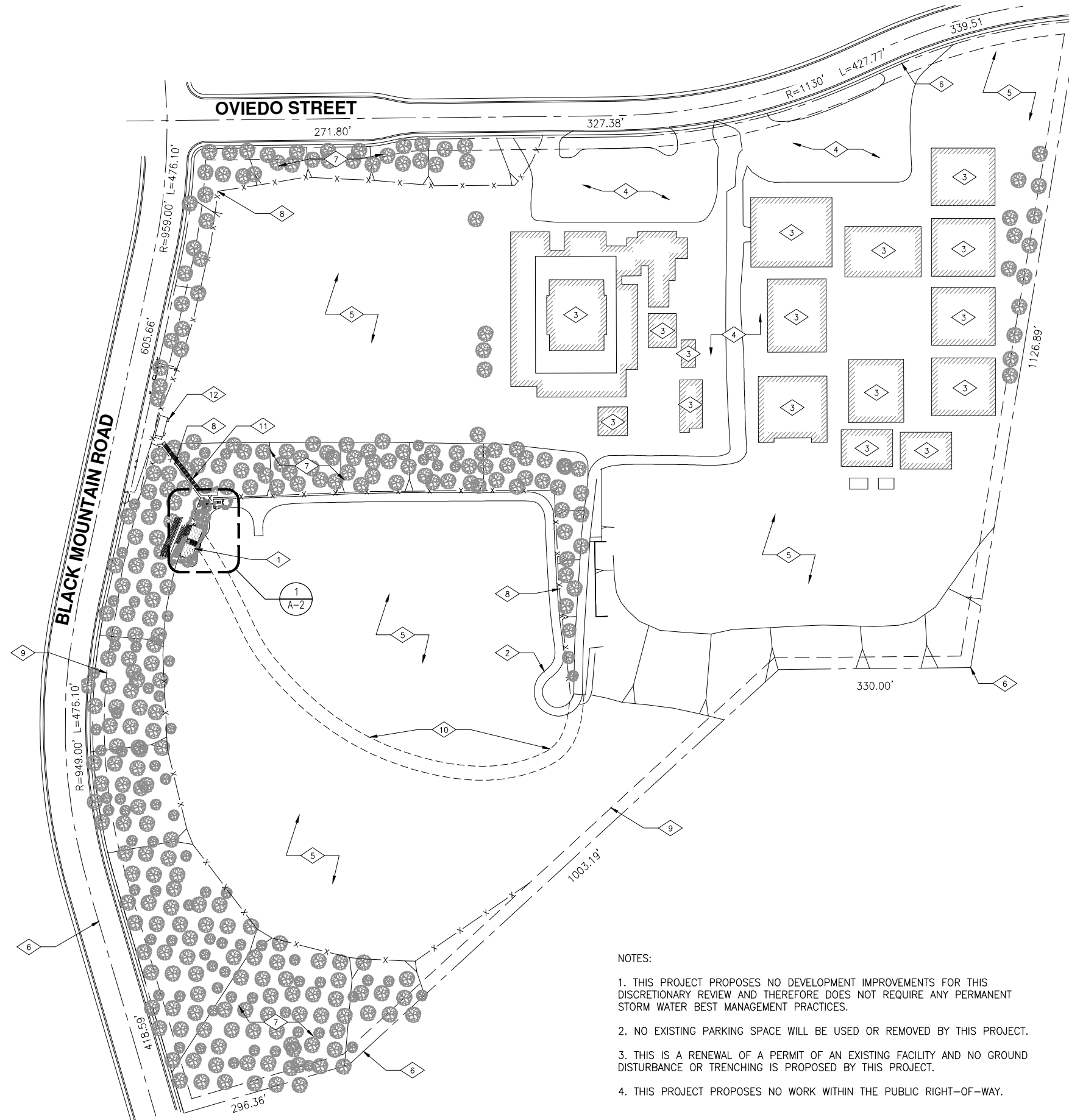
A-1

KEYED NOTES

- 1 EXISTING TELECOMMUNICATION TOWER & EQUIPMENT WITHIN EXISTING LEASE AREA.
- 2 EXISTING ACCESS ROAD
- 3 EXISTING BUILDING
- 4 EXISTING PARKING LOT
- 5 EXISTING LANDSCAPE
- 6 EXISTING PROPERTY LINE
- 7 EXISTING TREE
- 8 EXISTING FENCE
- 9 EXISTING SET BACK
- 10 EXISTING (GRASS) FIRE TRUCK ACCESS PATH
- 11 EXISTING STAIRS
- 12 EXISTING EQUIPMENT SHELTER

LEGEND

- EXISTING PROPERTY LINE
- X LIGHT STANDARD
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- ⊠ GAS METER
- TELEPHONE RISER
- EXISTING BUSH
- EXISTING TREE
- TRAFFIC FLOW ARROW
- FIRE HYDRANT
- FIRE STAND PIPE
- ⊕ CATCH BASIN
- ⊕ SIGN
- BOLLARD
- 234.21 SPOT ELEVATION
- ⊠ EXISTING TRANSFORMER
- ⊠ EXISTING TRAFFIC SIGN

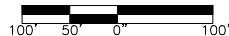


NOTES:

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

1 OVERALL SITE PLAN

24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"





PLANS PREPARED BY:



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11824 Jollyville Road
Suite 302
Austin, Texas 78759
512-366-3747

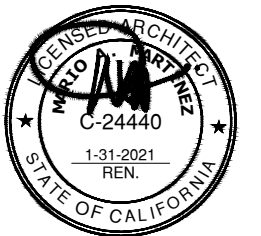
MD7 PROJECT NUMBER:
822676

DRAWN BY: TRS CHECKED BY: SN

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FOR SUBMITTAL



DATE: 03/06/19

SITE INFORMATION:

SITE NAME:
BLACK MOUNTAIN MIDDLE SCHOOL

SITE ADDRESS:
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:

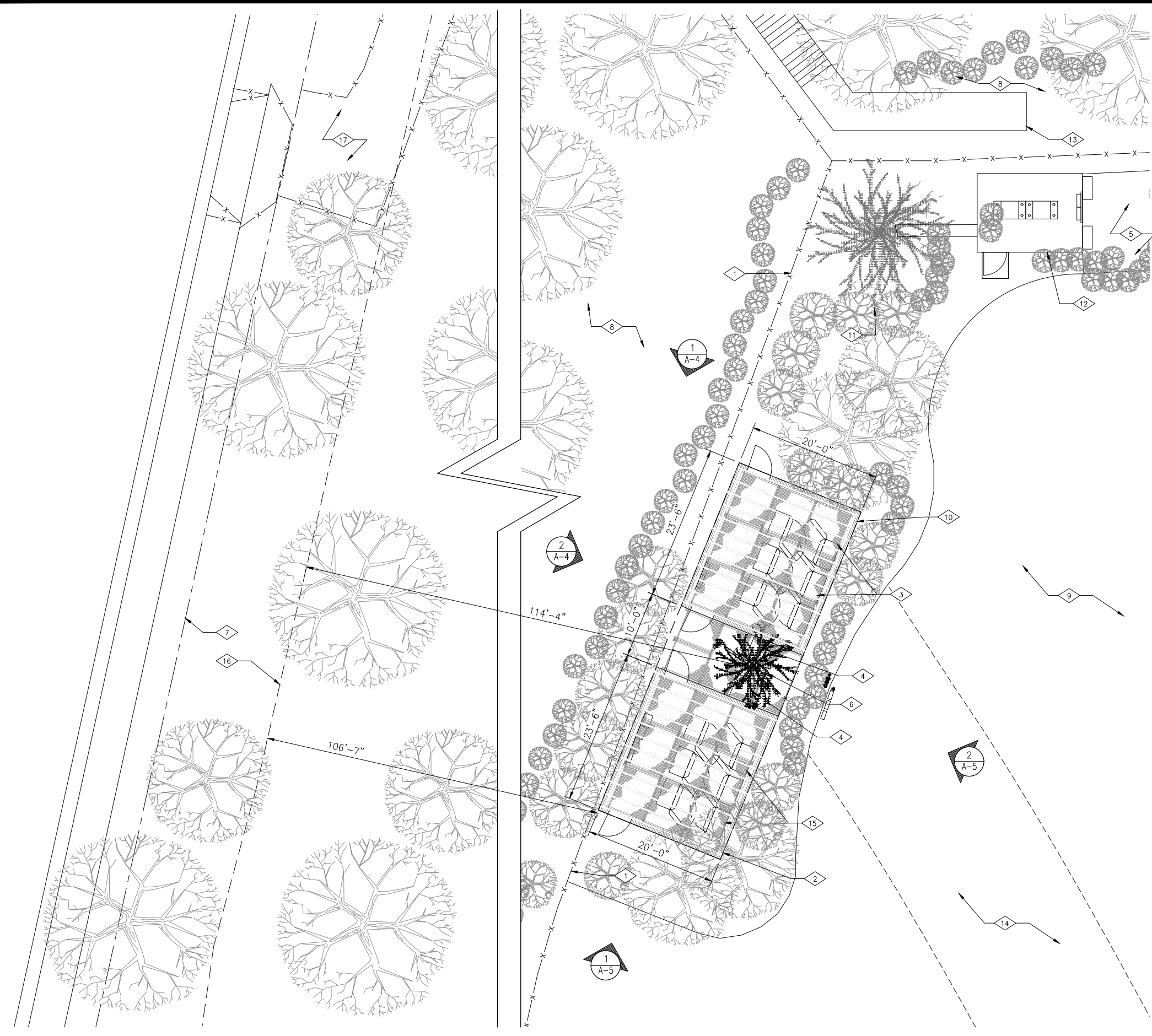
ENLARGED SITE PLAN

SHEET NUMBER:

A-2

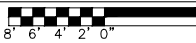
KEYED NOTES

- 1 EXISTING FENCE
- 2 EXISTING T-MOBILE 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHAIN LINK COVER
- 3 EXISTING AT&T BTS EQUIPMENT CABINET (TYP. 6)
- 4 EXISTING ICE BRIDGE
- 5 EXISTING ACCESS ROAD
- 6 EXISTING MONOPINE STEALTH POLE (AT&T AND T-MOBILE)
- 7 EXISTING PROPERTY LINE
- 8 EXISTING TREE, TYPICAL
- 9 EXISTING LANDSCAPE
- 10 EXISTING AT&T 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHAIN LINK COVER
- 11 EXISTING MONOPINE STEALTH POLE-OTHER (OUTSIDE SCOPE OF THIS RENEWAL APPLICATION)
- 12 EXISTING SPLIT FACE CONCRETE BLOCK ENCLOSURE- OTHER (OUTSIDE SCOPE OF RENEWAL APPLICATION)
- 13 EXISTING STAIRS
- 14 EXISTING GRASS FIRE TRUCK ACCESS PATH
- 15 EXISTING T-MOBILE BTS EQUIPMENT CABINETS (TYP. 6)
- 16 EXISTING SETBACK
- 17 EXISTING ASPHALT DRIVEWAY



1 A-2 ENLARGED SITE PLAN

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"





PLANS PREPARED BY:



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11824 Jollyville Road
Suite 302
Austin, Texas 78759
512-366-3747

MD7 PROJECT NUMBER:

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DRAWN BY: TRS CHECKED BY: SN

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DATE: 03/06/19

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SITE NAME:

BLACK MOUNTAIN MIDDLE SCHOOL

SITE ADDRESS:
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:

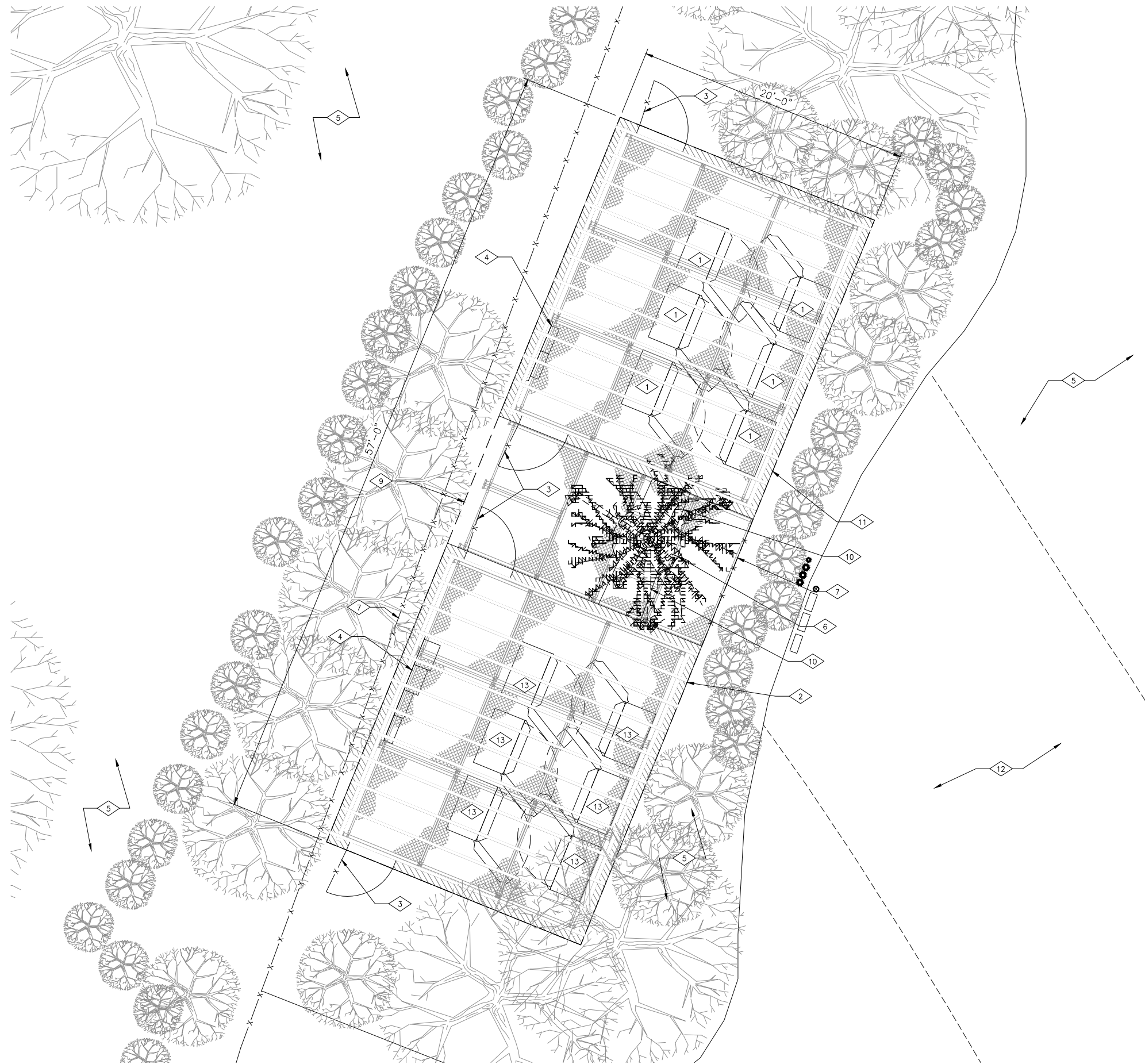
EXISTING EQUIPMENT LAYOUT

SHEET NUMBER:

A-3

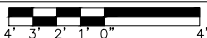
KEYED NOTES

- 1 EXISTING AT&T BTS EQUIPMENT CABINET (TYP. 6)
- 2 EXISTING T-MOBILE 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHAIN LINK COVER
- 3 EXISTING ACCESS GATE
- 4 EXISTING WALL MOUNTED EQUIPMENT
- 5 EXISTING LANDSCAPE
- 6 EXISTING STEALTH MONOPINE
- 7 EXISTING FENCE
- 8 EXISTING GRASS FIELD
- 9 EXISTING 20'-0" X 57'-0" LEASE AREA
- 10 EXISTING ICE BRIDGE
- 11 EXISTING AT&T 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHAIN LINK COVER
- 12 EXISTING GRASS FIRE TRUCK ACCESS PATH
- 13 EXISTING T-MOBILE BTS EQUIPMENT CABINETS (TYP. 6)



1
A-3
EXISTING EQUIPMENT LAYOUT

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"





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BLACK MOUNTAIN MIDDLE SCHOOL

SITE ADDRESS:
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:

PROPOSED NORTH AND WEST ELEVATIONS

SHEET NUMBER:

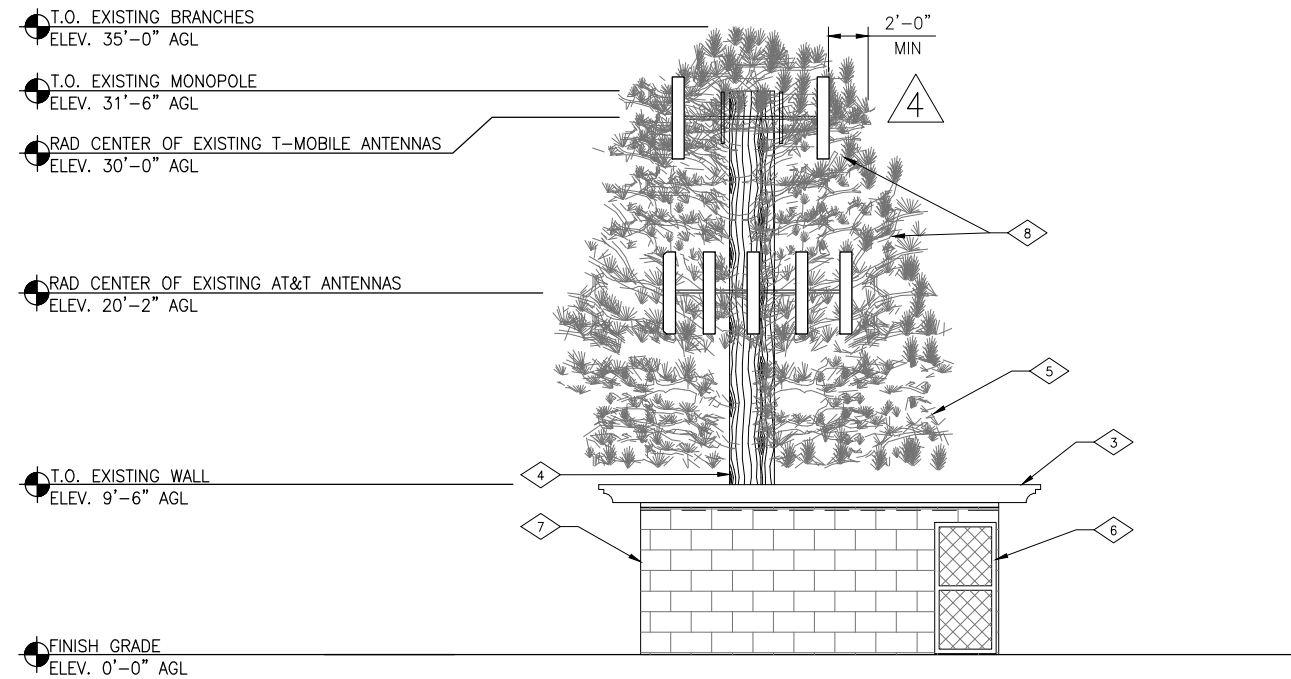


KEYED NOTES

- ① EXISTING ICE BRIDGE
- ② EXISTING FENCE
- ③ EXISTING WOOD TRELLIS
- ④ EXISTING MONOPINE
- ⑤ EXISTING MONOPINE FOLIAGE
- ⑥ EXISTING ACCESS GATE
- ⑦ EXISTING AT&T 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHAIN LINK COVER.
- ⑧ EXISTING ANTENNAS
- ⑨ EXISTING T-MOBILE 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHAIN LINK COVER

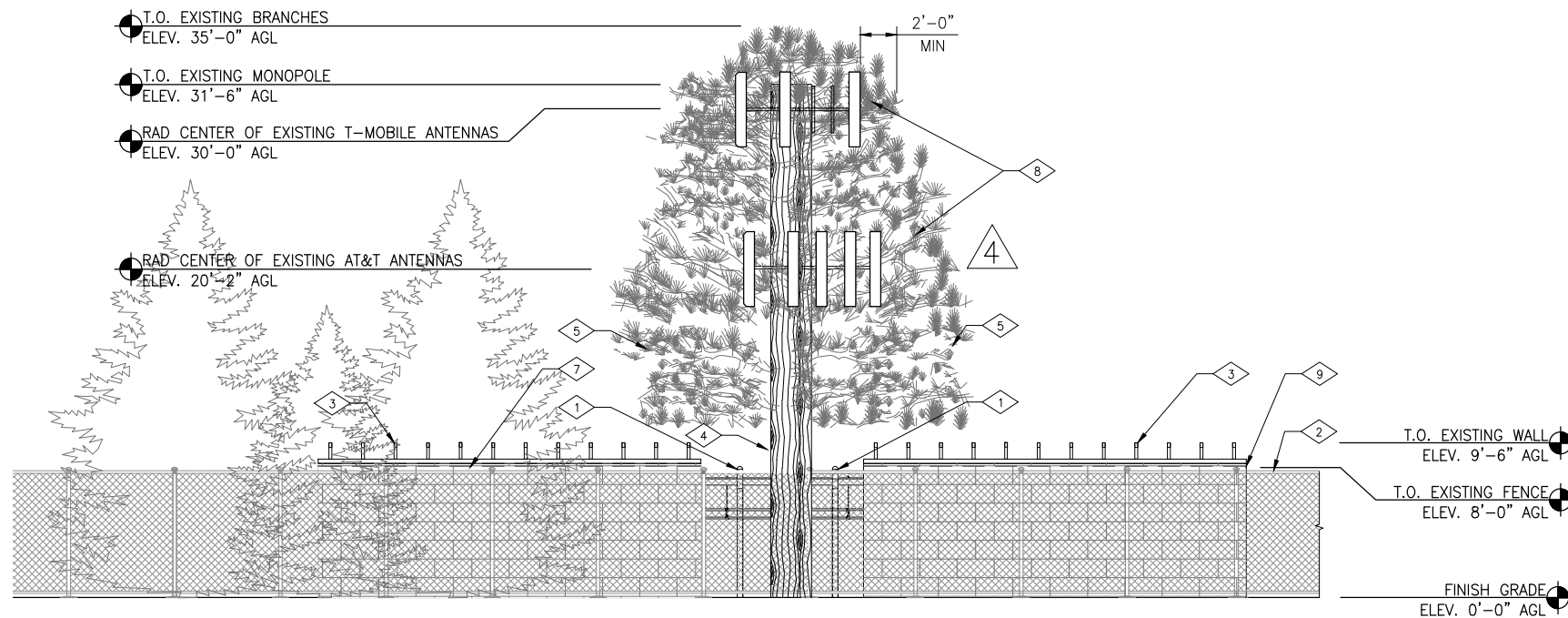
NOTES

1. APPLICANT TO REMOVE ALL EXISTING BRANCHES AND REPLACE WITH SIXTY-FIVE (65) NEW BRANCHES ATTACHED TO THE MONOPINE TRUNK AND THIRTY (30) NEW BRANCHES MOUNTED TO THE ANTENNA ARMS.
2. ALL BRANCHES SHALL BE CAST WITH AN INTERNAL STRUCTURAL FRAME.
3. ALL BRANCHES SHALL BE SOMEWHAT THREE-DIMENSIONAL, AND NOT FLAT FROM ANY VIEW.
4. MINIMUM BRANCH DENSITY SHALL BE 4 BRANCHES PER FOOT.
5. ALL BRANCHES AT THE ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE VERTICAL FACE OF EACH ANTENNA.



1 PROPOSED NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'



2 PROPOSED WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'



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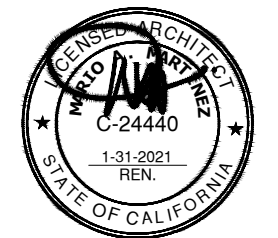
MD7 PROJECT NUMBER:
822676

DRAWN BY: TRS CHECKED BY: SN

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FOR SUBMITTAL



DATE: 03/06/19

SITE INFORMATION:

SITE NAME:
BLACK MOUNTAIN MIDDLE SCHOOL

SITE ADDRESS:
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:

PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NUMBER:

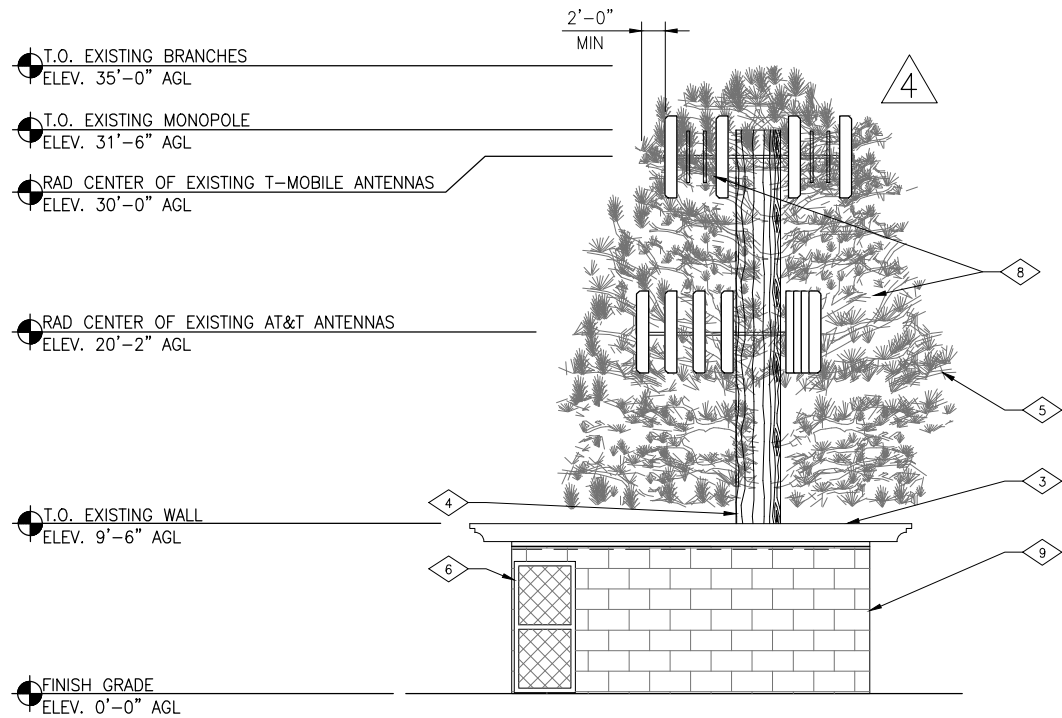
3 **A-5**

KEYED NOTES

- ◇ 1 EXISTING ICE BRIDGE
- ◇ 2 EXISTING FENCE
- ◇ 3 EXISTING WOOD TRELLIS
- ◇ 4 EXISTING MONOPINE
- ◇ 5 EXISTING MONOPINE FOLIAGE
- ◇ 6 EXISTING ACCESS GATE
- ◇ 7 EXISTING AT&T 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHAIN LINK COVER.
- ◇ 8 EXISTING ANTENNAS
- ◇ 9 EXISTING T-MOBILE 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHAIN LINK COVER

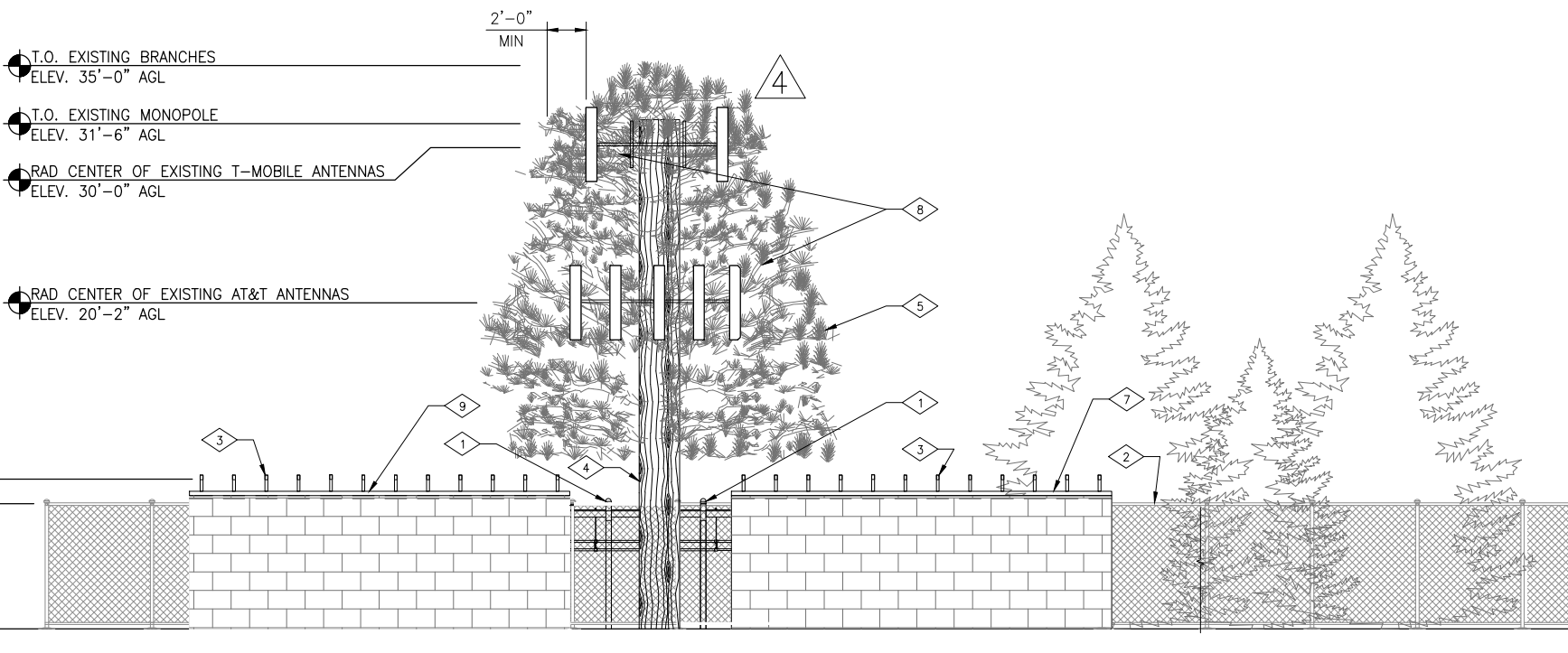
NOTES

1. APPLICANT TO REMOVE ALL EXISTING BRANCHES AND REPLACE WITH SIXTY-FIVE (65) NEW BRANCHES ATTACHED TO THE MONOPINE TRUNK AND THIRTY (30) NEW BRANCHES MOUNTED TO THE ANTENNA ARMS.
2. ALL BRANCHES SHALL BE CAST WITH AN INTERNAL STRUCTURAL FRAME.
3. ALL BRANCHES SHALL BE SOMEWHAT THREE-DIMENSIONAL, AND NOT FLAT FROM ANY VIEW.
4. MINIMUM BRANCH DENSITY SHALL BE 4 BRANCHES PER FOOT.
5. ALL BRANCHES AT THE ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE VERTICAL FACE OF EACH ANTENNA.



1 **PROPOSED SOUTH ELEVATION**

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0' 4'



2 **PROPOSED EAST ELEVATION**

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0' 4'



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512-366-3747

MD7 PROJECT NUMBER:
822676

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FOR SUBMITTAL



DATE: 03/06/19

SITE INFORMATION:

SITE NAME:
BLACK MOUNTAIN MIDDLE SCHOOL

SITE ADDRESS:
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:

EXISTING T-MOBILE ANTENNA LAYOUT

SHEET NUMBER:

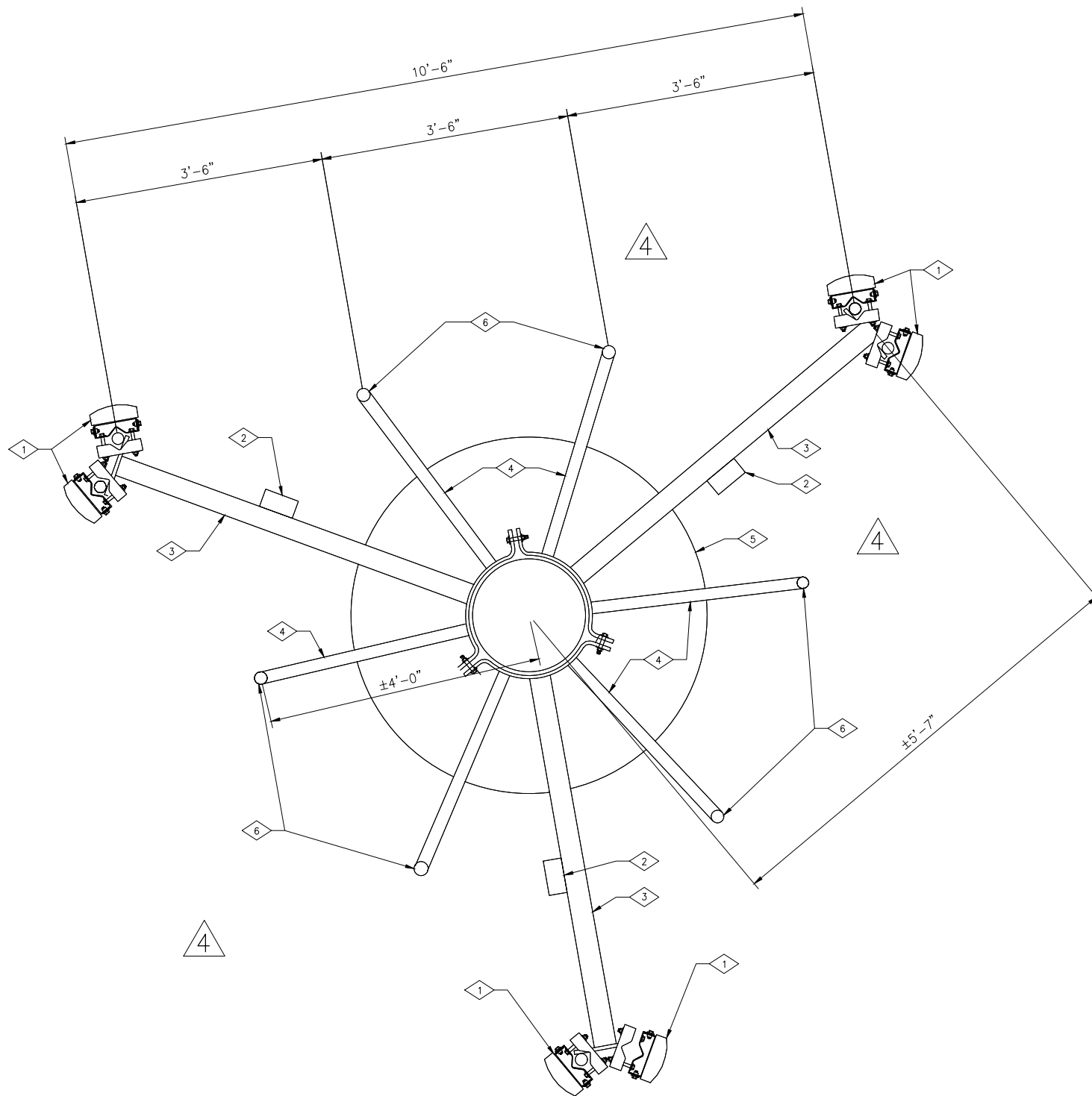
3 **A-6**

KEYED NOTES

- ◇ 1 EXISTING ANTENNA (ERICSSON AIR 21: 4'7"Hx12"Wx7.9"D) (6 TOTAL, 2 PER SECTOR). REFER TO SHEET D-1 DETAILS 1, 2, 3, AND 6.
- ◇ 2 EXISTING TMA (ERICSSON KRY 112 144/1: 6.9"Hx6.1"Wx2.8"D) (3 TOTAL, 1 PER SECTOR). REFER TO SHEET D-1 DETAILS 3 AND 7.
- ◇ 3 EXISTING ±5'-7" SUPPORT ARM
- ◇ 4 EXISTING ±4'-0" SUPPORT ARM
- ◇ 5 EXISTING MONOPINE CONCRETE FOOTING
- ◇ 6 EXISTING EMPTY MOUNTS △ 4

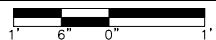
NOTES

1. MONOPINE BRANCHES / FRONDS NOT SHOWN FOR CLARITY
2. ALL ANTENNAS AND ASSOCIATED COMPONENTS AND EQUIPMENT ARE LOCATED WITHIN STEALTHING SOCKS.
3. APPLICANT TO REMOVE ALL EXISTING BRANCHES AND REPLACE WITH SIXTY-FIVE (65) NEW BRANCHES ATTACHED TO THE MONOPINE TRUNK AND THIRTY (30) NEW BRANCHES MOUNTED TO THE ANTENNA ARMS.
4. ALL BRANCHES SHALL BE CAST WITH AN INTERNAL STRUCTURAL FRAME.
5. ALL BRANCHES SHALL BE SOMEWHAT THREE-DIMENSIONAL, AND NOT FLAT FROM ANY VIEW.
6. MINIMUM BRANCH DENSITY SHALL BE 4 BRANCHES PER FOOT.
7. ALL BRANCHES AT THE ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE VERTICAL FACE OF EACH ANTENNA.



EXISTING/PROPOSED T-MOBILE ANTENNA LAYOUT (30'-0" RAD CENTER)

24"x36" SCALE: 1" = 1'-0"
11"x17" SCALE: 1/2" = 1'-0"





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Suite 302
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512-366-3747

MD7 PROJECT NUMBER:

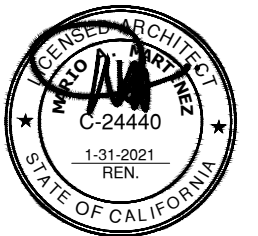
822676

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FOR SUBMITTAL



DATE: 03/06/19

SITE INFORMATION:

SITE NAME:

**BLACK MOUNTAIN
MIDDLE SCHOOL**

SITE ADDRESS:
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:

EXISTING AT&T
ANTENNA LAYOUT

SHEET NUMBER:

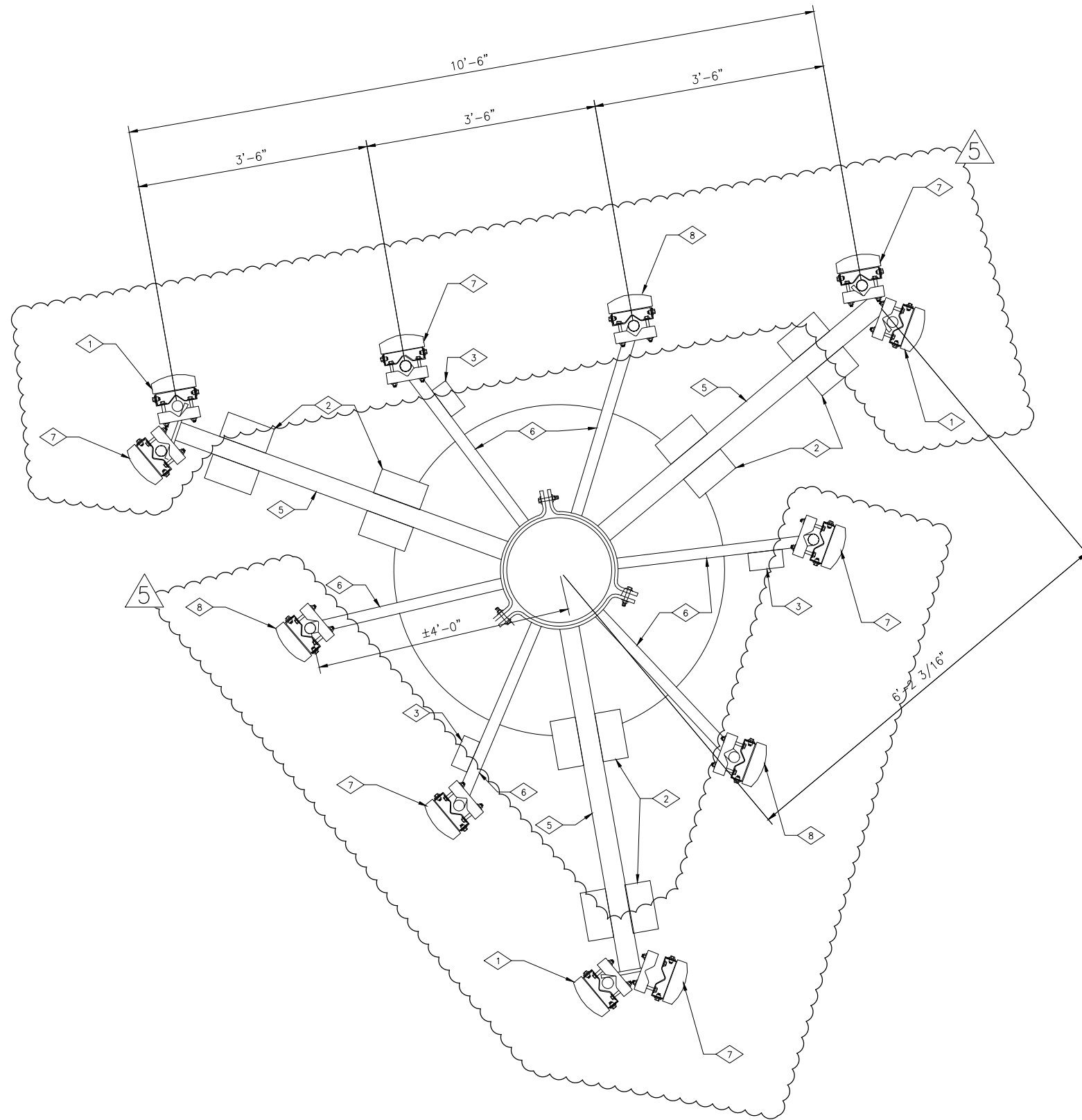
A-7

KEYED NOTES

- ① EXISTING ANTENNA (POWERWAVE 7750: 55"Hx11"Wx4"D) (3 TOTAL, 1 PER SECTOR). REFER TO SHEET D-1 DETAILS 1, 2, 3 & 5.
- ② EXISTING TMA (ERICSSON KY 112 75/1: 6.9"Hx6.1"Wx2.8"D) (12 TOTAL, 4 PER SECTOR). REFER TO SHEET D-1 DETAILS 3 & 8.
- ③ EXISTING TTA (POWERWAVE TTAW-07BP11-001: 9.9"Hx6.7"Wx5.4"D) (3 TOTAL, 1 PER SECTOR). REFER TO SHEET D-1 DETAILS 3 & 4.
- ④ EXISTING MONOPINE CONCRETE FOOTING
- ⑤ EXISTING ±5'-7" SUPPORT ARM
- ⑥ EXISTING ±4'-0" SUPPORT ARM
- ⑦ EXISTING ANTENNA (KATHREIN 80010864: 55.2"x14.8"x6.7") (6 TOTAL, 2 PER SECTOR). REFER TO SHEET D-1 DETAILS 1, 2, 3 & SHEET D-2 DETAIL 1.
- ⑧ EXISTING ANTENNA (KATHREIN 80010764: 52.0"x11.8"x5.7") (3 TOTAL, 1 PER SECTOR). REFER TO SHEET D-1 DETAILS 1, 2, 3 & SHEET D-2 DETAIL 2.

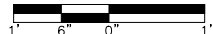
NOTES

1. MONOPINE BRANCHES / FRONDS NOT SHOWN FOR CLARITY
2. ALL ANTENNAS AND ASSOCIATED COMPONENTS AND EQUIPMENT ARE LOCATED WITHIN STEALTHING SOCKS.
3. APPLICANT TO REMOVE ALL EXISTING BRANCHES AND REPLACE WITH SIXTY-FIVE (65) NEW BRANCHES ATTACHED TO THE MONOPINE TRUNK AND THIRTY (30) NEW BRANCHES MOUNTED TO THE ANTENNA ARMS.
4. ALL BRANCHES SHALL BE CAST WITH AN INTERNAL STRUCTURAL FRAME.
5. ALL BRANCHES SHALL BE SOMEWHAT THREE-DIMENSIONAL, AND NOT FLAT FROM ANY VIEW.
6. MINIMUM BRANCH DENSITY SHALL BE 4 BRANCHES PER FOOT.
7. ALL BRANCHES AT THE ANTENNA LEVEL WILL EXTEND A MINIMUM OF 24" BEYOND THE VERTICAL FACE OF EACH ANTENNA.



EXISTING/PROPOSED AT&T ANTENNA LAYOUT (20'-8" RAD CENTER)

24"x36" SCALE: 1" = 1'-0"
11"x17" SCALE: 1/2" = 1'-0"





PLANS PREPARED BY:



MD7, LLC
11824 Jollyville Road
Suite 302
Austin, Texas 78759
512-366-3747

MD7 PROJECT NUMBER: 822676		
DRAWN BY: TRS	CHECKED BY: SN	
REV.	DATE	ISSUED FOR
△	04/01/19	PLANNING COMMENTS
△	03/06/19	PLANNING COMMENTS
△	11/30/18	PLANNING COMMENTS
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1	08/17/17	ZONING DOCS
0	01/19/18	CLIENT REVISIONS

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FOR SUBMITTAL



DATE: 03/06/19

SITE INFORMATION:
SITE NAME:
BLACK MOUNTAIN MIDDLE SCHOOL
SITE ADDRESS:
9291 OVIEDO STREET
SAN DIEGO, CALIFORNIA 92129
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

KEYED NOTES

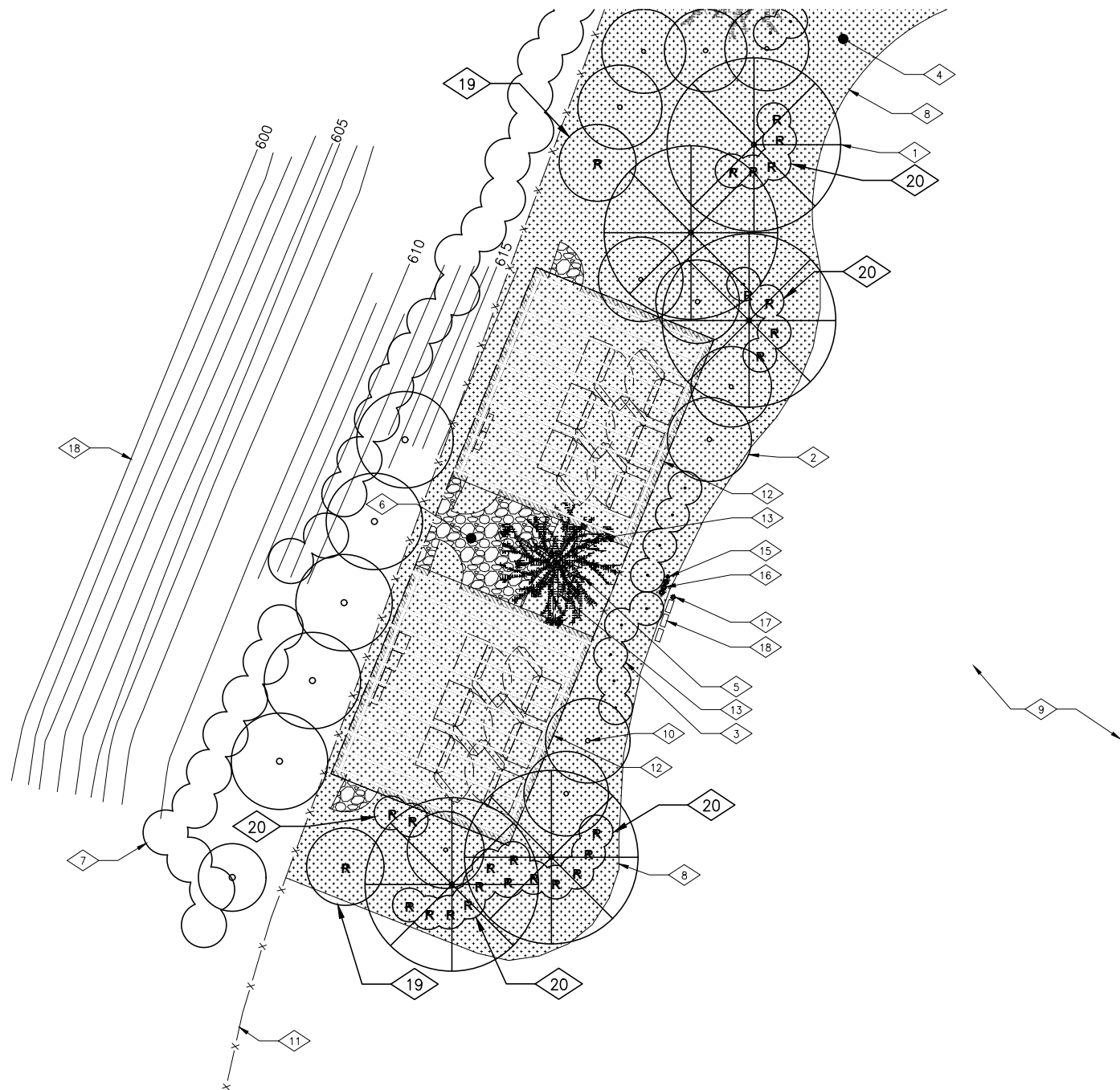
- ◇ 1 EXISTING COLUMNER EVERGREEN PINE DARK (20'-30' HT, 10'-12' W) (QTY 5)
- ◇ 2 EXISTING LARGE EVERGREEN SHRUB (5'-10' HT, 8'-10' W) (QTY 11)
- ◇ 3 EXISTING MEDIUM FLOWERING BUSH (3'-4' HT, 3'-4' W) (QTY 11)
- ◇ 4 EXISTING BARK MULCH
- ◇ 5 EXISTING MONOPINE STEALTH POLE (AT&T AND T-MOBILE)
- ◇ 6 EXISTING GRAVEL COMPOUND AREA
- ◇ 7 EXISTING SHRUBS ±14'-0" HIGH TO REMAIN
- ◇ 8 EXISTING SHOVEL CUT LAWN EDGE
- ◇ 9 EXISTING TURF RECREATION AREA
- ◇ 10 EXISTING SCREENING SHRUBS
- ◇ 11 EXISTING FENCE
- ◇ 12 EXISTING EQUIPMENT ENCLOSURE WITH CHAIN LINK COVER
- ◇ 13 EXISTING ICE BRIDGE
- ◇ 14 EXISTING SLOPED EMBANKMENT SHOWN @ 1'-0" INTERVALS
- ◇ 15 EXISTING QUICK COUPLER VALVE
- ◇ 16 EXISTING REMOTE CONTROL VALVES (QTY 3)
- ◇ 17 EXISTING BALL VALVE
- ◇ 18 EXISTING IRRIGATION BOXES (QTY 3) (SYSTEM CONNECTED TO EXISTING 1" MAIN LINE)
- ◇ 19 PROPOSED REPLACEMENT LARGE EVERGREEN SHRUB (5'-10' HT, 8'-10' W) (QTY 2)
- ◇ 20 PROPOSED REPLACEMENT MEDIUM FLOWERING BUSH (3'-4' HT, 3'-4' W) (QTY 24)

CITY OF SAN DIEGO LANDSCAPE & IRRIGATION NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. "IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED SPRAY IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED".
3. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY CCTMO LLC. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. (NO NEW LANDSCAPE IS PROPOSED OR EXISTING WITHIN PUBLIC RIGHT OF WAY).
4. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE."

LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT AND SPREAD
⊗	50%	CANARY ISLAND PINE	PINUS CANARIENSIS	20'-60' HT 10'-12' W.
	24" BOX	ELDARICA PINE	PINUS ELDARICA	
	15 GALLON	ALEPPO PINE	PINUS HALEPENSIS	
○	100%	ECHIUUM FASTUOSUM	PRIDE OF MADERIA	5'-10' HT 8'-10' W.
	5 GALLON	HETEROMELES ARBUTIFOLIA	TOYON	
		RHUS INTEGRIFOLIA	LEMONADE BERRY	
○	100%	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	3'-4' HT 3'-4' W.
		"TWIN PEAKS" MYOPORUM PACIFICUM	MYOPORUM GROUNDCOVER	
R	INDICATES DAMAGED REMOVED PLANT TO BE REPLACED			
⋯	DARK MULCH			
⊘	CRUSHED STONE GRAVEL			



LANDSCAPE PLAN

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'





PLANS PREPARED BY:



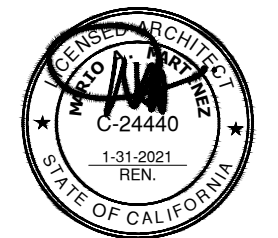
MD7, LLC
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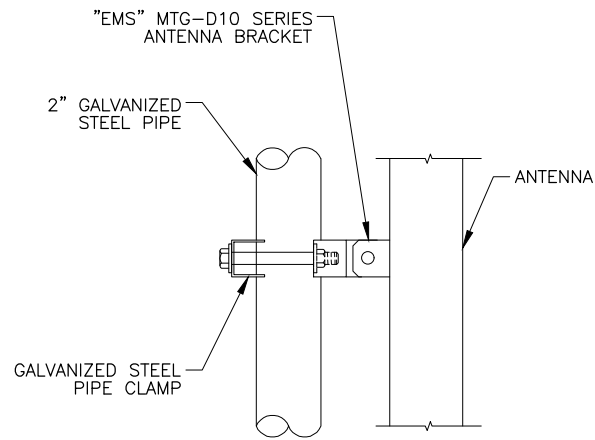
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SHEET TITLE:

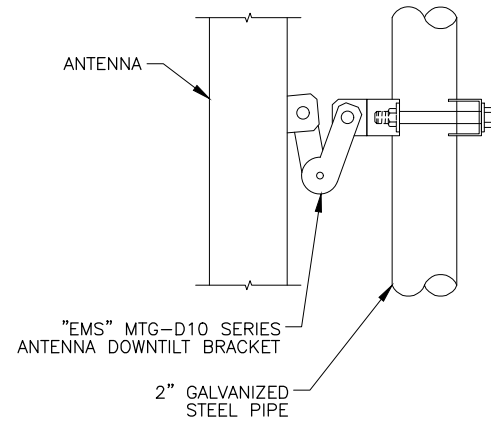
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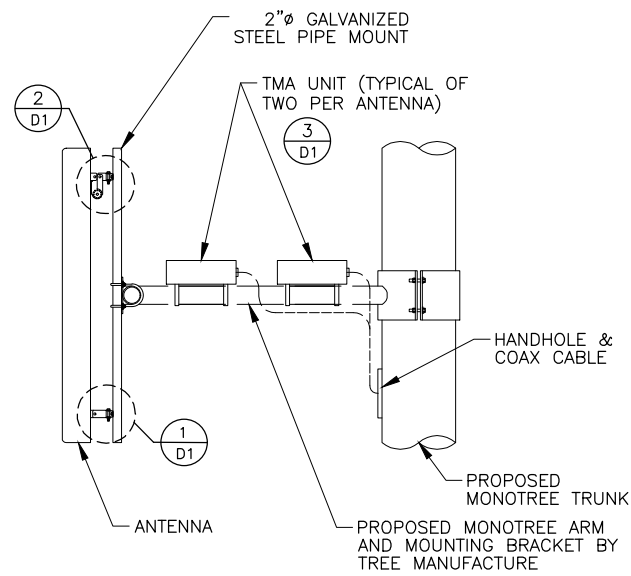
D-1



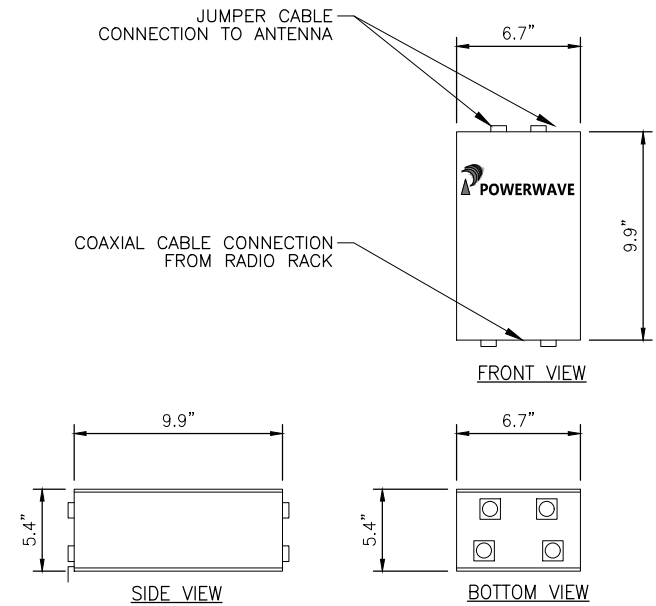
1 D-1 ANTENNA MOUNT DETAIL
NOT TO SCALE



2 D-1 ANTENNA MOUNT DETAIL
NOT TO SCALE

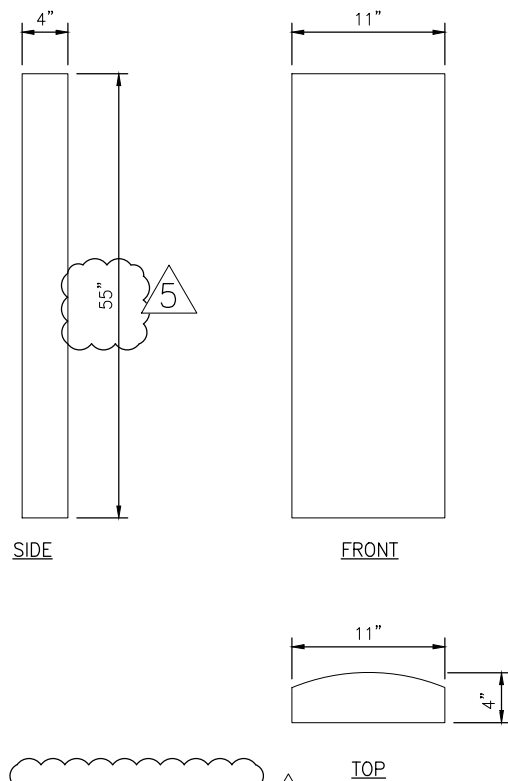


3 D-1 TYPICAL ANTENNA MOUNT



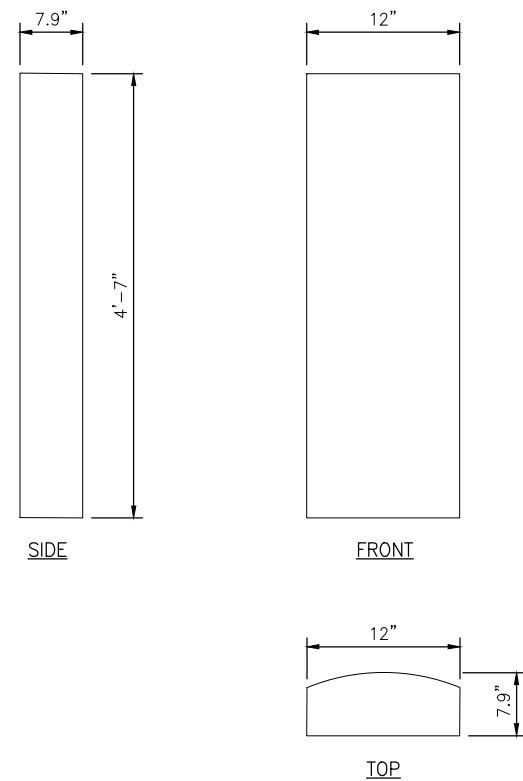
MANUFACTURER: POWERWAVE
MODEL: TTAW-07BP111-001
SIZE: 9.9"Hx6.7"Wx5.4"D

4 D-1 TWIN DUAL BAND TOWER MOUNTED AMPLIFIER (TDBTMA)



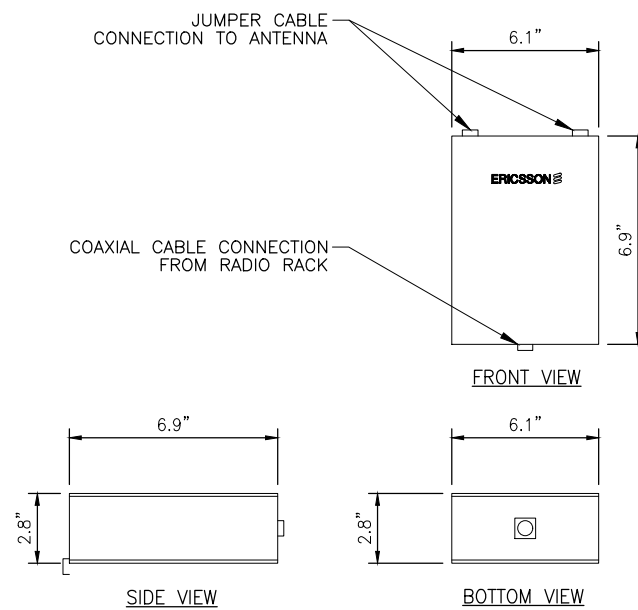
MANUFACTURER: POWERWAVE
MODEL: 7750
SIZE: 5.5"Hx11"Wx4"D

5 D-1 (AT&T) ANTENNA DETAIL
NOT TO SCALE



MANUFACTURER: ERICSSON
MODEL: AIR 21
SIZE: 4.7"Hx12"Wx7.9"D

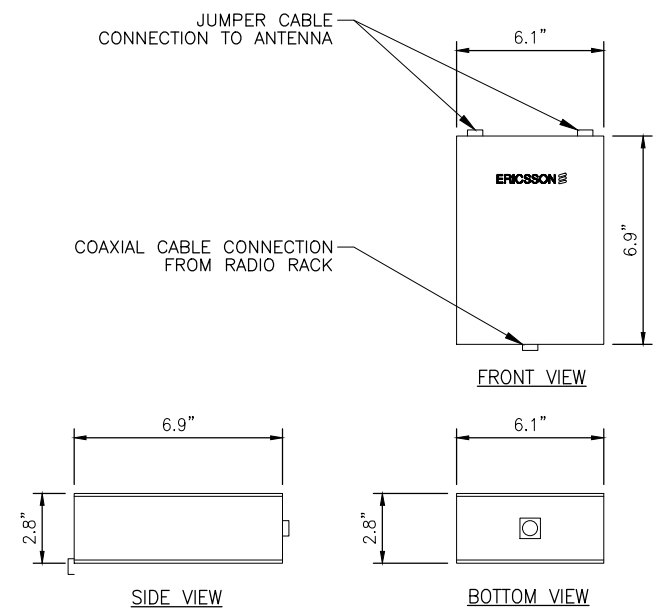
6 D-1 (T-MOBILE) ANTENNA DETAIL
NOT TO SCALE



MANUFACTURER: ERICSSON
MODEL: KRY 112 144/1
SIZE: 6.9"Hx6.1"Wx2.8"D

7 D-1 DUAL BAND TOWER MOUNTED AMPLIFIER (DBTMA)

NOTE: TWO (2) DBTMAS REQUIRED PER ANTENNA



MANUFACTURER: ERICSSON
MODEL: KRY 112 75/1
SIZE: 6.9"Hx6.1"Wx2.8"D
FREQUENCY: 800 / 1900 MHZ DUAL BAND

8 D-1 DUAL BAND TOWER MOUNTED AMPLIFIER (DBTMA)



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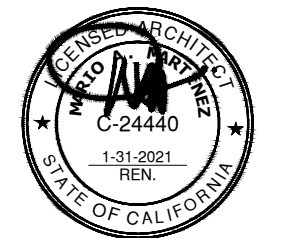
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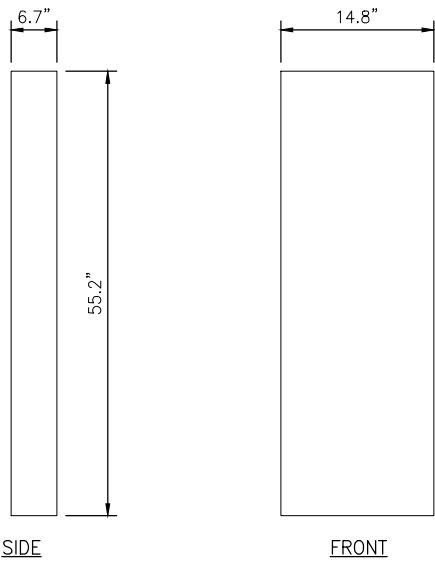
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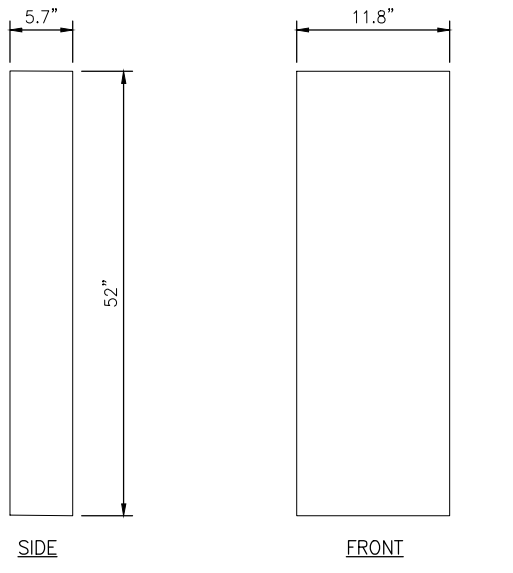
D-2 5



MANUFACTURER: KATHREIN
 MODEL: 80010864
 SIZE: 55.2"Hx14.8"Wx6.7"D

1 (AT&T) ANTENNA DETAIL

D-2 NOT TO SCALE



MANUFACTURER: KATHREIN
 MODEL: 80010764
 SIZE: 55.0"Hx11.8"Wx5.7"D

2 (AT&T) ANTENNA DETAIL

D-2 NOT TO SCALE

3 NOT USED

D-2

4 NOT USED

D-2

5 NOT USED

D-2 NOT TO SCALE

6 NOT USED

D-2 NOT TO SCALE

7 NOT USED

D-2

8 NOT USED

D-2