



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: February 18, 2021 REPORT NO. PC-21-003  
HEARING DATE: February 25, 2021  
SUBJECT: ATC USIU. Process Four Decision.  
PROJECT NUMBER: [658402](#)  
OWNER/APPLICANT: Alliant International University/ATC Sequoia, LLC

### SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 10455 Pomerado Road within the Scripps Miramar Ranch Planning area?

#### Staff Recommendations:

APPROVE Planned Development Permit No. 2508198, Conditional Use Permit No. 2508197, and Neighborhood Development Permit No. 2510967.

Community Planning Group Recommendation: On December 15, 2020 the Scripps Miramar Ranch Community Planning Group voted 16-0-0 to recommend approval of the project without conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made January 21, 2021 and the opportunity to appeal that determination ended February 4, 2021.

Fiscal Impact Statement: 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 wireless communication facility and is not associated with residential development.

## BACKGROUND

The project proposes the continued use of a Sprint and Verizon Wireless Communication Facility (WCF) located at 10455 Pomerado Road on a 60-acre site encompassing the Alliant International University, formally known as the United States International University. The site is zoned RS-1-8 (Residential-Single Unit Zone) and is designated "University" within the Scripps Miramar Ranch Community Plan. Land uses surrounding the project site include a middle school to the west, open space to the south and residential to the north and east (Attachments 1, 2, and 3). The existing WCF was previously approved on May 14, 2010 under Project No. [197469](#) with a 10-year expiration and included a 55-foot faux broadleaf tree (monobroadleaf) supporting a maximum of 27 panel antennas and four microwave dishes for two carriers. The WCF also included two equipment enclosures and landscape. The current application was submitted prior to the expiration date of May 14, 2020; however, the site has been operating without a valid permit while the application is in process. To continue operating, a new permit subject to the current regulations is required.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. This site is considered a Preference Two location due to its location within a residential zone on a premises that does not contain residential development and the antennas are a minimum of 100 feet away from the property line of a premises with a dwelling unit, child care center, or school with children enrolled in grades kindergarten through grade 8. A WCF at this location requires approval of a Conditional Use Permit (CUP). In addition, a Neighborhood Development Permit (NDP) is required pursuant to San Diego Municipal Code (SDMC) Section [141.0420\(e\)\(3\)](#), when an equipment enclosure exceeds 250 square feet. The project proposes equipment enclosures of 252 and 275 square feet. Additionally, SDMC Section [143.0402](#) requires a Process 4, Planned Development Permit (PDP) when a project includes deviations from the applicable zoning regulations. In this case, the project includes a 55-foot tall faux tree, which is 20 feet above the height limit of 35 feet. Sites proposed in Preference Two locations must provide justification why higher preference sites (Preference 1 sites) were not utilized. The Alliant International University site is surrounded by residential uses and open space. The project site has a higher elevation than surrounding areas, which allows for a wider coverage factor and provides coverage to the university and surrounding residential developments. The project's discretionary permits are consolidated under Process Four decision per [SDMC 112.0103\(a\)](#).

## DISCUSSION

### Project Description:

The project proposes the continued use of a WCF utilized by Sprint and Verizon. The existing WCF consists of a 55-foot-tall faux broadleaf tree with two tiers of antennas, one for Verizon Wireless and one for Sprint. Verizon's facility consists of eight (8) panel antennas and six (6) Remote Radio Units (RRUs) and Sprint's facility consists of nine (9) panel antennas and nine (9) RRUs (Figure 1). Additional branching to further screen the antennas is proposed as part of this application. Two existing equipment structures measuring 252 and 275 square feet each are to remain, and landscaping approved from the previous WCF approval will remain and be maintained accordingly. No other changes are proposed at this time.



Figure 1: Photosimulation of Proposed Monobroadleaf

#### Community Plan:

The Scripps Miramar Ranch Community Plan does not address WCFs. However, the Urban Design Element ([UD-A.15](#)) in the City's General Plan requires that the visual impact of wireless facilities be minimized by concealing them 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.

Pursuant to the SDMC, WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The project includes covering the panel antennas with "antennas socks" which enable additional leaves and coloring to be added to the face of the antennas to better integrate the antennas with the faux tree branches. As a result, the project complies with [SDMC Section 141.0420](#), the [WCF Design Guidelines](#) and the City's [General Plan](#). The proposed development would not adversely affect the Scripps Miramar Ranch Community Plan or the City of San Diego General Plan and Progress Guide.

#### Project-Related Issues:

Deviations- The project request deviations from the applicable development regulations as allowed with the approval of a PDP, provided that the findings in [SDMC Section 126.0605](#) can be supported. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for

the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
1. Building Height	<a href="#">SDMC Section 131.0431 and Table 131.04D</a>	35 feet maximum height	55 feet

*Justification* - A deviation to building height is being requested for the WCF. The project is an existing 55-foot-tall faux monobroadleaf tree. The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. The existing monobroadleaf is surrounded by landscape associated with the initial WCF application. Additionally, the WCF is near two parking lots and surrounded by eucalyptus trees and other landscape including five (5) large eucalyptus trees ranging in height from 30 – 70 feet and more than twenty (20) mature eucalyptus trees in the immediate vicinity of the WCF and many more mature eucalyptus and other species of trees throughout the property. The number and location of live trees on the property allow the monobroadleaf tree to integrate with the area. As a result, the project compiles with the intent of [SDMC Section 141.0420](#), Wireless Communication Facilities, the [WCF Design Guidelines](#), as well as the [City's General Plan](#).

As noted previously, the project is an existing 55-foot-tall monobroadleaf tree that was originally approved on May 14, 2010 ([Project No. 197469](#)). In order to continue providing service to the surrounding area, the antennas need to remain at the height they were originally installed as the network was developed using those metrics for coverage. Two design factors weigh into the rationale for the requested height deviation:

1. The WCF supports two carriers. A minimum separation of five feet between the two carriers is required to avoid interference between the two systems. The WCF Guidelines, which were adopted in 2019, includes more stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, in this case an additional six feet is needed so the faux broadleaf tree more closely resembles a live tree. The antennas located on the monobroadleaf tree will be covered with "antenna socks" which enable additional leaves and coloring to be added to the face of the antennas to better integrate the antennas with the faux monobroadleaf tree.
2. The existing WCF provides 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 both Verizon and Sprint customers. 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 existing coverage provided on the Alliant International University property and the predicted loss of coverage without the height (Attachment 7). Although the underlying zone requires a 35-foot height limit, without a tip height of 39 feet for Sprint and 49 feet for Verizon could result in significant impacts to those within the surrounding area. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.



The above deviation has been analyzed by City staff and determined to be consistent with the goals and recommendations of the General Plan, the Scripps Miramar Ranch Community Plan, and the purpose and intent of the Wireless Communication Ordinance. The project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the above deviation, the proposed project will continue to provide wireless communication service to the surrounding area and emergency essential communications services.

Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). City staff has prepared draft findings in the affirmative to approve the project and recommends approval of PDP, CUP, and NDP (Attachment 6).

ALTERNATIVES

1. Approve Planned Development Permit No. 2508198, Conditional Use Permit No. 2508197, and Neighborhood Development Permit No. 2510967 with modifications.
2. Deny Planned Development Permit No. 2508198, Conditional Use Permit No. 2508197, and Neighborhood Development Permit No. 2510967, 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,



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Tim Daly  
Assistant Deputy Director  
Development Services Department



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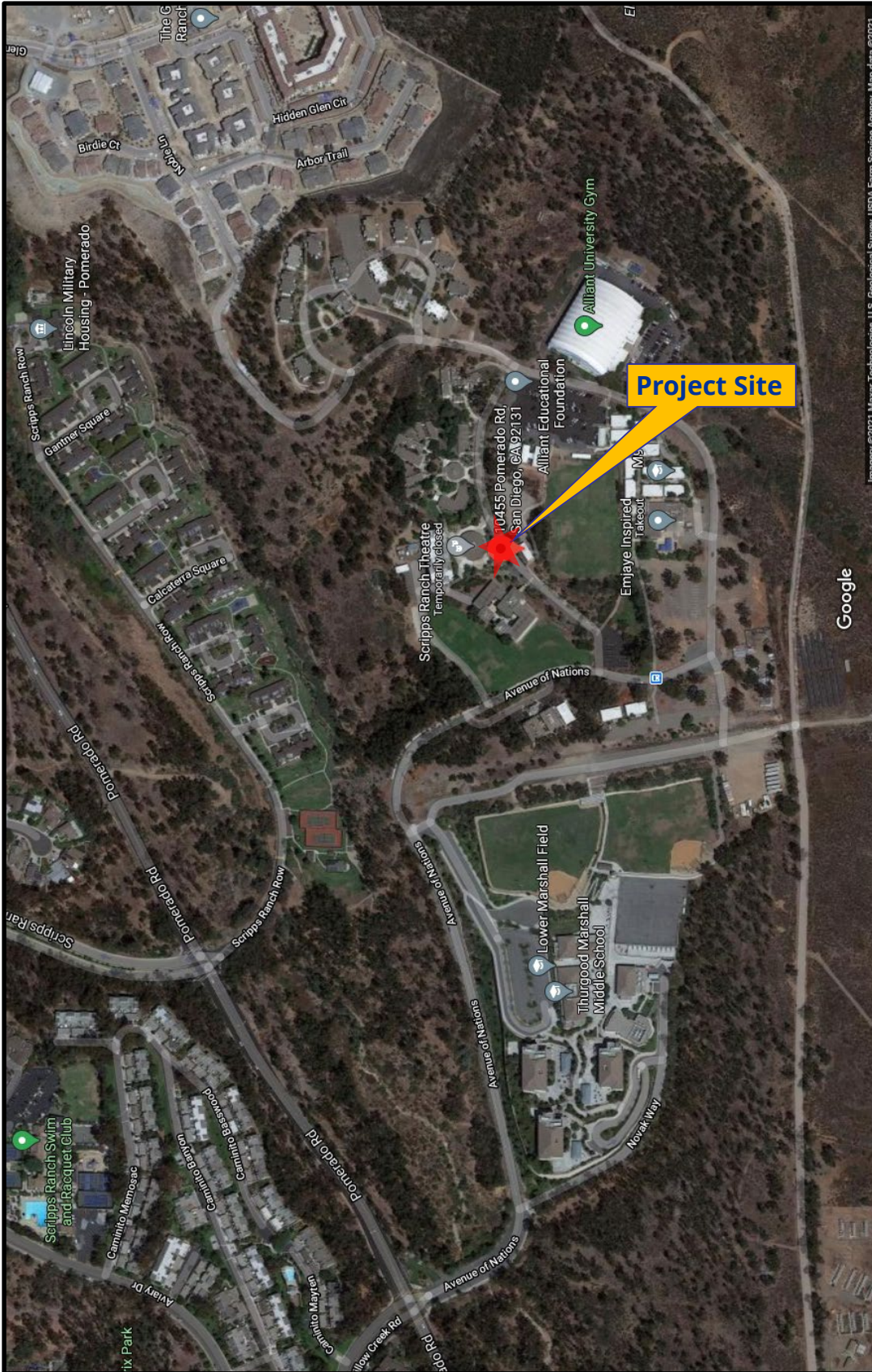
William Zounes  
Development Project Manager  
Development Services Department

TD/WJZ

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

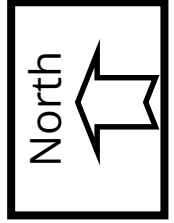
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Environmental Exemption
9. Ownership Disclosure Form
10. Community Planning Group Recommendation
11. Photo Survey
12. Photo Simulations
13. Project Plans



# Aerial Photograph

ACT USIU Project No. 658402

10455 Pomerado Road







# Scripps Miramar Ranch Land Use Map

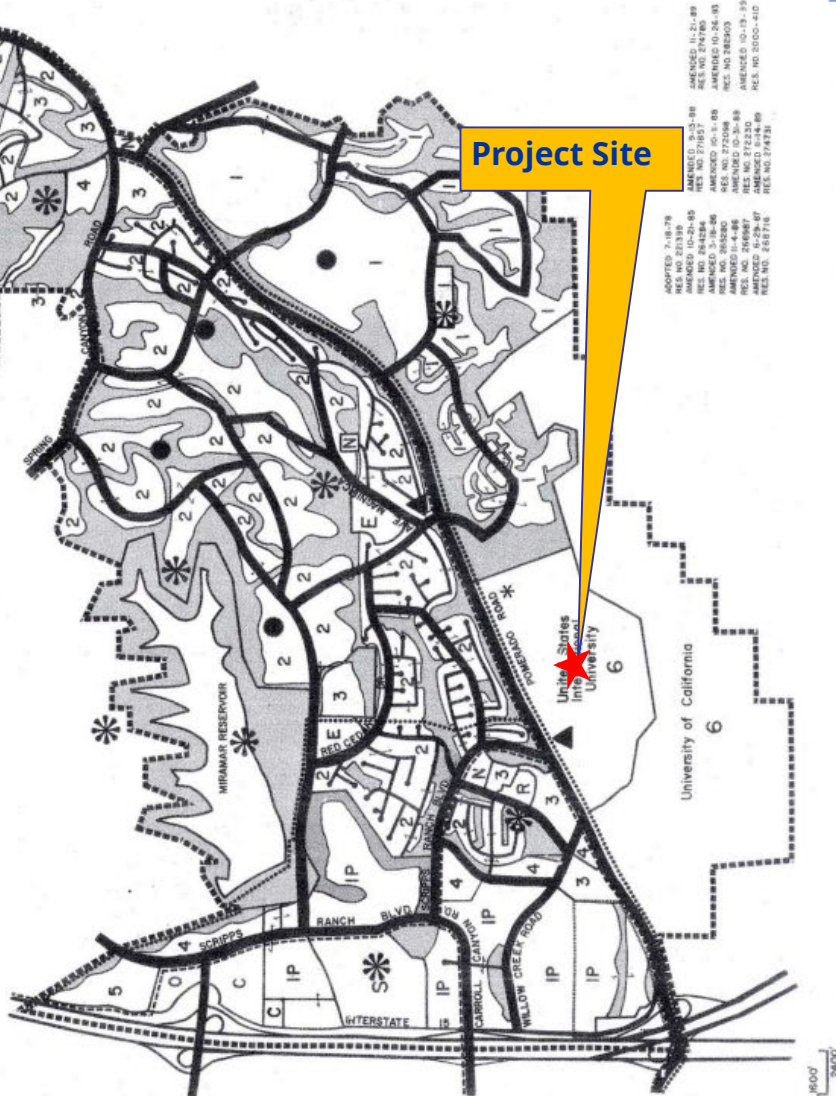
ACT USU Project No. 658402  
10455 Pomerado Road

Land Use Plan 19  
Scripps Miramar Ranch Community Plan



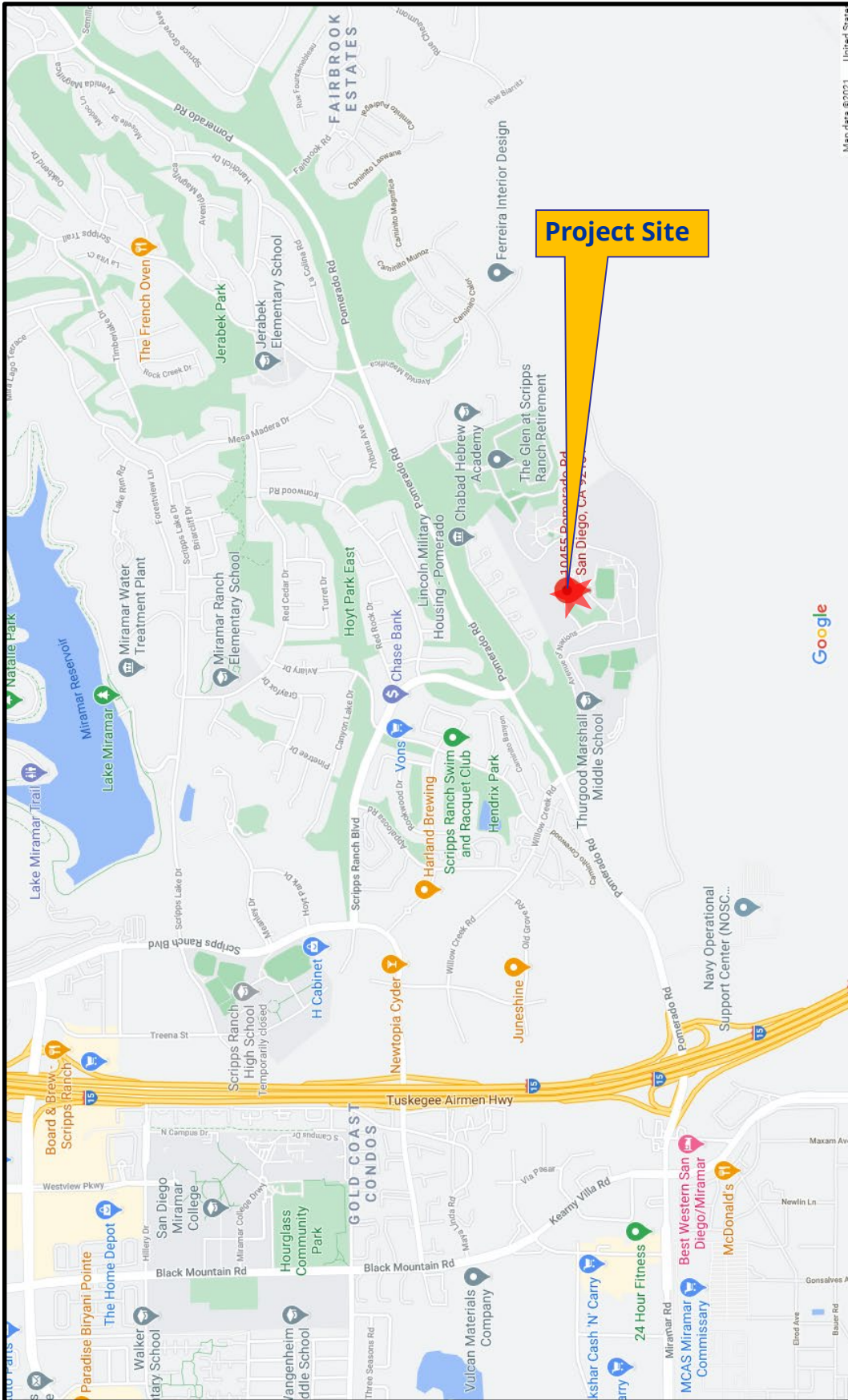
## LEGEND

- 1 Residential 0-3 DU/Net AC
- 2 Residential 3-5 DU/Net AC
- 3 Residential 5-10 DU/Net AC
- 4 Residential 10-15 DU/Net AC
- 5 Residential 15-25 DU/Net AC
- R Existing Recreation
- C Community Shopping
- N Neighborhood Shopping
- O Professional Offices
- IP Industrial Park
- \* Park
- Tot Lot Resource Based Park
- Open Space
- E Elementary School
- S Secondary School
- 6 University
- ▲ Major Hiking Trail
- ▲ Bikeway
- ▲ County Boundary
- ▲ Possible Fire Station Site



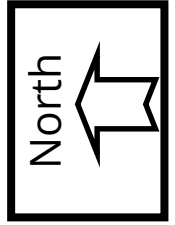
Project Site

AMENDED 11-21-89  
RES. NO. 274780  
AMENDED 12-21-89  
RES. NO. 274781  
AMENDED 12-21-89  
RES. NO. 274782  
AMENDED 12-21-89  
RES. NO. 274783  
AMENDED 12-21-89  
RES. NO. 274784  
AMENDED 12-21-89  
RES. NO. 274785  
AMENDED 12-21-89  
RES. NO. 274786  
AMENDED 12-21-89  
RES. NO. 274787  
AMENDED 12-21-89  
RES. NO. 274788  
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RES. NO. 274789  
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RES. NO. 274790  
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RES. NO. 274791  
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RES. NO. 274792  
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RES. NO. 274793  
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RES. NO. 274794  
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RES. NO. 274795  
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RES. NO. 274796  
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RES. NO. 274797  
AMENDED 12-21-89  
RES. NO. 274798  
AMENDED 12-21-89  
RES. NO. 274799  
AMENDED 12-21-89  
RES. NO. 274800



# Project Location Map

ACT USIU Project No. 658402  
10455 Pomerado Road





PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	ATC USIU	
<b>PROJECT DESCRIPTION:</b>	The continued operation of a Wireless Communication Facility (WCF) utilized by Sprint and Verizon. The existing WCF consists of a 55-foot-tall faux broadleaf tree with two tiers of antennas located at 10455 Pomerado Road	
<b>COMMUNITY PLAN AREA:</b>	Scripps Miramar Ranch	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit/Conditional Use Permit/Neighborhood Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	University	
<p style="text-align: center;"><b><u>ZONING INFORMATION:</u></b></p> <p><b>ZONE:</b> RS-1-8</p> <p><b>HEIGHT LIMIT:</b> 35 feet</p> <p><b>LOT SIZE:</b> N/A</p> <p><b>FLOOR AREA RATIO:</b> 0.45</p> <p><b>FRONT SETBACK:</b> 25 feet</p> <p><b>SIDE SETBACK:</b> 0.08</p> <p><b>STREETSIDE SETBACK:</b> 0.10</p> <p><b>REAR SETBACK:</b> 25</p> <p><b>PARKING:</b> N/A</p>		
	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RS-1-14	Residential/Open Space
<b>SOUTH:</b>	University; AR-1-1	Undeveloped Land
<b>EAST:</b>	Residential/Open Space; RS-1-8	Undeveloped Land/Residential
<b>WEST:</b>	Residential; RS-1-8	Undeveloped Land
<b>DEVIATIONS OR VARIANCES REQUESTED (INCENTIVES):</b>	Building Height	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On December 15, 2020 the Scripps Miramar Ranch Community Planning Group voted 16-0-0 to recommend approval of the project without conditions.	

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
PLANNED DEVELOPMENT PERMIT NO. 2508198  
CONDITIONAL USE PERMIT NO. 2508197  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2510967  
**ATC USIU PROJECT NO. 658402**

WHEREAS, ALLIANT INTERNATIONAL UNIVERSITY, Owner and ATC SEQUOIA, LLC, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) (as described in and by reference in the approved Exhibit "A" and corresponding conditions of approval for the associated Permit Nos. 2508198, 2508197 and 2510967);

WHEREAS, the project site is located at 10455 Pomerado Road in the RS-1-8 Zone of the Scripps Miramar Ranch Community Plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 18664 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on March 23, 2001 as File No. 2001-0170383 of official records;

WHEREAS, on January 21, 2021 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;

WHEREAS, on February 25, 2021, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2508198, Conditional Use Permit No. 2508197, and Neighborhood Development Permit No. 2510967 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2508198, Conditional Use Permit No. 2508197 and Neighborhood Development Permit No. 2510967:

**A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

**1. Findings for all Planned Development Permits:**

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

The project proposes the continued use of a Wireless Communication Facility (WCF) by Sprint and Verizon Wireless. The existing wireless facility consists of a 55-foot faux broadleaf tree (monobroadleaf) supporting two tiers of antennas, one for Verizon Wireless and one for Sprint. Verizon's facility consists of eight (8) panel antennas and six (6) Remote Radio Units (RRUs) and Sprint's consists of nine (9) directional antennas and nine (9) RRUs, which provide service to the university, surrounding Pomerado Road and residential area. Additional branching to further screen the antennas is proposed as part of the project. No other changes are proposed at this time. The WCF is located on the Alliant International University at 10455 Pomerado Road in the RS-1-8 zone. The Scripps Miramar Ranch Community Plan designates the site as "University." The WCF was previously approved in May 14, 2010 with a 10-year term.

The Scripps Ranch Community Plan does not address WCFs as a specific land use. However, the City of San Diego's General Plan (UD-15) 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 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 shall be concealed from view.

Pursuant to the San Diego Land Development Code (SDMC), WCFs are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Here, the monobroadleaf is located on a university campus surrounded by mature eucalyptus trees. The faux tree has two tiers of panel antennas, which will be covered with antenna socks and all branches at both antenna levels will extend a minimum of 24-inches beyond the full length of each antenna. The monobroadleaf will be well integrated into the existing setting and any potential visual impacts will be minimized.

Pursuant to SDMC Section 141.0420(c)(1) when the WCF is in a residential zone on a premises that does not contain residential development, a Conditional Use Permit (CUP) is required and pursuant to SDMC Section 141.0420(e)(3), when an equipment enclosure exceeds 250 square feet, a Neighborhood Development Permit (NDP) is required. Additionally, in accordance to SDMC Section 143.0402, deviations from applicable zoning regulations require a Planned Development Permit (PDP). The project is proposing a WCF on the Alliant International University campus. It includes equipment enclosures measuring 252 and 275 square feet. The WCF is 55 feet tall, which deviates from the RS-1-8 Zone height limit of 35 feet.

The WCF is near two parking lots and surrounded by mature eucalyptus trees and other landscaping. There are five (5) large eucalyptus trees immediately surrounding the WCF that range in height from 30 -70 feet and more than twenty (20) eucalyptus trees in the immediate vicinity of the WCF and many more mature eucalyptus and other species of trees throughout the property. The number and location of live trees on the property allow the monobroadleaf tree to integrate with the area. As a result, the project compiles with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan. The proposed development would not adversely affect the Scripps Miramar Ranch Community Plan or the City of San Diego General Plan and Progress Guide. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project was determined to be exempt from 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 to include but not limited to height limitation, concealment requirements, and electromagnetic fields controls. 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 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. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare

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

**with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The project proposes the continued use of a WCF. The project complies with the City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-8 Zone with the exception of height.

Deviations to the SDMC may be processed through a PDP in accordance with SDMC 126.0601 and 143.0401. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

A deviation to building height is being requested for the WCF. The project is an existing 55-foot-tall faux monobroadleaf tree where 35 feet is the permitted maximum height. The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. The existing monobroadleaf is surrounded by landscape associated with the initial WCF application. Additionally, the WCF is near two parking lots and surrounded by eucalyptus trees and other landscape including five (5) large eucalyptus trees ranging in height from 30 – 70 feet and more than twenty (20) mature eucalyptus trees in the immediate vicinity of the WCF and many more mature eucalyptus and other species of trees throughout the property. The number and location of live trees on the property allow the monobroadleaf tree to integrate with the area. As a result, the project complies with the intent of SDMC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the City's General Plan.

The project was originally approved on May 14, 2010 (Project No. 197469). In order to continue providing service to the surrounding area, the antennas need to remain at the height they were originally installed as the network was developed using those metrics for coverage. Two design factors weigh into the rationale for the requested height deviation:

1. The WCF supports two carriers. A minimum separation of five feet between the two carriers is required to avoid interference between the two systems. The WCF Guidelines, which were adopted in 2019, includes more stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, in this case an additional six feet is needed so the faux broadleaf tree more closely resembles a live tree. The antennas located on the monobroadleaf tree will be covered with "antenna socks" which enable



additional leaves and coloring to be added to the face of the antennas to better integrate the antennas with the faux monobroadleaf tree.

2. The existing WCF provides 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 both Verizon and Sprint customers. 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 existing coverage provided on the Alliant International University property and the predicted loss of coverage without the height. Although the underlying zone requires a 35-foot height limit, without a tip height of 39 feet for Sprint and 49 feet for Verizon could result in significant impacts to those within the surrounding area. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The City's WCF regulations, SDMC section 141.0420, allow these facilities in a residential zone with a non-residential use as a Process 3, CUP when the antennas are located more than 100 feet from the property lines of premises with the primary uses of day care, elementary or middle schools, or residential. In this case, the antennas are located away from these sensitive uses and the tree is set back considerably from the public right-of-way. This allows ample room for existing landscape screening to improve and integrate views of this facility. The facility itself is designed as a monobroadleaf tree and supports antennas for both Verizon and Sprint. The antennas located on the tree are covered with "antenna socks" which enable additional leaves and coloring to be added to the face of the antennas to better integrate the antennas with the faux tree. Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in the SDMC. Therefore, the proposed development will comply with the regulations of the Land Development Code 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 Land Development Code.

**B. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

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

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

As outlined in Planned Development Permit (PDP) Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in PDP Finding No. A.1.b. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in PDP Finding No. A.1.c. 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.

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

The project proposes the continued use of a Wireless Communication Facility (WCF). The existing wireless facility consists of a 55-foot-tall faux broadleaf tree (monobroadleaf) with two sets of antennas; one for Verizon Wireless and one for Sprint. Verizon's facility consists of eight (8) directional antennas and six (6) Remote Radio Units (RRUs) and Sprint consists of nine (9) directional antennas and nine (9) RRUs. Additional branching to further screen the antennas is proposed as part of this application

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the WCF is located in the center of the Alliant International campus, a 60-acre university site surrounded by open space and university buildings integrated with existing trees. The WCF at this location has been providing service to the campus and surrounding areas since 1995.

A site justification analysis was prepared by Verizon and Sprint and accepted by City staff demonstrating a need for this WCF. According to the justification analysis, without the existing coverage footprint from the existing WCF, the loss of the coverage could result in significant impacts to the university and those living, working, and traveling through the surrounding area. Additionally, a loss of service could possibly have a significant impact on customers and essential communications services. The WCF is appropriately designed at the location and integrates with the existing eucalyptus grove surrounding it. The design is consistent with the City's General Plan for wireless facilities. A 10-year term will be included as a condition of approval to ensure that the design and use is still appropriate at that time. As demonstrated by the justification analysis and the design, the existing WCF is appropriate at the existing location.

**C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]**

**2. Findings for all Neighborhood Development Permits:**

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

As outlined in PDP Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in PDP Finding No. A.1.b. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in PDP Finding No. A.1.c. 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.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 2508198, Conditional Use Permit No. 2508197, and Neighborhood Development Permit No. 2510967 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2508198, 2508197 and 2510967, a copy of which is attached hereto and made a part hereof.

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William Zounes  
Development Project Manager  
Development Services

Adopted on February 25, 2021

IO#: 11004545

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

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

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2508198  
CONDITIONAL USE PERMIT NO. 2508197  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2510967  
**ATC USIU PROJECT NO. 658402**  
PLANNING COMMISSION

This Planned Development Permit No. 2508198, Conditional Use Permit No. 2508197, and Neighborhood Development Permit No. 2510967 is granted by the Planning Commission of the City of San Diego to ALLIANT INTERNATIONAL UNIVERSITY, Owner, and ATC SEQUOIA, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 142.0420, 126.0605 and 126.0305. The site is located at 10455 Pomerado Road in the RS-1-8 zone of the Scripps Miramar Ranch Community Plan. The project site is legally described as Parcel 2 of Parcel Map No. 18664 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on March 23, 2001 as File No. 2001-0170383 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2021, on file in the Development Services Department. The project shall include:

- a. A WCF consisting of an existing 55-foot-tall monobroadleaf tree consisting of:
  1. Verizon: A maximum of eight (8) panel antennas, six (6) Remote Radio Units and a 275-square-foot equipment shelter;
  2. Sprint: A maximum of nine (9) panel antennas, nine (9) Remote Radio Units and a 252-square-foot equipment shelter; and
  3. A complete rebranch of the monobroadleaf tree.
- b. A 20-foot deviation to the maximum 35-foot height limit pursuant to SDMC Sec. 131.0431, for a total height of 55 feet;

- 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 March 11, 2024.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 90 days of discretionary permit approval, applications must be made for all required construction permits. Within 120 days of application, Owner/Permittee shall provide all necessary information and fees for all required construction permits to be issued. Within 120 days of all construction permit issuance, Owner/Permittee shall have all construction completed for final inspection to be obtained.
3. This permit and corresponding use of this site shall **expire on March 11, 2031**. 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 permit, the Owner/Permittee may submit a new application for the WCF and equipment enclosures 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 City enforcement for noncompliance of an expired permit, 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 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. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

12. 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.

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

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

14. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the

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

**LANDSCAPE REQUIREMENTS:**

15. 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.

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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.

**PLANNING/DESIGN REQUIREMENTS:**

17. 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.

18. Visible cabling is not permitted.

19. The WCF shall conform to the approved construction plans.

20. Photo simulations shall be printed in color on the construction plans.

21. If Sprint is non-operational, the antennas shall be removed prior to issuance of any construction permits for this project. If a new carrier proposes to replace the Sprint facility, a Substantial Conformance Review Process 1 shall be submitted to City's Development Services Department and approved prior to installation of any part of the new facility.

22. 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.
23. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
24. 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.
25. 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.
26. 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.
27. The Owner/Permittee shall notify the City in writing 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.

Faux Trees

28. All proposed hand-holes shall be covered with bark material to match the monobroadleaf trunk to the satisfaction of the Development Services Department.
29. 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.
30. 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.
31. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."
32. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
33. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

34. The resulting monobroadleaf tree must have the appearance of a live tree. New branches must match the color of any existing branches and both racks of antennas and associated equipment must be appropriately screened. There shall be no obvious separation in terms of the appearance of the tree branches.

35. 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:**

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

APPROVED by the Planning Commission of the City of San Diego on February 25, 2021.

## ATTACHMENT 6

Permit Type/PTS Approval No.: Planned Development Permit No. 2508198

Conditional Use Permit No. 2508197

Neighborhood Development Permit No. 2510967

Date of Approval: February 25, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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William Zounes  
Development Project Manager

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

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**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.

ALLIANT INTERNATIONAL UNIVERSITY  
Owner

By \_\_\_\_\_  
NAME  
TITLE

ATC SEQUOIA, LLC  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

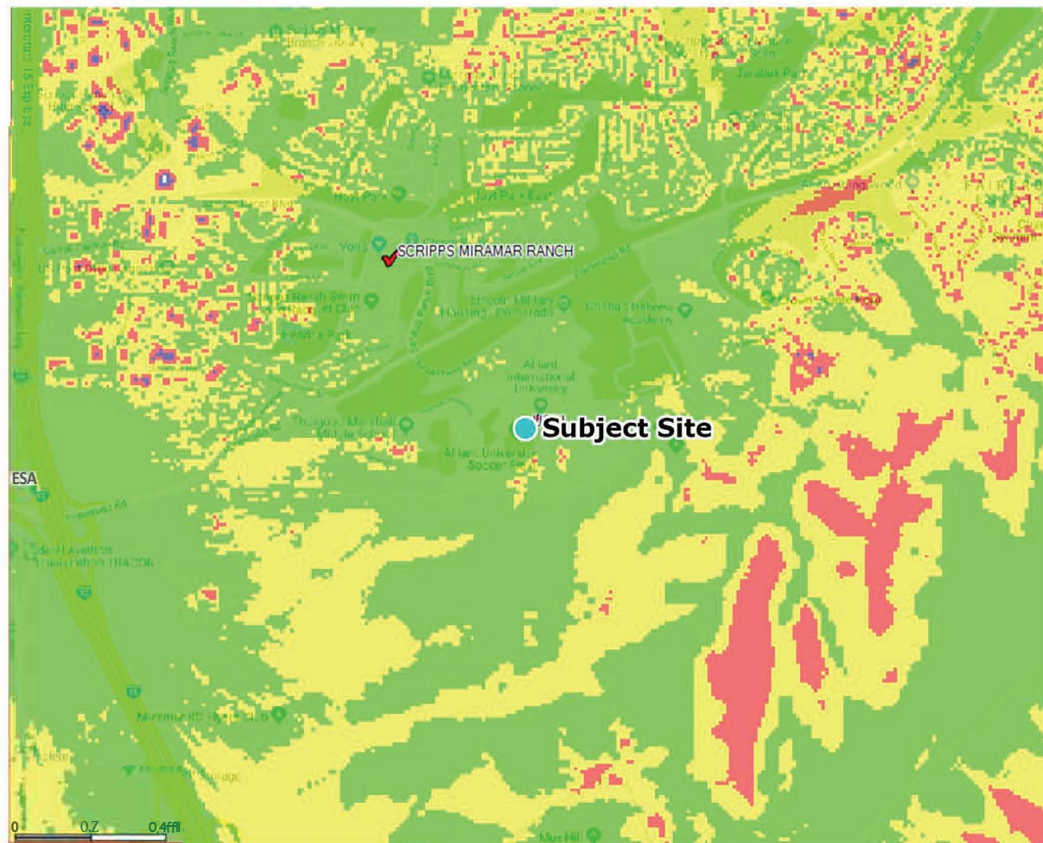
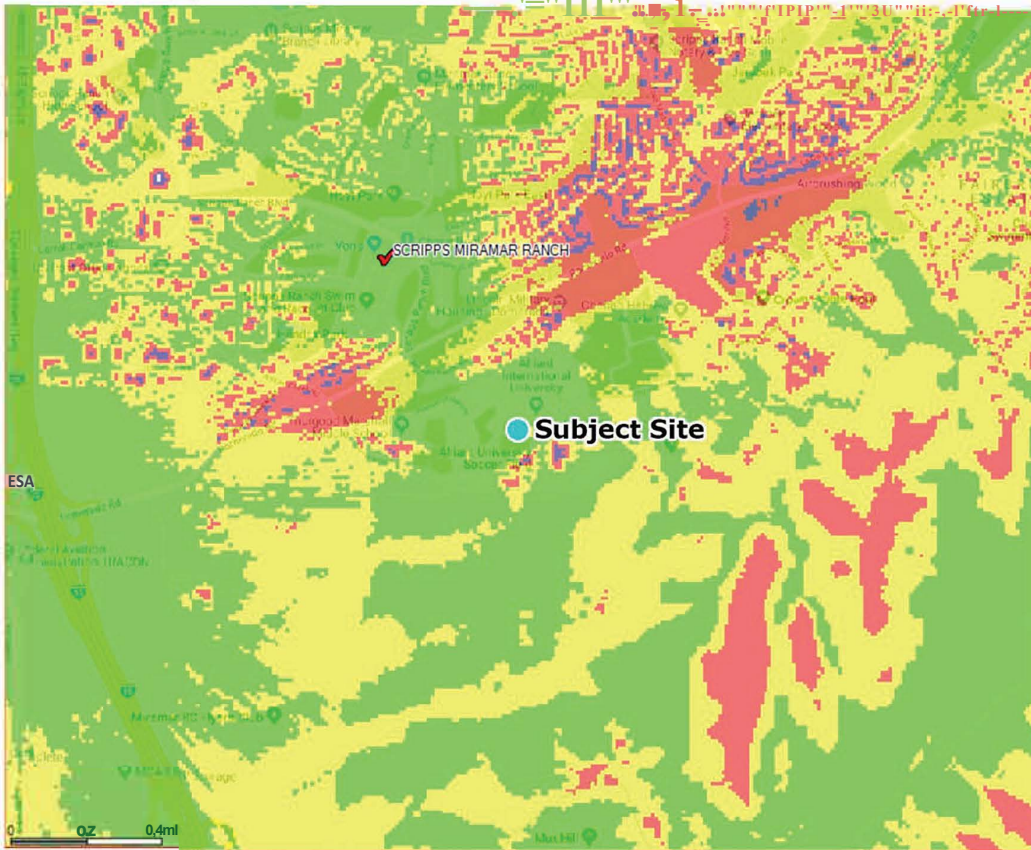
**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



**USTU Verizon**  
10455 Pomerado Rd.  
San Diego, CA 92131



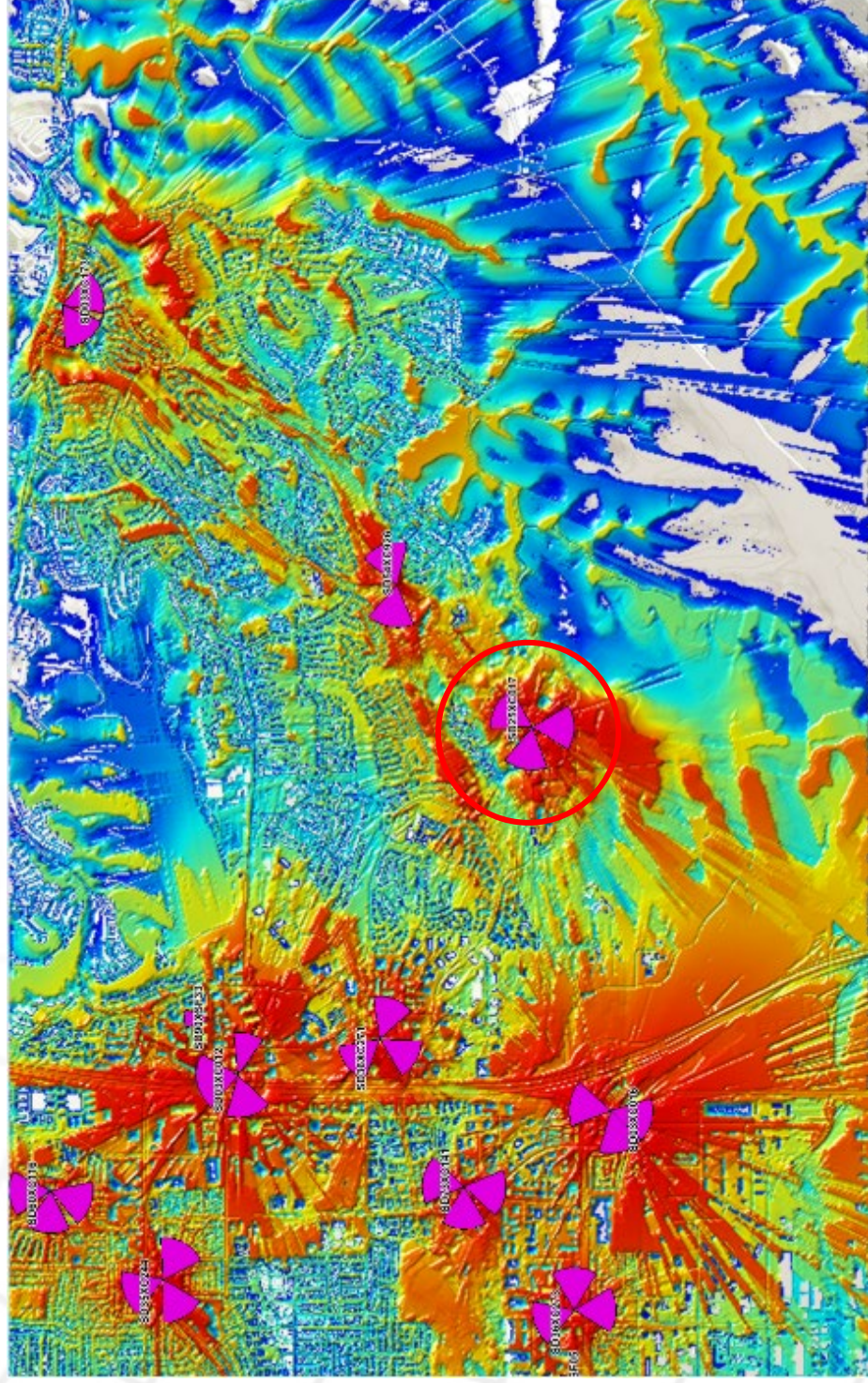
## Coverage without site



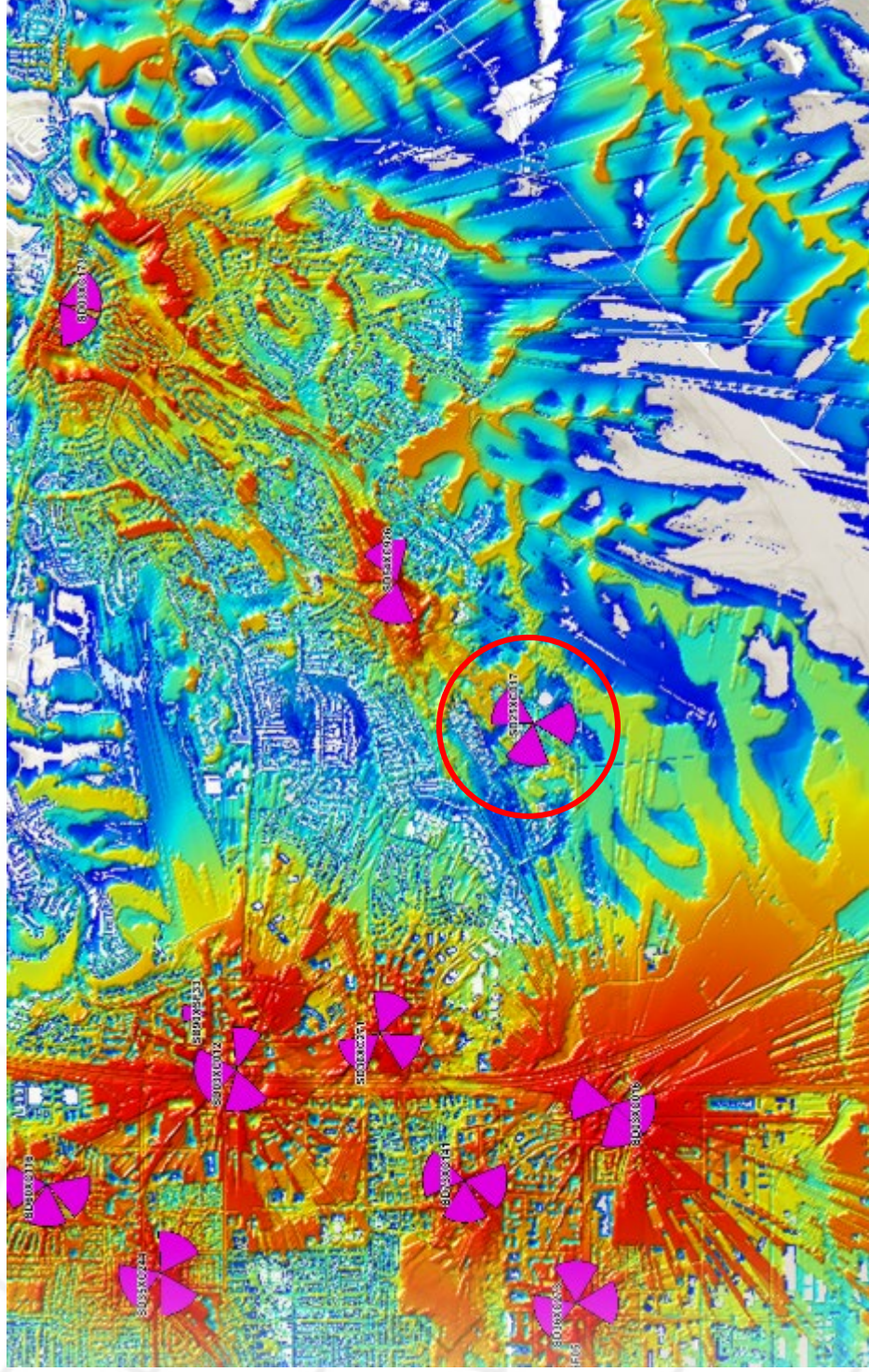
### Coverage Levels:

- D Excellent
- D Good/Variable
- D Poor









**NOTICE OF EXEMPTION****ATTACHMENT 8**

(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.: 658402

Project Title: ATC USIU

PROJECT LOCATION-SPECIFIC: The project is located at 10455 Pomerado Road, San Diego CA.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) and Planned Development Permit (PDP) for the continuing use of an existing Wireless Communication Facility (WCF). The existing WCF consists of a 55-foot tall monopine tree supporting eight panel antennas for Verizon and 15 panel antennas for Sprint. Two equipment enclosures would remain to serve the carriers. No changes to the site other than additional branching of the monopine is proposed. The project is located at 10455 Pomerado Road within the RS-1-8 zone. The WCF is unmanned and technicians would visit the site only as required for routine maintenance and repairs.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Plancom Inc. (Shelly Kilbourn)- 302 State Place, Escondido CA 92029

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: 15301 (Existing Facilities)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). 15301 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. Since the project would only permit the continual operation of an existing WCF the exemption was deemed appropriate. The project is located on a developed site and other than the re-branching of the monopine, no construction is being proposed and no environmental impacts would occur. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.

## ATTACHMENT 8

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

2/11/2021  
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
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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:** ATC USIU **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 10455 Pomerado Road, San Diego, CA 92131

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

☒ Corporation Limited Liability -or- General - What State? California Corporate Identification No. C2288014  
☐ 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: Alliant Educational Foundation ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 10455 Pomerado Road  
 City: San Diego State: CA Zip: 92131  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: [Signature] Date: 11/6/19  
 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.: 781-926-4637 Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached: ☐ Yes ☐ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached: ☐ Yes ☐ No



Page 3		City of San Diego • Information Bulletin 620		May 2020						
		City of San Diego Development Services		<b>Community Planning Committee Distribution Form</b>						
Project Name: Conditional Use Permit Renewal			Project Number: 658402							
Community:      Scripps Miramar Ranch										
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>										
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny										
# of Members Yes 16		# of Members No 0		# of Members Abstain 0						
Conditions or Recommendations:										
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)										
NAME:      Wallace H. Wulfeck										
TITLE:      Chair, Scripps Ranch Planning Group				DATE:      December 15, 2020						
<i>Attach additional pages if necessary (maximum 3 attachments).</i>										

## PHOTO STUDY & KEY MAP

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**American Tower**  
**"USIU"**

10455 Pomerado Road  
San Diego, CA 92131

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**

302 State Place  
Escondido, CA 92029  
Contact: Shelly Kilbourn, Planning Consultant  
(619) 223-1357

December 9, 2019





North Elevation



South Elevation





East Elevation



West Elevation





View North



View South



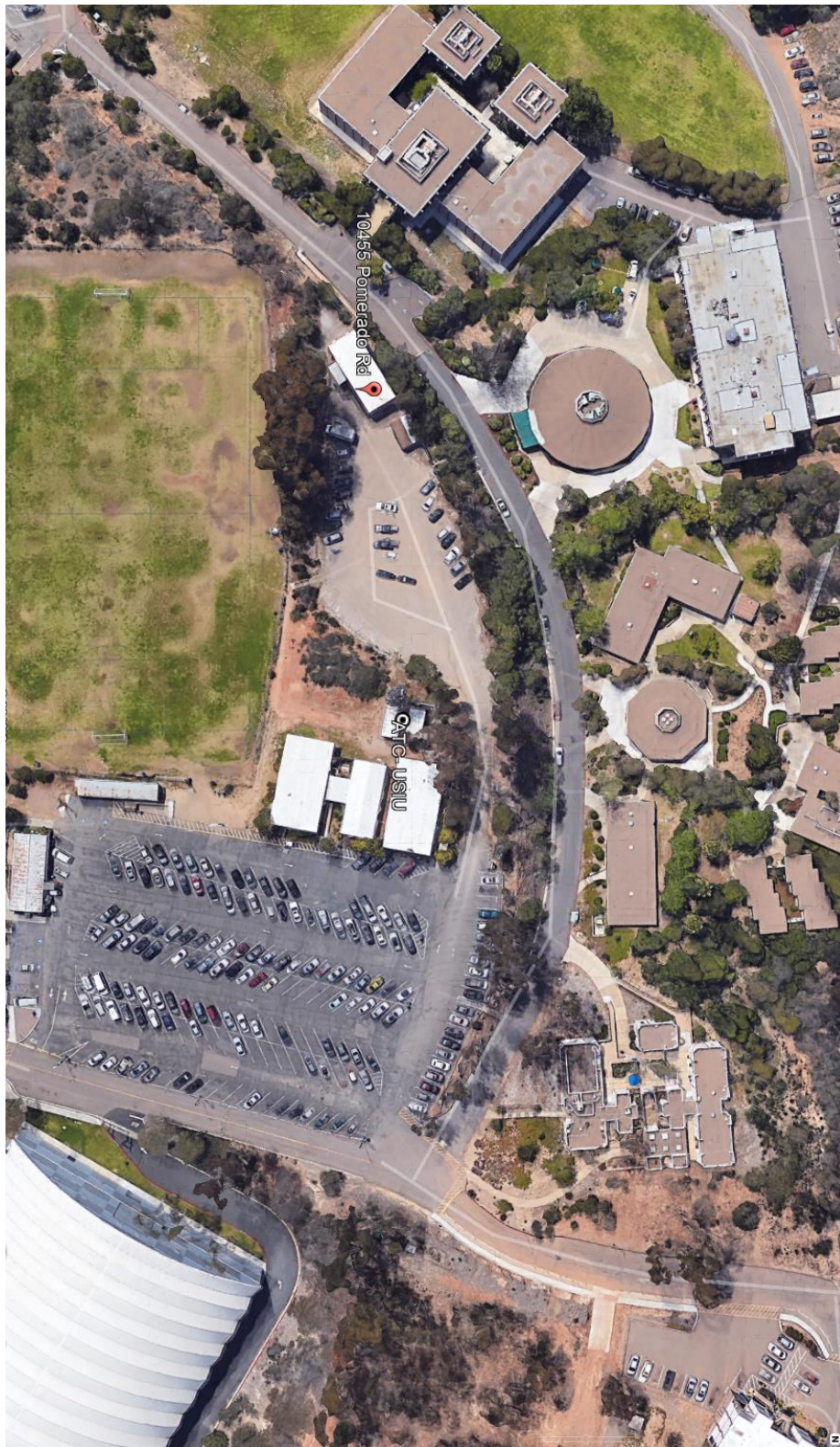


View East



View West





Aerial View





# ATTACHMENT 12

EXISTING

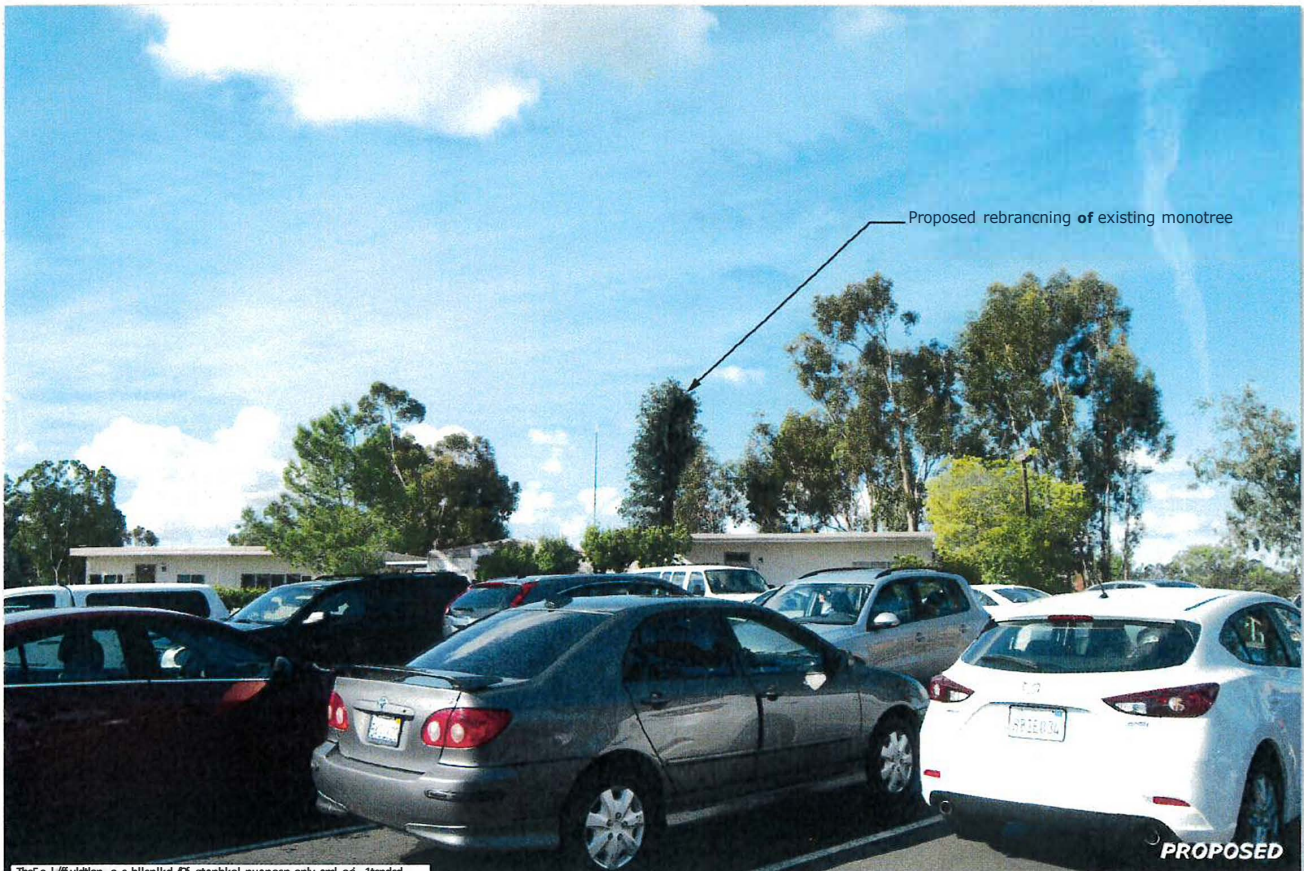


Proposed rebranching of existing moontree

PROPOSED



# ATTACHMENT 12





**AMERICAN TOWER®**

SITE NAME: USIU CA  
SITE NUMBER: 411574  
SITE ADDRESS: 10455 POMERADO RD  
SAN DIEGO, CA 92131



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 AUTHORIZED BY AMERICAN TOWER, OF THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS CANCELED. NEITHER THE CARRIER NOR AMERICAN TOWER 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 VERSION OF THIS DRAWING SHALL BE SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	12/24/19
①	ADDED PHOTO SIMS	NRP	01/15/20
△	ADDED ANTENNA LAYOUT	NRP	01/24/20
③	UPDATED BRANCHING HGT	NRP	04/30/20
④	UPDATED LANDSCAPE PLAN	NW	06/08/20
⑤	UPDATED PHOTO SIMS	NW	06/15/20
⑥	UPDATED TOWER DESC.	NW	01/19/21
⑦	UPDATED TOWER ELEV.	NW	02/03/21

ATC SITE NUMBER:

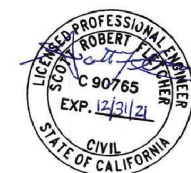
411574

ATC SITE NAME

USIU CA

SITE ADDRESS:  
10455 POMERADO RD  
SAN DIEGO, CA 92131

SEAL:



Authorized by "Scott Fletcher"  
04 Feb 2021 06:42:52



DRAWN BY:	TC
APPROVED BY:	KRF
DATE DRAWN:	12/24/19
ATC JOB NO:	12911346

TITLE SHEET

SHEET NUMBER:  
**G-001**

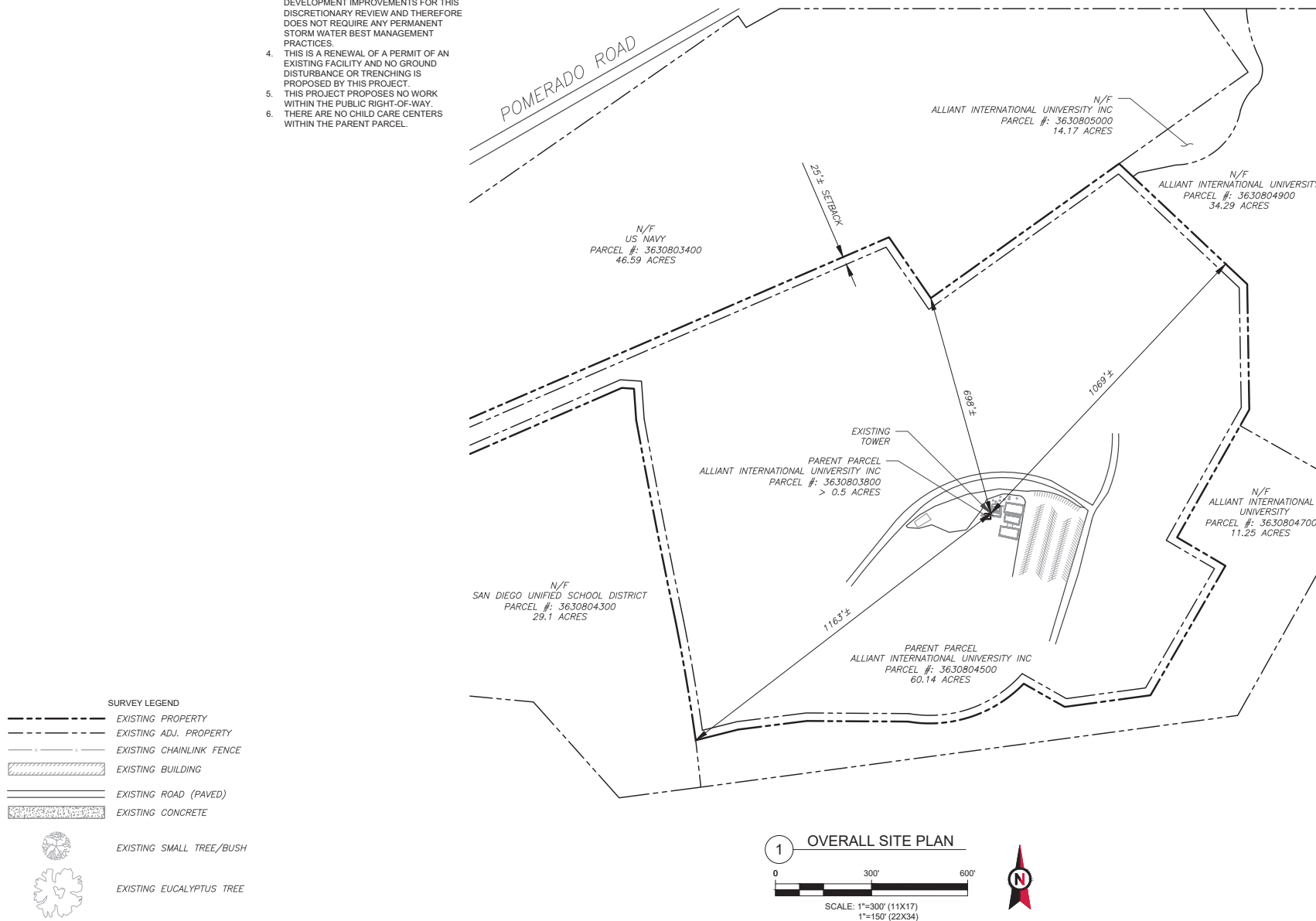
REVISION:	7
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COMPLIANCE CODE		PROJECT SUMMARY		PROJECT DESCRIPTION		SHEET INDEX					
<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <p>1. 2016 CALIFORNIA ADMINISTRATIVE CODE</p> <p>2. 2016 CALIFORNIA BUILDING CODE</p> <p>3. 2016 CALIFORNIA RESIDENTIAL CODE</p> <p>4. 2016 CALIFORNIA ELECTRICAL CODE</p> <p>5. 2016 CALIFORNIA MECHANICAL CODE</p> <p>6. 2016 CALIFORNIA PLUMBING CODE</p> <p>7. 2016 CALIFORNIA ENERGY CODE</p> <p>8. 2016 CALIFORNIA FIRE CODE</p> <p>9. 2016 CALIFORNIA EXISTING BUILDING CODE</p> <p>10. INTERNATIONAL BUILDING CODE (IBC)</p> <p>11. NATIONAL ELECTRICAL CODE (NEC)</p> <p>12. LOCAL BUILDING CODES</p>		<p><u>SITE ADDRESS:</u></p> <p>10455 POMERADO RD SAN DIEGO, CA 92131 COUNTY: SAN DIEGO</p> <p><u>GEOGRAPHIC COORDINATES:</u></p> <p>LATITUDE: 32.896636 LONGITUDE: -117.093667 GROUND ELEVATION: 682' AMSL</p>		<p>THE PROJECT PROPOSED TO CONTINUE OPERATION OF AN EXISTING WCF LOCATED ON A 55-FOOT FAUX TREE HOUSING VERIZON AND SPRINT. THE WCF CONSISTS OF 8 ANTENNAS, 6 RRUS, AND 2 SURGE SUPPRESSORS FOR VERIZON AND 9 ANTENNAS, 9 RRUS, AND 2 SURGE SUPPRESSORS FOR SPRINT. THE PROJECT PROPOSES REBRANCHING OF THE FAUX TREE AND NO OTHER CHANGES.</p> <p>PROJECT NOTES</p> <p>1. THE FACILITY IS UNMANNED.</p> <p>2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.</p> <p>3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.</p> <p>4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.</p> <p>5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.</p> <p>6. HANDICAP ACCESS IS NOT REQUIRED.</p>		SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:	
		G-001	TITLE SHEET			7	02/03/2021	NW			
		C-101	OVERALL SITE PLAN			0	12/24/19	NRF			
		C-102	PLANTING PLAN			0	12/24/19	NRF			
		L-1	LANDSCAPE PLAN								
		C-103	DETAILED SITE PLAN & TOWER ELEVATION			0	12/24/19	NRF			
		C-201	TOWER ELEVATION			7	02/03/2021	NW			
		C-202	TOWER ELEVATION			7	02/03/2021	NW			
		C-203	ANTENNA LAYOUT & SCHEDULE			2	01/24/20	NRF			
		C-501	SIGNAGE			0	12/24/19	NRF			
<p><u>ZONING INFORMATION:</u></p> <p>ZONING JURISDICTION: CITY OF SAN DIEGO</p> <p>ZONING DISTRICT: RS-1-B</p> <p>PARCEL NUMBER: 3630803800</p> <p>EXISTING EQUIPMENT BUILDING AREA: 504 SF</p> <p>LEASE AREA: 298 SF</p>		<p><u>PROJECT TEAM</u></p> <p><u>TOWER OWNER:</u></p> <p>ATC SEQUIA LLC 10 PRESIDENTIAL WAY WOBBURN, MA 01801</p> <p><u>PROPERTY OWNER:</u></p> <p>ALLIANT INTERNATIONAL 10455 POMERADO SAN DIEGO, CA 92131</p> <p><u>ENGINEER:</u></p> <p>ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518</p> <p><u>AGENT:</u></p> <p>BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBBURN, MA 01801</p>		R-601	SUPPLEMENTAL						
				R-602	SUPPLEMENTAL						
				R-603	SUPPLEMENTAL						
<p>UTILITY COMPANIES</p>											
<p>POWER COMPANY: UNKNOWN PHONE: N/A</p> <p>TELEPHONE COMPANY: TIME WARNER CABLE PHONE: (800) 892-4357</p>											



## NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY.
2. BOUNDARY INFORMATION OBTAINED FROM: CITY OF SAN DIEGO ONLINE GIS
3. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
4. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
5. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
6. THERE ARE NO CHILD CARE CENTERS WITHIN THE PARENT PARCEL.

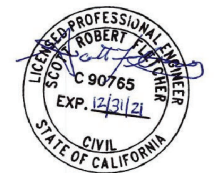


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REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	12/24/19
△			
△			
△			
△			
△			

ATC SITE NUMBER:  
**411574**  
ATC SITE NAME:  
**USIU CA**  
SITE ADDRESS:  
10455 POMERADO RD  
SAN DIEGO, CA 92131

SEAL:



Authorized by "Scott Fletcher"  
04 Feb 2021 06:42:52

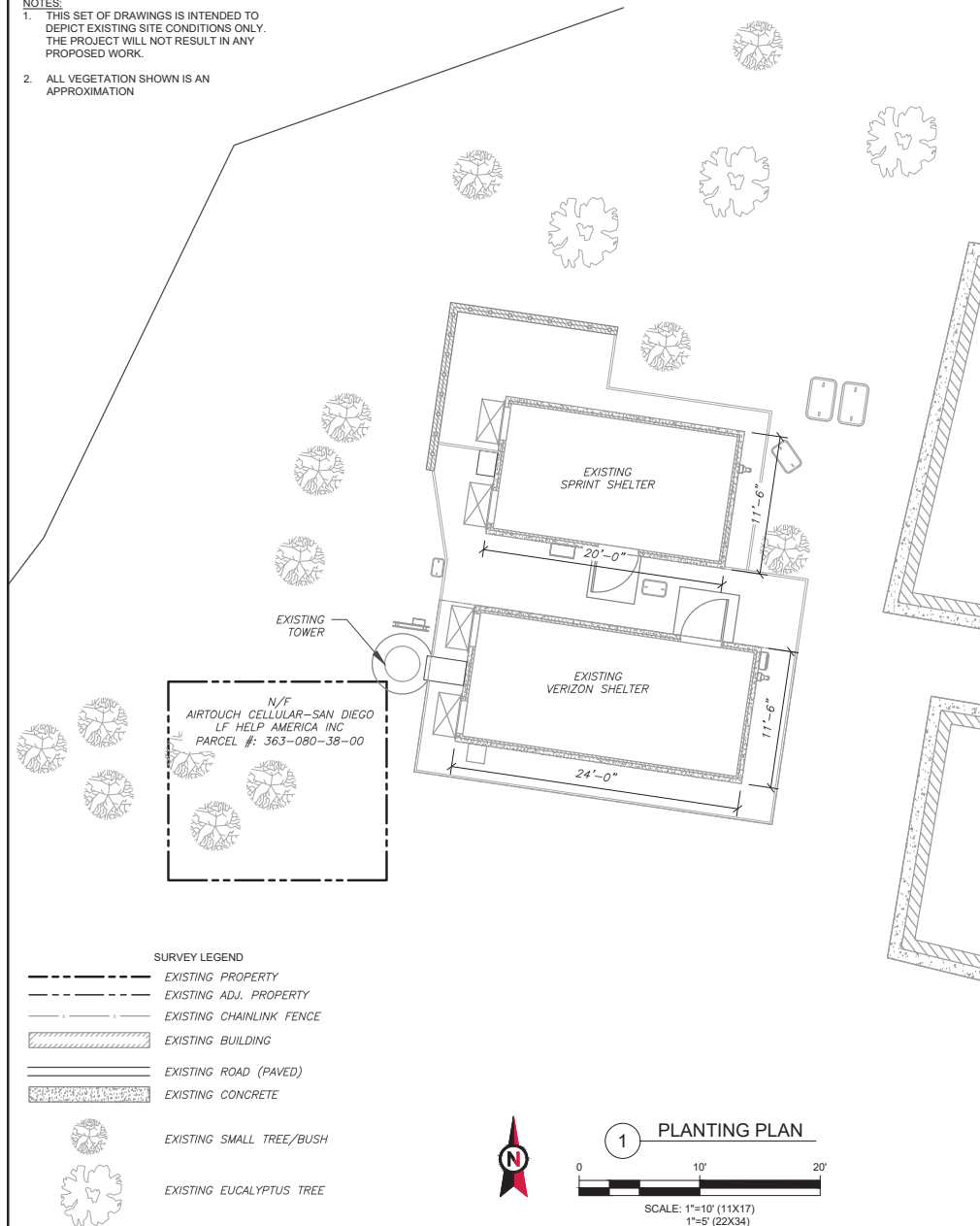
DRAWN BY:	TC
APPROVED BY:	KRF
DATE DRAWN:	12/24/19
ATC JOB NO:	12911346

## OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
<b>C-101</b>	<b>0</b>

## NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. ALL VEGETATION SHOWN IS AN APPROXIMATION



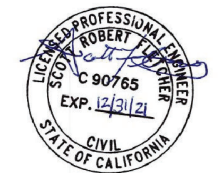
**AMERICAN TOWER**  
ATC TOWER SERVICES, LLC  
3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518  
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	12/24/19
△			
△			
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△			
△			

ATC SITE NUMBER:  
**411574**  
ATC SITE NAME:  
**USIU CA**  
SITE ADDRESS:  
10455 POMERADO RD  
SAN DIEGO, CA 92131

SEAL:



Authorized by "Scott Fletcher"  
04 Feb 2021 06:42:52

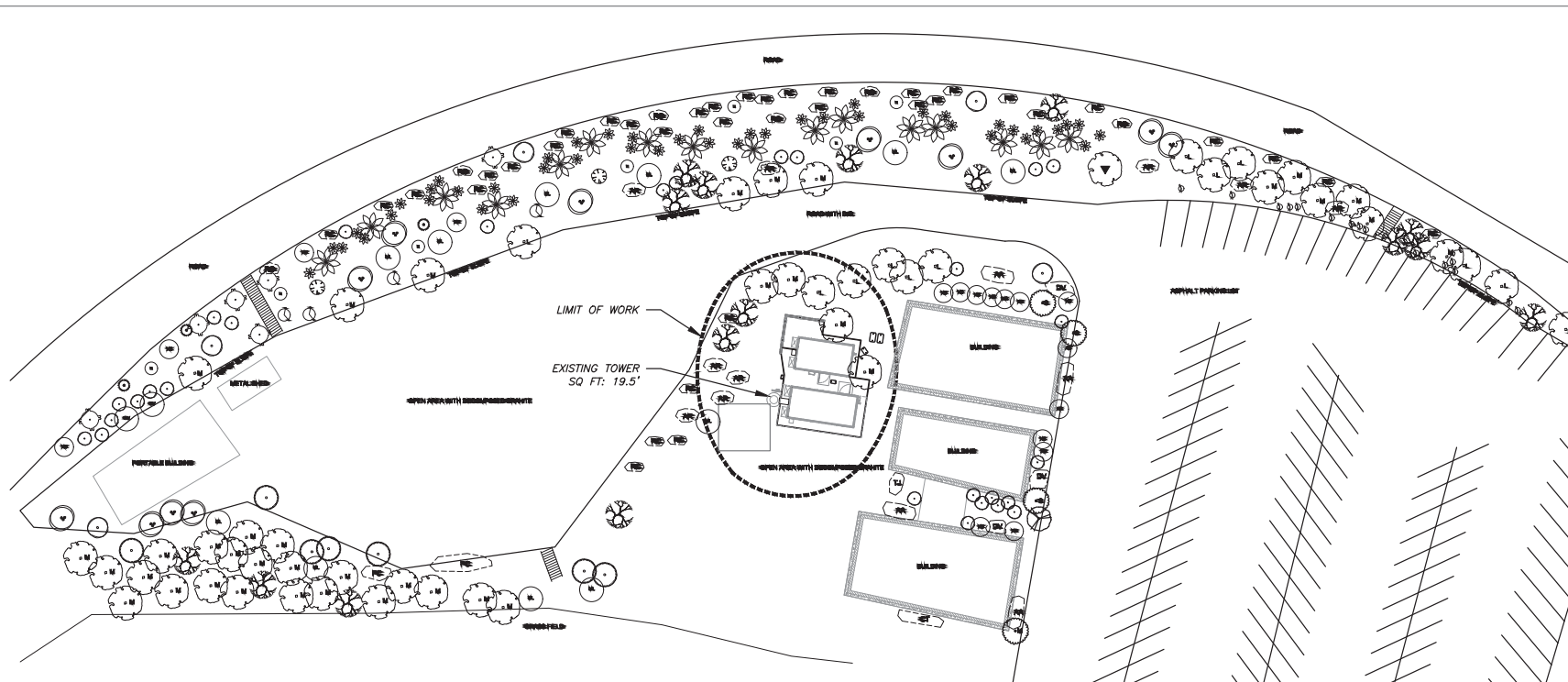
DRAWN BY:	TC
APPROVED BY:	KRF
DATE DRAWN:	12/24/19
ATC JOB NO:	12911346

## PLANTING PLAN

SHEET NUMBER:	REVISION:
<b>C-102</b>	<b>0</b>

SEAL:LANDSCAPE PLAN

SHEET NUMBER: L-1	REVISION: 0
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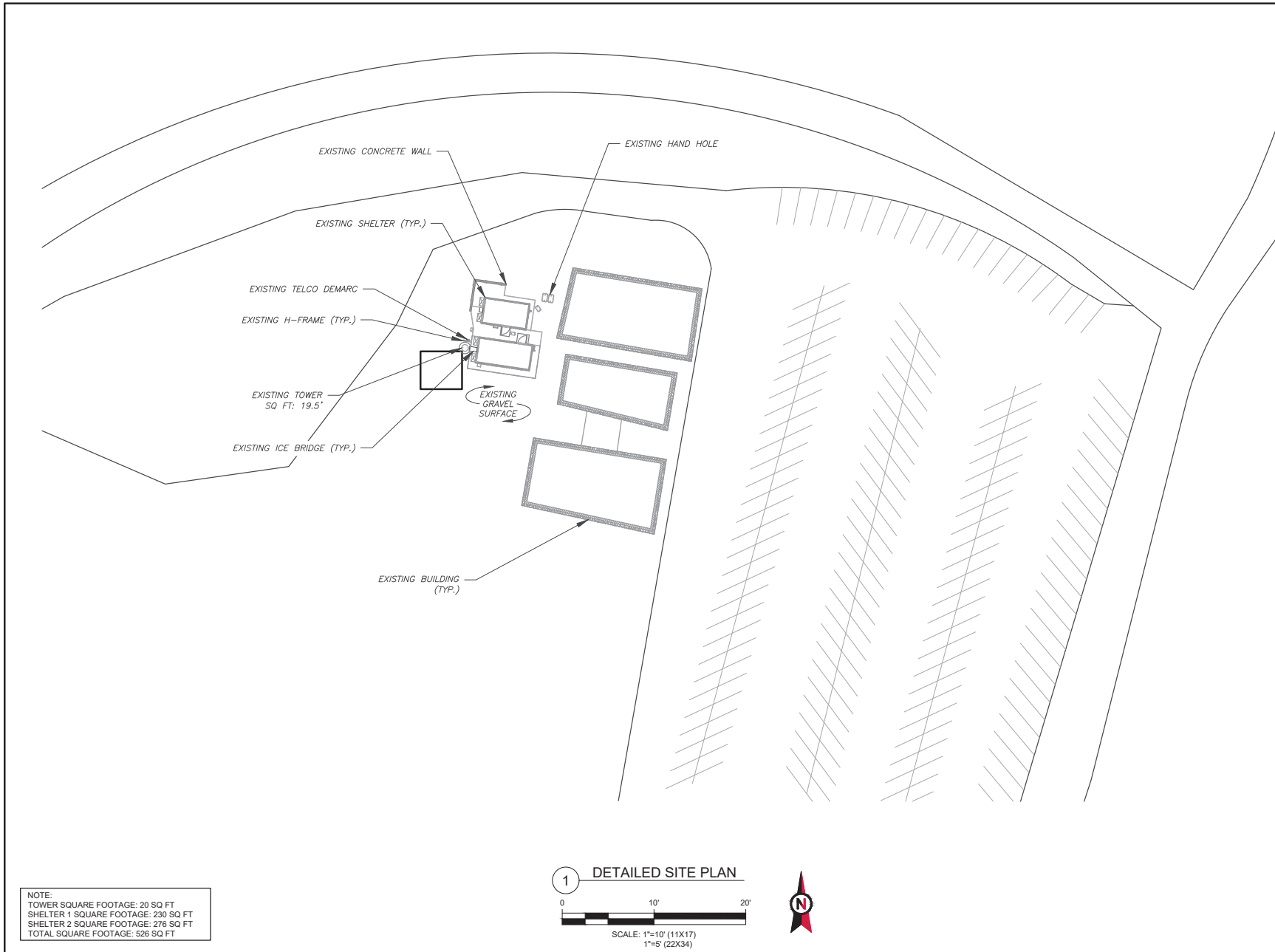
FORM	DESCRIPTION	COMMON NAME	SIZE (HEIGHT, LENGTH)
	ROUNDBOTTOM FLASK	FLASK, ROUNDBOTTOM	100 mL (100 mm HEIGHT, 50 mm DIA)
	M. ROUNDBOTTOM FLASK	1000 mL FLASK	1000 mL (1000 mm HEIGHT, 100 mm DIA)
	M. ROUNDBOTTOM FLASK	10000 mL FLASK	10000 mL (10000 mm HEIGHT, 1000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000 mL FLASK	100000 mL (100000 mm HEIGHT, 10000 mm DIA)
	M. ROUNDBOTTOM FLASK	1000000 mL FLASK	1000000 mL (1000000 mm HEIGHT, 100000 mm DIA)
	M. ROUNDBOTTOM FLASK	10000000 mL FLASK	10000000 mL (10000000 mm HEIGHT, 1000000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000000 mL FLASK	100000000 mL (100000000 mm HEIGHT, 10000000 mm DIA)
	M. ROUNDBOTTOM FLASK	1000000000 mL FLASK	1000000000 mL (1000000000 mm HEIGHT, 100000000 mm DIA)
	M. ROUNDBOTTOM FLASK	10000000000 mL FLASK	10000000000 mL (10000000000 mm HEIGHT, 1000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000000000 mL FLASK	100000000000 mL (100000000000 mm HEIGHT, 10000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	1000000000000 mL FLASK	1000000000000 mL (1000000000000 mm HEIGHT, 100000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	10000000000000 mL FLASK	10000000000000 mL (10000000000000 mm HEIGHT, 1000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000000000000 mL FLASK	100000000000000 mL (100000000000000 mm HEIGHT, 10000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	1000000000000000 mL FLASK	1000000000000000 mL (1000000000000000 mm HEIGHT, 100000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	10000000000000000 mL FLASK	10000000000000000 mL (10000000000000000 mm HEIGHT, 1000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000000000000000 mL FLASK	100000000000000000 mL (100000000000000000 mm HEIGHT, 10000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	1000000000000000000 mL FLASK	1000000000000000000 mL (1000000000000000000 mm HEIGHT, 100000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	10000000000000000000 mL FLASK	10000000000000000000 mL (10000000000000000000 mm HEIGHT, 1000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000000000000000000 mL FLASK	100000000000000000000 mL (100000000000000000000 mm HEIGHT, 10000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	1000000000000000000000 mL FLASK	1000000000000000000000 mL (1000000000000000000000 mm HEIGHT, 100000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	10000000000000000000000 mL FLASK	10000000000000000000000 mL (10000000000000000000000 mm HEIGHT, 1000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000000000000000000000 mL FLASK	100000000000000000000000 mL (100000000000000000000000 mm HEIGHT, 10000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	1000000000000000000000000 mL FLASK	1000000000000000000000000 mL (1000000000000000000000000 mm HEIGHT, 100000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	10000000000000000000000000 mL FLASK	10000000000000000000000000 mL (10000000000000000000000000 mm HEIGHT, 1000000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000000000000000000000000 mL FLASK	100000000000000000000000000 mL (100000000000000000000000000 mm HEIGHT, 10000000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	1000000000000000000000000000 mL FLASK	1000000000000000000000000000 mL (1000000000000000000000000000 mm HEIGHT, 100000000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	10000000000000000000000000000 mL FLASK	10000000000000000000000000000 mL (10000000000000000000000000000 mm HEIGHT, 1000000000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000000000000000000000000000 mL FLASK	100000000000000000000000000000 mL (100000000000000000000000000000 mm HEIGHT, 10000000000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	1000000000000000000000000000000 mL FLASK	1000000000000000000000000000000 mL (1000000000000000000000000000000 mm HEIGHT, 100000000000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	10000000000000000000000000000000 mL FLASK	10000000000000000000000000000000 mL (10000000000000000000000000000000 mm HEIGHT, 1000000000000000000000000000000 mm DIA)
	M. ROUNDBOTTOM FLASK	100000000000000000000000000000000 mL FLASK	100000000000000000000000000000000 mL (100000000000000000000000000000000 mm HEIGHT, 10000000000000000000000000000000 mm DIA)

SYMBOL	SYMBOL NAME	COMMON NAME	GENE SYMBOL	GENE NAME
	1. LUMINOUS CYCLOPEAN	THE LUMINOUS	10011111111111111111	1
	2. PULSATING CYCLOPEAN	PULSATING	011111111111111111	2
	3. HIDDEN CYCLOPEAN	HIDDEN	011111111111111111	3
	4. PULSATING CYCLOPEAN	SECRET PULSING	011111111111111111	4
	5. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	5
	6. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	6
	7. PULSATING CYCLOPEAN	SECRET PULSING	011111111111111111	7
	8. PULSATING CYCLOPEAN	SECRET PULSING	011111111111111111	8
	9. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	9
	10. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	10
	11. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	11
	12. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	12
	13. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	13
	14. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	14
	15. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	15
	16. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	16
	17. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	17
	18. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	18
	19. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	19
	20. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	20
	21. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	21
	22. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	22
	23. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	23
	24. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	24
	25. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	25
	26. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	26
	27. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	27
	28. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	28
	29. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	29
	30. PULSATING CYCLOPEAN	SECRET PULSING	101111111111111111	30

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 APPLICABLE LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. IRRIGATION: EXISTING IRRIGATION TO REMAIN IN PLACE. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM PROVIDED BY LDC 14068969 FOR PROPER PLANT 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 AREA SHALL BE MAINTAINED BY ATC FIELD OPS TECH. THE IRRIGATION AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE CONTAINED IN TRUCKS OR GRADERS. NO UNDESIRABLE DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
4. A MINIMUM ROOT ZONE OF 48"IN AREA SHALL BE PROVIDED FOR ALL TREES. A MINIMUM DIVERSION FOR IRRIGATION SHALL BE 10% PER SOHC 1422471
5. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2". EXCLUDING SLOPES REQUIRING VEGETATION PER SOHC 1422471

1. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - 1.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - 1.2. STOCKPILING, TOP SOIL, DISTURBANCE, VEHICLE USE AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - 1.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED THROUGHOUT CONSTRUCTION.
  - 1.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.]
2. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS OAK OR REDWOOD, AND THE TREE IS DAMAGED DURING CONSTRUCTION, 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.
3. NO EXISTING LANDSCAPE MATERIAL TO BE REMOVED.





**AMERICAN TOWER**  
ATC TOWER SERVICES, LLC  
3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518  
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	12/24/19
△			
△			
△			
△			
△			

ATC SITE NUMBER:  
**411574**  
ATC SITE NAME:  
**USIU CA**  
SITE ADDRESS:  
10455 POMERADO RD  
SAN DIEGO, CA 92131

SEAL:



Authorized by "Scott Fletcher"  
04 Feb 2021 06:42:53

cosign

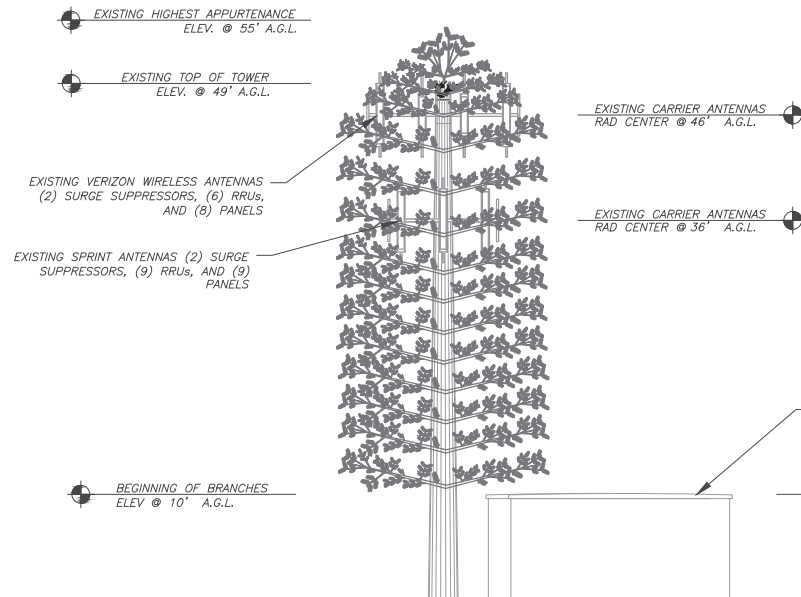
DRAWN BY:	TC
APPROVED BY:	KRF
DATE DRAWN:	12/24/19
ATC JOB NO:	12911346

### DETAILED SITE PLAN & TOWER ELEVATION

SHEET NUMBER:  
**C-103**

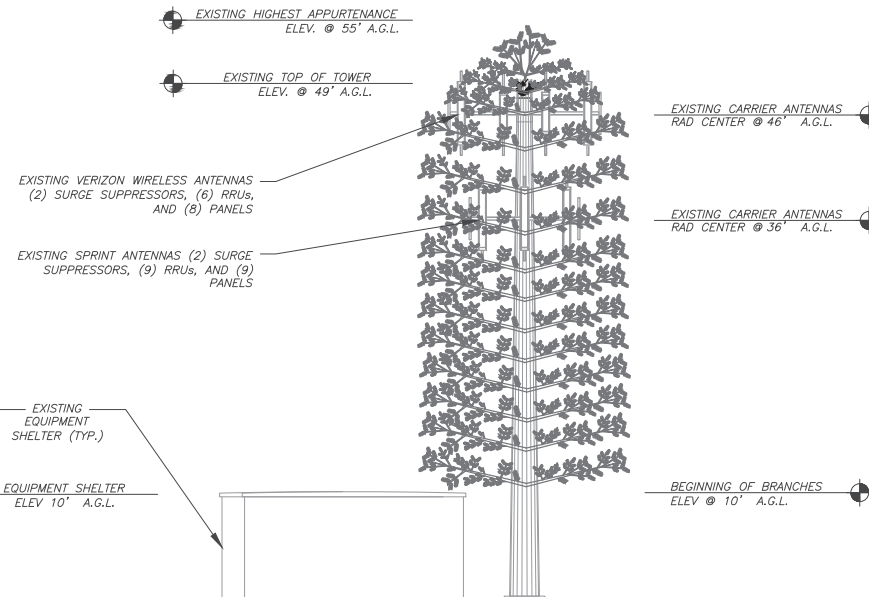
REVISION:  
**0**

- NOTES:
1. CABLES WILL BE RUN UP THE MONOPINE FROM THE INSIDE
  2. BRANCHES WILL EXTEND A MINIMUM OF 24" BEYOND ANTENNA FACE



1 NORTH TOWER ELEVATION  
SCALE: NOT TO SCALE

- NOTES:
1. CABLES WILL BE RUN UP THE MONOPINE FROM THE INSIDE
  2. BRANCHES WILL EXTEND A MINIMUM OF 24" BEYOND ANTENNA FACE



2 SOUTH TOWER ELEVATION  
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	12/24/19
△	UPDATED BRANCHING HGT	NRP	04/30/20
△	UPDATED TOWER ELEV.	NW	02/03/21
△			
△			
△			
△			

ATC SITE NUMBER:  
411574  
ATC SITE NAME:  
USIU CA  
SITE ADDRESS:  
10455 POMERADO RD  
SAN DIEGO, CA 92131

SEAL:



Authorized by "Scott Fletcher"  
04 Feb 2021 06:42:53

DRAWN BY:	TC
APPROVED BY:	KRF
DATE DRAWN:	12/24/19
ATC JOB NO:	12911346

## TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-201	7

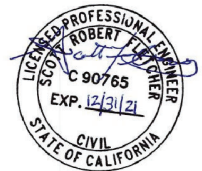


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REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	12/24/19
△	UPDATED BRANCHING HGT	NRP	04/30/20
△	UPDATED TOWER ELEV.	NW	02/03/21
△			
△			
△			
△			

ATC SITE NUMBER:  
**411574**  
 ATC SITE NAME:  
**USIU CA**  
 SITE ADDRESS:  
 10455 POMERADO RD  
 SAN DIEGO, CA 92131

SEAL:



Authorized by "Scott Fletcher"  
 04 Feb 2021 06:42:53

cosign

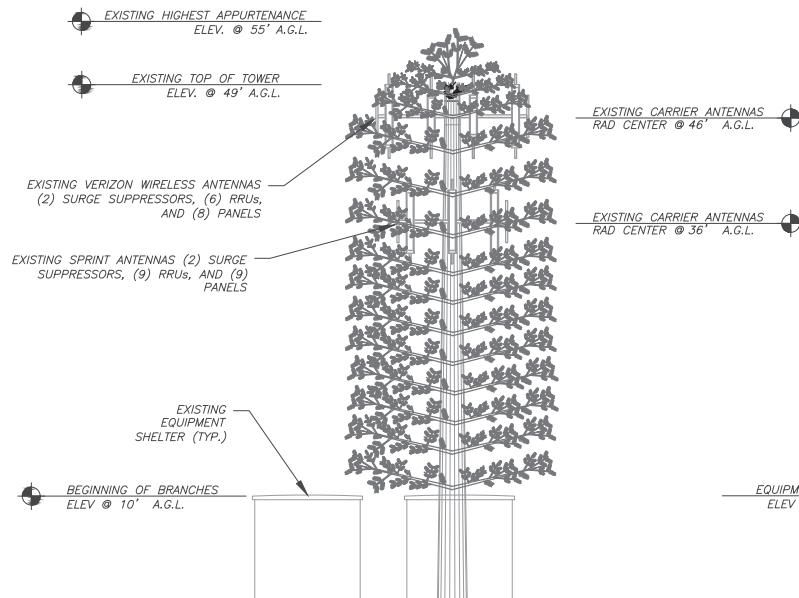
DRAWN BY:	TC
APPROVED BY:	KRF
DATE DRAWN:	12/24/19
ATC JOB NO:	12911346

## TOWER ELEVATION

SHEET NUMBER:  
**C-202**

REVISION:  
**7**

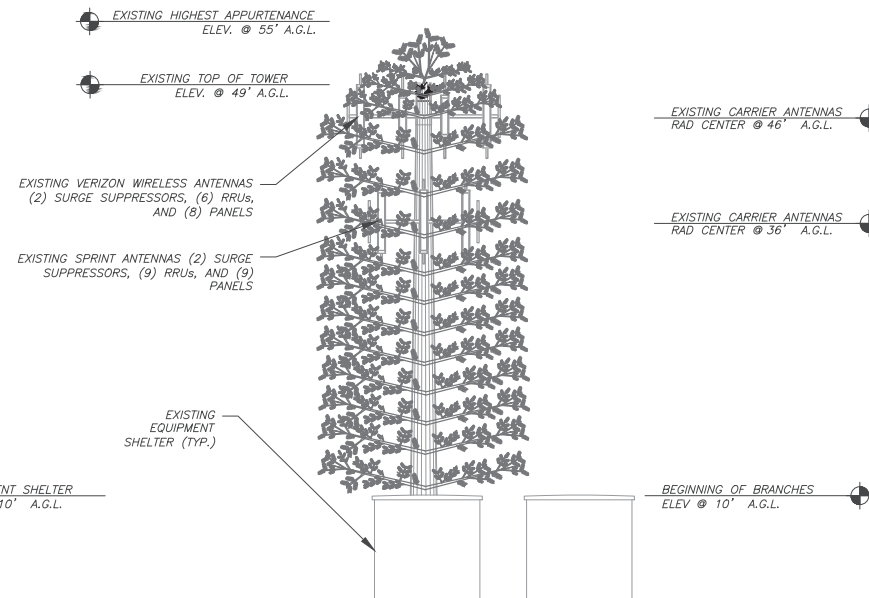
- NOTES:
1. CABLES WILL BE RUN UP THE MONOPOLE FROM THE INSIDE
  2. BRANCHES WILL EXTEND A MINIMUM OF 24" BEYOND ANTENNA FACE



## 1 EAST TOWER ELEVATION

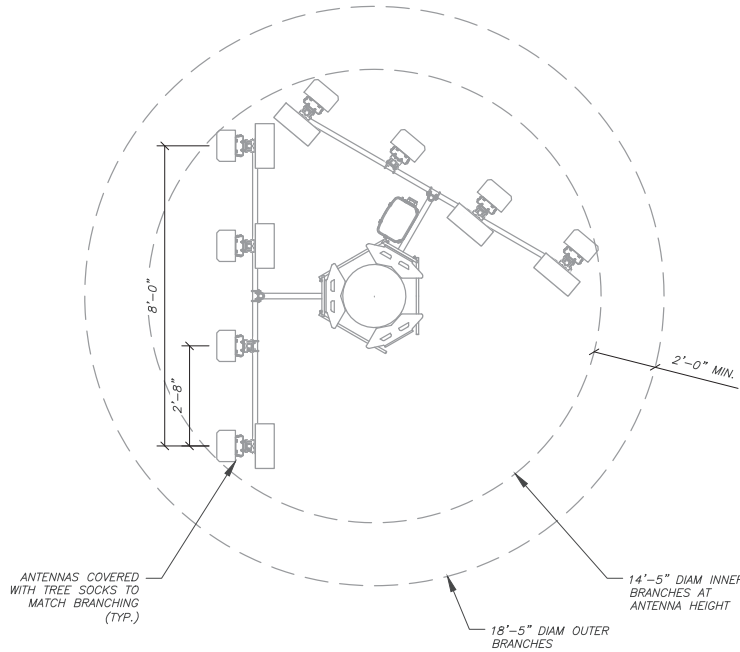
SCALE: NOT TO SCALE

- NOTES:
1. CABLES WILL BE RUN UP THE MONOPOLE FROM THE INSIDE
  2. BRANCHES WILL EXTEND A MINIMUM OF 24" BEYOND ANTENNA FACE



## 2 WEST TOWER ELEVATION

SCALE: NOT TO SCALE



EXISTING ANTENNA/ COAX SCHEDULE

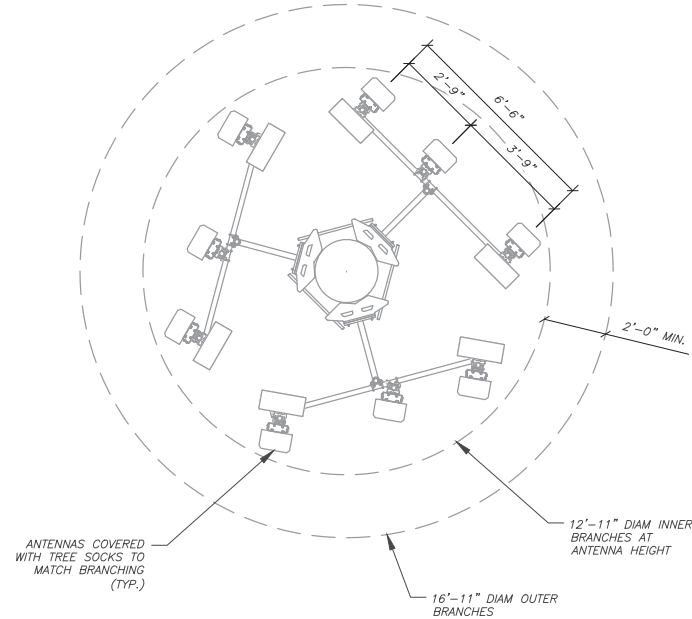
SECTOR	ANT.	MANUFACTURER (MODEL #)	RAD CENTER	AZIMUTH (TN)	DIM (HXWXD)	ADDITIONAL TOWER MOUNTED EQUIPMENT	DIM. (LXWXH)	ANTENNA COAX DESCRIPTION
ALPHA	A1	SBNHH-1D65B	46'-0"	40°	72.7"x11.9"x7.1"	(3) RRUS 32	26.7"x12.1"x6.7"	(4) 1-5/8"
ALPHA	A2	BXA-171063/BCF	46'-0"	40°				
ALPHA	A3	BXA-80063/4CF	46'-0"	40°				
ALPHA	A4	SBNHH-1D65B	46'-0"	40°				
BETA	B1	SBNHH-1D65B	46'-0"	270°	72.7"x11.9"x7.1"	(3) RRUS 32	26.7"x12.1"x6.7"	(4) 1-5/8"
BETA	B2	BXA-171063/BCF	46'-0"	270°				
BETA	B3	BXA-80063/4CF	46'-0"	270°				
BETA	B4	SBNHH-1D65B	46'-0"	270°				

1. (1) EXISTING RCMDC-3315-PF-48 RAYCAP

1

## VERIZON ANTENNA LAYOUT &amp; SCHEDULE

SCALE: NOT TO SCALE



EXISTING ANTENNA/ COAX SCHEDULE

SECTOR	ANT.	MANUFACTURER (MODEL #)	RAD CENTER	AZIMUTH (TN)	DIM. (HXWXD)	ADDITIONAL TOWER MOUNTED EQUIPMENT	DIM. (LXWXH)	ANTENNA COAX DESCRIPTION
ALPHA	A1	840 10057	38'-0"	45°	42.0"x6.1"x2.7"	(1) GENERIC RRH (2) GENERIC RRU	24"x12"x12"	(3) 7/8"
ALPHA	A2	840 10057	38'-0"	45°	42.0"x6.1"x2.7"			
ALPHA	A3	840 10057	38'-0"	45°	42.0"x6.1"x2.7"			
BETA	B1	840 10057	38'-0"	190°	42.0"x6.1"x2.7"	(1) GENERIC RRH (2) GENERIC RRU	24"x12"x12"	(3) 7/8"
BETA	B2	840 10057	38'-0"	190°	42.0"x6.1"x2.7"			
BETA	B3	840 10057	38'-0"	190°	42.0"x6.1"x2.7"			
GAMMA	C1	840 10057	38'-0"	300°	42.0"x6.1"x2.7"	(1) GENERIC RRH (2) GENERIC RRU	24"x12"x12"	(3) 7/8"
GAMMA	C2	840 10057	38'-0"	300°	42.0"x6.1"x2.7"			
GAMMA	C3	840 10057	38'-0"	300°	42.0"x6.1"x2.7"			

2

## SPRINT ANTENNA LAYOUT &amp; SCHEDULE

SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
Δ	FOR PERMITTING	NRP	12/24/19
Δ	ADDED ANTENNA LAYOUT	NRP	01/24/20
Δ			
Δ			
Δ			
Δ			

ATC SITE NUMBER:

411574

ATC SITE NAME:

USIU CA

SITE ADDRESS:

10455 POMERADO RD

SAN DIEGO, CA 92131

SEAL:



Authorized by "Scott Fletcher"  
04 Feb 2021 06:42:53

cosign

DRAWN BY:	TC
APPROVED BY:	KRF
DATE DRAWN:	12/24/19
ATC JOB NO:	12911346

## ANTENNA LAYOUT &amp; SCHEDULE

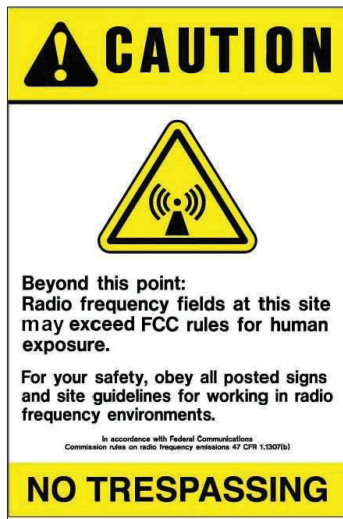
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C-203

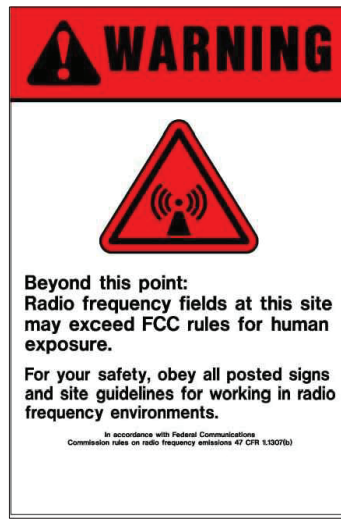
REVISION:

2





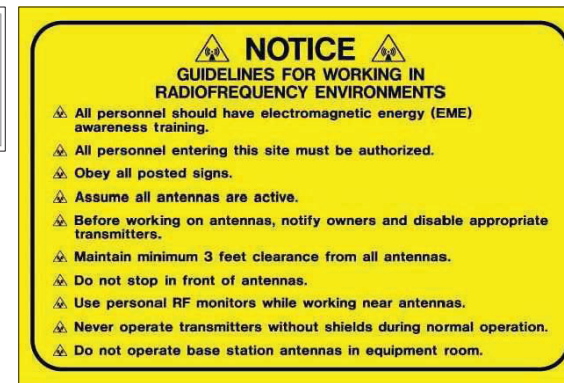
ATC CAUTION AND NO TRESPASSING SIGN



ATC RF WARNING AND FCC NUMBER SIGN



EXISTING SIGNAGE PHOTO



ATC RF PROGRAM NOTICE SIGN



ATC SITE SIGN

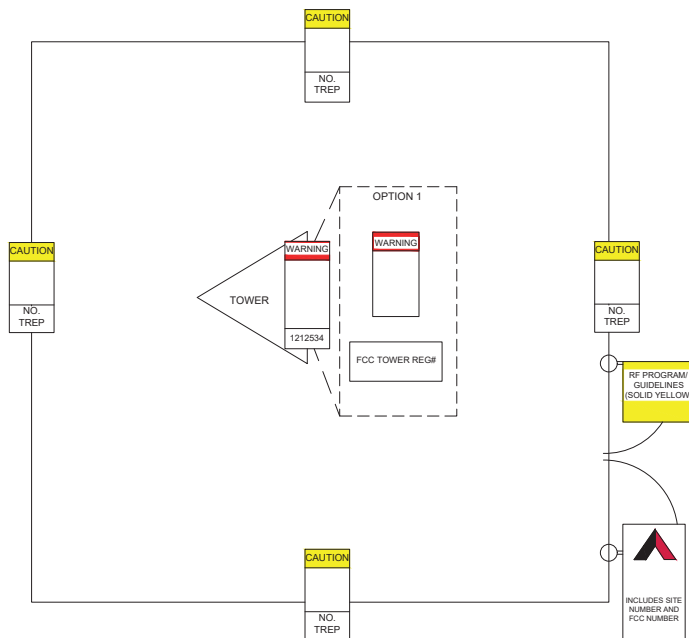
## REPLACEMENT OF SIGNAGE:

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.

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



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REV.	DESCRIPTION	BY	DATE
1	FOR PERMITTING	NRP	12/24/19
2			
3			
4			
5			
6			
7			
8			

ATC SITE NUMBER:  
411574  
ATC SITE NAME:  
USIU CA  
SITE ADDRESS:  
10455 POMERADO RD  
SAN DIEGO, CA 92131

SEAL:



Authorized by "Scott Fletcher"  
04 Feb 2021 06:42:53

cosign

DRAWN BY:	TC
APPROVED BY:	KRF
DATE DRAWN:	12/24/19
ATC JOB NO:	12911346

## SIGNAGE

SHEET NUMBER:	REVISION:
C-501	0



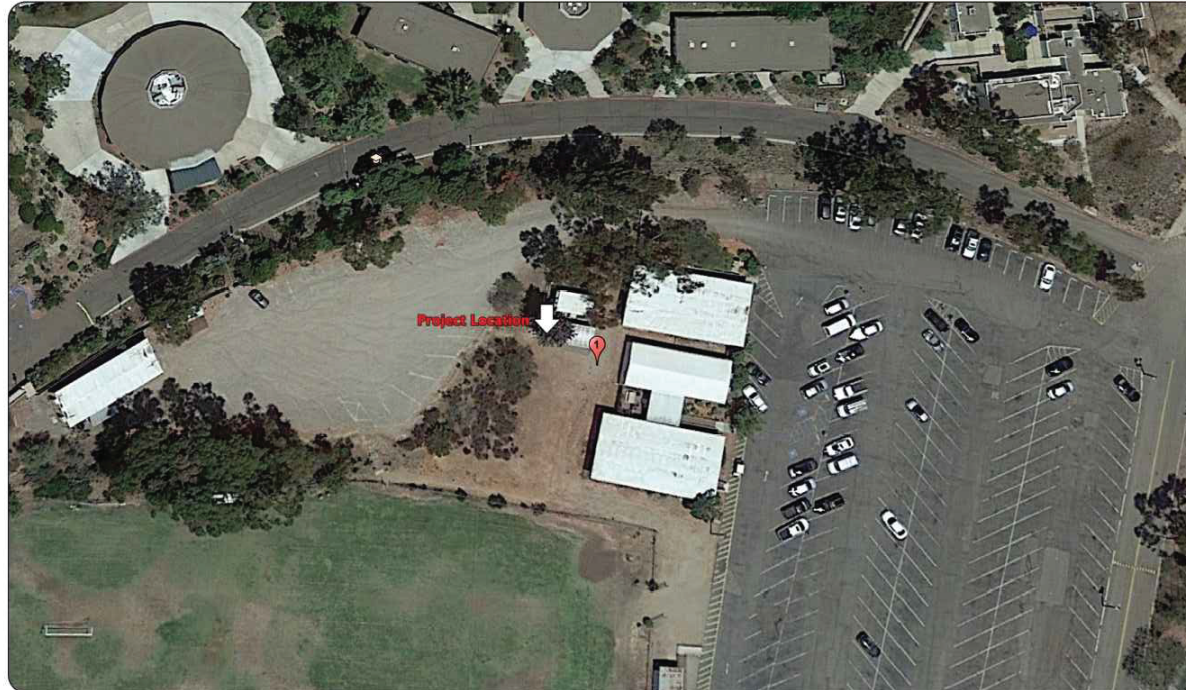
**AMERICAN TOWER®**  
19100 Von Karman, Suite 450  
Irvine, CA 92612  
949-442-6400

PHOTOGRAPHIC VISUALIZATIONS CREATED BY



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

**AMERICAN TOWER®**  
**USIU**  
10455 Pomerado Road  
San Diego, CA 92131



GEODETIC COORDINATES

**32°53'47.89"N/117° 5'37.20"W**  
approximate

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.  
Ascend South West is not responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variances or  
any Construction Related Concern.

Rev Date: May 21, 2020 3:58 PM

SUPPLEMENTAL

SHEET NUMBER:  
**R-601**

REVISION:  
**0**



# USIU



Existing Conditions



Proposed Site Build



PHOTOGRAPHIC VISUALIZATIONS CREATED BY



SUPPLEMENTAL

SHEET NUMBER:  
R-602

REVISION:  
0

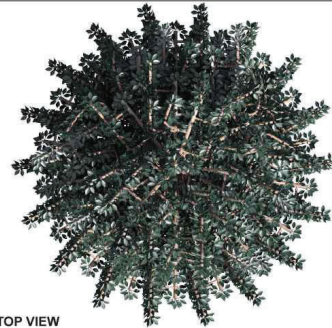


**AMERICAN TOWER®**

SITE NAME: USIU  
SITE ADDRESS: 10455 Pomerado Road  
San Diego, CA 92131

SITE TYPE: MONO BROADLEAF

LATITUDE: 32°53'47.89"N  
LONGITUDE: 117° 5'37.20"W  
(approximate)



TOP VIEW



ISOMETRIC VIEW



FRONT VIEW



SUPPLEMENTAL

SHEET NUMBER:  
**R-603**

REVISION:  
**0**