



THE CITY OF SAN DIEGO  
**REPORT TO THE PLANNING COMMISSION**

**DATE ISSUED:** January 13, 2011 **REPORT NO. PC-11-004**

**ATTENTION:** Planning Commission, Agenda of January 20, 2011

**SUBJECT:** CROWN CASTLE PENASQUITOS WEST - PROJECT NO. 203710  
PROCESS FOUR

**OWNER/  
APPLICANT:** Poway Unified School District / Crown Castle

**SUMMARY**

**Issue(s):** Should the Planning Commission approve an application to continue operating a Wireless Communication Facility located at 8375 Entreken Way within the Torrey Highlands Subarea-IV Planning Area?

**Staff Recommendation:** **APPROVE** Conditional Use Permit No. 722583 and Planned Development Permit No. 810413.

**Community Planning Group Recommendation:** There is no recognized community planning group for the Torrey Highlands Subarea Plan; however, the Rancho Penasquitos Planning Board (RPPB), which is the adjacent planning group, reviewed the project. On December 1, 2010, the RPPB voted 10-2-0 to recommend approval of the project with conditions (Attachment 11).

**Environmental Review:** This project is exempt from environmental review pursuant to Article 19, Section 15301, Existing facilities, of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on September 23, 2010 and the opportunity to appeal that determination ended October 8, 2010 (Attachment 12). This project is not pending an appeal of the environmental determination.

**Fiscal Impact Statement:** All costs associated with processing of this project are recovered from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.



## **BACKGROUND**

The project site is located at 8375 Entreken Way (Attachment 1), on the south side of Entreken Way and east of Camino Del Sur (Attachment 2). The site is located in the AR-1-1 Zone (Attachment 3) within the Torrey Highlands Subarea Plan Area (Attachment 4); and the Airport Environs Overlay Zone (AEOZ) for the Airport Influence Area (AIA)-Review Area 2 and the Overflight Zones for the Marine Corps Air Station (MCAS) Miramar. The community plan designates the site for Middle School use.

The site is currently developed with the Poway Unified School District's Mesa Verde Middle School (Grades 6-8) and contains an existing wireless communication facility (WCF) located within flagpoles in front of the school. Sprint PCS and Nextel Communications were merged in 2004 and the company is now operating under the name Sprint Nextel. Sprint Nextel was originally approved for a total of three (3) panel antennas to be installed within three (3) 35-foot high flagpoles (one antenna in each pole), and one (1) additional flagpole that did not include antennas. The flagpoles are illuminated at night by existing floodlights. The equipment is located within an approximate 241 square foot masonry enclosure at the northeast corner of the existing structure, and a GPS antenna on top of a security light standard is in proximity of the equipment enclosure. The WCF was approved on December 30, 1999, pursuant to Development Permit No. 99-0271-05, which expired on December 30, 2009 (Attachment 6). At the time of this permit, the WCF regulations allowed for the approval of this type of facility as a Process 1 ministerial permit. On January 12, 2007, Crown Castle obtained ownership of the WCF.

## **DISCUSSION**

### **Project Description:**

Crown Castle is requesting a new permit to continue operating at this location and is not requesting or proposing any modifications to what was previously approved. Under the current WCF Regulation pursuant to San Diego Municipal Code (SDMC) Section 141.0420(e)(2), a Conditional Use Permit (CUP) is required for all WCFs on premises within an Agricultural Zone (AR-1-1), since the property currently contains a middle school.

The flagpoles as designed do not comply with SDMC Section 141.0420(g)(9) which states: "Vertical elements, designed as flagpoles or light standards, shall replicate the design, diameter and proportion of the vertical element they are intending to imitate. Flagpoles shall maintain a tapered design." The existing flagpoles were approved in 1999, and at the time of this permit, the WCF regulations did not include a requirement for flagpoles to include a tapered design. Therefore, the applicant is requesting a Planned Development Permit (PDP) for a deviation to the WCF regulations from the tapering design requirement.

### **Airport Environs Overlay Zone (AEOZ):**

The proposed project is located in the AIA Review Area 2 for MCAS Miramar as depicted in the adopted 2008 Airport Land Use Compatibility Plan (ALUCP) and is located outside of the Federal Aviation Administration (FAA) notification area. Staff has determined that the proposed project does not increase the maximum height of the WCF and or the building; therefore, the

project is in compliance with the adopted ALUCP and would not require a consistency determination by the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission, and does not meet the criteria to notify the FAA for a Part 77 airspace and obstruction evaluation.

**Community Plan Analysis:**

The project site is designated for Middle School use in the Torrey Highlands Subarea - IV Plan (Attachment 4). The plan does not contain specific policies on wireless communication facility development; therefore there are no community plan land use issues associated with the location of the proposed project.

**General Plan:**

The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The existing antennas will be located inside the flagpoles in front of the school. Therefore, the WCF is in conformance with the purpose and intent of the General Plan.

**Community Group:**

On December 1, 2010, the Rancho Penasquitos Planning Board voted 10-2-0 to recommend approval of the project with the following conditions: 1) All four flagpoles along the driveway are to be repainted in a color and texture as chosen by the school; and 2) All plant beds outside the Administration building and in front of the school are to be re-applied with decorative tree bark. The applicant has agreed to the conditions and they have been included within the Permit (Attachment 9, Conditions No. 15 and 16).

**Conclusion:**

With the approval of the PDP for the deviation, the project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the SDMC, and the General Plan. Staff recommends that the Planning Commission approve CUP No. 722583 and PDP No. 810413.

**ALTERNATIVES**

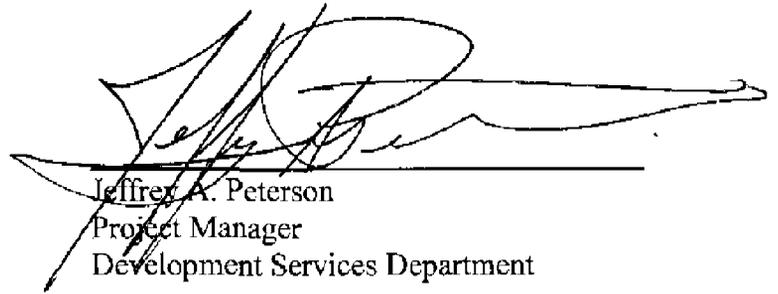
1. **APPROVE** CUP No. 722583 and PDP No. 810413, **with modifications.**
2. **DENY** CUP No. 722583 and PDP No. 810413, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



---

Mike Westlake  
Program Manager  
Development Services Department



---

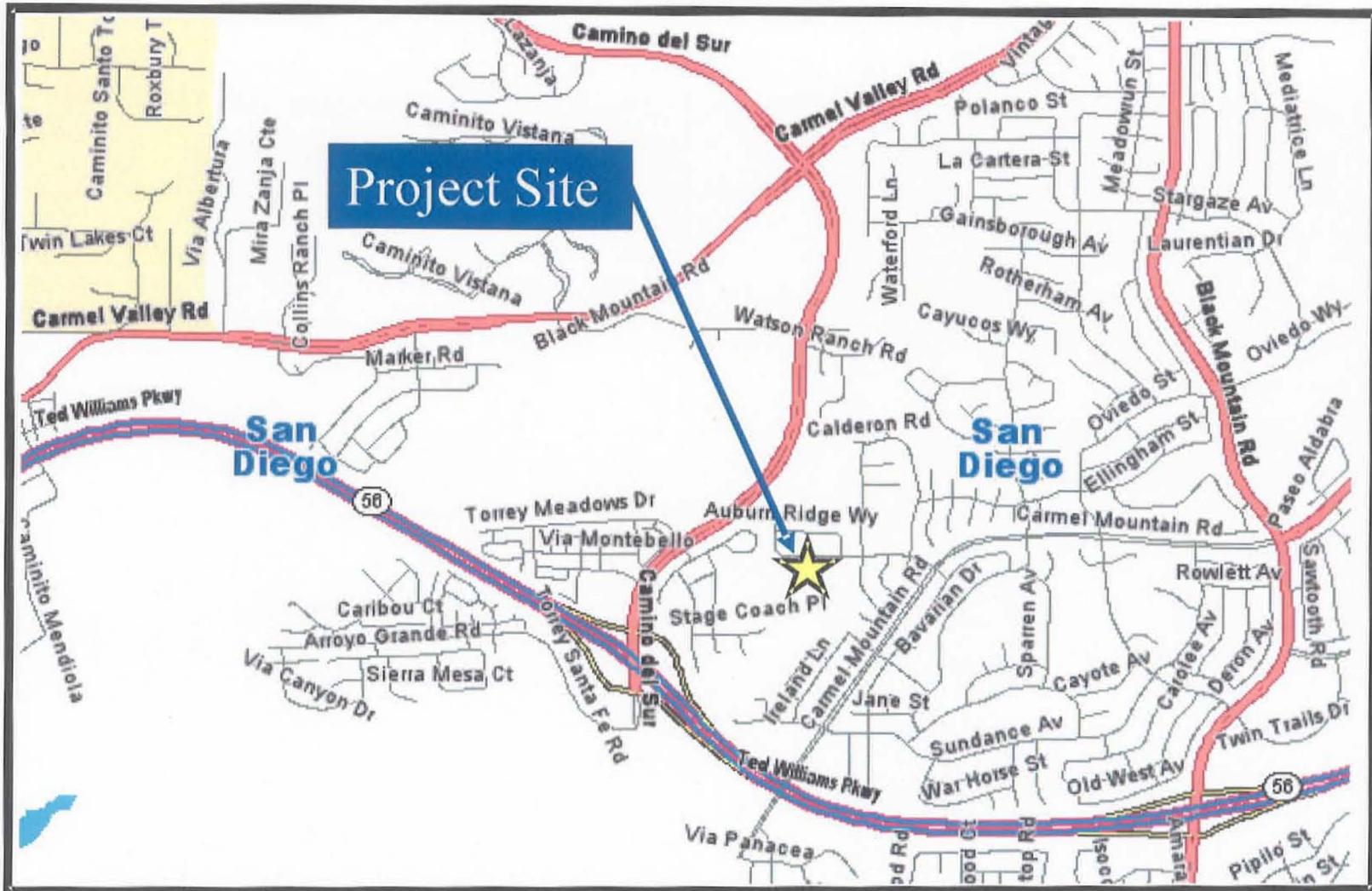
Jeffrey A. Peterson  
Project Manager  
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Plan
4. Community Plan Land Use Map
5. Project Data Sheet
6. Development Permit No. 99-0271-05
7. Project Plan
8. Photo Survey
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. Community Planning Group Recommendation/Minutes
12. Environmental Exemption Determination
13. Ownership Disclosure Statement.
14. Project Chronology

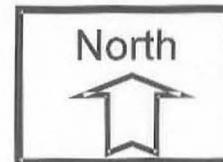
Internal Order No. 24000645



## Location Map

Crown Castle Penasquitos West-Project No. 203710

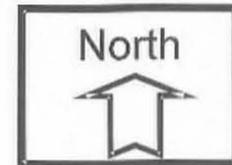
8375 Entreen Way

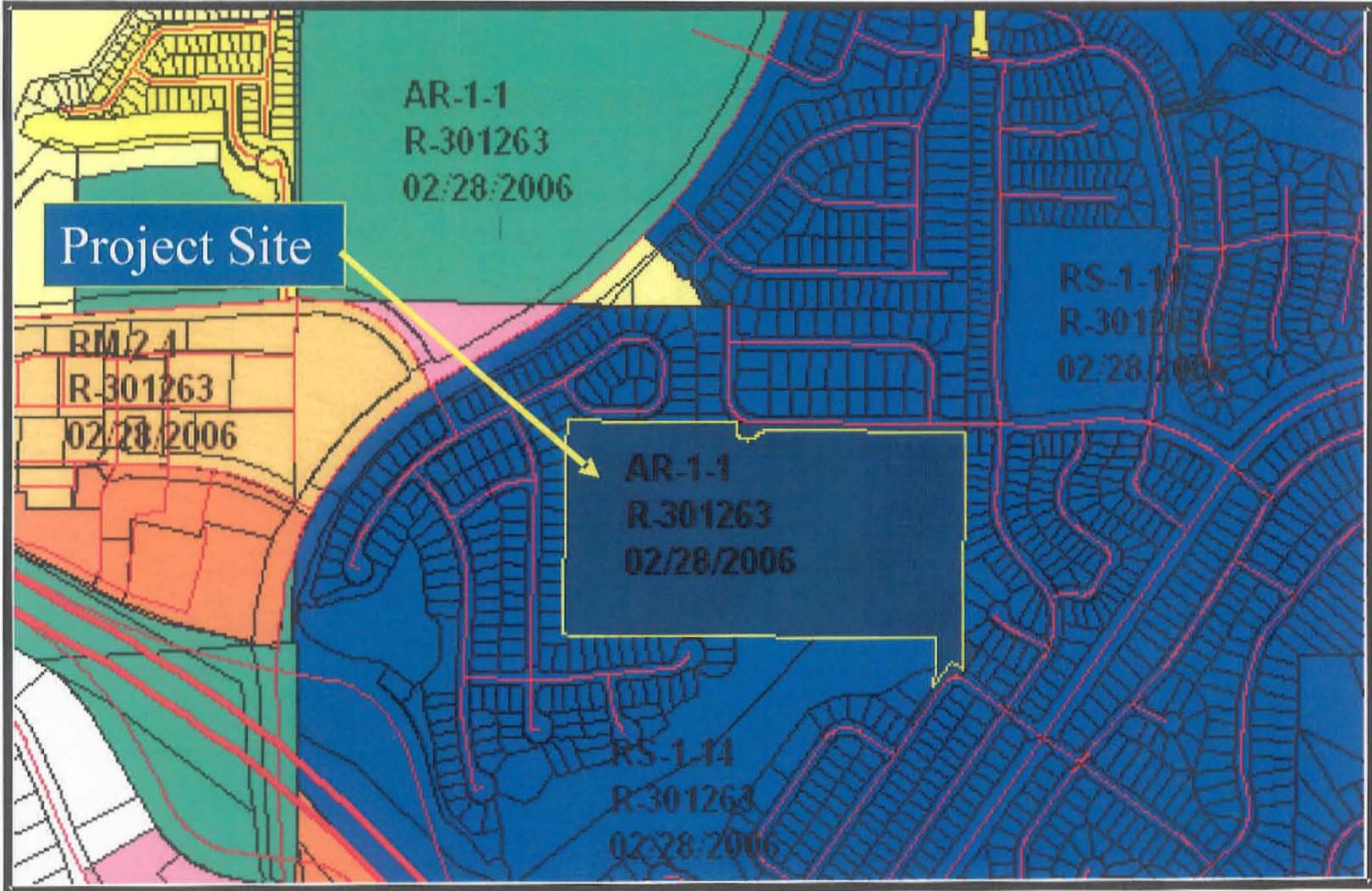




## Aerial Photograph

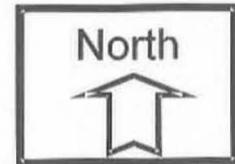
Crown Castle Penasquitos West-Project No. 203710  
8375 Entreken Way

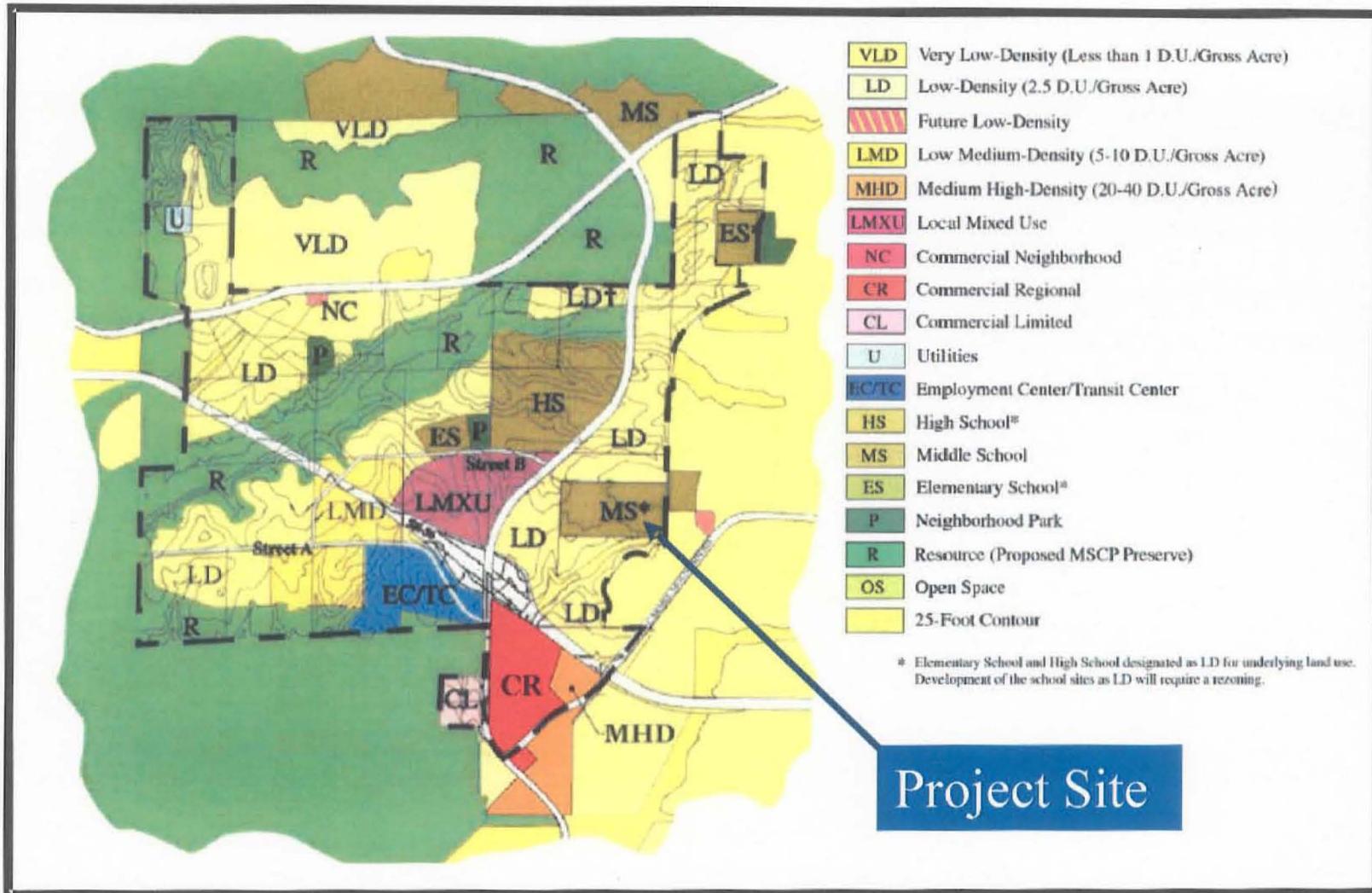




# Zoning Map

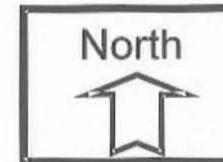
Crown Castle Penasquitos West-Project No. 203710  
8375 Entreken Way





# Community Plan Land Use Map

Crown Castle Penasquitos West-Project No. 203710  
8375 Entrenken Way



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Crown Castle Penasquitos West- Project No. 203710	
<b>PROJECT DESCRIPTION:</b>	Crown Castle is requesting a new permit to continue operating at this location for a total of 3 panel antennas to be installed within 3 35-foot high flagpoles (one antenna in each pole), and 1 additional flagpole that did not include antennas. The flagpoles are illuminated at night by existing floodlights, and the equipment is located within an approximate 241 square foot masonry enclosure at the northeast corner of the existing structure and a GPS antenna on top of a security light standard in proximity of the equipment enclosure	
<b>COMMUNITY PLAN AREA:</b>	Torrey Highlands Subarea Plan	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit and Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Middle School	
<b>ZONING INFORMATION</b>		
<b>ZONE:</b>	AR-1-1	
<b>HEIGHT LIMIT:</b>	30'0"	
<b>LOT SIZE:</b>	10 acres	
<b>FLOOR AREA RATIO:</b>	NA for non residential uses	
<b>LOT COVERAGE:</b>	10 percent	
<b>FRONT SETBACK:</b>	25'0"	
<b>SIDE SETBACK:</b>	20'0"	
<b>STREETSIDE SETBACK:</b>	NA	
<b>REAR SETBACK:</b>	25'0"	
<b>PARKING:</b>	NA for Wireless Communication Facility	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Low Density (2.5 D.U./Gross Acre) / RS-1-1	Single-Family Residential
<b>SOUTH:</b>	Low Density (2.5 D.U./Gross Acre) / RS-1-1	Single-Family Residential and Open Space
<b>EAST:</b>	Low Density (2.5 D.U./Gross Acre) / RS-1-1	Single-Family Residential
<b>WEST:</b>	Low Density (2.5 D.U./Gross Acre) / RS-1-1	Single-Family Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to the WCF regulations from the flagpole tapering design requirement.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	There is no recognized community planning group for the Torrey Highlands Subarea Plan; however, the Rancho Penasquitos Planning Board is providing recommendation for this community planning area. On December 1, 2010, the Rancho Penasquitos Planning Board voted 10-2-0 to recommend approval of the project with conditions.	



## THE CITY OF SAN DIEGO

Date: December 30, 1999

Applicant: JM Consulting Group, Inc. Agent For:  
Sprint PCS  
6691 Convoy Court  
San Diego, CA 92111  
Attn: Ted Marioncelli

Permit No.: 99-0271-05 Telecommunication Administrative Conditional Use Permit,  
Penasquitos West

Addresses: 8375 Entreken Way

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

## PLANNING and DEVELOPMENT REVIEW ACTION:

It has been determined by **Planning & Development Review** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed with the Conditional Use Permit (Process Four). This decision is based on the City of San Diego's Telecommunication Antenna Policy, City Council Policy 600-43. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15061 (b)(3).

Planning and Development Review grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated December 30, 1999. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a total of three directional(panel) antennas, one GPS antenna and the associated electronic equipment. The three antennas will be installed within three new 35-foot high flag poles (one antenna in each new pole).



## Development Services

Development Services Center • 1222 First Avenue, MS 501 • San Diego, CA 92101-4155

TEL: (619) 237-1440

The equipment will be located inside a masonry enclosure at the northeast corner of the existing structure and the GPS antenna will be installed atop a new security light standard in proximity of the equipment area.

- This Conditional Use Permit and corresponding use of this site **shall expire on December 30, 2009**. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit.
- Prior to the expiration date of this Conditional Use Permit, the Permit Holder may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Planning and Development Services if it is determined that no material change in circumstance has occurred that would effect the validity of the Conditional Use Permit as a Minor Telecommunication facility.

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Services Division and stamped with the **Planning & Development Review** "CONFORMS" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by P&DR. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.

  
**Patrick Hooper**  
**Associate Planner**



# PENASQUITOS WEST

## CROWN CASTLE NO: 880291

8375 ENTREKEN WAY  
SAN DIEGO, CA 92129

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

**CROWN CASTLE INTERNATIONAL**

**REALCOM**  
27201 PUERTA REAL, SUITE 240  
MISSION VIEJO, CA 92691  
PHONE: (949) 813-7752

**PTS**  
PACIFIC TELECOM SERVICES, LLC  
3180C AIRPORT LOOP DRIVE  
COSTA MESA, CA 92626  
PHONE: (714) 454-9353

**PROJECT INFORMATION**

**PROJECT DESCRIPTION:**  
REQUEST FOR PROJECT DEVELOPMENT PERMIT FOR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY BEING OPERATED AT FULL CAPACITY. A TOTAL OF (3) THREE ANTENNAS & (1) GPS ANTENNA MOUNTED ON (4) FOUR FLAGPOLES / MONOPOLES WITH THE ACCOMPANYING EQUIPMENT CABINETS, CONCRETE SLAB ON GRADE SURROUNDED BY 6" HIGH CONCRETE BLOCK WALL. CABINETS ARE LOCATED NEXT TO THE N.E. CORNER OF THE ADMINISTRATION BUILDING (BLOCK WALL COMPOUND) CUP#99-0271-03

**PROPERTY OWNER:**  
SAN DIEGO SCHOOL DISTRICT  
3375 ENTREKEN WAY  
SAN DIEGO, CA 92129

**APPLICANT:**  
CLEARWIRE  
4400 CARILLON POINT  
KIRKLAND, WA 98033  
CONTACT: DAVE PUTNAM  
CONTACT PHONE: (760) 402-4295

**CODE INFORMATION:**  
ZONING CLASSIFICATION: A-R-1-1  
BUILDING CODE: SEE CODE COMPLIANCE - THIS SHEET  
CONSTRUCTION TYPE: V-N  
OCCUPANCY: S-2  
JURISDICTION: CITY OF SAN DIEGO  
CURRENT USE: TELECOMMUNICATIONS FACILITY  
PROPOSED USE: TELECOMMUNICATIONS FACILITY

**PROJECT LEAD (PM):**  
CONTACT: DAVID PUTNAM  
PH: (760) 402-4295

**PROJECT LEAD (CM):**  
CONTACT: CHRIS WISINGER  
PH: (949) 241-7711

**SITE ACQUISITION:**  
CONTACT: JEFF MULRENNAN  
PH: (323) 842-3573

**RF ENGINEER:**  
CONTACT: JEREMY MAROTTE  
PH: (949) 283-2538

**CONSTRUCTION:**  
CONTACT: TRAVIS HAMPTON  
PH: (714) 362-7379

**TELCO COMPANY:**  
AT&T  
PH: (800) 750-2355

**POWER COMPANY:**  
SAN DIEGO GAS & ELECTRIC  
800-611-7343

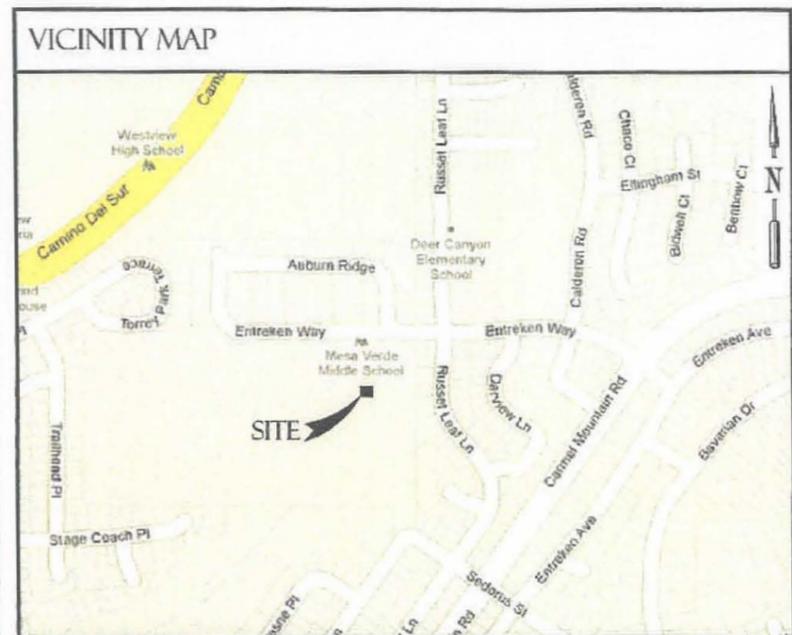
**SITE LOCATION: (BASED ON NAD 83):**  
LATITUDE: 32°57'44.28"  
LONGITUDE: -117°8'40.76"  
TOP OF STRUCTURE AGL: ±35.0  
BASE OF STRUCTURE AMSL: 434.0'

**FREQUENCIES:**  
TX 924 MHZ - 1910 MHZ  
RX 835 MHZ - 896 MHZ

**CARRIERS OPERATING ON WCF:**  
SPRINT  
NEXTEL  
CLEARWIRE

**PARCEL NUMBER(S):**  
305-041-2200

**PROJECT AREA:**  
308 SQ. FT.



**DRAWING INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN, ANTENNA AND EQUIPMENT AREA LAYOUTS
A-2	ELEVATIONS

**CODE COMPLIANCE**

2007 BUILDING STANDARDS ADMINISTRATION CODE  
- PART 1, TITLE 24, C.C.R.  
2007 CALIFORNIA BUILDING CODE (CBC)  
- PART 2, TITLE 24, C.C.R.  
2006 INTERNATIONAL BUILDING CODE (IBC)  
- VOLUMES 1-3 & CALIFORNIA AMENDMENTS  
2007 CALIFORNIA ELECTRICAL CODE (CEC)  
- PART 3, TITLE 24, C.C.R.  
2005 NATIONAL ELECTRICAL CODE (NEC)  
- INCLUDING 2007 CALIFORNIA AMENDMENTS  
2007 CALIFORNIA MECHANICAL CODE (CMC)  
- PART 4, TITLE 24, C.C.R.  
2006 INTERNATIONAL MECHANICAL CODE (IMC)  
- INCLUDING 2007 CALIFORNIA AMENDMENTS  
2007 CALIFORNIA PLUMBING CODE (CPC)  
- PART 5, TITLE 24, C.C.R.  
2006 INTERNATIONAL PLUMBING CODE (IPC)  
- INCLUDING 2007 CALIFORNIA AMENDMENTS  
2007 CALIFORNIA ENERGY CODE (CEC)  
- PART 6, TITLE 24, C.C.R.  
2004 ASME A17.1 SAFETY CODE  
- FOR ELEVATORS AND ESCALATORS  
2007 CALIFORNIA FIRE CODE (CFC)  
- PART 8, TITLE 24, C.C.R.  
2006 INTERNATIONAL FIRE CODE (IFC)  
- INCLUDING 2007 CALIFORNIA AMENDMENTS  
2007 CALIFORNIA REFERENCED STANDARDS  
- PART 12, TITLE 24, C.C.R.  
- TITLE 19, C.C.R.  
PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS  
ANSI/EIA/TIA-222-G STANDARDS FOR BROADCAST STRUCTURES, LOCAL CODES AND ORDINANCES.

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

**LEGAL DESCRIPTION**

SEE SHEET A-0

**DRIVING DIRECTIONS**

DEPART FROM 32 EXECUTIVE PARK, IRVINE, CA 92614-6742

HEAD NORTHWEST ON EXECUTIVE PARK  
TAKE THE 1ST RIGHT TO STAY ON EXECUTIVE PARK  
TAKE THE 1ST RIGHT ONTO MAIN ST  
TURN RIGHT AT MACARTHUR BLVD  
TURN LEFT TO MERGE ONTO I-405 S  
MERGE ONTO I-5 S  
TAKE EXIT 53 FOR CARMEL VALLEY RD TOWARD STATE ROUTE 56 E  
TURN LEFT AT CARMEL VALLEY RD  
TAKE THE STATE HWY 56 E RAMP  
KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR CA-56 E AND MERGE ONTO CA-56 E  
TAKE THE BLACK MOUNTAIN RD EXIT  
TURN LEFT AT BLACK MOUNTAIN RD  
TURN LEFT AT CARMEL MOUNTAIN RD  
TAKE THE 3RD RIGHT ONTO ENTREKEN WAY  
DESTINATION WILL BE ON THE LEFT

1.0 FT	
184 FT	
0.1 MI	
0.4 MI	
7.9 MI	
60.3 MI	
0.3 MI	
0.4 MI	
0.3 MI	
6.8 MI	
0.3 MI	
0.3 MI	
0.8 MI	

**ABBREVIATIONS**

A/C	AIR CONDITIONING	HORZ	HORIZONTAL	PLYWD	PLYWOOD
AGL	ABOVE FINISH GRADE	HR	HOUR	PROJ	PROJECT
APPROX	APPROXIMATELY	HT	HEIGHT	PROP	PROPERTY
BLDG	BUILDING	HVAC	HEATING VENTILATION AIR CONDITIONING	PT	PRESSURE TREATED
BLK	BLOCKING	ID	INSIDE DIAMETER	REQ	REQUIRED
CLG	CEILING	IN	INCH	RM	ROOM
CLR	CLEAR	INT	INTERIOR	SHT	SHEET
CONC	CONCRETE	INFO	INFORMATION	SIM	SIMILAR
CONST	CONSTRUCTION	INSUL	INSULATION	SPEC	SPECIFICATION
CONT	CONTINUOUS	INT	INTERIOR	SP	SQUARE FOOT
DBL	DOUBLE	CBC	CALIFORNIA BUILDING CODE	SS	STAINLESS STEEL
DIA	DIAMETER	STD	STRUCTURAL	STL	STEEL
DIAG	DIAGONAL	STD	STRUCTURAL	STRUC	STRUCTURAL
DN	DOWN	STUD	STUD	STD	STUD
DET	DETAIL	SUSP	SUSPENDED		
DWG	DRAWING				
EA	EACH	LES	POUNDS		
ELEV	ELEVATION	MAX	MAXIMUM	THRU	THROUGH
ELEC	ELECTRICAL	MECH	MECHANICAL	TNG	TINNED
EQ	EQUAL	MTL	METAL	TYP	TYPICAL
EQUIP	EQUIPMENT	MFR	MANUFACTURE	UNO	UNLESS NOTED OTHERWISE
EXT	EXTERIOR	MGR	MANAGER	VERT	VERTICAL
FIN	FINISH	MIN	MINIMUM	VIF	VERIFY IN FIELD
FLUOR	FLOUORESCENT	MISC	MISCELLANEOUS	W/O	WITHOUT
FLR	FLOOR	RO	ROUGH OPENING	W/D	WITHOUT WATER PROOF
FT	FOOT	NA	NOT APPLICABLE	WP	WATER PROOF
		NOT IN CONTRACT			
		NTS	NOT TO SCALE		
		OC	ON CENTER		
		OD	OUTSIDE DIAMETER		
GA	GAUGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRND	GROUND				
GYP	GYPSON WALL BOARD				

**APPROVAL**

APPROVAL	DATE	SIGNATURE
LANDLORD:		
CONST:		
S/A:		
R.F.:		
ZONING:		
A&E:		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

**PROJECT TEAM**

**PROJECT ARCHITECT**  
THOMAS HOLLAND, AIA  
PACIFIC TELECOM SERVICES, LLC  
3199C AIRPORT LOOP DRIVE  
COSTA MESA, CA 92626  
CONTACT: ROBERT LEIGHTON  
PH: (206) 255-1747  
EMAIL: RLEIGHTON@PTSMA.COM

**PROJECT CONSULTANT**  
REALCOM ASSOCIATES, LLC  
27201 PUERTA REAL, STE 240  
MISSION VIEJO, CA 92691  
CONTACT: TIFFANY RAY  
PH: (714) 785-7616

PENASQUITOS WEST  
CROWN CASTLE NO: 880291  
8375 ENTREKEN WAY  
SAN DIEGO, CA 92129

**REVISIONS**

NO.	DATE	DESCRIPTION	INITIAL
A	10/28/09	PHASE 2D FOR REVIEW	JM
B	10/12/10	LOOK 2D FOR CUP RENEWAL	RF
1	11/12/16	CODE COMPLIANCE UPDATED	DR

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

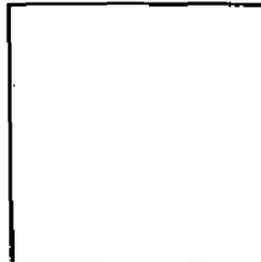
SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
T-1



**REALCOM**  
 2720 FUERTIA REAL, SUITE 240  
 MESSINA HILLS, CA 92051  
 PHONE: (619) 513-7128

**PTS**  
 PACIFIC TELECOM SERVICES, LLC  
 3180C AIRPORT LOOP DRIVE  
 COSTA MESA, CA 92626  
 PHONE: (714) 454-0883



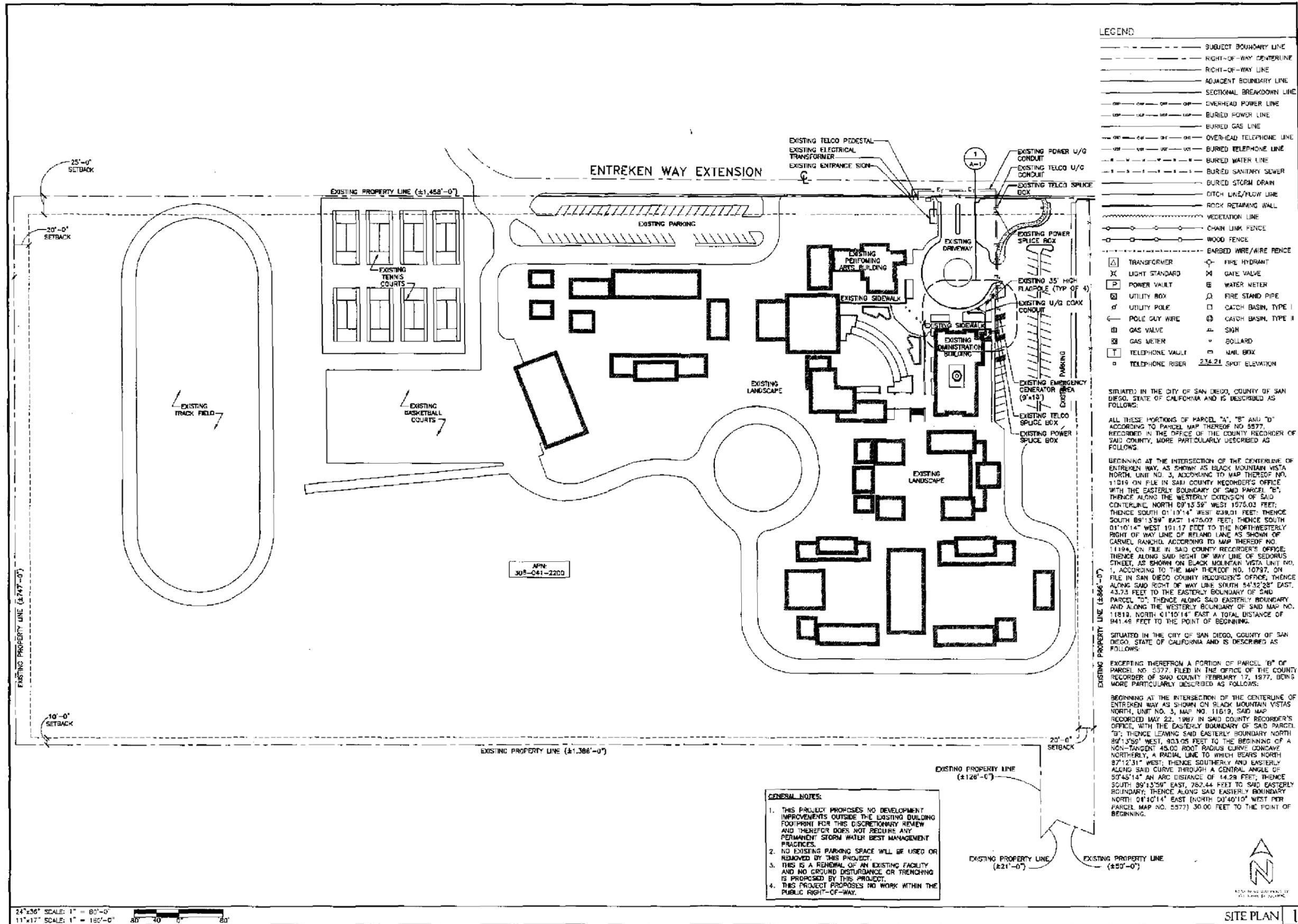
**PENASQUITOS WEST**  
 CROWN CASTLE NO. 880291  
 8375 ENTREKEN WAY  
 SAN DIEGO, CA 92129

REVISIONS				
NO.	DATE	DESCRIPTION	INITIAL	
A	10/20/18	PRELIM 2D FOR REVIEW	JM	
B	04/12/18	TOOK 2D FOR CLIP REVISION	RP	
C	11/15/18	CODE COMPLIANCE UPDATED	DM	

NOT FOR CONSTRUCTION UNLESS  
 LABELED AS CONSTRUCTION SET

SHEET TITLE  
 SITE PLAN

SHEET NUMBER  
**A-0**



- LEGEND**
- SUBJECT BOUNDARY LINE
  - RIGHT-OF-WAY CENTERLINE
  - RIGHT-OF-WAY LINE
  - ADJACENT BOUNDARY LINE
  - SECTIONAL BREAKDOWN LINE
  - OVERHEAD POWER LINE
  - BURIED POWER LINE
  - BURIED GAS LINE
  - OVER-HEAD TELEPHONE LINE
  - BURIED TELEPHONE LINE
  - BURIED WATER LINE
  - BURIED SANITARY SEWER
  - BURIED STORM DRAIN
  - DITCH LINE/FLOW LINE
  - ROCK RETAINING WALL
  - VEGETATION LINE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - BARBED WIRE/WIRE FENCE
- ⊠ TRANSFORMER
  - ⊗ LIGHT STANDARD
  - ⊞ POWER VAULT
  - ⊞ UTILITY BOX
  - ⊞ UTILITY POLE
  - ⊞ POLE GUY WIRE
  - ⊞ GAS VALVE
  - ⊞ GAS METER
  - ⊞ TELEPHONE VAULT
  - ⊞ TELEPHONE RISER
  - ⊞ FIRE HYDRANT
  - ⊞ GATE VALVE
  - ⊞ WATER METER
  - ⊞ FIRE STAND PIPE
  - ⊞ CATCH BASIN, TYPE I
  - ⊞ CATCH BASIN, TYPE II
  - ⊞ SIGN
  - ⊞ BOLLARD
  - ⊞ MAIL BOX
  - 2.34.21 SPOT ELEVATION

SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THESE PORTIONS OF PARCEL "A", "B" AND "D" ACCORDING TO PARCEL MAP THEREOF NO. 5577, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF ENTREKEN WAY, AS SHOWN AS BLACK MOUNTAIN VISTA NORTH, UNIT NO. 3, ACCORDING TO MAP THEREOF NO. 11819, ON FILE IN SAID COUNTY RECORDER'S OFFICE, WITH THE EASTERLY BOUNDARY OF SAID PARCEL "B", THENCE ALONG THE WESTERLY EXTENSION OF SAID CENTERLINE, NORTH 09°13'59" WEST 1575.03 FEET; THENCE SOUTH 01°10'14" WEST 239.01 FEET; THENCE SOUTH 89°13'59" EAST 1475.02 FEET; THENCE SOUTH 01°10'14" WEST 191.17 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BELAND LINE AS SHOWN OF GARMEL RANCHO, ACCORDING TO MAP THEREOF NO. 11199, ON FILE IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG SAID RIGHT OF WAY LINE OF SEDORUS STREET, AS SHOWN ON BLACK MOUNTAIN VISTA UNIT NO. 1, ACCORDING TO THE MAP THEREOF NO. 10797, ON FILE IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 84°32'23" EAST, 43.73 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL "D"; THENCE ALONG SAID EASTERLY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF SAID MAP NO. 11819, NORTH 01°10'14" EAST A TOTAL DISTANCE OF 841.48 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM A PORTION OF PARCEL "B" OF PARCEL NO. 5577, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY FEBRUARY 17, 1977, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF ENTREKEN WAY AS SHOWN ON BLACK MOUNTAIN VISTA NORTH, UNIT NO. 3, MAP NO. 11819, SAID MAP RECORDED MAY 22, 1987 IN SAID COUNTY RECORDER'S OFFICE, WITH THE EASTERLY BOUNDARY OF SAID PARCEL "B"; THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 89°13'59" WEST, 933.05 FEET TO THE BEGINNING OF A NON-TANGENT 45.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO WHICH BEARS NORTH 87°12'31" WEST; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°45'14" AN ARC DISTANCE OF 44.28 FEET; THENCE SOUTH 89°13'59" EAST, 782.44 FEET TO SAID EASTERLY BOUNDARY; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 01°10'14" EAST (NORTH 00°40'10" WEST PER PARCEL MAP NO. 5577) 30.00 FEET TO THE POINT OF BEGINNING.

- GENERAL NOTES:**
1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFOR 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 REPAIR 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.

24"x36" SCALE: 1" = 80'-0"  
 11"x17" SCALE: 1" = 160'-0"



**REALCOM**

27201 PLANTA REAL, SUITE 240  
VIRBON HILLS, CA 92091  
PHONE: (619) 813-7752

**PTS**

PACIFIC TELECOM SERVICES, LLC  
2190C AIRPORT LOOP DRIVE  
COSTA MESA, CA 92626  
PHONE: (714) 434-8823

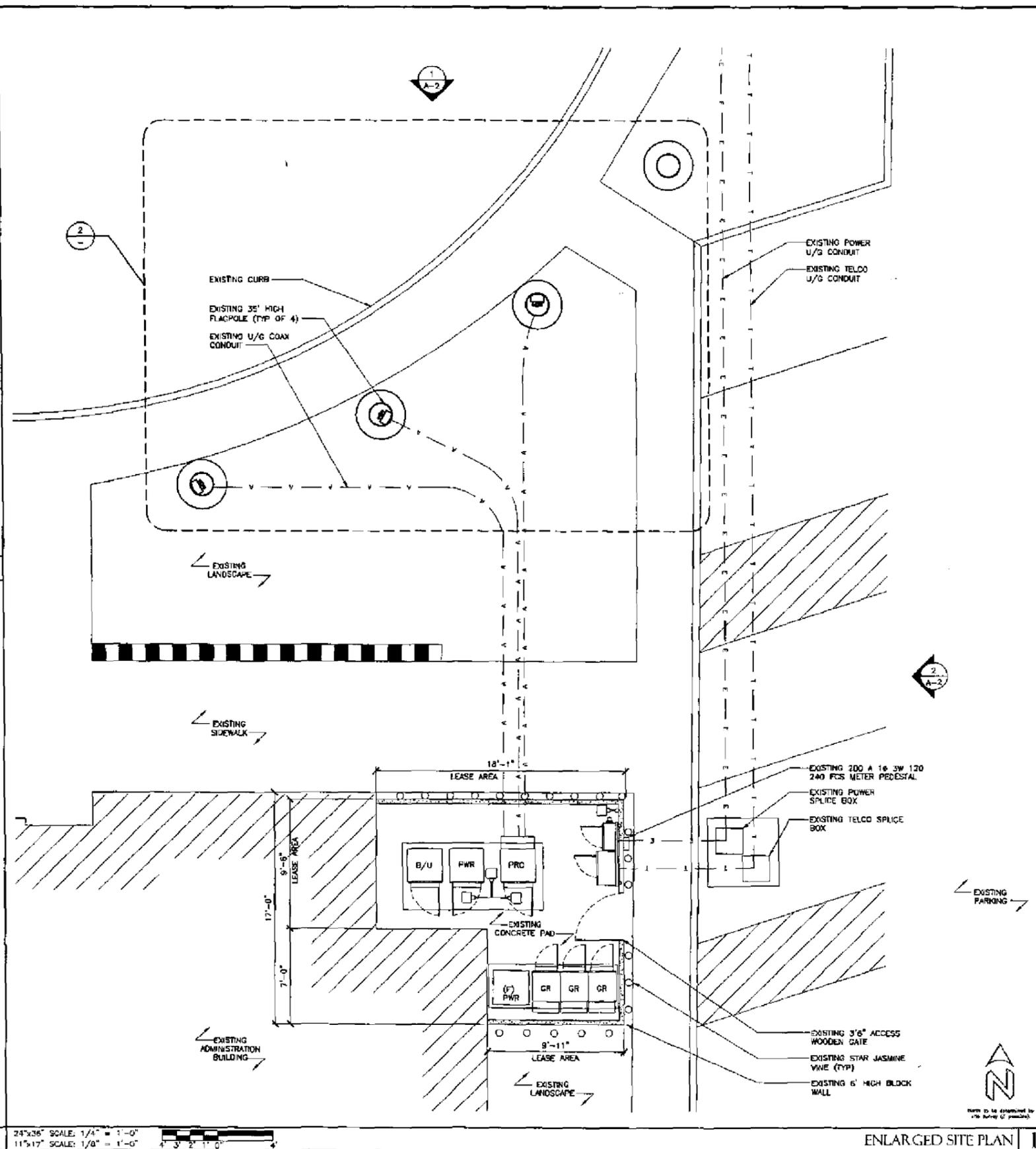
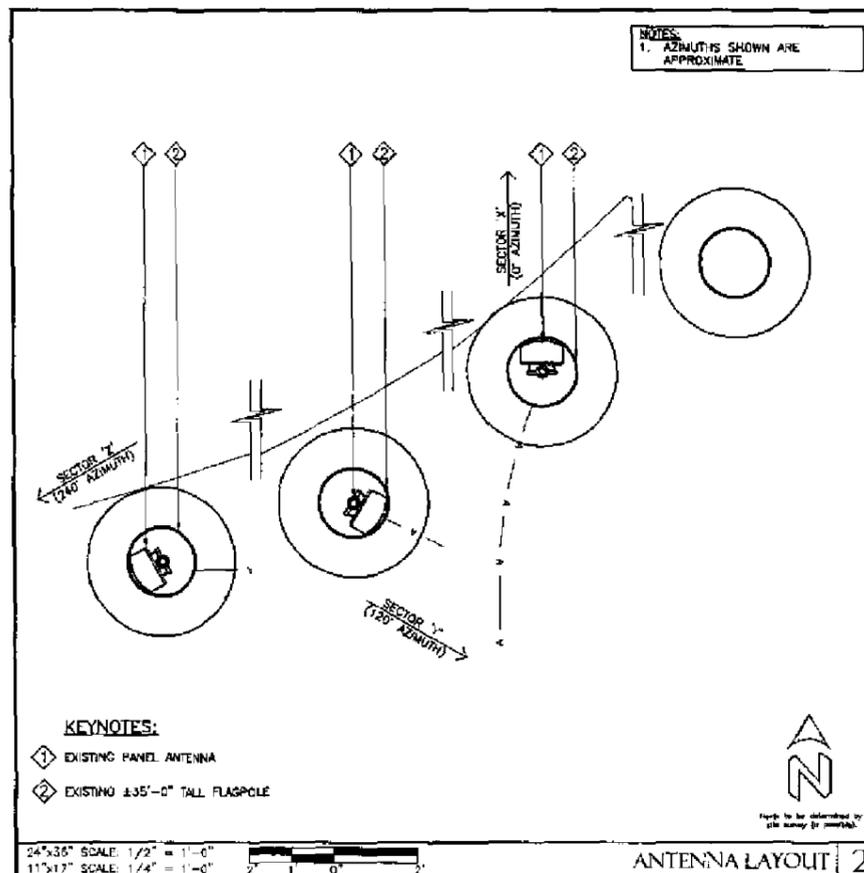
**PENASQUITOS WEST**  
CROWN CASTLE NO: 880291  
8375 ENTREKEN WAY  
SAN DIEGO, CA 92129

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	12/28/10	PRELIM 20 FOR REVIEW	JM
C	04/12/10	NOOK TO FUR CUP RENEWAL	RF
1	11/12/10	CODE COMPLIANCE UPDATED	DM

NOT FOR CONSTRUCTION UNLESS  
LABELED AS CONSTRUCTION SET

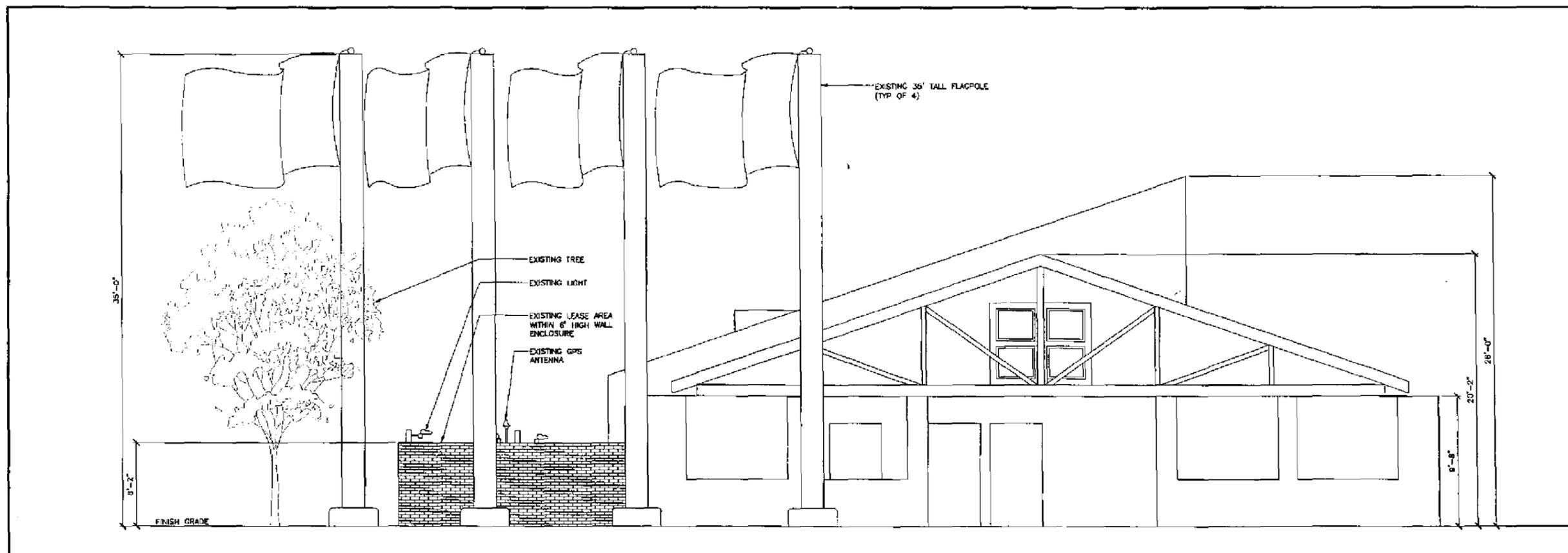
SHEET TITLE  
ENLARGED SITE PLAN, ANTENNA  
AND EQUIPMENT AREA LAYOUTS

SHEET NUMBER  
**A-1**



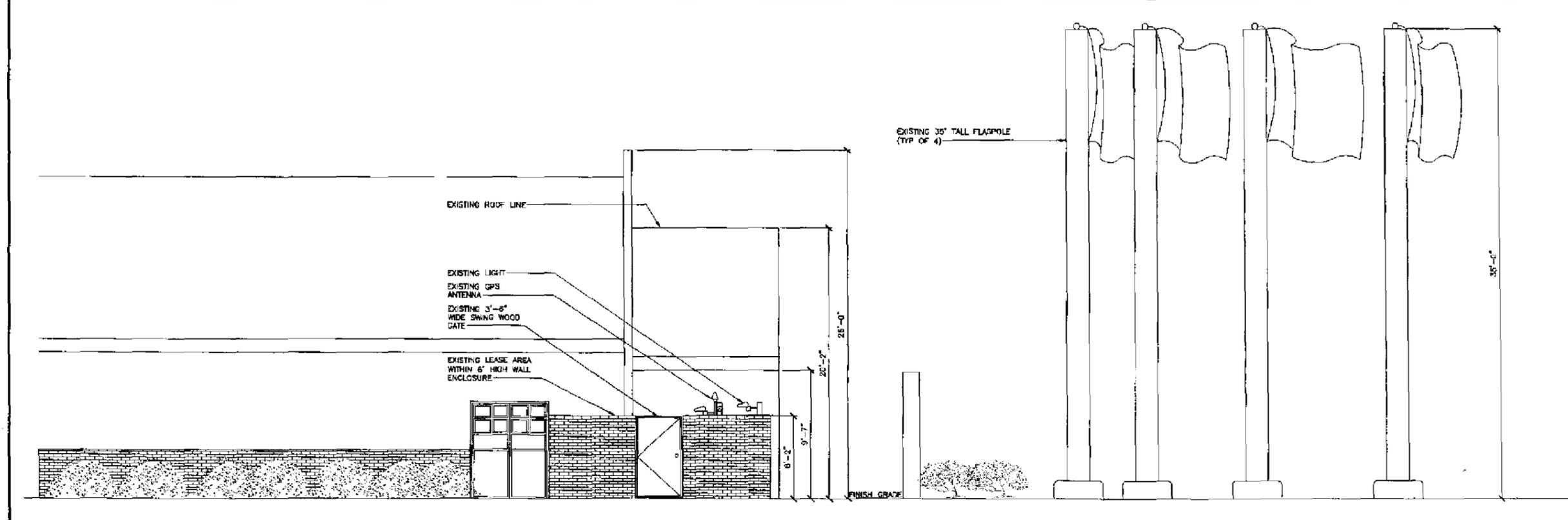
24"x36" SCALE: NTS  
11"x17" SCALE: NTS

NOT USED 3



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

NORTH ELEVATION 1



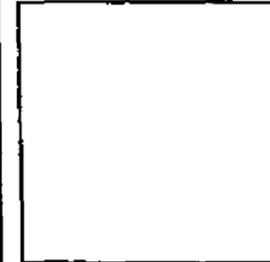
24"x36" SCALE: 1/4" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"

EAST ELEVATION 2



**REALCOM**  
 27261 FUCHIA ROAD, SUITE 240  
 MISSION VIEJO, CA 92691  
 PHONE: (949) 613-7782

**PTS**  
 PACIFIC TELECOM SERVICES, LLC  
 3190C AIRPORT LOOP DRIVE  
 COSTA MESA, CA 92626  
 PHONE: (714) 444-6962



**PENASQUITOS WEST**  
 CROWN CASTLE NO: 880291  
 8375 ENTRIKEN WAY  
 SAN DIEGO, CA 92129

REVISIONS				
NO.	DATE	DESCRIPTION	INITIAL	
A	11/20/18	PRELIM 2D FOR REVIEW	JM	
B	04/12/19	LOOK UP FOR CLIP REMOVAL	RF	
C	01/12/19	CODE COMPLIANCE UPDATED	GW	

SHEET TITLE  
 ELEVATIONS

SHEET NUMBER  
**A-2**

Photo Survey  
Crown Castle  
8375 Entrenken Way, San Diego, CA 92129

Existing Facility



Looking North from site





Looking West from site



Looking South at Site



Looking East from Site

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000645

**CONDITIONAL USE PERMIT NO. 722583**  
**PLANNED DEVELOPMENT PERMIT NO. 810413**  
**CROWN CASTLE PENASQUITOS WEST - PROJECT NO. 203710**  
**PLANNING COMMISSION**

This Conditional Use Permit No. 722583 and Planned Development Permit No. 810413 is granted by the Planning Commission of the City of San Diego to POWAY UNIFIED SCHOOL DISTRICT, Owner and CROWN CASTLE, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420. The site is located at 8375 Entreken Way, on the south side of Entreken Way and east of Camino Del Sur. The site is located in the AR-1-1 Zone within the Torrey Highlands Subarea IV Plan. The project site is legally described as all those portions of Parcel A, B, and D, in the City of San Diego, County of San Diego, State of California according to Parcel Map thereof No. 5577 recorded in the Office of the County Recorder of said County, more particularly described as follows: Beginning at the intersection of the centerline of Entreken Way as shown on Black Mountain Vistas North Unit No. 3, Map thereof No. 11819 on file in said County Recorder's Office, with the Easterly boundary of said Parcel B; thence along the Westerly extension of said centerline North 89°13'59" West 1575.03 feet; thence South 01°10'14" West 830.01 feet; thence South 89°13'59" East 1475.02 feet; thence South 01°10'14" West 191.17 feet to the Northwesterly Right-of-way of Ireland Lane as shown on Carmel Rancho, Map thereof No. 11194, on file in said County Recorder's Office; thence along said Right-of-way North 32°28'31" East 122.93 feet the Northerly Right-of-way of Sedorus Street as shown on Black Mountain Vistas Unit No. 1, Map thereof No. 10797 on file in said County Recorder's Office; thence along said Right-of-way North 54°32'26" East 43.73 feet to the Easterly boundary of said Parcel D; thence along said Easterly boundary and along the Westerly boundary of said Map No. 11819, North 01°10'14" East a total distance of 941.49 feet to the Point of Beginning.

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 January 20, 2011, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of four (4) 35-foot high flagpoles and an approximate 241 square foot equipment enclosure. Three (3) of the flagpoles will support one antenna (located inside each pole), and one (1) flagpole will not support any antennas.
- b. A deviation to the WCF regulations from the flagpole tapering design requirement for the existing flagpoles.
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**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.
2. This Conditional Use Permit (CUP) and Planned Development Permit (PDP), and corresponding use of this site shall **expire on January 20, 2021**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager 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 non-compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Crown Castle to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
  7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
  8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
  9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
  10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
  11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
  12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or

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

**ENGINEERING REQUIREMENTS:**

14. This project is on Poway Unified School District property. Review and approval of plans for the proposed improvements are under the jurisdiction of the Division of the State Architect.

**PLANNING/DESIGN REQUIREMENTS:**

15. All four flagpoles along the driveway are to be repainted in a color and texture as chosen by the school. Verification that the flagpoles have been painted must be supplied to the Development Services Department within 120 days (May 20, 2011) of this approval.

16. All plant beds outside the Administration building and in front of the school are to be re-applied with decorative tree bark. Verification that the plan beds have been re-applied with decorative tree bark must be supplied to the Development Services Department within 120 days (May 20, 2011) of this approval.

17. 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.

18. All conduits associated with this project shall be concealed inside the flagpoles and no "dog houses" for cabling are permitted. Cables shall be routed underground to the equipment enclosure to the satisfaction of the Development Services Department.

19. The flagpole shall be maintained per the U.S. Flag Code. A proportionally sized flag shall be located on each flagpole, to the satisfaction of the Development Services Department. Adequate lighting shall be provided to illuminate the U.S. Flag per the U.S. Flag Code.

20. Final inspection shall not be granted until the final product conforms to the stamped approved plans and approved photo survey/simulations.

21. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise

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

22. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days.

23. Once this site is deemed complete from construction, Owner/Permittee is required to send a letter (Subject: Planning Inspection Project No. 203710) to the City of San Diego, Development Services Department requesting for a planning inspection. The site is officially deemed complete once the Development Services Department signs the letter. The applicant shall be provided with a copy of the signed letter for record purposes.

24. The Owner/Permittee is responsible for notifying the city prior to the sale or takeover of this site to any other provider or if the site is no longer operational resulting in the removal and the restoration of this site to its original condition.

25. The photo survey/simulation for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliant with approved the 'Exhibit A'.

26. After the Final Inspection from the Division of the State Architect building inspection official, please contact the Project Manager listed below at (619) 446-5237 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days prior to the site visit.

#### **INFORMATION ONLY:**

- Per LDC Section §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- 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 January 20, 2011, and Resolution Number PC-xxxx.

Permit Type/PTS Approval No.: CUP No. 722583 &  
PDP No. 810413  
Date of Approval: January 20, 2011

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

---

Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

**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**  
Permittee

By \_\_\_\_\_  
Name:  
Title:

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

PLANNING COMMISSION  
RESOLUTION NO. PC-XXXX  
CONDITIONAL USE PERMIT NO. 722583  
PLANNED DEVELOPMENT PERMIT NO. 810413  
**CROWN CASTLE PENASQUITOS WEST - PROJECT NO. 203710**

WHEREAS, POWAY UNIFIED SCHOOL DISTRICT, Owner and CROWN CASTLE, Permittee, filed an application with the City of San Diego for a Conditional Use Permit and Planned Development Permit to continue operating an existing Wireless Communication Facility (WCF). The WCF contains a total of four (4) 35-foot high flagpoles and an approximate 241 square foot equipment enclosure. Three (3) of the flagpoles will support one antenna (located inside each pole), and one (1) flagpole will not support any antennas (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 722583 and Planned Development Permit No. 810413).

WHEREAS, the project site is located at 8375 Entreken Way, on the south side of Entreken Way and east of Camino Del Sur. The site is located in the AR-1-1 Zone within the Torrey Highlands Subarea IV Plan;

WHEREAS, the project site is legally described as all those portions of Parcel A, B, and D, in the City of San Diego, County of San Diego, State of California according to Parcel Map thereof No. 5577 recorded in the Office of the County Recorder of said County, more particularly described as follows: Beginning at the intersection of the centerline of Entreken Way as shown on Black Mountain Vistas North Unit No. 3, Map thereof No. 11819 on file in said County Recorder's Office, with the Easterly boundary of said Parcel B; thence along the Westerly extension of said centerline North 89°13'59" West 1575.03 feet; thence South 01°10'14" West 830.01 feet; thence South 89°13'59" East 1475.02 feet; thence South 01°10'14" West 191.17 feet to the Northwesterly Right-of-way of Ireland Lane as shown on Carmel Rancho, Map thereof No. 11194, on file in said County Recorder's Office; thence along said Right-of-way North 32°28'31" East 122.93 feet the Northerly Right-of-way of Sedorus Street as shown on Black Mountain Vistas Unit No. 1, Map thereof No. 10797 on file in said County Recorder's Office; thence along said Right-of-way North 54°32'26" East 43.73 feet to the Easterly boundary of said Parcel D; thence along said Easterly boundary and along the Westerly boundary of said Map No. 11819, North 01°10'14" East a total distance of 941.49 feet to the Point of Beginning;

WHEREAS, on January 20, 2011, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 722583 and Planned Development Permit No. 810413 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on September 23, 2010, 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;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated January 20, 2011.

**FINDINGS:**

**I. Conditional Use Permit - Section 126.0305**

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

The project site is located at 8375 Entreen Way in the AR-1-1 Zone within the Torrey Highlands Subarea IV Plan and is currently developed with the Poway Unified School District's Mesa Verde Middle School (Grades 6-8). Wireless Communication Facilities (WCFs) are allowed within the AR-1-1 Zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(2). The project site is located within the Torrey Highlands Subarea Plan, which designates the site for Middle School use. The community plan does not contain specific policies on WCF development. In addition, the City of San Diego General Plan recommends that all WCFs minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The original WCF was approved for a total of three (3) panel antennas to be installed within three (3) 35-foot high flagpoles (one antenna in each pole), and one (1) additional flagpole that did not include antennas. The flagpoles are illuminated at night by existing floodlights. The equipment is located within an approximate 241 square foot masonry enclosure at the northeast corner of the existing structure, and a GPS antenna on top of a security light standard is in proximity of the equipment enclosure. The WCF was approved on December 30, 1999; pursuant to Development Permit No. 99-0271-05, which expired on December 30, 2009. The proposal is to continue operating the existing WCF at this location, and there are no modifications to what was previously approved. The existing flagpoles as designed do not comply with SDMC Section 141.0420(g)(9), which requires flagpoles to maintain a tapered design. When the existing flagpoles were approved, the WCF regulations did not include a requirement for flagpoles to include a tapered design. Therefore, a Planned Development Permit (PDP) is required for a deviation to the WCF regulations from the flagpole tapering design requirement.

With the approval of the PDP, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the LDC, the adopted Torrey Highlands Subarea IV Plan, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” To insure that the FCC standards are being met, a condition has been added to the permit to require the owner/permittee to submit a Radio Frequency Study to staff prior to the Building Permit issuance.

**3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and**

The project site is located at 8375 Entreken Way in the AR-1-1 Zone within the Torrey Highlands Subarea IV Plan and is currently developed with the Poway Unified School District’s Mesa Verde Middle School (Grades 6-8). WCFs are allowed within the AR-1-1 Zone with a CUP pursuant to LDC Section 141.0420(e)(2).

The original WCF was approved for a total of three (3) panel antennas to be installed within three (3) 35-foot high flagpoles (one antenna in each pole), and one (1) additional flagpole that did not include antennas. The flagpoles are illuminated at night by existing floodlights. The equipment is located within an approximate 241 square foot masonry enclosure at the northeast corner of the existing structure, and a GPS antenna on top of a security light standard is in proximity of the equipment enclosure. The WCF was approved on December 30, 1999; pursuant to Development Permit No. 99-0271-05, which expired on December 30, 2009. The proposal is to continue operating the existing WCF at this location, and there are no modifications to what was previously approved. The existing flagpoles as designed, do not comply with SDMC Section 141.0420(g)(9), which requires flagpoles to maintain a tapered design. When the existing flagpoles were approved, the WCF regulations did not include a requirement for flagpoles to include a tapered design. Therefore, a PDP is required for a deviation to the WCF regulations from the flagpole tapering design requirement.

With the approval of the PDP, the project complies with all applicable development regulations of the LDC and the City of San Diego Communication Antenna Regulations (LDC Section 141.0420), and complies to the maximum extent feasible with the regulations of the LDC.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. As designed, the project is located on a middle school property within the AR-1-1 Zone and as such, requires a CUP pursuant to LDC Section 141.0420(e)(2). With the approval of the PDP for the deviation to the WCF regulations from the flagpole tapering design requirement, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the LDC, the adopted Torrey Highlands Subarea IV Plan, and the General Plan. Additionally, this site will address the limited network coverage to the roadways, homes, and businesses located in the area. Therefore, the proposed use is appropriate for this site.

## **II. Planned Development Permit - Section 126.0604 (a)**

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

The project site is located at 8375 Entreken Way in the AR-1-1 Zone within the Torrey Highlands Subarea IV Plan and is currently developed with the Poway Unified School District's Mesa Verde Middle School (Grades 6-8). WCFs are allowed within the AR-1-1 Zone with a CUP pursuant to LDC Section 141.0420(e)(2). The project site is located within the Torrey Highlands Subarea IV Plan, which designates the site for Middle School use. The community plan does not contain specific policies on WCF development. In addition, the City of San Diego General Plan recommends that all WCFs minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The original WCF was approved for a total of three (3) panel antennas to be installed within three (3) 35-foot high flagpoles (one antenna in each pole), and one (1) additional flagpole that did not include antennas. The flagpoles are illuminated at night by existing floodlights. The equipment is located within an approximate 241 square foot masonry enclosure at the northeast corner of the existing structure, and a GPS antenna on top of a security light standard is in proximity of the equipment enclosure. The WCF was approved on December 30, 1999; pursuant to Development Permit No. 99-0271-05, which expired on December 30, 2009. The proposed development is to continue operating the existing WCF at this location, and there are no modifications to what was previously approved. The existing flagpoles as designed do not comply with SDMC Section 141.0420(g)(9), which requires flagpoles to maintain a tapered design. When the existing flagpoles were approved, the WCF regulations did not include a requirement for flagpoles to include a tapered design. Therefore, a PDP is required for a deviation to the WCF regulations from the flagpole tapering design requirement.

With the approval of the PDP, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the LDC, the adopted Torrey Highlands Subarea IV Plan, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." To insure that the FCC standards are being met, a condition has been added to the permit to require the owner/permittee to submit a Radio Frequency Study to staff prior to the Building Permit issuance.

**3. The proposed development will comply with the regulations of the Land Development Code;**

The project site is located at 8375 Entreken Way in the AR-1-1 Zone within the Torrey Highlands Subarea IV Plan and is currently developed with the Poway Unified School District's Mesa Verde Middle School (Grades 6-8). WCFs are allowed within the AR-1-1 Zone with a CUP pursuant to LDC Section 141.0420(e)(2).

The original WCF was approved for a total of three (3) panel antennas to be installed within three (3) 35-foot high flagpoles (one antenna in each pole), and one (1) additional flagpole that did not include antennas. The flagpoles are illuminated at night by existing floodlights. The equipment is located within an approximate 241 square foot masonry enclosure at the northeast corner of the existing structure, and a GPS antenna on top of a security light standard is in proximity of the equipment enclosure. The WCF was approved on December 30, 1999; pursuant to Development Permit No. 99-0271-05, which expired on December 30, 2009. The proposal is to continue operating the existing WCF at this location, and there are no modifications to what was previously approved. The existing flagpoles as designed do not comply with SDMC Section 141.0420(g)(9), which requires flagpoles to maintain a tapered design. When the existing flagpoles were approved, the WCF regulations did not include a requirement for flagpoles to include a tapered design. Therefore, a PDP is required for a deviation to the WCF regulations from the flagpole tapering design requirement.

With the approval of the PDP, the project complies with all applicable development regulations of the LDC and the City of San Diego Communication Antenna Regulations (LDC Section 141.0420), and complies with the regulations of the LDC.

**4. The proposed development, when considered as a whole, will be beneficial to the community; and**

The proposed development is to continue operating the existing WCF at this location, and the development is not proposing any modifications to what was previously approved. The facility provides wireless communication services for users of cell phones and other wireless devices. The facility provides these wireless services in a way that is aesthetically compatible and blends in with the residential context and middle school that surrounds it. Therefore, this development, when considered as a whole, will be beneficial to the community.

**5. Any proposed deviations pursuant to Section 126.0602(b)(1) 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.**

The project site is located at 8375 Entreken Way in the AR-1-1 Zone within the Torrey Highlands Subarea IV Plan and is currently developed with the Poway Unified School District's Mesa Verde Middle School (Grades 6-8). WCFs are allowed within the AR-1-1 Zone with a CUP pursuant to LDC Section 141.0420(e)(2).

The original WCF was approved for a total of three (3) panel antennas to be installed within three (3) 35-foot high flagpoles (one antenna in each pole), and one (1) additional flagpole that did not include antennas. The WCF was approved on December 30, 1999; pursuant to Development Permit No. 99-0271-05, which expired on December 30, 2009. The proposal is to continue operating the existing WCF at this location, and there are no modifications to what was previously approved. The existing flagpoles as designed, do not comply with SDMC Section 141.0420(g)(9), which requires flagpoles to maintain a tapered design. When the existing flagpoles were approved, the WCF regulations did not include a requirement for flagpoles to include a tapered design. Therefore, a PDP is required for a deviation to the WCF regulations from the flagpole tapering design requirement.

If the flagpole was replaced with a design that was tapered, the pole would need to be higher and wider to allow for the proportions of a tapered design to be implemented. The current design is appropriate for this location and results in a more desirable project, with less of a visual impact, than if the existing flagpole was replaced with a tapered design. Therefore, this deviation from the tapered design requirement is appropriate for this location and result in a more desirable project than if designed in strict conformance with the WCF Design Requirements.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 722583 and Planned Development Permit No. 810413 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 722583 and No. 810413, a copy of which is attached hereto and made a part hereof.

---

Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

Adopted on: January 20, 2011

Internal Order No. 24000645

**TORREY HIGHLANDS - SUBAREA IV  
RANCHO PENASQUITOS PLANNING BOARD  
CROWN CASTLE PENASQUITOS WEST  
PROJECT NUMBER 203710  
DECEMBER 1, 2010**

**Moved:** Dennis Spurr

**Second:** Bill Diehl

A motion is hereby made to approve the above named project subject to the following conditions:

- 1.) All four flagpoles along the driveway are to be repainted in a color and texture as chosen by the school; and
- 2.) All plant beds outside the Administration building and in front of the school are to be reapplied with decorative tree bark.

**Vote:** 10 In Favor  
2 Opposed (Bende, Sellers)  
0 Abstentions  
0 Recusals

Information sent via email from Charles Sellers, Chair

## NOTICE OF EXEMPTION

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

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

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

PROJECT No.: 203710

PROJECT TITLE: Crown Castle Penasquitos West

PROJECT LOCATION-SPECIFIC: 8375 Entrekem Way, San Diego, CA 92129

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT and PLANNED DEVELOPMENT PERMIT for an existing Wireless Communications Facility (WCF). The facility consists of three (3) panel antennas and one (1) GPS antenna mounted on four (4), 35-foot tall flag poles (one antenna per pole), and on-site equipment cabinets located on a concrete slab and surrounded by a 6-foot high concrete block wall enclosure. The project site is in the AR-1-1 Zone within the Torrey Highlands Community Plan Area, the AEOZ for the AIA-Review Area 2 and the Overflight Zones for the MCAS Miramar.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Alexis Osborn  
 Realcom Associates, LLC  
 27201 Puerta Real  
 Mission Viejo, CA 92691  
 (949) 838-7313

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

REASONS WHY PROJECT IS EXEMPT: The project is exempt pursuant to Section 15301 which allows for the operation, repair, maintenance, permitting, licensing or minor alterations of existing public or private structures involving negligible or no expansion of use beyond that at the time of the lead agency's determination. This facility is an existing facility and none of the exceptions described in Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: M. Blake

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES       NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

*M. Blake*  
 SIGNATURE/TITLE

9/23/10  
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: September 23, 2010

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24000645

---

**PROJECT NAME/NUMBER:** Crown Castle Penasquitos West/Project No. 203710

**COMMUNITY PLAN AREA:** Torrey Highlands

**COUNCIL DISTRICT:** 1

**LOCATION:** 8375 Entreken Way, San Diego, CA 92129

---

**PROJECT DESCRIPTION:** CONDITIONAL USE PERMIT and PLANNED DEVELOPMENT PERMIT for an existing Wireless Communications Facility (WCF). The facility consists of three (3) panel antennas and one (1) GPS antenna mounted on four (4), 35-foot tall flag poles (one antenna per pole), and on-site equipment cabinets located on a concrete slab and surrounded by a 6-foot high concrete block wall enclosure. The project site is in the AR-1-1 Zone within the Torrey Highlands Community Plan Area, the AEOZ for the AIA-Review Area 2 and the Overflight Zones for the MCAS Miramar.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission (Process 4).

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Staff.

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project is exempt pursuant to Section 15301 which allows for the operation, repair, maintenance, permitting, licensing or minor alterations of existing public or private structures involving negligible or no expansion of use beyond that at the time of the lead agency's determination. This facility is an existing facility and none of the exceptions described in Section 15300.2 apply.

**CITY CONTACT:** Jeff Peterson, Project Manager  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER:** (619) 446-5237

---

On September 23, 2010, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is

appealable to the City of San Diego Planning Commission. If you have any questions about this determination, contact the Project Manager above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice **OR** 15 business days from the date of the environmental determination. Applications to appeal CEQA determinations made by the Planning Commission from a Process Two or Three Appeal under SDMC section 112.0506 must be filed in the Office of the City Clerk within 10 business days from the date of the Planning Commission's decision. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5030

# 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 (Specify)

Project Title: Panajitos West Project No. For City Use Only: 203710

Project Address:  
 8575 Francken Way, San Diego, CA 92129

**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): JONATHAN JOHN CROWN CASTLE  
 Owner  Tenant/Leasee  Redevelopment Agency  
 Zoning Manager, West Area  
 Street Address: 510 CASTILLO ST. STE. 302  
 City/State/Zip: SANTA BARBARA, CA 93101  
 Phone No: 805-957-1029 Fax No: 724-46-4739  
 Signature: [Signature] Date: 7-27-10

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

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

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

Project Title:

Project No. (For City Use Only)

203710

**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? \_\_\_\_\_ 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

Owner  Tenant/Lessee

Street Address:  
13626 Twin Peaks Road

City/State/Zip:  
Poway, CA 92064

Phone No: 619 1538-8636 Fax No:

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

Title (type or print):  
EXEC. DIR. FACILITIES

Signature: *Doug Mann* Date: 5/12/10

Corporate/Partnership Name (type or print):  
Crown Castle

Owner  Tenant/Lessee

Street Address:  
2000 Corporate Drive

City/State/Zip:  
Canonsburg, PA 15317

Phone No: 724-416-2000 Fax No:

Name of Corporate Officer/Partner (type or print):  
Mr. Benjamin Moreland

Title (type or print):  
Chief Executive Officer

Signature: \_\_\_\_\_ Date:

Corporate/Partnership Name (type or print):  
Crown Castle

Owner  Tenant/Lessee

Street Address:  
2000 Corporate Drive

City/State/Zip:  
Canonsburg, PA 15317

Phone No: 724-416-2000 Fax No:

Name of Corporate Officer/Partner (type or print):  
Mr. Mark Schrott

Title (type or print):  
VP, Property

Signature: \_\_\_\_\_ Date:

Corporate/Partnership Name (type or print):  
Crown Castle

Owner  Tenant/Lessee

Street Address:  
5350 N. 48th Street

City/State/Zip:  
Chandler, AZ 85226

Phone No: 480-735-6900 Fax No:

Name of Corporate Officer/Partner (type or print):  
Mr. Christopher Tretter

Title (type or print):  
Area President, West Region

Signature: \_\_\_\_\_ Date:

Corporate/Partnership Name (type or print):  
Crown Castle

Owner  Tenant/Lessee

Street Address:  
5350 N. 48th Street

City/State/Zip:  
Chandler, AZ 85226

Phone No: 480-735-6900 Fax No:

Name of Corporate Officer/Partner (type or print):  
Ms. Lisa Johnson

Title (type or print):  
Director Property, West Area

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:

DEVELOPMENT SERVICES DEPARTMENT  
**PROJECT CHRONOLOGY**  
**CROWN CASTLE PENASQUITOS WEST - PROJECT NO. 203710**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time (Working Days)</b>	<b>Applicant Response</b>
<b>8/20/10</b>	<b>First Submittal</b>	<b>Project Deemed Complete</b>	-	-
9/23/10	First Assessment Letter		23 days	
10/21/10	Second Submittal			20 days
11/15/10	Second Review Completed		16 days	
12/1/10	Community Group	The community group voted on the project on 12/1/10.		10 days
6/2/10	Public Hearing	<b>First available date</b>	30 days	
<b>TOTAL STAFF TIME</b>		(Does not include City Holidays or City Furlough)	<b>69 days</b>	
<b>TOTAL APPLICANT TIME</b>		(Does not include City Holidays or City Furlough)		<b>30 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>		From Deemed Complete to Hearing	<b>99 working days (153 calendar days)</b>	