



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 26, 2017 REPORT NO. PC-17-002

HEARING DATE: February 2, 2017

SUBJECT: AT&T MONTGOMERY HIGH, Process Four Decision

PROJECT NUMBER: [477463](#)

OWNER/APPLICANT: Sweetwater Union High School District/AT&T Mobility

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located on the grounds of Montgomery High School, located at 3250 Palm Avenue in the Otay Mesa-Nestor Community Planning Area?

Staff Recommendation: Approve Neighborhood Development Permit (NDP) 1855547, Conditional Use Permit (CUP) 1855459, and Planned Development Permit (PDP) 1855461.

Community Planning Group Recommendation: On January 11, 2017, the Otay Mesa-Nestor Community Planning Group voted 16-0-0 to approve the project (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from CEQA per Article 19, Section 15301 (Existing Facilities) of the CEQA State Guidelines (Attachment 8). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on October 26, 2016 and the opportunity to appeal that determination ended November 9, 2016.

Fiscal Impact Statement: Processing costs paid for by applicant deposit.

BACKGROUND

AT&T Montgomery High is an application for a WCF at Montgomery High School, located at 3250 Palm Avenue, in the AR-1-1 zone of the [Otay Mesa-Nestor Community Plan](#), which designates the property as a school. Surrounding uses include single unit residential to the south and west, multi-unit residential and commercial to the east, and open space to the north. (Attachments 1-3). Although the project site and adjacent open space are agriculturally zoned, the area is not planned for agricultural use in the Community Plan, and there are no agricultural uses nearby.

The site is occupied by an existing WCF with an expired permit, approved in 2005 as a Limited Use by Project No. 76124, which expired August 30, 2015. The current application was submitted prior to that date (March 3, 2015); 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 in various different land use categories. This project, a WCF in an agricultural zone, is in the Preference 3 category. Such projects require a Process Three CUP, with the Hearing Officer as the decision maker. Because this project seeks a deviation from the design requirements of the WCF regulations, it requires a Process Four PDP, a Planning Commission decision. A Process Two NDP is also required to allow an equipment area larger than 250 square feet. All permits are consolidated under Process Four per [SDMC 112.0103\(a\)](#), and are discussed below.

DISCUSSION

The AT&T Montgomery High project is proposed on the non-residential Montgomery High School property in order to minimize effects on surrounding residential uses. The existing facility (previously permitted) consists of 12 panel antennas, six remote radio units (RRUs) and associated equipment mounted on an existing 80-foot-tall athletic field light pole. Additional equipment is located within a 302.5-square-foot equipment shelter.

The proposed project will remove six antennas and conceal all pole-mounted equipment within an antenna shroud, or radome. The previous facility required a Process One Limited Use Approval at the time. The Land Development Code has since been updated, and the proposed project now requires the three permits shown below in Table 1:

Table 1: Required Permit Types		
Permit Type	Required by	Justification
1. Neighborhood Development Permit (NDP)	SDMC 141.0420(g)(3) to allow an equipment area larger than 250 square feet.	<p>The existing (to remain) 302.5-square-foot equipment room exceeds this requirement by 52.5 square feet.</p> <p>An NDP is required where proposed development may be desirable but may have some limited physical impacts on the surrounding properties.</p> <p>The proposed equipment room already exists at the site. Any off-site vantage point is from several hundred feet away. The structure is screened from nearby view by distance, other structures, and topography. These project features minimize impacts to adjacent properties. NDP findings are located beginning on Page 1 of Attachment 5.</p>

2. Conditional Use Permit (CUP)	<u>SDMC 141.0420(e)(2)</u> to allow a WCF on an agriculturally-zoned parcel.	<p>The project site is zoned AR-1-1 (Agricultural-Residential).</p> <p>A CUP is required where a use may be desirable under appropriate circumstances when it is not permitted by right in the applicable zone, and to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site to fully protect the community health, safety, and welfare.</p> <p>The project is screened from nearby view by distance, other structures, and topography. Any off-site vantage point would be from several hundred feet away. In addition, athletic field light poles are an expected element of athletic fields; the only visible WCF elements will be the radome (which screens pole-mounted equipment) and equipment room (which screens ground-mounted equipment). CUP findings are located beginning on Page 4 of Attachment 5.</p>
3. Planned Development Permit (PDP)	<u>SDMC 126.0602(b)(1)</u> to allow a radome larger than 36 inches in diameter.	<p>The project proposes a radome diameter of 54 inches, which is one foot, six inches wider than the WCF Guidelines allow.</p> <p>A PDP is intended to encourage imaginative and innovative planning and to assure that the approved deviation would be preferable to what would be achieved by strict conformance with the regulations.</p> <p>The WCF Guidelines require that radomes be no wider than 36 inches. Meeting the 36-inch requirement could require equipment to be distributed across multiple poles or other structures. A PDP would allow the facility to remain on one pole. This reduces the impact of the facility.</p> <p>PDP findings are located beginning on Page 6 of Attachment 5.</p>

Community Planning:

The Otay Mesa-Nestor Community Plan does not contemplate WCFs; however, the City's General Plan addresses them in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

Because athletic field lights are an expected component of athletic fields, the existing light poles do not represent a visual impact. Adjacent buildings and topography help to screen the site from view, any off-site vantage point would be from several hundred feet away, and a radome is used to conceal pole-mounted equipment. It is staff's opinion that by allowing the installation to remain on one light pole, an increase in radome diameter achieves the overall goal of reducing the visual impact of the project. This meets the intent of UD-A.15, as well as the objectives of the Community Plan and General Plan.

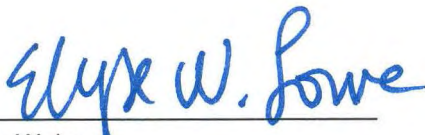
Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Neighborhood Development Permit 1855547, Conditional Use Permit 1855459, and Planned Development Permit 1855461 (Attachment 6).

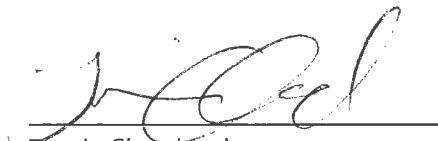
ALTERNATIVES

1. Approve Neighborhood Development Permit 1855547, Conditional Use Permit 1855459, and Planned Development Permit 1855461, with modifications.
2. Deny Neighborhood Development Permit 1855547, Conditional Use Permit 1855459, and Planned Development Permit 1855461, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

LOWE/TAC

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. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure
12. Photosimulations
13. Project Plans



Aerial Photo



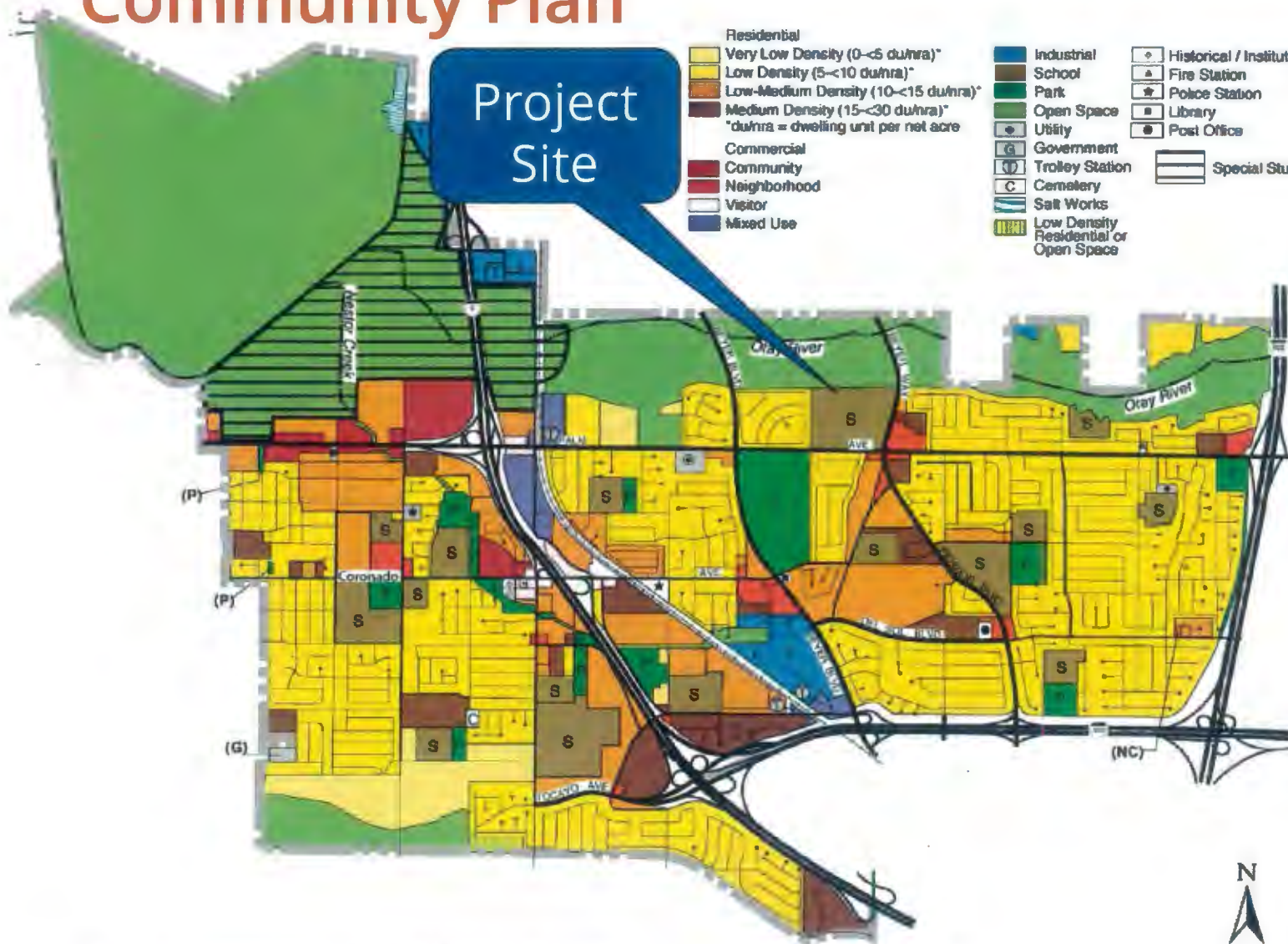
AT&T Montgomery High, Project No. 477463
3250 Palm Avenue



Community Plan

Project Site

- | | | |
|-------------------------------------|---------------------------------------|----------------------------|
| Residential | Industrial | Historical / Institutional |
| Very Low Density (0-5 du/ra)* | School | Fire Station |
| Low Density (5-10 du/ra)* | Park | Police Station |
| Low-Medium Density (10-15 du/ra)* | Open Space | Library |
| Medium Density (15-30 du/ra)* | Utility | Post Office |
| *du/ra = dwelling unit per net acre | | Special Study Area |
| Commercial | Government | |
| Community | Trolley Station | |
| Neighborhood | Cemetery | |
| Visitor | Salt Works | |
| Mixed Use | Low Density Residential or Open Space | |



AT&T Montgomery High, Project No. 477463
3250 Palm Avenue



Project Location Map



North



AT&T Montgomery High, Project No. 477463
3250 Palm Avenue

PROJECT DATA SHEET

PROJECT NAME:	AT&T – Montgomery High	
PROJECT DESCRIPTION:	Maintain as-built, previously permitted Wireless Communication Facility (WCF), reducing antenna count to 6, with 6 remote radio units and 6 surge associated equipment in a 302.5 sf equipment enclosure.	
COMMUNITY PLAN AREA:	Otay Mesa - Nestor	
DISCRETIONARY ACTIONS:	Planned Development Permit (PDP), Conditional Use Permit (CUP), and Neighborhood Development Permit (NDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	School	
ZONING INFORMATION: ZONE: AR-1-1 LOT SIZE: 44.7 acres HEIGHT LIMIT: 30 feet EXISTING HEIGHT: 80 feet (existing light pole, no change proposed) PROPOSED HEIGHT: 80 feet (existing light pole, no change proposed)		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space; AR-1-1	Open Space
SOUTH:	Low-Medium Density Residential and Neighborhood Commercial; RS-1-7 and CC-2-3	Single Dwelling Units and Commercial Uses
EAST:	Low-Medium Density Residential, Medium Density Residential, and Neighborhood Commercial; RM-1-1, RM-2-5, and CC-2-3	Multiple Dwelling Units and Commercial Uses
WEST:	Low-Medium Density Residential; RS-1-7	Single Dwelling Units
DEVIATION REQUESTED:	Antenna shroud diameter of 54 inches where the Wireless Design Guidelines require 36 inches.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	At its January 11, 2017 meeting, the Otay Mesa-Nestor Community Planning Group approved the project 16-0-0 with no conditions.	

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1855547
CONDITIONAL USE PERMIT NO. 1855559
PLANNED DEVELOPMENT PERMIT NO. 1855561
AT&T MONTGOMERY HIGH
PROJECT NO. 477463

WHEREAS, SWEETWATER UNION HIGH SCHOOL DISTRICT, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits, Neighborhood Development Permit 1855547, Conditional Use Permit 1855559, and Planned Development Permit 1855561, on portions of a 44.7-acre site;

WHEREAS, the project site is located at 3250 Palm Avenue in the Otay Mesa-Nestor Community Planning Area;

WHEREAS, the project site is legally described as:

ALL THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, LYING WESTERLY OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 407, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY;

WHEREAS, on February 2, 2017, the Planning Commission of the City of San Diego considered Neighborhood Development Permit (NDP) 1855547, Conditional Use Permit (CUP) 1855559, and Planned Development Permit (PDP) 1855561, pursuant to the Land Development Code of the City of San Diego,

WHEREAS, on October 26, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated February 2, 2017.

FINDINGS:

Neighborhood Development Permit Approval – Section §126.0404(a)

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

The Otay Mesa-Nestor Community Plan does not contemplate WCFs. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The project consists of an existing 80-foot-tall light athletic field light standard that is proposed to support six panel antennas, six Remote Radio Units (RRUs), and six surge suppressors screened by an antenna shroud (radome). The associated equipment is located in an existing 302.5-square-foot equipment room.

A Neighborhood Development Permit (NDP) is required per SDMC 141.0420(g)(3) to allow an equipment room larger than 250 square feet. The existing equipment room exceeds this requirement by 52.5 square feet. Because it is adjacent to (and partially hidden by) other structures and away from off-site vantage points, the equipment room does not represent a significant visual impact.

In addition to the NDP, a Conditional Use Permit (CUP) is required to allow a WCF on a parcel in an agricultural zone. A Planned Development Permit (PDP) is also required to allow a radome 54 inches in diameter where 36 inches is the standard.

Due to its location away from off-site vantage points and the inclusion of the proposed radome, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at Montgomery High School, 3250 Palm Avenue in the Otay Mesa-Nestor Community Planning Area. It consists of an existing 80-foot-tall athletic field light standard that will support six panel antennas, six RRUs, and six surge suppressors screened by a radome. The associated equipment is located in an existing 302.5-square-foot equipment room.

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. 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project requires an NDP pursuant to SDMC 141.0420(g)(3) because the equipment room is larger than 250 square feet. The purpose of the NDP, as stated in SDMC 126.0401, is to establish a review process for proposed development that may be desirable but may have some limited physical impacts on the surrounding properties. The intent is to determine if the proposed development complies with the development regulations of the applicable zone, as well as supplemental regulations for the type of development proposed, and to apply limited conditions if necessary to achieve conformance with these regulations.

Existing site characteristics ensure that the equipment room does not represent a physical impact to the surrounding community. The equipment room already exists at the site, and due to its location on the school campus, adjacent to other structures and away from off-site vantage points, it is only minimally visible from off-site vantage points.

The project requires a CUP pursuant to SDMC 141.0420(e)(2) because it is proposed on an agriculturally-zoned property. This conditional use is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Conditional Use Permit Approval**" below.

The project also seeks a PDP to deviate from the WCF Regulations pursuant to SDMC 126.0602(b)(1), to allow a 54-inch-diameter radome where 36 inches is required by the WCF Guidelines. This deviation is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Planned Development Permit Approval**" below.

In addition to the NDP, CUP, and PDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing a reduction in size of a previously-permitted installation and concealment of pole-mounted equipment within a radome, meets these requirements. The project meets the design requirements of SDMC 141.0420 and findings can be made in the

affirmative for all permits required by this project; therefore, the project and all deviations will comply with the applicable regulations of the Land Development Code.

Conditional Use Permit Approval – Section §126.0305

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

The Otay Mesa-Nestor Community Plan does not contemplate WCFs. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The project consists of an existing 80-foot-tall light athletic field light standard that is proposed to support six panel antennas, six Remote Radio Units (RRUs), and six surge suppressors screened by a radome. The associated equipment is located in an existing 302.5-square-foot equipment room.

A Conditional Use Permit (CUP) is required to allow a WCF on an agriculturally-zoned parcel. No agricultural uses exist on or near the subject parcel. A Planned Development Permit (PDP) is also required, to allow a 54-inch diameter radome where 36 inches is required by the WCF Guidelines. An NDP is required to allow an equipment area larger than 250 square feet.

Due to its specific location on the Montgomery High School site and the inclusion of the proposed radome, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at Montgomery High School, 3250 Palm Avenue in the Otay Mesa-Nestor Community Planning Area. It consists of an existing 80-foot-tall athletic field light standard that will support six panel antennas, six RRUs, and six surge suppressors screened by a radome. The associated equipment is located in an existing 302.5-square-foot equipment room.

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. 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project requires a CUP pursuant to SDMC 141.0420(e)(2) because it is proposed on an agriculturally-zoned property. No agricultural uses exist on or near the subject parcel. The purpose of the CUP, as stated in SDMC 126.0301, is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. Due to the project's specific location on the site, and the concealment of all pole-mounted equipment within a radome, there will be no impact to the surrounding area.

An NDP is also required pursuant to SDMC 141.0420(g)(3) because the equipment room is larger than 250 square feet. An NDP is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Neighborhood Development Permit Approval**" above.

The project is located in the AR-1-1 zone of the Otay Mesa-Nestor Community Plan. The project meets all applicable requirements of this zone. It seeks a PDP to deviate from the WCF Regulations pursuant to SDMC 126.0602(b)(1), to allow a 54-inch diameter radome where 36 inches is required by the WCF Guidelines. This deviation is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Planned Development Permit Approval**" below.

In addition to the NDP, CUP, and PDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCF, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing a reduction in size of a previously-permitted installation and concealment within a radome, meets these requirements. The project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project; therefore, the project and all deviations will comply with the applicable regulations of the Land Development Code.

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

The project site is 44.7 acres, is located generally above adjacent public rights-of-way, and contains a variety of on-site buildings and structures, including other athletic field light standards. The project's specific location onsite renders it minimally visible from outside the site and unlikely to be a significant impact to adjacent properties or public vantage points.

In addition, the conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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

Planned Development Permit Approval - Section §126.0604(a)

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

The Otay Mesa-Nestor Community Plan does not contemplate WCFs. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The project consists of an existing 80-foot-tall light athletic field light standard that is proposed to support six panel antennas, six Remote Radio Units (RRUs), and six surge suppressors screened by a radome. The associated equipment is located in an existing 302.5-square-foot equipment room.

The WCF Guidelines require that radomes be no more than 36 inches in diameter. A Planned Development Permit (PDP) is requested to allow a radome that is 54 inches in diameter.

A Neighborhood Development Permit (NDP) is required per SDMC 141.0420(g)(3) to allow an equipment area larger than 250 square feet. A Conditional Use Permit (CUP) is required to allow a WCF on a parcel with a non-residential use in a residential zone within 100 feet of adjacent residential uses because the project is 16 feet from an adjacent residential property line.

Due to its location on the Montgomery High School site away from off-site vantage points and the inclusion of the proposed radome, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at Montgomery High School, 3250 Palm Avenue in the Otay Mesa-Nestor Community Planning Area. It consists of an existing 80-foot-tall athletic field light standard that will support six panel antennas, six RRUs, and six surge suppressors screened by a radome. The associated equipment is located in an existing 302.5-square-foot equipment room.

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. 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code including any 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 is located in the AR-1-1 zone. The project meets all applicable requirements of this zone. It requests a deviation from the requirements of the WCF Guidelines, which implement the WCF Regulations. The WCF Guidelines require a 36-inch maximum diameter for radomes on light poles. This requirement is designed to keep radomes proportional to the profile of an athletic field light pole. The project proposes a 54-inch radome.

The purpose of a PDP, as stated in SDMC 126.0601, 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.

The requested deviation is suitable for this location because the proposed WCF will be minimally visible from nearby public or private vantage points due to its location on the subject site.

Adjacent buildings and topography screen the site from view. Any off-site vantage point would be from several hundred feet away, which minimizes the effect of the 54-inch-diameter radome.

Because the 36-inch requirement could require placing some of the proposed equipment on an additional light pole or other new structure, the requested deviation is more desirable than strict conformance with the regulations. It enables the installation to occupy its previously approved location without expansion, which reduces the overall impact of the project.

In addition to the PDP, the project requires an NDP pursuant to SDMC 141.0420(g)(3) because the equipment area is larger than 250 square feet. An NDP is allowed by the Land Development Code if findings can be made. These findings are discussed under **"Neighborhood Development Permit Approval"** above.

The project also requires a CUP pursuant to SDMC 141.0420(e)(2) because it is proposed on an agriculturally-zoned property. This use is allowed by the Land Development Code if findings can be made. These findings are discussed under **"Conditional Use Permit Approval"** above.

In addition to the PDP, NDP, and CUP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing a reduction in size of a previously-permitted installation and concealment within a radome, meets these requirements. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Development Permit 1855547, Conditional Use Permit 1855459, and Planned Development Permit 1855461 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Development Permit 1855547, Conditional Use Permit 1855459, and Planned Development Permit 1855461, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: February 2, 2017

IO#: 24006547

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24006547

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1855547
CONDITIONAL USE PERMIT NO. 1855559
PLANNED DEVELOPMENT PERMIT NO. 1855561
AT&T MONTGOMERY HIGH
PROJECT NO. 477463
PLANNING COMMISSION

This Neighborhood Development Permit 1855547, Conditional Use Permit 1855459, and Planned Development Permit 1855461 are granted by the Planning Commission of the City of San Diego to SWEETWATER UNION HIGH SCHOOL DISTRICT, owner, and AT&T MOBILITY, permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0404(a), 126.0305, 126.0604(a), and 141.0420.

The 44.7-acre site is located at 3250 Palm Avenue in the Otay Mesa-Nestor Community Planning Area. The project site is legally described as:

ALL THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, LYING WESTERLY OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 407, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 2, 2017, on file in the Development Services Department.

The project shall include:

- a. An existing, 80-foot-tall athletic field light standard supporting 6 panel antennas, with a maximum size of 4'7" by 11.8" by 6", with 6 Remote Radio Units (RRUs), and 6 surge

ATTACHMENT 6

suppressors. Antennas, RRUs, and surge suppressors to be screened by a cylindrical antenna shroud, or radome, measuring 24'6" in length and 54" in diameter;

- b. A 302.5 square-foot enclosure housing equipment cabinets and associated components;
- c. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment;
- d. Deviation allowing a radome 54 inches in diameter where 36 inches is otherwise required by the Wireless Communication Facility Design Guidelines;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **February 20, 2020**.
2. This Planned Development Permit (PDP) and corresponding use of this site shall expire on February 2, 2027. 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.

PLANNING/DESIGN REQUIREMENTS:

3. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
4. No cables shall be visible on the pole at any time.
5. All coaxial conduits shall be routed up through the caisson and into the light pole to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.

ATTACHMENT 6

6. 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.
7. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
8. The facility must be maintained in the condition in which it was approved and installed, in accordance with approved photo simulations. Faded, damaged, or otherwise deficient materials must be replaced within thirty (30) calendar days of notification by the City of San Diego.
9. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
10. The photo simulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
11. The Owner/Permittee shall not cause or allow the antennas or radome to be different sizes (length, width, or height) than as shown on the stamped approved plans.
12. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval. Minor variations in site configuration may be considered under the Substantial Conformance Review process, except that deviation from the approved photosimulations must be approved by the Planning Commission.
13. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
14. All current and future 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.
15. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
16. Maintenance of the site and adherence to these conditions is the responsibility of both the Owner and the Permittee. Failure to adhere to any of the conditions herein will result in penalties against both parties, including (but not limited to) code enforcement action and permit revocation.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this

ATTACHMENT 6

permit are fully completed and all required ministerial permits have been issued and received final inspection.

- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5407 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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.

APPROVED by the Planning Commission of the City of San Diego on February 2, 2017, by Resolution No. XXXX-PC.

ATTACHMENT 6

Permit Type/PTS Approval No.: NDP 1855547, CUP 1855559, and PDP 1855561

Date of Approval: February 2, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

ATTACHMENT 6

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.

Sweetwater Union High School District
Owner

By _____
NAME:
TITLE:

AT&T Mobility
Permittee

By _____
NAME:
TITLE:

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



SS0007 Montgomery High School
3250 Palm Avenue, San Diego CA 92154
Site Justification Map

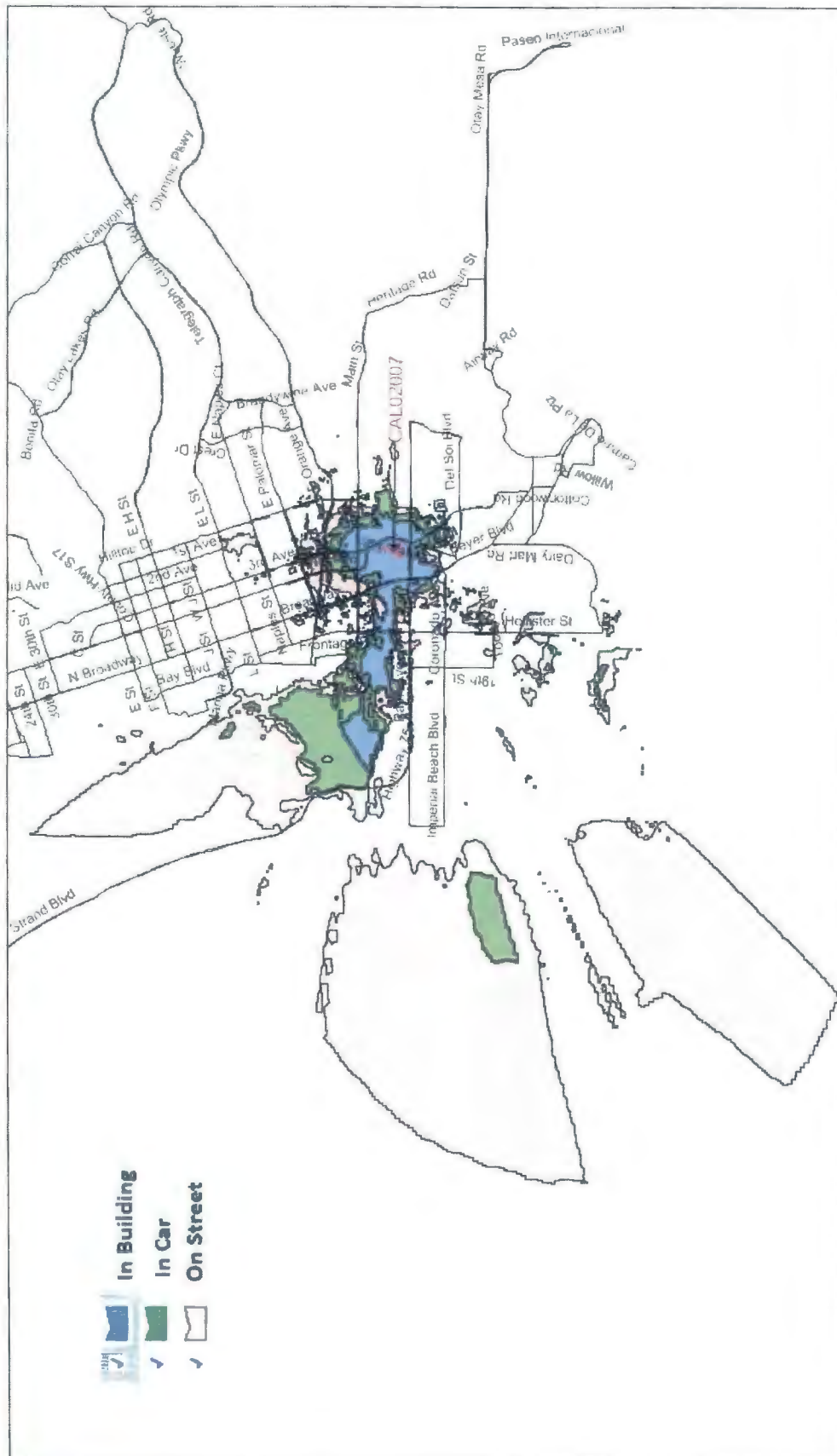
Location of existing and proposed site

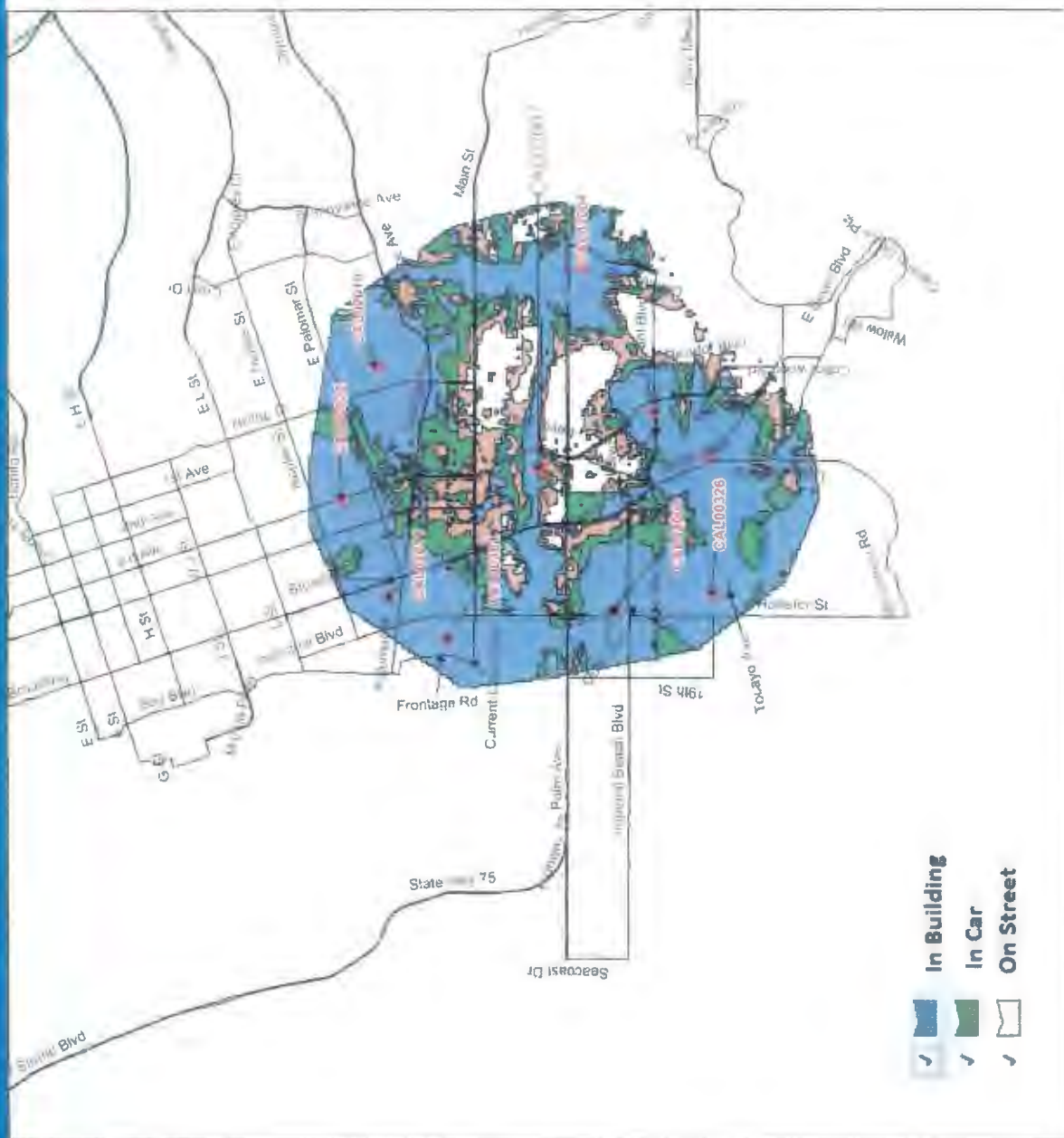


Search ring



Alternative sites selected







NOTICE OF EXEMPTION

(Check one or both)

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

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: AT&T Montgomery High**Project No.:** 477463**Project Location-Specific:** 3250 Palm Avenue, San Diego, CA 92154**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit (CUP), a Planned Development Permit (PDP), and a Neighborhood Development Permit (NDP) to permit an existing Wireless Communication Facility (WCF). It consists of six panel antennas, six remote radio units (RRUs), six surge suppressors, and associated equipment within a 302.5 square-foot equipment shelter. The project is located on the campus of Montgomery High School in the Otay Mesa Nestor community plan area. It is subject to the AR-1-1 zone and the Airport Land Use Compatibility Overlay Zone.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Caitlyn Kes
 DePratti Inc.
 1171 Veranca Avenue
 El Cajon, CA 92021
 (858) 527- 9938

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))
 (X) Categorical Exemption: CEQA Section 15301 (Existing Facilities)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP, a PDP, and an NDP for an existing WCF, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson, AICP**Telephone:** (619) 446-5276

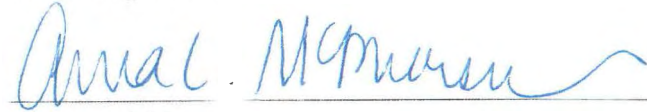
If filed By applicant:

Revised May 2016

ATTACHMENT 8

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


_____/Senior Planner
Signature/Title

October 26, 2016

Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

AT&T
SS0007 Montgomery High School
Photo Survey
Key Map





1. View of North Elevation of site.
2. View of South Elevation of site.





3. View of East Elevation of site.

4. View of West Elevation of site.





5. View looking North from site.

6. View looking East from site.





7. View looking South from site.

8. View looking West from site.





City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: AT&T Montgomery High		Project Number: 477483	Distribution Date: 1/11/17	
Project Scope/Location: Location: Montgomery High School. Project Scope is to obtain new use permit on existing operational wireless communication site for AT&T Mobility. AT&T proposes to remove and replace (12) old exposed antennas and mounts with (6) new and flush mounted antennas and ancillary equipment all to be concealed with radome covers on a field lights pole. No changes to equipment shelter are proposed.				
Applicant Name: AT&T Mobility			Applicant Phone Number: 503-519-8591	
Project Manager: Travis Cleveland	Phone Number: (619) 446-5407	Fax Number: (619) 321-3200	E-mail Address: tcleveland@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): <div style="font-size: 2em; margin-top: 10px;">None</div>				
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development_services . Upon request, this information is available in alternative formats for persons with disabilities.				



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: AT&T Montgomery High		Project Number: 477463	Distribution Date: 1/11/17
Project Scope/Location: Location: Montgomery High School. Project Scope is to obtain new use permit on existing operational wireless communication site for AT&T Mobility. AT&T proposes to remove and replace (12) old exposed antennas and mounts with (6) new and flush mounted antennas and ancillary equipment all to be concealed with radome covers on a field lights pole. No changes to equipment shelter are proposed.			
Applicant Name: AT&T Mobility		Applicant Phone Number: 503-519-8591	
Project Manager: Travis Cleveland	Phone Number: (619) 446-5407	Fax Number: (619) 321-3200	E-mail Address: tcleveland@sandiego.gov
Committee Recommendations (To be completed for Initial Review): <div style="text-align: center; font-size: 1.2em; margin-top: 10px;">Recommend to Approve</div>			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes UNANIMOUS	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: <div style="text-align: center; font-size: 1.2em; margin-top: 10px;">None</div>			
NAME: ALBERT VELASQUEZ		TITLE: CHAIR - OMNCP6	
SIGNATURE:		DATE: 1/11/17	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

AT&T SS0007 Montgomery High School

Project Address:

3250 Palm Avenue. San Diego CA 92154

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

1130 Fifth Avenue

Street Address:

Chula Vista, Ca 91911

City/State/Zip:

619-585-6060

619-420-0339

Phone No:

Fax No:

Signature:

Date:

Moisés G. Aguirre, Ed.D, Assist. Superintendent of Business Services

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Project Title:

AT&T SS0007 Montgomery High School

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership**Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ 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):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

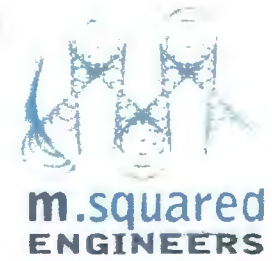
Fax No:

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

Title (type or print):

Signature:

Date:



SS0007

MONTGOMERY HIGH SCHOOL

3250 PALM AVENUE SAN DIEGO, CA 92154



@2016 Google Maps



LOOKING NORTHEAST FROM TRACK



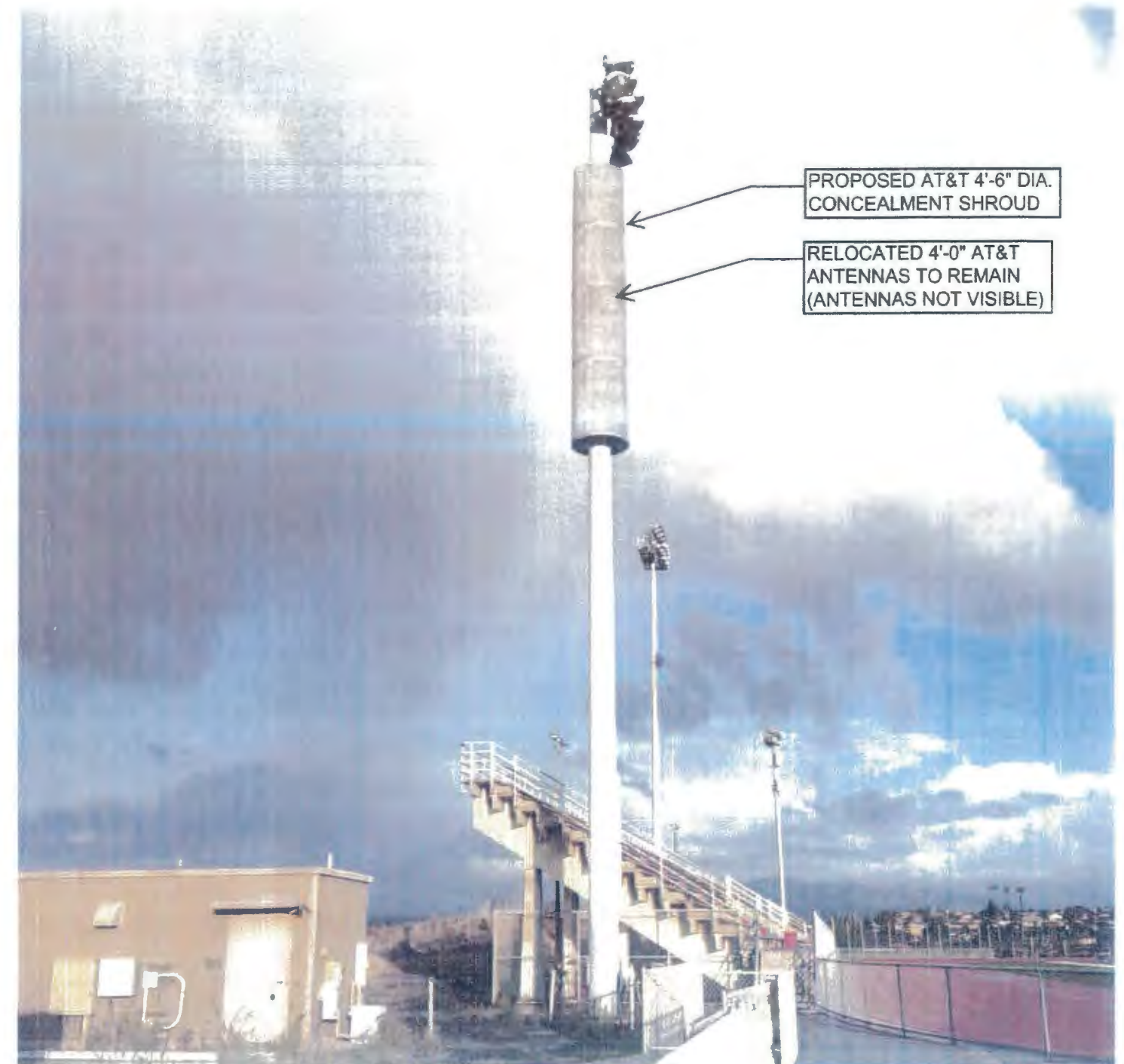
SS0007

MONTGOMERY HIGH SCHOOL

3250 PALM AVENUE SAN DIEGO, CA 92154



@2016 Google Maps



LOOKING EAST FROM BASEBALL FIELD



at&t
Your world. Delivered.

SS0007

USID: 79788

FA LOCATION: 10090867

**MONTGOMERY HIGH SCHOOL
3250 PALM AVENUE
SAN DIEGO, CA 92154
LIGHT STANDARD POLE**

LEGAL DESCRIPTION

MAP REF: PUBLIC LAND ABBREVIATED DESCRIPTION: CITY: SAN DIEGO SECT: 11N
/RNG: MER: SEC 23 T11N 18 R11W PUBLIC LAND AGREEMENT IN SEC 23-18-2W'S H
OF SWQ IN CITY/MUNICIPALITY: SAN DIEGO

SITE INFORMATION

PROPERTY OWNER: SWEET WATER UNION HIGH SCHOOL DISTRICT
1130 5TH AVE
CHULA VISTA, CA 91911

APPLICANT: AT&T MOBILITY
ADDRESS: 5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

LATITUDE: 32° 35' 14.11"
LONGITUDE: 117° 03' 48.41"
LAT/LONG TYPE: NAD-83
GROUND ELEVATION: ±143' AMSL
ZONING JURISDICTION: CITY OF SAN DIEGO
ZONING CLASSIFICATION: COMMERCIAL
CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY
ASSESSOR'S PARCEL NO.: 760-242-17-00
(E) USE: UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION: V-N
OCCUPANCY GROUP: S-2 AT SHELTER
YEAR BUILT: 2005

PROJECT TEAM

CLIENT REPRESENTATIVE:
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
CONTACT: JAMES STEPHENSON
EMAIL: jstephenson@deprattiinc.com
PHONE: (619) 729-4540

ENGINEER:
M.SQUARED ENGINEERS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673
CONTACT: MICHAEL MONTELLA
PHONE: (619) 997-4012
www.msquaredengineers.com

LEASING AND PLANNING:
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
CONTACT: JAMES STEPHENSON
EMAIL: jstephenson@deprattiinc.com
PHONE: (619) 729-4540

CONSTRUCTION MANAGER:
BLACK & VEATCH
10089 WILLOW CREEK ROAD, STE. 350
SAN DIEGO, CA 92131
CONTACT: JESSE ROUIDOUX
PHONE: (619) 458-6864

RF ENGINEER:
AT&T MOBILITY
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

1. HEAD EAST ON MIRA MESA BLVD TOWARD COMINO RUIZ
2. TAKE THE RAMP ONTO I-15 S
3. KEEP LEFT AT THE FORK TO STAY ON I-15 S
4. CONTINUE ONTO CA-15 S
5. TAKE EXIT 3 FOR I-805 S/JACOB DEKEMA FWY TOWARD CA-94 E
6. TAKE EXIT 2 FOR PALM AVE
7. TURN RIGHT ONTO PALM AVE
8. DESTINATION WILL BE ON THE RIGHT

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO RE-PERMIT AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- NO NEW BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT

- REMOVE (6) EXISTING AT&T 4'-0" PANEL ANTENNAS
- REMOVE (6) EXISTING AT&T STANDOFF ANTENNA MOUNT
- RELOCATE (6) EXISTING AT&T 4'-0" PANEL ANTENNAS
- EXISTING (3) AT&T RRUS @ ANTENNA LEVEL TO REMAIN
- EXISTING (3) AT&T RRUS 12/A2 @ ANTENNA LEVEL TO REMAIN
- EXISTING (8) AT&T DC-2 SURGE SUPPRESSORS @ ANTENNA LEVEL TO REMAIN
- EXISTING (1) EQUIPMENT-SHIELDING 14'-0" X 27'-0"
- REMOVE (1) EXISTING AT&T 4'-0" X 11'-0" CONCEALMENT SHROUD
- INSTALL (1) NEW AT&T 4'-0" X 24'-0" CONCEALMENT SHROUD
- INSTALL (2) AT&T RING MOUNT ASSEMBLIES

*GSM TO BE DECOMMISSIONED

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2013 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS

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



ZONING DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	PHOTOSIMS
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT
A-3	EXISTING ANTENNA LAYOUT
A-4	PROPOSED ANTENNA LAYOUT
A-5	ELEVATIONS
A-6	ELEVATIONS
D-1	DETAILS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER: _____ DATE: _____
AT&T OPERATIONS: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
CONSTRUCTION MANAGER: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
ZONING: _____ DATE: _____
PROJECT MANAGER: _____ DATE: _____



PROJECT NO: 10090867
DRAWN BY: BP
CHECKED BY: JM

REV	DATE	DESCRIPTION
1	06/29/2016	PLAN REVIEW COMMENTS
0	11/30/2015	REV. 100% ZD'S FOR REVIEW
0	11/30/2015	100% ZD'S FOR REVIEW
A	11/16/2015	90% ZD'S FOR REVIEW

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**SS0007
MONTGOMERY HIGH SCHOOL
3250 PALM AVE
SAN DIEGO, CA 92154
LIGHT STANDARD POLE**

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

NOTES:

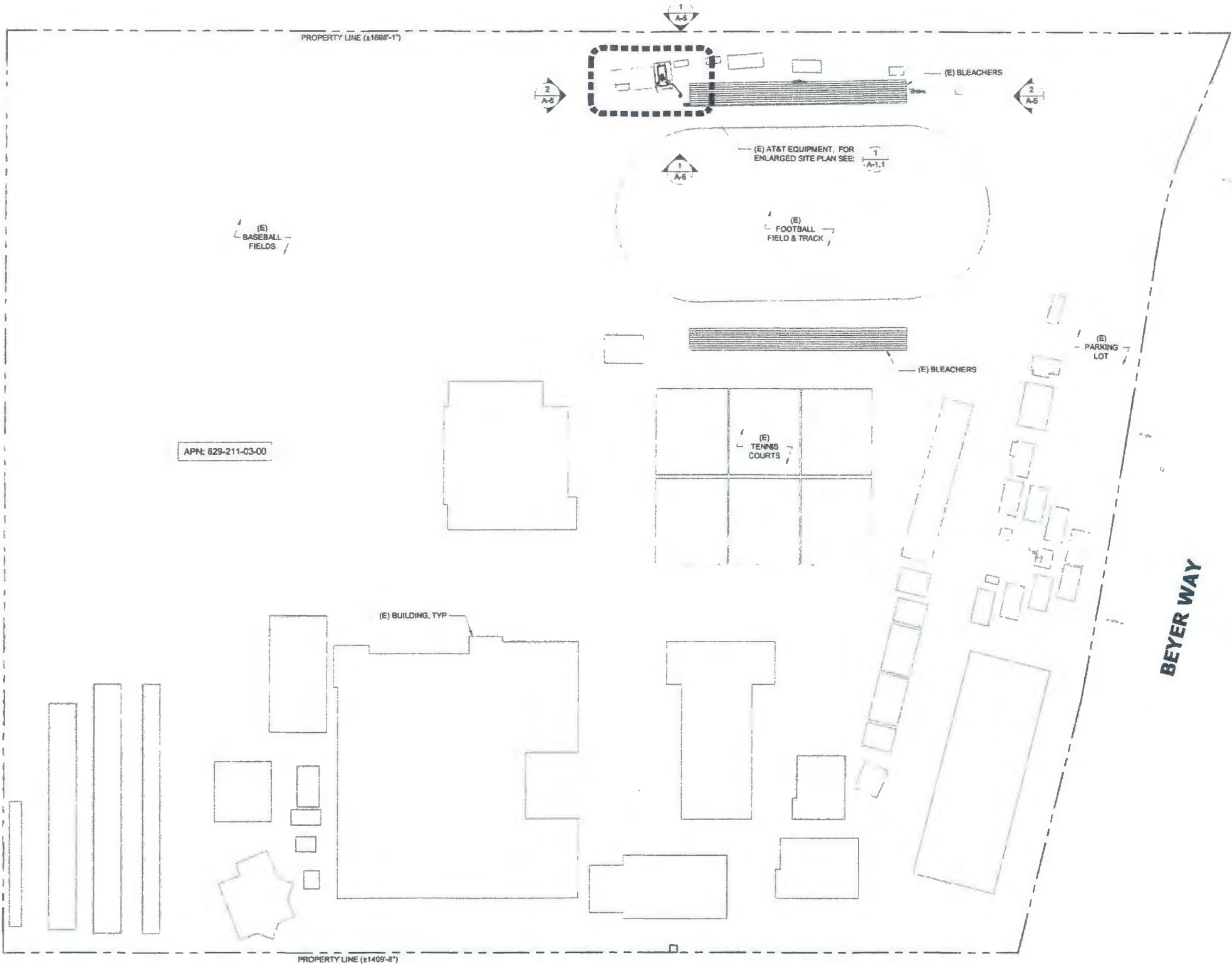
1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE (E) INSTALLATION.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

DISCLAIMER:

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PLAN NOTES:

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



APN: 829-211-03-00

SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



PROJECT NO:	10090867
DRAWN BY:	BP
CHECKED BY:	JM

REV	DATE	DESCRIPTION
1	08/29/2016	REV. 100% ZD'S FOR REVIEW
0	11/30/2015	100% ZD'S FOR REVIEW
A	11/16/2015	90% ZD'S FOR REVIEW

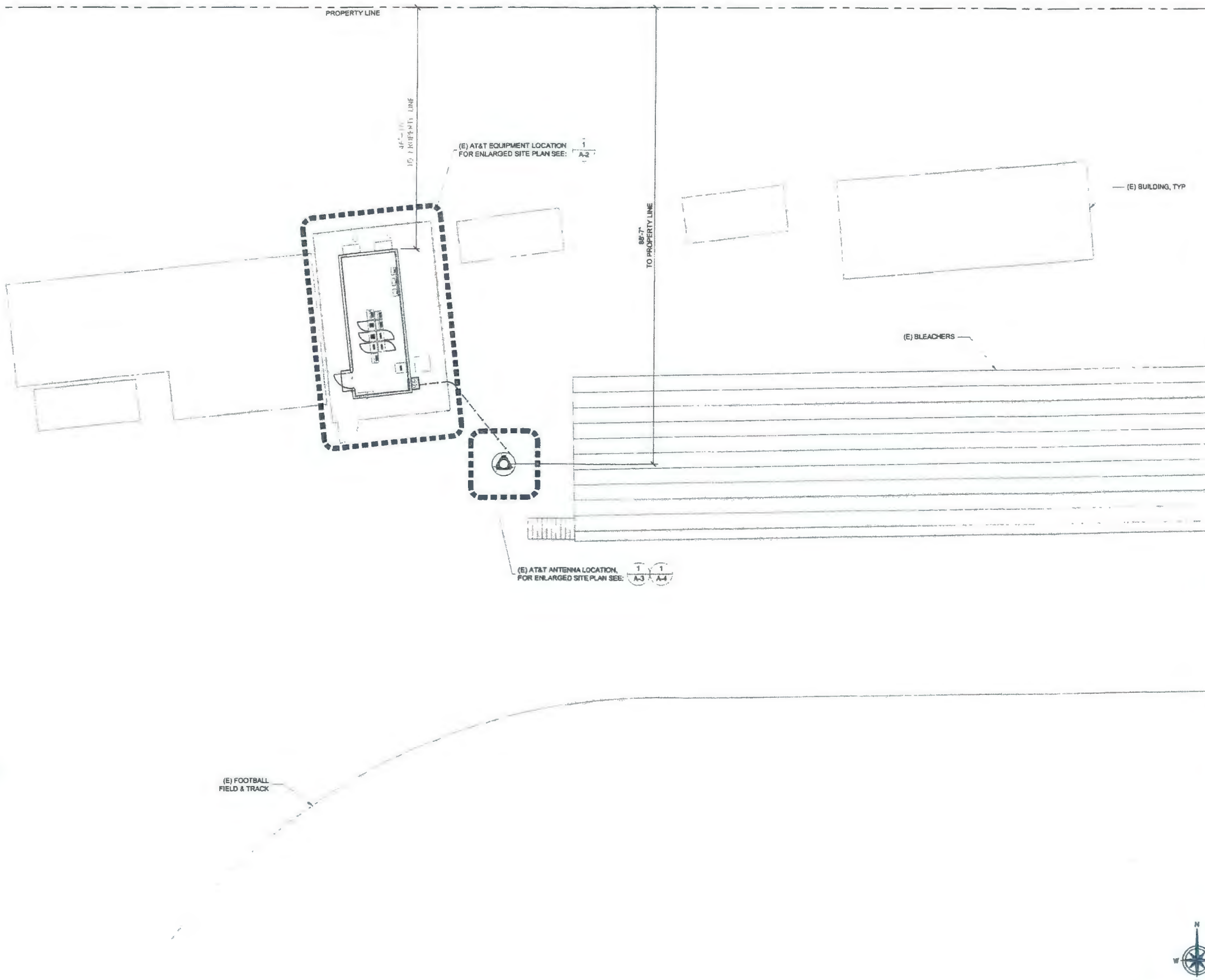
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SS0007
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LIGHT STANDARD POLE

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

NOTE:
INSTALLATION OF THE ADDITIONAL ANTENNAS, RRUS, AND COAXIAL/FIBER CABLES SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T.



PROJECT NO: 10090867
DRAWN BY: BP
CHECKED BY: JM

REV	DATE	DESCRIPTION
1	06/29/2016	REV. 100% ZD'S FOR REVIEW
0	11/30/2015	100% ZD'S FOR REVIEW
A	11/16/2015	90% ZD'S FOR REVIEW

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MONTGOMERY HIGH SCHOOL
3250 PALM AVE
SAN DIEGO, CA 92154
LIGHT STANDARD POLE

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-1.1

(E) OPTIMAL ANTENNA AND TRANSMISSION CABLE REQUIREMENT (VERIFY WITH CURRENT RFDS)								
ANTENNA	PROPOSED TECHNOLOGY	ANTENNA MODEL		ANTENNA AZIMUTH		RAD CENTER	TRANSMISSION LINE	
		EXISTING	PROPOSED	EXISTING	PROPOSED		LENGTH	PART NUMBER
ALPHA SECTOR	A1	LTE	KATHREIN 80010864	-	0°	-	67'-0"	RE-USE (E) FIBER
	A2	UMTS	KATHREIN 80010764	-	0°	-	68'-0"	RE-USE MAIN COAX
	A3	-	-	-	-	-	-	-
	A4	-	-	-	-	-	-	-
BETA SECTOR	B1	LTE	KATHREIN 80010864	-	137°	-	67'-0"	RE-USE (E) FIBER
	B2	UMTS	KATHREIN 80010764	-	136°	-	68'-0"	RE-USE MAIN COAX
	B3	-	-	-	-	-	-	-
	B4	-	-	-	-	-	-	-
GAMMA SECTOR	C1	LTE	KATHREIN 80010864	-	242°	-	67'-0"	RE-USE (E) FIBER
	C2	UMTS	KATHREIN 80010764	-	240°	-	68'-0"	RE-USE MAIN COAX
	C3	-	-	-	-	-	-	-
	C4	-	-	-	-	-	-	-

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK
- CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM
- PROPOSED ANTENNAS TO BE PROVIDED WITH "FAUX FOLIAGE" COVER TO MATCH EXISTING

NOTE:
(E) ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.



PROJECT NO: 10090867
DRAWN BY: BP
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REV	DATE	DESCRIPTION
1	09/09/2016	PLAN REVIEW COMMENTS
0	06/29/2016	REV. 100% 2D'S FOR REVIEW
0	11/30/2015	100% 2D'S FOR REVIEW
A	11/16/2015	90% 2D'S FOR REVIEW

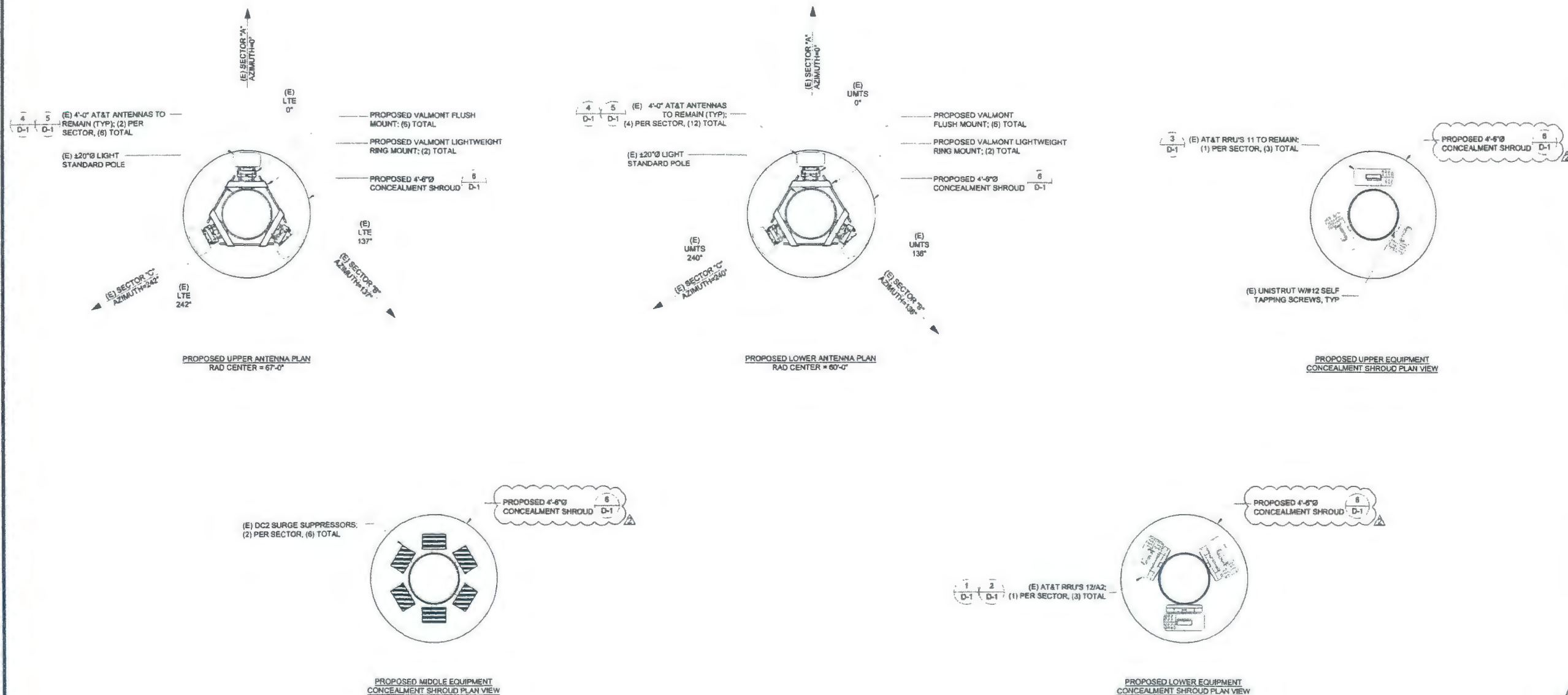
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LIGHT STANDARD POLE

SHEET TITLE
PROPOSED ANTENNA LAYOUT

SHEET NUMBER

A-4





PROJECT NO:	10090867
DRAWN BY:	BP
CHECKED BY:	JM

A	09/09/2016	PLAN REVIEW COMMENTS
I	06/29/2016	REV. 100% ZD'S FOR REVIEW
O	11/30/2015	100% ZD'S FOR REVIEW
A	11/18/2015	90% ZD'S FOR REVIEW
REV.	DATE	DESCRIPTION

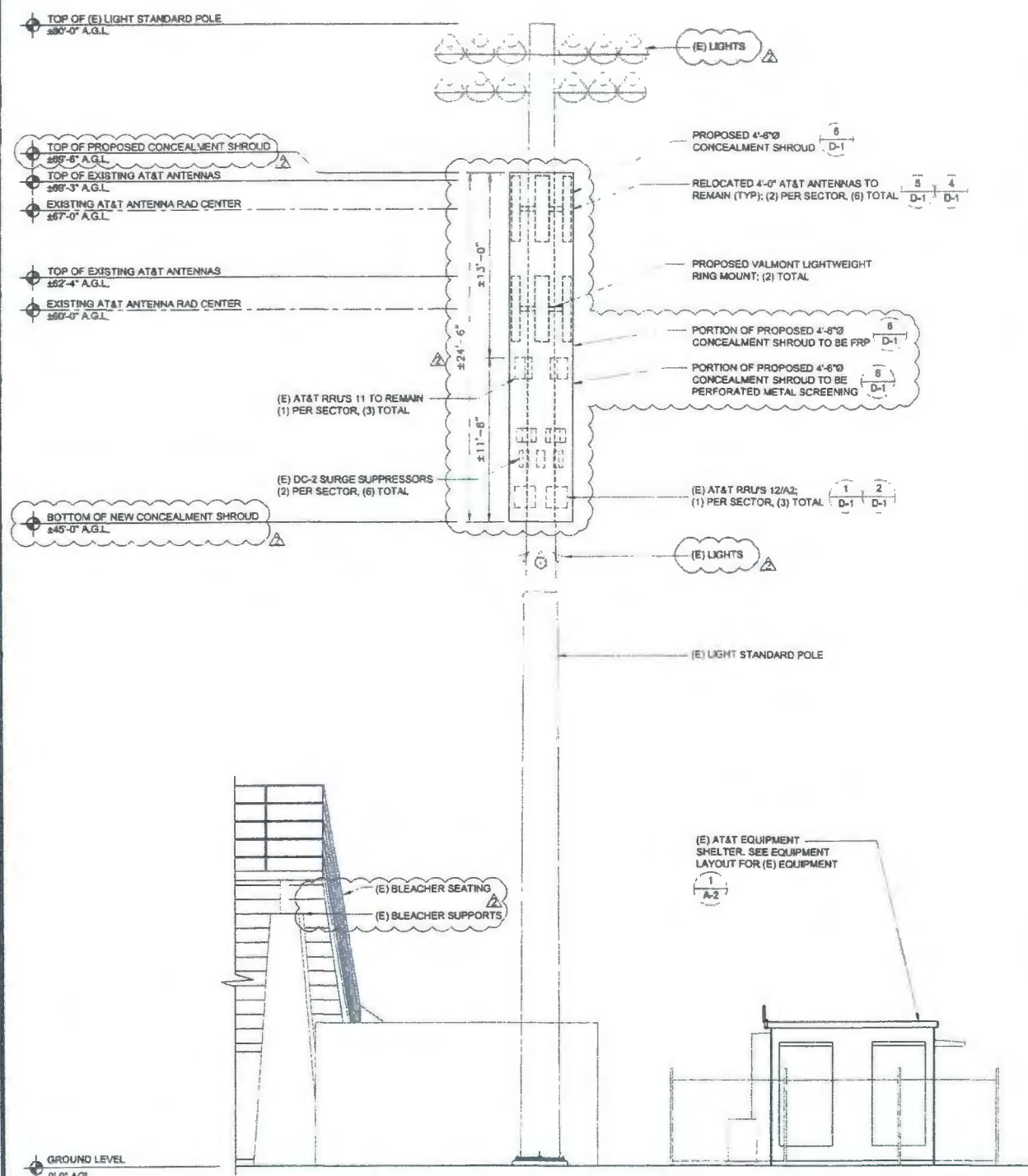
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LIGHT STANDARD POLE

SHEET TITLE
ELEVATIONS

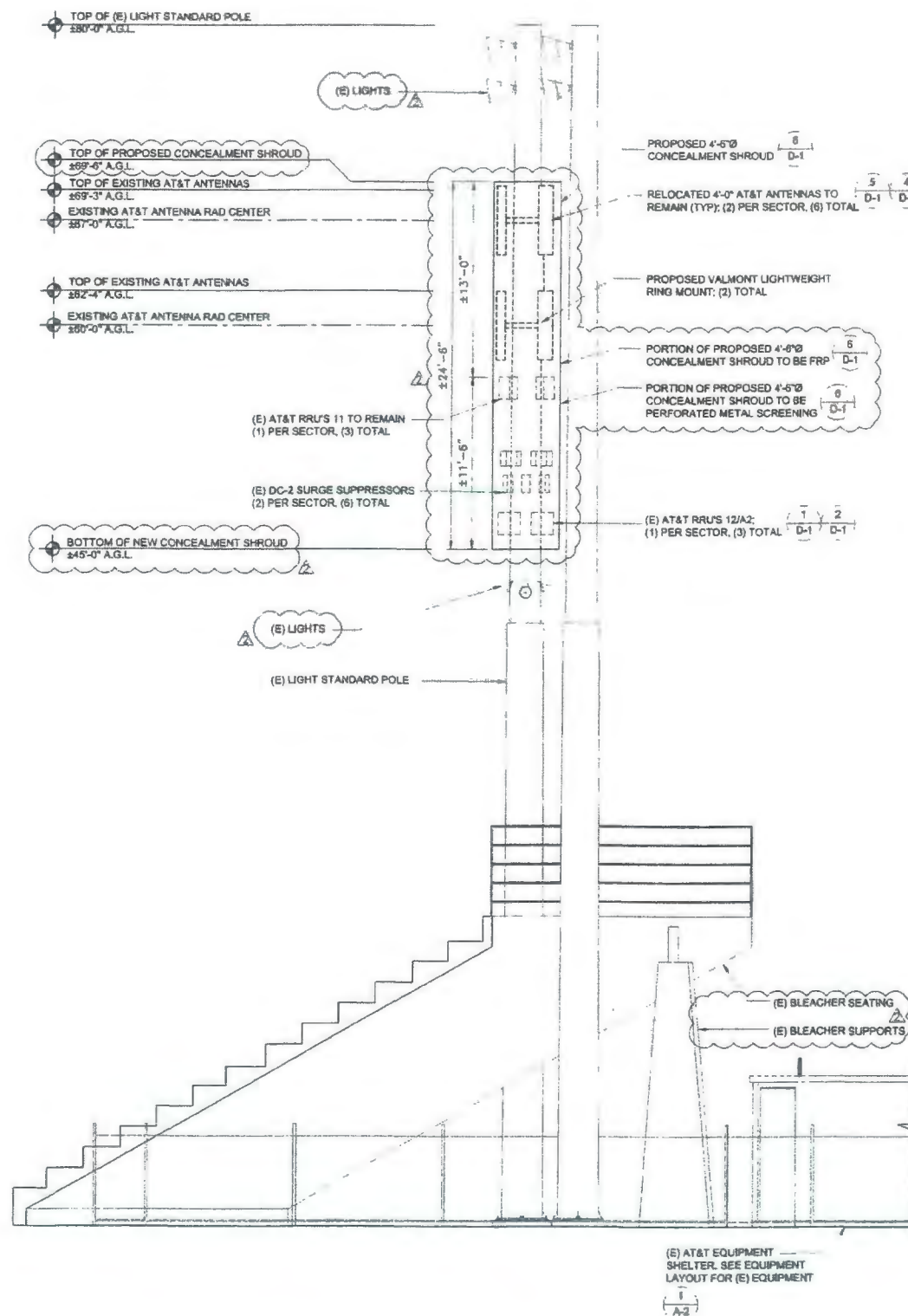
SHEET NUMBER

A-5



NORTH ELEVATION

24" x 36" SCALE: 3/16" = 1'-0"



EAST ELEVATION

24"x36" SCALE 3/16" = 1'-0"



1



PROJECT NO: 10090867
 DRAWN BY: BP
 CHECKED BY: JM

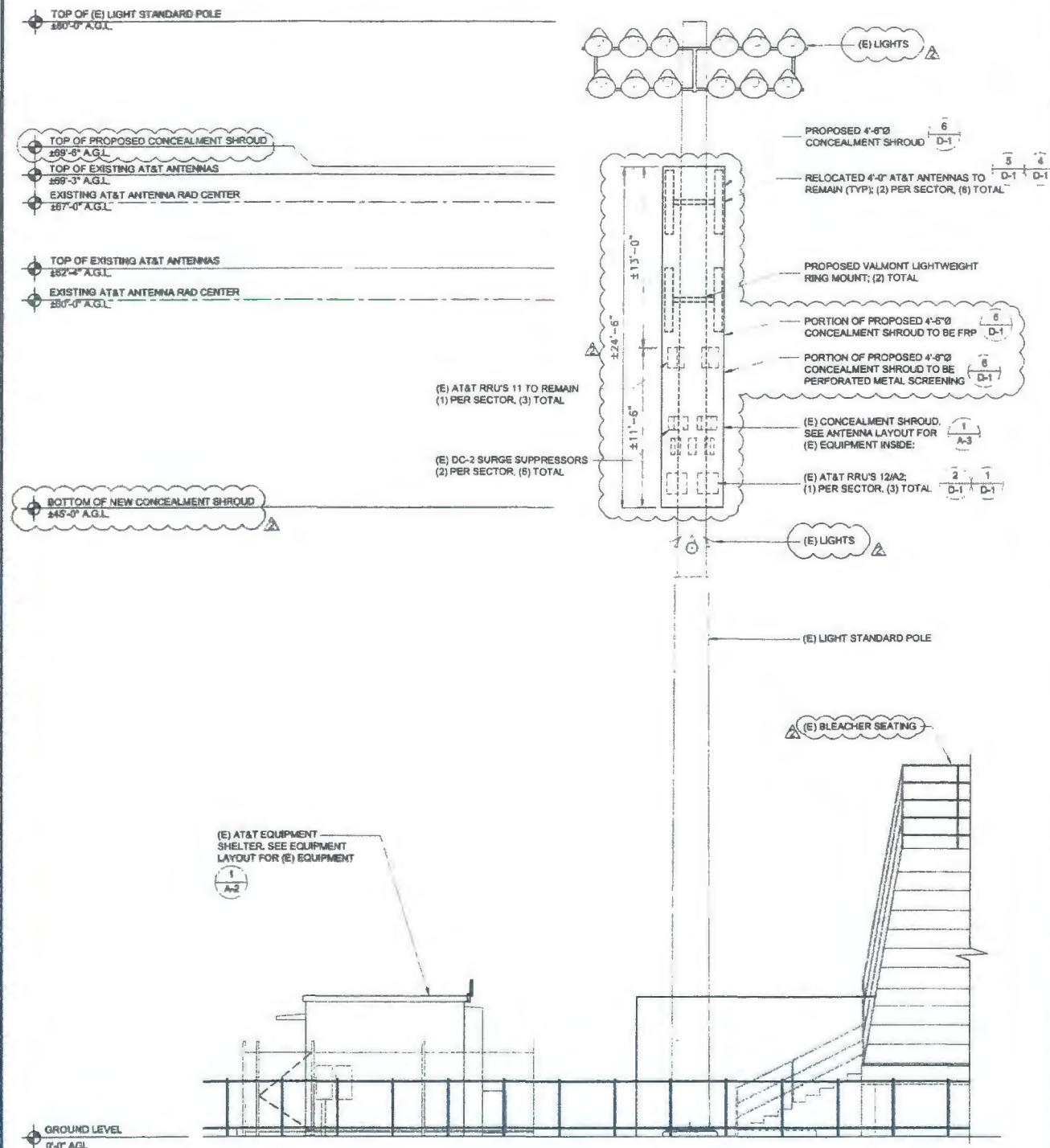
REV	DATE	DESCRIPTION
	09/09/2016	PLAN REVIEW COMMENTS
1	06/29/2016	REV. 100% 2D'S FOR REVIEW
0	11/30/2015	100% 2D'S FOR REVIEW
A	11/16/2015	90% 2D'S FOR REVIEW

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 LIGHT STANDARD POLE

SHEET TITLE
 ELEVATIONS

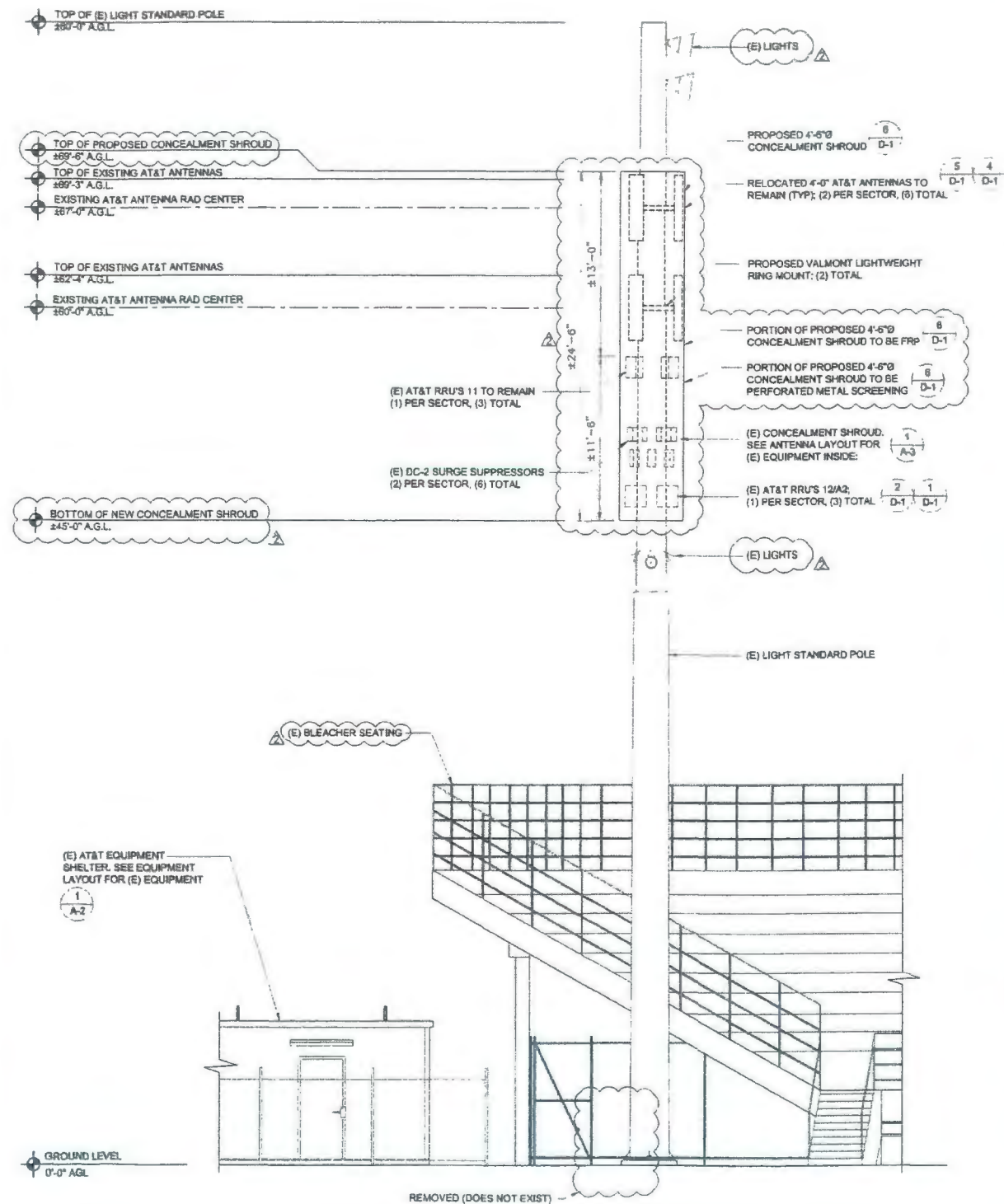
SHEET NUMBER
A-6



SOUTH ELEVATION

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

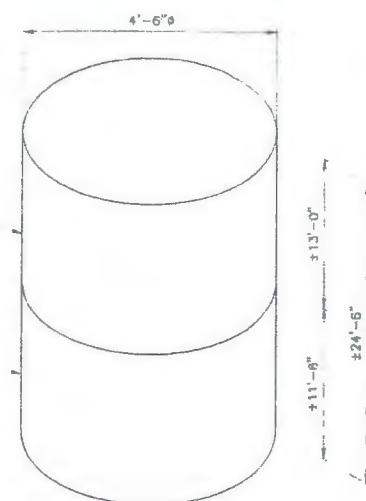
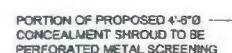
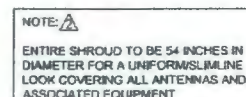
1



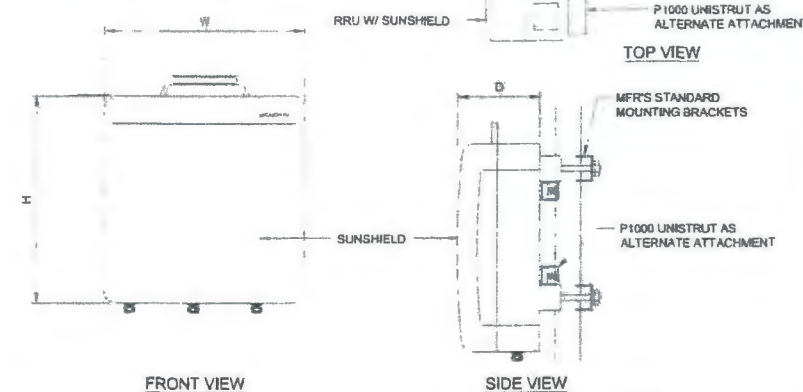
WEST ELEVATION

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

2



ERICSSON RRH REMOTE RADIO UNIT	
HEIGHT (H)	17.5"
WIDTH (W)	17.3"
DEPTH (D)	7.2"
WEIGHT	±50 LBS.



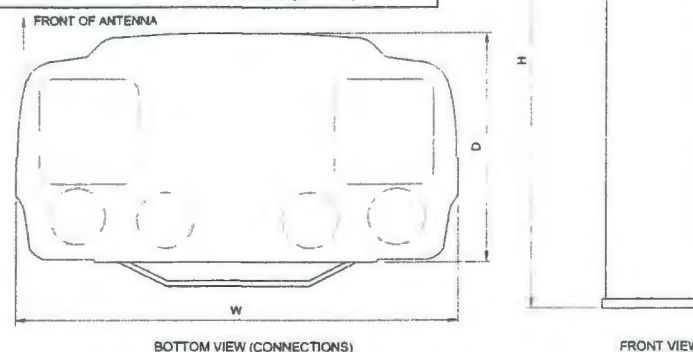
NOT USED

9 PROPOSED CONCEALMENT SHROUD  24"x36" SCALE: NTS
11"x19" SCALE: NTS

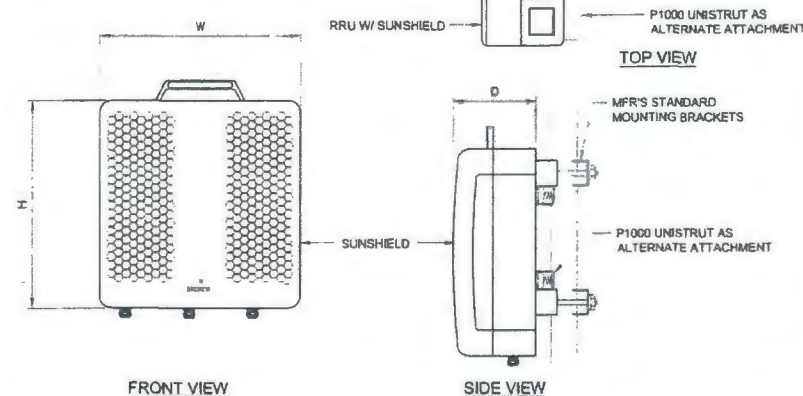
6 (E) RRU'S 11 24"x36" SCALE: NTS
11"x17" SCALE: NTS

3

		KATHREIN 800 10784
HEIGHT (H)		55"
WIDTH (W)		11.8"
DEPTH (D)		6.0"
WEIGHT		45.2 LBS.
SURVIVAL WIND SPEED:		> 150.0 PH
WIND LOADING, MAXIMUM:		
FRONT:		
SIZED:		280 N @ 150 km/h 121 ft @ 150 km/h
CONNECTOR:	4-7.16 DIN FEMALE - BOTTOM	
MOUNTING POLE:	2-4.6 INCHES (5-11.5 CM)	



ERICSSON RRH REMOTE RADIO UNIT	
HEIGHT (H)	20.4"
WIDTH (W)	18.5"
DEPTH (D)	7.5"
WEIGHT	±58 LBS.



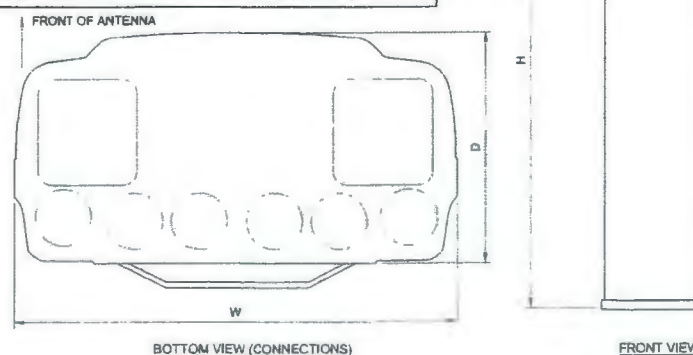
NOT USED

8 (E) 4' QUAD PORT PANEL ANTENNA 24"x36" SCALE: NTS
11"x17" SCALE: NTS

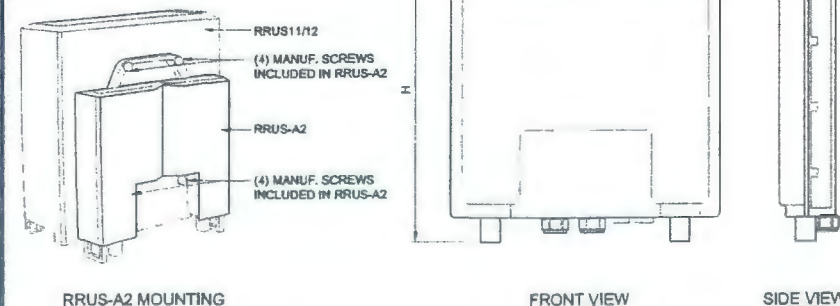
5 (E) RRU'S 12 24"x36" SCALE: NTS
11"x17" SCALE: NTS

2

KATHREIN 800 1086 K	
HEIGHT (H)	55.2"
WIDTH (W)	14.85"
DEPTH (D)	6.7"
WEIGHT	55.2 LBS.
SURVIVAL WIND SPEED:	> 150.0 PH
WIND LOADING, MAXIMUM:	
FRONT:	840 H @ 150 km/h
SIDE:	270 lbf @ 150 km/h
CONNECTOR:	6; 7-16 DIN FEMALE - BOTTOM
MOUNTING POLE:	2-4.8 INCHES (5-11.5 CM)



ERICSSON RRUS A2		
	NO SOLAR SHIELD	WITH SOLAR SHIELD
HEIGHT (H)	12.8" (323.5mm)	12.8" (323.5mm)
WIDTH (W)	14.7" (374mm)	15.0" (380mm)
DEPTH (D)	3.2" (81mm)	3.5" (88mm)
WEIGHT		15 lbs.



NOT USED

7 (E) 4' DUAL QUADBAND PANEL ANTENNA 24"x36" SCALE: NTS
11"x17" SCALE: NTS

4	(E) RRU'S A2	24"x36" SCALE: NTS 11"x17" SCALE: NTS
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1