



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 23, 2017 REPORT NO. PC-17-022

HEARING DATE: March 30, 2017

SUBJECT: AT&T WESTVIEW. Process Four Decision

PROJECT NUMBER: [500922](#)

OWNER/APPLICANT: Poway Unified School District/AT&T Mobility

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 13500 Camino Del Sur (Westview High School) within the Torrey Highlands Community Planning area?

Staff Recommendation: Approve Neighborhood Use Permit (NUP) No. 1888592 and Planned Development Permit (PDP) No. 1888595.

Community Planning Group Recommendation: On November 2, 2016, the Rancho Penasquitos Planning Board voted 13-2-0 to recommend approval of the AT&T Westview project with no conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 2, 2017 and the opportunity to appeal that determination ended February 16, 2017.

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

Code Enforcement Impact: None.

BACKGROUND

AT&T Westview is an application for a WCF at Westview High School, located at 13500 Camino Del Sur, in the AR-1-1 zone of the [Torrey Highlands Community Plan](#), which designates the property as a High School. Surrounding uses are primarily single unit residential, although there are multi-unit residential complexes to the southeast and west and a small commercial center to the southwest.

The single unit residential to the north is separated by a large open space canyon (Attachments 1-3).

Pursuant to Land Development Code Section 141.0420(d)(3), WCFs are permitted in agricultural zones with an NUP, Process Two, where the antennas associated with the WCF are located more than 100 feet away from the property line of a daycare, elementary, middle school or residential uses. This project also requests a PDP to deviate from the WCF Guidelines (which implement the WCF regulations) requiring antennas on athletic field light standards to be concealed within a 36 inch diameter radome.

This project was originally permitted in October 2005 and later received approval of a Substantial Conformance Review in 2006. The project consisted of six panel antennas mounted to an existing 80-foot, 5-inch-tall athletic field light standard and six Tower Mounted Amplifiers (TMA) within a 36 inch diameter radome below the antennas with associated equipment located in a 203-square-foot equipment enclosure designed to match the structures in the football field complex.

The football field at Westview has a total of four athletic field light standards. Three of them support antennas. In addition to AT&T, T-Mobile and Verizon have exposed antennas, each on a separate pole.

DISCUSSION

The AT&T Westview project is proposed on the non-residential Westview High School property in order to take advantage of the existing tall vertical element existing in a predominantly residential area. The existing facility consists of an 80-foot, 5-inch-tall athletic field light standard with a bank of 21 lights at the top. Immediately below that are AT&T's six antennas (three stacked in two rows) with six TMAs concealed within a 36 inch diameter radome immediately below the antennas. Associated equipment is located within a 203-square-foot equipment shelter designed to match the other structures in the stadium.

[Council Policy 600-43](#) assigns preference levels to WCFs in various different land use categories. This project, a WCF in an agricultural zone, where the antennas meet the 100-foot separation from daycares, elementary and middle schools as well as residential uses, is in the Preference 2 category. Such projects require a Process Two NUP. Because this project seeks a deviation from the design requirements of the WCF regulations, it requires a Process Four PDP, a Planning Commission decision. The permits are consolidated under Process Four per [SDMC 112.0103\(a\)](#), and are discussed below.

AT&T's search ring contains primarily residential uses with a couple of commercial properties located to the southwest of the school. The commercial properties are developed with low scale buildings and are at a much lower elevation (20-30 feet in some cases). Relocating the WCF to one of these properties would have the potential to create a significant visual impact due to the height needed to continue current AT&T coverage capabilities. The fact that the school is a non-residential use at a higher elevation than surrounding properties and currently is used by two other WCF carriers made this site AT&T's preferred alternative.

[Wireless Regulations \(LDC Section 141.0420\)](#) – The site is located within the AR-1-1 zone. WCF are permitted in agricultural zones with the appropriate permit and in this case, an NUP is required because the antennas are more than 100 feet away from the nearest residential property line. The WCF regulations require these facilities to use the smallest, least visually obtrusive antennas and components and to use all reasonable means to conceal or minimize the visual impacts of the facility through integration. AT&T's WCF consists of an existing 80-foot, 5-inch-tall athletic field light standard supporting six panel antennas (three stacked) mounted directly below a bank of 21 lights with six TMAs concealed within a 36 inch diameter radome mounted directly below the antennas. The antennas are small, mounted 8 inches from the pole and the total approximate diameter at the antennas level is 38 inches. The WCF Guidelines require antennas to be concealed within a 36-inch diameter radome on light poles. This requirement is designed to keep radomes proportional to the profile of an athletic field light pole. AT&T proposes to maintain the existing configuration which consists of exposed antennas with no radome. A cable management plan (eliminate excess cables and organize and group remaining cables) will be implemented to reduce visual impacts from the excessive cables currently protruding around the antennas. This will help to enhance the appearance of the WCF and maintain the overall profile of the WCF. Strict adherence to the radome requirement would require a radome larger than 36 inches which would change the overall profile of the pole. Because it allows the project to remain on one pole similar to the other WCFs on the football field, 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 on the school's athletic activities. Views of the facility from the public right-of-way are intermittent due to the mature street trees along Camino Del Sur and the mature trees that exist in front of the stadium on the school property.

[General Plan](#) – The [General Plan, Section UD-A.15](#) states that WCFs should be concealed within existing structures when possible or otherwise use camouflage and screening techniques to hide or blend the facilities in to the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. Westview High School's football field has four 80-foot, 5-inch-tall athletic field light standards, three of which are used as WCFs (T-Mobile and Verizon also occupy one light standard each). AT&T's light standard is located on the southeast corner of Westview High's football field. The associated equipment is in a 203-square-foot enclosure located at the entrance to the stadium and it is designed to match the other nearby structures. The athletic field light standards support a bank of three rows of seven lights each and AT&T's antennas are mounted directly below the lights within 8 inches of the pole which creates an approximate 38 inch diameter. The 36 inch diameter radome concealing the TMAs is mounted directly below the antennas resulting in a WCF proportional to the overall light standard.

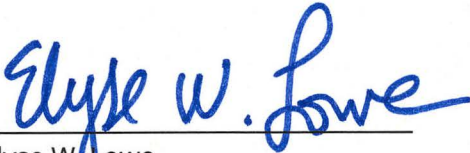
Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the AR-1-1 zone and the Wireless Communication Facilities regulations, Section 141.0420. Staff recommends approval of NUP No. 1888592 and PDP No. 1888595.

ALTERNATIVES

1. Approve NUP No. 1888592 and PDP No. 1888595, with modifications.
2. Deny NUP No. 1888592 and PDP No. 1888595, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Karen Lynch
Development Project Manager
Development Services Department

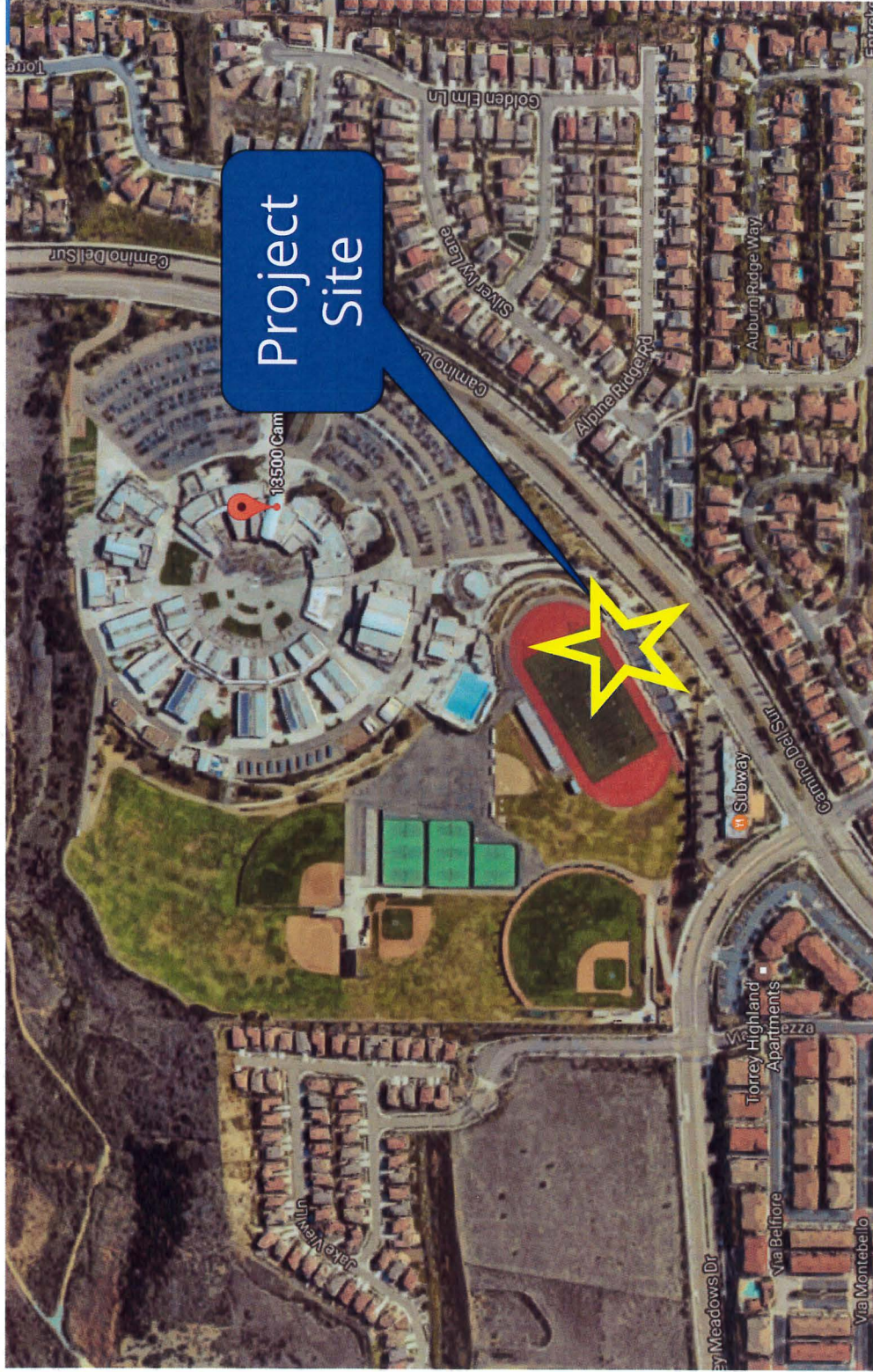
VACCHI/KAL

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. Environmental Exemption
8. Coverage Maps
9. Site Justification
10. Photo Survey
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Site Photos
14. Plans



Aerial Photo

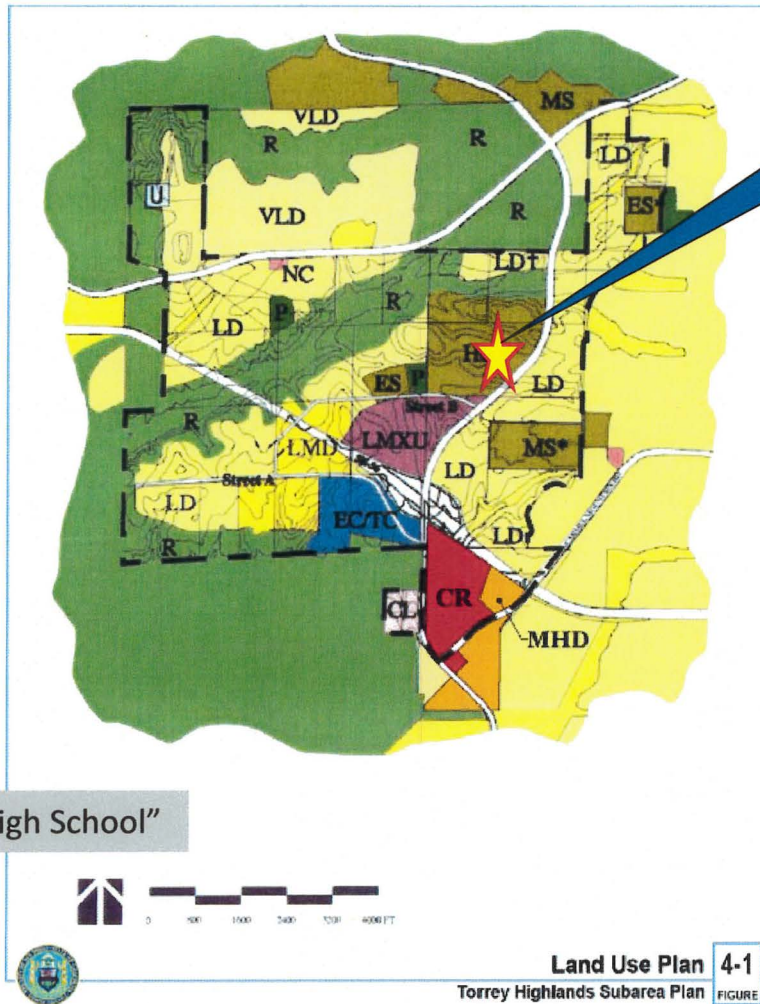


AT&T Westview (Torrey Highlands Community)
13500 Camino Del Sur

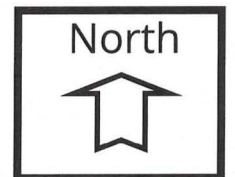


Community Plan

Project Site

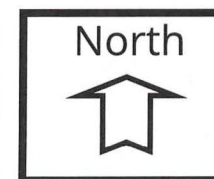
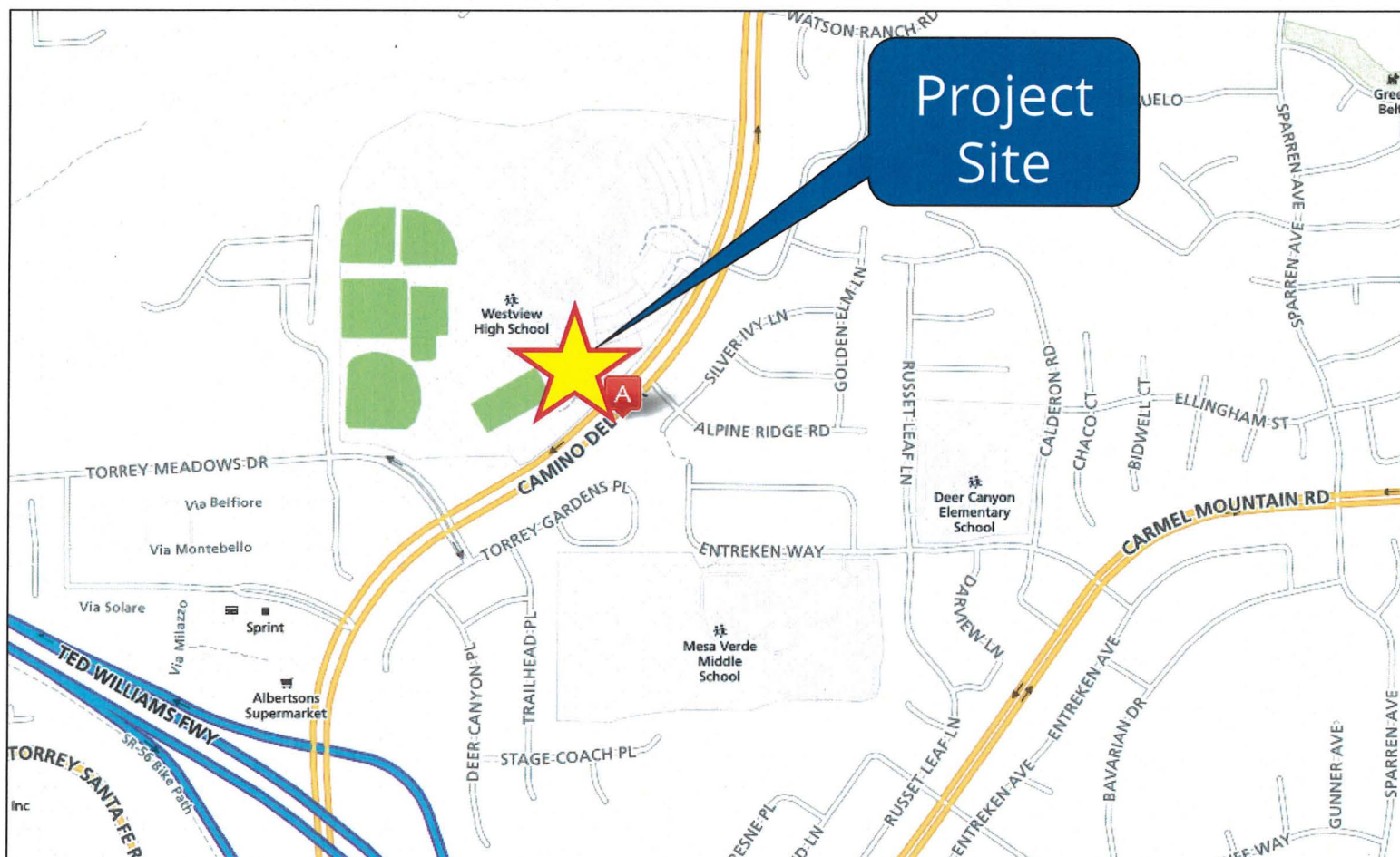


ATTACHMENT 2



AT&T Westview (Torrey Highlands Community)
13500 Camino Del Sur

Project Location Map



AT&T Westview (Torrey Highlands Community)
13500 Camino Del Sur

PROJECT DATA SHEET

PROJECT NAME:	AT&T Westview	
PROJECT DESCRIPTION:	An existing 80'-5" tall athletic field light standard supporting six exposed panel antennas and six Tower Mounted Amplifiers within a 36" diameter radome with associated equipment located in a 203-square-foot enclosure.	
COMMUNITY PLAN AREA:	Torrey Highlands	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit/Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	High School	
ZONING INFORMATION:		
ZONE:	AR-1-1 (Agricultural-Residential)	
HEIGHT LIMIT:	30'	
FRONT SETBACK:	25'	
SIDE SETBACK:	20'	
REAR SETBACK:	25'	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Resource; OC-1-1	Canyon/Open Space
SOUTH:	Local Mixed Use; CN-1-2	Commercial
EAST:	Low Density; RS-1-14/RM-1-3	Single-Unit Residential/Multi-Unit Residential
WEST:	Park; OC-1-1/RX-1-2	Vacant Land/Single-Unit Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 2, 2016, the Rancho Penasquitos Planning Board voted 13-2-0 to recommend approval of the AT&T Westview project with no conditions.	

PLANNING COMMISSION RESOLUTION NO. _____
NEIGHBORHOOD USE PERMIT NO. 1888592
PLANNED DEVELOPMENT PERMIT NO. 1888595
AT&T WESTVIEW PROJECT NO. 500922

WHEREAS, Poway Unified 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 Permit No.'s 1888592 and 1888595) on portions of a 44.75-acre site;

WHEREAS, the project site is located at 13500 Camino Del Sur in the AR-1-1 zone of the Torrey Highlands Community Plan area;

WHEREAS, the project site is legally described as;

That portion of the west half of the south quarter of Section 12, Township 14 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to official plat thereof, lying westerly of the centerline of Camino Ruiz per Alignment Study dated October 30, 1996, being particularly described as follows:

1. South 88° 58' 58" East 1,074.67 feet; thence leaving said southerly line;
2. North 47° 28' 36" East 538.79 feet; to the beginning of a tangent 1,900 foot radius curve concave northwesterly; thence along the arc of said curve;
3. Northeasterly and northerly 1,078.22 feet; through a central angle of 32° 30' 52" to the north line of the south half of the southwest quarter of said section 12; thence along the northerly line thereof;
4. North 89° 26' 43" West 2,001.14 feet; to the west line of said southwest quarter; thence;
5. South 00° 59' 10" 1,274.40 feet; along said west line to the point of beginning.

Excepting therefrom that portion, if any, lying within Parcel Map No. 6902, filed in the Office of the County Recorder of San Diego County February 15, 1978.

WHEREAS, on March 30, 2017, the Planning Commission of the City of San Diego considered Neighborhood Use Permit (NUP) No. 1888592 and Planned Development Permit (PDP) No. 1888595, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 2, 2017, 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 March 30, 2017.

FINDINGS:**Neighborhood Use Permit Approval - LDC Section 126.0205****1. The proposed development will not adversely affect the applicable land use plan;**

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

The project consists of an existing 80-foot, 5-inch-tall athletic field light standard that supports six exposed panel antennas and six Tower Mounted Amplifiers (TMA) screened by a shroud (radome). The light pole is one of four on the perimeter of the football field. The associated equipment is located in an existing 203-square-foot equipment room near the entrance to the stadium seating.

An NUP is required per SDMC 141.0420(d)(3) to allow a WCF on a parcel in an agricultural zone, where the WCF is located more than 100 feet from the property line of a daycare, elementary, middle school or residential uses. A Planned Development Permit (PDP) is also required to allow exposed antennas.

This WCF is existing and was originally approved in 2005 with a Substantial Conformance Review approved in 2006. The only modification being proposed at this time is a cable management plan to organize and group the cables between the antennas and the TMAs to remove unnecessary cables and eliminate loops and slacking cables, which will improve the overall appearance of the WCF. The antennas are mounted as close as possible to the pole and the TMAs are concealed within a 36 inch radome, which does not change the overall profile of the pole considering the bank of 21 lights at the top. Verizon and T-Mobile are located on the same property, each on one athletic field light pole with exposed antennas. Although the football field is approximately 20 feet lower in elevation and set back approximately 113 feet from Camino Del Sur, the upper portion of the athletic field light pole is visible to travelers along Camino Del Sur. However, street trees along Camino Del Sur and trees on the school grounds do provide intermittent screening of the light pole. There are no changes to the existing equipment enclosure, which is located at the top of the football field and designed to match the other structures in the athletic field complex. The project as proposed, meets the intent of 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; and

The project is located at Westview High School, 13500 Camino Del Sur in the Torrey Highlands Community Planning Area. It consists of an existing 80-foot, 5-inch-tall athletic field light standard that supports six exposed panel antennas, six TMAs concealed within a radome. The associated equipment is located in an existing 203-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 an NUP pursuant to SDMC 141.0420(d)(3) because it is proposed on an agriculturally-zoned property and is located more than 100 feet away from the property line of a daycare, elementary, middle school or residential uses. No agricultural uses exist on or near the subject parcel. The purpose of the NUP, as stated in SDMC 126.0201, is to establish a review process for developments that propose new uses, changes to existing uses, or expansions of existing uses that could have limited impacts on the surrounding properties. The intent is to determine if the development complies with all applicable regulations of the zone and any supplemental regulations pertaining to the use, and to apply conditions that may be necessary to help ensure compliance.

SDMC 141.0420(g)(1) requires WCFs to use the smallest, least visually intrusive antennas and components and SDMC 141.0420(g)(8) requires antennas to be mounted no more than 12 inches from the pole. The AT&T antennas are approximately 4 feet long and mounted approximately 8 inches away from the pole. The TMAs are located in a radome directly beneath the antennas concealing the cables and with the implementation of a cable management plan, the overall appearance will be clean and organized. The project is located on Westview High School's football field. The field has four 80-foot, 5-inch-tall athletic field light standards, three of which support WCF antennas. All of the WCFs at this football field include exposed antennas. The WCF Design Guidelines require antennas to be concealed within a 36-inch radome. Concealing the AT&T antennas within a radome would result in a radome in excess of 36 inches,

which still requires a PDP. In order to minimize the diameter of the upper section of the pole, allowing the antennas to remain as they are and similar in appearance to the other athletic field light standards provides consistency.

The AT&T pole is located on the southeast side of the field closest to Camino Del Sur. Intermittent views of the WCF are interspersed by mature street trees along Camino Del Sur as well as trees planted in front of the football stadium in front of the school.

The project meets the intent of the design requirements of SDMC 141.0420 and the WCF Design Guidelines and findings can be made in the affirmative; therefore, the project and the deviation will comply with the applicable regulations of the Land Development Code.

Planned Development Permit Approval – LDC Section 126.0604

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

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

The project consists of an existing 80-foot, 5-inch-tall athletic field light standard that supports six exposed panel antennas and six Tower Mounted Amplifiers (TMA) screened by a shroud (radome). The light pole is one of four on the perimeter of the football field. The associated equipment is located in an existing 203-square-foot equipment room near the entrance to the stadium seating.

An NUP is required per SDMC 141.0420(d)(3) to allow a WCF on a parcel in an agricultural zone, where the WCF is located more than 100 feet from the property line of a daycare, elementary, middle school or residential uses. A Planned Development Permit (PDP) is also required to allow exposed antennas.

This WCF is existing and was originally approved in 2005 with a Substantial Conformance Review approved in 2006. The only modification being proposed at this time is a cable management plan to organize and group the cables between the antennas and the TMAs to remove unnecessary cables and eliminate loops and slacking cables, which will improve the overall appearance of the WCF. The antennas are mounted as close as possible to the pole and the TMAs are concealed within a 36 inch radome, which does not change the overall profile of the pole considering the bank of 21 lights at the top. Verizon and T-Mobile are located here, each on one athletic field light pole with exposed antennas. Although the football field is approximately 20 feet lower in elevation and set back approximately 113 feet from Camino Del Sur, the upper portion of the athletic field light pole is visible to travelers along Camino Del Sur. However, street trees along Camino Del Sur and trees on the school grounds do provide intermittent

screening of the light pole. There are no changes to the existing equipment enclosure, which is located at the top of the football field and designed to match the other structures in the athletic field complex. The project as proposed, meets the intent of 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; and

The project is located at Westview High School, 13500 Camino Del Sur in the Torrey Highlands Community Planning Area. It consists of an existing 80-foot, 5-inch-tall athletic field light standard that supports six exposed panel antennas, six TMAs concealed within a radome. The associated equipment is located in an existing 203-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 to maintain the existing exposed antennas with no 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 36 inch radome diameter requirement is intended to ensure newly constructed WCFs have slim-line designs that are similar in diameter to light poles. However, the WCF already exists on the site. At the time of its approval, the WCF regulations allowed six antennas unscreened on one light pole, with equipment below in a radome. AT&T proposes to maintain the existing configuration, which consists of six unscreened antennas mounted within 8 inches of the pole for an approximate overall diameter of 38 inches. TMAs are concealed within a 36 inch diameter radome directly below the antennas and AT&T is implementing a cable management plan which will eliminate unnecessary cables, organize the remaining cables and pull them tight to improve the appearance. A bank of 21 lights (seven lights in three rows) are immediately above the antennas at the top of the standard. Therefore, strict adherence to this requirement would require a radome larger than 36 inches which would change the overall profile of the pole. Because it allows the project to remain on one pole similar to the other WCFs on the football field, 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.

The requested deviation is suitable for this location because the existing athletic field light standard is a vertical element commonly found on high school football fields and provides a sufficient elevation to mount antennas. AT&T's six antennas are mounted within 8 inches of the pole with the TMAs concealed within a 36 inch diameter radome directly beneath the antennas. Views of the facility are intermittent due to the mature street trees along Camino Del Sur and the mature trees that exist in front of the stadium on the school property.

The project also requires a NUP pursuant to SDMC 141.0420(d)(3) because it is proposed on an agriculturally-zoned property and the antennas are more than 100 feet from the property line of a daycare, elementary, middle school or residential uses.

In addition to the NUP 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, meets these requirements with smaller antennas that are mounted within 8 inches of the pole and TMAs concealed within a 36 inch diameter radome directly beneath the antennas. Additionally, AT&T is implementing a cable management plan that will eliminate unused cables, organize the remaining ones and pull them tight to eliminate exposed cables. 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, including the deviation will comply with the applicable regulations of the Land Development Code.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NUP No. 1888592 and PDP No. 1888595, are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1888592/1888595, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: March 30, 2017

IO#: 24006840

3-3-16

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006840

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD USE PERMIT NO. 1888592
PLANNED DEVELOPMENT PERMIT NO. 1888595
AT&T WESTVIEW PROJECT NO. 500922
PLANNING COMMISSION

This Neighborhood Use Permit/Planned Development Permit is granted by the Planning Commission of the City of San Diego to Poway Unified School District, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420, 126.0203 and 126.0602. The 44.75-acre site is located at 13500 Camino Del Sur in the AR-1-1 zone of the Torrey Highlands Community Plan area. The project site is legally described as:

That portion of the west half of the south quarter of Section 12, Township 14 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to official plat thereof, lying westerly of the centerline of Camino Ruiz per Alignment Study dated October 30, 1996, being particularly described as follows:

1. South 88° 58' 58" East 1,074.67 feet; thence leaving said southerly line;
2. North 47° 28' 36" East 538.79 feet; to the beginning of a tangent 1,900 foot radius curve concave northwesterly; thence along the arc of said curve;
3. Northeasterly and northerly 1,078.22 feet; through a central angle of 32° 30' 52" to the north line of the south half of the southwest quarter of said section 12; thence along the northerly line thereof;
4. North 89° 26' 43" West 2,001.14 feet; to the west line of said southwest quarter; thence;
5. South 00° 59' 10" 1,274.40 feet; along said west line to the point of beginning.

Excepting therefrom that portion, if any, lying within Parcel Map No. 6902, filed in the Office of the County Recorder of San Diego County February 15, 1978.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 30, 2017, on file in the Development Services Department.
The project shall include:

- a. An existing 80-foot, 5-inch-tall athletic field light supporting six exposed panel antennas (three measuring 55.2" x 14.8" x 6.7" and three measuring 52" x 12" x 7") and six Tower Mounted Amplifiers located within a 36 inch diameter radome;
- b. Nine existing Remote Radio Units located inside the equipment enclosure;
- c. An existing 203-square-foot equipment enclosure ;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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. (Delete if necessary)

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 13, 2020.
2. This permit and corresponding use of this site shall **April 13, 2027**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
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.

PLANNING/DESIGN REQUIREMENTS:

14. Within 90 days of approval of this permit, (June 30, 2017) final inspection photos shall be provided to Development Services demonstrating that the cable management plan has been implemented, as illustrated on Exhibit A.

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

16. Photo simulations (color) shall be printed on the construction plans.

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

18. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.

19. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

20. 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.

21. 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 of notification by the City of San Diego.

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

23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

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

APPROVED by Planning Commission of the City of San Diego on March 30, 2017 by Resolution Number_____.

ATTACHMENT 6

Permit Type/PTS Approval No.: NUP No. 1888592/PDP No. 1888595

Date of Approval: March 30, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

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

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

Poway Unified School District
Owner

By _____
NAME:
TITLE:

AT&T Mobility
Permittee

By _____
Kevin Becker
Senior Real Estate and
Construction Manager

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

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

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

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

Project Name: AT&T Westview**Project No.:** 500922**Project Location-Specific:** 13500 Camino Del Sur, San Diego, CA 92129**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Neighborhood Use Permit (NUP) and a Planned Development Permit (PDP) for an existing wireless communication facility (WCF) consisting of six panel antennas and associated components mounted to an existing 80-foot tall sports field light on the football field at Westview High School. Associated equipment is located within a 184 square-foot enclosure. The project site is designated for school use; it is zoned AR-1-1 and is located in the Torrey Highlands Community Plan area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Caitlyn Kes
 Depratti Inc.
 1171 Naranca Ave
 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))
☒ 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, an NUP and a PDP 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.

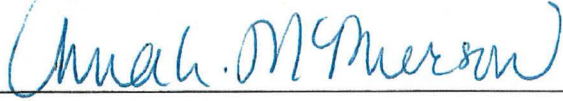
Lead Agency Contact Person: Anna L. McPherson, AICP**Telephone:** (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

ATTACHMENT 7

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



/Senior Planner

February 16, 2017

Signature/Title

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

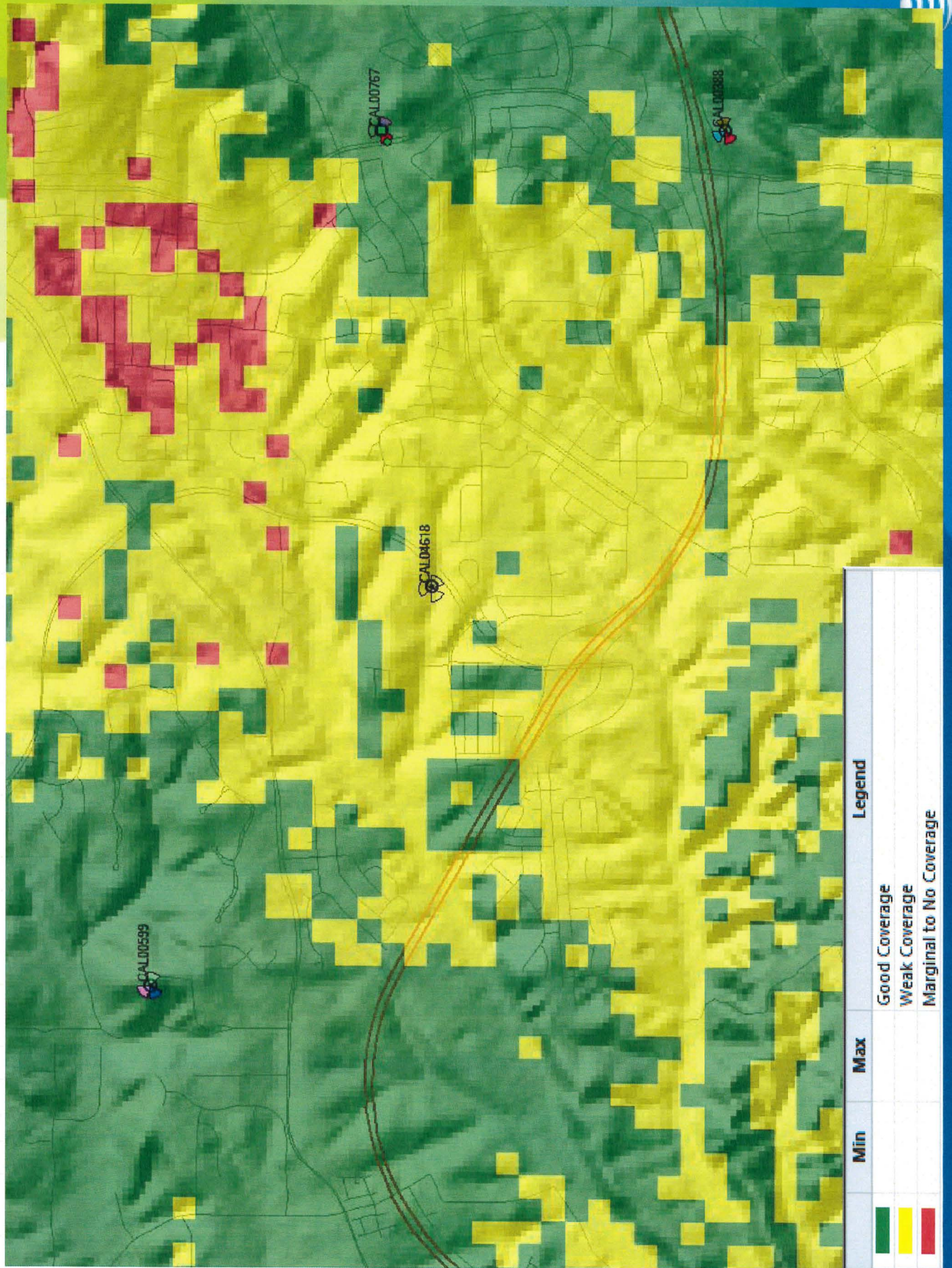
Date Received for Filing with County Clerk or OPR:



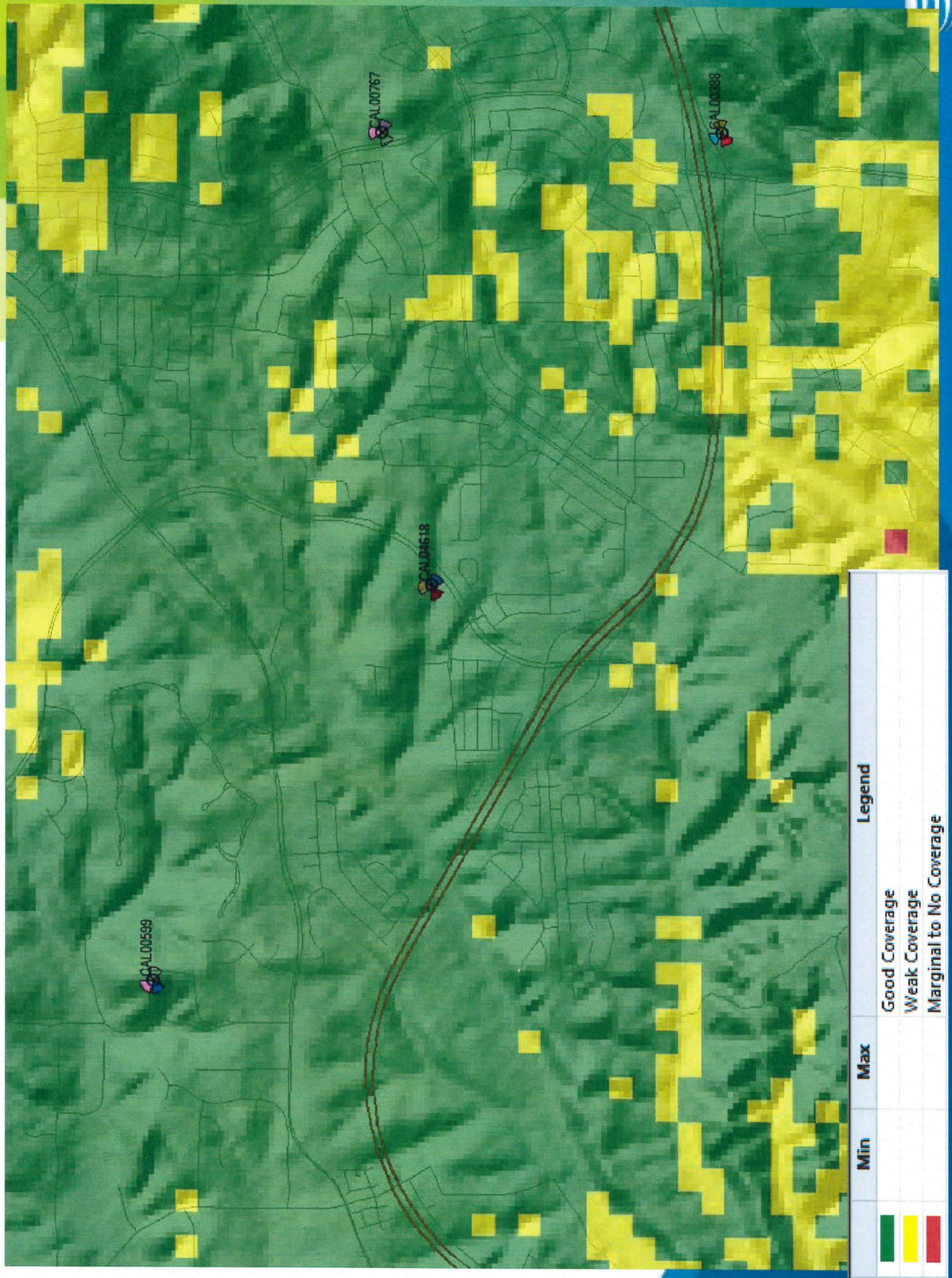
NS0618

August 2016

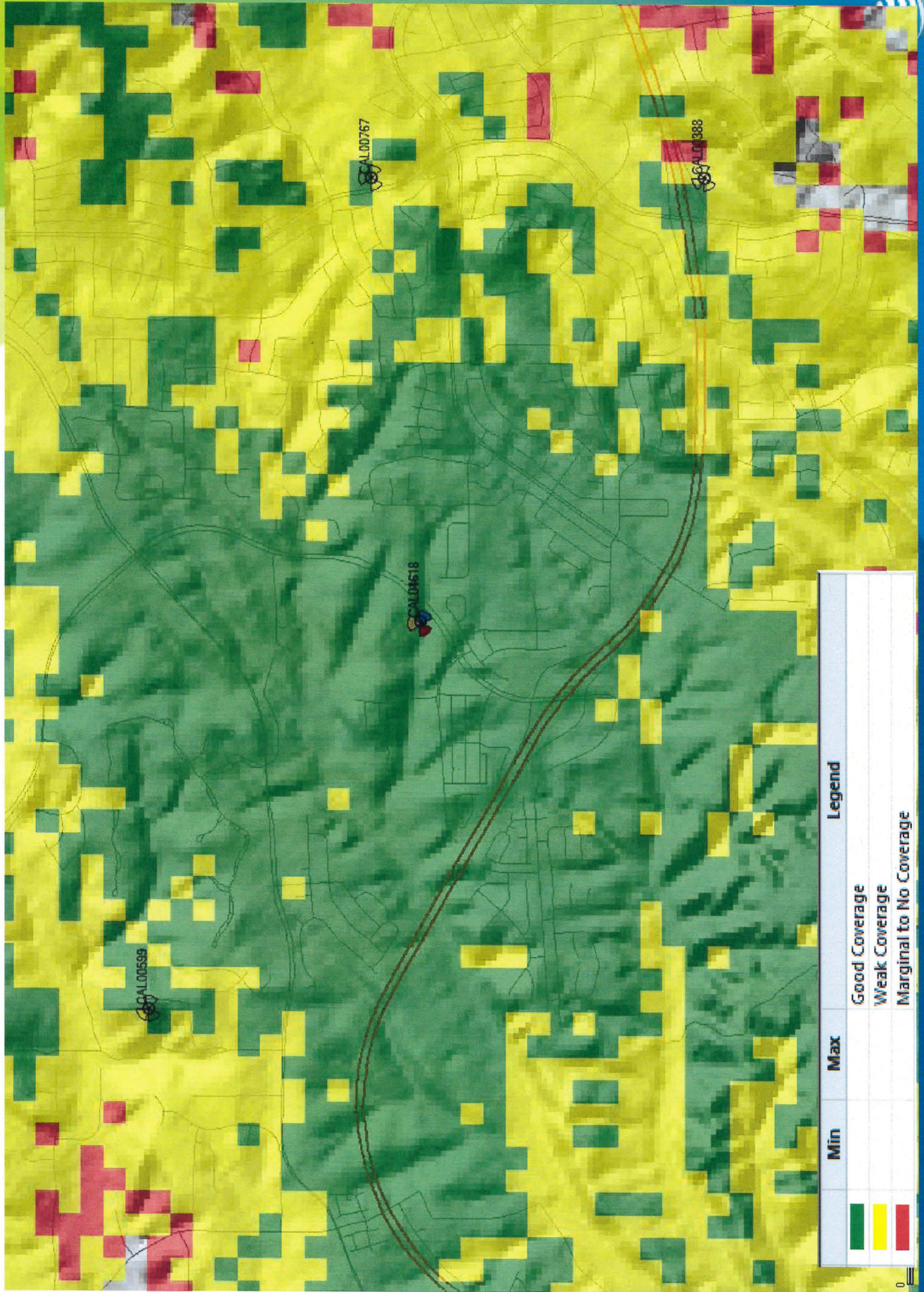
Coverage without NS0618



Coverage with NS0618



NS0618 Coverage Only



AT&T
NS0618 Westview High School
TELECOM SITE JUSTIFICATION LETTER

1. Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.

LOCATION AND TYPE

AT&T proposes the continual operation of an existing telecommunications facility at 13500 Camino Del Sur, San Diego CA 92129. The AT&T facility was originally approved on October 19, 2006 by planning approval PTS 113881 & Job number 42-4125. The permit is included in this planning application. The project consists of six (6) panel antennas mounted to a 80'-5" tall stadium light standard. This project also contains twelve (12) RRU units, three (3) surge suppression units and six (6) TMA units located at antenna level and in the equipment enclosure. There are associated existing cabinets within the existing equipment enclosure located at stadium seating level. There are no changes proposed that what is currently operating at the site. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting & receiving frequency for the AT&T's antenna system are 700, 850, 1900 and 2100 Megahertz.

COVERAGE AND CAPACITY

The objective of this proposed site is to provide coverage and capacity within the residential area to the north, west and south, and also to connect the coverage gaps to the surrounding sites. Please refer to the existing coverage maps that illustrate the existing coverage gaps. The site will provide coverage in the current gaps and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

2. Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permitee's network located within a 1 mile radius from proposed site.

Please refer to justification map and to coverage maps attached. The closest sites are labeled CAL00404, CAL00767, CAL00059, CAL01614, CAL00388, and CAL01622. These are all existing sites. No proposed new facilities at this time within the area.

3. A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.

The objective of this proposed site is to provide coverage and capacity within the residential area to the north, west and south, and also to connect with the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gaps. The site will provide coverage in the current gaps and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

4. If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.

There are other carriers at this existing site: T-Mobile and Verizon also currently operates on adjacent light standards. Therefore this is a co-location facility where no additional selection process was completed at this time.

5. Discuss Alternative Sites and why they were not selected.

This site is located in a nonresidential use within an agricultural zone in the Torrey Highlands Community Plan area, AR-1-1. Low-rise residential and agricultural zones surround it NS0618 (13500 Camino Del Sur, San Diego). The search ring is primarily residential. The commercial zones listed in the justification map would be unsuitable as they are located at a much lower elevation than the selected site. The proposed site was initially selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. It is now selected again because it's an existing site where AT&T would like to continue operating. Please refer to aerial and coverage maps provided. There were no other non-residential alternatives reviewed.



NS0618 Westview High School (13500

Camino Del Sur, San Diego CA 92129)

Site justification map

Location of existing and proposed site

Search ring

Alternative sites selected







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

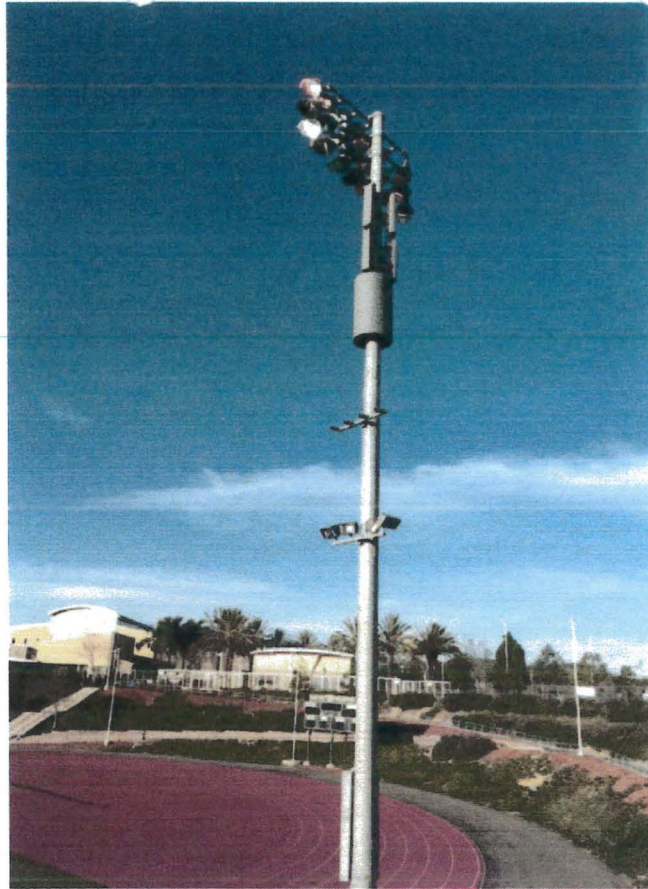




3. View of East Elevation of site.

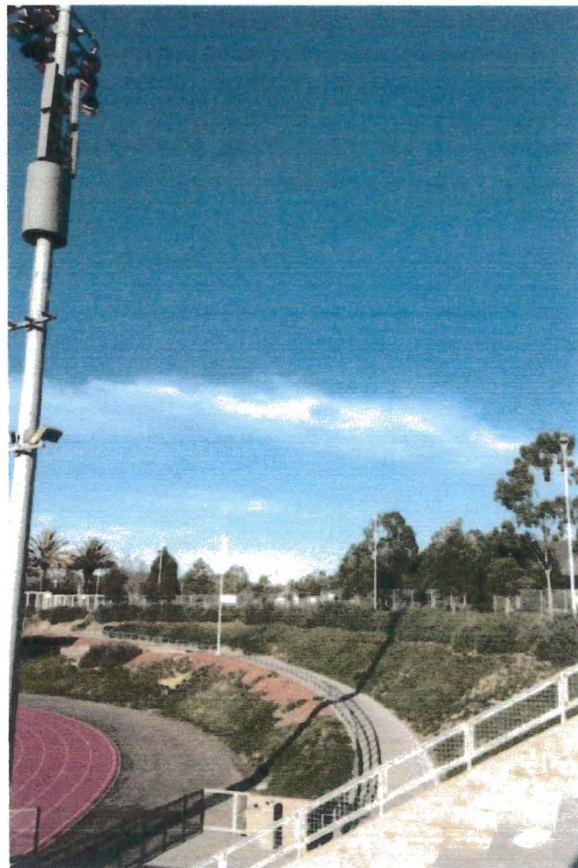
4. View of West Elevation of site.





5. View looking North from site.

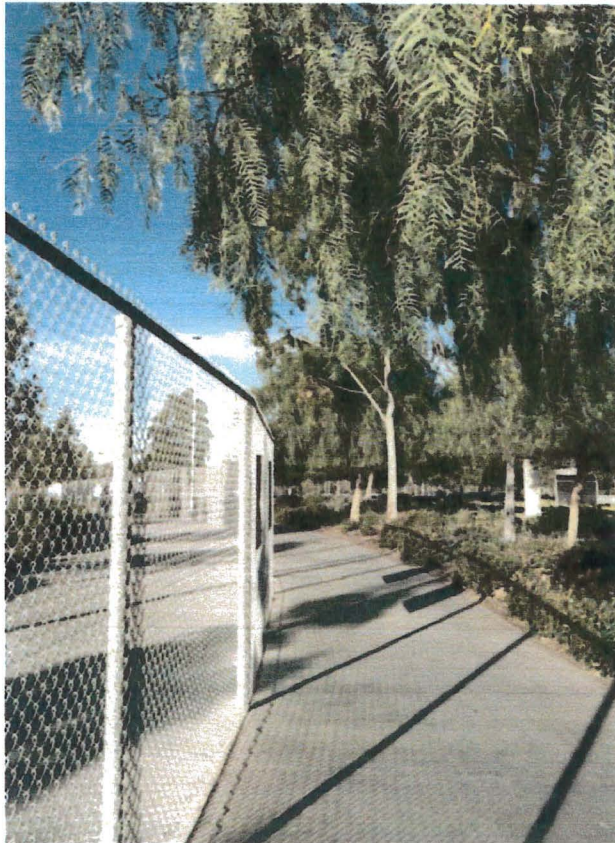
6. View looking East from site.





7. View looking South from site.

8. View looking West from site.





Rancho Peñasquitos Planning Board Meeting Minutes

November 2, 2016

Attendees: Jeanine Politte, Thom Clark, Susan Sindelar, Corey Buckner, Bill Diehl, Stephen Egbert, Mike Shoecraft, Cynthia Macshane, Darshana Patel, Brian Reschke, Ruth Loucks, Darren Parker, Pamela Blackwill, Steve Leffler, Brooke Whalen

Absent: Jon Becker, Chris Butler, Alex Plishner

Community Members & Guests (Voluntary Sign-in): Velma Smith; Emiliano Arguelles; Felicidad Gayabyab; Jim Bailey; Tawny Garcia; Eileen Harburn; Myzall Saringon; Elvira Roncal; Camenaita Barcelona; Percival Ruiz; Anthony Saroki; Art Tesdusio Jr.; Purfician Serta; Nienen Fernandez; Joe Pierzina; Christina Catalano; Geoffrey Patrick; Alicia Santiago; Rebecca Aleya; Jamo Stephenson; Sarah Marealle; Essie Little; Joseph Schmelzer; Kirsten Kuna; Melinda Vasquez

1. The meeting was called to order at 7:42 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129.
2. Agenda Modifications:
3. Approval of October 5, 2016 RPPB Meeting Minutes
 - a. Motion: To approve the October 5, 2016 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Susan Sindelar/Pamela Blackwill/Motion was approved 11-0-3 with Bill Diehl, Ruth Loucks, and Brooke Whalen abstaining.
4. Public Safety Agencies: Not present, no report.
5. Public Forum:
 - a. Shari Collins – Resident who voiced opposition to redevelopment of golf course and expressed concerns about the danger to additional houses in terms of fire safety and evacuations.
 - b. Pam Rowen – Resident who voiced opposition to redevelopment of golf course.
 - c. Father Anthony Sarola – Church leader who voiced opposition to redevelopment of PQ Village and expressed concerns of lack of affordable housing if the project proceeds as planned.
 - d. Paul Metcalf – Update on Merge 56
 - i. Hoping EIR will be released soon, once City gets it they will return to LUC/RPPB
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Planning Dept. Report
 - i. Sara Toma reported on various issues. More information can be found at: <https://www.sandiego.gov/planning>
 1. Provided update that the noise study for PQ Village is still underway
 - b. San Diego City Council Member Mark Kersey, District 5 Report
 - i. Kyle Rodenbo reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd5>

- ii. Stephen Egbert - Inquired which corner the church in Black Mountain Ranch is being developed on. Informed it is the southwest corner of Carmel Valley Road at Camino Del Sur.
 - 1. Corey Buckner – Asked if they only have a grading permit and was informed that is the only permit that was required and it was originally issued in Barnhart Reese.
- iii. Stephen Egbert – Expressed concern about follow up to City's code enforcement of tiny house being built on Del Diablo Street and was informed that a zoning inspector went to the owner on 10/25/2016. The inspector issued a notice and was informed by the property owner that there will be compliance.
 - 1. Jeanine Politte– Expressed concern about the City sending additional zoning inspectors out in a timely manner if another trailer is built.
 - 2. Brian Reschke – Expressed concern that there may be no compliance with zoning.
- iv. Darshana Patel – Inquired if anything will be moving into vacant Café 56 building and was informed that there would be follow up
- v. Darren Parker – Announced that the old Albertson's on Camino Del Sur will become a Vons on 11/16/2016.
- vi. Brian Reschke – Asked if the City Councilman has a position on Short-Term Rental and was informed that the position of the City Councilman is to enforce the laws that already exist.
- vii. Removal of bike lanes on Camino Del Sur will only be temporary
 - 1. Corey Buckner – Inquired if the lanes will be removed during the winter vacation and was informed that would likely be timeframe.
 - 2. Darshana Patel – Inquired about the reason for the delay and was told that City shut down median project pending approval of new traffic control plan including k-rail and once started back up again the project should only take seven days to complete
 - 3. Jeanine Politte – Inquired why the project cannot be expedited and was told that there are other funding issues are at play that are impacting the timing of the project's completion.
- c. San Diego City Council Member Chris Cate, District 6 Report
 - i. Daniel Manley reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd6>
 - ii. Bill Diehl – Inquired about the estimate for air conditioning at Canyonside Park and was informed it would be \$950,000 based on roof remodel to ensure the unit fits on top of the building. There was a recommendation to not pursue the CIP, which would return funding for other future projects.
 - 1. Corey Buckner and Brian Reschke – Inquired about estimates based on adjacent placement of air conditioning units and were informed that it was not feasible based on the need for power ventilation.

2. Thom Clark – Inquired about the need for power ventilation and was informed that it would be the best choice based on architecture of building.
- d. San Diego County Supervisor Dave Roberts, District 3 Report
 - i. Harold Meza was not present, no report. More information can be found at: <http://www.supervisordaveroberts.com/district3/>
- e. CA Assembly Member Brian Maienschein, 77th District Report
 - i. Lance Witmond was not present, no report. More information can be found at: <https://ad77.asmr.org/>
- f. CA State Senator District 39, Senator Marty Block
 - i. Joyce Temporal was not present, no report. More information can be found at: <http://sd39.senate.ca.gov/>
- g. U.S. Congressman Scott Peters Report, 52nd District Report
 - i. Jason Bercovitch was not present, no report. More information can be found at: <https://scottpeters.house.gov/>
7. BUSINESS.
 - a. Create project priority list to submit to the City – Corey Buckner (Discussion Item)
 - i. Motion: *To approve creating project priority list to submit to the City. M/S/C – Thom Clark/Jon Becker/After brief discussion, motion was approved 15-0-0.*
 1. Bill Diehl – Requested to add renovation of Rolling Hills Community Park slopes since the City cannot use our funding based on a previously submitted City Attorney Memorandum on the issue
 2. Cynthia Macshane – Requested to add installation of the dog park shade structure, unless project is dead
 3. Bill Diehl, Thom Clark, and Jeanine Politte – Requested to add that the medians on Carmel Mountain Road (between Cuca to Gerana) be updated to have stamped concrete in conjunction with or after the PQ Village project
 4. Darshana Patel – Requested to raise the priority of adding the bathrooms in Canyonside Park
 5. Brian Reschke, Stephen Egbert – Requested to add that the Peñasquitos Village Park be developed as Lennar will only spend \$5 million out of the required \$15 million
 6. Jeanine Politte – Requested to add that the renovation of Rolling Hills Park be completed
 7. Corey Buckner – Requested to add that the north end of Cima Bella where it meets Carmel Mountain Road by Mt. Carmel Preschool be repaired
 8. Bill Diehl – Requested to add that the Black Mountain Park project move forward with Phase II
 9. Community Requests
 - a. Stephen Egbert – Requested to add that a turnaround for church on Carmel Valley between Camino Del Sur and Black Mountain Road be created

- b. There was a request to add that the City Library be built for Black Mountain Ranch and Torrey Highlands in Pacific Highlands Ranch near the employment center, since the money is already available. Sara Toma will follow up with information from the City, but indicated that the City Library will be built in Carmel Valley.
 - b. Approve renewal of permit for AT&T Westview High School NS0618 originally approved on October 19, 2006 (PTS 113881). No changes are proposed to the existing antennas or existing equipment enclosure, PTS 500922
 - i. Motion: To approve Darren Parker/Thom Clark/After brief discussion, motion was approved 13-2-0 with Mike Shoecraft and Jeanine Politte voting in opposition.
 - ii. Jamo Stephenson explained what the existing structure is and requested approval for an additional 10-year permit to continue the structure in its current form.
 - c. Confirm PQ Town Council's Appointee to RPPB (Melinda Vasquez) – Corey Buckner (Action Item)
 - i. Motion: To approve confirming Melinda Vasquez as PQ Town Council's Appointee to RPPB. M/S/C – Corey Buckner/Brian Reschke/After brief discussion, motion was tabled until December 7, 2016.
 - ii. RPPB held discussion about the application submission process and need to ensure compliance with bylaws for 2017 elections including creation of the election committee
 - d. Announcement of FY 2018 Maintenance Assessment District Budget for Black Mountain Ranch annual budget review meeting December 15, 2016 at 6:00pm in the Del Sur/Santa Luz Meeting Room at 14885 Camino Del Sur San Diego, 92127; MAD training on Monday
- 8. REPORTS.
 - a. Chair Report – Corey Buckner
 - i. Provided an update about receiving tickets for football games – no tickets are available, but will get dates for Padres or Aztecs for RPPB to consider.
 - b. Vice-Chair Report – Jon Becker
 - i. Not present, no report.
 - c. Secretary Report – Susan Sindelar
 - i. Still vacancy for District 6 and vacancy for Town Council, need to go back through bylaws to ensure compliance with timelines for upcoming election
 - d. Standing Committee Reports:
 - i. Land Use (Thom Clark)
 - 1. November Land Use Committee Meeting – PQ Pacific Village Development
 - a. Parking still lower than hoped but it appears that some of the community concerns have been addressed
 - i. Concerns about the available guest parking for service delivery persons have been made with the hope the developer will modify the plan

- ii. Concerns about pedestrian access and traffic safety have been made and there is no definitive solution was proposed to the developer
 - b. Expressed that there is still a need for additional pictures of site plan including trails
 - c. Informed RPPB that the developer indicated that there will be no additional presentation unless there will be substantial deviation or request from RPPB
 - d. Concerns and Clarifications: residence now has window trim and trellises in the front to address previously expressed concerns
- ii. Wireless Communications Facilities (Darren Parker)
 - 1. No report.
- e. Ad Hoc Committee Reports:
 - i. Media/Communications/Website (Brooke Whalen)
 - 1. No report.
- f. Liaison and Organization Reports:
 - i. Black Mountain Open Space Park (Bill Diehl)
 - 1. Trail for All People already cracking and has notified Ranger to repair.
 - ii. Community Funds (Bill Diehl)
 - 1. No new balances.
 - iii. MCAS Miramar Community Leaders Forum (Stephen Egbert)
 - 1. Long meeting where the commander came to present
 - 2. F-35 planes will begin to be housed at the Air Station and new structures will be added to accommodate the size of the planes
 - iv. PQ Fire Safe Council (Mike Shoecraft)
 - 1. No report.
 - v. PQ Town Council (TBD, report by Susan Sindelar)
 - 1. Meet monthly on first Thursday of the month at 7:30pm usually in Del Mar Room
 - 2. PQ Village Forum
 - a. Forum is trying to find a date that will work for Hotel Karlan, Executive Committee is working with Community Housing Works, San Diego Housing Federation, San Diego Housing Commission, Atlantic-Pacific, Lennar, City Council Representatives, expected date sometime after the election
 - vi. PQ Recreation Council (Steve Leffler)
 - 1. RP Area Manager, Sarah Erazo
 - a. Canyonside parking lot/tot lot project – They are finishing up the design and trying to obtain the site development.

- b. Canyonside dog park upgrades are on hold as of now due to the bids being rejected. The project was about \$70,000-\$80,000 over budget and we will have to scale back if we want to keep the project within the budget.
 - c. Trees have been removed at Rolling Hills Park because they were dying from bark beetle infestation.
 - d. There will be a probation crew out at Ridgewood Park next week to clean up a few slopes. She also stated that one of the controllers at Views West will be replaced.
 - e. Canyonside gymnasium air conditioning was estimated at \$900,000.00. Therefore, that project is now off the table.
 - f. Canyonside pump station repairs have started back up over the last couple of weeks. In consequence, water must be cut and limited. Most of the impacts to the parking lot will occur Sunday and Monday. The goal is to impact the parking lot as little as possible and be finished in a few weeks.
 - g. Torrey Meadows groundbreaking occurred October 19th. Steve Leffler represented the Rec Council at the event. Councilmember Mark Kersey (5th District) presided. Director of Parks and Rec, Herman Parker and Assistant Director of Public Works Mark Nassar also attended. Torrey Meadows is now actively under construction and it is leveled and they will start some hardscape work in the next week or two.
 - h. Del Sur is not active; they are waiting on building permits and equipment orders. Furthermore, since the skate park element has been poured there has been a lot of trespassing into the area despite the barbed wire fencing.
 - i. New Area Manager - The Parks & Recreation Department received a new Area Manager position and the parks will have some new oversight. Angel Castro has been appointed to the position and Sarah Erazo is now going to cover Pacific Highlands Ranch, Del Mar Mesa, Torrey Del Mar, Torrey Meadows, South Village, Del Sur, and Black Mountain Ranch. Sarah Erazo will be working with Angel Castro to update him with the projects and user groups in the area.
2. Canyonside Recreation Center Director, Alex Davis
 - a. The Western BBQ and Polynesian events went well. Requested that the user groups think about field closure dates in the upcoming months. In addition, requested that the user groups encourage players to wear some type of gear during practices that represents their organization name to help monitor field usage and permits. The Cooking class has been a success; classes have been full in addition to a waiting list.
 3. Hilltop Recreation Center Director, Rex Cabanas
 - a. There have been a few tagging incidents over the past couple of months and staff have been cleaning and touching up spots and requested that if anyone sees any suspicious activity to report it immediately. The doors at Hilltop have been repainted and the new color is an oxford brown and tiles have been broken but a work order has been put in for replacement. Assistant Recreation Center Director Mylissa Magallanes' last day of work with the city is Friday October 28, 2016.
 4. Upcoming Events

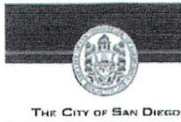
- a. Oktoberfest – Friday, November 11, 2016 from 6:00pm - 10:00pm at Hilltop Park
- vii. Los Peñasquitos Canyon Preserve CAC (TBD)
 - 1. No report.
- viii. Park Village LMAD (Jon Becker)
 - 1. Not present, no report.
- ix. Peñasquitos East LMAD (Bill Diehl)
 - 1. Announced budget meeting on 12/01/2016 downtown
- x. Torrey Highlands LMAD (Brooke Whalen)
 - 1. Pamela Blackwill – Due to previous reports of unusual activity on vernal pools, the environmental consultant for Rhodes Crossing has been out to the site and may be contacting RPPB
- xi. BMR South MAD (Chris Butler)
 - 1. Not present, no report.
- xii. Transportation Agencies (John Keating)
 - 1. Not present, no report.
- 9. MEMBER COMMENTS.
 - a. Joe Schmelzer – Requested an update as to the golf course at the Hotel Karlan (formerly the DoubleTree Hotel)
 - i. Corey Buckner – Announced that RPPB will hold a meeting for the development when RPPB is presented with additional information.
 - ii. Jeanine Politte – Reiterated comments made at previous meeting that that a preliminary title report shows agreements for a lot line adjustment that expands the hotel property between the hotel and the golf course land in addition to an easement on the tennis courts portion of the fitness/tennis parcel. Also expressed a need to look at the historical documents to see exactly how the property lines and easements have been modified before approving any proposals.

The meeting was adjourned at 9:10 pm.

Respectfully submitted,

/s/

Susan Sindelar
RPPB Secretary



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 NS0618 Westview High School

Project Address:

13500 Camino Del Sur, 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):

☐ 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:

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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:

ATTACHMENT 12


Project Title: AT&T NS0618 Westview 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
 GOVT

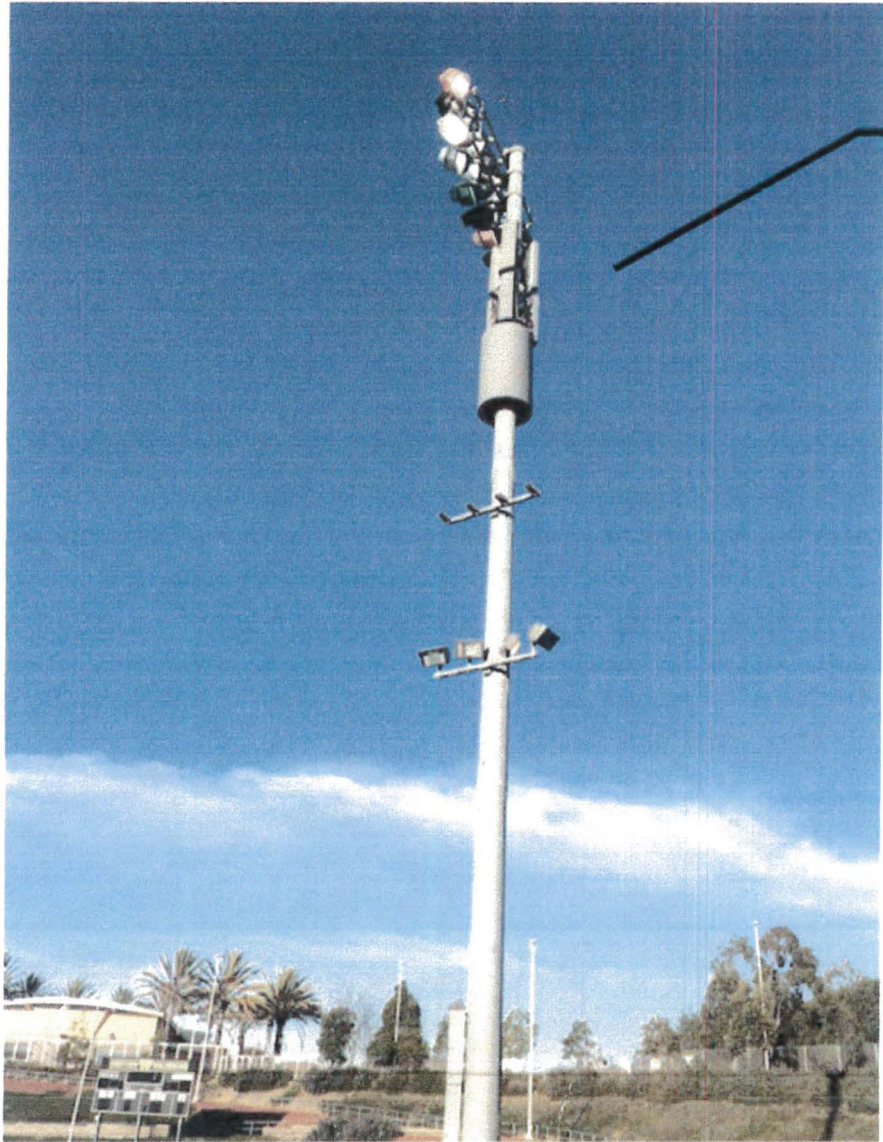
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, 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): <u>POUNAY UNIFIED SCHOOL DIST.</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>15250 AVE. OF SCIENCE</u> City/State/Zip: <u>SAN DIEGO, CA 92128</u> Phone No: <u>858 679 2626</u> Fax No: <u>858 486 4197</u> Name of Corporate Officer/Partner (type or print): <u>CARL ROSSI</u> Title (type or print): <u>ASST. DIR. FACILITIES</u> Signature :  Date: <u>7/22/2016</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____
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NS0618 – Westview High School
Photo Simulation - East Elevation

BEFORE



Antennas located on stadium light pole-
RRUs located in shroud



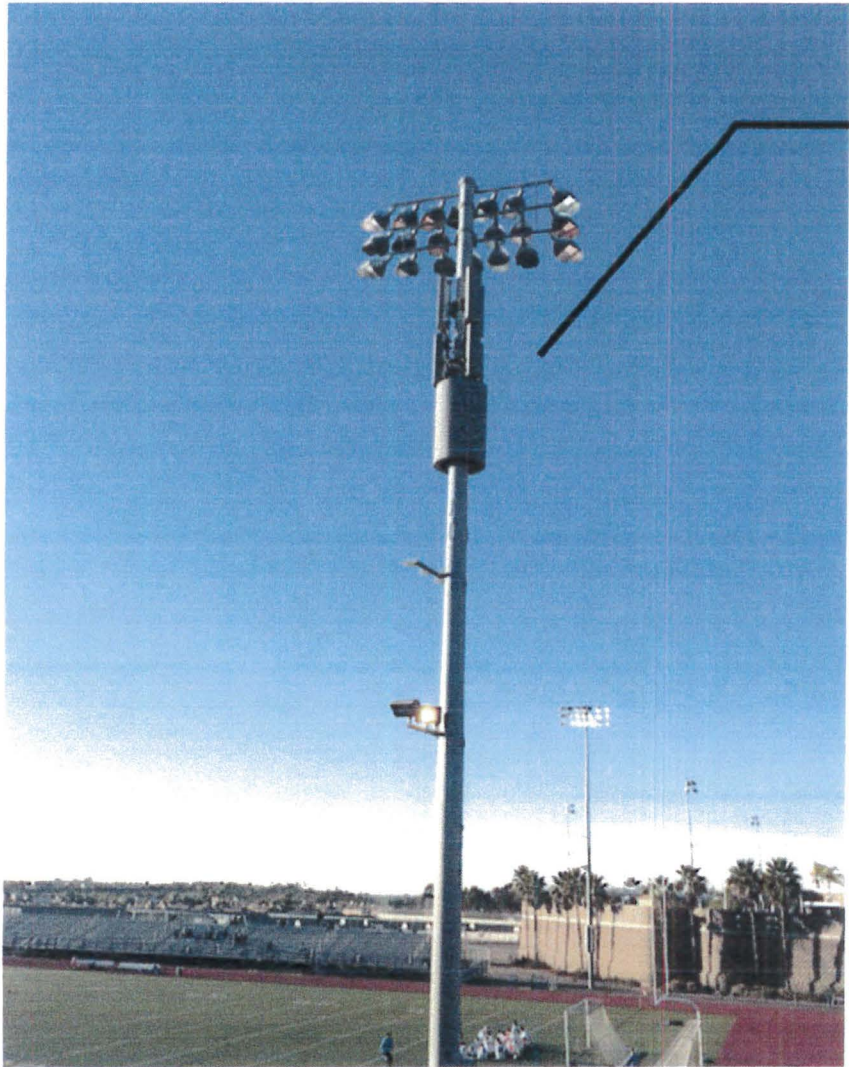
No changes proposed.

AFTER

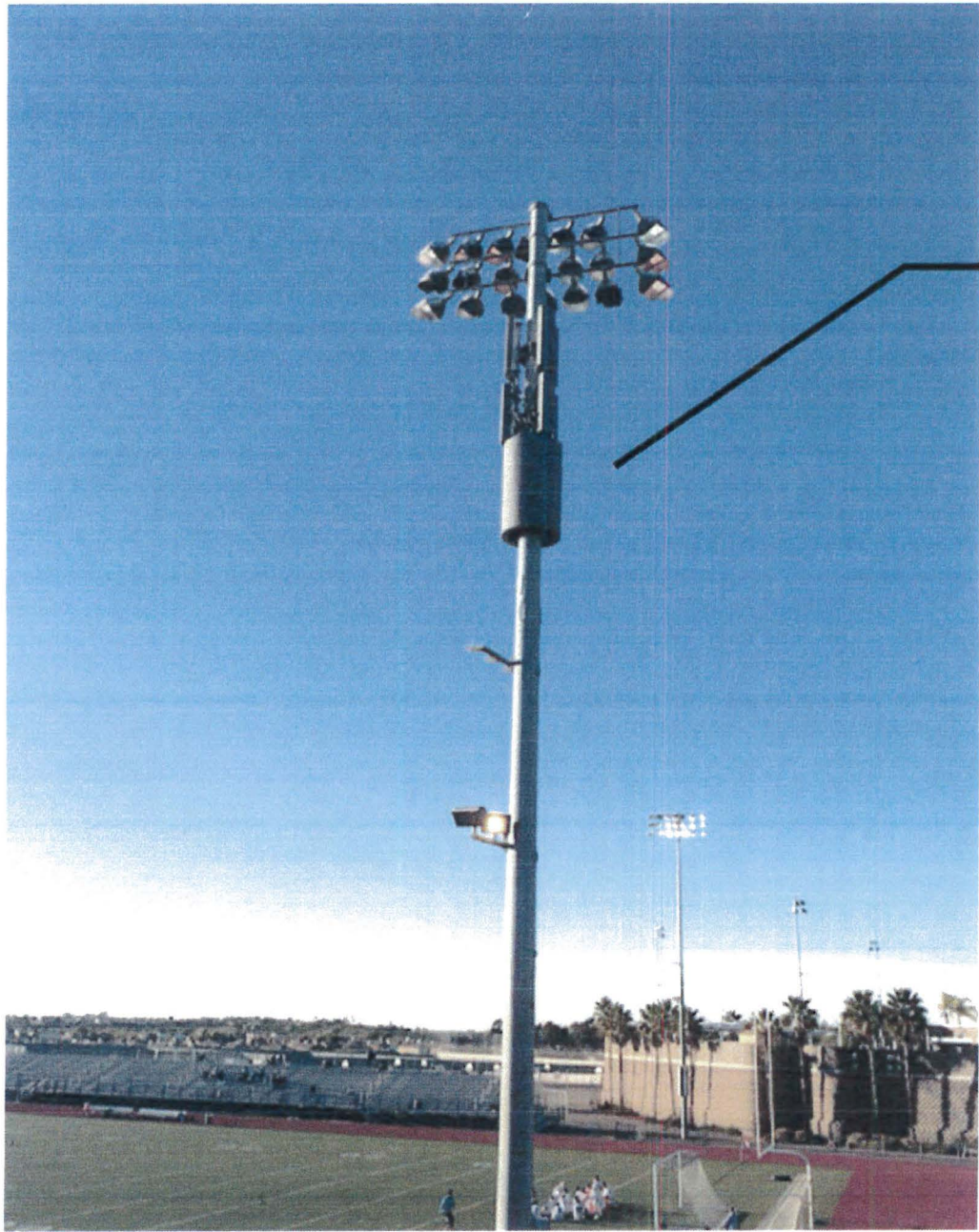


NS0618 – Westview High school
Photo Simulation - South Elevation

BEFORE



Antennas located on stadium light pole-
RRUs located in shroud



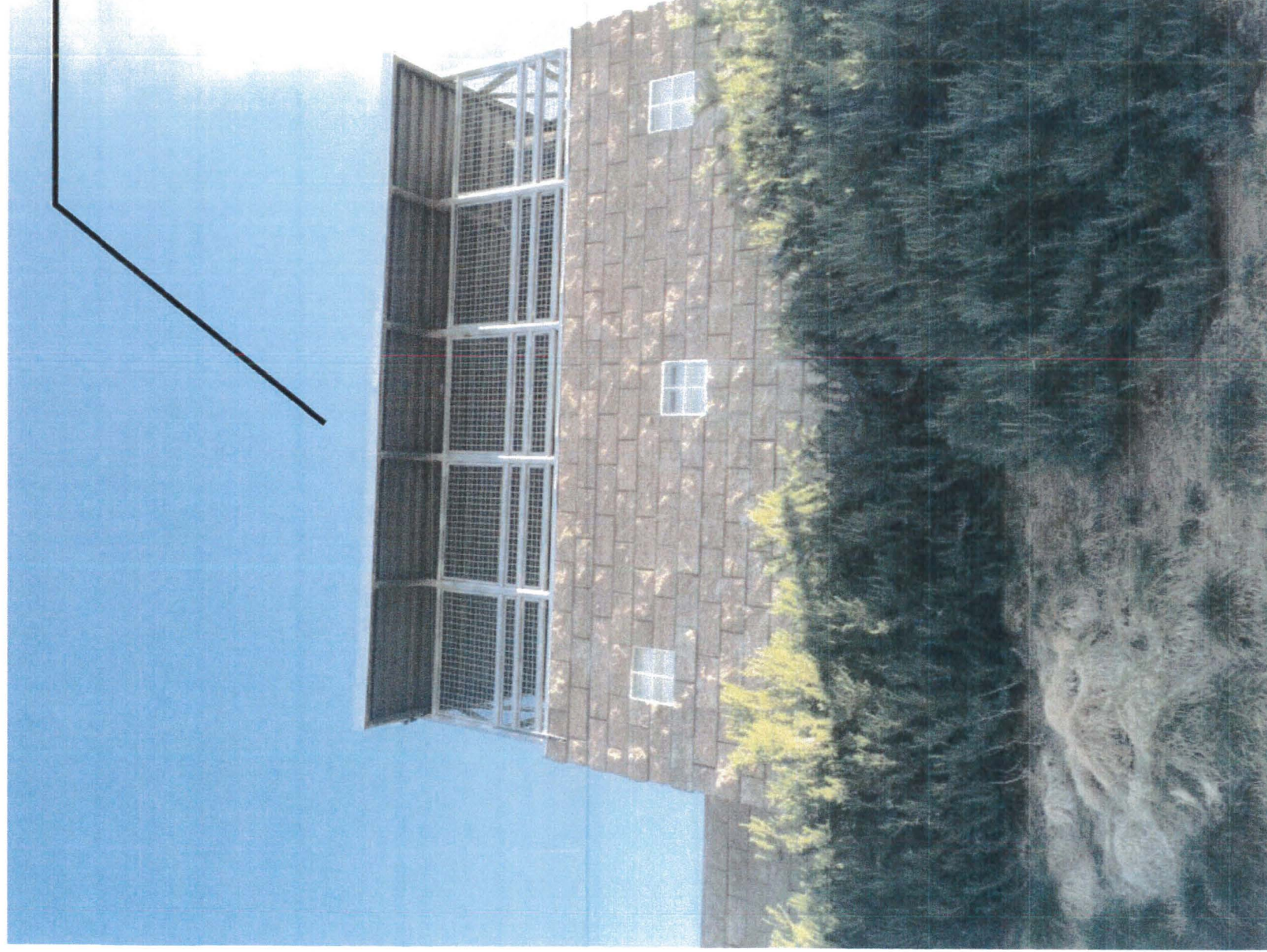
No change is proposed.





AFTER



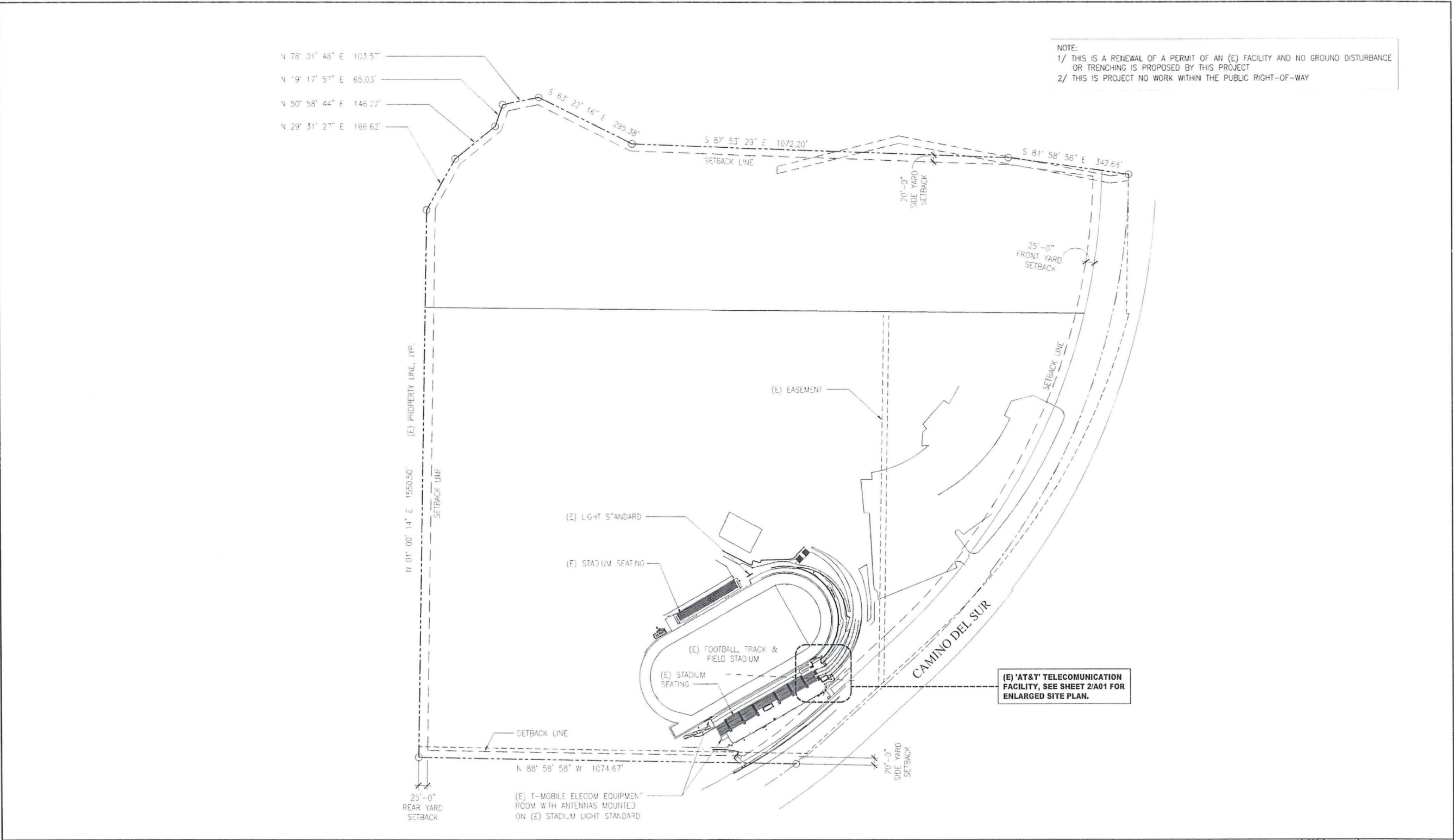
NS0618 – Westview High school Equipment Enclosure

No change is
proposed.



<div></div>		<table><tr><th>APPROVAL</th><th>DATE</th><th>SIGNATURE</th></tr><tr><td>PM :</td><td></td><td></td></tr><tr><td>LM :</td><td></td><td></td></tr><tr><td>SAC :</td><td></td><td></td></tr><tr><td>RF :</td><td></td><td></td></tr><tr><td>ZONING :</td><td></td><td></td></tr></table>		APPROVAL	DATE	SIGNATURE	PM :			LM :			SAC :			RF :			ZONING :											
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<div>SITE NUMBER: NS0618</div> <div>SITE NAME: WEST VIEW HIGH SCHOOL</div>																														
DRAWING INDEX (ZONING)	REV.	DIRECTIONS	DEVELOPMENT SUMMARY																											
T01 TITLE SHEET A01 SITE PLAN A02 ENLARGED SITE PLAN A03 EQUIPMENT & ANTENNA LAYOUT PLAN A04 ELEVATIONS A05 ELEVATIONS A06 ANTENNA AND RRU CONFIGURATION AND SPECIFICATIONS A07 ANTENNA RING MOUNT ASSEMBLY AND DUS41 SPECIFICATION A08 CABLE MANAGEMENT PLAN	0 0 0 0 0 0 0 0 0 0	<u>FROM AT&T SAN DIEGO OFFICE</u> 7337 TRADE ST, SAN DIEGO, CA 92121 1. DEPART TRADE ST TOWARD CAMINO SANTA FE 2. TURN LEFT ONTO CAMINO SANTA FE 3. TURN RIGHT ONTO MIRAMAR RD 4. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-805 NORTH 5. AT EXIT 33A, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR LOCAL BYPASS 6. AT EXIT 33A, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CA-56 EAST 7. AT EXIT 6, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CAMINO DEL SUR 8. TURN LEFT ONTO CAMINO DEL SUR 9. MAKE A U-TURN AT FALLHAVEN RD 10. ARRIVE AT CAMINO DEL SUR ON THE RIGHT	<u>PROJECT SCOPE OF WORK:</u> AT&T PROPOSES TO RE-PERMIT AN EXISTING WIRELESS INSTALLATION, WHERE <u>NO</u> NEW WORK IS PROPOSED. THE NEW PERMIT WILL CONSIST OF THE FOLLOWING: 1/ SIX (6) PANEL ANTENNAS 2/ NINE (9) RRU's 3/ SIX (6) TMA's 4/ THREE (3) SURGE PROTECTORS 5/ SIX (6) DIPLEXERS / TRIPLEXERS 6/ ONE (1) GPS ANTENNA 7/ EQUIPMENT ENCLOSURE																											
		VICINITY MAP	<div>BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:</div> <div></div> <div><u>EXISTING WCFs ON SAME PROPERTY:</u> VERIZON AT&T T-MOBILE</div> <div><u>BUILDING CODE INFORMATION:</u> EXISTING STRUCTURE = OCCUPANCY GROUP = A+ (FOOTBALL, TRACK & FIELD STADIUM) CONSTRUCTION TYPE = V-B SPRINKLER SYSTEM = N/A</div> <div><u>PROJECT TEAM:</u> CONSTRUCTION: TIM HENION (503) 519-8591 PHONE: SITE ACQUISITION: CAITLYN KES (858) 527-9938 PHONE: PLANNING: CAITLYN KES (858) 527-9938 PHONE: ARCHITECT: D.K. DO, RA (949) 475-1000 PHONE:</div> <div><u>PROPERTY INFORMATION:</u> LEGAL DESCRIPTION: THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP 6902, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 15, 1978 AS FILE/PAGE NO. 78-061642 OF OFFICIAL RECORDS ASSESSOR PARCEL NUMBER: 306-021-16 & 306-021-21 LEASE AREA: 240 SQ. FT.</div> <div><u>OWNER:</u> OWNER: POWAY UNIFIED SCHOOL DISTRICT ADDRESS: 13626 TWIN PEAKS ROAD POWAY, CA 92054 CONTACT: CARL ROSSI PHONE: (858) 679-2626</div> <div><u>ZONING INFORMATION:</u> JURISDICTION: DIVISION OF STATE ARCHITECT ZONING DESIGNATION: AR-1-1 LATITUDE: 32° 57' 51.1" N LONGITUDE: 117° 09' 00.9" W TOP OF (E) STRUCTURE: ± AGL BASE OF (E) STRUCTURE: ± FEET (A.M.S.L.)</div>																											
9 SHEETS TOTAL																														
CODE COMPLIANCE																														
<p>** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <table><tr><td>1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)</td><td>5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)</td></tr><tr><td>2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)</td><td>6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)</td></tr><tr><td>3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)</td><td>7. 2013 CALIFORNIA GREEN CODE</td></tr><tr><td>4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)</td><td>8. 2013 CALIFORNIA REFERENCES STANDARDS CODE</td></tr><tr><td></td><td>9. APPLICABLE LOCAL CODES</td></tr></table>		1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)	5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)	2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)	6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)	3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)	7. 2013 CALIFORNIA GREEN CODE	4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)	8. 2013 CALIFORNIA REFERENCES STANDARDS CODE		9. APPLICABLE LOCAL CODES																			
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NO	DATE	REVISIONS	BY	CHK	APP'D																									
SCALE		AS SHOWN	DESIGNED	DRAWN																										

REDUCED PLOT; DO NOT SCALE THIS DRAWING



SITE PLAN

at&t
Mobility - San Diego
7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

DePratti Inc.

WEST VIEW HIGH SCHOOL
NS0618
13500 CAMINO DEL SUR
SAN DIEGO, CA 92129

DCI PACIFIC
A/E/C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	12/20/16	ISSUED FOR ZONING APPROVAL	HH	BOX	DKD
A	11/17/16	ISSUED FOR 2D REVIEW AND COMMENT	HH	BOX	DKD

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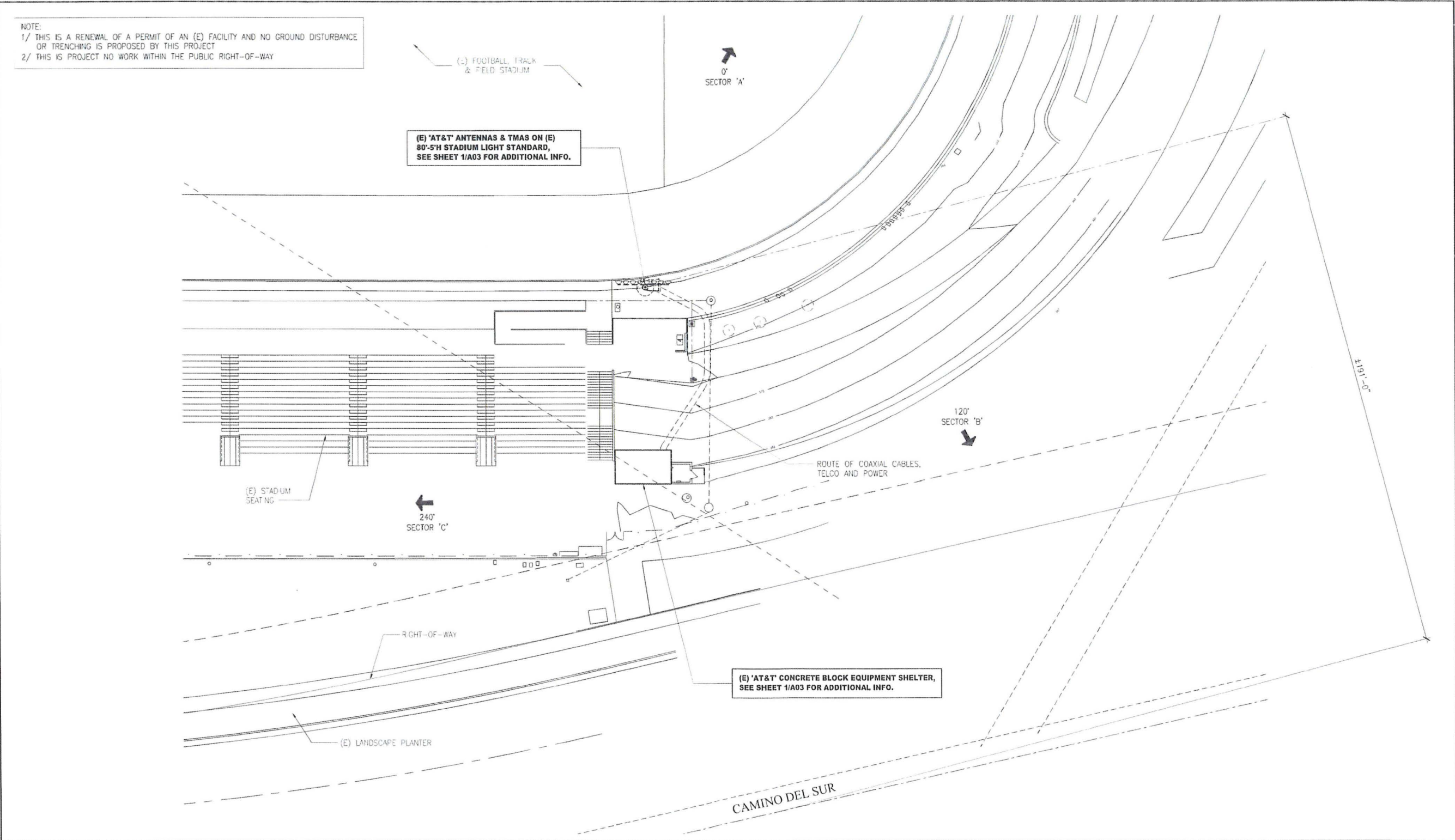
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DRAWN

SHEET TITLE: SITE PLAN

SHEET NUMBER: A01

REDUCED PLAN DO NOT SCALE THIS DRAWING



ENLARGED SITE PLAN

7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

WEST VIEW HIGH SCHOOL
NS0618

13500 CAMINO DEL SUR
SAN DIEGO, CA 92129

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A	11/17/16	ISSUED FOR ZD REVIEW AND COMMENT	HH	BCK	DKD

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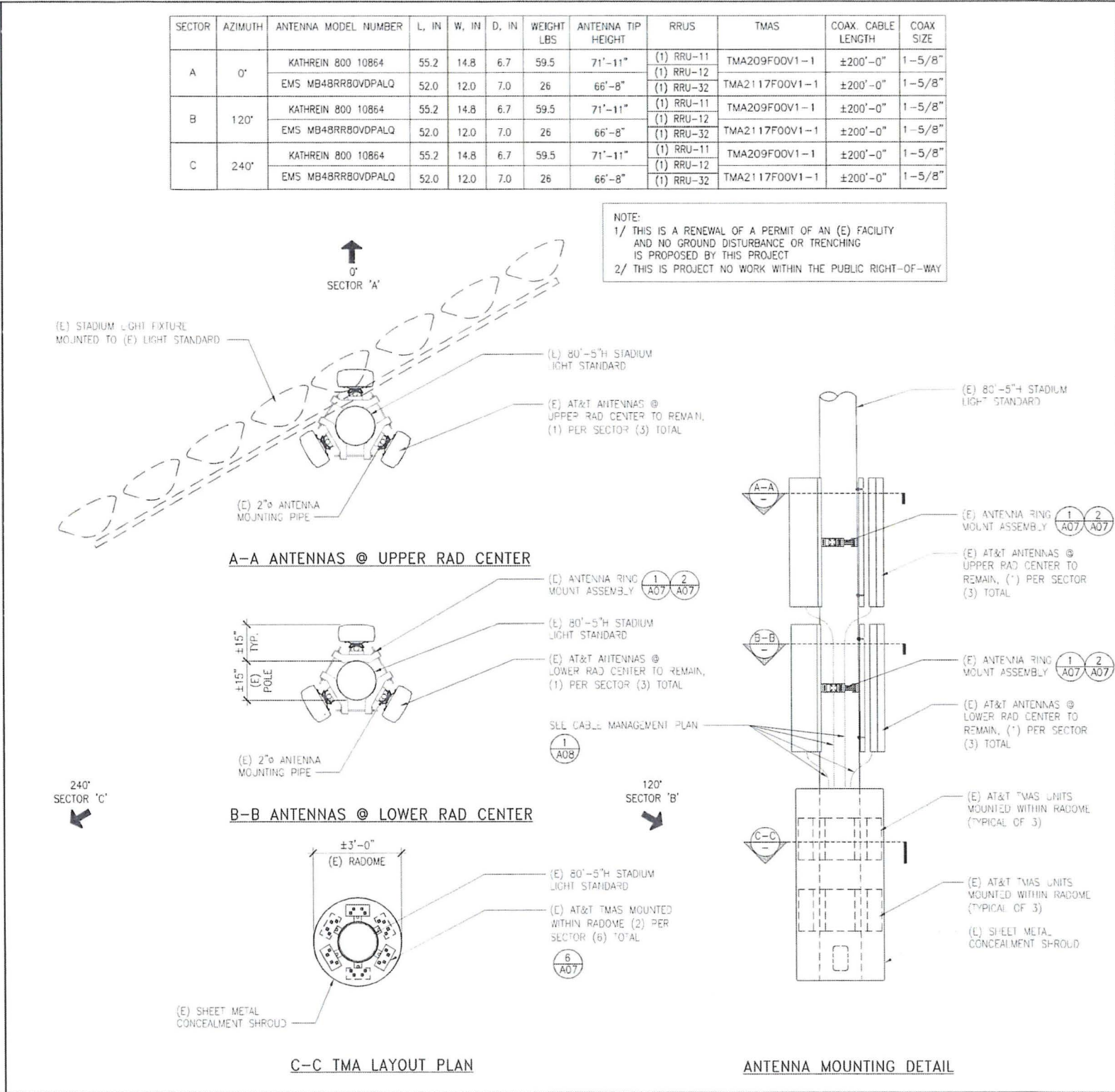
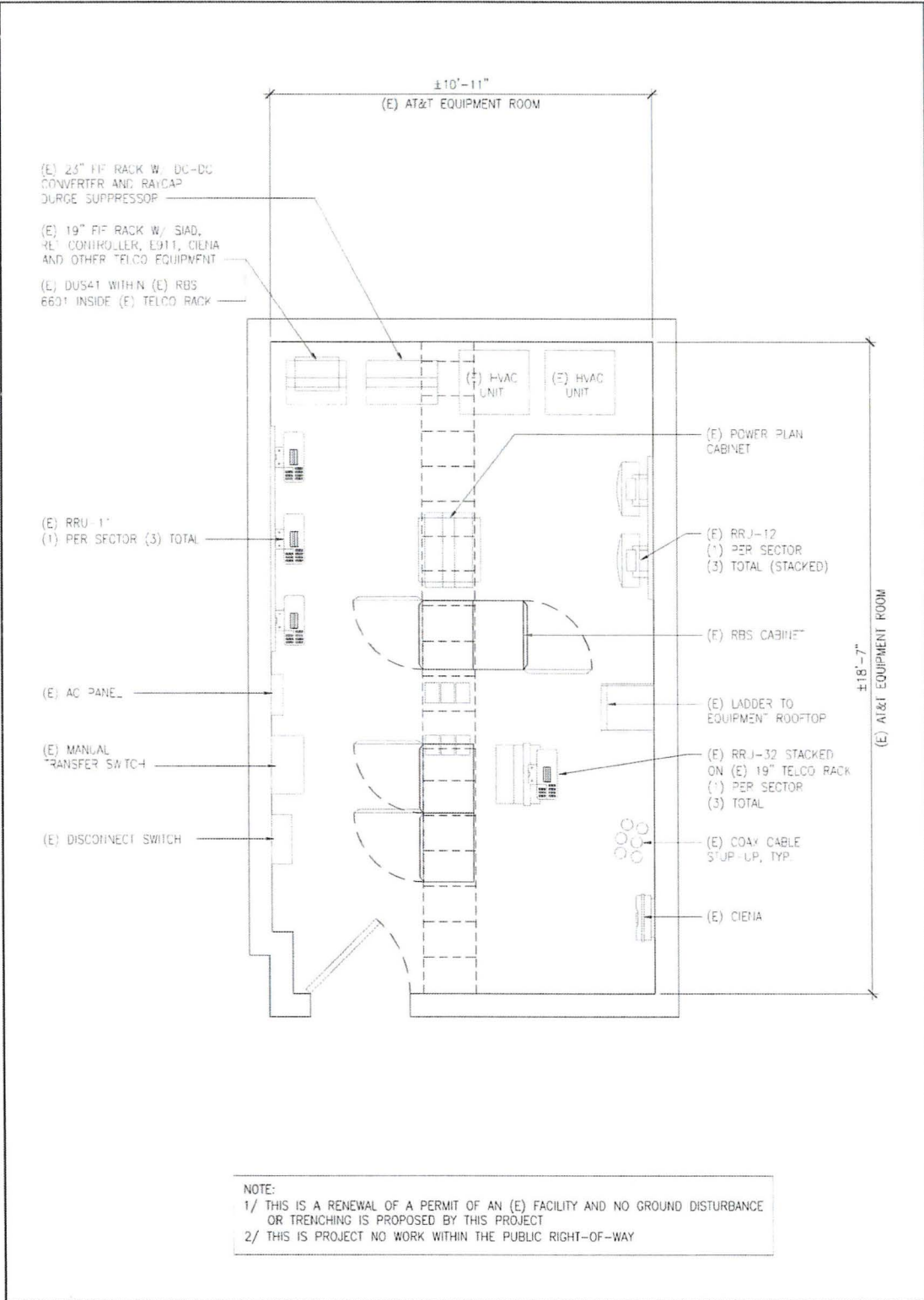
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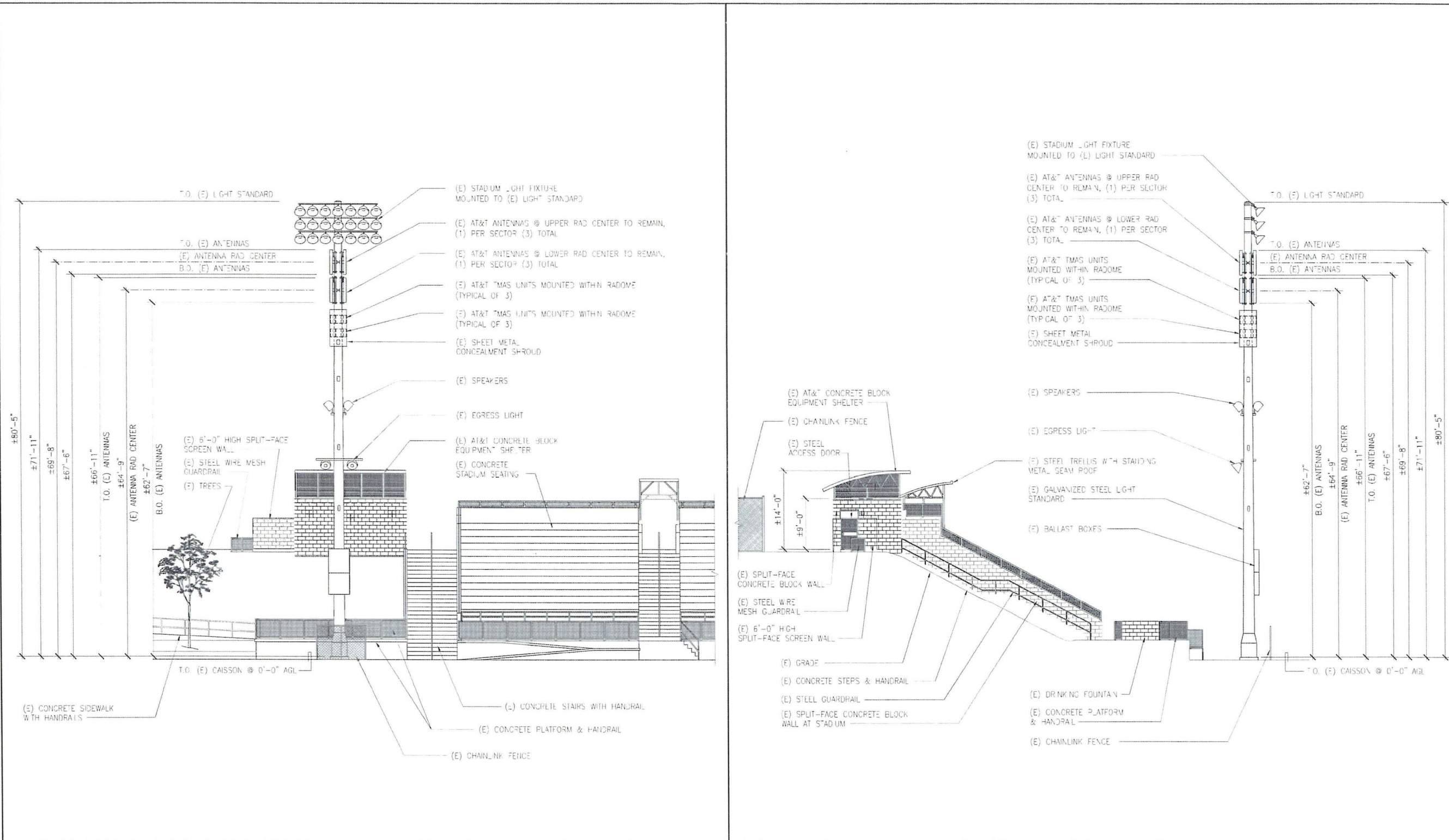
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SHEET NUMBER: 1

A02





NORTH ELEVATION

2

EAST ELEVATION

1

at&t
Mobility - San Diego
7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

DePratti Inc.

WEST VIEW HIGH SCHOOL
NS0618
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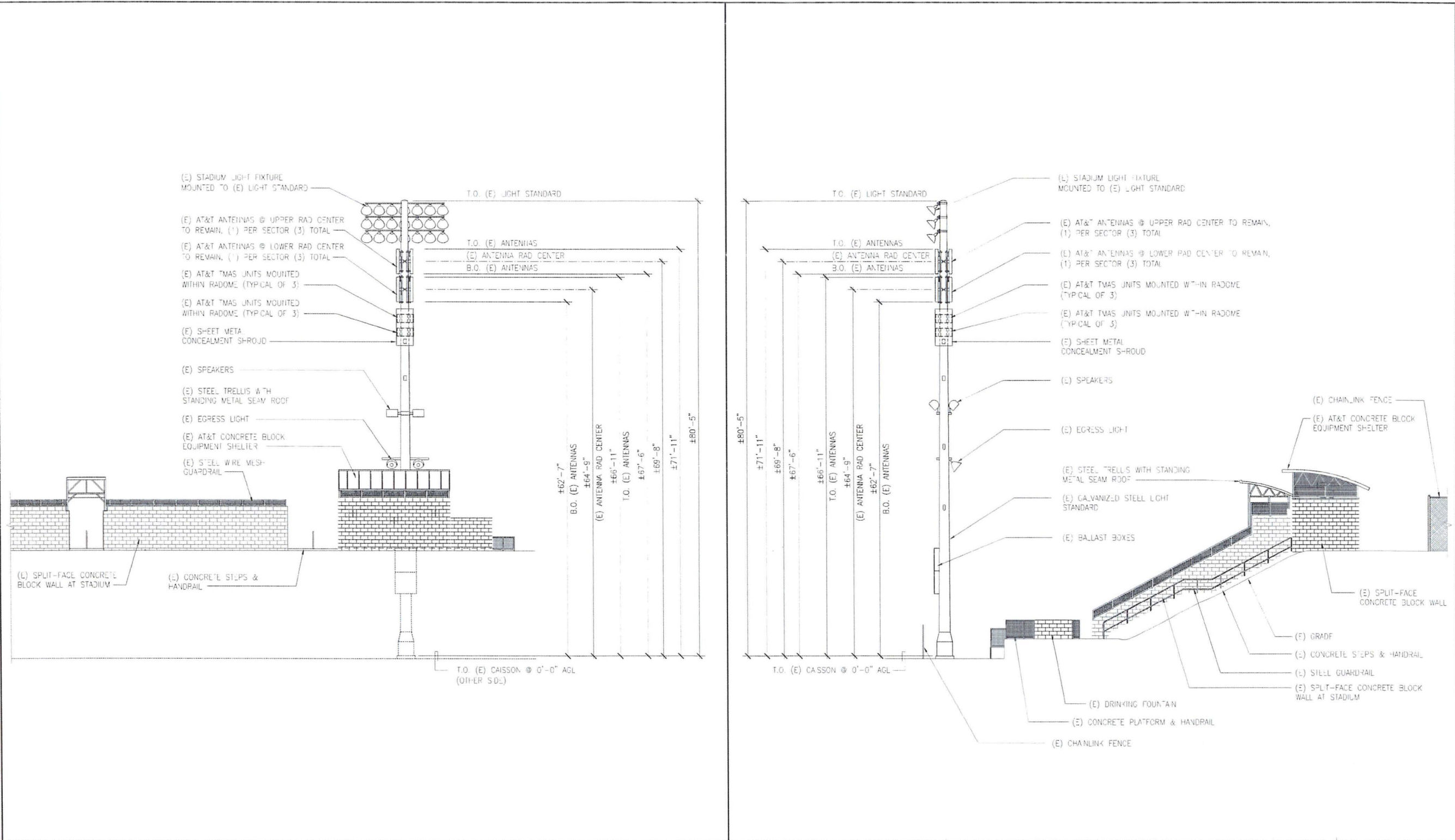
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0	12/20/16	ISSUED FOR ZONING APPROVAL	HH	BOK	DKD
A	11/17/16	ISSUED FOR 2D REVIEW AND COMMENT	HH	BOK	DKD

SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A04

REDUCED PLOT TO NET SCALE THIS DRAWING



SOUTH ELEVATION

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2

WEST ELEVATION

SCALE: 1/8"=1'-0"

1



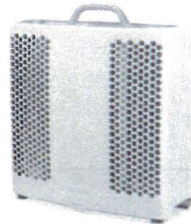
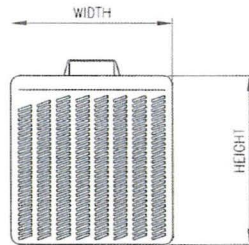
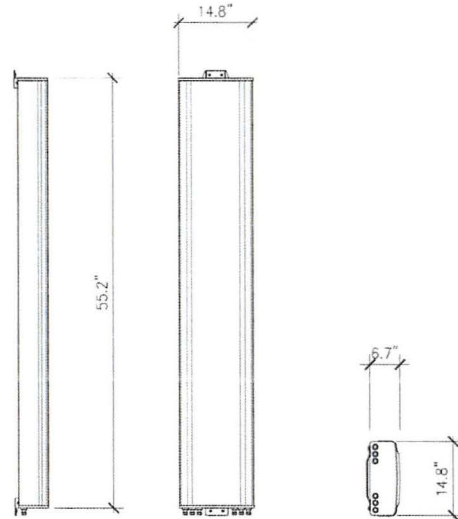
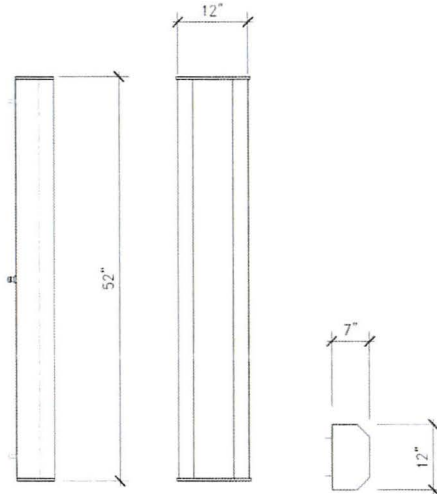
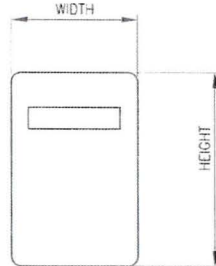
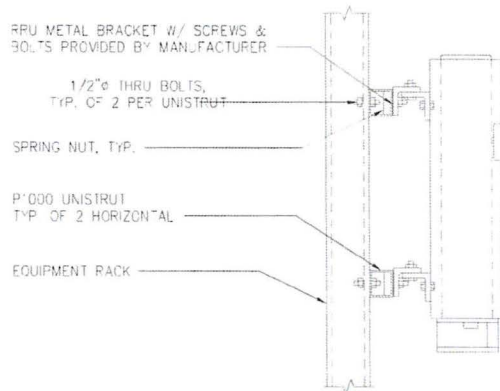
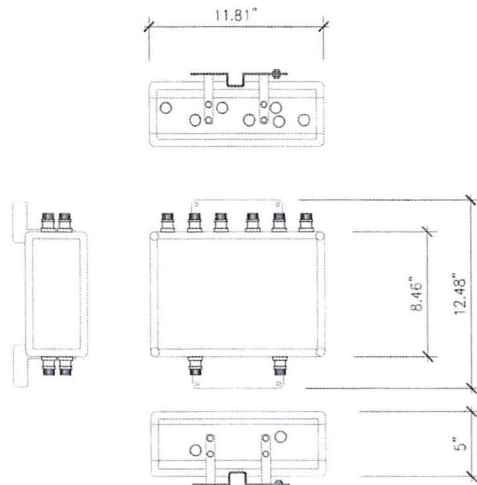
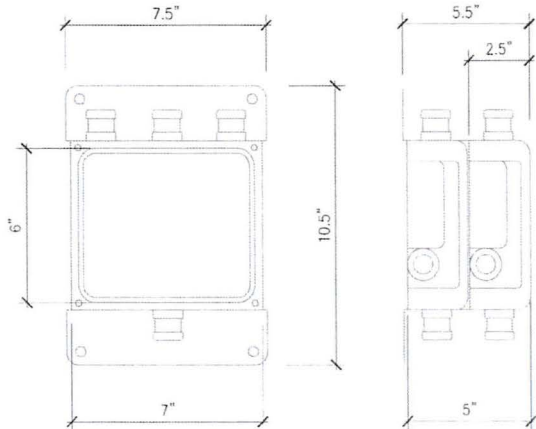



WEST VIEW HIGH SCHOOL
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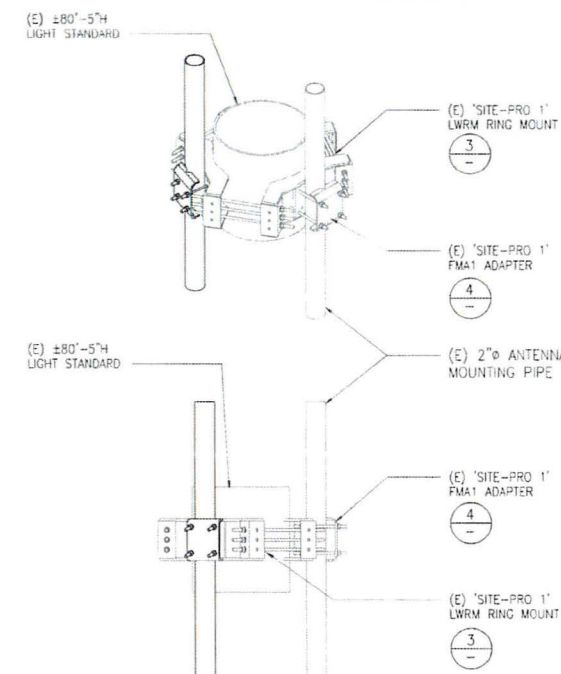
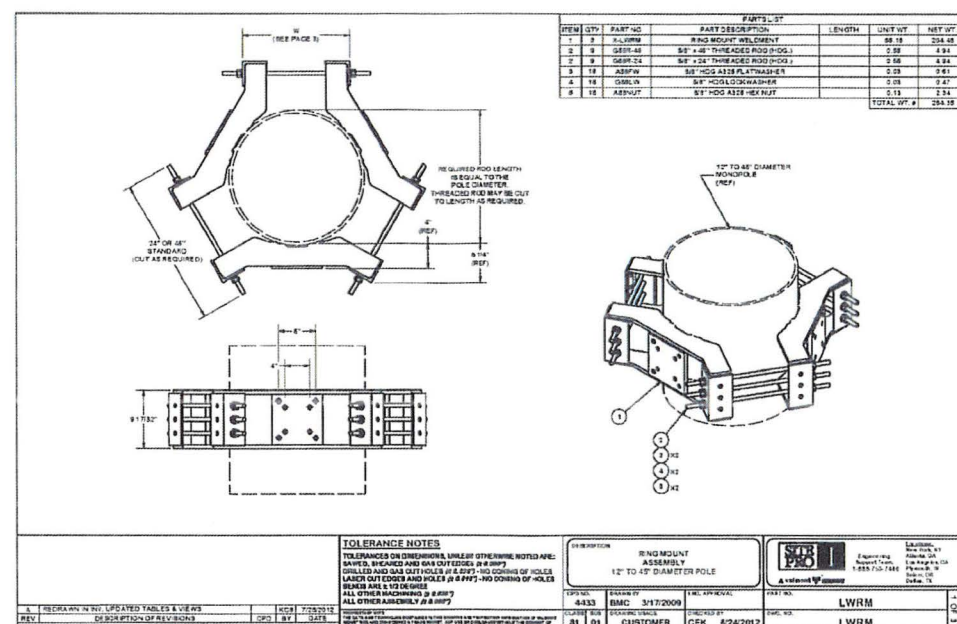
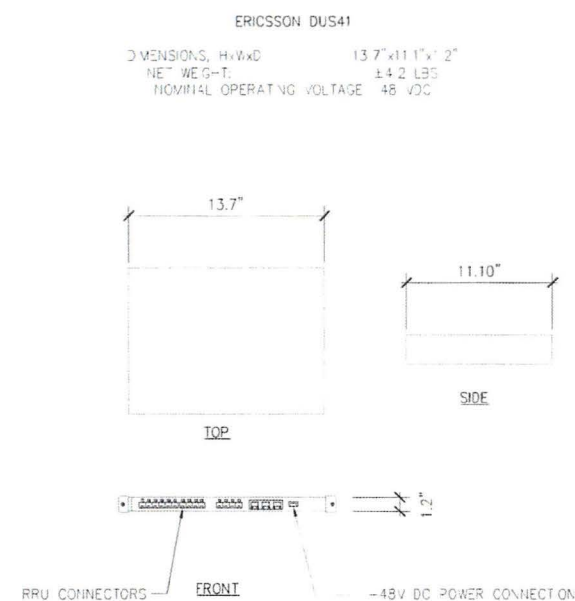
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ELEVATIONS

A05

<div>RRUS 12</div> <div><div><div>› 2x60 Watts</div><div>› GSM, WCDMA & LTE</div><div>› Frequencies<ul style="list-style-type: none">- Band 2 (PCS, KRC 161 299/2)- Band 4 (AWS, KRC 161 349/2)- Band 5 (850MHz, KRC 161 321/2)</div><div>› IBW: 40 MHz (B2, B4), 25 MHz (B5)</div><div>› Up to 4 carriers WCDMA or LTE</div><div>› 2.5 Gbps CPRI</div><div>› 6 external alarms</div><div>› DC supply (AC as an option)</div><div>› Dimensions (HxWxD): 20.4"x18.5"x7.5" (including sun shield and handle)</div><div>› Weight: 50 lbs, excluding mounting hardware<ul style="list-style-type: none">- 58 lbs in Extranet description, applicable to heaviest (non-AT&T) frequency model</div></div><div></div></div>		<div></div> <table><tr><td>RRU MODEL</td><td>RRUS-11</td></tr><tr><td>DIMENSIONS INC. SUN SHIELD</td><td>17.8" x 17.3" x 7.2"</td></tr><tr><td>DIMENSIONS EXCL. SUN SHIELD</td><td>15.9" x 16.3" x 5.8"</td></tr><tr><td>INPUT VOLTAGE</td><td>-48VDC OR AC (INDOOR)</td></tr><tr><td>FUSE SIZE</td><td>13 - 32A (RECOMMENDED 25A)</td></tr><tr><td>BAND 12 FREQUENCY</td><td>LOWER 700 MHz</td></tr><tr><td>BAND 12 WEIGHT</td><td>50 LBS</td></tr><tr><td>BAND 4 FREQUENCY</td><td>AWS, 17/2100 MHz</td></tr><tr><td>BAND 4 WEIGHT</td><td>44 LBS</td></tr><tr><td>MIN. CLEARANCE ABOVE</td><td>16"</td></tr><tr><td>MIN. CLEARANCE BELOW</td><td>8"</td></tr><tr><td>MIN. CLEARANCE SIDE</td><td>0"</td></tr></table>		RRU MODEL	RRUS-11	DIMENSIONS INC. SUN SHIELD	17.8" x 17.3" x 7.2"	DIMENSIONS EXCL. SUN SHIELD	15.9" x 16.3" x 5.8"	INPUT VOLTAGE	-48VDC OR AC (INDOOR)	FUSE SIZE	13 - 32A (RECOMMENDED 25A)	BAND 12 FREQUENCY	LOWER 700 MHz	BAND 12 WEIGHT	50 LBS	BAND 4 FREQUENCY	AWS, 17/2100 MHz	BAND 4 WEIGHT	44 LBS	MIN. CLEARANCE ABOVE	16"	MIN. CLEARANCE BELOW	8"	MIN. CLEARANCE SIDE	0"	<div></div> <div>MODEL: KATHREIN 800 10864 WEIGHT: 59.5 LBS</div>		<div></div> <div>MODEL: EMS MB48RR80VDPALQ WEIGHT: 26 LBS</div>					
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<div></div> <table><tr><td>RRU MODEL</td><td>RRUS-32</td></tr><tr><td>DIMENSIONS INC. SUN SHIELD</td><td>27.2" x 12.1" x 7.0"</td></tr><tr><td>DIMENSIONS EXCL. SUN SHIELD</td><td>-</td></tr><tr><td>INPUT VOLTAGE</td><td>-48VDC</td></tr><tr><td>FUSE SIZE</td><td>13 - 32A (RECOMMENDED 25A)</td></tr><tr><td>WCS A+B BLOCKS (TX)</td><td>2350 - 2360 MHz</td></tr><tr><td>WCS A+B BLOCKS (RX)</td><td>2305 - 2315 MHz</td></tr><tr><td>WEIGHT</td><td>60 LBS</td></tr><tr><td>MIN. CLEARANCE ABOVE</td><td>16"</td></tr><tr><td>MIN. CLEARANCE BELOW</td><td>8"</td></tr><tr><td>MIN. CLEARANCE SIDE</td><td>0"</td></tr></table>		RRU MODEL	RRUS-32	DIMENSIONS INC. SUN SHIELD	27.2" x 12.1" x 7.0"	DIMENSIONS EXCL. SUN SHIELD	-	INPUT VOLTAGE	-48VDC	FUSE SIZE	13 - 32A (RECOMMENDED 25A)	WCS A+B BLOCKS (TX)	2350 - 2360 MHz	WCS A+B BLOCKS (RX)	2305 - 2315 MHz	WEIGHT	60 LBS	MIN. CLEARANCE ABOVE	16"	MIN. CLEARANCE BELOW	8"	MIN. CLEARANCE SIDE	0"	<div></div> <div>RRU METAL BRACKET W/ SCREWS & BOLTS PROVIDED BY MANUFACTURER</div> <div>1/2" Ø THRU BOLTS, TYP. OF 2 PER UNISTRUT</div> <div>SPRING NUT, TYP.</div> <div>P-000 UNISTRUT TYP. OF 2 HORIZONTAL</div> <div>EQUIPMENT RACK</div>		<div><div>TMA2117FQ0V1-1</div><div>DIMENSIONS, HxWxD: 8.46"x4.21"x11.81" NET WEIGHT: 17.8 LBS MOUNT TYPE: POLE / WALL MOUNTING PIPE HARDWARE: BAND CLAMPS (2) CONNECTOR: DIN 4.3 10 (F) x 8 LONG SHANK</div></div>		<div><div>COMMSCOPE CBC71726-DP</div><div>DIMENSIONS, HxWxD: 6"x5"x7.2" NET WEIGHT: 13.9 LBS COLOR: GRAY MOUNT TYPE: POLE / WALL MOUNTING PIPE HARDWARE: BAND CLAMPS (2) CONNECTOR: 1/8" DIN FEMALE</div></div>							
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<div><div>at&t Mobility - San Diego</div><div>7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202</div></div>		<div></div>		<div>WEST VIEW HIGH SCHOOL NS0618</div> <div>13500 CAMINO DEL SUR SAN DIEGO, CA 92129</div>		<div><div>DCI PACIFIC A/E/C WORKS</div><div>ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614</div></div>		<table><tr><td>0</td><td>12/20/16</td><td>ISSUED FOR ZONING APPROVAL</td><td>HH</td><td>BOK</td><td>DKD</td></tr><tr><td>A</td><td>11/17/16</td><td>ISSUED FOR ZD REVIEW AND COMMENT</td><td>HH</td><td>BOK</td><td>DKD</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP'D</td></tr><tr><td colspan="2">SCALE</td><td>AS SHOWN</td><td>DESIGNED</td><td colspan="2">DRAWN</td></tr></table>		0	12/20/16	ISSUED FOR ZONING APPROVAL	HH	BOK	DKD	A	11/17/16	ISSUED FOR ZD REVIEW AND COMMENT	HH	BOK	DKD	NO.	DATE	REVISIONS	BY	CHK	APP'D	SCALE		AS SHOWN	DESIGNED	DRAWN		<div>SHEET TITLE: ANTENNA AND RRU CONFIGURATION & SPECIFICATIONS</div> <div>SHEET NUMBER: A06</div>	
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REDUCED PLOT: DO NOT SCALE THIS DRAWING

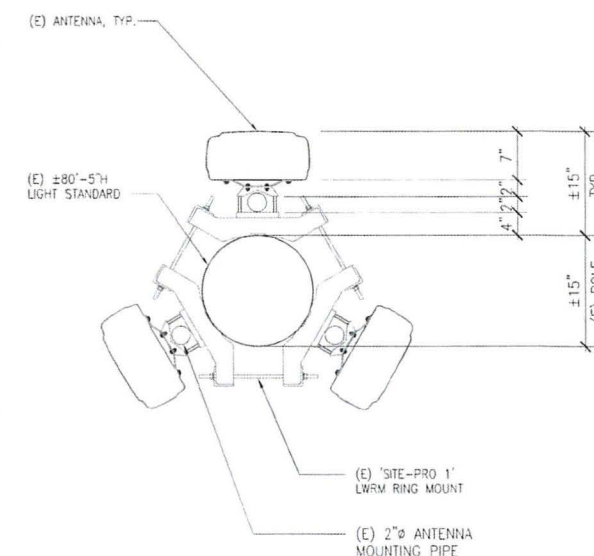
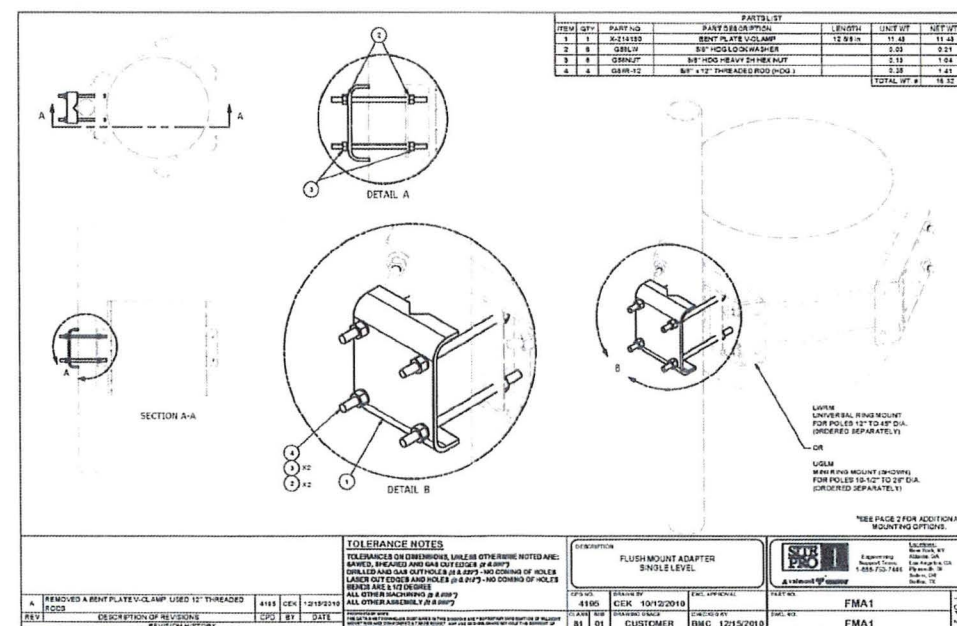
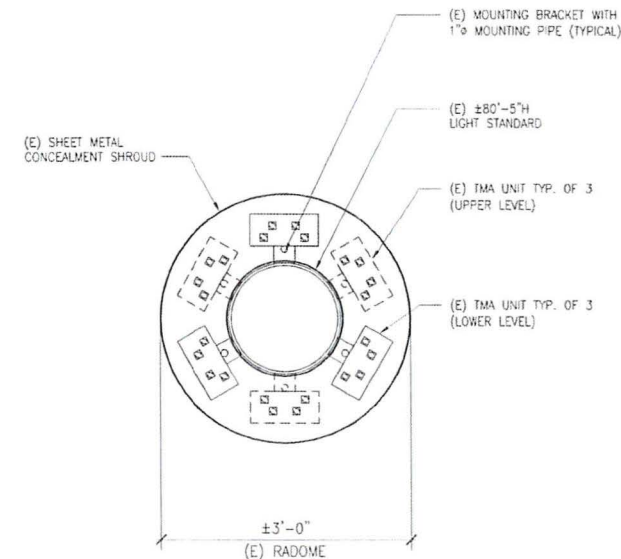


DUS41 SPECIFICATION

5	RING MOUNT ASSEMBLY
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3	ANTENNA RING MOUNT ASSEMBLY
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T



TMA UNIT MOUNTING INSIDE (E) RADOME

6	FLUSH MOUNT ADAPTER
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4	ANTENNA RING MOUNT W/ ANTENNAS
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WEST VIEW HIGH SCHOOL
NS0618

13500 CAMINO DEL SUR
SAN DIEGO, CA 92129

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE, CA 92614

0	12/20/16	ISSUED FOR ZONING APPROVAL					HH	BOK	DK
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SHEET TITLE	
ANTENNA RING MOUNT ASSEMBLY AND DUS41 SPECIFICATION	

SHEET NUMBER


A07

Author	Title	Year	Page
...

MOVE SLACK TO INSIDE OF POLE.
SLACK SHALL NOT BE VISIBLE FROM VIEW.

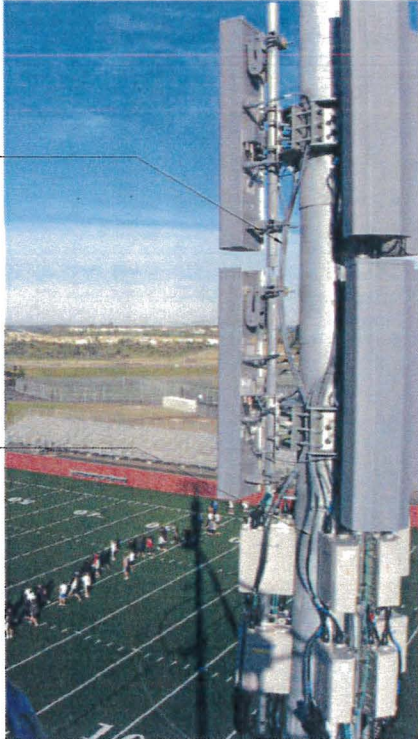
THERE WILL BE NO COAX SPOOLS.
CONSTRUCTION GC TO MOVE SPOOLS INSIDE THE
POLE TO MINIMIZE COAX LENGTH TO ANTENNAS

REMOVE ALL UNUSED COAX
CABLES, INCLUDING JUMPERS




INSTALL STRAP FOR COAX CLAMP
AT 12" O.C. TO EXISTING POLE

ZIP-TIE TO BUNDLE/GROUP
ADJACENT COAX CABLES




CABLE MANAGEMENT PLAN

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at&t
Mobility - San Diego

7337 TRADE STREET, 3 EAST, ROOM 3884
SAN DIEGO, CA 92121-4202



DePratti Inc.

WEST VIEW HIGH SCHOOL
NS0618

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A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

0	12/20/16	ISSUED FOR ZONING APPROVAL	HH	BOK	DKD
A	11/17/16	ISSUED FOR 2D REVIEW AND COMMENT	HH	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	

SHEET TITLE		SHEET NUMBER
CABLE MANAGEMENT PLAN		A08

REDUCED PLOT DO NOT SCALE THIS DRAWING