



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 15, 2018 REPORT NO. PC-18-006

HEARING DATE: February 22, 2018

SUBJECT: AT&T MESA COLLEGE, Process Five Decision

PROJECT NUMBER: 566494

OWNER/APPLICANT: San Diego Community College District/AT&T Mobility

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of a Wireless Communication Facility (WCF) located at 7250 Mesa College Drive on the Mesa College campus within the Clairemont Mesa Community Planning area?

Staff Recommendation: Recommend APPROVAL of Planned Development Permit (PDP) No. 2091137, Site Development Permit (SDP) No. 2091138, and Neighborhood Use Permit (NUP) No. 2091139.

Community Planning Group Recommendation: On November 15, 2017, the Clairemont Community Planning Group voted 13-0-0 to recommend approval of the AT&T Mesa College project with no conditions (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of Conversion of Small Structures) on October 18, 2017 and the opportunity to appeal that determination ended November 1, 2017. This project is not pending an appeal of the Environmental Determination.

Fiscal Impact Statement: Processing costs paid by the applicant's deposit.

Code Enforcement Impact: None.

BACKGROUND

The AT&T Mesa College project is located at the 7250 Mesa College Drive on the campus of Mesa College and requires a PDP, SDP, and NUP for a WCF. The WCF project is located on the rooftop of the 79-foot, 6-inch tall Mathematics and Natural Science Building. The campus is located within the RS-1-1 and the RS-1-7 zones and is designated "School" in the Clairemont Mesa Community Plan.

Surrounding uses include single family-unit residential development to the north, Kearny Mesa Park to the south, multi-unit residential development to the west across Genesee Avenue, and a mixture of single-unit residential, office and institutional uses to the east (Attachments 1-3).

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different lands uses. As a non-residential property in a residential zone, this project is located in the Preference Two category. Such projects typically require a Process Two, Neighborhood Use Permit. However, this project seeks a height deviation to allow the placement of the antennas and the construction of rooftop Fiberglass Reinforced Panel (FRP) screens (Attachment 13). Pursuant to Land Development Code (LDC) [126.0602\(b\)\(1\)](#), a PDP to deviate from the RS-1-7 maximum height of 30 feet is required in addition, LDC Section [126.0504\(i\)](#) requires a SDP, Process Five (City Council decision) to deviate from the [Clairemont Mesa Height Limitation Overlay Zone \(CMHLOZ\)](#), also 30 feet.

The Mathematics and Natural Science building standing at 79 feet, 6 inches tall was constructed in the mid-1990's and was processed through the California Division of the State Architect (DSA), which has design, regulatory and construction oversight for public schools, including community colleges. AT&T is proposing to add FRP screens designed to replicate the rooftop mechanical screen walls to complement the architecture of the building. The FRP screens will conceal a total of 16 panel antennas, 64 Remote Radio Units (RRUs), 8 WCF Filters, and 12 Surge Suppressors and an associated rooftop platform supporting a DC generator, two equipment cabinets, six Purcell cabinets and a single transformer.

DISCUSSION

The project is proposed on the roof top of the 79-foot, 6-inch tall building, located near the center of the Mesa College campus. AT&T is proposing a total of 16 panel antennas, 64 RRUs, 8 WCS Filters, and 12 surge suppressors all concealed behind new FRP screen walls designed to replicate the rooftop mechanical screen walls. The screen walls will be constructed of FRP materials, allowing the antennas to operate without any interference while maintaining complete concealment from all public views.

The overall height of the building is 79 feet, 6 inches and it is considered a previously conforming structure. Any new structures exceeding the RS-1-7 and CMHLOZ height limitation of 30 feet require height deviations and result in a PDP and an SDP. For this project the proposed WCF would represent a 44-foot deviation to the 30-foot height limit but it would not exceed the existing building height of 79 feet, 6 inches. Considering the existing height and location of the building, the proposed height increase would be negligible and would accommodate a complete concealment facility while providing AT&T coverage and capacity for the campus and the surrounding community.

Mesa College is a desirable location for WCFs due to the surrounding residential uses and Genesee Avenue to the west. The proposed rooftop FRP screen walls have been designed to complement the existing building and will be constructed of FRP materials, and painted and textured to match the building surface (Attachments 12 and 13).

The purpose of a PDP 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.” Allowing a height deviation representing a negligible visual impact will allow the applicant the flexibility to completely conceal and integrate the entire WCF in a way that complements the architecture of the existing building.

Pursuant to LDC Section 132.1306, exceptions to the Clairemont Mesa Height Limit of 30 feet may be requested with an SDP in accordance with a Process Five City Council decision. The purpose of the CMHLOZ is to preserve views of Mission Bay and the Pacific Ocean from Western Clairemont. Mesa College is situated in the southwest corner of the community, approximately 2.35 miles from Mission Bay and approximately 5.1 miles to the Pacific Ocean. Neither the existing building nor the addition of the FRP screen walls will impact views to Mission Bay or the Pacific Ocean.

Community and General Plan Analysis:

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

The proposed project conceals both the antennas and equipment from view using FRP screen wall structures that will complement the colors and materials of the existing building. The equipment proposed on the roof top is set back far enough that it will not be able to be viewed from ground level. This meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

Project-Related Issues:

The design of the Mathematics and Natural Science building consists of a smooth facade with numerous glass windows for natural light. As a result, the current architecture of the building would be negatively impacted and does not lend itself to the addition of façade mounted antennas. Due to the multiple frequencies required by the latest technology, different antenna types and sizes would be anticipated, which would disrupt the clean lines and exceptional design features if facade mounted antennas were permitted. Therefore, the College District opted for decorative rooftop screens to conceal the WCFs. The building is minimally visible from nearby residential areas to the north and west, as well as to traffic on Genesee Avenue. The current proposal was determined to be the least obtrusive means of providing wireless service for the proposed coverage area.

The height deviation requested as a part of this application enables the functional integration of a WCF into an existing building without the need for significant building massing or standalone structures on the property.

Conclusion:

With the exception of the height deviations, the project design complies with the WCF Regulations (SDMC 141.0420) and the development regulations for the zone. Staff has prepared draft findings in the affirmative to approve the PDP, SDP, and NUP and recommends approval of the AT&T Mesa College project (Attachment 5).

ALTERNATIVES

1. Approve PDP No. 2091137, SDP No. 2091138 and NUP No. 2091139 with modifications.
2. Deny PDP No. 2091137, SDP No. 2091138 and NUP No. 2091139, if the Planning Commission makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Patricia J. Fitzgerald
Assistant Deputy Director
Development Services Department



Simon Tse
Development Project Manager
Development Services Department

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. Site Justification and Coverage Maps
9. Photo Survey
10. Photo Simulations
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans



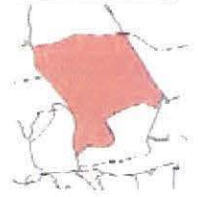
Aerial Photo

AT&T Mesa College Drive / 7250 Mesa College Drive
PROJECT NO. 566494



Clairemont Mesa Community Plan Land Use

Vicinity Map



Project Site

Legend

- Designated Open Space (0-1 du/ac)
- Very Low Res. (1-5 du/ac)
- Low Res. (5-10 du/ac)
- Low Med. (10-15 du/ac)
- Medium (15-30 du/ac)
- Medium-High (30-45 du/ac)
- Mobile Home Park
- General Commercial
- Community Center Commercial
- Neighborhood Commercial
- Visitor Commercial
- Office Commercial
- Industrial Park
- Light Industrial
- Community Neighborhood & Open Space Park
- Resource Based Park
- School
- Library
- Fire Station
- Mesa College
- SDG&E Easement

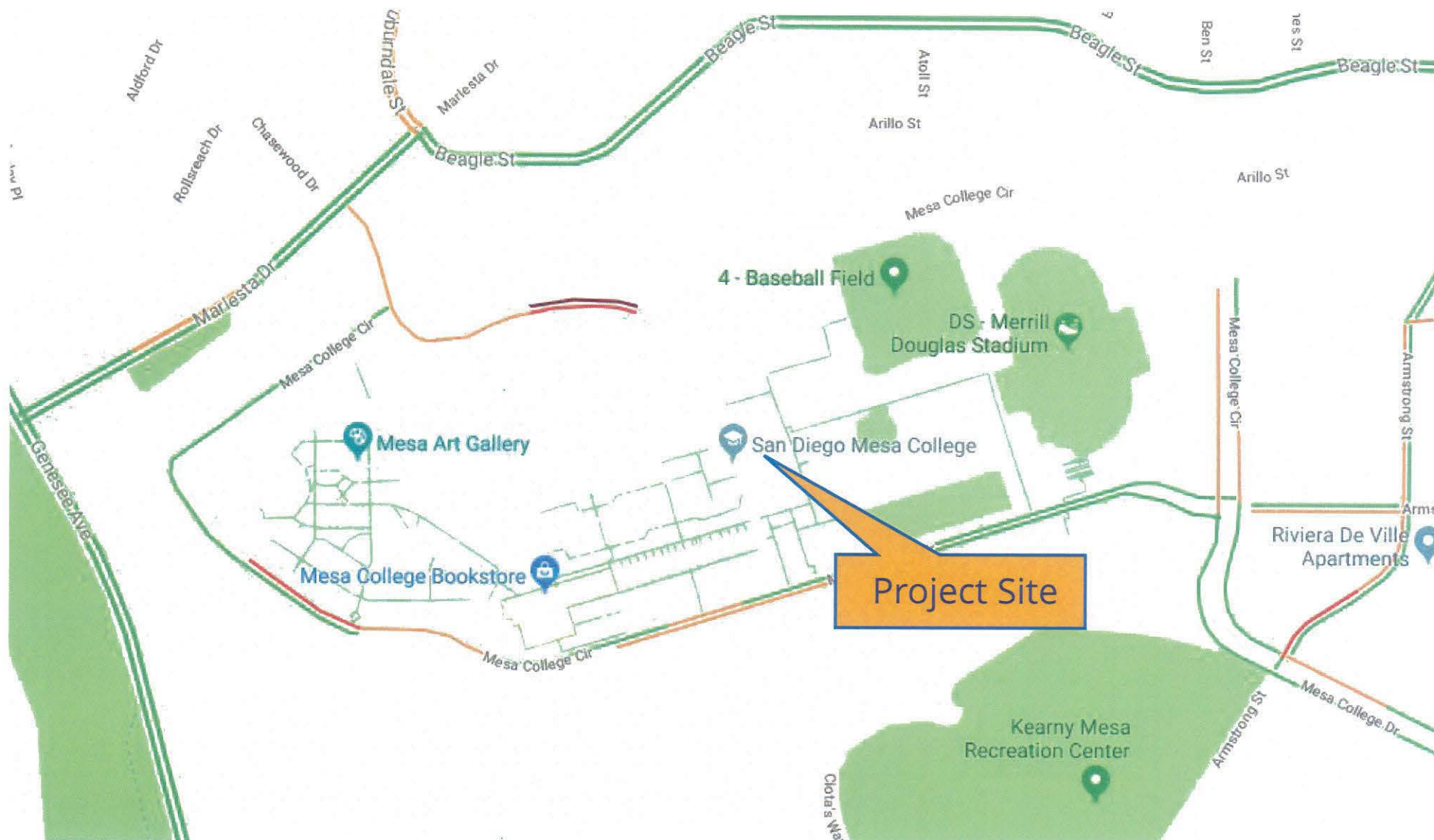


Land Use Map

AT&T Mesa College Drive / 7250 Mesa College Drive
PROJECT NO. 566494

North





Project Location Map

AT&T Mesa College Drive / 7250 Mesa College Drive
PROJECT NO. 566494



PROJECT DATA SHEET		
PROJECT NAME:	AT&T Mesa College	
PROJECT DESCRIPTION:	<p>A new Wireless Communication Facility located on the rooftop of the Mathematics and Natural Science Building on the Mesa College Campus at 7250 Mesa College Drive.</p> <p>AT&T is proposing a total of 16 panel antennas, 64 RRUs, 8 WCS Filters, and 12 surge suppressors all concealed behind new FRP screen walls designed to replicate the rooftop mechanical screen walls. The screen walls will be constructed of FRP materials, allowing the antennas to operate without any interference while maintaining complete concealment from all public views.</p>	
COMMUNITY PLAN AREA:	Clairemont Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit, Site Development Permit and Neighborhood Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	School	
<p align="center">ZONING INFORMATION:</p> <p>ZONE: RS-1-7;RS-1-1</p> <p>HEIGHT LIMIT: 30 feet</p> <p>FRONT SETBACK: N/A</p> <p>SIDE SETBACK: N/A</p> <p>STREETSIDE SETBACK: N/A</p> <p>REAR SETBACK: N/A</p> <p>PARKING: N/A</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family; RS-1-7	Single Unit Residential
SOUTH:	Open Space (Linda Vista Community); OP-2-1	Park
EAST:	Multi-Family;RM-3-7/RS-1-7	Single Dwelling Residential; Office; Institutional
WEST:	Park/Open Space; RS-1-1	Multiple Unit Residential
DEVIATION REQUESTED:	The existing Mathematics and Natural Science Building is 79'-6", which is 49'-6" over the 30' height limit. AT&T is proposing a series FRP screens to conceal their WCF on the rooftop.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 15, 2018, the Clairemont Mesa Community Planning Group voted 13-0-0 to approve the proposed project.	

CITY COUNCIL RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 2091137
SITE DEVELOPMENT PERMIT NO. 2091138
NEIGHBORHOOD USE PERMIT NO. 2091139
AT&T MESA COLLEGE PROJECT NO. 566494

WHEREAS, San Diego Community College District, Owner, and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit to install a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2091137, 2091138, and 2091139), on portions of a 105-acre site;

WHEREAS, the project site is located at 7250 Mesa College Drive in the RS-1-1 and RS-1-7 zones of the Clairemont Mesa Community Plan area;

WHEREAS, the project site is legally described as those portions of Pueblo Lot 1203, 1204, 1213, and 1214 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921 and is known as Miscellaneous Map No. 36, more particularly described in Exhibit "A" consisting of three pages attached hereto and made a part thereof;

WHEREAS, on October 18, 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 15303 (New Construction or Conversions of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 22, 2018, the Planning Commission of the City of San Diego considered Planned Development Permit (PDP) No. 2091137, Site Development Permit (SDP) No. 2091138, and Neighborhood Use Permit (NUP) No. 2091139, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated February 22, 2018.

PLANNED DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC) 126.0604

Findings for all Planned Development Permits:

- (1) The proposed development will not adversely affect the applicable land use plan.**

ATTACHMENT 5

The Clairemont Mesa Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also requires 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.

This project is proposing a rooftop solution to conceal a WCF supporting 16 antennas, 64 Remote Radio Units (RRUs), 8 WCS Filters, and 12 Surge Suppressors behind four new rooftop Fiberglass Reinforced Panel (FRP) screen walls, painted and textured to replicate the rooftop mechanical screen walls. This project is located on the rooftop of the Mathematics and Natural Science Building located near the center of Mesa College campus. The AT&T WCF proposes 16 antennas, 64 RRUs, 8 WCS Filters, and 12 Surge Suppressors in 4 different sectors on the roof top behind FRP screen walls integrated to complement the design of the building. The associated equipment will also be located on the roof top on a steel platform and concealed behind the 'sector D' FRP screen wall. The building is 79 feet, 6 inches tall so the equipment, proposed behind the FRP screen wall on the west side of the building, will not be visible from ground level.

The proposed WCF complies with the City's Land Development Code (LDC), Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF will not adversely affect the Clairemont Mesa Community Plan or the City's General Plan.

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

This project is located on the rooftop of the Mathematics and Natural Science Building located near the center of Mesa College campus. The AT&T WCF proposes 16 antennas, 64 RRUs, 8 WCS Filters, and 12 Surge Suppressors in 4 different sectors on the roof top behind FRP screen walls integrated to complement the design of the building. The associated equipment will also be located on the roof top on a steel platform and concealed behind the 'sector D' FRP screen wall. The building is 79 feet, 6 inches tall so the equipment, proposed behind the FRP screen wall on the west side of the building, will not be visible from ground level.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). 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 improvements plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of WCFs on the basis of 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." A RF exposure Pre-installation FCC Compliance Assessment was prepared for AT&T. It concluded that the project will be in compliance with the FCC Standards for RF

emissions under the following conditions: 1) A total of 2 notices and 2 signs posted for the Alpha Sector; 2) A total of 2 notices and 2 signs posted for the Beta Sector; 3) A total of 2 notices and 2 signs posted for the Gamma Sector; 4) A total of 2 notices and 2 signs posted for the Delta Sector. The project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

(3) The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 125.0602(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 otherwise authorized pursuant to the Land Development Code.

Mesa College is located within the RS-1-1 and the RS-1-7 zones as well as the Clairemont Mesa Height Limitation Overlay Zone (CMHLOZ). The Mathematics and Natural Science building is located in the RS-1-7 zone. The building stands currently at 79 feet, 6 inches and was processed through the California Divisions of the State Architect (DSA), which has design, regulatory and construction oversight for public schools, including community colleges. Wireless Communication Facilities (WCFs) are permitted on non-residential buildings located in a residential zone with a Neighborhood Use Permit (NUP), however, the height limit in the RS-1-7 zone and the CMHLOZ is 30 feet, which requires a PDP and an SDP respectively.

AT&T's proposed WCF will support 16 antennas, 64 Remote Radio Units (RRUs), 8 WCS Filters, and 12 Surge Suppressors conceal behind 4 new Fiberglass Reinforced Panel (FRP) screen walls, integrated to complement the existing building architecture. The screens will not result in any additional overall height increase to the existing building but will be above the 30 foot height limit. Land Development Code (LDC) Sections 141.0420(1) and (2) require WCF to utilize the smallest, least visually intrusive antennas and associated components in addition to requiring all WCFs to be conceal or minimize visual impact through integration. The proposed project, as compared to the existing building represents a minimal increase in bulk in order to accommodate the WCF.

The purpose of a PDP 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." A height deviation to allow rooftop screens on an existing building achieves this purpose by allowing the project to avoid placement of facade-mounted antennas or separate, stand-alone structures on the property. Although such installations would not comply with the height limit of the zone, they represent a greater visual impact than the requested deviation. Therefore, the requested deviation allows the project to integrate with the building and reduces visual impacts to adjacent properties. With the exception of the height deviation, the project will comply with the applicable regulations of the LDC.

SITE DEVELOPMENT PERMIT SDMC SECTION 126.0504

Findings for all Site Development Permits:

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

The Clairemont Mesa Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also requires 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.

In 1972, the City Council adopted a 30 foot height limit over western Clairemont and in 1989 expanded this height limit to the entire community. The Community Plan emphasizes the low-scale nature of the community and the desire to maintain an established maximum height limit. Mesa College is located in the southeastern portion of the community, immediately adjacent to the community of Linda Vista. The main entrance to campus is from Chasewood Way off Marlesta Drive where single unit residential units are approximately 20 feet lower than the parking area at the base of the campus. The WCF is proposed on top of the Mathematics and Natural Science building, standing at 79 feet, 6 inches tall. The Mathematics and Natural Science building is surrounded by other similar size buildings and is prominent on the campus and can be seen from nearby residential areas to the north and west.

The proposed AT&T WCF will support 16 antennas, 64 Remote Radio Units (RRUs) 8 WCS Filters, and 12 Surge Suppressors, completely concealed and integrated behind 4 new Fiberglass Reinforced Panel (FRP) screen walls. This project is located on the rooftop of the Mathematics and Natural Science Building located near the center of Mesa College campus. The AT&T WCF proposes 16 antennas, 64 RRUs, 8 WCS Filters, and 12 Surge Suppressors in 4 different sectors on the roof top behind FRP screen walls integrated to complement the design of the building. The associated equipment will also be located on the roof top on a steel platform and concealed behind the 'sector D' FRP screen wall. The building is 79 feet, 6 inches tall so the equipment, proposed behind the FRP screen wall on the west side of the building, will not be visible from ground level.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the Clairemont Mesa Community Plan or the City's General Plan.

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

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

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

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

Supplemental Site Development Permit Findings LDC Section 126.0604(j)

(1) The granting of an exception will not significantly interfere with public views from western Clairemont Mesa to Mission Bay and the Pacific Ocean within the surrounding area; and

The AT&T WCF is proposed on the rooftop of the Mathematics and Natural Science building on the campus of Mesa College. The tallest point on this building is 79 feet, 6 inches and AT&T proposing to add four FRP screen walls, integrated and designed to replicate the mechanical screen wall on four sides of the building. The screen walls will conceal up to 16 antennas, 64 Remote Radio Units, 8 WCS Filters, 12 Surge Suppressors, and associated roof top equipment cabinets.

In 1972, the West Clairemont Height Limit, which limited height to 30 feet in Western Clairemont, was adopted to protect and preserve views toward Mission Bay and the Pacific Ocean. In 1989, the City Council extended the 30-foot height limit for the majority of the Clairemont Mesa community and renamed it the Clairemont Mesa Height Limitation Overlay Zone (CMHLOZ). It was intended to maintain the low-scale character of development in the community and to continue preservation of views toward Mission Bay and the Pacific Ocean. Mesa College is under the jurisdiction of the San Diego Community College District, which is exempt from the City's zoning regulations. This has resulted in the existing buildings on campus exceeding the 30-foot height limit. The College is located at the far southeastern portion of the Clairemont Mesa community and it is approximately 2.35 miles to Mission Bay and approximately 5.1 miles to the Pacific Ocean. Residential properties are located to the east of the campus, but are approximately the same topographical elevation as the campus, therefore, this in addition to the distance from the coast, will not result in interference with public views toward Mission Bay and the Pacific Ocean.

(2) The granting of an exception is appropriate because there are existing structures over 30 feet in height and the proposed development will be compatible with surrounding one, two, or three-story structures; or the granting of an exception is appropriate because there are topographic constraints peculiar to the land; or the granting of the exception is needed to permit roofline and facade variations, accents, tower elements, and other similar elements and the elements will not increase the floor area of the structure.

The Mesa College campus is approximately 105-acres in size and is located in the southeastern portion of the Clairemont Mesa Community. The WCF is located on the roof top of the existing Mathematics and Natural Science building, which is located near the center of Mesa College campus. The campus is higher in elevation than adjacent development and is surrounded by mature trees. The Mathematic and Natural Science building stands at 79 feet, 6 inches tall and is surrounded by other similar size buildings. Mesa College is under the jurisdiction of the San Diego Community College District, which is exempt from the City's zoning regulations. This has resulted in the existing

buildings on campus exceeding the 30-foot height limit. The granting of the exception to the height limit is needed to permit roofline variations created by the new Fiberglass Reinforced Panels (FRP) that will be installed on the rooftop to completely conceal the entire WCF from view. There will be no increase in floor area. Views of the Mathematics and Natural Science building are intermittent from the surrounding areas and the addition of the FRP mechanical screens complementing the building architecture does not impact views of the building. The project, as compared to the existing building, will not result in any additional height increase in order to accommodate the WCF.

NEIGHBORHOOD USE PERMIT SDMC SECTION 126.0205

Findings for all Neighborhood Use Permit:

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

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

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

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

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

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, PDP No. 2091137, SDP No. 2091138, and NUP No. 2091139 is hereby GRANTED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2091137, 2091138, and 2091139, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: **DATE OF APPROVAL**

**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: 12002110

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PLANNED DEVELOPMENT PERMIT NO. 2091137
SITE DEVELOPMENT PERMIT NO. 2091138
NEIGHBORHOOD USE PERMIT NO. 2091139
AT&T MESA COLLEGE PROJECT NO. 566494
CITY COUNCIL**

This Planned Development Permit (PDP) No. 2091137, Site Development Permit (SDP) No. 2091138, and Neighborhood Use Permit (NUP) No. 2091139 is granted by the City Council of the City of San Diego to San Diego Community College District, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0203, 126.0502, 126.0602, and 141.0420. The 105-acre site is located at 7250 Mesa College Drive in the RS-1-1 and RS-1-7 zones of the Clairemont Mesa Community Planning area. The project site is legally described those portions of Pueblo Lot 1203, 1204, 1213, and 1214 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921 and is known as Miscellaneous Map No. 36, more particularly described in Exhibit "A" consisting of three pages attached hereto and made a part thereof;

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

The project shall include:

- a. A Wireless Communication Facility (WCF) supporting 16 antennas, 64 Remote Radio Units, 8 WCS Filters, 12 Surge Suppressors, and associated equipment on the roof top of the Mathematics and Natural Science building on the Mesa College campus. Approved AT&T antenna measurements are 72" by 28.5" by 9.7".
- b. The maximum height in the RS-1-7 zone and in the Clairemont Mesa Height Limit Overlay Zone is 30 feet. The Mathematics and Natural Science building is 79 feet, 6 inches at its tallest point and AT&T is proposing to add Fiberglass Reinforced Panel screens that will not

ATTACHMENT 6

increase the overall height of the building but will be above 30 feet (Top of proposed FRP screens will be 74 feet). All antennas and equipment will be completely concealed.

- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. This permit and corresponding use of this site shall expire on _____. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this 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.

ATTACHMENT 6

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. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

15. Consistent with the Radio Frequency Report dated July 31, 2017 by Waterford, the following notices shall be installed and inspected during Final Telecom Inspection:

- a. 1) A total of 2 notices and 2 signs posted for the Alpha Sector; 2) A total of 2 notices and 2 signs posted for the Beta Sector; 3) A total of 2 notices and 2 signs posted for the Gamma Sector; 4) A total of 2 notices and 2 signs posted for the Delta Sector.

16. The WCF shall conform to the approved exhibits at all times.

17. The Owner/Permittee shall print photo simulations (in color) on the construction documents.

18. For Sectors A, B, C, and D, the returns on the Fiberglass Reinforced Panel (FRP) screen walls shall be a 8 feet in length to effectively obscure the antennas and all associated equipment components.

19. 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.

20. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

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

22. 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.

ATTACHMENT 6

23. 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.
24. Pursuant to SDMC Section 141.0420(b)(4), the Owner/Permittee shall, at its sole cost or expense, remove this WCF if it is no longer operational and the building shall be restored back to original condition prior to the installation of the WCF.
25. 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.
26. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 687-5984 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five business days ahead of the requested Final Inspection date.
- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

ATTACHMENT 6

Planned Development Permit (PDP) No. 2091137

Site Development Permit (SDP) No. 2091138

Neighborhood Use Permit (NUP) No. 2091139

Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.

San Diego Community College District
Owner

By _____
NAME
TITLE

AT&T Mobility
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name: AT&T Mesa College Drive

Project No.: 566494

Project Location-Specific: The project is in Mesa College Circle on a building in the Math and Science Complex on the San Diego Mesa College Campus.

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a new Wireless Communication Facility (WCF) which will consist of the following: four new FRP screen enclosures on an existing rooftop, 16 panel antennas, 64 RRUs, eight WCS filters, 12 surge suppressors, one raised steel platform for equipment cabinets, one generator, two equipment cabinets, six purcell cabinets, and one transformer. The project site is in the Clairemont Mesa 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. (Agent for AT&T)
 13948 Calle Bueno Ganar
 Jamul, CA 91935
 (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 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project, as described above, qualifies to be exempt from CEQA pursuant to CEQA Guidelines Section 15303 which allows for the installation of small new equipment and facilities in small structures. 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

November 2, 2017

Signature/Title

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

ATTACHMENT 8

AT&T

SD0262 Mesa College NSB – FA 10554478 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 a new Wireless Communication Facility at an existing building on Mesa College's campus, 7250 Mesa College Drive, San Diego CA 92111. The AT&T facility is proposed to be located on the existing 79'-6" tall Math & Science building in the center of the campus. Verizon and T-Mobile are currently located on the campus as well, but on a different building. The project proposes the following: (16) panel antennas, (64) RRU's, (8) WCS filters, and (12) DC-6 surge suppressors. All proposed equipment to be located behind (4) new FRP screens on existing rooftop. This project also contains (1) steel platform for associated equipment including (2) cabinets, (1) DC generator, (6) Purcell cabinets, and (1) transformer, which will also be located behind FRP screens. The 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, 2100, 2300 and 2690 Megahertz.

COVERAGE AND CAPACITY

The objective of this proposed site is to provide coverage and capacity within the residential and commercial areas to the north, east, south and west 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/Permittee'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 CAL08082, CAL08385, CAL00384, CAL02090, and CAL08880. 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 and commercial areas to the north, east, south and west and also to connect with 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).

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 currently two other wireless providers located on the Mesa College campus, Verizon and T-Mobile; although, they are located on a nearby building instead of the Math & Science building. AT&T initially was proposing a site on the same building as Verizon and T-Mobile; however, the remaining spaces along the rooftop will not provide the coverage that AT&T requires.

5. Discuss alternative sites and why they were not selected.

This proposed site is located in a residential use within a residential zone in the Clairemont Mesa Community Plan area, RS-1-7. Under the City of San Diego municipal code, wireless facilities are not necessary preferred within residential land uses but College campuses are usually not an issue. The majority of the search ring is residential zoning designation. The surrounding area/zones listed in the justification map would be unsuitable as they are located at a much lower elevation than the proposed site and also they would not provide the coverage that AT&T requires, which is mostly to cover the college campus. The proposed site is selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. Please refer to aerial and coverage maps provided.

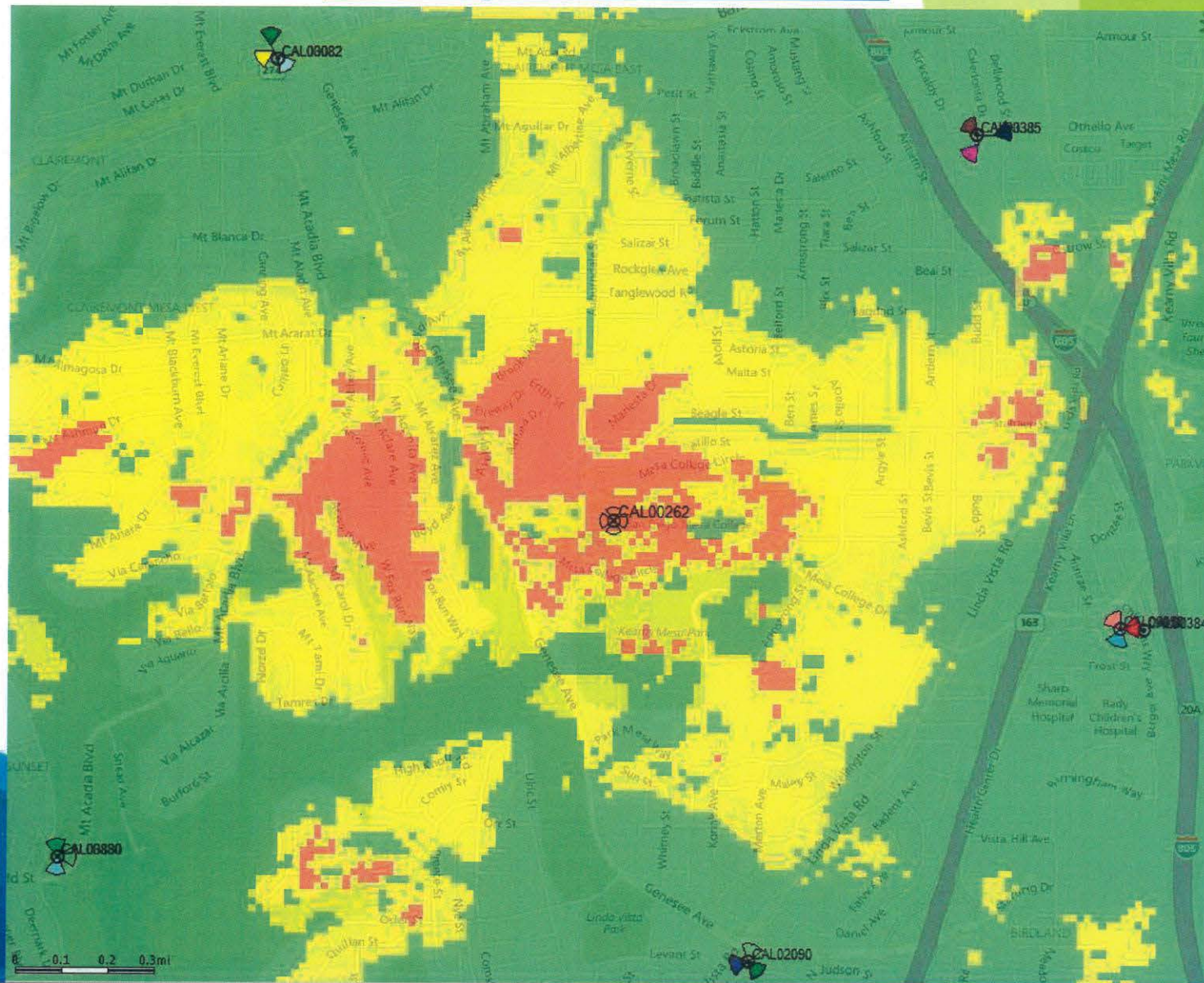
SD0262




August 2017



Coverage without SD0262

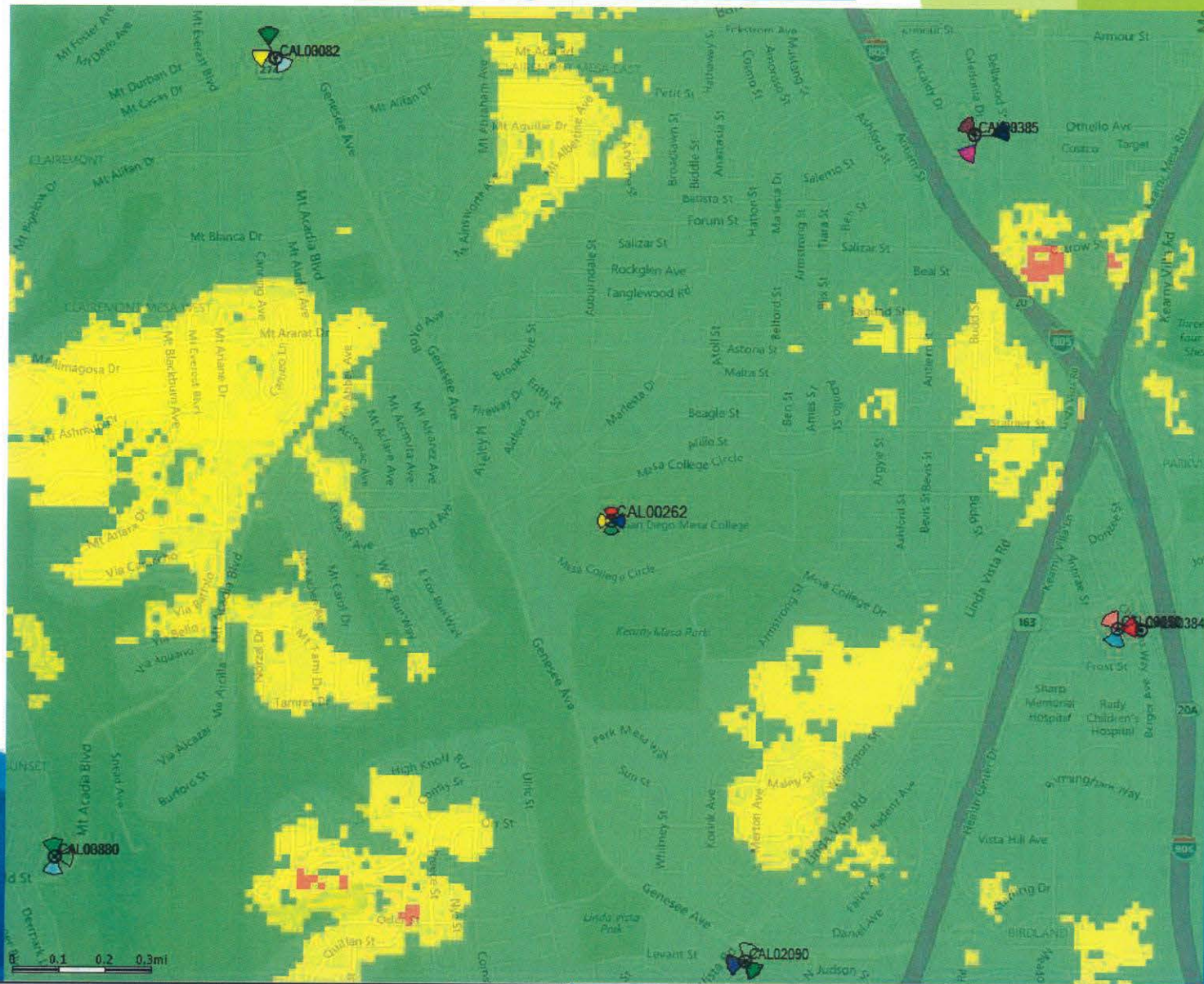
ATTACHMENT 8






	Min	Max	Legend
			Good Coverage
			Weak Coverage
			Marginal to No Coverage



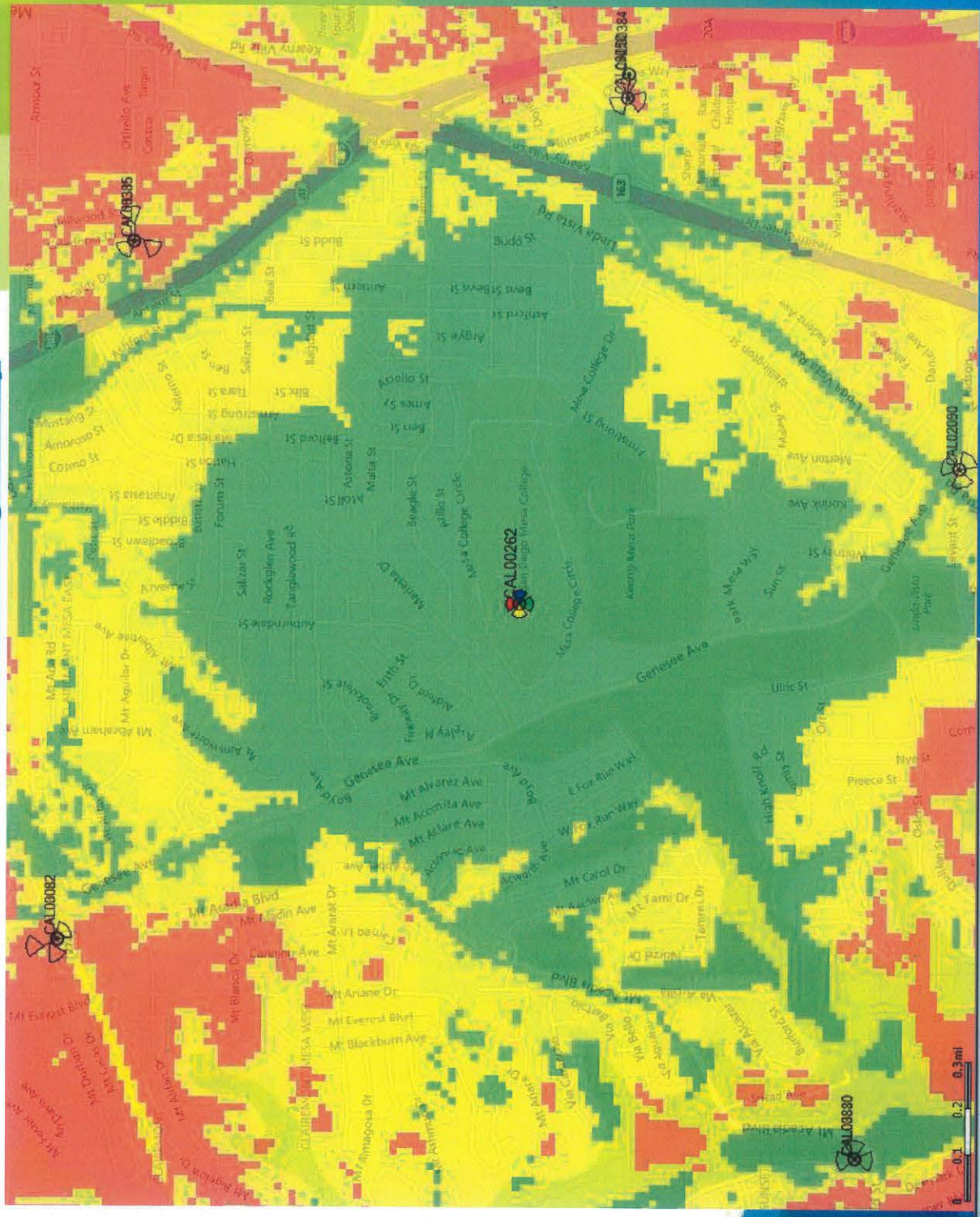
Coverage with SD0262 ATTACHMENT 8



	Min	Max	Legend
			Good Coverage
			Weak Coverage
			Marginal to No Coverage



SD0262 Coverage Only ATTACHMENT 8



Legend		
Min	Max	
	Good Coverage	
	Weak Coverage	
	Marginal to No Coverage	

AT&T Mobility SD0262 Mesa College Photo Survey





LOOKING EAST AT WEST ELEVATION IN QUAD AREA



LOOKING NORTH AT SOUTH ELEVATION

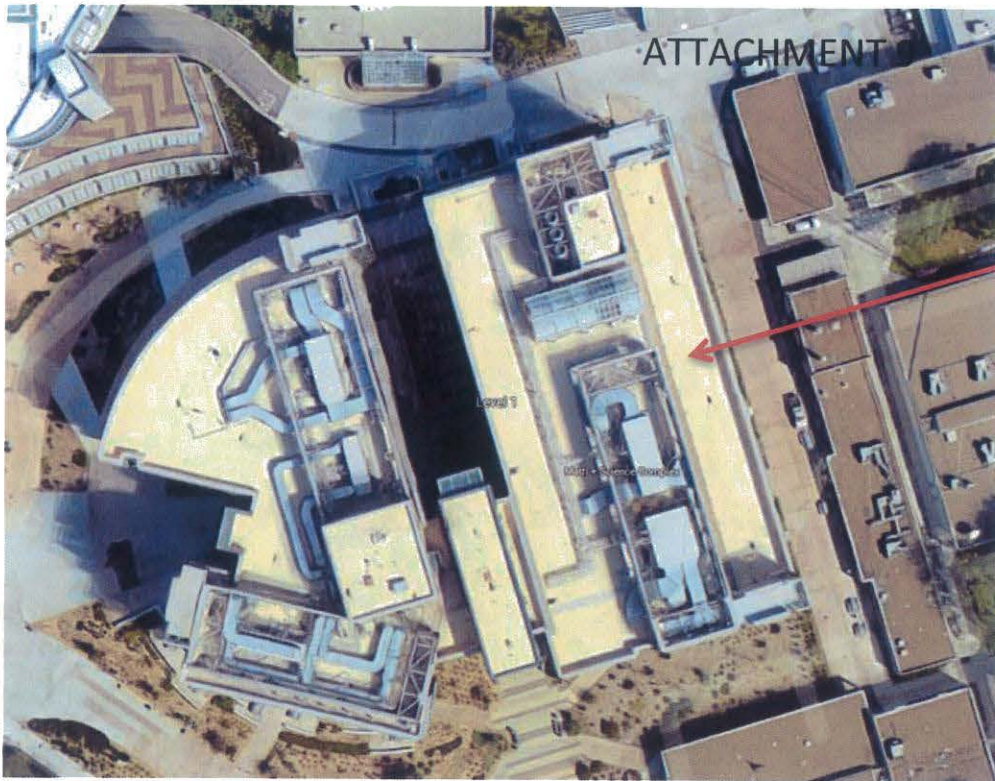
ATTACHMENT 9



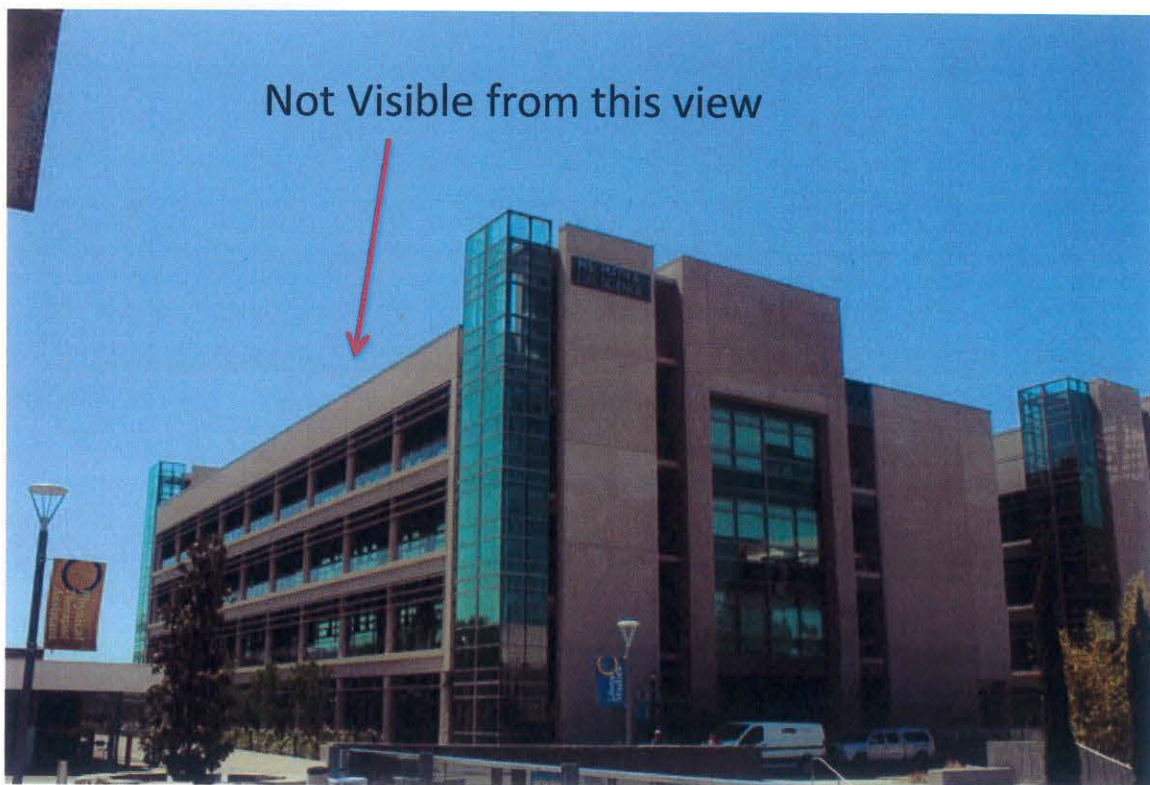
LOOKING SOUTHWEST AT NORTH ELEVATION



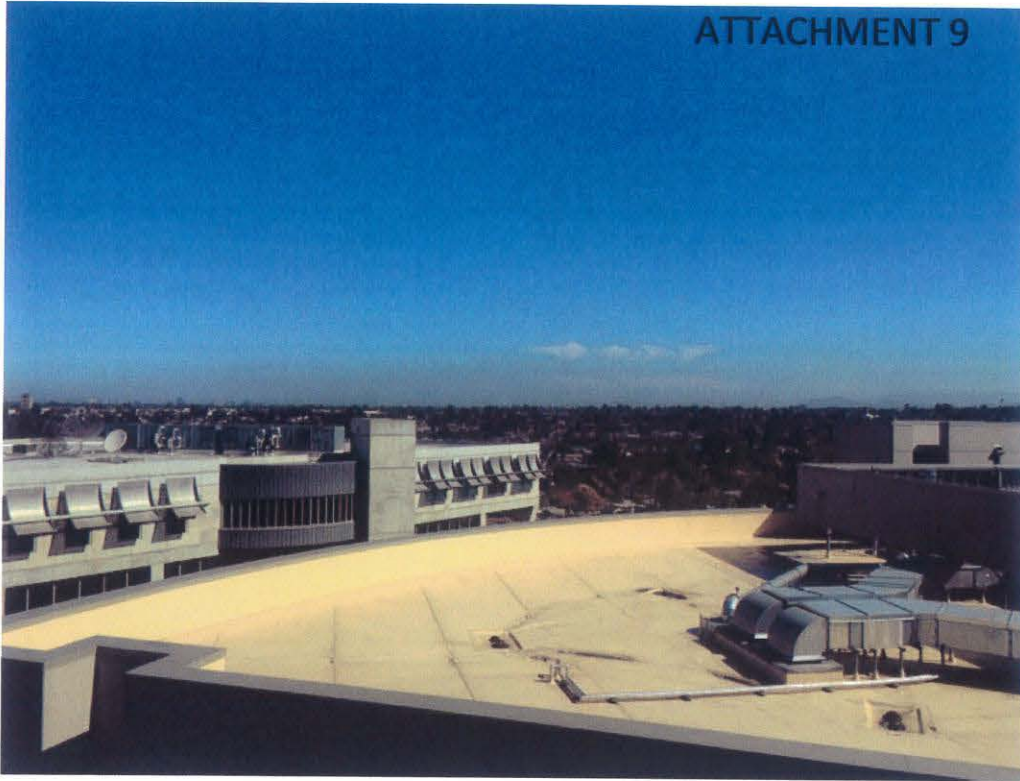
LOOKING WEST AT EAST ELEVATION



PROPOSED EQUIPMENT PLATFORM,
CABINETS AND EAST SECTOR ANTENAS
ON ROOFTOP



AT&T Mesa College Photo
Survey



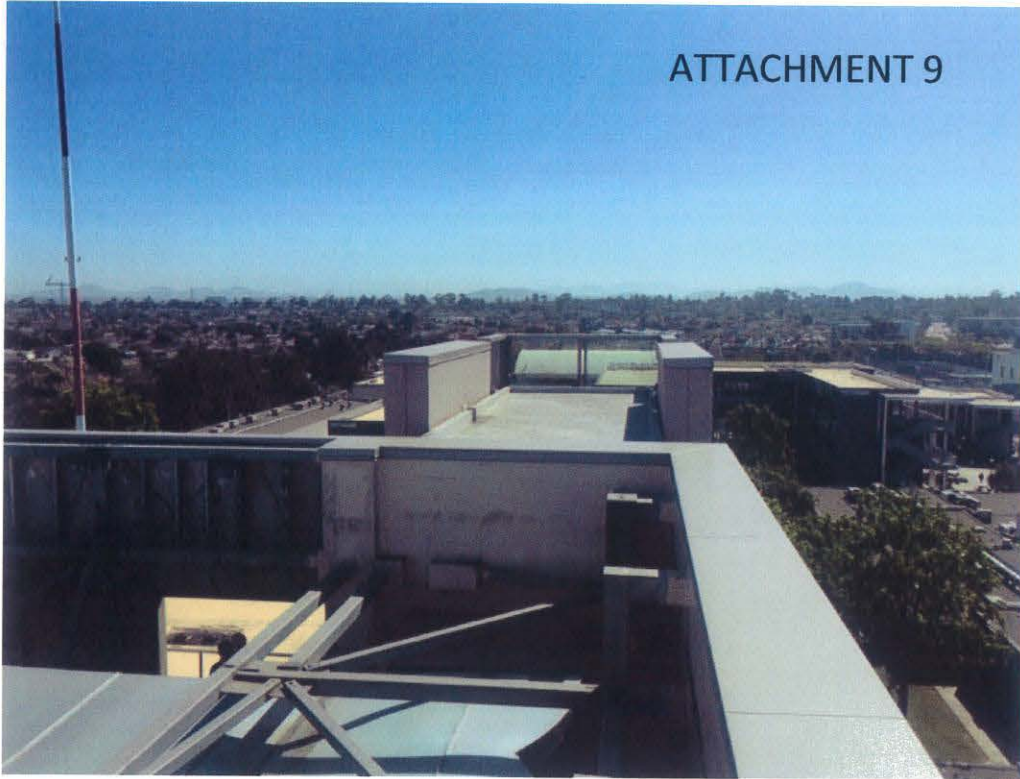
LOOKING NORTH FROM ROOFTOP



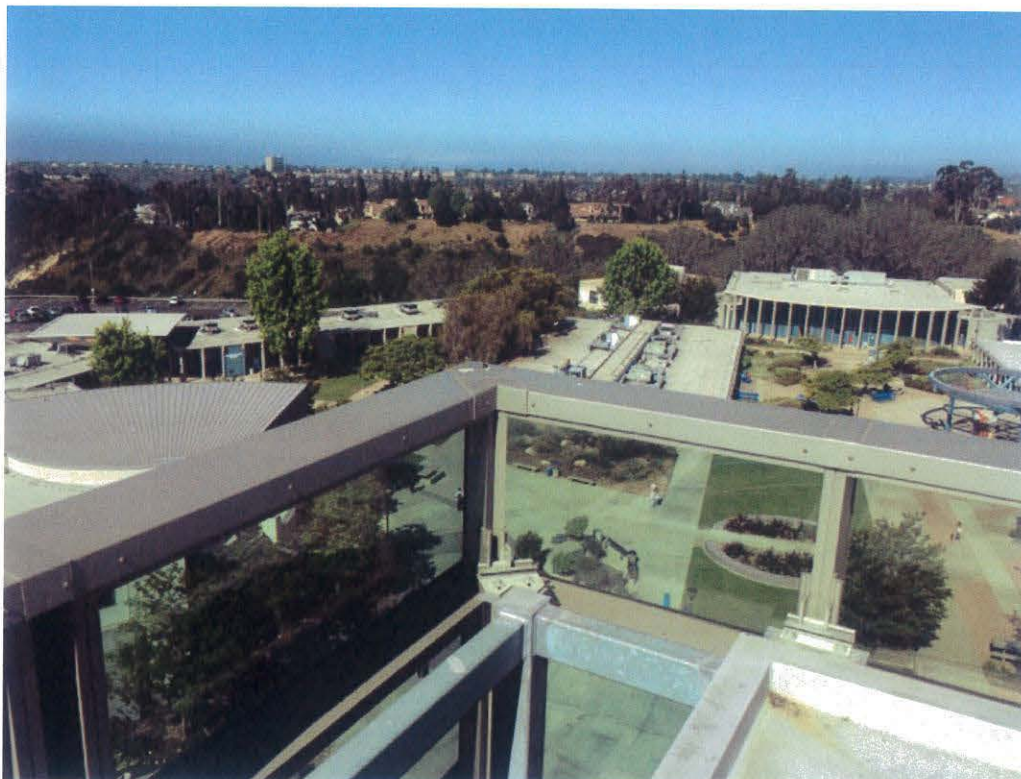
LOOKING SOUTH FROM ROOFTOP

AT&T Mesa College Photo
Survey

ATTACHMENT 9



LOOKING EAST FROM ROOFTOP



LOOKING WEST FROM ROOFTOP

AT&T Mesa College Photo
Survey



AT&T Mesa College Simulations

Existing view of the (P) radio eq. and antenna



Proposed view of the radio eq. and antenna space concealment wall





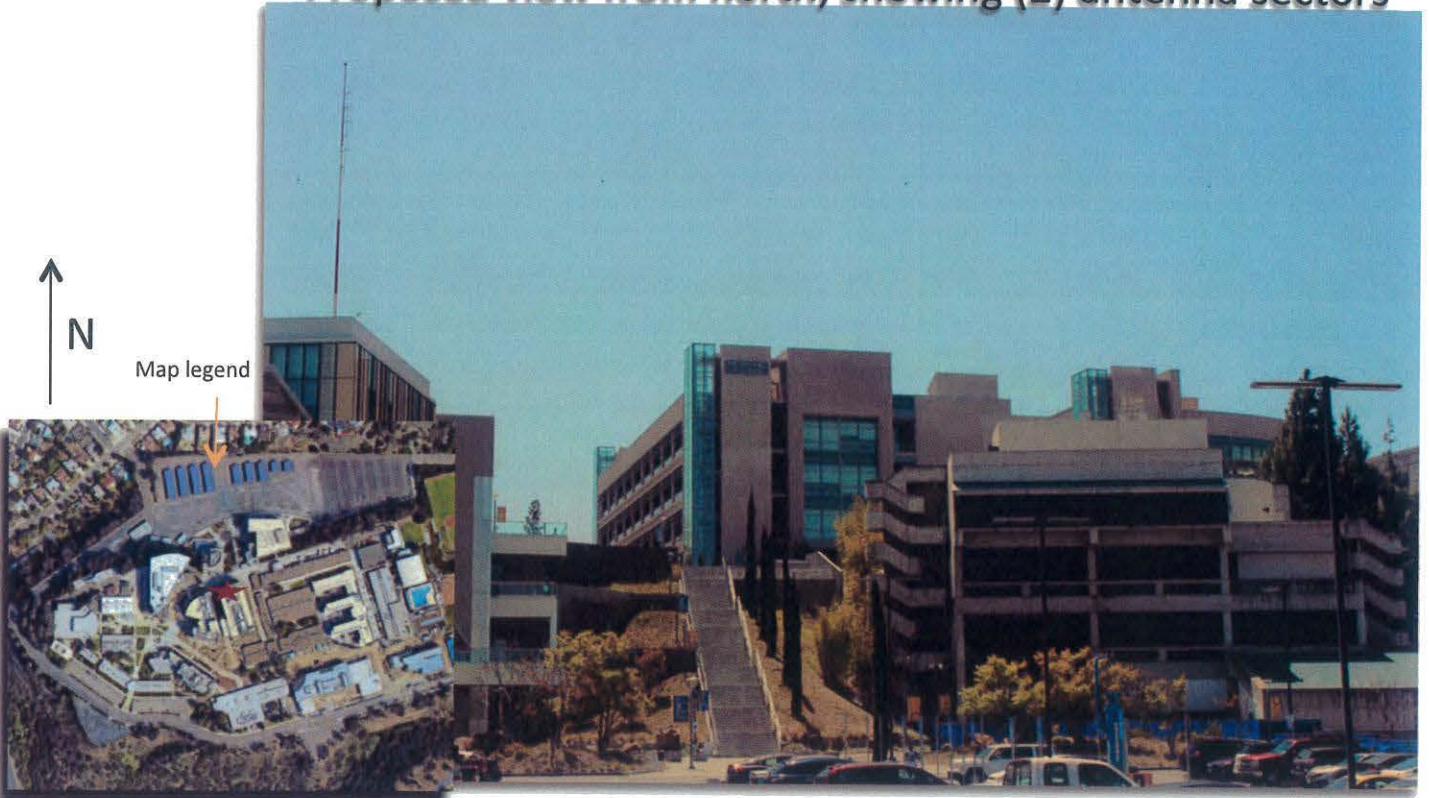
ATTACHMENT 10

AT&T Mesa College Simulations

Existing view from north



Proposed view from north, showing (2) antenna sectors

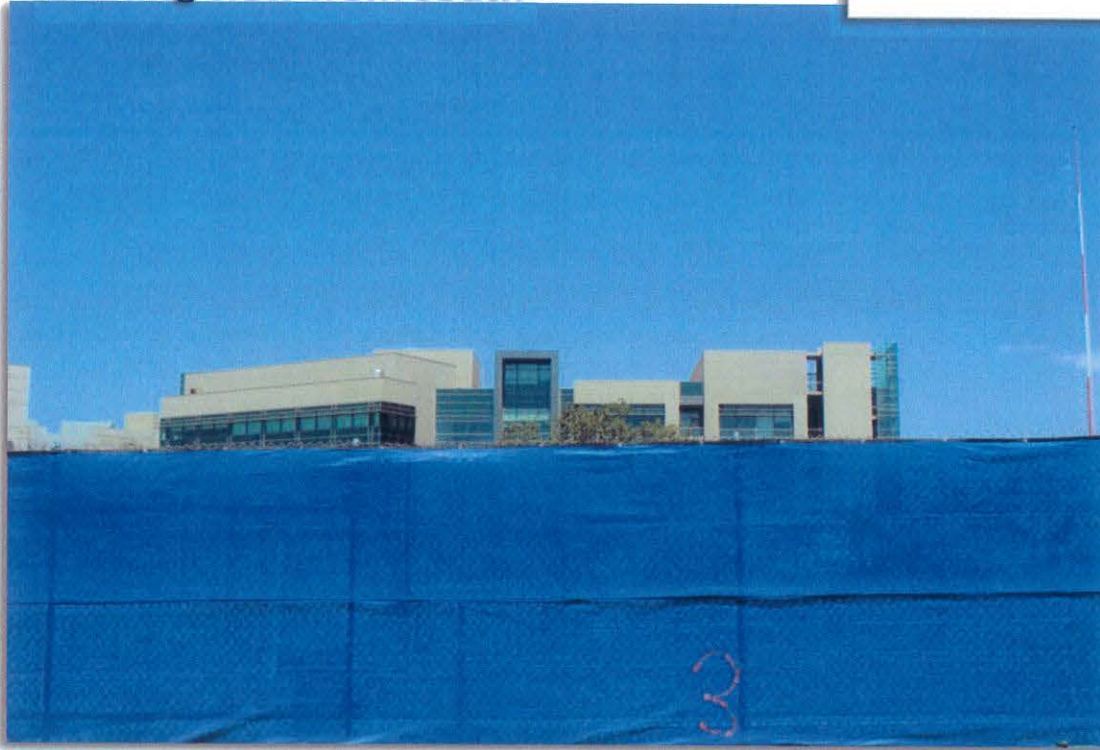




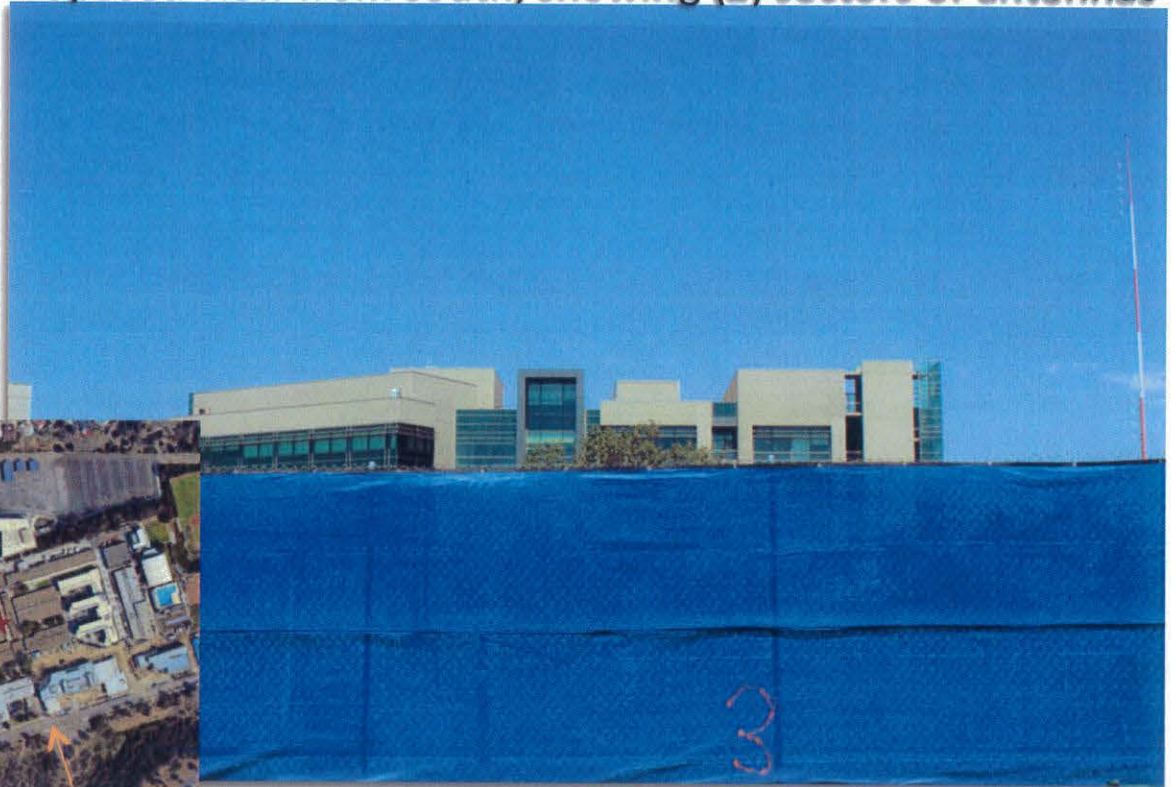
ATTACHMENT 10

AT&T Mesa College Simulations

Existing view from south



Proposed view from south, showing (2) sectors of antennas



Map legend





at&t

ATTACHMENT 10

AT&T Mesa College Simulations

Existing view from west



Proposed view from west, showing (1) sectors of antennas



Map legend



October 2016

City of San Diego • Information Bulletin 620

Page 3 of 4



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

Community Planning Committee Distribution Form Part 1

Project Name: AT&T Mesa College	Project Number: 566494	Distribution Date: 11/15/2017
---	----------------------------------	---

Project Scope/Location:

NUP, PDP, and SDP (Process 5) for a new WCF supporting 16 antennas, 64 RRUs, 8 WCS Filters, 12 DC Surge Suppressors and rooftop equipment concealed behind 4 new rooftop screen walls, painted and textured to match the surface of the building. The project is located at 7250 Mesa College Dr (Mesa College) in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The project is proposing height deviations to exceed the RS-1-7 and the CMHLOZ zone of 30-feet. CD 6

Applicant Name: Caitlyn Kes		Applicant Phone Number: 858-527-9938
Project Manager: Simon Tse	Phone #: (619) 687-5984	E-mail Address: stse@sandiego.gov

Project Issues (To be completed by Community Planning Committee for initial review):

Attach Additional Pages if Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

(10-16)



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

Community Planning Committee Distribution Form Part 2

Project Name: AT&T Mesa College	Project Number: 566494	Distribution Date: 11/15/2017
---	----------------------------------	---

Project Scope/Location:

NUP, PDP, and SDP (Process 5) for a new WCF supporting 16 antennas, 64 RRUs, 8 WCS Filters, 12 DC Surge Suppressors and rooftop equipment concealed behind 4 new rooftop screen walls, painted and textured to match the surface of the building. The project is located at 7250 Mesa College Dr (Mesa College) in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The project is proposing height deviations to exceed the RS-1-7 and the CMHLOZ zone of 30-feet. CD 6

Applicant Name: Caitlyn Kes		Applicant Phone Number: 858-527-9938
Project Manager: Simon Tse	Phone #: (619) 687-5984	E-mail Address: stse@sandiego.gov

Committee Recommendations (To be completed for Initial Review):

<input checked="" type="checkbox"/> Vote to Approve	Members Yes 13	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	

CONDITIONS:

NAME: Naveen H. Waney	TITLE: Chair Person (CCPG)
SIGNATURE:	DATE:

Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.



THE CITY OF SAN DIEGO

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

AT&T NSB SD0262 MESA COLLEGE

Project No. For City Use Only

566494

Project Address:

7250 Mesa College Dr, San Diego, CA 92111

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

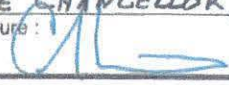
Project Title: AT&T NSB SD0262 MESA COLLEGE	Project No. (For City Use Only)
--	---------------------------------

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): <u>SAN DIEGO COMMUNITY COLLEGE DISTRICT</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>3375 CAMINO DEL RIO S. STE. 310</u> City/State/Zip: <u>SAN DIEGO, CA 619 388 7403</u> Phone No: <u>619 388 6546</u> Fax No: Name of Corporate Officer/Partner (type or print): <u>CHRIS MANIS</u> Title (type or print): <u>VICE CHANCELLOR, FACILITIES MANAGEMENT</u> Signature:  Date: <u>1 AUG 17</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: _____
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: _____



at&t
Mobility - San Diego

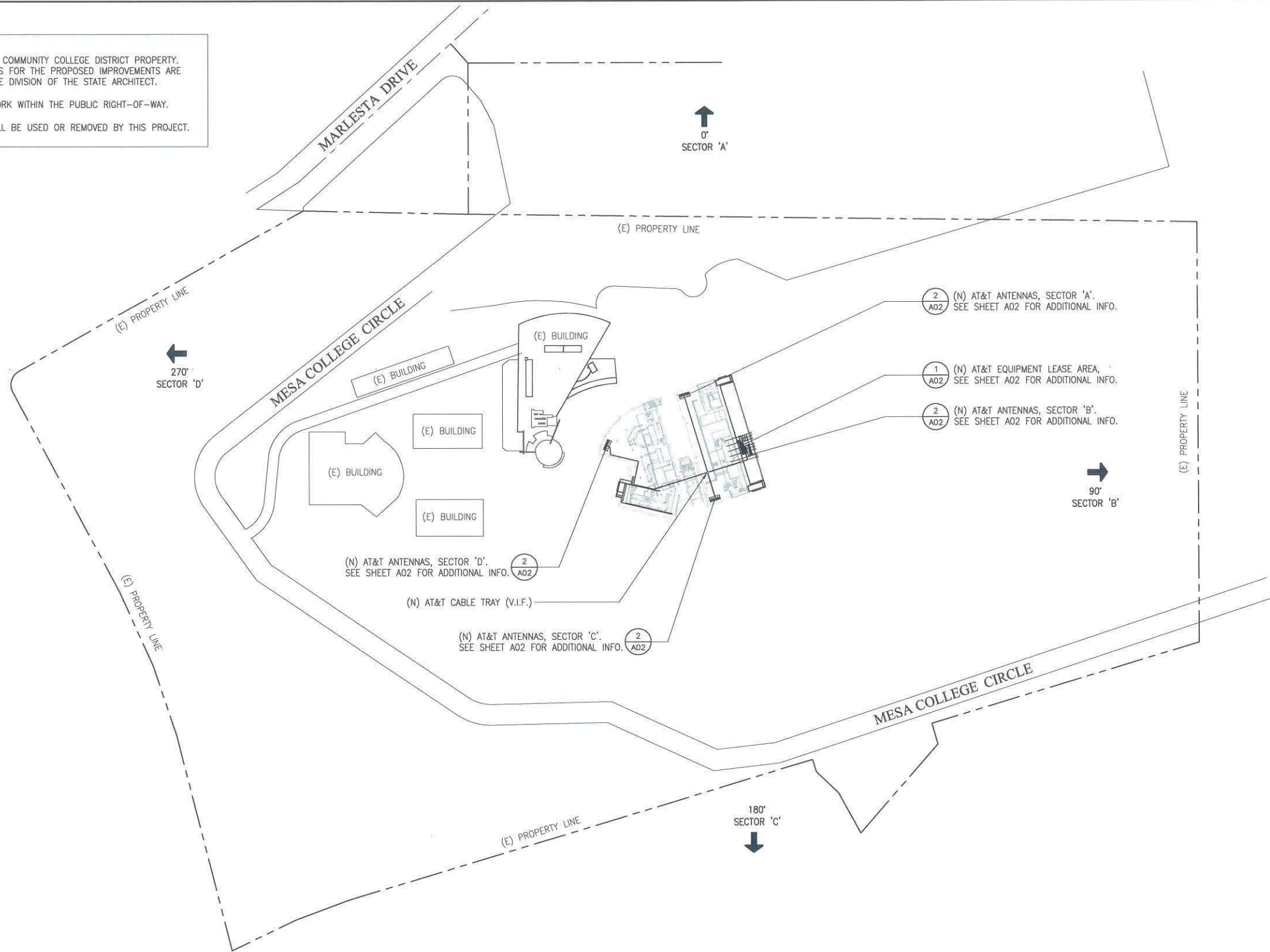
APPROVAL	DATE	SIGNATURE
P.M. :		
C.M. :		
S.A.C. :		
R.F. :		
ZONING :		

SITE NUMBER: SD0262
SITE NAME: MESA COLLEGE

DRAWING INDEX (ZONING)	REV.	DIRECTIONS	DEVELOPMENT SUMMARY																																				
T01 TITLE SHEET A01 SITE PLAN A02 EQUIPMENT & ANTENNA LAYOUT PLANS A03 ELEVATIONS A04 ELEVATION A05 ANTENNA SCHEDULE & RRUS SPECIFICATIONS A06 ANTENNA & WCS FILTER SPECIFICATIONS	1	FROM AT&T SAN DIEGO OFFICE	PROJECT SCOPE OF WORK: THIS PROJECT IS A AT&T UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING: 1. INSTALL (4) (N) FRP SCREEN ENCLOSURES ON ROOFTOP 2. INSTALL (16) PANEL ANTENNAS, (64) RRU's, (8) WCS FILTER & (12) DC-6 SURGE SUPPRESSORS BEHIND FRP SCREEN ON ROOFTOP 3. INSTALL (1) 4'-6" x 32'-6" RAISED STEEL PLATFORM FOR EQUIPMENT CABINETS ON ROOFTOP 4. INSTALL (1) DC GENERATOR, (2) EQUIPMENT CABINETS, (6) PURCELL CABINETS & (1) TRANSFORMER BEHIND SCREEN WALL ON ROOFTOP 5. INSTALL CABLE TRAY/RACEWAY 6. INSTALL FIBER & DC CABLES 7. INSTALL UTILITY CONDUIT RUNS																																				
	1	7337 TRADE ST SAN DIEGO, CA 92121	PROPERTY INFORMATION: LEGAL DESCRIPTION: - ASSESSOR PARCEL NUMBER: 427-010-31 LEASE AREA: 664 SQ. FT.																																				
		VICINITY MAP	BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK: <div>1- DSA 2- PLANNING</div>	EXISTING WCFs ON SAME PROPERTY:																																			
			BUILDING CODE INFORMATION: EXISTING BUILDING/STRUCTURE: OCCUPANCY = CONSTRUCTION TYPE = SPRINKLER SYSTEM = PROPOSED STRUCTURE: OCCUPANCY = S-2 CONSTRUCTION TYPE = V-A SPRINKLER SYSTEM = N/A	OWNER: OWNER: SAN DIEGO COMMUNITY COLLEGE DISTRICT ADDRESS: 1544 FRAZEE ROAD SAN DIEGO, CA 92108 CONTACT: RAMON FONSECA 3375 CAMINO DEL RIO SOUTH, SUITE 310 SAN DIEGO, CA 92108 PHONE: (619) 388-6546 FAX: (619) 388-6509 E-MAIL: RFONSECA@SDCCD-EDU																																			
7 SHEETS TOTAL			PROJECT TEAM: CONSTRUCTION: TIM HENION PHONE: (503) 519-8591 SITE ACQUISITION: CAITLYN KES PHONE: (858) 527-9938 PLANNING: CAITLYN KES PHONE: (858) 527-9938 ARCHITECT: DK DO, RA PHONE: (949) 475-1000	ZONING INFORMATION: JURISDICTION: CITY OF SAN DIEGO ZONING DESIGNATION: SPLIT: OP-2-1, RM-1-1, RS-1-7 EXISTING ZONING NO.: LATITUDE: LONGITUDE: TOP OF (E) STRUCTURE: ± . FEET AGL BASE OF (E) STRUCTURE: ± . FEET (A.M.S.L.)																																			
CODE COMPLIANCE 1. 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2. 2016 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 3. 2016 CALIFORNIA ELECTRICAL CODE 4. 2016 CALIFORNIA MECHANICAL CODE (CMC) 5. 2016 CALIFORNIA ENERGY CODE 6. 2016 CALIFORNIA FIRE CODE (CFC) 7. 2016 CALIFORNIA GREEN CODE 8. 2016 CALIFORNIA REFERENCES STANDARDS CODE ** 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.																																							
 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202		SD0262 MESA COLLEGE 7250 MESA COLLEGE DRIVE SAN DIEGO, CA 92111	 ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614	<table><tr><td colspan="2">1</td><td>09/14/17</td><td>CITY COMMENTS</td><td>HH</td><td>BOK</td><td>DKD</td></tr><tr><td colspan="2">D</td><td>06/18/17</td><td>ANTENNA RELOCATION (100% ZD)</td><td>HH</td><td>BOK</td><td>DKD</td></tr><tr><td colspan="2">A</td><td>05/26/17</td><td>ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)</td><td>HH</td><td>BOK</td><td>DKD</td></tr><tr><td>NO.</td><td>DATE</td><td colspan="2">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="3">DRAWN</td></tr></table>	1		09/14/17	CITY COMMENTS	HH	BOK	DKD	D		06/18/17	ANTENNA RELOCATION (100% ZD)	HH	BOK	DKD	A		05/26/17	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	HH	BOK	DKD	NO.	DATE	REVISIONS		BY	CHK	APP'D	SCALE		AS SHOWN	DESIGNED	DRAWN		
1		09/14/17	CITY COMMENTS	HH	BOK	DKD																																	
D		06/18/17	ANTENNA RELOCATION (100% ZD)	HH	BOK	DKD																																	
A		05/26/17	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	HH	BOK	DKD																																	
NO.	DATE	REVISIONS		BY	CHK	APP'D																																	
SCALE		AS SHOWN	DESIGNED	DRAWN																																			
 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202			SD0262 MESA COLLEGE 7250 MESA COLLEGE DRIVE SAN DIEGO, CA 92111	 ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614	<table><tr><td colspan="2">SHEET TITLE</td><td colspan="2">SHEET NUMBER</td></tr><tr><td colspan="2">TITLE SHEET</td><td colspan="2">T01</td></tr></table>	SHEET TITLE		SHEET NUMBER		TITLE SHEET		T01																											
SHEET TITLE		SHEET NUMBER																																					
TITLE SHEET		T01																																					

REDUCED PLOT: DO NOT SCALE THIS DRAWING

- NOTES:
- 1/ THIS PROJECT IS ON SAN DIEGO COMMUNITY COLLEGE DISTRICT PROPERTY. REVIEW AND APPROVAL OF PLANS FOR THE PROPOSED IMPROVEMENTS ARE UNDER THE JURISDICTION OF THE DIVISION OF THE STATE ARCHITECT.
 - 2/ THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 3/ NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.



SITE PLAN

SCALE: 1"=100'-0"
0 20' 50' 100'

1



SD0262
MESA COLLEGE
7250 MESA COLLEGE DRIVE
SAN DIEGO, CA 92111

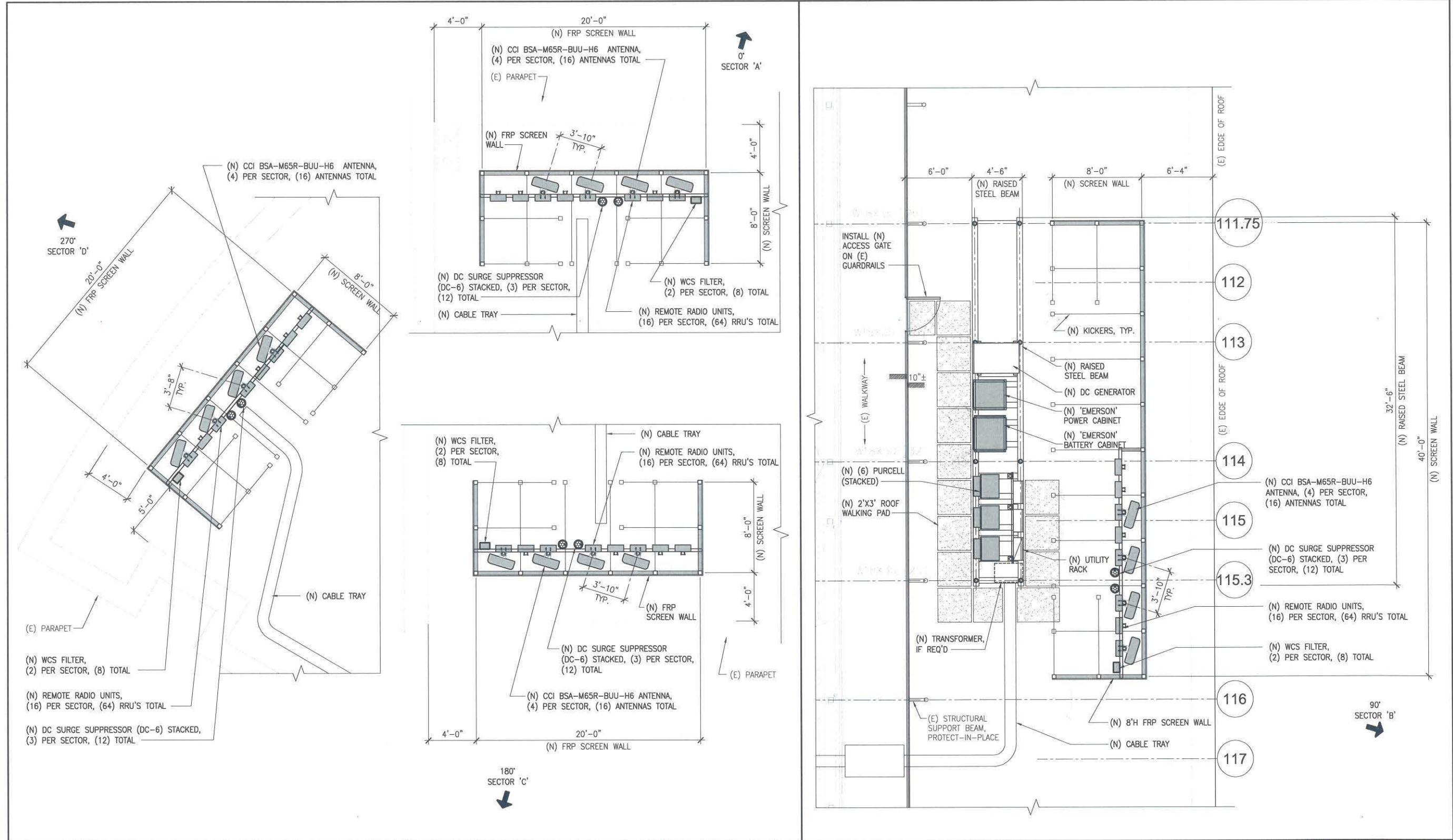
DCI PACIFIC
A/E/C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	09/14/17	CITY COMMENTS	HH	BOK	DKD
0	06/18/17	ANTENNA RELOCATION (100% ZD)	HH	BOK	DKD
A	05/26/17	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	HH	BOK	DKD
SCALE		AS SHOWN	DESIGNED	DRAWN	

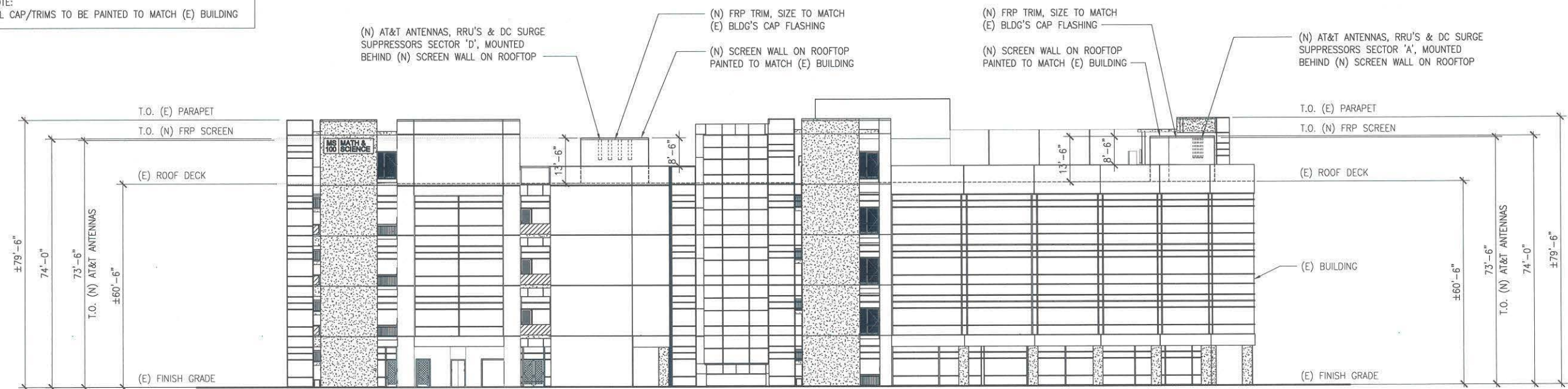
SITE PLAN

A01

REDUCED PLOT; DO NOT SCALE THIS DRAWING



NOTE:
ALL CAP/TRIMS TO BE PAINTED TO MATCH (E) BUILDING

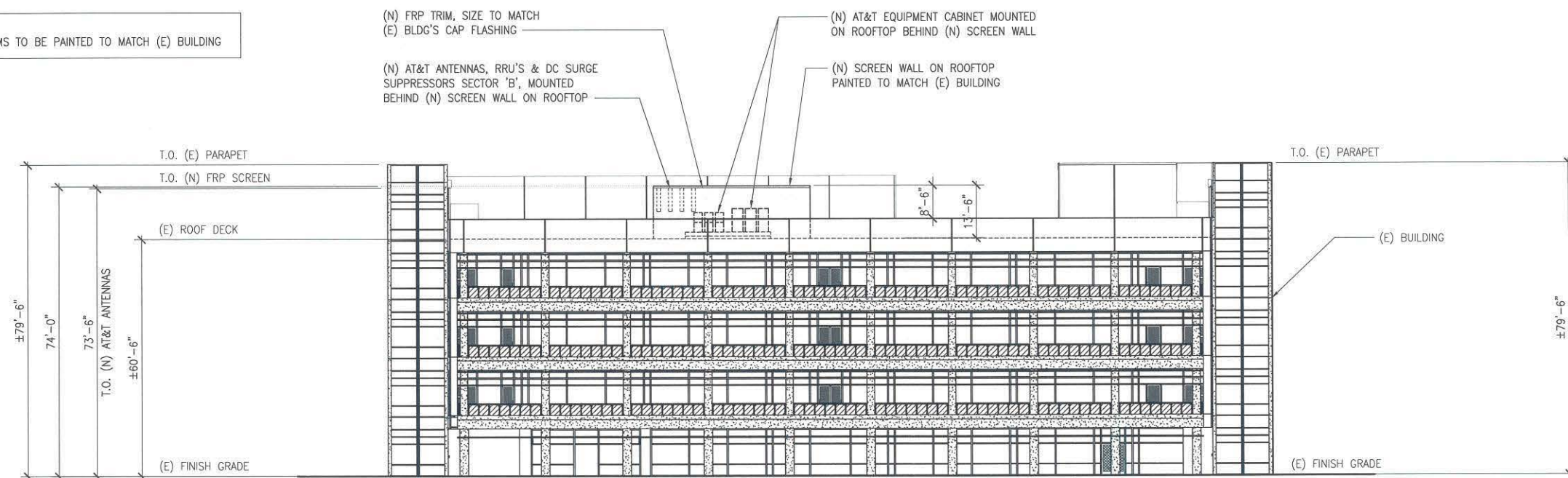


NORTH ELEVATION

SCALE:
1/16"=1'-0"

1

NOTE:
ALL CAP/TRIMS TO BE PAINTED TO MATCH (E) BUILDING



EAST ELEVATION

SCALE:
1/16"=1'-0"

2



SD0262
MESA COLLEGE
7250 MESA COLLEGE DRIVE
SAN DIEGO, CA 92111

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

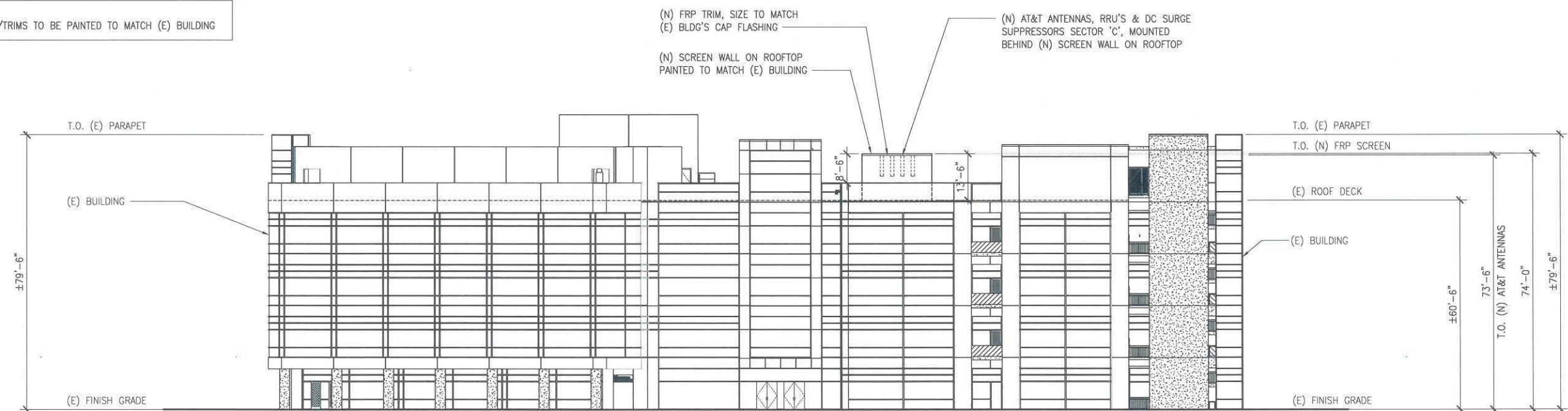
NO.	DATE	REVISIONS	BY	CHK	APP'D
1	09/14/17	CITY COMMENTS	HH	BOK	DKD
0	06/18/17	ANTENNA RELOCATION (100% ZD)	HH	BOK	DKD
A	05/26/17	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	HH	BOK	DKD
SCALE			AS SHOWN	DESIGNED	DRAWN

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A03

REDUCED PLOT: DO NOT SCALE THIS DRAWING

NOTE:
ALL CAP/TRIMS TO BE PAINTED TO MATCH (E) BUILDING

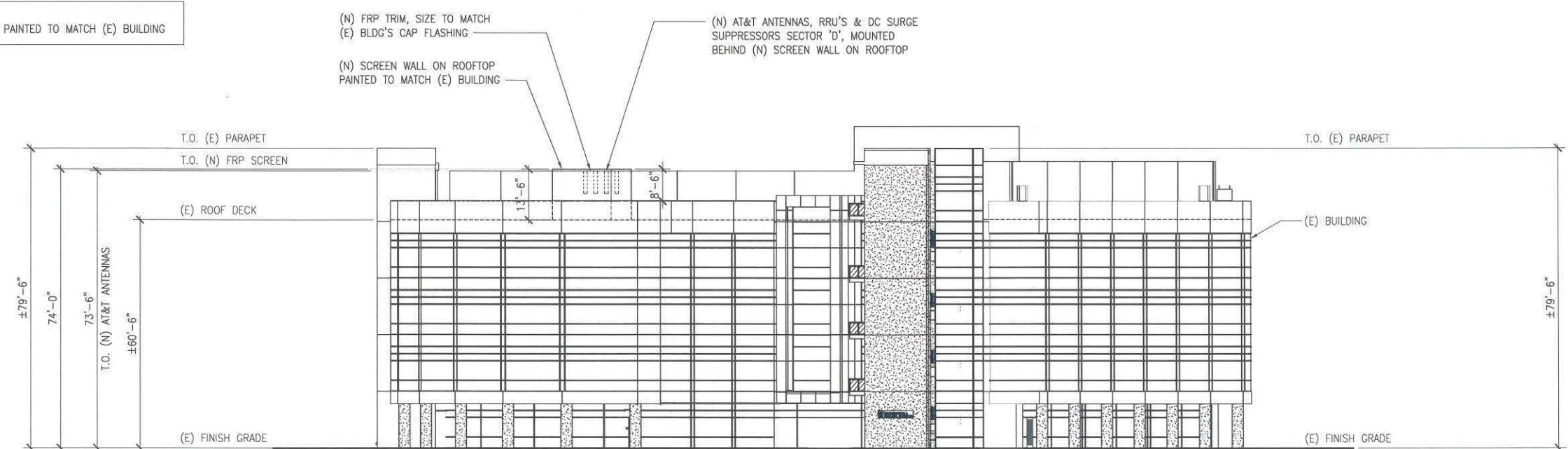


SOUTH ELEVATION

SCALE: 1/16"=1'-0"
0 5' 10' 16'

1

NOTE:
ALL CAP/TRIMS TO BE PAINTED TO MATCH (E) BUILDING



WEST ELEVATION

SCALE: 1/16"=1'-0"
0 5' 10' 16'

2



SD0262
MESA COLLEGE
7250 MESA COLLEGE DRIVE
SAN DIEGO, CA 92111

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

NO.		DATE	REVISIONS	BY	CHK	APP'D
1	09/14/17	CITY COMMENTS		HH	BOK	DKD
0	06/18/17	ANTENNA RELOCATION (100% ZD)		HH	BOK	DKD
A	05/26/17	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)		HH	BOK	DKD
SCALE		AS SHOWN	DESIGNED	DRAWN		

ELEVATIONS

A04

REDUCED PLOT; DO NOT SCALE THIS DRAWING

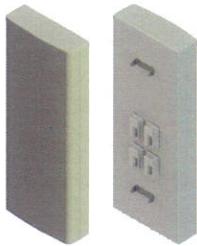
ERICSSON RRUS-11		RRUS 12		ANTENNA SECTOR		ANTENNA					RRU AT ANTENNA LEVEL		CABLE LENGTH (SEE FIBER AND DC INFORMATION BELOW)		
DIMENSIONS, WxDxH: 431x182x500mm (17"x7.2"x19.7")		2x60 Watts GSM, WCDMA & LTE Frequencies: - Band 2 (PCS, KRC 161 299/2) - Band 4 (AWS, KRC 161 349/2) - Band 5 (850MHz, KRC 161 321/2) IBW: 40 MHz (B2, B4), 25 MHz (B5) Up to 4 carriers WCDMA or LTE 2.5 Gbps CPRI 6 external alarms DC supply (AC as an option) Dimensions (HxVxD): 20.4"x18.5"x7.5" (including sun shield and handle) Weight: 50 lbs, excluding mounting hardware - 58 lbs in Extranet description, applicable to heaviest (non-AT&T) frequency model		ALPHA A1 A2 A3 A4 BETA B1 B2 B3 B4 GAMMA C1 C2 C3 C4 DELTA D1 D2 D3 D4		AZIMUTH 0 90 180 270 MODEL CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 CCI BSA-M65R-BUU-H6 RAD CENTER 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 DOWNTILT 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 SKEW 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg 0 deg					MODEL RRUS-11 RRUS-12 FIRSTNET B14 RRUS-32 QTY 8 8 8 40 0 0 0 0 0 0 0 0 0 0 0 0 0		275 FT 25 FT 175 FT 375 FT		
WEIGHT: 51 LBS											64				
RRU-11 SPECIFICATIONS		5 REMOTE RADIO UNIT (RRUS-12) SPECS		2		GPS GPS #1 GPS #2					N/A KATHREIN OG-860/1920/GPS-A INSTALL (2) 1/2" COAX PER GPS, L = 20' N/A KATHREIN OG-860/1920/GPS-A INSTALL (2) 1/2" COAX PER GPS, L = 20'				
RAYCAP DC6 OVER VOLTAGE PROTECTOR WITH DOME COVER RAYCAP WT= 55 LBS DOME SECURING BAND CLIP FOR ATTACHING DC6 (OVP) TO BASE ASSEMBLY (TYP) RAYCAP POLE MOUNTING BRACKETS POWER CABLE INGRESS PORTS CABLE TIE BAR		RRUS 4478 B14 B14 - TX = 758 - 768 MHz - RX = 788 - 798 MHz - CPRI: 2 ports x 2.544 Gbps (10.1 Gbps) install 1 SFP and connect 1 fiber pair to the RRUS 4478 during initial install - Only use Ericsson supplied and approved SFPs RDH10247/3 - 2 external alarm inputs - Max wind load @ 50m/sec = 260N - Breaker size = 25A, DC Power Consumption = 880W (for dimensioning) - 200mm horizontal separation required for side by side mounting - 200mm separation required from antenna backplane to radio - 600mm/600mm vertical outdoor/in-door separation required - Min. Max DC cable size from squid to radio = 10.8 AWG - Adapter is required for 2-wire connection - Shielded DC cable is required - Ground cable size = 2AWG - Dimensions (incl. handles, feet and sunshield) - Height: 15' (420 mm) - Width: 13.2' (342 mm) - Depth: 7.3' (196 mm) - Weight, excl. mounting hardware = 59.4 lbs (27 kg)		FIBER AND DC INFORMATION: TOTAL FIBER INNERDUCTS FROM LEASE AREA TO SURGE SUPPRESSOR = TOTAL DC-6 (SQUID) = TOTAL NUMBER OF CONDUIT FOR DC (ONE PER SQUID) = TOTAL REQUIRED FIBER RIBBONS FROM SURGE SUPPRESSOR TO RRUs = TOTAL DC LINES FROM SURGE SUPPRESSOR TO RRUs = EACH FIBER INNERDUCT CONTAINS 24 FIBER RIBBONS, MAXIMUM RIBBONS = EACH CONDUIT FOR DC CABLES CONTAINS 6 PAIRS DC LINES, MAXIMUM DC LINES = NOTES TO CONTRACTOR: 1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDs) PRIOR TO CONSTRUCTION. 2. CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.		5 5 5 128 30 2" DIAMETER INNERDUCT (STANDARD) PCS (STANDARD) 2" DIAMETER INNERDUCT (STANDARD) RIBBONS PAIRS 120 RIBBONS AVAILABLE 128 RIBBONS REQUIRED -8 RIBBONS SPARE 30 PAIRS AVAILABLE 64 PAIRS REQUIRED -34 PAIRS SPARE					J W				
DC SURGE SUPPRESSOR (DC-6) SPECS		6 RRUS 4478 B14 SPECIFICATIONS		3		BOTTOM FRONT									
ERICSSON RRUS-32 DIMENSIONS, WxDxH: 12.1"x6.7"x26.7" (INCLUDES SUNSHIELD) WEIGHT: 60 LBS		RRU-32 SPECIFICATIONS		4		MANUFACTURER MODEL BAND FREQUENCIES, MHZ POLARIZATION RET L, IN W, IN D, IN WEIGHT, LB CCI BSA-M65R-BUU-H6 MULTI 698-806 2305-2360 DUAL INSTALLED 72.0 28.5 9.7 101.0					SHEET TITLE SHEET NUMBER ANTENNA SCHEDULE & RRUS SPECIFICATIONS A05				
at&t Mobility - San Diego 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202		DePratti Inc.		SD0262 MESA COLLEGE 7250 MESA COLLEGE DRIVE SAN DIEGO, CA 92111		DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614					1				



DATA SHEET

Multi-band Bi-Sector™ Array

BSA-M65R-BUU-H6



Overview

- Six foot (1.8m), twelve port, dual beam antenna with patented asymmetrical beam shapes optimized for LTE
- Two independent 33° beams to match existing 65° patterns, covering 698-894 MHz and 1710-2360 MHz
- Three pairs (one low band and two high band) of +45° and -45° cross-polarized ports for each beam
- Provides full 4x4 MIMO performance in high band
- Enhanced array spacing ensures optimal MIMO performance
- Slim and low weight single panel design supporting two beams in a single antenna
- Field replaceable, integrated AISG 2.0 compliant Remote Electrical Tilt (RET) system with independent tilt control for the high and low band in each 33° sector
- Dramatic increase in site capacity through higher order sectorization which offsets the need to build new sites
- Boosts data throughput by minimizing interference and optimizing coverage
- Sharp elevation beamwidth aides in network planning
- Optimal elevation sidelobe performance
- Exceeds minimum PIM performance requirements

The CCI multi-band Twin HexPort Bi-Sector™ array is a dual beam antenna with full 700 MHz, SMR 800, Cellular, AWS, PCS and WCS band coverage. This six foot (1.8 m) antenna can be configured to deploy two asymmetric 33° beams each containing two low band ports covering 698-894 MHz and four high band ports covering 1710-2360 MHz in a single enclosure. With four high band ports in each sub-beam this antenna is ideally suited for implementation of 2x4 and 4x4 MIMO system configurations. The CCI multi-band Bi-Sector™ provides the capability to deploy two sectors of 4x4 Multiple-input Multiple-output (MIMO) in the high band. The Remote Electrical Tilt (RET) feature allows separate tilt control for the high and low band in each 33° beam, enabling maximum flexibility in network deployment.

CCI's unique patented bi-sector technology provides optimized overlap between the pairs of asymmetric beams, lowers soft handover losses in LTE, UMTS/HSPA+ and CDMA/EVDO systems, while minimizing interference between sectors. Fast roll-off of each of the outer beams and high front-to-back ratios ensure reduced interference. This patented approach enhances data transfer rates within LTE, UMTS and EVDO network sectors and addresses "hotspots" in mobile wireless operator networks.

The single panel design of the Bi-Sector Array offers the opportunity to reduce antenna count and directly replaces an existing 65° antenna without mount changes and avoids costly leasing and zoning changes. The enhanced coverage matches the existing sector footprint and minimizes the need for optimization and adjacent site changes, providing operators with significant CAPEX and OPEX cost savings.

CCI antennas are designed and produced to ISO 9001:2008 certification standards for reliability and quality in our state-of-the-art manufacturing facilities.

www.cciproductions.com EXTENDING WIRELESS PERFORMANCE

02/11/2016

© 2017 CCI All rights reserved. Specifications are subject to change.

Revision 1.2

1

DS-B5AMRBUU-H6 V1.2 180211



SPECIFICATIONS

Multi-band Bi-Sector™ Array

BSA-M65R-BUU-H6

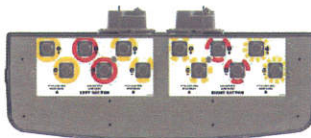
Port	1-6 x Low Band Ports for 698-894 MHz	7-12 x High Band Ports for 1710-2360 MHz
Frequency Range	698-805 MHz	824-894 MHz
Gain	16.4 dBi	17.3 dBi
Electrical Downtilt	2° to 12°	2° to 12°
Front-to-Back Ratio @180°	> 30 dB	> 30 dB
Voltage Standing Wave Ratio(VSWR)	< 1.5:1	< 1.5:1
Passive Intermodulation (2x20W)	< -150 dBc	< -150 dBc
Input Power Continuous Wave (CW)	500 watts	500 watts
Polarization	Dual Linear 45°	Dual Linear 45°
Input Impedance	50 ohms	50 ohms
Lightning Protection	DC Ground	DC Ground

Mechanical

Dimensions (LxWxD)	72.0x28.5x9.7 in (1828x723x245 mm)
Survival Wind Speed	> 150 mph (> 240 kph)
Front Wind Load	438 lbs (1947 N) @ 100 mph (161 kph)
Side Wind Load	175 lbs (778 N) @ 100 mph (161 kph)
Equivalent Flat Plate Area	17.1 ft² (1.6 m²)
Weight *	101.0 lbs (45.9 kg)
RET System Weight	6.6 lbs (3.0 kg)
Connector	12 x 7-16 DIN female long neck
Mounting Pole	2 to 5 in (5 to 12 cm)

* Weight excludes mounting and RET

Bottom View



RET Connection Diagram

CONNECT RET ACTUATORS AS SHOWN BELOW



www.cciproductions.com EXTENDING WIRELESS PERFORMANCE

02/11/2016

© 2017 CCI All rights reserved. Specifications are subject to change.

Revision 1.2

3

DS-B5AMRBUU-H6 V1.2 180211

WCS-IMFT-AMT-43 & WCS-IMFQ-AMT-43

Twin WCS IMF for Aeronautical Mobile Telemetry Band Co-Location
Quad WCS IMF for Aeronautical Mobile Telemetry Band Co-Location

Electrical

WCS IMF (IMT) - AMT & IMF - AMT

Insertion Loss (dB) - 2000 - 2360 MHz	0.5 max, 0.5 typ
Insertion Loss (dB) - 2360 - 2550 MHz	0.5 max, 0.5 typ
Insertion Loss (dB) - 2550 - 2700 MHz	0.5 max, 0.5 typ
Insertion Loss (dB) - 2700 - 2850 MHz	0.5 max, 0.5 typ
Insertion Loss (dB) - 2850 - 2950 MHz	0.5 max, 0.5 typ
Insertion Loss (dB) - 2950 - 3000 MHz	0.5 max, 0.5 typ
Group Delay for 2000 - 2360 MHz	30 ns max
Group Delay for 2360 - 2550 MHz	30 ns max
Group Delay for 2550 - 2700 MHz	30 ns max
Group Delay for 2700 - 2850 MHz	30 ns max
Group Delay for 2850 - 2950 MHz	30 ns max
Group Delay for 2950 - 3000 MHz	30 ns max
Return Loss, dB	18 min, 20 dB typ
Return Loss, dB	18 min, 20 dB typ
Input power rating per port - RMS	300 W
Input power rating per port - PEP	3000 W

DC/ANALOG TRANSMISSION

AUT Frequency

Insertion Loss (dB) - 1710 - 2155 MHz

DC bypass Path 1 (down & up)

DC bypass Path 2 (down & up)

DC bypass Path 3 (down & up)

DC bypass Path 4 (down & up)

DC Voltage Regulator

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing

DC Current Sensing