



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 15, 2022 REPORT NO. PC-22-049
HEARING DATE: September 22, 2022
SUBJECT: AT&T RB Swim & Tennis, Process Four Decision
PROJECT NUMBER: [667476](#)
OWNER/APPLICANT: Rancho Bernardo Swim and Tennis Club / AT&T

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 16955 Bernardo Oaks Drive within the Rancho Bernardo Community Plan?

Staff Recommendations:

1. **Approve** Planned Development Permit (PDP) No. 2602055; and
2. **Approve** Neighborhood Development Permit (NUP) No. 2602056.

Community Planning Group Recommendation: On December 19, 2021, the Rancho Bernardo Community Planning Group voted 5-4-0 to recommend denial of the project. The planning board received 87 emails with 28 in support and 59 opposed. Additionally, 21 of the 59 in opposition cited concerns over the proposed location of the WCF(Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 22, 2022, and the opportunity to appeal that determination ended August 5, 2022 (Attachment 8).

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

BACKGROUND

WCFs are permitted in all zones citywide with the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1 which are generally non-residential uses/zones and are permitted ministerially and the least preferred locations are with residential uses in residential zones and are a Preference 4, requiring a Conditional Use Permit, Process Four. Various land uses and zones between those Preference levels dictate decision levels and permits between a Neighborhood Use Permit (NUP), Process Two and a Conditional Use Permit (CUP), Process Three or Four. The purpose and intent of this is to encourage WCFs in more preferred locations by allowing a lower processing level. This project is located in a residential zone, but the existing use is non-residential which is a Preference 2. There are no other locations in Preference 1 categories that can maintain current service levels or were agreeable to necessary standards of selection.

The WCF regulations require a NUP Process 2 approval for a WCF proposed on a residentially zoned property that contains a non-residential use. Additionally, pursuant to SDMC Section [143.0402](#) a Planned Development Permit (PDP) Process 4 is required when a project includes deviations from the applicable zoning regulations. In this case, the project includes a 55-foot tall faux tree, which is 20 feet above the height limit of 35 feet. Consistent with the San Diego Municipal Code (SDMC) [Section 112.0103](#), when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project, as proposed, requires a Process Four, Planning Commission decision with appeal rights to the City Council.

DISCUSSION

Project Description:

The project proposes a WCF designed as a 55-foot tall faux pine tree (mono-pine) supporting 12 panel antennas and 24 Remote Radio Units (RRUs) for AT&T located in the southeast corner of the parcel, about 200 feet from the intersection of Pomerado Road and Rancho Bernardo Road. The WCF also includes a 218 square-foot equipment enclosure located adjacent to the tree. The project is located at 16955 Bernardo Oaks Drive in the RS-1-14 zone of the Rancho Bernardo Community Plan. The Rancho Bernardo Community Plan designates the site as Private Recreation. Land uses surrounding the project site include recreational to the west and north, residential and religious facility to the north, and commercial and residential to the east and south.

The search area for the new WCF consisted of almost exclusively residential zones. There are limited properties that are considered preferred zones within the required geographical area and AT&T exhausted the options for collocation on an existing facility and pursued a new site. Eight commercial properties and non-residential use properties were approached. All these properties were ultimately eliminated due to no interest or failed negotiations. There was another candidate for the project site located at the Seven Oaks Community Center at 16789 Bernardo Oaks Drive. This

location was rejected when the property owner declined to proceed with the project (Attachment 7).

The location of the WCF is approximately 200 feet from the nearest residence to the south. It is proposed on the southeast side of the property next to a drainage ditch by the parking area and an existing block wall that separates the parcels. This parcel abuts a commercial parcel that is on the corner of Rancho Bernardo Road and Pomerado Road. Existing mature trees including evergreens, eucalyptus and pine trees surround the proposed site and all are in scale of the proposed mono-pine. All branches at the antenna level will extend a minimum of 24 inches beyond the entire vertical length of the antennas for maximum concealment. The WCF will use 90-degree connectors to eliminate large looping cables coming from the bottom of the antennas. The mono-pine will contain a minimum of four branches per foot for full density coverage with limited spacing between the branches. Antenna socks are required for all antennas and associated components to further camouflage the antennas and integrate within the branches (Figure 1).



Figure 1: Photosimulation of proposed mono-pine

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An RFE-EME Compliance Report dated July 19, 2022 from EBI Consulting was submitted to the City, verifying that the proposed project meets or exceeds the requirements of the FCC.

A noise study was submitted, by Helix Environmental Planning Inc., on August 8, 2020, which demonstrates compliance with the noise standards per City of San Diego Municipal Code, Chapter 5, Article 9.5, Division 4, §59.5.0401, Sound Level Limits.

Community Planning Group

The Rancho Bernardo Community Planning Group (RBCPG) and subcommittee heard and discussed this project on the following dates: 8/10/21, 8/19/21, 9/14/21, 11/2/21, 11/18/21, 12/7/21, and 12/16/21. Half of the dates were informational and the other half being voted on. The applicant presented to the subcommittee and then to the full committee. The project was revised to incorporate board's comments, and ultimately was denied by the subcommittee twice. The RBCPG voted to deny the project 5-4-0, based on a tally of the nominal number of emails and that a majority of the emails against the project did not like the location due to the adjacency to the intersection. The 10-acre parcel had four locations that were evaluated by AT&T as potential locations, as seen in the Site Justification Report (Attachment 7). Ultimately the first three locations were not of high enough elevation, not enough room, and the owner had future plans for the site. All three of these sites are closer to the tennis courts, baseball field, religious facility or the single-family residences. The fourth location, which is the proposed location, is more than 200 feet from any residence, religious facility or recreational use. The proposed location is roughly 200 feet away from the intersection, nestled in an existing grove of mature trees. The mono-pine was initially 60-foot tall, but was reduced five feet to improve the integration with the surrounding characteristics following the RBCPG vote. The applicants have elected to not present the modified project to the RBCPG, citing that the project conforms to the Wireless Ordinance (SDMC Section 141.0420), the WCF guidelines and City Council Policy. They also mention that the following other WCFs that have been approved in the immediate facility; at the Valvoline Oil Change business and another at the Rancho Bernardo Community Presbyterian Church. Additionally, there are two other facilities in the Rancho Bernardo Neighborhoods in a residentially zoned parcel without a residential use with similar design requirements.

Community Plan Analysis:

The Rancho Bernardo Community Plan does not address WCFs specifically; however, the City of San Diego's General Plan ([UD-A.15](#)) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The proposed facility proposes a mono-pine that is surrounded by a grove of mature trees and the equipment enclosure integrates with the existing block wall. The antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live pine tree. Any exposed apparatus will also be painted to match the mono-pine consistent with the WCF Design Guidelines. A coverage map was submitted that illustrates the need for a WCF in this location, that it will improve service to the residences, commercial and recreation uses in the immediate area. It is also important to highlight the additional capacity this site will provide and would therefore allow more data to be transmitted without delays.

Project-Related Issues:

Deviations- An applicant may request deviations from the applicable development regulations in

accordance with a Planned Development Permit decided in accordance with Process Four, provided that the findings in [SDMC Section 126.0605](#) are made. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Building Height	SDMC Section 131.0431 and Table 131.04D	35 feet maximum height	55 feet

Justification – AT&T has indicated that an antenna height of 53 feet is necessary in order to provide coverage to the area. AT&T’s engineers determined that in order to provide 5G service and add enhanced services to the area, a WCF tall enough to communicate with other nearby AT&T WCFs was needed to optimize their coverage objective. The WCF Guidelines, which were adopted in 2019, includes stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, which in this case an additional two feet is needed (55 feet maximum) to more closely resemble a live tree. The antennas located on the mono-pine tree will be covered with "antenna socks" which better integrate the antennas with the tree. AT&T is seeking improved coverage in the immediate area where there is a deficit in the carrier’s coverage area between other existing AT&T sites (Attachment 6). AT&T has limited radio frequency coverage in the immediate area, thus the proposed project will aid in achieving the capacity offloading necessary to provide network requirements.

Coverage maps demonstrate the existing coverage provided on the Rancho Bernardo Swim and Tennis Club property and the predicted loss of coverage without the height and newly installed antennas. Although the underlying zone allows a maximum 35-foot height limit, without the proposed tree height, AT&T would continue to experience significant impacts in this area. The above deviation has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego’s General Plan ([UD-A.15](#)), the [Rancho Bernardo Community Plan](#), and the purpose and intent of the [Wireless Communication Facility Ordinance](#). The project has been designed to address the physical environment and would not adversely impact the public’s health or safety.

In accordance with [SDMC Section 142.0420](#), faux landscaping may be used on a premises where natural vegetation similar in size and species exists or is proposed as part of the development. The proposed WCF will integrate into the area where other live trees of the same height and form exist. Existing mature trees are the same scale as the proposed mono-pine and include mature evergreens, pine trees, and a grove of eucalyptus trees. A proposed 24-inch box pine tree will be planted and can reach a height of 70 feet at maturity. Additionally, other medium to large shrubs will be planted and along with the proposed box pine tree, will help to mitigate any potential site impacts to the surrounding area. As designed and with the exception of the deviation, the project complies with the Wireless Communication Ordinance, City of San Diego’s General Plan, and the Rancho Bernardo Community Plan.

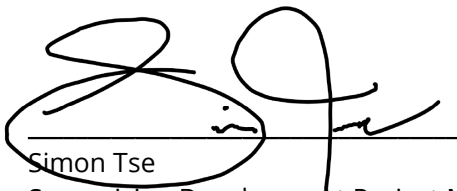
Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Planned Development Permit and Neighborhood Use Permit (Attachment 5).

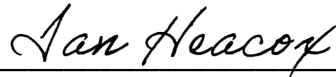
ALTERNATIVES

1. Approve Planned Development Permit No. 2602055 and Neighborhood Use Permit No. 2602056 with modifications.
2. Deny Planned Development Permit No. 2602055 and Neighborhood Use Permit No. 2602056, 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,



Simon Tse
Supervising Development Project Manager
Development Services Department

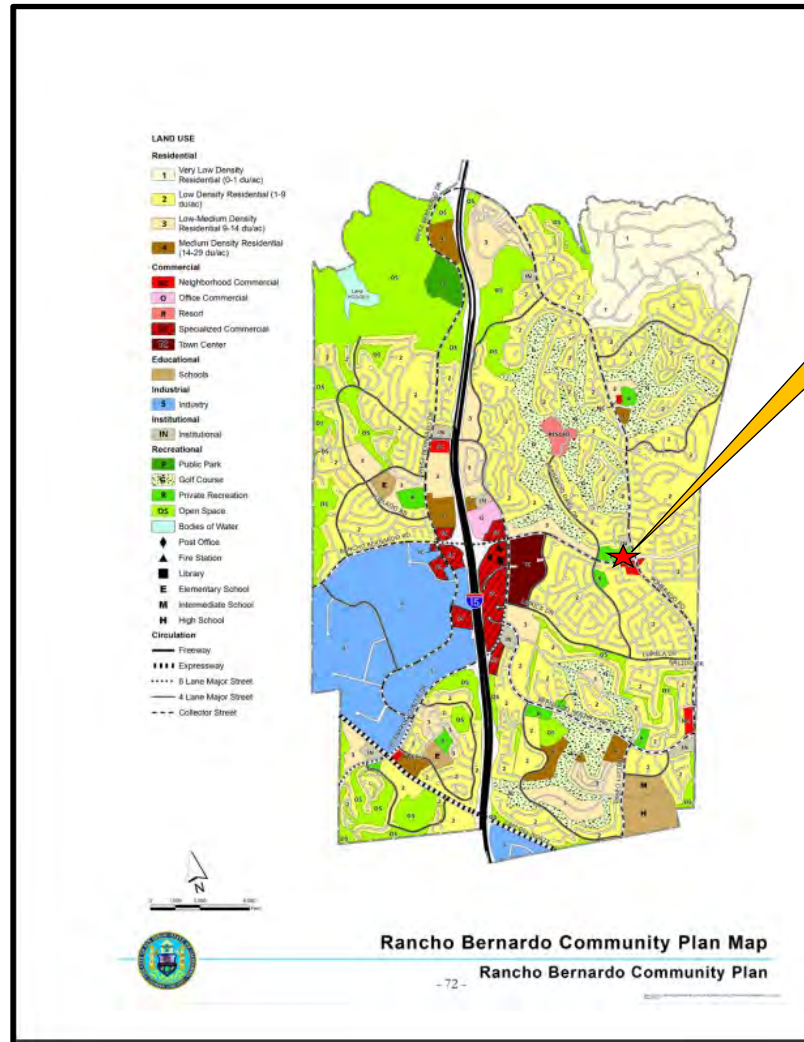


Ian Heacox
Development Project Manager
Development Services Department

ST/IH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Coverage Maps
7. Site Justification
8. Environmental Exemption
9. Ownership Disclosure Form
10. Community Planning Group Recommendation
11. Photo Survey
12. Photosimulations
13. Project Plans

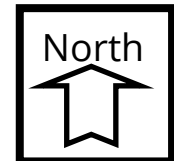


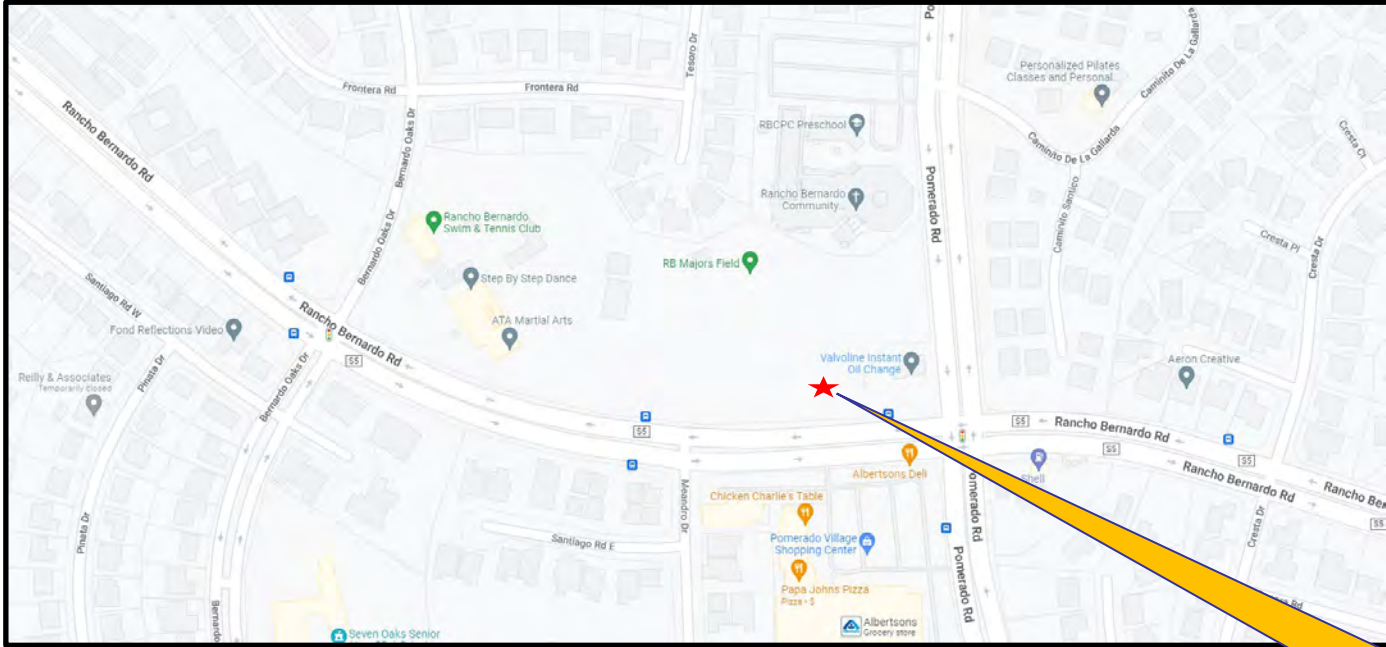
Project Site



Rancho Bernardo Land Use Plan

AT&T RB Swim & Tennis Project No. 667476
16955 Bernardo Oaks Drive



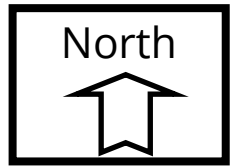


Project Site



Project Location Map

AT&T RB Swim & Tennis Project No. 667476
16955 Bernardo Oaks Drive



PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 2602055
NEIGHBORHOOD USE PERMIT NO. 2602056
AT&T RB SWIM & TENNIS PROJECT NO. 667476

WHEREAS, Rancho Bernardo Swim and Tennis Club, Owner and AT&T, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2602055 and 2602056;

WHEREAS, the project site is located at 16955 Bernardo Oaks Drive in the RS-1-14 zone of the Rancho Bernardo Community Plan;

WHEREAS, the project site is legally described as Lot 1 of Rancho Bernardo Recreation center, in the City of San Diego, County of San Diego, State of California, According to the Map thereof No. 5203, filed in the office of the Recorder of San Diego County on June 7, 1963;

WHEREAS, on July 22, 2022, 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) and no appeal of the Environmental Determination was filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 22, 2022, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2602055 and Neighborhood Use Permit No. 2602056, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2602055 and Neighborhood Use Permit No. 2602056:

NEIGHBORHOOD USE PERMIT [SDMC Section 126.0205]

a. Findings for all Neighborhood Use Permits:

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

The project proposes a Wireless Communication Facility (WCF) consisting of a 55-foot-tall faux pine tree (mono-pine) supporting 12 panel antennas and 24 Remote Radio Units (RRUs) for AT&T providing service to the surrounding area. The WCF is located at 16955 Bernardo Oaks Drive in the RS-1-14 zone of the Rancho Bernardo Community Plan, which designates the site as Residential.

The Rancho Bernardo Community Plan does not address WCFs specifically; however, the City of San Diego's General Plan (UD-A.15) requires the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The proposed facility proposes a mono-pine that is surrounded by a grove of mature trees and the equipment enclosure integrates with the existing block wall. The panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live pine tree and minimizing the visibility of each antenna. A coverage map was submitted that illustrates the need for a WCF in this location, that will improve service and capacity to the residences, commercial and recreation uses in the immediate area.

Pursuant to the San Diego Municipal Code (SDMC), WCFs are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. One intent of the regulations is to camouflage facilities from public view. Here, the mono-pine is located near a drainage ditch by the parking lot and a large grove of mature trees, and 200 feet from the nearest residence. The existing mature trees include eucalyptus, evergreen and pine trees that match or exceed the mono-pine's scale. The panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, in order to conceal them and not denigrate the overall appearance of the tree. The form and tree type of the proposed mono-pine will integrate into the existing setting and be constructed with additional live

landscape on the project to further adapt the project with the surrounding area. The proposed equipment enclosure will be matched to mimic the existing block wall. The proposed WCF is approximately 200 feet from the intersection of Pomerado Road and Rancho Bernardo Road and 50 feet from Rancho Bernardo Road.

Pursuant to SDMC Section 141.0420(c)(1), when the WCF is in a residential zone, on a premises that does not contain residential development, a Neighborhood Use Permit (NUP) is required. Additionally, in accordance to SDMC Section 143.0402, deviations from applicable zoning regulations require a Planned Development Permit (PDP). The mono-pine is 55-feet-tall, which deviates from the RS-1-14 zone height limit of 35 feet. The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. Aside from the height deviation, the project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan and the Rancho Bernardo Community Plan. Therefore, 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.

The project proposes a Wireless Communication Facility (WCF) consisting of a 55-foot-tall faux pine tree (mono-pine) supporting 12 panel antennas and 24 Remote Radio Units (RRUs) for AT&T providing service to the surrounding area. The WCF is located at 16955 Bernardo Oaks Drive in the RS-1-14 zone of the Rancho Bernardo Community Plan, which designates the site as Residential.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare to include but not limited to height limitation, concealment requirements, and electromagnetic fields controls. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions per the Noise Impact Analysis by Helix Environmental Planning. The associated equipment of the WCF will be behind an eight-foot concrete masonry unit wall, painted to match the existing block wall. 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 Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Safety Survey Report was prepared by EBI Consulting dated July 24, 2020, which concluded that the project is in compliance with FCC standards for RF emissions, but recommended that access to

the mono-tree or areas associated with the active antenna installation be restricted and secured where possible. The proposed WCF will be surrounded by an 8-foot-tall CMU with locked metal gate accessibility only to qualified personnel. The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the proposed project 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 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project proposes a Wireless Communication Facility (WCF) consisting of a 55-foot-tall faux pine tree (mono-pine) supporting 12 panel antennas and 24 Remote Radio Units (RRUs) for AT&T providing service to the surrounding area. The WCF is located at 16955 Bernardo Oaks Drive in the RS-1-14 zone of the Rancho Bernardo Community Plan, which designates the site as Residential. The project complies with the City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-14 Zone with the exception of the mono-pine height.

The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. The proposed mono-pine is located near a drainage ditch by the parking lot. The panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, in order to maintain the appearance of a live tree. The proposed mono-pine will integrate into the existing setting and with the addition of proposed live landscape it will further integrate the project into the surrounding area, which consists of a grove of adult evergreens, pines trees, and eucalyptus trees. A box pine tree and medium to large shrubs are proposed to further add integration. The proposed equipment enclosure will be painted and textured to match the block wall. As a result, the project complies with the intent of SDMC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the City's General Plan.

The City's WCF regulations, SDMC section 141.0420, allow these facilities in a residential zone containing a non-residential use with the approval of a Process 2, Neighborhood Use Permit when the antennas are located at least 100 feet from the property line of premises containing the primary uses of day care, elementary or middle schools, or residential uses. In this case, the antennas are located away from these sensitive uses and the WCF is set back approximately 50 feet from Rancho Bernardo Road and approximately over 200 feet from the nearest residential use. This allows room for existing and new landscape screening to improve and integrate

views of this facility. To further integrate the WCF with the existing landscape, the project requires the planting of a 24-inch box pine tree adjacent to the faux tree. Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in the SDMC.

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

A deviation to building height is being requested for the WCF. The project proposes a 55-foot-tall mono-pine where 35 feet is permitted in the underlying zone. Two design factors weigh into the rationale for the requested height deviation.

AT&T has indicated that an antenna height of 53 feet is necessary in order to provide coverage to the area. AT&T engineers determined that in order to provide 5G service and add enhanced services to the area, a WCF tall enough to communicate with other nearby AT&T WCFs was needed to optimize their coverage objective. The WCF Guidelines, which were adopted in 2019, includes stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, which in this case an additional two feet is needed (55 feet maximum) to more closely resemble a live tree. The antennas located on the mono-pine tree will be covered with "antenna socks" which better integrate the antennas with the tree. AT&T is seeking improved coverage in the immediate area where there is a definite deficit in the carrier's coverage area between other existing AT&T sites (Attachment 6).

Coverage maps demonstrate the existing coverage provided on the Rancho Bernardo Swim and Tennis Club property and the predicted loss of coverage without the height and newly installed antennas. Although the underlying zone allows a maximum 35-foot height limit, without the proposed tree height, AT&T would continue to experience significant impacts in this area. The submitted coverage map shows the coverage loss when the facility's height is reduced (Attachment 6). This location, WCF type and height is required for AT&T to avoid coverage caps and provide adequate service to their customers. The project meets the aesthetic intent of the WCF ordinance by integrating the facility with the site through architecture, concealment and siting elements. The above deviation has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), Rancho Bernardo Community Plan, and the purpose and intent of the Wireless Communication Facility Ordinance. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety.

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

b. Supplemental Findings – Wireless Communication Facilities:

1. The proposed wireless communication facility does not interfere with the free and unobstructed use of the public right-of-way.

The proposed WCF is approximately 50 feet from the nearest public right-of-way – Rancho Bernardo Road. Additionally, the facility is approximately 200 feet from the intersection of Rancho Bernardo Road and Pomerado Road. To receive power, the facility requires an underground conduit under the parking lot to a proposed AT&T pedestal. The pedestal, located on the site near Pomerado Road, will then be connected to the existing transformer through a 45-foot underground conduit. Therefore, the proposed development will not interfere with the free and unobstructed use of the public right-of-way.

2. The proposed wireless communication facility will not adversely affect the aesthetic character of the community.

The Rancho Bernardo Community Plan doesn't address WCFs specifically; however, the City of San Diego's General Plan (UD-A.15) requires the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The proposed facility proposes a mono-pine that is surrounded by a grove of mature trees and the equipment enclosure integrates with the existing block wall. The faux tree panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live pine tree.

The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. The project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan and the Rancho Bernardo Community Plan. Therefore, the proposed development will not adversely affect the aesthetic character of the community.

3. The proposed wireless communication facility will not interfere with the City's ability to use the public right-of-way.

As outlined in Neighborhood Use Permit (NUP) Finding No. A.1.d. listed above, the proposed development will not interfere with the City's ability to use the public right-of-way.

PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

a. Findings for all Planned Development Permits:

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

As outlined in Neighborhood Use Permit (NUP) Finding No. a.1. listed above, 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.

As outlined in NUP Finding No. a.2. listed above, 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.

As outlined in NUP Finding No. a.2. listed above, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 2562555 and Neighborhood Development Permit No. 2562556 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2562555 and 2562556, a copy of which is attached hereto and made a part hereof.

Ian Heacox

Ian Heacox
Development Project Manager
Development Services

Adopted on: September 22, 2022

IO#: 11003679

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: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2602055
NEIGHBORHOOD USE PERMIT NO. 2602056
AT&T RB SWIM & TENNIS PROJECT NO. 667476
PLANNING COMMISSION

This Planned Development Permit No. 2602055 and Neighborhood Use Permit No. 2602056 is granted by the Planning Commission of the City of San Diego to the Rancho Bernardo Swim and Tennis Club, Owner, and AT&T Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0203, 126.0602, and 141.0420. The site is located at 16955 Bernardo Oaks Drive in the RS-1-14 zone of the Rancho Bernardo Community Plan. The project site is legally described as: Lot 1 of Rancho Bernardo Recreation center, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 5203, filed in the Office of the Recorder of San Diego County on June 7, 1963.

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 September 22, 2022, on file in the Development Services Department.

The project shall include:

- a. 12 panel antennas and 24 Remote Radio Units (RRU) on a new 55-foot-tall faux mono-pine tree.
- b. A 218-square-foot, 8-foot-tall enclosure consisting of two outdoor cabinets.
- c. A 20-foot deviation to the 35-foot height limit pursuant to SDMC Section 131.0431, table 131-04D, for a maximum height of 55 feet.
- d. Landscaping (planting, irrigation and landscape related improvements).

ATTACHMENT 5

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

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This Permit must be utilized by October 6, 2025.
2. This Permit and corresponding use of this site shall **expire on** October 6, 2032. 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.

ATTACHMENT 5

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 the 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

ATTACHMENT 5

litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged/unaligned sidewalk panels per current City standards, maintaining existing scoring pattern and preserving any contractor's stamp, adjacent to the site on Pomerado Road, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

LANDSCAPE REQUIREMENTS:

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

19. 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.

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

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

22. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

ATTACHMENT 5

23. 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.
24. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall be concealed by branches at all times and shall not negatively affect the appearance of the tree.
25. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
26. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
27. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
28. 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.
29. All proposed hand-holes shall be covered with bark material to match the mono-pine trunk to the satisfaction of the Development Services Department.
30. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
31. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of each antenna to the satisfaction of the Development Services Department.
32. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."
33. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
34. Radio Frequency socks fully covering the front and back of the antennas (and any other components) shall be used.

ATTACHMENT 5

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

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on September 22, 2022.

ATTACHMENT 5

Planned Development Permit No. 2602055
Neighborhood Use Permit No. 2602056
Date of Approval: September 22, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
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.

Rancho Bernardo Swim and Tennis Club
Owner

By _____
NAME
TITLE

AT&T Wireless
Permittee

By _____
NAME
TITLE

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

CAL01778 Coverage plots

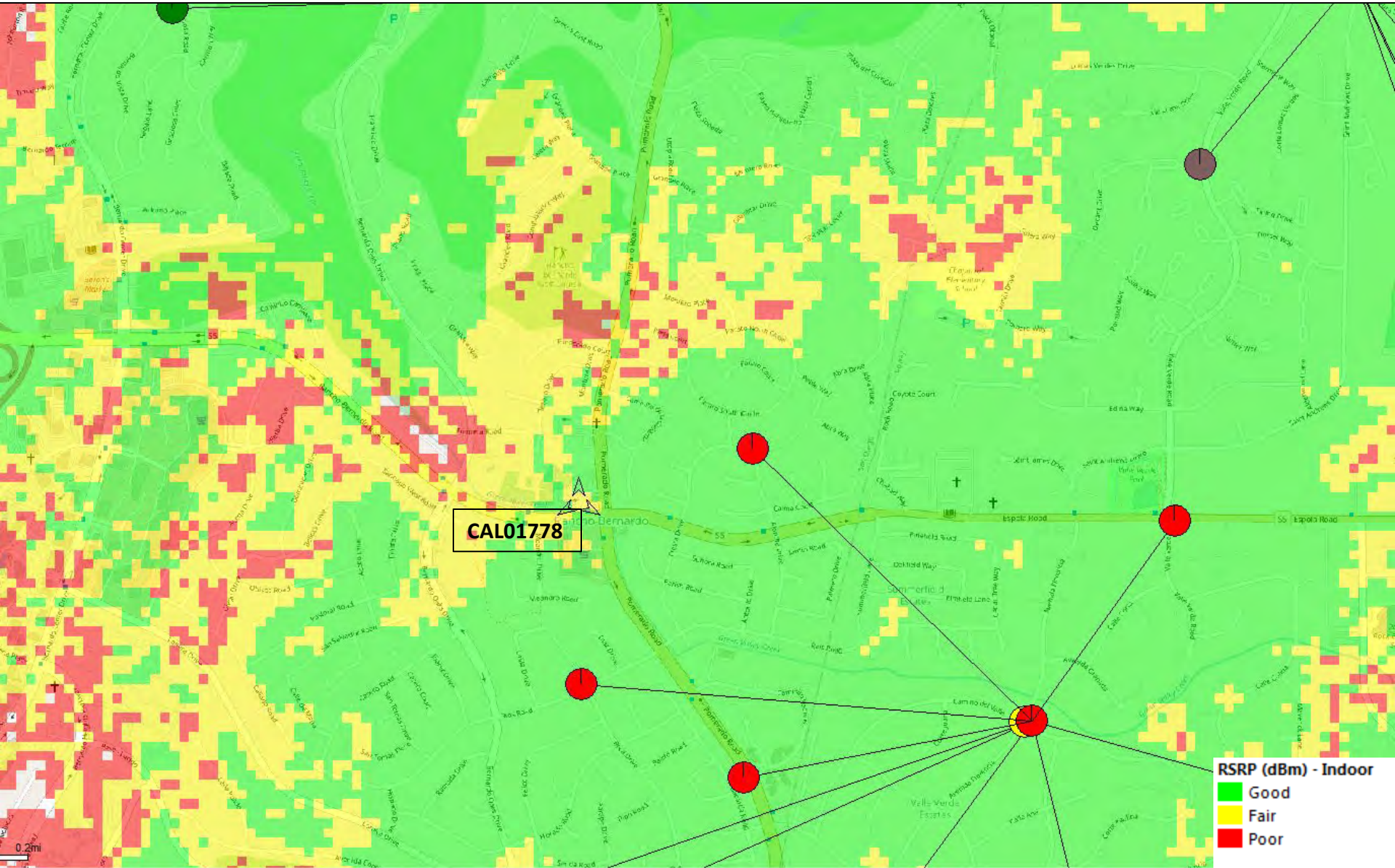
FA: 14356022

July, 14 2020

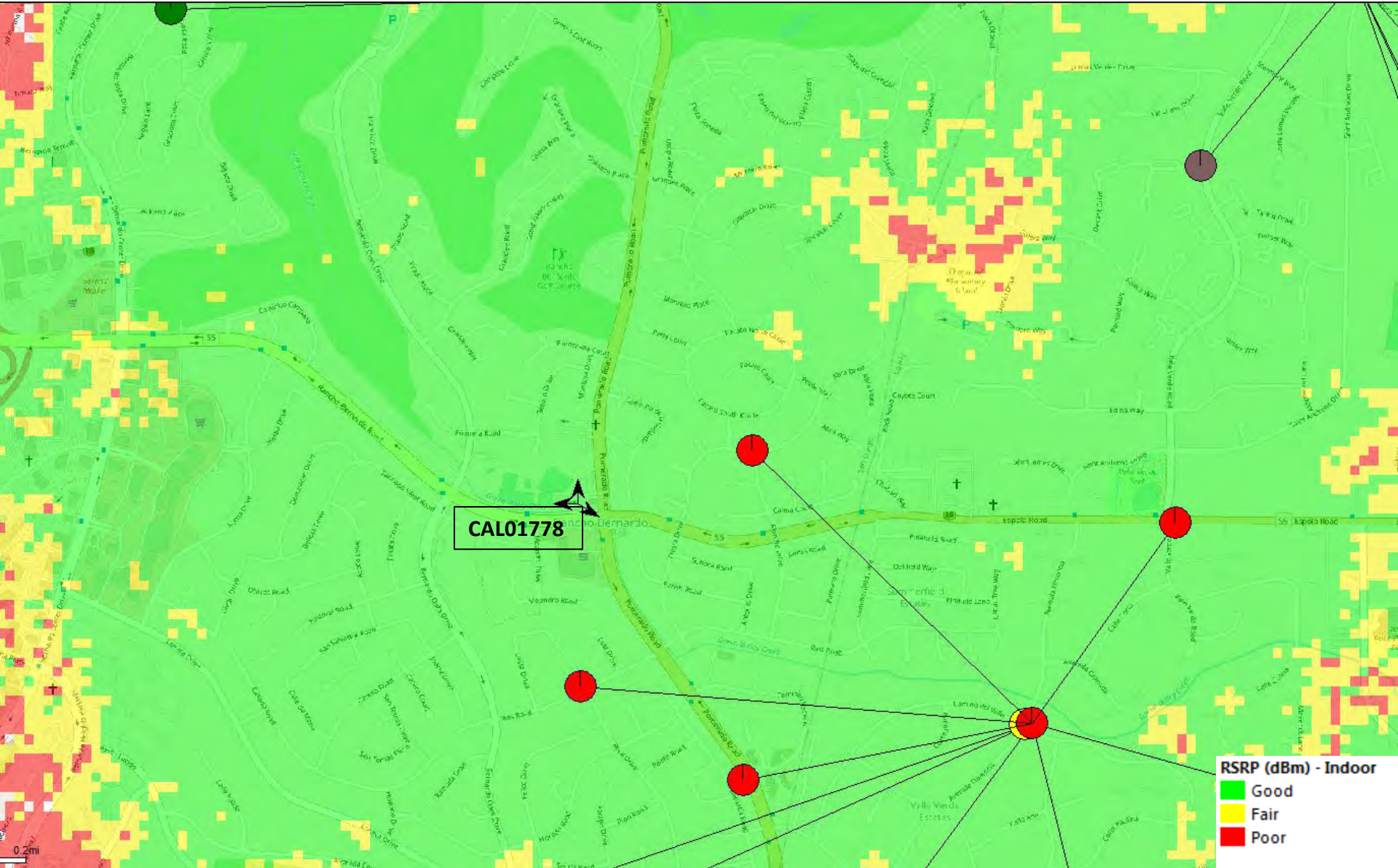
Jorge Melchor



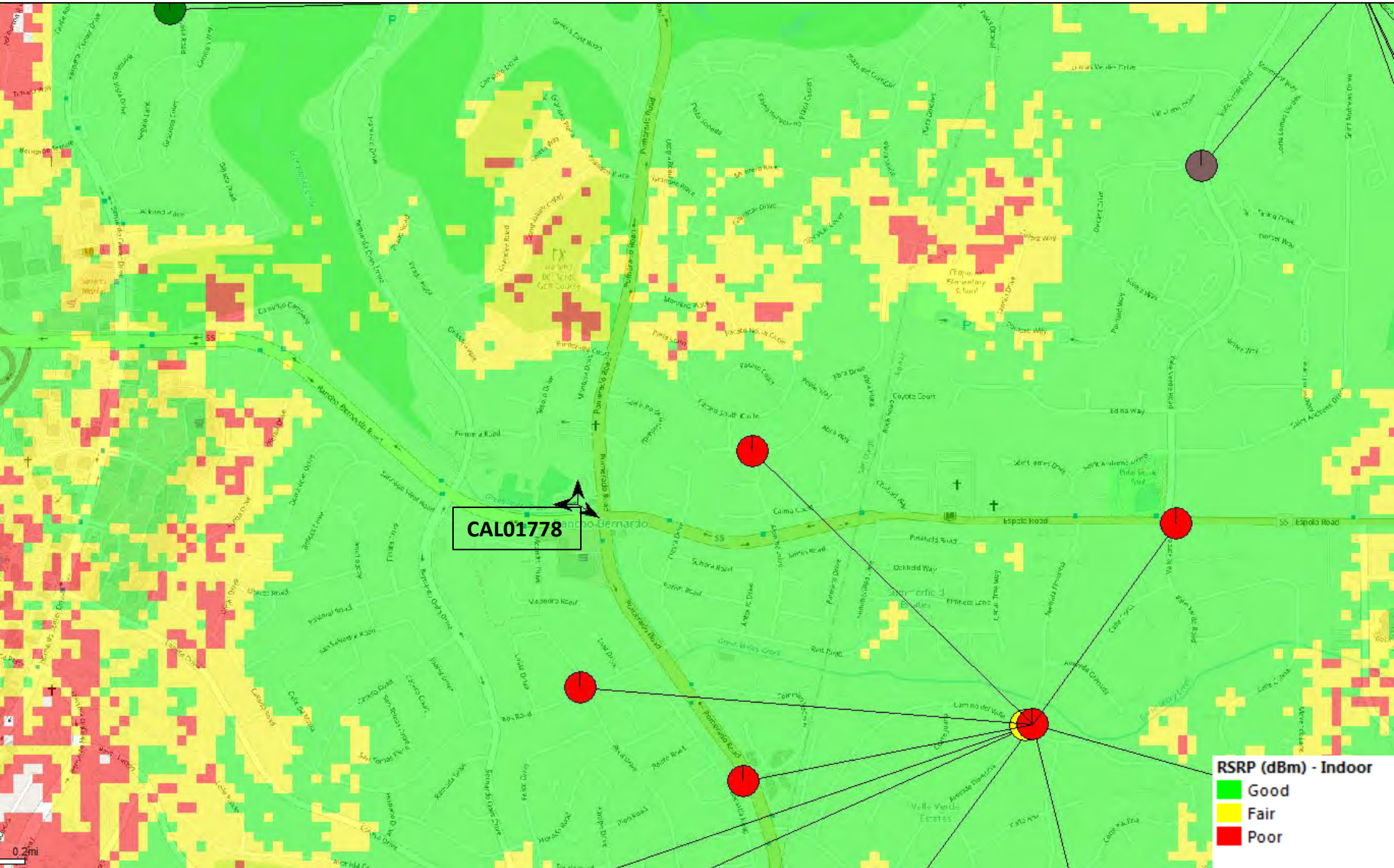
Coverage Without CAL01778



Coverage With CAL01778 @60'



Coverage with CAL01778 @30'





Project Name: RB Tennis and Swim Club (CAL01778)
Applicant: AT&T
Description: CUP for new wireless telecommunications facility
Address: 16955 Bernardo Oaks Dr., San Diego, CA 92128
APN: 274-320-01-00
Submitted to: City of San Diego Development Services Department

Site Justification Report

Overview

The first step in determining a wireless telecommunication site is to determine the need. This is done through two processes.

1. The carrier determines there is a need based on the location of the sales of handsets and user addresses either at work or home. Additionally, the carrier receives calls from users complaining of dropped calls or low coverage.
2. The radio frequency team determines a need by use of their design tool, which will show an area of low coverage. Additionally, the technicians at the switch may determine the capacity is overloaded within a given area.

Once a need has been determined, the radio frequency engineers review the data supplied by the design tool. They have to take into account the design of the surrounding sites so as to not interfere with those sites or to optimize those sites so that the new site will not interfere with the existing signal.

The radio frequency engineers submit a search ring to the site acquisition team. This search ring is a set of parameters that must be met in order for the site to be acceptable based on the theoretical design. The search ring has a varied radius and may be elliptical in shape. The site acquisition team must find an acceptable site within the search ring that meets the design criteria.

The design criteria include location, height, and lack of clutter such as buildings and vertical landscape, and ability to see into the coverage objective area.

The site acquisition team gravitates toward zoning in the search ring that is commensurate to the installation of the facility, such as commercial and industrial type zoning. The team also looks for existing structures to support the antenna system so as to limit the visual impact.

Justification

The search ring for this facility consists mainly of residentially zoned property. There are limited properties that would be considered preferred zones within this geographical area and there are no preferred structures that meet the coverage objectives.

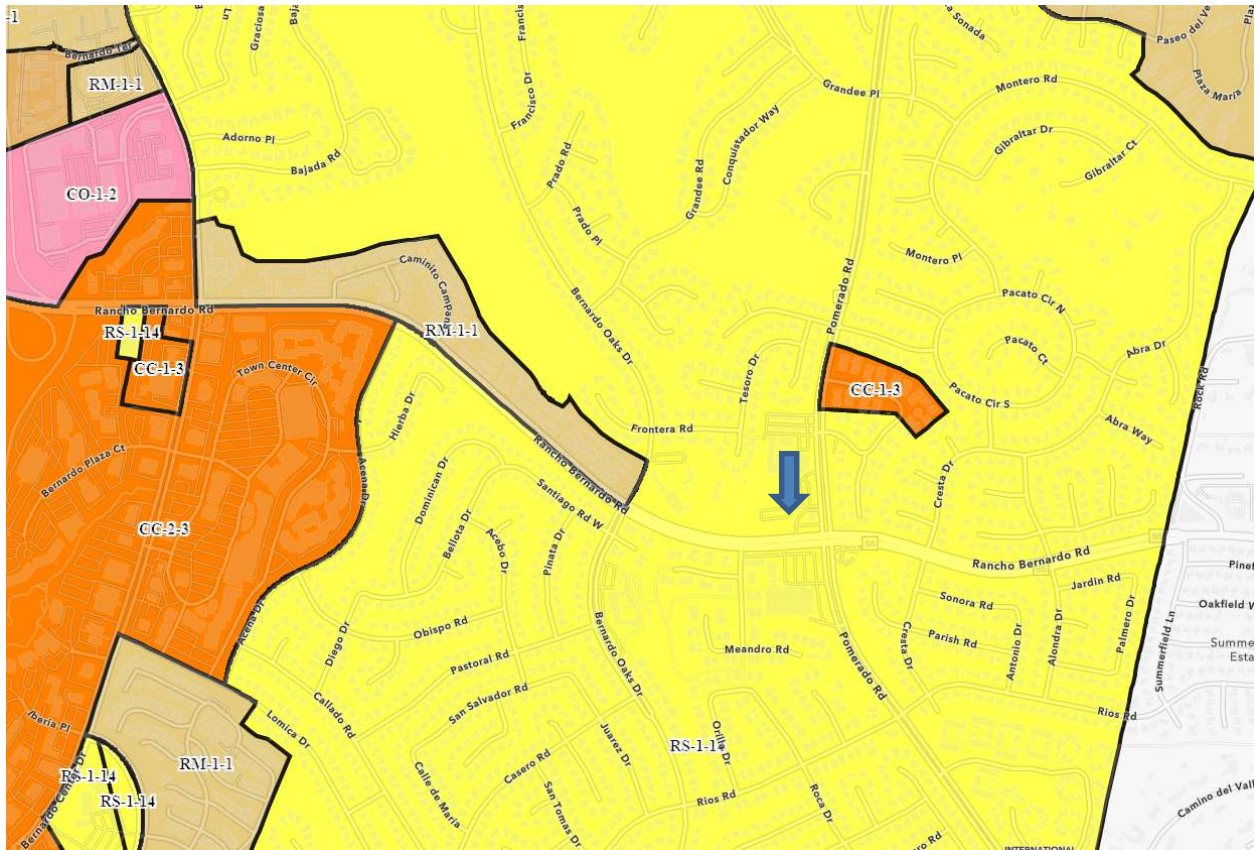
The search ring was investigated thoroughly, and the topography and existing uses within the search ring area makes the current location the only viable candidate. Another candidate, located at the Seven Oaks Community Center at 16789 Bernardo Oaks Dr. was thoroughly evaluated, but the property owner ultimately declined to proceed with the project. As shown on the coverage maps provided, the proposed facility is needed in order to close a significant gap in coverage near the intersection of Rancho Bernardo Road and Pomerado Road.

The proposed equipment siting and will not be minimally visible to the surrounding community by virtue of the proposed stealthing techniques, as demonstrated by the photo simulations submitted with this application. The proposed facility will be unmanned, generate no traffic, odor, waste, hazardous materials or light. This site is ideally suited to provide the coverage required to fully develop AT&T's residential, commercial, and commuter service throughout San Diego. The proposed facility affords AT&T the opportunity to provide needed coverage while utilizing a design that is both functional and consistent with the use of the property and in-scale with the surrounding area and uses. As such, the proposed facility will not impact the use of the surrounding residential lots and will be the least visually intrusive alternative. In sum, this proposal is designed to minimize the overall visual impact to the surrounding neighborhood and to be the least visually intrusive alternative. The specifics of this proposal, in terms of location, size and design are illustrated in further detail within the provided plans, site photos and justification map.

Searching for a Site Location

City Zoning Map of the Search Area:

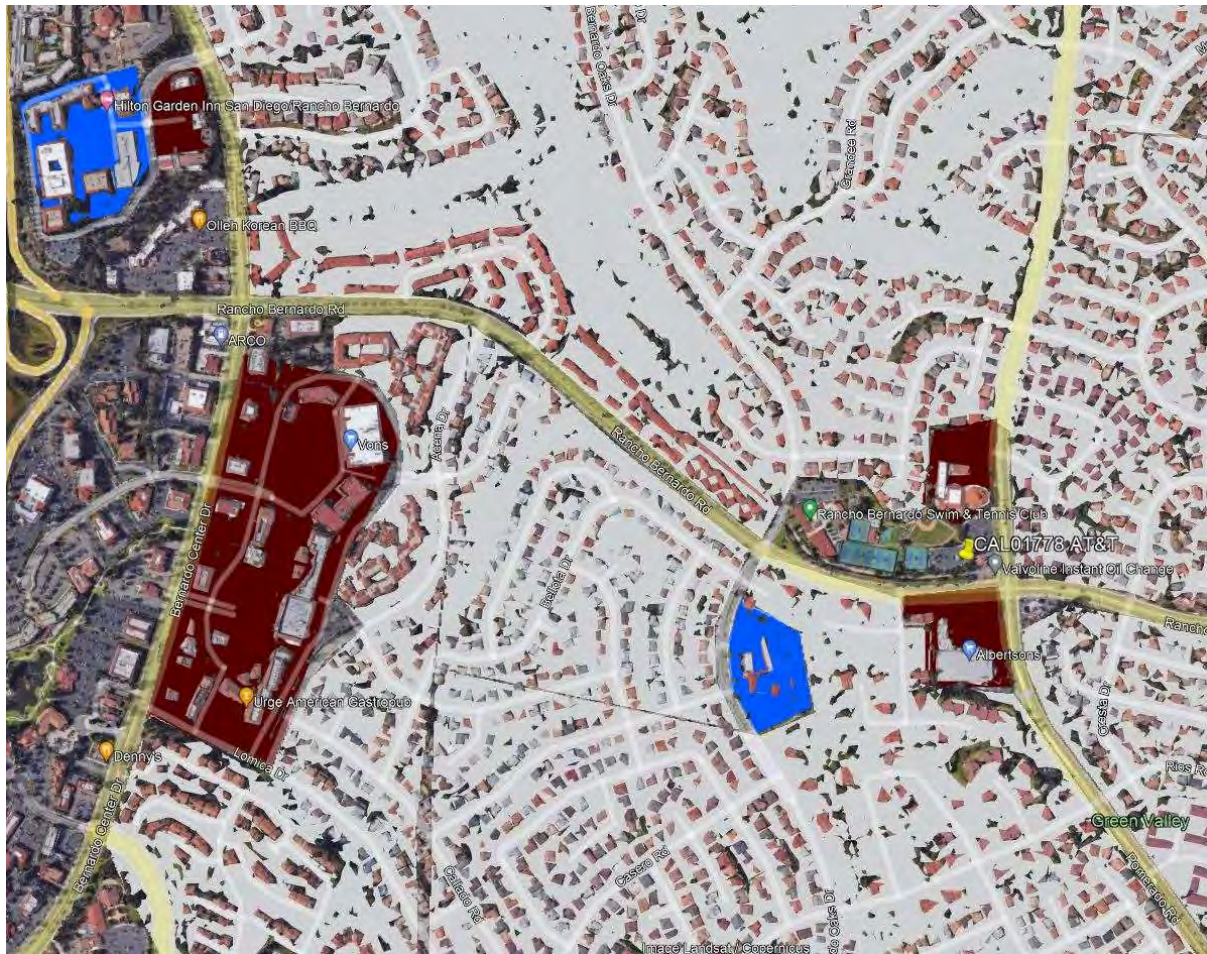
The blue arrow indicates the approximate location of the proposed site. The area surrounding the site is zoned almost exclusively residential. AT&T has searched extensively for a site within the area between Pomerado Road and the area around Bernardo Center, starting with exploring commercial zones before considering residential zones. The proposed site is on a residentially zoned property that does not contain residences.



Zone Priority: The area in gray indicates residences, which are not suitable locations for this type of site due to lack of space and neighborhood scale. These are also the lowest priority locations per SDMC 141.0420.



A number of commercial properties and other landowners of property containing non-residential uses were approached; of those that responded, several were not interested (brown) and with others, the lease negotiations did not move forward (blue).



Within the brown and blue coded areas in the above map, the specific results of AT&T's lease pursuits are as follows, and shown on the map below:

- Alt. 1: Landlord was not interested
- Alt. 2: Explored site, unable to come to lease terms
- Alt. 3: Landlord was not interested
- Alt. 4: Previous candidate, landlord decided to not move forward
- Alt. 5: Coverage not sufficient and access issues (alternative location at RBSTC)
- Alt 6: Landlord was not interested
- Alt 7: Landlord was not interested
- Alt. 8: Landlord was not interested

The gas station was not a viable candidate due to the likelihood of soil contamination and its much closer proximity to residences places it at a lower zoning priority than the current candidate.



Alternative Locations within Property

AT&T evaluated several possible locations within the RBTC property and discussed them extensively with the RBTC representatives to select the best and most feasible location to place the mono-tree.

- Location 1: this is the rooftop of an existing 1-story building. The roof would not structurally support a facility of the height required, had gated access, and is very close to residences (+/- 55 FT, making this a lower priority 3 location under SDMC 141.0420).
- Location 2: Not enough ground space and very close to slope of storm drain
- Location 3: The RBSTC has plans for other uses in this area and is shared use with the Church and youth sports. This location also had some interference issues relative to the wireless facility sited on the church property.
- Location 4: had space (constructable), is furthest away from homes and competing uses, is adjacent to commercial, and has tall trees to provide site integration (priority 2 location under SDMC 141.0420)



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 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS S01
SAN DIEGO, CA 92101

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

Project No.: 667476

Project Title: AT&T Rancho Bernardo Swim and Tennis

PROJECT LOCATION-SPECIFIC: The project is located at 16955 Bernardo Oaks Road, San Diego, CA 92128

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP) and Conditional Use Permit (CUP) for the construction of a new Wireless Communication Facility (WCF) on an existing swim and tennis club site. The WCF would consist of a 55-foot tall faux pine tree (monopine) supporting 12 panel antennas, 24 Remote Radio Units (RRUs) and a new 218 square-foot equipment enclosure. Pursuant to SDMC 141.0420(b), this project application is being processed as a Neighborhood Use Permit because it is located in a residential zone on a premises that does not contain residential development and a Planned Development Permit in accordance to SDMC 126.0601 for a proposed height deviation. The project is located at in the RS-1-4 zone, Rancho Bernardo Community Plan. Council District 5.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Doug Toleno, Md7 LLC., 10590 West Ocean Air Drive, Suite #300, San Diego CA 92130. (858) 799-0434

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: 15303 (New Construction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. Since the project would only construct one WCF on a previously project site that lacks sensitive resources it was determined that the exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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



_____/SENIOR PLANNER

AUGUST 11, 2022

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR QPR:

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Address: _____

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

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: see owner authorization Date: _____

Additional pages Attached: Yes No

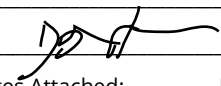
Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature:  Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency


Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

	COORDINATION OF PROJECT MANAGEMENT WITH Community Planning Committees City of San Diego Development Services Department	INFORMATION BULLETIN 620 May 2020
<p>The following guidelines outline the role of the Project Manager and Community Planning Committee for the City of San Diego's development review process.</p> <p>I. PROJECT SUBMITTAL AND REVIEW</p> <p>Upon submittal of a project to the City, the Project Manager may establish a schedule with the objectives of creating a timely and predictable process for the applicant and the public; providing an efficient and effective review process; and providing for community participation. The Project Manager will be the Committee(s) single point of contact throughout the project review process. The following outlines the major project milestones and the procedure for interaction with the Committee(s).</p> <p>A. Full Submittal/Notice of Application:</p> <p>Upon receipt by the City of the full submittal for the purpose of deeming the development project application complete, the Committee(s) will be notified of the application. At this time, the City will encourage the applicant to contact and make a presentation to the Committee(s). The Committee(s) will be provided the project materials, including the Community Planning Committee Distribution Form via the Committee(s) email address. The Community Planning Committee Distribution Form shall be used by the Committee for documenting their recommendation to the decision maker, prior to the public hearing or decision date.</p> <p>B. Assessment Letter:</p> <p>At the conclusion of the first review cycle, the City will provide the applicant with an assessment letter detailing issues and any recommended modifications to the project. Should the schedule allow the Committee(s) to provide their comments to the City prior to issuance of the Assessment Letter, these comments will be included as an attachment. These comments shall be forwarded directly to the Project Manager to facilitate their inclusion in the Assessment Letter. Should the timing of the Committee(s) review meetings and the City's project schedule not allow the Project Manager to include these comments with the Assessment Letter, they will be forwarded immediately to the applicant. The Assessment Letter will be emailed to the Committee(s).</p> <p>C. Subsequent Review and Project Changes:</p> <p>Subsequent emails containing the City's assessment letters will be provided to the Committee(s), as well as digital plans reflecting project revisions until such time that the Committee(s) provides their recommendation on the project.</p> <p>D. Environmental Review Process:</p> <p>Whenever possible, all committee review shall be completed, and written comments submitted to the City, during the public review period offered by the environmental review process. During the public review period for the environmental document, the Committee's comment(s) shall be provided to the City in accordance with the California Environmental Quality Act (CEQA). Comment(s) shall be provided to the contact identified in the draft environmental document. The Committee(s) may also provide a copy of their environmental document comment(s) to the Project Manager.</p>		

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

II. COMMITTEE REVIEW

The project schedule should allow that the Committee(s) has an opportunity to review and make recommendations on a timely basis. In the event the Committee(s) require additional time above and beyond the project schedule to review and make their recommendation to the decision maker, a request in writing for an extension shall be directed to the Deputy Director of the Project Management Division. This request shall outline the circumstances necessitating this need and the length of time of the extension.

III. PROJECT TYPES

Project Managers will be available to attend the Committee(s) meetings for projects involving a high level of complexity or interest. Characteristics of these types of projects include, but are not limited to:

- Community plan amendments and/or rezones;
- Projects requiring an Environmental Impact Report;
- Projects which have community-wide significance;
- Projects which are highly controversial and/or involve substantial community concern.

When the Committee(s) believe a project has community-wide significance, they may submit a request in writing, via email, two (2) weeks in advance to the Deputy Director of the Project Management Division requesting the Project Manager attend a Committee(s) meeting for that project.


IV. TIME CERTAINTY ON THE COMMITTEE(S) AGENDA

In situations where a Project Manager will be attending the Committee(s) meeting, time shall be set as "time certain" on the agenda for the project, or, such items shall be scheduled at the beginning of the Committee(s) meeting. This will ensure the most efficient use of the staff time and limit the total hours billed to an applicant for time expended on the project.

**Documents referenced in this
Information Bulletin**

- [California Environmental Quality Act: SDMC Section 128.0101](#)
- [California Environmental Quality Act: SDMC Section 128.0201](#)
- [CPG Distribution Form](#)

Click here to complete and submit this form online

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name:		AT&T RB Swim & Tennis		Project Number: 667476
Community: Rancho Bernardo				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
5	4	0		
Conditions or Recommendations: The motion that was passed by the Rancho Bernardo Community Planning Board was a no vote on the proposed cell tower in the proposed location (aka. location #4 per drawings presented by Becky Todd with MD7). The planning board received 87 emails with 28 for the cell tower and 59 against. Of those against, 21 were specific to the proposed location of the cell tower.				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Benjamin Wier				
TITLE: Vice Chair, Rancho Bernardo Community Planning Board			DATE: 12/19/21	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



10590 W. Ocean Air Dr., #300,
San Diego, CA 92130

Proposed WCF at:

16955 Bernardo Oaks Dr.
San Diego, CA 92128
CAL01778

Site Overview



10590 W. Ocean Air Dr., #300,
San Diego, CA 92130

Proposed WCF at:

16955 Bernardo Oaks Dr.
San Diego, CA 92128
CAL01778

View 1



10590 W. Ocean Air Dr., #300,
San Diego, CA 92130

Proposed WCF at:

16955 Bernardo Oaks Dr.
San Diego, CA 92128
CAL01778

View 2



10590 W. Ocean Air Dr., #300,
San Diego, CA 92130

Proposed WCF at:

16955 Bernardo Oaks Dr.
San Diego, CA 92128
CAL01778

View 3



10590 W. Ocean Air Dr., #300,
San Diego, CA 92130

Proposed WCF at:

16955 Bernardo Oaks
Dr. San Diego, CA 92128
CAL01778

View 4

AT&T
RB TENNIS AND SWIM CLUB
 16955 BERNARDO OAKS DRIVE
 San Diego, CA 92128



GEODETTIC COORDINATES
 33°07'04.26"N / 118° 13'57.41"W



Existing Conditions



Proposed Site Build

CELL TREES
 Cell Trees, Inc. Production Office
 6401 S. Canada Place, Tucson, AZ 85706
 P: (520) 663-1330 F: (520) 663-1361

AT&T
 1452 Edinger Avenue
 Tustin, CA 92780



Existing Conditions



Proposed Site Build

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Rev.	Description	Date
4	100% ZD PLANNING COMMENTS	06-21-22
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3	100% ZD SAQ COMMENTS	11-17-21
3	100% ZD PC COMMENTS	01-19-21
1	100% ZD	05-12-20

at&t
 7337 TRADE ST.
 SAN DIEGO, CA 92121

MD7 CENTRALIZED EFFICIENCY LOCALIZED KNOW-HOW
 19500 WEST OCEAN
 AUSTIN, TEXAS 78758
 SAN DIEGO, CA 92130

PHOTO SIMULATION

CAL01778
 RB TENNIS AND SWIM CLUB
 16955 BERNARDO OAKS DR.,
 SAN DIEGO, CA 92128
 NEW SITE BUILD

TELECOM MANAGEMENT GROUP
 Solutions Drive Right

NOT FOR CONSTRUCTION

Project Number:
 Drawn by: ERO/RP
 Checked by: ERO

Sheet No:
T2

CODE COMPLIANCE

2019 CALIFORNIA ADMINISTRATIVE CODE, C.C.R., TITLE 24, PART 1
 2019 CALIFORNIA BUILDING CODE, C.C.R., TITLE 24, PART 2, VOLUMES 1 & 2
 (BASED ON THE 2018 INTERNATIONAL BUILDING CODE)
 2019 CALIFORNIA RESIDENTIAL CODE, C.C.R., TITLE 24, PART 2.5
 (BASED ON THE 2018 INTERNATIONAL BUILDING CODE)
 2019 CALIFORNIA ELECTRICAL CODE, C.C.R., TITLE 24, PART 3
 (BASED ON THE 2017 NATIONAL ELECTRICAL CODE OF NEPA W/ CALIFORNIA AMENDMENTS)
 2019 CALIFORNIA MECHANICAL CODE, C.C.R., TITLE 24, PART 4
 (BASED ON THE 2018 UNIFORM MECHANICAL CODE OF IAPMO W/ CALIFORNIA AMENDMENTS)
 2019 CALIFORNIA PLUMBING CODE, C.C.R., TITLE 24, PART 5
 (BASED ON THE 2018 UNIFORM PLUMBING CODE)
 2019 CALIFORNIA ENERGY CODE, C.C.R., TITLE 24, PART 6
 2019 CALIFORNIA FIRE CODE, C.C.R., TITLE 24, PART 9
 (BASED ON THE 2018 INTERNATIONAL FIRE CODE)
 2019 CALIFORNIA REFERENCED STANDARDS CODE, C.C.R., TITLE 24, PART 12
 T1-222, REVISION H

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

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO BUILD A NEW WIRELESS COMMUNICATION FACILITY. THE SCOPE CONSISTS OF THE FOLLOWING:

- CONSTRUCTION OF 55'-0" TALL MONOPIE TREE
- INSTALLATION OF 8'-0" HIGH CMU WALL EQUIPMENT ENCLOSURE
- INSTALLATION OF (4) PANEL ANTENNAS PER SECTOR. TOTAL OF (12)
- INSTALLATION OF (24) REMOTE RADIO UNITS (RRU)
- INSTALLATION OF (4) SURGE PROTECTORS BY THE ANTENNA AREA
- INSTALLATION OF (2) SURGE PROTECTOR AT EQUIPMENT AREA
- INSTALLATION OF (1) 2 BAY CABINET (WUC)
- INSTALLATION OF (1) GPS ANTENNA
- INSTALLATION OF (1) GENERATOR
- INSTALLATION OF (2) FIBER CABLE TRUNKS AND (8) DC POWER CABLE TRUNKS.
- INSTALLATION OF TELCO / FIBER SERVICE
- INSTALLATION OF A NEW 200A ELECTRICAL SERVICE

SITE INFORMATION

PROPERTY OWNER: RANCHO BERNARDO SWIM & TENNIS CLUB
 APPLICANT: AT&T WIRELESS
 7337 TRADE STREET
 SAN DIEGO, CA 92121
 APPLICANT REPRESENTATIVE: MD7
 10590 W. OCEAN AIR DRIVE, STE. 300
 SAN DIEGO, CA 92130
 ZONING JURISDICTION: CITY OF SAN DIEGO
 ZONING DISTRICT: RS-1-14
 LATITUDE (NAD 83): 33° 01' 08.58" N
 LONGITUDE (NAD 83): -117° 03' 42.18" W
 PARCEL #: 274-320-01-00
 OCCUPANCY GROUP: U-UNMANNED
 CONSTRUCTION TYPE: II-B
 TOTAL LEASE AREA: EQUIPMENT ENCLOSURE = 218 SQ. FT.
 FAUX TREE TOTAL AREA = 314 SQ. FT.
 TOTAL LEASE AREA = 532 SQ. FT.
 POWER COMPANY: SDG&E
 TELEPHONE COMPANY: AT&T
 LEGAL DESCRIPTION:
 PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA
 LOT 1 OF RANCHO BERNARDO RECREATION CENTER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NOS203, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY ON JUNE 7 1963.
 AND BEING THE SAME PROPERTY CONVEYED TO RANCHO BERNARDO PARK, INC., A CORPORATION FROM RANCHO BERNARDO HOMES, INC. BY GRANT DEED DATED OCTOBER 24, 1963 AND RECORDED NOVEMBER 6, 1963 IN INSTRUMENT NO. 199292.

PROJECT TEAM

PROJECT MANAGER: MD7
 10590 W. OCEAN AIR DRIVE, STE. 300
 SAN DIEGO, CA 92130
 PHONE: (858) 799-7850
 ENGINEERING: TELECOM MANAGEMENT GROUP
 14955 AVENIDA VENUSTO #8
 SAN DIEGO, CA 92128
 PHONE: (858) 248-7678
 EMAIL: EDGAR.ORTIZ@TELECOMMG.COM
 ZONING / SITE ACQUISITION: MD7
 10590 W. OCEAN AIR DRIVE, STE. 300
 SAN DIEGO, CA 92130
 PHONE: (858) 799-7850
 CONSTRUCTION: AT&T WIRELESS
 7337 TRADE STREET
 SAN DIEGO, CA 92121
 RE ENGINEER: CRISTIAN SOTO
 AT&T
 7337 TRADE STREET
 SAN DIEGO, CA 92121
 PHONE: (858) 762-2161
 EMAIL: CS450G@ATT.COM



RB TENNIS AND SWIM CLUB

SITE NUMBER: CAL01778

NEW SITE BUILD

FA NUMBER: 14356022

**16955 BERNARDO OAKS DR.,
 SAN DIEGO, CA 92128**

ATTACHMENT 13

GENERAL NOTES

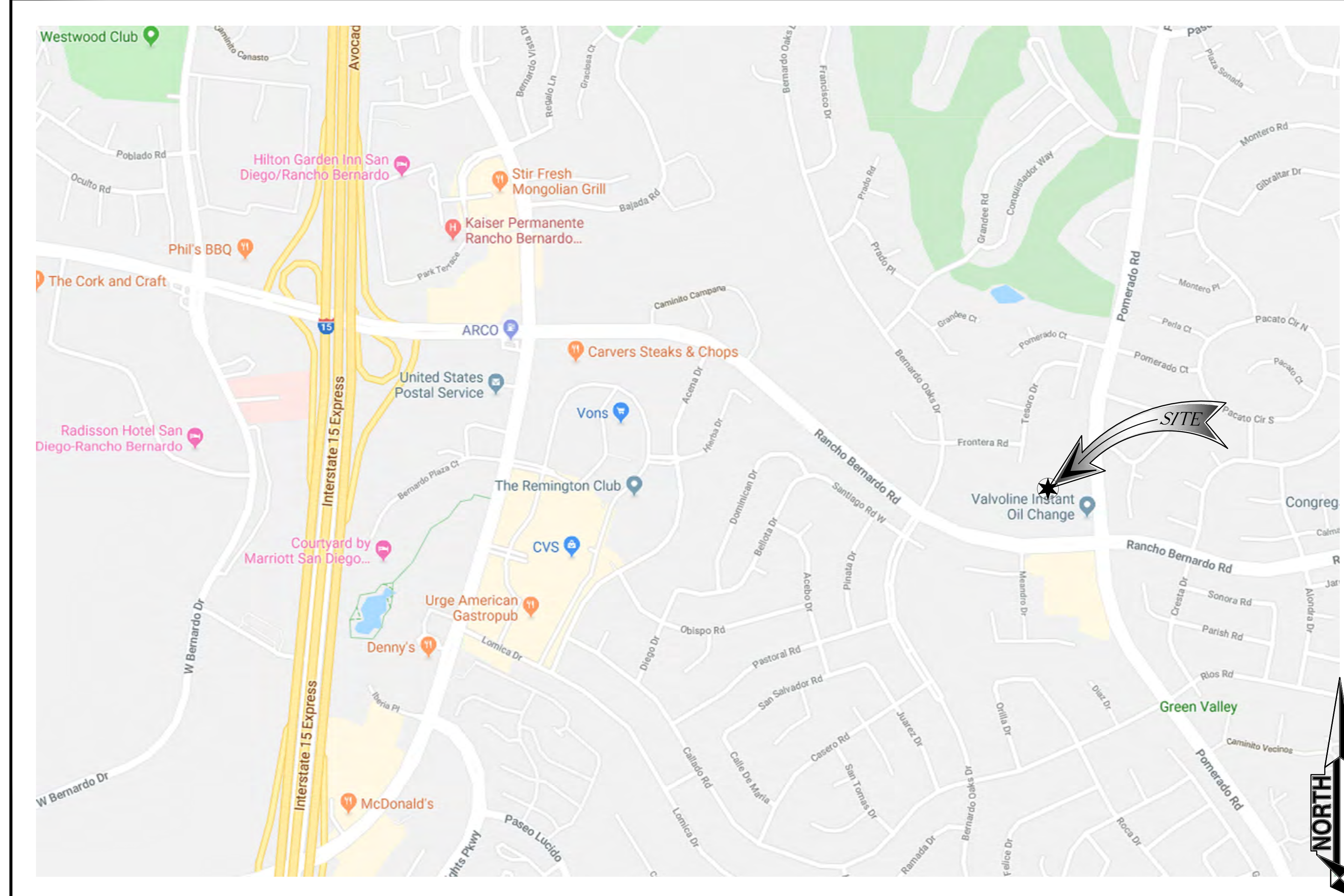
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPROVALS

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

AT&T RF ENGINEER: _____ DATE: _____
 AT&T CONSTRUCTION: _____ DATE: _____
 AT&T PROJECT MGR.: _____ DATE: _____
 CIVIL VENDOR: _____ DATE: _____
 PLANNER: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 SITE OWNER: _____ DATE: _____

VICINITY MAP



DRIVING DIRECTIONS FROM AT&T OFFICE

DIRECTIONS FROM AT&T OFFICE:
 GET ON I-15 N FROM TRADE STREET AND MIRAMAR ROAD. FOLLOW I-15 N TO RANCHO BERNARDO ROAD. TAKE EXIT 24 FROM I-15 NORTH. TURN RIGHT AND FOLLOW RANCHO BERNARDO ROAD TO BERNARDO OAKS DRIVE. TURN LEFT ONTO BERNARDO OAKS DRIVE. SITE WILL BE ON YOUR RIGHT SIDE.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T1	TITLE SHEET
T2	PHOTO SIMULATION
Z1	SITE PLAN
Z2	ENLARGED SITE PLAN
Z3	EQUIPMENT PLAN AND STAGING AREA PLAN
Z4	ANTENNA PLAN AND SCHEDULE
Z5	SITE ELEVATIONS
Z6	SITE ELEVATIONS
D1	SITE DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
*** NOTHING FOLLOWS ***	

811 KNOW WHAT'S BELOW
 ALWAYS CALL 811 BEFORE YOU DIG
 It's fast. It's free. It's the law.
 www.cbyd.com

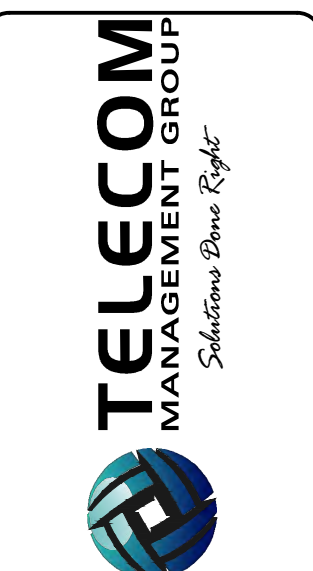
NOTE:
 48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

Rev.	Description	Date:
4	100% ZD PLANNING COMMENTS	06-21-22
3	100% ZD SAQ COMMENTS	03-11-22
2	100% ZD PC COMMENTS	11-17-21
1	100% ZD	01-19-21
1	100% ZD	05-12-20



TITLE SHEET

CAL01778
 RB TENNIS AND SWIM CLUB
 16955 BERNARDO OAKS DR.,
 SAN DIEGO, CA 92128
 NEW SITE BUILD



NOT FOR CONSTRUCTION

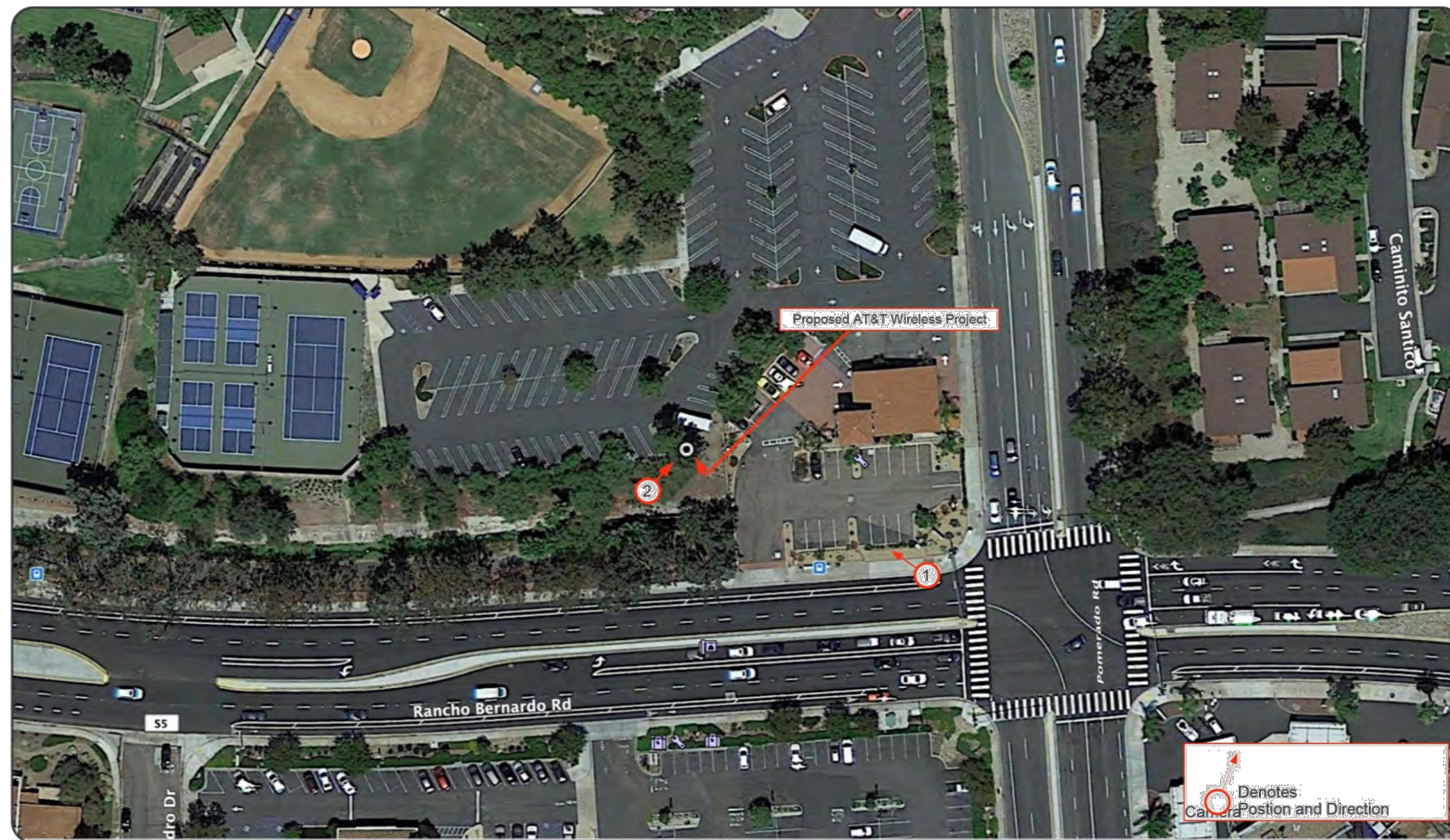
Project Number:
 Drawn by: ERO/RP
 Checked by: ERO

Sheet No:
T1



RB TENNIS AND SWIM CLUB

16955 BERNARDO OAKS DRIVE
San Diego, CA 92128



GEODETTIC COORDINATES
33°07'04.26"N / 118° 13'57.41"W



Existing Conditions



Proposed Site Build



Cell Trees, Inc. Production Office
6401 S. Canada Place, Tucson, AZ 85706
P: (520) 663-1330 F: (520) 663-1361



1452 Edinger Avenue
Tustin, CA 92780



1452 Edinger Avenue
Tustin, CA 92780



Cell Trees, Inc. Production Office
5401 S. Canada Place
Tucson, AZ 85706
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Proposed Site Build



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1	100% ZD	05-12-20



7337 TRADE ST.
SAN DIEGO, CA 92121



CENTRALIZED EFFICIENCY.
LOCALIZED KNOW-HOW.
19500 WEST OCEAN
APT. 100
SAN DIEGO, CA 92130

PHOTO
SIMULATION

Sheet Title:

CAL01778
RB TENNIS AND SWIM CLUB
16955 BERNARDO OAKS DR.,
SAN DIEGO, CA 92128
NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number:

Drawn by: ERO/RP

Checked by: ERO

Sheet No:

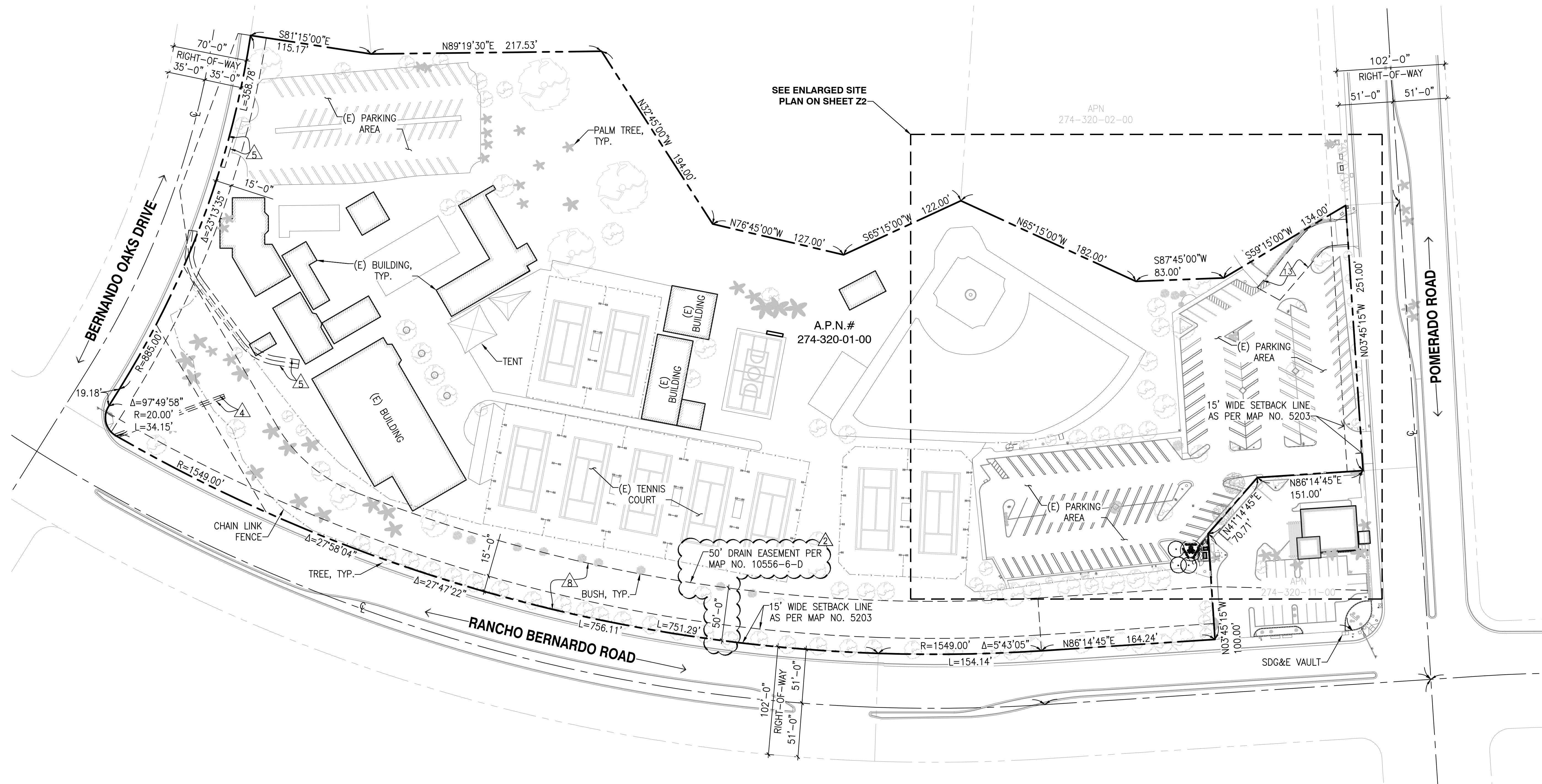
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NOTES:

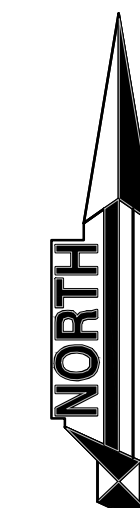
- 4 GRANT OF EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON FEBRUARY 27, 1967 IN INSTRUMENT NO. 25927.
- 5 GRANT OF RIGHT OF WAY IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS SET FORTH IN INSTRUMENT RECORDED ON MARCH 6, 1968 IN INSTRUMENT NO. 38292.
- 8 GRANT OF EASEMENT IN FAVOR OF RANCHO BERNARDO COMMUNITY CHURCH, PRESBYTERIAN, A NON PROFIT CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 25, 1976 IN INSTRUMENT NO. 76-354942.
- 13 EASEMENT AGREEMENT IN FAVOR OF RANCHO BERNARDO COMMUNITY PRESBYTERIAN CHURCH, A CALIFORNIA NON-PROFIT SET FORTH IN INSTRUMENT RECORDED ON AUGUST 18, 1992 IN INSTRUMENT NO. 1992-0520953..

PLAN NOTES:

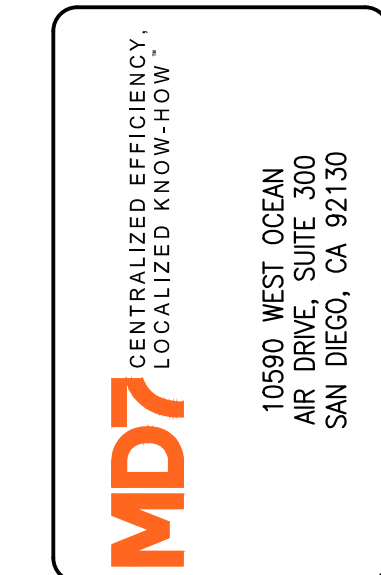
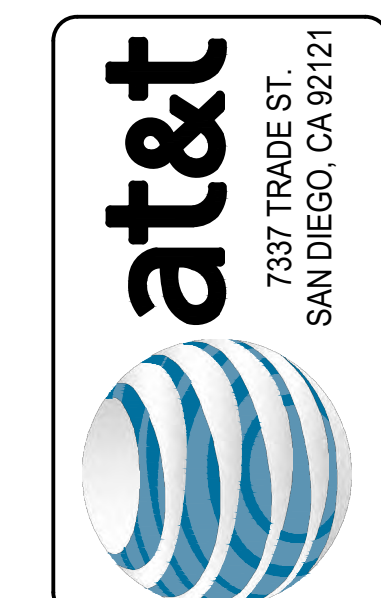
1. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY FOR THE INSTALLATION OF THE WIRELESS FACILITY.
2. NO EXISTING OR PROPOSED STRUCTURES ARE WITHIN CITY EASEMENTS.
3. "PER PROPOSED PROJECT CONDITIONS, OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND THE RECONSTRUCTION OF THE EXISTING DAMAGED/UNALIGNED PANELS PER CURRENT CITY STANDARDS, MAINTAINING EXISTING SCORING PATTERN AND PRESERVING ANY CONTRACTOR'S STAMP, ADJACENT TO THE SITE ON POMERADO ROAD, SATISFACTORY TO THE CITY ENGINEER."



PROPERTY LINES ARE BASED FROM
 MAP NO. 5203 DATED JUNE 18, 1963
 MAP NO. 5198 DATED OCTOBER 12, 1962
 MAP NO. 5609 DATED AUGUST 19, 1965
 MAP NO. 5095 DATED JANUARY 10, 1963



Rev.	Description	Date
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3	100% ZD SAQ COMMENTS	11-17-21
1	100% ZD PC COMMENTS	01-19-21
1	100% ZD	05-12-20



Sheet Title:
SITE PLAN

CAL01778
 RB TENNIS AND SWIM CLUB
 16955 BERNARDO OAKS DR.,
 SAN DIEGO, CA 92128
 NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number:
 Drawn by: ERO/RP
 Checked by: ERO

Sheet No:
Z1

Rev.	Description	Date
4	100% ZD PLANNING COMMENTS	06-21-22
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1	100% ZD PC COMMENTS	01-19-21
1	100% ZD	05-12-20



EQUIPMENT PLAN AND STAGING AREA PLAN

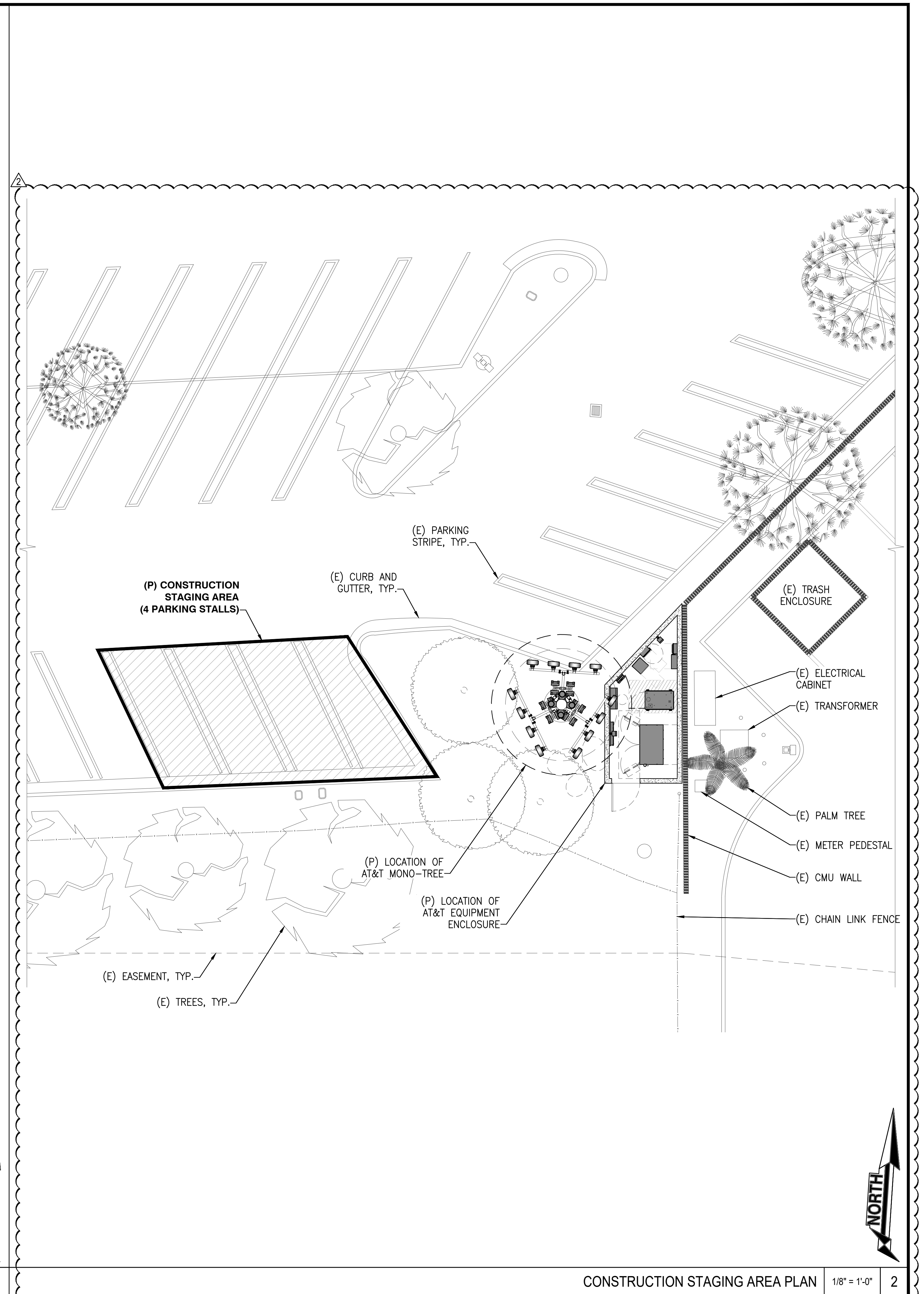
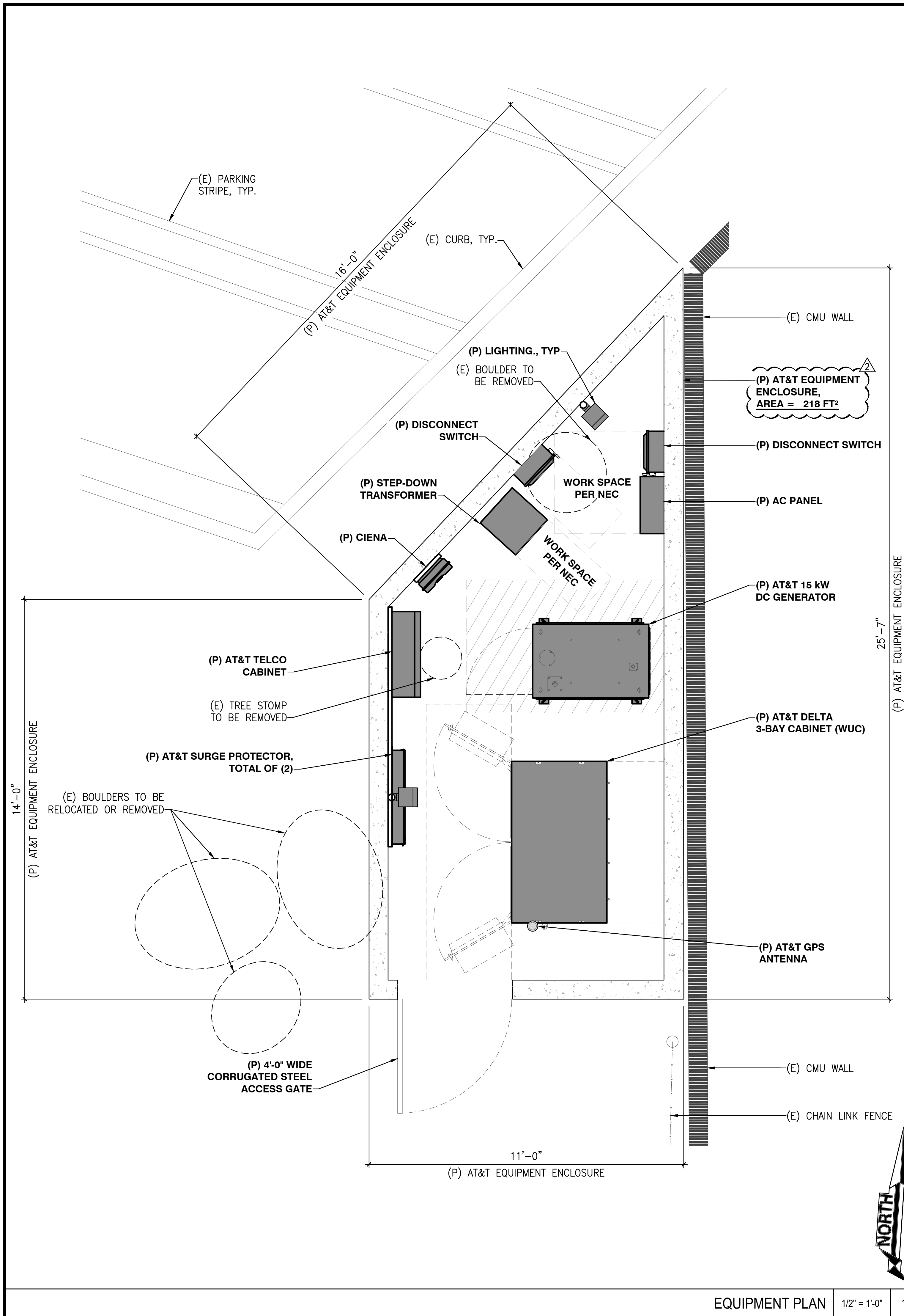
CAL01778 RB TENNIS AND SWIM CLUB 16955 BERNARDO OAKS DR., SAN DIEGO, CA 92128 NEW SITE BUILD



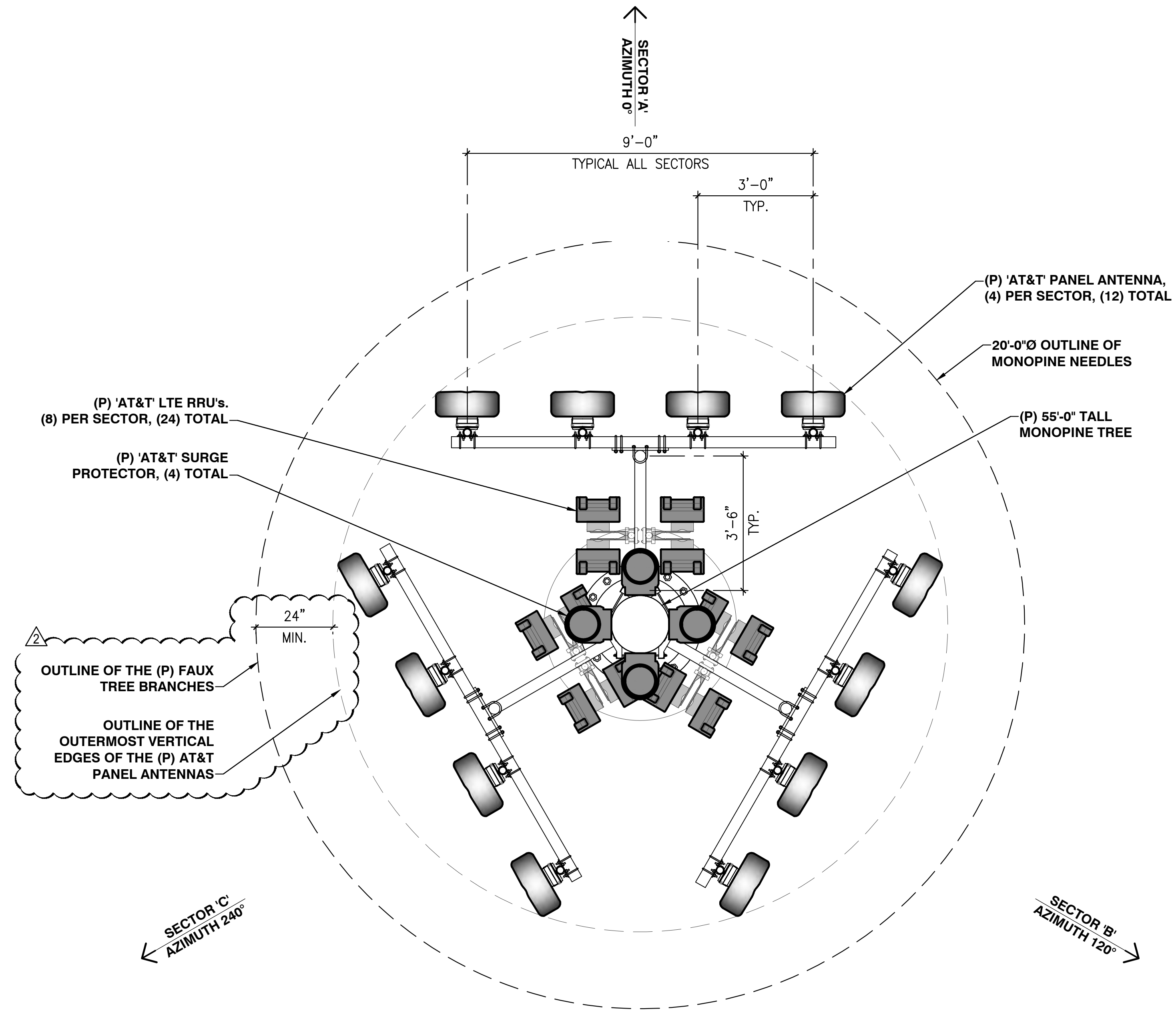
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Project Number:
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Checked by: ERO

Sheet No:
Z3

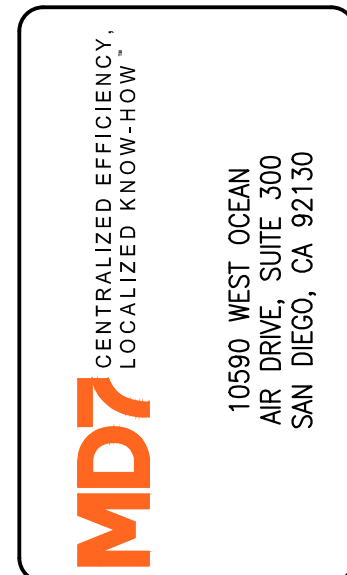
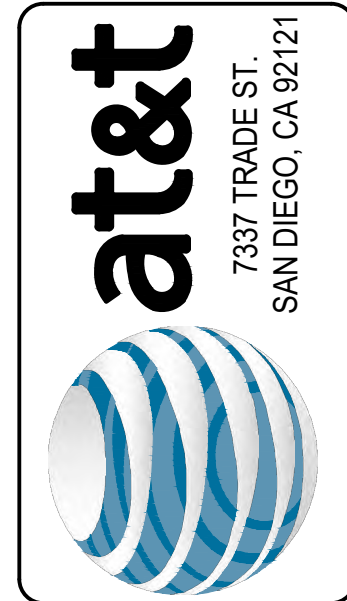


PROPOSED ANTENNA / RRU SCHEDULE									
SECTOR	TECHNOLOGY	ANTENNA				RRU MODEL / QTY.	TMA / FILTER MODEL / QTY.	TRANSMISSION LINES	
		MODEL	AZIMUTH	RAD CENTER	TIP HEIGHT			FIBER / POWER (LENGTH FT +/- 5')	
ALPHA SECTOR	A1	TBD	NNHH-65B-R4	0°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
	A2	TBD	NNHH-65B-R4	0°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
	A3	TBD	NNHH-65B-R4	0°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
	A4	TBD	NNHH-65B-R4	0°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
BETA SECTOR	B1	TBD	NNHH-65B-R4	120°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
	B2	TBD	NNHH-65B-R4	120°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
	B3	TBD	NNHH-65B-R4	120°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
	B4	TBD	NNHH-65B-R4	120°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
GAMMA SECTOR	C1	TBD	NNHH-65B-R4	240°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
	C2	TBD	NNHH-65B-R4	240°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
	C3	TBD	NNHH-65B-R4	240°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'
	C4	TBD	NNHH-65B-R4	240°	50'-0"	53'-0"	RRU (2)	-	FIBER ±70'



- NOTES:
1. MONOPINE NEEDLES NOT SHOWN FOR CLARITY.
 2. PROPOSED ANTENNAS, RRU EQUIPMENT AND OTHER HARDWARE ARE TO BE PAINTED DARK GREEN TO MATCH (P) MONOPINE TREE AND ADD ANTENNA SOCK TO EACH ANTENNA.
 3. ALL BRANCHES AT THE ANTENNA LEVEL MUST EXTEND A MINIMUM OF 24 INCHES BEYOND THE ENTIRE VERTICAL LENGTH OF THE ANTENNAS FOR MAXIMUM CONCEALMENT.

Rev.	Description	Date
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3	100% ZD LOWERED TREE SAQ COMMENTS	03-11-22
3	100% ZD SAQ COMMENTS	11-17-21
1	100% ZD PC COMMENTS	01-19-21
1	100% ZD	05-12-20



ANTENNA PLAN AND SCHEDULE

CAL01778
RB TENNIS AND SWIM CLUB
16955 BERNARDO OAKS DR.,
SAN DIEGO, CA 92128
NEW SITE BUILD



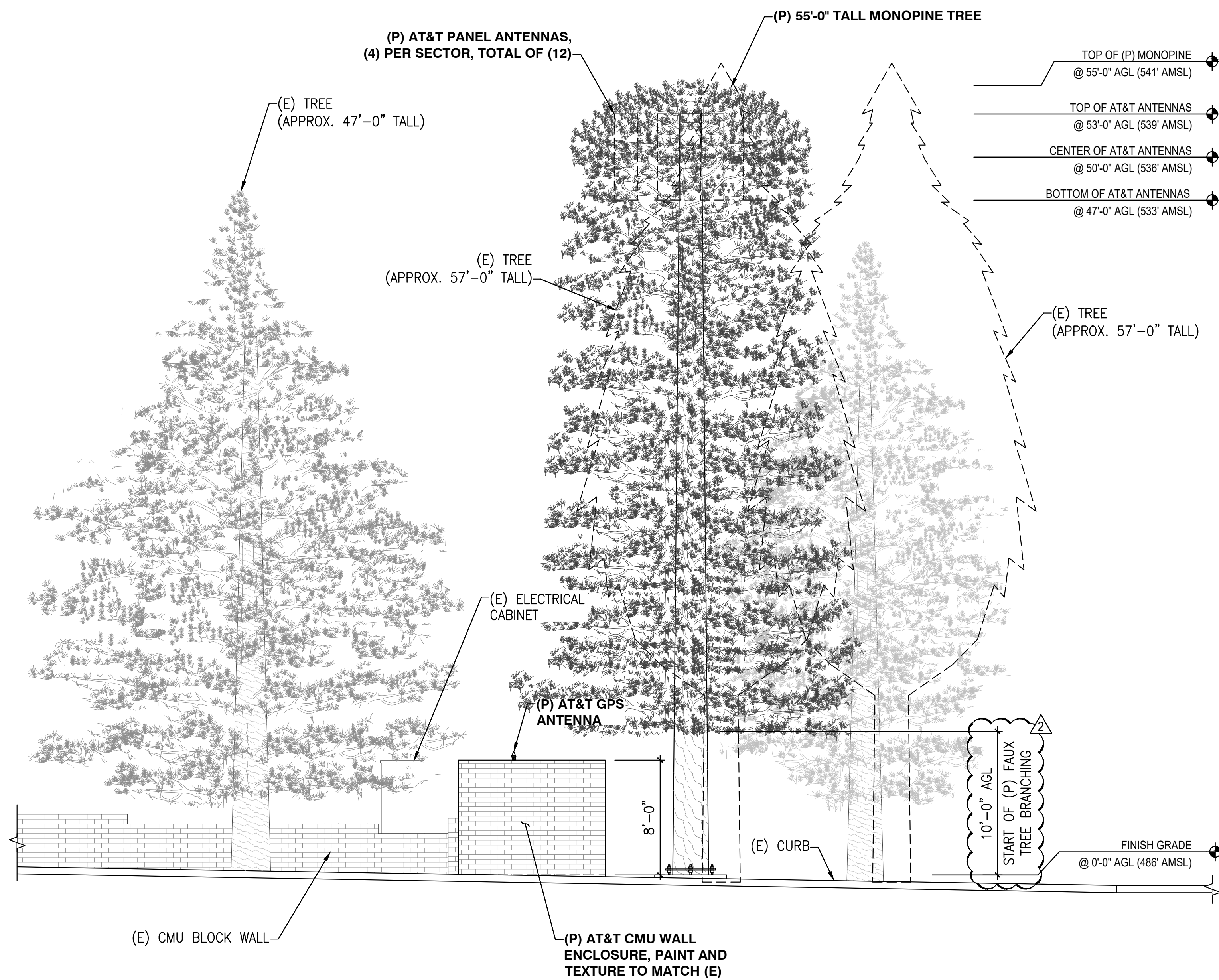
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Project Number:
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Checked by: ERO
Sheet No:

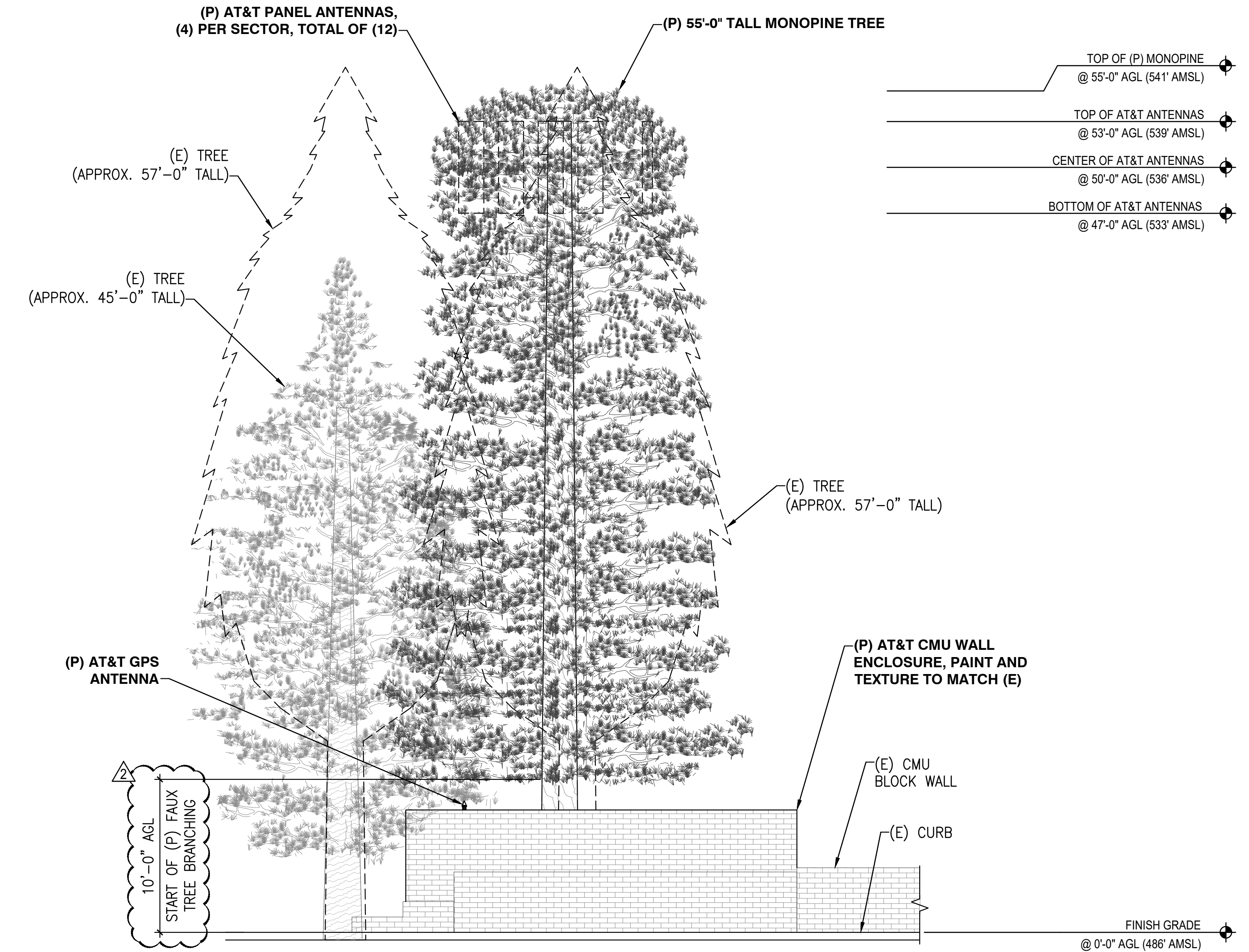
24

NOTES:

1. PROPOSED ANTENNAS, RRU EQUIPMENT AND OTHER HARDWARE ARE TO BE PAINTED DARK GREEN TO MATCH (P) MONOPINE TREE AND ADD ANTENNA SOCK TO EACH ANTENNA.
2. ALL BRANCHES AT THE ANTENNA LEVEL MUST EXTEND A MINIMUM OF 24 INCHES BEYOND THE ENTIRE VERTICAL LENGTH OF THE ANTENNAS FOR MAXIMUM CONCEALMENT.
3. THE (P) FAUX TREE (MONOPINE) WILL REPLICATE THE SHAPE, STRUCTURE AND COLOR OF LIVE TREES OR BUSHES AND WILL BE DESIGNED TO LOOK LIKE THE PINE SPECIES IT INTENDS TO REPLICATE.
4. THE (P) FAUX TREE (MONOPINE) WILL HAVE A MINIMUM OF FOUR BRANCHES PER FOOT FOR FULL DENSITY COVERAGE WITH LIMITED SPACING BETWEEN BRANCHES.
5. THE (P) FAUX TREE (MONOPINE) BRANCHING WILL BEGIN 10-FEET ABOVE GRADE.



ELEVATION DRAWING NOTE:
PROPOSED LANDSCAPING TREES AND SHRUBS NOT SHOWN FOR CLARITY. REFER TO DRAWING SHEET L1 FOR LANDSCAPING PLAN.



ELEVATION DRAWING NOTE:
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SITE ELEVATIONS

CAL01778
RB TENNIS AND SWIM CLUB
16955 BERNARDO OAKS DR.,
SAN DIEGO, CA 92128
NEW SITE BUILD



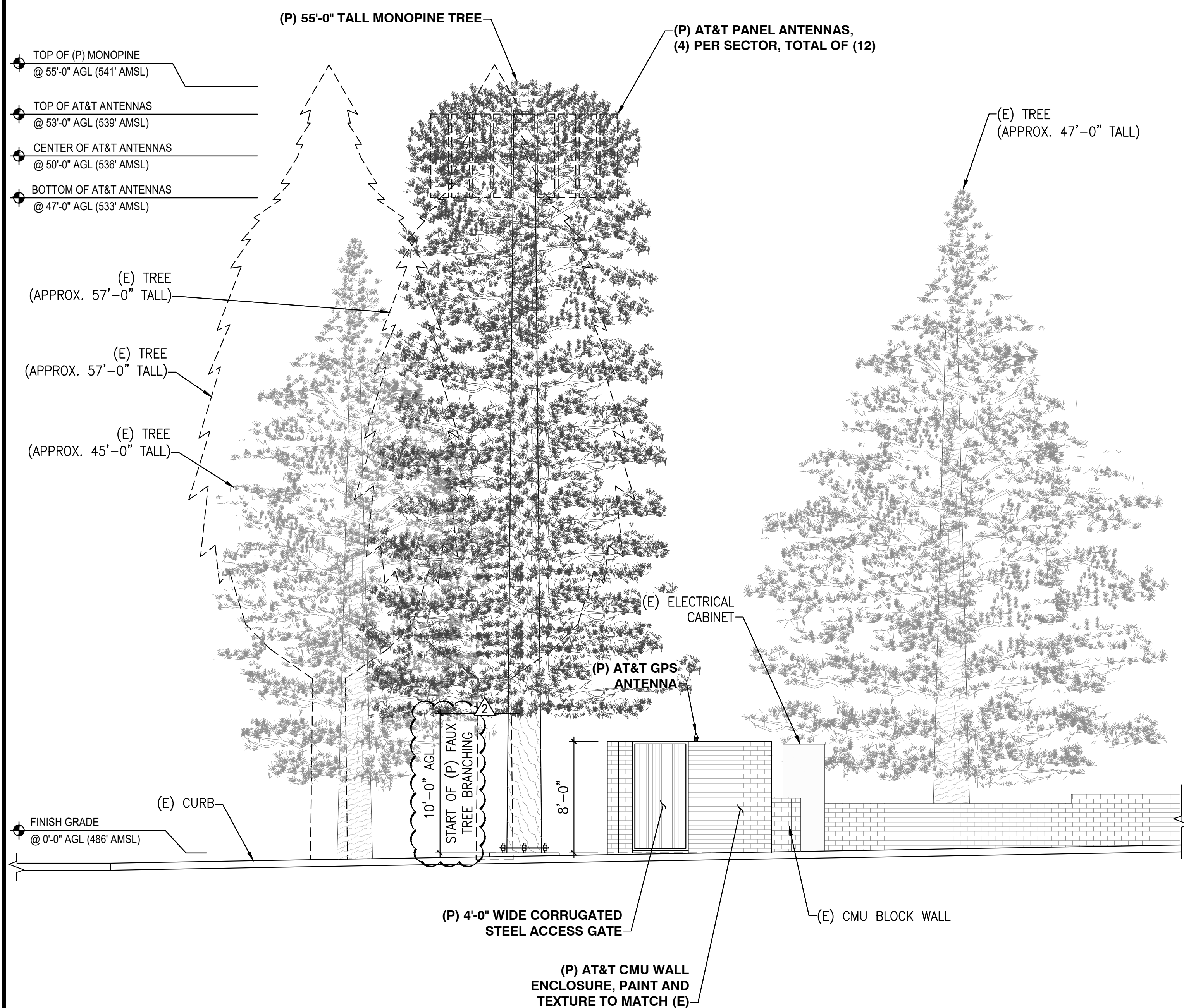
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Drawn by: ERO/RP
Checked by: ERO

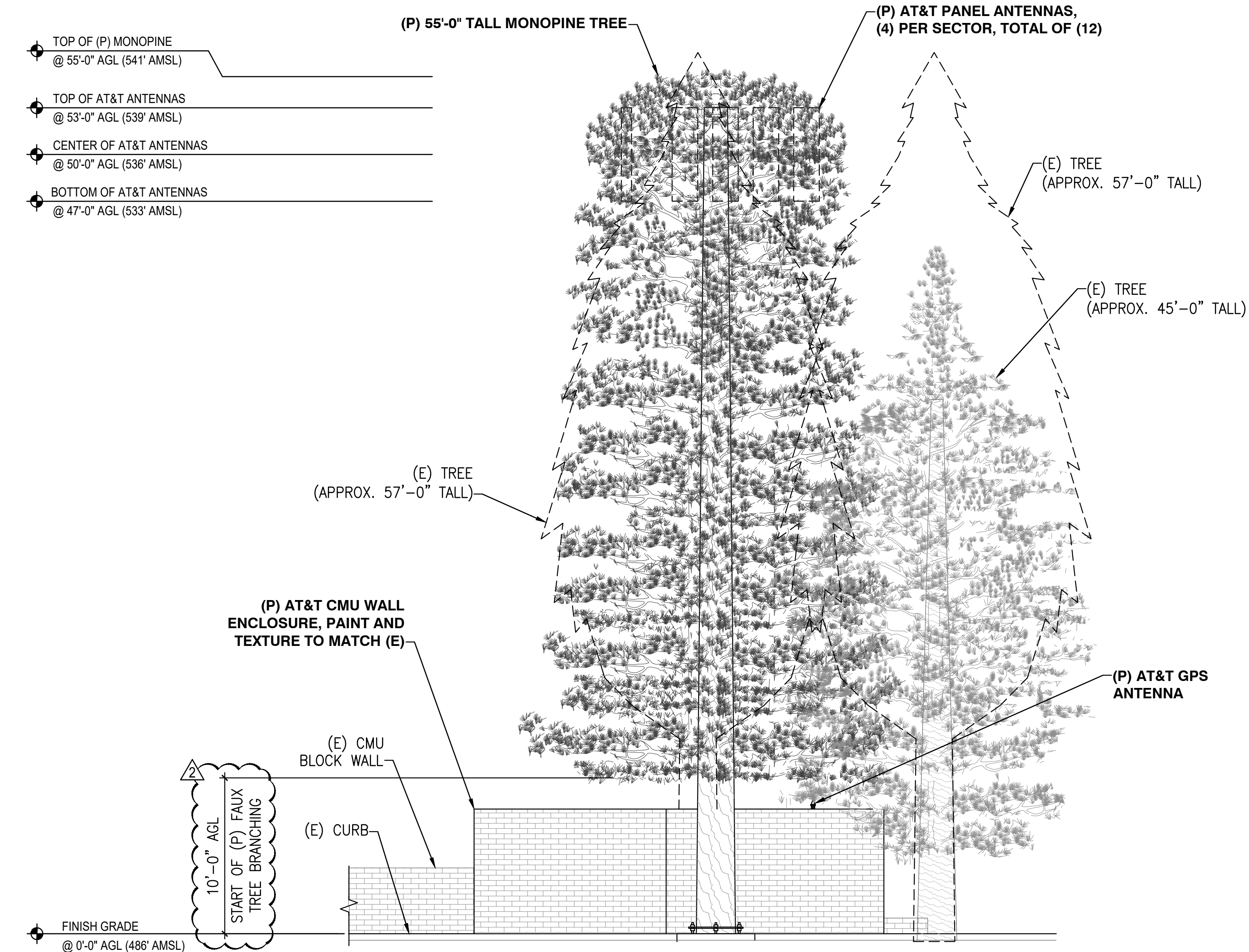
Sheet No:
Z5

NOTES:

1. PROPOSED ANTENNAS, RRU EQUIPMENT AND OTHER HARDWARE ARE TO BE PAINTED DARK GREEN TO MATCH (P) MONOPINE TREE AND ADD ANTENNA SOCK TO EACH ANTENNA.
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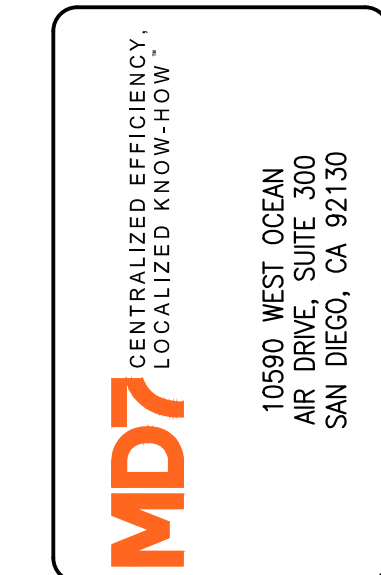
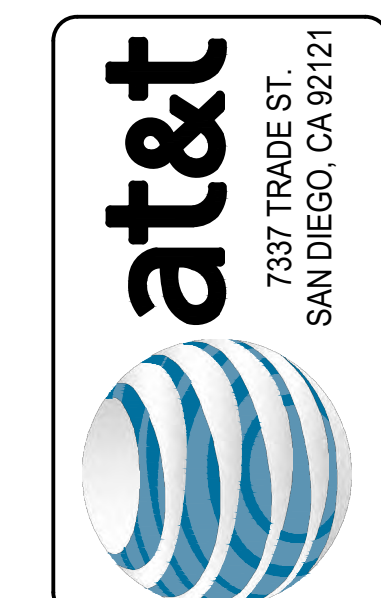


ELEVATION DRAWING NOTE:
PROPOSED LANDSCAPING TREES AND SHRUBS NOT SHOWN FOR CLARITY. REFER TO DRAWING SHEET L1 FOR LANDSCAPING PLAN.



ELEVATION DRAWING NOTE:
PROPOSED LANDSCAPING TREES AND SHRUBS NOT SHOWN FOR CLARITY. REFER TO DRAWING SHEET L1 FOR LANDSCAPING PLAN.

Rev.	Description	Date
4	100% ZD PLANNING COMMENTS	06-21-22
3	100% ZD LOWERED TREE	03-11-22
3	100% ZD SAQ COMMENTS	11-17-21
1	100% ZD PC COMMENTS	01-19-21
1	100% ZD	05-12-20



SITE ELEVATIONS

CAL01778
RB TENNIS AND SWIM CLUB
16955 BERNARDO OAKS DR.,
SAN DIEGO, CA 92128
NEW SITE BUILD



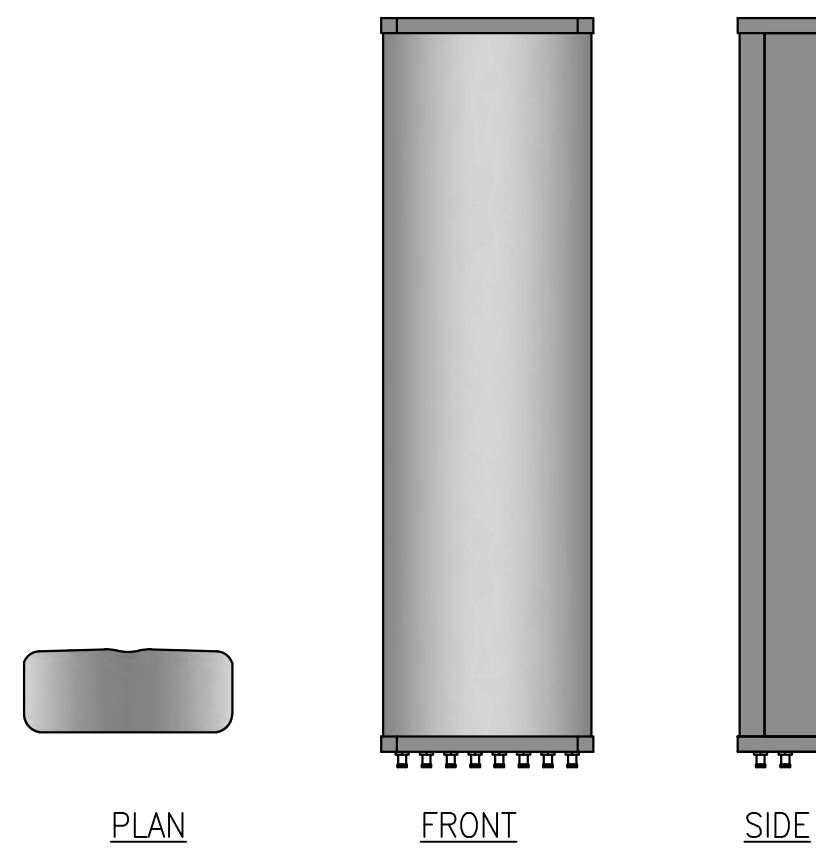
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Project Number:
Drawn by: ERO/RP
Checked by: ERO

Sheet No:
Z6

COMMSCOPE NNHH-65B-R4

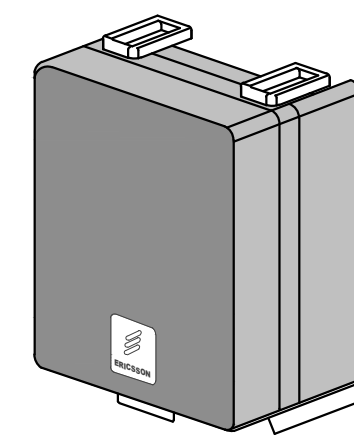
DIMENSIONS, LxWxD: 1828 x 498 x 197mm
(72" x 19.6" x 7.8")
WEIGHT (W/OUT CLAMP): 35.1 kg. (77.4 lbs)
CONNECTOR: 8-PIN DIN FEMALE



(P) ANTENNA SPECIFICATIONS NTS 1

ERICSSON 4478

B14
DIMENSIONS, WxDxH: 13.4"x8.26"x18.1"
WEIGHT: 59.4 lbs (27 Kg)
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 25A
B5
DIMENSIONS, WxDxH: 13.4"x7.7"x16.5"
WEIGHT: 59.9 lbs (27.2 Kg)
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 25A

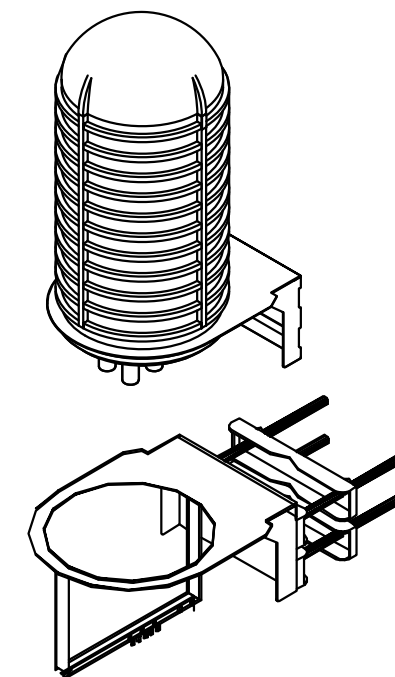


(P) RRU SPECIFICATIONS NTS 2

RAYCAP DC9-48-60-8C-EV

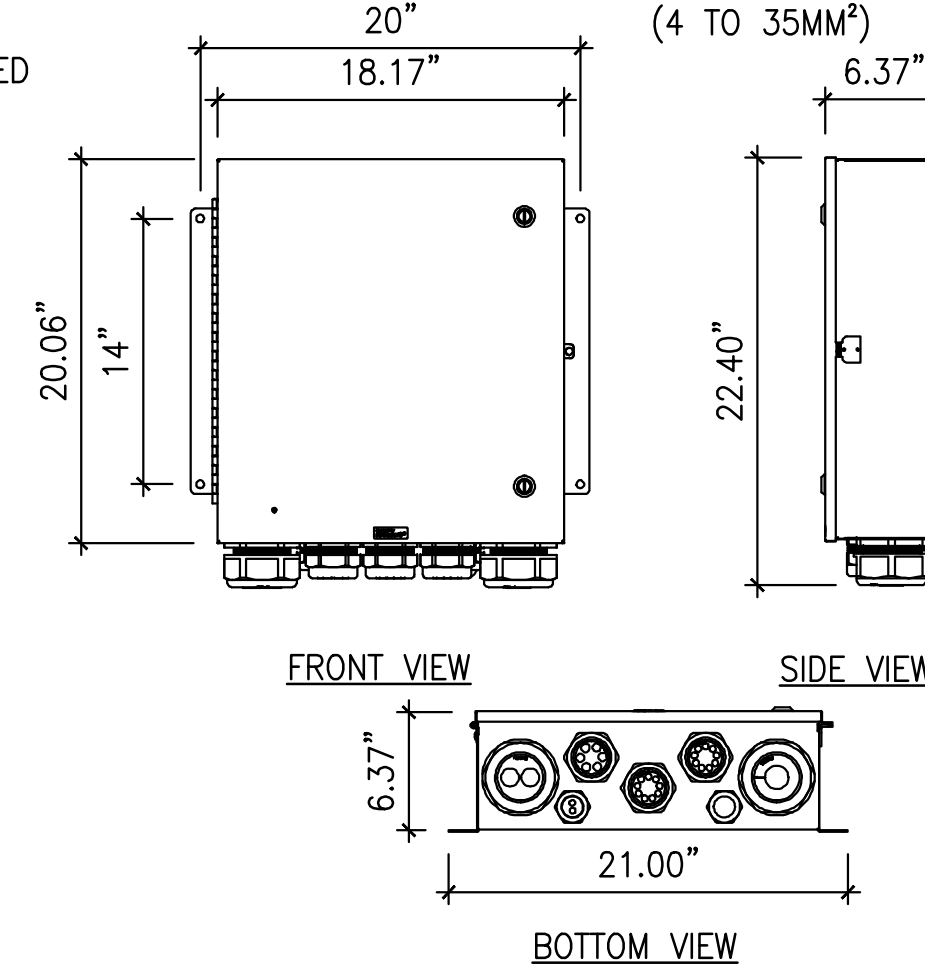
DIMENSIONS, LxWxH: 464x260x797mm
(18.28"x10.24"x31.4")
NOMINAL OPERATING VOLTAGE: 48 VDC
NOM. DISCHARGE CURRENT: 20 kA 8/20µs
MAX. DISCHARGE CURRENT: 60 kA 8/20µs
MAX. CONTINUOUS OPERATING VOLTAGE: 60 VDC
VOLTAGE PROTECTION RATING: 330 V
WIND PROTECTION RATING: 150 MPH SUSTAINED (105.7 lbs)
WIND GUST: 195 MPH GUST (213.6 lbs)
WIND LOADING: 26.2 lbs

TOTAL WEIGHT:

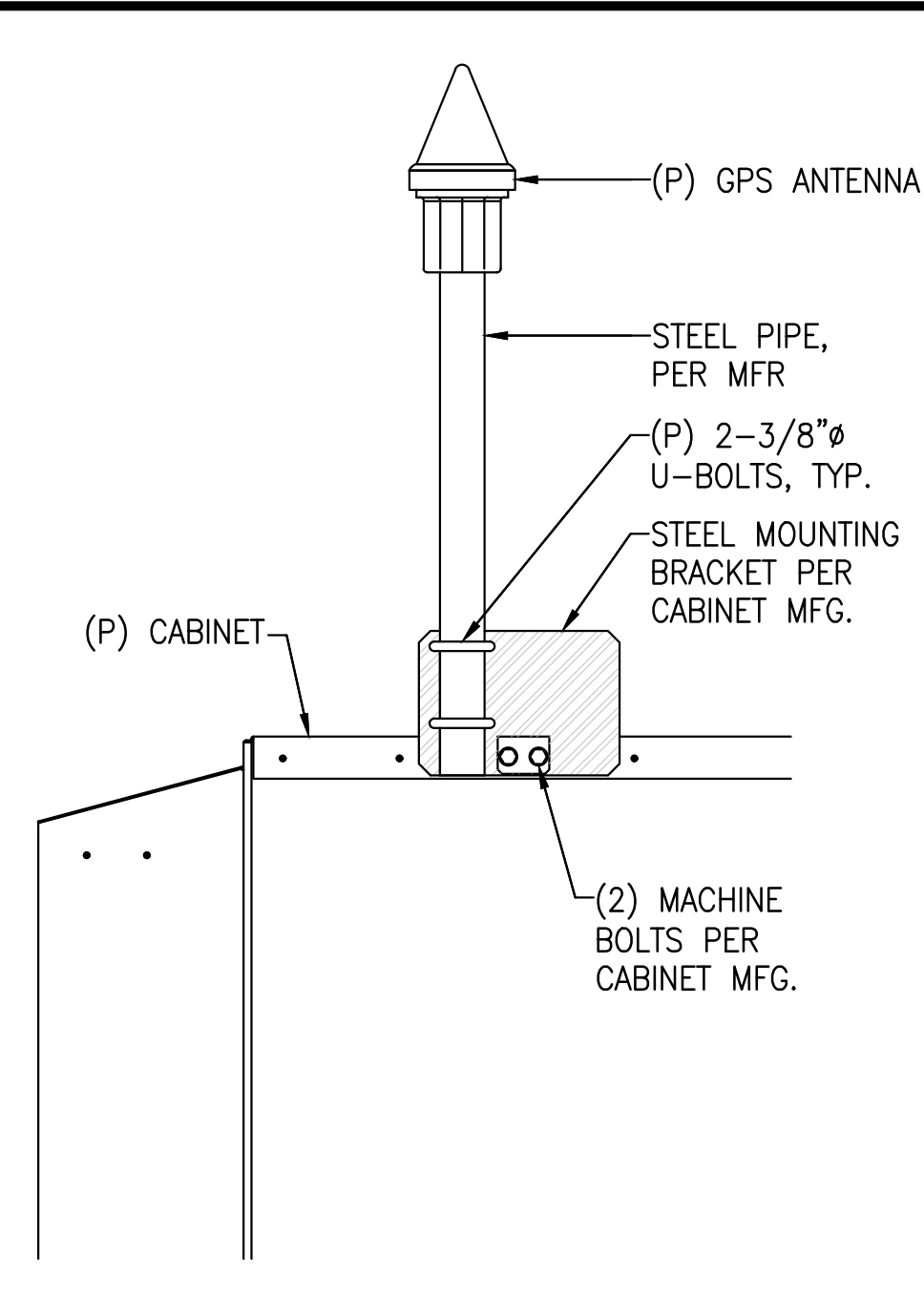


RAYCAP DC12-48-60-0-25E

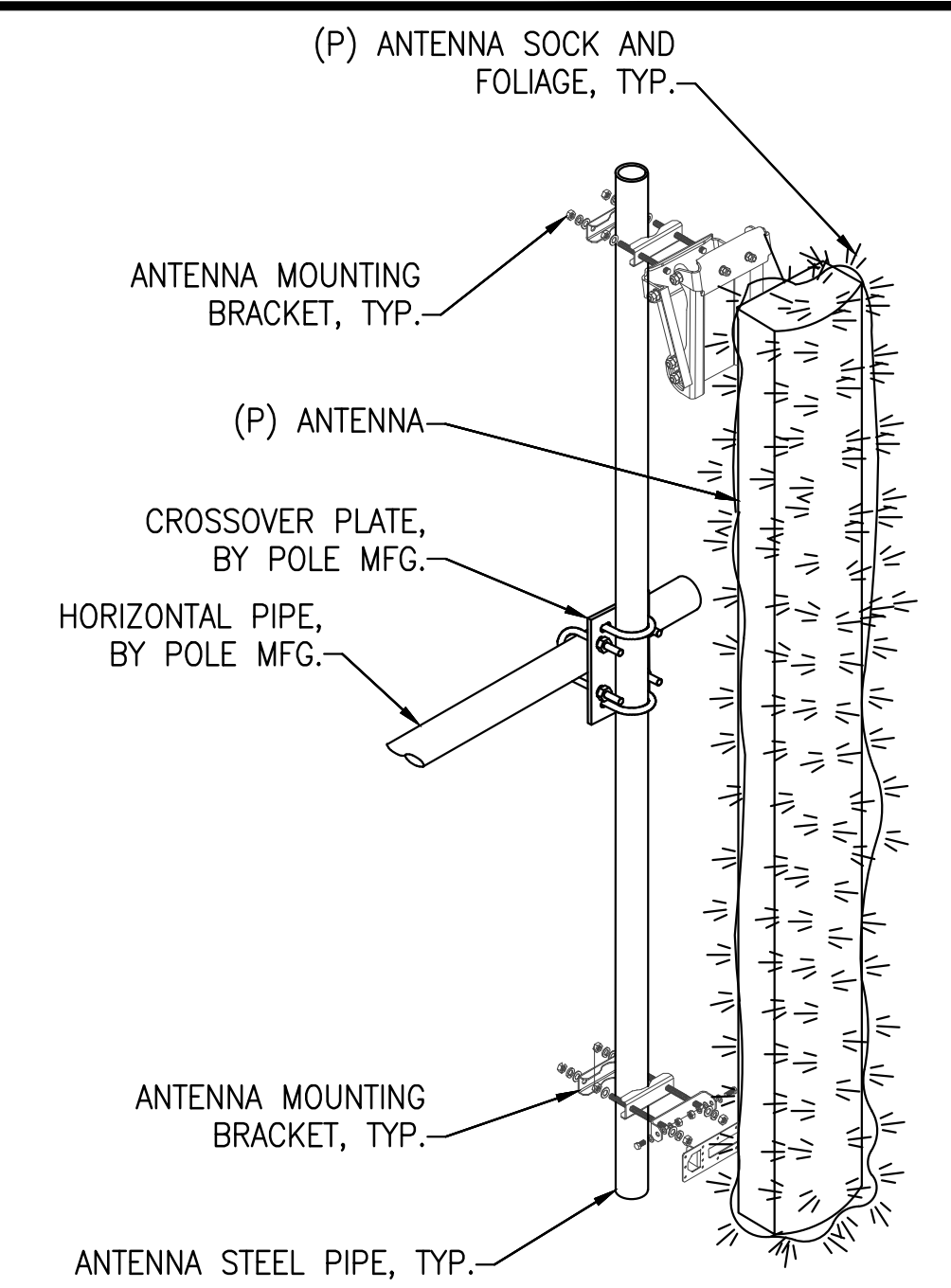
DIMENSIONS, WxDxH: 18.17"x6.37"x20.06"
WEIGHT: 56.3 lbs
CONN. TERMINAL METHOD: COMPRESSION LUG
CONN. TERMINAL HARDWIRED: COPPER #14 TO 2# AWG (2.5 TO 35MM²)
ALUMINUM #12 TO 2# AWG (4 TO 35MM²)



(P) SURGE PROTECTOR SPECIFICATIONS NTS 7



(P) GPS ANTENNA DETAIL NTS 9

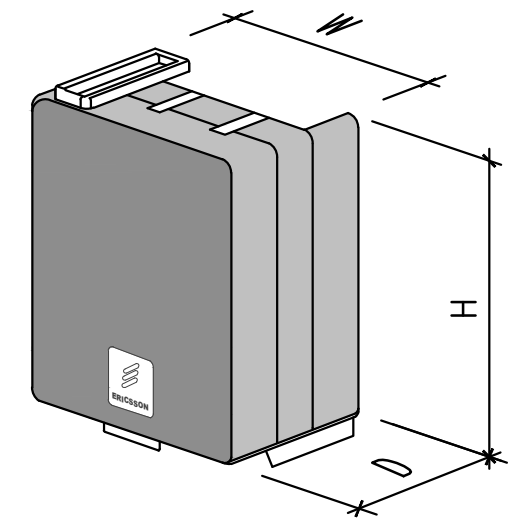


ANTENNA MOUNTING NTS 10

ERICSSON 4415 BXX

DIMENSIONS, WxDxH: 13.4"x5.9"x16.5"
WEIGHT: 46 lbs (21 Kg)
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 25A

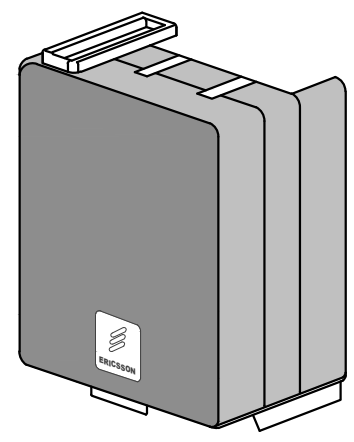
NOTE: VERIFY ACTUAL MODEL SPECS



(P) RRU SPECIFICATIONS NTS 3

ERICSSON 4426 B66

DIMENSIONS, WxDxH: 13.19"x5.8"x14.96"
WEIGHT: 48.4 lbs (22 Kg)
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 25A



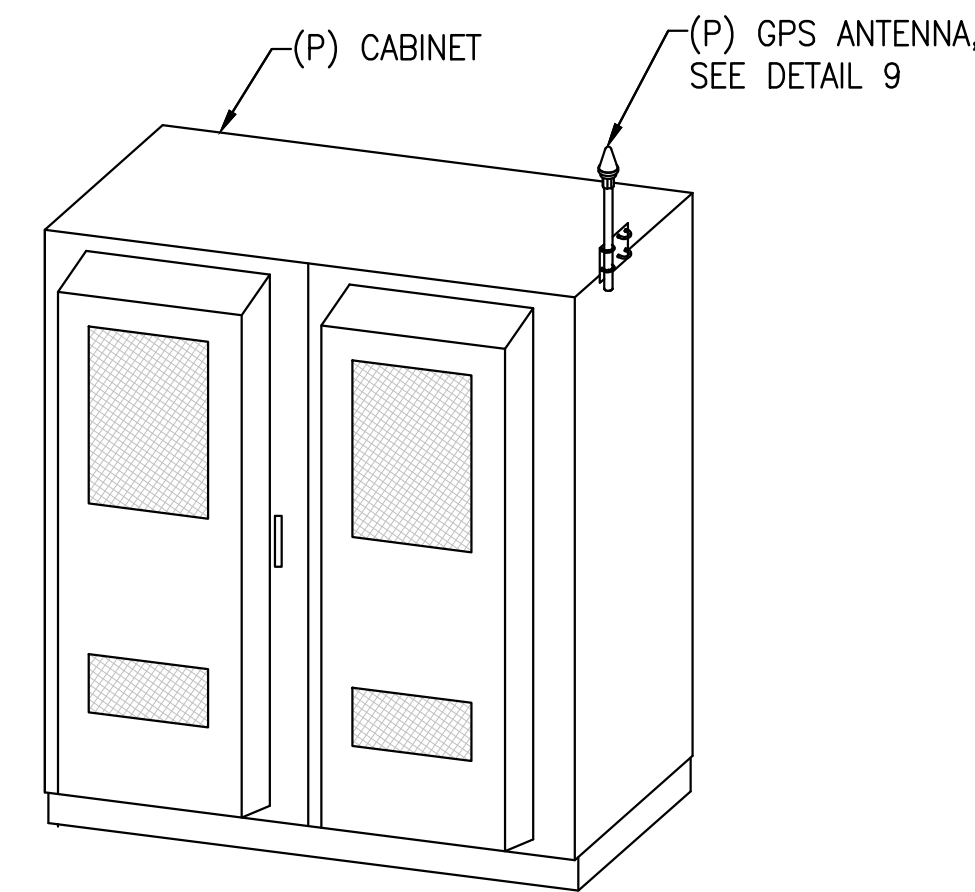
(P) RRU SPECIFICATIONS NTS 4

DELTA 2 BAY CABINET WALK UPTO CABINET (WUC)

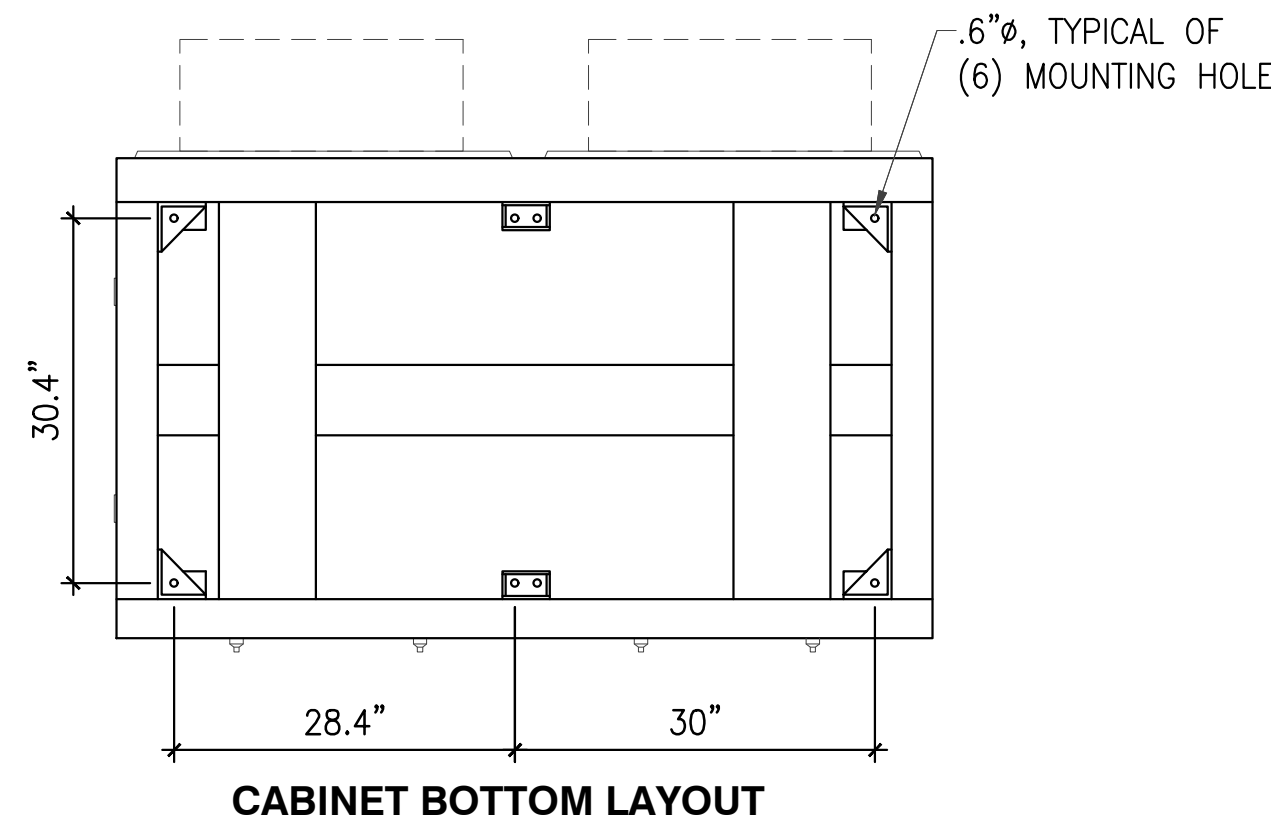
MODEL ESOF020-HCV02

DIMENSIONS (W X H X D) 68"W X 42"D (50"INCLUDING HEX) X 80"H (ADD 6" PLINTH)
PROTECTION CLASS NEMA4
WEIGHT 1860 LBS (BATTERIES, POWER SYSTEM AND LOAD EQUIPMENT EXCLUDED)
MATERIALS: ENCLOSURE ALUMINUM AL5052, INNER FRAMES GALVANIZED STEEL
FINISH POWDER PAINT RAL7032

MAX WT (CALCULATED): 7260 LBS (FULLY LOADED)



ISOMETRIC VIEW

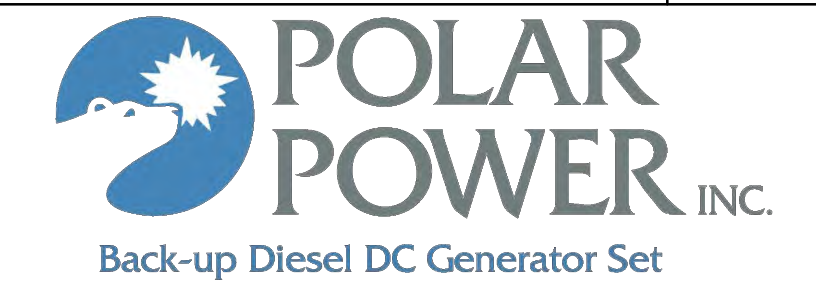
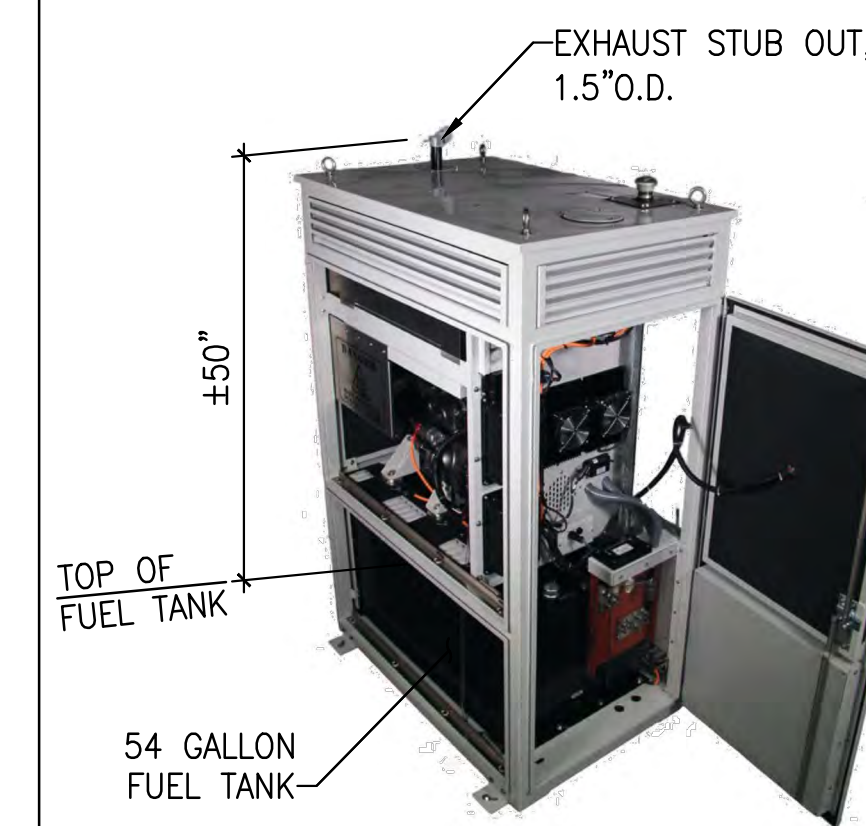


CABINET BOTTOM LAYOUT

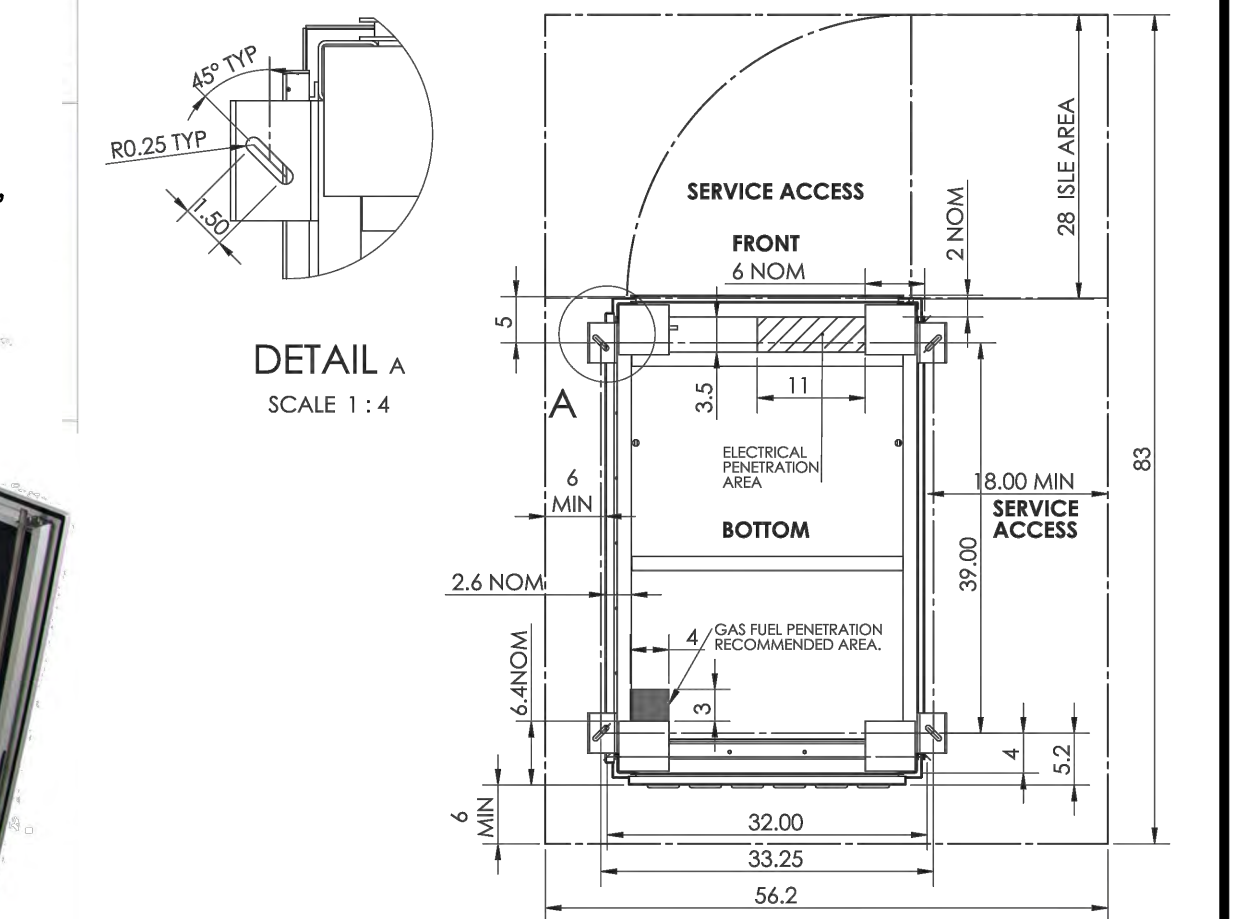
(P) 2 BAY CABINET SPECIFICATIONS NTS 8

MODEL NUMBER: 8220-15K-D-603 - DIESEL 15kW -48 VDC
DRY WEIGHT (lb/kd) 1248 / 566
DIMENSION (LXWXH) (in/cm) 32 x 50 x 72 / 81.3 x 127 x 183
DIESEL FUEL SYSTEM (TYPE): DIESEL
FUEL TANK SPECIFICATIONS
UL RATED CAPACITY (gal/L): 54/204

CONFORMS TO UL STD 2200
CERTIFIED TO CSA STD C22.2 No. 100
FUEL TANK IS UL 142 LISTED



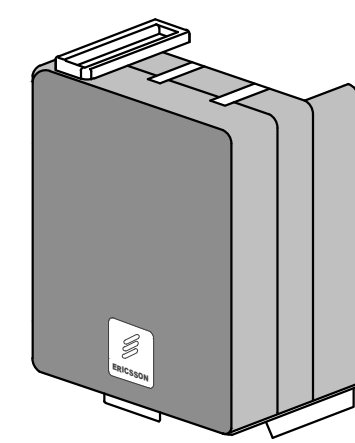
INSTALLATION FOOTPRINT, BOTTOM VIEW



(P) GENERATOR SPECIFICATIONS NTS 11

ERICSSON 4449

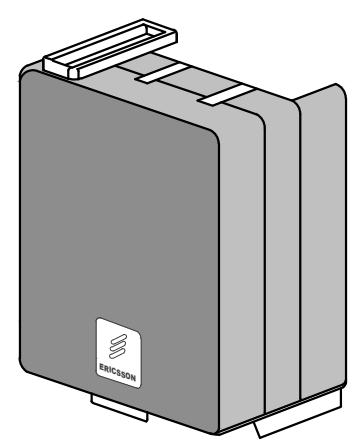
B5, B12
DIMENSIONS, WxDxH: 335x240x455mm
(13.19"x9.44"x17.9")
WEIGHT: 71 lbs (32 Kg) EXCL. HARDWARE
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 2x25A, DC POWER CONSUMPTION=1440W



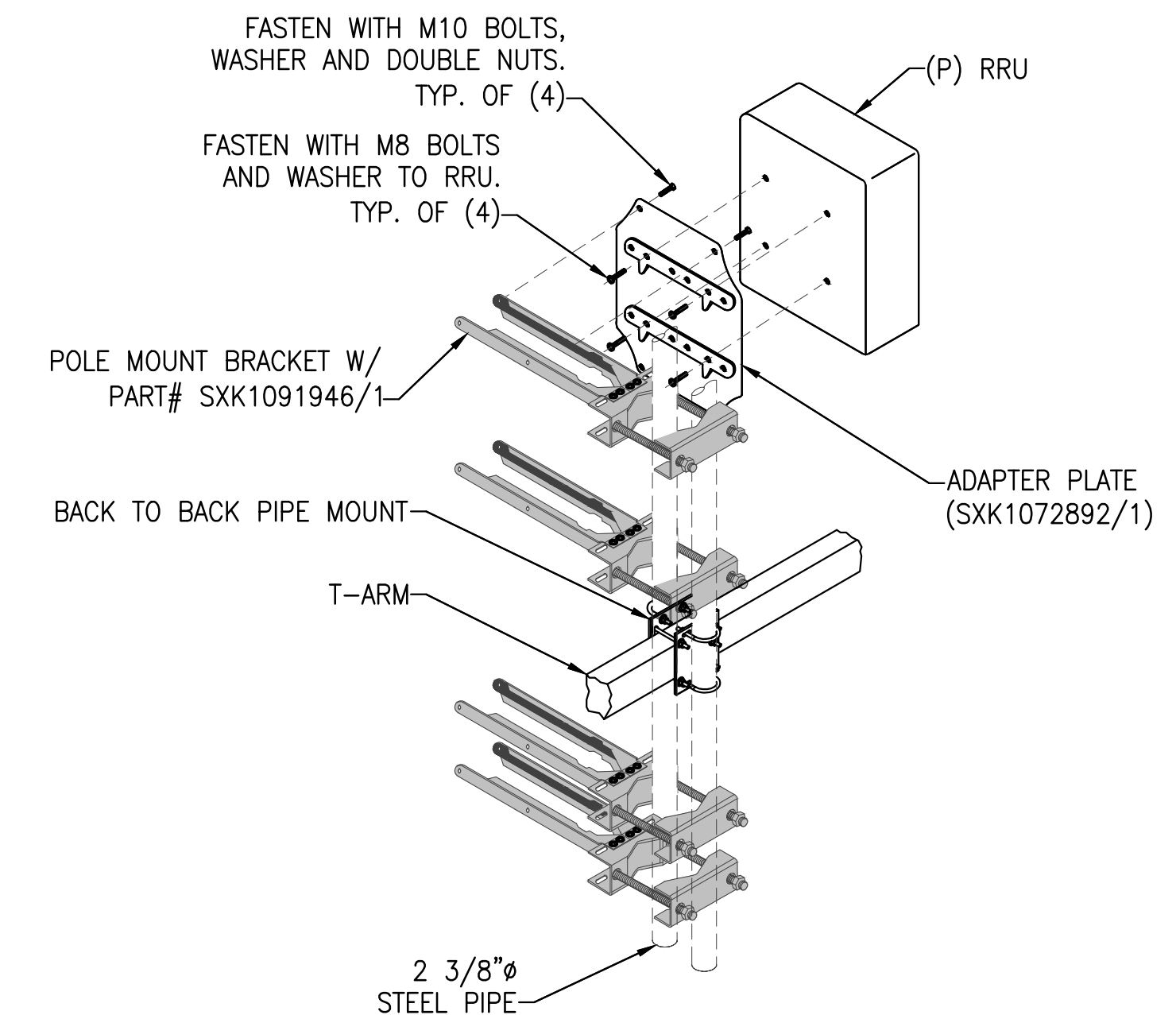
(P) RRU SPECIFICATIONS NTS 5

ERICSSON 8843

B2, B66A
DIMENSIONS, WxDxH: 335x277x380mm
(13.2"x10.9"x14.9")
WEIGHT: 72 lbs (32.6 Kg) EXCL. HARDWARE
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 2x30A, DC POWER CONSUMPTION=1520W



(P) RRU SPECIFICATIONS NTS 6



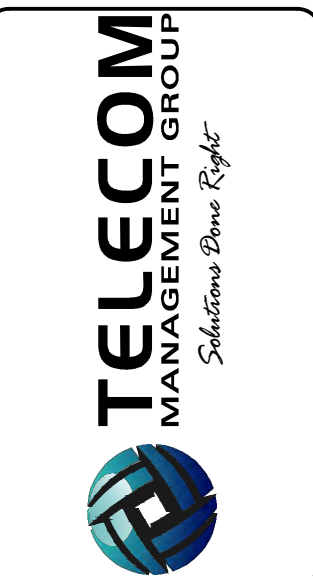
RRU MOUNTING NTS 12

100% 2D PLANNING COMMENTS	06-21-22
100% 2D LOWERED TREE	03-11-22
100% 2D SAQ COMMENTS	11-17-21
100% 2D PC COMMENTS	01-19-21
100% 2D	05-12-20
Rev.	Description Date:



SITE DETAILS

CAL01778
RB TENNIS AND SWIM CLUB
16955 BERNARDO OAKS DR.,
SAN DIEGO, CA 92128
NEW SITE BUILD

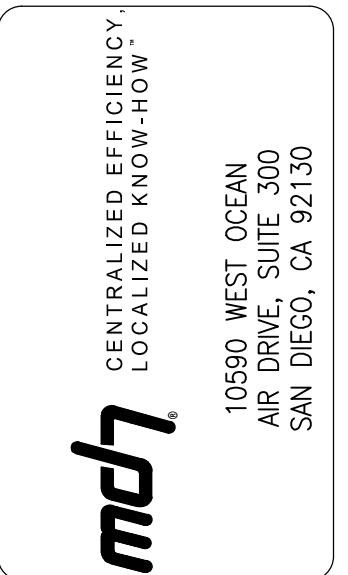


NOT FOR CONSTRUCTION

Project Number:
Drawn by: ERO/RP
Checked by: ERO

Sheet No:
D1

100% ZD PLANNING COMMENTS	06-21-22
4 100% ZD LOWERED TREE	03-11-22
3 100% ZD SAQ COMMENTS	11-17-21
100% ZD PC COMMENTS	01-19-21
1 100% ZD	05-12-20
Rev.	Description Date:



Sheet Title:
LANDSCAPE DEVELOPMENT PLAN

CAL01778
RB TENNIS AND SWIM CLUB
16955 BERNARDO OAKS DR.,
SAN DIEGO, CA 92128
NEW SITE BUILD



Project Number:
Drawn by: **ERO/RP**
Checked by: **ERO**
Sheet No:

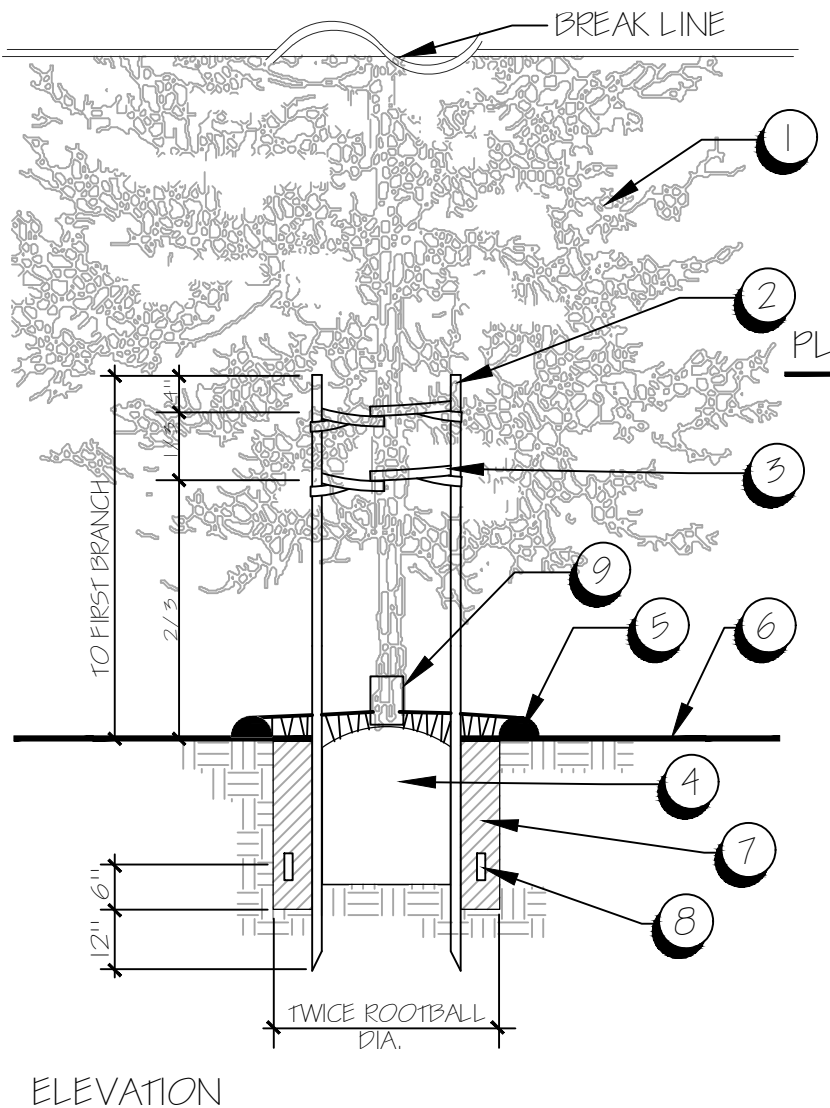
L-1

PLANT LEGEND

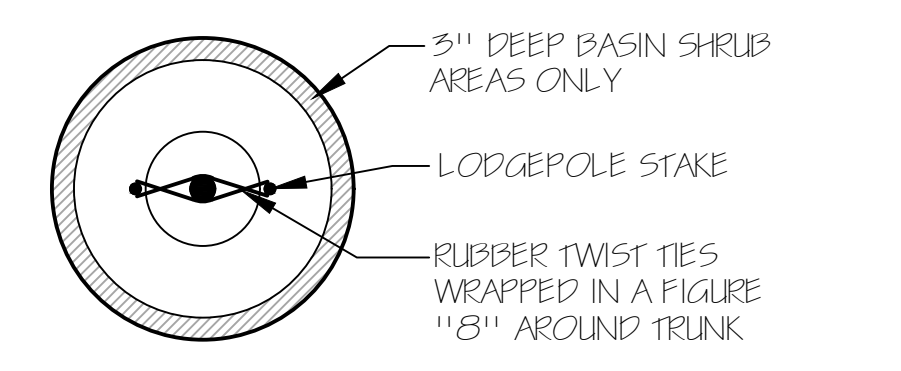
SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER SIZE (FOR TREES)	HEIGHT/SPREAD (FOR SHRUBS)			
<u>EXISTING TREES TO REMAIN</u>							
	Pinus canariensis	Canary Island Pine	10"	(N/A)			
	Pinus canariensis	Canary Island Pine	(refer to plan)	(N/A)			
	Schinus molle	California Pepper	(refer to plan)	(N/A)			
	Syagrus romanzoffiana	Queen Palm	12"	(N/A)			
SYMBOL	BOTANICAL NAME	COMMON NAME	FORM	FUNCTION	SIZE	MATURE HEIGHT x SPREAD	QUANTITY
<u>PROPOSED TREES REQUIRED</u>							
	Pinus canariensis	Canary Island Pine	Columnar	Screening	24" Box	70' x 20'	2
<u>PROPOSED SHRUBS</u>							
	Viburnum t. 'Compactum'	Compact Viburnum	Large Shrub	Screening	5 Gal	4' x 5'	9
	Pittosporum t. 'Variegatum'	Variegated Pittosporum	Large Shrub	Screening	5 Gal	6' x 4'	6
	Raphiolepis i. 'Springtime'	India Hawthorne	Medium Shrub	Screening	5 Gal	3' x 3'	10

CITY OF SAN DIEGO LANDSCAPE NOTES

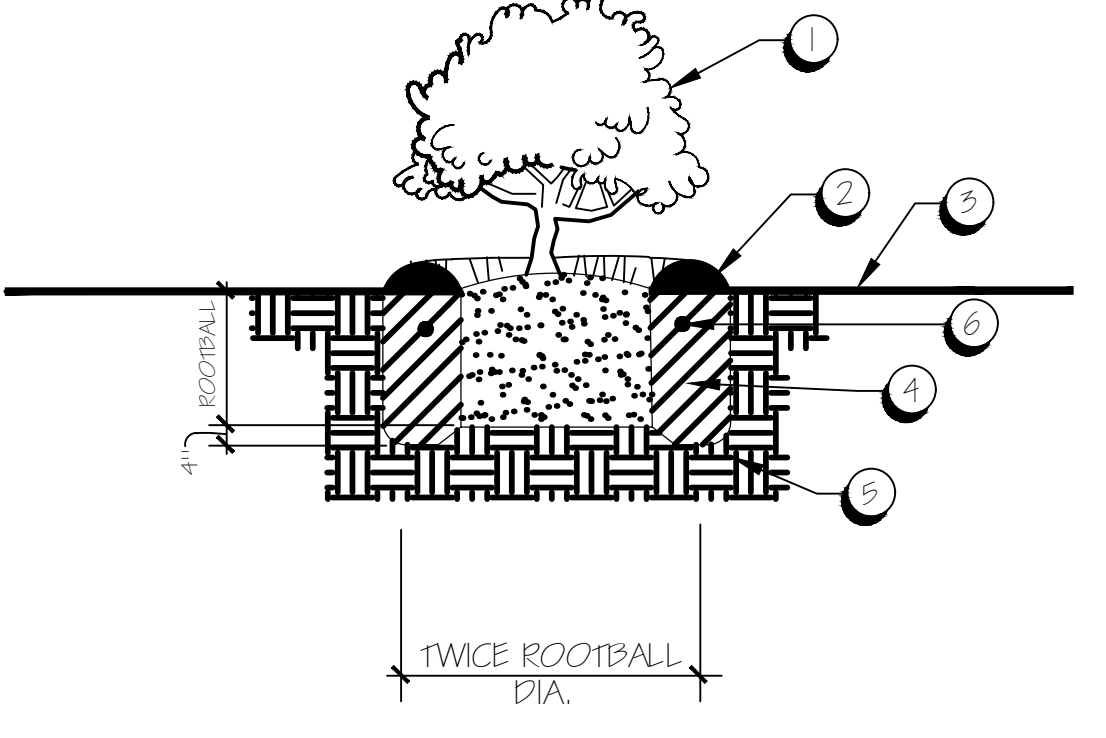
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS AT THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITH 30 DAYS OF DAMAGE.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE TYPE OF IRRIGATION SYSTEM PROPOSED FOR THE PROPOSED STREET TREE ARE DEEP-ROOT TREE BUBBLERS AND OVERHEAD SHRUB SPRAYS.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.



A TREE STAKING
N.T.S.



B SHRUB PLANTING
N.T.S.



- SET CROWN 1" ABOVE FINISH GRADE.
- 2" DEEP BASIN WITH BARK MULCH (2" DEPTH) OR EQUAL.
- FINISH GRADE.
- AMENDED BACKFILL.
- SET ROOTBALL ON UNDISTURBED SOIL.
- 21 GRAM PLANT TABLETS.

NOTE:
1. SCARIFY SIDES OF PLANTING PIT.
2. ON SLOPES, PROVIDE SALICER RIM ON DOWNHILL SIDES.



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