



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 13, 2023 REPORT NO. PC-23-028

HEARING DATE: July 20, 2023

SUBJECT: CROWN CASTLE AT&T ARDATH ROAD, Process Four Decision

PROJECT NUMBER: [1070777](#)

OWNER/APPLICANT: FRESH START VENTURES, LLC, Owner, and AT&T MOBILITY /CROWN CASTLE, Permittees

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP) and Site Development Permit (SDP) for the continued use of an existing Wireless Communication Facility (WCF) located at 7990 Via Capri in the La Jolla Community Plan Area?

Staff Recommendations:

1. **Approve** CUP No. 3182418, and
2. **Approve** SDP No. 3225133.

Community Planning Group Recommendation: The applicant has elected to appear before the Planning Commission without presenting the Project to the La Jolla Community Planning Group. The applicant had tried multiple times to get on their schedule and did not receive any communications from them.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (Existing Facilities). The project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 30, 2023, and the opportunity to appeal that determination ended June 13, 2023 (Attachment 7).

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

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a wireless communication facility and is not associated with residential development.

BACKGROUND and DISCUSSION

The Crown Castle AT&T Ardath Road (Project) proposes the continued use of a AT&T Wireless Communication Facility (WCF) at this location in the backyard of a single-family development. The project consists of an existing 20-foot faux shrub (monoshrub) located at 7990 Via Capri within the LJSPD-SF Zone and the Coastal Overlay Zone (Non-Appealable 1) of the La Jolla Community Plan. The La Jolla Community Plan designates the property as Very Low Density Residential. Surrounding uses include single-unit residential development to the north and west. Open space is located to the south and east. La Jolla Parkway (previously Ardath Road) is at the base of the hillside to the northeast (Attachments 1-3). The previous approval of a Site Development Permit (SDP) No. 955851, Conditional Use Permit (CUP) No. 875407, and Coastal Development Permit (CDP) No. 875408 expired on November 29, 2022 with a 10-year term. The previous permit allowed eight (8) antennas and 16 Remote Radio Units (RRUs). The Project currently has six (6) antennas and eight (8) RRUs and the auxiliary equipment is located near the WCF further up the slope. All equipment is concealed by the faux shrubs and adjacent real trees and shrubs. The Project as proposed requires a CUP and an SDP per SDMC 141.0420(c)(1)(A)(i) and SDMC 126.0502(a), respectively. The Project does not include any modifications to the existing WCF. For this reason, a CDP that is typically required in a Coastal Overlay Zone under San Diego Municipal Code (SDMC) section 126. 0704(a) is not required.

The WCF is on the eastern part of the parcel in the setback, which allows the WCF to be located away from the existing residential use on site (Figures 1 and 2). The project complies with the Wireless Communication Facility Guidelines as a Faux Natural Elements monoshrub.



Figure 1 East view of existing WCF monoshrub from La Jolla Parkway



Figure 2: Southerly view of existing WCF monoshrub from La Jolla Parkway

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 residential uses in residential zones and are Preference 4, requiring a Process Four, CUP. This Project is located in a single-family zone which is a Preference 4 according to the Council Policy.

This WCF has been in AT&T's network since 1995. The permits for this WCF expired on November 29, 2022. The purpose and intent of an expiration date is to allow the City to analyze the WCF design with the current surrounding development in addition to upgrading the WCFs to address any advancements in designs and innovations. To continue use of the WCF, this new application was created on September 8, 2022. The Project's permit will include a 10-year expiration date. In reviewing the aerial maps provided with the application, it is evident that the area is surrounded by residential uses at location and this Preference 4 location is the most viable option in the area (Attachment 1). The project site provides service to AT&T Mobility customers traveling in and around the La Jolla Parkway area as well as portions of Interstate 5 and Highway 52. The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for AT&T. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuing of the WCF (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

Pursuant to San Diego Municipal Code (SDMC) section [141.0420\(c\)\(1\)\(A\)\(i\)](#) the Project requires a CUP when a WCF is located in a residential zone. The Project parcel is located in the Coastal Overlay Zone (Non-Appealable 1), however the project is existing and does not contain any modifications, so a new CDP is not required. Additionally, pursuant to SDMC section [126.0502\(a\)](#), a SDP is required when a development is located on a parcel with environmentally sensitive lands such as steep hillsides.

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." A Radio Frequency – Electromagnetic Energy (RFE-EME) Compliance Report dated August 18, 2022 from Waterford was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the project file.

Community Plan Analysis:

The [La Jolla Community Plan and Local Coastal Program Land Use Plan](#) states that telecommunication structures should be analyzed for visual impact in addition to ensuring public review and comment for those facilities located in residential area. It also recommends that the Citywide Telecommunications Policy be adhered to. 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. Pursuant to the San Diego Land Development Code, communication antennas 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. The intent of the regulations is, among other things, to camouflage facilities from public view.

In this case, the antennas are mounted near the top of the monoshrub. The WCF is integrated and screened by mature trees and shrubs that surround the WCF (Attachment 11). Any branches that are discolored or damaged will be replaced with new branches. Branches will project 24-inches past the antenna and the antenna socks. Antenna socks are designed to help supplement conceal the antennas within the leaves. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Conclusion:

The Project's design effectively integrates with the architecture of the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the [Wireless Design Guidelines](#) and [Council Policy 600-43](#). City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3182418 and SDP No. 3225133 (Attachment 5).

ALTERNATIVES


1. Approve CUP No. 3182418 and SDP No. 3225133, with modifications; or
2. Deny CUP No. 3182418 and SDP No. 3225133, 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

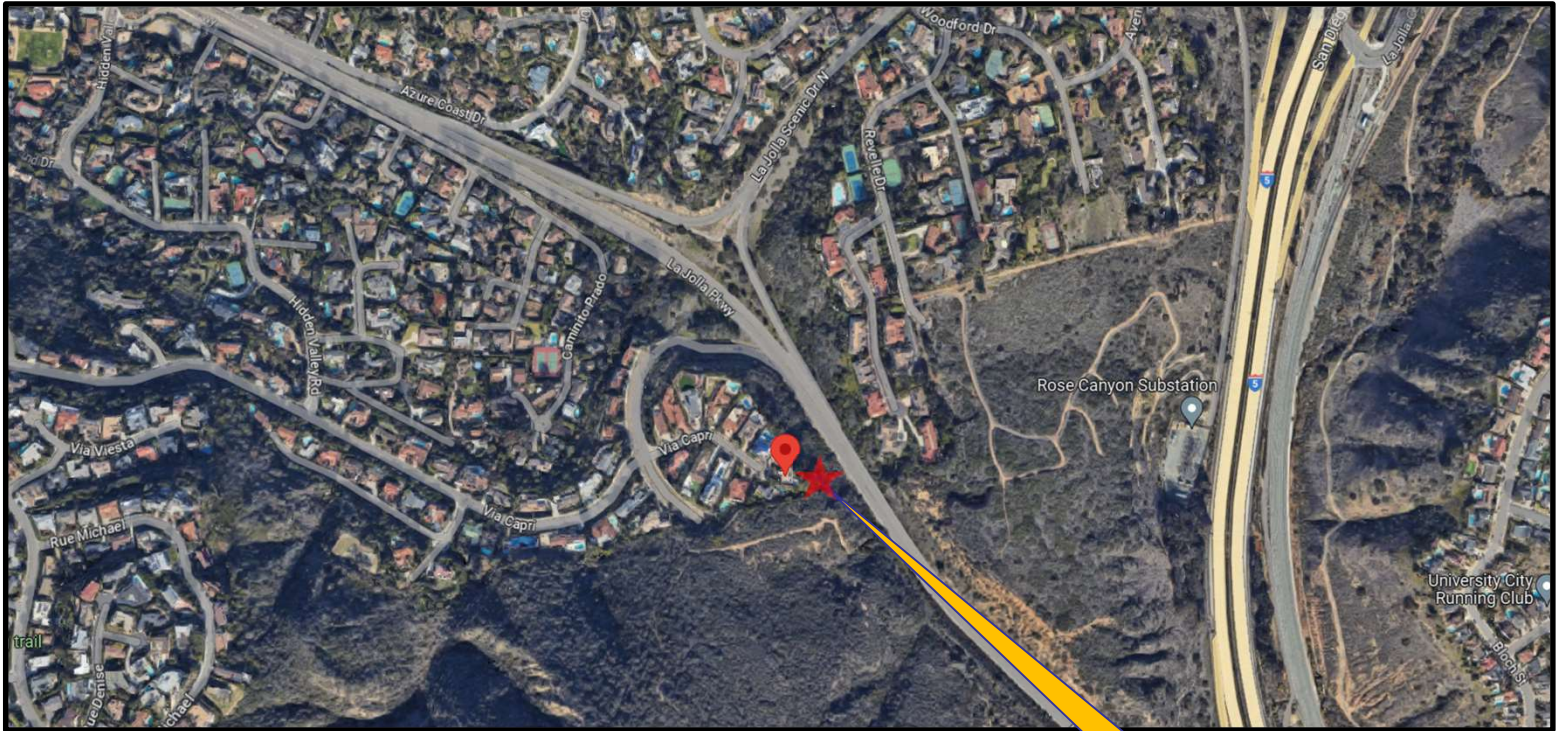


Ian Heacox
Development Project Manager
Development Services Department

ST/IH

Attachments:

1. Aerial Photographs
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. Environmental Exemption
8. Ownership Disclosure Form
9. Photo Survey
10. Photo Simulations
11. Project Plans

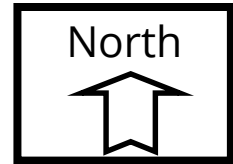


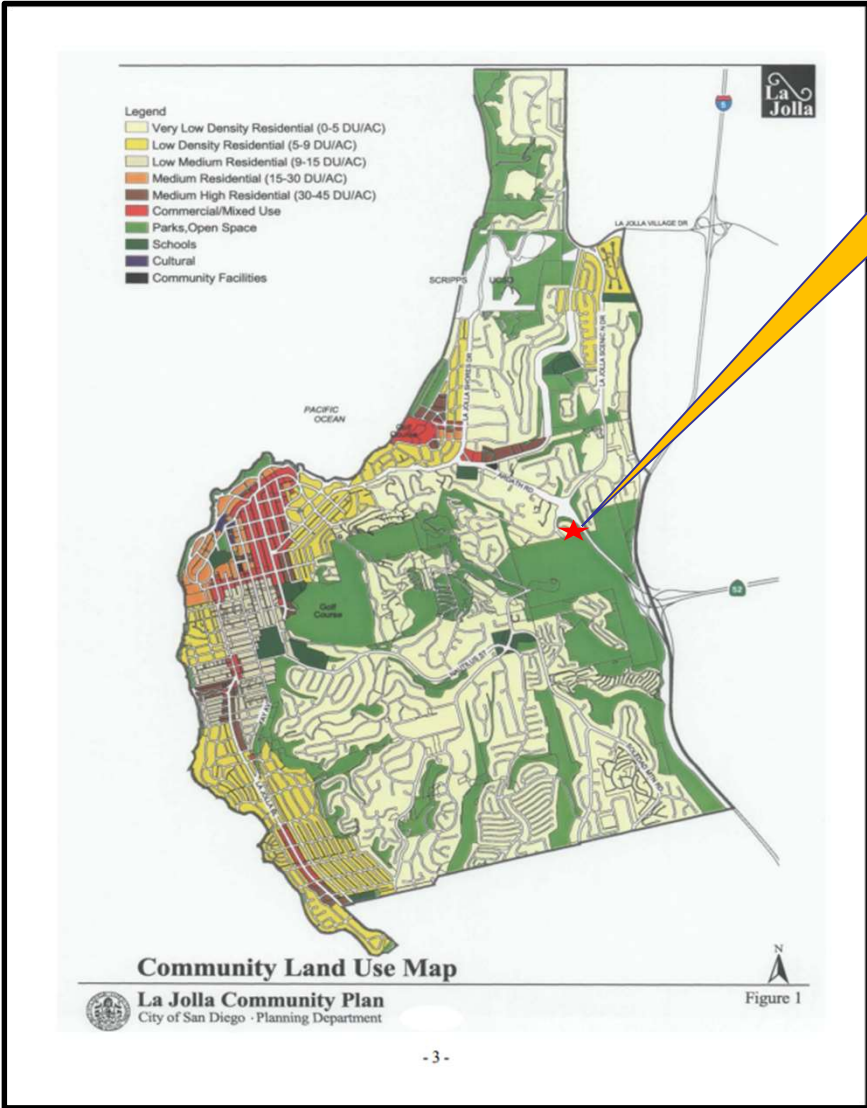
Project Site



Aerial Photograph

CROWN CASTLE AT&T ARDATH ROAD Project No. 1070777
7990 Via Capri





Project Site



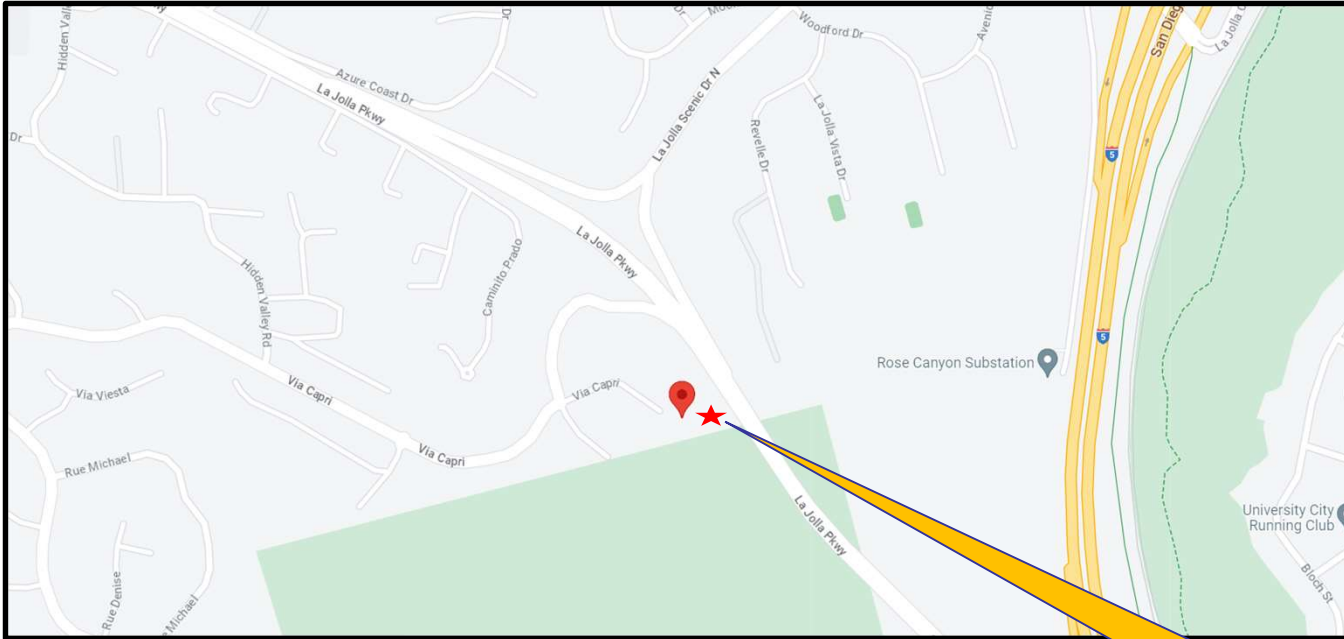
La Jolla Land Use Map

CROWN CASTLE AT&T ARDATH ROAD Project No. 1070777

7990 Via Capri



ATTACHMENT 2



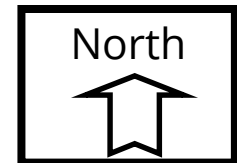
Project Site



Project Location Map

CROWN CASTLE AT&T ARDATH ROAD Project No. 1070777

7990 Via Capri



PLANNING COMMISSION RESOLUTION NO. XXX
CONDITIONAL USE PERMIT NO. 3182418
SITE DEVELOPMENT PERMIT NO. 3225133
CROWN CASTLE AT&T ARDATH ROAD PROJECT NO. 1070777

WHEREAS, FRESH START VENTURES, LLC, Owner, and CROWN CASTLE AND AT&T MOBILITY, Permittees, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 3182418 and No. 3225133);

WHEREAS, the project site is located at 7990 Via Capri within the LJSPD-SF Zone of the La Jolla Community Plan area, Coastal Overlay Zone (Non-Appealable 1), and Environmentally Sensitive Lands (Steep hillsides);

WHEREAS, the project site is legally described as Lot 36 of Azure Coast Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6662, filed in the Office of the County Recorder of San Diego County, June 11, 1970;

WHEREAS, on May 30, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 20, 2023, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 3182418 and Site Development Permit (SDP) No. 3225133 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 CUP No. 3182418 and SDP No. 3225133:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The Crown Castle AT&T Ardath Road (Project) proposes the continued use of an AT&T Wireless Communication Facilities (WCF). The existing WCF consists of an existing 20-foot faux shrub (monoshrub) with six (6) panel antennas and eight (8) Remote Radio Units (RRUs). The Project does not propose any change to the WCF and associated equipment. The associated 52.25-square-foot existing equipment will continue to be located adjacent to the WCF with four (4) cabinets. The equipment enclosure will remain concealed among existing vegetation.

The La Jolla Community Plan and Local Coastal Program Land Use Plan states that telecommunication structures should be analyzed for visual impact in addition to ensuring public review and comment for those facilities located in residential area. It also recommends that the Citywide Telecommunications Policy be adhered to. 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 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 project is located in the backyard of a hillside home. The facility is screened through use of the monoshrub and existing surrounding mature trees and shrubs. The General Plan was updated to include Section L. Information Infrastructure, Policy PF-L.5 that indicates the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Lastly, the City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, televisions, video, satellites, personal digital assistants, internet, personal computers, and other technical devices has created a new era of unlimited interactive communications possibilities. Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego.

Pursuant to the San Diego Land Development Code, communication antennas 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. The intent of the regulations is, among other things, to camouflage facilities from public view.

Any branches that are discolored or damaged will be replaced with new branches. Branches will project 24-inches past the antenna and the antenna socks. Antenna socks are designed to help conceal the antennas within the leaves. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans. As designed, the Project complies with the WCF regulations, by integrating the Project into the surrounding community, thereby reducing any potential visual impacts. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Project proposes the continued use of a WCF. The existing WCF consists of an existing 20-foot, faux shrub (monoshrub) with six (6) panel antennas and eight (8) Remote Radio Units (RRUs). The Project does not propose any change to the WCF and associated equipment. The associated 52.25-square-foot existing equipment will continue to be located adjacent to the WCF with four (4) cabinets. The equipment enclosure will remain concealed among existing vegetation.

The Project is determined to be exempt from CEQA section 15301 (Existing Facilities). The conditions of approval for the Project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. These include, but not limited to concealment requirements, setback limitations and electromagnetic fields controls. 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.

This existing WCF has been active on this site since 1995. The WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for AT&T. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation of the WCF. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

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." A Radio Frequency – Electromagnetic Energy

(RFE-EME) Compliance Report (Report) dated August 18, 2022 from Waterford was submitted to the City verifying that the proposed Project meets or exceeds the requirements of the FCC. The Report will be stamped as Exhibit "A" and provided within the Project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Project proposes the continued use of a WCF. The existing WCF consists of an existing 20-foot faux shrub (monoshrub) with six (6) panel antennas and eight (8) Remote Radio Units (RRUs). The Project does not propose any change to the WCF and associated equipment. The associated 52.25-square-foot existing equipment will continue to be located adjacent to the WCF with four (4) cabinets. The equipment enclosure will remain concealed among existing vegetation.

This Project complies with the regulations of the Land Development Code, specifically the WCF Regulations, San Diego Municipal Code (SDMC) section 141.0420. WCFs are permitted in residential zones with a residential use with the processing of a Conditional Use Permit. No deviations are proposed as part of this project.

The WCF Design Requirements (SDMC 141.0420(e)(1)) state that WCFs shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures of among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the existing panel antennas are located on an existing monoshrub screening structure. Surrounding vegetation, including mature trees and shrubs, will act to improve the appearance of the WCF as seen from the public right-of-way and adjacent properties. Based on the design of the WCF, the Project complies with the applicable regulations of the Land Development Code.

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

The Project proposes the continued use of a WCF. The existing WCF consists of an existing 20-foot faux shrub (monoshrub) with six (6) panel antennas and eight (8) Remote Radio Units (RRUs). The Project does not propose any change to the WCF and associated equipment. The associated 52.25-square-foot existing equipment will continue to be located adjacent to the WCF with four (4) cabinets. The equipment enclosure will remain concealed among existing vegetation.

The existing WCF was previously approved on November 12, 2012 with a 10-year term. The City of San Diego encourages wireless carriers to locate on non-residential properties but does allow locations on residential properties as set forth in the Council policy. The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for AT&T. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the project. A degradation of the existing service could have a significant impact on customers and essential emergency communication services. The location is preferred because it allows the existing faux shrub and equipment to remain in the same location and will not need to construct another WCF on a different parcel to maintain service. The relocation of an existing WCF could have negative impacts on the overall performance of the network in the area, resulting in possible coverage gaps between sites. For these reasons, the existing site is preferred, and no other properties are suitable candidates. The WCF is located on the eastern part of the parcel, and as such, the WCF will reduce impacts to the property site by being located as far from the residences as possible and being located near the existing mature vegetation in the surrounding area. The location of the WCF, located on the slope in the backyard of a residential development adjacent to La Jolla Parkway, is compatible with the existing residential development and nearby open space areas. Therefore, the proposed use is appropriate at the proposed location.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.05054]

1. Findings for all Site Development Permits:

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

As outlined in CUP Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in CUP Finding No. A.1.b. listed above, the proposed development will not adversely affect the applicable land use plan.

c. 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 CUP Finding No. A.1.c. listed above, the proposed development will not adversely affect the applicable land use plan.

2. Supplemental Findings – Environmentally Sensitive Lands

- a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The Project site is located on the rear portion of a single-family development. The home and backyard are relatively flat, but beyond the pad area the lot slopes steeply down to La Jolla Parkway where the majority of the property is considered steep slopes. A Site Development Permit is required in order to ensure the development proposed for this project complies with the Environmentally Sensitive Lands regulations. No work is associated with the Project as the WCF requires zoning approval to continue the use. The Project complies with the regulations contained within the San Diego Land Development Code.

- b. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

The Project does not contain any modifications or grading. All portions of the Project are existing, including the faux shrub and surrounding vegetation.

- c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The Project is located on the rear portion of a single-family development on a steeply sloping embankment. There are two bench cuts running horizontally across the entire embankment. The majority of the project is proposed on the upper bench cut. The Project does not contain any modifications or grading. All portions of the Project are existing, including the faux shrub and surrounding vegetation. When the Project was initially constructed, minimal excavation and trenching were required for the conduit and the post for the faux shrub structure. All of these areas were restored to the original condition and revegetated as appropriate.

- d. The proposed development will be consistent with the City of San Diego’s Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP);**

The Project site is not located in the MHPA nor is it located immediately adjacent to it.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The Project site is located approximately one and a half miles east of the Pacific Ocean; therefore, it will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

No negative impacts occur as a result of this Project proposal and no mitigation is required. However, there are permit conditions added to alleviate impacts such as integrating and concealing the project into the site. This will include having antenna socks covering the shrub's equipment, branch density, and the shrub's equipment will have branches extending 24 inches past the equipment to help conceal into the shrub.

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, CUP No. 3182418 and SDP No. 3225133 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittees, in the form, exhibits, terms and conditions as set forth in Permit Nos. 3182418 and 3225133, a copy of which is attached hereto and made a part hereof.



Ian Heacox
Development Project Manager

Development Services

Adopted on: July 20, 2023

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

CONDITIONAL USE PERMIT NO. 3182418
SITE DEVELOPMENT PERMIT NO. 3225133
CROWN CASTLE AT&T ARDATH ROAD PROJECT NO. 1070777
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 3182418 and Site Development Permit (SDP) No. 3225133 is granted by the Planning Commission of the City of San Diego to FRESH START VENTURES, LLC, Owner, and CROWN CASTLE AND AT&T MOBILITY, Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0302, 126.0502, 141.0420 and 1510.0301. The site is located at 7990 Via Capri within the LJSPD-SF Zone and the Coastal Overlay Zone (Non-Appealable 1) of the La Jolla Community Plan area. The project site is legally described as Lot 36 of Azure Coast Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6662, filed in the Office of the County Recorder of San Diego County, June 11, 1970;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittees for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 20, 2023, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of (1) AT&T 20'-0" tall existing faux shrub supporting six (6) panel antennas measuring 59" x 19" x 7.7" and 38" x 20.6" x 8.6" and eight (8) Remote Radio Units with antenna socks installed; and
- b. Associated 52.25-square-foot equipment enclosure with four (4) cabinets; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 3, 2026.
2. No later than ninety (90) days prior to the expiration of this approval, the Permittees 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.
3. This Conditional Use Permit and corresponding use of this site shall expire on **July 20, 2033**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittees 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/Permittees 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/Permittees and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittees 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/Permittees shall secure all necessary building permits. The Owner/Permittees 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/Permittees 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/Permittees 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/Permittees 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/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittees 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/Permittees 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/Permittees regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the

matter. However, the Owner/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by the Owner/Permittee.

LANDSCAPE REQUIREMENTS:

14. The Owner/Permittees shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. 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.

15. 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/Permittees 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.

WCF-TELECOM REQUIREMENTS:

16. 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.

17. No overhead cabling is permitted.

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

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

20. The City may require the Owner/Permittees to provide a topographical survey conforming to the provisions of the SDMC may be required 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/Permittees.

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

22. 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.

23. The accuracy and validity of the RF Compliance Report, submitted by the Permittees, shall be assured while the WCF is in operation. If requested by the City, the Owner/Permittees shall provide

an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

24. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittees 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.

25. 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.

26. The Owner/Permittees 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.

27. All proposed hand-holes shall be covered with bark material to match the mono-shrub trunk to the satisfaction of the Development Services Department.

28. 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.

29. 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.

30. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

31. Antenna socks fully covering the front and back of the antennas (and any other components) shall be used.

32. 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 July 20, 2023.

Conditional Use Permit No. 3182418
Site Development Permit No. 3225133
July 20, 2023

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

FRESH START VENTURES, LLC
Owner

By _____
NAME:
TITLE:

AT&T MOBILITY
Permittee

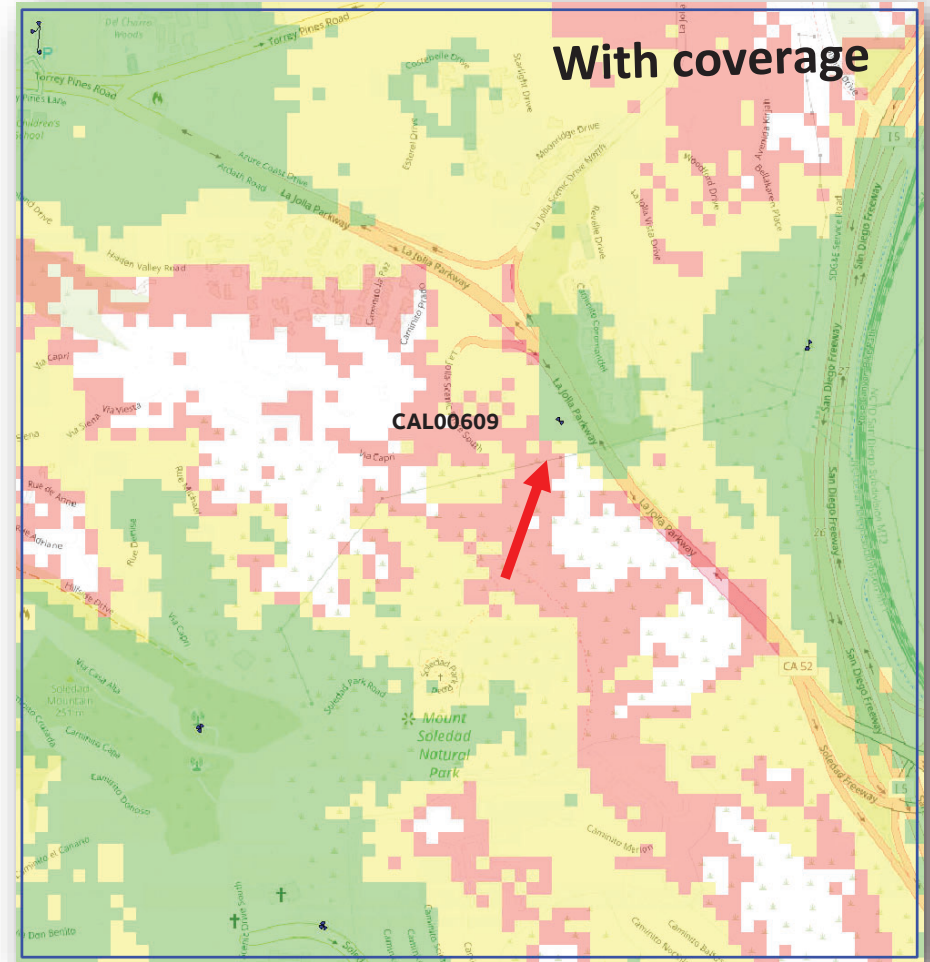
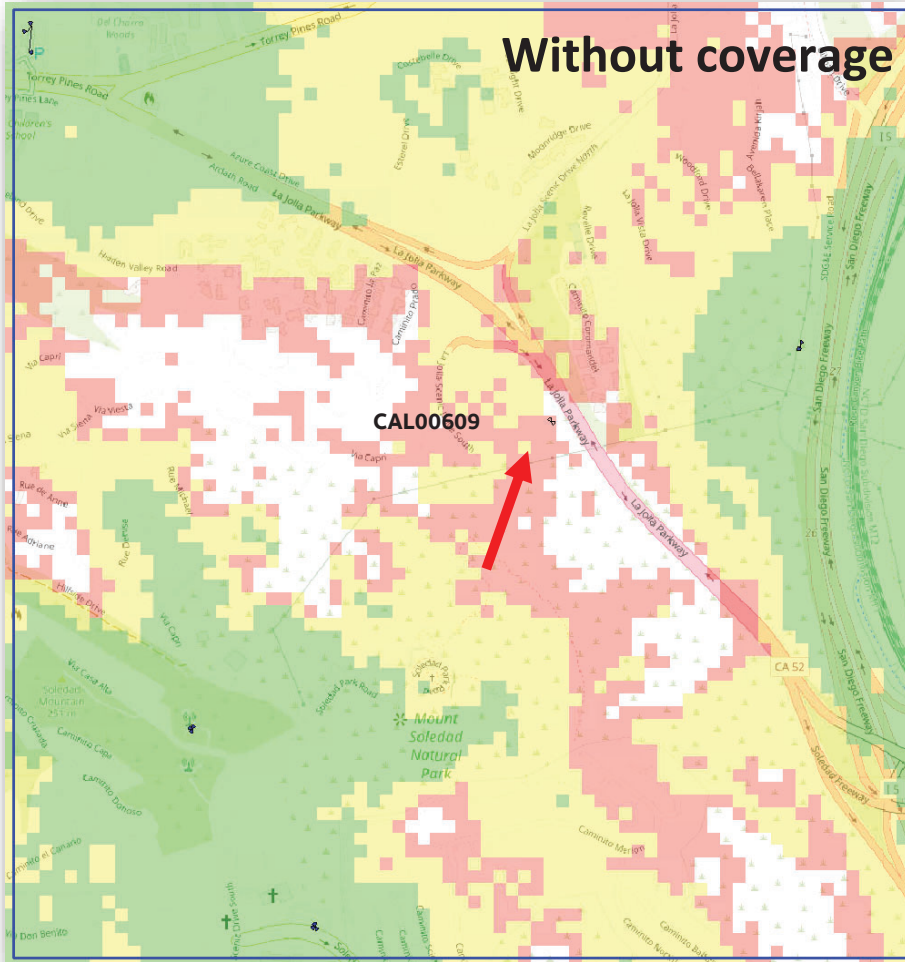
By _____
NAME:
TITLE:

Crown Castle
Permittee

By _____
NAME:
TITLE:

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

CAL00609



NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: CROWN CASTLE AT&T ARDATH ROAD /1070777

SCH No.: Not Applicable

Project Location-Specific: 7990 Via Capri San Diego, CA 92037

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) and Site Development Permit (SDP) to continue the operation of an existing WCF with no changes. The existing project consists of an at grade, 52-square-foot monoshrub enclosure housing (12) antennas and (6) radio remote units (RRU)'s. The property is located at 7990 Via Capri in the Coastal Zone (non-appealable), the La Jolla Community Planning area and Council District 1. The WCF is unmanned and is not for human habitation.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Shelly Kilbourn, PlanCom, Inc., 302 State Place, Escondido, CA 92029, (619) 208-4685.

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: CEQA Section 15301 (Existing Facilities)
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 Section allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project proposes no expansion of the existing, the exemption was deemed appropriate, and no environmental impacts would occur. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Jeff 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

Ane A. Jarque, Senior Planner
Signature/Title

6/30/2023
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

PHOTO STUDY & KEY MAP

**Crown Castle
"Ardath"**

7990 Via Capri
La Jolla, CA 92037

Prepared for:

**City of San Diego
Development Services Department**

1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.

Contractor Representatives for

Crown Castle

302 State Place
Escondido, CA 92029

Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

September 8, 2022



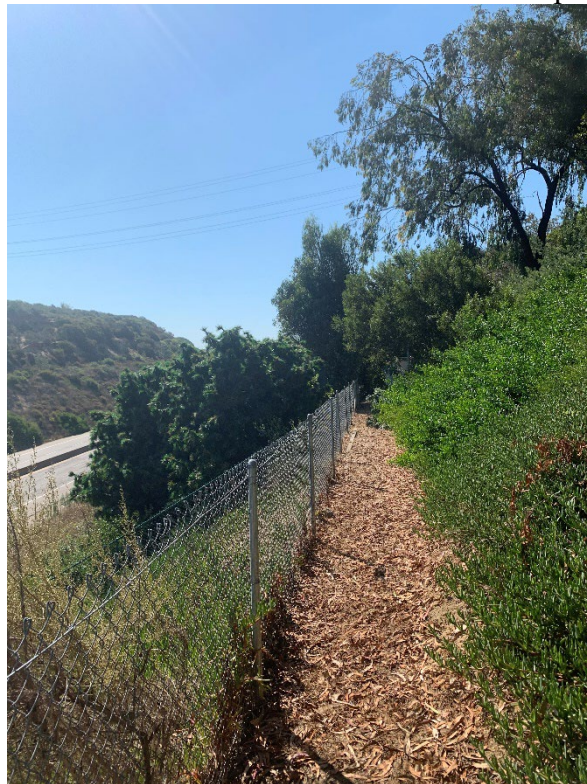
North and East Elevations – Photo 1



North and East Elevations close up



South and West Elevations Close up



South and West Elevations



Equipment Location



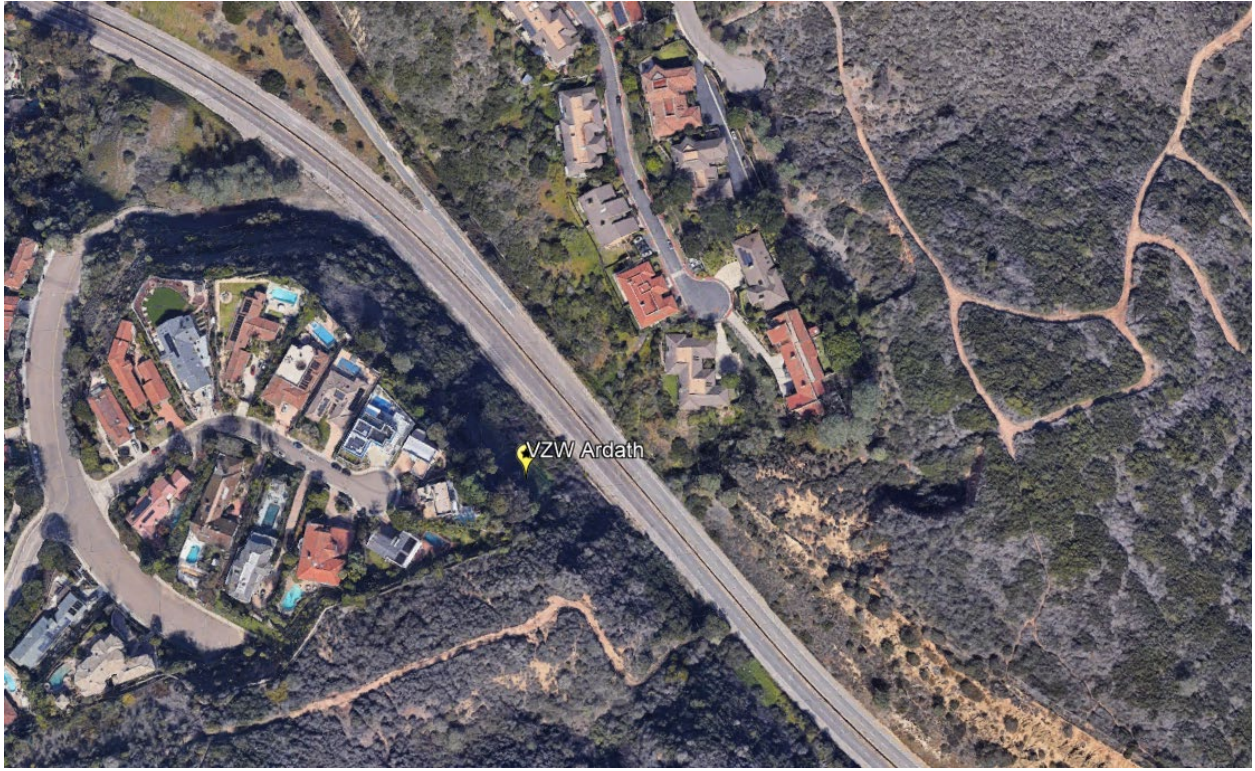
View East



View North and West



View South



Aerial Key Map

PHOTO STUDY & KEY MAP

**Crown Castle
"Ardath"**

7990 Via Capri
La Jolla, CA 92037

Prepared for:

**City of San Diego
Development Services Department**

1222 First Avenue
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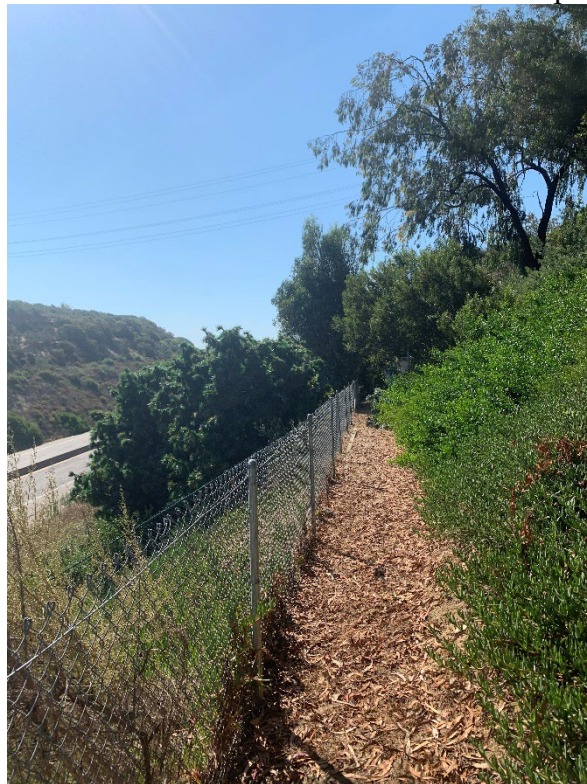
North and East Elevations – Photo 1



North and East Elevations close up



South and West Elevations Close up



South and West Elevations



Equipment Location



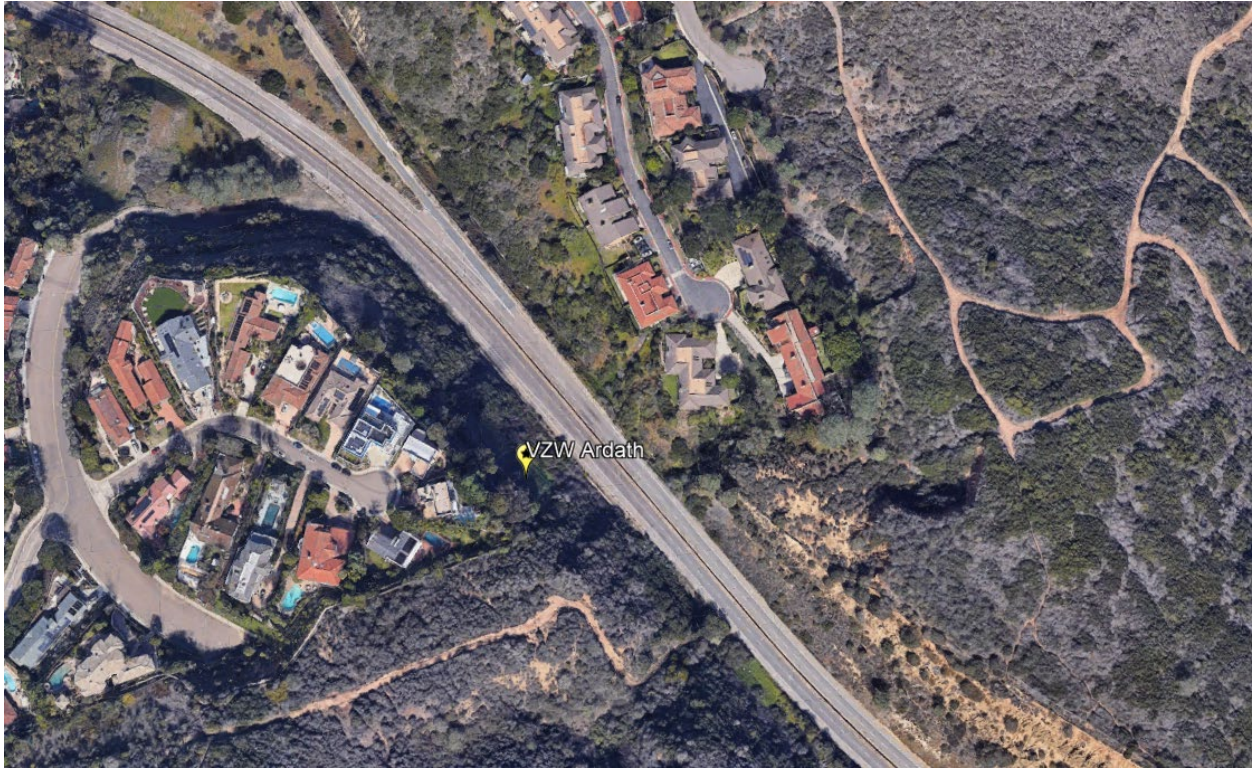
View East



View North and West



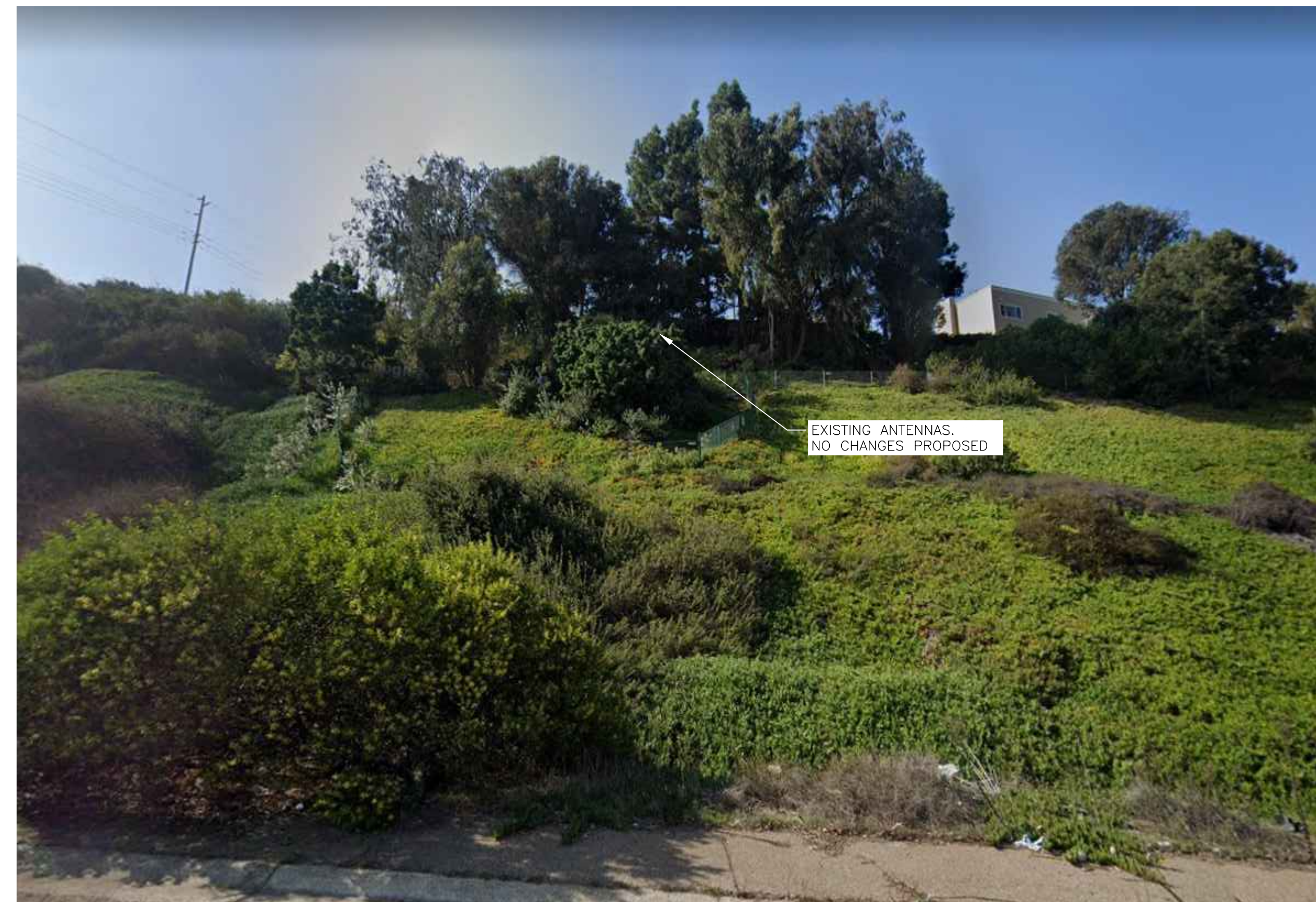
View South



Aerial Key Map



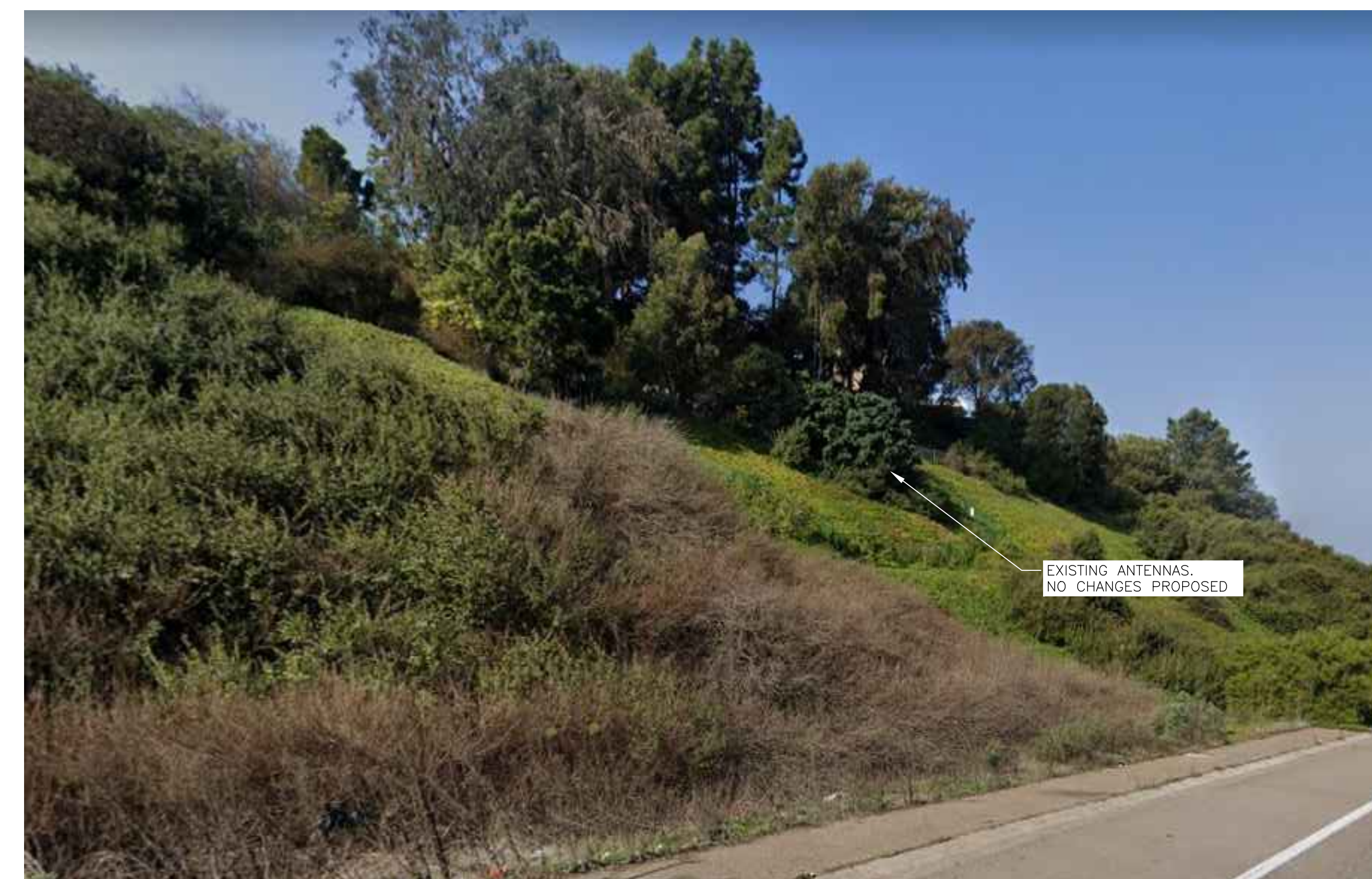
1 PHOTOSIM MAP
SCALE: NOT TO SCALE



2 (E) PHOTOSIM EAST
SCALE: NOT TO SCALE



3 (E)PHOTOSIM NORTH
SCALE: NOT TO SCALE



4 (E) PHOTOSIM SOUTHEAST
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 814070
ARDATH ROAD
7990 VIA CAPRI
SAN DIEGO, CA 92037
EXISTING 11'-0" SINGEL USE
TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	09/07/22	MM	CUP RENEWAL	JD

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **PS-1** REVISION: **0**



SITE NAME: ARDATH ROAD
SITE TYPE: SINGLE USE TOWER
TOWER HEIGHT: 11'-0" /9'-0"
PROJECT: CUP RENEWAL

BUSINESS UNIT #: 814070
SITE ADDRESS: 7990 VIA CAPRI
 SAN DIEGO, CA 92037
COUNTY: SAN DIEGO
JURISDICTION: CITY OF SAN DIEGO

JURISDICTIONAL APPROVAL:



BU #: 814070
ARDATH ROAD
 7990 VIA CAPRI
 SAN DIEGO, CA 92037
 EXISTING 11'-0" SINGLE USE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
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SHEET NUMBER: T-1
REVISION: 0

SITE INFORMATION

CROWN CASTLE USA INC. ARDATH ROAD
 SITE NAME:
 SITE ADDRESS: 7990 VIA CAPRI
 SAN DIEGO, CA 92037
 COUNTY: SAN DIEGO
 MAP/PARCEL #: 353-170-1600
 AREA OF CONSTRUCTION: EXISTING
 LATITUDE: 32°50'39.8004" N (32.8443890)
 LONGITUDE: 117°14'31.7004" W (-117.2421390)
 LAT/LONG TYPE: NAD83
 GROUND ELEVATION: 347'-0"
 CURRENT ZONING: LJSPD-SF
 JURISDICTION: CITY OF SAN DIEGO
 OCCUPANCY CLASSIFICATION: U
 TYPE OF CONSTRUCTION: IIB
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 PROPERTY OWNER: FRESH START VENTURES. LLC
 165 6TH AVE., UNIT 2302
 SAN DIEGO, CA 92101
 TOWER OWNER/APPLICANT: CROWN CASTLE
 200 SPECTRUM CENTER DR, SUITE 1700 & 1800
 IRVINE, CA 92618
 ELECTRIC PROVIDER: SAN DIEGO GAS & ELECTRIC
 800-611-7343
 TELCO PROVIDER: ATT
 611

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	SITE PLAN
C-2	EXISTING ELEVATION
C-3	EXISTING ANTENNA PLAN & SCHEDULE
C-4	EXISTING ANTENNA PLAN & SCHEDULE

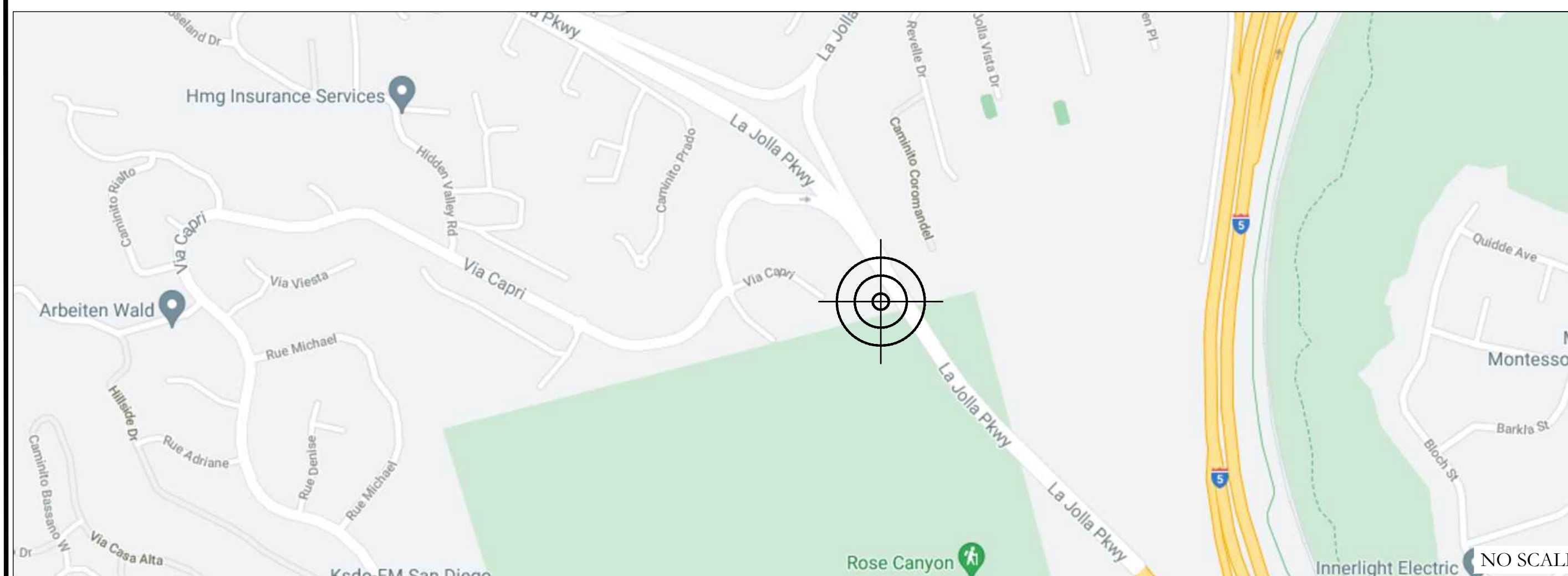
ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22X34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO CONTINUE OPERATION OF AN EXISTING WIRELESS COMMUNICATION FACILITY. NO CHANGES ARE PROPOSED AS PART OF THIS PROJECT.
 TOTAL ANTENNAS: 9
 TOTAL RRUS: 9
 EQUIPMENT AREA: 52.25 SQ.FT.

NOTE:
 PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER

LOCATION MAP



FROM SAN DIEGO INTERNATIONAL AIRPORT. HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD 33 FT. MAKE A U-TURN AT MCCAIN RD 0.6 MI. TURN RIGHT ONTO LANING RD 0.5 MI. TURN RIGHT ONTO ROSECRANS ST 1.7 MI. CONTINUE STRAIGHT ONTO CAMINO DEL RIO W 0.4 MI. SLIGHT RIGHT TO MERGE ONTO I-5 N TOWARD LOS ANGELES 5.8 MI. TAKE EXIT 26A FOR W LA JOLLA PKWY 0.7 MI. CONTINUE ONTO LA JOLLA PKWY 1.1 MI. USE THE LEFT 2 LANES TO TURN LEFT ONTO HIDDEN VALLEY RD 243 FT. TURN LEFT ONTO ARDATH RD 394 FT. SLIGHT LEFT TOWARD LA JOLLA PKWY 135 FT. SLIGHT RIGHT ONTO LA JOLLA PKWY. DESTINATION WILL BE ON THE RIGHT

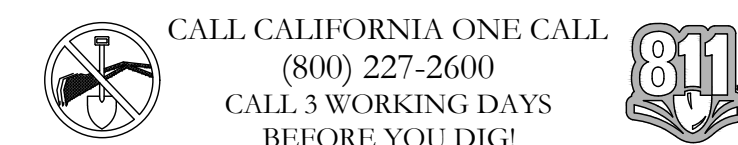
APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2019 CBC (2018 IBC W/AMMENDMENTS)
MECHANICAL	2019 CMC (2018 IMC W/AMMENDMENTS)
ELECTRICAL	2019 CEC (2017 NEC W/AMMENDMENTS)
FIRE	2019 CFC (2018 IFC W/AMMENDMENTS)

PROJECT TEAM

A&E FIRM: TELCYTE INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD, SUITE 102
 MESA, AZ 85215
 CWOLFE@TELCYTE.COM
 CROWN CASTLE USA INC. DISTRICT CONTACTS:
 200 SPECTRUM CENTER DRIVE, SUITE 1700 & 1800
 IRVINE, CA 92618
 CAMPBELL A&Z, LLC - ENTITLEMENT CONSULTANT
 MICHAEL J CAMPBELL
 602-616-8396
 CAMPBELLAZ1@EARTHLINK.NET





SITE PLAN DISCLAIMER:
 PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM GOOGLE MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TEL CYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 814070
ARDATH ROAD
 7990 VIA CAPRI
 SAN DIEGO, CA 92037
 EXISTING 11'-0" SINGLE USE TOWER

ISSUED FOR:

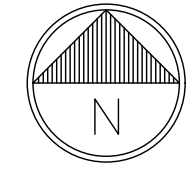
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0	09/07/22	MM	CUP RENEWAL	JD

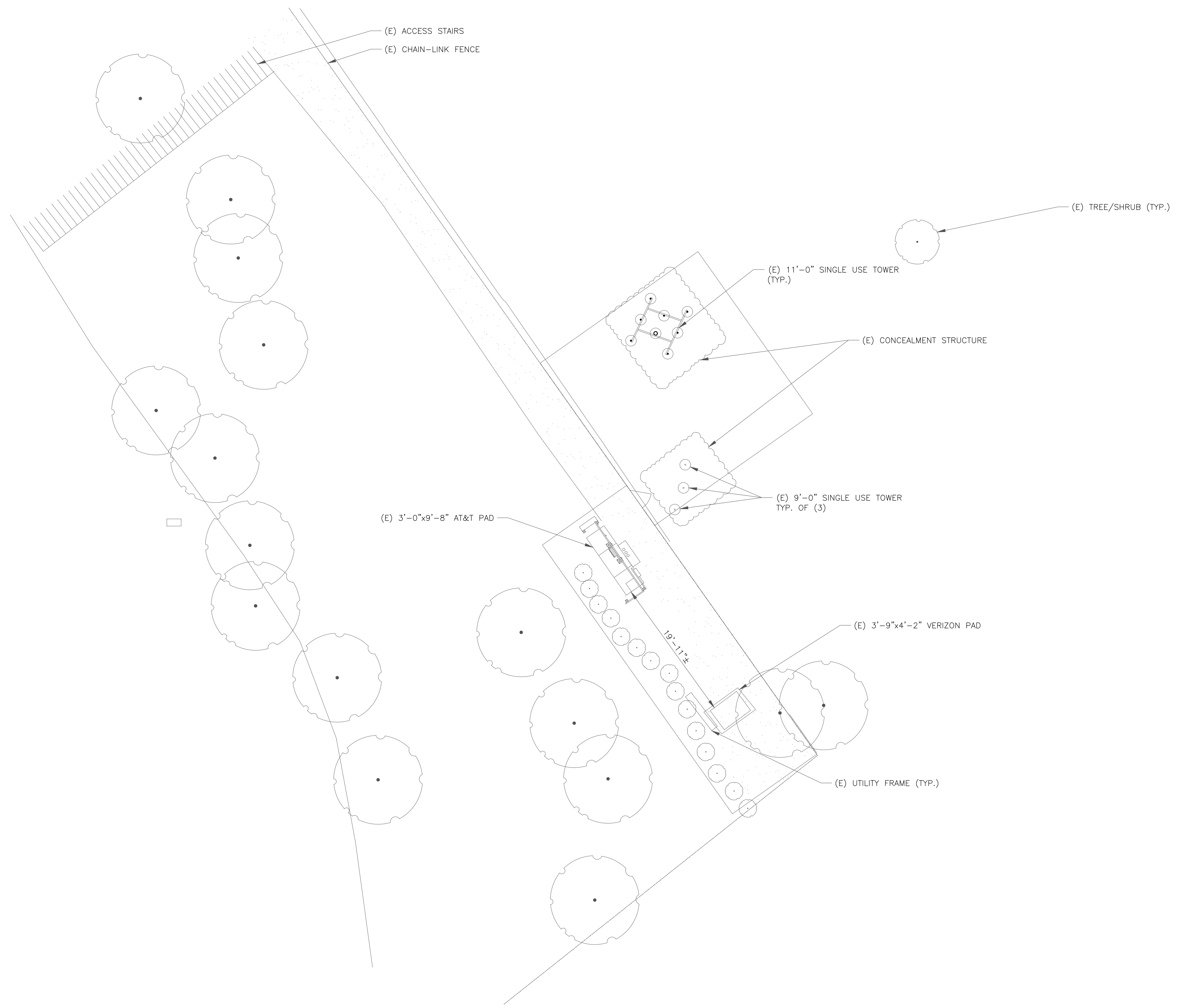
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SHEET NUMBER:
C-1.1

REVISION:
0

1 OVERALL SITE PLAN
 SCALE: 1"=30'-0" (FULL SIZE)
 1"=60'-0" (11x17)





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 SEATTLE, WA 98109

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 3450 N HIGLEY RD - SUITE 102,
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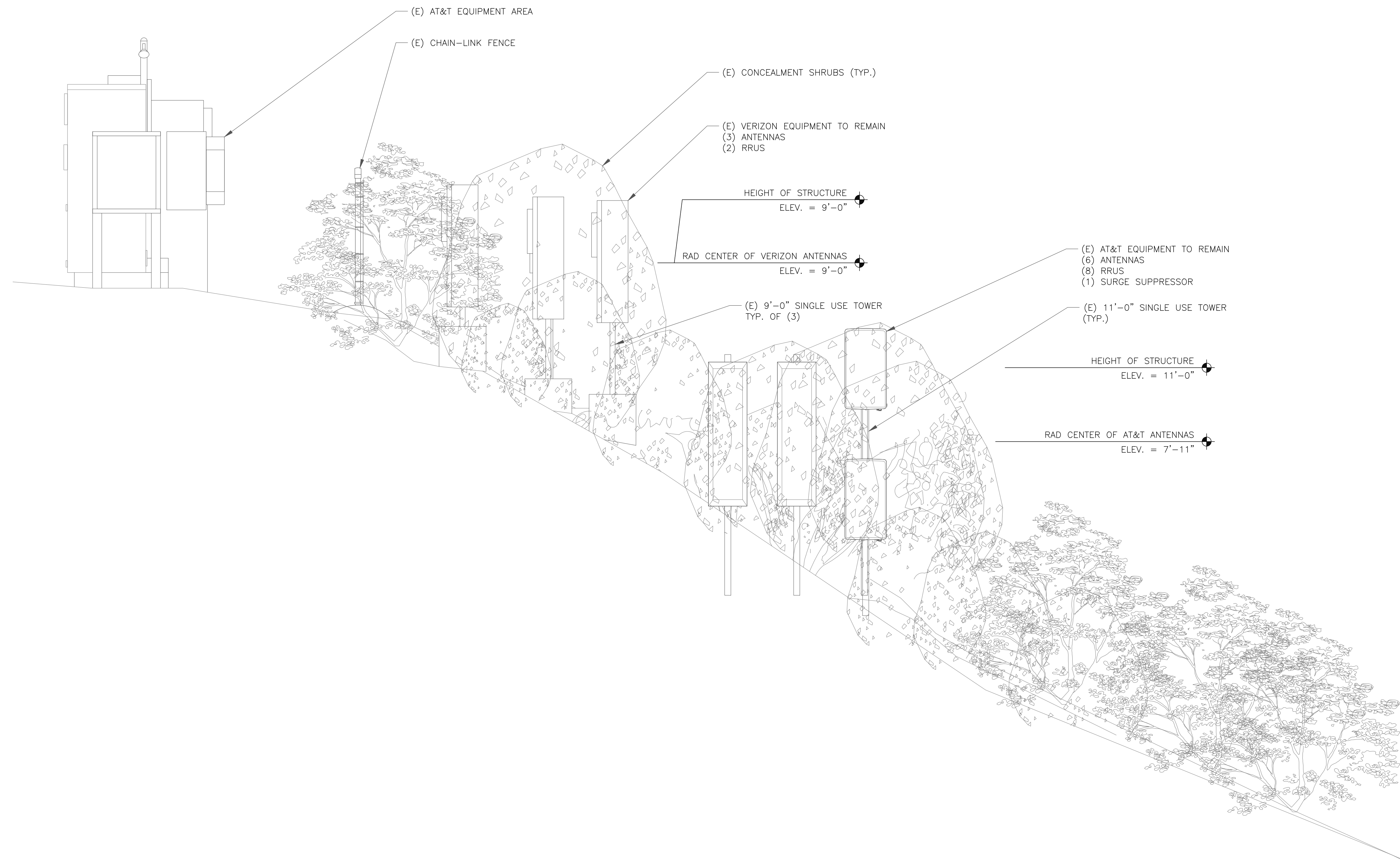
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SHEET NUMBER: **C-1.2** REVISION: **0**



1 EXISTING SOUTH ELEVATION
 SCALE: 3/8"=1'-0" (FULL SIZE)
 3/16"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
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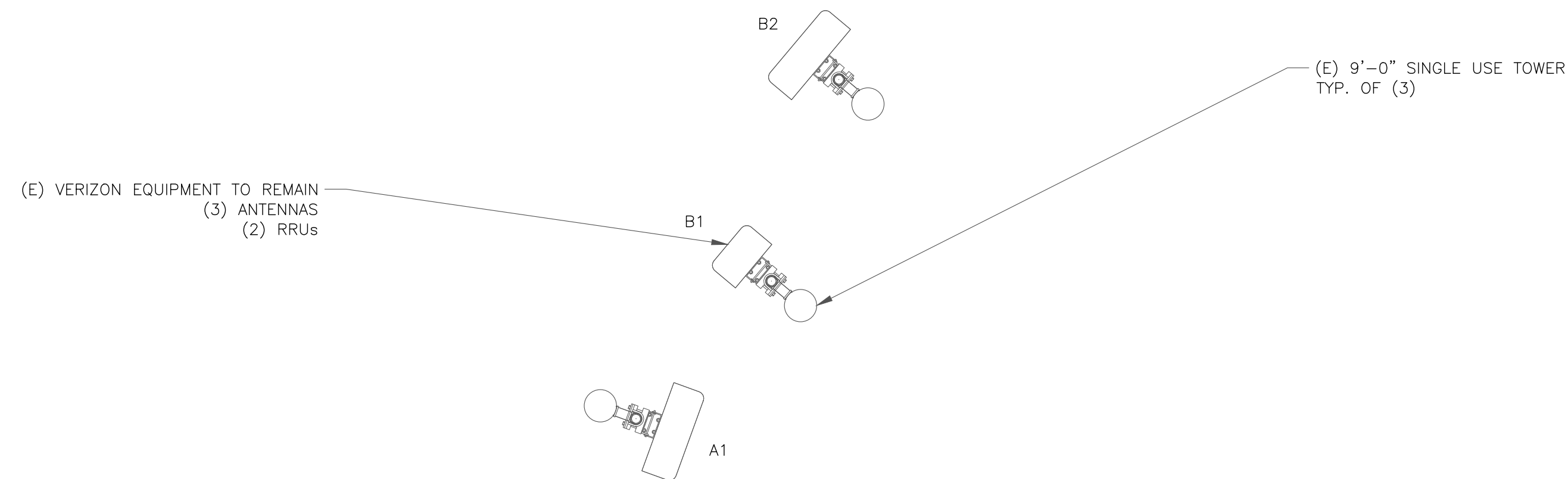
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	09/07/22	MM	CUP RENEWAL	JD

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SHEET NUMBER: **C-2** REVISION: **0**

EQUIPMENT SCHEDULE																
ALPHA																
POSITION	ANTENNA					RADIO			TMA	SURGE PROTECTION		CABLES				
	CARRIER	STATUS/MANUFACTURER	MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	VERIZON	(E) DECIBEL	DB844G45ZAXY	110°	9'-0"	-	-	-	-	-	-	-	1	COAX	7/8"	-
BETA																
B1	VERIZON	(E) ALLGON	7144.23.05.00	310°	9'-0"	-	-	-	-	-	-	-	1	COAX	7/8"	-
B2	VERIZON	(E) DECIBEL	DB844G45ZAXY	310°	9'-0"	2	(E) ERICSSON RRU22 40W	TOWER	-	-	-	-	1	COAX	7/8"	-



1 EXISTING VERIZON ANTENNA PLAN
 SCALE: 1/2"=1'-0" (FULL SIZE)
 1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
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BU #: 814070
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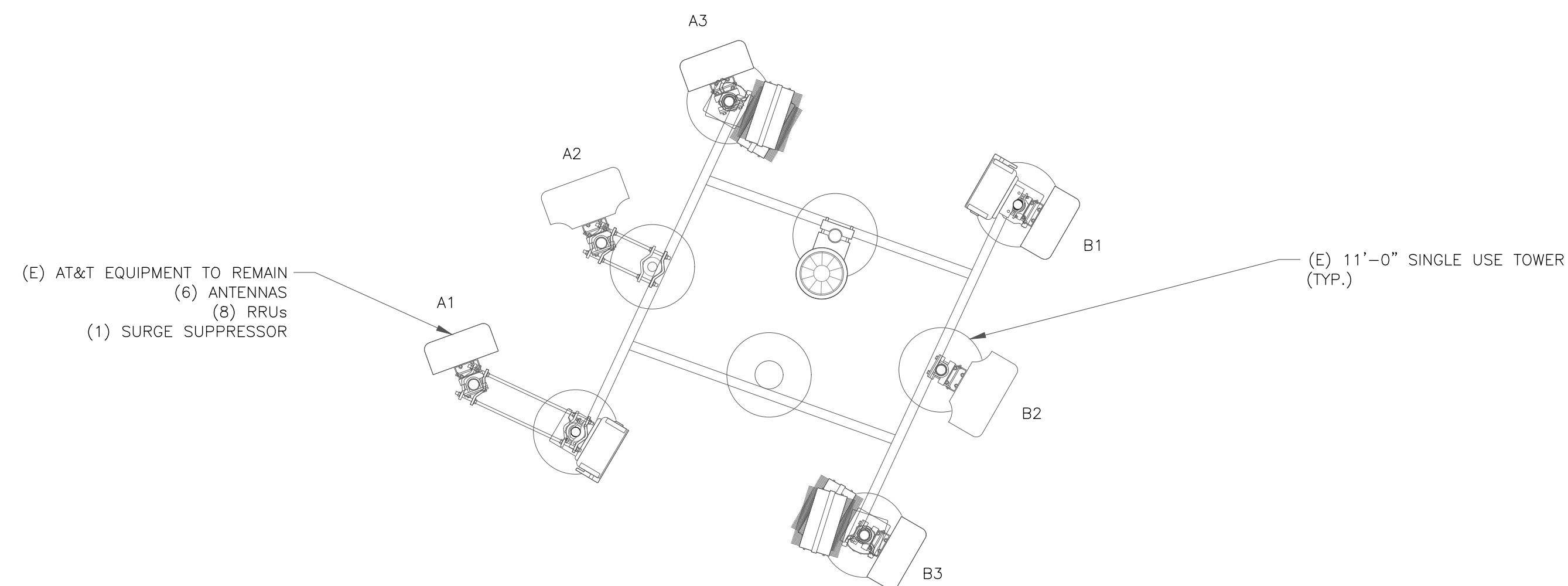
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SHEET NUMBER: **C-3** REVISION: **0**

EQUIPMENT SCHEDULE

ALPHA															
POSITION	ANTENNA				RADIO			TMA		SURGE PROTECTION		CABLES			
	CARRIER	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	AT&T	(E) COMMSCOPE NNH4-65A-R6H4	340°	7'-11"	1 1	(E) 4449 B5/B12 (E) 8843 B2/B66A	TOWER	-	-	-	-	2	COAX	7/8"	-
A2	AT&T	(E) ERICSSON AIR6449 N77D+AIR6419 N77G STACKED	340°	7'-11"	-	-	-	-	-	-	-	1 2	FIBER POWER	3/8" 3/4"	-
A3	AT&T	(E) COMMSCOPE NNH4-65A-R6H4	340°	7'-11"	1 1	(E) RRUS-32-B30 (E) 4478 B14	TOWER	-	-	1	RAYCAP DC9-48-60-24-8C-EV	1 2	FIBER POWER	3/8" 3/4"	-
BETA															
B1	AT&T	(E) COMMSCOPE NNH4-65A-R6H4	120°	7'-11"	1 1	(E) RRUS-32-B30 (E) 4478 B14	TOWER	-	-	-	-	1 2	FIBER POWER	3/8" 3/4"	-
B2	AT&T	(E) ERICSSON AIR6449 N77D+AIR6419 N77G STACKED	120°	7'-11"	-	-	-	-	-	-	-	1 2	FIBER POWER	3/8" 3/4"	-
B3	AT&T	(E) COMMSCOPE NNH4-65A-R6H4	120°	7'-11"	1 1	(E) 4449 B5/B12 (E) 8843 B2/B66A	TOWER	-	-	-	-	2	COAX	7/8"	-



1 EXISTING AT&T ANTENNA PLAN
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 814070
ARDATH ROAD
7990 VIA CAPRI
SAN DIEGO, CA 92037
EXISTING 11'-0" SINGLE USE
TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	09/07/22	MM	CUP RENEWAL	JD

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER: REVISION:

C-4

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