



Real Estate Assets

REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

08/05/20

Date

The City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: West Rancho Penasquitos Project # SD0388
Site Address: 12865 Black Mountain Rd., San Diego (the "Property")
Agreement: Agreement dated 12/28/2011 (the "agreement") between The City of San Diego ("City") and New Cingular Wireless PCS, LLC, ("Lessee" or "Permittee" or "Licensee").

AT&T is seeking Consent from the City to perform the following to the above referenced site:

- ☒ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
- ☐ Installation of a New Wireless Communication Facility on City owned property.
- ☐ Apply for New Permit/New Agreement on existing facility – NO modifications or changes to existing equipment or site.
- ☐ Apply for New Permit/New Agreement on existing facility – with modifications or changes to existing equipment or site.

Describe proposed project below:

Swapping (6) antennas, (6) RRUs (1) power cabinet & (1) battery cabinet. Installing (3) RRUs, (1) surge protector at antenna level, (1) surge protector by equipment area, (6) rectifiers & (3) DC power cables.

Pursuant to Improvements and Alterations, section of the above referenced agreement, *Lessee/ Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.*

In order to comply with such requirements, AT&T would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Carolina Corrales, agent for AT&T

Applicant Signature: Carolina Corrales
Digitally signed by Carolina Corrales
DN: cn=Carolina Corrales, o=at, email=ccorrales@att.com, c=US
Date: 2020.08.03 09:20:16 -0700

☐ **A one-time, non-refundable Processing Fee (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.**

City Parks and Recreation Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the Improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

9/2/20

Date

Paul Kilburg, Interim Deputy Director

Print Name & Title

Paul Kilburg

Signature

City of San Diego, acknowledgment and consent for 12865 Black Mountain Rd

Site Location

9/9/2020

Date

Kristin Gatz Interim Dir.

Print Name & Title

Kristin Gatz

Signature

For READ ONLY

☐
☒
☐

**Approved and Stamped plans received and attached
Scan as Amendment to Agreement when executed
Processing fee received**



Real Estate Assets

[illegible]

• REMOVE AND REPLACE (2) PANEL ANTENNAS
• REMOVE AND REPLACE (3) RAILS AT ANTENNA LEVEL
• REMOVE AND REPLACE MAIN AC PANEL
• INSTALL (3) RAILS AT ANTENNA LEVEL
• INSTALL (1) SURGE PROTECTOR AT ANTENNA LEVEL
• INSTALL (1) SURGE PROTECTOR BY EQUIPMENT AREA
• REMOVE (1) COW CORNER
• REMOVE (1) POWER PANEL CABINET
• INSTALL (1) NEW HISTORY CABINET W/ (2) BATTERY MODULES
• INSTALL (1) RECEIVERS (2) POWER LOG
• INSTALL (1) NEW PLUNCELL CABINET W/ (1) ADDRESS
• INSTALL (2) DC POWER CABLE TRUNKS

PROJECT BUDGET: \$ 40,000.00

PROPERTY OWNER: CITY OF SAN DIEGO
1200 SAN MARIN
SAN DIEGO, CA 92101

APPLICANT: ARS WIRELESS
7320 TRINITY STREET
SAN DIEGO, CA 92121

APPLICANT REPRESENTATIVE: M7
10580 WEST OCEAN AVE. SUITE 300
SAN DIEGO, CA 92130

ZONING JURISDICTION: CITY OF SAN DIEGO

ZONING DISTRICT: RS-1-14

LATITUDE (DMS DDD): 32° 57' 11.23" N

LONGITUDE (DMS DDD): 117° 07' 41.16" W

PARCEL #: 315-480-04

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: I-B

POWER COMPANY: SDGE

TELEPHONE COMPANY: AZART

OTHER WIRELESS FACILITIES: VERIZON

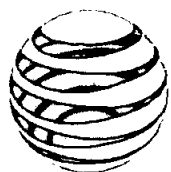
STUDENT MANAGER:
PAMPER CORDOVA
MGT
10500 W. OCEAN AVE. SUITE 300
SAN DIEGO, CA 92130
PHONE: 602.597.1002
E-MAIL: PAMPERC@MGT.COM

TELEPHONE MANAGER:
TELECOM MANAGEMENT GROUP
302 WASHINGTON ST. #10-0850
SAN DIEGO, CA 92103
PHONE: (619) 240-7870
E-MAIL: ELM@TELECOM.TELECOM.COM

TRAINING / SITE ACQUISITION:
DAN TAYLOR
MGT
10500 W. OCEAN AVE. SUITE 300
SAN DIEGO, CA 92130
PHONE: 602.597.1007
E-MAIL: DANTAY@MGT.COM

REPRESENTATIVE:
GARY WHEELER
7337 THIRDE STREET
SAN DIEGO, CA 92121

BY REQUEST:
JONICE MELLON
ADMIN
7337 THIRDE STREET
SAN DIEGO, CA 92121
PHONE: (619) 792-2161
E-MAIL: JAM@MGT.COM



at&t

WEST RANCHO PENASQUITOS

SITE NUMBER: SD0388

FIRSTNET / MODS 5G NR

FA NUMBER: 10085061
12865 BLACK MOUNTAIN RD.,
SAN DIEGO, CA 92129

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.

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 COMPLIANCE:	_____	DATE:	_____
AT&T W/ ENGINEER:	_____	DATE:	_____
AT&T OPERATIONS:	_____	DATE:	_____
AT&T Pkg:	_____	DATE:	_____
CONSTRUCTION:	_____	DATE:	_____
SITE ACQUISITION:	_____	DATE:	_____
SITE OWNER:	_____	DATE:	_____

DESTINATIONS FROM START OFFICE:
 HEAD WEST ON TRINITY ST TOWARD CAMINO SANTA FE. TURN RIGHT ONTO CAMINO SANTA FE. TURN RIGHT ONTO MIRA MESA BLVD. USE THE LEFT 2 LANES TO TURN LEFT AFTER WELLS FARGO BANK (ON THE RIGHT). TURN RIGHT. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

[illegible]

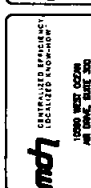
**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

It's fast. It's free. It's the law.

www.cbvd.com

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

1	100% CD	05-88
2	80% CD	84-88
Rev.	Description	Date



TITLE SHEET

SD0388
WEST RANCHO PENASQUITOS
2866 BLACK MOUNTAIN RD.,
SAN DIEGO, CA 92128
5C_FIRSTNET |
MONS.6G NR



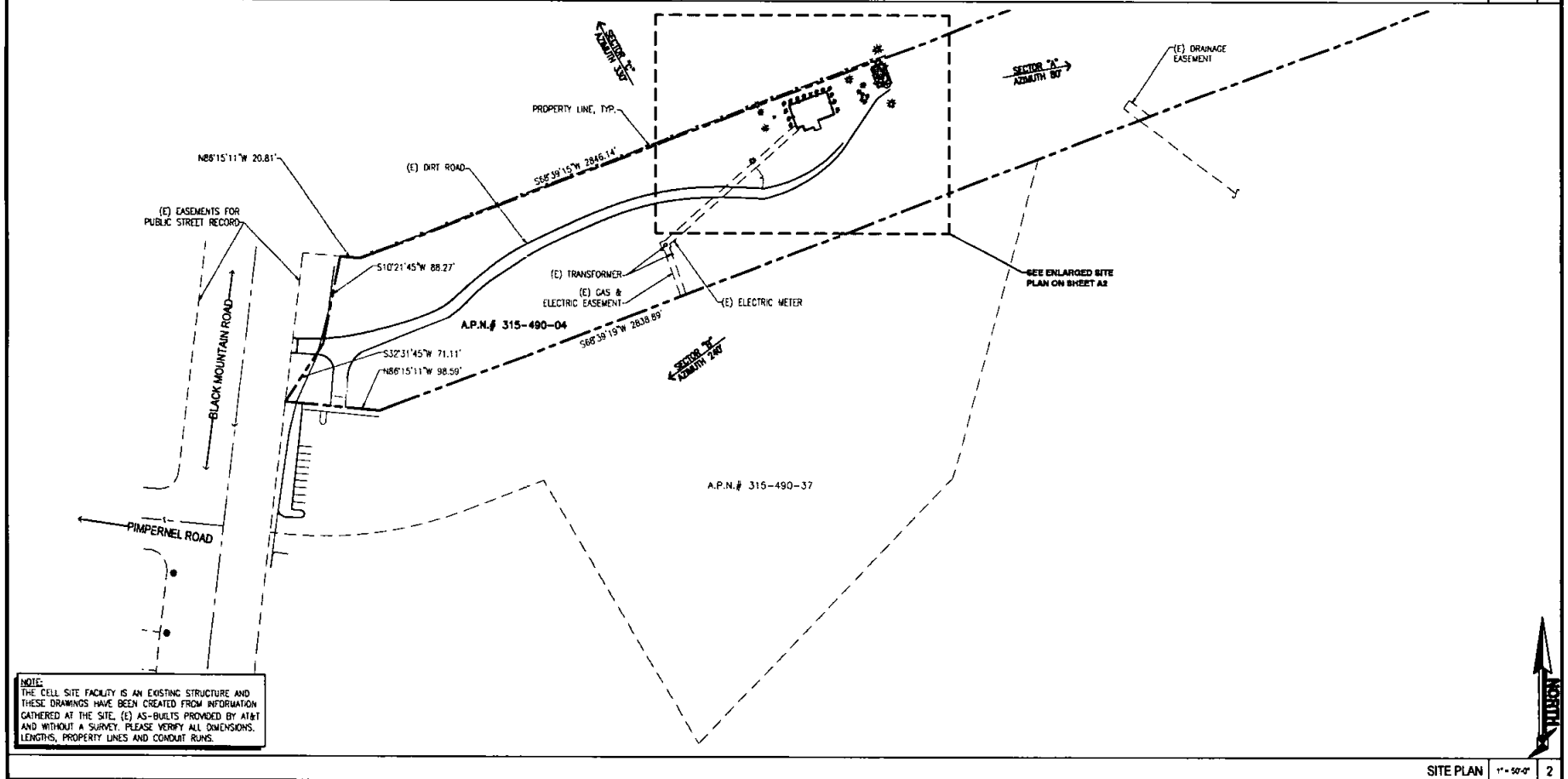
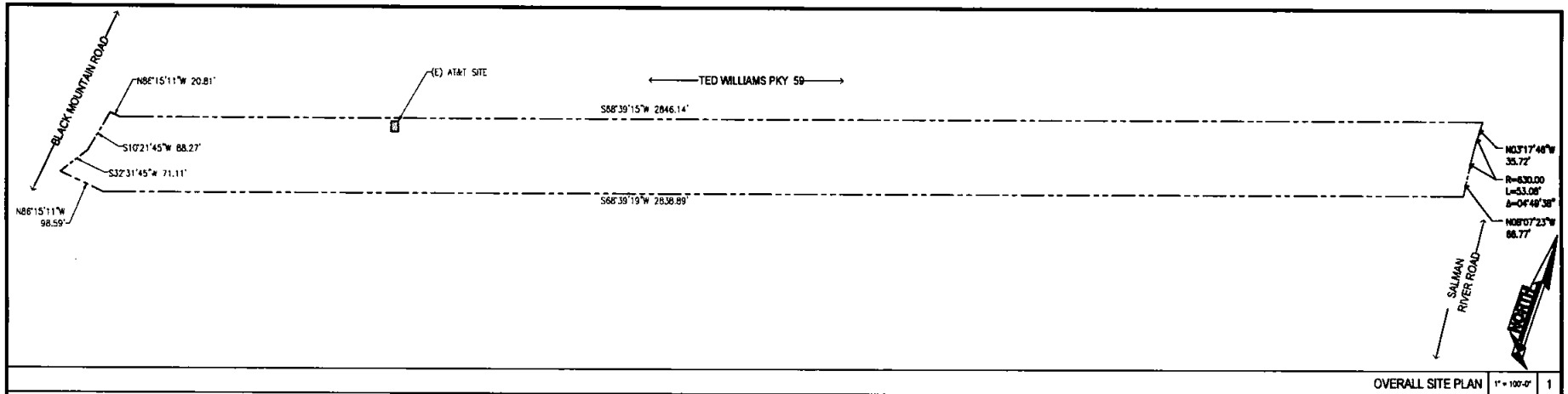
Project Number:

Drawn by

Checked by _____

Stand No.

T1



NOTE:
THE CELL SITE FACILITY IS AN EXISTING STRUCTURE AND THESE DRAWINGS HAVE BEEN CREATED FROM INFORMATION GATHERED AT THE SITE. (E) AS-BUILTS PROVIDED BY AT&T AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.

1	100% CD	06-06-20
2	90% CD	06-06-20
Rev	Description	Date



Overall Site Plan
and Site Plan

WEST RANCHO PENASQUITOS
12845 BLACK MOUNTAIN RD.
SAN DIEGO, CA 92129
SC FIRSTNET |
MODS 5G_NH



Project Number

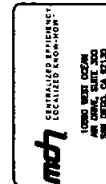
Drawn by

Checked by

Sheet No

A1

1	100% CD	05-06-20
2	95% CD	04-09-20
Rev	Description	Date



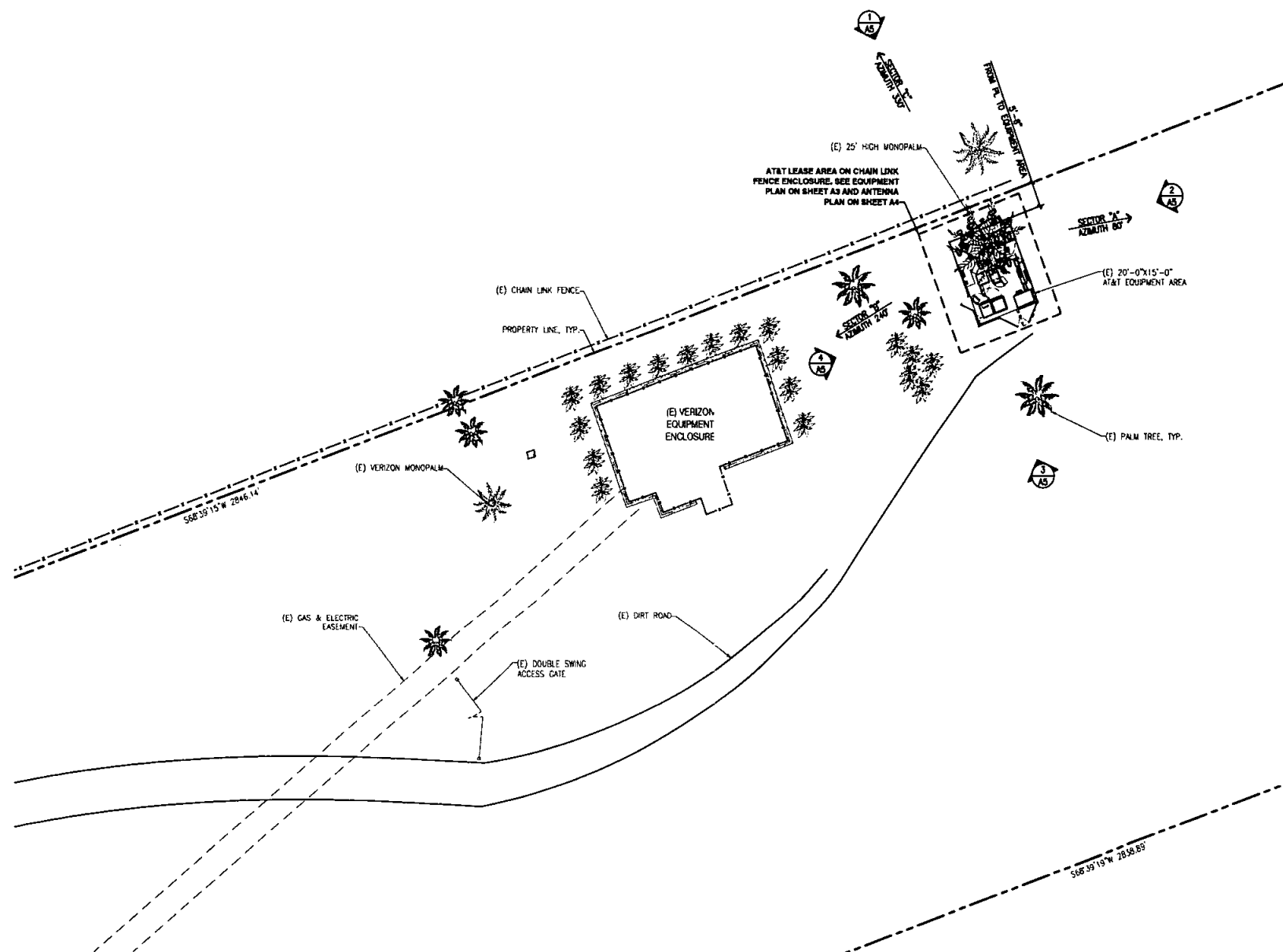
ENLARGED
SITE PLAN

S00388
WEST RANCHO PENASQUITOS
1234 BLACK MOUNTAIN RD.
SAN DIEGO, CA 92129
40 FIRST STREET
MODS 60_NIR

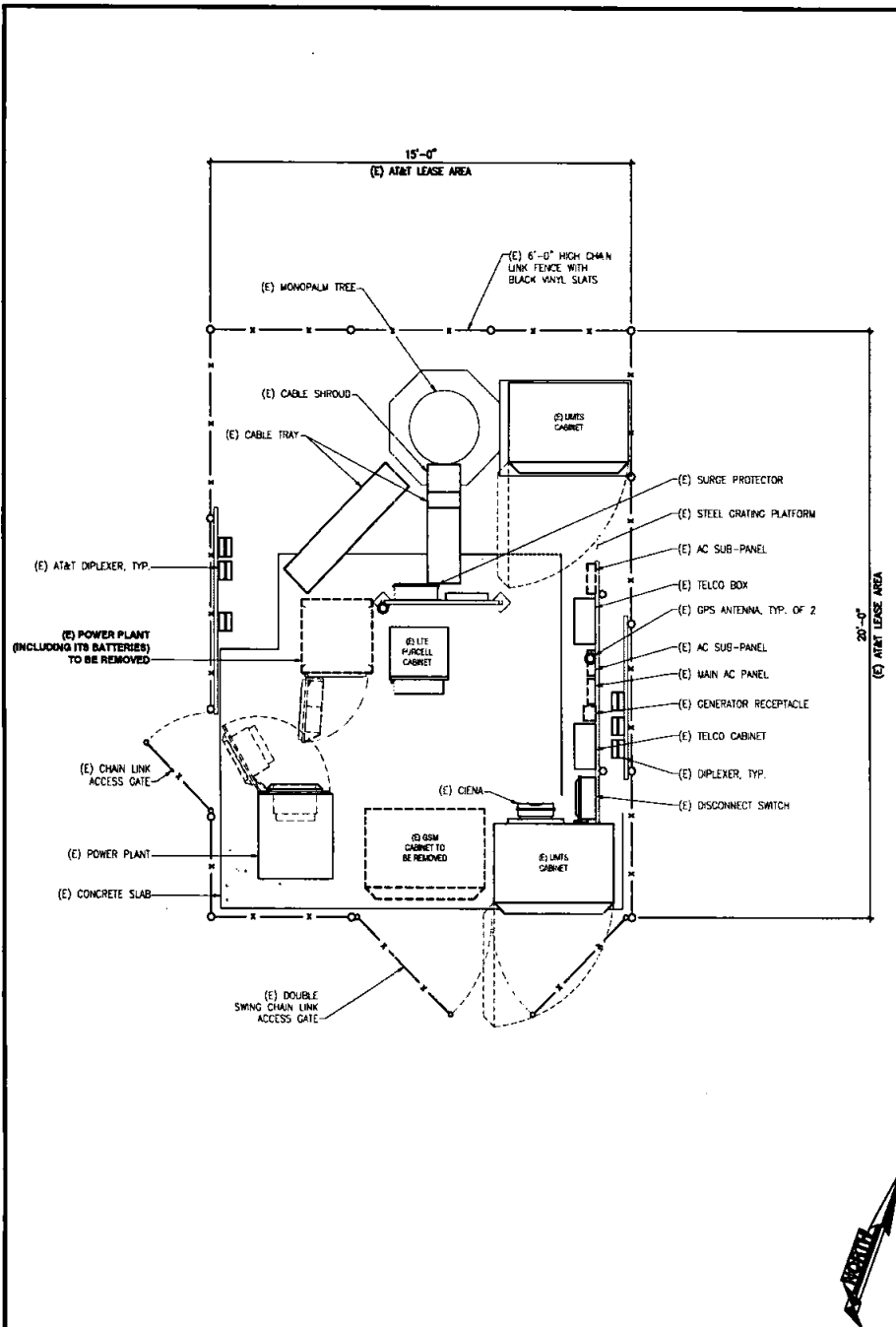


Project Number
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Checked by: ENO
Sheet No.

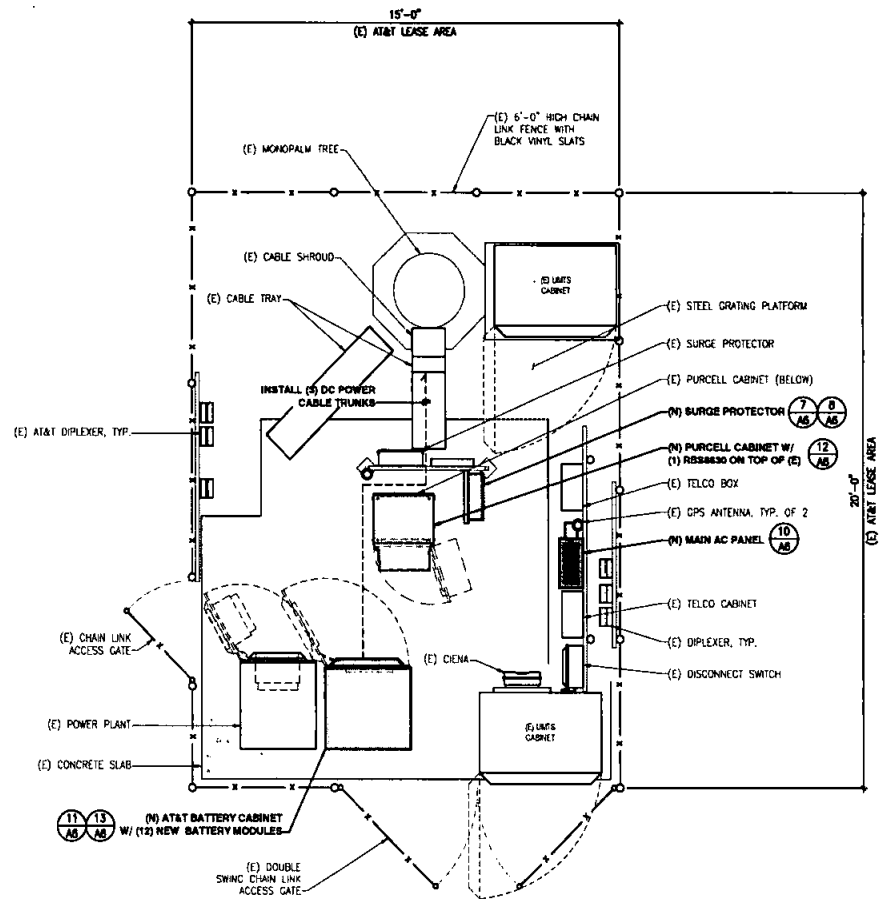
A2



ENLARGED SITE PLAN 3/02" = 1'-0" 1

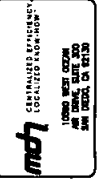


(E) EQUIPMENT PLAN 1/2" = 1'-0" 1



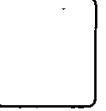
(N) EQUIPMENT PLAN 1/2" = 1'-0" 2

Rev	Description	Date
1	10/16/00	SLM/SL
2	10/16/00	SLM/SL



EQUIPMENT PLAN

300348
WEST RANCHO PENASQUITOS
11248 BLACK MOUNTAIN RD.,
SAN DIEGO, CA 92128
SC FIRSTNET
MODS EQ_NR

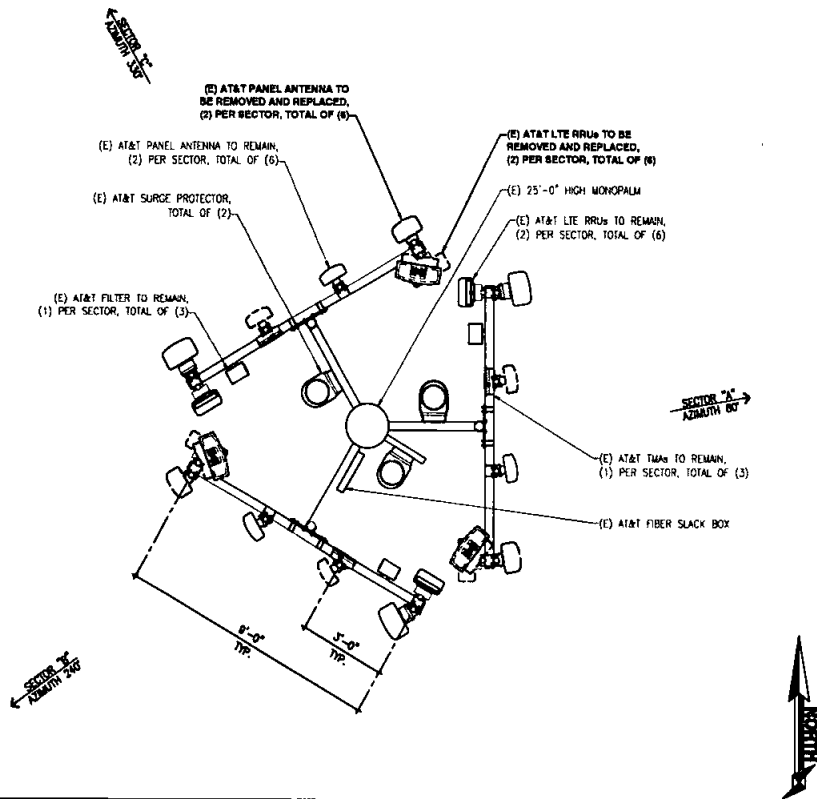


Project Number	
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Checked by	END
Sheet No	

A3

EXISTING ANTENNA SCHEDULE							
SECTOR	TECHNOLOGY	ANTENNA			RRU MODEL / QTY.	TMA / FILTER MODEL / QTY.	TRANSMISSION LINES (SIZE / LENGTH FT +/- 5')
		MODEL	AZIMUTH	RAD CENTER	TP HEIGHT		
ALPHA SECTOR	A1 LTE 700 / LTE 1900	SBM44-1065B	80°	21'-6"	24'-6"	RRU-11 (1) RRU-12+A2 (1)	-
	A2 SPARE	7752	80°	21'-6"	24'-6"	-	(2) 7/8" COAX ±35 (spare)
	A3 UMTS 850	7752	80°	21'-6"	24'-6"	-	(2) 7/8" COAX ±35
	A4 LTE AWS / LTE WCS	SBM44-1065B-DL	80°	21'-6"	24'-6"	RRU-32 (2)	WCS-MFO-AMT-43 (1)
BETA SECTOR	B1 LTE 700 / LTE 1900	SBM44-1065B	240°	21'-6"	24'-6"	RRU-11 (1) RRU-12+A2 (1)	-
	B2 SPARE	7752	240°	21'-6"	24'-6"	-	(2) 7/8" COAX ±35 (spare)
	B3 UMTS 850	7752	240°	21'-6"	24'-6"	-	(2) 7/8" COAX ±35
	B4 LTE AWS / LTE WCS	SBM44-1065B-DL	240°	21'-6"	24'-6"	RRU-32 (2)	WCS-MFO-AMT-43 (1)
GAMMA SECTOR	C1 LTE 700 / LTE 1900	SBM44-1065B	330°	21'-6"	24'-6"	RRU-11 (1) RRU-12+A2 (1)	-
	C2 SPARE	7752	330°	21'-6"	24'-6"	-	(2) 7/8" COAX ±35 (spare)
	C3 UMTS 850	7752	330°	21'-6"	24'-6"	-	(2) 7/8" COAX ±35
	C4 LTE AWS / LTE WCS	SBM44-1065B-DL	330°	21'-6"	24'-6"	RRU-32 (2)	WCS-MFO-AMT-43 (1)

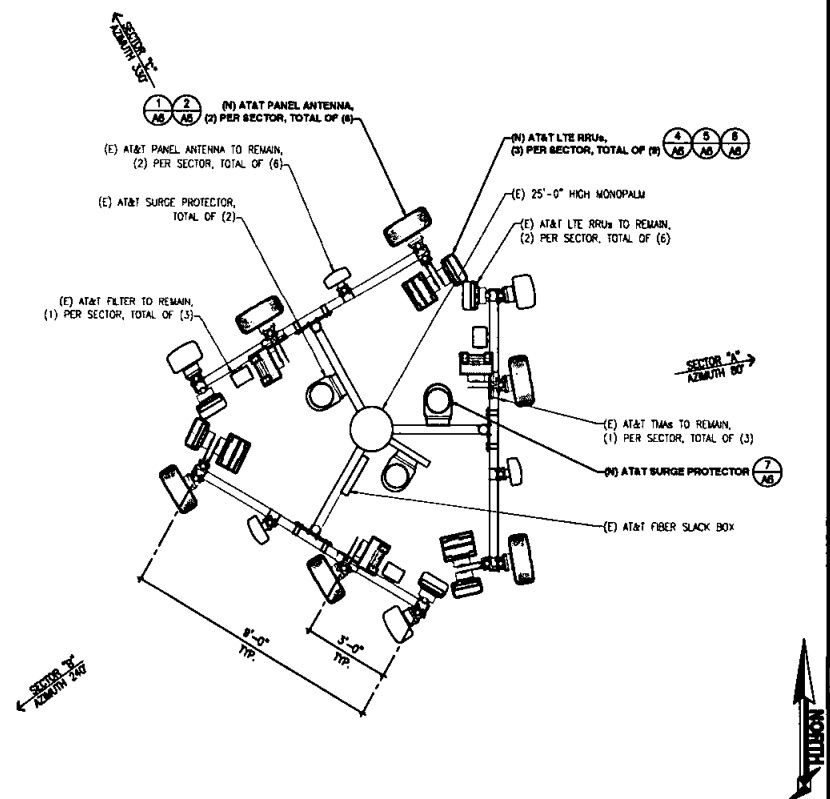
NOTE:
MONOPALM FRONDS NOT SHOWN FOR CLARITY



(E) ANTENNA PLAN 1/2" = 1'-0" 1

NEW ANTENNA SCHEDULE							
SECTOR	TECHNOLOGY	ANTENNA			RRU MODEL / QTY.	TMA / FILTER MODEL / QTY.	TRANSMISSION LINES (SIZE / LENGTH FT +/- 5')
		MODEL	AZIMUTH	RAD CENTER	TP HEIGHT		
ALPHA SECTOR	A1 LTE 700 / LTE 850 / LTE 1900	NNH4-65B-R4	80°	21'-6"	24'-6"	4449 B5/B12 (1) RRU-32 (1)	-
	A2 UMTS 850	7752	80°	21'-6"	24'-6"	-	KRY 112 75/1 (2)
	A3 FIRSTNET	NNH4-65B-R4	80°	21'-6"	24'-6"	4478 B14 (1)	-
	A4 LTE AWS / LTE WCS	SBM44-1065B-DL	80°	21'-6"	24'-6"	RRU-32 (2)	WCS-MFO-AMT (1)
BETA SECTOR	B1 LTE 700 / LTE 850 / LTE 1900	NNH4-65B-R4	240°	21'-6"	24'-6"	4449 B5/B12 (1) RRU-32 (1)	-
	B2 UMTS 850	7752	240°	21'-6"	24'-6"	-	KRY 112 75/1 (2)
	B3 FIRSTNET	NNH4-65B-R4	240°	21'-6"	24'-6"	4478 B14 (1)	-
	B4 LTE AWS / LTE WCS	SBM44-1065B-DL	240°	21'-6"	24'-6"	RRU-32 (2)	WCS-MFO-AMT (1)
GAMMA SECTOR	C1 LTE 700 / LTE 850 / LTE 1900	NNH4-65B-R4	330°	21'-6"	24'-6"	4449 B5/B12 (1) RRU-32 (1)	-
	C2 UMTS 850	7752	330°	21'-6"	24'-6"	-	KRY 112 75/1 (2)
	C3 FIRSTNET	NNH4-65B-R4	330°	21'-6"	24'-6"	4478 B14 (1)	-
	C4 LTE AWS / LTE WCS	SBM44-1065B-DL	330°	21'-6"	24'-6"	RRU-32 (2)	WCS-MFO-AMT (1)

NOTE:
MONOPALM FRONDS NOT SHOWN FOR CLARITY



(N) ANTENNA PLAN 1/2" = 1'-0" 2

1

100% CD

05-08-20

2

100% CD

04-08-20

Rev

Description

Date

at&t

7337 TRUCK ST.

SAN DIEGO, CA 92121

CERTIFIED EFFICIENT LOCALIZED NETWORKING

md7

10000 WEST COAST

AND DRINK DATE 200

AND 10000, CA 92123

SC0388

WEST RANCHO PENASQUITOS

12345 BLACK MOUNTAIN RD.

SAN DIEGO, CA 92123

SC FIRSTNET 1

MODS 5G_NF

TELECOM

STATION P.O. Box

Project Number

Drawn by

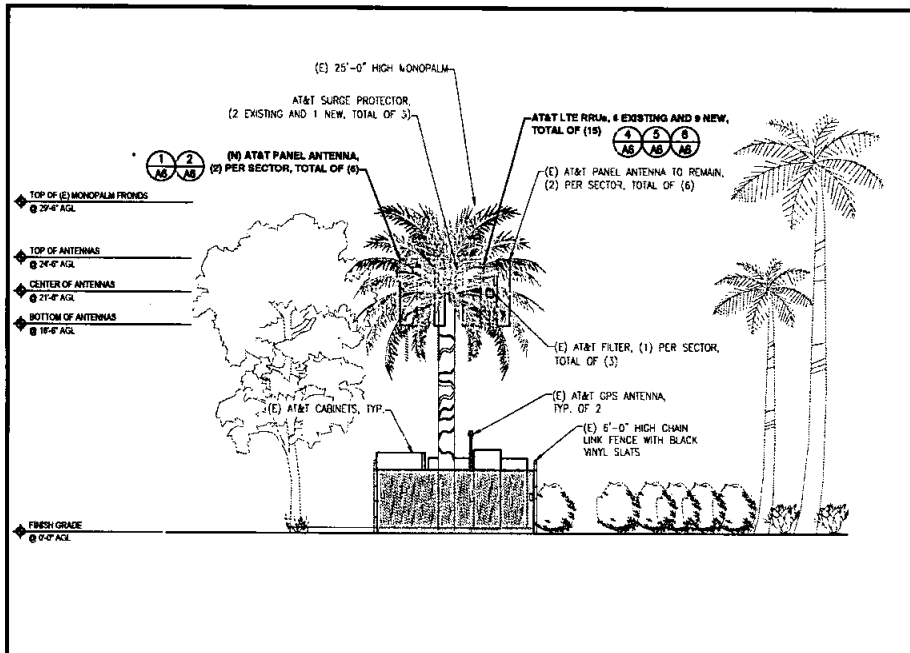
Checked by

Sheet No

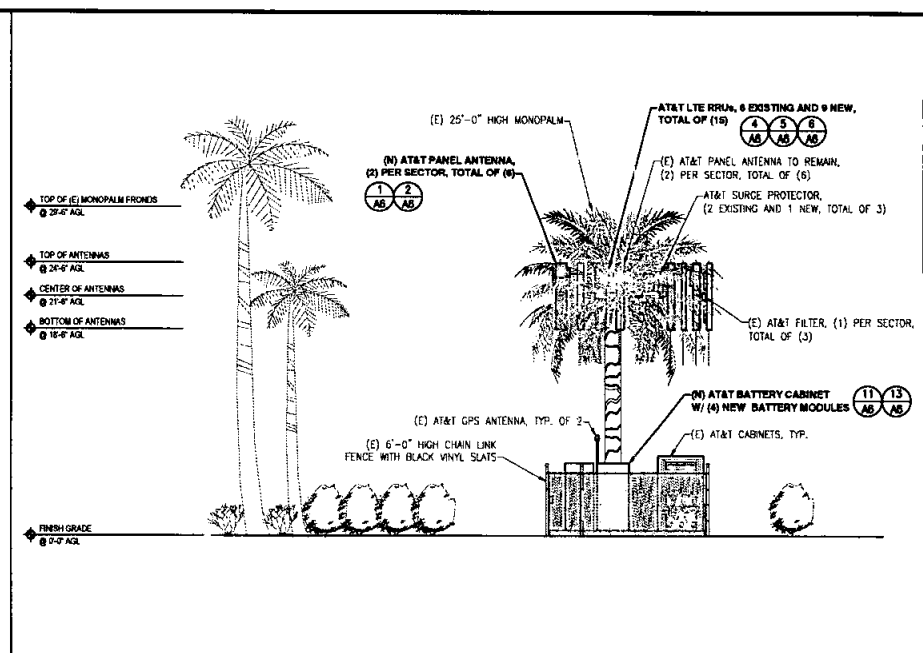
END/RP

END

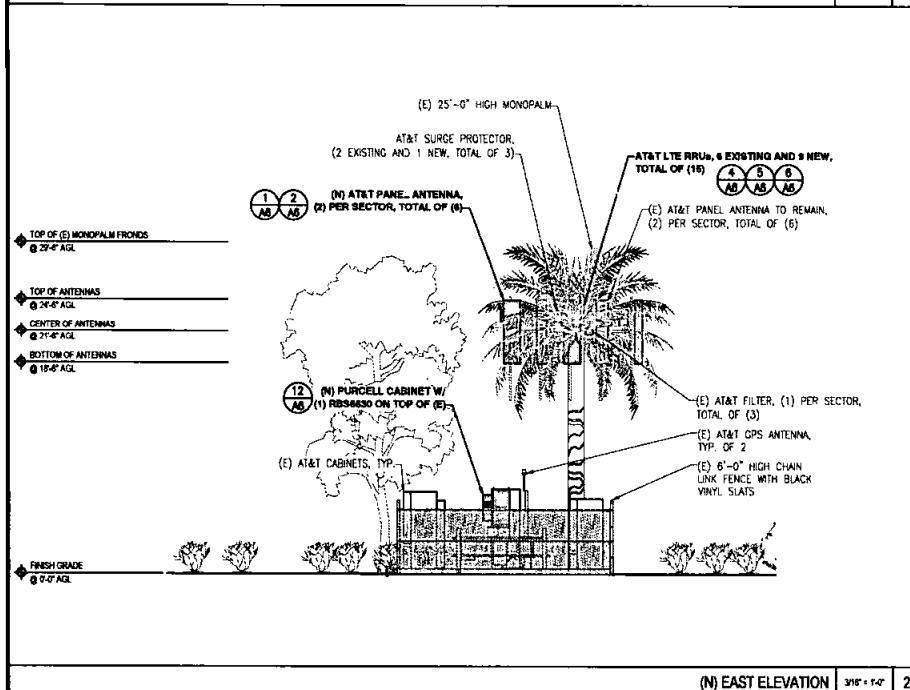
A4



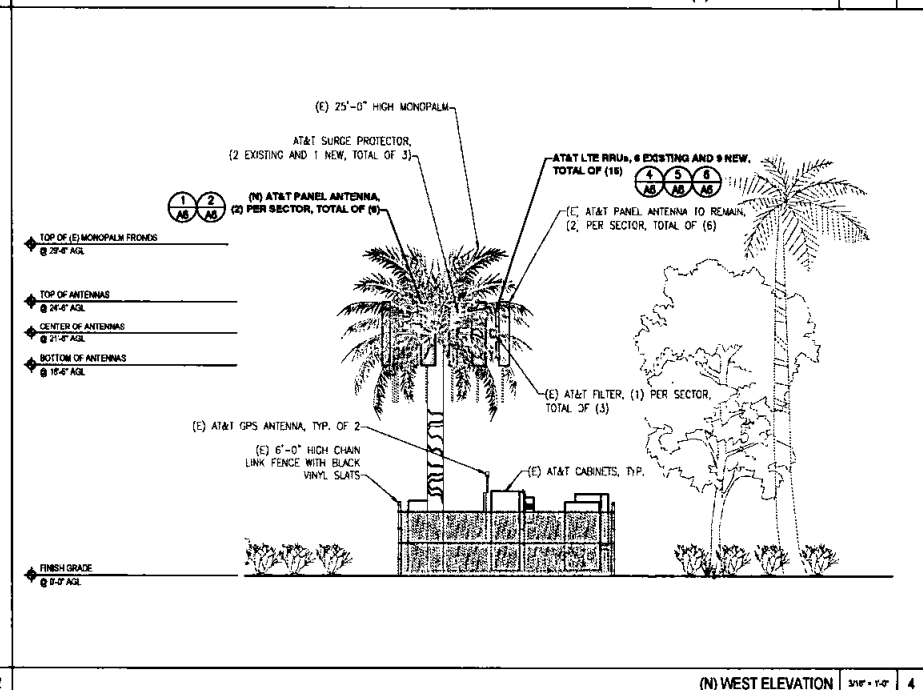
(N) NORTH ELEVATION 3/16" = 1'-0" 1



(N) SOUTH ELEVATION 3/16" = 1'-0" 3



(N) EAST ELEVATION 3/16" = 1'-0" 2



(N) WEST ELEVATION 3/16" = 1'-0" 4

1	100% CD	25-09-20
2	90% CD	25-09-20
Rev	Description	Date



CONSULTING ENGINEER
COMMUNICATIONS
10800 WEST OCEAN
SUITE 200
LOS ANGELES, CA 90048

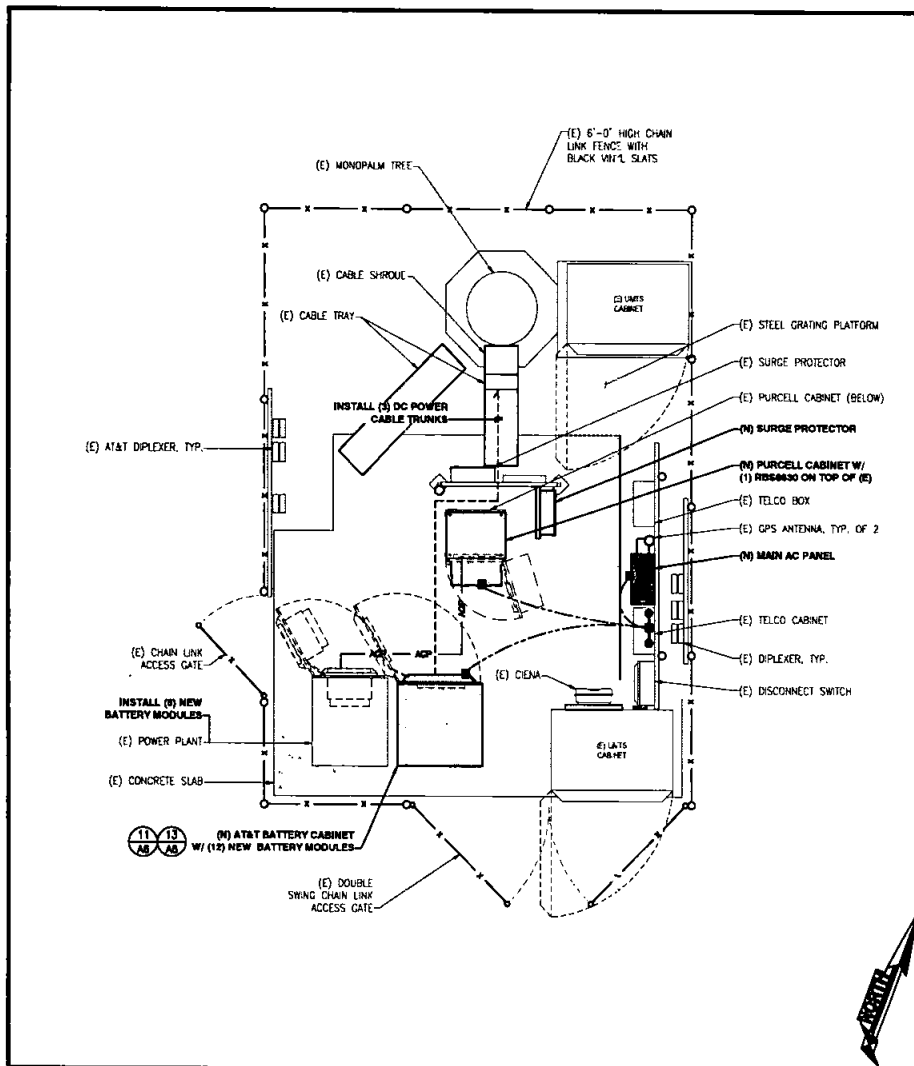
SITE ELEVATIONS

SD03348
WEST RANCHO PENASQUITOS
12863 BLACK MOUNTAIN RD.,
SAN DIEGO, CA 92129
6C FIRSTNET |
MODS 6G_NF

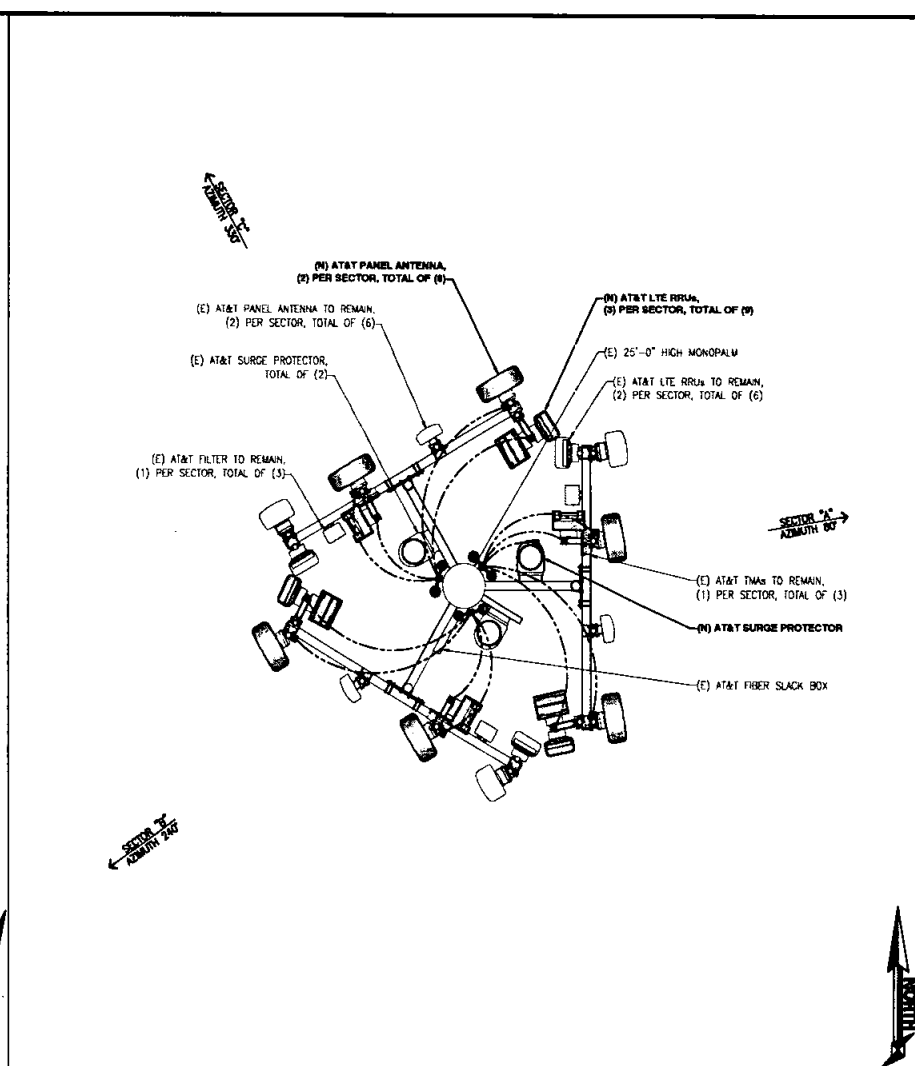


Project Number:
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Checked by: ERO
Sheet No:

A5



EQUIPMENT ELECTRICAL PLAN 1/2" = 1'-0" 1



ANTENNA GROUNDING PLAN 1/2" = 1'-0" 2

NOTES:

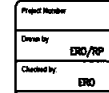
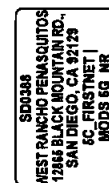
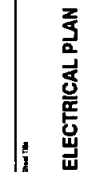
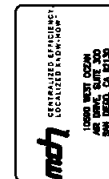
- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- THE SUBCONTRACTOR SHALL SUPPLY AT&T WITH THE RESULTS FROM PRE-CONSTRUCTION AND POST-CONSTRUCTION OHM TESTING (GROUNDING) RESULTS ON ALL MODIFIED CELL SITES AND AS REQUIRED BY AT&T STANDARD TP-78416.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE PROPOSED SUPPLEMENTAL GROUNDING FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUNDING SYSTEM RESISTANCE TO EARTH GROUNDING SHALL NOT EXCEED FIVE (5) OHMS. IF THE GROUNDING TEST EXCEEDS THE MAXIMUM OF (5) OHMS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS MAXIMUM.
- THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.
- SUBCONTRACTOR SHALL GROUND ALL EQUIPMENT, INCLUDING ANTENNAS, RET MOTORS, TMA'S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

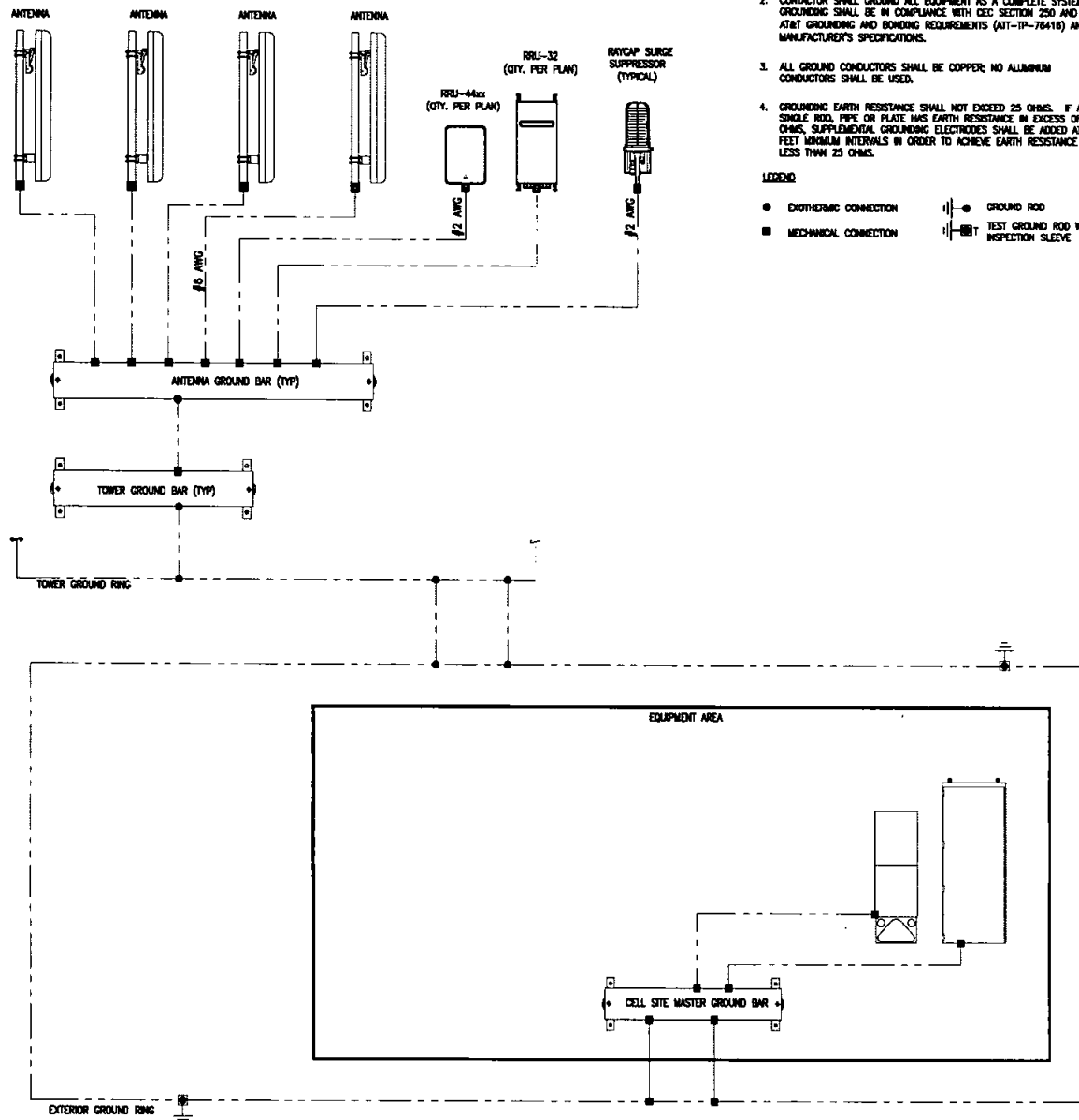
GRAPHICS LEGEND:

GROUNDING CONDUCTOR	---
GROUNDING BAR	—●—
TEST GROUND ROD WITH INSPECTION SLEEVE	—+—
GROUND ROD	—+—
EXOTHERMIC WELD W/ INSPECTION SLEEVE	—+—
CHEMICAL ELECTROLYTIC GROUNDING SYSTEM	—●—
EXOTHERMIC WELD	—●—
COMPRESSION TYPE CONNECTIONS (TWO HOLE LUG OR EQUIVALENT)	—■—

UNDERGROUND POWER	—UOP—UOP—UOP—UOP—
UNDERGROUND TELCO	—UST—UST—UST—UST—
UNDERGROUND TELCO/POWER	—UST/P—UST/P—UST/P—
UNDERGROUND DUCT	—UGD—UGD—UGD—UGD—
ABOVE GROUND POWER	—AGP—AGP—AGP—AGP—
ABOVE GROUND TELCO	—AGT—AGT—AGT—AGT—
ABOVE GROUND TELCO/POWER	—AGT/P—AGT/P—AGT/P—

1	100% CD	06-08-19
2	90% CD	04-09-19
Rev	Description	Date





NOTES:

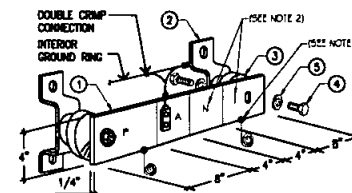
- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND AT&T GROUNDING AND BONDING REQUIREMENTS (ATT-TP-76418) AND MANUFACTURER'S SPECIFICATIONS.
- ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.
- GROUNDING EARTH RESISTANCE SHALL NOT EXCEED 25 OHMS. IF A SINGLE ROD, PIPE OR PLATE HAS EARTH RESISTANCE IN EXCESS OF 25 OHMS, SUPPLEMENTAL GROUNDING ELECTRODES SHALL BE ADDED AT 6 FEET MINIMUM INTERVALS IN ORDER TO ACHIEVE EARTH RESISTANCE OF LESS THAN 25 OHMS.

LEGEND:

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND ROD
- TEST GROUND ROD WITH INSPECTION SLEEVE

NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C.

NO.	REQ.	PART NO.	DESCRIPTION
1	1	1/4"x2"x24"	SOLID GROUNDING BAR
2	2	A-6056	WALL MOUNTING BRACKET
3	2	3061-4	INSULATORS
4	4	3012-1	5/8"-11x1" H.H.C.S.
5	4	3015-8	5/8 LOCKWASHER



DETAIL NOTES:

- EXOTHERMICALLY WELD 2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" - SURGE PROTECTORS

- (EC) CELL REFERENCE GROUNDING BAR (IF COLLOCATED)
- (EC) GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
- (EC) TELCO GROUNDING (#2 AWG)
- (EC) COMMERCIAL POWER COMMON NEUTRAL/GROUNDING BOND (3/0)
- (EC) FIBER GROUNDING BAR (#2 AWG)
- (EC) POWER ROOM REFERENCE GROUNDING BAR (#2 AWG)
- (AT&T) RECTIFIER FRAMES

SECTION "A" - SURGE ABSORBERS

- (EC) INTERIOR GROUND RING (#2 AWG)
- (EC) EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2 AWG)
- (EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG)
- (EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

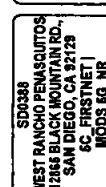
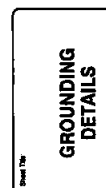
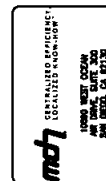
SECTION "N" - NON-ISOLATED GROUNDING ZONE EQUIPMENT

- (EC) MISC NON-ISOLATED GROUNDING ZONE EQUIPMENT (AT&T)-48 POWER SUPPLY RETURN BARE

SECTION "I" - ISOLATED GROUND ZONE

- (AT&T) ALL ISOLATED GROUNDING REFERENCE
- (AT&T) GROUNDING WINDOW BAR

1	100% CD	05-08-20
2	90% CD	04-08-20
Rev.	Description	Date



Project Number	
Drawn by	END/REP
Checked by	END
Sheet No.	

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