



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 20, 2013

REPORT NO. HO 13-022

ATTENTION: Hearing Officer

SUBJECT: T-MOBILE – EVERGREEN NURSERY
PTS PROJECT NUMBER: 275485

LOCATION: 14181 Mira Zanja Corte

APPLICANT: T-Mobile West Corporation (Permittee)
Mark L. Collins (Owner)

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) in the Torrey Highlands community plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1100671.

Community Planning Group Recommendation: The Rancho Peñasquitos Planning Board, the recognized community planning group for the Torrey Highlands area, voted 17-0-0 to recommend approval of this project at their October 3, 2012 meeting. (Attachment 8)

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), 15302 (Replacement/Reconstruction), and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 22, 2013, and the opportunity to appeal that determination ended February 5, 2013.

BACKGROUND & DISCUSSION

T-Mobile – Evergreen Nursery is an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF). The project is located in the Torrey Highlands community plan area in the AR-1-1 zone at 14181 Mira Zanja Corte. (Attachments 1, 2, and 3)

WCF's are permitted in agricultural zones, where the antennas are located less than 100' from the property line of a residential use, with the processing of a Process 3 CUP.

The existing facility was originally permitted by approval number 95-0350-233 which was issued July 17, 2002 and expired October 23, 2012. The current application is for a new permit to continue operation of the wireless facility with some modifications to the antennas. This application is subject to the current regulations in effect, including applicable zoning regulations, the Wireless Communication Facility Regulations (LDC section 141.0420), and the City's General Plan.

WCF's are required to use the smallest, least visually intrusive antennas, components, and other necessary equipment. Applicants are required to use all reasonable means to conceal or minimize the visual impacts of WCF's through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

In this particular case, the antennas are located on a 55-foot high monopalm. Existing live and faux palm trees are located adjacent to this particular monopalm, which allow it to blend in with the surrounding nursery use. (Attachments 10 and 11)

The height limit for the AR-1-1 zone is 30-feet, however LDC Section 131.0344 permits structures to exceed the height limit when the setbacks are increased 10 feet for each 10 foot increase in height, or portion thereof. The monopalm is located outside of the increased setbacks. This permits the monopalm at 55-feet, without requiring a deviation.

The City's General Plan addresses Wireless Facilities in Policy UD-A.15. The visual impact of WCF should be minimized by concealing WCF in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by effectively integrating the antennas on a faux palm tree, designed to integrate with existing live and faux palm trees, surrounded by a nursery use. Equipment associated with the antennas is located at the base of the monopalm and is not visible to the general public. The WCF is integrated with the property, and respectful of the neighborhood context.

Based on the proposed design, the project complies with the WCF Regulations of the Land Development Code (LDC 141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP. Therefore, Staff recommends approval of CUP No. 1100671.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1100671, with modifications.

2. Deny Conditional Use Permit No. 1100671, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Photo Simulation
11. Photo Survey
12. Site Justification
13. Coverage Maps
14. Hearing Officer Hearing Public Notice
15. Project Plans

Aerial Photo

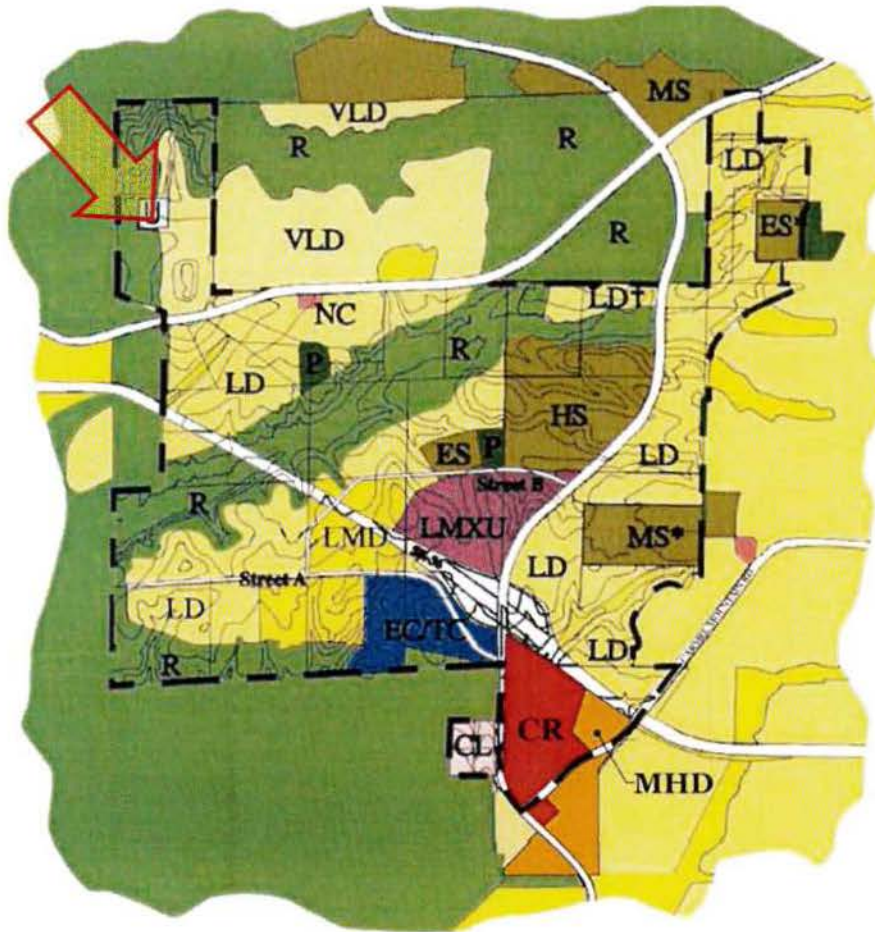


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T-Mobile – Evergreen Nursery, Project No. 275485
14181 Mira Zanja Corte

ATTACHMENT 1

Community Plan Land Use Map

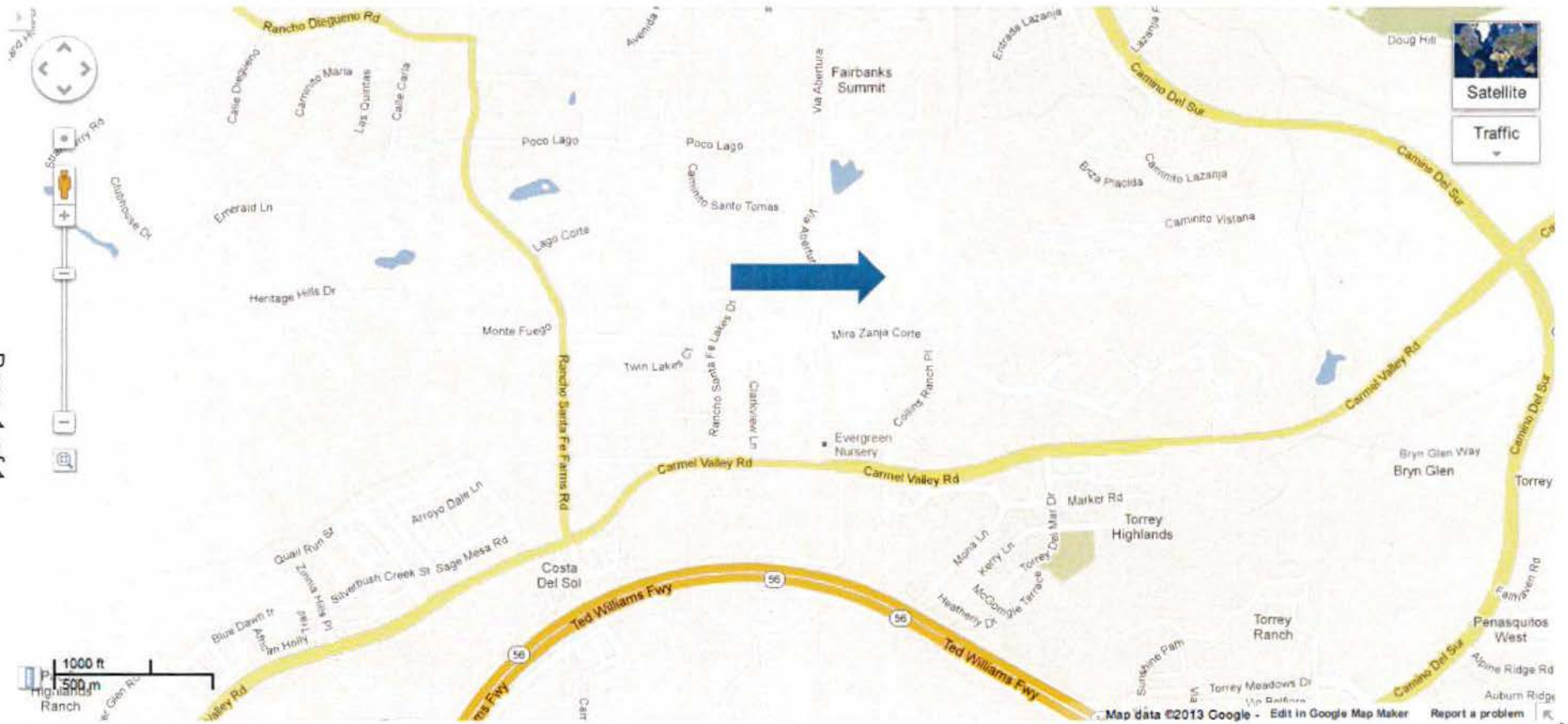


- VLD Very Low-Density (Less than 1 D.U./Gross Acre)
- LD Low-Density (2.5 D.U./Gross Acre)
- Future Low-Density
- LMD Low Medium-Density (5-10 D.U./Gross Acre)
- MHD Medium High-Density (20-40 D.U./Gross Acre)
- LMXU Local Mixed Use
- NC Commercial Neighborhood
- CR Commercial Regional
- CL Commercial Limited
- U Utilities
- EC/TC Employment Center/Transit Center
- HS High School*
- MS Middle School
- ES Elementary School*
- P Neighborhood Park
- R Resource (Proposed MSCP Preserve)
- OS Open Space
- 25-Foot Contour

* Elementary School and High School designated as LD for underlying land use. Development of the school sites as LD will require a rezoning.

Identified as
Utilities/Residential

T-Mobile – Evergreen Nursery, Project No. 275485
14181 Mira Zanja Corte



Project Location Map

T-Mobile – Evergreen Nursery, Project No. 275485
14181 Mira Zanja Corte

PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile -- Evergreen Nursery	
PROJECT DESCRIPTION:	Conditional Use Permit (CUP), Process 3, for antennas mounted to a 55-foot high monopalm with equipment located adjacent to the faux tree.	
COMMUNITY PLAN:	Torrey Highlands	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Utilities/Residential	
<u>ZONING INFORMATION:</u>		
ZONE: AR-1-1		
HEIGHT LIMIT: 30'		
FRONT SETBACK: 25'		
SIDE SETBACK: 20'		
STREETSIDE SETBACK: -		
REAR SETBACK: 25'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, AR-1-1	Nursery
SOUTH:	Residential, AR-1-1	Nursery/Residential
EAST:	Residential, AR-1-1	Nursery
WEST:	Residential, AR-1-1	Nursery
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Rancho Penasquitos Planning Board voted to recommend approval (17-0-0) of this project at their October 3, 2012 meeting.	

HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 1100671
T-MOBILE – EVERGREEN NURSERY, PROJECT NO. 275485

WHEREAS, MARK L. COLLINS, Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1100671), on portions of an 8.84 acre site;

WHEREAS, the project site is located at 14181 Mira Zanja Corte in the AR-1- zone of the Torrey Highlands Community Plan area;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 11362, in the City of San Diego, according to Map thereof, filed in the Office of the County Recorder of San Diego County, June 5, 1981;

WHEREAS, on March 20, 2013, the Hearing Officer of the City of San Diego considered CONDITIONAL USE PERMIT NO. 1100671, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 22, 2013, 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 Guidelines Sections 15301, 15302, and 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated March 20, 2013.

FINDINGS:

Conditional Use Permit - Section 126.0305

- 1. The proposed development will not adversely affect the applicable land use Plan.**

The Torrey Highlands community plan does not specifically address WCFs, however the City's General Plan does address WCFs. The City's General Plan, in Policy UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. This project proposes to mount antennas on a 55-foot tall monopalm. By utilizing camouflage techniques, the antennas will be able to blend in with the faux palm tree. The General Plan also calls for wireless facilities to be designed to be "aesthetically pleasing and respectful of the neighborhood context." The design of the antenna concealment, utilizing a faux palm tree design, allows the antennas to blend in with the surroundings. In this case, the monopalm is surrounded by both live palm trees and other faux

palm trees. The WCF is primarily surrounded by a landscape nursery use, which results in additional plant material which integrates the monopalm with other vegetation. The Plan recommends that equipment associated with the facility be concealed or located in unobtrusive structures. In this case, the equipment is located at the base of the monopalm, not readily visible to the general public and adjacent properties. Based on the proposed design of this project, the 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 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) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To ensure that the FCC standards are being met, a condition has been added to the permit that requires that the applicant submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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

The WCF Design Requirements state that the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the antennas are camouflaged by being mounted to a 55-foot high faux palm tree, or “monopalm.” Both live palm trees and other faux palm trees enable the monopalm to blend in with the surroundings. In addition, vegetation which is part of the surrounding plant nursery use, assists in integrating the monopalm. Equipment associated with the antennas is located at the base of the monopalm, in an enclosure, generally not visible from adjacent properties. WCF’s are required to utilize the smallest, least visually intrusive antennas and other equipment. The intent of the regulations is to minimize the visibility of these facilities so that they integrate well with the neighborhood and are aesthetically pleasing. Antennas located on the monopalm are effectively camouflaged and compatible with existing surrounding development. In this case, the project complies with the regulations of the Land Development Code, based on the design of the WCF.

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

WCF are permitted in agricultural zones, where the antennas are located less than 100’ from the property line of a residential use, with a Process 3 Conditional Use Permit. Council Policy 600-43 and the WCF regulations, LDC 141.0420, allow WCF in commercial and industrial zones with a lower process level than a residential zone with a residential use. Locating a WCF in a commercial or industrial zone is more preferable than locating a WCF in a residential zone with a residential use. In this case, the WCF is proposed in an agricultural zone with a residential use on the premises. If the antennas were located more than 100’ from the property line of a residential use, the WCF would be permitted with a Process 2 Neighborhood Use Permit. Since the antennas are located on a property with a residential use, a Process 3 Conditional Use Permit is required.

The antennas are mounted on a faux palm tree, or "monopalm," designed to camouflage the antennas. Based on the existing live and faux palm trees, and the surrounding plant nursery use, the proposed use and camouflage technique are appropriate at this location

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CONDITIONAL USE PERMIT NO. 1100671 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1100671, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: March 20, 2013

Internal Order No. 24002558

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002558

CONDITIONAL USE PERMIT NO. 1100671
T-MOBILE – EVERGREEN NURSERY, PROJECT NO. 275485
HEARING OFFICER

This CONDITIONAL USE PERMIT NO. 1100671 is granted by the HEARING OFFICER of the City of San Diego to MARK L. COLLINS, Owner, and T-MOBILE WEST CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0301. The site is located at 14181 Mira Zanja Corte in the AR-1- zone of the Torrey Highlands Community Plan area. The project site is legally described as Parcel 2 of Parcel Map No. 11362, in the City of San Diego, according to Map thereof, filed in the Office of the County Recorder of San Diego County, June 5, 1981.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 20, 2013, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) 56.0" by 7.9" by 12.0" panel antennas, mounted to a 55-foot tall monopalm, with equipment located adjacent to the monopalm in an enclosure;
- b. 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 April 4, 2016.

2. This Conditional Use Permit and corresponding use of this site shall expire on April 4, 2023. 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.

3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager 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 wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be

required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify 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 litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, 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.

15. 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.

16. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
17. The 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 requiring the removal and the restoration of this site to its original condition.
18. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
19. No overhead cabling is allowed for this project.
20. The final WCF shall conform to Exhibit "A," which includes plans and photo simulations, prior to final telecom planning inspection approval.
21. Prior to the issuance of a construction permit, the Owner/Permittee shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment shall be considered in the radio frequency model study.
22. 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.
23. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department
24. All antennas, exposed cables, brackets and supports shall be painted to match the monopalm to the satisfaction of the Development Services Department.
25. Exposed mounting apparatus shall be removed and shall not remain on monopalm absent antennas.
26. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 Hearing Officer of the City of San Diego on March 20, 2013 and HO-XXXX.

DRAFT

Permit Type/PTS Approval No.: CUP/1100671
Date of Approval: 3/20/2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Alex Hempton, AICP
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.

MARK L. COLLINS
Owner

By _____
MARK L. COLLINS

T-MOBILE WEST CORPORATION
Permittee

By _____
KIRT BABCOCK
NETWORK MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: January 22, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order 24002558

PROJECT NAME/NUMBER: T-Mobile Evergreen Nursery/No. 275485

COMMUNITY PLAN AREA: Torrey Highlands

COUNCIL DISTRICT: 5

LOCATION: 14181 Mira Zanja Corte, San Diego, CA 92130

PROJECT DESCRIPTION: PLANNED DEVELOPMENT PERMIT (PDP) AND CONDITIONAL USE PERMIT (CUP) for modifications to an existing Wireless Communication Facility (WCF). The project would modify the site replacing six (6) existing panel antennas with six (6) new antennas and allow for the installation of up to twelve (12) total antennas on an existing 55-foot-tall monopalm. An existing 10-foot by 18-foot equipment shelter would remain in place, located at ground level in a 30-foot by 20-foot lease area. The project site is located within the AR-1-1 zone within the Torrey Highlands Community Plan area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission
(Process 4)

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities); 15302 (Replacement/Reconstruction); and 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Sections 15301, 15302, and 15303. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. Section 15302 allows for the replacement or reconstruction of existing facilities where the new facility will be located on the same site as that replaced and will have substantially the same purpose and capacity as that being replaced. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA
92101-4153
PHONE NUMBER: (619) 446-5349

On January 22, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



Rancho Peñasquitos Planning Board Meeting Minutes

October 3, 2012

DRAFT

Attendees: Jon Becker, Joost Bende, Suzanne Brooks, Thom Clark, Bill Diehl, Bill Dumka, Steve Gore, John Keating, Ruth Loucks, Cynthia Macshane, Darren Parker, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Mike Shoecraft, Dennis Spurr, Ramesses Surban

Absent: Charles Sellers, David Wiesley

Community Members & Guests (Voluntary Sign-in): Steven Govek, Charlette Strong Williams, Jill Dicarlo

1. The meeting was called to order at 7:38 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: none
3. MINUTES:

Motion: To approve the September 5, 2012 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Sandstrom/Approved, 16 in favor – 0 against – 1 abstention (Spurr).
4. Guests: No public safety agencies were present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Phillip Samouris (BMR resident) noted that he'd received 1st notice in May 2012 about Camelot; distributed/reviewed a handout explaining concerns he and his neighbors have with the project (duplicate of handout distributed by Ray Hower at September 5, 2012 LUC meeting).
 - The proposed development rezones property from agricultural to core density and other issues including fire and environmental. Just learned today that they want to get into wetlands which will bring in another State agency.
 - Subarea Plan (May 2009) shows the northeast perimeter of this property in the phase shift area.
 - Reads it as fully discretionary, no vested rights and a member of the City's MSCP, Craig Hooker, stated there is no vested right to even the 30% of the land to be developable in a class that they cannot even ask for an adjustment of the MHPA boundary.
 - Egress/Ingress and emergency exit run side-by-side; huge issue for health & safety. He added that RPPB would be making a huge mistake to approve the project.
 - i. Becker stated that Camelot is not on our agenda and that RPPB still needs to review the outstanding cycle issues ie. EIR docs, etc. The City is still vetting all these issues.
 - ii. Samouris asked us to wait and was under the impression that RPPB was planning to approve this project before all the docs were reviewed.
 - iii. Politte stated that the applicant thought they were going to get us to vote at the last meeting, but that did not happen because of these issues.
 - iv. Rhodes stated that the property was part of the phase shift vote.

- v. Samouris referring to page 5 of their handout, that shows the area is not in the phase shift.
 - b. Diehl noted that RPPB elections will be in March; eligibility to run for a seat includes residency in the district and attendance at 3 meetings over the year prior the election.
 - i. Becker noted that he spoke to Sellers who would not be coming back; asked him to contact the resident in his district that has shown interest.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a. San Diego City Development Services Dept. Report – Michael Prinz, not present.
 - b. San Diego City Council District 1 Report – Mel Millstein
 - Millstein informed the group that Councilmember Lightner is following the T-9 Bridge status and will update the new Councilmember installed in December.
 - Lightner is asking for review of military sequestration cuts to San Diego’s military; it will be a detriment to our local economy.
 - City Council is moving forward with approval of the SD Canyonlands proposal to change specific park parcels to dedicated from just designated; SB169.
 - Becker stated that they came to CPC last month and the parcels to be removed that RPPB conditioned their approval on were not on the list at that time. He asked that Council Office verify that RPPB’s recommended deletions from the proposed parcels be checked, that they are not included.
 - Managed Competition: Carmel Valley (Prop C) storm water project is in preliminary stages going out to competitive bid. City is putting additional projects out for competitive bid ie. Transportation/ Engineering, Customer Service, CIP, Trash Collection; so far the City has realized over \$8 million in savings.
 - Feather Ridge entrance ped ramp/sidewalk improvements were reported to have possibly taken Association property (planter bed) and the monument was damaged; the planter bed was in City right-of-way and paved over. Per City staff there was never an encroachment maintenance agreement signed giving the HOA approval to plant a flower bed.
 - Brooks asked noted that only one ped ramp was replaced which was concerning and the paving of the sidewalk damaged the monument. Millstein said he is working on getting resolution.
 - Politte asked if Mr. Carey’s concerns had been addressed (street trees, debris on public & private property and ped ramps along Rancho Peñasquitos Blvd. replaced). It was noted that replacement was to upgrade within new ADA standards prior to repaving. Additionally, bus bench was missing; no resolution to-date. Diehl stated that the bench was installed through the LMAD and Casey Smith is looking into. Politte asked for confirmation that the road will be repaved; no dates.
 - Bende stated the traffic signal to on ramp I-15 Southbound are short, causing back up and needs adjusting. Diehl added that Black Mtn. Rd. south at Carmel Mtn. Rd. also needs adjustment.
 - Diehl also reported that Oktoberfest at Hilltop Park would be held on October 19th.
 - Fire Safe Council General meeting will be held October 21st at 2pm at Doubletree in El Dorado Room. Eddie Villavicencio will review the Brush Management inspections and timeline for next year’s inspections. Ann Fagi, who developed the plan they are following, will also be in attendance and residents will be able to use the Beckley Self Assessment.

- Bende noted that in July his neighborhood was scheduled for inspection. The Alpha Project came out this summer and cleared canyon brush behind his block adding that he never saw an inspector. Spurr said that if the inspectors were able to see enough of a parcel from a neighboring property and it was in compliance, then they probably did not make contact with the resident.
- Becker asked if Lightner had been in contact with new Councilmember Mark Kersey yet. Millstein said that new Councilmembers will be installed on December 3, 2012 but hasn't heard of any contact with Kersey. Becker added that he has attempted to contact Lori Zapf and will try again.
- Diehl noted the pictures in Council Committee Room need dates added (City Hall).
- Brief discussion of shifting office spaces at City Hall for Council Districts.
- c. San Diego County Board of Supervisors, District 3 Report
 - Becker noted that Steve Hadley was no longer with the BOS office.
- d. Assembly Member Nathan Fletcher's Office Report – Sterling McHale, not present.

7. BUSINESS.

a. **Mira Zanja Corte (Evergreen Nursery) Wireless, Project No. 275485 – Tim Henion (Action Item)**

Becker reported that Henion stayed through the September meeting and gave a brief presentation during the Telecomm report.

Henion reported that the project uses their existing site, applying for a new permit and upgrading the antennas.

Approved for 12 antenna on a mono-palm and will only install 6 which are slightly wider than existing.

- Parker noted that the committee recommends approval of the project.
- Bende asked if socks were included; not available for palms. Could paint the antenna.
- Politte asked if conditions we discussed last month were included to shorten the arms of the antenna? The arms are not being replaced and the applicant would not favor replacing the arms. Henion said the arms stick out approx. 5 feet from the pole. The fronds are 9-10 feet long.

Motion: To approve the Mira Zanja Corte (Evergreen Nursery) Wireless Project No. 275485 with the following conditions: 1) camouflage painted antenna and 2) use the maximum number of fronds the structure will support. M/S/C – Parker//Approved, 17 in favor – 0 against – 0 abstentions/recusals.

b. **Kilroy Reimbursement Agreement between City & Caltrans, TH T-9 Bridge – Robin Madaffer (Action Item)**

Rhodes and Dumka recused themselves.

Becker suggested that RPPB streamline the discussion as much of the agreement has been vetted at previous RPPB meetings and earlier tonight in the LUC meeting.

- Bende noted that in LUC he commented on the timeline and to clarify, it states that Kilroy's obligation to complete the design by July 2015. He thanked the committee and City staff for working on this between RPPB meetings and getting the exhibits to us for review. He added that the City will sponsor and see this through to build.
- Bende recommended our approval should contain a condition that Kilroy support RPPB to include: within 60 days, get our 3 City Council members together with RPPB/LUC/State level representatives to build the political will. He added that even with the completion of the bridge design, there is no guarantee it will get built – we

need the political will to see it is completed. Homebuyers were told the bridge would be there. Unfinished roads/bridges in communities are causing problems with freeway traffic in multiple areas of the City. Examples: Regents Rd. and removal of Camino Ruiz across Peñasquitos Canyon to Camino del Sur were removed, but they would have locally connected communities.

- Becker asked Bende if it is necessary to approval or provide a recommendation to proceed. Bende said as a Process 5, its ultimately a recommendation. Bende stated that he would like to tie the award of the build contract as opposed to just design completion or 'assured' in allowing occupancy of the 2nd 300,000 sq. ft. to guarantee the bridge being built. Leaves things up in the air still if the commercial real estate/leasing market doesn't pick up. Do we take the risk as a board?
- Madaffer said that Kilroy would be happy to facilitate a meeting and be involved in the community. TY Lin, bridge engineering firm designing the bridge, has already been approved by Caltrans and the City; they anticipate involvement through construction. As to tying occupancy to bridge build, it is market related. Kilroy is in a better position to market this property for lease with the bridge getting done.
- Keating asked Madaffer if there is anything they can do to alleviate our concerns stating that Bende really wants us to feel more comfortable approving this. Madaffer said the FBA already has monies are available to build the bridge.
- Becker asked that we get the political will and that the City and Caltrans agreement to this board which gives us 3 updates on the status. Becker would like that to be quarterly updates to try to track this a little closer to assure the community that it is moving forward.
- Bende added the TIF could make this transportation project a priority in the plan. Diehl agreed.
- Steve Govek asked if the money was already available to build it, why hasn't it been designed and built yet. What is Kilroy even tied to it? Diehl stated that he thought it might be cheaper for the City to have Kilroy design it versus the City putting it out to bid and overseeing the process.
- Jill Decario, Torrey Santa Fe HOA representative, said the HOA is in favor of Kilroy designing the bridge but in listening to the discussions she noted that Torrey Santa Fe Rd. residents will be impacted when the buildings are completed. Intuit's management has adjusted scheduling to help with traffic impacts and the HOA has addressed their complaints directly with Intuit. They would like assurances that the bridge gets built especially if Santa Fe Summit moves forward.
- Spurr noted that he read the September meeting minutes and felt the issues were well discussed; no additional comments.
- Gore said that he looks at the alternative of no bridge saying that he could see us approving the agreement. The opportunity is now and trusts that the current plan will move forward with support of the City.
- Parker stated that the bridge would not get built without Kilroy's support but he would like assurance that the City will move it through.
- Brooks, referring to the timeline, asked if the bridge or the buildings (Santa Fe Summit II & II) would be built first. Madaffer stated that Kilroy is ready to get the bridge design process started. Brian Brady with Kilroy stated that it is market driven and they can't commit to build Santa Fe Summit II & III with only half the

- occupancy. The timeline for the bridge design is a 2 year window and it would probably be 2 years before Caltrans would be looking at the build schedule.
- Bende stated that per the timeline bridge design could be completed by August 2015; Santa Fe Summit could be opened before the bridge is built if the market is there, a slight chance.
 - Clark said that the timeline states that CEQA is scheduled for May 2014, during that time the geo technical, soils, biological reports will need to be completed before the bridge is designed; is that correct? The bridge structural design doesn't start until those studies are done and factored in. Then the Bid process begins.
 - Keating said the reiteration cycles could impact the timeline.
 - Macshane asked why wouldn't Caltrans want it built? Becker noted that it's not in Caltrans interest to build City streets over their freeways adding that the City will lead (sponsor) this project through Caltrans to get it built with help from the political will created.
 - Surban stated that this is a chance to get a chance or nothing. He asked what does the Community give up, is there a risk? Becker said the downside is that the bridge does not get build and Santa Fe Summit does. The political will is needed to usher this forward; FBA funds are there to build. Surban suggested that the 'chance' taken is Kilroy designing the bridge but if the bridge isn't built their development fees have already been spent on a design for a bridge that doesn't get built, and then the funds are not in the FBA available to supplement the cost of building Camino del Sur south to Dormouse.
 - Sandstrom stated that Kilroy would front the funds and design the bridge in trade for the additional 300,000 sq. ft. occupancy (600,000 sq. ft. total). Looking at the risk, he said he believes the bridge will get built. The EIR for Torrey Santa Fe has the alignment for the bridge already in it. The bridge already has a 30% geometric alignment design in it. The community plan shows roughly where the bridge will go, but the specifics under Caltrans' standards will be finalized during the design process. Community input will be called in during open forums and planning phase. In weighing all this and the committee's work to get to this point, the risk is worthy.
 - Clark stated he was curious about the environmental side, about traffic triggers or impacts that Kilroy's 600,000 sq. ft. would trigger the need for this bridge to be built.
 - o Diehl noted that the bridge is not in the phasing plan.
 - o Sandstrom added that the bridge is in the community plan with finance mechanism, it just isn't triggered by anything. The intersection of Torrey Santa Fe and Camino del Sur will operate at a Level C or better at full build out of the community with or without the bridge. No project was conditioned as a mitigation measure to have the bridge. It's a secondary access and was negotiated as a convenience to get to Torrey Santa Fe center and get the project approved.
 - Clark noted Exhibit C where it describes the expected environmental results to be a mitigated negative declaration; concerned there might be something to hang this up.
 - Bende stated the highway has already been studied and adjacent/adjoining roads have been graded for this connection.
 - Madaffer said the bridge has been reviewed assuming a mitigated negative declaration because site is fully developed and previously analyzed They are fairly comfortable, but will still have to go through the process.

- Clark said that he is trying to feel comfortable with environmental side and not dragging it out because of a new environmental issue.
- Madaffer added that engineers have already been out to the site.
- Becker asked if Helix Biological had been out? Madaffer said yes. Becker added that they would have done a cursory review with an understanding of all the facts to-date.
- Clark stated he was just leary when it comes to EIRs.
- Diehl said the bridge will get built. Kilroy's involvement may speed it up adding that the City contacted Kilroy, suggesting the agreement, and it may result in saving us 2-3 years of process to get the bridge built.
- Keating said that his biggest concern is getting the secondary access to Park Village and was reluctant to building the bridge first. But after reviewing this, he is concerned that if the bridge isn't built, there will still be 2 gaps (roads/bridges needing to be built).

Motion: To recommend approval of the Kilroy reimbursement agreement between the City of San Diego and Caltrans to design the Torrey Highlands T-9 Bridge with the following condition: Kilroy will host a meeting within 60 days of approval with RPPB, Councilmembers Lightner and Zapf, Councilmember-elect Kersey, and any State elected officials (Maienschein, Fletcher) to build the political will to ensure this project is built.
M/S/C – Bende/Clark/Discussion.

- Diehl asked about 60 days from when and it was suggested that we look at 60 days after City Council's approval.
- Bende said that it would be an informational meeting and the sooner the better.
- Politte suggested that were modify it to within 60 days after RPPB's approval of the meeting minutes.
- Bende & Clark agreed to Politte's modification of the motion.
- Bende added that the risk, economic forces at play and the loss of Kilroy putting up the money now; there is the chance that the bridge is built before Kilroy finishes Santa Fe Summit and Caltrans wants to move the project forward.
- Becker suggested that we amend the motion to include quarterly updates with Kilroy attending RPPB meetings to report; Bende and Clark agreed to the amendment.
- Becker added that there are levels of assurance.
- Gore stated for clarification, the community is Torrey Santa Fe and the road is Torrey Meadows Dr. where the bridge will cross over SR-56.
- Torrey Santa Fe resident asked for clarification on the tradeoffs, one being the bridge and the other being Camino del Sur going south. Becker explained the transportation phasing plan is triggered by trips (traffic) and how developers are tied to them being built. Once the trips increase to a certain milestone they trigger the completion of roads. What is occurring through this process is that by Kilroy fronting the design of the bridge, their burden to complete southbound Camino del Sur would be eliminated. The resident asked if this would delay Camino del Sur from getting competed. Becker stated that the other developers who hold onto that land south would be responsible for fees that would build Camino del Sur and other roads south of SR-56 toward Park Village. Those won't move forward until those projects move forward to be built which is mainly Rhodes Crossing. The resident asked if the delay on Camino del Sur would hinder the bridge? Rhodes stated that Rhodes Crossing won't get built without roads being build; they are conditioned on Rhodes Crossing getting permits.

- With no further discussion, Becker called for a vote on the amended motion.

Motion: To recommend approval of the Kilroy reimbursement agreement between the City of San Diego and Caltrans to design the Torrey Highlands T-9 Bridge with the following conditions: 1) Kilroy will host a meeting within 60 days following the approval of RPPB's meeting minutes with RPPB, Councilmembers Lightner and Zapf, Councilmember-elect Kersey, and any State elected officials (Maienschein, Fletcher) to build the political will to ensure this project is built, 2) Kilroy will attend RPPB meetings quarterly to provide status updates. M/S/C – Bende/Clark/Approved, 15 in favor – 0 against – 2 recusals (Rhodes & Dumka).

c. **Torrey Highlands PFFP Update – Charlette Strong Williams (Action Item)**

Rhodes and Dumka recused themselves.

Rhodes reported that the committee met with every decision maker, City staff and the bridge engineers on 9/25/12; City spent a lot of time to get through these issues, praised City staff for their diligence.

Strong Williams reported that the meeting reviewed the concerns discussed at the last RPPB meeting. The EIR language that Becker found was added back in to the document (related to T-3.1A and T-3.1B). T-9 Bridge location is articulated more clearly on the project page. T-14 Bicycle Connectors language was articulated more clearly. The connectors are on the master plan but only the two Torrey Highlands connectors will be paid for by Torrey Highlands FBA funds (\$220,000) so the language was modified to state clarify.

- Bende stated that T-14 shows connectors in PHR and TH plans; prefers that there is no co-mingling of funds between communities. The Description describes both locations, but doesn't separate them until the Funding Issues language. Strong Williams noted that because they are in the Master Plan they are together, but each plan separates them.
- Keating added that it would be nice to get the ramps done at the same time the bridge is built.
- Becker noted the expenditures for T-3.1A were added back in, which were missing in the previous draft. Strong Williams said that it is very hard to maintain consistency across multiple community's plans so the exercise was to remove the timing for projects when they were listed in another PFFP and then a community would need to look at the other. In the process, expenditures were also removed. Becker added that the expenditures that were added back in reflected the funds spent on the EIR for the project, which has yet to be built.
- Strong Williams noted that a project was added for the TH fair share of the Northbound Connectors (T-15) showing \$1.482 million that TH would contribute.
- Rhodes stated that \$1.482 million was agreed to and wouldn't change in the future; Strong Williams said this would memorialize the amount. Rhodes suggested the addition of language that the amount was 'fixed' or 'capped'. It was noted that the language may not be in all three PFFPs (BMR, PHR and TH) but it should be. Strong Williams said that the language for stating that these amounts are capped or fixed that was added in 1997, will check if in all three PFFPs.
- Becker said the language stating that the 'TH amount is capped' should be included as a condition of the motion.

- Brief discussion on the total cost of project, regional sources, State and Federal monies.
- Clark referenced the document draft that did not include T-15.
- Becker described the new document that Strong Williams emailed to him on Monday; it was noted that some members did not get them via email.
- Strong Williams distributed a document that was not send previously.
- Bende referenced page 135, keynote 7, basically mentions the release of Kilroy for the development of Santa Fe Summit II & III, Phase 4 of the Transportation Phasing Plan in trade for funding the bridge design project and tying the occupancy certificate for the 2nd 300,000 sq. ft. to the City Engineers satisfaction that the bridge is assured in accordance with the Reimbursement Agreement. Bende asked where else is the T-9 project listed as a top priority. Strong Williams referred Bende to page 80 noting that the project is slated for 2014.
- Diehl stated there is no priority list in PFFP adding that RPPB sets the priorities and the City determines dates based on our priority and cashflow.
- Bende stated that Diehl was probably the most experienced and senior member of RPPB and the PFFP/priority process, then asked if Diehl was satisfied with the project description and dates that ensures for the T-9 project; Diehl replied yes. Bende thanked Diehl for his review and with that stated that he was also satisfied.
- Strong Williams stated that Item 20 in Phase 5 which refers to the Northbound Connectors to I-5 and on page 135, keynote 8 (f) was added per the committee's recommendation.
- Strong Williams stated the cash flow still reflected the 26% decrease discussed in September.
- Brief discussion on Torrey Highlands Cashflow Chart (Table 7) and the balance of funds left in it after 2020.

Motion: To approve the FY 2013 Torrey Highlands FBA/PFFP as presented with the condition that T-15 notes reflect that the \$1.482 million Torrey Highlands contribution is 'capped'. M/S/C – Diehl/Becker/Discussion.

- Bende thanked the committee.
- Diehl asked how often PFFP would be updated? Strong Williams replied that updates are directed by the Mayor. Becker added that the Mayoral candidates have come out and said they want to review the processes.
- Politte asked if the fees to update Community Plans that were proposed as an assessment to permits would still move forward; Becker said he believed that the process would move forward.
- Diehl added that when the next PFFP update comes around, RPPB should again look into removing the pool and he would like more information on the Wildlife Center that is in the TH FBA/PFFP. It was noted that the Wildlife Center was required as part of the EIR.
- With no further discussion, Becker called for a vote of the motion.

Motion: To approve the FY 2013 Torrey Highlands FBA/PFFP as presented with the condition that T-15 notes reflect that the \$1.482 million Torrey Highlands contribution is 'capped'. M/S/C – Diehl/Becker/Approved, 15 in favor – 0 against – 2 recusals (Rhodes & Dumka).

d. **City's Capital Improvement Program, Project Review & Prioritization (Discussion Item)**

Becker reviewed the CPC's plan to review CIP Projects Citywide by planning area. This is a first time effort at the City to include all community planning groups in the prioritization process for next year's CIP projects list. RPPB communities have PFFPs that direct projects within our boundaries and older communities have other mechanisms to review Capital Improvement Program projects. Our weighted list needs to be submitted to the CPC by November 7th. Becker added that he'd like to create an Ad-Hoc Committee to oversee the process so the list can be approved at our November meeting.

- Politte said that her understanding was that besides reviewing the projects already on our lists, that the community be included, soliciting ideas for new projects the community might recommend. She added that we might find there are other issues that we are just not aware of and need to address. Politte asked how do we weight projects that are half done; ex. SPS 62/84 is almost done on our side. The forms look like they are for projects not already vetted and in process.
- Gore also thought it was an opportunity for the community to be involved as an example to look at the Torrey Highlands Neighborhood Park and what they would like to see there. Diehl stated that Park & Rec Council designs parks and decides what goes into the parks. Rec Council also prioritizes; Politte added that RPPB approves Park & Rec Council's prioritization lists and we can change the project priorities.
- Ad-Hoc Committee volunteers: Surban, Gore, Becker, Diehl, Shoecraft; all members and residents are welcome to participate.
- Surban added that he understood the process to select the items on our lists.
- Diehl noted that all existing projects on the CIP lists are funded, suggesting that the City should get them done before we push new issues that are not funded. The money is there for our projects, but the City is not building the parks, etc.
- Bende stated that he heard the City doesn't have the staff to maintain new parks; Diehl said that updating Tot-lots shouldn't be a problem and they'd be less maintenance.
- Diehl added that City Engineers and CPC reps at the CPC presentation said that we shouldn't worry about funding for the project recommendations. It's the City's responsibility to find the money.
- Politte referred to the list noting the Library HVAC project looks like its short monies to complete.
- Becker asked everyone to meet after the meeting to coordinate the 1st meeting and get this moving.
- Brief discussion on the process and how to gather input ie. Survey Monkey or other input gathering mechanisms (social media), guidelines that we give the community for their input, etc.
- Darshana Patel will solicit community input using the Town Council's distribution list and RPPB will distribute to our distribution lists.

8. **REPORTS.**

a. **Chair Report – Jon Becker**

- Cresta Bella – Becker stated that he spoke with Dan Lee and they are moving forward with repairs to the sidewalks and replacing the old driveway approaches. Lee has

been directed by his client to move this through the City. Politte reported that Bell Fridman said that Cresta Bella is not pulling permits to do the repairs; brief discussion about the FBA fees they paid for the extra units that were built and sidewalk repairs, whether or not required. Politte added, Cresta Bella owner's property across Carmel Mtn. Rd. was allowing the grass to grow (extremely long last week) and she had heard they were not accepting any new HUD clients; HUD contract was near expiration.

- Becker reported that he sent a letter to Town Council for Fiesta.
 - AIA will be holding a Mayoral Debate on 10/15/12; he added that both candidates want to listen to communities through the CPC/CPGs.
 - Substantial Conformance Review for Chelsea Project (BMR) - Becker asked Dumka to report.
 - Chelsea Investments is developing 165 affordable units adjacent to Del Norte High School. It's a family oriented project, 2 & 3 stories with swimming pool and recreation center. The project will include 1, 2 & 3 bedroom units, affordable to families with less than 65% of the area median income. The project conforms with BMR Guidelines and zoning. Affordable housing uses government funding via tax increment financing.
 - Becker asked about parking plans. Dumka stated that Chelsea is proposing to use current standards but Chelsea will go green with surplus space if requirement changes.
 - Becker stated that he received a letter from Gary Pense that Camino del Sur's speed limit will increase from 45 mph to 50 mph between Carmel Valley Rd. and Lanza Drive to meet State standards and be enforceable.
 - Walk San Diego has a new app and looking to find the 5 best streets.
 - Alcohol Policy Panel to curb underage drinking is being put on by The Institute for Public Strategies on 10/12/12 from 9 am – 11am, reply/RSVP by 10/5/12. It was noted that flyer did not include location.
 - Becker said that Kelly Broughton reported to the CPC that Development Services would be reorganizing and community plan updates.
 - Macshane stated that she moved to Rancho Peñasquitos in 2005. She noted there is a brush management issue in the Water Authority's easement adjacent to BMMS where students walk to the back of MCHS's campus. Does RPPB have any authority to get it cleaned up? It was recommended that she contact Mel Millstein at City Council office to get remedied.
- b. Vice-Chair Report – Joost Bende, no report
- c. Secretary Report – Jeanine Politte
- Politte reported that David Wiesley emailed his resignation; he stated that he didn't have time to devote to RPPB. Becker will follow-up to accept his resignation via email. Becker asked the group to get the word out about the vacancy.
 - Politte reported that taking recyclables out of the blue trash cans is a violation of City regulations.
 - Politte noted that there seems to be an increase in drug activity being reported on the daily police activity emails and lots of 'take car without owner's permission'; concerned there is more activity than usual related to these two types of crime in the northern end of PQ.

d. Standing Committee Reports:

- Land Use (Thom Clark)
 - Clark reported that Camelot is still working through cycle issues ie. environmental issues, crossing water and separate exits.
 - Becker added that the Widening of Carmel Valley Rd. (from Camino del Sur westerly to Fairbanks Highlands) is on hold for a few more months before they come to us.
 - Gore said there is a bridge there too and asked if the bridge would need to be widened also?
- Telecomm (Darren Parker)
 - In Parker's absence, Politte reported that AT&T (Westview High School) did not show for the Telecomm meeting this or last month; Parker has called the applicant and the City to get answers on their status. February 2012 Notice lists Crystal Patterson with PlanCom as applicant for Neighborhood Use Permit #238694 and is the notice for Future Decision by City Staff. Becker said that Parker should contact Karen Lynch-Ashcraft to follow-up on status.

e. Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes) – no report
- Cresta Bella/Doubletree (Jeanine Politte) – no additional information
- Our Lady of Mt. Carmel (Joost Bende) – no report
- Santa Fe Summit II & III (Scot Sandstrom) – no additional information

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl)
 - Diehl reported that the Lead Ranger has taken a position as a Aquatics manager.
 - The Ranger Station price has increased from \$1.2 million to \$1.6 million. Diehl noted that he has asked how the funds to-date have been spent. He added that RPPB put in \$360,000; he noted his concern with oversight, how much was received from other sources and who determines which monies get spent first and if there is monies left over, where does that money go. It was noted that **Stacy (last name??)** and John Tracanna should be able to tell us how funds have been spent and who decided. It was agreed that if the Ranger Station is not going to be built, then RPPB should get their money back.
- DSD Facilities Financing (Bill Diehl)
 - Diehl reported that he is still working to get updated Community Fund(s) balance lists.
- MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - Spurr reported that the Miramar Air Show will be on October 13th & 14th and the Blue Angels will be performing.
 - Miramar helicopters are now a part of a mutual aid agreement to assist in fighting local fires. They are now able to use the same radio frequencies when assisting. During the 2007 fires, the military wasn't allowed to provide fire suppression support via aircraft; they have the assets, training, skill sets, and trained to meet Cal Fire Standards. Cal Fire personnel will be on military helicopter for guidance. Firefighting at night and in high winds will continue to be a problem for all aircraft. He noted that Miramar airfield belongs to the Marines and the

- surrounding areas are federally owned.
- PQ Fire Safe Council (Dennis Spurr)
 - Spurr reported that the Fire Safe Council will hold a meeting on 10/21/12 at 2:00pm to review this summer's brush management inspections and 2013 inspections; as previously announced in the open forum. Bende recommended that everyone who has property on a canyon should attend.
 - PQ Town Council (Mike Shoecraft/Cynthia Macshane)
 - Macshane reported that the Town Council is looking into developing a logo for additional signs. Two issues: logo and sign approvals. Is there approval process for what a logo image would be? She asked about RPPB's logo, its origin and if RPPB would need to approve a logo and the placement of an advertising monument sign.
 - Becker asked if it's banners or fixed signs? Surban said it was more like a kiosk.
 - Diehl stated that the existing sign at Carmel Mtn. Rd. and Black Mtn. Rd. intersection is on private property and the Town Council has the permit. Shoecraft said the Town Council has turned over the sign updates to another group.
 - Diehl reported that he spoke with Casey Smith, LMAD Supervisor, about signs in the public-right-of-way; it would be just 2 poles and they would need to put their sign in between the poles. Location would need to be approved.
 - Diehl added that the Town Council and RPPB logos are not the same. T TC's logo says PQ and RPPB's logo says RP and they both were designed in the 90's using the Los Peñasquitos Rancho (Alvarado brand) (<http://courses.csusm.edu/hist347as/sources/brackett.htm>). Other groups have used the Rancho's brand to create logos including PQ Soccer ('84 & '86). Bende said it is in the public domain. Becker added that Dick Flannigan was Chair of RPPB in the late 1990's. Mike Kelly, Mike Smith, Kevin McNamara might have more information on the logo design.
 - Surban had additional questions about placement of the signs; Diehl plans to be at the Town Council meeting for the discussion. Becker also said there are City sign ordinances that would need to be followed.
 - Surban thanked RPPB for their support via the letter to accompany a grant request for the Fiesta. Darshana Patel said that the letters help.
 - PQ Recreation Council (Steve Gore)
 - Diehl reported that the Park & Rec Council also sent a letter of support for the Fiesta.
 - The Town Council came to the Rec Council to propose having 6 movie nights at Hilltop Park.
 - Park & Rec Council approved:
 - Zumba for Kids; classes will be held at Canyonside and Hilltop.
 - Scout project to refurbish the old PQ Monument sign.
 - \$75,000 for shade structures for the Dog Park to be designed/constructed by School Architects.
 - Linear Park (Dog Park) - A separate dog's only water project, to extend outside the Water Authority's Easement, will be put in by General Services along with a coupler near the pads.
 - Gave permission to a couple who want to fundraise for Rolling Hills Park tot-lot equipment in memoriam of their daughter. Equipment must be approved

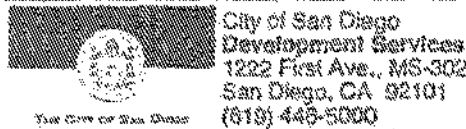
by the City and be ADA compatible equipment. It will replace a current piece of equipment. Diehl added, the full park upgrade will not need to be completed at that time; project is scheduled for a later date.

- Politte questioned whether Rolling Hills Park upgrades were slated to include a comfort station; Diehl said no.
- o Peñasquitos Creek Park will get reclaimed water in Dec/Jan timeframe. Benches/Tables will be removed and placed up at Hilltop. Cannot have reclaimed water spraying on a bench or table; there will still be tables/benches just not where the water can touch them.
- o Diehl noted that the shade structures at the skateboard park are stuck in current position; working with Suncoast to remedy.
- Rec Council Bylaws are being updated to meet SOPs or they'll need to justify deviations.
- Los Pen Canyon Psv CAC (John Keating) – no report
- Park Village LMAD (Jon Becker)
 - Becker reported the LMAD is working with the PV Dad's Group to get split rail fencing installed, hoping to engage a Scout that just finished another project to do the work. Also looking at painting fencing (aqua colored picket fencing), replanting areas and getting ready to install holiday lights in November.
- Peñasquitos East LMAD (Bill Diehl)
 - Diehl reported that the font choice has been approved and creation of the text for the community monuments is almost done; should have monuments completely done in next month or so.
 - LMAD contractor is still in limbo.
- Torrey Highlands LMAD (Darren Parker/Steve Gore)
 - Gore reported that the top 2 logo designs have been identified for the Torrey Highlands monuments using Facebook; the LMAD Committee will choose the final design.
 - Macshane asked if they hired a designer; Gore said that GMP was hired to create logo samples. Becker also mentioned another potential designer, Schmidt Design.
- Transportation Agencies (John Keating) – no report

The meeting was adjourned at 11:06 pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary



Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vested/Tentative Map Map Waiver Land Use Plan Amendment Other

Project Title Project No. For City Use Only

PISA# 275485 T Mobile Evergreen Nursery

Project Address:

14181 Mira Zanja Corte, San Diego, CA 92130

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

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

Additional pages attached Yes No

Name of individual (type or print):
 T Mobile West Corporation Agent
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 10509 Vista Sorrento Pkway, STE 209
 City/State/Zip:
 San Diego, CA 92121
 Phone No: _____ Fax No: _____
 Signature: *[Signature]* Date: 5/29/12

Name of individual (type or print):
 Tim Henion
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of individual (type or print):
 MARK L COLL'S SEPARATE PROPERTY TRUST
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 PO BOX 563130
 SAN DIEGO, CA
 City/State/Zip:
 CA 92150
 Phone No: 658 481 1434 Fax No: _____
 Signature: *[Signature]* Date: 5/29/2012

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

T-Mobile Senior Leadership Team

John Legere
President and CEO

Jim Alling
Chief Operations Officer

Peter Ewens
Chief Strategy Officer

Dave Miller
Chief Legal Officer and General Counsel

Michael Morgan
Chief Financial Officer

Larry Myers
Chief People Officer

Neville Ray
Chief Technology Officer

Mike Sievert
Chief Marketing Officer

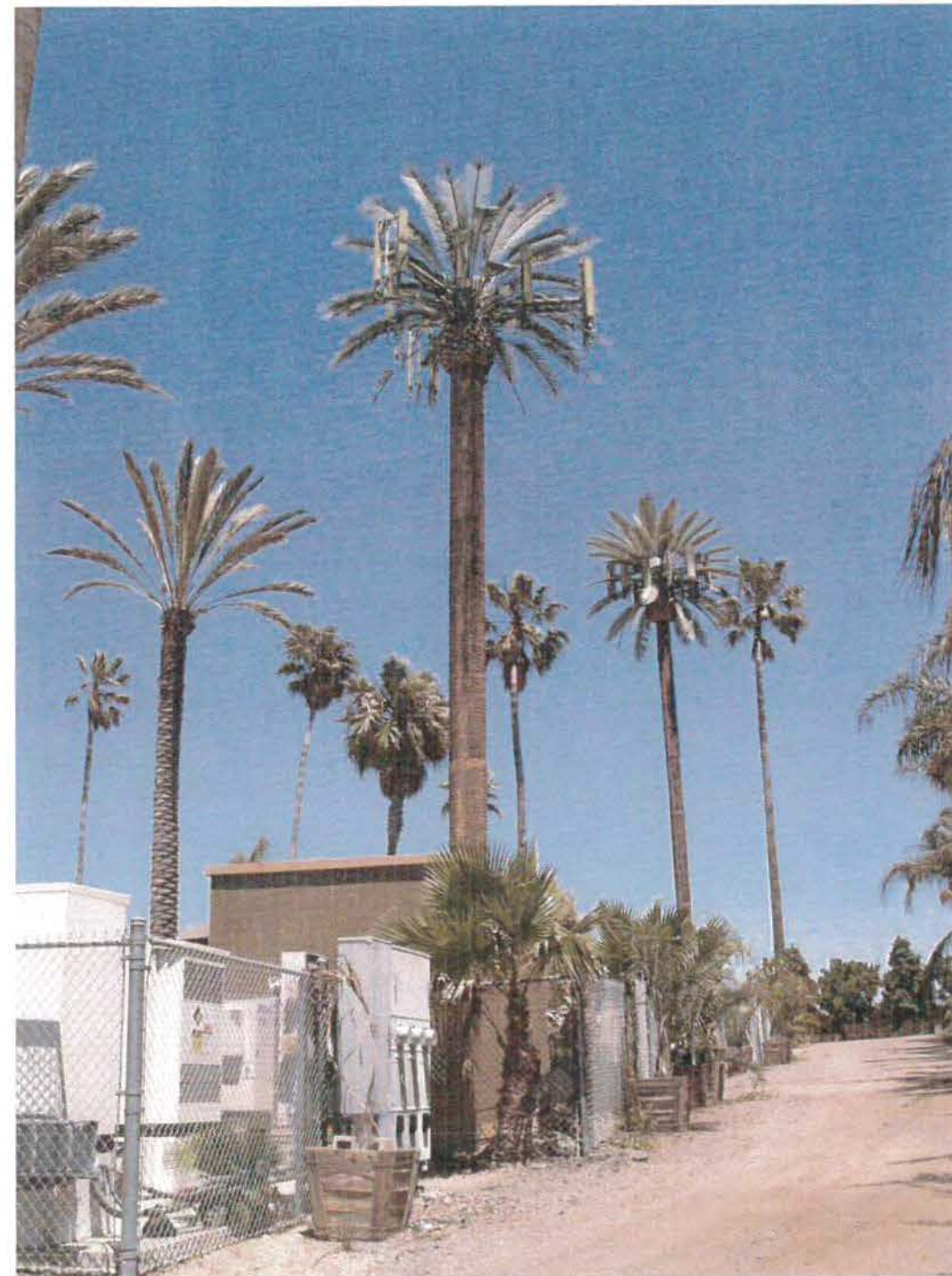
T Mobile Evergreen Nursery Photo Simulation



Current View
From West



Photo Location



Proposed View

T Mobile Evergreen Nursery Photo Simulation



Current View
From East



Photo Location



Proposed View

T Mobile SD06746 Evergreen Nursery



T Mobile Evergreen Nursery

1. Monopalm from the South



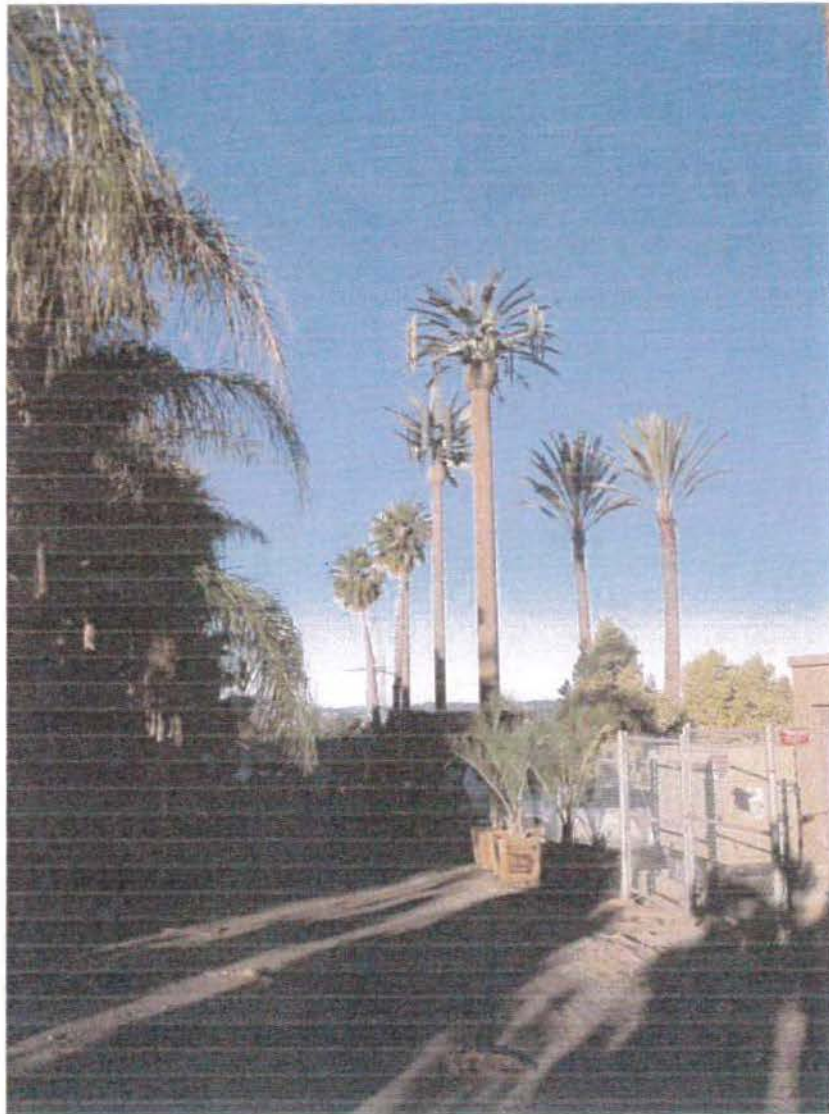
T Mobile Evergreen Nursery

2. Monopalm and shelter from the West



T Mobile Evergreen Nursery

3. Monopalm from the East



T Mobile Evergreen Nursery

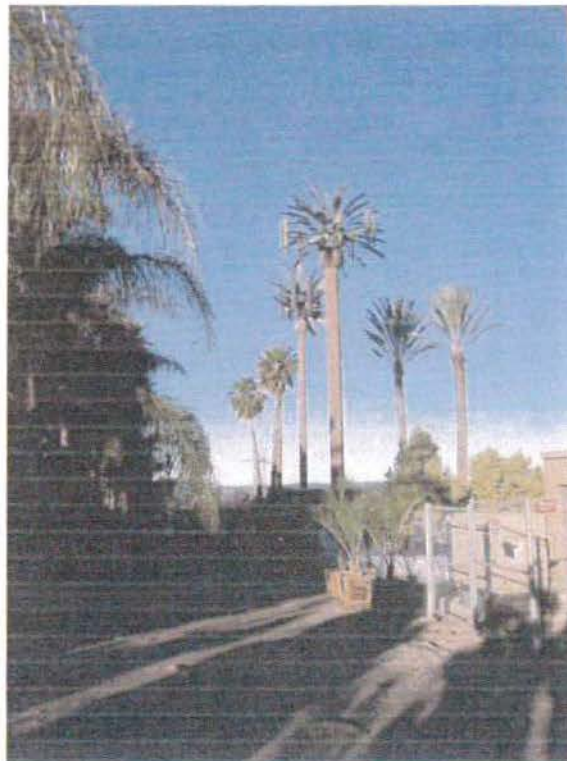
4. Monopalm from the North



T Mobile Evergreen Nursery



5. LOOKING EAST



6. LOOKING WEST

T Mobile Evergreen Nursery



7. LOOKING NORTH



8. LOOKING SOUTH

T Mobile Evergreen Nursery



9. Shelter from northeast

**T Mobile Evergreen Nursery
TELECOM SITE JUSTIFICATION LETTER**

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

LOCATION AND TYPE

T Mobile continues the operation of an existing communications facility at the Evergreen Nursery located at 14181 Mira Zanja Corte, San Diego. The site consist of a 12'x20 enclosed equipment shelter and a 55' tall monopalm tower. This existing facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T Mobile system is 1900 to 2100 Megahertz.

COVERAGE AND CAPACITY

The objective of this existing site is to provide coverage and capacity within the residential area to the south, north and west, covering north The site will provide coverage north up to the Ranch Santa Fe Farms Golf Club, south to Ted Williams Parkway, West to Ranch Santa Fe Farms Rd and east to the edge of Balck Mt. open space in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this existing site (see attached map).

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

Please see refer to justification and to coverage maps. No new sites are proposed in the area

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

The objective of this existing site is to continue to provide coverage and capacity within the residential area to the south, east and west. Please refer to the existing coverage map that illustrates the existing coverage gap. The site provides coverage in a current gap and provide current capacity, allowing users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this existing site (see attached map).

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

This property is a nursery and has 3 additional MonoPalm installed for various other carriers.

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

This site is located in a working nursery in a Agricultural zone surrounded by single and multi-family residential. This site is on-air and no alternatives were reviewed. The existing site was selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. There were no other non-residential alternatives reviewed.



SD06746 Justification Mapping

RF Team San Diego Market
Feb 29, 2012



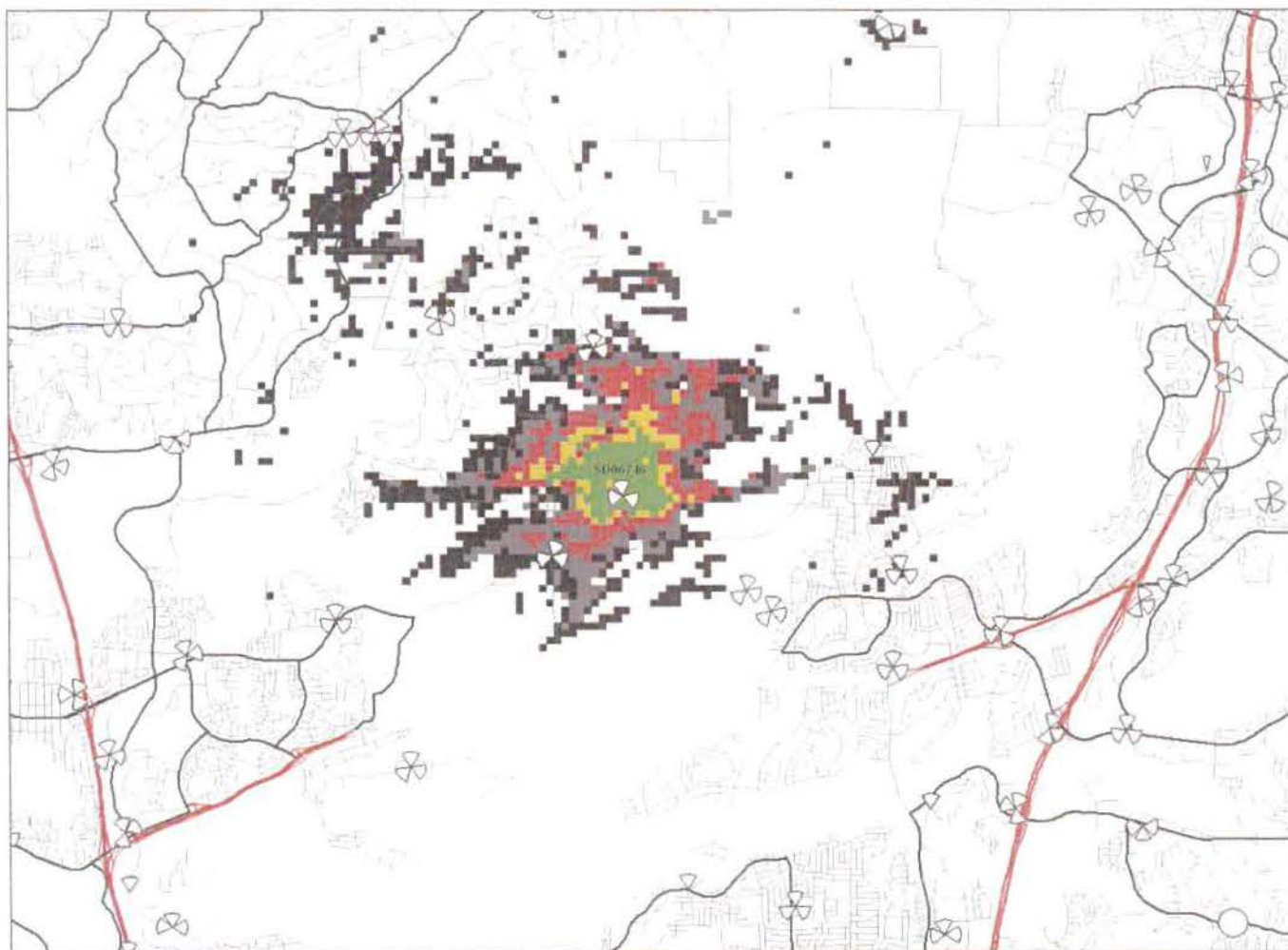
.. T .. Mobile ..

Contents:

Plots:

- SD06746 coverage
- SD06746 On-Air neighbor sites coverage
- SD06746 with On-Air neighbor sites coverage



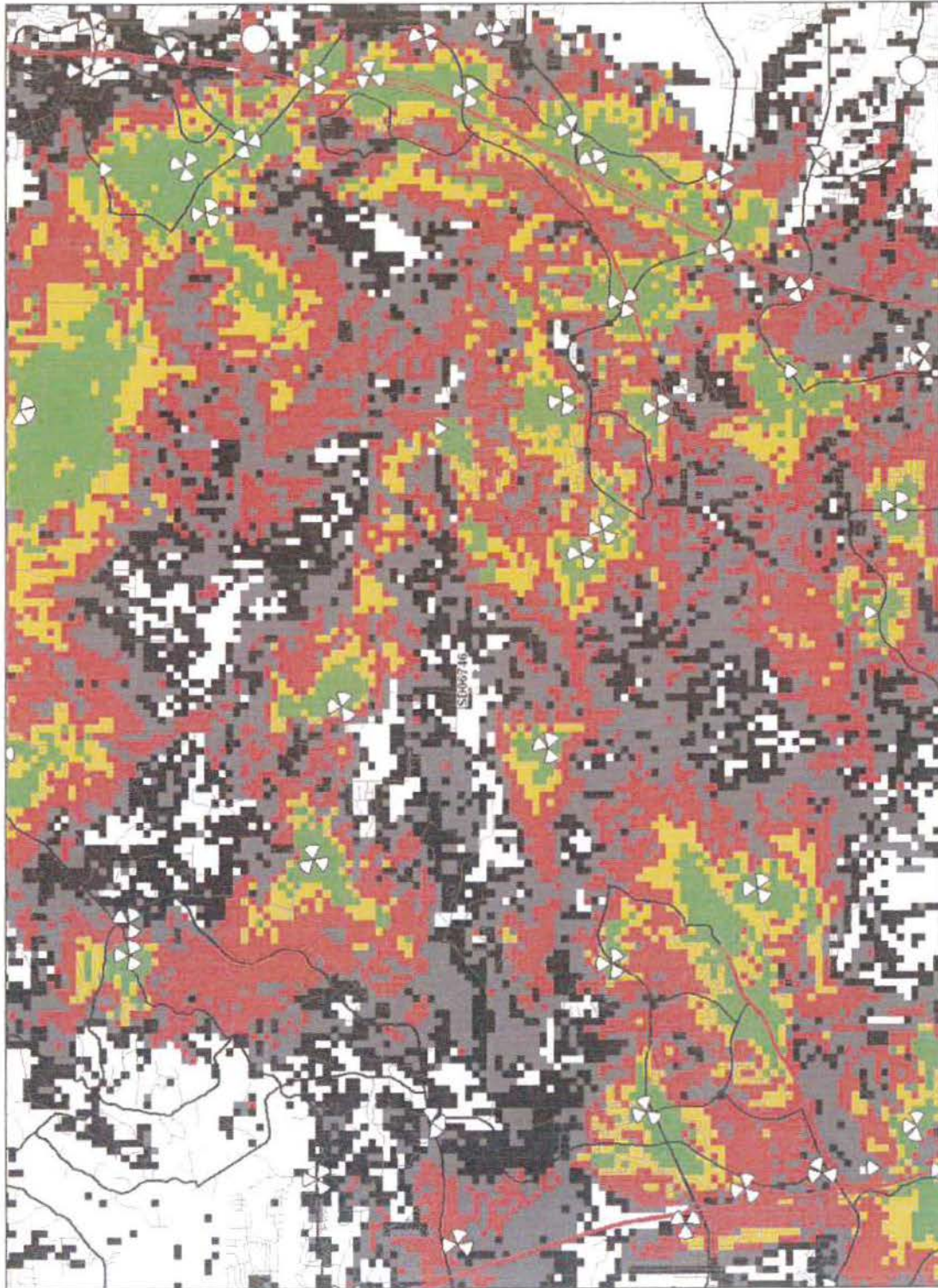


Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |

...T...Mobile

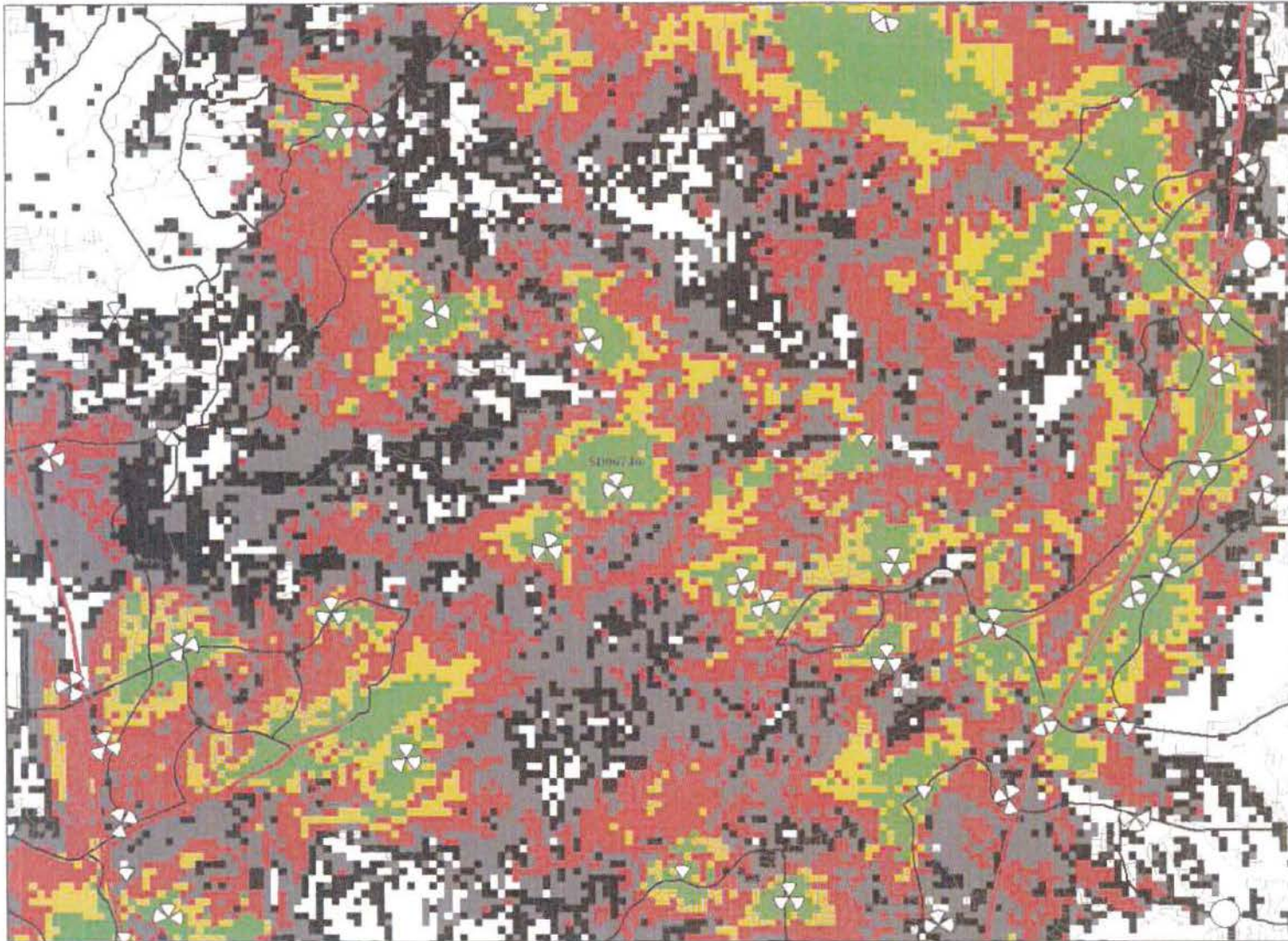
On Air neighbor sites coverage



Legend: Coverage Level

- In Building Commercial
- In Building Residential
- Outdoor
- Poor to No Signal
- No Coverage
- ▲ In Car





Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |





THE CITY OF SAN DIEGO

DATE OF NOTICE: March 6, 2013

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	March 20, 2013
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT, PROCESS 3
PROJECT NO:	<u>275485</u>
PROJECT NAME:	<u>T-MOBILE - EVERGREEN</u>
APPLICANT:	TIM HENION, DEPRATTI, INC., AGENTS REPRESENTING T-MOBILE WEST CORP.
COMMUNITY PLAN AREA:	TORREY HIGHLANDS
COUNCIL DISTRICT:	District 5
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP), for a Wireless Communication Facility (WCF) consisting of 12 panel antennas mounted to a 55-foot high monopalm (faux palm tree), with equipment located within an equipment enclosure. The project is located at 14181 Mira Zanja Corte.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on 1/22/13 and the opportunity to appeal that determination ended 2/5/13.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24002558

Revised 04/08/10 HRD

T-Mobile®

SD06746A

EVERGREEN NURSERY

14181 MIRA ZANJA CORTE
SAN DIEGO, CA 92130

THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	02/01/12	90% ZONING DRAWINGS	ARC
1	03/02/12	100% ZONING DRAWINGS	ARC
2	05/29/12	REVISED ZONING PER COMPLETENESS REVIEW	ARC
3	01/29/13	PLAN COMMENTS	RU

T-Mobile®

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San Diego, Ca 92121

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San Francisco • Santa Ana • San Diego • Las Vegas
www.msa-pp.com

A&E SEAL:

CONSULTANT:

DEPRATTI INCORPORATED
13948 CALLE BUENO GANAR
JAMUL, CA 91935

PROJECT NUMBER:
SD06746A

PROJECT NAME & ADDRESS:
EVERGREEN NURSERY
14181 MIRA ZANJA CORTE
SAN DIEGO, CA 92130

SHEET TITLE:
TITLE SHEET

SHEET NO.:

T1

SITE INFORMATION

APPLICANT/LESSEE:
T-MOBILE
10509 VISTA SORRENTO
PKWY., STE. 206
SAN DIEGO, CA 92121

APPLICANT REPRESENTATIVE:
DEPRATTI INCORPORATED
13948 CALLE BUENO GANAR
JAMUL, CA 92121

PROPERTY INFORMATION:
OWNER: MARK COLLINS
ADDRESS: 14181 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
CONTACT: MARK COLLINS
PHONE: 858-461-0622
CURRENT ZONING: AR-1-1
ZONING APPLICATION #: -
A.P.N.: 308-010-18

TOTAL SITE AREA: 8.84 ACRES
EXISTING PROJECT AREA: 600 SQ. FT.
EXISTING CONSTRUCTION TYPE: TYPE V, NON-RATED
EXISTING BUILDING OCCUPANCY: B
EXISTING TELECOM SITE CONSTRUCTION TYPE: V-A
EXISTING STRUCTURE BUILT: 1991
EXISTING WCF'S ON PARCEL: NONE
EXISTING WCF'S ON NEIGHBORING PARCELS: SPRINT
NEXTTEL
VERIZON
AT&T

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.

PROJECT DESCRIPTION

NEW LIMITED USE PERMIT TO REPLACE EXPIRING PERMIT #95-0350-233 OF EXISTING T-MOBILE SITE TO INCLUDE:

- TOTAL OF (12) ANTENNAS (4 ANTENNAS PER SECTOR, 2 INITIAL / 2 FUTURE, 3 SECTORS TOTAL) MOUNTED ON AN (E) 55' HIGH MONOPALM;
- EXISTING 30' X 20' EQUIPMENT AREA LEASE AREA WITH AN EXISTING 10' X 18' PREFABRICATED EQUIPMENT SHELTER AT GROUND LEVEL.
- REMOVE EXISTING (6) PANEL ANTENNAS & REPLACE WITH (6) PROPOSED PANEL ANTENNA MODEL: ERICSSON AR-21 ANTENNAS.
- ANTENNAS, MOUNTING, APPARATUS & CABLING TO BE PAINTED TO MONOPALM SURFACE TO SATISFACTION OF DEVELOPMENT SERVICES.

NOTE:
NO STRUCTURAL & ELECTRICAL UPGRADES INVOLVED IN THIS PROJECT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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.

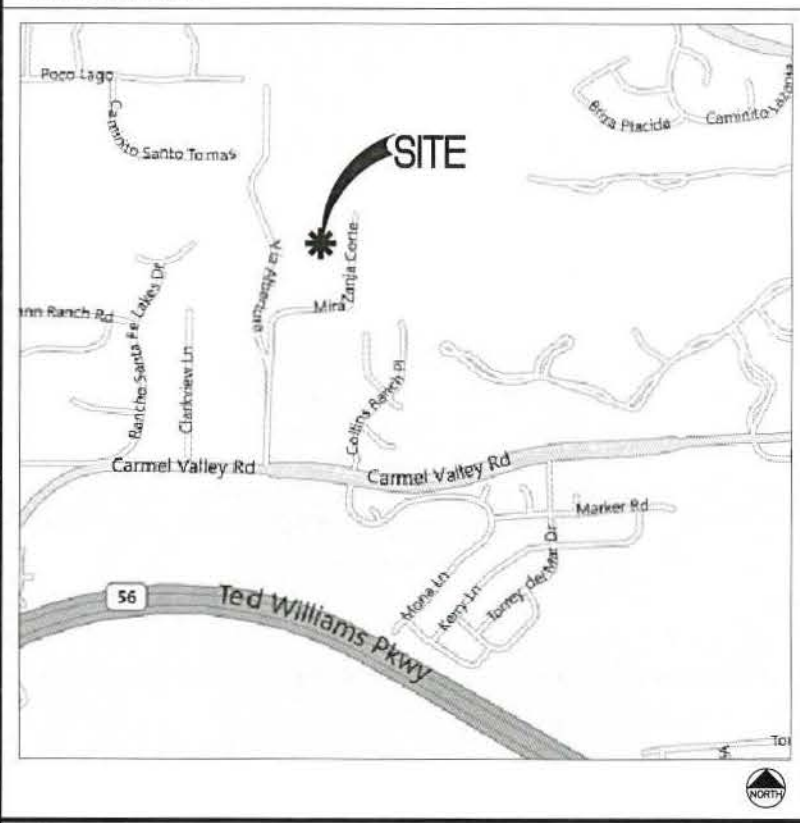
1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2010	6. ANSI / EIA-222 E&F
2. CALIFORNIA BUILDING CODES 2010	7. LOCAL BUILDING CODES
3. CALIFORNIA ELECTRICAL CODES 2010	8. CITY / COUNTY ORDINANCES
4. CALIFORNIA MECHANICAL CODES 2010	9. CALIFORNIA FIRE CODE 2010 EDITION
5. CALIFORNIA PLUMBING CODES 2010	

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

PROJECT TEAM

SITE ACQUISITION: DEPRATTI INCORPORATED 13948 CALLE BUENO GANAR JAMUL, CA 91935	ARCHITECT: MSA ARCHITECTURE & PLANNING 3194 AIRPORT LOOP DRIVE, SUITE C1 COSTA MESA, CA 92626
CONTACT: TIM HENION PHONE: (503) 519-8591	CONTACT: ARCHIE CRUZ PHONE: (949) 251-1177 EXT. 225

VICINITY MAP



APPROVALS

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

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
SITE ACQUISITION			
ZONING			
RF ENGINEER			
CONSTRUCTION MANAGER			

SHEET INDEX

SHEET NO.	SHEET TITLE
T1	TITLE SHEET
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	EXISTING EQUIPMENT & ANTENNA LAYOUT & PROPOSED ANTENNA SPECIFICATIONS
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS

THE WIRELESS TELECOMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

LOTS 4, 5, AND 6 OF KEARNY TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 3648 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 20, 1957.

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 800-227-2600
 48 HOURS BEFORE YOU DIG


THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	02/01/12	90% ZONING DRAWINGS	ARC
1	03/02/12	100% ZONING DRAWINGS	ARC
2	05/29/12	REVISED ZONING PER COMPLETENESS REVIEW	ARC
3	01/29/13	PLAN COMMENTS	RU

T-Mobile
 10509 Vista Sorrento PKWY., Suite 205
 San Diego, Ca 92121

MSA
 Architecture & Planning, Inc.
 5194 Alhambra Loop Drive, Suite C1
 Costa Mesa, CA 92626
 Ph: 949.252.1177
 Fx: 949.256.0470
 San Francisco - Santa Ana - San Diego - Las Vegas
 www.msa-a.com

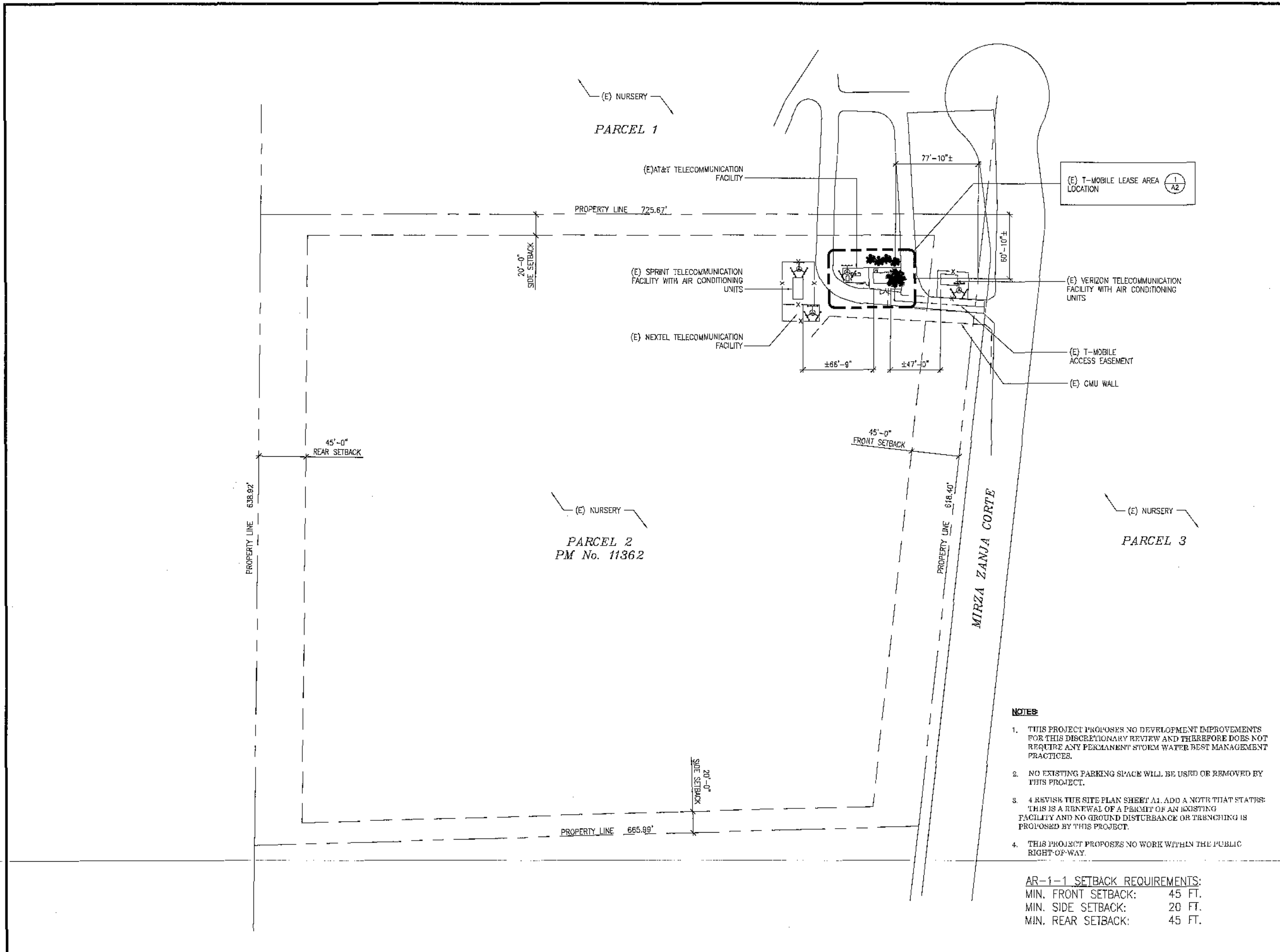
A&E SEAL:

CONSULTANT:

 DEPRATTI INCORPORATED
 13948 CALLE BUENO GANAR
 JAMUL, CA 91935

PROJECT NUMBER:
SD06746A
 PROJECT NAME & ADDRESS:
EVERGREEN NURSERY
 14181 MIRA ZANJA CORTE
 SAN DIEGO, CA 92130

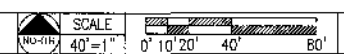
SHEET TITLE:
SITE PLAN

SHEET NO.:
A1



- NOTES:**
1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 3. 4 REVISE THE SITE PLAN SHEET A1. ADD A NOTE THAT STATES: THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

AR-1-1 SETBACK REQUIREMENTS:
 MIN. FRONT SETBACK: 45 FT.
 MIN. SIDE SETBACK: 20 FT.
 MIN. REAR SETBACK: 45 FT.



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0	02/01/12	90% ZONING DRAWINGS	ARC
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3	01/29/13	PLAN COMMENTS	RU

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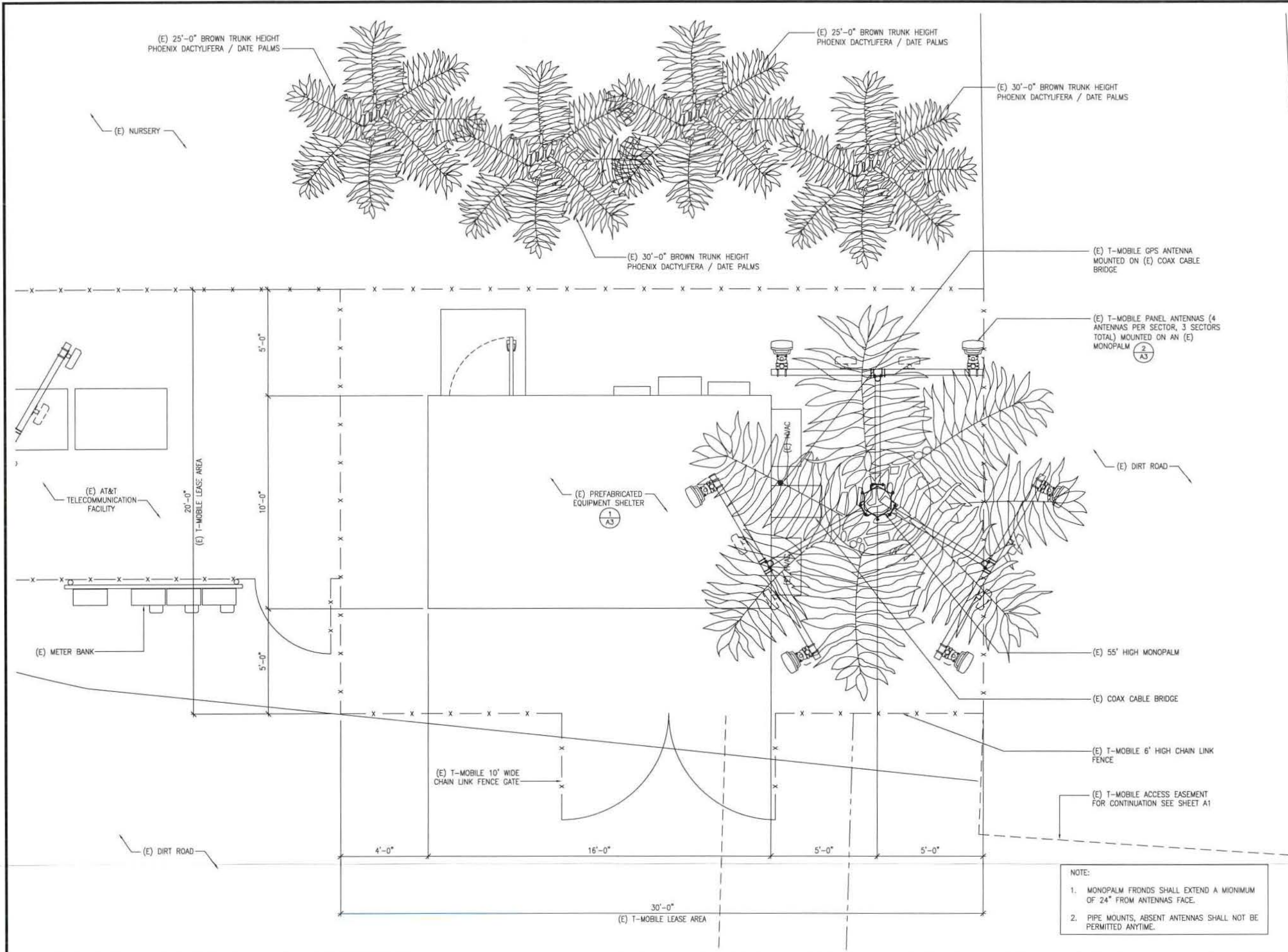
A&E SEAL:
 CONSULTANT:

Deprattinc.
 DEPRATTI INCORPORATED
 13948 CALLE BUENO GANAR
 JAMUL, CA 91935

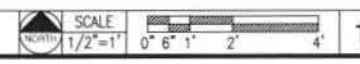
PROJECT NUMBER:
SD06746A
 PROJECT NAME & ADDRESS:
EVERGREEN NURSERY
 14181 MIRA ZANJA CORTE
 SAN DIEGO, CA 92130

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NO.:
A2



NOTE:
 1. MONOPALM FRONDS SHALL EXTEND A MINIMUM OF 24" FROM ANTENNAS FACE.
 2. PIPE MOUNTS, ABSENT ANTENNAS SHALL NOT BE PERMITTED ANYTIME.



ENLARGED SITE PLAN


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REVISIONS			
REV	DATE	DESCRIPTION	BY
0	02/01/12	80% ZONING DRAWINGS	ARC
1	03/02/12	100% ZONING DRAWINGS	ARC
2	05/29/12	REVISED ZDS PER COMPLETENESS REVIEW	ARC
3	01/29/13	PLAN COMMENTS	RU

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 Ex. 949.256.0479
 San Francisco - Santa Ana - San Diego - Los Vegas
 msa.com

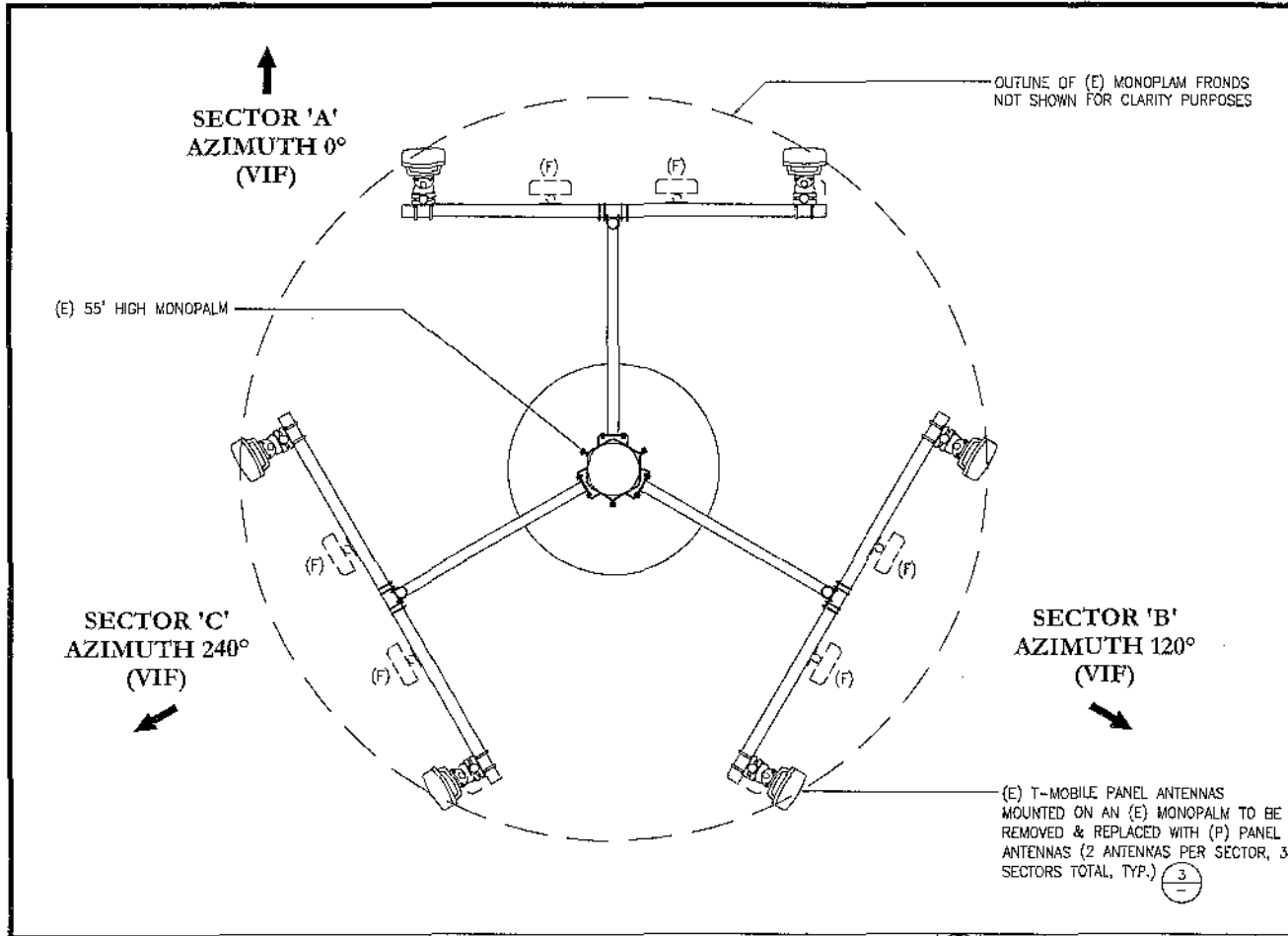
A&E SEAL:

CONSULTANT:

 DEPRATT INCORPORATED
 1394B CALLE BUENO DANAR
 JAMUL, CA 91935

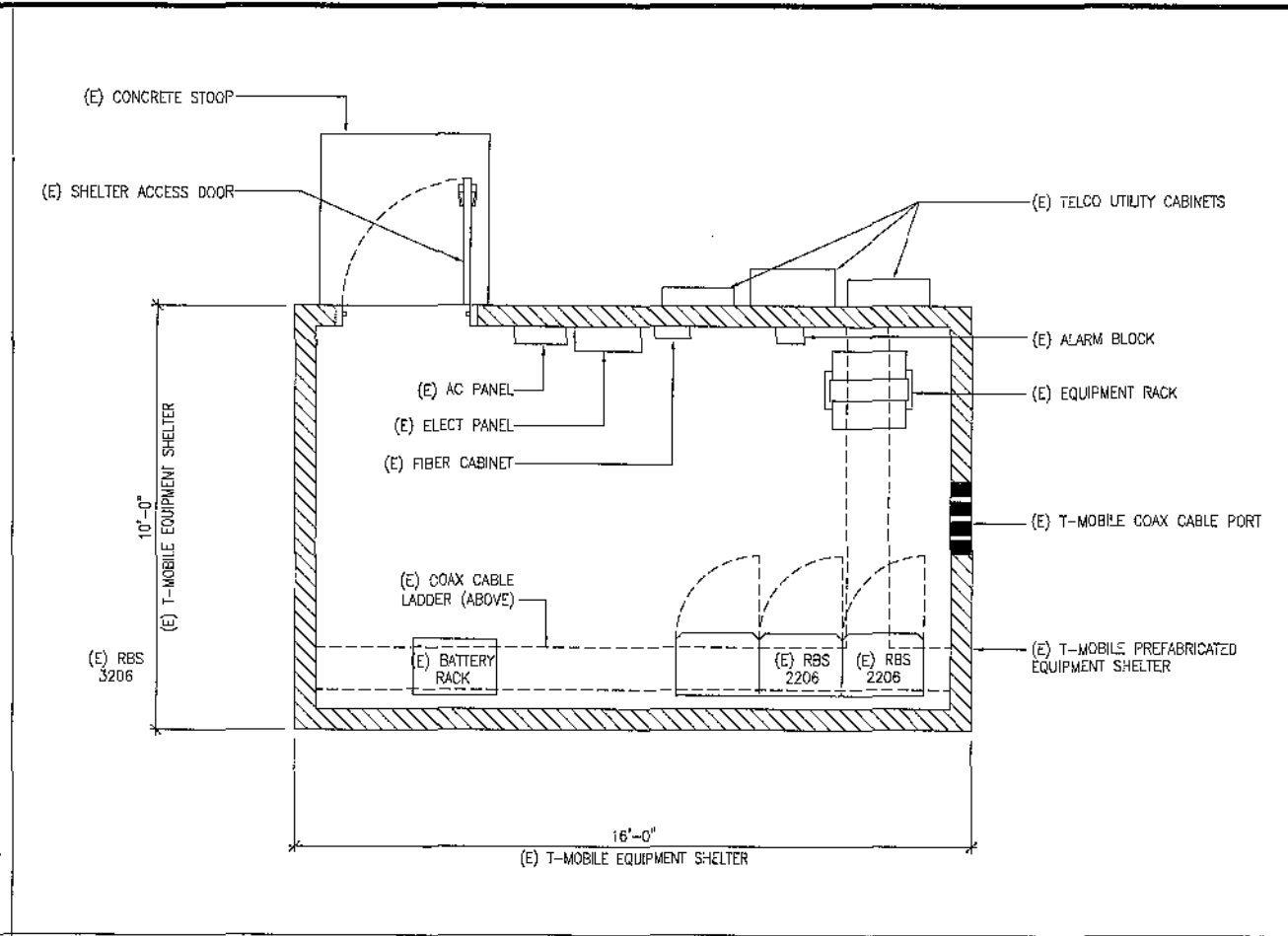
PROJECT NUMBER:
SD06746A
 PROJECT NAME & ADDRESS:
EVERGREEN NURSERY
 14181 MIRA ZANJA CORTE
 SAN DIEGO, CA 92130

SHEET TITLE:
 EXISTING EQUIPMENT &
 ANTENNA LAYOUT &
 PROPOSED ANTENNA
 SPECIFICATIONS

SHEET NO.:
A3

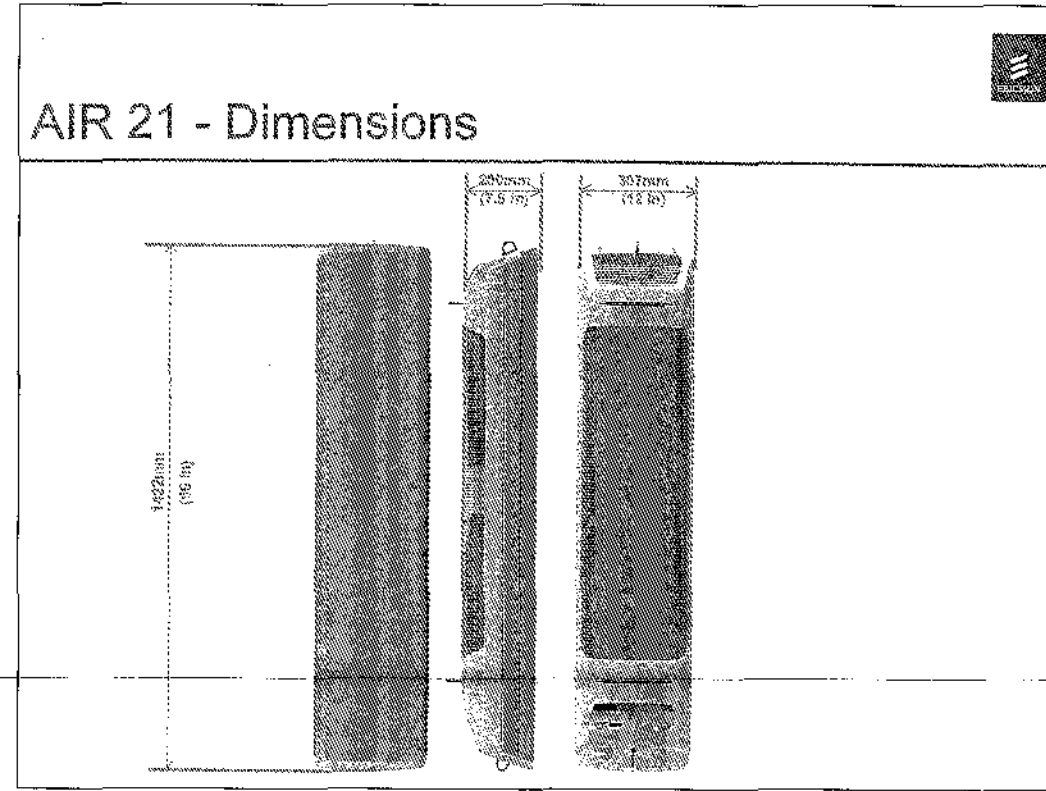


EXISTING ANTENNA LAYOUT SCALE: 1/2"=1' 0 6 1 2 4



EXISTING EQUIPMENT PLAN SCALE: 1/2"=1' 0 6 1 2 4

- Physical Characteristics and Environment:
- H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
 - 41.5 kg (91 lbs). Two mounting brackets - add'l 2.1 kg (5 lbs).
 - <750 N Wind load (worst direction, static @ 150 km/h)
 - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
 - Heat dissipation 300 W



PROPOSED ANTENNA SPECIFICATIONS

SCALE: NTS 3

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REV	DATE	DESCRIPTION	BY
D	02/01/12	90% ZONING DRAWINGS	ARC
1	03/02/12	100% ZONING DRAWINGS	ARC
2	06/29/12	REVISION FOR 100% COMPLETENESS REVIEW	ARC
3	01/29/13	PLAN COMMENTS	RL

T-Mobile
 10509 Vista Sorrento Pkwy., Suite 206
 San Diego, Ca 92121

MSA
 MOUNTAIN SPECTRUM ARCHITECTURE & PLANNING, INC.
 2116 Airport Loop, Drive Suite C1
 Costa Mesa, CA 92626
 PH: 949.262.1177
 FX: 949.262.0879
 WWW.MSA-PA.COM

NAME SEAL

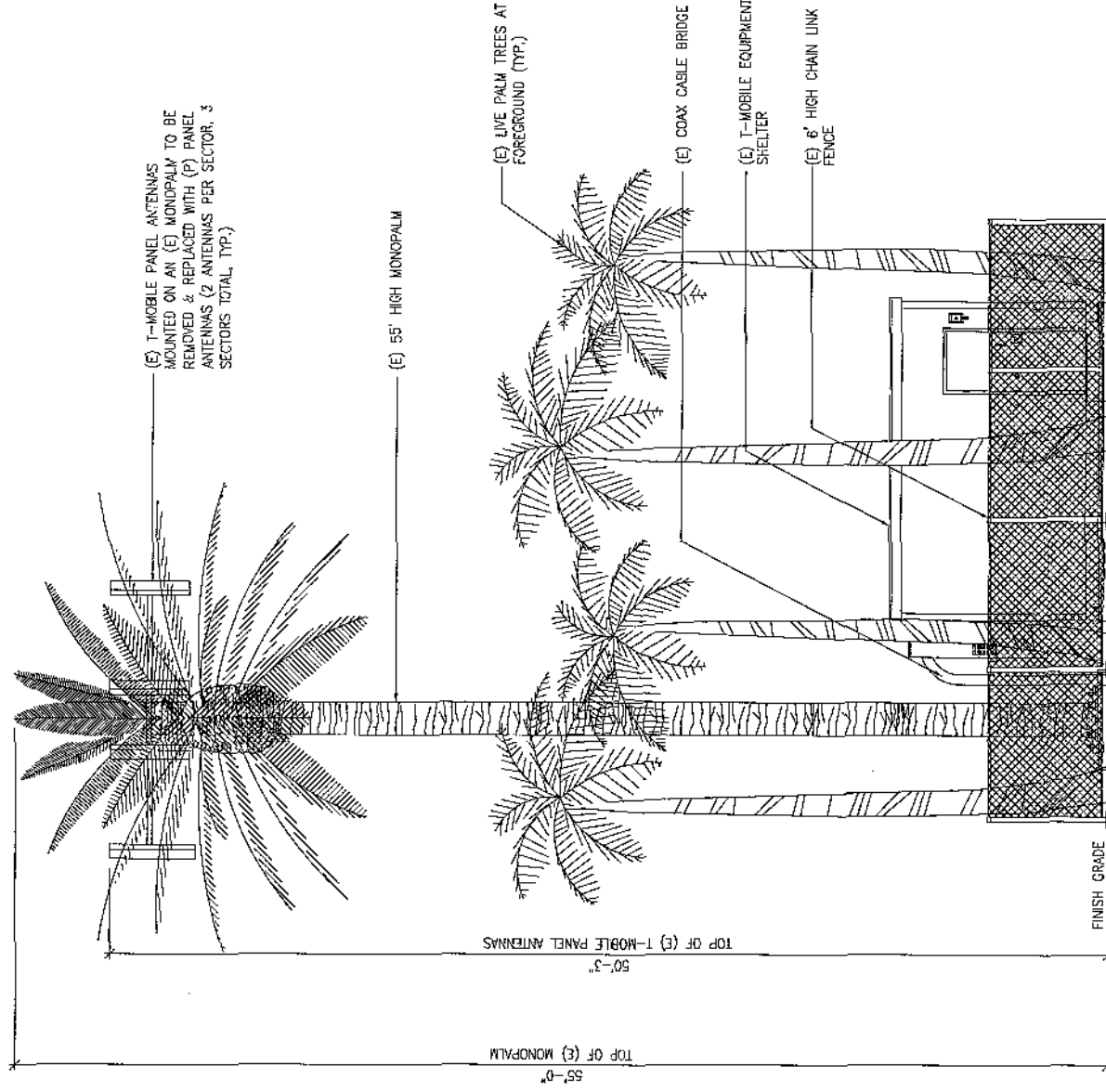
CONSULTANT:
Deprattinc.
 DEPRATTI, INCORPORATED
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 JANAUL, CA 91935

PROJECT NUMBER
SD06746A
 PROJECT NAME & ADDRESS:
EVERGREEN NURSERY
 14181 MIRA ZANJA CORTE
 SAN DIEGO, CA 92130

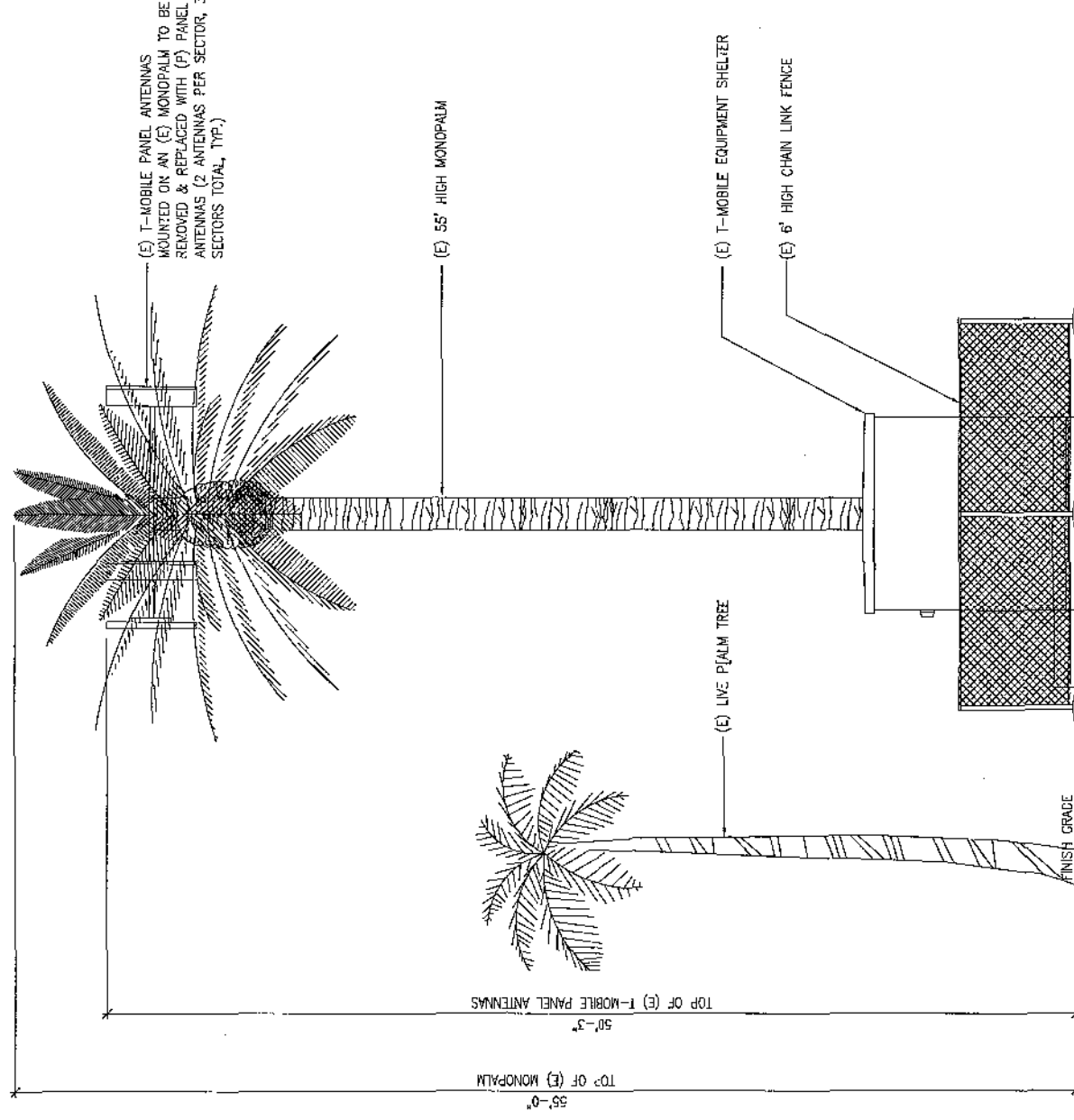
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:
A4

NOTE: ANTENNAS, MOUNTING, APPARATUS & CABLING TO BE PAINTED TO MONOPALM SURFACE TO SATISFACTION OF DEVELOPMENT SERVICES.



NOTE: ANTENNAS, MOUNTING, APPARATUS & CABLING TO BE PAINTED TO MONOPALM SURFACE TO SATISFACTION OF DEVELOPMENT SERVICES.



SCALE: 1/4"=1'-0"
 0' 1' 3' 7'

SCALE: 1/4"=1'-0"
 0' 1' 3' 7'

SCALE: 1/4"=1'-0"
 0' 1' 3' 7'

1

2

WEST ELEVATION

NORTH ELEVATION

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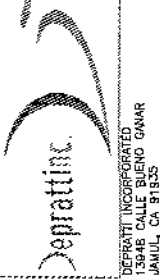
REVISIONS		
REV	DATE	DESCRIPTION
0	02/01/12	90% ZONING DRAWINGS
1	03/02/12	100% ZONING DRAWINGS
2	05/29/12	REVISED ZDB PER COMPLETENESS REVIEW
3	07/29/13	PLAN COMMENTS

REV	DATE	DESCRIPTION	BY
0	02/01/12	90% ZONING DRAWINGS	ARC
1	03/02/12	100% ZONING DRAWINGS	ARC
2	05/29/12	REVISED ZDB PER COMPLETENESS REVIEW	ARC
3	07/29/13	PLAN COMMENTS	RU

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PROJECT NUMBER:
SD06746A
 PROJECT NAME & ADDRESS:
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 SAN DIEGO, CA 92130

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:

A5

