



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** April 13, 2010                      **REPORT NO. PC-10-025**

**ATTENTION:**                      **Planning Commission, Agenda of April 22, 2010**

**SUBJECT:**                      VERIZON WIRELESS – BEELER CANYON  
PROJECT NO. 180059, PROCESS 4

**OWNER/  
APPLICANT:**                      City of San Diego  
Verizon Wireless

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Wireless Communication Facility (WCF) at 16688 Stonebridge Parkway within the Rancho Encantada Community Planning Area?

### Staff Recommendation:

1.        **APPROVE** Planned Development Permit No. 699784; and
2.        **APPROVE** Site Development Use Permit No. 699783; and
3.        **APPROVE** Neighborhood Use Permit No. 650018

### Community Planning Group Recommendation:

There is no recognized community planning group for the Rancho Encantada area. The applicant presented the project to the Scripps Miramar Ranch Planning Group on August 6, 2009, and they voted 16-0-0 to recommend approval of this project (Attachment 12).

### Environmental Review:

This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 15, 2009 and the opportunity to appeal that determination ended October 29, 2009.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.

## **BACKGROUND**

The project site is located at 16688 Stonebridge Parkway. The site is in the AR-1-1 Zone (Attachment 4) within the Rancho Encantada planning area (Attachment 2). The project site is zoned for open space within the Community Land Use Plan. The proposed WCF will be located next to an existing 39-ft high water tank behind an 8-ft high CMU wall with residential use to the west, and open space to the north, south and east. Verizon Wireless is proposing this WCF to improve capacity issues in addition to implementing new technology within the surrounding area. Under the City's current regulations, a Planned Development Permit, Site Development Permit and a Neighborhood Use Permit, Process 4, Planning Commission Hearing is required.

## **DISCUSSION**

### **Project Description:**

Verizon Wireless is proposing to install a WCF that consists of a 35-ft high faux mono-pine. A total of twelve (12) antennas and one microwave dish shall be installed as part of this design. The equipment associated with this project shall be placed inside a 296 square foot equipment enclosure on the east elevation (Attachment 5). As designed, the faux 35-ft high mono-pine would be able to accommodate additional carrier(s) in the future for collocation opportunities.

Due primarily to the topography of the surrounding area, the current location was considered ideal for several reasons. The WCF will be located next to an existing water tank away from residential uses at a minimal height. The current location would allow Verizon Wireless and potentially other future carriers to operate and provide coverage at a minimum height since the site is located on the top of a slope as opposed to a lower elevation. Lastly, the slope is required to be landscaped in the future by the adjacent home owner association consistent with the community plan to better screen the water tank from the residential uses below.

**Wireless Communication Facility (WCF) Regulation** – The site is located within an agricultural zone (AR-1-1 Zone) and is permitted as a Neighborhood Use Permit pursuant to LDC Section 141.0420(d)(3). This project is also within 100-feet of sensitive biological resources and 40 feet from the top of steep hillsides, thus requiring a Site Development Permit (SDP). Since Verizon Wireless is requesting height, setback, and equipment enclosure deviations, the project requires a Planned Development Permit (PDP), consolidated Process 4, Planning Commission decision, appealable to the City Council.

As designed, the proposed Verizon Wireless WCF complies with LDC Section 141.0420(g)(2). This section states, "The applicant shall use all reasonable means to conceal or minimize the

visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” The 35-foot high faux mono-pine consists of antenna socks completely wrapped around each panel antenna as a form of camouflage. This screening method minimizes the visibility of the each antenna to the extent possible, thus resulting in a better overall design. The branches on the faux mono-pine would also extend a minimum of 24 inches in front of each antenna with the brackets and conduits all painted to match. Therefore, this proposed WCF complies with the design requirement as indicated in this section of the code.

The equipment associated with this project exceeds the maximum allowable size pursuant to Municipal Code Section 141.0420(g)(3), “The *wireless communication facility’s* equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet.” The proposed Verizon equipment enclosure is 296 square feet but will be concealed behind the existing 8-foot high CMU wall. Pursuant to City of San Diego Land Development Code Section 126.0601, a Planned Development Permit is required to exceed the equipment enclosure size requirement in addition to the height and setback deviations for the AR-1- 1 zone.

Per LDC Section 141.0420(g)(3), “...If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square-feet.” The proposed equipment enclosure is approximately 46-square feet more than the allowable amount which requires an equipment enclosure size deviation. The equipment enclosure and the faux tree will both be located within the required side yard setback. The AR-1-1 zone currently requires all development to be setback a minimum of 20-feet from the side yard and 25-ft for the rear yard. Therefore, the project as designed requires deviations to the side yard and rear yard setbacks for both the proposed equipment enclosure and the faux mono-pine. Also, the proposed faux mono-pine is 35-ft and exceeds the maximum allowable height of 30-feet within the AR-1-1 zone and a deviation to height would be required.

City staff reviewed the proposed WCF and the surrounding development. The proposed 35-foot high faux mono-pine is located next to an existing 39-foot high water tank with residential use to the west of the site and open space to the north, south and east. The existing water tank is surrounded by an 8-foot high CMU wall which is placed almost up to the property line and would not be accommodate any additional landscaping. As a result, the project as designed complies with the City of San Diego Municipal Code Section 141.0420.

Council Policy 600-43 – The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCFs. The project is proposed within a preference 2 location according to Council Policy 600-43, which categorizes WCF according to the land use in which they are located. In this case, the property is zoned agricultural and the antennas associated with the WCF are located more than 100-feet from any day cares, elementary and middle schools, and single or multi-family residences, and would typically be processed with a Neighborhood Use Permit. However, Verizon Wireless is requesting several deviations (Equipment enclosure size, height, and setbacks), and requires a Planned

Development Permit, Process 4, Planning Commission decision. Nevertheless, the applicant must demonstrate that sites within the Preference 1 locations were explored in good faith and found unacceptable. The surrounding area identified within Verizon's search ring consists of single family residential uses to the west and open space to the north, south and east of the site with no preference 1 locations available (Attachment 15).

General Plan – The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facilities is to be aesthetically pleasing and respectful of the neighborhood context. The proposed faux mono-pine would contain antenna socks fully concealing each antenna as an effective form of camouflaging technique. The faux mono-pine would include sixty-one (61) branches and would also serve the function of screening the existing water tank. The branches shall be designed so that they extend a minimum of 24 inches in front of each antenna for maximum concealment. In an effort to avoid any unsightly appearance from the faux mono-pine, all brackets and wires shall be painted to match. The project as proposed complies with the General Plan's recommendation to blend the WCF into the surrounding area with minimal visual impacts.

Community Plan Analysis - The project location has been designated for agricultural use in the Rancho Encantada Community Land Use Plan (Attachment 2). The Rancho Encantada Community Plan does not contain specific policies on wireless communication facility development.

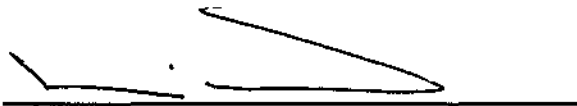
**Conclusion:**

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes development regulations from the AR-1-1 zone and the Wireless Communication Facilities Regulations Section 141.0420. Therefore, staff recommends that the Planning Commission approve Planned Development Permit No. 699784, Site Development Permit No. 699783, and Neighborhood Use Permit No. 650018.

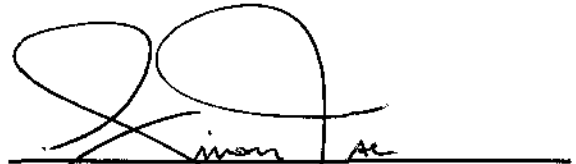
**ALTERNATIVES**

1. **APPROVE** Planned Development Permit No. 699784, Site Development Permit No. 699783, and Neighborhood Use Permit No. 650018, **with modifications.**
2. **DENY** Planned Development Permit No. 699784, Site Development Permit No. 699783, and Neighborhood Use Permit No. 650018, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Program Manager  
Development Services Department



Simon Tse  
Associate Planner  
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plan(s)
6. Project Site Photo(s)
7. Photo Simulation(s)
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Notice of Hearing
11. Ownership Disclosure Statement
12. Community Planning Group Recommendation
13. Project Chronology
14. Coverage Map
15. Justification Map

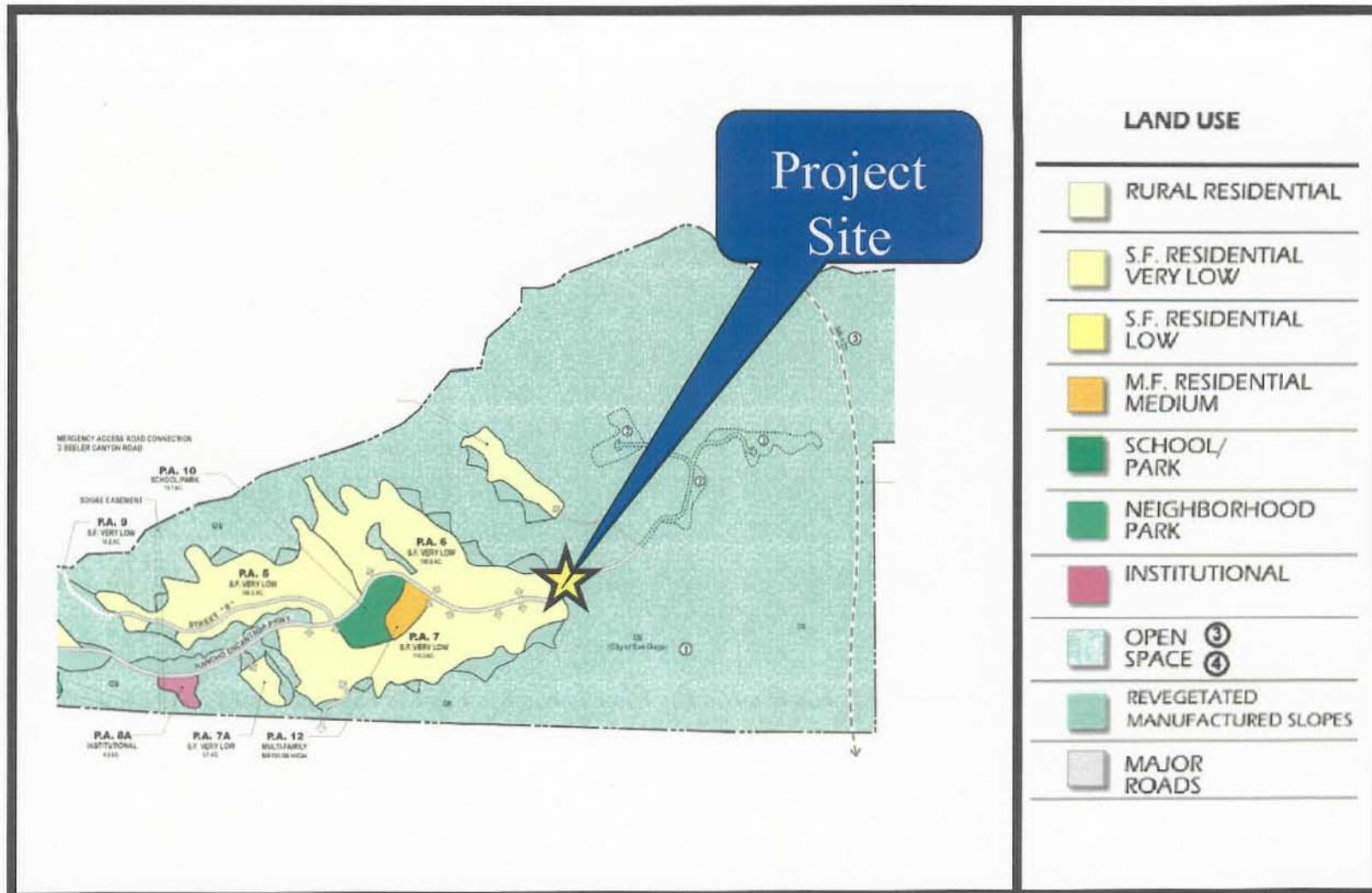




## Aerial Photo

Verizon Wireless Beeler Canyon Project No. 180059  
Stonebridge Parkway, San Diego, CA 92145

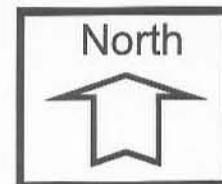




# Community Land Use Map (Rnacho Encantada)

Verizon Wireless Beeler Canyon Project No. 180059

Stonebridge Parkway, San Diego, CA 92145







## Project Location Map

Verizon Wireless Beeler Canyon Project No. 180059  
Stonebridge Parkway, San Diego, CA 92145





<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Verizon Wireless – Beeler Canyon	
<b>PROJECT DESCRIPTION:</b>	A wireless telecommunication facility consisting of a total of twelve (12) antennas concealed behind antenna-socks on a 35' high mono-pine. The associated equipment will be located inside a 296sq ft CMU enclosure behind the existing wall.	
<b>COMMUNITY PLAN AREA:</b>	Rancho Encantada	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit & Neighborhood Use Permit & Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	AR-1-1	
<b><u>ZONING INFORMATION:</u></b>		
<b>Height Limit:</b>	30 ft	
<b>Front Setback:</b>	25 ft	
<b>Side Setback:</b>	20 ft	
<b>Rear Setback:</b>	25 ft	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	N/A	Open Space
<b>SOUTH:</b>	N/A	Open Space
<b>EAST:</b>	N/A	Open Space
<b>WEST:</b>	Residential/AR-1-1	Single-Family Housing
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	<p>-The proposed equipment enclosure is 296-square feet. A deviation is being requested to exceed the 250-square feet as allow per LDC Section 141.0420(g)(3).</p> <p>-The proposed faux mono-pine is within the required 20-ft side yard setback.</p> <p>-The proposed equipment enclosure is within the required 25-ft rear yard setback.</p> <p>-The proposed faux 35-ft mono-pine exceeds the maximum allowable height of 30-ft.</p>	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On August 6, 2009, the Scripps Miramar Ranch Community Planning Group voted 16-0-0 to recommend support of this project.	



**BEELER CANYON**  
**STONEBRIDGE RESERVOIR**  
**16688 STONEBRIDGE PARKWAY**  
**SAN DIEGO, CA 92145**

**VICINITY MAP**

THOMAS GUIDE PAGE 1210, D2

**ADDRESS**  
 14800 STONEBRIDGE PARKWAY A  
 SAN DIEGO, CA 92145

**COORDINATES (NAD83)**  
 LATITUDE: 32° 55' 38.44" NORTH  
 LONGITUDE: 117° 00' 29.89" WEST

**COORDINATES (NAD27)**  
 LATITUDE: 32° 55' 38.52" NORTH  
 LONGITUDE: 117° 00' 28.78" WEST

**DIRECTIONS:**  
 (FROM VZW'S OFFICES IN IRVINE:) I-5 SOUTH TO I-805 SOUTH TO MIRAMAR ROAD/LA JOLLA VILLAGE OR EXIT ONTO LA JOLLA VILLAGE DR TOWARD MIRAMAR DR. CONTINUE ON MIRAMAR ROAD TO POMERADO ROAD. TURN RIGHT ON POMERADO ROAD, TURN RIGHT ON STONEBRIDGE PARKWAY AND FOLLOW FOR 1.4 MILES TO WATER TANK.

**CONSULTANT TEAM**

**ARCHITECT:**  
 WILLIAM BOOTH & ROBERT SUAREZ  
 ARCHITECTURE & PLANNING  
 P.O. BOX 4851  
 CARLSBAD, CA 92018  
 (760) 434-8474  
 (760) 434-8598 (FAX)

**LEASING/PLANNING:**  
 PLANCON, INC.  
 BRENT HELMING  
 302 STATE PLACE  
 ESCONCIDO, CA 92029  
 (760) 533-8085

**SURVEYOR:**  
 BERT HAZE AND ASSOCIATES  
 LAND SURVEYING & MAPPING  
 3188 AIRWAY AVENUE, SUITE K1  
 COSTA MESA, CA 92626  
 (714) 557-1587  
 (714) 557-1588 (FAX)

**PERMITS REQUIRED**

- NEIGHBORHOOD USE PERMIT (NUP)
- PLANNED DEVELOPMENT PERMIT (PDP)
- SITE DEVELOPMENT PERMIT (SDP)

**SCALE**

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

**PROJECT SUMMARY**

**APPLICANT:** VERIZON WIRELESS  
 15505 SAND CANYON AVENUE  
 IRVINE, CA 92718  
**CONTACT:** BRENT HELMING  
 PHONE: (760) 533-6065

**OWNER:** CITY OF SAN DIEGO  
 1200 THIRD AVENUE, SUITE 1700  
 SAN DIEGO, CA 92101  
**SITE CONTACT:** CAROL YOUNG  
 (619) 236-6081

**PROJECT DESCRIPTION:**

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW 12'-0" x 20'-0" CONCRETE BLOCK EQUIPMENT ENCLOSURE ON A CONCRETE PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS). ANTENNAS SHALL BE MOUNTED TO A NEW 35'-0" HIGH MONOPINE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING SDG&E METER.
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING TELCO PEDESTAL.
- INSTALLATION OF PROPOSED 4'-0" MICROWAVE DISH MOUNTED TO PROPOSED 45'-0" HIGH MONOPINE.
- NO LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT.

**LEGAL DESCRIPTION:**  
 LOT 12 OF SYCAMORE ESTATES PHASE II, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 15065, FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

**PROJECT ADDRESS:** 16688 STONEBRIDGE PARKWAY A  
 SAN DIEGO, CA 92145

**ASSESSORS PARCEL NUMBER:** 325-110-12

**EXISTING ZONING:** AR-1-1

**LOT SIZE:** .75 ACRES

**PROPOSED EQUIPMENT ENCLOSURE AREA:** 296 S.F.

**PROPOSED OCCUPANCY:** NONE (EXTERIOR RADIO EQUIPMENT CABINETS ONLY)

**NOTE:** THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE.

**SHEET SCHEDULE**

T-1	TITLE SHEET
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT ENCLOSURE PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	MONOPINE ELEVATION, ANTENNA PLAN & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	SITE SURVEY
C-2	SITE SURVEY

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION  
 CALIFORNIA PLUMBING CODE, 2007 EDITION  
 CALIFORNIA MECHANICAL CODE, 2007 EDITION  
 CALIFORNIA ELECTRICAL CODE, 2007 EDITION  
 CALIFORNIA ENERGY CODE, 2007 EDITION, WHICH ADOPT THE 1997 UBC, 2000 UMC, 2000 UPC, 2002 NEC AND 2004 CEC  
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

**ACCESSIBILITY DISCLAIMER**

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.



PREPARED FOR

P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 222-7000

**APPROVALS**

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/WH	DATE
OPS	DATE
EE/OUT	DATE

**PROJECT NAME**  
**BEELER CANYON**  
 16688 STONEBRIDGE PARKWAY  
 SAN DIEGO, CA 92145  
 SAN DIEGO COUNTY

**DRAWING DATES**

03/30/09	90X ZD (el)
04/05/09	90X ZD (so)
05/11/09	90X ZD (rd)
05/13/09	90X ZD (rd)
05/28/09	1-A CERT. (rd)
05/29/09	100X ZD (rd)
06/19/09	REVISED ZD 100X (el)
09/24/09	REVISED ZD 100X (el)
01/06/10	REVISED ZD 100X (el)
01/12/10	REVISED ZD 100X (el)
03/18/10	REVISED ZD 100X (rd)
03/17/10	REVISED ZD 100X (rd)

**SHEET TITLE**  
**TITLE SHEET & PROJECT DATA**

PROJECTS\verizon\09015zd\09015zdT1.dwg

**T-1**



PREPARED FOR



P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/W	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**BEELER CANYON**

16588 STONEBRIDGE PARKWAY  
 SAN DIEGO, CA 92145

SAN DIEGO COUNTY

DRAWING DATES

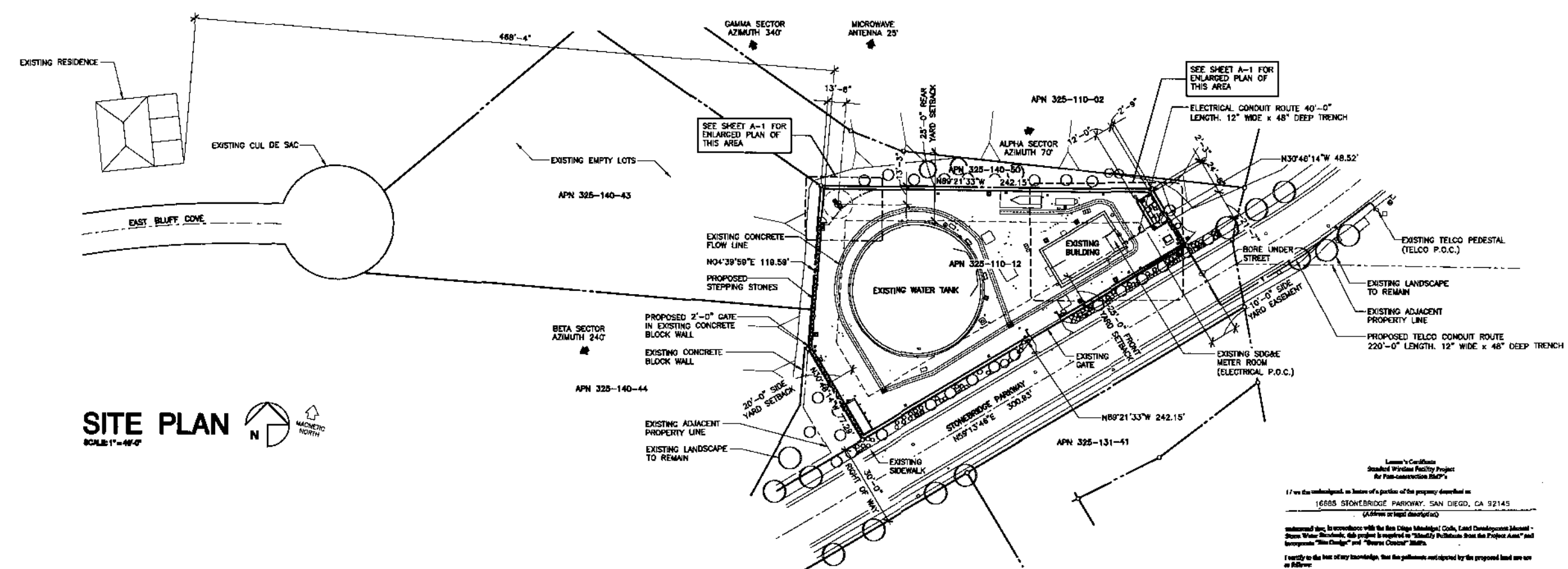
03/30/09	90% ZD (dl)
04/08/09	90% ZD (no)
05/11/09	90% ZD (rd)
05/13/09	90% ZD (rd)
05/29/09	1-A CERT. (rd)
05/29/09	100% ZD (rd)
06/19/09	REVISED ZD 100% (dl)
06/24/09	REVISED ZD 100% (dl)
01/08/10	REVISED ZD 100% (dl)
01/12/10	REVISED ZD 100% (dl)
03/18/10	REVISED ZD 100% (rd)
03/17/10	REVISED ZD 100% (rd)

SHEET TITLE

**SITE PLAN**

PROJECTS\verizon\090152d\090152a0.dwg

**A-0**



**SITE PLAN**  
 SCALE: 1" = 40'-0"  
 N  
 MAGNETIC NORTH

License Certificate  
 State of California  
 For Professional Engineer  
 License No. 44888  
 Licensee: Daniel J. Woods  
 Date: 1-9-2008

I, the undersigned, as owner of a portion of the property described as:  
 16588 STONEBRIDGE PARKWAY, SAN DIEGO, CA 92145  
 (Address or legal description)

submitted here, in accordance with the San Diego Municipal Code, Land Development Manual -  
 State Water Resources, this project is required to "Identify Pollution from the Project Area" and  
 incorporate "Site Design" and "Storm Control" plans.

I certify to the best of my knowledge, that the information contained by the proposed land use is as follows:

- All existing structures are shown.
- All existing utility lines are shown.
- All existing easements are shown.
- All existing setbacks are shown.
- All existing landscape features are shown.
- All existing adjacent property lines are shown.
- All existing adjacent landscape to remain is shown.
- All existing adjacent property lines are shown.
- All existing adjacent landscape to remain is shown.

Additionally, I am not:  
 • Creating any new structures.
- Creating any new utility lines.
- Creating any new easements.
- Creating any new setbacks.
- Creating any new landscape features.
- Creating any new adjacent property lines.
- Creating any new adjacent landscape to remain.

I have read the above Standard Permit (BMP) for the description of the land.  
 License: Daniel J. Woods  
 Company Name: Verizon Wireless  
 Date: 1-9-2008

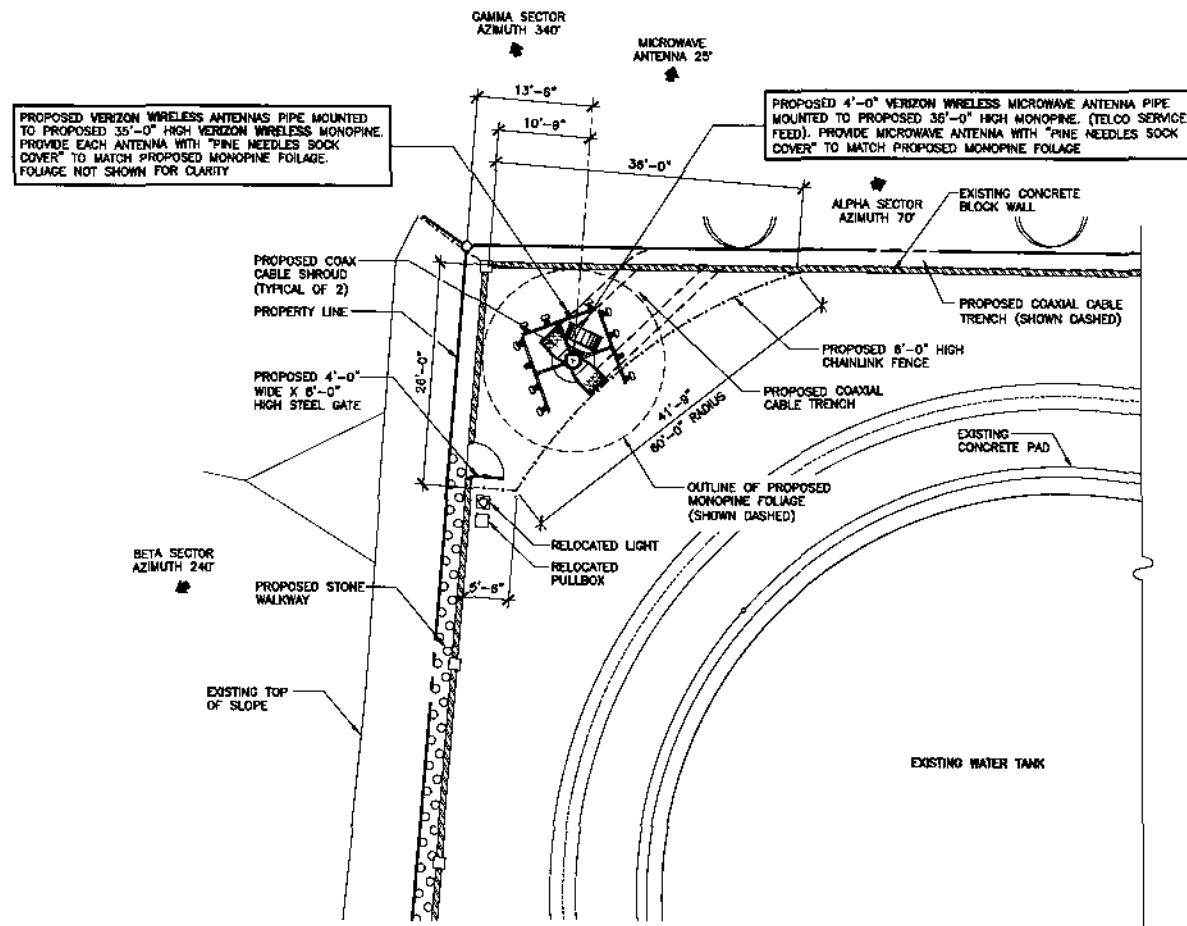
**GRADING NOTE:**  
 FOOTING: = 60 CU. YDS

**VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:**  
**CDMA EQUIPMENT:**  
 TX FREQUENCY: 1955-1970 MHz  
 RX FREQUENCY: 1885-1890 MHz  
 TX POWER: 600W  
**PCS EQUIPMENT:**  
 TX FREQUENCY: 880-894 MHz  
 RX FREQUENCY: 835-848 MHz  
 TX POWER: 6150W

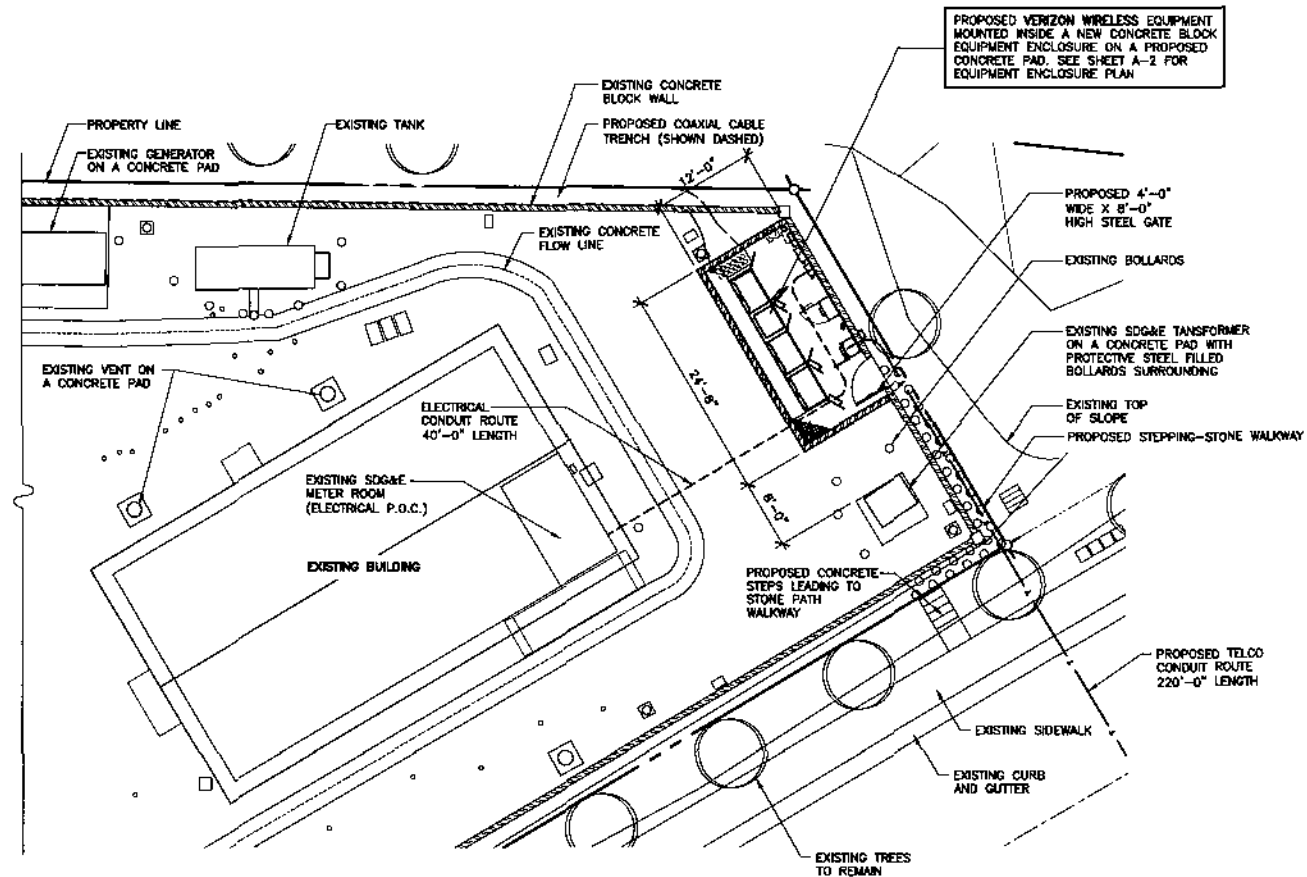
**WATER DEPARTMENT NOTE:**  
 IT IS THE SOLE RESPONSIBILITY OF THE OWNER/PERMITTEE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO PUBLIC WATER FACILITIES, ADJACENT TO THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. IN THE EVENT ANY SUCH FACILITY LOSSES INTEGRITY AS A RESULT OF VERIZON'S FACILITY, THE OWNER/PERMITTEE SHALL RECONSTRUCT ANY DAMAGED PUBLIC WATER FACILITY IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.

**EASEMENTS:**  
 THERE ARE NO PLOTTABLE EASEMENTS SHOWN WHICH REFLECTS PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL EASEMENT INFORMATION.  
**BOUNDARY NOTE:**  
 THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.

ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION AZIMUTH	ANTENNA MODEL NUMBER	DOWN/TILT	SKYV ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	NORTHEAST 70°	AMPHENOL ANTEL: BXA-80083/4CF	0°	N/A		8	288'-8"	8'-0"	1 9/8"
ALPHA2		AMPHENOL ANTEL: BXA-70083/4CF							
ALPHA3		AMPHENOL ANTEL: BXA-18003/8CF							
ALPHA4		AMPHENOL ANTEL: BXA-80083/4CF							
BETA1	SOUTHWEST 240°	AMPHENOL ANTEL: BXA-80083/4CF	0°	N/A		8	268'-6"	8'-0"	1 5/8"
BETA2		AMPHENOL ANTEL: BXA-70083/4CF							
BETA3		AMPHENOL ANTEL: BXA-18003/8CF							
BETA4		AMPHENOL ANTEL: BXA-80083/4CF							
GAMMA1	NORTHWEST 340°	AMPHENOL ANTEL: BXA-80083/4CF	0°	N/A		8	288'-5"	8'-0"	1 5/8"
GAMMA2		AMPHENOL ANTEL: BXA-70083/4CF							
GAMMA3		AMPHENOL ANTEL: BXA-18003/8CF							
GAMMA4		AMPHENOL ANTEL: BXA-80083/4CF							
MICROWAVE DISH	25'	4'-0" DIAMETER	-	-	-	1	283'-5"	-	1 1/4"



**ENLARGED SITE PLAN**  
SCALE: 1" = 10'-0"  
MAGNETIC NORTH



PREPARED FOR  
**verizon wireless**  
P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

APPROVALS

AAC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
DPS	DATE
EE/OUT	DATE

PROJECT NAME  
**BEELER CANYON**  
16688 STONEBRIDGE PARKWAY  
SAN DIEGO, CA 92145  
SAN DIEGO COUNTY

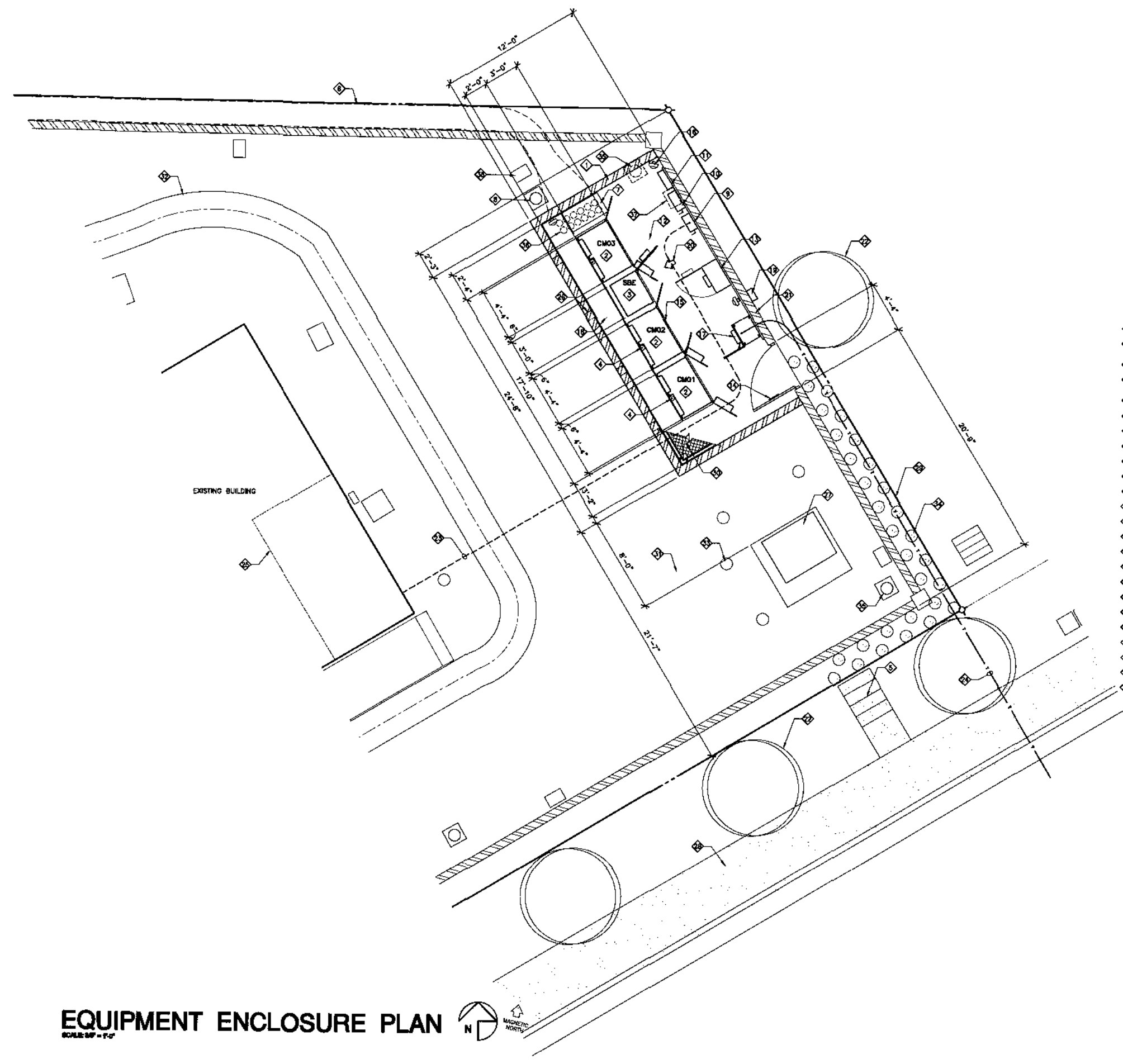
DRAWING DATES

05/30/09	90% ZD (el)
04/06/09	90% ZD (oc)
05/11/09	90% ZD (rd)
05/13/09	90% ZD (rd)
05/28/09	1-A CERT. (rd)
05/28/09	100% ZD (rd)
08/19/09	REVISED ZD 100% (el)
09/24/09	REVISED ZD 100% (el)
01/08/10	REVISED ZD 100% (el)
01/12/10	REVISED ZD 100% (el)
03/16/10	REVISED ZD 100% (rd)
03/17/10	REVISED ZD 100% (rd)

SHEET TITLE  
**SITE PLAN**

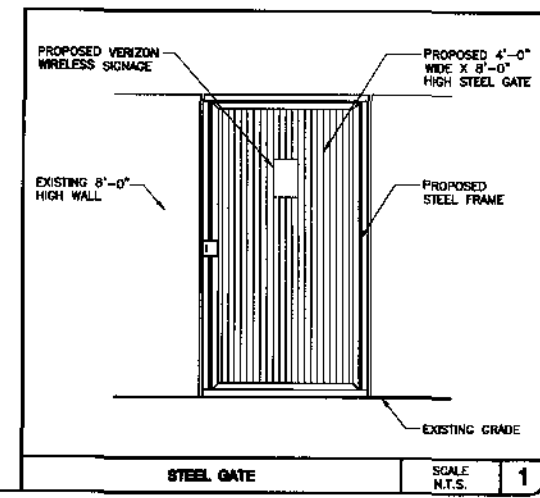
PROJECTS\verizon\09015zd\09015zA1.dwg





**EQUIPMENT ENCLOSURE PLAN NOTES:**

- 1. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE. LEASE LINE IS SAME AS OUTER PERIMETER OF PROPOSED CONCRETE BLOCK WALL ENCLOSURE.
- 2. PROPOSED VERIZON WIRELESS 'CMO' COMPACT METRO CELL OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 2). 52" WIDE x 55" HIGH x 30" DEEP. WEIGHT: 2082 LBS.
- 3. PROPOSED VERIZON WIRELESS SIMPLIFIED BATTERY ENCLOSURE (SBE). 36" WIDE x 57" HIGH x 30" DEEP. WEIGHT: 2375 LBS.
- 4. PROPOSED GPS ANTENNA MOUNTED TO EACH "CMO" EQUIPMENT CABINET (TYPICAL OF 2).
- 5. PROPOSED CONCRETE STEPS & LANDING.
- 6. PROPOSED COAXIAL CABLE TRENCH (SHOWN DASHED).
- 7. PROPOSED COAX CABLE SHROUD.
- 8. RELOCATED LIGHT STANDARD.
- 9. PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL.
- 10. PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO WALL.
- 11. PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL.
- 12. PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 13. PROPOSED TELCO CABINET "NORTHSTAR" NSG-3630-HK23 UNISTRUT MOUNTED TO WALL.
- 14. INSTALL NEW STEEL GATE AND FRAME WITH VERIZON WIRELESS SIGNAGE IN EXISTING CONCRETE BLOCK WALL.
- 15. PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 16. PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 3).
- 17. PROPOSED PURCELL FIBER CABINET UNISTRUT MOUNTED TO WALL.
- 18. PROPOSED COAX CABLE TRAY. MAXIMUM HEIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE.
- 19. PROPOSED LUG BOX FOR EMERGENCY GENERATOR CONNECTION.
- 20. CONCRETE SLOPED TO DRAIN. 1% MIN.
- 21. EXISTING CONCRETE BLOCK WALL WITH STUCCO FINISH.
- 22. EXISTING TREES TO REMAIN (TYPICAL).
- 23. APPROXIMATE CENTERLINE OF POWER CONDUIT TRENCH.
- 24. APPROXIMATE CENTERLINE OF TELCO CONDUIT TRENCH.
- 25. EXISTING SD&E METER ROOM (SHOWN DASHED).
- 26. PROVIDE 8" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 4).
- 27. EXISTING SD&E TRANSFORMER ON A CONCRETE PAD.
- 28. EXISTING CONCRETE CURB, GUTTER & SIDEWALK.
- 29. EXISTING PROPERTY LINE.
- 30. PROPOSED CHAINLINK LID.
- 31. EXISTING ASPHALT PAVING.
- 32. EXISTING CONCRETE SWALE.
- 33. EXISTING BOLLARDS (TYPICAL OF 4).
- 34. PROPOSED STEPPING STONES.
- 35. EXISTING LIGHT STANDARD TO BE RELOCATED (SHOWN DASHED).
- 36. PROPOSED (12) 6" CONDUIT FOR COAX CABLE.
- 37. EXISTING PULL BOX TO BE RELOCATED (SHOWN DASHED).
- 38. RELOCATED PULL BOX.

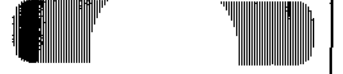


**EQUIPMENT ENCLOSURE PLAN**

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



WILLIAM H. BOOTH ARCHITECT ROBERT J. SUAREZ ARCHITECT  
P.O. BOX 4831 CALLEBARD, CA 92018 (760) 424-8474



PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

**APPROVALS**

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**BEELER CANYON**

16688 STONEBRIDGE PARKWAY  
SAN DIEGO, CA 92145

SAN DIEGO COUNTY

**DRAWING DATES**

03/30/09	90% ZD (rd)
04/08/09	90% ZD (ee)
05/11/09	90% ZD (rd)
05/13/09	90% ZD (rd)
05/28/09	1-A CERT. (rd)
05/28/09	100% ZD (rd)
06/18/09	REVISED ZD 100% (el)
09/24/09	REVISED ZD 100% (el)
01/06/10	REVISED ZD 100% (el)
01/12/10	REVISED ZD 100% (rd)
03/18/10	REVISED ZD 100% (rd)
03/17/10	REVISED ZD 100% (rd)

**SHEET TITLE**

**EQUIPMENT ENCLOSURE PLAN**

PROJECTS\verizon\09015zd\09015zA2.DWG

PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
DPS	DATE
EE/OUT	DATE

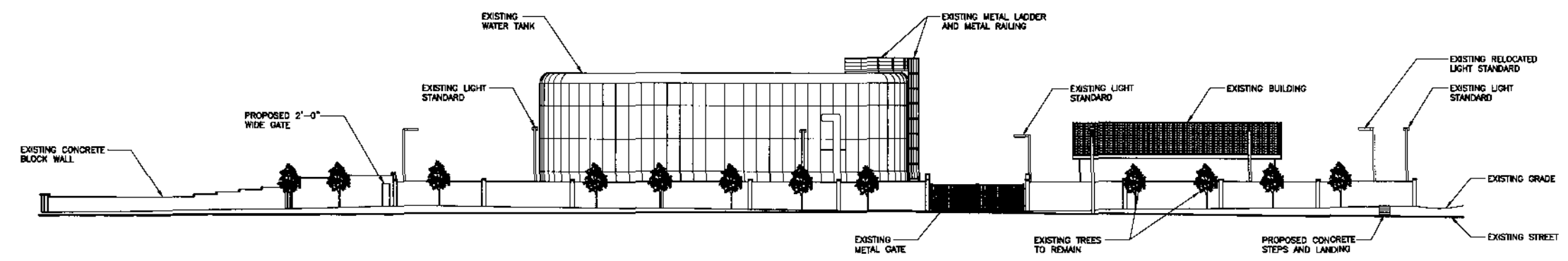
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**BEELER CANYON**  
 16888 STONEBRIDGE PARKWAY  
 SAN DIEGO, CA 92145  
 SAN DIEGO COUNTY

DRAWING DATES

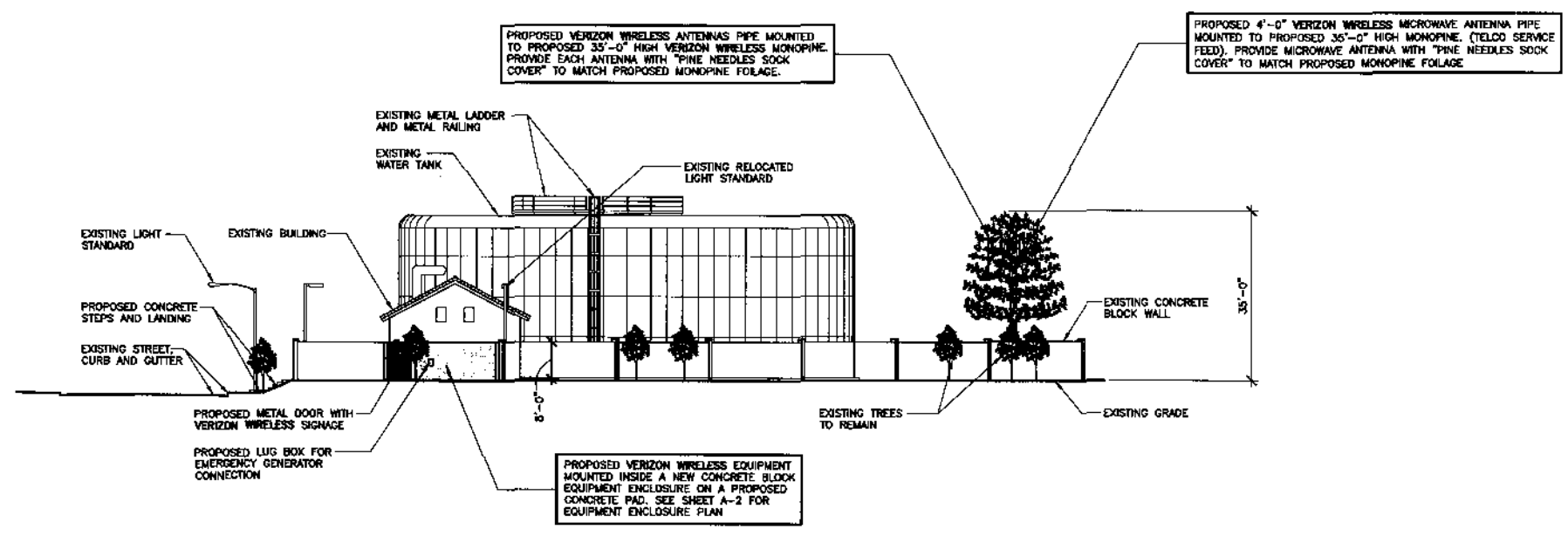
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05/13/09	90% ZD (rd)
05/29/09	1-A CERT. (rd)
05/29/09	100% ZD (rd)
08/19/09	REVISED ZD 100% (cl)
09/24/09	REVISED ZD 100% (cl)
01/08/10	REVISED ZD 100% (cl)
01/12/10	REVISED ZD 100% (cl)
03/18/10	REVISED ZD 100% (rd)
03/17/10	REVISED ZD 100% (rd)

SHEET TITLE  
**EXTERIOR ELEVATIONS**

PROJECTS\verizon\090152d\090152a3.DWG



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



PREPARED FOR



P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 222-7000

APPROVALS

AAC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**BEELER CANYON**

16688 STONEBRIDGE PARKWAY  
 SAN DIEGO, CA 92145

SAN DIEGO COUNTY

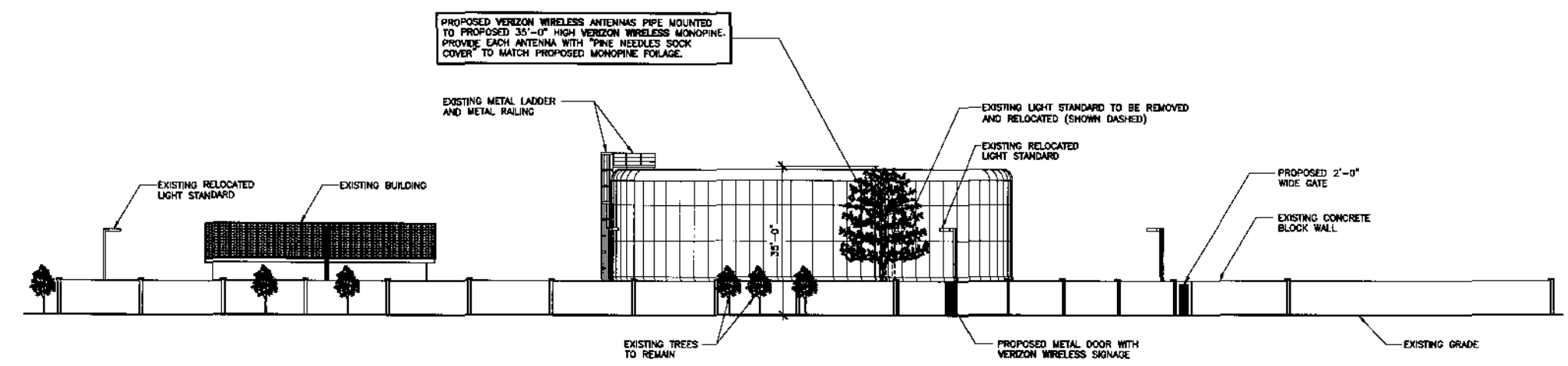
DRAWING DATES

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04/06/08	90% ZD (ao)
05/11/08	90% ZD (rd)
05/13/08	90% ZD (rd)
05/29/08	1-A GERT. (rd)
05/29/08	100% ZD (rd)
06/19/08	REVISED ZD 100% (cl)
09/24/08	REVISED ZD 100% (cl)
01/06/10	REVISED ZD 100% (cl)
01/12/10	REVISED ZD 100% (cl)
03/16/10	REVISED ZD 100% (rd)
03/17/10	REVISED ZD 100% (rd)

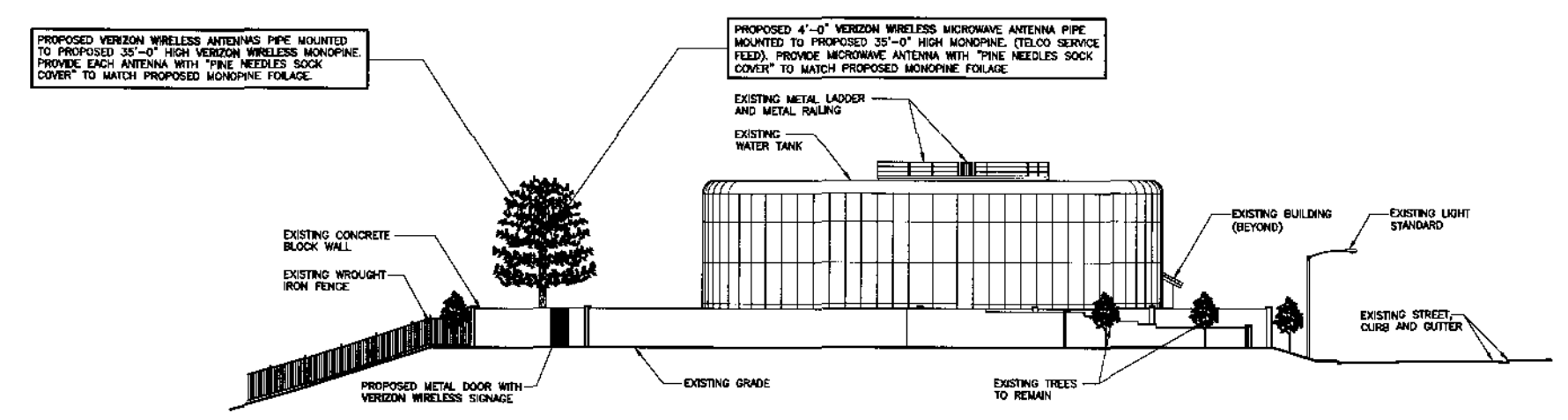
SHEET TITLE

**EXTERIOR ELEVATIONS**

PROJECTS\verizon\09015zd\09015zA4.DWG



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

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 IRVINE, CA 92623-9707  
 (949) 222-7000

APPROVALS

A/E/C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**BEELER CANYON**  
 16688 STONEBRIDGE PARKWAY  
 SAN DIEGO, CA 92145  
 SAN DIEGO COUNTY

DRAWING DATES

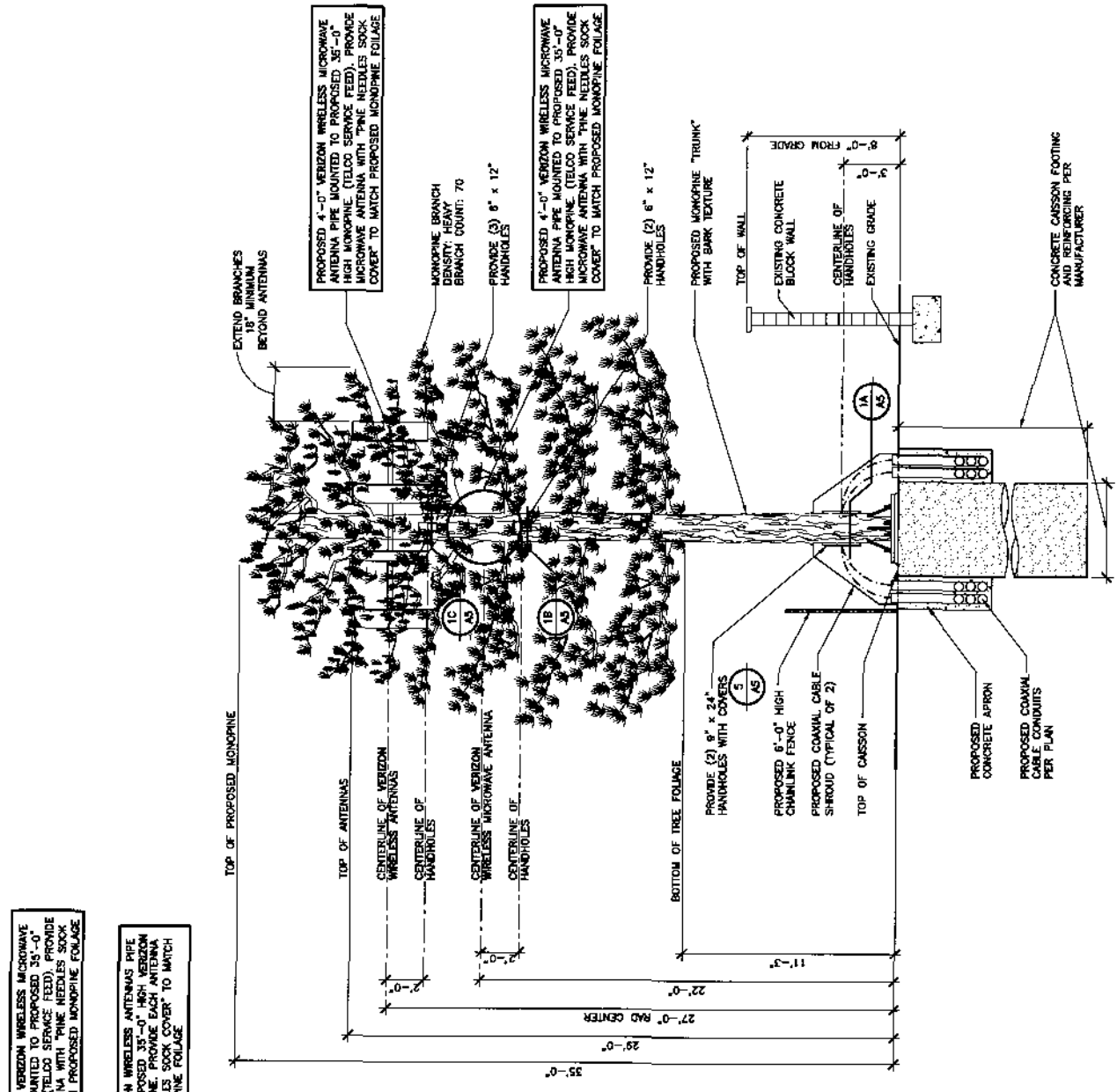
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04/09/08	90% ZD (04)
05/13/08	90% ZD (04)
05/19/08	1-A CERT. (04)
05/29/08	100% ZD (04)
06/19/08	REVISD ZD 100% (04)
09/24/08	REVISD ZD 100% (04)
01/06/10	REVISD ZD 100% (04)
01/12/10	REVISD ZD 100% (04)
03/19/10	REVISD ZD 100% (04)
05/17/10	REVISD ZD 100% (04)

SHEET TITLE

**MONOPINE ELEVATION  
 ANTENNA PLAN  
 & DETAILS**

PROJECTS\wireless\09015xrd\09015xrd.dwg

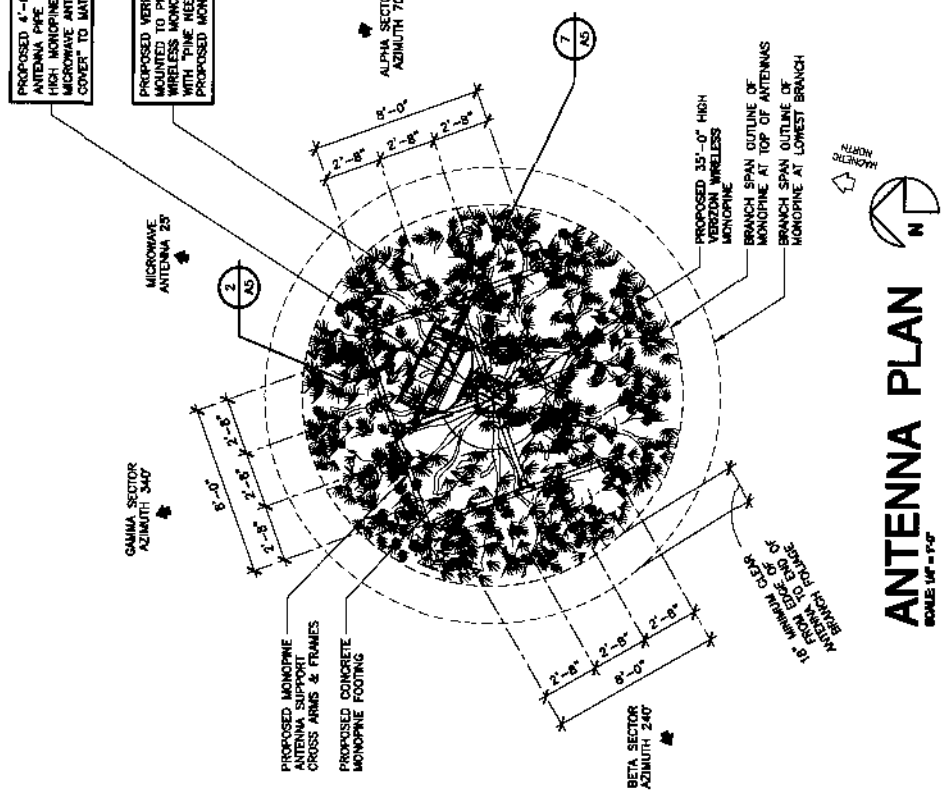
**A-5**



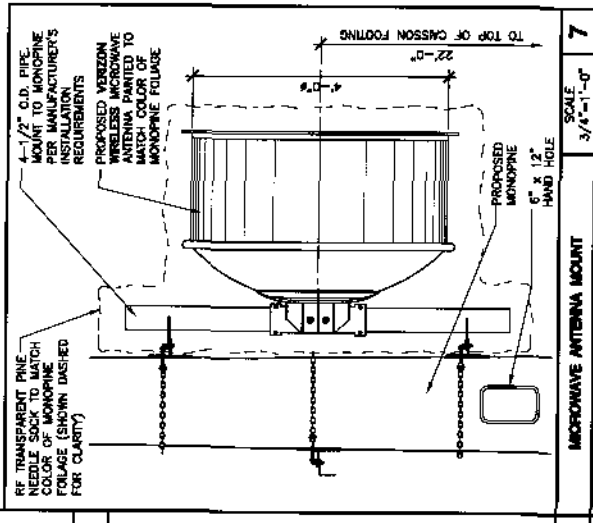
**MONOPINE ELEVATION**  
 SCALE 1/4" = 1'-0"

NOTE: NO EXPOSED PIPES ASSEMBLY ANTENNAS SHALL BE INSTALLED AT ANY TIME.

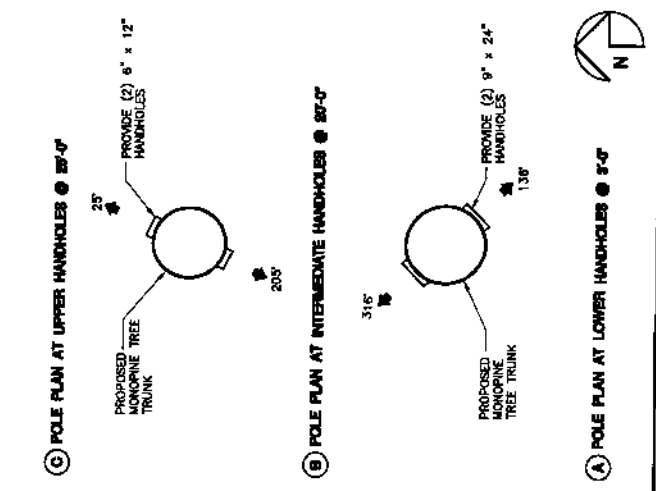
MONOPINE MANUFACTURE: CELL TREES CONTACT: DAVID WEDDELY.



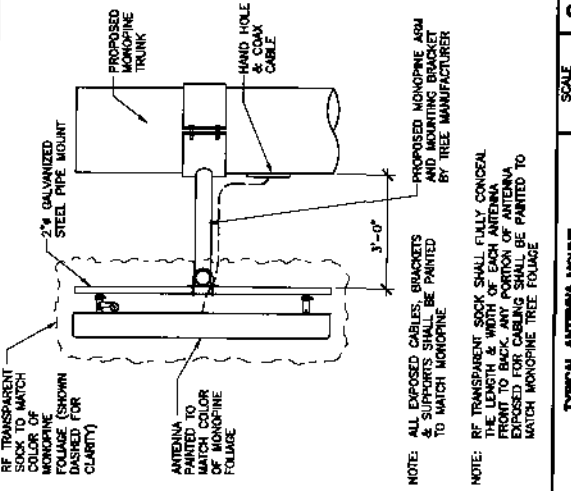
**ANTENNA PLAN**  
 SCALE 1/4" = 1'-0"



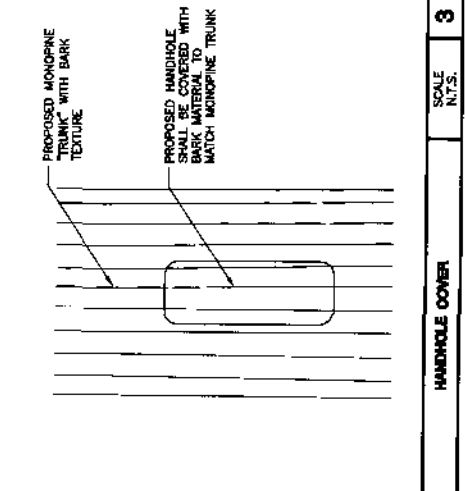
MICROWAVE ANTENNA MOUNT  
 SCALE 3/4" = 1'-0"



POLE PLAN AT UPPER HANDHOLES @ 25'-0"  
 POLE PLAN AT INTERMEDIATE HANDHOLES @ 57'-0"  
 POLE PLAN AT LOWER HANDHOLES @ 8'-0"



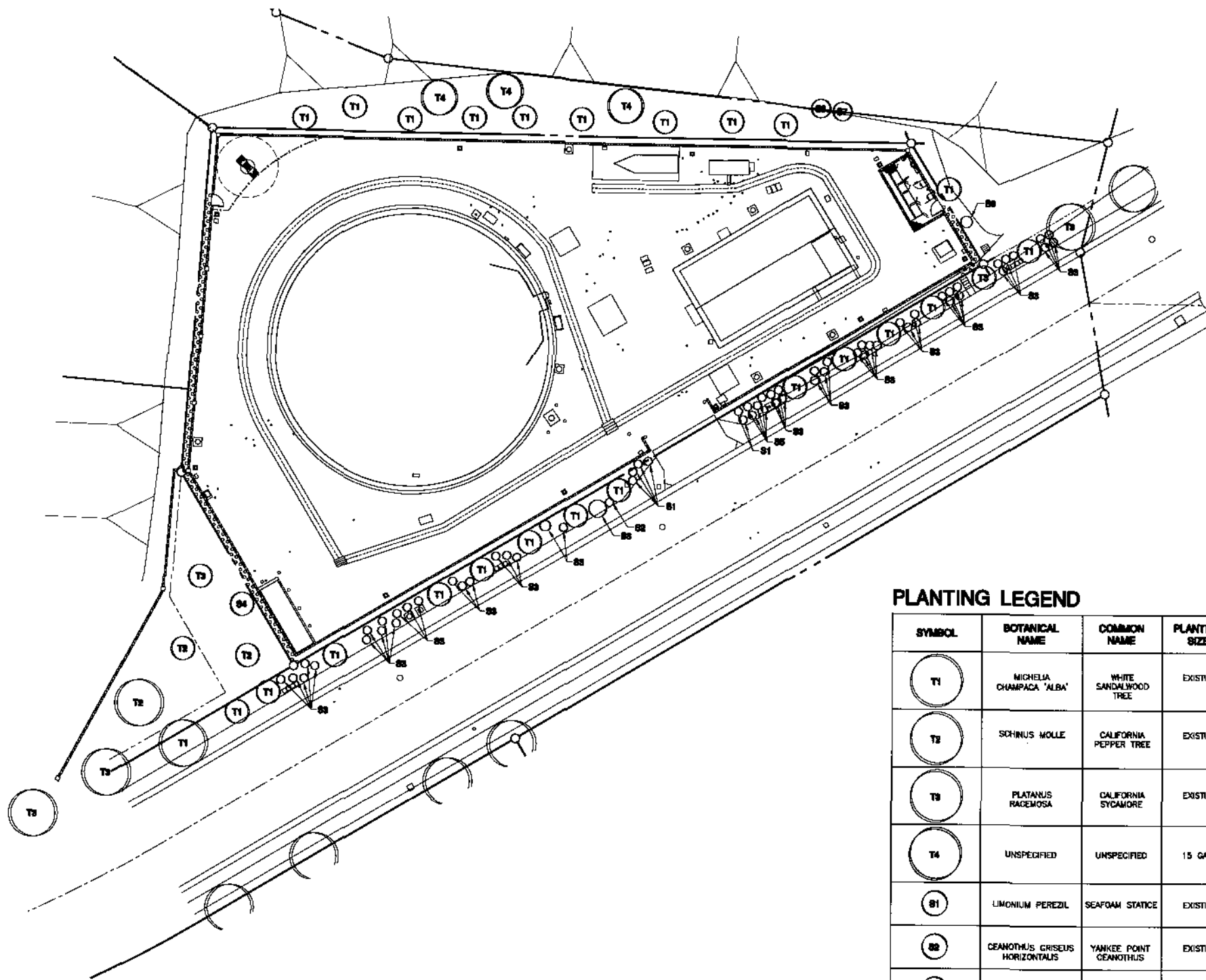
HANDHOLE DETAIL  
 SCALE N.T.S.



TYPICAL ANTENNA MOUNT  
 SCALE 1/2" = 1'-0"

HANDHOLE COVER  
 SCALE N.T.S.





**LANDSCAPE DEVELOPMENT PLAN**  
 SCALE: 1" = 20'-0"  
 N MAGNETIC NORTH

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD	EXISTING HEIGHT & SPREAD
T1	MICHELIA CHAMPACA 'ALBA'	WHITE SANDALWOOD TREE	EXISTING	24	30' HT 12' W.	-
T2	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	EXISTING	3	40' HT 40' W.	-
T3	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	EXISTING	5	50' HT 35' W.	-
T4	UNSPECIFIED	UNSPECIFIED	15 GAL.	3	-	-
S1	LIMONIUM PEREZIL	SEAFOAM STATICE	EXISTING	6	2' HT 3' W.	-
S2	CEANOTHUS CRISEUS HORIZONTALIS	YANKEE POINT CEANOTHUS	EXISTING	1	2' HT 8' W.	-
S3	CISTUS CRISPUS	ROCK ROSE-PINK	EXISTING	52	4' HT 4' W.	-
S4	ECHINUM CANDICANS	PRIDE OF MADERA	EXISTING	1	3' HT 10' W.	-
S5	RHAPHIOLIS INDICA	INDIAN HAWTHORNE	EXISTING	5	5' HT 8' W.	-
S6	MIMULUS PUNICEUS	RED MONKEY FLOWER	EXISTING	1	2' HT 2' W.	-
S7	HETEROMELES ARBUTIFOLIA	CALIFORNIA HOLLYWOOD BERRY	EXISTING	1	35' HT 35' W.	-
S8	QUERCUS DUMOSA	NUTTALL'S SCRUB OAK	EXISTING	1	6' HT 12' W.	-

PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME  
**BEELER CANYON**  
 16688 STONEBRIDGE PARKWAY  
 SAN DIEGO, CA 92145  
 SAN DIEGO COUNTY

DRAWING DATES

05/30/09	90% ZD (cl)
04/08/09	90% ZD (cp)
05/11/09	90% ZD (rd)
05/13/09	90% ZD (rd)
05/28/09	1-A CERT. (rd)
05/28/09	100% ZD (rd)
06/19/09	REVISED ZD 100% (cl)
09/24/09	REVISED ZD 100% (cl)
01/08/10	REVISED ZD 100% (cl)
01/12/10	REVISED ZD 100% (cl)
03/18/10	REVISED ZD 100% (rd)
03/17/10	REVISED ZD 100% (rd)

SHEET TITLE  
**LANDSCAPE DEVELOPMENT PLAN**

PROJECTS\verizon\090152d\090152L1.dwg

**LEGEND:**

- AC ASPHALT CONCRETE
- APX ASPX
- BD BOLLARD
- BLD BUILDING
- BW BACK OF WALK
- CLF CONCRETE FLOW LINE
- CLM CHAIN LINK FENCE
- CLN COLUMN
- CPD CONCRETE PAD
- D DIAMETER
- DR DOOR
- EBX ELECTRICAL BOX
- ECAB ELECTRICAL CABINET
- EDC EDGE OF CONCRETE
- EPB ELECTRICAL PULL BOX
- FD FOUND
- FH FIRE HYDRANT
- FM FM ANTENNA
- FS FINISHED SURFACE
- FW FRONT OF WALK
- GEN GENERATOR
- GL GUTTER LIP
- GT GATE
- GTP GATE POST
- H HEIGHT
- ICV IRRIGATION CONTROL VALVE
- IN INCHES
- ISFW INSIDE FACE OF WALL
- LDR LADDER
- LTT LEAD, TACK, AND TAG
- NG NATURAL GROUND
- RL RAIL
- S/W SPIKE AND WASHER
- SDGVLT SDGAGE VAULT
- SDMH STORM DRAIN MANHOLE
- S STREET
- SLPB STREET LIGHT PULL BOX
- STP STEPS
- TBX TELCO BOX
- TC TOP OF CURB
- TC TOP OF GRATE
- TNK TANK
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- TP TOP
- TR TREE
- TRN TRANSFORMER
- TRR TREE ROW
- TRSR TRUCK
- UA UTILITY AREA
- UCAB UTILITY CABINET
- UCAN UTILITY CAN
- UPB UTILITY PULL BOX
- URSR UTILITY RISER
- VLT VAULT
- VVP VERTICAL PIPE
- VT VENT
- WCB WATER CBN
- WC WATER CAN
- WF WROUGHT IRON FENCE
- WM WATER METER
- WMN WELL MONUMENT
- WV WATER VALVE
- YL YARD LIGHT

- BLOCK WALL
- ⊙ BOLLARD
- - - CHAIN LINK FENCE
- CENTERLINE
- FIRE HYDRANT
- FOUND MONUMENT
- GRATE
- IRRIGATION CONTROL VALVE
- STORM DRAIN MANHOLE
- STREET LIGHT PULL BOX
- STREET LIGHT
- VENT
- WATER CAN
- WATER METER
- WATER VALVE
- WROUGHT IRON FENCE
- ☆ YARD LIGHT

**COORDINATES: (NORTH AMERICAN DATUM 1983)**

LATITUDE 32°55'36.44" N  
LONGITUDE 117°00'29.89" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASHTeCH" G.P.S. RECEIVERS AND ASHTeCH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

**BASIS OF BEARINGS:**

THE CENTERLINE OF STONEBRIDGE PARKWAY BEING NORTH 59°13'46" EAST PER SYCAMORE ESTATES PHASE II UNIT 8, MAP NO. 15130 RECORDS OF SAN DIEGO COUNTY.

**ASSESSOR'S IDENTIFICATION:**

SAN DIEGO COUNTY A.P.N. 325-110-12

**AREA:**

0.73± ACRES PER SAN DIEGO COUNTY ASSESSOR

**BENCH MARK:**

CITY OF SAN DIEGO, CALIFORNIA, BENCH MARK, VERTICAL CONTROL (E16-010), INDEX NO. 2706 17467.  
BRASS PLUG IN TOP INLET LOCATED ON NORTHERLY SIDE OF POMERADO ROAD AND 1200' WESTERLY OF FAIRBROOK ROAD.  
ELEVATION: 647.535 FEET A.M.S.L.

**TITLE REPORT IDENTIFICATION:**

LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT; FILE NO. 11637239-10, DATED AS OF MAY 1, 2009.

**EASEMENT NOTES:**

EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT; FILE NO. 11637239-10, DATED AS OF MAY 1, 2009.

5. AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR CONSERVATION PURPOSES; RECORDED ON OCTOBER 31, 2002 AS INSTRUMENT NO. 02-0968342 OF OFFICIAL RECORDS. (SAID EASEMENT DOES NOT AFFECT THE SITE, LIES ±1896 SLY OF LEGAL DESCRIPTION SHOWN HEREON.)

6. AN EASEMENT GRANTED TO SAN DIEGO COUNTY WATER AUTHORITY FOR WATER PIPELINE AND TUNNEL PURPOSES; RECORDED ON JUNE 30, 2004 AS INSTRUMENT NO. 2004-0615841 OF OFFICIAL RECORDS. (SAID EASEMENT DOES NOT AFFECT THE SITE, LIES ±2686 SWY OF LEGAL DESCRIPTION SHOWN HEREON.)

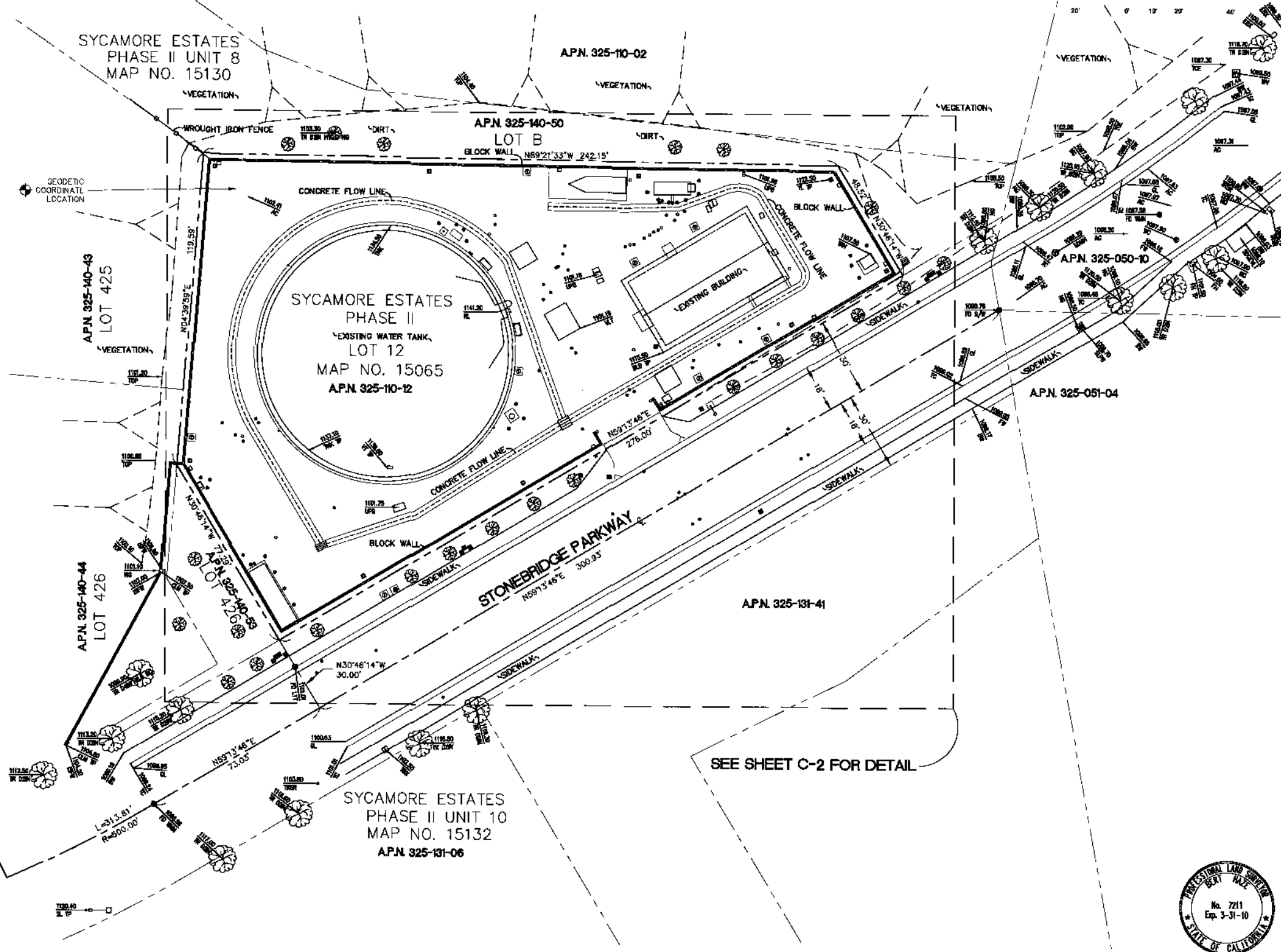
**LEGAL DESCRIPTION:**

LOT 12 OF SYCAMORE ESTATES PHASE II, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 15065 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 10, 2005.

**DATE OF SURVEY:**

MARCH 6, 2009

SCALE: 1" = 20'



SEE SHEET C-2 FOR DETAIL

SEE SHEET C-2 FOR SITE DETAILS



**Booth & Suarez**  
ARCHITECTURE || PLANNING  
VALERIE P. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT  
P.O. BOX 4851, CULVERCITY, CA 90230 (310) 414-8274

PREPARED FOR  
**verizonwireless**  
Southern California  
15505 Sand Canyon Ave. Irvine, CA 92618

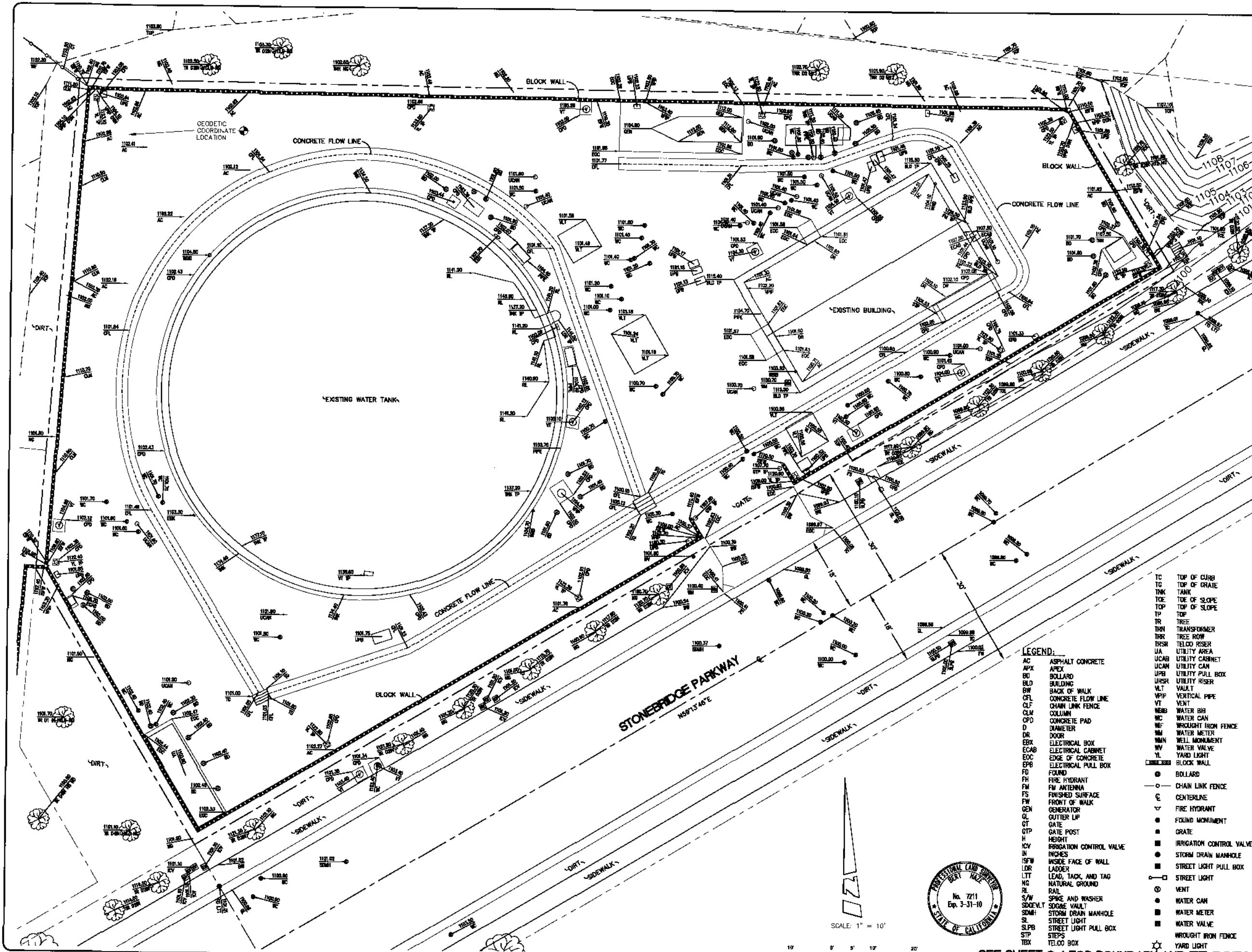
CONSULTANT  
**BERT HASE**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
3188 AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
714 557-1568 FAX

JN. 710.069  
PROJECT NAME  
**BEELER CANYON**  
PROJECT NUMBER  
**N/A**  
16688 STONEBRIDGE PARKWAY  
SAN DIEGO, CA 92145  
SAN DIEGO COUNTY

DRAWING DATES  
03/12/09 ISSUED FOR REVIEW (YT)  
03/19/09 REV. PER ARCH (CW)  
05/27/09 ADDED GEO. COORD. LOC. (CW)  
05/28/09 ADDED TITLE INFO. (CW)

SHEET TITLE  
**TOPOGRAPHIC SURVEY**

path  
**C-1**



**LEGEND:**

AC	ASPHALT CONCRETE	TC	TOP OF CURB
APX	APEX	TK	TOP OF GRATE
BD	BOLLARD	TNK	TOP OF TANK
BLD	BUILDING	TOE	TOE OF SLOPE
BW	BACK OF WALK	TOP	TOP OF SLOPE
CFL	CONCRETE FLOW LINE	TP	TOP
CLF	CHAIN LINK FENCE	TR	TREE
CLM	COLUmn	TRN	TRANSFORMER
CPD	CONCRETE PAD	TRR	TREE ROW
D	DIAMETER	TRSN	TELECO RISER
DR	DOOR	UA	UTILITY AREA
EBX	ELECTRICAL BOX	UCAB	UTILITY CABINET
ECAB	ELECTRICAL CABINET	UCAN	UTILITY CAN
ECC	EDGE OF CONCRETE	UPB	UTILITY PULL BOX
EPB	ELECTRICAL PULL BOX	URSR	UTILITY RISER
FD	FOUND	VLT	VAULT
FI	FIRE HYDRANT	VP	VERTICAL PIPE
FM	FM ANTENNA	VT	VENT
FS	FINISHED SURFACE	WBB	WATER BI
FW	FRONT OF WALK	WC	WATER CAN
GEN	GENERATOR	WIF	WROUGHT IRON FENCE
GL	GUTTER LIP	WM	WATER METER
GT	GATE	WMN	WELL MONUMENT
GTP	GATE POST	WV	WATER VALVE
H	HEIGHT	YL	YARD LIGHT
ICV	IRRIGATION CONTROL VALVE	WB	BLOCK WALL
IN	INCHES	●	BOLLARD
ISFW	INSIDE FACE OF WALL	○	CHAIN LINK FENCE
LDR	LADDER	⊙	CENTERLINE
LTT	LEAD, TACK, AND TAG	⊕	FIRE HYDRANT
NG	NATURAL GROUND	■	FOUND MONUMENT
RL	RAIL	■	GRATE
S/W	SPIKE AND WASHER	■	IRRIGATION CONTROL VALVE
SDGEMT	SDGEE VAULT	■	STORM DRAIN MANHOLE
SDMH	STORM DRAIN MANHOLE	■	STREET LIGHT PULL BOX
SL	STREET LIGHT	○	STREET LIGHT
SLPB	STREET LIGHT PULL BOX	○	VENT
STP	STEPS	●	WATER CAN
TBX	TELECO BOX	●	WATER METER
		■	WATER VALVE
		⊕	WROUGHT IRON FENCE
		☆	YARD LIGHT



SCALE: 1" = 10'

SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO.

**Booth & Suarez**  
 ARCHITECTURE ■ PLANNING  
 WILLIAM R. BOOTH ARCHITECT ROBERT J. SUAREZ ARCHITECT  
 P.O. BOX 4851, CARLSBAD, CA 92018 (760) 434-8474

PREPARED FOR  
**Verizon Wireless**  
 Southern California  
 15505 Sand Canyon Ave. Irvine, CA 92618

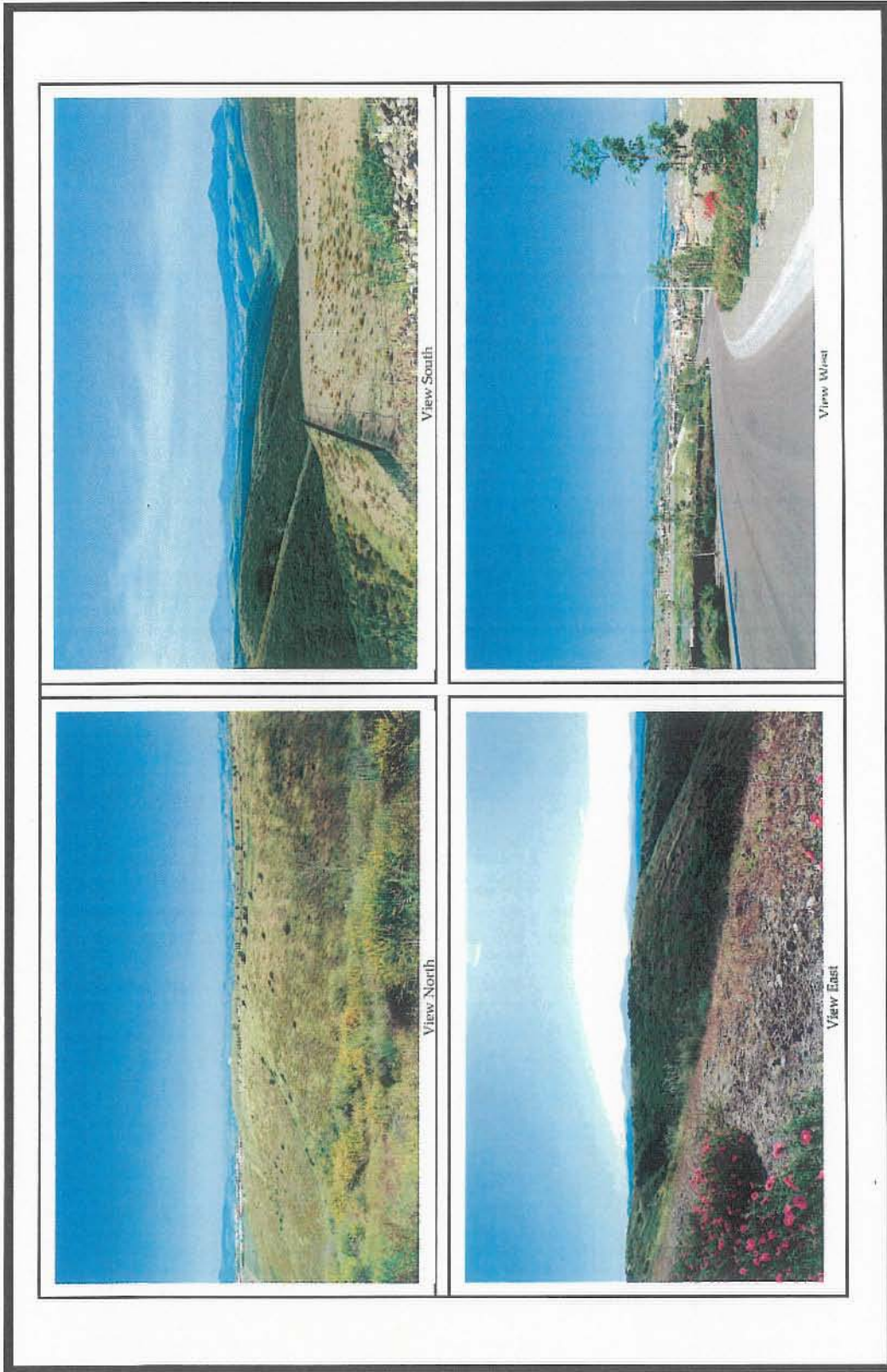
CONSULTANT  
**BERT HAZE**  
 AND ASSOCIATES, INC.  
 LAND SURVEYING & MAPPING  
 3188 AIRWAY AVENUE, SUITE K1  
 COSTA MESA, CALIFORNIA 92626  
 714 557-1567 OFFICE  
 714 557-1588 FAX

JN. 710.069  
 PROJECT NAME  
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 PROJECT NUMBER  
**N/A**  
 16688 STONEBRIDGE PARKWAY  
 SAN DIEGO, CA 92145  
 SAN DIEGO COUNTY

DRAWING DATES  
 03/12/09 ISSUED FOR REVIEW (YT)  
 03/19/09 REV. PER ARCH (CW)  
 05/27/09 ADDED GEO. COORD. LOC. (CW)  
 05/28/09 ADDED TITLE INFO. (CW)

SHEET TITLE  
**TOPOGRAPHIC SURVEY**

path  
**C-2**



## Site Photos

Verizon Wireless Beeler Canyon Project No. 180059  
Stonebridge Parkway, San Diego, CA 92145







East Elevation



Exterior entry location to Monopine located within premises



West Elevation



Exterior entry location to equipment located within premises

## Site Photos

Verizon Wireless Beeler Canyon Project No. 180059  
Stonebridge Parkway, San Diego, CA 92145





## Photosimulation



**Verizon Wireless Beeler Canyon Project No. 180059**  
**Stonebridge Parkway, San Diego, CA 92145**





# Photosimulation



**Verizon Wireless Beeler Canyon Project No. 180059**  
**Stonebridge Parkway, San Diego, CA 92145**

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23432377

**PLANNED DEVELOPMENT PERMIT NO. 699784  
SITE DEVELOPMENT PERMIT NO. 699783  
NEIGHBORHOOD USE PERMIT NO. 650018  
VERIZON WIRELESS BEELER CANYON PDS NO. 180059  
PLANNING COMMISSION**

This Planned Development Permit No. 699784, Site Development Permit No. 699783 and Neighborhood Use Permit No. 650018 is granted by the Planning Commission of the City of San Diego to the CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] "Chapter 12, Article 6, Division 6", "Chapter 12, Article 6, Division 5" and "Chapter 12, Article 6, Division 2" and Section 141.0420. The project site is located at 16688 Stonebridge Parkway, San Diego, CA 92145 in the AR-1-1 zone of the Rancho Encantada Community Planning area. The project site is legally described as Lot 12 of Sycamore Estates Phase II, in the City of San Diego, State of California, as shown on Map No. 15065, filed in The Office of the Said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 22, 2010, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of a 35-foot high mono-pine. The facility will contain a total of twelve (12) panel antennas and one microwave dish. The associated equipment shall be located inside a 296 square-foot CMU equipment enclosure behind the existing 8-foot high CMU wall as illustrated in the approved 'Exhibit A' dated April 22, 2010.
- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the

adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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.
2. This Planned Development Permit [PDP], Site Development Permit [SDP] and Neighborhood Use Permit [NUP] and corresponding use of this site shall **expire on April 22, 2020**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit, unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration date of this Planned Development Permit [PDP], Site Development Permit [SDP] and Neighborhood Use Permit [NUP] the Permittee may submit a new permit application to the Development Services Department for consideration with review and a decision by the appropriate decision makers at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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 Permittee shall secure all necessary Right-of-Way permits. The Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the 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 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 applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

**ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

15. Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**WATER REQUIREMENTS:**

16. It is the sole responsibility of the Permittee for any damage caused to city of San Diego public water facilities, adjacent to the project site, due to the construction activities associated with this project. In the event any such facility loses integrity then, the Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

17. The Permittee shall be required to place appropriate signs per CAL-OSHA requirements to the satisfaction of Development Services Department.

18. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

19. Provide RF Transparent socks fully covering the front and back of each antenna. Any exposed portion of the antennas shall be painted to match the mono-pine tree foliage to the satisfaction of the Development Services Department.

20. At no point in time, shall the approved Permittee antennas located on the mono-pine be different in sizes (Length, width, or height) other than the ones shown on the stamped approved plans.

21. All exposed cables, brackets and supports shall be painted to match the mono-pine to the satisfaction of the Development Services Department.

22. The starting branch height shall be at 11 feet 3 inches as illustrated in the stamped approved 'Exhibit A'.

23. A four-foot diameter microwave dish shall be installed and concealed behind RF transparent needle sock to match color of mono-pine foliage to the satisfaction of the Development Services Department.
24. The branches shall extend a minimum of 24 inches beyond the proposed antennas to the satisfaction of the Development Services Department.
25. All proposed hand-holes shall be covered with bark material to match mono-pine trunk to the satisfaction of the Development Services Department.
26. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. No doghouse will be allowed as part of this installation.
27. No exposed pipes or mounting apparatus absent antennas shall be installed at any time. Pipes shall not be longer than the antennas.
28. The applicant is required to provide color samples of the mono-pine prior to Building Permit issuance. This is to ensure that the proposed mono-pine integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact mono-pine color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built mono-pine.
29. All GPS antennas and equipment cabinets shall be installed inside the proposed 296 square feet CMU equipment enclosure.
30. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and exhibits (including, but not limited to, elevations, and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.
31. 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 Permittee.
32. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
33. No mechanical equipment, tank, duct, elevator, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.
34. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable

runs, and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

35. The applicant of record is responsible for notifying the city within 30 days of the sale or takeover of this site to any other provider.

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

37. Prior to the issuance of a Building Permit, the telecommunication provider 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 should be considered in the radio frequency model study.

38. The photosimulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is aware of what the completed design was approved to look like. Final inspection shall not be granted until the final product conforms to the stamp approved plans and approved photosimulation(s).

39. Per LDC Section §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

40. Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please call (619) 630-9373 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.

41. Prior to issuance of construction permits, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Department Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

#### **INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 22, 2010 and Resolution No. PC-10-025.



Date of Approval: April 22, 2010  
PTS No. 180059; Internal No. 23432377  
Planned Development Permit No. 699784  
Site Development Permit No. 699783  
Neighborhood Use Permit No. 650018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Simon Tse, Associate Planner  
City of San Diego

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1180 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.**

**[CITY OF SAN DIEGO]**  
Owner

By \_\_\_\_\_  
PRINT NAME:  
PRINT TITLE:

**[VERIZON WIRELESS]**  
Permittee

By \_\_\_\_\_  
PRINT NAME:  
PRINT TITLE:

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1180 et seq.**



PLANNING COMMISSION  
RESOLUTION NO. PC-10-025  
PLANNED DEVELOPMENT PERMIT NO. 699784  
SITE DEVELOPMENT PERMIT NO. 699783  
NEIGHBORHOOD USE PERMIT NO. 650018  
**VERIZON WIRELESS BEELER CANYON PTS NO. 180059**

WHEREAS, CITY OF SAN DIEGO, Owner & VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to install a Wireless Communication Facility (WCF) consisting of a 35-foot high mono-pine with a total of twelve (12) panel antennas and one microwave dish. The equipment associated with this project shall be located inside a 296 square-foot CMU equipment enclosure behind the existing 8-foot high CMU wall as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 699784, Site Development Permit No. 699783 and Neighborhood Use Permit No. 650018;

WHEREAS, the project site is located at 16688 Stonebridge Parkway, in the AR-1-1 zone within the Rancho Encantada Community Plan.

WHEREAS, the project site is legally described as Lot 12 of Sycamore Estates Phase II, in the City of San Diego, State of California, as shown on Map No. 15065, filed in The Office of the Said County.

WHEREAS, on April 22, 2010, the Planning Commission of the City of San Diego considered Planned Development Permit No. 699784, Site Development Permit No. 699783 and Neighborhood Use Permit No. 650018 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated April 22, 2010.

**FINDINGS:**

**Planned Development Permit - Section 126.0604**

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

The City of San Diego General Plan recommends that all wireless communication facilities (WCF) minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. As designed, the faux mono-pine will consist of a total of sixty-one (61) branches to effectively conceal the antennas and all associated mounting brackets from the surrounding area. Additionally, each proposed antenna is fully concealed inside antenna socks as a camouflaging technique to improve the overall mono-pine appearance. Verizon Wireless will also conceal their equipment cabinets inside a new 296 square foot equipment enclosure behind the existing 8-foot high CMU wall.

The Rancho Encantada Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. Therefore, the proposed development would not adversely affect the Rancho Encantada Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require Verizon Wireless to provide an RF study prior to building permit issuance. 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;**

The project complies with all applicable development regulations of the Land Development Code, with the exception of height, setbacks and the size of the equipment enclosure. The proposed height of the monument tower is 35-feet which exceeds the maximum allowable height within the AR-1-1 zone of 30-feet. The project is located in the AR zone and is the antennas associated with this WCF is at least a minimum of 100 feet away from the property lines of daycares, elementary and middle school, and residential use. Such projects require a Neighborhood Use Permit, Process 2 decision however; due to Environmentally Sensitive Land (ESL) and the request for a setback, height and equipment enclosure size deviations for the proposed 35-foot high faux mono-pine, a Planned Development Permit is required and processed as a consolidated Process Four level decision. The 35-foot proposed mono-pine has been designed to be minimally visible with the additional landscaping. The mono-pine will utilize antenna socks fully concealing each antenna providing an aesthetically pleasing result to the extent possible. The equipment will be located behind the existing 8-foot high CMU wall, not visible to the public. As designed, the project does comply with Land Development Code Section 141.0420 Wireless Communication Regulations. This section of the Code requires all applicants to conceal or minimize the visual impacts of the Wireless Communication Facilities through integration. Such integration includes the use of architecture, landscaping and creative siting solutions.

**4. The proposed development, when considered as a whole, will be beneficial to the community; and**

Verizon Wireless and other wireless services are required to provide cellular coverage to all areas. This means that they attempt to fill areas with no coverage or limited capacity, called “coverage gaps” with additional wireless facilities. The City encourages that these facilities be located outside of residential areas and designed to be completely concealed minimizing all visual impacts whenever possible. The project may be reviewed and processed as an NUP, Process 2 if the faux tree was at or below 30-feet. However, granting this deviation would accommodate additional

future carriers if needed and would potentially avoid the need for any additional vertical elements. The camouflaging techniques with the antenna socks and the screening with the proposed landscaping will help improve the surrounding views to and from the existing water tank while still providing the necessary coverage, and when considered as a whole, will be beneficial to the community.

- 5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The proposed faux mono-pine has been designed to include antenna socks, and approximately 61 branches to effectively conceal the antennas and all associated mounting brackets from the surrounding area. While the proposed faux mono-pine and the equipment are within required setbacks, as proposed these items are located behind the existing 8-foot high CMU wall resulting in minimal visual impact. If these items were to be moved to comply with setbacks, access for the water department surrounding the water tank would be impaired. Additionally, locating both the mono-pine and the equipment area in the required setback would limit Verizon's access to and from the site. As designed, Verizon has two independent access points to their equipment and mono-pine from two separate gates. For security purposes, the water department would prefer to restrict access within the water tank property to City Employees only. Moving the equipment and mono-pine to comply with the setback would make it difficult to have such restrictions without redesigning the water tank property. The deviation for an additional 5 feet in height would allow for a collocatable structure, accommodating future carriers and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. The equipment enclosure also exceeds the maximum allowable size of 250 square feet per LDC 141.0420 however, these items shall be placed behind the existing 8-foot high CMU wall and will not be visible from any public perspectives.

**Conditional Use Permit - Section 126.0305**

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

The City of San Diego General Plan recommends that all wireless communication facilities (WCF) minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. As designed, the faux mono-pine will consist of a total of 61 branches (considered to be a high density tree) to effectively conceal the antennas and all associated mounting brackets from the surrounding area. Additionally, each proposed antenna is fully concealed inside antenna socks as a camouflaging technique to improve the overall mono-pine appearance. Verizon Wireless will also conceal their equipment cabinets inside a new 296 square foot equipment enclosure behind the existing 8-foot high CMU wall.

The Rancho Encantada Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF are separately regulated uses, which have limitations or require compliance with conditions in order to minimize

potential impacts. Therefore, the proposed development would not adversely affect the Rancho Encantada Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require Verizon Wireless to provide an RF study prior to building permit issuance. 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 to the maximum extent feasible with the regulations of the Land Development Code; and**

The project complies with all applicable development regulations of the Land Development Code, with the exception of height, setbacks and the size of the equipment enclosure. The proposed height of the monument tower is 35-feet which exceeds the maximum allowable height within the AR-1-1 zone of 30-feet. The project is located in the AR zone and the antennas associated with this WCF is at least a minimum of 100 feet away from the property lines of daycares, elementary and middle school, and residential use. Such projects require a Neighborhood Use Permit, Process 2 decision however; due to Environmentally Sensitive Land and the request for a setback, height and equipment enclosure size deviations for the proposed 35-foot high faux mono-pine, a Planned Development Permit is required and processed as a consolidated Process Four level decision. The 35-foot proposed mono-pine has been designed to be minimally visible with the additional landscaping. The mono-pine will utilize antenna socks fully concealing each antenna providing an aesthetically pleasing result to the extent possible. The equipment will be located behind the existing 8-foot high CMU wall, not visible to the public. As designed, the project does comply with Land Development Code Section 141.0420 Wireless Communication Regulations. This section of the Code requires all applicants to conceal or minimize the visual impacts of the Wireless Communication Facilities through integration. Such integration includes the use of architecture, landscaping and creative siting solutions.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties when possible. In this situation, Verizon is locating their WCF next to an existing 39-ft high water tank surrounded by an existing 8-ft high CMU wall. This is a Preference 2 level decision in accordance to Council Policy 600-43; however, due to Environmentally Sensitive Land and the deviations requested by Verizon Wireless, the project decision process was elevated to a Process 4 decision. Even so, Verizon’s proposal to install a 35-foot high multi-carrier faux mono-pine complies with the Wireless Communication Facility regulations and the Wireless Communication Facility Guidelines. Additionally, this site will provide E911 services as well as, address Verizon’s limited network coverage to the roadways, homes, and business located in the area. Thus, the proposed use is appropriate for this site.

**Site Development Permit - Section 126.0504****1. The proposed development will not adversely affect the applicable land use plan;**

The City of San Diego General Plan recommends that all wireless communication facilities (WCF) minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. As designed, the faux mono-pine will consist of a total of sixty-one (61) branches (considered to be a high density tree) to effectively conceal the antennas and all associated mounting brackets from the surrounding area. Additionally, each proposed antenna is fully concealed inside antenna socks as a camouflaging technique to improve the overall mono-pine appearance. Verizon Wireless will also conceal their equipment cabinets inside a new 296 square foot equipment enclosure behind the existing 8-foot high CMU wall.

The Rancho Encantada Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. Therefore, the proposed development would not adversely affect the Rancho Encantada Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require Verizon Wireless to provide an RF study prior to building permit issuance. 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 applicable regulations of the Land Development Code.**

The project complies with all applicable development regulations of the Land Development Code, with the exception of height, setbacks and the size of the equipment enclosure. The proposed height of the monument tower is 35-feet which exceeds the maximum allowable height within the AR-1-1 zone of 30-feet. The project is located in the AR zone and the antennas associated with this WCF is at least a minimum of 100 feet away from the property lines of daycares, elementary and middle school, and residential use. Such projects require a Neighborhood Use Permit, Process 2 decision however; due to the adjacent Environmentally Sensitive Land and the request for a setback, height and equipment enclosure size deviations for the proposed 35-foot high faux mono-pine, a Planned Development Permit is required and processed as a consolidated Process Four level decision. The 35-foot proposed mono-pine has been designed to be minimally visible with the additional



landscaping. The mono-pine will utilize antenna socks fully concealing each antenna providing an aesthetically pleasing result to the extent possible. The equipment will be located behind the existing 8-foot high CMU wall, not visible to the public. As designed, the project does comply with Land Development Code Section 141.0420 Wireless Communication Regulations. This section of the Code requires all applicants to conceal or minimize the visual impacts of the Wireless Communication Facilities through integration. Such integration includes the use of architecture, landscaping and creative siting solutions.

### **Supplemental Findings--Environmentally Sensitive Lands**

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

The project site is currently developed with an existing water tank surrounded by open space. The fenced in portion of the facility is completely paved and is devoid of vegetation. Portions of the Wireless Communication Facility are located outside and within 100-feet of sensitive biological resources and 40 feet from the top of slopes of steep hillsides; more specifically, the underground utility trenching (Approximately 24 inches wide by 48 inches in depth, for 200 linear feet). The project as designed would not result in a direct or indirect impact to the adjacent sensitive biological resources or the steep hillsides. Therefore, this site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

Excavation is anticipated with the installation of the footings for the faux tree. The proposed equipment will be installed above ground with minor trenching to and from the mono-pine. The installation of the 35-foot high mono-pine will not result in undue risk from geologic and erosional forces, flood hazards or fire hazards.

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

The project site is currently developed with an existing water tank surrounded by open space. The fenced in portion of the facility is completely paved and is devoid of vegetation. Portions of the Wireless Communication Facility are located outside and within 100-feet of sensitive biological resources and 40 feet from the top of slopes of steep hillsides; more specifically, the underground utility trenching (Approximately 24 inches wide by 48 inches in depth, for 200 linear feet). The proposed mono-pine and the equipment shall be placed inside the existing property behind the existing 8-foot high CMU wall and has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The proposed equipment and mono-pine will be located in a previously graded pad which is not located within or adjacent to the MHPA. The underground utility trenching (approximately 24 inches wide and 48 inches in depth and for 200 linear feet), is located immediately outside the 8-

foot high CMU wall with minimal impact to the surrounding biological resources. The project as designed is consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) subarea Plan.

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

The project site is not located adjacent to public beaches and therefore will not contribute to the erosion of public beaches or adversely impact shoreline sand supply.

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

The project site is currently developed with an existing water tank surrounded by open space. The Verizon WCF (e.g., mono-pine and associated equipment) is proposed within the existing concrete wall however a portion of the underground telco conduits and stepping stones are proposed outside of the existing wall. These project elements would be located within the existing dirt pathway and would not encroach into ESL lands (e.g., Diegan coastal sage scrub), but would be located within 100 feet of sensitive biological resources and 40 feet from the top of slopes of steep hillsides; therefore, a SDP is required. The proposed development will not result in any negative impacts and will not contain any mitigation conditions.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 699784, Site Development Permit No. 699783 and Neighborhood Use Permit No. 650018 is hereby GRANTED by the Planned Development Permit and Conditional Use Permit to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 699784, Site Development Permit No. 699783 and Neighborhood Use Permit No. 650018 copy of which is attached hereto and made a part hereof.

\_\_\_\_\_  
Simon Tse - Associate Planner -Development Services

Adopted on: April 22, 2010

Internal Order No. 23432377



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 7, 2010

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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**DATE OF HEARING:** April 22, 2010  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
202 C Street, San Diego, California 92101

**PROJECT TYPE:** PLANNED DEVELOPMENT PERMIT, NEIGHBORHOOD  
USE PERMIT, AND SITE DEVELOPMENT PERMIT  
PROCESS LEVEL 4

**PROJECT NUMBER:** 180059  
**PROJECT NAME:** VERIZON WIRELESS BEELER CANYON  
**APPLICANT:** Shelly Kilbourn

**COMMUNITY PLAN AREA:** Rancho Encantada  
**COUNCIL DISTRICT:** District 7

**CITY PROJECT MANAGER:** SIMON TSE, Development Project Manager  
**PHONE NUMBER:** (619) 687-5984

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As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of twelve (12) communication antennas installed to a 35' high faux mono-pine and a 240 square foot equipment enclosure behind the existing 8-ft high CMU wall on the water tank property. The project is located at 16688 Stonebridge Parkway in the AR-1-1 Zone within the Rancho Encantada Community Plan.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning

Commission decision. 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on October 15, 2009 and the opportunity to appeal that determination ended October 29, 2009.

If you have any questions after reviewing this information, you can contact 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 No. 23432377

Revised 12/5/08 RH

# Ownership Disclosure Statement

Project Title: _____	Project No. (For City Use Only) _____
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Form to be completed when property is held in a corporation or partnership.

**Legal Status (please check):**

Corporation   
  Limited Liability or   
  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

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

Corporate/Partnership Name (type or print):  
 City of San Diego  
 Owner     Tenant/Lessee  
 Street Address:  
 1200 Third Avenue, Suite 1700  
 City/State/Zip:  
 San Diego, California 92101  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 619-236-6081                      619-236-6706  
 Name of Corporate Officer/Partner (type or print):  
 Kristin E. Johnson  
 Title (type or print):  
 Supervising Property Agent  
 Signature: \_\_\_\_\_ Date: 10/22/07

Corporate/Partnership Name (type or print):  
 Owner     Tenant/Lessee  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Name of Corporate Officer/Partner (type or print):  
 Title (type or print):  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
 Owner     Tenant/Lessee  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Name of Corporate Officer/Partner (type or print):  
 Title (type or print):  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
 Owner     Tenant/Lessee  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Name of Corporate Officer/Partner (type or print):  
 Title (type or print):  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
 Owner     Tenant/Lessee  
 Street Address:  
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 Title (type or print):  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
 Owner     Tenant/Lessee  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Name of Corporate Officer/Partner (type or print):  
 Title (type or print):  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Scripps Ranch Planning Group

[www.scrippsranhplanning.blogspot.com](http://www.scrippsranhplanning.blogspot.com)

## DRAFT MEETING MINUTES

Thursday, August 6, 2009 at 7:00 p.m.

Scripps Ranch Community Library - Community Room  
10301 Scripps Lake Drive, San Diego, CA 92131  
(858) 538-8158

### I. Welcome!

- A. Call to order : 7: 05pm
- B. Roll Call: Tamar Silverstein, Gordon Boerner, Paul Vaughan, Marc Sorensen, Todd Philips, John Lowe, Bob Petering, John Lyons, John Gardner, Karen Ringel, Natalia Moorhead, Jim Paterniti, Marc Brody, Mike Asaro, Bob Ilko, Marvin Miles  
Excused Absent: Julie Ellis, Mike Page Absent: Marina Sragovicz, Mike Butcher,
- C. Modifications to Agenda: Jerry Mitchell reviewed the Chimney Canyon Creek history and current Restoration project, including a hired biologist for reference. Hand-out distributed, and Project info will be posted in the September SRCA Newsletter. Debris will be hauled out in trucks; cannot be mulched. Only dead or dying Eucalyptus trees will be marked (by City Arborist) and removed.

### II. Non-Agenda Public Comment:

- A. Korean Calvary Church Pastor thanked City and Scripps Ranch for the unanimous project approval and all of the support given to them.
- B. Jon Paten (Scripps Ranch Boy Scout) inquired re: the AM traffic issues at MMS. Discussion response included having parents drop off at the correct area and exit vs parking the car, as well as the SRCA School Transportation Committee's work on the private-paid school buses when MMS opened, noting that there appear to be less children signed up for coming year (therefore exacerbating historical traffic problem).

### III. Announcements

- A. Councilman Carl DeMaio (Kelly Batten):
  - 1. Council out of session in August; reviewed Carl's recent State of the District Speech at SR's MMS location, text available on website.
  - 2. Nominated SRCA Board Secretary Jany Staley for the City's Wireless Cell Towers Committee.
  - 3. Reclaimed Water Purple Pipe hook ups coming to SR High School and a MM park, both as mitigation requirement for a College Area development area. The two areas selected for the mitigation receipt of purple pipe were SRHS and the park over in Mira Mesa.
- B. Miramar Ranch North Planning Committee Update (Bill Crooks): Not present
- C. MCAS Miramar Update (Juan Lias):
  - 1. Last Friday Colonel Frank Ritchie took command of MCAS Miramar.
  - 2. 3<sup>rd</sup> Marine Aircraft Wing will be deployed next year, more information to follow.
  - 3. Oct 2-4 is the MCAS Miramar Air show, Blue Angels and Canadian Snowbirds will perform and will practice at private showing on Oct 1.

### IV. Approval of Minutes:

- 1. June 4, 2009 Minutes: M/S by Vaughan/Ilko Approved 10-0-2
- 2. July 2, 2009 Minutes: M/S by Vaughan/Ringel, Approved 7-0-4

### V. Information Reports, Presentations & Discussion

- A. Chairperson's Report
  - 1. Miramar Water Treatment Plant (to be presented next month)
  - 2. New Planner for Scripps Ranch (announcement sent via email)
- B. County Treasurer-Tax Collector Dan McAllister (not present)

## C. City FEMA Grant – Brush Management (G. Boerner)

Boerner/Ilko met with City Fire Chief to discuss the existing Mayoral moratorium on the identified 117 sites within Scripps Ranch after contractor non-compliance on initial attempts at several sites. Discussions continue re: conflicts in State vs Municipal codes/bulletins relative to Eucalyptus Tree cutting, and focus on ground/ladder fuel vs canopy distancing within the identified budget resources. Discussions also include input from the SRCA, SOSRT, SRMAD and SR Fire Safe Council organizations.

## VI. Action Items

## A. Verizon Wireless Tower on East End of Stonebridge Parkway (K. Diehl)

Karen presented 35ft, 12 Antenna, 1 microwave dish, 12X24 equipment enclosure, completely within the water main grounds surrounding a tank on Stonebridge Parkway, with handout distributed. PDP required for setback issues, 35ft height restriction and 250 sf maximum equipment compound.

**Motion:** Because location is outside SRPG footprint, recommend approval as presented, contingent upon also obtaining approval from the Stonebridge Master HOA. **M/S by Ilko/Boerner approved 16-0-0.**

## VII. Committee Reports

## A. SR LMD-MAD (M. Sorensen) – Update

Donated flag pole will be installed at Jerabek Park, but a flag will not be maintained by MAD (up to park users). Update on Open Space maintenance and need for future MAD assessment increase. Parks will be open this weekend except for Spring Canyon (near the middle of next month)

## B. MCAS Miramar (J. Paterniti) – Update: None

## C. CPC (T. Philips) - Update

1. Recommendation to LU&H to make all Substantial Conformance Reviews Process 2.
2. All SRPG and subcommittee members are now indemnified as long as COW has been completed.
3. Recommendation to change appeal process from 10 to 20 days to give appropriate time to go back to volunteer City Advisory planning groups for response.

## VIII. Adjournment: 8:31pm

*\*Note time-specific items.*

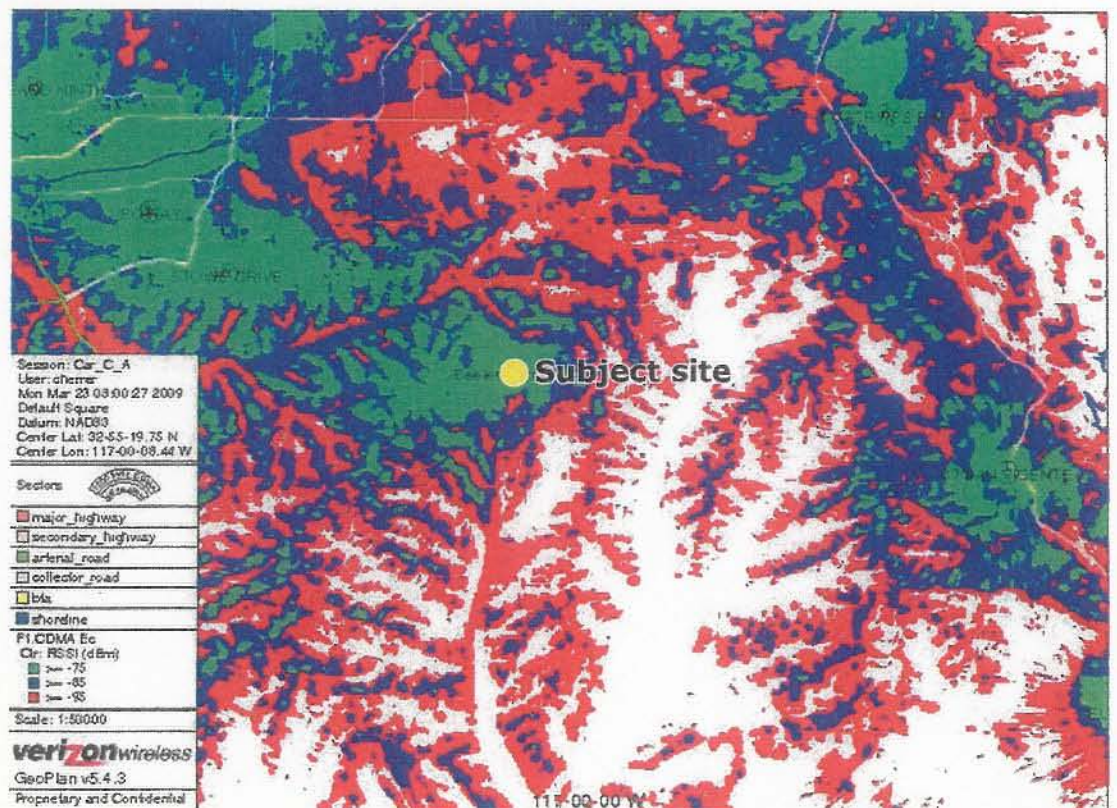
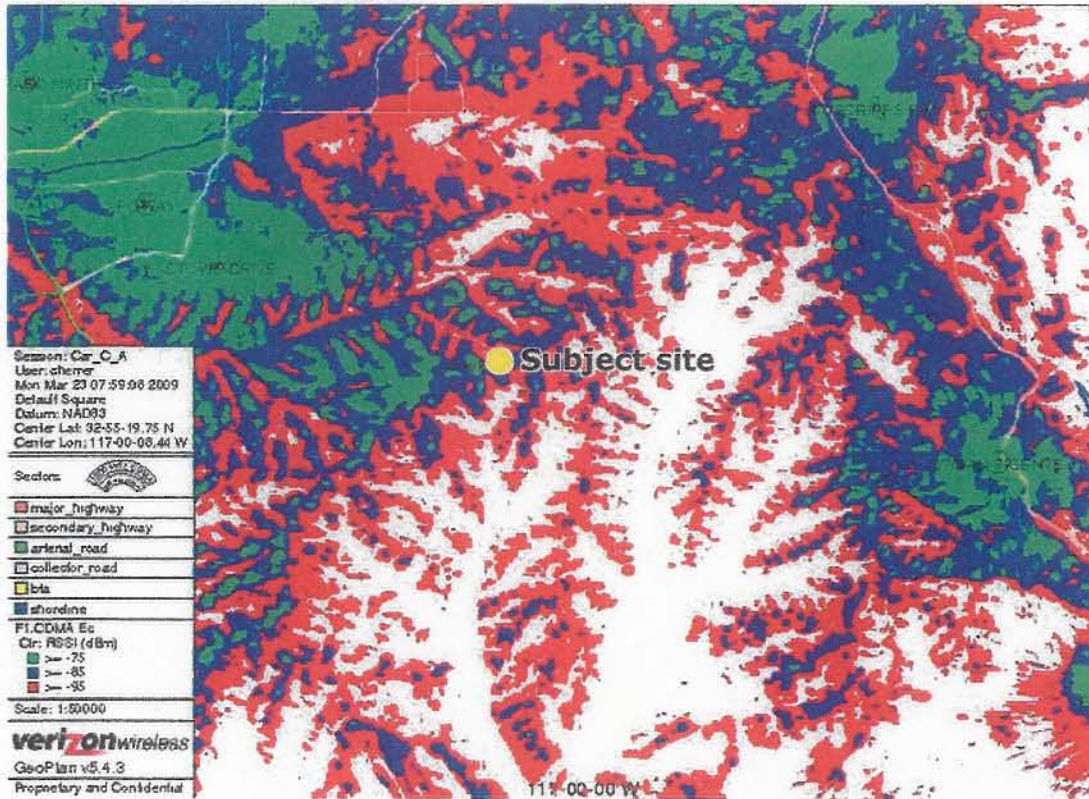
**VERIZON WIRELESS BEELER CANYON**  
**PROJECT CHRONOLOGY**  
**PTS #180059 INT # 23432377**

Date	Action	Description	City Review	Applicant Response
4/29/2009	<b>Completeness Check</b>	<b>Project Deemed Complete</b>		
5/7/2009	First Submittal			
6/5/2009	First Assessment Letter		<b>21 days (Business days)</b>	
7/10/2009	Second Submittal			<b>25 days (Business days)</b>
8/6/2009	Second Assessment Letter		<b>19 days (Business days)</b>	
10/5/2009	Third Submittal			<b>42 days (Business days)</b>
11/4/2009	Third Assessment Letter		<b>22 days (Business days)</b>	
	<del>Fourth</del> Submittal Fourth		<b>(Business days)</b>	
	All issues cleared			
<b>Total Staff Time:</b>		Does not include City Holidays and Furlough	<b>(Business days)</b>	
<b>Total Applicant Time:</b>		Does not include City Holidays and Furlough		<b>(Business days)</b>
<b>Total Project Running Time:</b>		From Deemed Complete to HO Hearing	<b>(Business days)</b>	





**Existing coverage**



**Coverage Levels:**

- Excellent
- Good/Variable
- Poor

**Proposed coverage**



