



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 11, 2010 **REPORT NO. PC-10-089**

ATTENTION: Planning Commission, Agenda of November 18, 2010

SUBJECT: T-MOBILE CONCORD BUILDING - PROJECT NO. 205743.
PROCESS 4.

**OWNER/
APPLICANT:** MISSION GROVE OFFICES LLC.
T-MOBILE WEST CORPORATION

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 123 Camino De La Reina located within the Mission Valley Community Planning Area?

Staff Recommendation: APPROVE Planned Development Permit (PDP) No. 736753.

Community Planning Group Recommendation: The Mission Valley Community Planning Group recommended approval of this project by a vote of 19-0-0 at their September 1, 2010 meeting (Attachment 14).

Environmental Review: This project was determined to be exempt per the Categorical Exemption for Existing Facilities, Section 15301 in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 30, 2010 and the opportunity to appeal that determination ended on October 15, 2009 (Attachment 13).

Fiscal Impact Statement: No cost to the City. All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

The San Diego Municipal Code allows WCF's throughout the City as a "separately regulated use." The intent of the regulations is to allow carriers to provide service throughout the City in a manner that is visually compatible and respectful of the neighborhood context. This project is located in the Mission Valley Community Planning area within an existing commercial lot located at 123 Camino De La Reina. The property is zoned Mission Valley Planned District MV-CO zone.

The antennas are located within an existing flag pole. Equipment associated with the antennas is located adjacent to the flag pole and screened by the existing landscape. WCF's proposed in commercial zones are allowed with Limited Use, Process 1, approvals. In this case, the flag pole does not employ a "tapered" design as required by the WCF Design Requirements. Therefore, a Planned Development Permit, Process 4, is required to deviate from this requirement.

DISCUSSION

Project Description - This project proposes the installation of three (3) antennas (3 sectors of 1 antenna each). The antennas will be located within an existing 47-foot high flagpole. Equipment associated with the antennas is adjacent to the flag pole screened by existing landscape (Attachment 9). The existing WCF was permitted under permit number 95-0350-134 (Attachment 15), on March 16, 2000 to Pacific Bell Wireless. Subsequently, Pacific Bell Wireless was acquired by Cingular Wireless. In 2001, this site was acquired by T-Mobile West Corporation and has been operating under T-Mobile since then. The permit for this WCF expired on March 17, 2010. In an effort to improve this facility, T-Mobile is proposing to replace the existing flag with one that is proportional to the existing 47-foot high flag pole (Attachment 8). A ground mounted floodlight will also be installed to illuminate the flag at night (Attachment 5). No other changes are being proposed.

Community Plan Analysis - The Mission Valley Community Plan does not contain specific policies on wireless communication facility development; therefore there are no Community Plan land use issues associated with the location of the proposed project.

General Plan - The City's General Plan calls for WCF's to be respectful of the neighborhood context. By designing this facility with antennas located within a flag pole, the design is respectful of the neighborhood context and is appropriate at this location. While the flag pole does not utilize a tapered design, the area utilized by the antennas is in proportion to the rest of the flag pole and does not appear to be out of place. T-Mobile will also install a flood light to illuminate the flag at night. The equipment is currently located adjacent to the flag pole and screened by existing landscape.

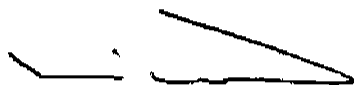
Conclusion - Staff has reviewed the proposed project and has determined the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the Mission Valley Planned District MV-CO zone and the Wireless Communication Antennas Facility Regulations. A Planned Development Permit is required since the flag pole does not employ a "tapered"

design as required by the WCF Design Requirements. The required findings can be made to support staff's recommendation. Therefore, staff recommends the Planning Commission approve Planned Development Permit No. 736753.

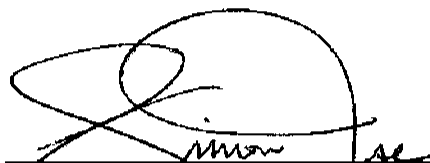
ALTERNATIVES

1. **Approve** Planned Development Permit No. 736753, **with modifications.**
2. **Deny** Planned Development Permit No. 736753, **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:

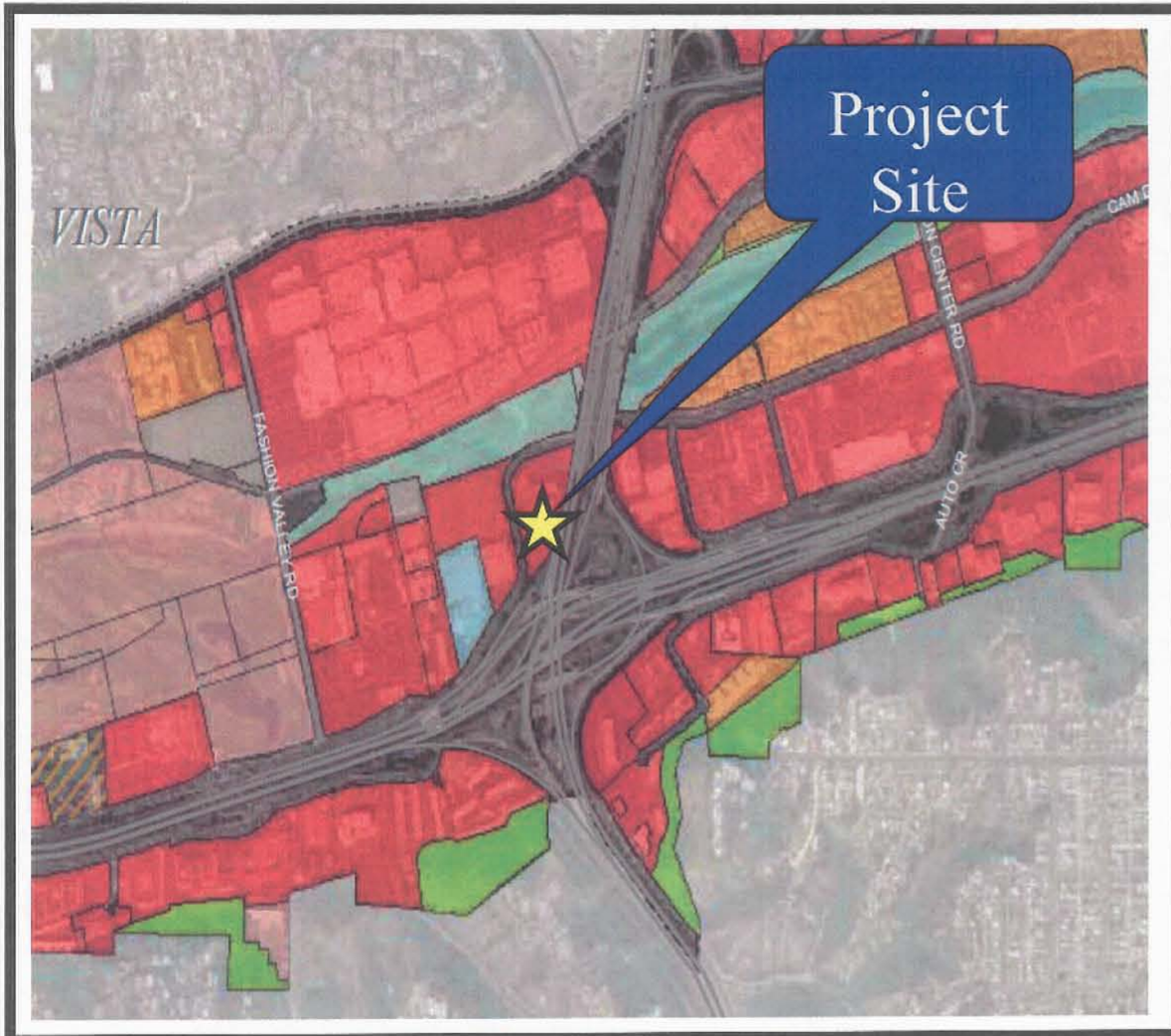
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Photo Simulations
9. Photo Study
10. Project Chronology
11. Notice of Public Hearing
12. Ownership Disclosure Statement
13. Notice of Exemption
14. Community Planning Group Minutes
15. Existing Permit 95-0350-134



Aerial Photo

T-MOBILE- CONCORD BUILDING- PROJECT NO. 205743
123A CAMINO DE LA REINA, SAN DIEGO, CA 92108





Mission Valley

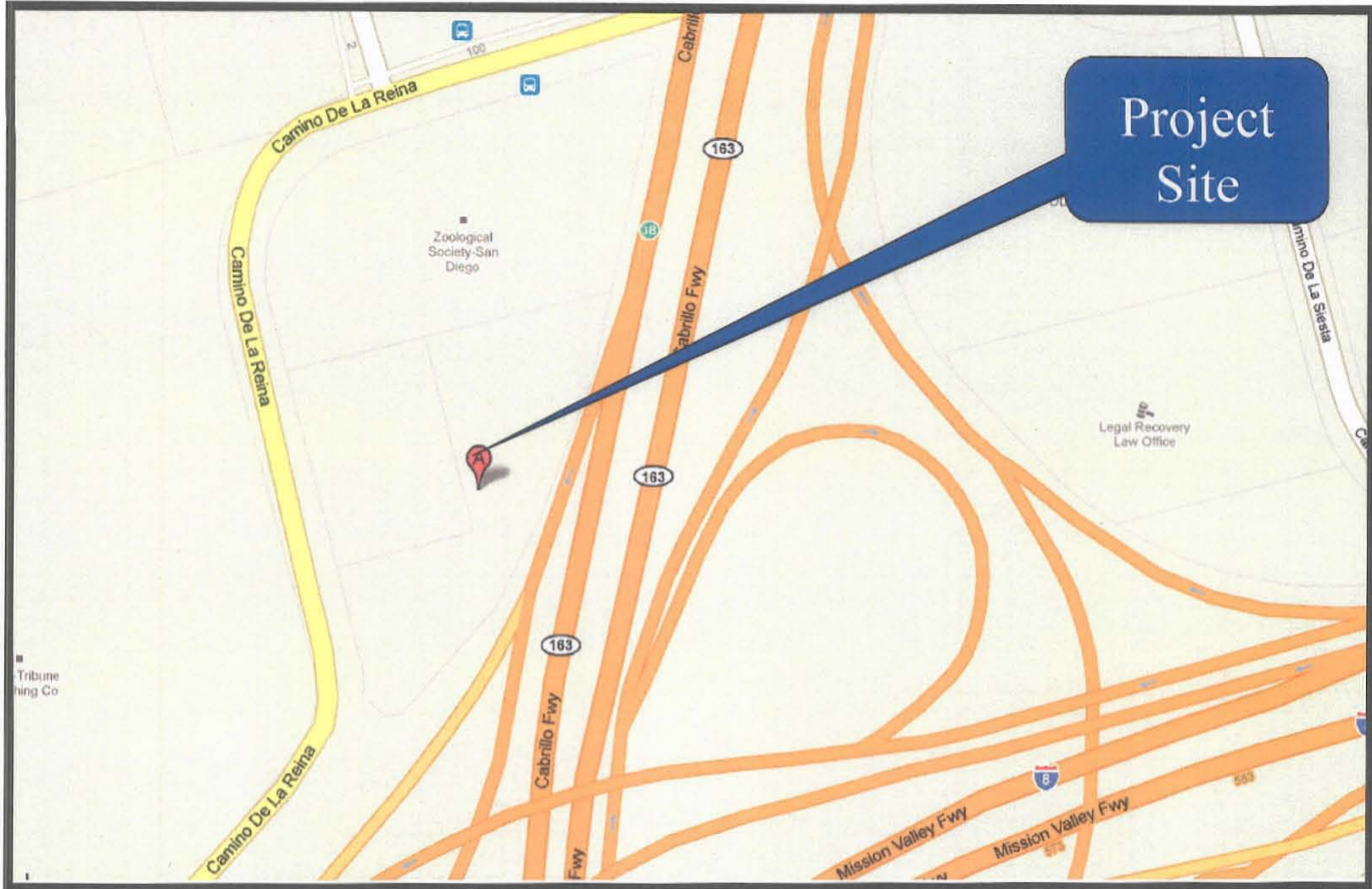
Existing Conditions Land Use

- Legend**
- Single Family Residential
 - Multi Family Residential
 - Multi Family Residential (under construction)
 - Group Quarters
 - Commercial
 - Commercial (under construction)
 - Commercial Recreation
 - Industrial, Warehouse/Storage
 - Sand and Gravel Extraction
 - Communication, Utilities, Parking
 - Institutional, Mission
 - Schools
 - Parks, Open Space
 - Private Recreation
 - Undeveloped
 - Inland Bodies of Water



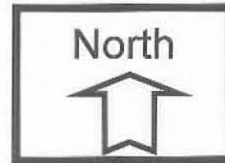
Community Land Use Map (Mission Valley)
T-MOBILE- CONCORD BUILDING- PROJECT NO. 205743
123A CAMINO DE LA REINA, SAN DIEGO, CA 92108





Project Location Map

T-MOBILE- CONCORD BUILDING- PROJECT NO. 205743
123A CAMINO DE LA REINA, SAN DIEGO, CA 92108



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile – Concord Building	
PROJECT DESCRIPTION:	A Wireless Communication Facility (WCF) consisting of 3 antennas (3 sectors of 1 antenna each) located within an existing 47-foot high flagpole. Equipment associated with the antennas will be located within an enclosure adjacent to the flag pole.	
COMMUNITY PLAN AREA:	Mission Valley	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	MVPD-MV-CO	
<u>ZONING INFORMATION:</u>		
Zone:	MVPD-MV-CO	
Front Setback:	None	
Side Setback:	10 feet	
Street Side Setback:	15 feet	
Rear Setback:	8 feet	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	MVPD-MV-CO	Commercial
SOUTH:	MVPD-MV-CO	Commercial
EAST:	MVPD-MV-CO	Commercial
WEST:	MVPD-MV-I	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	In this case, the flag pole does not employ a “tapered” design as required by the Wireless Communication Facility Design Requirements. Therefore, a Planned Development Permit, Process 4, is required to deviate from this requirement.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Mission Valley Planning Group voted 19-0-0 to recommend approval of the project on September 1, 2010.	

ABBREVIATIONS

A.B.	ANCHOR BOLT	GRND.	GROUND
ABV.	ABOVE	HDR.	HANGER
ADD.	ADDITIONAL	HT.	HEIGHT
A.F.F.	ABOVE FINISHED FLOOR	KCB.	ISOLATED COPPER GROUND BUS
A.F.G.	ABOVE FINISHED GRADE	IN.(")	INCHES
ALUM.	ALUMINUM	INT.	INTERIOR
ALT.	ALTERNATE	LB.(#)	POUNDS
ANT.	ANTENNA	L.B.	LAD BOLTS
APPROX.	APPROXIMATE(LY)	L.F.	LINEAR FEET (FOOT)
ARCH.	ARCHITECT(URAL)	L.P.	LONG(TUDINAL)
AWC.	AMERICAN WIRE GAUGE	L.	MASONRY
B.LDG.	BUILDING	MAS.	MASONRY
BLK.	BLOCK	MAX.	MAXIMUM
BLK.	BLOCKING	M.B.	MACHINE BOLT
BM.	BEAM	MCH.	MECHANICAL
B.N.	BOUNDARY NAILING	MFR.	MANUFACTURER
BTOM.	BARE TINED COPPER WIRE	MN.	MINIMUM
B.O.F.	BOTTOM OF FOOTING	MISC.	MISCELLANEOUS
B.U.	BACK-UP CABINET	MTL.	METAL
CAB.	CABINET	NEW	NEW
CANT.	CANTILEVERED	NO.(#)	NUMBER
C.L.P.	CAST IN PLACE	N.T.S.	NOT TO SCALE
CLG.	CeILING	O.C.	ON CENTER
C.L.	CLEAR	OPNG.	OPENING
COL.	COLUMN	P/C	PRECAST CONCRETE
CONC.	CONCRETE	PLY.	PLYWOOD
CONN.	CONNECTION(OR)	PBW	PACIFIC BELL WIRELESS
CONSTR.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
4	FOUR	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DIVISION	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCEMENT(ING)
DN.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWR.	DOWEL(S)	SCH.	SCHEDULE
EA.	EACH	SHT.	SHEET
E.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRICAL	SPEC.	SPECIFICATION(S)
ELEV.	ELEVATOR	SO.	SQUARE
ELEV.	ELECTRICAL METALLIC TUBING	STD.	STANDARD
E.N.	EDGE NAIL	STEEL	STEEL
ENG.	ENGINEER	STRUC.	STRUCTURAL
EQ.	EQUAL	TEMP.	TEMPORARY
EXP.	EXPANSION	THK.	THICKNESS
EXST.(C)	EXISTING	T.H.	TOP HANG
EXT.	EXTERNAL	T.O.A.	TOP OF ANTENNA
FAB.	FABRICATION(OR)	T.O.C.	TOP OF CURB
F.F.	FINISH FLOOR	T.O.F.	TOP OF FOUNDATION
F.G.	FINISH GRADE	T.O.P.	TOP OF PLATE (PARAPET)
FIN.	FINISHED	T.O.S.	TOP OF STEEL
FLR.	FLOOR	T.O.W.	TOP OF WALL
FDN.	FOUNDATION	TYP.	TYPICAL
F.O.G.	FACE OF CONCRETE	U.G.	UNDER GROUND
F.O.M.	FACE OF MASONRY	U.L.	UNDERWRITERS LABORATORY
F.O.S.	FACE OF STUD	U.N.O.	UNLESS NOTED OTHERWISE
F.O.W.	FACE OF WALL	V.F.F.	VERIFY IN FIELD
F.S.	FINISH SURFACE	W.	WIDE(WIDTH)
FT.(')	FOOT(FEET)	W/W.	WITH WOOD
FIG.	FIGURE	W.P.	WEATHERPROOF
G.	GALVANIZED	WT.	WEIGHT
GA.	GALVANIZED	WT.	WEIGHT
GL.	GALVANIZED	WT.	WEIGHT
GLB.(GLU-LAM)	GLUE LAMINATED BEAM	E	PROPERTY LINE

SYMBOLS

	NEW ANTENNA		SECTION REFERENCE
	EXISTING ANTENNA		CENTERLINE
	GROUND ROD		PROPERTY/LEASE LINE
	GROUND BUS BAR		WATCH LINE
	MECHANICAL GRND. CONN.		WORK POINT
	GROUND ACCESS WELL		GROUND CONDUCTOR
	ELECTRIC BOX		TELEPHONE CONDUIT
	TELEPHONE BOX		ELECTRICAL CONDUIT
	SPOT ELEVATION		COAXIAL CABLE
	REVISION		ELEC. & TEL. CONDUITS
	ORD REFERENCE		CHAIN LINK FENCING
	DETAIL REFERENCE		OVERHEAD SERVICE CONDUCTORS
	ELEVATION REFERENCE		KEYNOTE

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
 ZONING RENEWAL FOR :
 1) THREE (3) EXISTING ANTENNAS MOUNTED INSIDE RADOME ON (E) FLAG POLE
 2) TWO (2) EXISTING OUTDOOR EQUIPMENT CABINETS ON GROUND LEVEL.

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.
 2007 CALIFORNIA ADMINISTRATIVE CODE - TITLE 24, PART 1
 2007 CALIFORNIA BUILDING CODE - TITLE 24, PART 2, WITH APPENDIX C, F, G, H, I, J
 2007 CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 3 (BASED ON 2005 NEC)
 2007 CALIFORNIA MECHANICAL CODE - TITLE 24, PART 4
 2007 CALIFORNIA PLUMBING CODE - TITLE 24, PART 5
 2007 CALIFORNIA ENERGY CODE - TITLE 24, PART 6
 2007 CALIFORNIA ELEVATOR SAFETY CONST. CODE - TITLE 24, PART 7
 2007 CALIFORNIA HISTORICAL BLDG. CODE - TITLE 24, PART 8
 2007 CALIFORNIA FIRE CODE - TITLE 24, PART 9
 2007 CALIFORNIA EXISTING BLDG. CODE - TITLE 24, PART 10
 2007 CALIFORNIA REFERENCE STANDARD - TITLE 24, PART 12

CONSULTANT TEAM

APPLICANT'S AGENT:
 DEPRATTI INC.
 13948 CALLE BUENO CANAR
 JAMUL, CA 91935
 SAC: ANNE WULFTANGE PHONE: (619) 602-6522
 LUP: ANNE WULFTANGE PHONE: (619) 602-6522

ARCHITECT:
 DCI PACIFIC
 32 EXECUTIVE PARK, SUITE 110
 IRVINE, CA 92614
 CONTACT: D.K. DO PHONE: (949) 475-1000
 E-MAIL: DK@DCIPACIFIC.COM FAX: (949) 475-1001

-MOD'S/CHANGES TO UPDATE TECHNOLOGY
 -COMPLETE INSPECTIONS TO CLOSE OUT BP AS NEEDED PER CITY.

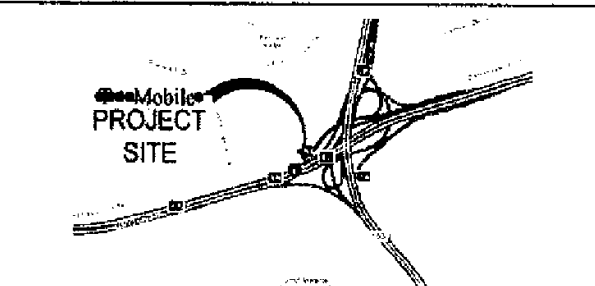
APPROVALS

R.F. ENGINEER:	_____	_____
ZONING:	_____	_____
CONSTRUCTION:	_____	_____
SITE ACQUISITION:	_____	_____
OWNER / LANDLORD:	_____	_____
	SIGNATURE	DATE

UTILITY SURVEYORS

POWER:	TEL: _____
COMPANY:	FAX: _____
CONTACT:	E-MAIL: _____
TELCO:	TEL: _____
COMPANY:	FAX: _____
CONTACT:	E-MAIL: _____

VICINITY MAP



T-Mobile

SD06404A - CONCORD BUILDING
 123A CAMINO DE LA REINA,
 SAN DIEGO, CA 92108

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED.

PROJECT SUMMARY

APPLICANT:
 T-MOBILE WIRELESS
 10509 VISTA SORRENTO PARKWAY, SUITE 206
 SAN DIEGO, CA 92121
 CME: KIRT BABCOCK PHONE: (858) 334-8139
 PM: MATT SAYED PHONE: (858) 349-9390
 (SEE AGENT FOR APPLICANT'S REPRESENTATIVE)

PROPERTY OWNER:
 MISSION GROVE OFFICES LLC
 1565 HOTEL CIR. S, SUITE 390
 SAN DIEGO, CA 92108
 CONTACT: _____ FAX: _____
 TEL: _____

PROPERTY INFORMATION:
PROPERTY ADDRESS:
 123A-CAMINO DE LA REINA
 SAN DIEGO, CA 92108
 CONTACT: _____
 TEL: _____

JURISDICTION:
 CITY OF SAN DIEGO

ASSESSOR'S PARCEL NUMBER:
 437-260-38, 437-260-39, 437-260-40.

EXISTING ZONING:
 MUPD-MV-CO

EXISTING BLDG. OCCUPANCY:
 T-MOBILE BLDG. OCCUPANCY:
 B (EQUIPMENT CABINETS)

EXISTING TYPE OF CONSTRUCTION:
 T-MOBILE TYPE OF CONSTRUCTION:

COORDINATES:
 LATITUDE (NAD83): 32°45'54.88" N
 LONGITUDE (NAD83): 177°09'50.77" W

LEGAL DESCRIPTION:
 LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON OCTOBER 28, 1972

ACCESSIBILITY NOTE

THIS PROJECT IS AN UNMANNED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
ADA COMPLIANCE:
 N/A (UNMANNED COMMUNICATIONS FACILITY)

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
T2	STORM WATER CHECKLIST & LESSEE'S CERTIFICATE
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ERICKSON 2108/3108 EQUIP. SEPC. & ANTENNA CONFIGURATION
A4	ELEVATIONS

6 SHEETS TOTAL

ZONING

NOTE:
 SCALES SHOWN ON SET OF DRAWINGS ARE REPRESENTATIVE OF FULL SIZE 24"x36" DRAWINGS. IF THIS SET OF DRAWINGS IS LESS THAN 24"x36", IT IS A REDUCED SET.

PROPRIETARY INFORMATION

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

DATE: 08/08/10

ARCHITECT: DCI

DRAWN BY: JH

CHECKED BY: BK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	08/08/10	ISSUE 2D	JH
-	08/08/10	ISSUE 3D	JH
-	08/08/10	REVISION 1000 2D	JH
-	08/08/10	REVISION 1000 3D	JH

T-Mobile
 10509 VISTA SORRENTO PARKWAY, SUITE 206
 SAN DIEGO, CA 92121

Depratti

PLANS PREPARED BY

DCI PACIFIC

ARCHITECTURE-ENGINEERING-CONSTRUCTION
 32 EXECUTIVE PARK, SUITE 110 IRVINE, CA 92614
 PHONE: (949) 475-1000 FAX: (949) 475-1001

PROJECT NAME

CONCORD BUILDING

PROJECT NUMBER

SD06404A

PROJECT ADDRESS

123A CAMINO DE LA REINA
 SAN DIEGO CA 92108

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1

City of San Diego
Development Services
1222 First Ave. MS-502
San Diego, CA 92101
(619) 445-5020

**Storm Water Requirements
Applicability Checklist**

FORM DS-560
October 2009

Project Address: 1222A Camino De La Reina, San Diego, CA 92106
Assessor Parcel Number(s): 437-280-38 / 38 / A0
Project Number (for City Use Only):

Complete Sections 1 and 2 of the following checklist to determine your project's permanent and construction storm water best management practices requirements. This form must be completed and submitted with your permit application.

Section 1 - Permanent Storm Water BMP Requirements:
If any answers to Part A are answered "Yes," your project is subject to the "Priority Project Permanent Storm Water BMP Requirements," and "Standard Permanent Storm Water BMP Requirements" of the Storm Water Standards Manual, Section III, "Permanent Storm Water BMP Selection Procedures." If all answers to Part A are "No" and any answers to Part B are "Yes," your project is only subject to the Standard Permanent Storm Water BMP Requirements. If every question in Part A and B is answered "No," your project is exempt from permanent storm water requirements.

Part A: Determine Priority Project Permanent Storm Water BMP Requirements.
Does the project meet the definition of one or more of the priority project categories?*

1. Detached or attached residential development of 20 or more units Yes No
2. Developments of heavy industry greater than 1 acre Yes No
3. Commercial development greater than 1 acre Yes No
4. Automobile repair shop Yes No
5. Restaurant Yes No
6. Mobile development greater than 6,500 square feet Yes No
7. Project within, directly adjacent to or discharging to receiving waters within Water Quality Sensitive Areas Yes No
8. Parking lots greater than or equal to 5,000 square feet or with at least 15 parking spaces, and potentially exposed to urban runoff? Yes No
9. Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 square feet or greater Yes No
10. Significant redevelopment over 5,000 square feet where the development site falls under one of the other project categories on this list Yes No
11. Retail gasoline outlets Yes No

* Refer to the definitions section in the Storm Water Standards for expanded definitions of the priority project categories.

Limited Exclusion: Trenching and re-surfacing work associated with utility projects are not considered priority projects. Park imp lots, bandstands and other structures associated with utility projects are priority projects if one or more of the criteria in Part A is met. If all answers to Part A are "No," continue to Part B.

Part B: Determine Standard Permanent Storm Water Requirements.
Does the project propose:

1. New impervious areas, such as rooftops, roads, parking lots, driveways, paths and sidewalks? Yes No
2. New pervious landscape areas and irrigation systems? Yes No
3. Permanent structures within 100 feet of any natural water body? Yes No
4. Trash storage areas? Yes No
5. Liquid or solid material handling and loading areas? Yes No
6. Vehicle or equipment fueling, washing, or maintenance areas? Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development_services.
Upon request, this form is available in alternative formats for persons with disabilities.
DS-560 (10-09)

Page 2 of 2 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist

7. Regulate General NPDES Permit for Storm Water Discharges Associated with Industrial Activities (Storm Discharge)? Yes No
8. Commercial or industrial waste handling or storage, including typical office or household wastes? Yes No
9. Any grading or ground disturbance during construction? Yes No
10. Any new water drains, or alterations to existing storm drains? Yes No

*To find out if your project is required to obtain an individual General NPDES Permit for Storm Water Discharges Associated with Industrial Activities, visit the State Water Resources Control Board website at: www.water.ca.gov/industrial.html

Section 2. Construction Storm Water BMP Requirements:
If the answer to question 1 of Part C is answered "Yes," your project is subject to Section IV of the Storm Water Standards Manual, "Construction Storm Water BMP Performance Standards," and must prepare a Storm Water Pollution Prevention Plan (SWPPP). If the answer to question 1 of Part C is "No," but the answer to any of the remaining questions is "Yes," your project is subject to Section IV of the Storm Water Standards Manual, "Construction Storm Water BMP Performance Standards," and must prepare a Water Pollution Control Plan (WPCP). If every question in Part C is answered "No," your project is exempt from any construction storm water BMP requirements. If any of the answers to the questions in Part C are "Yes," complete the construction site prioritization in Part D below.

Part C: Determine Construction Phase Storm Water Requirements.
Would the project meet any of these criteria during construction?

1. Is the project subject to California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities? Yes No
2. Does the project involve grading or soil disturbance? Yes No
3. Would storm water or urban runoff have the potential to contact any portion of the construction area, including washing and staging areas? Yes No
4. Would the project use any construction materials that could negatively affect water quality if discharged from the site (such as, paints, solvents, concrete, and asphalt)? Yes No

Part D: Determine Construction Site Priority
In accordance with the Municipal Permit, each construction site with construction storm water BMP requirements must be designated with a priority: high, medium, or low. This priority designation must be completed with this form, noted on the plans and retained in the SWPPP or WPCP. Indicate the project's priority in one of the check boxes using the criteria below, and entering and describing conditions of the project, the type of activities necessary to complete the construction and any other extenuating circumstances that may pose a threat to water quality. The City reserves the right to adjust the priority of the project at any time before and during construction. (Note: The construction priority does NOT change construction BMP requirements that apply to projects; all construction BMP requirements must be identified on a case-by-case basis. The construction priority does affect the frequency of inspections that will be conducted by City staff. See Section IV.1 for more details on construction BMP requirements.)

1) High Priority

- a) Projects where the storm water pipes and grading will occur during the wet season
- b) Projects that are or are tributary to an impaired water body for sediment (e.g., riparian watersheds)
- c) Projects that are or are tributary to or discharge directly to a stream, riparian or other receiving water within a Water Quality Sensitive Area
- d) Projects subject to phased grading or advanced treatment requirements.

2) Medium Priority
Projects that are or are tributary to a high priority designation.

3) Low Priority
Projects requiring a Water Pollution Control Plan but not subject to a medium or high priority designation.

Name of Owner or Agent (Print Name): J.K. DOUGHERTY
Signature: [Signature]
Title: ARCHITECT/PKING PAL
Date: 09-05-10

Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's

I/we the undersigned, as lessee of a portion of the property described as _____
(Address or legal description)
understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMP's.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

Sediments
Nutrients
Trash & debris
Oxygen Demanding Substrate
Oil & Grease
Bacteria & Viruses
Pesticides

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize Impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee _____ Company Name _____
(print name)

Lessee _____ Date _____
(signature)

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

DATE: 08/06/10
ARCHITECT: DRB
DRAWN BY: JH
CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	08/23/10	ISSUE 2D	BB
-	08/23/10	ISSUE 2D	BB
-	08/23/10	ISSUED 100% 2D	BB
-	08/23/10	ISSUED 100% 2D	BB

T-Mobile
10505 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92121

Depratti

PLANS PROVIDED BY
DCI PACIFIC

ARCHITECTURE • ENGINEERING • CONSTRUCTION
32 EXETER PARK, SUITE 110, RIVINE, CA 92514
PHONE: (949) 475-1900 FAX: (949) 475-1901

PROJECT NAME:
CONCORD BUILDING

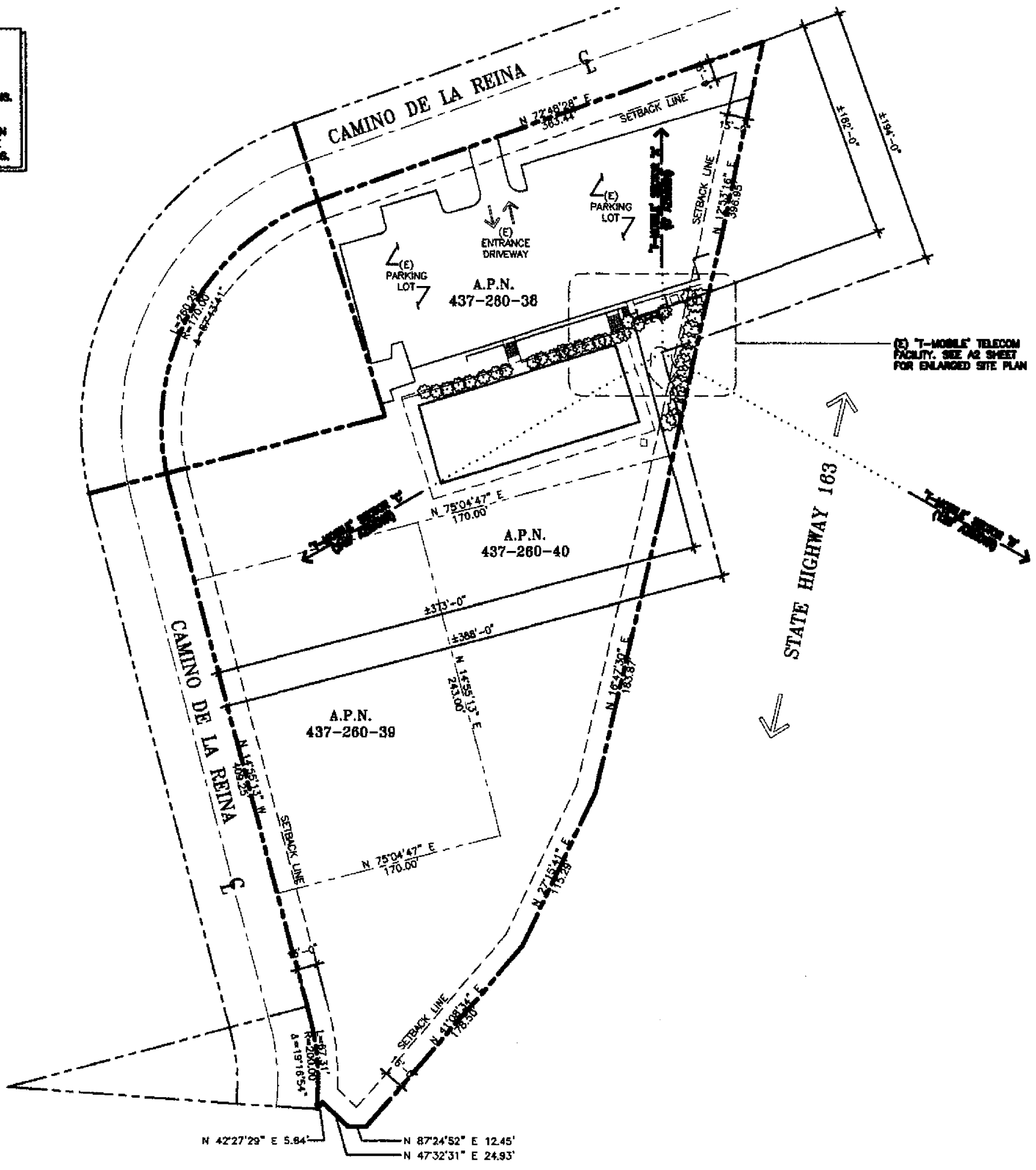
PROJECT NUMBER:
SD08404A

PROJECT ADDRESS:
**1222A CAMINO DE LA REINA
SAN DIEGO CA 92106**

SHEET TITLE:
**STORM WATER CHECKLIST &
LESSEE'S CERTIFICATE**

SHEET NUMBER:
T2

NOTES:
 1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.



PROPRIETARY INFORMATION

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

DATE: 08/08/18
 ARCHITECT: DCI
 DRAWN BY: JH
 CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	02/28/18	ISSUE 2D	JH
-	03/28/18	ISSUE 2D	JH
-	04/10/18	REVISED ISSUE 2D	JH
-	04/17/18	REVISED ISSUE 2D	JH

T-Mobile
 18809 VISTA SORRENTO PARKWAY, SUITE 206
 SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
 ARCHITECTURE • ENGINEERING • CONSTRUCTION
 32 EXECUTIVE PARK, SUITE 110, FARMER, CA 92014
 PHONE: (619) 475-1001 FAX: (619) 475-1021

DESCRIPTION

PROJECT NAME:
CONCORD BUILDING

PROJECT NUMBER:
SD08404A

PROJECT ADDRESS:
**1824 CAMINO DE LA REINA
 SAN DIEGO CA 92108**

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1

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

DATE: 08/06/10
 ARCHITECT: DCD
 DRAWN BY: JMI
 CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY:
-	02/20/10	ISSUE 2D	JMI
-	02/26/10	ISSUE 2D	JMI
-	02/27/10	ISSUE 2D	JMI
-	02/28/10	ISSUE 2D	JMI

T-Mobile
 10909 VISTA SORRENTO PARKWAY, SUITE 200
 SAN DIEGO, CA 92124



PLANS PROVIDED BY:
DCI PACIFIC
 ARCHITECTURE-ENGINEERING-CONSTRUCTION
 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 415-1002 FAX: (949) 415-1021

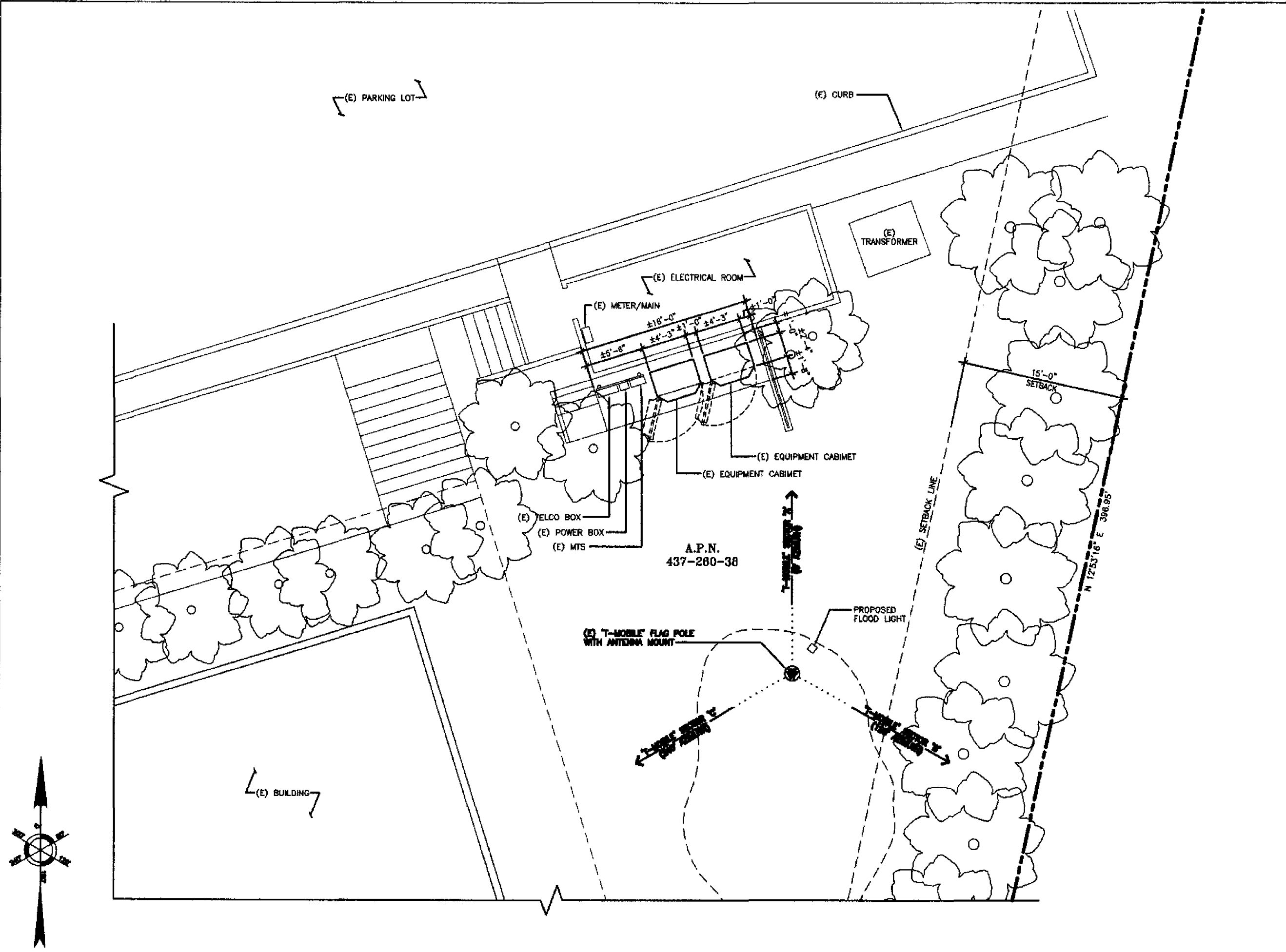
PROJECT NAME:
CONCORD BUILDING

PROJECT NUMBER:
SD06404A

PROJECT ADDRESS:
**1224 ORLANDO DE LA RIVERA
 SAN DIEGO CA 92108**

SHEET TITLE:
**ENLARGED SITE/
 EQUIPMENT LAYOUT
 PLAN**

SHEET NUMBER:
A2



ENLARGED SITE / EQUIPMENT LAYOUT PLAN

SCALE: 1/4"=1'-0"
 0 1 2 4

PROPRIETARY INFORMATION

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

DATE: 08/04/10
 ARCHITECT: DEB
 DRAWN BY: MH
 CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	02/20/10	ISSUE 20	MB
-	02/27/10	ISSUE 20	MB
-	03/10/10	ISSUE 20	MB
-	04/01/10	ISSUE 20	MB

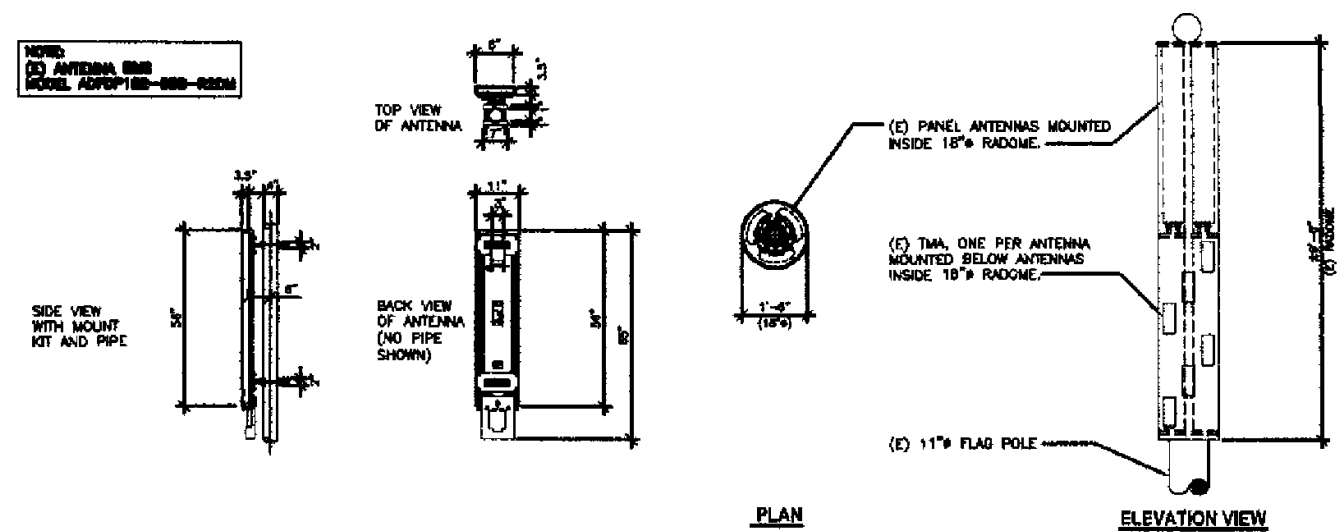
T-Mobile
 10909 VISTA BORRENTO PARKWAY, SUITE 206
 SAN DIEGO, CA 92121



PLANS PROVIDED BY:
DCI PACIFIC
 ARCHITECTURE-ENGINEERING-CONSTRUCTION
 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 475-1000 FAX: (949) 475-1001

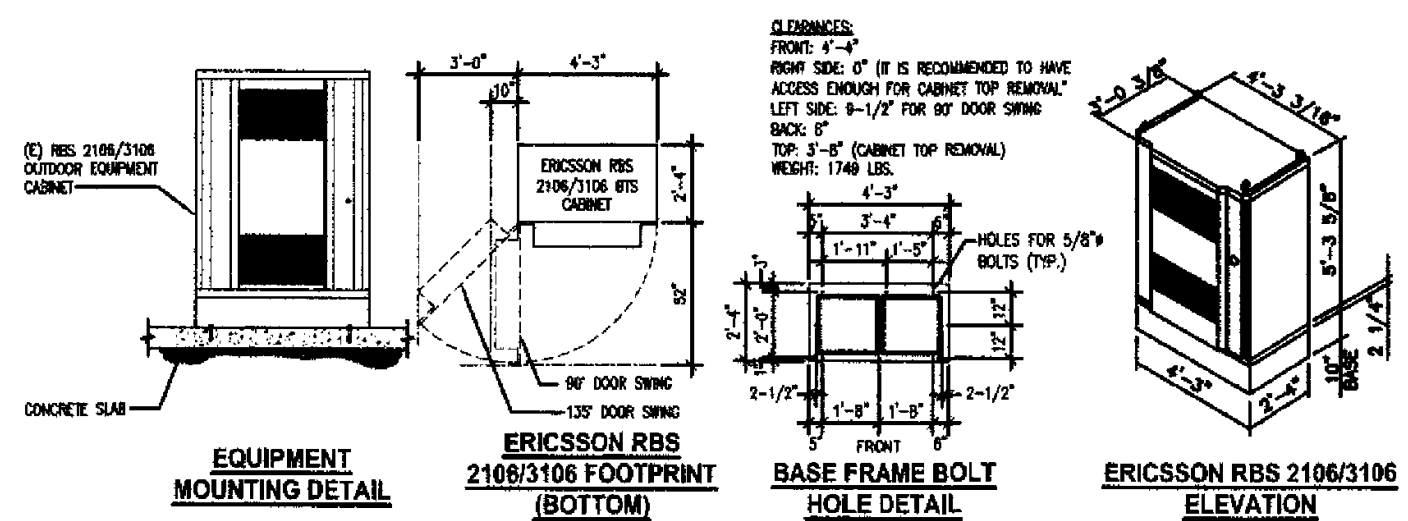
PROJECT NAME:
CONCORD BUILDING
 PROJECT NUMBER:
SD08404A
 PROJECT ADDRESS:
**1234 OHIO DE LA SIERRA
 SAN DIEGO CA 92108**
 SHEET TITLE:
**ERICSSON 2106/3106
 EQUIP. SEPC. &
 ANTENNA CONFIGURATION**
 SHEET NUMBER:

A3



ANTENNA CONFIGURATION

SCALE: 1/8" = 1'



SCALE: 1/8" = 1'

PROPRIETARY INFORMATION

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

DATE: 08/08/10

ARCHITECT: DEB

DRAWN BY: HH

CHECKED BY: BDK

ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY
-	08/25/10	ISSUE 2D	HH
-	08/25/10	ISSUE 3D	HH
-	08/25/10	REVISION 1000 2D	HH
-	08/25/10	REVISION 1000 3D	HH

T-Mobile
 10800 VISTA SCORRENTO PARKWAY, SUITE 208
 SAN DIEGO, CA 92121



DCI PACIFIC
 ARCHITECTURE-ENGINEERING-CONSTRUCTION
 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 475-1903 FAX: (949) 475-1021

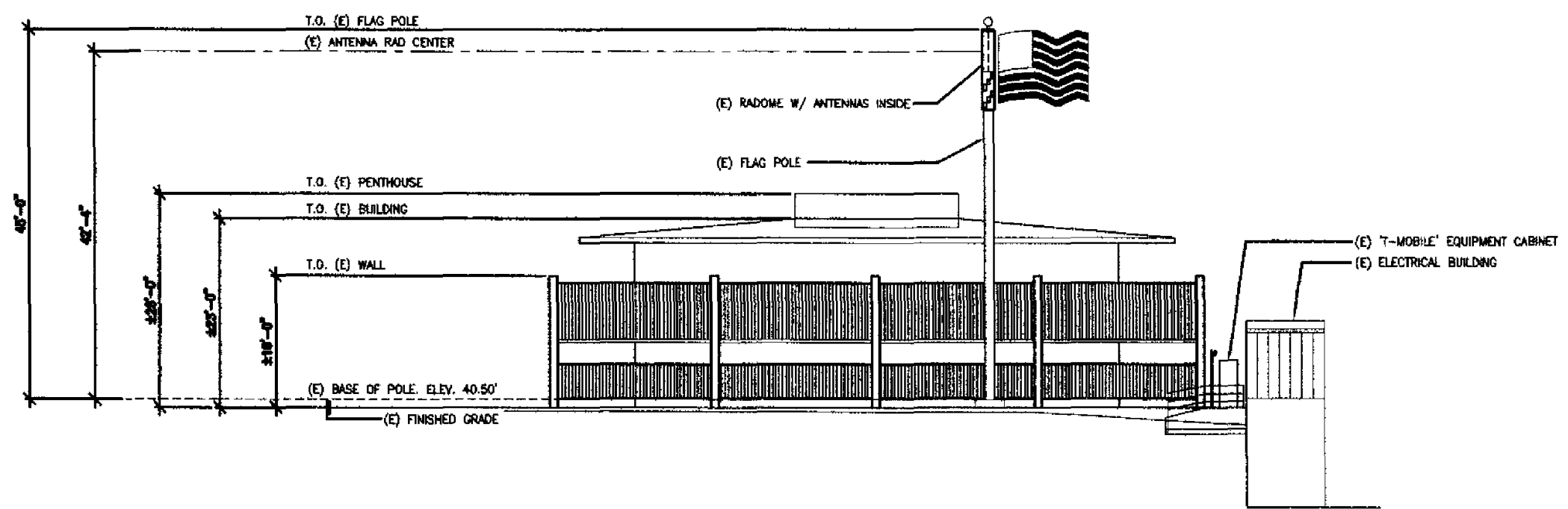
CONCORD BUILDING

PROJECT NUMBER:
SD08404A

PROJECT ADDRESS:
 1234 CANTO DE LA REINA
 SAN DIEGO CA 92108

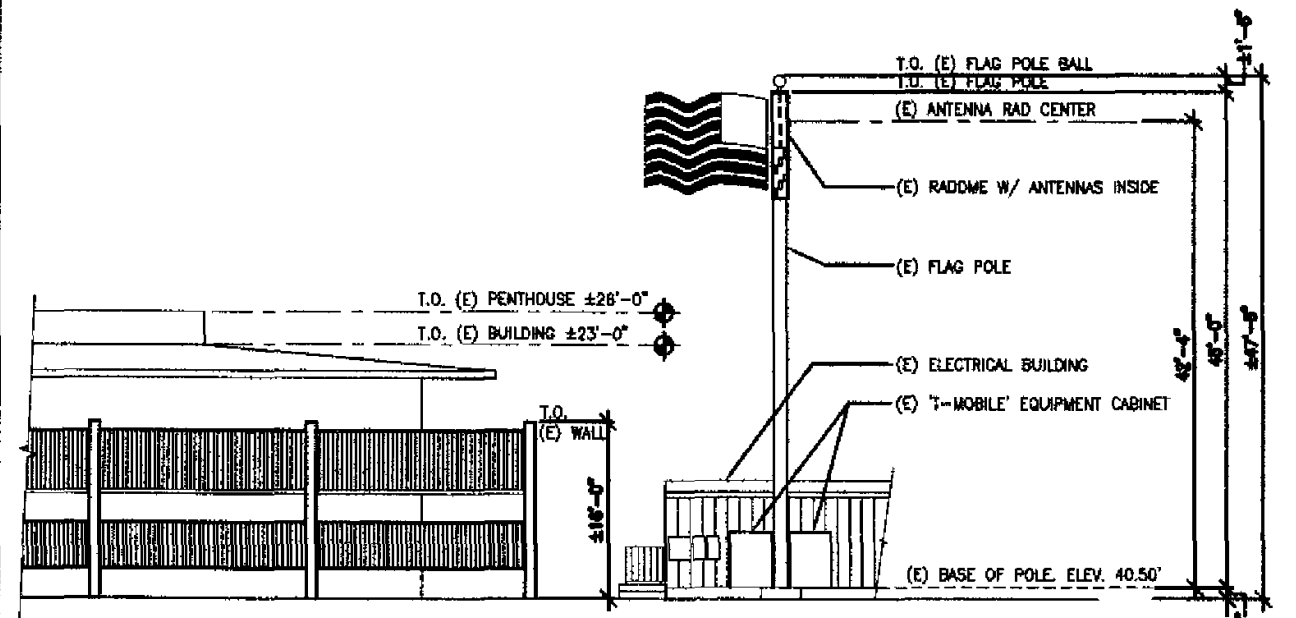
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A4



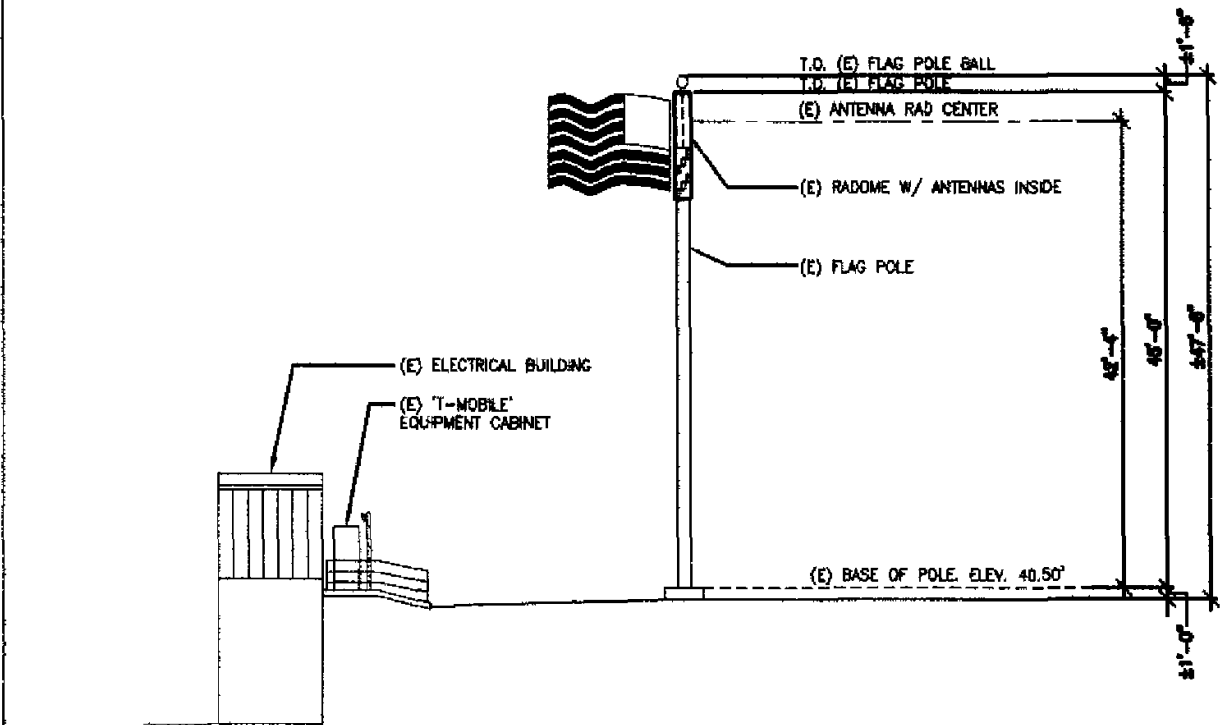
EAST ELEVATION

Scale: 1/8"=1'-0" 1



SOUTH ELEVATION

Scale: 1/8"=1'-0" 3



WEST ELEVATION

Scale: 1/8"=1'-0" 2

PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT – 736753
T-MOBILE - CONCORD BUILDING
PROJECT NUMBER 205743
DRAFT

WHEREAS, **MISSION GROVE OFFICES LLC.**, Owner, and **T-MOBILE WEST CORPORATION**, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of 3 antennas mounted within a flag pole screened by a radome (antenna covering). Equipment associated with the antennas will be located adjacent to the flag pole and screened by the existing landscape. The project is located at 123A Camino De La Reina (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 736753);

WHEREAS, the project site is located at 123A Camino De La Reina in the MVP-MV-CO zone(s) of the Mission Valley Community Plan;

WHEREAS, the project site is legally described as: Lot 1 of Golden Valley Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6775 filed in the Office of the County recorder of San Diego County, on October 28, 1972;

WHEREAS, on November 18, 2010, the Planning Commission of the City of San Diego considered Planned Development Permit No. 736753 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on September 30, 2010 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301, Existing Facilities and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 November 18, 2010

FINDINGS:

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan; Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities 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. In this particular case, the antennas are proposed to be located within a flagpole in an office parking lot. The antennas are attached to the flag pole and located within a radome (antenna enclosure). Based on this design, the WCF will appropriately integrate with the office building and the surrounding existing uses. This will meet the intent of the City's General Plan and the WCF regulations.

The General Plan continues to state that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” This is a commercial zone developed as an office building. The antennas will be attached to a vertical element, a flagpole, which is an appropriate fixture in a parking lot. The equipment enclosure will be designed to match other enclosures on site and the existing landscaping will help continue to screen the WCF from the surrounding area. The Mission Valley Community Plan does not address WCF’s with a specific land use recommendation. Based on the project’s design, the facility will comply with the City of San Diego’s General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

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 that requires that T-Mobile submit an RF study to demonstrate compliance with the applicable FCC regulations 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; WCF’s are required to blend in and camouflage with the areas they are proposed in. One way this can be accomplished is by locating the antennas within a vertical element, such as a parking lot light standard or flag pole. In this case, the antennas are located within a flag pole. The flag pole is existing and contains 3 panel antennas. The flag pole was previously approved and the original approval has since expired. Land Development Code section 141.0420 requires that flag poles employ a “tapered design.” In this case, the existing flag pole is not tapered and does not comply with this section of the Design Requirements. In order to deviate from this requirement, a Planned Development Permit is being processed to allow this deviation. The project complies with all other regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community; and This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other wireless devices. The facility provides these wireless services in a way that is aesthetically compatible and blends in with the commercial context and shopping center that surrounds it. Therefore, this development 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 Wireless Communication Facility Regulation Design Requirements state that flagpoles “shall maintain a tapered design.” In this case, the flag pole is existing and does not employ a tapered design. The top portion of the flagpole is wider to allow room for the antennas. If the flagpole was replaced with a design that was tapered, the pole would need to be higher and wider to allow for the proportions of a tapered design to be implemented. The current design is appropriate for this location and results in a more desirable project, with less of a visual impact, than if the existing flagpole was replaced with a tapered design. Therefore, this deviation from the tapered design requirement is appropriate for this location and result in a more desirable project than if designed in strict conformance with the WCF Design Requirements and MVRP-MV-CO Development Regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 736753 is hereby **APPROVED** by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 736753, a copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: November 18, 2010

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: 24000721

PLANNED DEVELOPMENT PERMIT NO. 736753
T-MOBILE CONCORD BUILDING PROJECT NO. 205743
PLANNING COMMISSION
DRAFT

This **PLANNED DEVELOPMENT PERMIT NO. 736753** is granted by the Planning Commission of the City of San Diego to **MISSION GROVE OFFICES LLC.**, Owner, and **T-MOBILE WEST CORPORTATION**, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420, 126.0601, and 1514.0301. The site is located at 123A Camino De La Reina in the MVP-MV-CO zone(s) of the Mission Valley Community Plan. The project site is legally described as: Lot 1 of Golden Valley Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6775 filed in the Office of the County recorder of San Diego County, on October 28, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of a flagpole and equipment enclosure as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 18, 2010, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of three (3) panel antennas located within a 47-foot high flagpole and two (2) equipment cabinets adjacent to the flag pole and screened by the existing landscape.
- b. The 47-foot high faux flagpole is an existing facility and does not employ a tapered design. This deviation from the WCF Design Requirements is being granted with the processing of this Planned Development Permit;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Planned Development Permit (PDP) and corresponding use of this site shall **expire on November 18, 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 of this permit, the Owner/Permittee may submit a new permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee or their tenants 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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

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

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

PLANNING/DESIGN REQUIREMENTS:

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

15. All cables associated with the antennas shall be routed internally within the flagpole. No "dog houses" for cabling are permitted. Cables shall be routed underground to the equipment enclosure.

16. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

17. The flagpole shall be maintained per the U.S. Flag Code. A proportionally sized flag shall be located on this flagpole, to the satisfaction of the Development Services Department. Adequate lighting shall be provided to illuminate the U.S. Flag per the U.S. Flag Code.

18. Once this site is deemed complete from construction, T-Mobile is required to send a letter (Subject: Planning Inspection Project Number 205743) to the City of San Diego, Development Services Department requesting for a planning inspection. The site is officially deemed complete once the City Manager signs the letter. The applicant shall be provided with a copy of the signed letter for record purposes.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- 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 contact the Project Manager listed below at

(619) 687-5984 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

APPROVED by the Planning Commission of the City of San Diego on November 18, 2010 and Resolution Number _____.

Planned Development Permit No. 736753
PTS No. 205743/Internal Order No. 2400721
Date of Approval: November 18, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse - Associate Planner

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

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

MISSION GROVE OFFICES LLC.
Owner

By _____
NAME
TITLE

T-MOBILE WEST CORPORTATION
Permittee

By _____
NAME
TITLE

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



SD06404A

CONCORD BUILDING

123A CAMINO DE LA REINA SAN DIEGO CA 92108



VIEW 1



PROPOSED

LOOKING SOUTHEAST FROM CAMINO DE LA REINA

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



SD06404A CONCORD BUILDING

123A CAMINO DE LA REINA SAN DIEGO CA 92108

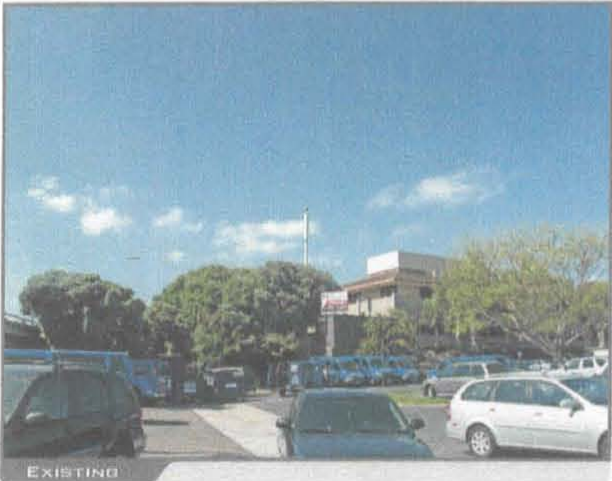


VIEW 2



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

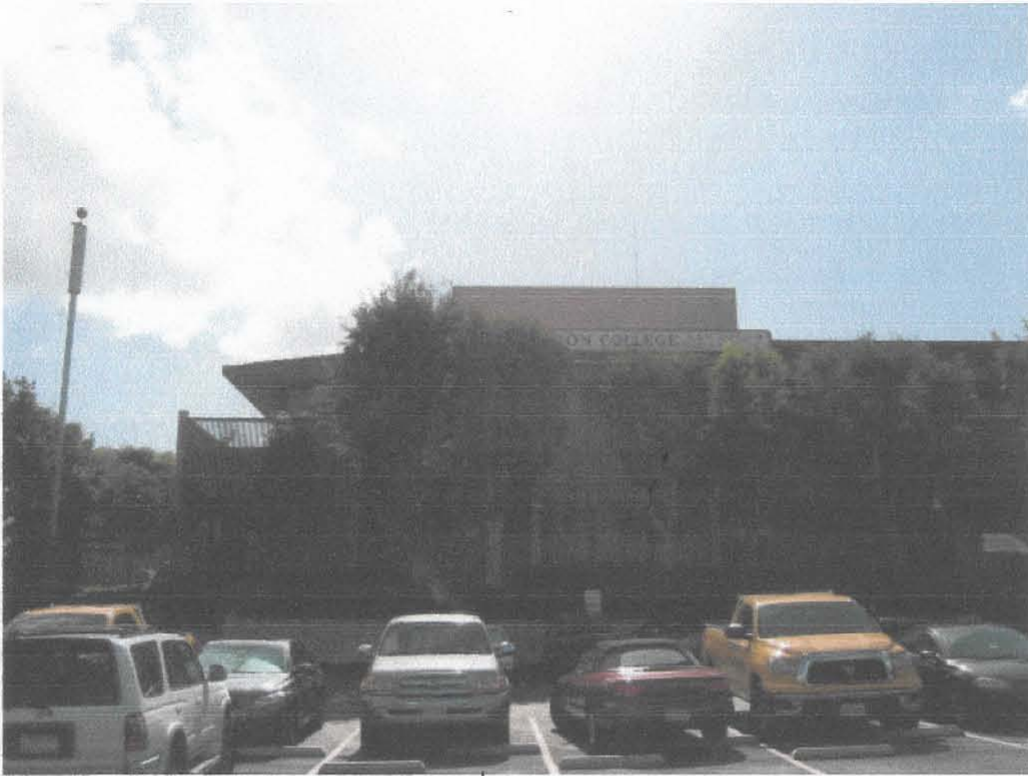
LOOKING SOUTHWEST FROM CAMINO DE LA REINA

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SD06404 Concord Medical Photo Survey Key Map



SD06404 Concord Building - Photo Survey



1. View looking south at 123-A Camino de la Reina.
2. View looking north at 123-A Camino de la Reina..



SD06404 Concord Building - Photo Survey



3. View looking east at 123-A Camino de la Reina.

4. View looking north from 123-A Camino de la Reina.



SD06404 Concord Building - Photo Survey



- 5. View looking south from 123-A Camino de la Reina.
- 6. View looking east from 123-A Camino de la Reina.



SD06404 Concord Building - Photo Survey



7. View looking west from 1237A Camino de la Reina.

8. View of equipment cabinets.



T-MOBILE CONCORD BUILDING
PROJECT CHRONOLOGY
 PTS NO. 205743 INTERNAL ORDER NO 24000721

Date	Action	Description	City Review	Applicant Response
3/4/2010	First Submittal	Project Deemed Complete		
3/29/2010	First Assessment Letter		25 days	
6/28/2010	Second Submittal			90 days
7/29/2010	Second Assessment Letter		32 days	
8/12/2010	Third Submittal			14 days
10/7/2010	All issues resolved		56 days	
11/18/2010		Planning Commission Hearing	42 days	
Total Staff Time:		Does not include City Holidays and Furlough	155 days	
Total Applicant Time:		Does not include City Holidays and Furlough		104 days
Total Project Running Time:		From Deemed Complete to PC Hearing	259 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 27, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: November 18, 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
PROJECT NUMBER: PTS #205743
PROJECT NAME: T-MOBILE CONCORD BUILDING
APPLICANT: Anne Wulftange-Regan

COMMUNITY PLAN AREA: Mission Valley
COUNCIL DISTRICT: 6

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

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 an existing T-Mobile Wireless Communication Facility at 123A Camino De La Reina in the Mission Valley Planned District MV-CO zone within the Mission Valley community plan. The Wireless Communication Facility is concealed inside the existing 47-foot high flag pole with associated above ground cabinets. A new flood light shall be installed at the base of the flag pole for illumination at night. No other changes are being proposed.

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 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 is exempt from environmental review pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on September 30, 2010, and the opportunity to appeal that determination ended on October 15, 2010. This project is not pending an appeal of the environmental determination.

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 the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Internal Order No. 24000721



Ownership Disclosure Statement

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

Project Title: Concord Medical (SD06404) Project No. *For City Use Only*

Project Address: 123A Camino De La Reina, San Diego, CA 92108

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:

Project Title: Concord Medical (SD06404)	Project No. (For City Use Only)
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Part II - To be completed when property is held by 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, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the 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): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 123 Camino de la Reina City/State/Zip: San Diego CA 92108 Phone No: 619-497-2255 Fax No: 619-497-2265 Name of Corporate Officer/Partner (type or print): Mark Silverman Title (type or print): Managing Member Signature: Date: 6/17/10	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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:

NOTICE OF EXEMPTION

(Check one or both)

TO: RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

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

PROJECT NO.: 205743

PROJECT TITLE: T-MOBILE CONCORD MEDICAL

PROJECT LOCATION-SPECIFIC: 123 Camino De La Reina, San Diego, CA 92108 (Lot 1 of Golden Valley Unit No. 1 Map 6775)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Applicant proposes a Planned Development Permit (PDP) for an existing T-Mobile Wireless Communication Facility (WCF) located at 123 Camino De La Reina. The WCF is concealed inside the existing 48-foot high flag pole with associated above ground cabinets. A new flood light shall be installed at the base of the flag pole for illumination at night. No other changes are being proposed. The project is located within the Mission Valley Planned District MV-CO zone within the Mission Valley Community Plan Area and Council District 6.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Bernard Durham
 13948 Calle Bueno Ganar
 Jamul, CA 91935
 858-472-4048

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 CATEGORICAL EXEMPTION: 15301, Existing Facilities
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project is exempt because minor exterior alterations would occur, no grading is proposed, and no additional outside improvements are required. In addition the project meets the criteria set forth in CEQA section 15301 which allows for existing facilities and a minimal expansion of use and the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.

LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 619-446-5159

IF FILED BY APPLICANT:

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

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

SIGNATURE/TITLE

DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

September 1, 2010

MEMBERS PRESENT

Marla Bell
Deborah Bossmeyer
Doug Ceresia
Nat Cohen
Gina Cord
Julie Corwin
Bob Doherty
Randall Dolph
Emmett Durnan
Wendy Ghiora
Alan Grant
Lisa Gualco
Allen Jones
Linda Kaufman
Mike McDowell
Marco Sessa
Tom Sudberry
Dottie Surdi
Bruce Warren

MEMBERS ABSENT

Jason Broad
Doris Payne-Camp
Faye Rose
Karen Ruggels
Jennifer White

GUESTS

Steve Rivera
Jamie Moody
Pat Grant
Rob Hutsel
Rick Wilson
M. Johnson
Ken Grant

CITY STAFF

Chet Barfield
Brian Schoenfish

Bruce Warren called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:04 p.m. at the Mission Valley Library located at 2123 Fenton Parkway.

A. CALL TO ORDER

Verify Quorum – 15 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE – Robert Doherty led the Pledge of Allegiance.**C. INTRODUCTIONS** – Guests introduced themselves.**D. MEMBERSHIP BUSINESS** – Lisa Gualco – No report.**E. PUBLIC INPUT** – None.**F. TREASURER'S REPORT** – Emmett Durnan reported a balance of \$1,409.43.**G. PUBLIC SAFETY REPORTS**

I. Police Department -- No report.

2. Fire Department – No report.

H. **NEW BUSINESS**

Speeding on Mission Center Road – Julie Corwin

Julie Corwin reported that she had talked with the Police Department regarding the problem of speeding on Mission Center Road past the signal entrance to Aquaterra. The Department is conducting a study. Residents of Aquaterra will receive notices, as will students at the Fine Art Institute. Julie asked the members for other suggestions. Police ticketing speeders at the end of the school day, speed bumps, and an electronic sign alerting cars of their traveling speeds all were discussed. Chet Barfield noted that Councilwoman Donna Frye's office is open to formalizing efforts for improvements should the MVPG request this.

I. **PRESENTATIONS:**

1. **Request for CUP extension for existing flag pole / cell tower at 123 Camino de la Reina – action item (15 min) -- Anne Wulftange for T-Mobile**

Anne Wulftange requested that the MVPG approve T-Mobile's request for a 10-year CUP extension. Discussion focused on the fact that the flag pole / cell tower is visible from I-8 and I-163 but has minimal impact; members noted that the structure is an attractive example of what can be done. Mike McDowell moved that the MVPG approve the CUP extension for the existing flag pole / cell tower at 123A Camino de la Reina. Emmet Durnan seconded the motion. Motion passed 19 – 0 – 0.

2. **Report on California High-Speed Rail – information item (15 min) – Pat Grant**

Pat Grant presented information of the status of the project, noting that the California High-Speed Rail Authority recently removed from consideration tunneling, covered trench, and stacked train designs underground for the San Francisco Peninsula cities. Left on the table are less desirable, less expensive options, with the least expensive – elevated tracks – being the most visually impactful, the noisiest, and the most impactful should a significant earthquake occur. The elevated tracks option was the only option to be submitted as part of the Federal ARRA fund application submitted in August to Washington, D.C.. Pat cautioned that the Rail Authority's actions in the Peninsula – essentially ignoring the communities' input – may be an important red flag to our area. Public meetings on the subject should occur in San Diego in a month or so. Chet Barfield urged members to liaise with SANDAG and directed them to www.sandag.org.

J. **OLD BUSINESS:**

1. Approval of August 4, 2010 Minutes

Allen Jones moved to approve the August 4, 2010 minutes with changes. Lisa Gualco seconded. 16 - 0 - 3 (abstentions not being present – Robert Doherty, Linda Kaufman, Tom Sudberry)

2. Community Plan Update -- Brian Schoenfisch

Brian Schoenfisch reported that proposals for preparation of the EIR for the Phyllis Place interchange plan amendment have been received. Lesley Henegar, Project Manager, will soon ask the MVPG for a representative to assist in reviewing the proposals.

Brian said no one from the Old Town Planning Group was available to attend this meeting to discuss the proposed community plan boundary change.

3. City Council Office – Chet Barfield

Chet Barfield reported he had attended the Qualcomm Stadium Advisory Board meeting. A study will soon be commissioned to assess the long-term viability of the stadium. The study will examine stadium operating costs, revenue plans apart from the Chargers' lease, and options to consider if the Charger's leave or remain. It will forecast future operating profits or losses; currently the stadium drains approximately \$11.8 million annually in taxpayer money.

Regarding the Hazard Center Drive extension project, Chet reported that the project would require the pumping of as much as 500,000 – 1 million gallons per day of groundwater, treating it, and pumping it into the ocean. The question being asked is whether or not the same traffic mitigation can be achieved without having to treat such a large amount of water, only to send it into the ocean. Bruce Warren noted that to lose a traffic link would be highly undesirable.

4. Subcommittee Reports:

- a. Design Advisory Board – Randall Dolph – No report.
- b. Stadium Committee – Randall Dolph – An article in the Union-Tribune discussed the city of San Diego's plan to hire an outside contractor to assess the long-term viability of Qualcomm Stadium, as Chet Barfield noted in his report.
- c. Project Area Committee – Dottie Surdi – The committee did not meet this quarter. An election of members will be held in October. Bruce Warren called for a motion for Dottie Surdi to continue representing the MVPG on this committee. Linda Kaufman so moved, and Marco Sessa seconded. 19 - 0 - 0. Dottie noted that other positions are available on the committee.
- d. Mission Valley Community Council – Lynn Mulholland was not present. No report.
- e. San Diego River Coalition – Nat Cohen – Nat asked that Rob Hutsel address the group. He reported that the current draft EIR for the San Diego River Park Master Plan will be posted on the city of San Diego website this month and that there will be no Coalition meeting in September. Instead, a 9th

Anniversary Celebration will be held on September 23 on the University of San Diego campus. All MVPG members are invited to attend.

f. Community Planning Chairs Meeting – Bruce Warren – There was no meeting in August. No report.

g. Parks Subcommittee – Jason Broad was not present. No report.

h. Westfield Redevelopment – Linda Kaufman. No report.

5. Miscellaneous Mail – No miscellaneous mail.

K. GOVERNMENTAL STAFF REPORTS

1. Mayor's Office – Denise Garcia was not present. No report.

2. Senate Member's Office – Deanna Spehn was not present. No report.

L. OTHER BUSINESS

Marco Sessa reported that Civita (formerly Quarry Falls) was one of 13 new urban and smart growth developments to be included by the Department of Housing and Community Development in the State of California Sustainable Communities Catalyst Pilot Program. Civitas will receive no direct funds, but the designation could mean it will get priority in the future.

M. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 12:50 p.m. The next meeting will be October 6, 2010 at 12:00 p.m. at the Mission Valley Library, Community Room.

Dottie Sundi
Secretary



SD 404

THE CITY OF SAN DIEGO

Date: March 16, 2000

Applicant: Pacific Bell Wireless
6170 Cornerstone Court, Suite 180
San Diego, CA
92121
Attn: Susan Gregg

Permit No.: ~~95-0350-134~~
~~99-0350-134~~ Telecommunication Administrative Conditional Use Permit,
CONCORD MEDICAL BUILDING

Addresses: 123 Camino de la Reina

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

PLANNING and DEVELOPMENT REVIEW ACTION:

It has been determined by **Planning & Development Review** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed with the Conditional Use Permit (Process Four). This decision is based on the City of San Diego's Telecommunication Antenna Policy, City Council Policy 600-43. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15061 (b)(3).

Planning and Development Review grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated March 16, 2000. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a 50-foot high faux-flagpole. The design of the flagpole shall include a standard taper from the base to the bottom of the proposed



Development Services

Development Services Center • 1222 First Avenue, MS 501 • San Diego, CA 92101-4155
Tel (619) 236-6460

SCANNED

radome. The antenna radome at the top of the pole shall measure 12-inches in diameter and 4'-6" in height. The Flag shall measure 8' X 12' and be uplit 24-hours a day. The pole and radome shall be painted a light neutral color to match the existing buildings.

- The facility shall include an on-grade slab for the equipment cabinets and associated electronic equipment.
- This Conditional Use Permit and corresponding use of this site shall expire on **March 17, 2010**. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration date of this Conditional Use Permit, the Permit Holder may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Planning and Development Services if it is determined that no material change in circumstance has occurred that would effect the validity of the Conditional Use Permit as a Minor Telecommunication facility.

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Services Division and stamped with the **Planning & Development Review "CONFORMS"** stamp. All modifications to this structure or site not directly approved by this permit shall require further review by P&DR. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.


Patrick Hooper
Project Manager