



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 17, 2011 **REPORT NO.** PC-11-027
ATTENTION: Planning Commission, Agenda of March 24, 2011
SUBJECT: VERIZON WIRELESS - GOLFCREST : PROJECT NO. 162690
PROCESS 4
**OWNER/
APPLICANT:** MCLAUGHLIN TRUST
VERIZON WIRELESS

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) at 7880 Golfcrest Drive within the Navajo Community Planning Area?

Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration No. 162690 and **ADOPT** the Mitigating, Monitor and Reporting Program; and
2. **APPROVE** Planned Development Permit No. 659620; and
3. **APPROVE** Site Development Permit No. 592669.

Community Planning Group Recommendation:

Community Planning Group Recommendation - On January 26, 2009, the Navajo Community Planners Inc. made a motion to support the project 12-0 (Attachment 12).

Mission Trails Regional Park Citizens' Advisory Committee Recommendation - On January 6, 2009, the MTRP CAC voted to recommend approval of the Verizon Wireless Golfcrest project.

Environmental Review: Mitigated Negative Declaration LDR No. 162690 has been prepared for the project in accordance with State of California Environmental Quality Act

(CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

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 7880 Golfcrest Drive, San Diego, CA 92119. The site is in the CN-1-2 Zone (Attachment 3) within the Navajo community planning area (Attachment 2). Verizon Wireless originally obtained Permit No. 99-096-037 on July 31, 2002 for a 30-foot high faux monopine with a total of nine (9) panel antennas. The equipment associated with the original permit is located behind a CMU wall on the west side of the property in the required 10-foot side yard setback. Currently, Verizon Wireless is proposing to modify the existing WCF with the installation of a new emergency generator. The emergency generator is located inside an equipment shelter designed to appear as an extension to the current garage (Attachment 7). Additionally, Verizon Wireless will also be upgrading the existing faux monopine with the installation of pine needle antenna socks. The site will also include additional landscaping to help improve the screening of the monopine from the public right-of-way. Under the City's current regulations, a Planned Development Permit and a Site Development Permit, Process 4, Planning Commission Hearing is required.

DISCUSSION

Project Description:

Verizon Wireless is proposing to modify an existing WCF with the addition of a new 20KW diesel emergency generator. The generator shall be concealed inside a 146 square feet equipment shelter designed to appear as an extension to the existing garage. The newly extended garage design replicates the existing garage with a roll up door and similar color theme. Verizon Wireless will also be installing pine needle antennas socks for each antenna consistent with other recently approved faux trees. The pine needle covers are fitted over the existing Verizon antennas as illustrated in the photosimulation (Attachment 7). A total of nine (9) antennas will continue to operate and function for Verizon Wireless without any changes to the existing dimensions of the antennas. No changes will occur to the existing equipment located in the side yard setback on the west elevation portion of the property.

The Verizon Wireless' antennas will not be affected as a result of this modification and will continue to serve the surrounding residential and commercial uses. In an effort to improve the screening of the facility, Verizon Wireless will be planting four new 60-inch box Aleppo Pines along the northwest portion of the property (Attachment 5). The proposed landscaping is

appropriately located and would help improve views to and from the property.

Wireless Communication Facility (WCF) Regulation - The site is located in a commercial zone (CN-1-2 Zone) within the Subarea 1 of Mission Trail Design District and can be processed with a Site Development Permit pursuant to Land Development Code (LDC) Section 132.1202. The combination of the existing Verizon Wireless equipment and the newly proposed generator shelter exceeds the equipment size limitation which requires a deviation to LDC Section 141.0420(g)(3). The existing Verizon equipment is within the side yard setback per LDC Section 131.0531 and would also require a deviation to the side yard setback requirement. Therefore, the project as designed 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." This existing WCF would benefit significantly from these proposed improvements from Verizon Wireless. These improvements include a new back-up generator in case of an emergency situation where power outages become an issue, new pine needle socks fully concealing all nine (9) existing panel antennas, and proposed landscaping to improve the views to and from the property.

City staff reviewed the proposed modification to the existing WCF and the surrounding development. The proposed emergency generator and existing WCF is located next to commercial uses to the south, residential uses to the east and open space to the north and the west (Attachment 1). This project as designed would benefit the community and improve the overall appearance of the property and the existing Verizon Wireless WCF.

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 1 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 commercial. However, the project is located within the Mission Trail Design District and Verizon Wireless is requesting several deviations (Equipment enclosure size, and setbacks), and a Planned Development Permit, Process 4, Planning Commission decision is required (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. Facilities are to be aesthetically pleasing and respectful of the neighborhood context. The proposed modification to completely conceal the proposed emergency generator inside an extended garage design structure is consistent with the general plan design requirements. The proposed pine needle antenna socks fully concealing the existing antennas and proposed landscaping west of the existing monopine is also consistent with the General Plan design recommendations. Therefore, the project modification 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 commercial use in the Navajo Community Land Use Plan (Attachment 2). The Navajo 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 CN-1-2 zone, the Mission Design District LDC Section 132.0201 and the Wireless Communication Facilities Regulations Section 141.0420. Staff is in support of the deviations after reviewing the proposed improvements which significantly improve the views to and from the property. Therefore, staff recommends that the Planning Commission approve Planned Development Permit No. 659620 and Site Development Permit No. 592669.

ALTERNATIVES

1. **Certify** Mitigated Negative Declaration LDR No. 162690 and **APPROVE** Planned Development Permit No. 659620 and Site Development Permit No. 592669, **with modifications.**
2. **Do not certify** Mitigated Negative Declaration LDR No. 162690 and **DENY** Planned Development Permit No. 659620 and Site Development Permit No. 592669 **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:

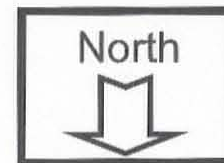
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plan(s)
6. Project Site Photo(s)
7. Photo Simulation(s)

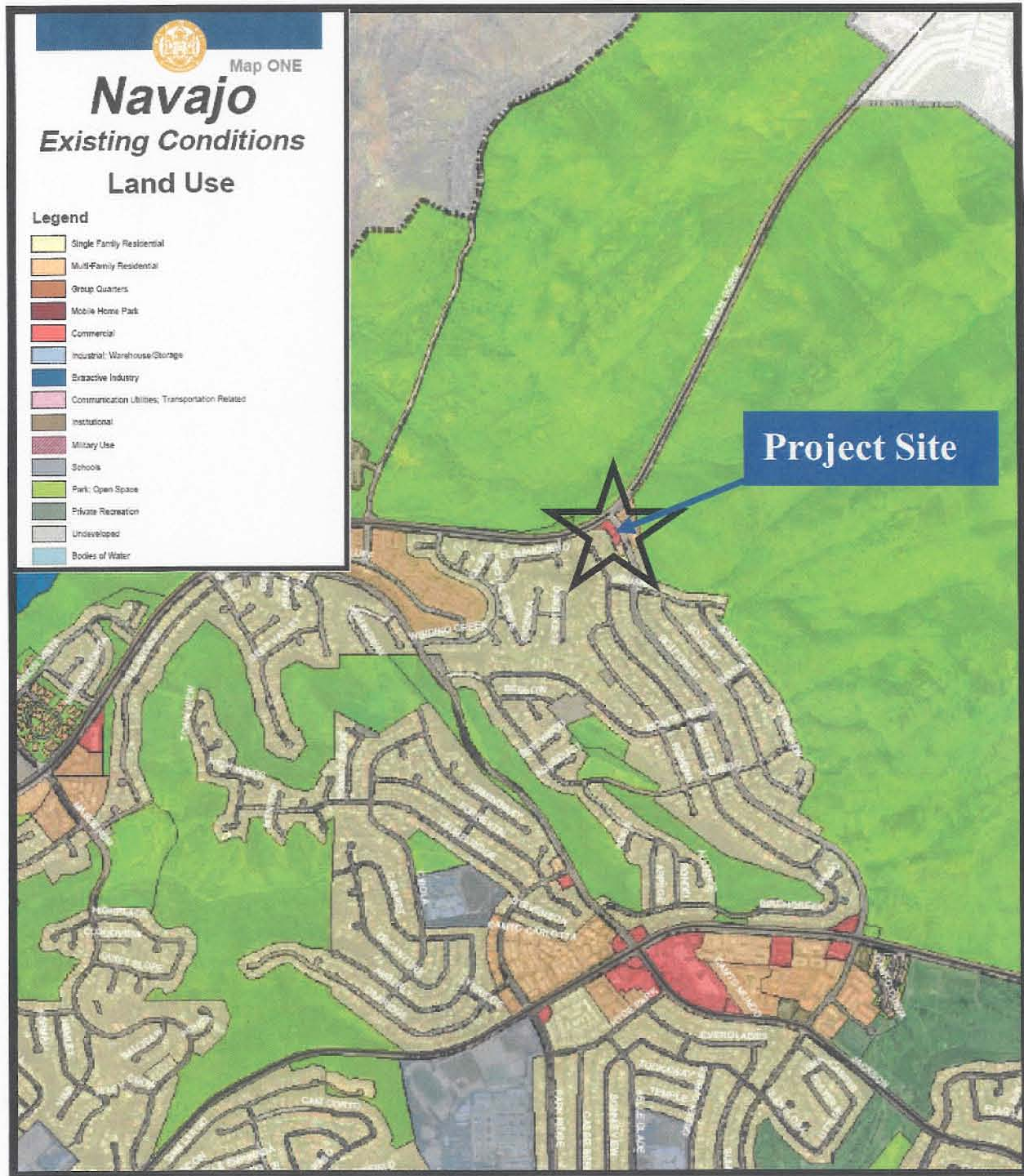
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Notice of Hearing
11. Ownership Disclosure Statement
12. Community Planning Group Recommendation
13. Project Chronology



Aerial Photo (Birds Eye)

Verizon Wireless Golfcrest- Project No. 162690
7880 Golfcrest Drive, San Diego, CA 92119





Navajo Community Plan Land Use Map

Verizon Wireless Golfcrest- Project No. 162690

7880 Golfcrest Drive, San Diego, CA 92119





Location Map

Verizon Wireless Golfercrest- Project No. 162690
7880 Golfercrest Drive, San Diego, CA 92119



PROJECT DATA SHEET		
PROJECT NAME:	Verizon Wireless Golfcrest	
PROJECT DESCRIPTION:	Modification to an existing Wireless Communication Facility to install an emergency generator on site inside a new enclosure designed to appear as an extension to the existing garage with improvements to the existing faux monopine and proposed landscaping.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Planned Development Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
CURRENT ZONING INFORMATION:		
Zone:	CN-1-2	
Height Limit:	30-foot maximum height limit	
Front Setback:	0-feet	
Side Setback:	10 feet	
Streetside Setback:	0-feet	
Rear Setback:	10 feet	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space AR-1-1	Mission Trails Regional Park
SOUTH:	Commerical; CN-1-2 and Single-Family; RS-1-7	Commercial & Single-Unit Residential
EAST:	Commercial;CN-1-2	Commercial
WEST:	Open Space; RS-1-7	Open Space
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to exceed the equipment size limitation (LDC Section 141.0420(g)(3)) and to continue to locate both the equipment and monopine within the required side yard setback (LDC Section 131.0531).	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 26, 2009, the Navajo Community Planners Inc. made a motion to support the project 12-0	

REV.	DATE	REVISION DESCRIPTION
	JAN 28 2010	ZONING DRAWINGS
	FEB 18 2010	ISSUE TO CITY
	MAY 28 2010	REISSUE TO CITY
	JUL 30 2010	REISSUE TO CITY

ENGINEER / CONSULTANT

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 (310) 350-7500
 W. E. JACKSON & COMPANY, AIA, AIAA, AIAA-1 - 90-9607

APPROVALS

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZIN SITE AG:		
ZONING:		
VZIN RF:		
VZIN INTERCONNECT:		
VZIN UTILITY COOR.:		
VZIN COST MGR.:		
VZIN PROJECT MGR.:		

SITE INFO:

SITE NAME:
NAVAJO

SITE ADDRESS:
**7880 GOLFCREST DRIVE
SAN DIEGO, CA 92119**

SHEET TITLE:

**SITE PLAN,
GENERAL NOTES &
LEGAL DESCRIPTION**

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE/REV. #
A-0	C.W.	JUL 30, 2010 V081231

SHEET NUMBER:

2 OF 7 **A-0**

LEGAL DESCRIPTION

PARCEL 1: IN THE CITY OF SAN DIEGO STATE OF CALIFORNIA, AS SHOWN AT PAGE 5417 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 23, 1975.

PARCEL 2: THAT PORTION OF LOT 293 OF AMENDED MAP OF PRINCESS GARDENS UNIT NO. 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 2015, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 5, 1974, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 253; THENCE ALONG THE BOUNDARY OF SAID LOT 253 AS FOLLOWS: N80°01'21"W, 11.15 FEET; THENCE N41°50'00"W, 84.31 FEET TO A POINT ON THE ARC OF A 563.00 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY, A REDIAL USE OF SAID CURVE BEARS S30°40'50"E TO SAID POINT; AND SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°32'18" A DISTANCE OF 61.23 FEET; THENCE LEAVING SAID BOUNDARY S26°00'34"E, 1.10 FEET; THENCE N71°07'55"E, 87.00 FEET; THENCE S65°30'00"E, 65.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 253; THENCE ALONG SAID SOUTHEASTERLY LINE, N56°57'54"E, 2.18 FEET TO THE POINT OF BEGINNING.

- EXISTING BUILDINGS EAST OF PROPOSED PROJECT, ZONED = CA-1-2 USE = COMMERCIAL OFFICE
- EXISTING BUILDINGS EAST OF PROPOSED PROJECT, ZONED = CA-1-2 USE = APARTMENT/CONDO
- EXISTING BUILDINGS SOUTH OF PROPOSED PROJECT, ZONED = CA-1-2 USE = VETERINARIAN
- EXISTING BUILDINGS WEST OF PROPOSED PROJECT, ZONED = R-1 USE = SINGLE FAMILY/RESIDENTIAL

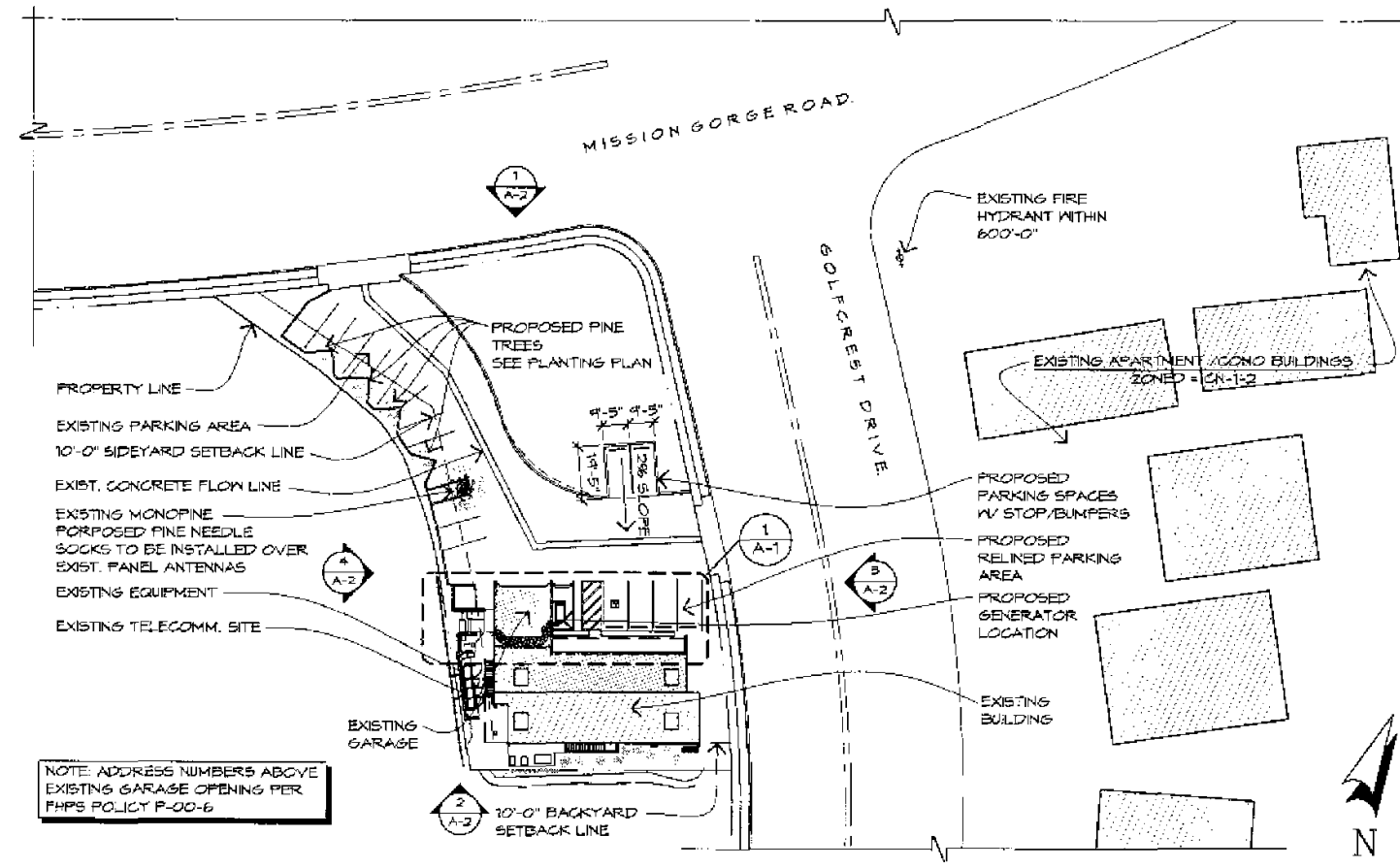
- NO NEW RETAINING WALLS ARE PROPOSED FOR THIS SITE
- DO NOT DRAIN OVER 2:1 SLOPES.
- TO PREVENT EROSION OF THE PAD, 4" OF CRUSHED ROCK WILL BE PLACED OVER THE SITE OF RELATIVELY FLAT AREA.
- SLOPE AWAY FROM BUILDINGS AT 2% FOR A MINIMUM OF 5' FROM THE BUILDING.
- HYDRO-SEED ALL DISTURBED LAND AREA NOT USED FOR ROADS OR PAD AREA WITH NATIVE DROUGHT RESISTANT PLANT SEED
- HIGHEST POINT OF EXCAVATION OF THE PROPOSED PARKING SPACES IS 6 INCHES.
- DEEPEST POINT OF EXCAVATION OF THE PROPOSED SHELTER IS 12 INCHES INCLUDING TRENCH WORK AND FOOTINGS.
- TOTAL CUBIC YARDS OF CUT FOR THE PROPOSED PARKING SPACES IS 4 AND TOTAL CUBIC YARDS CUT FOR THE SHELTER INCLUDING TRINCHING IS 5.
- TRENCH DEPTH IS 12 INCHES AND LINEAR RUN IS 32 FEET AT THE SHELTER WALL FOOTINGS AND 8 FEET FOR THE TOTAL CONDUIT RUN.

DISTURBED AREA..... 480 (S.F.) = .01 (ACRES) MAX. CUT DEPTH/SLOPE RATIO..... 1 (FT) / X:Y (2:1 MAX)
 CUT QUANTITIES..... 7 (CUBIC YARDS) MAX. FILL DEPTH/SLOPE RATIO..... 1 (FT) / X:Y (2:1 MAX)
 FILL QUANTITIES..... 4 (CUBIC YARDS) EXPORT..... 3 (CUBIC YARDS)

THIS PROJECT PROPOSES TO EXPORT XXXX CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

AN AS-GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED TO BOOTH 32 ON THE THIRD FLOOR OF THE DEPARTMENT SERVICES WITHIN 15 CALENDAR DAYS OF COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD INSPECTION DIVISION.

GENERAL GRADING NOTES



SITE PLAN

SCALE:
1" = 30'-0" 1

BUILDING DESCRIPTIONS

Lessee's Certificate
 Standard Wireless Facility Project
 for Post Construction BMPs

I/We the undersigned as Lessee(s) of the property described as
7880 GOLFCREST DRIVE SAN DIEGO, CA 92119
 (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" BMPs.

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

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- 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

I/We will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee _____ Company Name _____
 (print name)

Lessee _____ Date _____
 (signature)

LESSEE'S CERTIFICATE

REV	DATE	REVISION DESCRIPTION
		ZONING DRAWINGS
		ISSUE TO CITY
		REISSUE TO CITY
		REISSUE TO CITY

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APPROVALS

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE AG:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR:		
VZM COST MGR:		
VZM PROJECT MGR:		

SITE INFO:

SITE NAME:
NAVAJO

SITE ADDRESS:
**1880 GOLFCREST DRIVE
 SAN DIEGO, CA 92119**

SHEET TITLE:

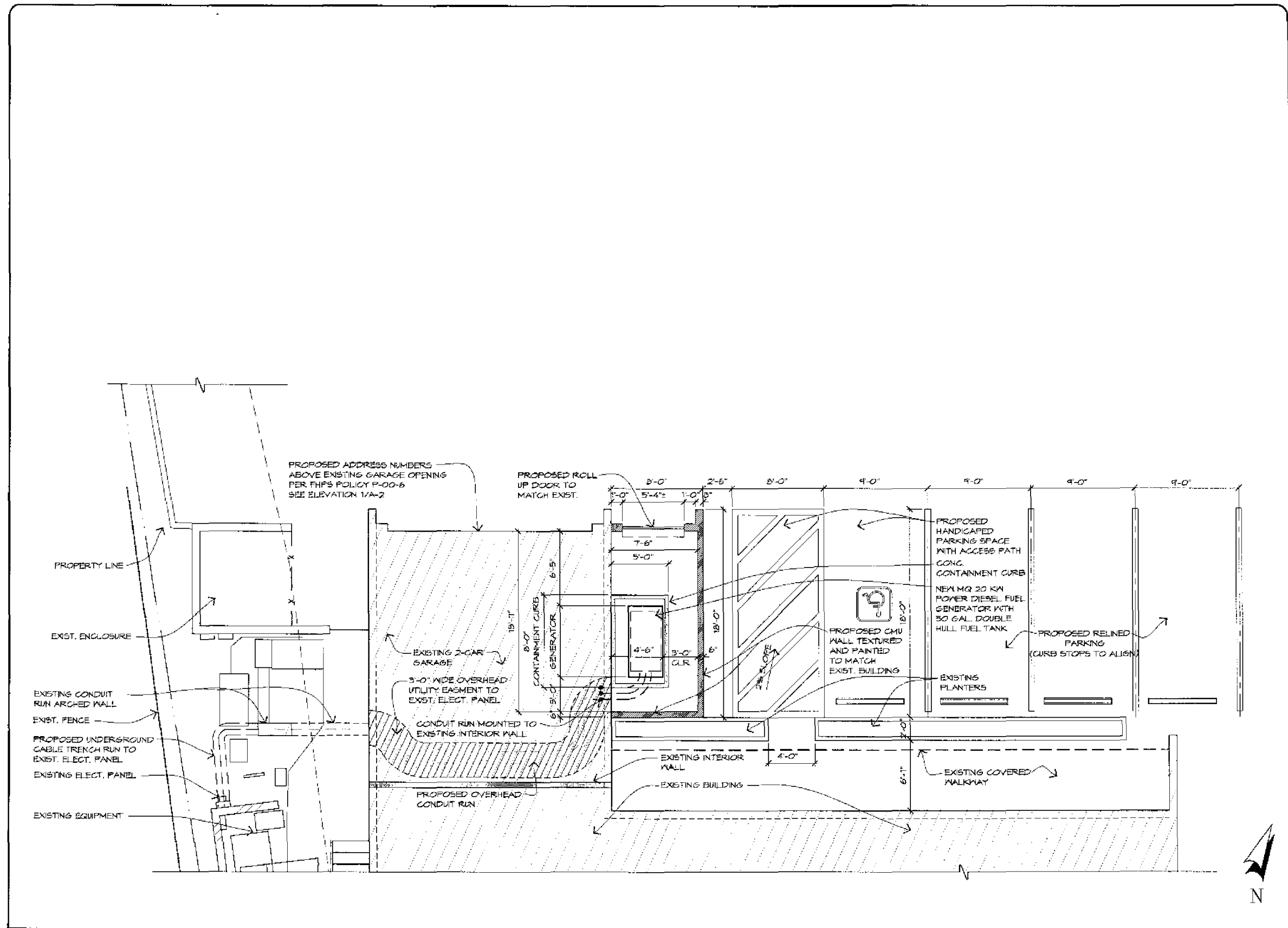
EQUIPMENT PLAN

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE/REV:
A-1	C.N.	JUL 30, 2010 V08129

SHEET NUMBER:

3 OF 7 **A-1**



EQUIPMENT PLAN

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

REV.	DATE	REVISION DESCRIPTION
	JAN 25, 2010	ZONING DRAWINGS
	FEB 11, 2010	ISSUE TO CITY
	APR 28, 2010	REISSUE TO CITY
	JUL 30, 2010	REISSUE TO CITY

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 (310) 360-7900

William E. Jackson R. MCMILLAN, AIA ARCHITECT - 40-4657

APPROVALS

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE AG:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR:		
VZM COST MGR:		
VZM PROJECT MGR:		

SITE INFO:

SITE NAME:
NAVAJO

SITE ADDRESS:
 7880 GOLFCREST DRIVE
 SAN DIEGO, CA 92119

SHEET TITLE:

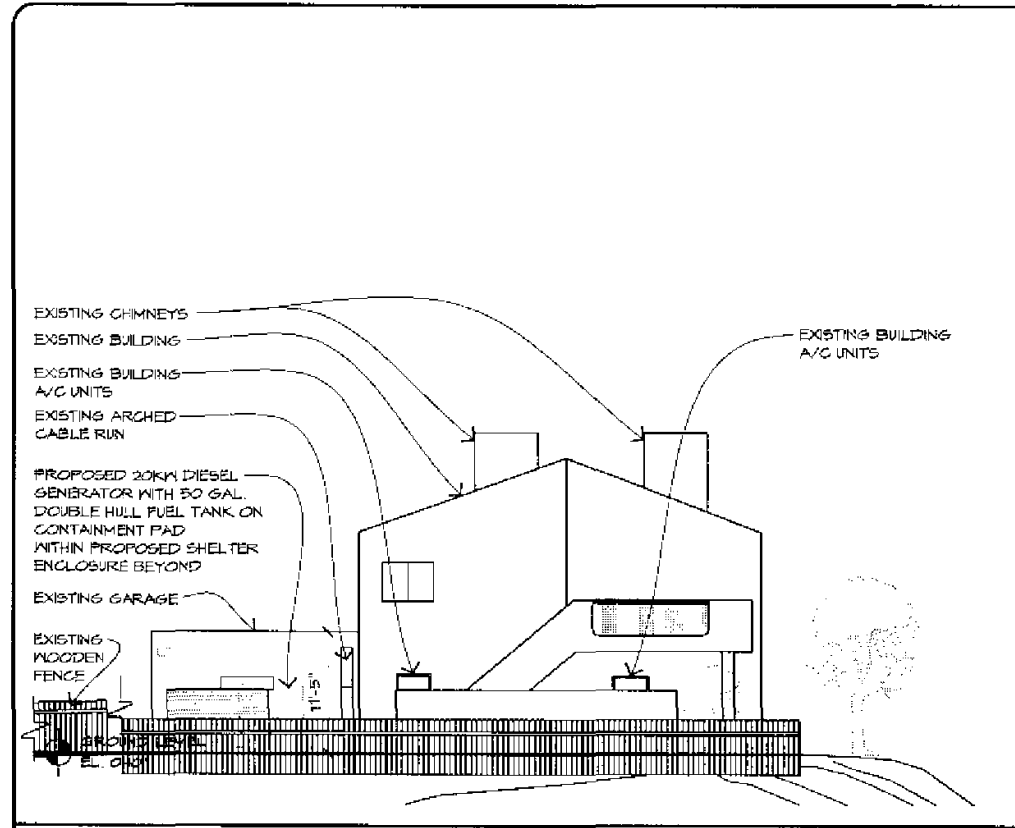
EXTERIOR ELEVATIONS

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE/REV. #
A-2	C.J.L.	JUL 30, 2010 V06124

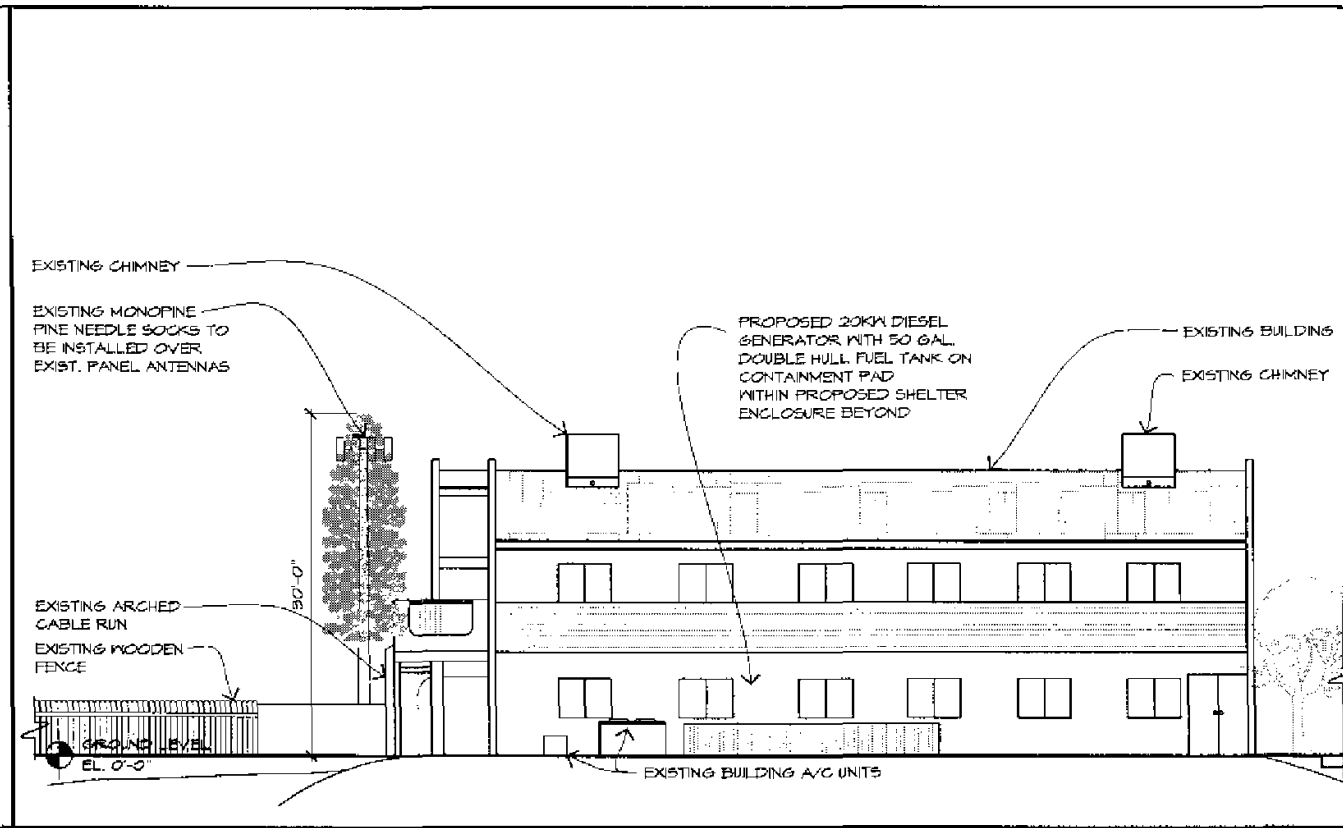
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4 OF 7 **A-2**



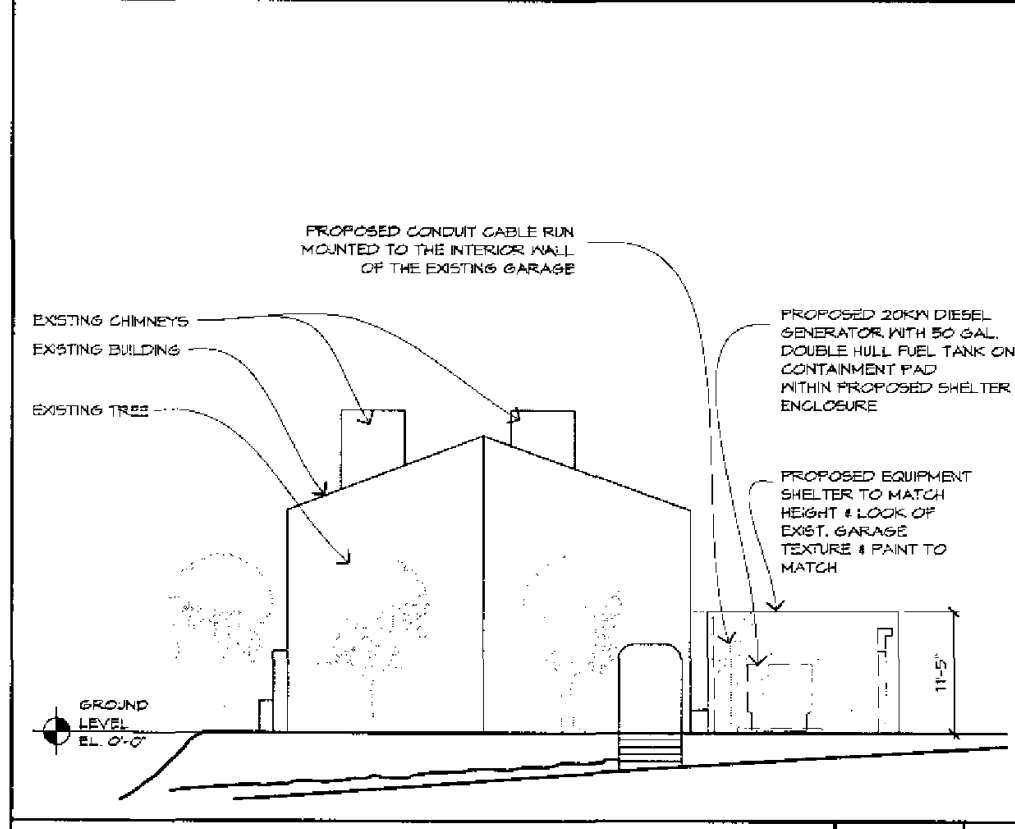
WEST ELEVATION

SCALE:
 1/8" = 1'-0" 4



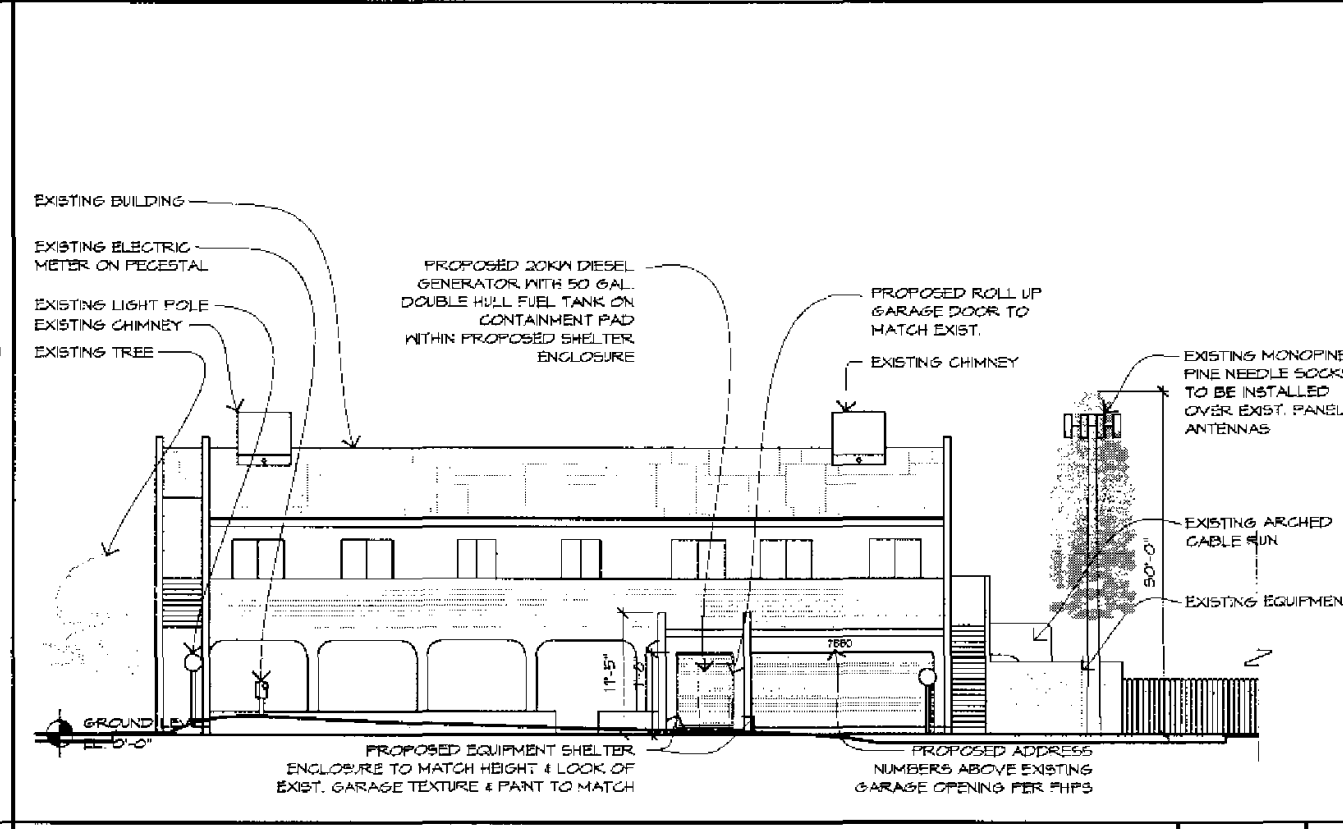
SOUTH ELEVATION

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



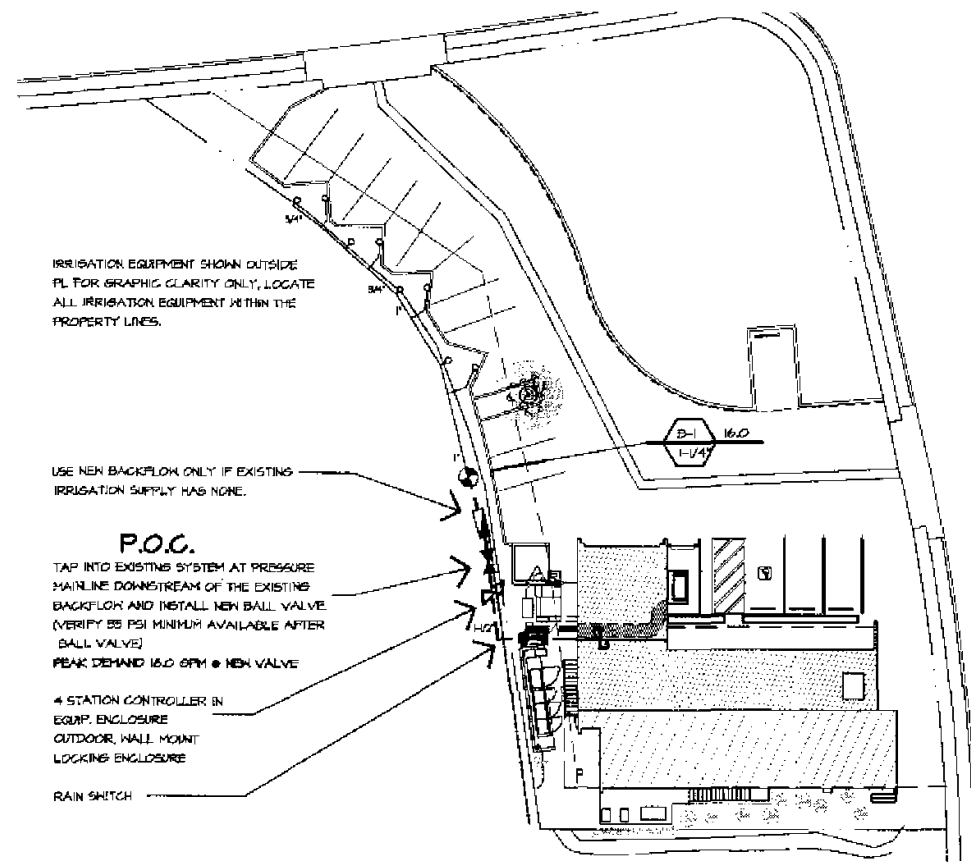
EAST ELEVATION

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



NORTH ELEVATION

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



IRRIGATION EQUIPMENT SHOWN OUTSIDE PL FOR GRAPHIC CLARITY ONLY, LOCATE ALL IRRIGATION EQUIPMENT WITHIN THE PROPERTY LINES.

USE NEW BACKFLOW ONLY IF EXISTING IRRIGATION SUPPLY HAS NONE.

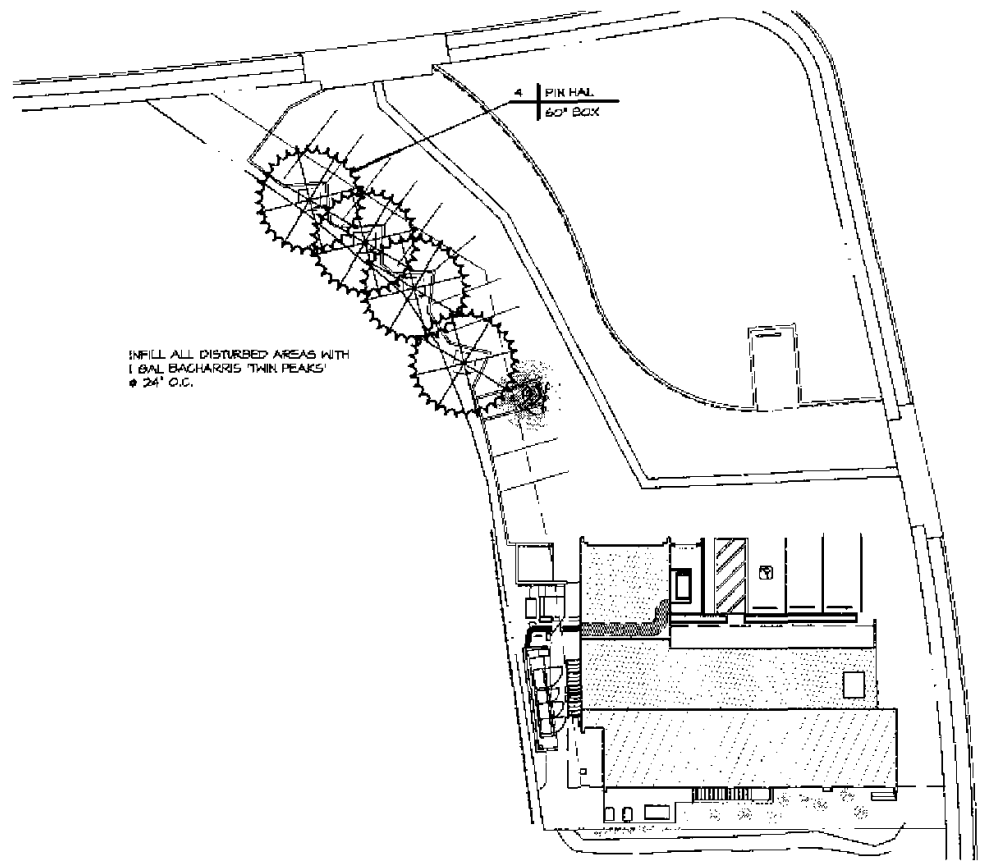
P.O.O.
TAP INTO EXISTING SYSTEM AT PRESSURE MAINLINE DOWNSTREAM OF THE EXISTING BACKFLOW AND INSTALL NEW BALL VALVE (VERIFY 85 PSI MINIMUM AVAILABLE AFTER BALL VALVE)
PEAK DEMAND 16.0 GPM @ NEW VALVE

4 STATION CONTROLLER IN EQUIP. ENCLOSURE
OUTDOOR WALL MOUNT
LOCKING ENCLOSURE

RAIN SWITCH

IRRIGATION PLAN

SCALE:
1" = 20'-0"



INFILL ALL DISTURBED AREAS WITH 1 GAL BACKFILLERS THIN PEAKS @ 24" O.C.

PLANTING PLAN

SCALE:
1" = 20'-0"

CITY NOTES

Landscape Issue 56, The owner/permittee shall be responsible for the installation of these landscape and irrigation plans and for obtaining required landscape inspections.
Landscape Issue 37, All required landscape shall be maintained in a "weeded, kept and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
Landscape Issue 58, If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) installed on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or activation of wireless facility or a Final Landscape Inspection.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	QTY	DETAIL
	EXISTING 1-1/2" DOMESTIC WATER METER AND 1" SERVICE LINE (55 PSI)	--	
	EXISTING FEBCO #525Y 3/4" RP BACKFLOW PREVENTER	--	
	FEBCO MODEL #15 BRASS ATMOSPHERIC BACKFLOW PREVENTER-1/2" ABOVE HIGHEST HEAD. USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE.	C	
	NIBCO BRASS BALL VALVE (LINE SIZE)	B	
	RAIN BIRD PEB SERIES REMOTE CONTROL VALVE	D	
	RAINBIRD ESP CONTROLLER (4 STATION) IN OUTDOOR LOCKING WALL MOUNT BOX	A	
	IBR58-HG HYDROSCAPE RAIN SWITCH	A	
	PVC WATER PIPE CL. 315 (MAINLINE 2" AND LARGER)	--	
	PVC WATER PIPE SCH. 40 (MAINLINE 1-1/2" AND SMALLER)	--	
	PVC WATER PIPE CL. 200 3/4"-1-1/2" (LATERALS)	--	
	PVC PIPE SCH. 40 S, SERVING 1/2 X DIAMETER OF PIPE ENCLOSED	--	

SPRINKLER HEADS

SYMBOL	DESCRIPTION	QTY	PKT	TABLE	PKED	DETAIL
	RAIN BIRD RWS-1406 ROOT WATERING SYSTEM	20	30	--	--	E

PLANTING LEGEND

SYMBOL	QTY	DESCRIPTION	PKT	TABLE	PKED	DETAIL
	4	PINUS HALAPENSIS ALEPPO PINE	60" box	4	P	



IRRIGATION LEGEND

PLANTING LEGEND

REV.	DATE	REVISION DESCRIPTION
1	MAY 08, 2009	ISSUE TO CITY

ENGINEER / CONSULTANT

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William E. Jackson & Nancy S. Jones, AIA, Architects - EC-0087

APPROVALS

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE AG:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR:		
VZM COST. MGR:		
VZM PROJECT MGR:		

SITE INFO.

SITE NAME:
NAVAJO

SITE ADDRESS:
1880 GOLFCREST DRIVE
SAN DIEGO, CA 92114

SHEET TITLE:

PLANTING & IRRIGATION PLAN

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE/REV:
		MAY 08, 2009
		V08129

SHEET NUMBER:

1 OF 2 | L-1

PLANTING NOTES

THE PROVISIONS IN THESE NOTES SHALL BE CARRIED OUT BY THE CONTRACTOR.

THESE DRAWINGS ARE PRELIMINARY. BEFORE SPREADING LOCATIONS AND INSTALLATION OF PLANTING MATERIALS, THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND MAKE NECESSARY ADJUSTMENTS TO THE LAYOUT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

ALL PLANTING MATERIALS SHALL BE OF THE QUALITY AND SPECIFICATIONS LISTED HEREIN. THE CONTRACTOR SHALL PROVIDE A LIST OF APPROVED PLANTING MATERIALS TO THE ARCHITECT FOR APPROVAL.

ALL PLANTING MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR SHALL PROVIDE A WRITTEN REPORT TO THE ARCHITECT AND OWNER, INCLUDING PHOTOS AND A VIDEO, OF THE PLANTING OPERATION.

THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL PLANTING MATERIALS USED, INCLUDING THE DATE OF PLANTING, THE NAME OF THE MATERIAL, AND THE LOCATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTING MATERIALS THROUGHOUT THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANTING MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING WATER RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING AIR QUALITY.

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GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.

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IRRIGATION NOTES

THE PROVISIONS IN THESE NOTES SHALL BE CARRIED OUT BY THE CONTRACTOR.

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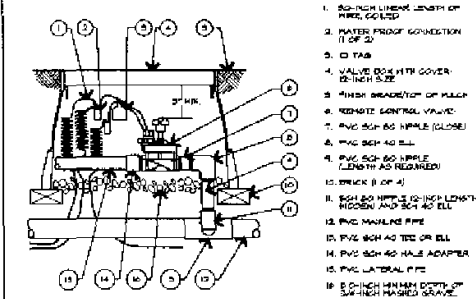
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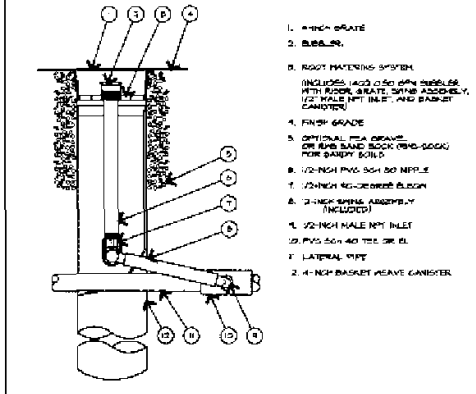
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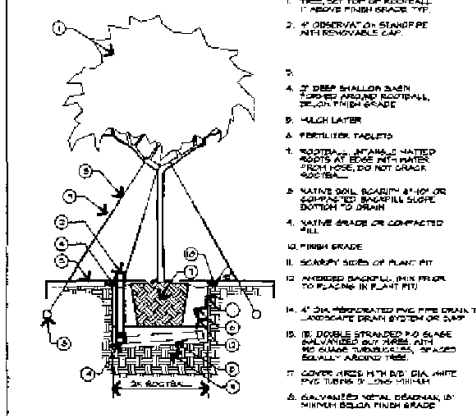
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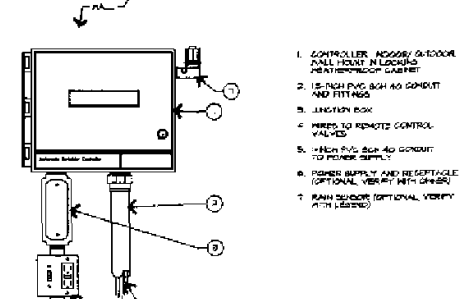
D) REMOTE CONTROL/ MASTER VALVE



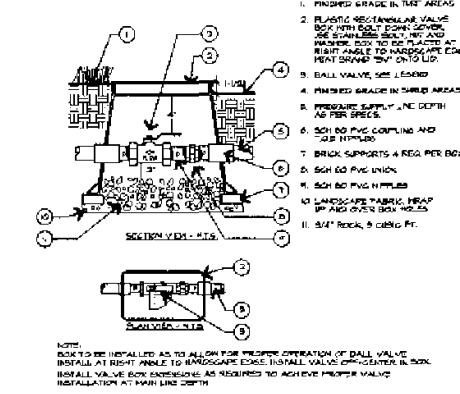
E) ROOT WATERING SYSTEM



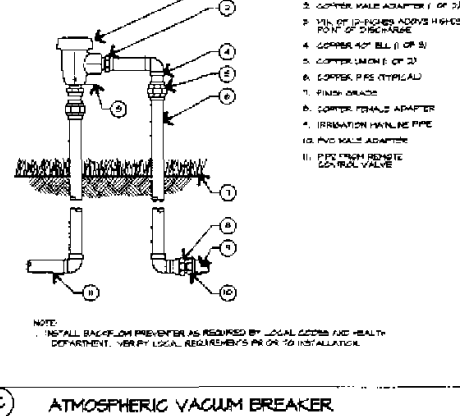
F) TREE PLANTING AND GUYING



A) WALL MOUNT CONTROLLER



B) ISOLATION VALVE



C) ATMOSPHERIC VACUUM BREAKER



REV.	DATE	REVISION DESCRIPTION
1	MAY 06, 2009	ISSUE TO CITY
2		
3		
4		
5		
6		
7		
8		
9		
10		

ENGINEER / CONSULTANT

Meridian telecom
 3848 Campus Drive, Suite 118
 Newport Beach, California 92660
 office 949 756 0232
 fax 949 756 0261

SITE BUILDER

verizon wireless
 15505 SAND CANYON AVE.
 BUILDING D 1st. FLOOR
 IRVINE, CA 92618
 (949) 286-7000

A & E DEVELOPMENT

W. E. Jackson Corporation
 architecture
 planning & engineering

8907 WILSHIRE BOULEVARD, SUITE 200
 BEVERLY HILLS, CALIFORNIA 90211
 (310) 380-7500
 William E. Jackson, P.E., M.A.S., A.S.T., A.S.T. - P.E.

APPROVALS

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE AG:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR:		
VZM COST. MGR:		
VZM PROJECT MGR:		

SITE INFO:

SITE NAME:
NAVAJO

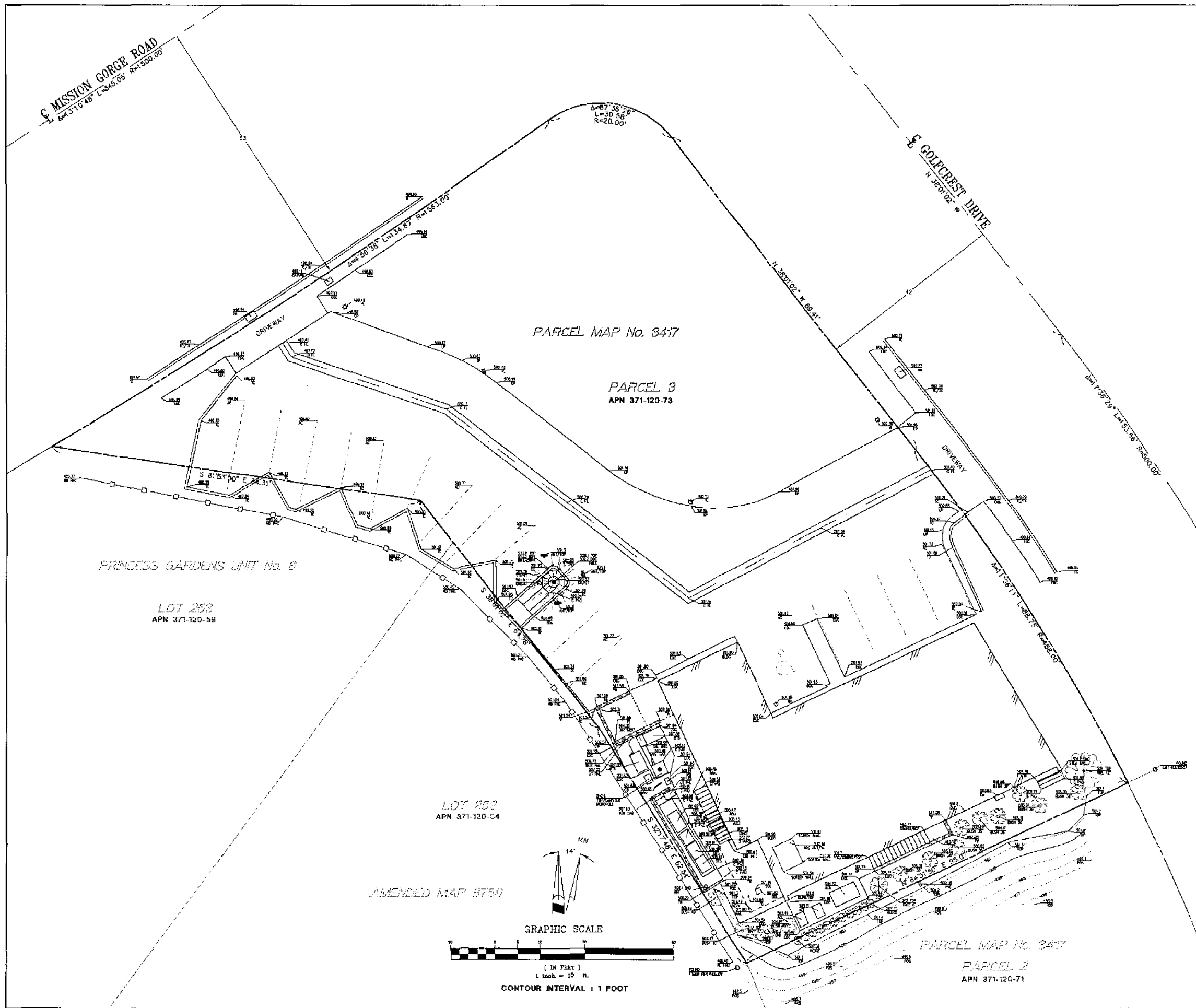
SITE ADDRESS:
 7880 GOLFCREST DRIVE
 SAN DIEGO, CA 92119

SHEET TITLE:
**PLANTING & IRRIGATION
 DETAILS & SPECS.**

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE/REV:
		MAY 06, 2009
		V08124

SHEET NUMBER:
2 OF 2 L-2



LEGAL DESCRIPTION
(PENDING RECEIPT OF TITLE REPORT)
THE LAND SHOWN HEREON IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 3 OF PARCEL MAP No. 3417, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S IDENTIFICATION
SAN DIEGO COUNTY A.P.N. 371-120-73

TITLE REPORT IDENTIFICATION:
(PENDING RECEIPT OF TITLE REPORT)

EASEMENT NOTES
(PENDING RECEIPT OF TITLE REPORT)

AREA
19,529 SQ. FT. = 0.448 ACRES

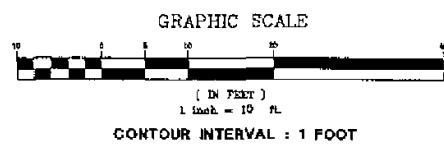
DATE OF SURVEY
JUNE 13, 2008

BASIS OF BEARINGS
THE CENTERLINE OF GOLFCREST DRIVE, BEING NORTH 20°24'33" WEST PER PARCEL MAP No. 3417, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAN DIEGO COUNTY. (NOT SHOWN HEREON)

BENCH MARK
GPS BENCHMARK
ELEVATION WAS ESTABLISHED USING "PROMARK 2 ASHTECH" GPS RECEIVERS AND ASHTECH SOLUTIONS VERSION 2.7 SOFTWARE FOR POST-PROCESSING.
ELEVATION = 501.787 FEET (NAVD88)

LEGEND

AC	ASPHALT CONCRETE
ACU	AIR CONDITIONER UNIT
ANT	ANTENNA
BLDG	BUILDING
BOT	BOTTOM
BOV	BLOW OFF VALVE
BTS	BASE TRANSCIVER SYSTEM
C	CONCRETE
CAB	CABINET
CBL HSG	CABLE HOUSING
COL	COLUMN
E	ELECTRIC
EDC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
FNC	FENCE
FL	FLOW LINE
FS	FINISHED SURFACE
GM	GAS METER
GND	GROUND
HH	HAND HOLE
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
JNC	JUNCTION
L&T	LEAD & TAC
MTR	METER
PNL	PANEL
POS	POINT ON SLOPE
SILPLT	STEEL PLATE
TC	TOP OF CURB
TELE	TELEPHONE
TG	TOP OF GRATE
TW	TOP OF WALL
UT	UTILITY
VZN	VERIZON
WDD	WOOD
WM	WATER METER
YL	YARD LIGHT



NO.	DATE	DESCRIPTION
1	10/14/08	ADDED ADD. SURVEY TO DRAWING

PREPARED BY:
MPSurveyors
17821 SKYLINE DRIVE, SUITE 1
IRVINE, CA 92614
OFFICE: (949) 250-0272
FAX: (949) 250-0275
EMAIL: mps@mpsurveyors.com
WEBSITE: www.mpsurveyors.com

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D-1
IRVINE, CA 92618

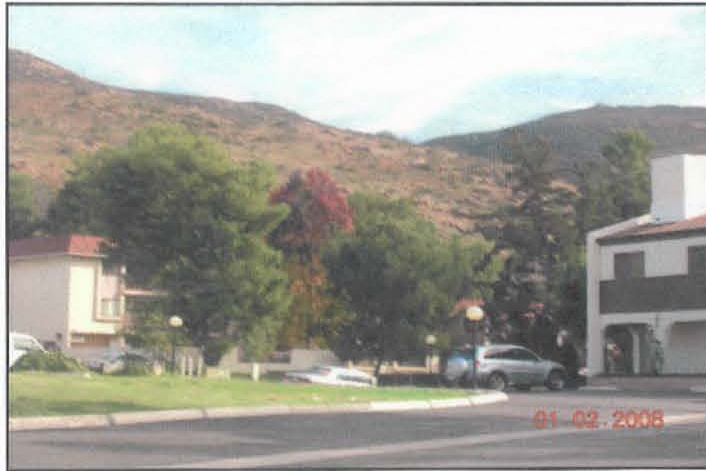
TOPOGRAPHIC SURVEY
NAVAJO
7880 GOLFCREST DRIVE
SAN DIEGO, CA 92119

DATE:	6/14/08
CHECKED BY:	FC/JA
DRAWN BY:	DP
DRAWING:	20781.dwg
SHEET	1 OF 1



Site Photos

Verizon Wireless Beeler Canyon Project No. 162690
7880 Golfcrest Drive, San Diego, CA 92119



Site Photos

Verizon Wireless Beeler Canyon Project No. 162690
7880 Golfcrest Drive, San Diego, CA 92119



Site Photos

Verizon Wireless Beeler Canyon Project No. 162690
7880 Golfcrest Drive, San Diego, CA 92119



Site Photos

Verizon Wireless Beeler Canyon Project No. 162690
7880 Golfcrest Drive, San Diego, CA 92119



Photosimulation

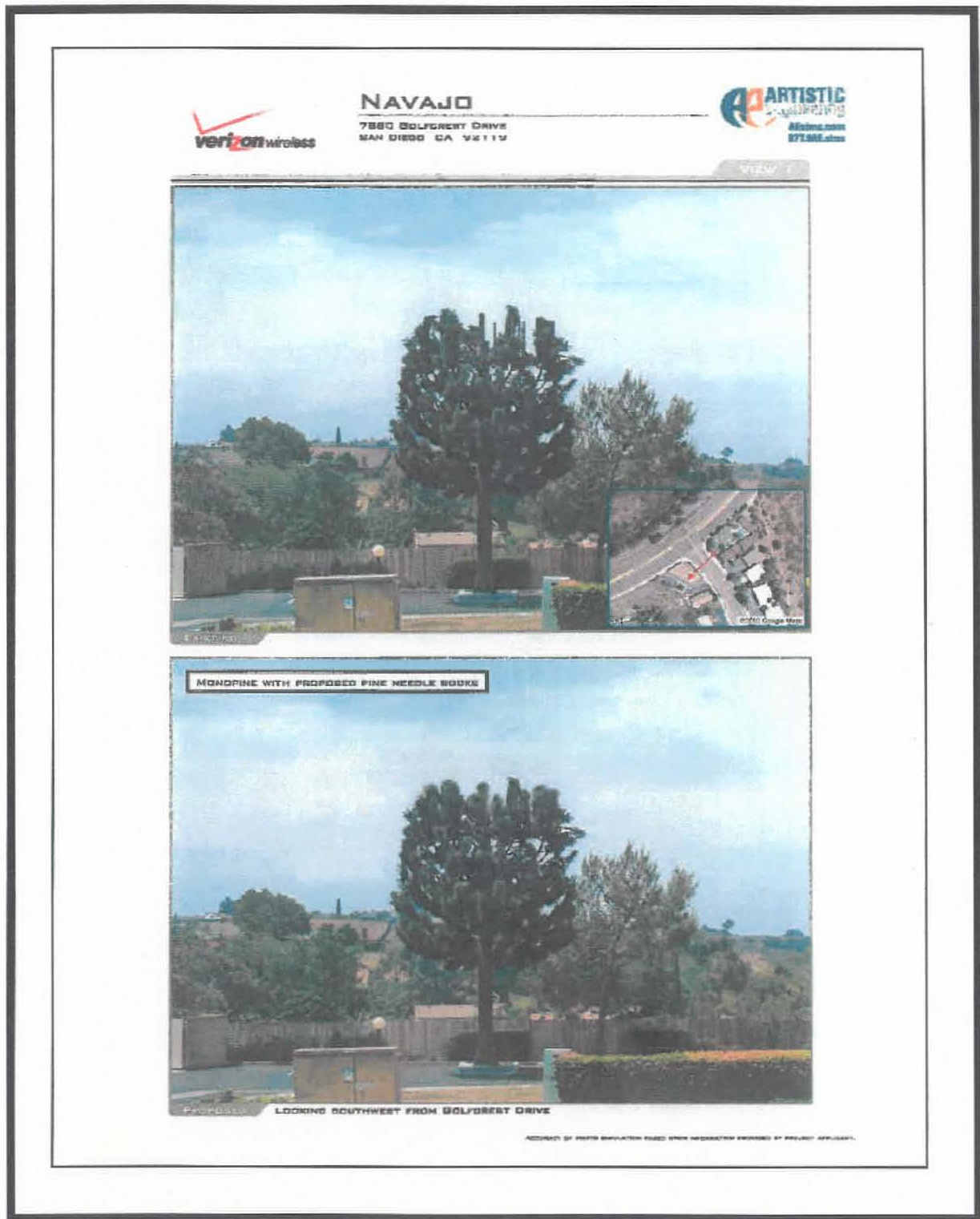
Verizon Wireless Golferest Project No. 162690
7880 Golferest Drive, San Diego, CA 92119





Photosimulation

Verizon Wireless Golfcrest Project No. 162690
 7880 Golfcrest Drive, San Diego, CA 92119



Photosimulation



Verizon Wireless Golfcrest Project No. 162690
7880 Golfcrest Drive, San Diego, CA 92119

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: 23431434

PLANNED DEVELOPMENT PERMIT NO. 659620
SITE DEVELOPMENT PERMIT NO. 592669
VERIZON WIRELESS GOLFCREST PTS NO. 162690
MMRP
PLANNING COMMISSION

DRAFT
 This Planned Development Permit No. 659620 and Site Development Permit No. 592669 is granted by the Planning Commission of the City of San Diego to the **MCLAUGHLIN TRUST**, Owner, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0601, Section 126.0501, Section 132.1201 and Section 141.0420. The site is located at 7880 Golfcrest Drive in the CN-1-2 zone of the Navajo Community Plan. The site is located within Subarea 1 of the Mission Trail Park Design District. The project site is legally described as that portion of Lot 253 amended map of Princess Gardens Unit No. 6 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8015.

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 March 24, 2011, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) to install an emergency generator concealed inside an equipment shelter designed to appear as an extension to the garage. Additionally, Verizon Wireless will be upgrading the existing faux monopine with the installation of pine needle antenna socks. The site will also include additional landscaping to help improve the screening of the 30-foot high faux monopine from the public right-of-way as illustrated in the approved 'Exhibit A' dated March 24, 2011.

- b. A total of nine (9) panel antennas will continue to operate and function for Verizon Wireless without any changes (with the exception to the pine needle antenna sock covers). No changes will occur to the existing equipment located in the side yard setback on the west elevation portion of the property.
- c. As a result of this approval, Permit No. 99-096-037 shall be null and void.
- d. A total of four (4) new 60-inch box Pinus Halapensis Aleppo Pines shall be installed and maintained by Verizon Wireless.
- e. 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] and Site Development Permit [SDP] and corresponding use of this site shall **expire on March 24, 2021**. 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] and Site Development Permit [SDP]. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

15. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION, NO. 162690, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

16. The Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION, NO. 162690, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Noise

ENGINEERING REQUIREMENTS:

17. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

18. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

19. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the 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.

21. Prior to the issuance of any construction permit the 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.

22. 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 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

23. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

24. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under DC 14704030.

25. Prior to activation of wireless facility, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

26. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or activation of wireless facility or a Final Landscape Inspection.

PLANNING/DESIGN REQUIREMENTS:

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

29. 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.

30. The extended garage design enclosure shall be painted and textured to match to the satisfaction of the Development Services Department.
31. 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 monopine tree foliage to the satisfaction of the Development Services Department.
32. The Permittee shall not cause or allow the antennas located on the monopine to be different in sizes (length, width, or height) than as shown on the stamped approved plans.
33. All exposed cables, brackets and supports shall be painted to match the monopine to the satisfaction of the Development Services Department.
34. The branches shall extend a minimum of 24 inches beyond the proposed antennas to the satisfaction of the Development Services Department.
35. All proposed hand-holes shall be covered with bark material to match monopine trunk to the satisfaction of the Development Services Department.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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.

42. 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.

43. 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.

44. 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).

45. 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.

INFORMATION ONLY

DRAFT

- 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.
- 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 March 24, 2011 and Resolution No. **TBD**.

Date of Approval: March 24, 2011
PTS No. 162690; Internal No. 23431434
Planned Development Permit No. 659620
Site Development Permit No. 592669

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.

DRAFT

[MCLAUGHLIN TRUST]
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-11-027
PLANNED DEVELOPMENT PERMIT NO. 659620
SITE DEVELOPMENT PERMIT NO. 592669
VERIZON WIRELESS GOLFCREST PTS NO. 162690**

WHEREAS, MCLAUGHLIN TRUST, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) with the installation of an emergency backup generator concealed inside an equipment shelter designed to appear as an extension to the current garage. Additionally, Verizon Wireless will also be upgrading the existing faux monopine with the installation of pine needle antenna socks. The site will also include additional landscaping to help improve the screening of the 30-foot high faux monopine from the public right-of-way (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 659620 and Site Development Permit No. 592669);

WHEREAS, the project site is located at 7880 Golfcrest Drive in the CN-1-2 zone within the Navajo community planning area;

WHEREAS, the project site is legally described as the project site is legally described as that portion of Lot 253 amended map of Princess Gardens Unit No. 6 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8015;

WHEREAS, on March 24, 2011, the PLANNING COMMISSION of the City of San Diego considered PLANNED DEVELOPMENT PERMIT NO. 659620 and SITE DEVELOPMENT PERMIT NO. 592669 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by PLANNING COMMISSION of the City of San Diego as follows:

That the PLANNING COMMISSION adopts the following written Findings, dated March 24, 2011.

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.

The proposed backup generator is concealed inside an extended garage design which features a roll up garage door, painted and textured to match existing color theme. Verizon Wireless will also be

installing pine needle antennas socks for each antenna consistent with other recently approved faux trees. A total of nine (9) antennas will continue to operate and function for Verizon Wireless without any changes to the existing antenna dimensions. No changes will occur to the existing equipment located in the side yard setback on the west elevation portion of the property. The Verizon Wireless' antennas will not be affected as a result of this modification and will continue to serve the surrounding residential and commercial uses. In effort to improve the screening for the facility, Verizon Wireless will be planting four new 60-inch box Aleppo Pines along the northwest portion of the property. The proposed landscaping is appropriately located and would help improve views to and from the property.

The Navajo Community Plan does not address wireless communication facilities as a specific land use. The project site is located within the Mission Trails Design District and as such is subject to a Site Development Permit to ensure that development along the edges of Mission Trails Regional Park enhances the park's natural qualities and promotes the aesthetics and functional quality of park/urbanization relationships. The project as proposed does not interfere with the park master plan nor does it create any visual impacts for the surrounding park or community.

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 Navajo Community 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 to the required side yard setbacks and the size of the equipment enclosure. The project is located within Subarea 1 of the Mission Trail Design District and requires a Site Development Permit (SDP). In addition to the SDP, a Planned Development Permit is required because both the existing Verizon equipment and monopine is currently located in the required CN-1-2 side yard setback. Also, the combination of the existing Verizon Wireless equipment and the newly proposed generator enclosure exceeds the 250-square feet equipment limitation. Again, a Planned Development Permit is required and shall be processed as a consolidated Process 4 level decision.

The existing equipment and monopine with the proposed antenna sock modification and landscaping would significantly improve the views to and from the property. More specifically, the monopine will utilize antenna socks fully concealing each antenna providing an aesthetically pleasing result to the extent possible. The proposed four (4) 60-inch box Aleppo Pines would provide the appropriate screening necessary for the existing monopine. The existing equipment is located behind a CMU wall and is minimally visible. Meanwhile, the proposed generator enclosure has been designed to integrate with the existing building as designed, the project as a whole complies 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. Granting the equipment limitation deviation would provide a backup generator to the site in case of an emergency situation where power outages become an issue. The generator is completely concealed inside, with very little visual impact. The existing equipment is located in the side yard, behind a CMU wall and an existing fence. Due to the adjacent topography, the existing Verizon equipment is minimally visible from the residential homes down the hill. The camouflaging techniques with the antennas socks will help effectively screen the antenna behind the branches from the monopine which is currently in the side yard setback. Along with the proposed landscaping this proposed Verizon Wireless modification, when considered as a whole, will be beneficial to the community in improving the overall appearance of the property.

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 existing faux monopine with the nine (9) panel antennas contains a sufficient amount of branches. Since Verizon Wireless is proposing to install antenna socks for each antenna, staff believes that the facility will be significantly improved. The added landscaping will also screen the monopine, helping the WCF blend in better with the current setting. While the existing faux monopine and the equipment are within required setbacks, as proposed these items are appropriately screened resulting in minimal visual impact. The existing location for both the equipment and monopine is appropriately sited and would only result in a greater visual impact if moved to comply with the required setbacks. The equipment enclosure also exceeds the maximum allowable size of 250 square feet per LDC 141.0420 however; the new generator enclosure has been designed to appear as a garage and will not be visible from any public perspectives. Therefore, the deviations 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.

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.

The proposed backup generator is concealed inside an extended garage design which features a roll up garage door, painted and textured to match existing color theme. Verizon Wireless will also be installing pine needle antennas socks for each antenna consistent with other recently approved faux trees. A total of nine (9) antennas will continue to operate and function for Verizon Wireless without any changes to the existing antenna dimensions. No changes will occur to the existing equipment located in the side yard setback on the west elevation portion of the property. The Verizon Wireless' antennas will not be affected as a result of this modification and will continue to serve the surrounding residential and commercial uses. In effort to improve the screening for the facility, Verizon Wireless will be planting four new 60-inch box Aleppo Pines along the northwest portion of the property. The proposed landscaping is appropriately located and would help improve views to and from the property.

The Navajo Community Plan does not address wireless communication facilities as a specific land use. The project site is located within the Mission Trails Design District and as such is subject to as Site Development Permit to ensure that development along the edges of Mission Trails Regional Park enhances the park's natural qualities and promotes the aesthetics and functional quality of park/urbanization relationships. The project as proposed does not interfere with the park master plan nor does it create any visual impacts for the surrounding park or community.

Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF's 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 Navajo Community 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 applicable regulations of the Land Development Code.

The project complies with all applicable development regulations of the Land Development Code with the exception of the required side yard setbacks and the size of the equipment enclosure. The project is located within Subarea 1 of the Mission Trail Design District and requires a Site Development Permit (SDP). In addition to the SDP, a Planned Development Permit is required because both the existing Verizon equipment and monopine is currently located in the required CN-1-2 side yard setback. Also, the combination of the existing Verizon Wireless equipment and the newly proposed generator enclosure exceeds the 250-square feet equipment limitation. Again, a Planned Development Permit is required and shall be processed as a consolidated Process 4 level decision.

The existing equipment and monopine with the proposed antenna sock modification and landscaping would significantly improve the views to and from the property. More specifically, the monopine will utilize antenna socks fully concealing each antenna providing an aesthetically pleasing result to the extent possible. The proposed four (4) 60-inch box Aleppo Pines would provide the appropriate screening necessary for the existing monopine. The existing equipment is located behind a CMU wall and is minimally visible. Meanwhile, the proposed generator enclosure has been designed to integrate with the existing building as designed, the project as a whole complies 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.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, PLANNED DEVELOPMENT PERMIT NO. 659620 and SITE DEVELOPMENT PERMIT NO. 592669 is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in PLANNED DEVELOPMENT PERMIT NO. 659620 and SITE DEVELOPMENT PERMIT NO. 592669, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: March 24, 2011

Internal Order Number: 23431434



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 9, 2011

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 24, 2011
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 & SITE
DEVELOPMENT PERMIT, MITIGATED NEGATIVE
DECLARATION, PROCESS 4

PROJECT NUMBER: 162690
PROJECT NAME: VERIZON WIRELESS GOLFCREST
APPLICANT: Norman MacLeod

COMMUNITY PLAN AREA: Navajo
COUNCIL DISTRICT: District 7

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984 Stse@sandiego.gov

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 modification to an existing Wireless Communication Facility (WCF) located at 7880 Golferest Drive in the CN-1-2 within the Navajo Community Planning Area and the Mission Trail Design District overlay zone.

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. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the 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.

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 Number: 23431434

Revised 12/5/08 RH

Ownership Disclosure Statement



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 444-8000

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: VERIZON WIRELESS EMERGENCY GENERATOR Project No. For City Use Only

Project Address: 7880 GOLFCREST SAN DIEGO

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

By signing this 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 request an amendment to the property. Please list below the owner(s) and lawyer(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 held, 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 Planning Director of the San Diego Redevelopment Agency shall be required for all project permits 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 completed. Changes in ownership are to be given to the Project Manager at least 60 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

<p>Name of Individual (type or print): <u>Karen Wagner-Trester, Survivor's - Malaga In Trust 4/13/92</u></p> <p><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: <u>6845 Bonnie View Drive</u></p> <p>City/State/Zip: <u>San Diego, CA 92129</u></p> <p>Phone No: <u>(619) 441-4848</u> Fax No: _____</p> <p>Signature: <u>[Signature]</u> Date: <u>5/13/09</u></p> <p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature: _____ Date: _____</p>	<p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature: _____ Date: _____</p>
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Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
Upon request, this information is available in alternative formats for persons with disabilities.

NAVAJO COMMUNITY PLANNERS, INC.
Mission Valley Church of the Nazarene
4750 Mission Gorge Place
San Diego, CA 92120
navajoplanners@cox.net

January 26, 2009

Call To Order: 7:06 P.M.
Roll Call of Board Members

Present: Matt Adams, Joe Colmie, Randall Densley, Alan Hunter, Charles Little, Cindy Martin, Michael McSweeney, Lynn Murray, Dale Peterson, John Pilch, Mark Rawlins, Cory Sharp, Betty Torre

Absent: Mark Baker, Pat Jackson-Fassett, Don Johnson

Pledge of Allegiance
Modifications to Agenda
Consideration of Approval of the November 17, 2008 meeting minutes
Motion/Second to approve as corrected— unanimous and w/o objection.

Officers Reports:

President's Report – Matt Adams reported that Navajo Area land use issues are few and far between, but it may be good as it gives us time to gear up for the Grantville master plan. Information is provided on the back table regarding the upcoming Charrette.

Secretary Cindy Martin reported that Don Johnson has been absent three consecutive times, so his seat must be declared vacant.

1st VP Report – John Pilch thanked all who participated in the Grantville Walking Audit last Saturday. In spite of the rain, it was a success and an eye-opener about some areas of Grantville.

Treasurer's Report – Pat Jackson-Fassett was absent, due to illness, but let Matt know we still have the same balance of \$119.20

Elected officials reports:

Chris Pearson, Field Representative for Councilwoman Marti Emerald
Participated in the Walking audit on Saturday, encourages everyone to participate in the Charrette.

Public Comment on Non-Agenda Items:

Cory Sharp regarding Archstone. Wonders what our purpose is and feels that we mean absolutely nothing to the City. Has seen too often we spend hours discussing an issue and vote the way we feel best for our community only to see The City and our elected official vote opposite of our recommendations. Based on that, he is considering resigning from the Board.

Scott Malloy – owns two condos on Decena Drive in Grantville and works in

construction. He encourages us to keep an open mind re: Grantville Redevelopment, quality architecture and the potential benefit to the community.

Tim Tower, lives in San Carlos, wants to know if etiquette requires the Elected Official to come back to us to tell us why they voted in opposition to our recommendation, ... No, if we're lucky their field rep will come back and let us know the basis of their decision.

John Pilch mentioned the Code Compliance Training Workshop, this Thursday, January 29, 2009 at 6 PM in the Metro Operations Center in Kearny Mesa. Please call 619 235-5200 to RSVP, if you plan to attend.

Action Items:

Verizon Wireless, Emergency Generator Located At 7880 Golfcrest Drive

The generator will provide emergency backup power to the existing Verizon Wireless facility on the site in the event of a catastrophe and/or related power outage to the facility. This is needed in accord with federal regulations, per Norm MacLeod of Meridian Telecom, Inc., which is representing the applicant. The generator location is completely accessible from the property and should not impact any of the neighbors. It is to run once a week for 10 minutes to test and is monitored remotely.

Motion to Recommend Approval was seconded and passed unanimously (12-0)

NCPI Election Committee

Creation of Elections Committee to prepare for the March Board of Directors Election
McSweeney has volunteered to chair the committee, need representatives from the other three communities to serve. Responsibilities include publicizing the upcoming elections, checking ID's the night of the event, counting ballots. Committee members are: Randall Densley, Dale Peterson, and Lynn Murray.

Seats up for election:

Baker – Grantville

Pilch – San Carlos

Rawlins – Del Cerro

Jackson – San Carlos

Sharp – Del Cerro

Little – Grantville

Torre- Allied Gardens

Martin – Allied Gardens

Johnson - Grantville

Information Items: None

Community Group Reports:

Grantville Stakeholders Group – Matt Adams, encourages everyone to participation in the Charrette this coming weekend.

San Carlos Area Council – John Pilch - February 4, Marti Emerald is the guest speaker.

Allied Gardens Community Council - Cindy Martin – Marti Emerald, featured speaker. If she's not feeling well we'll have a presentation on the visual survey. Ascension Lutheran – Jan. 29th

Pending Business: None

New Business – Matt Adams announced that NCPI would be moving. This church has been remarkably kind in allowing us to meet here for free, but is now requesting a fee that the City can't afford. We are looking for a new location and we'll let everyone know as soon as possible.

Adjourn 8:31.

VERIZON WIRELESS GOLFCREST
PROJECT CHRONOLOGY
PTS #162690 INT # 23431434

Date	Action	Description	City Review	Applicant Response
8/12/2008	Completeness Check	Project Deemed Complete		
9/10/2008	First Assessment Letter		28 (Calendar days)	
10/23/2008	Second Submittal			43 (Calendar days)
11/21/2008	Second Assessment Letter		29 (Calendar days)	
5/19/2009	Third Submittal			178 (Calendar days)
6/17/2009	Third Assessment Letter		29 (Calendar days)	
3/1/2010	Forth Submittal			209 (Calendar days)
4/6/2010	Forth Assessment Letter		36 (Calendar days)	
5/20/2010	Fifth Submittal			44 (Calendar days)
6/18/2010	Fifth Assessment Letter		29 (Calendar days)	
1/28/2011	All issues cleared			178 (Calendar days)
Total Staff Time:		Does not include City Holidays and Furlough	151 (Business days)	
Total Applicant Time:		Does not include City Holidays and Furlough		803 (Business days)
Total Project Running Time:		From Deemed Complete to PC Hearing	954 (Business days)	