

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 23, 2014 **REPORT NO. PC-14-008**

ATTENTION: Planning Commission, Agenda of January 30, 2014

SUBJECT: VERIZON MISSION BAY ATHLETIC AREA; PROJECT NO. 258706;
PROCESS 4

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

SUMMARY

Issue: Should the Planning Commission approve an application for a Wireless Communication Facility (WCF) located within a City owned park at 2639 Grand Avenue in the RS-1-7 Zone within the Mission Bay Park Master Plan area?

Staff Recommendation: APPROVE Neighborhood Use Permit No. 1224158, Site Development Permit No. 1224159 and Planned Development Permit No. 1224161.

Community Planning Group Recommendation: While there is no recognized Community Planning Group for Mission Bay Park, San Diego Municipal Code Section 26.30(c) provides that the Mission Bay Park Committee serves in an advisory capacity to the Park and Recreation Board, Mayor, City Council, and City Manager on policy issues relating to the acquisition, development, maintenance, and operation of Mission Bay Park. As such, the project was presented to the Mission Bay Park Committee, where they voted 8-0-0 to recommend approval with no conditions at their May 1, 2012 meeting (Attachment 12).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15303 (New Construction), of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on December 17, 2013, and the Notice of Right to Appeal (NORA) was posted on December 17, 2013 and the opportunity to appeal that determination ended January 2, 2014 (Attachment 13).

Fiscal Impact Statement: All costs associated with processing this project are recovered 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 2639 Grand Avenue (Attachment 1), on the northwestern corner of Mission Bay Park along Grand Avenue (Attachment 2). The site is located in the RS-1-7 Zone (Attachment 3) within the Mission Bay Park Master Plan area in the Mission Bay Athletic area of the park (Attachment 4). Other overlays include the Coastal Overlay Zone (DEF-CER), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), and FEMA Floodplains (100-year Floodplain (FP), Zone AE, Special Flood Hazard Area, and the 500-year FP). The Mission Bay Park Master Plan designates the site as 'Playfields.'

The site is currently developed with park athletic amenities that include basketball and tennis courts, baseball and soccer fields, and the Mission Bay Golf Course and Practice Center is located on the eastern and southern portions of the site. Mission Bay High School is located to the west of the site and is zoned RS-1-7. The properties to the north are developed with multi family dwelling units and are zoned RM-2-5.

DISCUSSION

Project Description:

The project consists of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antennas, and a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer. The WCF is proposed in the northwestern corner of the Mission Bay Athletic Area and the antennas are located approximately 100-feet from the public right-of way along Grand Avenue, approximately 180-feet from the multi family development to the north, and approximately 180-feet from the property line of the Mission Bay High School to the west. Under the current WCF regulations pursuant to Land Development Code (LDC) Section 141.0420(d)(2) and (4), WCFs are permitted with a Neighborhood Use Permit (NUP) on a premise containing a non-residential use within a residential zone and in dedicated parkland where the antennas associated with the WCF are located more than a 100-feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences.

A portion of the property is located within designated FEMA FPs (100-year Floodplain (FP), Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal (Attachment 8). The proposed WCF would not impact any onsite sensitive biological resources and will be located within the portion of the property within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas; however, a Site Development Permit (SDP) is required for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources).

The project site is not located within a Multiple Habitat Planning Area (MHPA); however, the area under the Grand Avenue Bridge and the portion of Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140 feet from the MHPA boundary, but the site would be classified as adjacent to the MHPA. Therefore, the permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP).

The proposed equipment building and enclosure total 410-square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), only a maximum 250-square foot equipment enclosure and/or building is allowed. Therefore, a Planned Development Permit (PDP) is required to exceed the 250-square foot equipment limitation [the latest code update to LDC Section 126.0402(m) for a Neighborhood Development Permit regarding equipment enclosure sizes above 250-square feet has yet to be certified by the Coastal Commission and therefore, cannot be applied to projects located within the Coastal Overlay Zone]. In addition, the WCF park site installation requirements, LDC Section 141.0420(i)(1)(C), does not permit above ground equipment enclosures; therefore, the PDP includes the request to allow for the above ground equipment enclosure. The WCF and equipment will be located in a landscape area and the building has been designed to match other utility buildings located within Mission Bay Park regarding style, materials, and color. In accordance with LDC Section 141.0420(g)(6), the proposed WCF includes new live trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. Since the above-ground equipment does not preclude the park use and is not in violation of the City of San Diego Charter Section 55 (Park and Recreation), staff has determined that the facility is appropriate at this location.

The project site is located in the Coastal Overlay Zone (DEF-CER), which is the Coastal Commission jurisdiction; therefore, a condition has been added to the permit which requires the applicant to obtain a Coastal Development Permit from the Coastal Commission prior to issuance of any construction permits.

Community Plan Analysis:

The project site is located within the Mission Bay Park Master Plan and this plan does not contain specific policies on wireless communication facility development; therefore, there are no master plan land use issues associated with the location of the proposed WCF.

General Plan:

The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The monopine will be situated amongst other live trees and the equipment building has been design to match other utility buildings located within Mission Bay Park regarding style, materials, and color, which integrates the facilities into the surrounding area. The antennas will be screened with antenna socks and the branches will extend a minimum of 2-feet beyond the face of the antennas; therefore, blending the antennas into the tree.

Council Policy 600-43:

The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 2 location according to Council Policy 600-43, which categorizes WCF's according to the land use in which it is located. The project is located on a premise containing a non-residential use within a residential zone and is permitted with a NUP. The applicant submitted a site justification letter explaining why a Preference 2 level site was selected over the lower Preference 1 level sites, and submitted existing and proposed wireless communication service coverage maps (Attachment 8). The design and height of the monopine will provide wireless coverage for the community and the surrounding area, while the proposed live trees and associated landscaping will help integrate the facility into the surrounding area and mitigates any possible visual impacts.

Conclusion:

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Staff recommends that the Planning Commission approve the project as presented.

ALTERNATIVES

1. **APPROVE** Neighborhood Use Permit No. 1224158, Site Development Permit No. 1224159 and Planned Development Permit No. 1224161, with modifications.
2. **DENY** Neighborhood Use Permit No. 1224158, Site Development Permit No. 1224159 and Planned Development Permit No. 1224161, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photographs
3. Zoning Plan

4. Mission Bay Park Master Plan Land Use Map
5. Project Data Sheet
6. Project Plan
7. Photosimulations
8. FEMA Floodplain Map
9. Site Justification Letter and Service Coverage Maps
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. Mission Bay Park Committee Recommendation
13. Environmental Exemption Determination
14. Project Chronology

Internal Order No. 24002200



Location Map

Verizon Mission Bay Athletic Area- Project No. 258706

2639 Grand Avenue

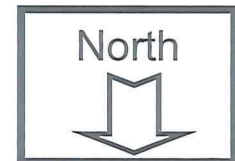




Aerial Photograph (Bird's eye view)

Verizon Mission Bay Athletic Area- Project No. 258706

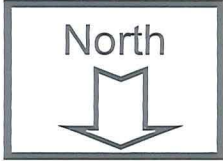
2639 Grand Avenue

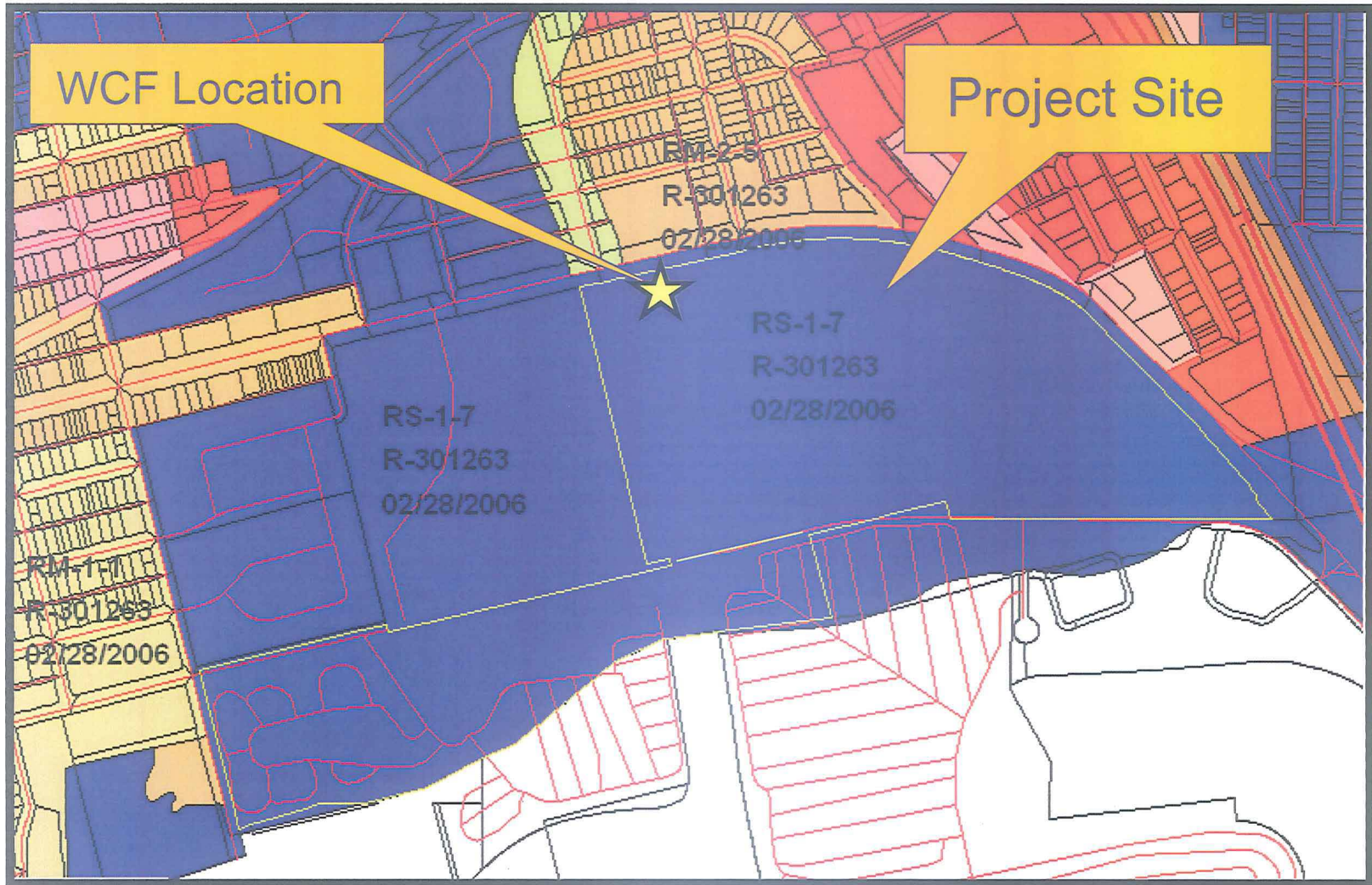




Enlarged Aerial Photograph (Bird's eye view)

Verizon Mission Bay Athletic Area- Project No. 258706
2639 Grand Avenue



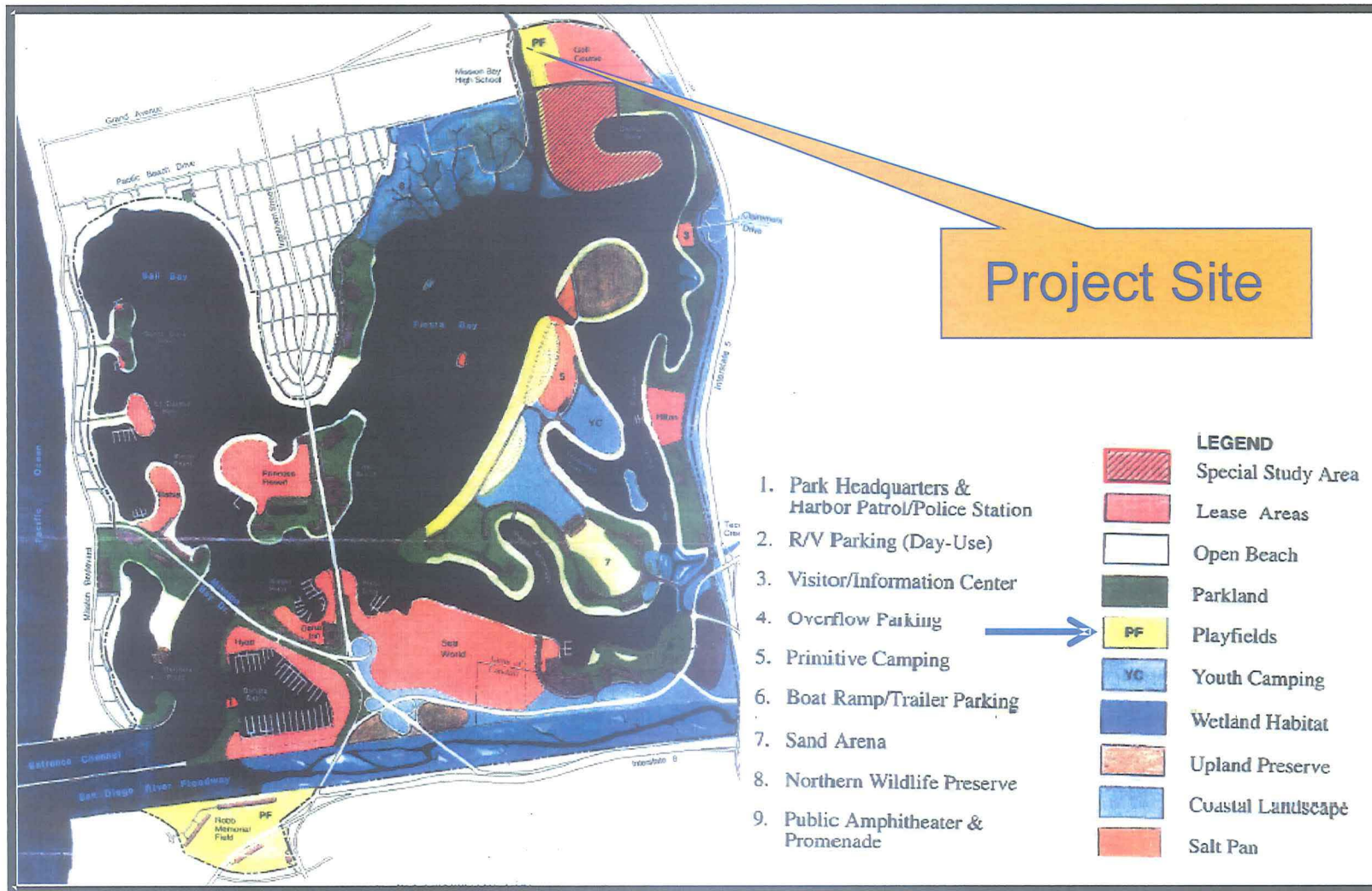


Zoning Map (RS-1-7 Zone)

Verizon Mission Bay Athletic Area- Project No. 258706

2639 Grand Avenue





Mission Bay Park Master Plan Land Use Map

Verizon Mission Bay Athletic Area- Project No. 258706
2639 Grand Avenue



PROJECT DATA SHEET

PROJECT NAME:	Verizon Mission Bay Athletic Area; Project No. 258706	
PROJECT DESCRIPTION:	WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antenna, and a 288 square foot equipment building containing five equipment cabinets and other components, and 122 square foot equipment enclosure containing two air condition units and transformer.	
COMMUNITY PLAN AREA:	Mission Bay Park Master Plan	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit, Site Development Permit, and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Playfields	
ZONING INFORMATION		
ZONE:	RS-1-7	
HEIGHT LIMIT:	30'0"	
LOT SIZE:	5,000 square feet	
FLOOR AREA RATIO:	NA	
LOT COVERAGE:	NA	
FRONT SETBACK:	15'0"	
SIDE SETBACK:	4'0"	
STREETSIDE SETBACK:	10'0"	
REAR SETBACK:	13'0"	
PARKING:	NA for Wireless Communication Facility	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential (14-29 du/acre) & Open Space (Rose Creek) / RM-2-5 & OP	Multi-Family Development and Rose Creek
SOUTH:	Special Study Area / RS-1-7	Mobile Home Park
EAST:	High School / RS-1-7	Mission Bay High School
WEST:	Lease Area / RS-1-7	Mission Bay Golf Course and Practice Center
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to LDC Section 141.0420(g)(3), allows for the equipment building and enclosure to exceed the maximum 250 square foot, and Deviation to LDC Section 141.0420(i)(1)(C), to allow for an above ground equipment enclosures.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	While there is no recognized Community Planning Group for Mission Bay Park, San Diego Municipal Code Section 26.30(c) provides that the Mission Bay Park Committee serves in an advisory capacity to the Park and Recreation Board, Mayor, City Council, and City Manager on policy issues relating to the acquisition, development, maintenance, and operation of Mission Bay Park. As such, the project was presented to the Mission Bay Park Committee, which they voted 8-0-0 to recommend approval with no conditions at their May 1, 2012 meeting.	



MISSION BAY ATHLETIC AREA
 2639 GRAND AVENUE
 SAN DIEGO, CA 92109
 (ROSE CREEK)

VICINITY MAP

THOMAS GUIDE PAGE 1248, C5

ADDRESS
 2639 GRAND AVENUE
 SAN DIEGO, CA 92109

DIRECTIONS:
 FROM VERIZON WIRELESS OFFICES IN IRVINE: TAKE I-5 SOUTH. TAKE MISSION BAY EXIT. TURN RIGHT ON GRAND AVENUE. PARK ON LEFT HAND SIDE.

ENERGY NOTE:
 0% FROM ON-SITE RENEWABLE POWER SOURCE

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

CONSULTANT TEAM

ARCHITECT:
 BOOTH & SUAREZ ARCHITECTURE, INC.
 325 CARLSBAD VILLAGE DRIVE, SUITE D2
 CARLSBAD, CA 92008
 (760) 434-8474
 (760) 434-8596 (FAX)

SURVEYOR:
 JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE, SUITE 107
 SAN CLEMENTE CA 92672
 (949) 248-4685

LEASING/PLANNING:
 PLANCOM, INC.
 DUFFY DAUGHERTY
 302 STATE PLACE
 ESCONDIDO, CA 92029
 (925) 548-2050

OVERLAY ZONE:
 PACIFIC BEACH COMMUNITY PLAN AREA AND THE MISSION BAY PARK COMMITTEE AREA; COASTAL OVERLAY ZONE (DEF-CER); COASTAL HEIGHT LIMITATION OVERLAY ZONE; SENSITIVE COASTAL OVERLAY ZONE; MULTIPLE HABITAT PLANNING AREA (MHPA); PARKING IMPACT OVERLAY ZONE (COASTAL AND BEACH); FEMA FLOODPLAINS (100-YEAR FP, ZONE AE, SPECIAL FLOOD HAZARD AREA, AND THE 500-YEAR FP); AND COUNCIL DISTRICT 2

TYPE OF PERMIT REQUIRED:
 (PROCESS 2) NEIGHBORHOOD USE PERMIT (NUP) SINCE THE DEVELOPMENT SHALL BE GREATER THAN A 100' FROM THE PRIMARY USE PURSUANT TO LAND DEVELOPMENT CODE (LDC) SECTION 141.0420(C)(4); (PROCESS 3) SITE DEVELOPMENT PERMIT (SDP) FOR DEVELOPMENT ON ENVIRONMENTALLY SENSITIVE LANDS; (PROCESS 4) PLANNED DEVELOPMENT PERMIT (PDP) FOR DEVIATIONS TO THE WCF DEVELOPMENT REGULATIONS.

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

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 CONTACT: DUFFY DAUGHERTY
 PHONE: (925) 548-2050

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

PROJECT DESCRIPTION:

- PROPOSED FIVE (5) VERIZON WIRELESS TELECOMMUNICATIONS RACKS INSIDE A NEW CONCRETE BLOCK WALL BUILDING ON A CONCRETE PAD WITH TWO (2) AC UNITS.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED TO PROPOSED 30'-0" HIGH MONOPINE
- INSTALLATION OF ONE (1) 2'-0" VERIZON WIRELESS MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED TO PROPOSED 30'-0" HIGH MONOPINE
- INSTALLATION OF TWO (2) VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF NEW COAXIAL CABLE IN A COAX CABLE TRENCH BETWEEN PROPOSED 30'-0" HIGH MONOPINE AND THE PROPOSED VERIZON WIRELESS EQUIPMENT BUILDING
- INSTALLATION OF NEW 200 AMP ELECTRICAL METER PEDESTAL WITH UNDERGROUND ELECTRICAL CONDUIT FEED FROM EXISTING SDG&E TRANSFORMER TO PROPOSED EQUIPMENT BUILDING WITH NEW STEP-UP & STEP-DOWN TRANSFORMERS
- INSTALLATION OF NEW UNDERGROUND TELCO SERVICE CONNECTION FROM EXISTING TIME WARNER CABLE PULL BOX
- MINOR LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 2639 GRAND AVENUE
 SAN DIEGO, CA 92109

ASSESSORS PARCEL NUMBER: 424-460-05

EXISTING ZONING: RS-1-7

TOTAL SITE AREA: 3,012.437 SF
 69.16 ACRES

PROPOSED AREA:
 EQUIPMENT BUILDING: 288 SQ. FT.
 MECHANICAL UNITS AREA: 121 SQ. FT.

PROPOSED OCCUPANCY: U

PROPOSED TYPE OF CONSTRUCTION: V-B

NOTE: THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITY ON THIS SITE (SPRINT)

SHEET SCHEDULE

T-1	TITLE SHEET
A-0	SITE PLAN
A-0.0	WATER POLLUTION CONTROL PLANS
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ROOF PLAN
A-4	EXTERIOR ELEVATIONS
A-5	MONOPINE ELEVATION, ANTENNA PLAN AND DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PORTIONS OF MISSION BAY PARK TRACT MAP 1120 AND MISSION BAY PARK TRACT RESUBDIVISION MAP 1530, AND ACRE LOT 75 OF PACIFIC BEACH MAP 854 AND PORTIONS OF PUEBLO LANDS OF SAN DIEGO, MISCELLANEOUS MAP NO. 36, A PORTION OF MISSION BAY DESCRIBED AS FOLLOWS: THAT PARCEL COMMONLY KNOWN AS SAN DIEGO COUNTY TAX COLLECTORS TAX PARCEL 424-460-15

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
 CALIFORNIA PLUMBING CODE, 2010 EDITION
 CALIFORNIA MECHANICAL CODE, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION
 CALIFORNIA FIRE CODE, 2010 EDITION
 CALIFORNIA ENERGY CODE, 2010 EDITION

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

ACCESSIBILITY DISCLAIMER

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

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE D2
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

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

APPROVALS

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

PROJECT NAME
 MISSION BAY
 ATHLETIC AREA
 (ROSE CREEK)
 2639 GRAND AVENUE
 SAN DIEGO, CA 92109
 SAN DIEGO COUNTY

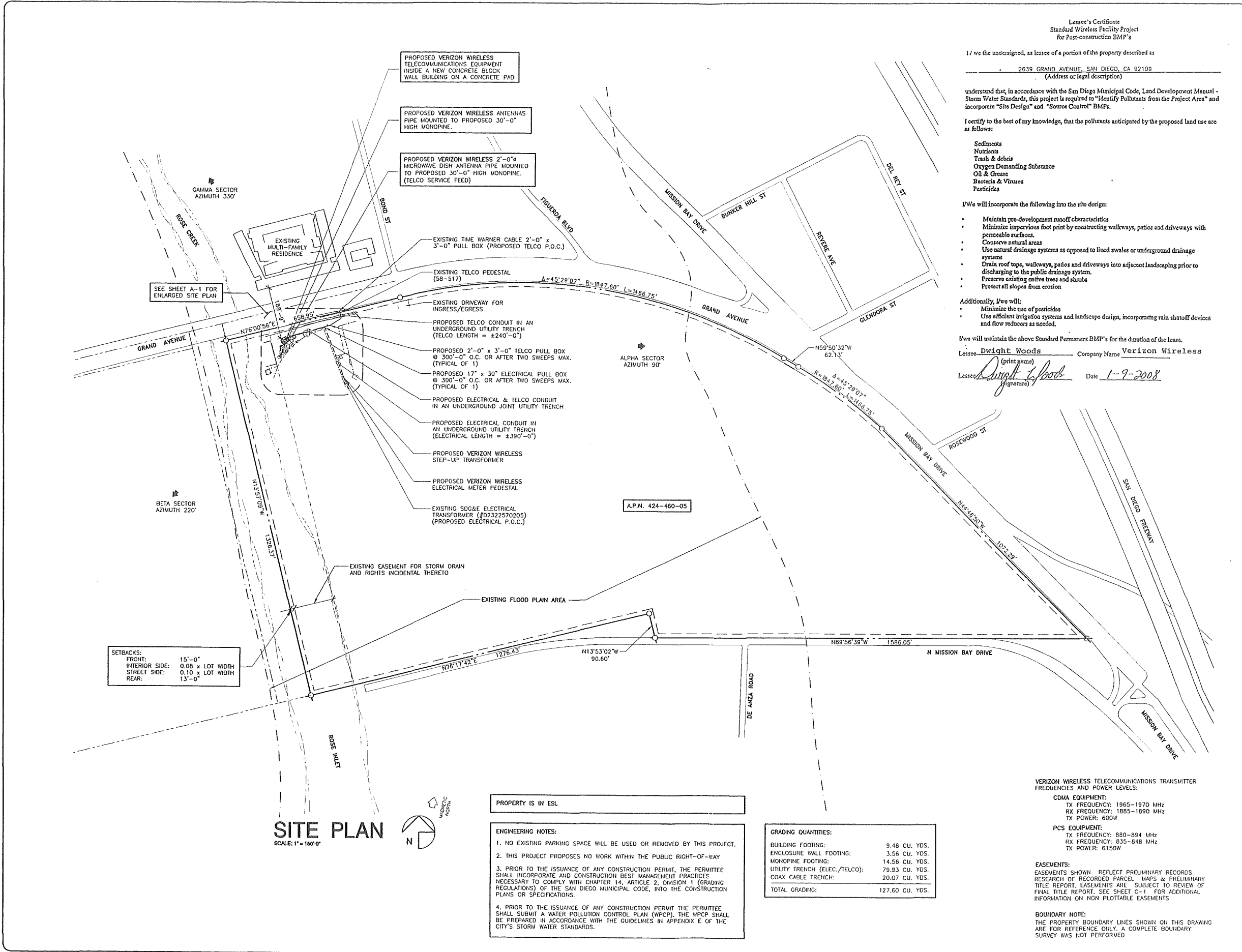
DRAWING DATES

09/02/11	80X ZD (rol)
09/15/11	100X ZD (se)
09/19/11	REVISED 100X ZD (se)
09/21/11	REVISED 100X ZD (se)
10/31/11	REVISED 100X ZD (se)
11/04/11	REVISED 100X ZD (se)
11/08/11	REVISED 100X ZD (se)
11/11/11	REVISED 100X ZD (se)
12/13/11	REVISED 100X ZD (se)
01/09/12	REVISED 100X ZD (rol)
02/13/12	REVISED 100X ZD (rol)
02/14/12	REVISED 100X ZD (rd)
02/21/12	REVISED 100X ZD (se)
03/28/12	REVISED 100X ZD (se)
04/02/12	REVISED 100X ZD (se)
04/04/12	REVISED 100X ZD (se)

SHEET TITLE
 TITLE SHEET
 &
 PROJECT DATA

PROJECTS\VERIZON\11126

T-1



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

2639 GRAND AVENUE, SAN DIEGO, CA 92109
(Address or legal description)

I/we the undersigned, as lessee of a portion of the property described as

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 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 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 as needed.

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

Lessee: Dwight Woods (print name) Company Name: Verizon Wireless
 Lessee: Dwight Woods (signature) Date: 1-9-2008

SETBACKS:
FRONT: 15'-0"
INTERIOR SIDE: 0.08 x LOT WIDTH
STREET SIDE: 0.10 x LOT WIDTH
REAR: 13'-0"

SITE PLAN
SCALE: 1" = 150'-0"

PROPERTY IS IN ESL

ENGINEERING NOTES:

- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE AND 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.
- 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.

GRADING QUANTITIES:

BUILDING FOOTING:	9.48 CU. YDS.
ENCLOSURE WALL FOOTING:	3.56 CU. YDS.
MONOPINE FOOTING:	14.56 CU. YDS.
UTILITY TRENCH (ELEC./TELCO):	79.93 CU. YDS.
COAX CABLE TRENCH:	20.07 CU. YDS.
TOTAL GRADING:	127.60 CU. YDS.

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz
TX POWER: 600W

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL INFORMATION ON NON PLOTTABLE EASEMENTS

BOUNDARY NOTE:
THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE SUITE 09
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless

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APPROVALS

A&C	DATE
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PROJECT NAME
MISSION BAY ATHLETIC AREA (ROSE CREEK)
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SAN DIEGO, CA 92109
SAN DIEGO COUNTY

DRAWING DATES

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02/14/12	REVISED 100X ZD (rol)
02/21/12	REVISED 100X ZD (se)
03/28/12	REVISED 100X ZD (se)
04/02/12	REVISED 100X ZD (se)
04/04/12	REVISED 100X ZD (se)

SHEET TITLE
SITE PLAN

PROJECTS\VERIZON\11126

A-0

A. Site Management Requirements

Construction is a dynamic operation where changes are expected. Storm water BMPs for construction sites are usually temporary measures that require frequent maintenance to maintain their effectiveness and may require relocation, revision and re-installation, particularly as project grading progresses. Therefore, owner/contractor self-inspections are required. They shall be performed by the owner's/contractor's Qualified Contact Person specifically trained in storm water pollution prevention site management and storm water BMPs, including the installation and maintenance of sediment and erosion control measures. Additional qualified persons may assist with the inspection activities under the direction of the Qualified Contact Person. A Qualified Contact Person is required for all sites during both wet and dry weather conditions.

There are four primary purposes of the self-inspections conducted by owners and contractors:

- To ensure that the owners/contractors take full responsibility for managing storm water pollution caused by their activities.
- To ensure that storm water BMPs are properly documented and implemented and are functioning effectively.
- To identify maintenance (e.g., sediment removal) and repair needs.
- To ensure that the project proponents implement their storm water management plans.

A self-inspection checklist, noting date, time, conditions and inspection date, must be kept on-site and made available for inspection, if requested (note: the State General Construction Permit has additional inspection requirements that must be met to comply with the permit). Self-inspections must be performed by a Qualified Contact Person according to the following schedule:

- Daily forecasting at all times
- At 24-hour intervals during extended rainfall events
- Daily evaluations as earth moving/grading is being conducted during the wet season
- Weekly (every 7 days) in the dry season as earth moving/grading is progressing

Storm water pollution prevention site management requirements include:

- A qualified person who is trained and competent in the use of BMPs shall be on site daily, although not necessarily full time, to evaluate the conditions of the site with respect to storm water pollution prevention. This qualified contact person shall represent the contractor/owner on storm water issues.
- The qualified person shall implement the conditions of the Storm Water Pollution Prevention Plan, contract documents and/or local ordinances with respect to erosion and sediment control and other waste management regulations.
- The qualified person is responsible for monitoring the weather and implementation of any emergency plans as needed. The weather shall be monitored on a 5-day forecast plan and a full BMP protection plan shall be activated when there is a 40% or greater chance of rain.
- The qualified person is responsible for overseeing any site grading and operations and evaluating the effectiveness of the BMPs. This person shall modify the BMPs as necessary to keep the dynamics of the site in compliance. This person or other qualified persons are responsible for checking the BMPs routinely for maintenance and documenting the BMPs being implemented.

**STORM WATER QUALITY NOTES
CONSTRUCTION BMPs**

NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

- THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
- SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
- ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

PRIORITY: LOW

IDENTIFY POLLUTANTS FROM THE PROJECT AREA

- COMMERCIAL DEVELOPMENT:
- SEDIMENT - POTENTIAL
 - NUTRIENTS - POTENTIAL
 - ORGANIC COMPOUNDS - N/A
 - TRASH & DEBRIS - ANTICIPATED
 - OXYGEN DEMANDING SUBSTANCES - ANTICIPATED
 - BACTERIA & VIRUSES - N/A
 - PESTICIDES - POTENTIAL

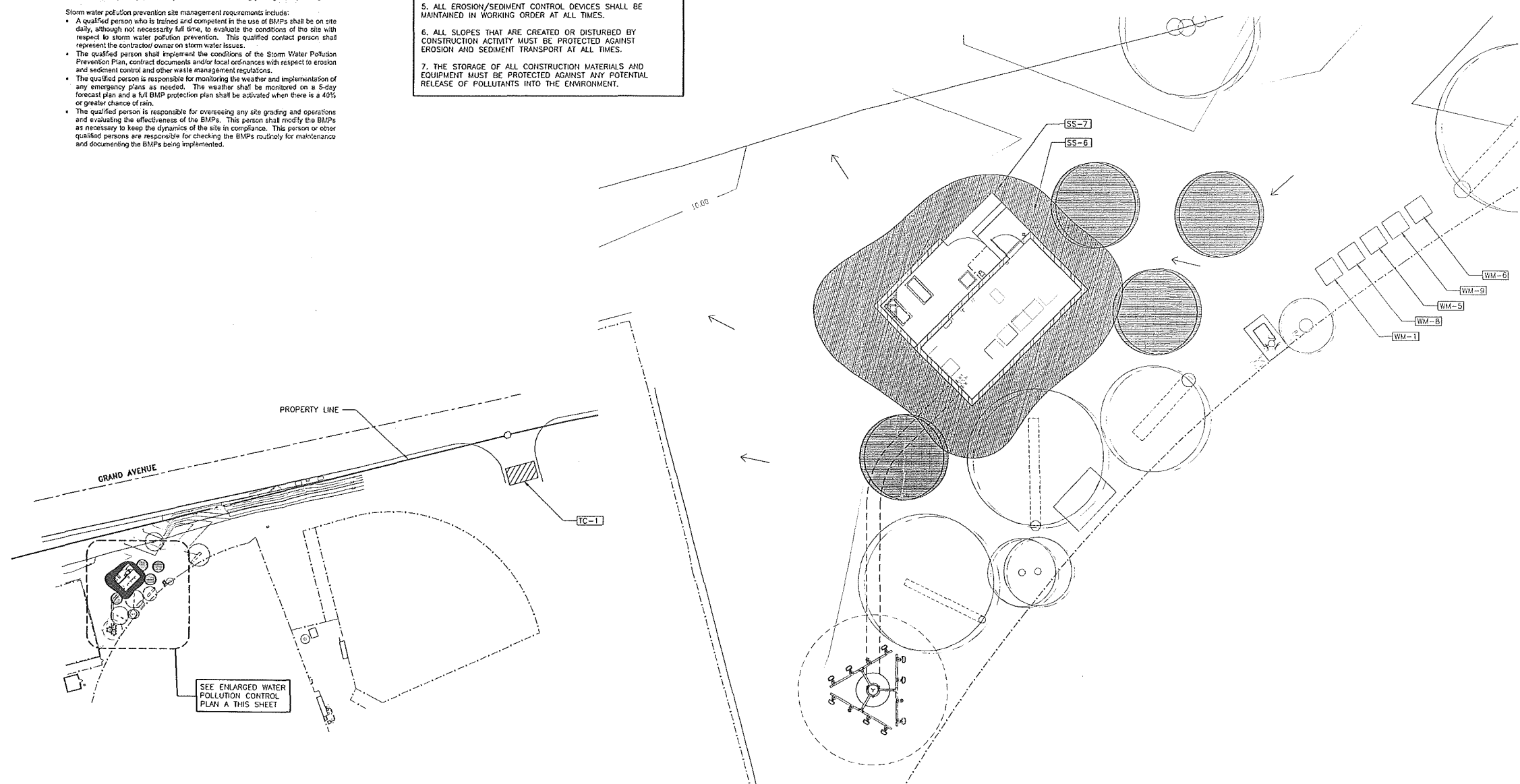
SOURCE CONTROL BMPs:

NOT APPLICABLE

CONSTRUCTION STORMWATER BMPs:

DIRECTION OF LOT DRAINAGE → →

- SS-7 EROSION CONTROL BLANKET
- SS-6 MULCH, STRAW, WOOD CHIPS
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT



WATER POLLUTION CONTROL PLAN
SCALE: 1" = 60'-0"

ENLARGED WATER POLLUTION CONTROL PLAN A
SCALE: 1/8" = 1'-0"

Booth & Suarez
ARCHITECTURE INCORPORATED
375 CARLEBAD VILLAGE DRIVE SUITE 09
CARLEBAD, CA 92008 (760) 434-1474

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

APPROVALS

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

PROJECT NAME
MISSION BAY ATHLETIC AREA (ROSE CREEK)
2639 GRAND AVENUE
SAN DIEGO, CA 92109
SAN DIEGO COUNTY

DRAWING DATES

09/02/11	80% ZD (ral)
09/15/11	100% ZD (se)
09/19/11	REVISED 100% ZD (se)
09/21/11	REVISED 100% ZD (se)
10/31/11	REVISED 100% ZD (se)
11/04/11	REVISED 100% ZD (se)
11/08/11	REVISED 100% ZD (se)
11/11/11	REVISED 100% ZD (se)
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01/09/12	REVISED 100% ZD (ral)
02/13/12	REVISED 100% ZD (ral)
02/14/12	REVISED 100% ZD (ral)
02/21/12	REVISED 100% ZD (se)
03/28/12	REVISED 100% ZD (se)
04/02/12	REVISED 100% ZD (se)
04/04/12	REVISED 100% ZD (se)

SHEET TITLE
WATER POLLUTION CONTROL PLANS

PROJECTS\VERIZON\11126

A-0.0

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 355 CARLSBAD VILLAGE DRIVE SUITE 09
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

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

APPROVALS

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PROJECT NAME
MISSION BAY ATHLETIC AREA (ROSE CREEK)
 2639 GRAND AVENUE
 SAN DIEGO, CA 92109
 SAN DIEGO COUNTY

DRAWING DATES

09/02/11	80% ZD (rel)
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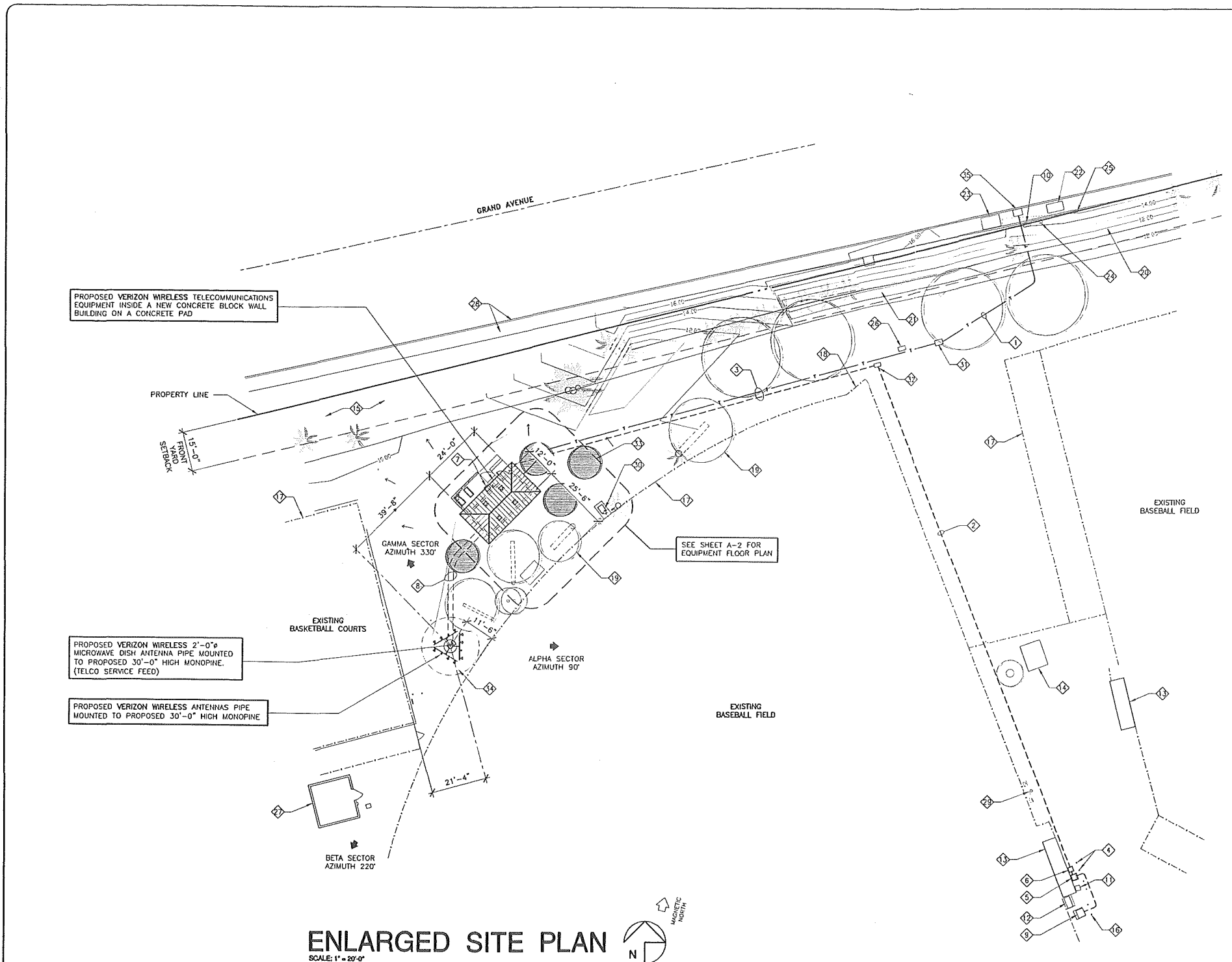
SHEET TITLE
ENLARGED SITE PLAN

PROJECTS\VERIZON\11126

A-1

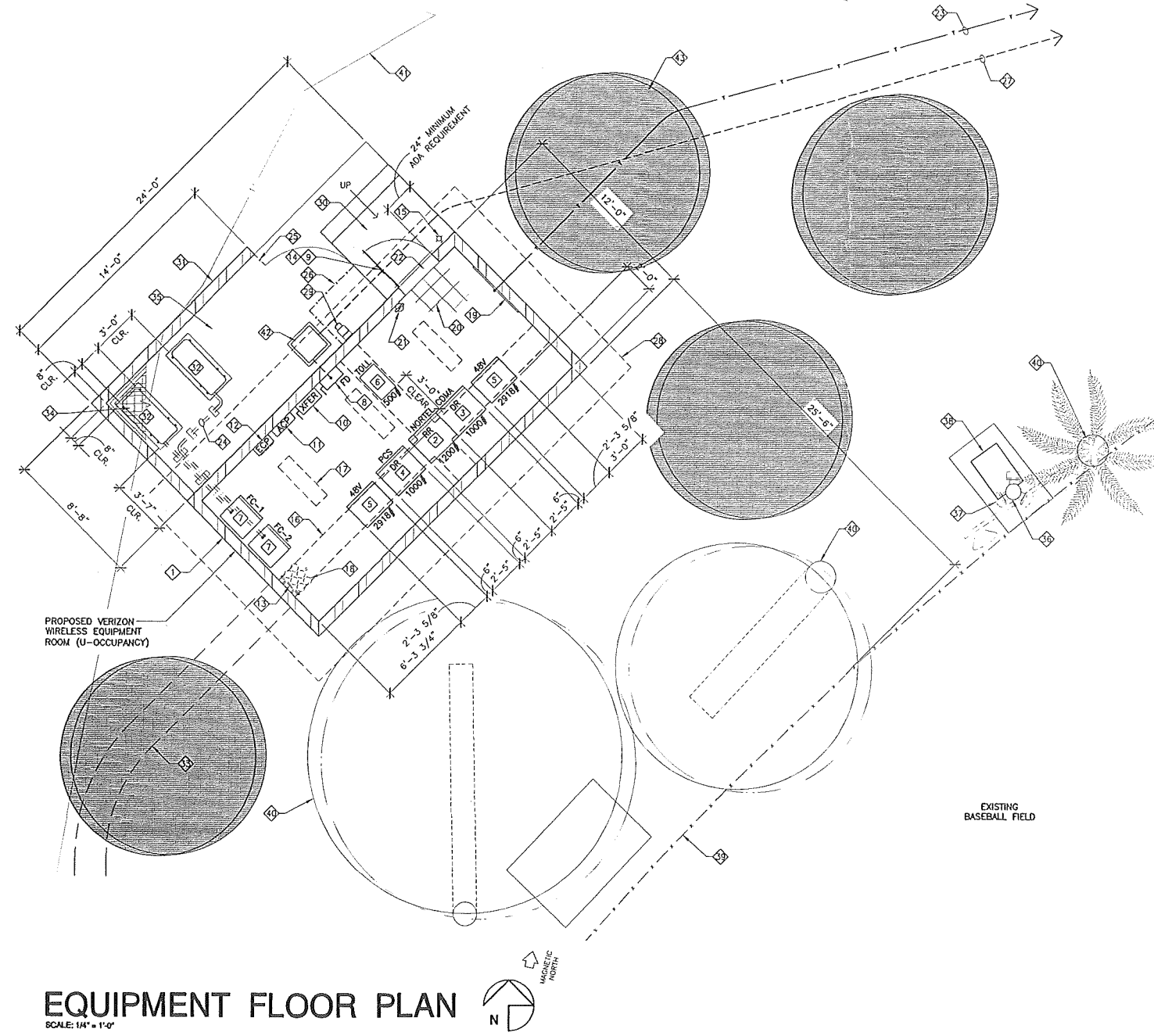
ENLARGED SITE PLAN NOTES:

- 1 PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH (TELCO LENGTH = ±240'-0")
- 2 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH (ELECTRICAL LENGTH = ±390'-0")
- 3 PROPOSED VERIZON WIRELESS UNDERGROUND JOINT UTILITY TRENCH (TELCO & ELECTRICAL). PATCH AND REPAIR IN-KIND ALL PAVING AND LANDSCAPE AREA DAMAGED IN COURSE OF CONSTRUCTION.
- 4 PROPOSED (2) 6" BOLLARDS
- 5 PROPOSED VERIZON WIRELESS ELECTRICAL METER PEDESTAL ON A CONCRETE PAD
- 6 PROPOSED VERIZON WIRELESS STEP-UP TRANSFORMER ON A CONCRETE PAD
- 7 PROPOSED VERIZON WIRELESS STEP-DOWN TRANSFORMER ON A CONCRETE PAD
- 8 PROPOSED VERIZON WIRELESS UNDERGROUND COAXIAL CABLE CONDUIT TRENCH (SHOWN DASHED) PATCH AND REPAIR IN-KIND ALL PAVING AND LANDSCAPE AREA DAMAGED IN COURSE OF CONSTRUCTION.
- 9 EXISTING SOG&E ELECTRICAL TRANSFORMER (#D2322570205) (PROPOSED ELECTRICAL P.O.C.)
- 10 EXISTING TELCO PEDESTAL (59-517)
- 11 EXISTING SPRINT STEP-UP TRANSFORMER ON A CONCRETE PAD
- 12 EXISTING ELECTRICAL SHED ON A CONCRETE PAD
- 13 EXISTING DUG OUT
- 14 EXISTING STORAGE BIN
- 15 EXISTING LANDSCAPE & DIRT AREA
- 16 EXISTING BOLLARDS
- 17 EXISTING CHAIN LINK FENCE
- 18 EXISTING CHAIN LINK GATES
- 19 EXISTING TREES
- 20 EXISTING CONTOUR LINES @ 1'-0" INTERVALS
- 21 EXISTING DRAINAGE CHANNEL
- 22 EXISTING ELECTRICAL VAULT
- 23 EXISTING UTILITY VAULT
- 24 EXISTING ELECTRICAL RISER
- 25 EXISTING STREET LIGHT PULL BOX
- 26 EXISTING COMMUNICATIONS VAULT
- 27 EXISTING SPRINT ENCLOSURE
- 28 EXISTING CONCRETE SIDEWALK AND CURB
- 29 EXISTING LIGHT STANDARD
- 30 EXISTING SPRINT ANTENNAS MOUNTED ON EXISTING LIGHT STANDARD
- 31 PROPOSED 2'-0" x 3'-0" TELCO PULL BOX @ 300'-0" O.C. OR AFTER TWO SWEEPS MAX. (TYPICAL OF 1)
- 32 PROPOSED 17" x 30" ELECTRICAL PULL BOX @ 300'-0" O.C. OR AFTER TWO SWEEPS MAX. (TYPICAL OF 1)
- 33 PROPOSED TREES (SHOWN SHADED)
- 34 PROPOSED SHRUBS (SHOWN SHADED)
- 35 EXISTING TIME WARNER CABLE 2'-0" x 3'-0" PULL BOX (PROPOSED TELCO P.O.C.)



ENLARGED SITE PLAN
 SCALE: 1" = 20'-0"





EQUIPMENT FLOOR PLAN NOTES:

- 1. PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK WALL BUILDING ON A CONCRETE PAD
- 2. PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
- 3. PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 4. PROPOSED VERIZON WIRELESS PCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 5. PROPOSED VERIZON WIRELESS BATTERY RACK. 27-5/8" WIDE x 57" HIGH x 22-1/2" DEEP. WEIGHT: 2918 LBS. ALL BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS. A 4" HIGH LIQUID TIGHT APPROVED SPILL CONTROL CONTAINER IS INTEGRAL WITH EACH RACK.
- 6. PROPOSED VERIZON WIRELESS TOLL RACK. 24" WIDE x 57" HIGH x 15" DEEP. WEIGHT: 500 LBS.
- 7. PROPOSED AIR HANDLERS
- 8. PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9. PROPOSED BATTERY "CAUTION" SIGN ON DOOR
- 10. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12. PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
- 13. PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 14. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 15. PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 16. PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 17. PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 3)
- 18. PROPOSED (6) 6" CONDUITS FOR COAX CABLE & (1) 1-1/2" CONDUIT FOR GROUND
- 19. PROPOSED WALL MOUNTED TELCO BOARD
- 20. PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 21. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 22. PROPOSED ALUMINUM THRESHOLD
- 23. PROPOSED UNDERGROUND TELCO CONDUIT FROM EXISTING TELCO PEDESTAL
- 24. PROPOSED CONDENSATE DRAIN LINE ROUTING
- 25. PROPOSED CHAIN LINK FENCE (BLACK VINYL COATED)
- 26. PROPOSED 4'-0" WIDE CHAIN LINK GATE
- 27. PROPOSED UNDERGROUND ELECTRICAL CONDUIT FROM PROPOSED ELECTRICAL PEDESTAL METER
- 28. PROPOSED ROOF OVERHANG (SHOWN DASHED)
- 29. PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 30. PROPOSED CONCRETE LANDING AND STEPS
- 31. PROPOSED 7'-6" HIGH CONCRETE BLOCK WALL (PAD ELEVATION IS 6" OFF FINISH GRADE. CONCRETE BLOCK WALL IS 7'-0" ABOVE FINISH PAD ELEVATION) (NOISE CONTROL FEATURE). SEE NOTE BELOW.
- 32. PROPOSED MECHANICAL UNITS ON A CONCRETE PAD (TYPICAL OF 2). "CARRIER AIR CONDITIONING UNITS MODEL 38H0R60 OR EQUIVALENT SIZED UNITS."
- 33. PROPOSED VERIZON WIRELESS UNDERGROUND COAXIAL CABLE CONDUIT TRENCH (SHOWN DASHED) PATCH AND REPAIR IN-KIND ALL PAVING AND LANDSCAPE AREA DAMAGED IN COURSE OF CONSTRUCTION.
- 34. PROPOSED CHAINLINK LID
- 35. PROPOSED CONCRETE SLAB
- 36. EXISTING LIGHT STANDARD
- 37. EXISTING SPRINT ANTENNAS MOUNTED ON EXISTING LIGHT STANDARD
- 38. EXISTING COAX CABLE SHROUD ON CONCRETE PAD
- 39. EXISTING CHAIN LINK FENCE
- 40. EXISTING TREE
- 41. EXISTING CONTOUR LINES @ 1'-0" INTERVALS
- 42. PROPOSED VERIZON WIRELESS STEP-DOWN TRANSFORMER ON A CONCRETE PAD
- 43. PROPOSED TREES (SHOWN SHADED)

NOTE: THE BLOCK WALL ENCLOSURE IS CONSIDERED A PROJECT NOISE DESIGN FEATURE THAT REDUCES NOISE LEVELS DEMONSTRATING COMPLIANCE WITH CITY NOISE STANDARDS.

BOOTH SUAREZ &
ARCHITECTURE INCORPORATED
395 CARLESDALE VILLAGE DRIVE SUITE 02
CARLSBAD, CA 92008 (760) 434-8474



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

APPROVALS

ABC	DATE
RE	DATE
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PROJECT NAME
**MISSION BAY
ATHLETIC AREA
(ROSE CREEK)**
2639 GRAND AVENUE
SAN DIEGO, CA 92109
SAN DIEGO COUNTY

DRAWING DATES

09/02/11	80% ZD (rol)
09/15/11	100% ZD (se)
09/19/11	REVISED 100% ZD (se)
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03/28/12	REVISED 100% ZD (se)
04/02/12	REVISED 100% ZD (se)
04/04/12	REVISED 100% ZD (se)

SHEET TITLE
**EQUIPMENT
FLOOR PLAN**

PROJECTS\VERIZON\11126

A-2

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CARLEBAD VILLAGE DRIVE, SUITE 02
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

A&C	DATE
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PROJECT NAME
**MISSION BAY
 ATHLETIC AREA
 (ROSE CREEK)**
 2639 GRAND AVENUE
 SAN DIEGO, CA 92109
 SAN DIEGO COUNTY

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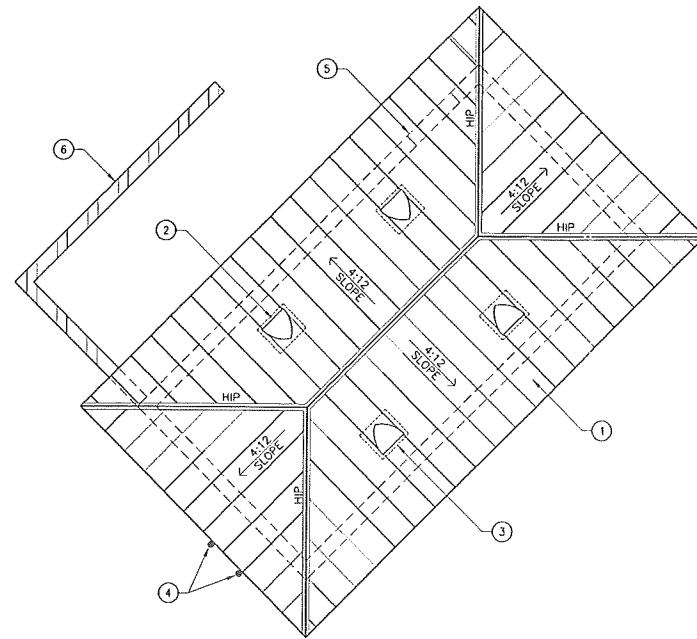
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04/04/12	REVISED 100% ZD (se)

SHEET TITLE

ROOF PLAN

PROJECTS\VERIZON\11126

A-3



ROOF PLAN


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



ROOF PLAN NOTES:

- 1 PROPOSED STANDING SEAM METAL ROOF
- 2 PROPOSED DORMER ROOF VENT (TYPICAL OF 4)
- 3 PROPOSED "VULCAN" SUB BASE FLASHING WITH STAINLESS STEEL MESH
- 4 PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO FASCIA
- 5 OUTLINE OF WALL BELOW (SHOWN DASHED)
- 6 PROPOSED CONCRETE BLOCK WALL

Booth & Suarez
 ARCHITECTURE INCORPORATED
 375 CARLESDALE VILLAGE DRIVE SUITE 02
 CARLESDALE CA 92008 (760) 434-8474

PREPARED FOR

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

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 ATHLETIC AREA
 (ROSE CREEK)**
 2639 GRAND AVENUE
 SAN DIEGO, CA 92109
 SAN DIEGO COUNTY

DRAWING DATES

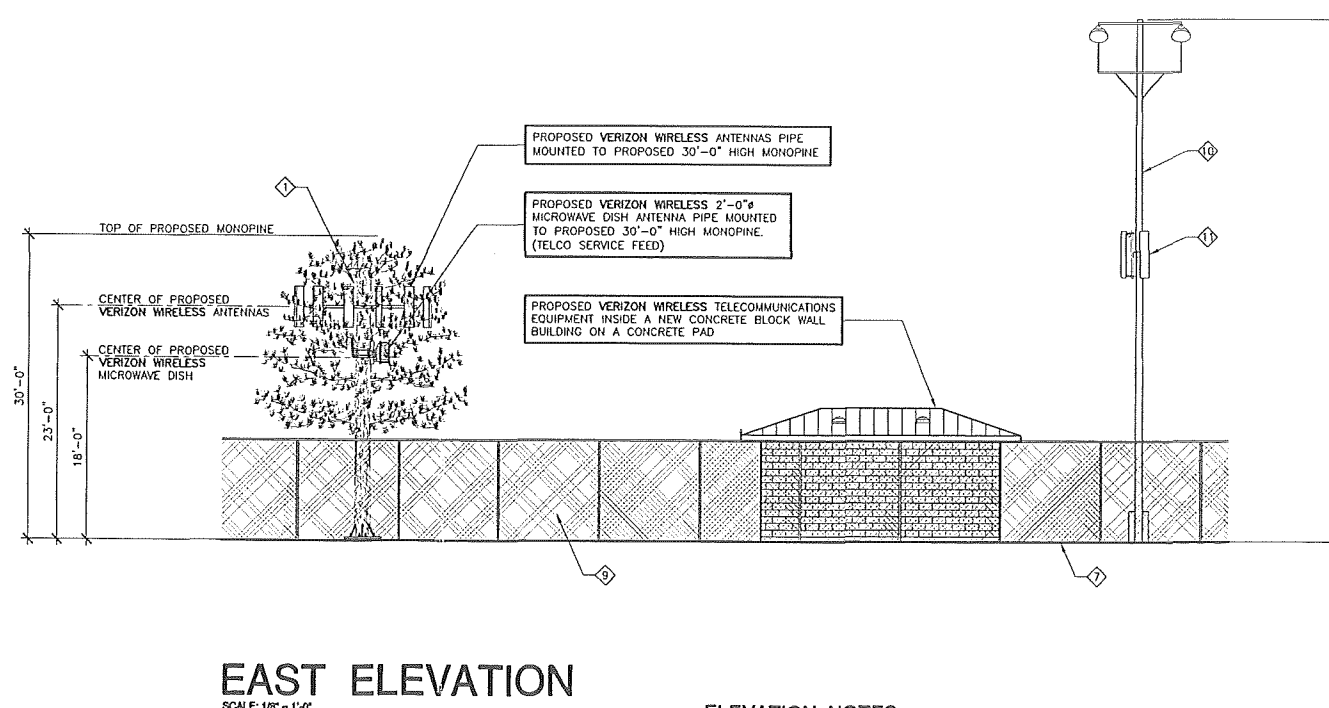
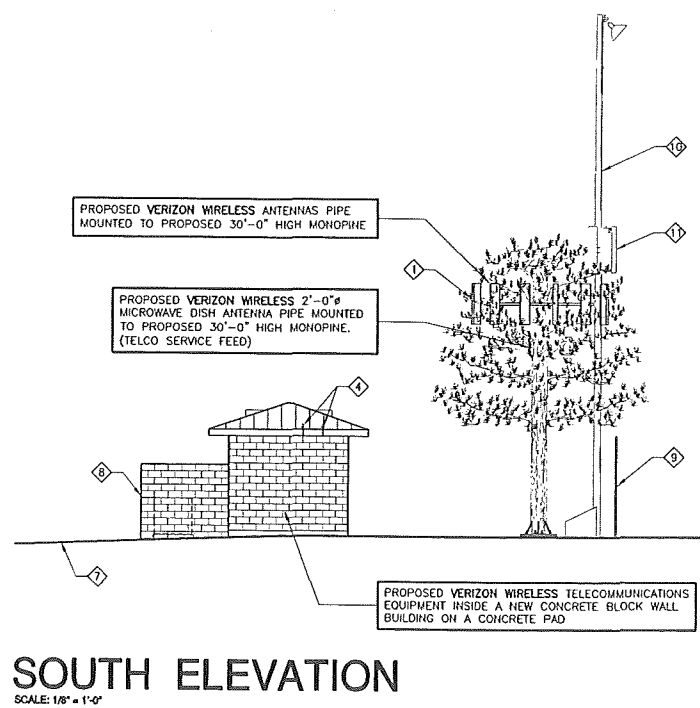
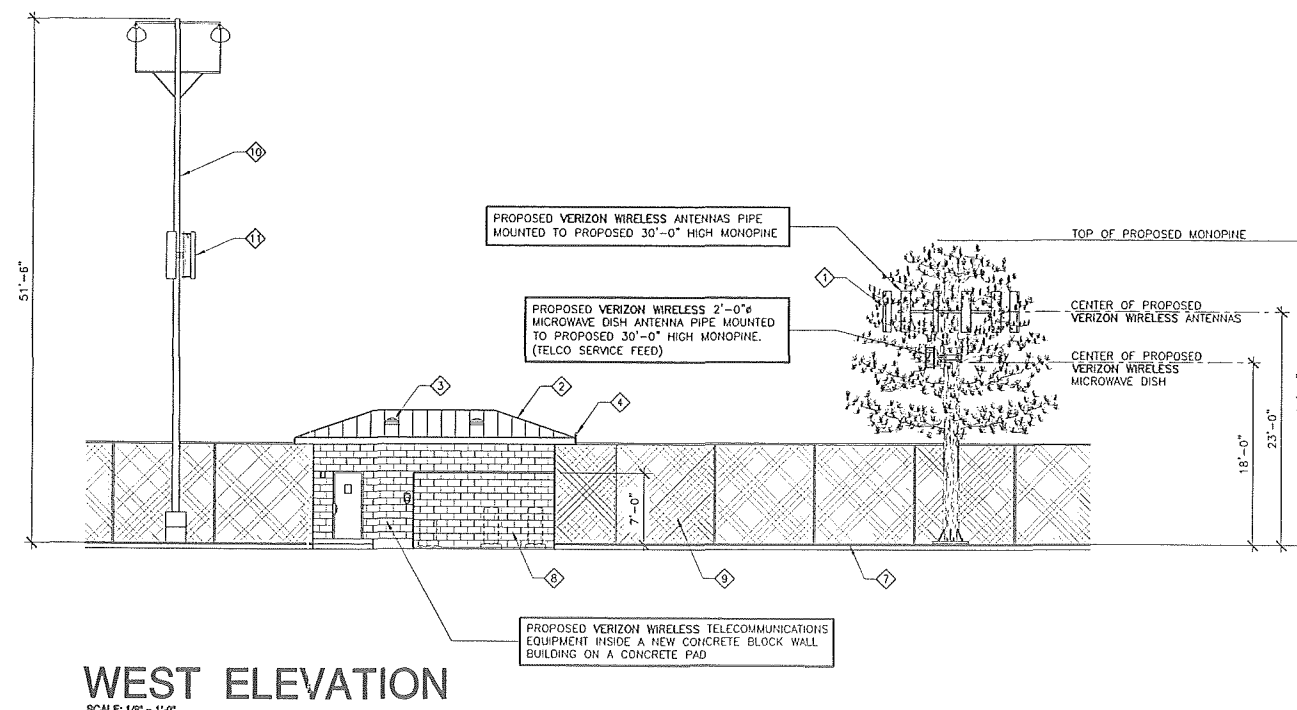
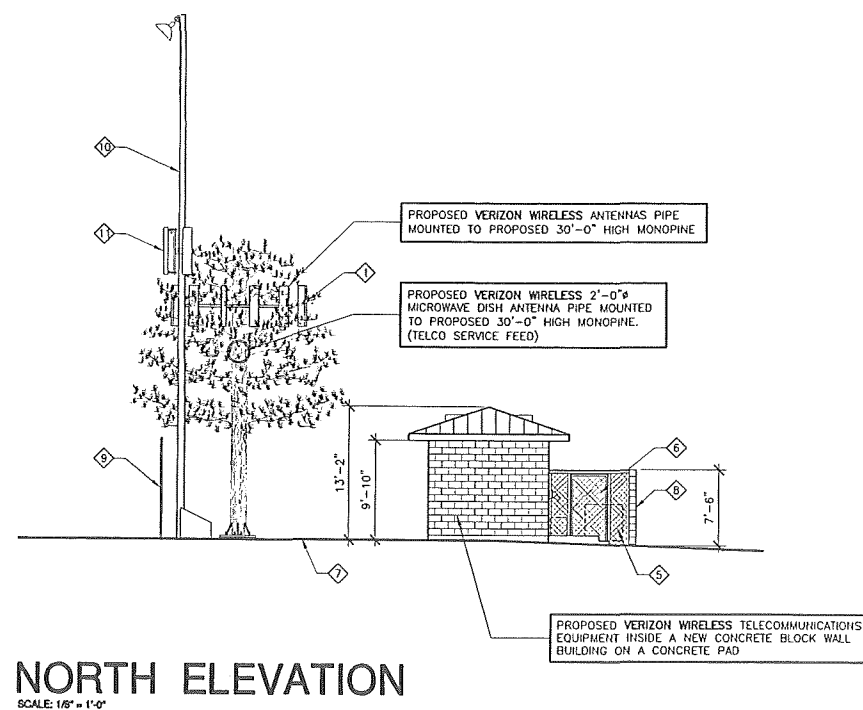
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04/04/12	REVISED 100% ZD (se)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\VERIZON\11126

A-4



ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS
- 2 PROPOSED STANDING SEAM METAL ROOF
- 3 PROPOSED DORMER ROOF VENT (TYPICAL OF 4)
- 4 PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO FASCIA
- 5 PROPOSED CHAIN LINK FENCE (BLACK VINYL COATED)
- 6 PROPOSED CHAIN LINK GATE (BLACK VINYL COATED)
- 7 EXISTING GRADE
- 8 PROPOSED CONCRETE BLOCK WALL
- 9 EXISTING CHAIN LINK FENCE
- 10 EXISTING LIGHT STANDARD
- 11 EXISTING SPRINT ANTENNAS MOUNTED ON EXISTING LIGHT STANDARD

Booth & Suarez
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE SUITE D9
 CARLSBAD CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless

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

APPROVALS

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PROJECT NAME
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 (ROSE CREEK)**
 2639 GRAND AVENUE
 SAN DIEGO, CA 92109
 SAN DIEGO COUNTY

DRAWING DATES

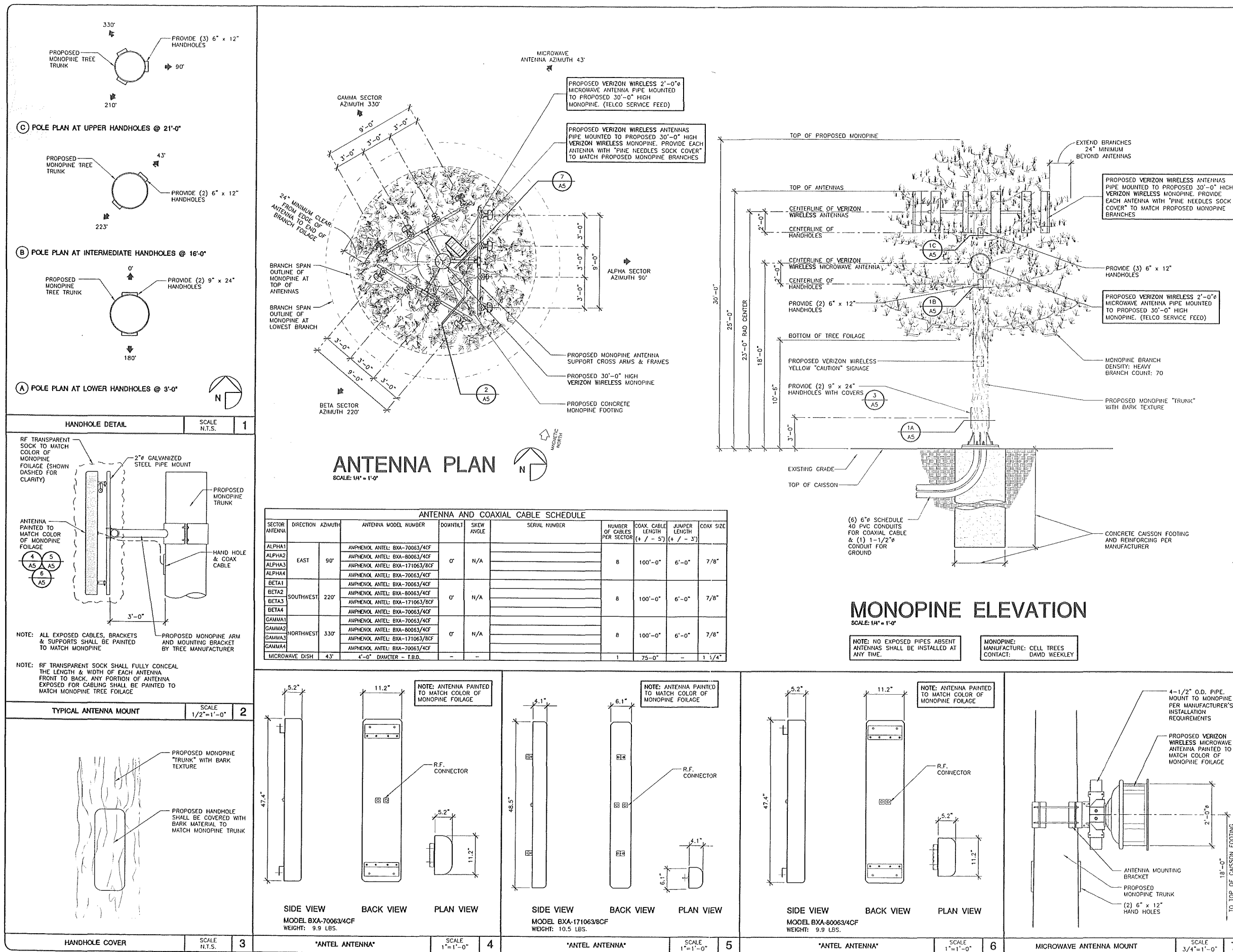
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04/04/12	REVISED 100% 2D (se)

SHEET TITLE

**MONOPINE ELEVATION
 ANTENNA PLAN
 & DETAILS**

PROJECTS\VERIZON\11126

A-5



Booth & Suarez
 ARCHITECTURE INCORPORATED
 305 CARLEAD VILLAGE DRIVE SUITE 02
 CARLEAD, CA 92008 (760) 434-8474

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

APPROVALS

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 2639 GRAND AVENUE
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 SAN DIEGO COUNTY

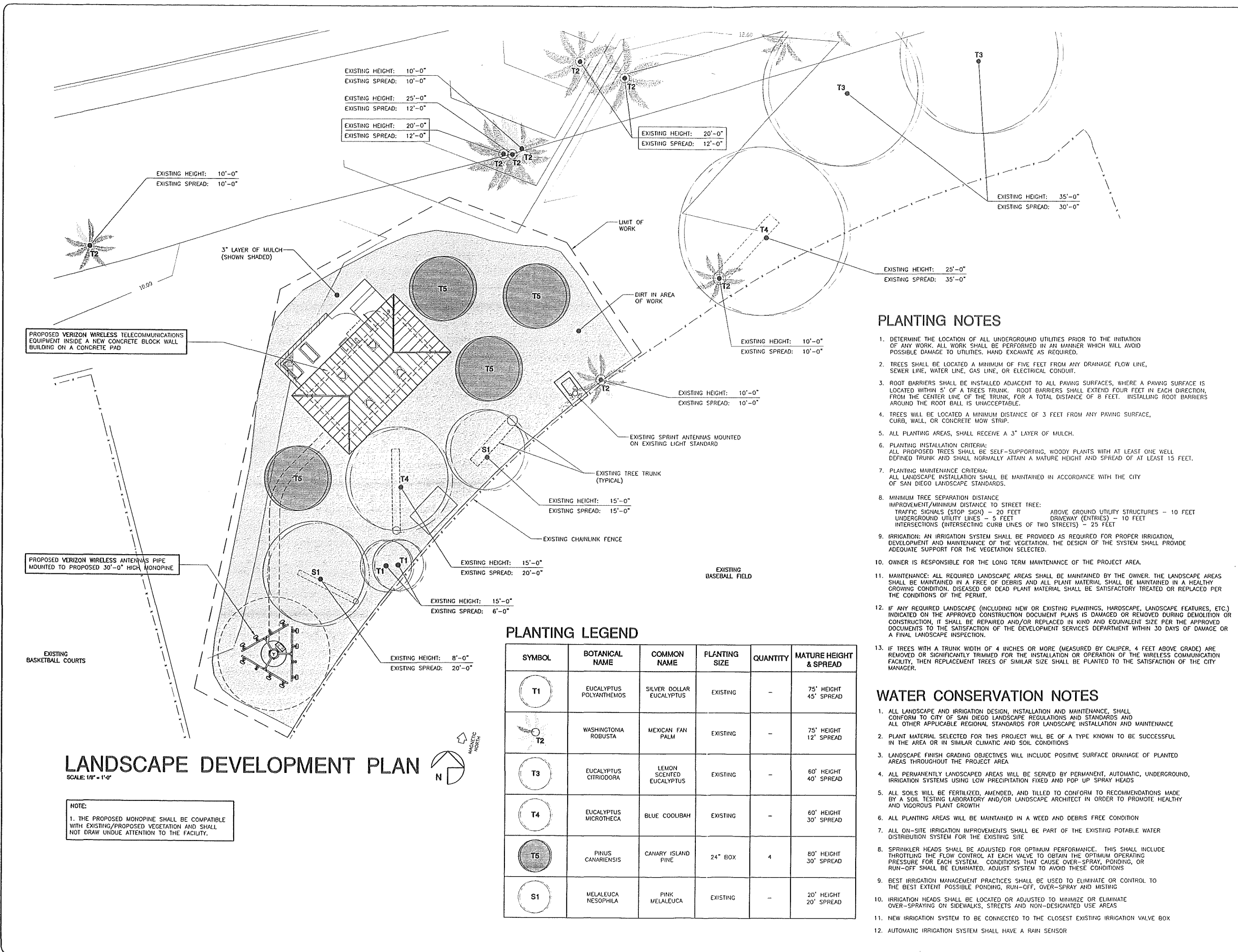
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04/04/12	REVISED 100X ZD (se)

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECTS\VERIZON\11126

L-1



LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THOSE PORTIONS OF MISSION BAY PARK TRACT ACCORDING TO MAP 1120 AND MISSION BAY PARK TRACT RESUBDIVISION ACCORDING TO MAP 1530, AND ACRE LOT 75 OF PACIFIC BEACH ACCORDING TO MAP 854 AND THOSE PORTIONS OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND KNOWN AS MISCELLANEOUS MAP NO. 36, TOGETHER WITH A PORTION OF MISSION BAY WHICH WAS GRANTED TO THE CITY OF SAN DIEGO BY ACT OF THE LEGISLATURE OF THE STATE OF CALIFORNIA, APPROVED APRIL 27, 1945 ENTITLED "AN ACT GRANTING CERTAIN LANDS, TIDE LANDS, AND SUBMERGED LANDS OF THE STATE OF CALIFORNIA TO THE CITY OF SAN DIEGO, UPON CERTAIN TRUSTS AND CONDITIONS", DESCRIBED AS FOLLOWS:
 THAT PARCEL COMMONLY KNOWN AS SAN DIEGO COUNTY TAX COLLECTORS TAX PARCEL 424-460-05,
 BOUNDED ON THE NORTH BY GRAND AVENUE MISSION BAY HIGH SCHOOL AND PACIFIC BEACH DRIVE BOUNDED ON THE EAST BY MISSION BAY DRIVE BOUNDED ON THE SOUTH BY TAX PARCEL 424-460-05 AND THE MEAN HIGH TIDE LINE OF MISSION BAY BOUNDED ON THE WEST BY OLNEY STREET,
 EXCEPTING FROM THAT PORTION LYING UPLAND FROM THE MEAN HIGH TIDE LINE ALL OIL, GAS OTHER HYDROCARBONS AND MINERALS, TOGETHER WITH THE RIGHT TO USE THE SURFACE OF SAID LAND AND ALL PORTIONS OF THE SUBSURFACE OF SAID LAND FOR THE DEVELOPMENT AND PRODUCTION OF OIL, GAS, OTHER HYDROCARBONS AND MINERALS FROM BENEATH SAID LAND AS RESERVED BY THE STATE OF CALIFORNIA, IN AN AGREEMENT RECORDED OCTOBER 21, 1984 AS FILE NO. 64-192661 OF OFFICIAL RECORDS, AND ALSO RESERVED IN THE LEASE RECORDED FEBRUARY 24, 1969 AS FILE NO. 69-32884 OF OFFICIAL RECORDS,
 ALSO EXCEPTING FROM THAT PORTION LYING BELOW THE MEAN HIGH TIDE LINE ALL THE DEPOSITS OF MINERALS, INCLUDING OIL AND GAS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE SUCH DEPOSITS AND TO OCCUPY AND USE SO MUCH OF THE SURFACE AS MAY BE REQUIRED THEREFORE AS RESERVED BY THE STATE OF CALIFORNIA IN AN ACT OF THE LEGISLATURE APPROVED APRIL 27, 1945, STATUTES OF CALIFORNIA CHAPTER 142, AND ALSO RESERVED IN THE LEASE RECORDED FEBRUARY 24, 1969 AS FILE NO. 69-32884 OF OFFICIAL RECORDS.
 NOTE: THIS COMPANY HAS PROVIDED DESCRIPTION AS AN ACCOMMODATION FOR THE PURPOSE OF FACILITATING THIS REPORT. SAID DESCRIPTION IS NOT AN INSURABLE PARCEL PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHOULD NOT BE RELIED UPON TO CONVEY OR ENCUMBER SAID LAND, UNTIL APPROVED BY THE APPROPRIATE GOVERNING AGENCY.
 ASSESSOR'S PARCEL NUMBER: 424-460-05

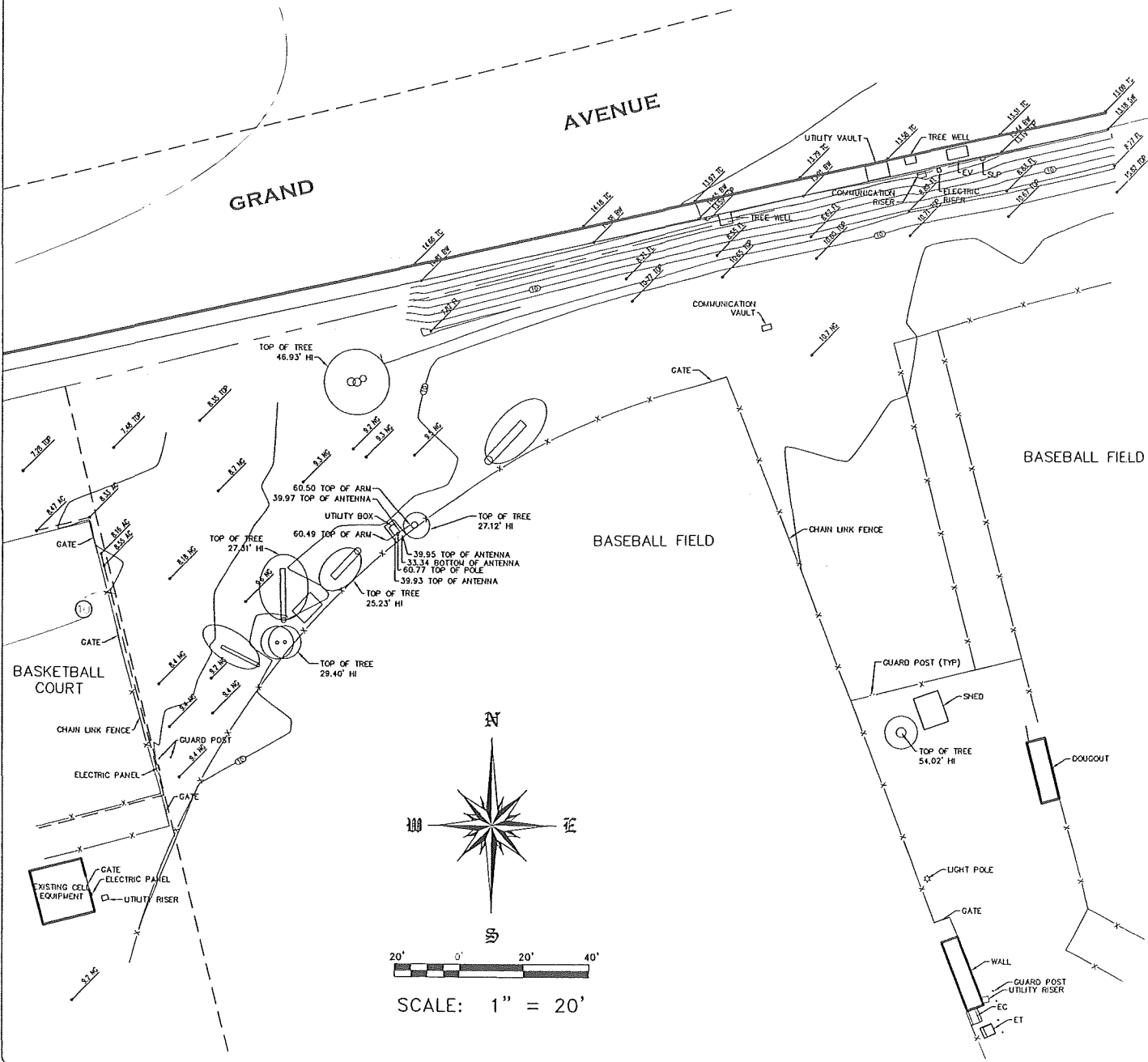
ASSESSOR'S PARCEL NUMBER
424-460-05

LEGEND:

- BW - BACK OF WALK
- EC - ELECTRIC CABINET
- ET - ELECTRIC TRANSFORMER
- EV - ELECTRIC VAULT
- FL - FLOW LINE
- NG - NATURAL GROUND
- SLB - STREET LIGHT PULLBOX
- TC - TOP OF CURB
- TOP - TOP OF NATURAL GROUND

SITE DETAIL

SCALE: 1" = 20'



ITEMS CORRESPONDING TO SCHEDULE "B":

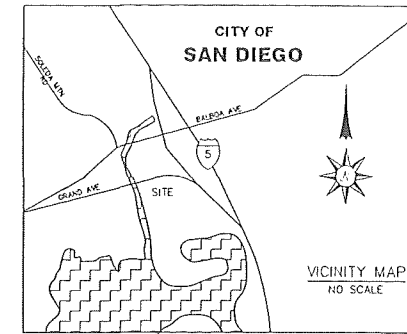
BY: LAWYERS TITLE COMPANY
4100 NEWPORT PLACE DRIVE, SUITE 120
NEWPORT BEACH, CA 92660
(949) 724-3170

FILE NO: 09303833 - 10
TITLE OFFICER: CHRIS MAZIAR
DATED: AUGUST 25, 2011

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON.
2. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS, OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETTED TO SUCH PORTION SO CREATED.
3. ANY ADVERSE CLAIM THAT SOME PORTION OF SAID LAND HAS NOT AT ANY TIME BEEN WITHIN THE BOUNDARIES OF THE FOLLOWING COUNTY OF SAN DIEGO.
4. ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC.
5. RIGHTS AND EASEMENTS FOR COMMERCE, NAVIGATION AND FISHERY.
6. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT: (A) SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LAND, OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETTED TO SUCH PORTION SO CREATED. (B) SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE RIVER OR SLOUGH HEREAFTER MENTIONED OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION, RIVER OR SLOUGH: ROSE INLET.
7. RIGHTS OF THE PUBLIC TO USE THAT PORTION OF SAID LAND LYING WITHIN THE HEREAFTER NAMED STREET AS IT NOW EXISTS.
8. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS OR EGRESS TO OR FROM THE FREEWAY ADJACENT TO SAID LAND, SAID RIGHTS HAVING BEEN RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 13, 1951 IN BOOK 4133 PAGE 432 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
9. THE MATTERS CONTAINED IN A DOCUMENT RECORDED JUNE 16, 1954 IN BOOK 5271 PAGE 460 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON.
10. AN EASEMENT FOR STORM DRAIN AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JUNE 13, 1958 IN BOOK 7120 PAGE 538 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
11. THE FACT THAT THE HEREIN DESCRIBED LAND WAS SET ASIDE AS A PUBLIC PARK TO BE KNOWN AS MISSION BAY PARK, BY ORDINANCE NO. 8528 OF THE CITY OF SAN DIEGO, AS SET OUT IN THAT DOCUMENT RECORDED APRIL 26, 1982 AS FILE NO. 71927 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON.
12. ENCROACHMENT REMOVAL AGREEMENT BY AND BETWEEN MISSION BAY PARK, GOLF COURSE LEASE AND THE CITY OF SAN DIEGO REGARDING THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF CHAIN LINK FENCE, RECORDED OCTOBER 22, 1982 AS FILE NO. 181175 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON.
13. THE MATTERS CONTAINED IN A DOCUMENT RECORDED OCTOBER 21, 1984 AS FILE NO. 192661 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON.
14. ENCROACHMENT REMOVAL AGREEMENT BY AND BETWEEN: CITY OF SAN DIEGO REGARDING THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF FENCE, LANDSCAPING, IRRIGATION, ELECTRIC WORK, DRIVEWAYS, RECORDED NOVEMBER 3, 1972 AS FILE NO. 72-295787 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION OF SAID FENCE IS NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.
15. THE MATTERS CONTAINED IN A DOCUMENT RECORDED OCTOBER 6, 2004 AS INSTRUMENT NO. 2004-0950792 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON.

ITEMS #8 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.



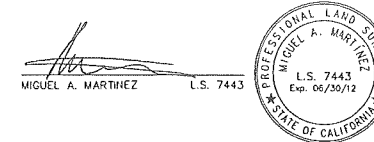
DATE OF SURVEY:
AUGUST 18, 2011

DATUM STATEMENT:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1995.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER STATION '1906' AND '1905' PER CITY OF SAN DIEGO RECORD OF SURVEY 14492.

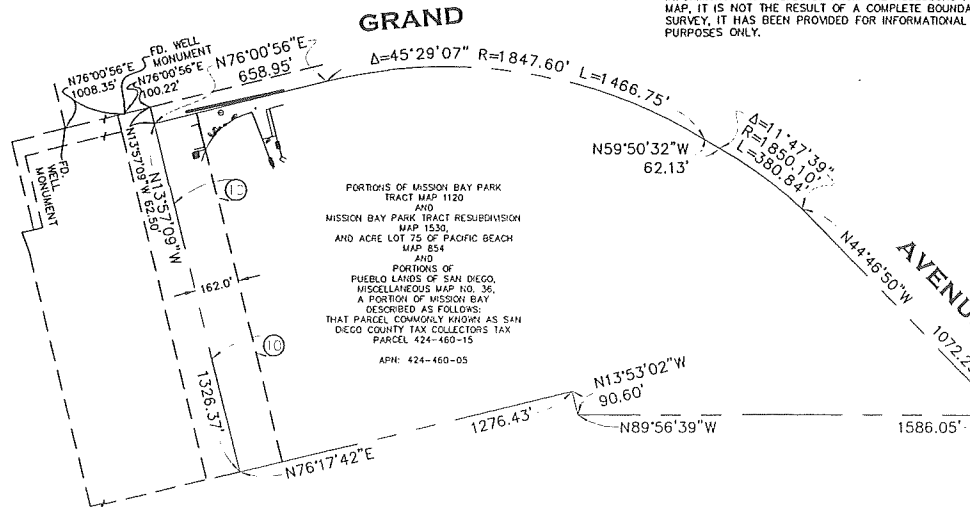
CITY OF SAN DIEGO BENCHMARK ID: 8886

LOCATION: AT INTERSECTION OF GRAND AVENUE AND INGRAHAM STREET.
ELEV: 62.562 MSL



BOUNDARY & EASEMENT DETAIL

NOT TO SCALE



BOUNDARY NOTE:

THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSORS PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY. IT HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

Booth & Suarez
ARCHITECTURE INCORPORATED
305 CARLSBAD VILLAGE DRIVE, SUITE 07
CARLSBAD, CA 92008 (760) 434-8474

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

CONSULTANT
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

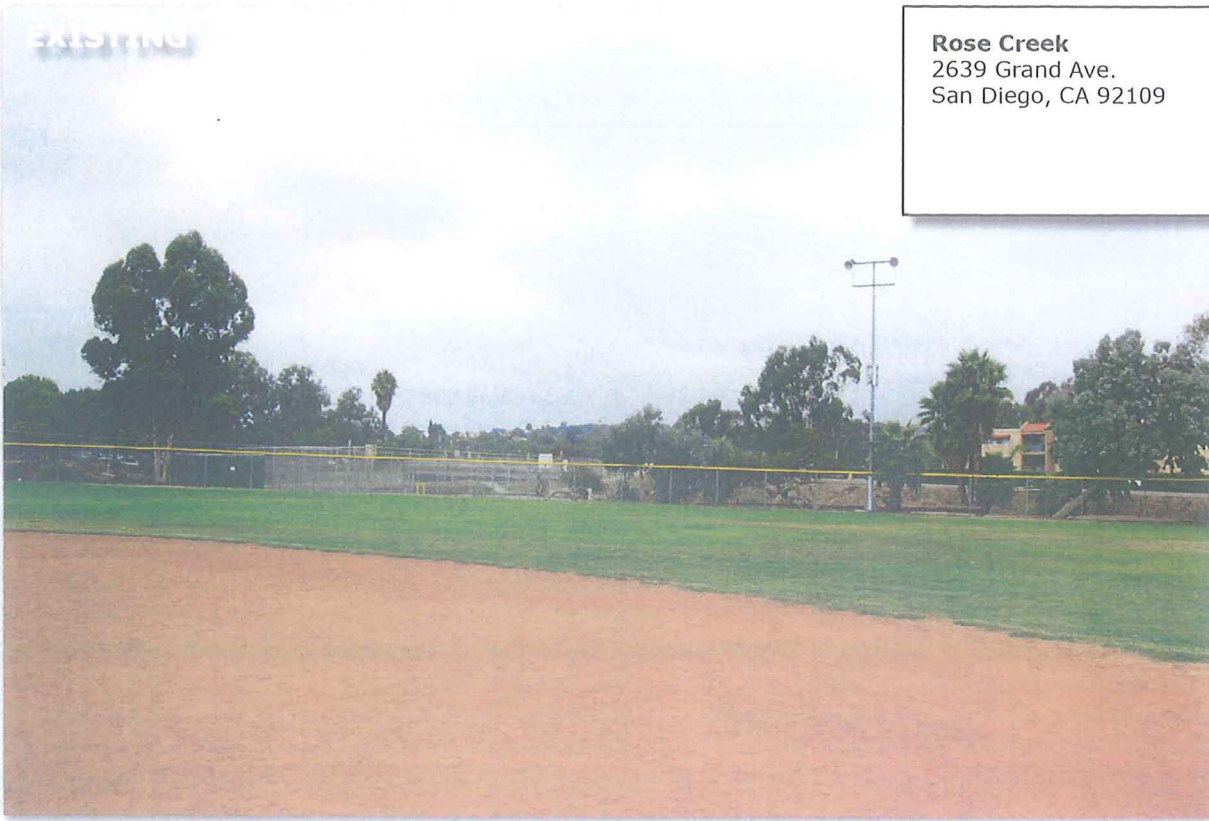
PROJECT NAME
MISSION BAY ATHLETIC AREA (ROSE CREEK)
2639 GRAND AVENUE
SAN DIEGO, CA

DRAWING DATES
SHEET TITLE
TOPOGRAPHIC SURVEY

C1

EXISTING

Rose Creek
2639 Grand Ave.
San Diego, CA 92109



Proposed equipment shelter
Surrounded by proposed
landscaping

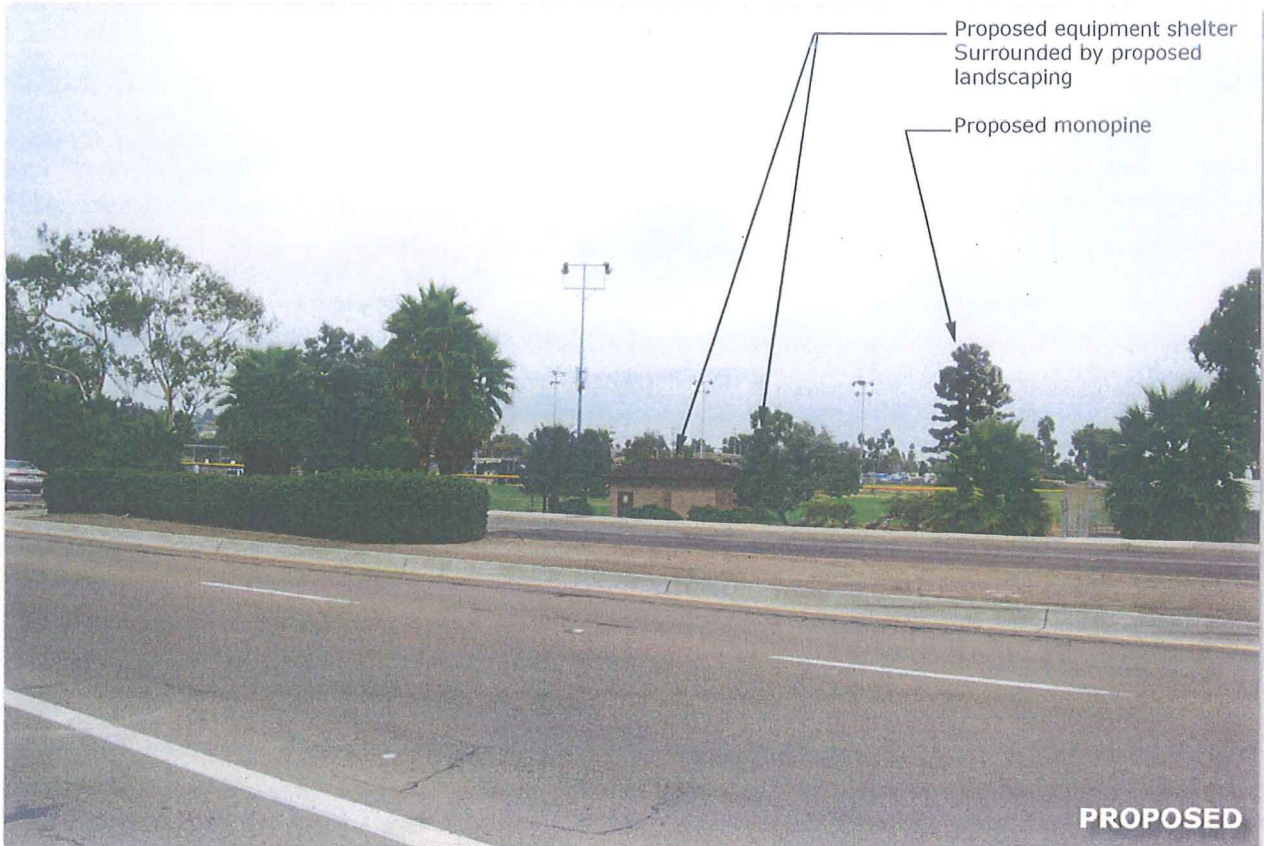
Proposed monopine



PROPOSED

EXISTING

Rose Creek
2639 Grand Ave.
San Diego, CA 92109



2/13/2012

Photosimulation of proposed telecommunications site: Northwest elevation

EXISTING



Rose Creek
2639 Grand Ave.
San Diego, CA 92109



Proposed equipment shelter
Surrounded by proposed
landscaping

Proposed monopine

PROPOSED

2/13/2012

Photosimulation of proposed telecommunications site: Northeast elevation

EXISTING

Rose Creek
2639 Grand Ave.
San Diego, CA 92109



2/13/2012

Photosimulation of proposed telecommunications site: West elevation



LEGEND

- SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
 - ZONE A** No base flood elevations determined.
 - ZONE AE** Base flood elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
 - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
 - ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
 - ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
 - ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.
 - FLOODWAY AREAS IN ZONE AE
 - OTHER FLOOD AREAS
 - ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
 - OTHER AREAS
 - ZONE X** Areas determined to be outside 500-year floodplain.
 - ZONE D** Areas in which flood hazards are undetermined.
 - UNDEVELOPED COASTAL BARRIERS**
 - Identified 1983
 - Identified 1990
 - Otherwise Protected Areas
- Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.
- Flood Boundary
 - Floodway Boundary
 - Zone D Boundary
 - Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
 - Base Flood Elevation Line; Elevation in Feet. See Map Index for Elevation Datum.
 - Cross Section Line
 - Base Flood Elevation in Feet Where Uniform Within Zone. See Map Index for Elevation Datum.
 - Elevation Reference Mark
 - River Mile
 - Horizontal Coordinates Based on North American Datum of 1927 (NAD 27) Projection.

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas.

Coastal base flood elevations apply only landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, AH, AO, A99, V, and VE.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

This map may incorporate approximate boundaries of Coastal Barrier Resource System Units and/or Otherwise Protected Areas established under the Coastal Barrier Improvement Act of 1990 (PL 101-591).

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

For community map revision history prior to countywide mapping, see Section 6.0 of the Flood Insurance Study Report.

For adjoining map panels and base map source see separately printed Map Index.

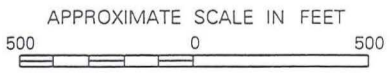
MAP REPOSITORY
Refer to Repository Listing on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP:
JUNE 19, 1997

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE DATE shown on this map to determine when actuarial rates apply to structures in zones where elevations or depths have been established.

To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.



SITE JUSTIFICATION**Verizon Wireless****Rose Creek****PROJECT DESCRIPTION**

The project proposes to locate a wireless communication facility at 2639 Grand Avenue at the Mission Bay Athletic Facility. The project will consist of twelve (12) panel antennas located on a new 30' tall stealth designed monopine. The associated equipment necessary to operate the facility will be located at grade within a 12' x 24' equipment building adjacent to the monopine.

The property is situated between Grand Avenue and N. Mission Bay Drive bordered to the West by the Rose Inlet. Specifically the site is located at the northern most portion of the property behind the centerfield of the existing northwestern most baseball diamond adjacent to the basketball court.

SITE DESIGN

The proposed tower element has been design to match the architectural style of the existing Activity Center. The antennas and equipment will be completely concealed within the tower. The proposed tower will integrate with the property through its architectural design and its location among mature landscaping that surrounds the property.

PREFERENCE 2 LOCATION

The property is zoned RS-1-7 but has no established residential use. Rather it is the home to the Mission Bay Athletic Facility operated by the City's Parks & Recreation Department. As such, the project is considered a Preference 2 location however the equipment design exceed 250 square feet and therefore deviates from the development code and will require a Planned Development Permit which requires a process 4 Planning Commission approval. We believe that the facility as designed is consistent with all relevant regulations and will be visually integrated with the existing surrounding landscaping on site.

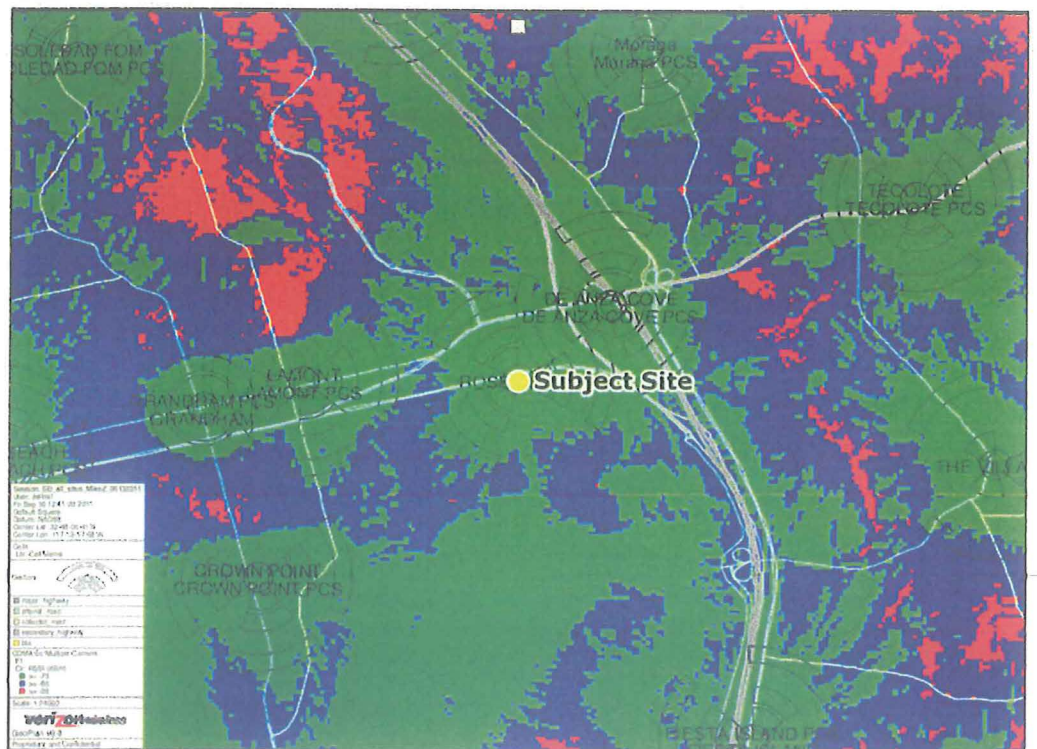
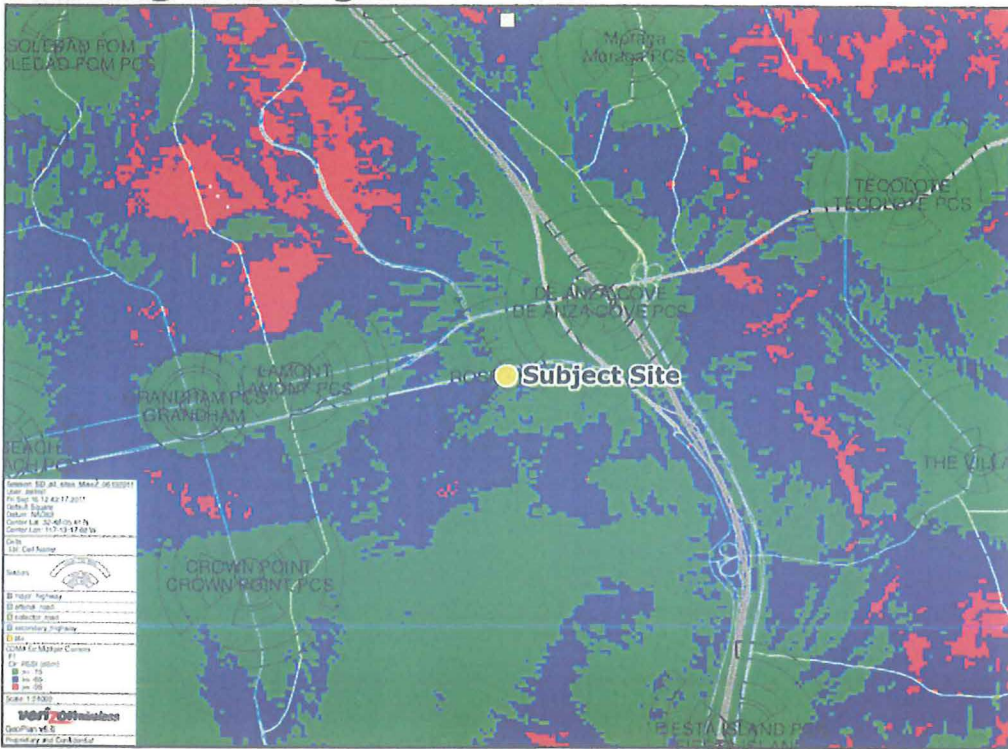
CO-LOCATION OF FACILITIES

Currently, Sprint exists on site and is located on existing ball field lights.

Rancho Creek
 2639 Grand Ave.
 San Diego, CA 92109



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Proposed coverage

Rose Creek
2639 Grand Ave.
San Diego, CA 92109



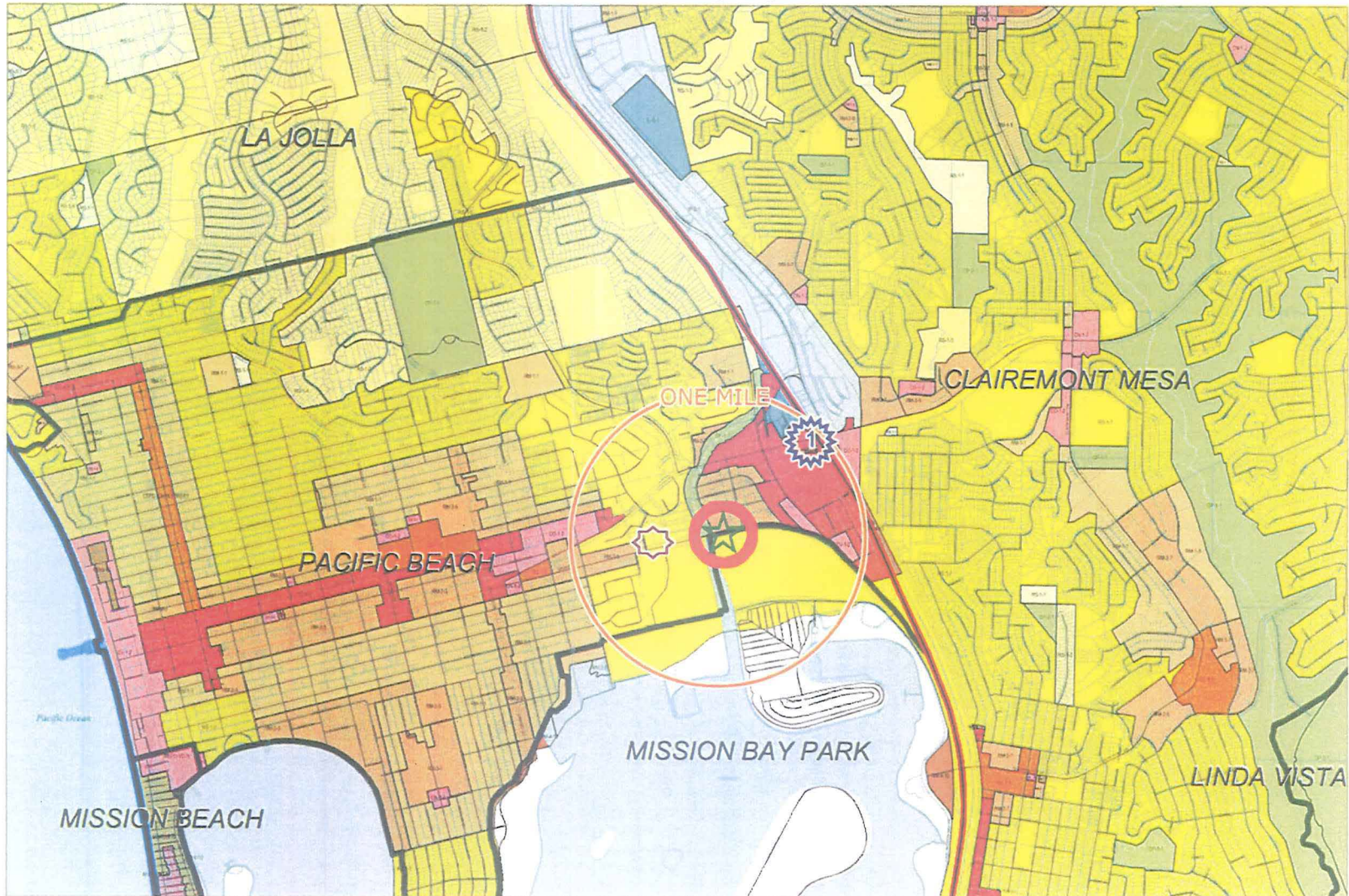
Legend

- Search Ring
- Selected Site
- Existing sites within 1 mile radius:
1. De Anza Cove

Alternative Sites:

Rose Creek-County Building
2440 Grand
San Diego, CA 92109
San Diego

Official Zoning Map



Legend

- City of San Diego Boundary
- Community Plan Areas
- Parcels
- Zone Name
- CC-1-2
- CC-4-2
- CC-4-5
- CC-1-2
- CD-1-2
- CP-1-1
- CSPD-CASS-STREET
- CV-1-2
- IL-3-1
- IP-2-1
- IS-1-1
- MSPD-NC-N
- MSPD-R-N
- MSPD-VC-N
- OF-1-1
- OP-1-1
- OP-2-1
- RM-1-1
- RM-1-3
- RM-2-5
- RM-3-7
- RM-4-10
- RM-5-12
- RS-1-1
- RS-1-2
- RS-1-3
- RS-1-4
- RS-1-5
- RS-1-7

City of San Diego
Development Services Department

GRID TILE: 22
GRID SCALE: 800
DATE: 12/10/2008 5:07:30 PM

9/22/2011

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002200

NEIGHBORHOOD USE PERMIT NO. 1224158
SITE DEVELOPMENT PERMIT NO. 1224159 AND
PLANNED DEVELOPMENT PERMIT NO. 1224161
VERIZON MISSION BAY ATHLETIC AREA - PROJECT NO. 258706
PLANNING COMMISSION

This Neighborhood Use Permit No. 1224158, Site Development Permit No. 1224159 and Planned Development Permit No. 1224161 is granted by the Planning Commission of the City of San Diego to the CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 141.0420, 126.0205, 126.0504 and 126.0604. The 69.16-acre site is located at 2639 Grand Avenue, on the northwestern corner of Mission Bay Park along Grand Avenue, in the RS-1-7 Zone within the Mission Bay Park Master Plan area, Coastal Overlay Zone (DEF-CER), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), and FEMA Floodplains (100-year Floodplain (FP), Zone AE, Special Flood Hazard Area, and the 500-year FP). The project site is legally described as: All that certain real property situated in the County of San Diego, State of California, described as follows: Those portions of Mission Bay Park Tract according to Map No. 1120 and Mission Bay Park Tract Resubdivision according to Map No. 1530, and Acre Lot 75 of Pacific Beach according to Map No. 854 and those portions of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the County Recorder of San Diego County and known as Miscellaneous Map No. 36, together with a portion of Mission Bay which was granted to the City of San Diego by Act of the Legislature of the State of California, approved April 27, 1945 entitled "An Act Granting Certain Lands, Tide Lands, and Submerged Lands of the State of California to the City of San Diego, Upon Certain Trusts and Conditions."

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) consisting of a 30-foot monopine, described and identified by size, dimension, quantity, type, and location on the

approved exhibits [Exhibit "A"] dated January 30, 2014, on file in the Development Services Department.

The project shall include:

- a. Wireless Communication Facility (WCF) consisting of a 30-foot monopine supporting twelve panel antennas (six- 47.4" x 11.2" x 5.2", three -48.5" x 6.1" x 4.1"; and three- 47.4" x 11.2" x 5.2"), one 2'-0" microwave antenna, two GPS antennas, a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer;
- b. Deviation to SDMC Section 141.0420(g)(3) to allow for a 410-square foot equipment building and enclosure, where the WCF design requirements allows for a maximum 250 square foot equipment enclosure and or building;
- c. Landscaping (planting, irrigation and landscape related improvements); and
- 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. This permit must be utilized by **February 13, 2017**.
2. Prior to issuance of any construction permits, the Permittee shall show evidence of a Coastal Development Permit or exemption issued by the California Coastal Commission.
3. This Permit and corresponding use of this site shall expire on **January 30, 2024**. 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.
4. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

5. Under no circumstances, does approval of this permit authorize Verizon Wireless to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

6. 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.

7. 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.

8. 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.

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

10. 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.).

11. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

13. 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 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.

14. The 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

15. The project proposes to export 127.60 cubic yards of material from the project site. All excavated material listed to be 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.

16. 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.

17. 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.

LANDSCAPE REQUIREMENTS:

18. 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.

19. Prior to the issuance of a construction permit, the Permittee shall submit landscape construction documents in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this Permit and Exhibit "A" on file in the office of Development Services Department.
20. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.
21. 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.
22. 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 Certificate of Occupancy or a Final Landscape Inspection or activation of WCF.
23. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan to the satisfaction of the Development Services Department.

PARK & RECREATION DEPARTMENT REQUIREMENTS:

24. The Park & Recreation Department shall review and approve construction plans prior to building permit issuance.

MULTIPLE SPECIES CONSERVATION PROGRAM:

25. The project site is adjacent to a Multiple Habitat Planning Area (MHPA). Prior to issuance of any construction permit, the Permittee shall accurately represented the project's design in or on the Construction Documents (CD's consist of Construction Plan Sets for Private Projects) in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) MHPA Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following::

- (a) **Lighting** – All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.

- (b) **Invasive Plants** – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *“The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA.”*
- (c) **Drainage / Toxins** –All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA, All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- (d) **Staging/storage, equipment maintenance, and trash** –All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: *“All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA.”*

PLANNING/DESIGN REQUIREMENTS:

26. In order to comply with the Migratory Bird Treaty Act (MBTA), if construction of the proposed project would occur during the Migratory Bird breeding season a preconstruction survey is required. The breeding season is defined as January 15-September 15.

Prior to any construction, the Permittee shall conduct the preconstruction survey for active nests within approximately 48 hours prior to the start of construction. The results of the survey should be submitted to the City in the form of a written report and include the following information: 1) the dates of the survey, 2) total field time 3) names of the investigators 4) if any active nests were found. If an active migratory nest were found, then all construction activities undertaken by the project shall comply with regulatory requirements of the federal MBTA and California Fish and Game Code 3503 and 3513.

27. 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.

28. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

29. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as “doghouses”) are not permitted.
30. Branches shall extend a minimum of 24-inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.
31. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved Exhibit “A,” and branch density must be a minimum of three (3) branches to the foot.
32. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
33. Radio-frequency transparent “socks” fully covering the front and back of the antennas (and any other components) shall be installed by Permittee.
34. The Permittee is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.
35. Faux trees rely on existing and/or proposed trees to integrate with the surroundings. Additional trees may be required by Permittee, to effectively integrate the faux tree, to the satisfaction of the Development Services Department.
36. 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.
37. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism by Permittee. Any damaged equipment shall be repaired or replaced by Permittee within thirty (30) calendar days of notification by the City of San Diego.
38. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
39. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit “A.”
40. No overhead cabling is allowed for this project.
41. Exposed mounting apparatus shall be removed by Permittee and shall not remain on a monopine absent antennas.

42. The Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

43. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

44. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

45. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5237 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on January 30, 2014 and [Approved Resolution Number].

Permit Type/PTS Approval No.: NUP No. 1224158, SDP No. 1224159
& PDP No. 1224161
Date of Approval: January 30, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

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

CITY OF SAN DIEGO
Owner

By _____
Name: David Sandoval, CCIM
Title: Deputy Director, Real Estate Assests

VERIZON WIRELESS
Permittee

By _____
Name: Jill Flynn
Title: Manager-Real Estate

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

PLANNING COMMISSION
RESOLUTION NO. _____-PC
NEIGHBORHOOD USE PERMIT NO. 1224158
SITE DEVELOPMENT PERMIT NO. 1224159 AND
PLANNED DEVELOPMENT PERMIT NO. 1224161
VERIZON MISSION BAY ATHLETIC AREA - PROJECT NO. 258706

WHEREAS, the CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a Neighborhood Use Permit, Site Development Permit and Planned Development Permit for a Wireless Communication Facility (WCF). The WCF consists of a 30-foot monopine supporting twelve panel antennas, one 2'-0" microwave antenna, two GPS antennas, and a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Use Permit No. 1224158, Site Development Permit No. 1224159 and Planned Development Permit No. 1224161);

WHEREAS, the project site is located at 2639 Grand Avenue, on the northwestern corner of Mission Bay Park along Grand Avenue, in the RS-1-7 Zone within the Mission Bay Park Master Plan area, Coastal Overlay Zone (DEF-CER), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), and FEMA Floodplains (100-year Floodplain (FP), Zone AE, Special Flood Hazard Area, and the 500-year FP), and Council District 2;

WHEREAS, the project site is legally described as: All that certain real property situated in the County of San Diego, State of California, described as follows: Those portions of Mission Bay Park Tract according to Map No. 1120 and Mission Bay Park Tract Resubdivision according to Map No. 1530, and Acre Lot 75 of Pacific Beach according to Map No. 854 and those portions of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the County Recorder of San Diego County and known as Miscellaneous Map No. 36, together with a portion of Mission Bay which was granted to the City of San Diego by Act of the Legislature of the State of California, approved April 27, 1945 entitled "An Act Granting Certain Lands, Tide Lands, and Submerged Lands of the State of California to the City of San Diego, Upon Certain Trusts and Conditions;"

WHEREAS, on January 30, 2014, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 1224158, Site Development Permit No. 1224159 and Planned Development Permit No. 1224161 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 17, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 [New Construction] 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 January 30, 2014.

FINDINGS:

I. Neighborhood Use Permit Approval – Section 126.0205

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

The project site is located at 2639 Grand Avenue, on the northwestern corner of Mission Bay Park along Grand Avenue. The site is located in the RS-1-7 Zone within the Mission Bay Park Master Plan area in the Mission Bay Athletic area of the park. The Mission Bay Park Master Plan designates the site as ‘Playfields.’

Verizon Wireless is proposing a Wireless Communication Facility (WCF) consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antennas, and a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer.

Although the Master Plan does not address WCFs, as a specific land use, Section A.15 of the Urban Design section of the City of San Diego’s General Plan does. This General Plan section states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The monopine will be situated amongst other live trees and the equipment building has been design to match other utility buildings located within Mission Bay Park regarding style, materials, and color, which integrates the facilities into the surrounding area. The antennas will be screened with antenna socks and the branches will extend a minimum of 2-feet beyond the face of the antennas; therefore, blending the antennas into the tree.

WCF’s are allowed on a premises containing a non-residential use within a residential zone with a Neighborhood Use Permit (NUP) pursuant to Land Development Code (LDC) Section 141.0420(d)(2) and (4). In addition, the proposed project would require a Site Development Permit (SDP) for development on a property containing environmentally sensitive lands (Flood Plans (FPs) and sensitive biological resources) and a Planned Development Permit (PDP) for a deviation to the WCF design requirements to allow for the proposed equipment building and enclosure to exceed the maximum 250-square feet allowed under the regulations. In addition, the WCF park site installation requirements, LDC Section 141.0420(i)(1)(C), does not permit above ground equipment enclosures; therefore, the PDP includes the request to allow for the above ground equipment enclosure. Since the above-ground equipment does not preclude the park use, it is not in violation of the City of San Diego Charter Section 55(Park and Recreation). The project site is located in the Coastal Overlay Zone (DEF-CER), which is the California Coastal

Commission jurisdiction; therefore, a condition has been added to the permit which requires the applicant to obtain a Coastal Development Permit or exemption from the California Coastal Commission prior to issuance of any construction permits.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, Mission Bay Park Master Plan, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

Verizon Wireless is proposing a WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antenna, a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer. The WCF and equipment will be located in a landscape area and the building has been design to match other utility buildings located within Mission Bay Park regarding style, materials, and color.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, 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.” Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards.

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

Verizon Wireless is proposing a WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antennas, a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer. The WCF and equipment will be located in a landscape area and the building has been designed to match other utility buildings located within Mission Bay Park regarding style, materials, and color. In

accordance with LDC Section 141.0420(g)(6), the proposed WCF includes new live trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts.

Under the current WCF regulations pursuant to LDC Section 141.0420(d)(4), WCFs are permitted with a NUP on a premise containing a non-residential use within a residential zone. A portion of the property is located within designated Floodplains (FP) (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt march plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources and will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas; however, a SDP is required for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources).

The proposed equipment building and enclosure total of 410-square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250-square foot equipment enclosure and or building. Therefore, a PDP is required to exceed the 250-square foot equipment limitation. In addition, LDC Section 141.0420(i)(1)(C), does not permit above ground equipment enclosures; therefore, the PDP includes the request to allow for the above ground equipment enclosure. Since the above-ground equipment does not preclude the park use, it is not in violation of the City of San Diego Charter Section 55 (Park and Recreation). The project site is located in the Coastal Overlay Zone (DEF-CER), which is the California Coastal Commission jurisdiction; therefore, a condition has been added to the permit which requires the applicant to obtain a Coastal Development Permit or exemption from the California Coastal Commission prior to issuance of any construction permits.

Strict conformance with the development regulations would require the equipment building and enclosure to be installed underground and possibly require two separate underground vaults to contain the needed equipment cabinets and other components. Due to concerns with potential impacts related to park activities, the proposed deviation to place an above ground enclosure can be supported. The overall excavation required for an enclosure of this size would eliminate significant landscaping and undergrounding the equipment would require heavy machinery and reduce access to at least one side of the park for an extended period of time. This inconvenience can be avoided with an above ground enclosure, which would have fewer impacts on park activities with minimal impacts, resulting in a more desirable project.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, Mission Bay Park Master Plan, and the General Plan.

II. Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The project site is located at 2639 Grand Avenue, on the northwestern corner of Mission Bay Park along Grand Avenue. The site is located in the RS-1-7 Zone within the Mission Bay Park Master Plan area in the Mission Bay Athletic area of the park. The Mission Bay Park Master Plan designates the site as 'Playfields.'

Verizon Wireless is proposing a WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antennas, and a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer.

Although the Master Plan does not address WCFs, as a specific land use, Section A.15 of the Urban Design section of the City of San Diego's General Plan does. This General Plan section states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The monopine will be situated amongst other live trees and the equipment building has been design to match other utility buildings located within Mission Bay Park regarding style, materials, and color, which integrates the facilities into the surrounding area. The antennas will be screened with antenna socks and the branches will extend a minimum of 2-feet beyond the face of the antennas; therefore, blending the antennas into the tree.

WCF's are allowed on a premises containing a non-residential use within a residential zone with a NUP pursuant to LDC Section 141.0420(d)(2) and (4). In addition, the proposed project would require a Site Development Permit (SDP) for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources) and a PDP for a deviation to the WCF design requirements to allow for the proposed equipment building and enclosure to exceed the maximum 250-square feet allowed under the regulations. In addition, the WCF park site installation requirements, LDC Section 141.0420(i)(1)(C), does not permit above ground equipment enclosures; therefore, the PDP includes the request to allow for the above ground equipment enclosure. Since the above-ground equipment does not preclude the park use, it is not in violation of the City of San Diego Charter Section 55(Park and Recreation). The project site is located in the Coastal Overlay Zone (DEF-CER), which is the California Coastal Commission jurisdiction; therefore, a condition has been added to the permit which requires the applicant to obtain a Coastal Development Permit or exemption from the California Coastal Commission prior to issuance of any construction permits.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF

regulations, the LDC, Mission Bay Park Master Plan, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

Verizon Wireless is proposing a WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antenna, a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer. The WCF and equipment will be located in a landscape area and the building has been design to match other utility buildings located within Mission Bay Park regarding style, materials, and color.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, 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.” Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards.

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

Verizon Wireless is proposing a WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antennas, a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer. The WCF and equipment will be located in a landscape area and the building has been designed to match other utility buildings located within Mission Bay Park regarding style, materials, and color. In accordance with LDC Section 141.0420(g)(6), the proposed WCF includes new live trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts.

Under the current WCF regulations pursuant to LDC Section 141.0420(d)(4), WCFs are permitted with a NUP on a premise containing a non-residential use within a residential zone. A portion of the property is located within designated Floodplains (FP) (100-year FP, Zone AE, Special Flood

Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt march plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources and will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas; however, a SDP is required for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources).

The proposed equipment building and enclosure total of 410-square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250-square foot equipment enclosure and or building. Therefore, a PDP is required to exceed the 250-square foot equipment limitation. In addition, LDC Section 141.0420(i)(1)(C), does not permit above ground equipment enclosures; therefore, the PDP includes the request to allow for the above ground equipment enclosure. Since the above-ground equipment does not preclude the park use, it is not in violation of the City of San Diego Charter Section 55 (Park and Recreation). The project site is located in the Coastal Overlay Zone (DEF-CER), which is the California Coastal Commission jurisdiction; therefore, a condition has been added to the permit which requires the applicant to obtain a Coastal Development Permit or exemption from the California Coastal Commission prior to issuance of any construction permits.

Strict conformance with the development regulations would require the equipment building and enclosure to be installed underground and possibly require two separate underground vaults to contain the needed equipment cabinets and other components. Due to concerns with potential impacts related to park activities, the proposed deviation to place an above ground enclosure can be supported. The overall excavation required for an enclosure of this size would eliminate significant landscaping and undergrounding the equipment would require heavy machinery and reduce access to at least one side of the park for an extended period of time. This inconvenience can be avoided with an above ground enclosure, which would have fewer impacts on park activities with minimal impacts, resulting in a more desirable project.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, Mission Bay Park Master Plan, and the General Plan.

B. Supplemental Findings--Environmentally Sensitive Lands

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

The project site is located at 2639 Grand Avenue, on the northwestern corner of Mission Bay Park along Grand Avenue. Verizon Wireless is proposing a WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antennas, and a 288-square foot equipment building containing five equipment cabinets and other components, and a

122-square foot equipment enclosure containing two air conditioning units and transformer. The WCF and equipment will be located in a landscape area and the building has been designed to match other utility buildings located within Mission Bay Park regarding style, materials, and color.

A portion of the property is located within designated FEMA FPs (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources and will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas. The project site is not located within a Multiple Habitat Planning Area (MHPA); however, the area under the Grand Avenue Bridge and the portion of Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140-feet from the MHPA boundary, but the site is considered adjacent to the MHPA. The permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP).

The project site is located in the Coastal Overlay Zone (DEF-CER), which is the California Coastal Commission jurisdiction; therefore, a condition has been added to the permit which requires the Permittee to obtain a Coastal Development Permit or exemption from the California Coastal Commission prior to issuance of any construction permits.

The project was determined to be exempt from the CEQA pursuant to Article 19, Section 15303 (New Construction). Therefore, it has been determined that the site is physically suitable for the design and siting of the proposed development and the development will result in minimal disturbance to environmentally sensitive lands.

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

The WCF is proposed in the northwestern corner of the Mission Bay Athletic Area and the antennas are located approximately 100-feet from the public right-of way along Grand Avenue, approximately 180-feet from the multi family development to the north, and approximately 180-feet from the property line of the Mission Bay High School to the west. The WCF and equipment shall be located in a landscape area and the building has been design to match other utility buildings located within Mission Bay Park regarding style, materials, and color.

A portion of the property is located within designated FEMA FPs (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive

biological resources and shall be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas.

The proposed development is not located within a geologic or fire hazards area, and a condition has been added to the permit for the Permittee to submit a Water Pollution Control Plan (WPCP) prior to issuance of any construction permit. The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. In addition, the WCF will be located in an area that was previously graded at the time of the installation of baseball and soccer fields. Therefore, the proposed development has been designed to minimize the alteration of natural land forms and will not result in undue risk from erosional forces and flood hazards.

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

The WCF is proposed in the northwestern corner of the Mission Bay Athletic Area and will be located in an existing landscape area. A portion of the property is located within designated FEMA FPs (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources and shall be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas.

The project site is not located within the MHPA; however, the area under the Grand Avenue Bridge and the portion of Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140 feet from the MHPA boundary, but the site is considered adjacent to the MHPA. The permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's MSCP. Therefore, the proposed development has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site is not located within the MHPA; however, the area under the Grand Avenue Bridge and the portion of Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140 feet from the MHPA boundary, but the site is considered adjacent to the MHPA. Therefore, the permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's MSCP.

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

The WCF is proposed in the northwestern corner of the Mission Bay Athletic Area, which is located approximately 140-feet from the banks of the Rose Creek canal, an urban stream that drains into Mission Bay that connects to the Pacific Ocean. The WCF will be located in an existing landscape area that was previously graded at the time of the installation of baseball and soccer fields. The proposed development has been designed to minimize the alteration of natural land forms and will not result in undue risk from erosional forces and flood hazards. A condition has been added to the permit for the Permittee to submit a Water Pollution Control Plan (WPCP) prior to issuance of any construction permit. The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. Therefore, the proposed development has been designed not to contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project was determined to be exempt from the CEQA pursuant to Article 19, Section 15303 (New Construction) and no mitigation was required for the proposed development. However, the conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare, and would alleviate any negative impacts. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes, and water pollution control.

The project site is located in the Coastal Overlay Zone (DEF-CER), which is the Coastal Commission jurisdiction; therefore, a condition has been added to the permit which requires the Permittee to obtain a Coastal Development Permit from the Coastal Commission prior to issuance of any construction permits. Therefore, the condition of the permit has been determined reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

III. Planned Development Permit - Section 126.0604(A)

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

The project site is located at 2639 Grand Avenue, on the northwestern corner of Mission Bay Park along Grand Avenue. The site is located in the RS-1-7 Zone within the Mission Bay Park Master Plan area in the Mission Bay Athletic area of the park. The Mission Bay Park Master Plan designates the site as 'Playfields.'

Verizon Wireless is proposing a WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antennas, and a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer.

Although the Master Plan does not address WCFs, as a specific land use, Section A.15 of the Urban Design section of the City of San Diego's General Plan does. This General Plan section states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The monopine will be situated amongst other live trees and the equipment building has been design to match other utility buildings located within Mission Bay Park regarding style, materials, and color, which integrates the facilities into the surrounding area. The antennas will be screened with antenna socks and the branches will extend a minimum of 2-feet beyond the face of the antennas; therefore, blending the antennas into the tree.

WCF's are allowed on a premises containing a non-residential use within a residential zone with a NUP pursuant to LDC Section 141.0420(d)(2) and (4). In addition, the proposed project would require a Site Development Permit (SDP) for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources) and a PDP for a deviation to the WCF design requirements to allow for the proposed equipment building and enclosure to exceed the maximum 250-square feet allowed under the regulations. In addition, the WCF park site installation requirements, LDC Section 141.0420(i)(1)(C), does not permit above ground equipment enclosures; therefore, the PDP includes the request to allow for the above ground equipment enclosure. Since the above-ground equipment does not preclude the park use, it is not in violation of the City of San Diego Charter Section 55(Park and Recreation). The project site is located in the Coastal Overlay Zone (DEF-CER), which is the California Coastal Commission jurisdiction; therefore, a condition has been added to the permit which requires the applicant to obtain a Coastal Development Permit or exemption from the California Coastal Commission prior to issuance of any construction permits.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, Mission Bay Park Master Plan, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

Verizon Wireless is proposing a WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antenna, a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer. The WCF and equipment will be located in a landscape area and the building has been design to match other utility buildings located within Mission Bay Park regarding style, materials, and color.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303 (New Construction). The conditions of approval for the

project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, 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.” Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that 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; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

Verizon Wireless is proposing a WCF consisting of a 30-foot monopine supporting twelve panel antennas, one 2-foot microwave antenna, two GPS antennas, a 288-square foot equipment building containing five equipment cabinets and other components, and a 122-square foot equipment enclosure containing two air conditioning units and transformer. The WCF and equipment will be located in a landscape area and the building has been designed to match other utility buildings located within Mission Bay Park regarding style, materials, and color. In accordance with LDC Section 141.0420(g)(6), the proposed WCF includes new live trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts.

Under the current WCF regulations pursuant to LDC Section 141.0420(d)(4), WCFs are permitted with a NUP on a premise containing a non-residential use within a residential zone. A portion of the property is located within designated Floodplains (FP) (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt march plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources and will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas; however, a SDP is required for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources).

The proposed equipment building and enclosure total of 410-square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250-square foot equipment enclosure and or building. Therefore, a PDP is required to exceed the 250-square foot

equipment limitation. In addition, LDC Section 141.0420(i)(1)(C), does not permit above ground equipment enclosures; therefore, the PDP includes the request to allow for the above ground equipment enclosure. Since the above-ground equipment does not preclude the park use, it is not in violation of the City of San Diego Charter Section 55 (Park and Recreation). The project site is located in the Coastal Overlay Zone (DEF-CER), which is the California Coastal Commission jurisdiction; therefore, a condition has been added to the permit which requires the applicant to obtain a Coastal Development Permit or exemption from the California Coastal Commission prior to issuance of any construction permits.

Strict conformance with the development regulations would require the equipment building and enclosure to be installed underground and possibly require two separate underground vaults to contain the needed equipment cabinets and other components. Due to concerns with potential impacts related to park activities, the proposed deviation to place an above ground enclosure can be supported. The overall excavation required for an enclosure of this size would eliminate significant landscaping and undergrounding the equipment would require heavy machinery and reduce access to at least one side of the park for an extended period of time. This inconvenience can be avoided with an above ground enclosure, which would have fewer impacts on park activities with minimal impacts, resulting in a more desirable project.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, Mission Bay Park Master Plan, and the General Plan. Therefore, the deviations are appropriate for this location and result in a more desirable project than if designed in strict conformance with the WCF Design Requirements and the development regulations of the applicable zone. Furthermore, when considered as a whole, the project will be beneficial to the community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Use Permit No. 1224158, Site Development Permit No. 1224159 and Planned Development Permit No. 1224161 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1224158, Permit No. 1224159 and Permit No. 1224161, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted on: January 30, 2014

Internal Order No. 24002200

MINUTES

City of San Diego Park and Recreation Board

MISSION BAY PARK COMMITTEE

May 1, 2012

Meeting Location:

Santa Clara Point Recreation Center
1008 Santa Clara Place
San Diego, CA 92109

Mailing Address is:

Park and Recreation Department
Developed Regional Parks
2125 Park Blvd.
Attn: Mission Bay Park Manager
San Diego, CA 92101

Members Present

Jim Greene
Patrick Owen
David Potter
Paul Robinson
Judy Swink
Lani Lutar
Cynthia Hedgecock
Kevin Konopasek

Members Absent

Rick Bussell
Katy Bendel
Patrick Owen

Staff Present

Stacy McKenzie

CALL TO ORDER

Chairperson Paul Robinson called the meeting to order at 6:00 PM.

APPROVAL OF THE MINUTES

MSC IT WAS MOVED/SECONDED (POTTER/HEDGECK) TO APPROVE THE MINUTES OF THE APRIL 3, 2012 MEETING. CARRIED UNANIMOUSLY (8-0-0)

NON-AGENDA PUBLIC COMMENT / COMMUNICATIONS

CHAIRPERSONS REPORT

No report

STAFF REPORTS

Kathy Miles Council Representative 2

The Mike Gotch Memorial Bridge is open and looks very nice! The budget was released in April. The budget revise is in May. Park and Recreation had some restorations which included an additional five (5) hours per week to recreation centers.

Stacy McKenzie, District Manager, Mission Bay Park

Three (3) areas in Mission Bay Park will have electric charging stations for vehicles. South De Anza Park will have five (5) stalls, West Bonita Park will have four (4) stalls and Santa Clara Point will

have three (3) stalls. Work will be starting soon.

Sergeant Eric Care, San Diego Life Services

None

Lieutenant Paul Rorrison, San Diego Police Department, Northern Division

The beach team is out in the Park working the bay and surrounding areas. The life guard safety boat is being deployed every Saturday and Sunday. Lt. Rorrison is trying to get funding for upgrades on the boat. The first of several July 4th planning meetings was held. The command post will go up on July 3, 2012 and will be taken down July 5, 2012. Memorial Day weekend command post will be located in Mission Beach. DUI check points will be implemented.

REQUEST FOR CONTINUANCE

None

ACTION ITEMS

Consent (These items are adopted without discussion; they can be moved to adoption by any Committee member.)

101. None

Adoption (Each adoption item requires individual action; they can be moved to consent by action of the Committee.)

201. Verizon proposed project at Mission Bay Athletic Fields entitled Rose Creek – Shelley Kilbourne spoke about the proposed project. There will be thirty (30) foot mono pine tree put in as well as an equipment room.

MSC IT WAS MOVED/SECONDED (SWINK/HEDGECOCK) TO RECOMMEND APPROVAL OF THE VERIZONS PROPOSED PROJECT AT MISSION BAY PARK ATHLETIC FIELDS. CARRIED UNANIMOUSLY (8-0-0)

SPECIAL EVENT PERMIT REVIEW

Special Events (Special Events that require road or plaza closures, or will potentially impact park and/or commercial operation, are brought to the Committee for a formal recommendation. They can be moved to Consent by action of the Committee.)

301. ITU World Triathlon San Diego – Franziska Petermann

The ITU World Triathlon event director, Ms. Petermann, gave a very thorough and comprehensive overview of the proposed event to be held at Bonita Cove and surrounding areas in Mission Bay Park. The event has race qualifiers for the Olympics in London. The expo and beer garden will start Thursday, May 10. Two groups will be racing; the elite group and the all age’s group. The races will be held Friday and Saturday May 11 and 12.

MSC IT WAS MOVED/SECONDED (POTTER/SWINK) TO APPROVE ITU WORLD TRIATHLON SAN DIEGO AND ITS COMPONENTS TO BE HELD MAY 10-MAY 12, 2012 IN MISSION BAY PARK.CARRIED UNANIMOUSLY (8-0-0)

WORKSHOP ITEMS (No actions taken; discussed by the Committee and staff)

401. None

INFORMATION ITEMS

501. Response Planning for Coastal Flooding – Jon Sandmeyer, Life Guard Sergeant. San Diego is now a Tsunami and storm ready City. A grant was given by Home Land Security to prepare and educate public on how to prepare for and survive a Tsunami. Fifty six (56) signs have been placed in the City and coastal areas. Two kinds of tsunamis could affect the coastal area of California, local-source which is when a large earthquake or other event displaces the sea floor near the coast and waves follow and a distant-source which is when large earthquakes or other events in distant areas occur and wave follow.

SUB-COMMITTEE

601. None

COMMITTEE MEMBER REPORTS/COMMENTS The reports are non-debatable.

None

ADJOURNMENT - Chairperson Robinson adjourned the meeting at 6:57 PM.

Notice of Next Regular Meeting: June 5, 2012
6:00 PM
Santa Clara Recreation Center
1008 Santa Clara Place
San Diego, CA 92109

Respectfully submitted,

Stacy McKenzie
District Manager, Mission Bay Park

Please Note: This information is available in alternative formats upon request. To request an agenda in Braille, large print or cassette or to request a sign language or oral interpreter for the meeting, call Stacy McKenzie @ 619.235.1154 at least five (5) working days prior to the meeting to ensure availability. Alternative Listening Devices (ALD's) are also available for the meeting, if requested at least five (5) working days prior to the meeting to ensure availability.

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.: 258706

PROJECT TITLE: Verizon Mission Bay Athletic

PROJECT LOCATION-SPECIFIC: 2639 Grand Avenue, San Diego, CA 92109 (Portions of Mission Bay Park Tract, Maps 1120 and 1530)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT Neighborhood Use Permit (NUP), Site Development Permit (SDP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) in Mission Bay Park consisting of a 30-foot tall monopine, 12 panel antennas, 2 GPS antennas, 288-square-foot equipment building, and a 122-square-foot equipment enclosure located at 2639 Grand Avenue in the RS-1-7 Zone in the Coastal Overlay Zone (DEF-CER), Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, adjacent to the Multi-Habitat Planning Area, and Parking Impact Overlay Zone (Coastal and Beach) within the Pacific Beach Community Planning Area in Council District 2 of the City of San Diego.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kerrigan Diehl
 302 State Place, Second Floor
 Escondido, CA 92029
 760-587-3003

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: This project is exempt pursuant to the California Environmental Quality Act Section 15303 – new construction
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT This project is exempt because an archaeological testing plan was conducted and no cultural resources were found, it would not create any visual quality impacts, no biological resources would be impacted the project would not cause any health or human safety impacts and no additional sensitive resources are located within or adjacent to the site. In addition the project is exempt because it meets the criteria set forth in CEQA section 15303 – new construction –and where 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

Kerrigan Diehl / SENIOR PLANNER
 SIGNATURE/TITLE
 CHECK ONE:

12/17/13
 DATE

SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: December 17, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order or WBS No. 24002200

PROJECT NAME/NUMBER: Verizon Mission Bay Athletic / 258706

COMMUNITY PLAN AREA: Pacific Beach and Mission Bay Park

COUNCIL DISTRICT: 2

LOCATION: 2639 Grand Avenue, San Diego, CA 92109 (Portions of Mission Bay Park Tract, Maps 1120 and 1530)

PROJECT DESCRIPTION: Neighborhood Use Permit (NUP), Site Development Permit (SDP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) in Mission Bay Park consisting of a 30-foot tall monopine, 12 panel antennas, 2 GPS antennas, 288-square-foot equipment building, and a 122-square-foot equipment enclosure located at 2639 Grand Avenue in the RS-1-7 Zone in the Coastal Overlay Zone (DEF-CER), Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, adjacent to the Multi-Habitat Planning Area, and Parking Impact Overlay Zone (Coastal and Beach).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego City Planning Commission

ENVIRONMENTAL DETERMINATION: This project is exempt pursuant to the California Environmental Quality Act Section 15303 – new construction

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: This project is exempt because an archaeological testing plan was conducted and no cultural resources were found, it would not create any visual quality impacts, no biological resources would be impacted the project would not cause any health or human safety impacts and no additional sensitive resources are located within or adjacent to the site. In addition the project is exempt because it meets the criteria set forth in CEQA section 15303 – new construction –and where the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.

DEVELOPMENT PROJECT MANAGER: Jeffrey A. Peterson
MAILING ADDRESS: 1222 1st Avenue
San Diego CA 92101 MS 501
PHONE NUMBER: 619-446-5237

On December 17, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. Applications to appeal CEQA determinations made by the Planning Commission from a Process Two or Three Appeal under SDMC section 112.0506 must be filed in the Office of the City Clerk within 10 business days from the date of the Planning Commission's decision. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
 VERIZON MISSION BAY ATHLETIC AREA - PROJECT NO. 258706

Date	Action	Description	City Review Time (Working Days)	Applicant Response
2/28/2012	First Submittal	Project Deemed Complete	-	-
3/28/2012	First Assessment Letter		20 days	
4/5/2012	Second Submittal			5 days
5/17/2012	Second Assessment Letter	Only outstanding issue was that an archaeological testing program was required.	34 days	
8/22/2013	Archaeological Testing	Engineering permit for the testing was issued.		318 days
11/12/2013	Archaeological Testing	Report was submitted for review.		56 days
12/16/2013	Archaeological Testing	Revised Report accepted by Environmental	24 days	
12/17/2013	Environmental Exemption	Determination made on 12/16/2013, and NORA was posted	1 day	
1/8/2014	NORA	NORA was posted on 12/17/2013 and the opportunity to appeal that determination ended 1/8/2014.		10 days
1/30/2014	Public Hearing	First available date	15 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	94 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		389 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	483 working days (696 calendar days)	