



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 20, 2014 **REPORT NO. PC-14-021**

ATTENTION: Planning Commission, Agenda of March 27, 2014

SUBJECT: AT&T – Fire Station #31
PROJECT NO. 323387. PROCESS 4.

**OWNER/
APPLICANT:** CITY OF SAN DIEGO/
AT&T MOBILITY

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 6002 Camino Rico, within the Navajo community plan area?

Staff Recommendation: APPROVE Neighborhood Use Permit (NUP) No. 1257708 and Planned Development Permit (PDP) No. 1257709.

Community Planning Group Recommendation: At the September 16, 2013 meeting of the Navajo Planners, the group voted 13-0-0 to recommend approval of the project, with a recommendation that revenue generated from the lease be utilized within the Navajo community. Leases are administered by the City's Real Estate Assets Department and revenue is distributed between the City's General Fund and the corresponding department where the antennas are located. (Attachment 12)

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15303 (New Construction). The environmental exemption determination was made on January 29, 2014 and the opportunity to appeal this determination ended February 20, 2014. (Attachment 7)

Fiscal Impact Statement: AT&T Mobility is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

This project is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 6002 Camino Rico on Fire Station #31. The project is located in the RS-1-7 zone, within the Navajo community plan area (Attachments 1, 2, 3 and 4).

WCF's are permitted in residential zones where the antennas are more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the processing of an NUP, Process 2. The project also is requesting two deviations from the RS-1-7 zone development regulations in regards to the 30-foot height limit and encroachment into the front setback. A PDP, Process 4, is required to allow these two deviations.

DISCUSSION

Project Description:

This WCF proposes to install 12 panel antennas on the roof of an existing fire station. The antennas will be concealed behind radio-frequency (RF) transparent screening, painted and textured to integrate with the existing building's design. Equipment associated with the antennas will be located in an equipment building, situated adjacent to an existing patio area.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in a residential zone, with a non-residential use where the antennas are located more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, a Process 2 NUP is required. This is more preferable than locating the WCF in a residential zone with a residential use, but is less preferable than locating the WCF in a commercial or industrial zone. Wireless carriers are required to provide coverage throughout their license area, which sometimes necessitates locating a WCF in a less preferable area.

WCFs are required to "use all reasonable means to conceal or minimize the visual impact of the WCF through integration..." Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, the antennas are located on the roof of the existing fire station, where portions of the building will be increased in height, utilizing RF-friendly materials. The antennas will be concealed behind material that appears to be part of the existing building and will be compatible with the existing building's architecture. Equipment associated with the antennas will be located in a building, adjacent to an existing fire station patio area.

A deviation to the RS-1-7 zone 30-foot height limit is being requested. The existing fire station reaches a height of 28'3". One sector of antennas will be located behind screening reaching a

height of 33' and the other sectors are proposed behind screening with a height of 30'. The requested height deviation is in scale with the existing building and will allow AT&T to meet its coverage objective for the area in a way that is integrated with the fire station.

The equipment building is located within the 15' front setback, identified by the RS-1-7 zone. The building is proposed within a landscape area between an existing patio and an existing block wall. The design of the building will be compatible with the existing block wall. Adjacent to the patio, vines are proposed along the equipment building to improve its appearance from the patio. While the equipment building is located within the setback, it is in line with the existing block wall and is partially screened by shrubs and vines between the wall and the public right-of-way.

The PDP, Process 4, is being processed to allow the height and setback deviations.

Community Plan Analysis:

While the Navajo Community Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The antennas associated with this WCF are proposed to be located on the roof of an existing fire station, behind RF-transparent material, painted and textured to match adjacent building surfaces. Equipment associated with the antennas will be located in a new equipment building, adjacent to an existing patio and block wall. The WCF will be screened to appear as part of the existing fire station and the equipment building will be unobtrusively located behind an existing block wall. This design will allow the WCF to be respectful of the neighborhood context and will not adversely affect the City's General Plan.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NUP No. 1257708 and PDP No. 1257709.

ALTERNATIVES


1. **Approve NUP No. 1257708 and PDP No. 1257709, with modifications.**

2. **Deny NUP No. 1257708 and PDP No. 1257709, 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

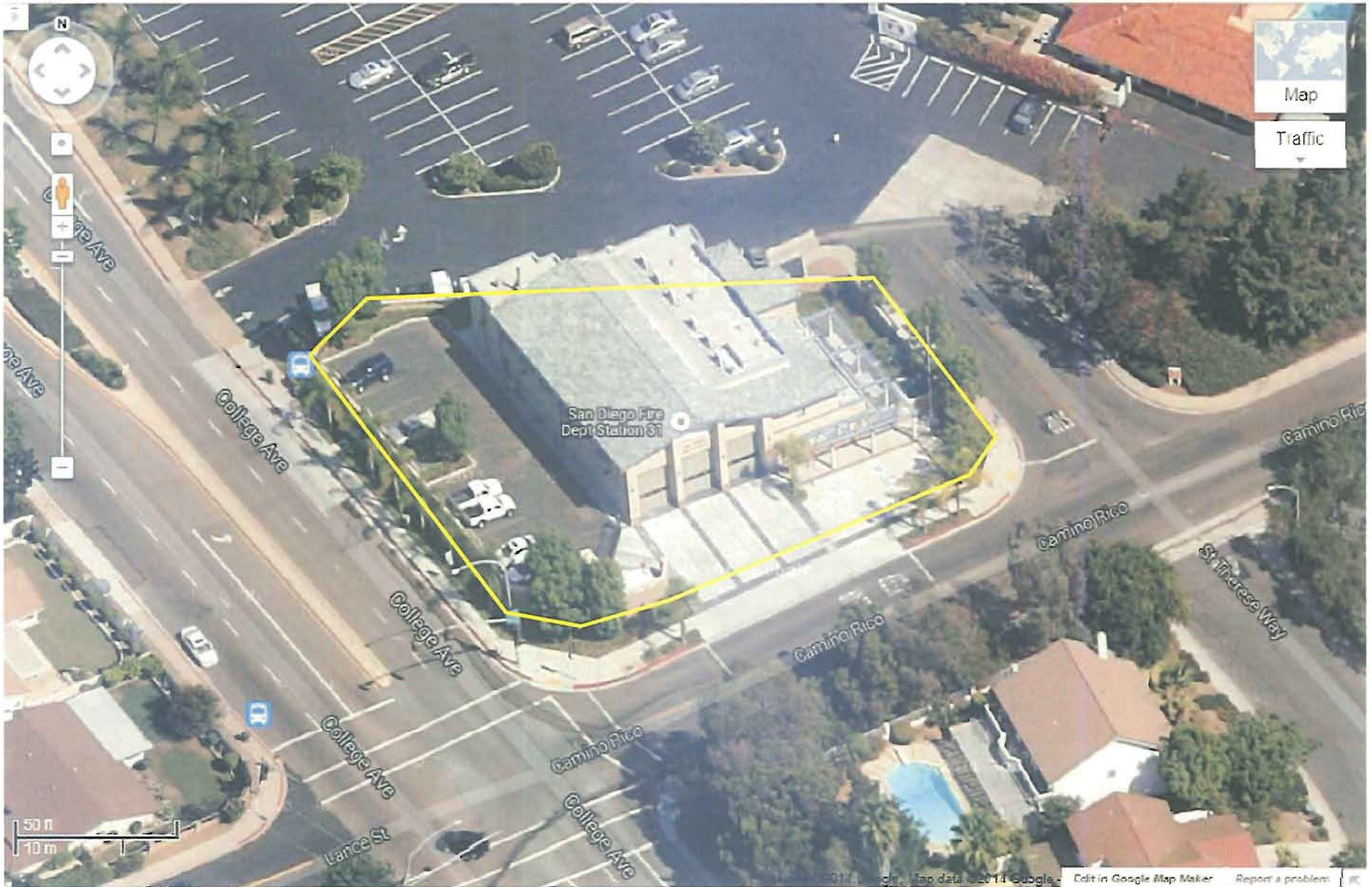


Alex Hempton, AICP
Development Project Manager
Development Services Department

VACCHI/AFH

Attachments:














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

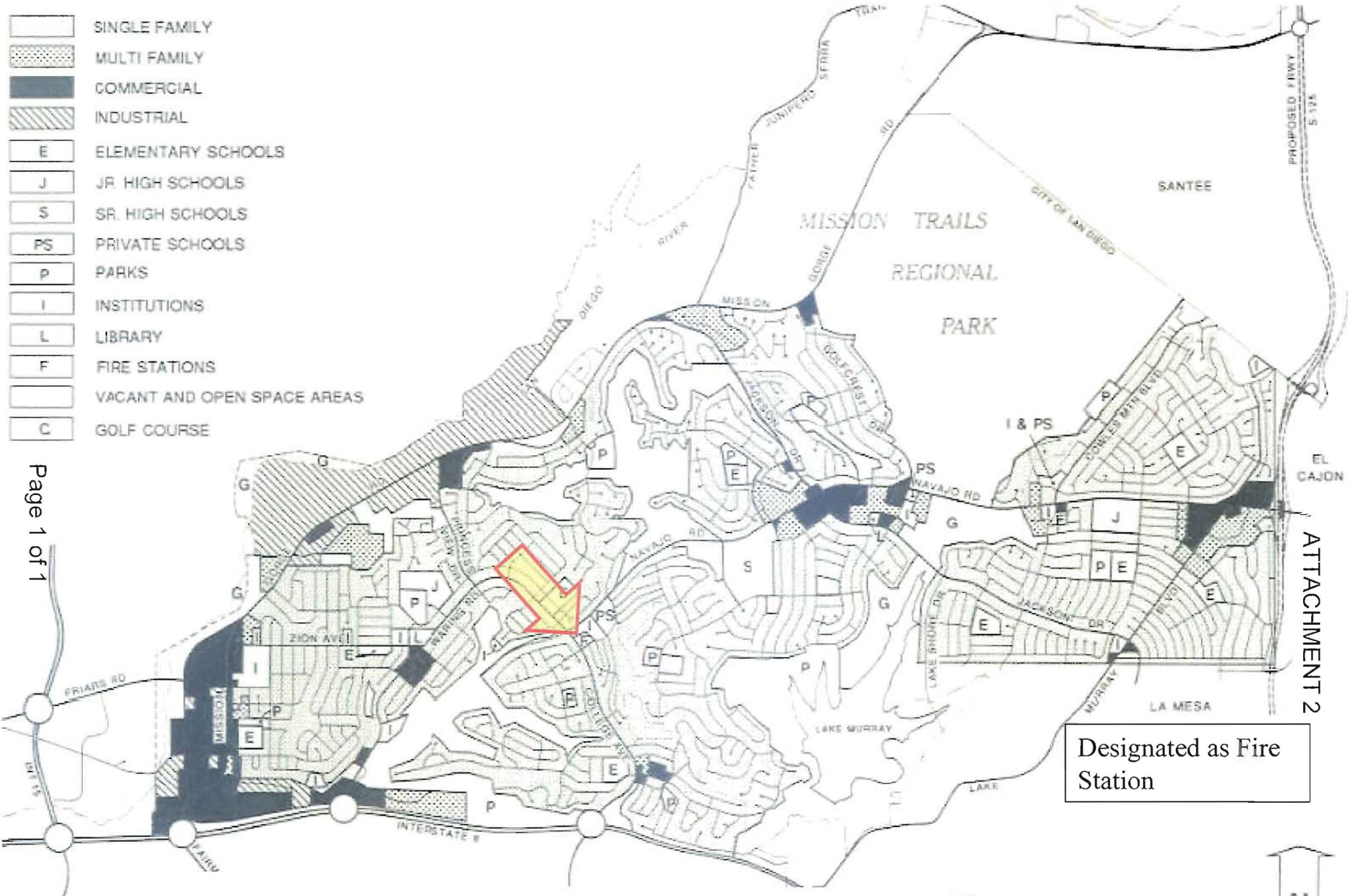


Aerial Photo

AT&T – Fire Station #31 – Project Number 323387

6002 Camino Rico

-  SINGLE FAMILY
-  MULTI FAMILY
-  COMMERCIAL
-  INDUSTRIAL
-  ELEMENTARY SCHOOLS
-  JR. HIGH SCHOOLS
-  SR. HIGH SCHOOLS
-  PRIVATE SCHOOLS
-  PARKS
-  INSTITUTIONS
-  LIBRARY
-  FIRE STATIONS
-  VACANT AND OPEN SPACE AREAS
-  GOLF COURSE



Page 1 of 1

Designated as Fire Station

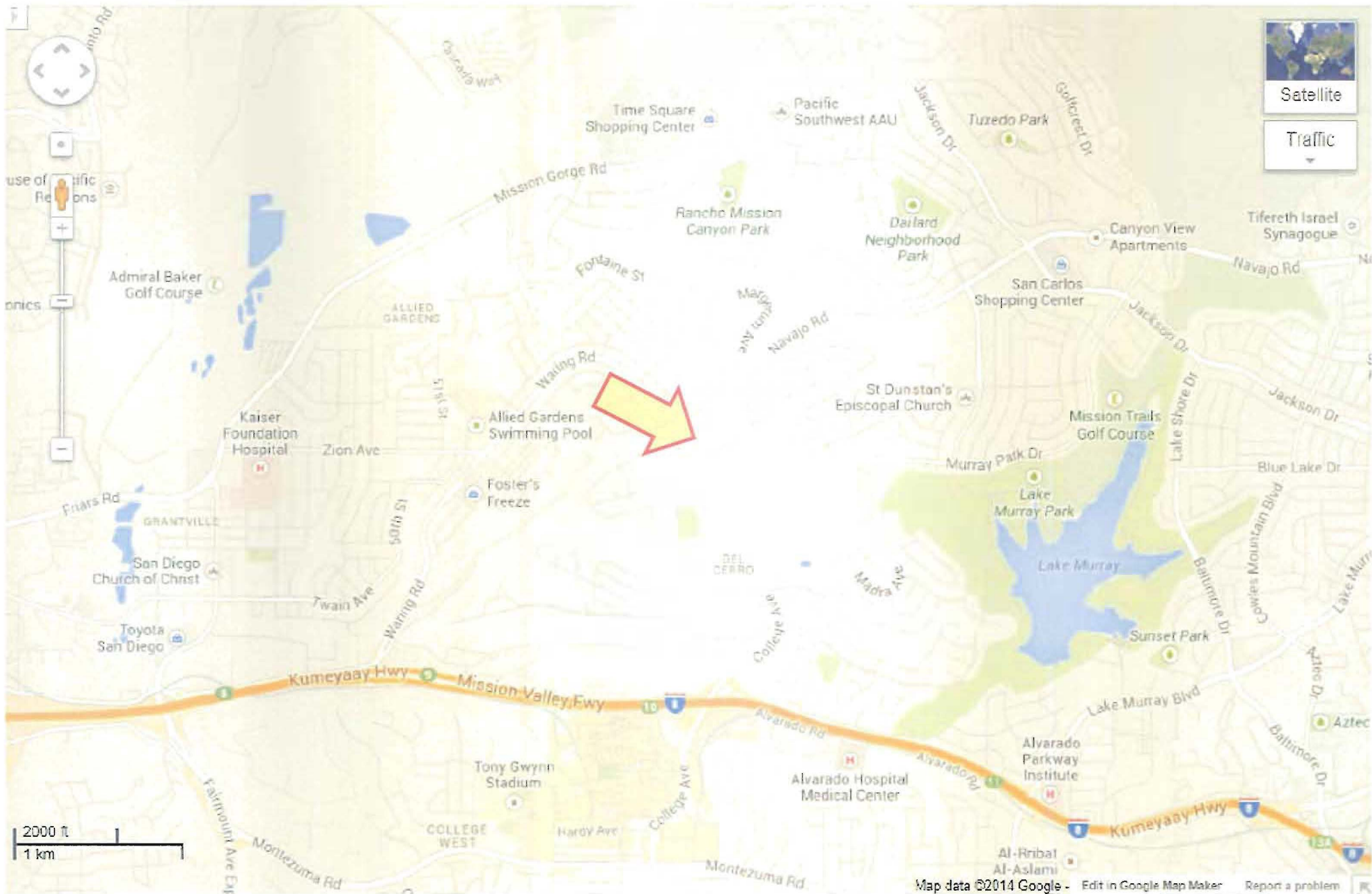


Community Plan Land Use Designation

AT&T – Fire Station #31 – Project Number 323387

6002 Camino Rico

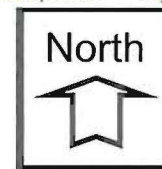




Project Location Map

AT&T – Fire Station #31 – Project Number 323387

6002 Camino Rico



PROJECT DATA SHEET		
PROJECT NAME:	AT&T – Fire Station #31	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of 12 panel antennas, concealed behind roof-mounted radio-frequency (RF) transparent screening. Equipment located in a building adjacent to the fire station.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit and Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Fire Station	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30' FLOOR AREA RATIO: 0.45 FRONT SETBACK: 15' SIDE SETBACK: .08 x lot width STREETSIDE SETBACK: .10 x lot width REAR SETBACK: 13'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Institutions, RM-1-1	Church
SOUTH:	Residential, RS-1-7	Residential
EAST:	Residential, RS-1-7	Residential
WEST:	Residential, RS-1-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to the RS-1-7 height limit and front setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	At the September 16, 2013 meeting of the Navajo Planners, the group voted 13-0-0 to recommend approval of the project	

**PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 1257708
PLANNED DEVELOPMENT PERMIT NO. 1257709
AT&T – FIRE STATION #31
PROJECT NUMBER 323387**

WHEREAS, THE CITY OF SAN DIEGO, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1257708 and 1257709);

WHEREAS, the site is located at 6002 Camino Rico in the RS-1-7 zone of the Navajo community plan area;

WHEREAS, the project site is legally described as: All that portion of 67, Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to the Partition Map Thereof No. 330;

WHEREAS, on January 29, 2014, 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;

WHEREAS, on March 27, 2014, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 1257708 and Planned Development Permit No. 1257709 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated March 27, 2014:

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

While the Navajo Community Plan does not specifically address WCFs, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are proposed to be located on the roof of an existing fire station, concealed behind radio-frequency (RF) transparent material, painted and textured to match adjacent building surfaces. The equipment associated with the antennas will be located in a new building, situated adjacent to an existing patio area. The equipment building will be compatible with an adjacent block wall that surrounds the fire station perimeter. The design of the antenna screening will minimize the visual impact of the WCF, by blending the WCF in with the existing building. The equipment building will be an unobtrusive, largely screened by the existing block wall and trees and shrubs located between the public right-of-way and the block wall. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of 12 roof-mounted panel antennas, screened behind RF-transparent material, painted and textured to match adjacent building surfaces. Equipment associated with the antennas will be located in a 250 square foot equipment building. The project includes two deviations: 1) The antenna screens exceed the RS-1-7 zone 30-foot height limit; and, 2) The equipment building encroaches into the RS-1-7 zone 15' front setback. The project is located on Fire Station #31, with an address of 6002 Camino Rico, and is located in the Navajo community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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.

WCFs are permitted in residential zones, with a non-residential use, where the antennas are located more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the processing of a NUP, Process 2. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” Twelve panel antennas will be located on the roof of the existing fire station building, behind RF-transparent material, painted and textured to match adjacent building surfaces. Equipment associated with the antennas will be located in a new equipment building, located adjacent to an existing fire station patio. To soften the appearance of the equipment building from the patio, vines are proposed along the equipment building wall.

The antenna screen exceeds the RS-1-7 zone 30-foot height limit and the equipment building encroaches into the RS-1-7 zone 15’ front setback. These two deviations are permitted with the processing of this PDP, Process 4. The antenna screen reaches a total height of 33’, and extends slightly over the existing building height of 28’3”. The proposed height deviation is in scale with the existing building and allows for a design that is both compatible with the existing building and respectful of the community context. The equipment building, located within the front setback, is located behind an existing block wall and a line of trees and shrubs. The wall and landscape help to partially screen views of the building. The equipment building will be slightly taller than the existing block wall.

The proposed project, with the two requested deviations, is more desirable than if the project complied with the strict application of the zone’s development regulations. The deviations enable AT&T to construct and operate a WCF at this location, providing coverage to surrounding residential areas, in a way that is respectful of the neighborhood context and minimally visible.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

Planned Development Permit - Section 126.0604

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

While the Navajo Community Plan does not specifically address WCFs, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are proposed to be located on the roof of an existing fire station, concealed behind radio-frequency (RF) transparent material, painted and textured to match adjacent building surfaces. The equipment associated with the antennas will be located in a new building, situated adjacent to an existing patio area. The equipment building will be compatible with an adjacent block wall that surrounds the fire station perimeter. The design of the antenna screening will minimize the visual impact of the WCF, by blending the WCF in with the existing building. The equipment building will be an unobtrusive, largely screened by the existing

block wall and trees and shrubs located between the public right-of-way and the block wall. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of 12 roof-mounted panel antennas, screened behind RF-transparent material, painted and textured to match adjacent building surfaces. Equipment associated with the antennas will be located in a 250 square foot equipment building. The project includes two deviations: 1) The antenna screens exceed the RS-1-7 zone 30-foot height limit; and, 2) The equipment building encroaches into the RS-1-7 zone 15' front setback. The project is located on Fire Station #31, with an address of 6002 Camino Rico, and is located in the Navajo community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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.

WCFs are permitted in residential zones, with a non-residential use, where the antennas are located more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the processing of a NUP, Process 2. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or

minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” Twelve panel antennas will be located on the roof of the existing fire station building, behind RF-transparent material, painted and textured to match adjacent building surfaces. Equipment associated with the antennas will be located in a new equipment building, located adjacent to an existing fire station patio. To soften the appearance of the equipment building from the patio, vines are proposed along the equipment building wall.

The antenna screen exceeds the RS-1-7 zone 30-foot height limit and the equipment building encroaches into the RS-1-7 zone 15’ front setback. These two deviations are permitted with the processing of this PDP, Process 4. The antenna screen reaches a total height of 33’, and extends slightly over the existing building height of 28’3”. The proposed height deviation is in scale with the existing building and allows for a design that is both compatible with the existing building and respectful of the community context. The equipment building, located within the front setback, is located behind an existing block wall and a line of trees and shrubs. The wall and landscape help to partially screen views of the building. The equipment building will be slightly taller than the existing block wall.

The proposed project, with the two requested deviations, is more desirable than if the project complied with the strict application of the zone’s development regulations. The deviations enable AT&T to construct and operate a WCF at this location, providing coverage to surrounding residential areas, in a way that is respectful of the neighborhood context and minimally visible.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 1257708 and PLANNED DEVELOPMENT PERMIT NO. 1257709 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1257708 and 1257709, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: March 27, 2014

Internal Order No. 24003768

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003768

NEIGHBORHOOD USE PERMIT NO. 1257708
PLANNED DEVELOPMENT PERMIT NO. 1257709
AT&T – FIRE STATION #31
PROJECT NO. 323387
PLANNING COMMISSION

This NEIGHBORHOOD USE PERMIT (NUP) NO. 1257708 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1257709 are granted by the Planning Commission of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0201, et seq., 126.0601, et seq., and 141.0420. The site is located at 6002 Camino Rico in the RS-1-7 zone of the Navajo community plan area. The project site is legally described as: All that portion of 67, Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to the Partition Map Thereof No. 330.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 27, 2014, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas (with the following dimensions: 78.3" by 11.8" by 6.0"), concealed behind radio-frequency (RF) transparent screen boxes, located on the roof of the Fire Station #31;
- b. Associated equipment located in a 11' by 22' equipment building;
- c. Two deviations to the RS-1-7 zone development regulations: 1) A section of the antenna screen, at 33' tall, exceeds the 30-foot height limit; and, 2) The equipment

building is located within the 15' front setback. These deviations are permitted with this PDP.

- d. This structure is for the primary purpose of providing fire protection services, but may have the secondary purpose of accommodating the Permittee's Operations on the Premises.
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 11, 2017.
2. This Neighborhood Use Permit [NUP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on **April 11, 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.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

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

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the

City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

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

15. 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.

16. 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:

17. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

18. All required landscape shall be maintained by the Owner in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.

19. 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.

AIRPORT REQUIREMENTS:

20. Prior to issuance of any construction permits, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

PLANNING/DESIGN REQUIREMENTS:

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

22. 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.

23. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

24. The Owner/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.

25. 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."

26. No overhead cabling is allowed for this project.

27. Antennas and associated mounting apparatus shall not extend beyond the RF-transparent screening.

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

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

30. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

31. 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.

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

33. Public art located on the block wall adjacent to the proposed equipment building shall be protected in place or removed and reinstalled, with approval of the City's Public Art Program.

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 619-446-5349 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 March 27, 2014 by Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: NUP/1257708
and PDP/1257709
Date of Approval: 3/27/2014

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Development Project Manager

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

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

CITY OF SAN DIEGO
Owner

By _____
SCOTT CHADWICK
CHIEF OPERATING OFFICER

AT&T MOBILITY
Permittee

By _____
KEVIN BECKER
SENIOR REAL ESTATE &
CONSTRUCTION MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: 2/5/14

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003768

PROJECT NAME/NUMBER: AT&T Fire Station 31/ PTS# 323387**COMMUNITY PLAN AREA:** Navajo Community Planning Area**COUNCIL DISTRICT:** 7**LOCATION:** 6002 Camino Rico, San Diego, CA 92120

PROJECT DESCRIPTION: A Neighborhood Use Permit (NUP) and a Planned Development Permit (PDP) application for a Wireless Communication Facility (WCF) consisting of the installation of twelve (12) panel antennas, two (2) GPS antennas, and twenty-four (24) Remote Radio Units behind proposed radio-frequency (RF) transparent screening and a faux chimney on an existing fire station building. In addition, two (2) proposed HVAC units would be installed adjacent to an 11' by 22' concrete masonry unit (CMU) enclosure. The PDP is required because the proposed faux chimney would be 33 feet tall and exceeds the height limitation by 3 feet and because the CMU is being proposed in a setback. In addition, the project would provide landscaping improvements consisting of two trees and shrubs and vines.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego**ENVIRONMENTAL DETERMINATION:** CATEGORICAL EXEMPTION: (SECTION 15303 NEW CONSTRUCTION)**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:**

The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction of new small equipment and facilities. The project has been reviewed for compliance with the City of San Diego CEQA Significance Thresholds and based upon the scope of work impacts to sensitive resources impacts would not occur. Therefore, the project qualifies for a categorically exemption from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

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

ATTACHMENT 7

On 1/29/14 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 and therefore the appeal period would end on 2/20/14. 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.

EXISTING



SD0350
Lake Murray
Fire Station
6002 Camino Rico
San Diego, CA 92120



Proposed GPS antennas (2)

Proposed block wall
equipment enclosure

PROPOSED

EXISTING



SD0350
Lake Murray
Fire Station
6002 Camino Rico
San Diego, CA 92120



Proposed antennas mounted
behind new FRP screens
matching existing building



PROPOSED

**SITE JUSTIFICATION
Fire Station No. 31
6002 Camino Rico**

PROJECT DESCRIPTION/SITE DESIGN

The project proposes to install a wireless communication facility for AT&T on the City of San Diego Fire Station No. 31 located at 6002 Camino Rico in the Navajo Community Plan area. The property is zoned RS-1-7 and is developed with a fire station. The surrounding uses are residential and a large church facility.

SITE DESIGN

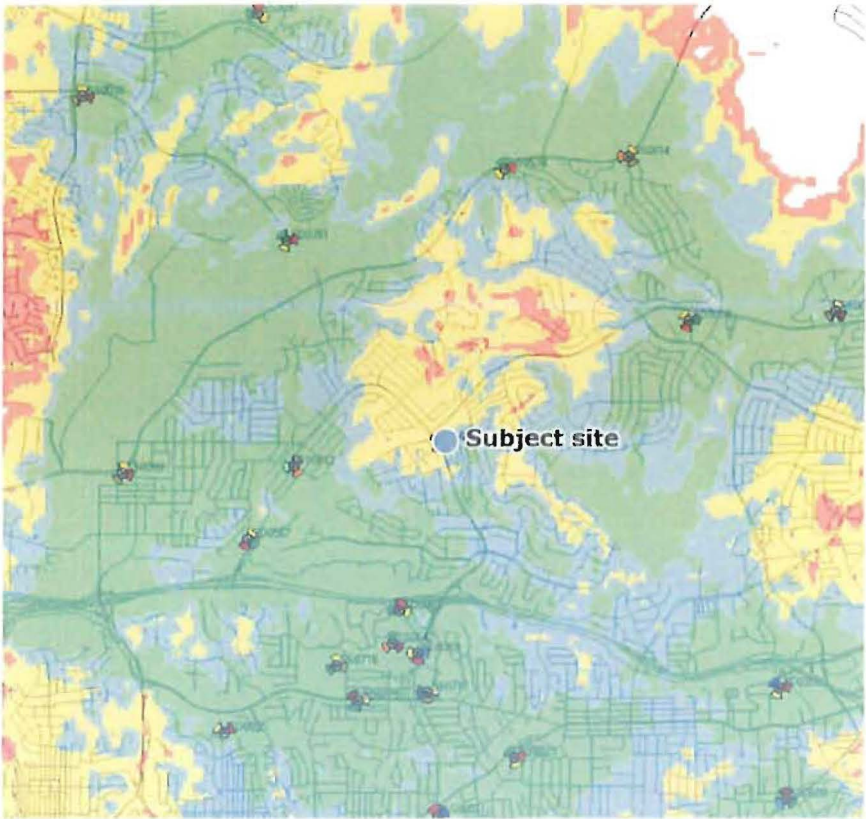
The project proposes to install twelve (12) antennas and associated equipment at the Fire Station. The antennas will be located in a chimney structure on the roof of the existing building. The associated equipment will be located in a 250 square foot equipment enclosure at the rear of the Fire Station building. This site will be LTE compatible.

PREFERENCE 2 LOCATION:

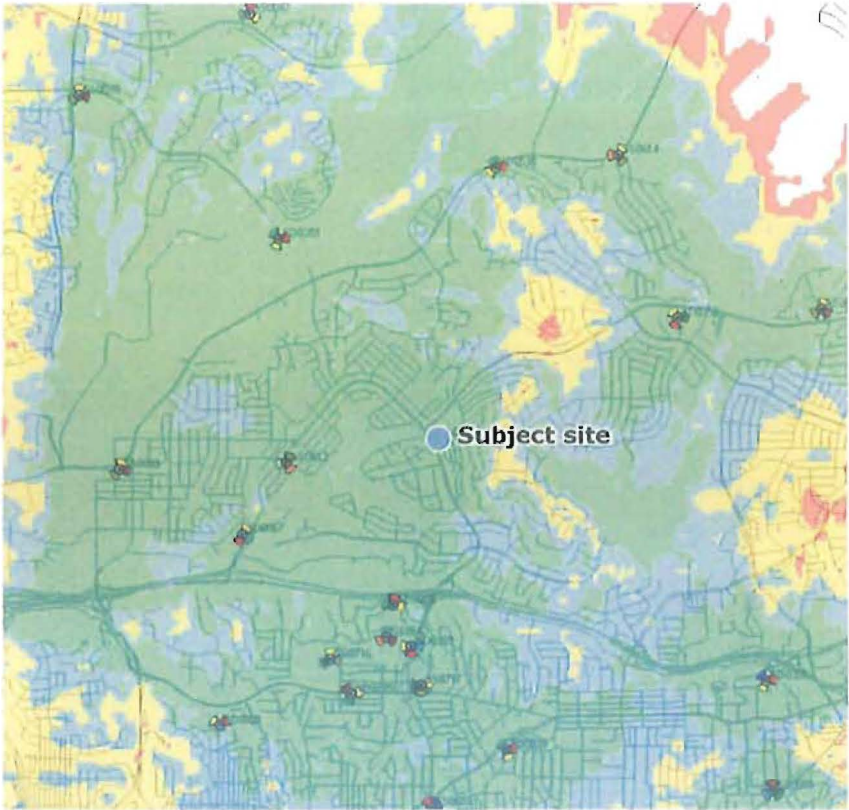
The project site is proposed on a Preference 2 location, because it is on residentially zoned property with non-residential uses and is more than 100 feet from a residential property line or other similar uses. There were no Preference 1 locations in the vicinity and locating outside of the specific area on a Preference 1 location would not have achieved the necessary coverage for this site.

CO-LOCATION OF WIRELESS FACILITIES

No other wireless carriers are located on this site.



Existing coverage



Proposed coverage

Coverage Levels:

- Excellent
- Variable
- Poor
- No Coverage



PHOTO STUDY & KEY MAP

SD0350

Firestation 31
6002 Camino Rico
San Diego, CA

Prepared for:

City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
AT&T Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

April 15, 2013



Looking at north elevation



Looking at south elevation



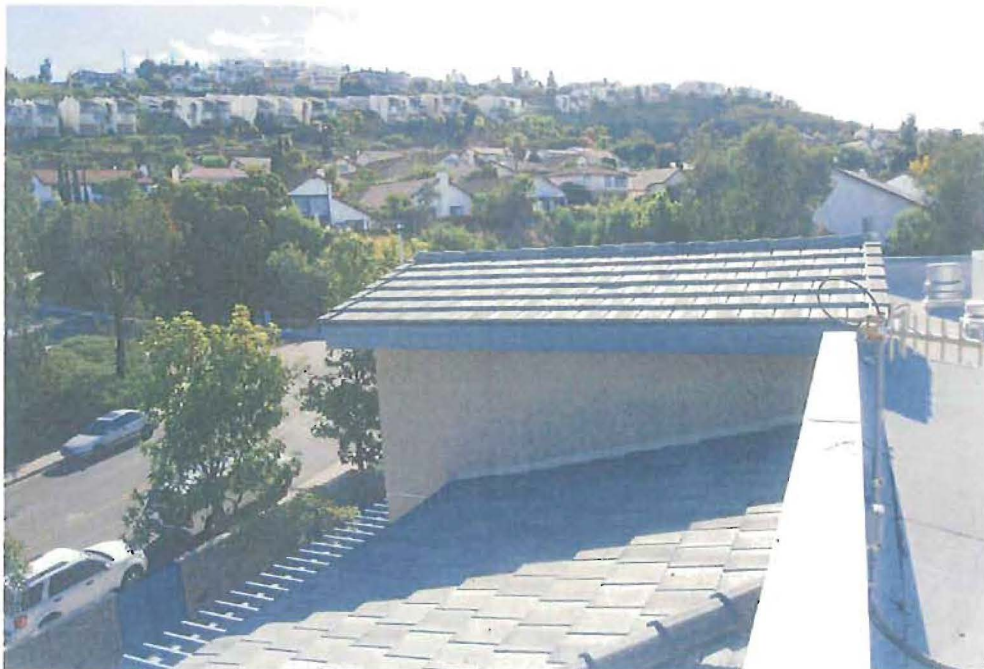
Looking at east elevation



Looking at west elevation



Looking north from site



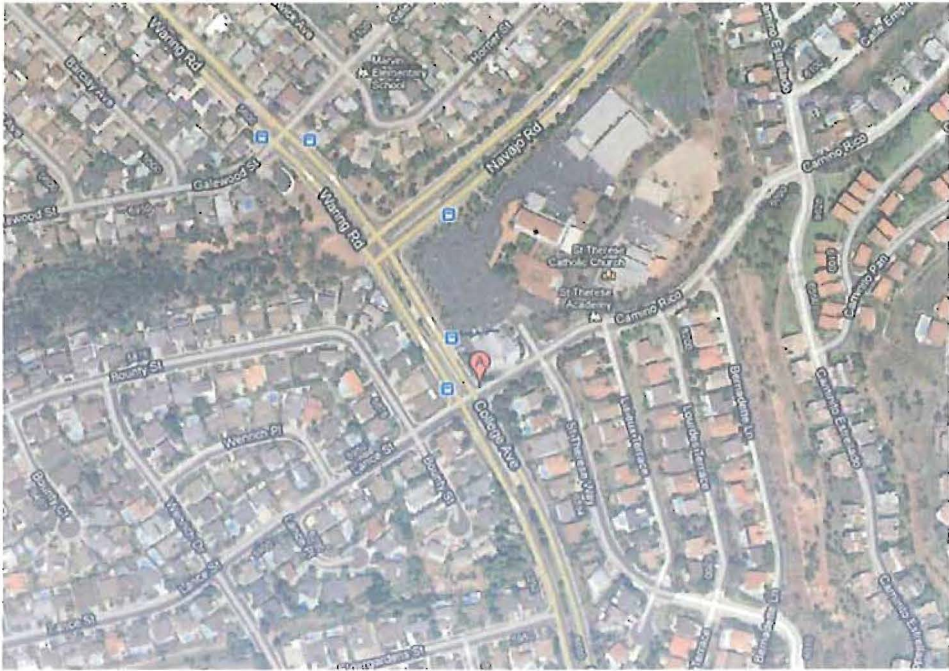
Looking south from site



Looking east from site



Looking west from site



Aerial photo of site



at&t

SD0350 LAKE MURRAY FIRE STATION

6002 CAMINO RICO
SAN DIEGO, CA 92120

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3838 FIRST AVENUE, SUITE 100 - SAN DIEGO, CA 92103
619.299.4210 - 619.299.4250 FAX - DDMAIL@AOL.COM

PROJECT NAME



SD0350
LAKE MURRAY FIRE STATION
6002 CAMINO RICO, SAN DIEGO, CA 92120

ISSUES REVISIONS

DATE	ISSUE DESCRIPTION	BY
04-03-13	RFIA SUB FOR REVIEW PER COMMENTS	ZDs
04-16-13	RFIA REV 0 - PER 4/12 DRW COMMENTS	
05-08-13	RFIA REV 1 - FOR CITY SUBMITTAL	
07-18-13	CIS REV 2 - REVISED PER CITY COMMENTS	
09-19-13	RFIA REV 3 - REVISED PER CITY COMMENTS	
10-16-13	RFIA REV 4 - REVISED PER LANDSCAPE COMMENTS	

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

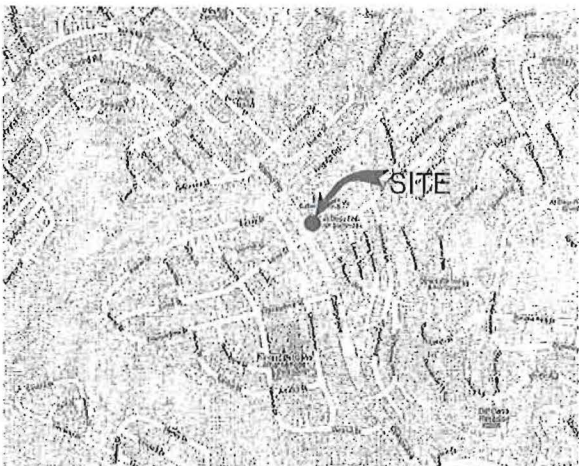
T01
TITLE SHEET

SD0350

1302.03
PLOT SCALE 1:1 (24x36" SIZE)

DRIVING DIRECTIONS FROM AT&T WIRELESS OFFICE:

- HEAD EAST ON PACIFIC CENTER BLVD. TOWARD PACIFIC HEIGHTS BLVD.
- TAKE 1ST RIGHT ONTO PACIFIC HEIGHTS BLVD.
- TURN RIGHT ONTO MIRA MESA BLVD.
- CONTINUE ONTO SORRENTO VALLEY ROAD
- TAKE RAMP ONTO I-805 SOUTH
- TAKE EXIT 178 TO MERCE ONTO I-8 EAST
- TAKE EXIT 10 FOR COLLEGE AVE.
- KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR COLLEGE AVE NORTH
- TURN LEFT ONTO COLLEGE AVE.
- TURN RIGHT ONTO CAMINO RICO



THOMAS BROTHER'S MAP #1288-84 © GOOGLE 2013

VICINITY MAP

PROJECT APPLICANT:
AT&T WIRELESS
5783 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

CONSTRUCTION MANAGER:
GEOFF MARTINEZ
658.531.1655

PLANNING REPRESENTATIVE:
GREG MOORAD
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
619.200.2200 PHONE

SITE ACQUISITION:
TERRY QUINN
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
619.200.2200 PHONE

R.F. ENGINEERING REPRESENTATIVE:
RAVI JINDAL
5783 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
619.699.9254

ARCHITECT:
DI DONATO ASSOCIATES
3838 FIRST AVE, SUITE 100
SAN DIEGO, CA 92103
619.299.4210 PHONE
619.299.4250 FAX
ddmail@aol.com

PROPERTY OWNER:
CITY OF SAN DIEGO

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A PROPOSED AT&T TELECOMMUNICATIONS SITE CONSISTING OF THE FOLLOWING:

A TOTAL OF (12) ANTENNAS, (24) RRUS, AND (2) GPS ANTENNAS ARE TO BE MOUNTED ON AN EXISTING ROOF BEHIND PROPOSED RF-FRIENDLY SCREENS AND FAUX CHIMNEY; PROPOSED EQUIPMENT INSIDE, A PROPOSED 250 SF CMU EQUIPMENT ROOM; (2) PROPOSED HVAC UNITS AND RELOCATION OF THE EXISTING TRASH ENCLOSURE.

NOTE: PDP REQUIRED FOR HEIGHT AND SETBACK DEVIATIONS.

THE FACILITY WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COUNTY AND SURROUNDING CITIES BY PROVIDING MORE RELIABLE CELLULAR COMMUNICATION AT THIS LOCATION.

NOTE: EXISTING CARRIERS: NONE

SITE ADDRESS:
6002 CAMINO RICO
SAN DIEGO, CA 92120

ASSESSOR'S PARCEL NUMBER:
672-230-04

LATITUDE:
32° 47' 34.79" N

LONGITUDE:
117° 04' 00.63" W

TOTAL SITE AREA:
21,671 SF (0.50 AC)

EXISTING FLOOR AREA:
N/A

NEW PROJECT AREA:
APPROX. 920 SF

EXISTING TYPE OF CONSTRUCTION:
TYPE VB, UNSPRINKLERED

NEW TYPE OF CONSTRUCTION:
N/A

EXISTING ZONING:
RS-1-7

OVERLAYS:
N/A

JURISDICTION:
CITY OF SAN DIEGO

CURRENT USE:
FIRE STATION

PROPOSED USE:
FIRE STATION/TELECOMMUNICATIONS FACILITY

EXISTING OCCUPANCY:
B

NEW OCCUPANCY:
B

WATER/SEWAGE:
N/A

UTILITIES:
ELECTRICAL: SDG&E

TELEPHONE: AT&T

FIRE DEPT.: CITY OF SAN DIEGO

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:

- CALIFORNIA BUILDING CODE, 2010 EDITION
- CALIFORNIA PLUMBING CODE, 2010 EDITION
- CALIFORNIA MECHANICAL CODE, 2010 EDITION
- CALIFORNIA ELECTRICAL CODE, 2010 EDITION
- CALIFORNIA FIRE CODE, 2010 EDITION

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

PROJECT INFORMATION

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER THE FOLLOWING:

CBC SECTION 1105B.3.4 - BUILDING ACCESSIBILITY
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

CONTACTS

#	TYPE OF INSPECTION	DESIGN STRENGTH

SPECIAL INSPECTIONS

ADA COMPLIANCE

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF 67, RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF NO. 330, MADE IN CASE NO. 348, SUPERIOR COURT OF THE COUNTY OF SAN DIEGO, ENTITLED "JUAN M. LUCO, ET AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL" FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1, VISTA DE ALCALA, ACCORDING TO MAP THEREOF NO. 3689, FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID SOUTHWESTERLY CORNER BEING IN THE ARC OF A 1,000.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 1° 56' 30" A DISTANCE OF 33.88 FEET; THENCE SOUTH 31° 28' 29" EAST, ALONG THE NORTHEASTERLY BOUNDARY OF PROPOSED COLLEGE AVENUE, AS OF THE DATE OF THIS INSTRUMENT, A DISTANCE OF 150.0 FEET TO THE BEGINNING OF A 20.0 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY, ALONG THE ARC OF LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00', A DISTANCE OF 31.42 FEET; THENCE NORTH 56°31'31" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF PROPOSED GLOHRES STREET, AS OF THE DATE OF THIS INSTRUMENT, A DISTANCE OF 260.00 FEET TO THE BEGINNING OF A 20.0 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00', A DISTANCE OF 31.42 FEET; THENCE NORTH 31°25'29" WEST 13.85' TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 1, VISTA DE ALCALA; THENCE SOUTH 82°18'30" WEST 244.64 FEET TO THE BEGINNING OF SAID 1,000.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE WESTERLY, ALONG THE ARC OF LAST SAID CURVE, THROUGH AN ANGLE OF 2°55'19", A DISTANCE OF 51.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF 'ST. THERESA WAY' AS DESCRIBED IN RESOLUTION NO. 167725 OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO, RECORDED SEPTEMBER 25, 1961 AS DOCUMENT NO. 166786 OF OFFICIAL RECORDS.

ARCHITECT

LESSEE'S CERTIFICATE
STANDARD WIRELESS FACILITY PROJECT
FOR POST CONSTRUCTION BMP'S

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
6002 CAMINO RICO, SAN DIEGO, CA 92120
(ADDRESS OR LEGAL DESCRIPTION)

UNDERSTAND THAT, IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT
MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO "IDENTIFY POLLUTANTS FROM
THE PROJECT AREA" AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED
LAND USE ARE AS FOLLOWS:

SEDIMENTS
NUTRIENTS
TRASH AND DEBRIS
OXYGEN DEMANDING SUBSTANCE
OIL AND GREASE
BACTERIA AND 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 LANDSCAPING 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: KEVIN C BECKER (PRINT NAME) COMPANY NAME: AT&T MOBILITY
LESSEE: K C BECKER (SIGNATURE) DATE: 07-16-13

DA
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3830 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
619.258.4210 • 619.258.4250 FAX: DDMAIL@AOL.COM

PROJECT NAME

at&t
SD0350
LAKE MURRAY FIRE STATION
6002 CAMINO RICO, SAN DIEGO, CA 92120

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION	ZDS
04-03-13	RHA	90% FOR REVIEW	
04-12-13	RHA	REV 0 - PER 4/5 DRN COMMENTS	
04-19-13	RHA	REV 1 - PER 4/12 DRN COMMENTS	
07-08-13	CS	REV 2 - REVISED PER CITY COMMENTS	
09-19-13	RHA	REV 3 - REVISED PER CITY COMMENTS	
10-16-13	RHA	REV 4 - REVISED PER LANDSCAPE COMMENTS	

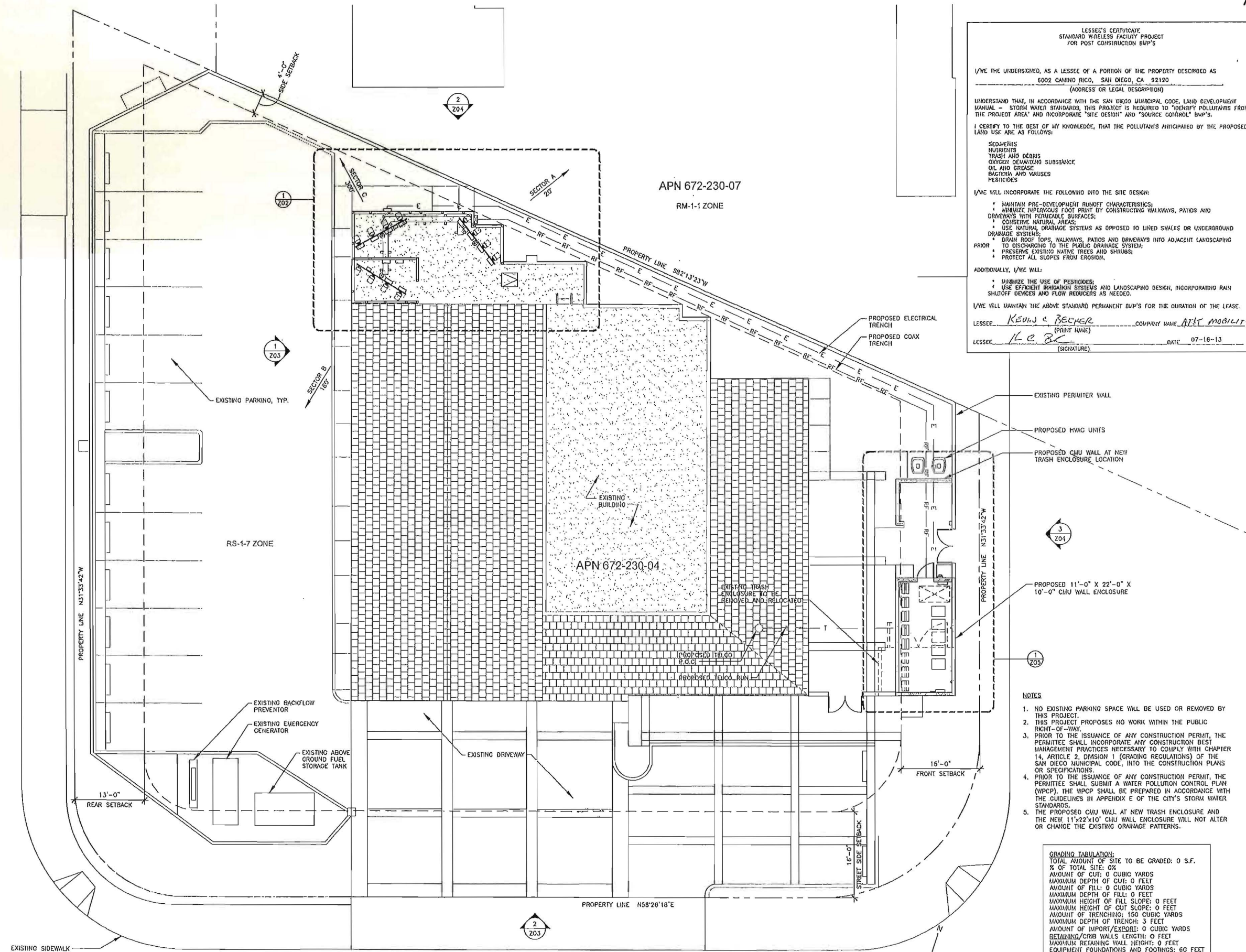
SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z01
SITE PLAN

1303.03
PLOT SCALE: 1" = 1' (24"x36" SIZE)

THESE DESCRIPTIONS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DD&A AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH DD&A. THESE SHALL BE REVISED OR CANCELLED WITHOUT THE CONSENT OF DD&A. WRITTEN DISCUSSION SHALL BE BROUGHT TO THE NOTICE OF DD&A PRIOR TO THE COMMENCEMENT OF ANY WORK.

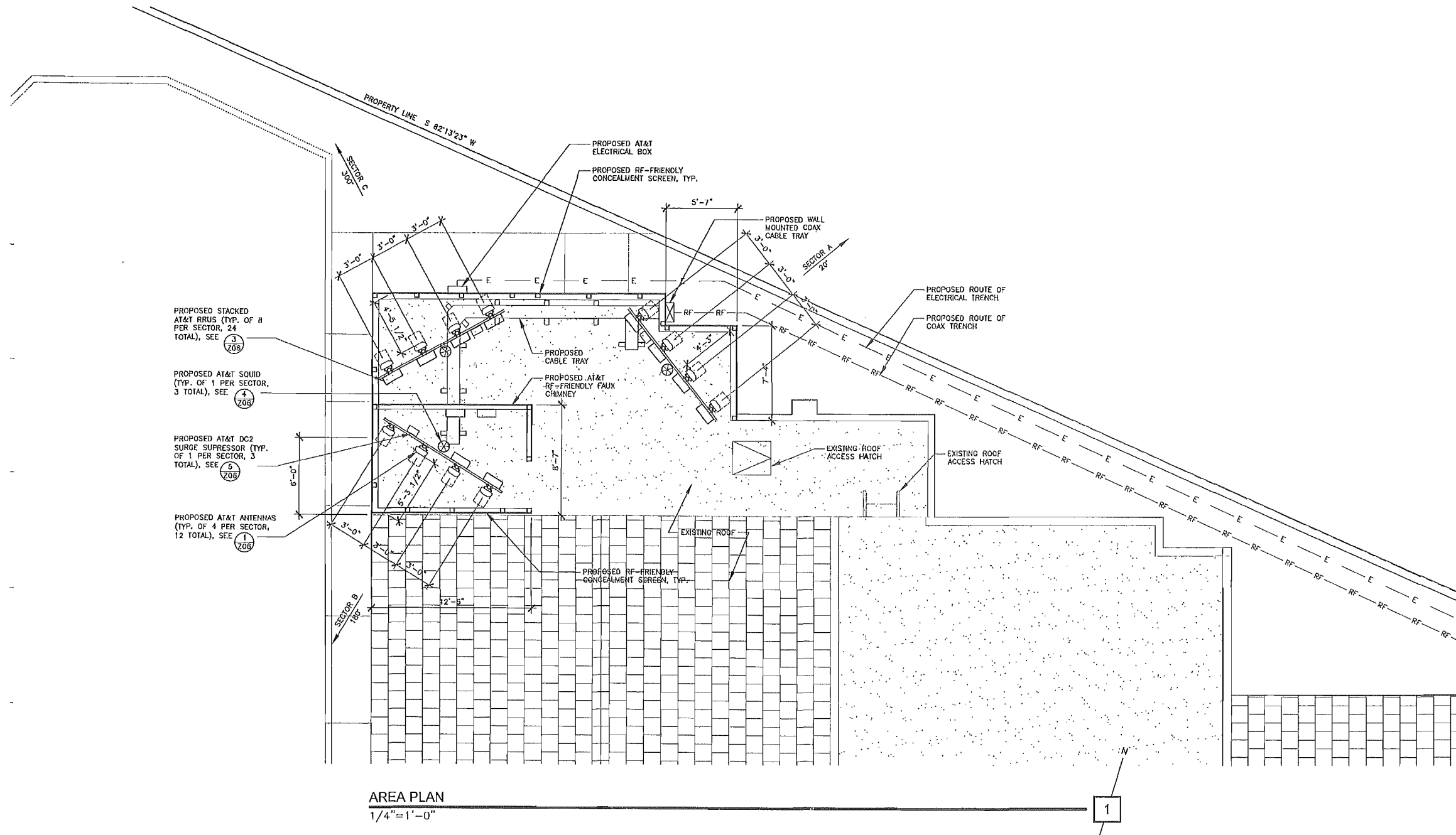


- NOTES
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - 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.
 - THE PROPOSED CMU WALL AT NEW TRASH ENCLOSURE AND THE NEW 11'x22'x10" CMU WALL ENCLOSURE WILL NOT ALTER OR CHANGE THE EXISTING DRAINAGE PATTERNS.

GRADING TABULATION:

TOTAL AMOUNT OF SITE TO BE GRADED:	0 S.F.
% OF TOTAL SITE:	0%
AMOUNT OF CUT:	0 CUBIC YARDS
MAXIMUM DEPTH OF CUT:	0 FEET
AMOUNT OF FILL:	0 CUBIC YARDS
MAXIMUM DEPTH OF FILL:	0 FEET
MAXIMUM HEIGHT OF FILL SLOPE:	0 FEET
MAXIMUM HEIGHT OF CUT SLOPE:	0 FEET
AMOUNT OF TRENCHING:	150 CUBIC YARDS
MAXIMUM DEPTH OF TRENCH:	3 FEET
AMOUNT OF IMPORT/EXPORT:	0 CUBIC YARDS
RETAINING/CRIB WALLS LENGTH:	0 FEET
MAXIMUM RETAINING WALL HEIGHT:	0 FEET
EQUIPMENT FOUNDATIONS AND FOOTINGS:	60 FEET

SITE PLAN CAMINO RICO
1/8" = 1'-0"



ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE, SUITE 100 - SAN DIEGO - CA 92103
619.259.4510 - 619.259.4250 FAX - DDMAIL@AOL.COM

PROJECT NAME



SD0350
LAKE MURRAY FIRE STATION
6002 CAMINO RICO, SAN DIEGO, CA 92120

ISSUES REVISIONS

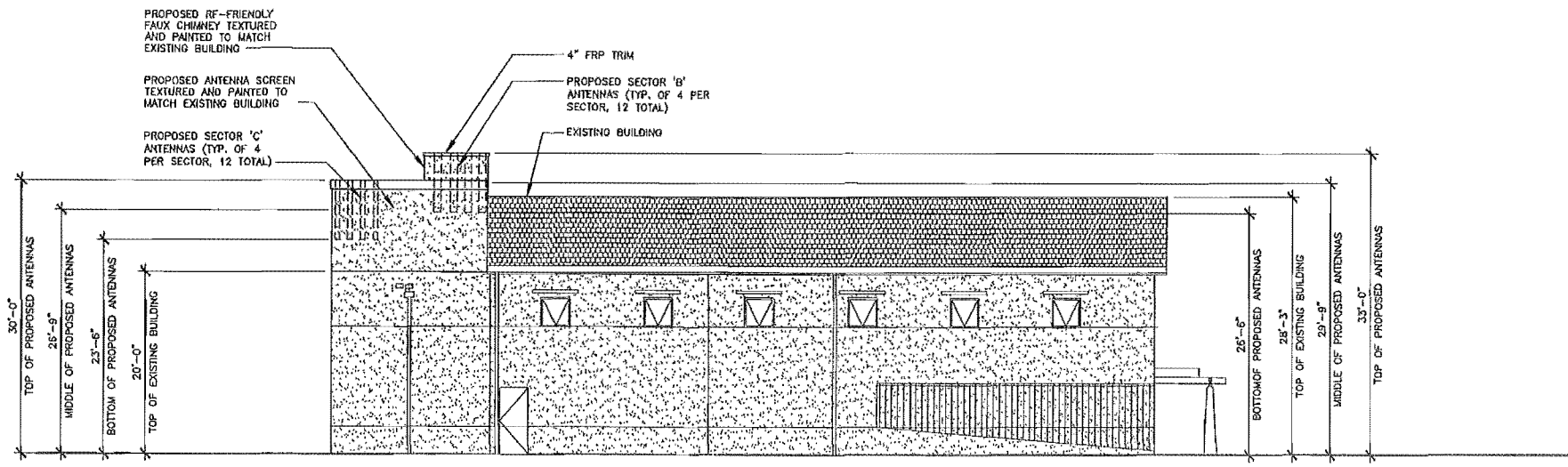
DATE	BY	ISSUE DESCRIPTION	ZDA
04-03-13	RHA	ISSUE FOR REVIEW	
04-12-13	RHA	REV 0 - PER 4/5 DRM COMMENTS	
04-19-13	RHA	REV 1 - PER 4/12 DRM COMMENTS FOR CITY SUBMITTAL	
05-09-13	RHA	REV 2 - REVISED PER CITY COMMENTS	
07-18-13	CAS	REV 3 - REVISED PER CITY COMMENTS	
09-19-13	RHA	REV 4 - REVISED PER LANDSCAPE COMMENTS	
10-16-13	RHA	REV 4 - REVISED PER LANDSCAPE COMMENTS	

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

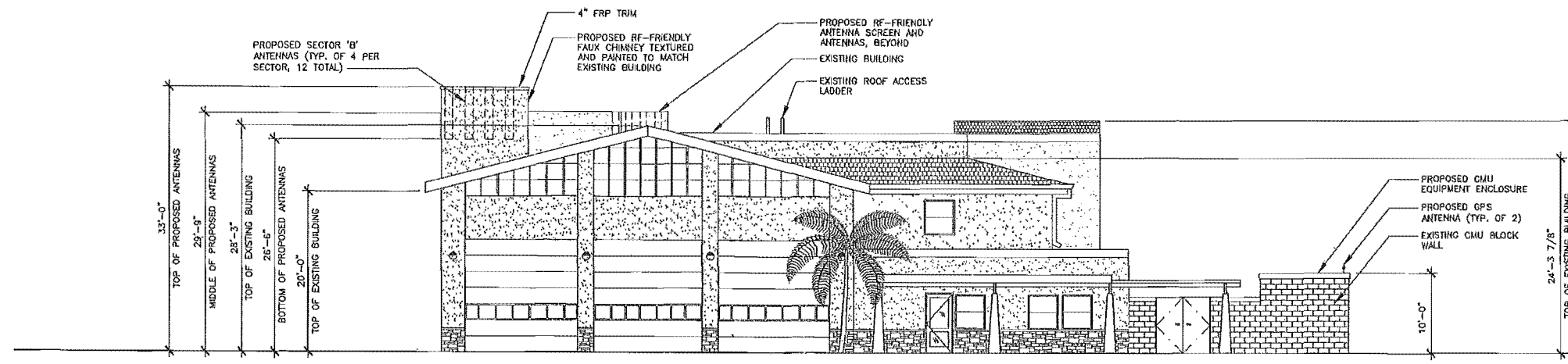
Z02
AREA PLAN

130203
PLOT SCALE 1 : 1 (24x36" D' SIZE)



WEST ELEVATION
1/8" = 1'-0"

1




SOUTH ELEVATION
1/8" = 1'-0"

2

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PROJECT NAME

SD0350
LAKE MURRAY FIRE STATION
 5002 CAMINO RICO, SAN DIEGO, CA 92120

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
04-03-13	RHA	90% FOR REVIEW
09-12-13	RHA	REV 0 - PER 7/3 DRA COMMENTS
09-28-13	RHA	REV 1 - FOR CITY SUBMITAL
07-18-13	CLB	REV 2 - REVISED PER CITY COMMENTS
09-19-13	RHA	REV 3 - REVISED PER CITY COMMENTS
10-16-13	RHA	REV 4 - REVISED PER LANDSCAPE COMMENTS

SHEET INFORMATION

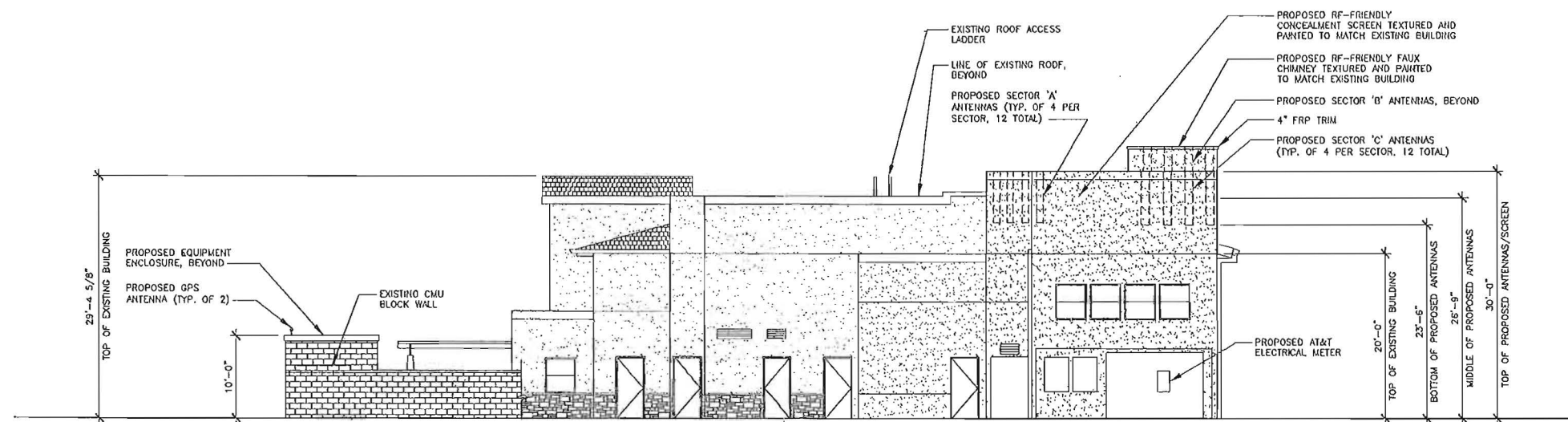
DI DONATO ASSOCIATES
 ARCHITECTURE + GRAPHICS
Z03
 ELEVATIONS

1302.03
 PLOT SCALE 1 : 1 (24x36" D' SIZE)



EAST ELEVATION
1/8" = 1'-0"

1



NORTH ELEVATION
1/8" = 1'-0"

2

ARCHITECT



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PROJECT NAME

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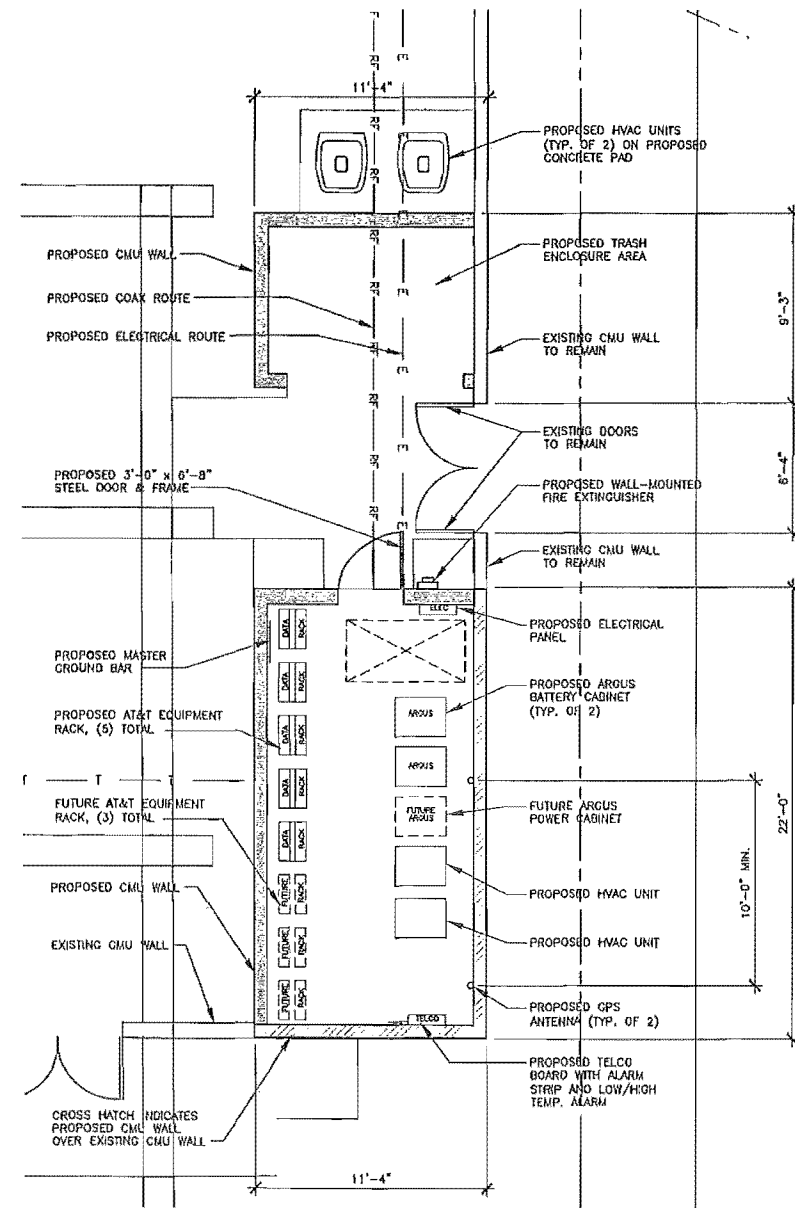
ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION	ZDC
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04-12-13	TRK	REV 0 - PER 7/3 DRAM COMMENTS	
05-08-13	TRK	REV 1 - FOR CITY SUBMITTAL	
07-18-13	CS	REV 2 - REVISED PER CITY COMMENTS	
09-19-13	TRK	REV 3 - REVISED PER LANDSCAPE COMMENTS	
10-16-13	TRK	REV 4 - REVISED PER LANDSCAPE COMMENTS	

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
Z04
ELEVATIONS

130203
PLOT SCALE 1:1 (24x36 1/2" SIZE)



PLAN AT PROPOSED EQUIPMENT ENCLOSURE
1/4"=1'-0"

1

ARCHITECT



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PROJECT NAME

SD0350
LAKE MURRAY FIRE STATION
6002 CAMINO RICO, SAN DIEGO, CA 92120



ISSUES REVISIONS

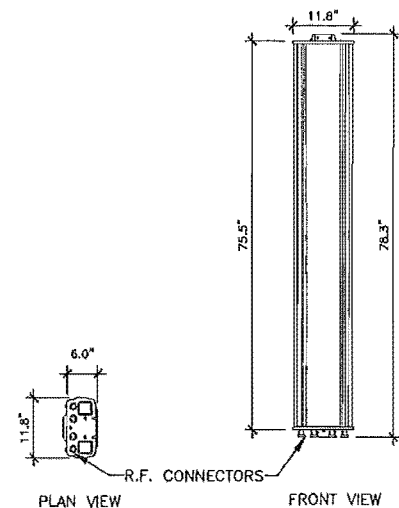
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04-16-13	RHA	REV 1 - PER 1/12 DRW COMMENTS
05-08-13	RHA	REV 2 - FOR CITY SUBMITTAL
07-18-13	CIS	REV 3 - REVISED PER CITY COMMENTS
08-15-13	RHA	REV 4 - REVISED PER LANDSCAPE COMMENTS
10-16-13	RHA	REV 5 - REVISED PER LANDSCAPE COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z05
EQUIPMENT PLAN

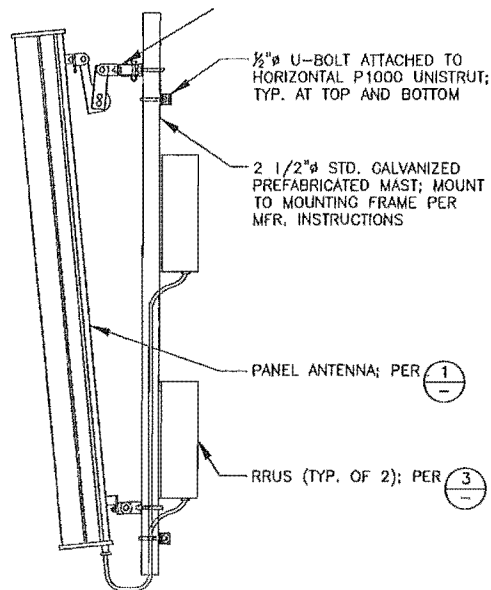
1302.03
PLOT SCALE: 1:1 (24x36 D SIZE)



PROPOSED ANTENNA

3/4"=1'-0"

WEIGHT WITH BRACKETS: 68.8 LBS. (31.2 KG)
MODEL: KATHREIN 800 10765 K

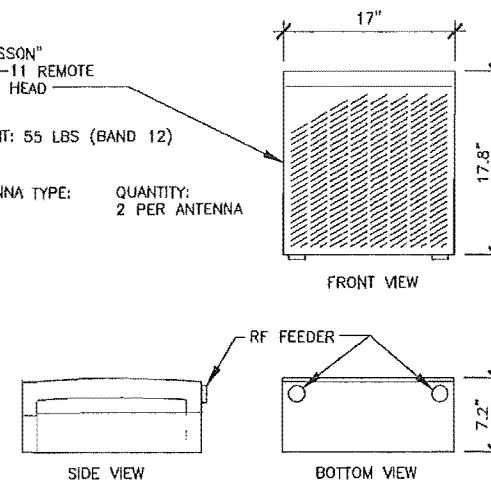


ANTENNA/RRUS MOUNT (SIDE VIEW)

1"=1'-0"

"ERICSSON"
RRUS-11 REMOTE
RADIO HEAD
WEIGHT: 55 LBS (BAND 12)

NOTE:
ANTENNA TYPE: LTE
QUANTITY: 2 PER ANTENNA

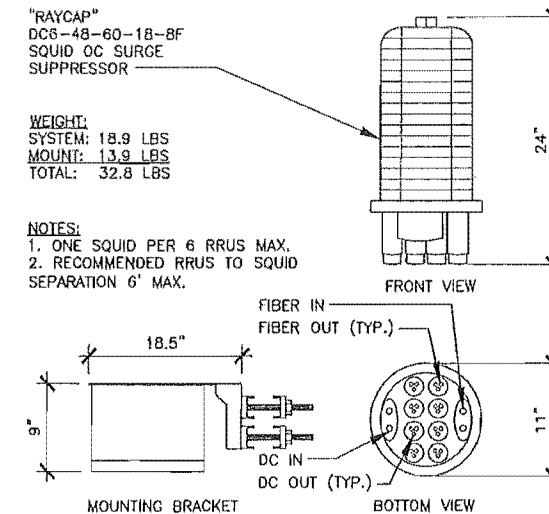


RRUS UNIT

1-1/2"=1'-0"

"RAYCAP"
DCS-48-60-18-8F
SQUID OC SURGE
SUPPRESSOR
WEIGHT:
SYSTEM: 18.9 LBS
MOUNT: 13.9 LBS
TOTAL: 32.8 LBS

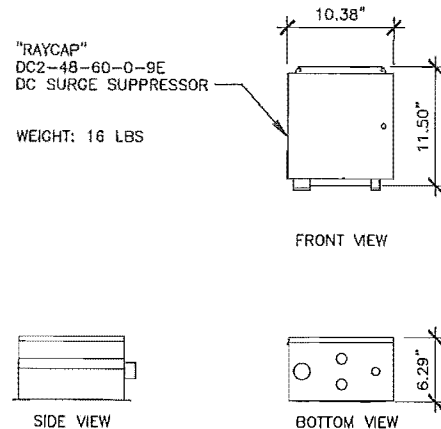
NOTES:
1. ONE SQUID PER 6 RRUS MAX.
2. RECOMMENDED RRUS TO SQUID
SEPARATION 6' MAX.



SQUID SURGE SUPPRESSOR

1-1/2"=1'-0"

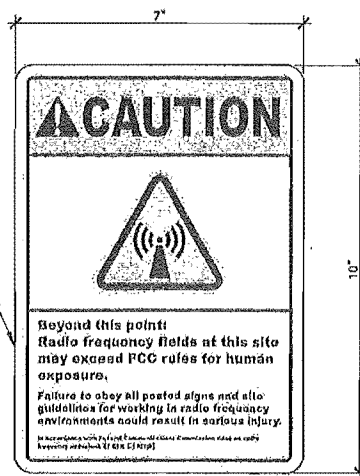
"RAYCAP"
DC2-48-60-0-9E
DC SURGE SUPPRESSOR
WEIGHT: 16 LBS



DC2 SURGE SUPPRESSOR

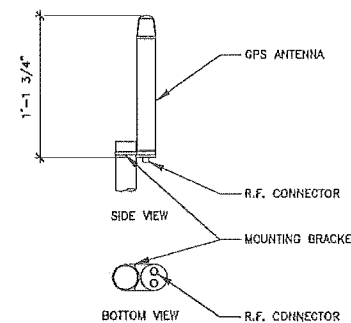
1-1/2"=1'-0"

NEW RF CAUTION SIGN TO
BE PLACED AT ALL
ANTENNA SECTORS AT
LOCATIONS CLEARLY VISIBLE
TO THE PUBLIC



RADIO FREQUENCY CAUTION SIGN

6"=1'-0"



GPS ANTENNA

1-1/2"=1'-0"

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PROJECT NAME

at&t

SD0350
LAKE MURRAY FIRE STATION
6002 CAMINO RICO, SAN DIEGO, CA 92120

ISSUES REVISIONS

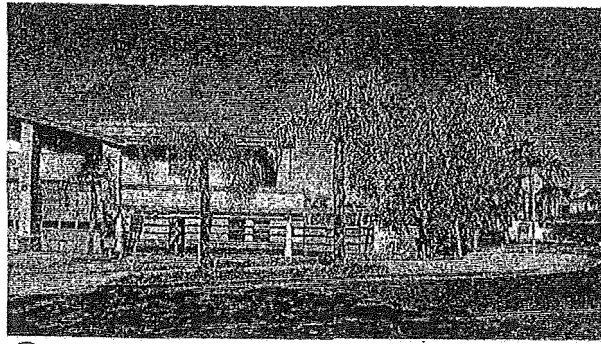
DATE	BY	ISSUE DESCRIPTION	ZDS
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04-12-13	RHA	REV 0 - PER 7/5 DRAFT COMMENTS	
05-28-13	RHA	REV 1 - PER CITY SIGNATURE	
07-18-13	CAS	REV 2 - REVISED PER CITY COMMENTS	
08-19-13	RHA	REV 3 - REVISED PER LANDSCAPE COMMENTS	
10-16-13	RHA	REV 4 - REVISED PER LANDSCAPE COMMENTS	

SHEET INFORMATION

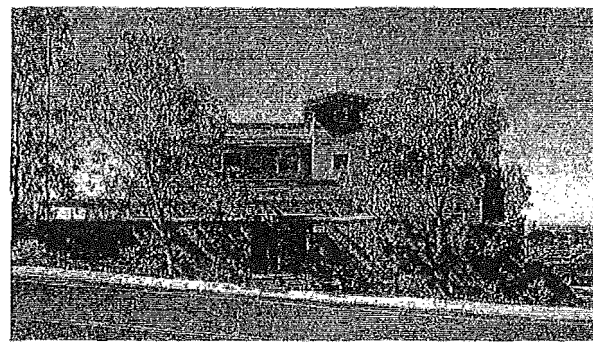
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Z06
ANTENNA
DETAILS

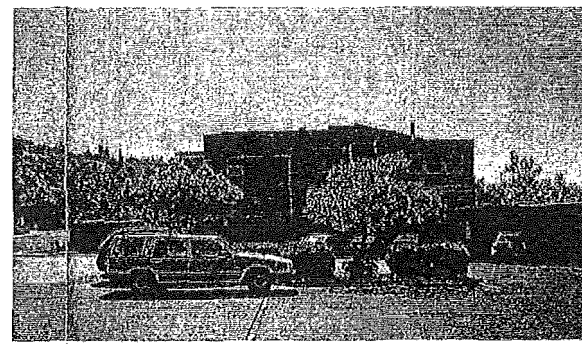
1/03/03
PLOT SCALE: 1"=1' (24x36" @ 82%)



(A) PHOTO A



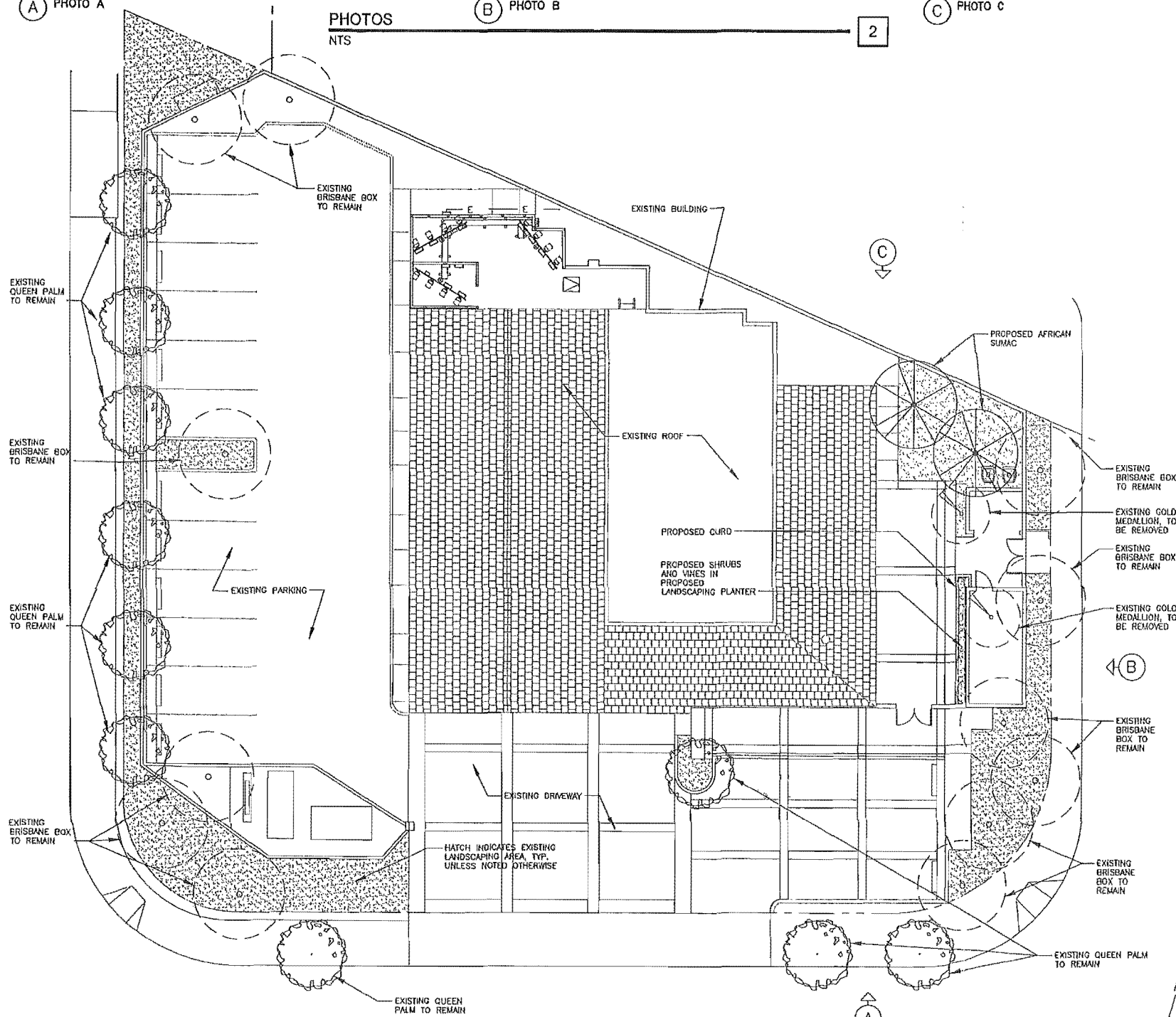
(B) PHOTO B



(C) PHOTO C

PHOTOS
NTS

2



LANDSCAPE PLAN
3/32" = 1'-0"

1

1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY AND HEALTH. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
3. PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLAN.
4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDING AND FINISH GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
5. LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK AND OTHER DEBRIS IN PLANTING AREAS, RAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
6. PLANTING PITS SHALL BE PER PLANTING DETAILS.
7. PLANTING PITS AND PLANTERS SHALL BE BACKFILLED PER SOIL TEST REPORT FOR PLANTING. CONTRACTOR SHALL PROVIDE RESULTS OF AN AGRONOMIC SOILS TEST TO THE OWNER. CONTRACTOR SHALL ADD AMENDMENTS TO THE PLANTING AREAS PER SOILS TESTING RECOMMENDATIONS.
8. TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING WITH 21-GRAM AGRIFORM TABLETS AT THE FOLLOWING RATES:
 GROUND COVER - 1/2 TABLET 24" BOX - 8 TABLETS
 1 GAL. SIZE - 1 TABLET 36" BOX - 10 TABLETS
 5 GAL. SIZE - 3 TABLETS 48" BOX - 12 TABLETS
 15 GAL. SIZE - 5 TABLETS
9. VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN 24 HOUR PERIOD.
10. POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, & 90 DAYS AFTER PLANTING.
11. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF THREE HUNDRED AND SIXTY-FIVE (365) DAYS AFTER FINAL ACCEPTANCE OF THE BUILDING. ALL AREAS SHALL BE KEPT CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS WATERED SHALL BE REPLACED WITHIN TWO (2) WEEKS. OWNER SHALL MAINTAIN SITE AFTER CONTRACTOR MAINTENANCE PERIOD.
12. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS; TREES - ONE YEAR; SHRUBS AND GROUND COVER - THREE MONTHS.
13. WHERE TREE TRUNKS ARE WITHIN 6" OF PAVING, CONTRACTOR SHALL INSTALL ROOT BARRIER BY 'BIO-BARRIER' PER MANUFACTURER'S SPECIFICATIONS.
14. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. [142.0413(9)]
15. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
16. ALL DISTURBED AREAS WITHIN A 100 FEET OF AREAS OF NATIVE OR NATURALIZED VEGETATION SHALL BE IRRIGATED WITH AN AUTOMATIC, ABOVE GRADE, TEMPORARY IRRIGATION SYSTEM. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
17. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LANDLORD. ANY REQUIRED LANDSCAPE DAMAGE OR REMOVAL DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN LIKE AND KIND PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS, WEEDS, AND LITTER AT ALL TIMES. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

PLANTING NOTES

3

NTS

Symbol	Botanical name	Common name	Size	Qty	Mature height/ spread	Form/function
	arecastrum ramonazoffonium	queen palm	existing	10	10' bth	existing to remain
	Iristania conferta	brisbane box	existing	13	30' tall 20' wide	existing to remain
	cassia leptophylla	gold medallion	existing	2	15' high 10' wide	existing to be removed
	rhus lancea	african sumac	24" box	2	8' high 4' wide	proposed/ shade canopy
	coprosma	rubiceae (evergreen shrub)	varies	5	1-3' high 4-6' wide	proposed/ visual screen
	parthenocissus tricuspidata	boston ivy (vines)	varies	per plan	varies	proposed/ visual screen

PLANTING LEGEND

4

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PROJECT NAME

SD0350
LAKE MURRAY FIRE STATION
6002 CAMINO RICO, SAN DIEGO, CA 92120

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION	70%
04-03-13	RVA	BOX FOR REVIEW	
04-12-13	RVA	REV 0 - PER 4/5 DRW COMMENTS	
04-19-13	RVA	REV 1 - PER 4/7/12 DRW COMMENTS	
05-09-13	RVA	REV 2 - FOR CITY SUBMITTAL	
07-18-13	CJS	REV 2 - REVISED PER CITY COMMENTS	
08-19-13	RVA	REV 3 - REVISED PER CITY COMMENTS	
08-19-13	RVA	REV 4 - REVISED PER LANDSCAPE COMMENTS	

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

L01

LANDSCAPE
DEVELOPMENT PLAN

1302.03
PLOT SCALE: 1:1 (24x36" TYP)

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Agenda for Monday, September 16, 2013

Zion Avenue Community Church, 4880 Zion Avenue

navajoplanners@cox.net

Call To Order: 7:00 p.m.

- Roll Call of Board Members

Vacant (Allied Gardens)	March 2014
Richard Burg (San Carlos)	March 2015
Lynn Murray (Allied Gardens)	March 2014
Matthew Adams (San Carlos)	March 2015
Sherry Kelly (Grantville)	March 2014 (Absent)
Steve Grimes (Del Cerro)	March 2015
Douglas Livingston (Del Cerro)	March 2014
Terry Cords (Allied Gardens)	March 2015
Michael McSweeney (Del Cerro)	March 2014
Marilyn Reed (Allied Gardens)	March 2015
Dan Smith (Grantville)	March 2014
Daron Teemsma (Grantville)	March 2015
Jay Wilson (Del Cerro)	March 2015
Dale Peterson (San Carlos)	March 2014
Mary Miller (San Carlos)	March 2014
John LaRaia (Grantville)	March 2015 (unable to attend due to job obligations)
- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): Grantville Community Plan not action item (moved to informational) but M. Adams wishes to inform community as to status. **Unanimous approval!**
- Approval of the August 19, 2013 Meeting Minutes: **J. Wilson makes motion M. McSweeney seconds NCPI Board approves. R. Burg, L. Murray, M. Reed Abstains**

Officers Reports: 7:05 p.m.

- Chair's Report: Have two (2) meeting requirement discussion in future. Mentions two (2) meeting requirement to run for board.
- Vice Chair's Report: No report.
- Treasurer's Report: \$27.00 verified by M. Miller

Elected Officials' Reports: 7:10 p.m.

Councilman Sherman: Ryley Webb and Liz Saidkhanian in attendance. Ms. Saidkhanian states Princess View sewer line letter going out to residents and NCPI soon. Leaving newsletter at table. Mr. Webb states San Carlos sign in process of being repaired. Navajo parking restriping coming up.

Congresswoman Susan Davis: Jonathan Hardy in attendance. Post DOMA event held. Congresswoman is holding neighborhood day at Grossmont Center Oct 21 from 6:30-7:30.

SDPD: Officer Adam McElroy: New Community Relations Officer. 8 yrs. as SDPD and Riverside County Sheriff's Dept. Violent crime down property crime up. Causes for increase include hot summer months and victims leaving doors and windows unlocked and open. Lock your house and close windows. Vehicle burglary break arrested 2 perps with >40 burglaries. Twin Lake home burglary also solved due to tip. Officer McElroy brought numerous informational pamphlets which were left on table. Quality of life issue (traffic, parking, noise issues) pamphlets. Be wary of door to door salesman (solar and alarm systems). May be wearing shirt and passing out flyers but they may be probing house and your defenses to later burglarize. Officer McElroy can be reached at amcelroy@pd.sandiego.gov.

Public Comment on Non-Agenda Items (3 minutes each): 7:15 p.m. Informational Presentations:

John Pilch: 40th anniversary San Carlos Library occurring 01/09/2014. There will be a number of events planned.

Informational Items

- **Grantville Community Plan Update**

Presentation by staff of Alternative D land use map for EIR analysis. City of San Diego Bill Fulton new City of San Diego Planning Director has been on job approx. 10 wks. Visiting all the planning groups over the next year. Approx. 50 different community planning areas. Beginning to move community plans along.

Brian Schoenfisch (Senior Planner): Leading efforts on focused plan amendments. Taking over Grantville Plan amendment. Grantville stakeholders meeting held at Mission Trail Regional Park on Sept 05, 2013 in which the group voted 11-1 to use Alternative D for the official Land Use map. In May 2005, Grantville Redevelopment Project area adopted by City Council. Alternative D Land Use Plan includes up to 8,275 residential units at buildout. Time and budgets are major constraints. Consultants contract expire 05/21/14. At recent meeting came to conclusion the document can be finished in time. Speakers discusses next steps including CEQA scoping meetings, Grantville Stakeholders recommendations, NCPI recommendations, Planning Commission Recommendations, and City Council Hearing.

Questions/Comments: M. Adams states B. Schoenfisch has agreed to update community at NCPI meetings monthly. M. McSweeney states community frustration over past few years asks what consultants have been doing. Brian states consultants had stopped work as requested by city. L. Murray asks if numbers (build out numbers) could go down Brian states yes possibly. D. Smith thrilled City Reps are here asks where past analysis info is. Bill shares frustration and wonders where it went also and states he also wishes to get the project finished so Brian can go on to numerous other projects. M. Adams says we need to look forward not backward! D. Peterson requests Grantville Action Group to be kept informed. M. Miller asks if at end of 05/2014 deadline if something is going to get done or all goes away due to lack of additional funding. B. Fulton assures group that something will be done. A local resident asks to see PowerPoint slide that identifies street names on Plan D map.

Action Items:

- **Special election to fill Allied Gardens NCPI Seat:** No nominees seat to remain vacant until 03/14.
- **Identification of Capital Improvement Priorities**

Develop process by which NCPI will prioritize neighborhood CIP needs. The City has requested community planning group input in developing the Capital Improvement budget. The Community Planning Chairs is developing a consistent methodology to be used by planning groups to facilitate their input to the City.

T. Cords states athletic field projects need to be on list and that lists are not blended together. Fire Station and Library in /Grantville Area? M. Reed has concerns stating Alvarado Creek needs fixed, Alvarado Rd and Mission Gorge Rd and San Carlos Library are all good projects but Allied Gardens Rec Center needs to be on list also. J. Wilson says Park and Rec list has new Rec Center for Allied Gardens (Cap Improvement Funds). D. Livingston asks if Park and Rec list goes to same source as list we are working on now. Wilson not positive. D. Smith states that until you fix flooding issues, widen Mission

Gorge Rd, and fix Alvarado Blvd. no development will occur (infrastructure). New Development creates additional fees to spend for parks. M. McSweeney agrees with D. Smith. M. Reed thinks we can add other projects to list for future consideration and show Navajo priorities. **M. Reed makes motion to add the "Replacement of the Allied Gardens Rec Center" to priority list (from 5 to 6 projects). J. Wilson seconds. Unanimous vote by Board! M McSweeney makes motion to adopt priority list with addition of Allied Garden Rec Center. M. Miller seconds. Unanimous approval by Board!**

- **San Carlos Village (Project 327866)**

NAVAJO Tentative Parcel Map and Site Development Permit (Process 3) to Amend Site Development Permit No. 41-0901 to subdivide an existing 13,205 acre commercial center into five lots located at 8788 Navajo Road. Greg Shannon makes presentation. Numerous Board members ask why subdivide the parcel. According to Mr. Shannon there is a big market for smaller parcels to purchase for investments. Reciprocal easement agreement to keep parking available for all tenants in center. L. Murray asks if parcels could be rezoned and Greg says yes. M. Miller asks if there could be 5 different landlords. D. Smith asks how many parking spaces there are now and if new tenants require additional parking (fast food) where the additional parking comes from. D. Peterson asks about any potential negotiations with Rock Church. Greg does not believe so. J. Pilch states San Carlos Area Council (SCAC) votes 6-0-1-1 in favor. M. Adams asks about next steps. Admin Hearing Officer is next step. Applicant currently in process of answering requests such as additional street lights. **M. McSweeney makes motion for "NCPI to support subdivision of San Carlos Village". T. Cords seconds. D. Smith votes no, all other NCPI Board members present vote aye!**

- **Verizon-San Carlos, Cell Tower located at 8622 Lake Murray Blvd. (Project 321344)**

Construct a faux palm cell tower: Jill Cleveland representing Verizon. Existing pole replaced in exact location but requesting an additional 5' in height. Adding 3 palm trees (15' in height) along Lake Murray Blvd. **M. McSweeney makes motion to approve cell site as proposed. J. Wilson seconds. D. Peterson and M. Reed oppose. All other NCPI members present vote aye!** J. Pilch states SCAC unanimously voted to reject it due to height and uglier. L. Murray asks if it increases reception service area. Jill states able to put 6 antennas instead of 3. Greater capacity. D. Livingston asks if no mono-palm then would 6 antennas be on existing pole. Resident asks about 30' ft. height limit in area. Jill states current pole is 45'. Resident asks if possible to pass with stipulation to keep faux palm maintained.

- **AT&T Cell Tower & equipment located at Fire Station 316002 Camino Rico. (Project 323387)**

NUP and PDP Process 4 for a WCF consisting of twelve AT&T wireless communication antennas and associated equipment on an existing Fire Station building. Shelley Kilborne representing AT&T. L. Murray asks if cell phone service will increase with approval. Shelley says this is new service so will increase service area. **J. Wilson makes motion to approve but requests funds generated (lease) are put back into Navajo Community M. McSweeney seconds. Unanimous approval by Board!** J. Pilch makes mention of 2 City of San Diego cycle reports and height issues. R. Burg asks how much taller new wall would be (4'). L. Murray asks if new equipment would interfere with Fire Station equipment (no!). T Cords asks about increase in height of tower. Resident asks who benefits. City receives lease payments. J. Wilson mentions that City Council was asked if rent collected could go back to community but cannot remember if the City Council approved or not.

- **Navajo Road Restriping**

City options for increasing on-street parking capacity near the entrance to the Cowls Mountain hiking trail. City evaluation determined that a portion of the North side of Navajo Road East and West of the intersection with Golfcrest Drive can accommodate some on-street parking while retaining the two travel lanes and bike lane. Ryley Webb talked about petition with >100 signatures to increase parking around Cowles Mt trail. 11 spots east of Golfcrest 8 spots west of Golfcrest. J. Pilch states SCAC voted

unanimously in favor. Safety due to speed City Engineers state stoplight will slow traffic at times and bike lane will be off curb. Bike lane to be between parking spots and traffic lanes. M. Miller asks if number of cyclists were taken into consideration. J. Wilson states Senior Mission Trails Park Ranger supports proposal and asks if merging lane before golf course (adjacent to Kinder Care) also considered for additional parking? D. Peterson concerned about bigger picture including Barker Way? J. Wilson states there are a group of parking spaces planned for Barker Way in Mission Trails Plan Management Plan update. S. Grimes states traffic accidents are going to occur due to relocation of bike lane into traffic lane and speed. D. Livingston asks if Navajo Rd. eastbound lane at corner of Golfcrest is mandatory right turn only and free up spaces along Navajo Rd. adjacent to Kinder Care. D. Livingston asks about helicopter landing. J. Wilson states helicopter no longer uses intersection at Navajo Rd. T. Cords OK with 11 spots east of Golfcrest but does not like 8 spots on west side of Navajo Rd. due to potential hazards and narrowing of lanes. M. Adams support T. Grimes comments as to the safety of bicyclists due to additional parking. **M. McSweeney makes motion to reject proposal. S. Grimes seconded. D. Livingston J. Wilson oppose motion, all other NCPI member present vote aye!**

Community Group Reports:

- Grantville Stakeholders Group –Matt Adams City will be briefing NCPI on the Grantville Community Plan update
- Allied Gardens Community Council – Marilyn Reed Sept 24 town hall, "Moving On" traffic circulation at 7 pm.
- Del Cerro Action Council – Jay Wilson Next meeting on Oct 24, County Water Authority to speak about ongoing projects
- San Carlos Area Council – John Pilch Next meeting Nov 6th at 6 pm. San Diego County Treasure Dan McAllister will be the guest speaker.

Old Business/New Business/ Adjourn 9:15 adjourn

Note: No Ownership Disclosure Statement is provided as this project is located on City of San Diego property.

AT&T Executives



Randall L. Stephenson
Chairman and Chief Executive Officer



William A. Blase, Jr.
Senior Executive Vice President – Human Resources



James W. Cicconi
Senior Executive Vice President – External and Legislative Affairs, AT&T, Inc



Cathy M. Coughlin
Senior Executive Vice President and Global Marketing Officer



Ralph de la Vega
President and Chief Executive Officer - AT&T Mobility



John Donovan
Senior Executive Vice President, AT&T Technology and Network Operations



Andrew M. Geisse
Chief Executive Officer – AT&T Business Solutions



Lori Lee
Senior Executive Vice President – Home Solutions



John T. Stankey
Group President and Chief Strategy Officer



John Stephens
Senior Executive Vice President and Chief Financial Officer



Wayne Watts
Senior Executive Vice President and General Counsel

Project Chronology

AT&T – Fire Station #31 – Project No. 323387

Date	Action	Description	City Review Time	Applicant Response Time
7/25/2013	First Submittal	Project Deemed Complete		
8/29/2013	First Assessment Letter		35	
9/24/2013	Second Submittal			26
10/14/2013	Second Assessment Letter		20	
1/7/2014	Third Submittal			85
1/29/2014	All issues resolved		22	
3/27/2014	Public Hearing – Planning Commission		57	
TOTAL STAFF TIME			134	
TOTAL APPLICANT TIME				111
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	245 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 13, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 27, 2014
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
 202 C Street, San Diego, California 92101

PROJECT TYPE: NEIGHBORHOOD USE PERMIT AND PLANNED
 DEVELOPMENT PERMIT, PROCESS FOUR
PROJECT NUMBER: 323387
PROJECT NAME: AT&T – FIRE STATION #31
APPLICANT: SHELLY KILBOURN, PLANCOM, INC., AGENTS
 REPRESENTING AT&T MOBILITY

COMMUNITY PLAN AREA: Navajo
COUNCIL DISTRICT: District 7

CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of panel antennas, mounted on the roof of Fire Station #31, behind radio-frequency transparent screening, painted and textured to be compatible with the existing building. Equipment associated with the antennas would be located within an enclosure, adjacent to the fire station patio. The project is located at 6002 Camino Rico.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street,

Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on January 29, 2014 and the opportunity to appeal that determination ended February 20, 2014.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

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

Internal Order Number: 24003768

Revised 10-4-12 HMD-