



THE CITY OF SAN DIEGO

**REPORT TO THE HEARING OFFICER**

HEARING DATE: August 26, 2015

REPORT NO. HO 15-106

ATTENTION: Hearing Officer

SUBJECT: VERIZON WIRELESS RIDGEWOOD PARK  
PTS PROJECT NUMBER: 379009

LOCATION: 12604 La Tortola, San Diego, CA 92129

APPLICANT: Verizon Wireless

SUMMARY

Issue(s): Should the Hearing Officer approve a Site Development Permit, Neighborhood Development Permit and a Neighborhood Use Permit for a Wireless Communication Facility located at 12604 La Tortola (Ridgewood Neighborhood Park) in the Rancho Penasquitos Community Planning area?

Staff Recommendation(s) -

1. **APPROVE** Site Development Permit No. 1330404; and
2. **APPROVE** Neighborhood Development Permit No. 1330403; and
3. **APPROVE** Neighborhood Use Permit No. 1330402.

Community Planning Group Recommendation - On March 3, 2015, the Rancho De Los Penaquitos Community Planning Board voted 11-7-0 to support the project with the following conditions (Attachment 11):

1. Increase the mono-Eucalyptus tree height to 53-feet with maximum foliage and shape;
2. Add five 24-inch boxed Canary Island Pine trees;
3. Add five 15-gallon Carob trees in the grove;
4. Require that future wireless carriers to this site must come back to the planning board.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 on April 15, 2015. An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on June 30, 2015 pursuant to Resolution No. 309829.

The scope of the subject hearing only includes the project, and not the environmental determination (Attachment 7).

## **BACKGROUND**

Verizon Wireless is proposing to install a new Wireless Communication Facility (WCF) at the Ridgewood Neighborhood Park located at 12604 La Tortola in the RS-1-14 zone (Attachment 3). The park site is surrounded by residential uses to the west, east, and south, and bordered by the Los Penasquitos Reserve to the north. A new wireless facility is necessary to address Verizon's poor coverage and capacity in this area as reflected in the coverage map (Attachment 12). As a result, Verizon's Radio Frequency (RF) Engineer issued a search ring, "Kika," which is the area in which existing coverage and capacity needs improvement. Verizon Wireless also submitted a Justification Map that identified the zones, existing Verizon sites and the Kika coverage search ring within a one mile radius. As illustrated in the Justification Map, the search ring consists of primarily residential uses (Attachment 12).

Verizon Wireless selected the Ridgewood Neighborhood Park as their primary candidate due to the topography and the opportunity to avoid placement on a residentially used property. Topography plays an important role in this area as the intended coverage objective is primarily for the single family residential area around Paseo Montril and La Tortola as well as the open space along Los Penasquitos Canyon hiking trails. Therefore, Verizon's analysis concluded that there were no other siting solutions available that would comply with the WCF regulations and address both the coverage and capacity issue for the Kika search ring.

## **DISCUSSION**

### **Project Description:**

Verizon Wireless is proposing to install a new Wireless Communication Facility (WCF) that consists of twelve (12) antennas and twelve (12) Remote Radio Units (RRUs) concealed on a 35-foot tall mono-Eucalyptus tree. The equipment associated with this project is located inside a 220-square foot Concrete Masonry Unit (CMU) enclosure with trellis roof and a chain link lid. The mono-Eucalyptus tree is proposed on the southwestern edge of the park within an area containing several mature tree species at varying heights, including several eucalyptus trees at least 50-feet tall. The area provided the opportunity to use a taller mono-Eucalyptus tree (which would allow Verizon to increase their coverage and capacity) because the tree is placed among other tall trees, thereby providing appropriate visual context and integration opportunity along with the ability to utilize a taller tree to help integrate it amongst the taller species.

The location is directly adjacent to a hillside with homes above to the west, set back more than 1000 feet, and homes in the east, set back more than 300 feet from the proposed antenna location. Verizon selected the location within the park in order to integrate with the existing Eucalyptus trees (Attachment 3). The Park and Recreation Department considered the Rancho De Los Penaquitos Planning Board's condition for additional landscaping but was unable to accommodate the request due to the State's mandatory water restrictions. Nevertheless, the

existing mature landscaping at this location serves as a backdrop to sufficiently integrate the 35-foot tall mono-Eucalyptus tree (Attachment 10).

The mono-Eucalyptus tree was originally proposed at 50-feet. Verizon's Radio Frequency engineer was able to redesign the facility to comply with the underlying RS-1-14 zoning height limit. By reducing the height, the visual impacts of the structure will be significantly reduced. The mono-Eucalyptus tree will be designed to include certain integration elements resulting in a realistic tree appearance. First, the mono-Eucalyptus tree includes a branch count of 3-branches per foot for a heavy density appearance. Second, the branches are designed to extend 24-inches in front of each antenna. The coverage as a result of the branch extension would provide the appropriate foundation in screening the majority of the WCF. Additionally, antenna socks will be employed to increase the foliage density. The antenna socks are sleeves designed to wrap around the entire antenna. Eucalyptus leaves constructed of fiberglass materials are attached onto the sleeves. This practice of installing antenna socks increases the concealment of the antennas and blends them into the tree foliage. Finally, the antennas, RRUs, and mounting apparatus will be painted to match the bark to achieve the best visual results (Attachment 9).

The equipment associated with this project will be located inside an 11-foot by 20-foot Concrete Masonry Unit (CMU) enclosure with a stucco finish and painted tan/sandstone finish. A trellis roof will also be installed with a chain link lid directly below to secure the structure. The CMU wall is 8-feet high, not including the trellis roof. The proposed enclosure is located northeast of the mono-Eucalyptus tree and is set back approximately 15-feet, 6-inches from the edge of the park's sidewalk path. With Park and Recreational Department's support, Verizon is proposing to plant and maintain native shrubs surrounding the equipment enclosure. Also, the CMU enclosure will be coated with anti-graffiti paint.

### **Wireless Communication Facility Regulations:**

The site is located within a residential zone (RS-1-14). WCFs are permitted in a residential zone and on dedicated parkland if they obtain a Neighborhood Use Permit (NUP), pursuant to the City of San Diego Land Development Code (LDC) Sections 141.0420(d)(2) , 141.0420(d)(4). Additionally, a Neighborhood Development Permit (NDP) is required to locate a WCF in dedicated parkland pursuant to LDC Section 141.0420(i)(2). A Site Development Permit (SDP) is also required pursuant to LDC Section 126.0504, since the project is within 100 feet of sensitive biological resources. The SDP, NDP and NUP will be consolidated and processed as a Process 3, Hearing Officer decision. The WCF regulation requires the applicant to use all reasonable means to conceal or minimize the visual impacts through integration with the existing structures or among other existing uses. Integration shall be accomplished through the use of architecture, landscape and siting solution. (LDC § 141.0420(g)(2).)

The proposed WCF contains two different antenna models with different dimensions. To ensure compliance with this section of the regulation, Verizon will be limiting their antenna sizes up to 72-inches in length and 21-inches in width. For instance, in the past, the mono-eucalyptus tree designs have been approved to support antennas up to 96-inches in length. Therefore, the WCF is proposing to use the smallest and least visually intrusive antennas consistent with

LDC § 141.0420(g)(1). Verizon will also be operating without a microwave dish which is often requested for their new installation.

For this project, the mono-Eucalyptus tree and the associated equipment enclosure design met the integration requirement. The mono-Eucalyptus tree has been designed to include the latest faux tree standards. The faux tree is sited in an area where there is existing mature landscaping of varying height and will not interfere with any park related uses. The equipment enclosure is located away from the field and is a design that is commonly found in other City parks. Similar to the mono-Eucalyptus tree, the equipment enclosure is also located so as not to interfere with park uses consistent with Charter Section 55 and Council Policies 700-06 and 600-43.

During the review process, Verizon provided a response as it relates to a vault design. Verizon's representative had expressed several negative factors in pursuing a vault. First, to accommodate a subterranean vault, the area below the proposed equipment enclosure would have to be significantly excavated and then backfilled. Such disturbance would significantly impact the park during construction in addition to the adjacent environmentally sensitive lands. Second, a minimum of two above ground exhaust vents would be required to vent the cabinets. These vents would generate additional noise whereas the above ground enclosure will be air-cooled and will not generate noise. Lastly, the portion of the park where the associated equipment is proposed is within the 100 year flood plain and requires flood proofing. Under-grounding equipment vaults have historically been difficult to waterproof given the coaxial cables that require penetration into the vault to connect to the radio cabinets. As a result, Verizon decided to pursue an above ground equipment enclosure which is allowed with an NDP, pursuant to LDC Section 141.0420(i)(2) and approved by the Park and Recreation Department.

**Council Policy 600-43:**

These guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCFs. The project is proposed within a Preference Level 2 location according to Council Policy 600-43, which categorizes WCFs according to land uses in which they are located. Verizon's technical analysis identified the area of intended coverage as primarily residential uses. Verizon's representative investigated potential sites near Mercy Road and Interstate 15; however it was concluded that this area will not be able to cover the area in which coverage is needed (i.e. the Kika search ring). Based on the information submitted by Verizon, staff was unable to identify any other lower Preference Level locations within the search ring and concluded that the current Ridgewood Neighborhood Park is the only available candidate to address the Kika search ring.

**Conclusion:**

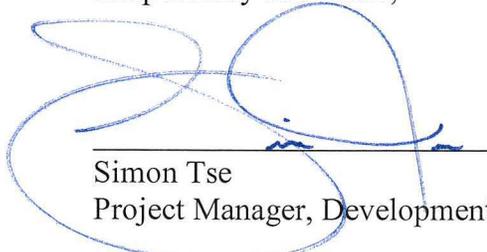
The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the RS-1-14 zone and the Wireless Communication Facilities regulations Section 141.0420. The mono-Eucalyptus tree has been designed to integrate with the existing park setting by placing the faux tree next to adjacent mature landscaping of varying

heights. Additionally, the mono-Eucalyptus tree design will provide sufficient screening while emulating a realistic tree appearance through a high density branch count and strategic branch configuration. Staff supports the Rancho De Los Penasquitos Planning Board's recommendation to approve the proposed Verizon Wireless project.

### ALTERNATIVES

1. Approve Site Development Permit No. 1330404, Neighborhood Development Permit No. 1330403 and, Neighborhood Use Permit No. 1330402, with modifications.
2. Deny Site Development Permit No. 1330404, Neighborhood Development Permit No. 1330403 and, Neighborhood Use Permit No. 1330402, **if the Hearing Officer makes written based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Simon Tse  
Project Manager, Development Project Manager

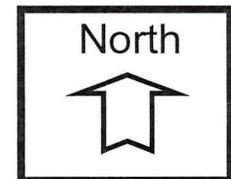
### Attachments:

1. Aerial Photograph
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. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Photo Survey
11. Community Planning Group Recommendation
12. Justification Analysis



## Aerial Photo

Verizon Wireless Ridgewood Park  
12604 La Tortola, San Diego, CA 92129



Project Site

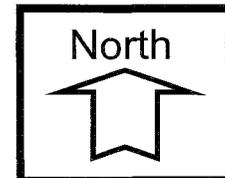


-  Residential
-  Industrial
-  Commercial
-  Open Space
- P Parks
- S Schools
- ◇ Religious Facility
- \* Special Treatment Areas
- ◆ Major Utility Facility
- Library
- Post Office
- ★ Police
- ▲ Fire



## Community Land Use Map (Rancho Penasquitos)

Verizon Wireless Ridgewood Park  
12604 La Tortola, San Diego, CA 92129

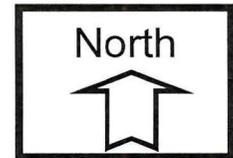


Project Site



## Project Location Map

**Verizon Wireless Ridgewood Park**  
12604 La Tortola, San Diego, CA 92129



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Verizon Wireless Ridgewood Park	
<b>PROJECT DESCRIPTION:</b>	Installation of a new Wireless Communication Facility that consists of twelve antennas on a 35-foot tall mono-eucalyptus. The equipment associated with this project is located inside a 22-square foot CMUP equipment enclosure with a trellis roof and a chain link lid.	
<b>COMMUNITY PLAN AREA:</b>	Rancho Penasquitos	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit, Neighborhood Development Permit and Neighborhood Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Park	
<b><u>ZONING INFORMATION:</u></b>		
	<b><u>Required:</u></b>	<b><u>Proposed:</u></b>
<b>Zone:</b>	RS-1-14	
<b>Height Limit:</b>	35-feet	35-feet
<b>Front Setback:</b>	10-feet	365-feet from the faux tree
<b>Side Setback:</b>	10-feet	70-feet from the faux tree
<b>Rear Setback:</b>	25-feet	115-feet from the faux tree
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential/RS-1-14	Residential
<b>SOUTH:</b>	Penasquitos Reserve/AR-1-1	Open Space
<b>EAST:</b>	Residential/RS-1-14	Residential
<b>WEST:</b>	Residential/RS-1-14	Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	This project was presented to the Rancho De Los Penasquitos Community Planning Board on March 3, 2015 who voted to support the project 11-7-0.	

**HEARING OFFICER  
RESOLUTION NO. HO-xx-xxx  
SITE DEVELOPMENT PERMIT NO. 1330404  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1330403  
NEIGHBORHOOD USE PERMIT NO. 1330402  
VERIZON WIRELESS RIDGEWOOD PARK PROJECT NO. 379009**

WHEREAS, **CITY OF SAN DIEGO**, Owner, and **VERIZON WIRELESS**, Permittee, filed an application with the City of San Diego for a Site Development Permit (SDP), a Neighborhood Development Permit (NDP) and a Neighborhood Use Permit (NUP) for a new Wireless Communication Facility (WCF). The WCF consists of twelve (12) antennas and twelve (12) Remote Radio Units (RRUs) located on a 35-foot tall mono-Eucalyptus tree in the Ridgewood Neighborhood Park. The equipment associated with this project is located inside a 220-square foot Concrete Masonry Unit (CMU) enclosure as described in and by reference to the approved Exhibits "A," on file in Development Services Department, and corresponding conditions of approval for the associated Site Development Permit No. 1330404, Neighborhood Development Permit No. 1330403 and Neighborhood Use Permit No. 1330402.

WHEREAS, the project site is located at 12604 La Tortola, San Diego, CA 92129, in the RS-1-14 zone of the Rancho Penasquitos Community Plan;

WHEREAS, the project site is legally described as Lot 171 of Map No. 9828, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of Said County;

WHEREAS, on August 26, 2015, the HEARING OFFICER of the City of San Diego considered Site Development Permit No. 1330404, Neighborhood Development Permit No. 1330403 and Neighborhood Use Permit No. 1330402;

WHEREAS, on April 15, 2015 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 the Environmental Determination was appealed to City Council, which heard and denied the appeal on June 30, 2015 pursuant to Resolution No. 309829;

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego as follows:

That the HEARING OFFICER adopts the following written Findings, dated August 26, 2015.

FINDINGS:

**Site Development Permit 126.0504**

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

The Rancho Penasquitos Community Plan does not address WCFs as a specific land use, but Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use

camouflage and screening techniques to hide or blend the facilities into the surrounding area. It also states that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” This project is proposed as a 35-foot tall mono-Eucalyptus tree supporting twelve (12) panel antennas and associated components. The equipment is proposed in a 220-square foot CMU enclosure designed similar to other park buildings, but with the addition of a trellis roof top similar to trellises found on residential properties. The mono-Eucalyptus tree is proposed in the southwestern portion of Ridgewood Neighborhood Park in an area planted with several mature trees of varying height, including several eucalyptus trees at least 50 feet tall, which lends visual context and integration for the faux tree. As a result, the design of this WCF will respect the neighborhood context and blend into the surrounding area with minimal visual impact.

Based on the project’s location and design, the facility will comply with the City of San Diego’s General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

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

The project consists of twelve (12) antennas and twelve (12) Remote Radio Units (RRUs) on a 35-foot tall mono-Eucalyptus tree located on the southwestern edge of the Ridgewood Neighborhood Park in an area containing several mature tree species of varying height, including several eucalyptus trees at least 50 feet tall. The equipment associated with this project is located inside a 220-square foot CMU enclosure with trellis roof and a chain link lid, neutral color paint with stucco finish and treated with anti-graffiti paint.

It was determined that the project would not have a significant effect on the environment and was declared to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction). The Environmental Determination was appealed to City Council, which heard and denied the appeal on June 30, 2015 pursuant to Resolution No. 309829.

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, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

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 Electro Magnetic Emission (EME) Analysis, which concluded that the project complies with FCC RF Standards. Therefore, the project will 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.**

The project, as designed, is consistent with the RS-1-14 development regulations and the WCF regulations. Pursuant to LDC Sections 141.0420(d)(2) and 141.0420(d)(4) a Neighborhood Use Permit (NUP) is required. No deviations are being proposed with this project. LDC Section 141.0420(g)(1) states that wireless communication facilities shall utilize the smallest, least visually intrusive antennas, components and other necessary equipment. The proposed WCF contains two different antenna models with different dimensions. To ensure compliance with this section of the regulation, Verizon will be limiting their antenna sizes up to 72-inches in length and 21-inches in width. For instance, in the past, the mono-eucalyptus tree designs have been approved to support antennas up to 96-inches in length. Therefore, the WCF is proposing to use the smallest and least visually intrusive antennas. Verizon will also be operating without a microwave dish which is often requested for their new installation.

LDC Section 141.0420(g)(2) states that the applicant shall use all reasonable means to conceal or minimize the visual impacts of wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

For this project, the mono-Eucalyptus tree and the associated equipment enclosure design have been designed to meet the integration requirements. The mono-Eucalyptus tree is sited in an area where there is existing mature landscaping of varying height and will not interfere with any park related uses. The equipment enclosure is located away from the sports field and is a design that is commonly found in other City parks. Similar to the mono-Eucalyptus tree, the equipment enclosure is also located so as not to interfere with park uses consistent with Charter Section 55 and Council Policies 700-06 and 600-43.

The mono-Eucalyptus tree will be designed to include certain integration elements resulting in a realistic tree appearance. First, the mono-Eucalyptus tree includes a branch count of 3-branches per foot for a heavy density appearance. Second, the branches are designed to extend 24-inches in front of each antenna. The coverage as a result of the branch extension would provide the appropriate foundation in screening the majority of the WCF. Additionally, antenna socks will be employed to increase the foliage density. The antenna socks are sleeves designed to wrap around the entire antenna. Eucalyptus leaves constructed of fiberglass materials are attached onto the sleeves. This practice of installing antenna socks increases the concealment of the antennas and blends them into the tree foliage. Finally, the antennas, RRUs, and mounting apparatus will be painted to match the bark to achieve the best visual results.

Pursuant to Land Development Code (LDC) Section 141.0420(i)(2), WCFs located above ground on city-owned property that has been formally dedicated in perpetuity by ordinance for park purposes, must have a Neighborhood Development Permit (NDP) and a determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55.

The 220-square foot CMU equipment enclosure is located southeast from the proposed mono-eucalyptus tree in the southern portion of the park and is set back more than 15 feet from the main pathway through the park. The enclosure will be painted a neutral color with a stucco finish and a

trellis roof top. Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and when the Park and Recreation Department Director determines that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the Verizon Ridgewood Neighborhood Park project and determined that it would not violate Charter Section 55.

The project, as designed and located, complies with the Wireless Communication Facility regulations as it will be minimally visible through the use of architecture, landscape and siting solutions. The location of the WCF is along the southwesterly periphery of the park and set back approximately 325 feet from La Tortola and will not interfere with park use or pose visual impacts from the public right-of-way. As a result of the design and location, the project will comply with the applicable regulations of the Land Development Code.

### **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 within the southwestern portion of the Ridgewood Neighborhood Park, on the border of park landscaping and native habitat associated with the Los Penasquitos Canyon Preserve. The project is proposed within an area of disturbed habitat and grading and trenching as described below would result in minor, direct impacts to environmentally sensitive lands.

The mono-Eucalyptus tree, located on the southwesterly side of the developed park, and the equipment enclosure, located to the southeast of the mono-Eucalyptus tree, would require minimal grading to accommodate the caisson and footings. Trenching for the conduits between the mono-Eucalyptus tree and the equipment enclosure as well as conduit for power and telco to utilities in the Paseo Montril right-of-way will occur immediately adjacent to the main walking path from La Tortola through the park. The project has been designed and appropriately located to 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 proposed project will incorporate a foot print of approximately 230 square feet on this 8.53 acre park site. An additional 650-linear feet of disturbance for trenching for power/telco between the mono-Eucalyptus and the equipment enclosure and on to the power source in the Paseo Montril right-of-way, will occur as a result of this project. It has been determined that these grading activities will not cause alteration of natural land forms and will not cause undue risk from geologic or erosional forces or flood or fire hazards.

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

The project site within Ridgewood Neighborhood Park, consists of mostly disturbed habitat and does not contain environmentally sensitive lands, but is immediately adjacent to environmentally sensitive vegetation and the MHPA, which is further to the west, beyond the park boundary. The project will result in minor, direct impacts to Tier II and Tier IV habitats, which when calculated,

are considered to be less than significant and do not require mitigation consistent with the City's Land Development Manual - Biology Guidelines. Conditions pertaining to Land Use Adjacency for the MHPA as well as those related to monitoring during construction have been included in the permit to ensure there are no impacts to the environmentally sensitive lands.

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

The proposed project is not expected to result in adverse edge effects to the habitat in the adjacent MHPA preserve from drainage and toxics generated during project construction or from invasive species establishment after project construction. Specifically, the proposed project is at minimum, approximately 95 feet east of the MHPA preserve boundary and an existing dirt road (also corresponding to a water authority easement), which acts as barriers between the proposed project and the MHPA boundary. In addition, the project occurs within the maintenance limits of the park and incorporates BMPs to reduce the potential discharge of sediment/toxins. The project is also proposing native laurel sumac or lemonade berry shrubs for enhanced landscaping.

The remaining MHPA Land Use Adjacency Guidelines associated with lighting, barriers, brush management, and grading/land development would not be applicable to the proposed project since outdoor lighting is not proposed, no new roads are proposed, and no brush management or manufactured slopes would be required as part of the project.

However, the Land Use Adjacency Guidelines associated with noise is expected to be applicable to the proposed project as it pertains to special status species (e., coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher), if these species were to utilize (e.g., nest) the habitat in the adjacent MHPA during the construction phase of the project only. A noise study was conducted by Helix Environmental Planning, Inc. Per the noise study, noise generated from operation of the proposed project (e.g., cooling systems for the exterior mounted site electronics equipment cabinets at 32 dBA) will not exceed 60 dBA at the edge of the MHPA or at the edge of the riparian habitat (Helix Environmental Planning, Inc. 2014). As a result, noise generated from operation of the proposed project would not impact potentially present special status species (e.g., coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher) at the edge of the MHPA or at the edge of riparian habitat. However, construction equipment noise levels may reach up to 65 dBA at the edge of the MHPA and as a result, it is recommended that project construction activities avoid the breeding season of the coastal California gnatcatcher (between March 1 and August 15), least Bell's vireo (between March 15 and September 15), and southwestern willow flycatcher (between May 1 and August 30). Impacts to the above listed species would be significant and would require implementation of project mitigation measures listed within the Mitigation and Monitoring Requirements section of this associated permit to reduce the potential impact to a level below significance.

The City's MSCP Subarea Plan Section 1.2.4 identifies the location adjacent to the project site as the northern area, Los Penasquitos Canyon Preserve. The Long-Range Management Goals identified in the Los Penasquitos Canyon Preserve Master Plan include maintaining and enhancing the quality of the environment and to provide public enjoyment, safety, and education. Both the equipment and the mono-Eucalyptus are located in areas that will result in minimal interference with the existing park use. The installation of this WCF will increase the capacity and coverage for

current Verizon subscribers visiting the Ridgewood Neighborhood Park and the Los Penasquitos Canyon Preserve, as well as for the residents in the surrounding community.

A growing amount of users have a cellular device for emergency use only. These users rely on their devices as a vital means of getting help during personal and other emergencies. During wide spread emergencies the capacity of an existing site may be impacted resulting in incomplete calls. This proposed WCF at Ridgewood Park will address this safety concern while complying with the MSCP Subarea Plan and the Los Penasquitos Canyon Preserve Master Plan. Land Use Adjacency conditions have been included in the permit to ensure there are no impacts to the MHPA, therefore, the project is in compliance with the City of San Diego MSCP Subarea Plan.

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

The project site is approximately 8.5 miles away from the nearest local shoreline or public beach. Additionally, the permit includes conditions requiring a Water Pollution Control Plan and a Best Management Practices Maintenance Agreement to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance. Thus, the proposed project will not 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 proposed project would result in minor, direct impacts to 0.002 acres of Diegan coastal sage scrub-baccharis dominated (Tier II Habitat), 0.001 acres of Eucalyptus woodland (Tier IV Habitat), 0.05 acres of disturbed habitat (Tier Habitat), and .010 acres of urban/developed lands (Tier IV Habitat). Impacts to Tier I-IIIB Habitats less than 0.1 acres are not considered significant under CEQA; therefore, the 0.002 acres of impact to Diegan coastal sage scrub-baccharis dominated is not significant and would not require mitigation. Impacts to Tier IV Habitats would be less than significant under CEQA since these habitats are not regionally considered to have high conservation value requiring mitigation.

These impacts include grading to accommodate the caisson and footings for the mono-eucalyptus tree, and trenching for the conduits associated with the power and telco. All proposed utility lines are designed to avoid and minimize intrusion into the MHPA. Consistent with the MSCP Subarea Section 1.4.2, the grading and the trenching associated with this project will be routed through the developed park areas and outside of the MHPA. Potential indirect impacts to the adjacent environmentally sensitive lands is not expected to occur as a result of this project, however, conditions related to monitoring during construction and Land Use Adjacency have been included in the permit to alleviate potential negative impacts associated with the proposed development.

**Neighborhood Development Permit Section 126.0404**

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

The Rancho Penasquitos Community Plan does not address WCFs as a specific land use, but Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless

Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. It also states that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” This project is proposed as a 35-foot tall mono-Eucalyptus tree supporting twelve (12) panel antennas and associated components. The equipment is proposed in a 220-square foot CMU enclosure designed similar to other park buildings, but with the addition of a trellis roof top similar to trellises found on residential properties. The mono-Eucalyptus tree is proposed in the southwestern portion of Ridgewood Neighborhood Park in an area planted with several mature trees of varying height, including several eucalyptus trees at least 50 feet tall, which lends visual context and integration for the faux tree. As a result, the design of this WCF will respect the neighborhood context and blend into the surrounding area with minimal visual impact.

Based on the project’s location and design, the facility will comply with the City of San Diego’s General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

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

The project consists of twelve (12) antennas and twelve (12) Remote Radio Units (RRUs) on a 35-foot tall mono-Eucalyptus tree located on the southwestern edge of the Ridgewood Neighborhood Park in an area containing several mature tree species of varying height, including several eucalyptus trees at least 50 feet tall. The equipment associated with this project is located inside a 220-square foot CMU enclosure with trellis roof and a chain link lid, neutral color paint with stucco finish and treated with anti-graffiti paint.

It was determined that the project would not have a significant effect on the environment and was declared to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction). The Environmental Determination was appealed to City Council, which heard and denied the appeal on June 30, 2015 pursuant to Resolution No. 309829.

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, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

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 Electro Magnetic Emission (EME) Analysis, which concluded that the project complies with FCC RF Standards. Therefore, the project will 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.**

The project, as designed, is consistent with the RS-1-14 development regulations and the WCF regulations. Pursuant to LDC Sections 141.0420(d)(2) and 141.0420(d)(4) a Neighborhood Use Permit (NUP) is required. No deviations are being proposed with this project. LDC Section 141.0420(g)(1) states that wireless communication facilities shall utilize the smallest, least visually intrusive antennas, components and other necessary equipment. The proposed WCF contains two different antenna models with different dimensions. To ensure compliance with this section of the regulation, Verizon will be limiting their antenna sizes up to 72-inches in length and 21-inches in width. For instance, in the past, the mono-eucalyptus tree designs have been approved to support antennas up to 96-inches in length. Therefore, the WCF is proposing to use the smallest and least visually intrusive antennas. Verizon will also be operating without a microwave dish which is often requested for their new installation.

LDC Section 141.0420(g)(2) states that the applicant shall use all reasonable means to conceal or minimize the visual impacts of wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

For this project, the mono-Eucalyptus tree and the associated equipment enclosure design have been designed to meet the integration requirements. The mono-Eucalyptus tree is sited in an area where there is existing mature landscaping of varying height and will not interfere with any park related uses. The equipment enclosure is located away from the sports field and is a design that is commonly found in other City parks. Similar to the mono-Eucalyptus tree, the equipment enclosure is also located so as not to interfere with park uses consistent with Charter Section 55 and Council Policies 700-06 and 600-43.

The mono-Eucalyptus tree will be designed to include certain integration elements resulting in a realistic tree appearance. First, the mono-Eucalyptus tree includes a branch count of 3-branches per foot for a heavy density appearance. Second, the branches are designed to extend 24-inches in front of each antenna. The coverage as a result of the branch extension would provide the appropriate foundation in screening the majority of the WCF. Additionally, antenna socks will be employed to increase the foliage density. The antenna socks are sleeves designed to wrap around the entire antenna. Eucalyptus leaves constructed of fiberglass materials are attached onto the sleeves. This practice of installing antenna socks increases the concealment of the antennas and blends them into the tree foliage. Finally, the antennas, RRUs, and mounting apparatus will be painted to match the bark to achieve the best visual results.

Pursuant to Land Development Code (LDC) Section 141.0420(i)(2), WCFs located above ground on city-owned property that has been formally dedicated in perpetuity by ordinance for park purposes, must have a Neighborhood Development Permit (NDP) and a determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55.

The 220-square foot CMU equipment enclosure is located southeast from the proposed mono-eucalyptus tree in the southern portion of the park and is set back more than 15 feet from the main

pathway through the park. The enclosure will be painted a neutral color with a stucco finish and a trellis roof top. Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and when the Park and Recreation Department Director determines that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the Verizon Ridgewood Neighborhood Park project and determined that it would not violate Charter Section 55.

The project, as designed and located, complies with the Wireless Communication Facility regulations as it will be minimally visible through the use of architecture, landscape and siting solutions. The location of the WCF is along the southwesterly periphery of the park and set back approximately 325 feet from La Tortola and will not interfere with park use or pose visual impacts from the public right-of-way. As a result of the design and location, the project will comply with the applicable regulations of the Land Development Code.

### **Neighborhood Use Permit - Section 126.0205**

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

The Rancho Penasquitos Community Plan does not address WCFs as a specific land use, but Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. It also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." This project is proposed as a 35-foot tall mono-Eucalyptus tree supporting twelve (12) panel antennas and associated components. The equipment is proposed in a 220-square foot CMU enclosure designed similar to other park buildings, but with the addition of a trellis roof top similar to trellises found on residential properties. The mono-Eucalyptus tree is proposed in the southwestern portion of Ridgewood Neighborhood Park in an area planted with several mature trees of varying height, including several eucalyptus trees at least 50 feet tall, which lends visual context and integration for the faux tree. As a result, the design of this WCF will respect the neighborhood context and blend into the surrounding area with minimal visual impact.

Based on the project's location and design, the facility will comply with the City of San Diego's General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

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

The project consists of twelve (12) antennas and twelve (12) Remote Radio Units (RRUs) on a 35-foot tall mono-Eucalyptus tree located on the southwestern edge of the Ridgewood Neighborhood Park in an area containing several mature tree species of varying height, including several eucalyptus trees at least 50 feet tall. The equipment associated with this project is located inside a 220-square foot CMU enclosure with trellis roof and a chain link lid, neutral color paint with stucco finish and treated with anti-graffiti paint.

It was determined that the project would not to have a significant effect on the environment and was declared to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction). The Environmental Determination was appealed to City Council, which heard and denied the appeal on June 30, 2015 pursuant to Resolution No. 309829.

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, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

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 Electro Magnetic Emission (EME) Analysis, which concluded that the project complies with FCC RF Standards. Therefore, the project will 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.**

The project, as designed, is consistent with the RS-1-14 development regulations and the WCF regulations. Pursuant to LDC Sections 141.0420(d)(2) and 141.0420(d)(4) a Neighborhood Use Permit (NUP) is required. No deviations are being proposed with this project. LDC Section 141.0420(g)(1) states that wireless communication facilities shall utilize the smallest, least visually intrusive antennas, components and other necessary equipment. The proposed WCF contains two different antenna models with different dimensions. To ensure compliance with this section of the regulation, Verizon will be limiting their antenna sizes up to 72-inches in length and 21-inches in width. For instance, in the past, the mono-eucalyptus tree designs have been approved to support antennas up to 96-inches in length. Therefore, the WCF is proposing to use the smallest and least visually intrusive antennas. Verizon will also be operating without a microwave dish which is often requested for their new installation.

LDC Section 141.0420(g)(2) states that the applicant shall use all reasonable means to conceal or minimize the visual impacts of wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

For this project, the mono-Eucalyptus tree and the associated equipment enclosure design have been designed to meet the integration requirements. The mono-Eucalyptus tree is sited in an area where there is existing mature landscaping of varying height and will not interfere with any park related uses. The equipment enclosure is located away from the sports field and is a design that is commonly found in other City parks. Similar to the mono-Eucalyptus tree, the equipment

enclosure is also located so as not to interfere with park uses consistent with Charter Section 55 and Council Policies 700-06 and 600-43.

The mono-Eucalyptus tree will be designed to include certain integration elements resulting in a realistic tree appearance. First, the mono-Eucalyptus tree includes a branch count of 3-branches per foot for a heavy density appearance. Second, the branches are designed to extend 24-inches in front of each antenna. The coverage as a result of the branch extension would provide the appropriate foundation in screening the majority of the WCF. Additionally, antenna socks will be employed to increase the foliage density. The antenna socks are sleeves designed to wrap around the entire antenna. Eucalyptus leaves constructed of fiberglass materials are attached onto the sleeves. This practice of installing antenna socks increases the concealment of the antennas and blends them into the tree foliage. Finally, the antennas, RRUs, and mounting apparatus will be painted to match the bark to achieve the best visual results.

Pursuant to Land Development Code (LDC) Section 141.0420(i)(2), WCFs located above ground on city-owned property that has been formally dedicated in perpetuity by ordinance for park purposes, must have a Neighborhood Development Permit (NDP) and a determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55.

The 220-square foot CMU equipment enclosure is located southeast from the proposed mono-eucalyptus tree in the southern portion of the park and is set back more than 15 feet from the main pathway through the park. The enclosure will be painted a neutral color with a stucco finish and a trellis roof top. Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and when the Park and Recreation Department Director determines that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the Verizon Ridgewood Neighborhood Park project and determined that it would not violate Charter Section 55.

The project, as designed and located, complies with the Wireless Communication Facility regulations as it will be minimally visible through the use of architecture, landscape and siting solutions. The location of the WCF is along the southwesterly periphery of the park and set back approximately 325 feet from La Tortola and will not interfere with park use or pose visual impacts from the public right-of-way. As a result of the design and location, the project will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1330404, Neighborhood Development Permit No. 1330403 and Neighborhood Use Permit No. 1330402 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1330404, Neighborhood Development Permit No. 1330403 and Neighborhood Use Permit No. 1330402, a copy of which is attached hereto and made a part hereof.

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Simon Tse - Project Manager  
Development Services

Adopted on: August 26, 2015  
Internal Order No. 24004872

DRA

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004872

**SITE DEVELOPMENT PERMIT NO. 1330404**  
**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1330403**  
**NEIGHBORHOOD USE PERMIT NO. 1330402**  
**VERIZON WIRELESS RIDGEWOOD PARK PTS NO. 379009**  
**HEARING OFFICER**

This Site Development Permit No. 1330404, Neighborhood Development Permit No. 1330403 and, Neighborhood Use Permit No. 1330402 is granted by the Hearing Officer 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 126.0201, 126.0401, 126.0501, 131.0401, 141.0420 and 143.0101. The site is located at 12604 La Tortola in the RS-1-14 zone of the Rancho Penasquitos Community Plan. The project site is legally described as Lot 171 of Map No. 9828, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of Said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a new Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 26, 2015, on file in the Development Services Department.

The project shall include:

- a. A new Wireless Communication Facility (WCF) for twelve (12) antennas and (12) twelve Remote Radio Units (RRUs) on a 35-foot tall mono-Eucalyptus tree. The equipment associated with this project is located inside a 220-square foot enclosure as illustrated in the approved 'Exhibit A' dated August 26, 2015; and
- b. Landscaping; and
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. 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 **September 10, 2015**.
2. This approval and corresponding use of this site shall **expire on September 10, 2025**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department 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 WCF purposes beyond the permit expiration date. Use of this permit approval 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 Permittee shall secure all necessary building permits. The 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 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.

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.

**BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION:**

**13. Prior to Construction -**

- A. **Biologist Verification:** The permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements:** To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be

conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

14. **During Construction -**

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR shall be e-mailed to MMC on the 1<sup>st</sup> day of monitoring, the 1<sup>st</sup> week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously

unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

**15. Post Construction Measures -**

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

**MHPA LAND USE ADJACENCY REQUIREMENTS:**

16. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

- A. **Grading/Land Development/MHPA Boundaries:** MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- B. **Drainage:** All new and proposed parking lots and developed areas 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.
- C. **Toxics/Project Staging Areas/Equipment Storage:** Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction related activity that*

*may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA.”*

- D. **Lighting:** Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. **Barriers:** New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. **Invasives:** No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. **Brush Management:** New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consistent with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.
- H. **Noise:** Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
  - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
  - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON,

AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING\* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

\* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

**ENGINEERING REQUIREMENTS:**

17. The project proposes to export 23 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
18. Prior to the issuance of a building permit, the Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
19. The drainage system proposed for this development is private and subject to approval by the City Engineer.
20. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
21. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
22. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.
23. Prior to the issuance of any construction permit, the Permittee shall assure by permit to construct the utility trench in the special flood hazard area to current City of San Diego and Federal Emergency Management Agency (FEMA) standards, to satisfactory to the City Engineer.

**PARK AND RECREATION REQUIREMENTS:**

24. 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.

25. 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.

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

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

28. Landscape and/or hardscape areas disturbed during construction shall be repaired/replaced by the Permittee to the satisfaction of the Park & Recreation Department And the Development Services Department, prior to final inspection.

**PLANNING/DESIGN REQUIREMENTS:**

29. This approval permits the following as illustrated on the approved Exhibit "A":

- a. Six (6) antennas with the following dimensions: 72" by 14.8" by 7.1"; and
- b. Six (6) antennas with the following dimensions: 55" by 21" by 7.1".

30. The WCF shall conform to the approved construction plans.

31. Photosimulations shall be printed on the construction plans.

32. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.

33. The accuracy and validity of the Radio Frequency Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

34. All facilities and related equipment shall be maintained in good working order and 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.

35. No exposed pipes or mounting apparatus absent antennas shall be present at any time on the mono-Eucalyptus tree. Mounting pipes shall not be longer than the antennas.

36. All proposed hand-holes shall be covered with bark material to match the mono-Eucalyptus tree trunk to the satisfaction of the Development Services Department.

37. All coaxial conduits shall be routed up through the caisson and into the mono-Eucalyptus tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
38. Branches from the mono-Eucalyptus tree shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.
39. All exposed cables, brackets and supports shall be painted to match the mono-Eucalyptus tree to the satisfaction of the Development Services Department.
40. Antenna socks (designed to match the mono-Eucalyptus tree) fully covering the front and back of the antennas (and any other components) shall be used.
41. The applicant shall provide color samples of the mono-Eucalyptus tree branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built mono-Eucalyptus.
42. Any future modifications to the antennas must be approved by Development Services. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
43. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
44. 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, in which case, the removal and the restoration of this site to its original condition shall be required.
45. 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.

**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.
- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the

approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- 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 Hearing Officer of the City of San Diego on August 26, 2015 and Resolution No. TBD.

Site Development Permit No. 1330404  
Neighborhood Development Permit No. 1330403  
Neighborhood Use Permit No. 1330402  
August 26, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Simon Tse  
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  
TITLE

**VERIZON WIRELESS**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

## 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

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

PROJECT TITLE/ NO.: VERIZON RIDGEWOOD PARK / 379009  
PROJECT LOCATION-SPECIFIC: 12604 La Tortola, San Diego, CA  
PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

SCH No.: N/A

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A NEIGHBORHOOD USE PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to construct, operate, and maintain a wireless communication facility that includes the following: installation of twelve panel antennas, twelve remote radio units and three surge protectors mounted to a 35-foot mono-eucalyptus; two Global Positioning System antennas, equipment cabinets installed within an approximately 220-square-foot new concrete block equipment enclosure. The project would also include installation of electrical and telecom conduit within new trenches. The project is located at 12604 La Tortola in Ridgewood Park. Furthermore, the project is located within the RS-1-14 zone and the Rancho Penasquitos Community Plan. (LEGAL DESCRIPTION: Lot 171 of Map No. 9828.)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Leslie S. Vartanian, Verizon Wireless, 15505 Sand Canyon Avenue, Irvine CA, 92618, (949) 286-8623.

## 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: 15303 (New Construction or Conversion of Small Structures).  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction, one single-family residence in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

## IF FILED BY APPLICANT:

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

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

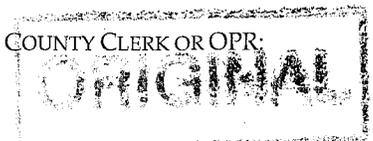
  
\_\_\_\_\_  
SIGNATURE/TITLE Senior Planner

APRIL 15, 2015  
\_\_\_\_\_  
DATE OF PROJECT APPROVAL

## CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:





# KIKA

**(RIDGWOOD NEIGHBORHOOD PARK)**  
12604 LA TORTOLA SAN DIEGO, CA 92129



15505 SAND CANYON AVE.  
BUILDING "D", FIRST FLOOR  
IRVINE, CA 92618

PROJECT INFORMATION:

**KIKA**  
(RIDGWOOD NEIGHBORHOOD PARK)  
12604 LA TORTOLA  
SAN DIEGO, CA 92129

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	06/12/14	90% ZONING DRAWING	JP
0	06/27/14	REVISE EQUIP. PLAN	JP
1	08/11/14	PLAN CMNTS	JP
2	11/18/14	REVISE SHELTER LOCATION	JP
3	02/09/15	CPG COMMENTS	JP

CONSULTANT:



TELECOMMUNICATIONS PROJECT  
MANAGEMENT  
302 STATE PLACE  
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200  
POWAY, CA 92064  
TEL: (858) 668-2828  
FAX: (858) 668-2827

LICENSER:

CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	
<ol style="list-style-type: none"> <li>2013 CALIFORNIA ADMINISTRATIVE CODE</li> <li>2013 CALIFORNIA BUILDING CODE</li> <li>2013 CALIFORNIA ELECTRIC CODE</li> <li>2013 CALIFORNIA MECHANICAL CODE</li> <li>2013 CALIFORNIA PLUMBING CODE</li> <li>2013 CALIFORNIA FIRE CODE</li> <li>ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE</li> <li>CITY/COUNTY ORDINANCES</li> </ol>	
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, DIVISION 4.

PROJECT DESCRIPTION
<ul style="list-style-type: none"> <li>INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT CABINETS INSIDE A PROPOSED 22'-0"x11'-0" CMU WALL EQUIPMENT ENCLOSURE ON CONCRETE PAD.</li> <li>PROPOSED 35' HIGH MONOECALYPTUS TO BE MANUFACTURED BY SOLAR COMMUNICATIONS INTERNATIONAL (SCI).</li> <li>INSTALLATION OF TWELVE (12) PANEL ANTENNAS, TWELVE (12) RRU'S WITH A2 MODULES, AND THREE (3) SURGE PROTECTION UNITS MOUNTED TO PROPOSED MONOECALYPTUS.</li> <li>INSTALLATION OF TWO (2) GPS ANTENNAS MOUNTED TO EQUIPMENT CABINETS.</li> <li>INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE.</li> <li>INSTALLATION OF NEW TELCO SERVICE.</li> <li>NEW NATIVE SHRUBS TO SCREEN EQUIPMENT ENCLOSURE.</li> </ul>

DRIVING DIRECTIONS
FROM VERIZON WIRELESS OFFICE, IRVINE, CA
<ol style="list-style-type: none"> <li>START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD BARRANCA PKWY.</li> <li>MERGE ONTO I-405 S VIA THE RAMP TO SAN DIEGO.</li> <li>MERGE ONTO I-5 S.</li> <li>TAKE THE CARMEL VALLEY RD EXIT TOWARD STATE ROUTE 56 E.</li> <li>TURN LEFT ONTO CARMEL VALLEY RD.</li> <li>TAKE THE STATE HWY 56 E RAMP.</li> <li>KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR CA-56 E AND MERGE ONTO CA-56 E/STATE HWY 56 E.</li> <li>TAKE THE RANCHO PENASQUITOS BLVD EXIT.</li> <li>TURN RIGHT ONTO RANCHO PENASQUITOS BLVD.</li> <li>TAKE THE 1ST RIGHT ONTO CALLE DE LAS ROSAS.</li> <li>TURN LEFT ONTO LA TORTOLA.</li> </ol>
THOMAS BROTHERS PAGE 1189, GRID F6

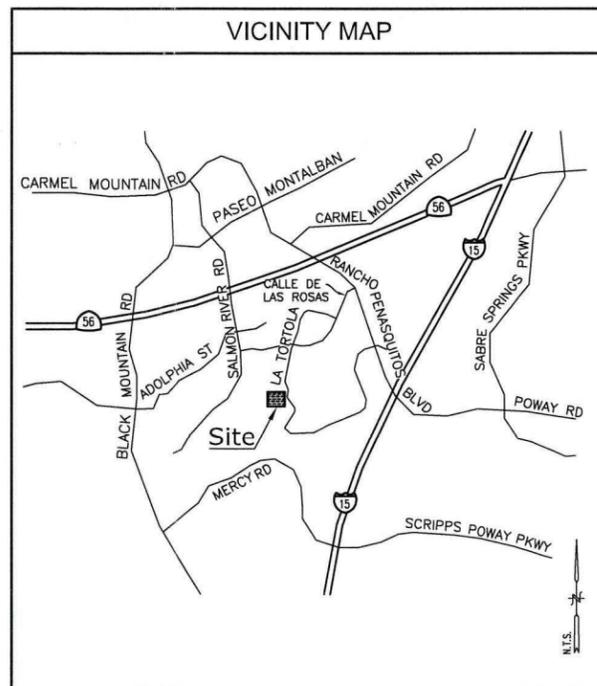
REQUIRED PERMITS
<ul style="list-style-type: none"> <li>NEIGHBORHOOD DEVELOPMENT PERMIT.</li> <li>NEIGHBORHOOD USE PERMIT.</li> <li>SITE DEVELOPMENT PERMIT.</li> </ul>

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWING:
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX		
SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	△
A-1	SITE PLAN	△
A-1.1	MHPA BOUNDARY SITE PLAN	△
A-2	ENLARGED SITE PLAN	△
A-3	EQUIPMENT LAYOUT AND ANTENNA PLAN	△
A-4	ELEVATIONS	△
A-5	ELEVATIONS	△
A-6	DETAILS	1

PROJECT TEAM	
<p><b>ENGINEER:</b> PDC CORPORATION 13225 DANIELSON ST., SUITE 200 POWAY, CA 92064 CONTACT: SOHAIL SHAH, PE TEL: (858) 668-2828 FAX: (858) 668-2827 EMAIL: sohail@pdccorp.net</p>	<p><b>APPLICANT:</b> VERIZON WIRELESS 15505 SAND CANYON BLVD. BUILDING "D", 1ST FLOOR IRVINE, CA 92618-3114 CONTACT: GLENN STOCK TEL: (949) 286-8629 EMAIL: glenn.stock@verizonwireless.com</p>
<p><b>PLANNING CONTACT:</b> PLANCOM INC. 302 STATE PLACE ESCONDIDO, CA 92029 CONTACT: KERRIGAN DIEHL PHONE: (760) 587-3003 EMAIL: kerrigan.diehl@plancominc.com</p>	<p><b>LEASING CONTACT:</b> PLANCOM, INC. 302 STATE PLACE ESCONDIDO, CA 92029 PHONE: (858) 603-2336 CONTACT: GREG MOORAD EMAIL: greg.moorad@plancominc.com</p>
<p><b>RF ENGINEER:</b> VERIZON WIRELESS 15505 SAND CANYON BLVD. BUILDING "D", 1ST FLOOR IRVINE, CA 92618-3114 CONTACT: CARLOS JIMENEZ TEL: (619) 851-2164 EMAIL: carlos.jimenez2@verizonwireless.com</p>	<p><b>CONSTRUCTION MANAGER</b> CBMS INC. TELECOMMUNICATION CONSULTING 120 VILLAGE SQUARE, #51 ORINDA, CA 94563 CONTACT: STEVE JOHNSON TEL: (951) 541-8905 EMAIL: stevejohnson@cbmsconsulting.com</p>

PROJECT INFORMATION	
SITE ADDRESS:	12604 LA TORTOLA SAN DIEGO, CA 92129
APN:	315-423-03
PROPERTY OWNER:	CITY OF SAN DIEGO 1200 THIRD AVENUE, SUITE 1700 SAN DIEGO, CA 92101 CONTACT: ENZA MORENO PHONE: (619) 236-6052
LATITUDE:	32° 56' 43.71" N
LONGITUDE:	117° 07' 01.94" W
GROUND ELEVATION:	±304.5' FEET A.M.S.L.
ZONING:	RS-1-14 (RESIDENTIAL)
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U
JURISDICTION:	CITY OF SAN DIEGO
HEIGHT LIMIT:	35'
SETBACK:	FRONT: 15', SIDE: 4', STREET SIDE: 10', REAR: 10'
PROPOSED LEASE AREA:	220 SQ. FT.
EXISTING SITE ACREAGE:	8.53 AC.
EXISTING WCF ON-SITE:	NONE
LEGAL DESCRIPTION:	LOT 171 OF MAP NO. 9828, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



APPROVALS
LANDLORD: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION MANAGER: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
PROGRAM REGIONAL MANAGER: _____
NETWORK OPERATIONS MANAGER: _____

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

**T-1**

APPLICANT:



15505 SAND CANYON AVE.  
BUILDING "D", FIRST FLOOR  
IRVINE, CA 92618

PROJECT INFORMATION:

**KIKA**  
(RIDGWOOD NEIGHBORHOOD PARK)  
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LICENSER:

SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

**A-1**

SCALE NOTE:  
IF DIMENSIONS SHOWN ON PLAN DO NOT  
SCALE CORRECTLY, CHECK FOR REDUCTION  
OR ENLARGEMENT FROM ORIGINAL PLANS.



R=170.00'  
Δ=40°06'22"  
L=119.00'

GENERAL NOTES:

1. THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE LA TORTOLA AND PASEO MONTRIL RIGHT-OF-WAY.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
5. THE OWNER OF THE SUBJECT PROJECT SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR TELCO CONDUITS TRENCHING, IN THE THE LA TORTOLA AND PASEO MONTRIL RIGHT-OF-WAY.
6. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE LA TORTOLA AND PASEO MONTRIL RIGHT-OF-WAY.
7. THE PROPOSED EQUIPMENT SHELTER WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERN.

GRADING DATA TABLE:

EXPORT:.....APPROX. 23 CU. YD.  
(FROM MONO-EUC. CAISSON)  
IMPORT:.....APPROX. 8 CU. YD.  
(FOR SHELTER FOUNDATION)  
CUT:.....APPROX. 9 CU. YD.  
(FOR SHELTER FOOTING)  
DEPTH OF CUT:.....APPROX. 2 FT.  
FILL:.....APPROX. 8 CU. YD.  
(FOR SHELTER FOUNDATION)  
DEPTH OF FILL:.....APPROX. 2 FT.

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

I/we the undersigned as Lessee(s) of the property described as  
**12604 LA TORTOLA, SAN DIEGO, CA 92129**  
(Address or legal description)

understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

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

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

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

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

Additionally I/we will;

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

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

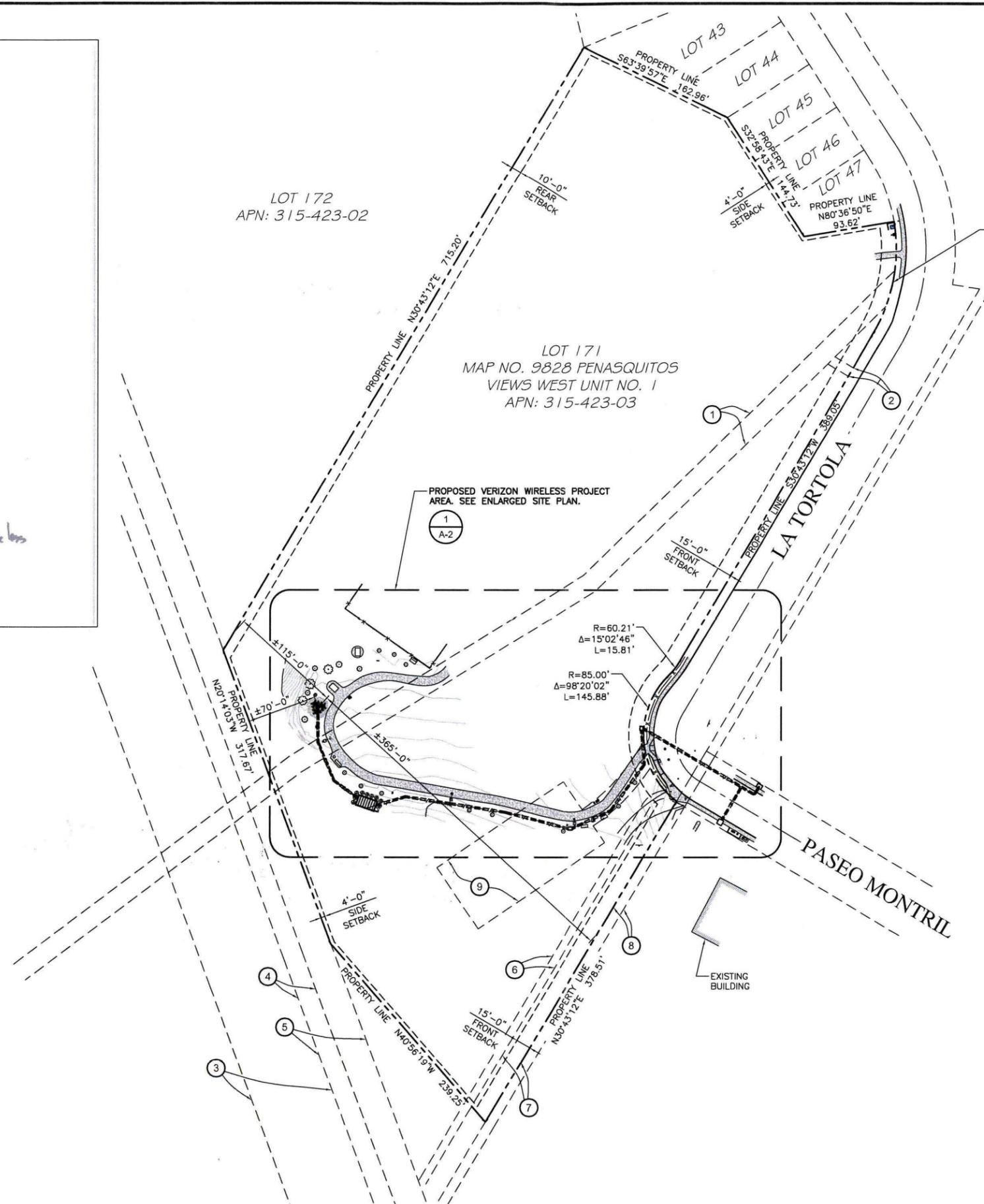
Lessee: **Andres Matekin** Company Name: **Verizon Wireless**  
Date: **7/25/14**

VERIZON WIRELESS TELECOMMUNICATIONS  
TRANSMITTER FREQUENCIES AND POWER LEVELS:

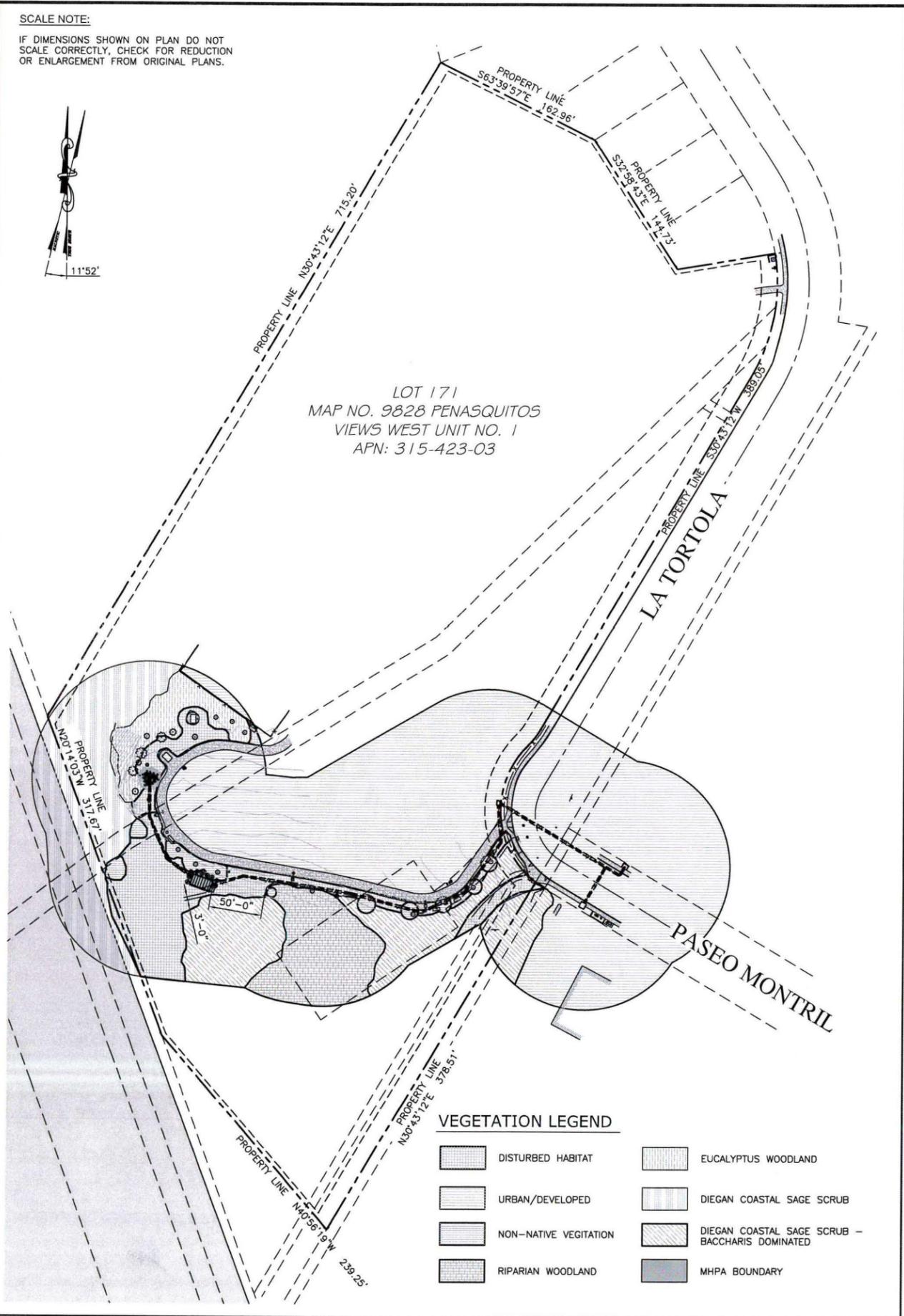
- CDMA EQUIPMENT:**  
TX FREQUENCY: 880-894 MHz  
RX FREQUENCY: 835-849 MHz
- PCS EQUIPMENT:**  
TX FREQUENCY: 1965-1970 MHz  
RX FREQUENCY: 1885-1890 MHz
- LTE EQUIPMENT:**  
TX FREQUENCY: 776-787 MHz  
RX FREQUENCY: 746-757 MHz
- AWS EQUIPMENT:**  
TX FREQUENCY: 2115-2130 MHz  
RX FREQUENCY: 1715-1730 MHz

Key Notes - Easements

- 1 EXISTING SEWER EASEMENT.
- 2 EXISTING 10' SEWER EASEMENT.
- 3 EXISTING 80' SAN DIEGO COUNTY WATER AUTHORITY EASEMENT.
- 4 20' SAN DIEGO COUNTY WATER AUTHORITY ACCESS EASEMENT.
- 5 EXIST. 50' SAN DIEGO COUNTY WATER AUTHORITY EASEMENT.
- 6 EXIST. 8' SAN DIEGO GAS AND ELECTRIC.
- 7 EXIST. 20' SAN DIEGO GAS AND ELECTRIC.
- 8 EXIST. 10' PACIFIC TELEPHONE AND TELEGRAPH.
- 9 DRAINAGE EASEMENT GRANTED HEREON.

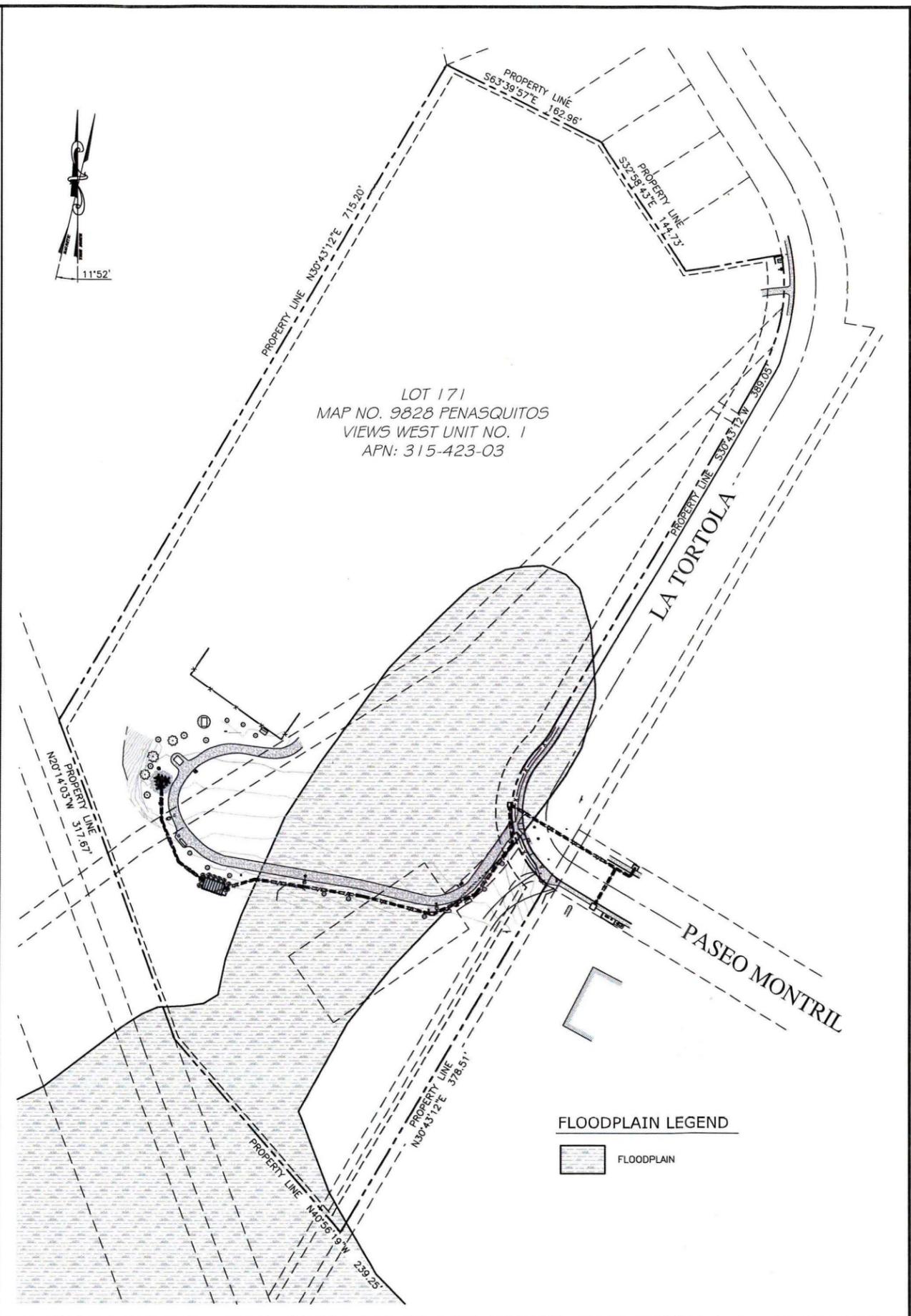


SCALE NOTE:  
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



**VEGETATION LEGEND**

	DISTURBED HABITAT		EUCALYPTUS WOODLAND
	URBAN/DEVELOPED		DIEGAN COASTAL SAGE SCRUB
	NON-NATIVE VEGETATION		DIEGAN COASTAL SAGE SCRUB - BACCHARIS DOMINATED
	RIPARIAN WOODLAND		MHPA BOUNDARY



**FLOODPLAIN LEGEND**

	FLOODPLAIN
--	------------

VEGETATION BOUNDARY SITE PLAN

0 35' 70' 140'  
SCALE 11x17: 1" = 140'-0"  
24x36: 1" = 70'-0"

FLOODPLAIN BOUNDARY SITE PLAN

0 35' 70' 140'  
SCALE 11x17: 1" = 140'-0"  
24x36: 1" = 70'-0"

APPLICANT:



15505 SAND CANYON AVE.  
BUILDING "D", FIRST FLOOR  
IRVINE, CA 92618

PROJECT INFORMATION:

**KIKA**  
(RIDGWOOD NEIGHBORHOOD PARK)  
12604 LA TORTOLA  
SAN DIEGO, CA 92129

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	06/12/14	90% ZONING DRAWING	JP
0	06/27/14	REVISE EQUIP. PLAN	JP
1	08/11/14	PLAN CMNTS	JP
2	11/18/14	REVISE SHELTER LOCATION	JP
3	02/09/15	CPG COMMENTS	JP

CONSULTANT:



TELECOMMUNICATIONS PROJECT  
MANAGEMENT  
302 STATE PLACE  
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200  
POWAY, CA 92064  
TEL: (858) 668-2828  
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

**MHPA  
BOUNDARY  
SITE PLAN**

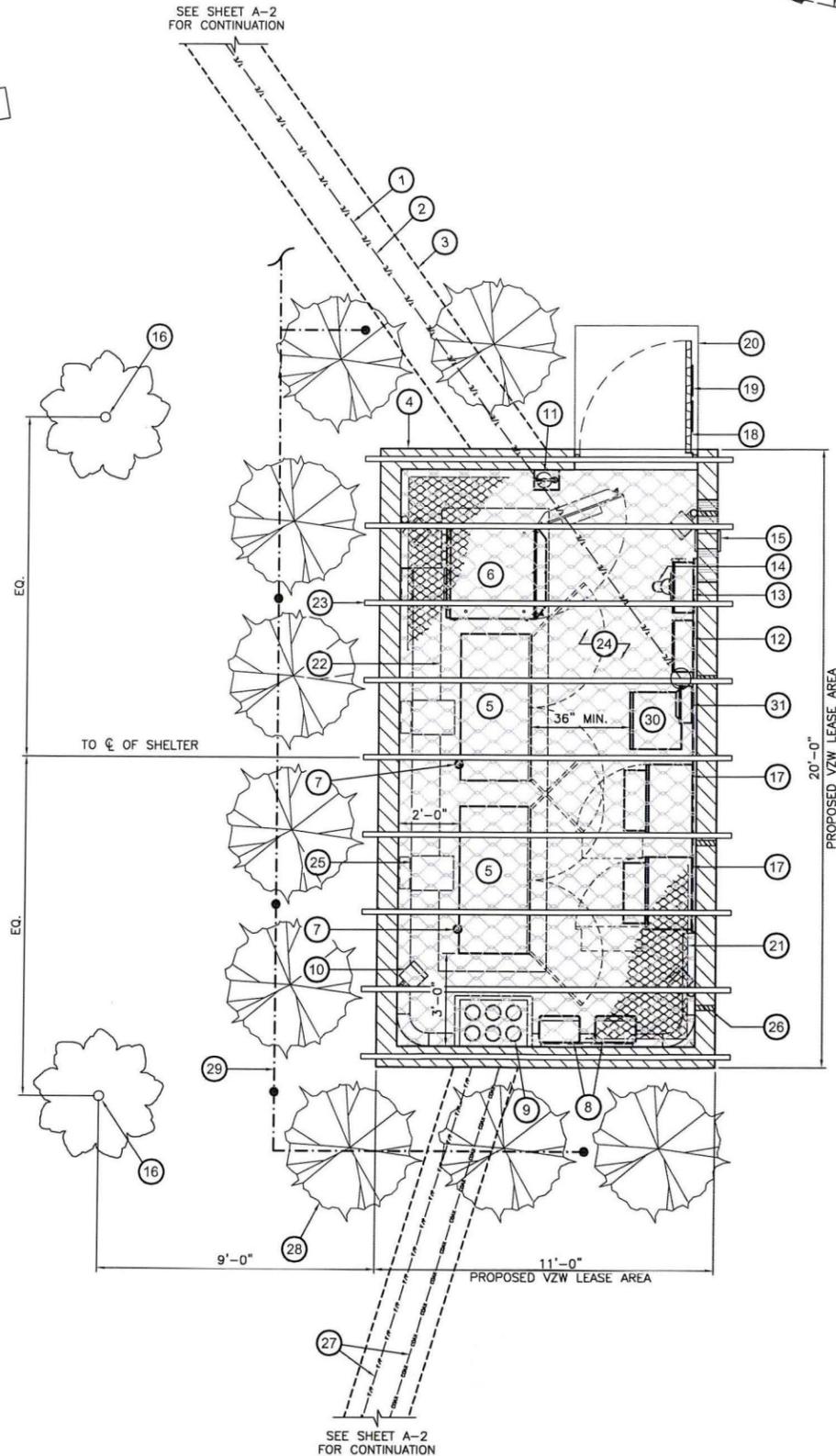
SHEET NUMBER:

**A-1.1**



KEYED NOTES:

- 1 PROPOSED TELCO CONDUIT WITHIN UNDERGROUND TRENCH
- 2 PROPOSED ELECTRICAL CONDUIT WITHIN UNDERGROUND TRENCH
- 3 PROPOSED UNDERGROUND JOINT UTILITY TRENCH
- 4 PROPOSED VERIZON WIRELESS 8'-0" HIGH CMU WALL EQUIPMENT ENCLOSURE, STUCCO AND PAINTED TAN/SANDSTONE FINISH.
- 5 PROPOSED VERIZON WIRELESS ERICSSON RBS 6102 AND BBU CABINET MOUNTED ON CONCRETE PAD
- 6 PROPOSED VERIZON WIRELESS COMMSCOPE RBA72-36 DC POWER PLANT CABINET MOUNTED ON CONCRETE PAD
- 7 PROPOSED GPS ANTENNA MOUNTED ON EQUIPMENT CABINET (TOTAL OF 2)
- 8 PROPOSED RAYCAP DC SURGE PROTECTION UNIT MOUNTED TO WALL (TOTAL OF 2)
- 9 PROPOSED 6" DIA. CONDUIT STUB-UP FOR COAX CABLES (TOTAL OF 6) COVERED BY METAL SHROUD
- 10 PROPOSED WALL MOUNTED LIGHT FIXTURE WITH MANUAL TIMER SWITCH (TOTAL OF 4)
- 11 PROPOSED 4A: 40-B: C FIRE EXTINGUISHER INSIDE A NEMA 3R CABINET MOUNTED TO WALL
- 12 PROPOSED ELECTRICAL PANEL MOUNTED TO WALL
- 13 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 14 PROPOSED GENERATOR RECEPTACLE MOUNTED TO WALL
- 15 PROPOSED APPLETON PLUG PASS THROUGH [TWO (2) MINIMUM OPEN CELLS AT GRADE]
- 16 EXISTING SMALL TREE TO REMAIN
- 17 PROPOSED NORTHSTAR TELCO CABINET MOUNTED TO WALL
- 18 PROPOSED 4' WIDE LOCKABLE ACCESS DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE
- 19 PROPOSED MANDATORY NFPA HAZARD AND WARNING PLACARDS MOUNTED TO DOOR
- 20 PROPOSED CONCRETE LANDING
- 21 PROPOSED CHAINLINK LID
- 22 PROPOSED 3'-6"x15'-0" RAISED CONCRETE PAD FOR EQUIPMENT CABINETS
- 23 PROPOSED TRELLIS ABOVE EQUIPMENT ENCLOSURE
- 24 PROPOSED CONCRETE SLAB INSIDE EQUIPMENT ENCLOSURE
- 25 PROPOSED COAX CABLE TRAY
- 26 PROVIDE WEEP HOLE OPENINGS AT BASE OF WALL FOR DRAIN (TYP.)
- 27 PROPOSED COAX AND HYBRID FIBER/POWER CABLES IN PVC CONDUITS ROUTED UNDERGROUND
- 28 PROPOSED NATIVE SHRUBS TO SCREEN EQUIPMENT ENCLOSURE. TOYON (HETEROMELES ARBUTIFOLIA) OR LEMONADEBERRY (RHUS INTEGRIFOLIA)
- 29 PROPOSED IRRIGATION LINE (CONNECT TO THE MAINLINE OF THE EXISTING IRRIGATION SYSTEM)
- 30 PROPOSED STEPDOWN TRANSFORMER
- 31 PROPOSED MANUAL TRANSFER SWITCH

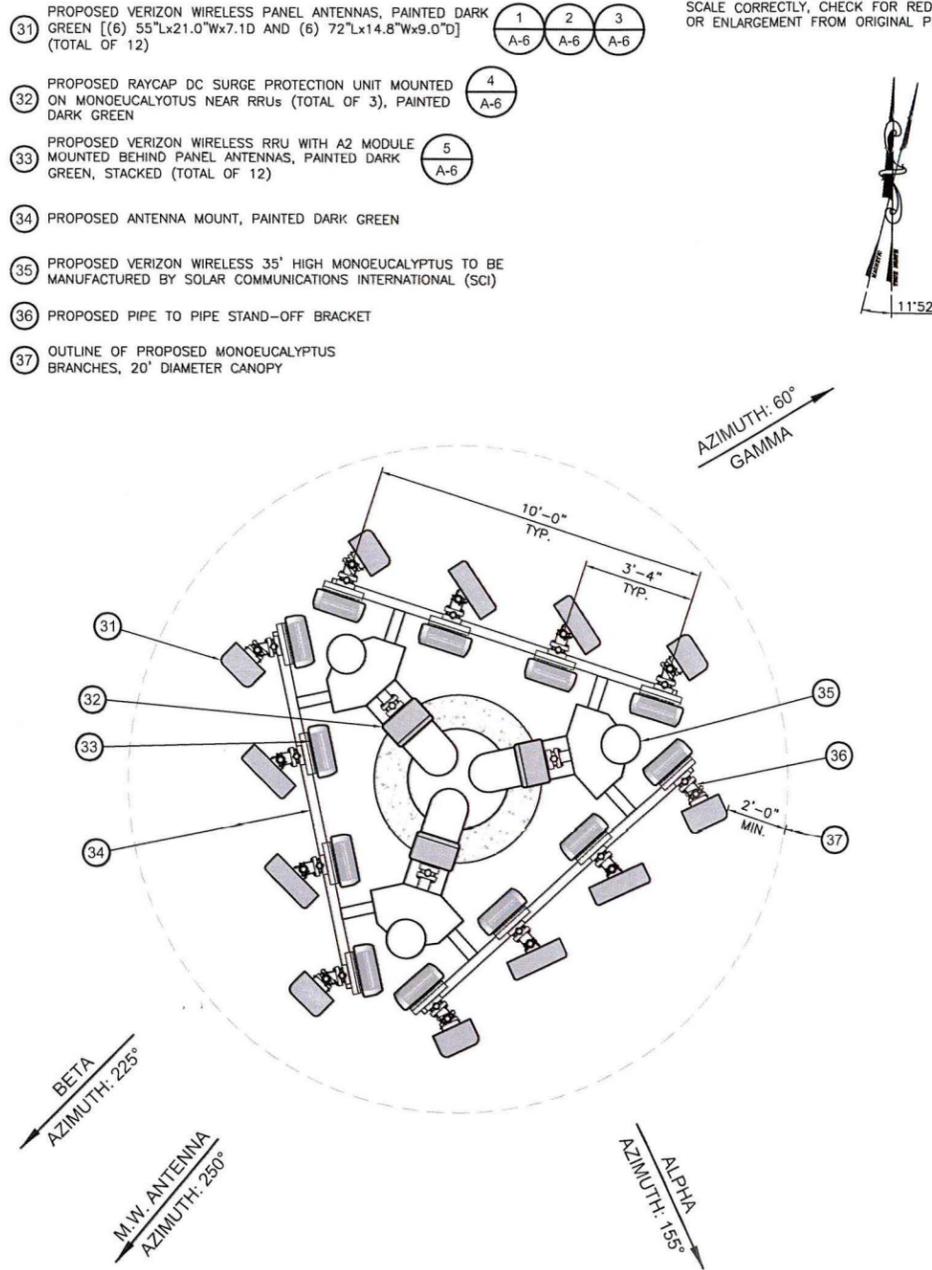


KEYED NOTES:

- 31 PROPOSED VERIZON WIRELESS PANEL ANTENNAS, PAINTED DARK GREEN [(6) 55"Lx21.0"Wx7.1"D AND (6) 72"Lx14.8"Wx9.0"D] (TOTAL OF 12)
- 32 PROPOSED RAYCAP DC SURGE PROTECTION UNIT MOUNTED ON MONOEUCALYPTUS NEAR RRUS (TOTAL OF 3), PAINTED DARK GREEN
- 33 PROPOSED VERIZON WIRELESS RRU WITH A2 MODULE MOUNTED BEHIND PANEL ANTENNAS, PAINTED DARK GREEN, STACKED (TOTAL OF 12)
- 34 PROPOSED ANTENNA MOUNT, PAINTED DARK GREEN
- 35 PROPOSED VERIZON WIRELESS 35' HIGH MONOEUCALYPTUS TO BE MANUFACTURED BY SOLAR COMMUNICATIONS INTERNATIONAL (SCI)
- 36 PROPOSED PIPE TO PIPE STAND-OFF BRACKET
- 37 OUTLINE OF PROPOSED MONOEUCALYPTUS BRANCHES, 20' DIAMETER CANOPY

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



ANTENNA AND COAX SCHEDULE							
SECTOR	ANTENNA TYPE	ANTENNA SIZE	AZIMUTH	RAD CENTER	SIZE	QTY OF CABLE PER SECTOR	CABLE LENGTH
ALPHA-1	CCI HPA-45R-BUU-H6	72"Lx14.8"Wx9.0D	155°	29'	7/8"	2 COAX CABLES 6 FIBER CABLES	±180'
ALPHA-2	AMPHENOL HTXCW451619R000G	55"Lx21.0"Wx7.1"D	155°	29'	HYBRID		±180'
ALPHA-3	AMPHENOL HTXCW451619R000G	55"Lx21.0"Wx7.1"D	155°	29'	HYBRID		±180'
ALPHA-4	CCI HPA-45R-BUU-H6	72"Lx14.8"Wx9.0D	155°	29'	7/8"		±180'
BETA-1	CCI HPA-45R-BUU-H6	72"Lx14.8"Wx9.0D	225°	29'	7/8"	2 COAX CABLES 6 FIBER CABLES	±180'
BETA-2	AMPHENOL HTXCW451619R000G	55"Lx21.0"Wx7.1"D	225°	29'	HYBRID		±180'
BETA-3	AMPHENOL HTXCW451619R000G	55"Lx21.0"Wx7.1"D	225°	29'	HYBRID		±180'
BETA-4	CCI HPA-45R-BUU-H6	72"Lx14.8"Wx9.0D	225°	29'	7/8"		±180'
GAMMA-1	CCI HPA-45R-BUU-H6	72"Lx14.8"Wx9.0D	60°	29'	7/8"	2 COAX CABLES 6 FIBER CABLES	±180'
GAMMA-2	AMPHENOL HTXCW451619R000G	55"Lx21.0"Wx7.1"D	60°	29'	HYBRID		±180'
GAMMA-3	AMPHENOL HTXCW451619R000G	55"Lx21.0"Wx7.1"D	60°	29'	HYBRID		±180'
GAMMA-4	CCI HPA-45R-BUU-H6	72"Lx14.8"Wx9.0D	60°	29'	7/8"		±180'
MICROWAVE		NONE					

APPLICANT:



15505 SAND CANYON AVE.  
BUILDING "D", FIRST FLOOR  
IRVINE, CA 92618

PROJECT INFORMATION:

**KIKA**  
(RIDGWOOD NEIGHBORHOOD PARK)  
12604 LA TORTOLA  
SAN DIEGO, CA 92129

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CONSULTANT:



TELECOMMUNICATIONS PROJECT  
MANAGEMENT  
302 STATE PLACE  
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200  
POWAY, CA 92064  
TEL: (858) 668-2828  
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

**EQUIPMENT LAYOUT  
AND ANTENNA PLAN**

SHEET NUMBER:

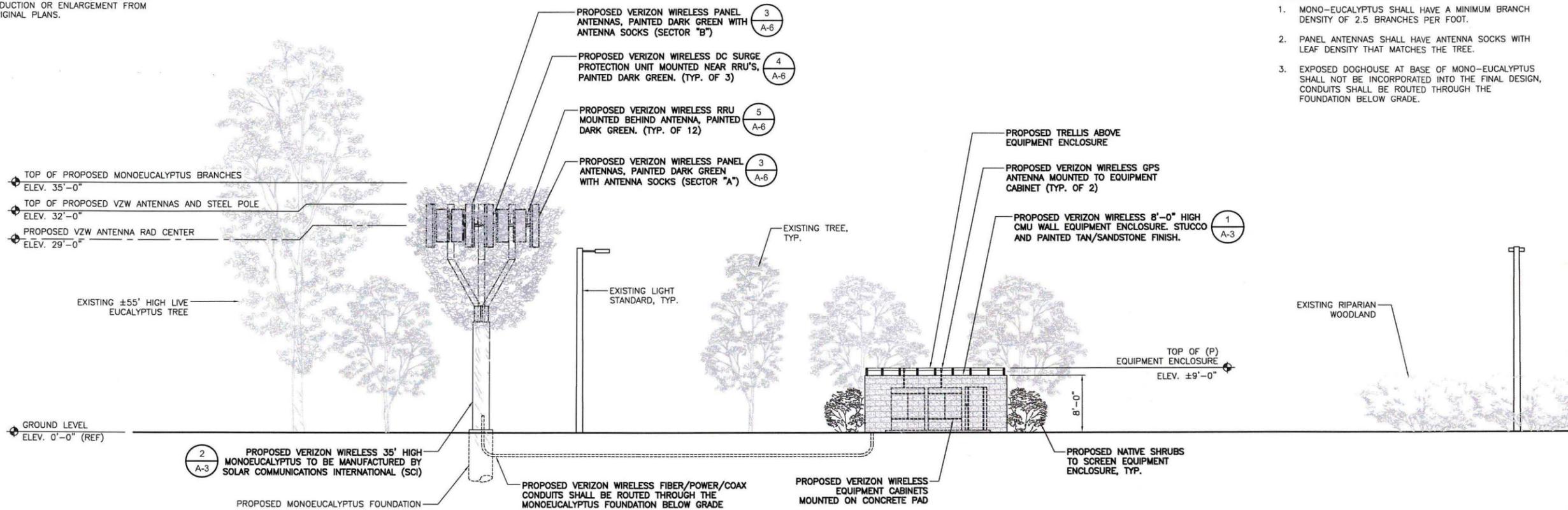
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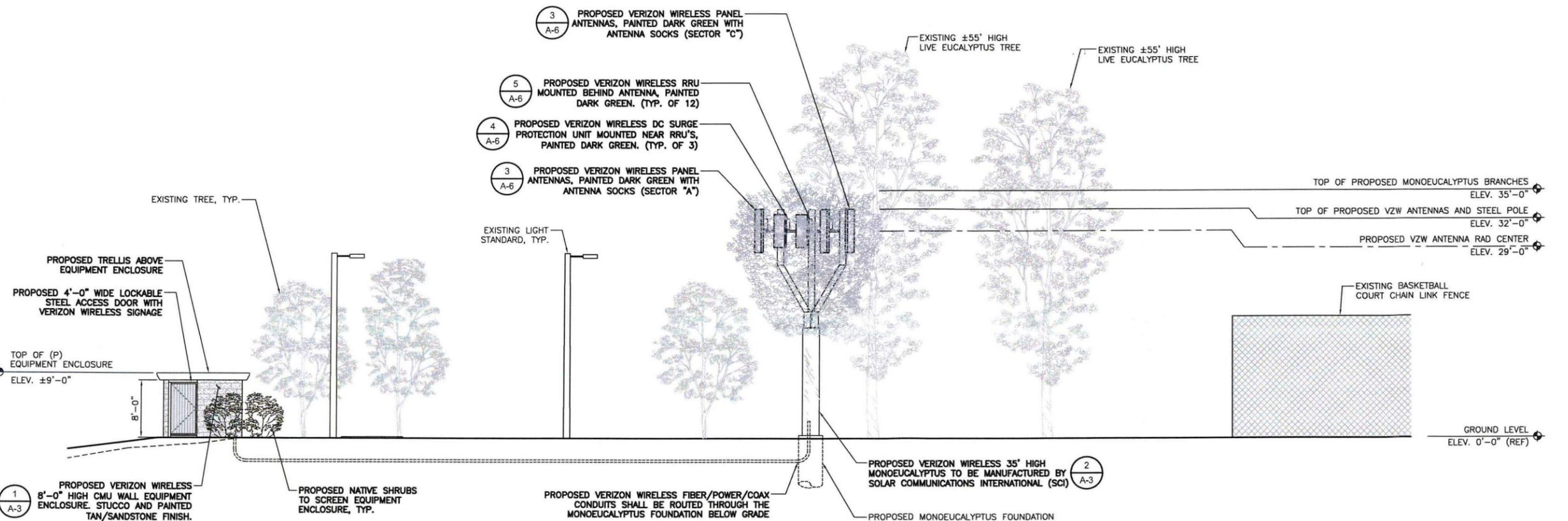
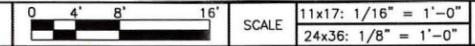
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

MONO-EUCALYPTUS NOTES:

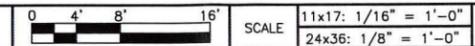
1. MONO-EUCALYPTUS SHALL HAVE A MINIMUM BRANCH DENSITY OF 2.5 BRANCHES PER FOOT.
2. PANEL ANTENNAS SHALL HAVE ANTENNA SOCKS WITH LEAF DENSITY THAT MATCHES THE TREE.
3. EXPOSED DOGHOUSE AT BASE OF MONO-EUCALYPTUS SHALL NOT BE INCORPORATED INTO THE FINAL DESIGN, CONDUITS SHALL BE ROUTED THROUGH THE FOUNDATION BELOW GRADE.



SOUTH ELEVATION



EAST ELEVATION



APPLICANT:



15505 SAND CANYON AVE.  
BUILDING "D", FIRST FLOOR  
IRVINE, CA 92618

PROJECT INFORMATION:

**KIKA**  
(RIDGWOOD NEIGHBORHOOD PARK)  
12604 LA TORTOLA  
SAN DIEGO, CA 92129

REVISIONS:

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1	08/11/14	PLAN CMNTS	JP
2	11/18/14	REVISE SHELTER LOCATION	JP
3	02/09/15	CPG COMMENTS	JP

CONSULTANT:



TELECOMMUNICATIONS PROJECT MANAGEMENT  
302 STATE PLACE  
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200  
POWAY, CA 92064  
TEL: (858) 668-2828  
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER:

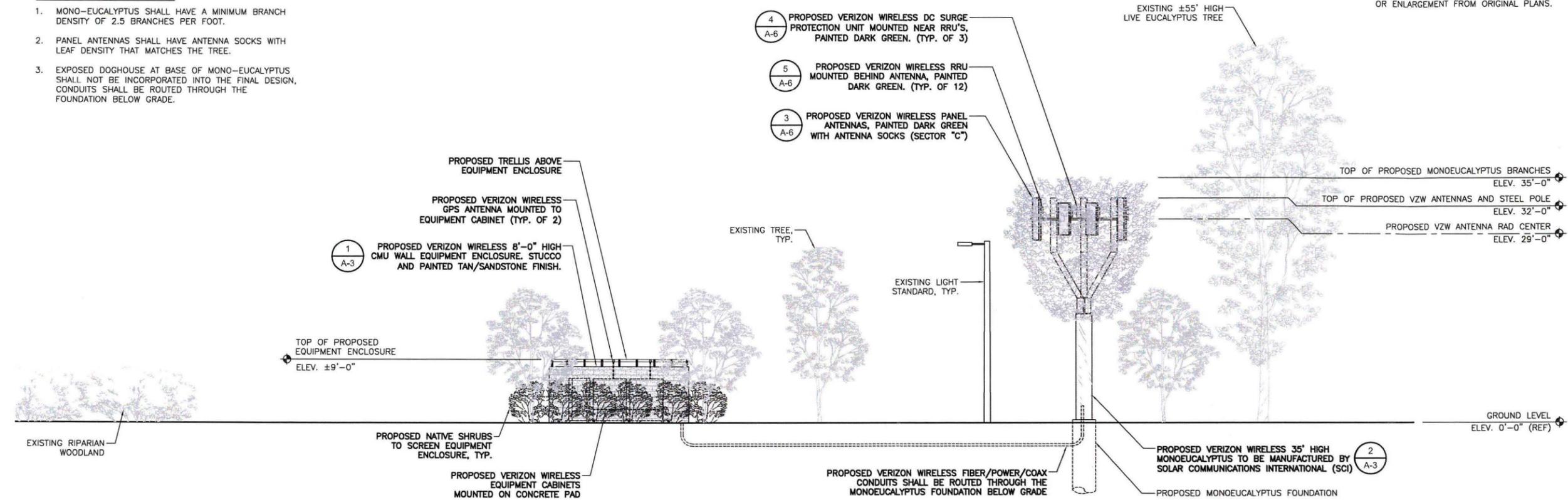
**A-4**

**MONO-EUCALYPTUS NOTES:**

1. MONO-EUCALYPTUS SHALL HAVE A MINIMUM BRANCH DENSITY OF 2.5 BRANCHES PER FOOT.
2. PANEL ANTENNAS SHALL HAVE ANTENNA SOCKS WITH LEAF DENSITY THAT MATCHES THE TREE.
3. EXPOSED DOGHOUSE AT BASE OF MONO-EUCALYPTUS SHALL NOT BE INCORPORATED INTO THE FINAL DESIGN. CONDUITS SHALL BE ROUTED THROUGH THE FOUNDATION BELOW GRADE.

**SCALE NOTE:**

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



**NORTH ELEVATION**

0 4' 8' 16' SCALE 11x17: 1/16" = 1'-0" 24x36: 1/8" = 1'-0" **1**

APPLICANT:  
  
 15505 SAND CANYON AVE.  
 BUILDING "D", FIRST FLOOR  
 IRVINE, CA 92618

PROJECT INFORMATION:  
**KIKA**  
 (RIDGWOOD NEIGHBORHOOD PARK)  
 12604 LA TORTOLA  
 SAN DIEGO, CA 92129

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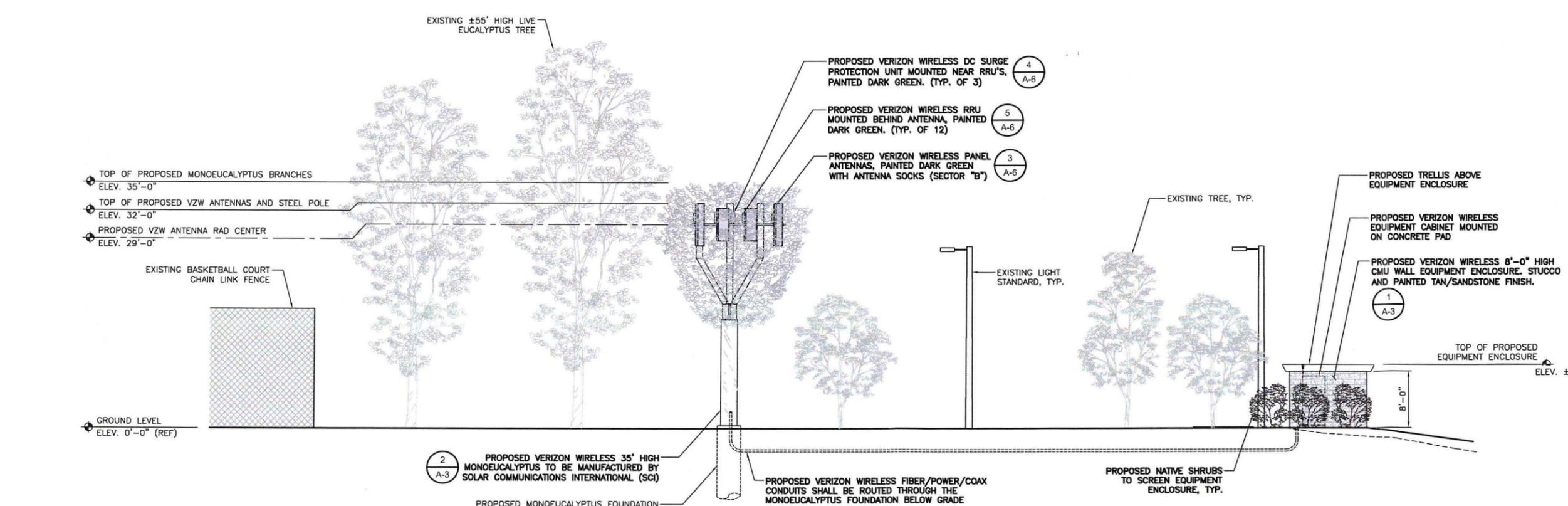
CONSULTANT:  
  
 TELECOMMUNICATIONS PROJECT MANAGEMENT  
 302 STATE PLACE  
 ESCONDIDO, CA 92029

ENGINEER:  
  
 13225 DANIELSON ST, SUITE 200  
 POWAY, CA 92064  
 TEL: (858) 668-2828  
 FAX: (858) 668-2827

LICENSER:

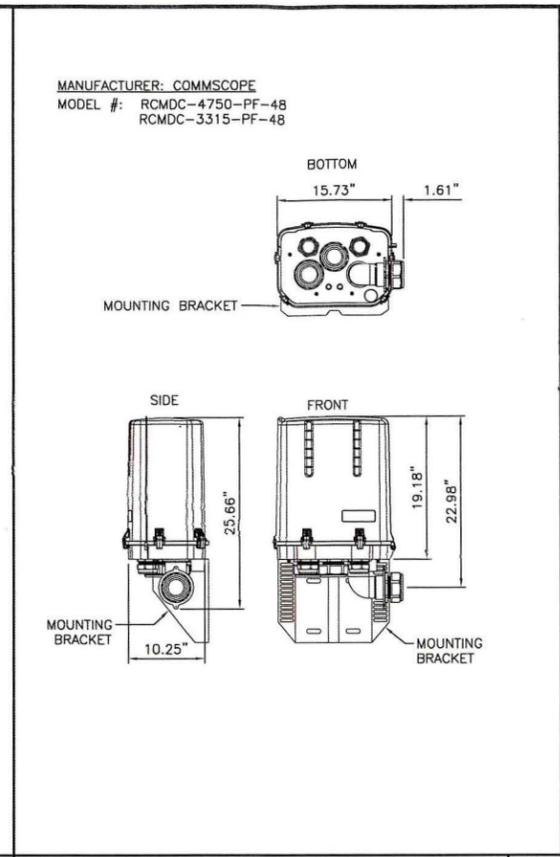
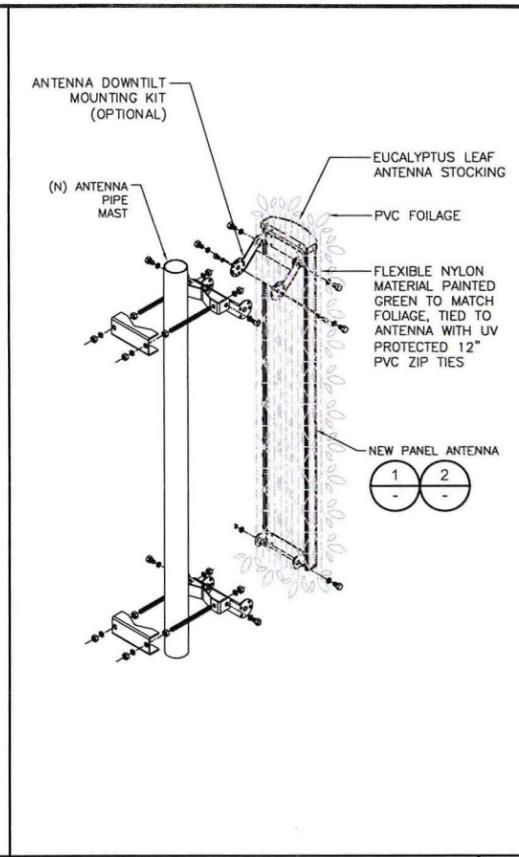
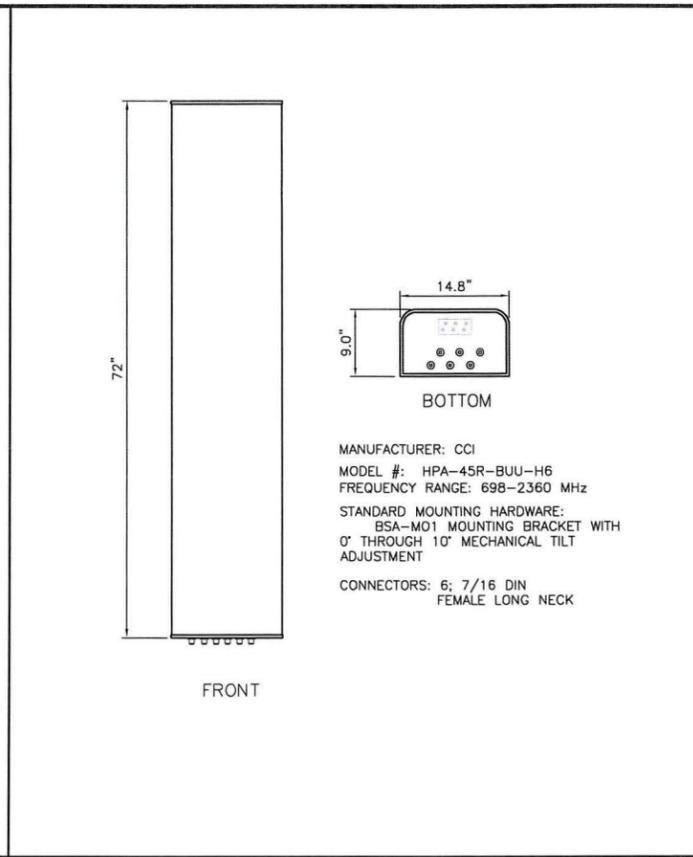
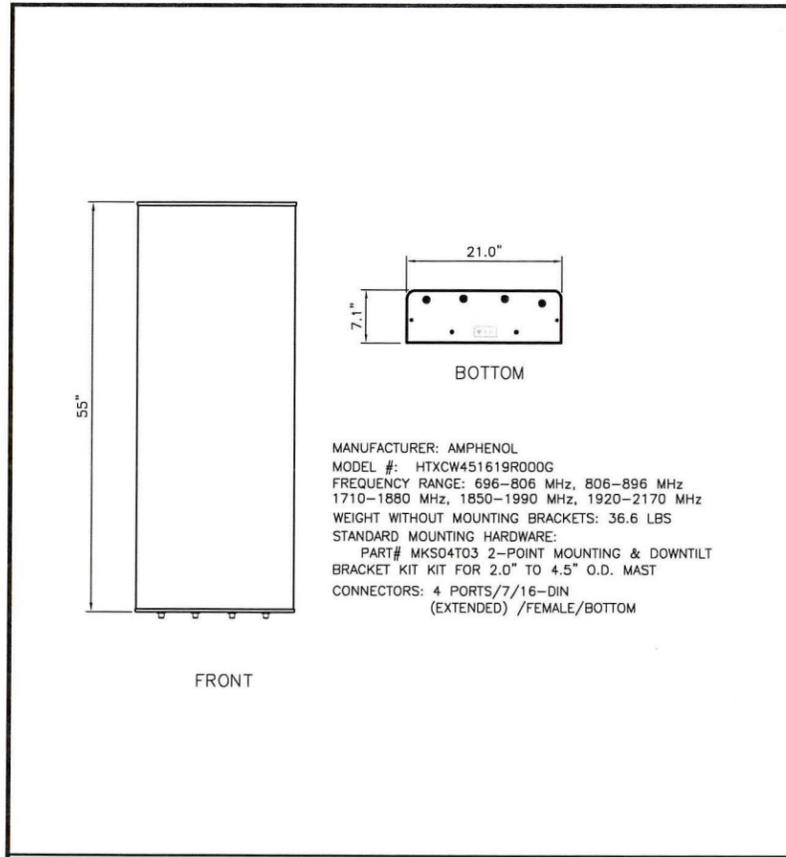
SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A-5**



**WEST ELEVATION**

0 4' 8' 16' SCALE 11x17: 1/16" = 1'-0" 24x36: 1/8" = 1'-0" **2**



APPLICANT:

15505 SAND CANYON AVE.  
 BUILDING "D", FIRST FLOOR  
 IRVINE, CA 92618

PROJECT INFORMATION:

**KIKA**  
 (RIDGWOOD NEIGHBORHOOD PARK)  
 12604 LA TORTOLA  
 SAN DIEGO, CA 92129

REVISIONS:

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1	08/11/14	PLAN CMNTS	JP

CONSULTANT:

TELECOMMUNICATIONS PROJECT MANAGEMENT  
 302 STATE PLACE  
 ESCONDIDO, CA 92029

ENGINEER:

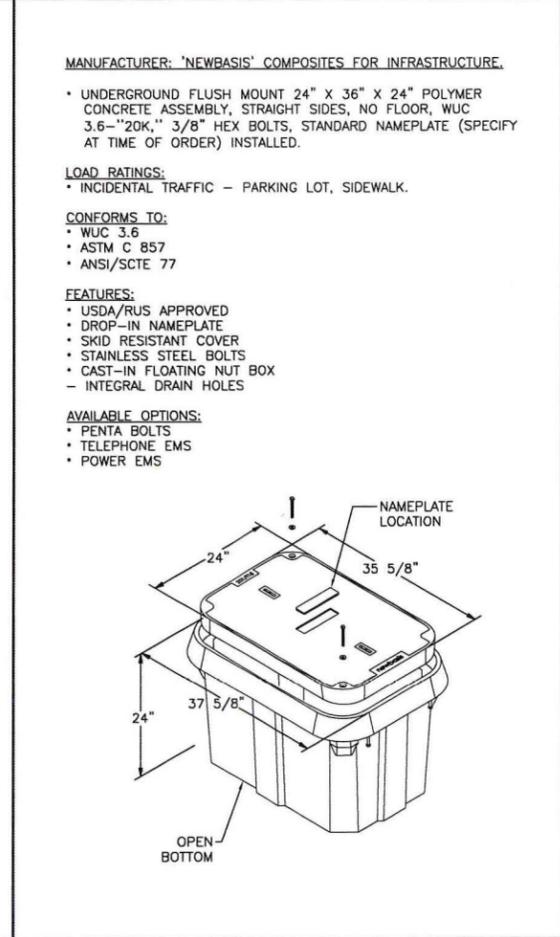
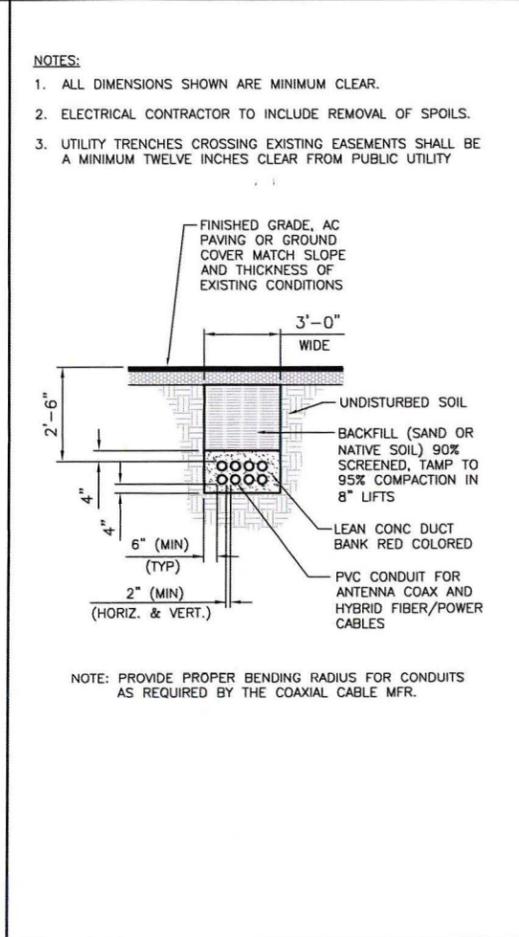
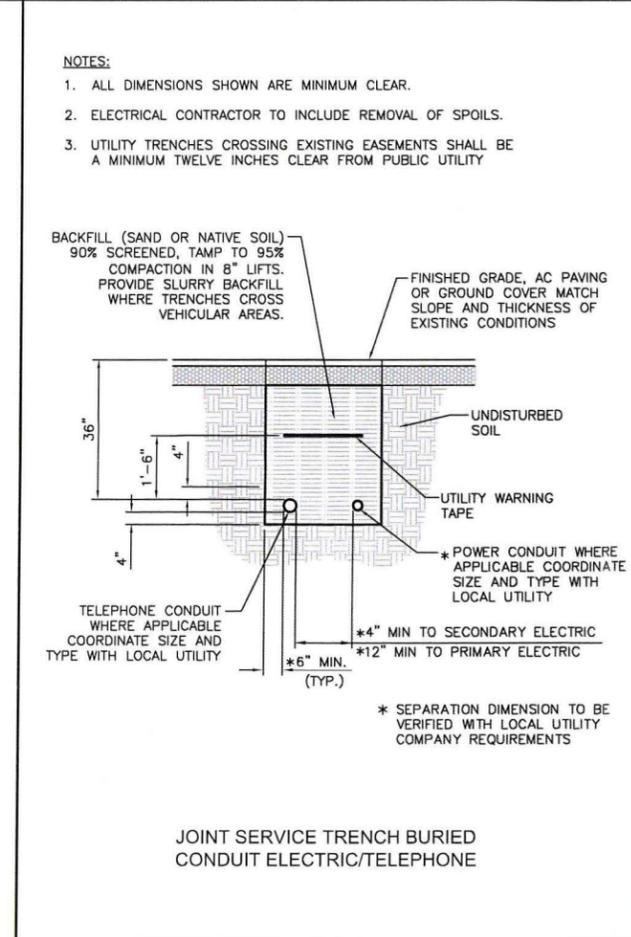
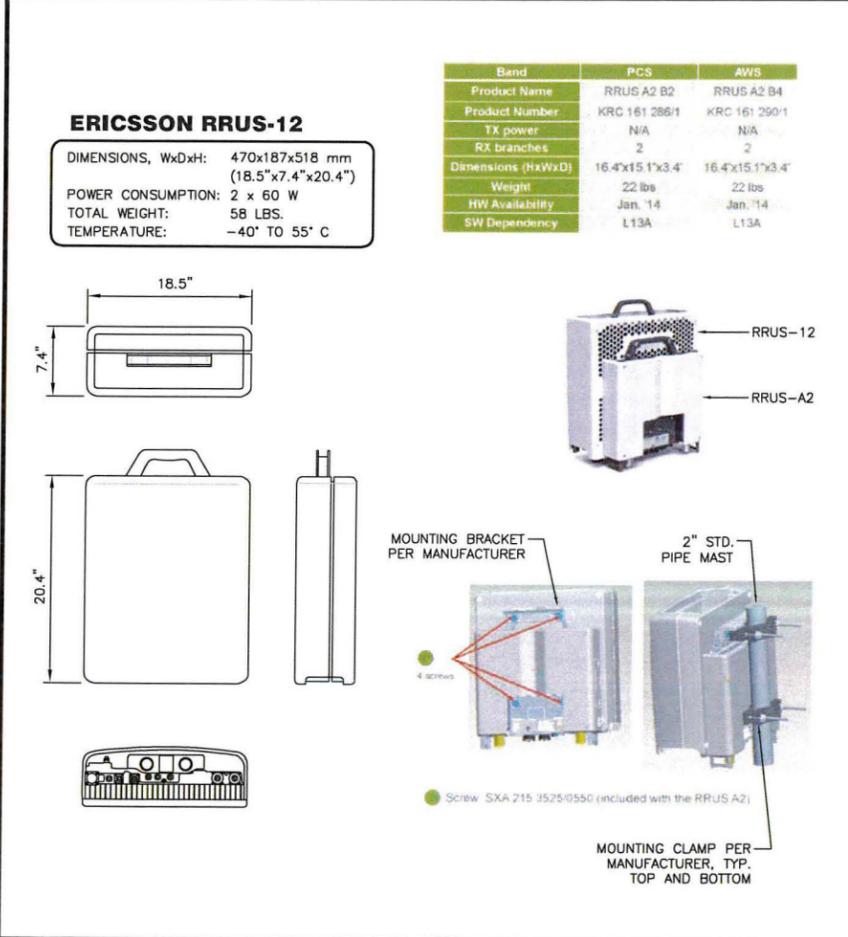
13225 DANIELSON ST, SUITE 200  
 POWAY, CA 92064  
 TEL: (858) 668-2828  
 FAX: (858) 668-2827

**ANTENNA DETAIL** 1

**ANTENNA DETAIL** 2

**ANTENNA MOUNTING DETAIL** 3

**DC SURGE PROTECTION UNIT** 4



**RRUS-12 WITH A2 MODULES SPECIFICATIONS** 5

**JOINT SERVICE UTILITY TRENCH** 6

**COAX CABLE TRENCH** 7

**PULL BOX DETAIL** 8

ENGINEER:

13225 DANIELSON ST, SUITE 200  
 POWAY, CA 92064  
 TEL: (858) 668-2828  
 FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

**DETAILS**

SHEET NUMBER:

**A-6**

EXISTING



**Kika**  
12604 La Tortola  
San Diego, CA 92129



Proposed monoecalyptus

Proposed equipment enclosure



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

**PROPOSED**



## PHOTO STUDY & KEY MAP

---

PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**Verizon Wireless**  
**"KIKI"**  
12604 La Tortola  
San Diego, CA 92129

Prepared for:  
**City of San Diego**  
**Development Services Department**  
1222 First Avenue  
San Diego, CA 92101

Prepared by:  
**PlanCom, Inc.**  
*Contractor Representatives for*  
**Verizon Wireless**

302 State Place  
Escondido, CA 92029  
Contact: Kerrigan Diehl, Planning Consultant  
(619) 223-1357

June 18, 2014



East Elevation



North Elevation



Southeastern Elevation



Proposed Equipment Location



View North



View East



View South



Overall View of the Site



Aerial View of Subject Site





City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101

Community Planning  
 Committee  
 Distribution Form Part 2

<b>Project Name:</b> Verizon Ridgewood Park	<b>Project Number:</b> 379009	<b>Distribution Date:</b> 12/17/2014
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**Project Scope/Location:**  
 A new Wireless Communication Facility (WCF) located in a park at 12604 La Tortola in the RS-1-14 zone of the Rancho Penasquitos Community Planning area (CD 5). The WCF consists of twelve antennas and twelve remote radio units concealed on a faux eucalyptus tree. The equipment associated with this project is located inside a 250-square foot CMU enclosure with a trellis. The project as designed requires a PDP, NUP, NDP and a SDP, consolidated Process 4, Planning Commission decision.

<b>Applicant Name:</b> Curtis Diehl	<b>Applicant Phone Number:</b> (951) 833-5779
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<b>Project Manager:</b> Tse, Simon	<b>Phone Number:</b> (619) 687-5984	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> STse@sandiego.gov
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**Committee Recommendations (To be completed for Initial Review):** TO APPROVE THE VERIZON WIRELESS COMMUNICATION FACILITY (WCF), PTN # 379009 AT RIDGEWOOD PARK, 12604 LA TORTOLA FOR A PROPOSED FAUX EUCALYPTUS TREE WITH TWELVE ANTENNAS AS PRESENTED WITH THE FOLLOWING CONDITIONS:

<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	11	7	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain

<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)	<input type="checkbox"/> Continued
---	------------------------------------

CONDITIONS: 1) INCREASE HEIGHT 3 FEET WITH MAXIMUM FOLLEAGE AND SHAPE, 2) ADD 5-24" BOXED CANARY ISLAND PINE TREES AND 5-15 GULLON CAROB TREES IN THE GROVE, AND 3) REQUIRE THAT FUTURE WIRELESS CARRIERS TO THIS SITE MUST COME TO RPPB.

<b>NAME:</b> THOMAS CLARK	<b>TITLE:</b> CHAIR
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<b>SIGNATURE:</b> <i>[Signature]</i>	<b>DATE:</b> 3-3-2015
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Attach Additional Pages If Necessary.

Please return to:  
 Project Management Division  
 City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 302  
 San Diego, CA 92101

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 Upon request, this information is available in alternative formats for persons with disabilities.

**SITE JUSTIFICATION**

Verizon "Kika"  
12604 La Tortola  
San Diego, CA 92129

**PROJECT DESCRIPTION**

This application seeks to install a Wireless Communications Facility (WCF) for Verizon wireless located at 12604 La Tortola in the Ridgewood Neighborhood Park. The project proposes to install a 50' stealth mono-eucalyptus supporting twelve (12) antennas, (12) RRUs and (1) MW dish. The associated equipment necessary to operate the facility will be located at grade inside a 250 sf CMU equipment enclosure with trellis and trim designed to complement the area. The project has been designed to integrate with the existing mature landscape on site while using complimentary building materials and naturalized landscape integration along the exterior of the equipment location.

**SITE DESIGN**

Specifically the project calls for the installation of 3 sectors of 4 antennas with (1) Remote Radio Unit per antenna. Antennas will be painted and screened by FRP foliage socks. The RRUs will be mounted directly behind the antennas. The associated equipment necessary to operate the facility, proposed at grade within a 250 sf integrated equipment building designed to use complimentary building materials and neutral color palette as there are no existing structures within the park. Additionally, native/naturalize ornamental landscape is proposed to screen and help integrate the equipment location so that it do not detract from the park setting.

**PREFERENCE 2 LOCATION**

The proposed facility is located on a zoned residential, RS-1-14 designated property within the PQ Planning Area, however no residential use existing on the site. The project is a Preference 2 location; however the design requires a Planned Development Permit as the height of the proposed Eucalyptus exceeds the 35' height limit in order to better integrate with the existing mature trees all of which are significantly taller than 35'. We believe that the facility as designed is consistent with relevant regulations and provides the best design options to achieve the necessary visual integration while remaining on the periphery of the park so that is primary use is unaffected and unaltered by this siting location.

### ALTERNATIVE SITE ANALYSIS

Topography plays a key role in network engineering of these wireless facilities as the technology is line of sight. Additionally, the existing network supported by established sites also are key influencers. Verizon has several sites in the surrounding vicinity that help serve the area along the commercial corridors but because of the topography and significant elevation drop do not adequately serve the community. The coverage/propagation maps do the best job in graphically representing the coverage need in the area. The existing sites are:

- *West Penasquitos* located at 12865 Black Mountain Road
- *I-5/Ted Williams* located at 9845 Carmel Mountain Road in the Plaza Rancho Penasquitos shopping center.
- *La Quinta SD* located on the La Quinta Inn at 10185 Paseo Montril.
- *Ice Arena* located on the San Diego Ice Arena at 11048 Ice Skate Place.

In this case, the Ridgewood Neighborhood Park was selected because it meets the primary coverage objective in serving the immediate neighborhood to the northeast and south. Although Views West Neighborhood Park was investigated it was quickly ruled out as viable because of its close proximity to the I-5/Ted Williams existing site and its ground elevation at approximately 500 feet is significantly higher than that of Ridgewood Park at 300 feet. With a 200' elevation gain the site's coverage would "see" right over the intended neighborhood. Additionally, locating on the Views West Neighborhood Park would have also been locating on a neighborhood park surrounded by residential therefore it was an alternative candidate that did not contribute to a more preferred design/siting opportunity.

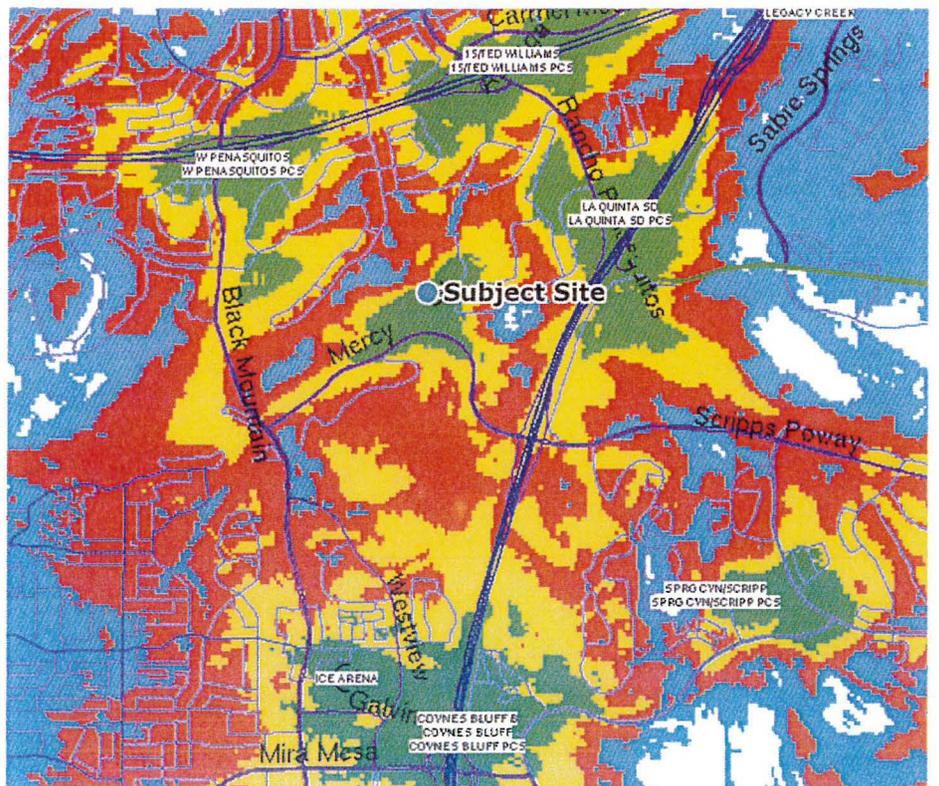
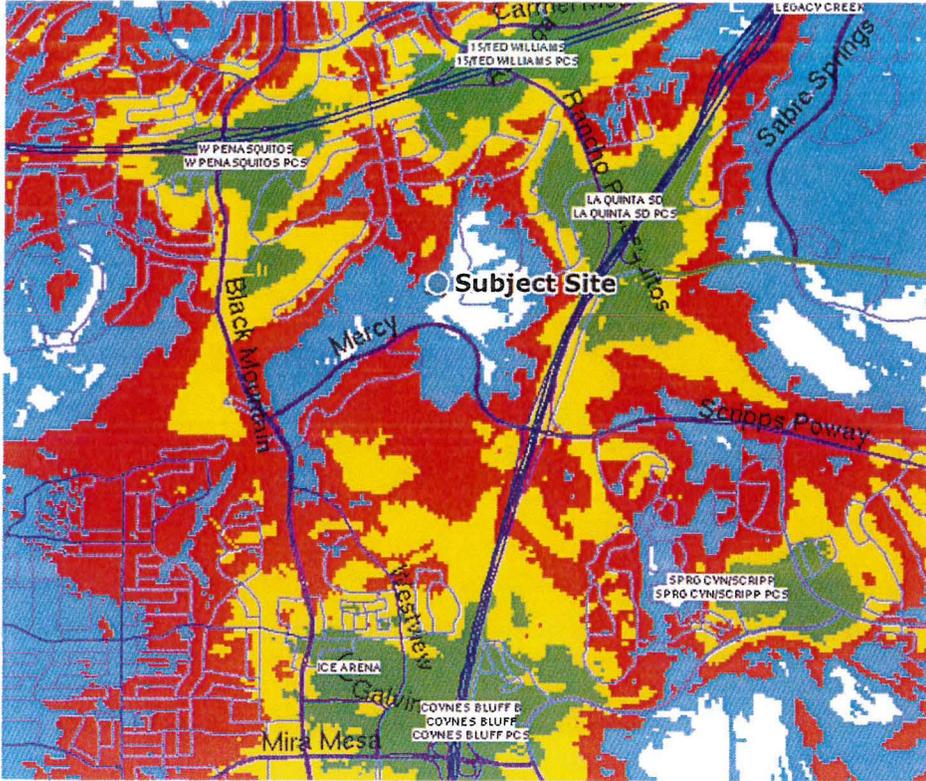
### CO-LOCATION OF WIRELESS FACILITIES

There are no other known WCFs on site. The Eucalyptus will be designed for co-location should another carrier be interested in the park so that a second structure is not needed to support additional antennas.

Kika  
 12604 La Tortola  
 San Diego, CA 92129



**Existing coverage**



**Coverage Levels:**

	Excellent
	Good/Variable
	Poor

4/10/2015

**Proposed coverage**

**Kika**  
 12604 La Tortola  
 San Diego, CA 92129



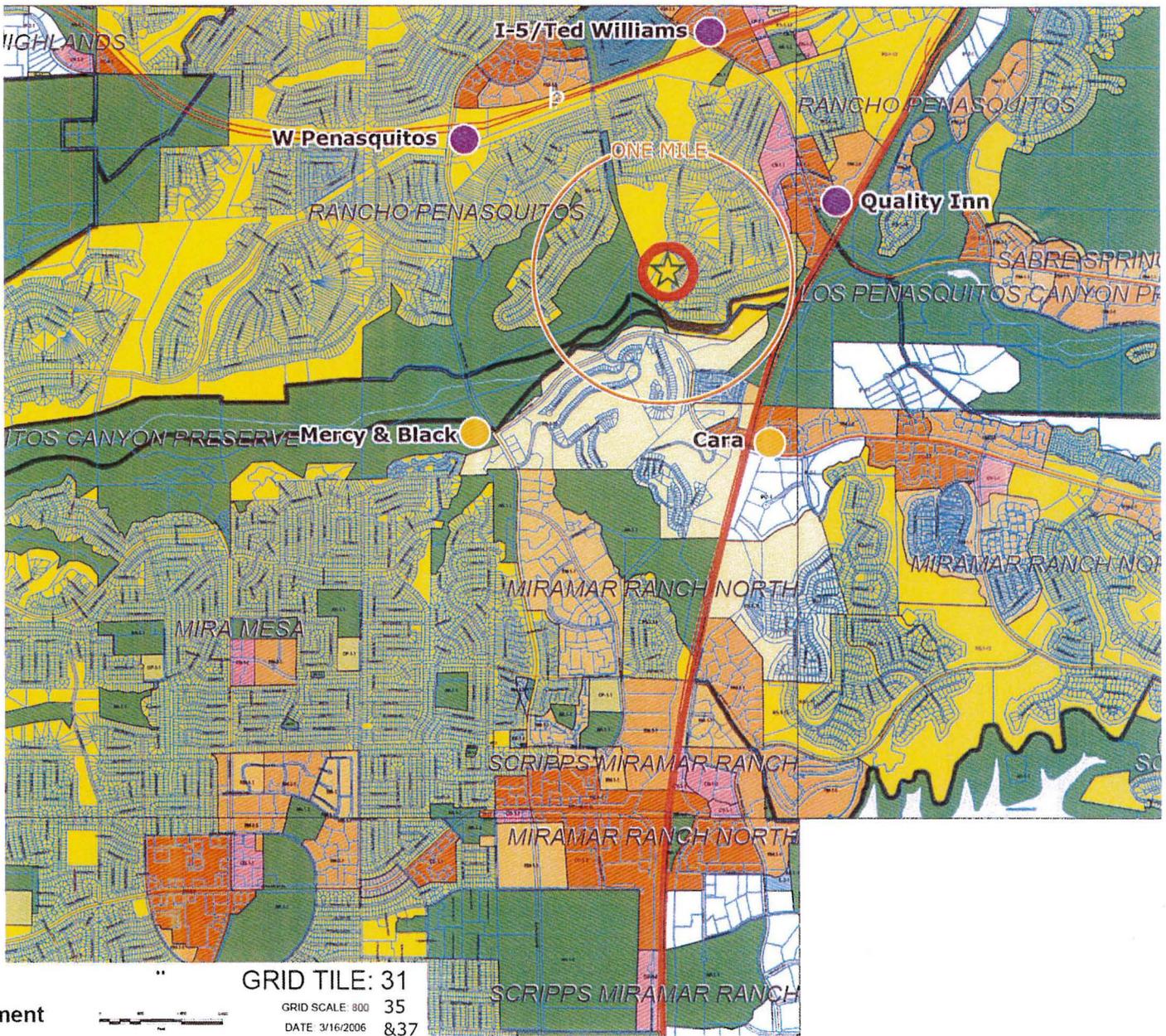
- Legend**
-  Search Ring
  -  Selected Site
  -  Existing sites within 1 mile radius:
  - No sites within 1 mile
  -  **Alternative Sites:**
  - No alternative sites
  -  Existing surrounding site
  -  Future Areas of Interest/Development

**Legend**

City of San Diego Boundary  
 Community Plan Areas  
 Parcels

**Zones**

ZONE NAME
AR-1.1
AR-1.2
CC-1.3
CC-3.4
CN-1.2
CO-1.2
CP-1.1
CV-1.1
CV-1.2
IP-2.1
OC-1.1
OF-1.1
OP-1.1
OP-2.1
OR-1.1
OR-1.2
RM-1.1
RM-1.2
RM-1.3
RM-2.5
RM-3.7
RM-3.8
RS-1.11
RS-1.12
RS-1.14
RT-1.2
RX-1.2



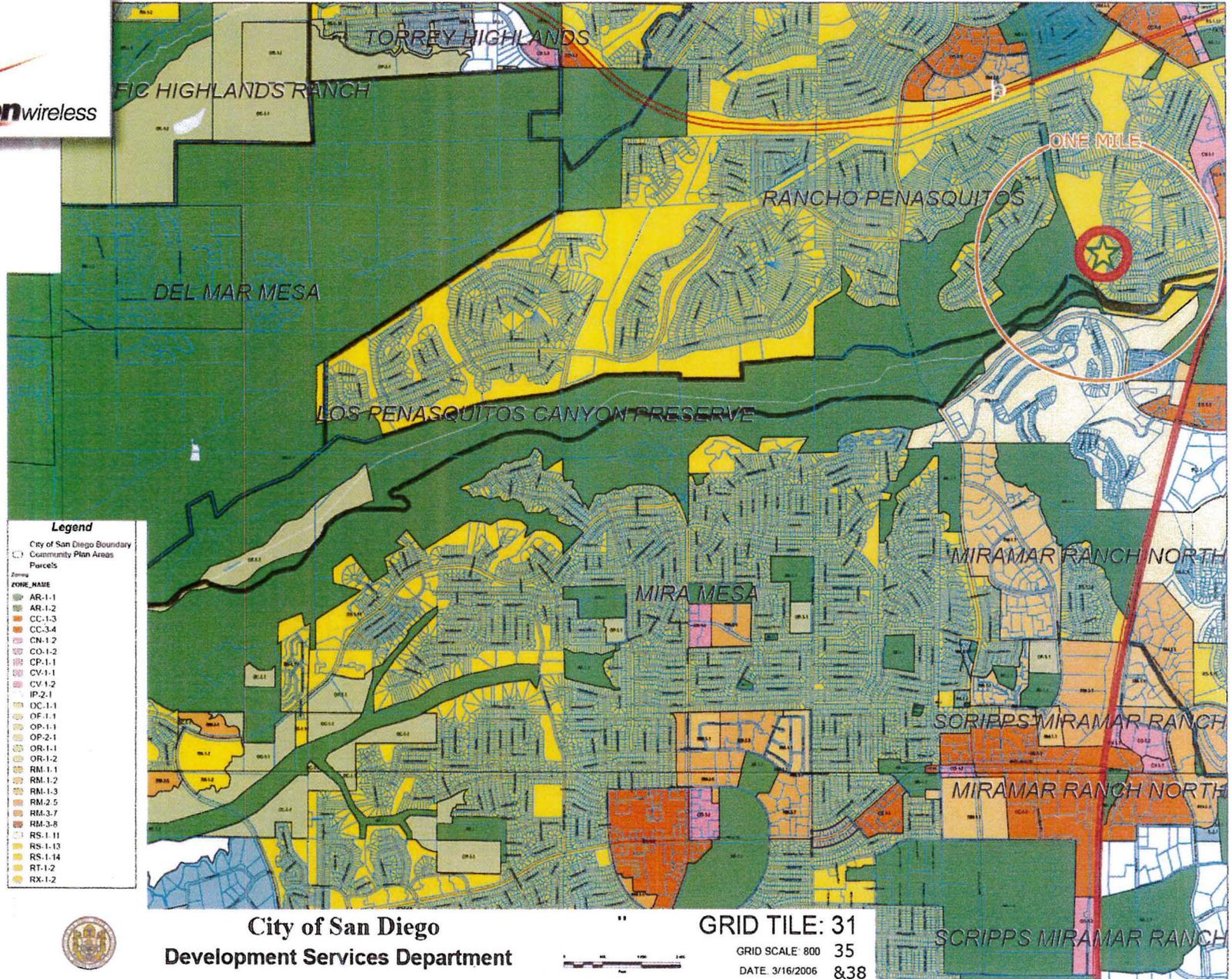
 **City of San Diego**  
 Development Services Department

GRID TILE: 31  
 GRID SCALE: 800 35  
 DATE: 3/16/2006 &37

**Kika**  
 12604 La Tortola  
 San Diego, CA 92129



ATTACHMENT 12



- Legend**
- Search Ring
  - Selected Site
  - Existing sites within 1 mile radius:
  - No sites within 1 mile
  - Alternative Sites:
  - No alternative sites

**Legend**

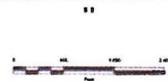
- City of San Diego Boundary
- Community Plan Areas
- Parcel's

**Zoning**

ZONE_NAME
AR-1-1
AR-1-2
CC-1-3
CC-3-4
CN-1-2
CO-1-2
CP-1-1
CV-1-1
CV-1-2
IP-2-1
OC-1-1
OF-1-1
OP-1-1
OP-2-1
OR-1-1
OR-1-2
RM-1-1
RM-1-2
RM-1-3
RM-2-5
RM-3-7
RM-3-8
RS-1-11
RS-1-13
RS-1-14
RT-1-2
RX-1-2



**City of San Diego**  
**Development Services Department**



**GRID TILE: 31**  
 GRID SCALE 800 35  
 DATE 3/16/2006 &38