



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 22, 2014 **REPORT NO.** PC-14-038

ATTENTION: Planning Commission, Agenda of May 29, 2014

SUBJECT: AT&T MOBILITY – SYCAMORE ESTATES
PROJECT NO. 351705, PROCESS 4

**OWNER/
APPLICANT:** City of San Diego
AT&T Mobility

SUMMARY

Issue(s): Should the Planning Commission approve a new Wireless Communication Facility (WCF) at 16688 Stonebridge Parkway within the Rancho Encantada Community Planning Area?

Staff Recommendation:

1. **APPROVE** Planned Development Permit No. 1290074; and
2. **APPROVE** Site Development Permit No. 1290075; and
3. **APPROVE** Conditional Use Permit No. 1290076; and
4. **APPROVE** Neighborhood Development Permit No. 1290077.

Community Planning Group Recommendation: There is no recognized community planning group for the Rancho Encantada Community Planning area, however plans were sent to the adjacent community planning groups for review and input. The applicant presented the project to the Miramar Ranch North Community Planning Group on March 4, 2014 and they voted 10-0-0 to recommend approval of this project. The applicant also presented the project to the Scripps Miramar Ranch Planning Group on March 6, 2014, and they voted 14-0-0 to recommend approval of this project (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 22, 2014, and the opportunity to appeal that determination ended May 8, 2014 (Attachment 7).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project is located at 16688 Stonebridge Parkway in the AR-1-1 Zone (Attachment 4) within the Rancho Encantada Community Planning area (Attachment 2). The site is designated for open space within the Community Land Use Plan. The project site is a City Water Tank property that currently supports one existing WCF belonging to Verizon Wireless. The Verizon WCF is camouflaged as a 35-foot tall monopine and is located on the most northwesterly portion of the property. The project site is surrounded with residential uses to the west, and open space to the north, to the south and to the east (Attachment 10). The project requires a Planned Development Permit (PDP), a Site Development Permit (SDP), a Conditional Use Permit, and a Neighborhood Development Permit (Attachment 6).

DISCUSSION

Project Description: AT&T Mobility is proposing to install two faux trees at this location to address their current and future coverage objectives within the surrounding area. Initial considerations to locate all the antennas on a single faux tree instead of two would result in a much taller design in order to clear the water tank. Such a design would result in a greater visual impact while making the facility more difficult to integrate with the existing mature landscaping. Instead, AT&T is proposing to match the height of the existing Verizon WCF by proposing one 35-foot monopine with eight antennas and one 35-foot tall mono-eucalyptus with four antennas. The proposed AT&T monopine would utilize the same Verizon WCF tree vendor for an identical design to ensure consistency. Meanwhile, the mono-eucalyptus was proposed to better match the existing street trees located in the front of the property (Attachment 9). The equipment associated with this project will be located inside a 233-square foot enclosure building with a tile roof, designed to match the existing maintenance building. Additionally, a 50kW emergency generator will also be proposed as part of this project. The mono-eucalyptus, equipment building and the emergency generator will all be enclosed behind a 1,232-square feet chain link fence enclosure.

Wireless Communication Facility (WCF) Regulation: The site is located within an agricultural zone (AR-1-1 Zone). A WCF is permitted with a Conditional Use Permit pursuant to LDC Section 141.0420(e)(2). This project is also within 100-feet of sensitive biological resources and 40 feet from the top of steep hillsides, thus requiring a Site Development Permit (SDP). The combination of the proposed equipment building and the emergency generator would require a Neighborhood Development Permit (NDP) pursuant to LDC Section 141.0420(g)(3). Since AT&T is requesting height and setback deviations, the project requires a Planned Development Permit (PDP), consolidated Process 4, Planning Commission decision, appealable to the City Council.

As designed, the WCF modifications comply with LDC Section 141.0420(g)(2). This section

states, "The applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." The 35-foot tall monopine and the 35-foot tall mono-eucalyptus will utilize antenna sock covers and be configured to extend all branches a minimum of 24-inches in front of each antenna. All brackets and conduits will be painted to match the monopine/mono-eucalyptus bark for compliance with this section of the regulations.

The equipment associated with this project is completely concealed and designed to replicate the existing Water Department building on site. The equipment enclosure and the two faux trees are within the required side and rear yard setbacks as part of the water department's access requirement. Also, the proposed monopine/mono-eucalyptus is 35-feet in height, exceeding the maximum allowable height of 30-feet within the AR-1-1 zone resulting in a height deviation. The City's Water Department requires separate access to all proposed WCFs for security reasons. For this project, these structures must be proposed within the required setbacks due to access restrictions, similar to Verizon's project. Although visible with the backdrop of the light colored water tank, in time the existing trees will grow to the point where the monopine and the mono-eucalyptus will be well integrated into the setting. Therefore, the proposed WCF design complies with the City of San Diego Municipal Code Section 141.0420.

Council Policy 600-43: The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCFs. The project is proposed within a Preference 3 location according to Council Policy 600-43, which categorizes WCF according to the land use in which they are located. In this case, the property is zoned agricultural and the application would typically be processed with a Conditional Use Permit. However, AT&T is requesting deviations (height and setbacks), which requires a Planned Development Permit. Nevertheless, the applicant must demonstrate that sites within the Preference 1 and 2 locations were explored in good faith and found unacceptable. The surrounding area identified within AT&T's search ring consists of single family residential uses to the west and open space to the north, south and east of the site with no Preference 1 or 2 locations available.

General Plan: The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facilities is to be aesthetically pleasing and respectful of the neighborhood context.

The proposed monopine and mono-eucalyptus will utilize camouflaging techniques consistent with the LDC Regulations for WCF and the WCF Design Guidelines. The monopine and the mono-eucalyptus will include antenna socks and a high density branch count to screen the antennas and the associated mounting components. The branches will be designed to extend a minimum of 24 inches in front of each antenna for maximum concealment. The associated equipment has been designed to integrate with the existing on-site building. Therefore, this WCF as proposed complies with the General Plan's recommendation to blend the WCF into the surrounding area with minimal visual impacts.

Community Plan Analysis: The project location has been designated for agricultural use in the Rancho Encantada Community Land Use Plan (Attachment 2). The Rancho Encantada Community Plan does not contain specific policies on wireless communication facility development.

Conclusion: The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the AR-1-1 development regulations and the Wireless Communication Facilities Regulations, Section 141.0420, with exceptions to the setbacks and height. The proposed WCF design complies with the General Plan's design requirements and Municipal Code Section 141.0420 Wireless Communication Regulations. Therefore, staff recommends that the Planning Commission approve Planned Development Permit No. 1290074, Site Development Permit No. 1290075, Conditional Use Permit No. 1290076, and Neighborhood Development Permit No. 1290077.

ALTERNATIVES

1. **APPROVE** Planned Development Permit No. 1290074, Site Development Permit No. 1290075, Conditional Use Permit No. 1290076, and Neighborhood Development Permit No. 1290077, **with modifications.**
2. **DENY** Planned Development Permit No. 1290074, Site Development Permit No. 1290075, Conditional Use Permit No. 1290076, and Neighborhood Development Permit No. 1290077, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department

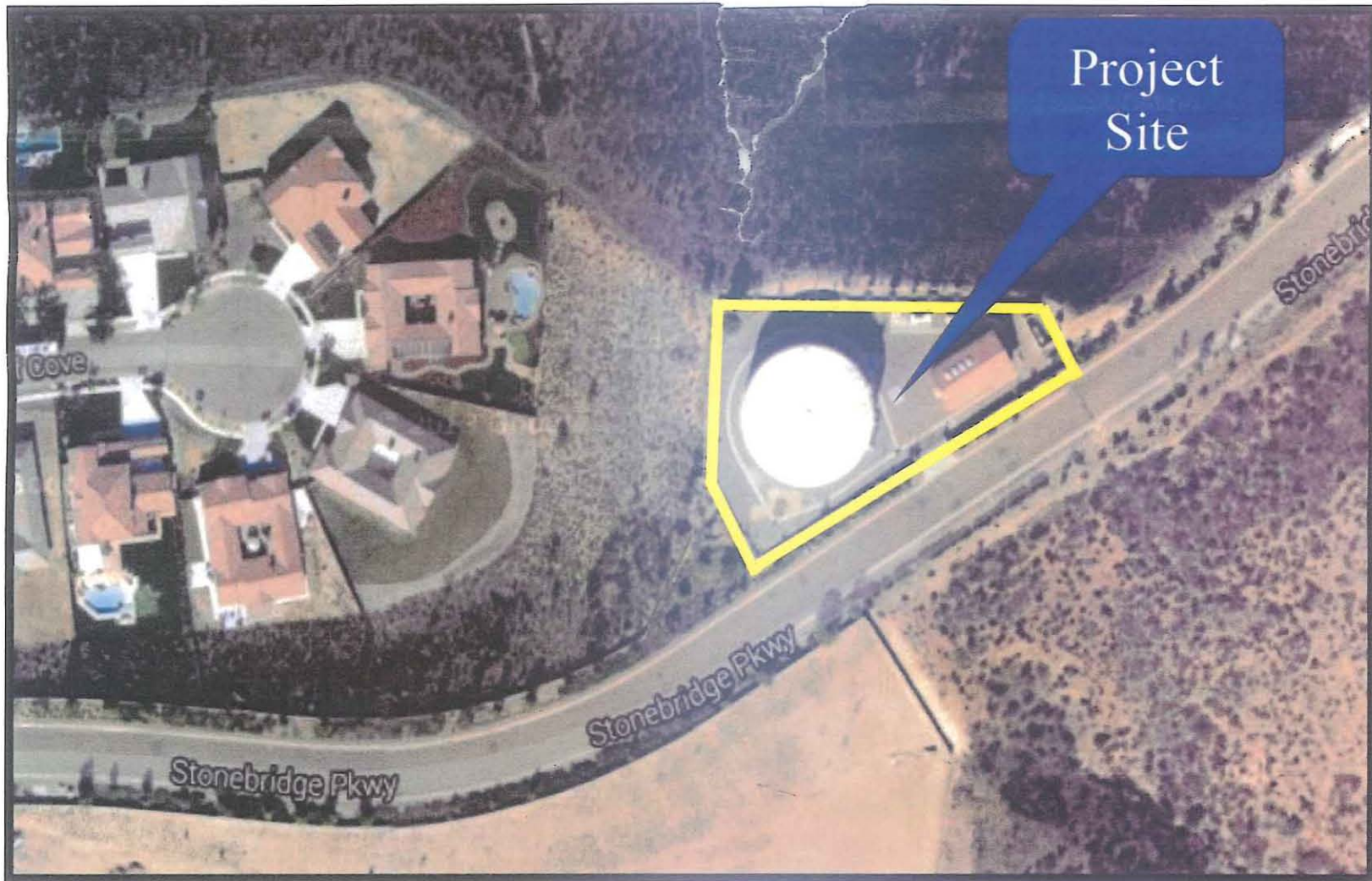


Simon Tse
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption

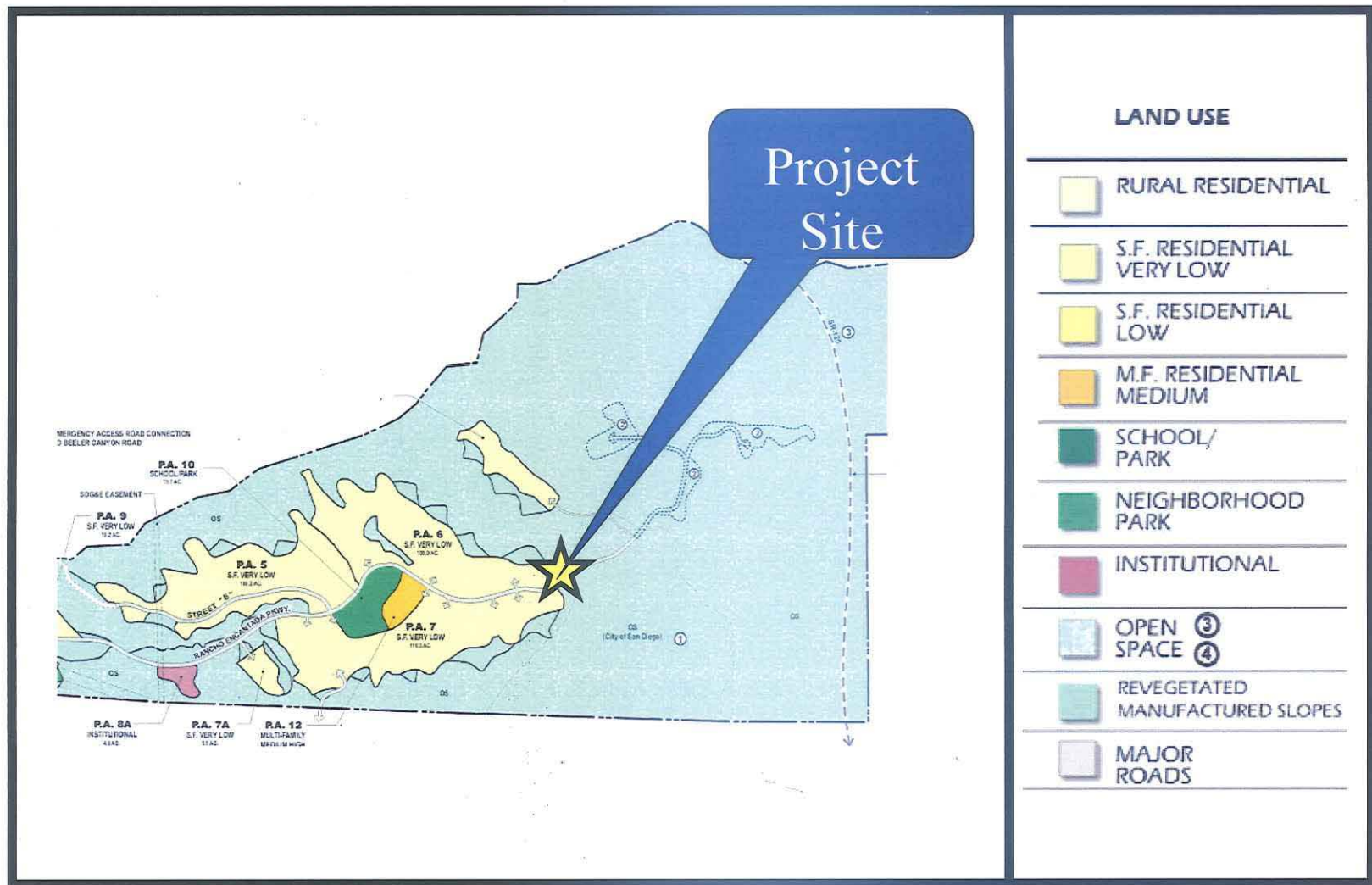
8. Project Plans
9. Photo Simulations
10. Project Site Photos
11. Community Planning Group Recommendation
12. Notice of Planning Commission Hearing
13. Project Chronology
14. Technical Analysis



Aerial Photo

AT&T Mobility Sycamore Estates Project No. 351705
16688 Stonebridge Parkway, San Diego, CA 92131

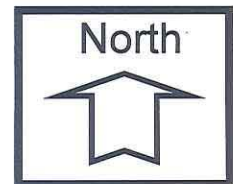


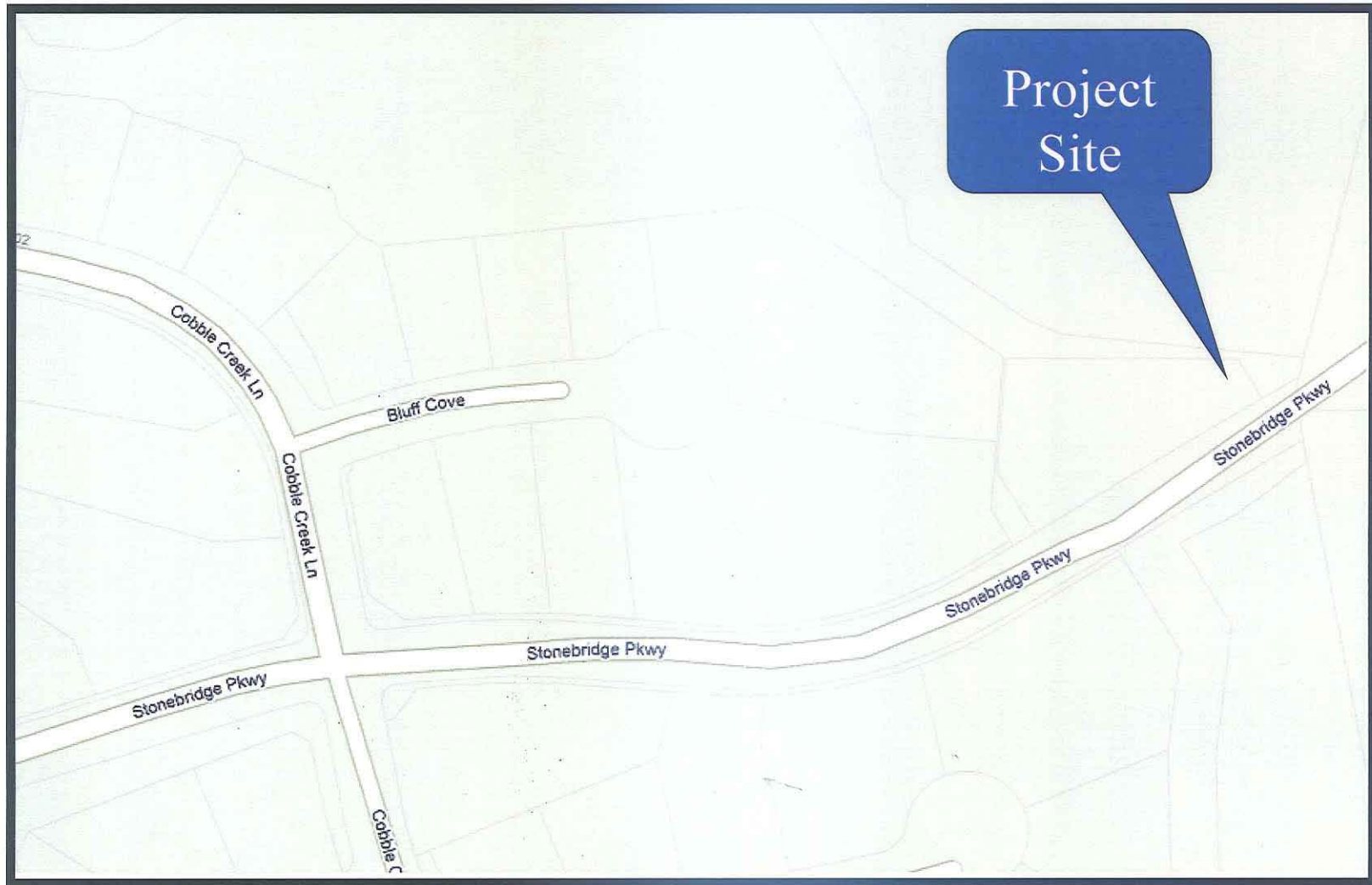


Community Land Use Map (Rancho Encantada)

AT&T Mobility Sycamore Estates Project No. 351705

16688 Stonebridge Parkway, San Diego, CA 92131





Project Location Map

AT&T Mobility Sycamore Estates Project No. 351705
16688 Stonebridge Parkway, San Diego, CA 92131



PROJECT DATA SHEET		
PROJECT NAME:	AT&T Mobility – Sycamore Estates	
PROJECT DESCRIPTION:	A PDP, CUP, NDP, and SDP for a new Wireless Communication Facility that consists of a total of twelve antennas on two faux trees (One monopine and one mono-eucalyptus). The project also includes one equipment enclosure and an emergency generator.	
COMMUNITY PLAN AREA:	Rancho Encantada	
DISCRETIONARY ACTIONS:	Planned Development Permit, Conditional Use Permit, Neighborhood Development Permit and a Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	AR-1-1	
<u>ZONING INFORMATION:</u>		
	Current:	Proposed:
Height Limit:	30 ft	35-ft
Front Setback:	25 ft	0-ft
Side Setback:	20 ft	0-ft
Rear Setback:	25 ft	0-ft
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	N/A	Open Space
SOUTH:	N/A	Open Space
EAST:	N/A	Open Space
WEST:	Residential/AR-1-1	Single-Family Housing
DEVIATIONS OR VARIANCES REQUESTED:	The project is requesting height and setback deviations for the mono-pine, mono-eucalyptus, emergency generator and the equipment enclosure. The 35-foot tall monopine and the 35-foot tall mono-eucalyptus are above the 30-foot height limit for the AR-1-1 zone. Additionally, the monopine, the mono-eucalyptus, the emergency generator and the equipment enclosure are located within the required setbacks.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	<p>-The applicant presented the project to the Miramar Ranch North Community Planning Group on March 4, 2014 and they voted 10-0-0 to recommend approval of this project.</p> <p>-The applicant also presented the project to the Scripps Miramar Ranch Planning Group on March 6, 2014, and they voted 14-0-0 to recommend approval of this project</p>	

**PLANNING COMMISSION
RESOLUTION NO. PC-14-038
PLANNED DEVELOPMENT PERMIT NO. 1290074
SITE DEVELOPMENT PERMIT NO. 1290075
CONDITIONAL USE PERMIT NO. 1290076
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1290077
AT&T MOBILITY SYCAMORE ESTATES PROJECT NO. 351705**

WHEREAS, **CITY OF SAN DIEGO**, Owner & **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to install a new Wireless Communication Facility (WCF) consisting of a 35-foot tall monopine with a total of eight (8) panel antennas and a 35-foot tall mono-eucalyptus with a total of four (4) panel antennas. The equipment associated with this project is located inside a 233-square foot equipment enclosure with tile roof, painted and textured to match the existing water maintenance building. A separate emergency generator will also be proposed at this location as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1290074, Site Development Permit No. 1290075, Conditional Use Permit No. 1290076, and Neighborhood Development Permit No. 1290077;

WHEREAS, the project site is located at 16688 Stonebridge Parkway in the AR-1-1 zone within the Rancho Encantada Community Plan.

WHEREAS, the project site is legally described as Lot 12 of Sycamore Estates Phase II, in the City of San Diego, State of California, as shown on Map No. 15065, filed in The Office of the Said County.

WHEREAS, on May 29, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1290074, Site Development Permit No. 1290075, Conditional Use Permit No. 1290076, and Neighborhood Development Permit No. 1290077, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

WHEREAS, on April 22, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section Section 15303 (New Construction of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated May 29, 2014.

FINDINGS:

Planned Development Permit - Section 126.0604

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

The City of San Diego General Plan recommends that all Wireless Communication Facilities (WCF) minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The proposed monopine and mono-eucalyptus have been designed to comply with the General Plan's requirement and the LDC Regulations for WCF by ensuring a high density branch count to conceal the antennas and all associated mounting brackets from the public views. Additionally, the antennas will utilize antenna socks as a camouflaging technique to improve the overall monopine and the mono-eucalyptus appearance. The equipment associated with this project will be located inside a 233-square foot equipment enclosure with tile roof, painted to match the existing water maintenance building on site. An emergency generator will also be installed adjacent to the mono-eucalyptus and enclosed behind a 6-foot tall chain link fence. Pursuant to the San Diego Land Development Code (LDC) Section 141.0420, WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. As designed, the proposed development would not adversely affect the Rancho Encantada Plan or the City of San Diego General Plan.

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

The project consists of one 35-foot monopine with eight antennas and one 35-foot tall mono-eucalyptus with four antennas. The equipment associated with this project will be located inside a 233-square foot enclosure building with tile roof, designed to match the existing maintenance building. Additionally, a 50kW emergency generator will also be proposed as part of this project. The mono-eucalyptus, equipment building and the emergency generator will all be enclosed behind a 1,232-square feet chain link fence enclosure. The faux tree designs and the equipment designs are consistent with the General Plan's requirement and the Wireless Communication Regulations Section 141.0420. The project is located at 16688 Stonebridge Parkway in the AR-1-1 zone within the Rancho Encantada Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on April 22, 2014. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T Mobility submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

- 3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The proposed 35-foot tall monopine and mono-eucalyptus will be utilizing antenna sock covers, as well as a high density branch count to effectively conceal the antennas and all associated components from the surrounding area consistent with the Wireless Communication Facilities Design Guidelines, City's General Plan and LDC Section 141.0420. The monopine, the mono-eucalyptus and the equipment enclosure as proposed are located within the required AR-1-1 setbacks, and behind a 6-foot tall chain link fence. Consistent with Verizon's approval, the circumstances allowing the WCF to be located within the required setback is necessary for access and maintenance reasons. If these items were to be relocated to comply with setbacks, access for the water department surrounding the water tank would be impaired. Additionally, locating the monopine, the mono-eucalyptus and the equipment area in the required setback would limit AT&T's access to and from the site. As designed, AT&T has three independent access points to their equipment and their faux trees. For security purposes, the Water Department restricts access within the water tank property to City Employees only. Moving the equipment and faux trees to comply with the setback would make it difficult to have such restrictions without redesigning the water tank property. In this instance, utilizing a single faux tree would result in a tree design that would extend above the water tank resulting in an unrealistic tree appearance. Therefore, a deviation for an additional 5 feet in height would allow for two smaller scale trees that is more compatible with the current setting.

Site Development Permit - Section 126.0504

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

The City of San Diego General Plan recommends that all Wireless Communication Facilities (WCF) minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The proposed monopine and mono-eucalyptus have been designed to comply with the General Plan's requirement and the LDC Regulations for WCF by ensuring a high density branch count to conceal the antennas and all associated mounting brackets from the public views. Additionally, the antennas will utilize antenna socks as a camouflaging technique to improve the overall monopine and the mono-eucalyptus appearance. The equipment associated with this project will be located inside a 233-square foot equipment enclosure with tile roof, painted to match the existing water maintenance building on site. An emergency generator will also be installed adjacent to the mono-eucalyptus and enclosed behind a 6-foot tall chain link fence. Pursuant to the San Diego Land Development Code (LDC) Section 141.0420, WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. As designed, the proposed development would not adversely affect the Rancho Encantada Plan or the City of San Diego General Plan.

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

The project consist one 35-foot monopine with eight antennas and one 35-foot tall mono-eucalyptus with four antennas. The equipment associated with this project will be located inside a 233-square foot enclosure building with tile roof, designed to match the existing maintenance building. Additionally, a 50kW emergency generator will also be proposed as part of this project. The mono-eucalyptus, equipment building and the emergency generator will all be enclosed behind a 1,232-square feet chain link fence enclosure. The faux tree and equipment designs are consistent with the General Plan's requirement and the Wireless Communication Regulations Section 141.0420. The project is located at 16688 Stonebridge Parkway in the AR-1-1 zone within the Rancho Encantada Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on April 22, 2014. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T Mobility submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project complies with all applicable development regulations of the Land Development Code, with the exception of height and the setbacks. The proposed heights for both faux trees are 35-feet which exceeds the maximum allowable height within the AR-1-1 zone of 30-feet. The project is located in the AR-1-1 zone and a WCF is permitted with a Conditional Use Permit pursuant to LDC Section 141.0420(e)(2). However; due to the adjacent Environmentally Sensitive Land (requiring a Site Development Permit) and the request for setback and height deviations for the proposed 35-foot tall faux trees, a Planned Development Permit is required and processed as a consolidated Process Four level decision. The 35-foot proposed monopine and the 35-foot tall proposed mono-eucalyptus have been designed to be minimally visible by using camouflaging techniques such as the implementation of antenna sock covers and by extending the branches 24-inches in front of each antenna. The remaining components on these faux trees will be painted to match the corresponding bark and the combination of these design features ensures an aesthetically pleasing result to the surrounding community. Additionally, the associated equipment will be concealed inside an equipment building with tile roof, painted to match the existing water maintenance

building on site and will be minimally visible behind the existing 8-foot high CMU wall. The total square footage of the equipment building and the emergency generator can be processed with a Neighborhood Development Permit pursuant to LDC Section 141.0420(g)(3).

The faux trees and the equipment enclosure are proposed within the required AR-1-1 setbacks, and behind the existing 8-foot tall CMU wall. Similar to Verizon's WCF approval at this location, the circumstances allowing the WCF to be located in the required setback is necessary for access and maintenance reasons. If these items were to be moved to comply with setbacks, access for the water department surrounding the water tank would be impaired. Additionally, locating the faux trees and the equipment area in the required setback would limit AT&T's access to and from the site. As designed, AT&T has three independent access points to their equipment and their faux trees. For security purposes, the Water Department restricts access within the water tank property to City Employees only. Moving the equipment and faux trees to comply with the setback would make it difficult to have such restrictions without redesigning the water tank property. Additionally, utilizing a single faux tree would result in a tree design that would extend above the water tank resulting in an unrealistic tree appearance. Therefore, a deviation for an additional 5 feet in height would allow for two smaller scale tree designs that are more compatible with the current setting.

As designed, the project does comply with Land Development Code Section 141.0420 Wireless Communication Regulations. This section of the Code requires all applicants to conceal or minimize the visual impacts of the Wireless Communication Facilities through integration. Such integration includes the use of architecture, landscaping and creative siting solutions.

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 currently developed with an existing water tank surrounded by open space. The fenced in portion of the facility is completely paved and is devoid of vegetation. Portions of the Wireless Communication Facility are located outside and within 100-feet of sensitive biological resources and 40 feet from the top of slopes of steep hillsides; more specifically, the galvanized metal chase for the fiber conduits (Approximately 12 inches wide by 12 inches in depth, for 123 linear feet). The project as designed would not result in a direct or indirect impact to the adjacent sensitive biological resources or the steep hillsides. Therefore, this 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.

- 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;**

Excavation is anticipated with the installation of the footings for the faux tree. The proposed equipment will be installed above ground with minor trenching to and from the monopine and the mono-eucalyptus. The installation of the 35-foot tall monopine and the 35-foot tall mono-eucalyptus will not result in undue risk from geologic and erosional forces, flood hazards 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 is currently developed with an existing water tank surrounded by open space. The fenced in portion of the facility is completely paved and is devoid of vegetation. Portions of the Wireless Communication Facility are located outside and within 100-feet of sensitive biological resources and 40 feet from the top of slopes of steep hillsides; more specifically, the galvanized metal chase for the fiber conduits (Approximately 12 inches wide by 12 inches in depth, for 123 linear feet). The project as designed would not result in a direct or indirect impact to the adjacent sensitive biological resources or the steep hillsides. Therefore, this 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.

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

The proposed equipment and faux trees will be located in a previously graded pad which is not located within or adjacent to the MHPA. The utility run (approximately 12 inches wide and 12 inches in depth and for 123 linear feet), is located immediately outside the 8-foot high CMU wall with minimal impact to the surrounding biological resources. The project as designed is consistent with the City of San Diego's Multiple Species Conservation Program (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 not located adjacent to public beaches and therefore will not contribute to the erosion of public beaches or adversely impact shoreline sand supply.

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

The project site is currently developed with an existing water tank surrounded by open space. The AT&T WCF (monopine, mono-eucalyptus, and associated equipment) is proposed within the existing concrete wall however a portion of the fiber conduits are proposed outside of the existing wall. These project elements would be located within the existing dirt pathway and would not encroach into ESL lands (Diegan coastal sage scrub), but would be located within 100 feet of sensitive biological resources and 40 feet from the top of slopes of steep hillsides; therefore, an SDP is required. The proposed development will not result in any negative impacts and will not require any mitigation conditions.

Conditional Use Permit - Section 126.0305

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

The City of San Diego General Plan recommends that all Wireless Communication Facilities (WCF) minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The proposed monopine and mono-eucalyptus have been designed to comply with the General Plan's requirement and the LDC

Regulations for WCF by ensuring a high density branch count to conceal the antennas and all associated mounting brackets from the public views. Additionally, the antennas will utilize antenna socks as a camouflaging technique to improve the overall monopine and the mono-eucalyptus appearance. The equipment associated with this project will be located inside a 233-square foot equipment enclosure with tile roof, painted to match the existing water maintenance building on site. An emergency generator will also be installed adjacent to the mono-eucalyptus and enclosed behind a 6-foot tall chain link fence. Pursuant to the San Diego Land Development Code (LDC) Section 141.0420, WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. As designed, the proposed development would not adversely affect the Rancho Encantada Plan or the City of San Diego General Plan.

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

The project consist one 35-foot monopine with eight antennas and one 35-foot tall mono-eucalyptus with four antennas. The equipment associated with this project will be located inside a 233-square foot enclosure building with tile roof, designed to match the existing maintenance building. Additionally, a 50kW emergency generator will also be proposed as part of this project. The mono-eucalyptus, equipment building and the emergency generator will all be enclosed behind a 1,232-square feet chain link fence enclosure. The faux tree designs and the equipment designs are consistent with the General Plan's requirement and the Wireless Communication Regulations Section 141.0420. The project is located at 16688 Stonebridge Parkway in the AR-1-1 zone within the Rancho Encantada Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on April 22, 2014. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T Mobility submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The project complies with all applicable development regulations of the Land Development Code, with the exception of height and the setbacks. The proposed heights for both faux trees are 35-feet which exceeds the maximum allowable height within the AR-1-1 zone of 30-feet. The project is

located in the AR-1-1 zone and a WCF is permitted with a Conditional Use Permit pursuant to LDC Section 141.0420(e)(2). However; due to the adjacent Environmentally Sensitive Land (requiring a Site Development Permit) and the request for setback and height deviations for the proposed 35-foot tall faux trees, a Planned Development Permit is required and processed as a consolidated Process Four level decision. The 35-foot proposed monopine and the 35-foot tall proposed mono-eucalyptus have been designed to be minimally visible by using camouflaging techniques such as the implementation of antenna sock covers and by extending the branches 24-inches in front of each antenna. The remaining components on these faux trees will be painted to match the corresponding bark and the combination of these design features ensures an aesthetically pleasing result to the surrounding community. Additionally, the associated equipment will be concealed inside an equipment building with tile roof, painted to match the existing water maintenance building on site and will be minimally visible behind the existing 8-foot high CMU wall. The total square footage of the equipment building and the emergency generator can be processed with a Neighborhood Development Permit pursuant to LDC Section 141.0420(g)(3).

The faux trees and the equipment enclosure are proposed within the required AR-1-1 setbacks, and behind the existing 8-foot tall CMU wall. Similar to Verizon's WCF approval at this location, the circumstances allowing the WCF to be located in the required setback is necessary for access and maintenance reasons. If these items were to be moved to comply with setbacks, access for the water department surrounding the water tank would be impaired. Additionally, locating the faux trees and the equipment area in the required setback would limit AT&T's access to and from the site. As designed, AT&T has three independent access points to their equipment and their faux trees. For security purposes, the Water Department restricts access within the water tank property to City Employees only. Moving the equipment and faux trees to comply with the setback would make it difficult to have such restrictions without redesigning the water tank property. Additionally, utilizing a single faux tree would result in a tree design that would extend above the water tank resulting in an unrealistic tree appearance. Therefore, a deviation for an additional 5 feet in height would allow for two smaller scale tree designs that are more compatible with the current setting.

As designed, the project does comply with Land Development Code Section 141.0420 Wireless Communication Regulations. This section of the Code requires all applicants to conceal or minimize the visual impacts of the Wireless Communication Facilities through integration. Such integration includes the use of architecture, landscaping and creative siting solutions.

4. The proposed use is appropriate at the proposed location.

The proposed WCF is located behind the 8-foot tall CMU wall of the existing City owned water tank property. As designed, the project is a Preference 3 location. According to Council Policy 600-43, the applicant must justify in their application process in choosing a Preference 3 location over other lower Preference level locations. The site would be able to provide coverage to a predominately residential area west of the water tank. No other lower preference level sites were available after conducting a site survey of the current surrounding area. Instead, this non-residentially used property at the current elevation provides the height necessary for the coverage objective. In conclusion, this WCF has been designed to include camouflaging techniques recommended by the Wireless Communication Design Guidelines and complies with the City's General Plan Wireless Design requirements and the Municipal Code Section 141.0420. Therefore, the proposed use is appropriate at the proposed location.

Neighborhood Development Permit - Section 126.0404**1. The proposed development will not adversely affect the applicable land use plan;**

The City of San Diego General Plan recommends that all Wireless Communication Facilities (WCF) minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The proposed monopine and mono-eucalyptus have been designed to comply with the General Plan's requirement and the LDC Regulations for WCF by ensuring a high density branch count to conceal the antennas and all associated mounting brackets from the public views. Additionally, the antennas will utilize antenna socks as a camouflaging technique to improve the overall monopine and the mono-eucalyptus appearance. The equipment associated with this project will be located inside a 233-square foot equipment enclosure with tile roof, painted to match the existing water maintenance building on site. An emergency generator will also be installed adjacent to the mono-eucalyptus and enclosed behind a 6-foot tall chain link fence. Pursuant to the San Diego Land Development Code (LDC) Section 141.0420, WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. As designed, the proposed development would not adversely affect the Rancho Encantada Plan or the City of San Diego General Plan.

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

The project consist one 35-foot monopine with eight antennas and one 35-foot tall mono-eucalyptus with four antennas. The equipment associated with this project will be located inside a 233-square foot enclosure building with tile roof, designed to match the existing maintenance building. Additionally, a 50kW emergency generator will also be proposed as part of this project. The mono-eucalyptus, equipment building and the emergency generator will all be enclosed behind a 1,232-square feet chain link fence enclosure. The faux tree designs and the equipment designs are consistent with the General Plan's requirement and the Wireless Communication Regulations Section 141.0420. The project is located at 16688 Stonebridge Parkway in the AR-1-1 zone within the Rancho Encantada Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on April 22, 2014. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T Mobility submitted an RF Report, which concluded that the project complies

with FCC RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

The project complies with all applicable development regulations of the Land Development Code, with the exception of height and the setbacks. The proposed heights for both faux trees are 35-feet which exceeds the maximum allowable height within the AR-1-1 zone of 30-feet. The project is located in the AR-1-1 zone and a WCF is permitted with a Conditional Use Permit pursuant to LDC Section 141.0420(e)(2). However; due to the adjacent Environmentally Sensitive Land (requiring a Site Development Permit) and the request for setback and height deviations for the proposed 35-foot tall faux trees, a Planned Development Permit is required and processed as a consolidated Process Four level decision. The 35-foot proposed monopine and the 35-foot tall proposed mono-eucalyptus have been designed to be minimally visible by using camouflaging techniques such as the implementation of antenna sock covers and by extending the branches 24-inches in front of each antenna. The remaining components on these faux trees will be painted to match the corresponding bark and the combination of these design features ensures an aesthetically pleasing result to the surrounding community. Additionally, the associated equipment will be concealed inside an equipment building with tile roof, painted to match the existing water maintenance building on site and will be minimally visible behind the existing 8-foot high CMU wall. The total square footage of the equipment building and the emergency generator can be processed with a Neighborhood Development Permit pursuant to LDC Section 141.0420(g)(3).

The faux trees and the equipment enclosure are proposed within the required AR-1-1 setbacks, and behind the existing 8-foot tall CMU wall. Similar to Verizon's WCF approval at this location, the circumstances allowing the WCF to be located in the required setback is necessary for access and maintenance reasons. If these items were to be moved to comply with setbacks, access for the water department surrounding the water tank would be impaired. Additionally, locating the faux trees and the equipment area in the required setback would limit AT&T's access to and from the site. As designed, AT&T has three independent access points to their equipment and their faux trees. For security purposes, the Water Department restricts access within the water tank property to City Employees only. Moving the equipment and faux trees to comply with the setback would make it difficult to have such restrictions without redesigning the water tank property. Additionally, utilizing a single faux tree would result in a tree design that would extend above the water tank resulting in an unrealistic tree appearance. Therefore, a deviation for an additional 5 feet in height would allow for two smaller scale tree designs that are more compatible with the current setting.

As designed, the project does comply with Land Development Code Section 141.0420 Wireless Communication Regulations. This section of the Code requires all applicants to conceal or minimize the visual impacts of the Wireless Communication Facilities through integration. Such integration includes the use of architecture, landscaping and creative siting solutions.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1290074, Site Development Permit No. 1290075,

Conditional Use Permit No. 1290076, and Neighborhood Development Permit No. 1290077 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 1290074, Site Development Permit No. 1290075, Conditional Use Permit No. 1290076, and Neighborhood Development Permit No. 1290077, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: May 29, 2014

Internal Order No. 24004284

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: 24004284

PLANNED DEVELOPMENT PERMIT NO. 1290074
SITE DEVELOPMENT PERMIT NO. 1290075
CONDITIONAL USE PERMIT NO. 1290076
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1290077
AT&T MOBILITY SYCAMORE ESTATES PROJECT NO. 351705
PLANNING COMMISSION

This Planned Development Permit No. 1290074, Site Development Permit No. 1290075 Conditional Use Permit No. 1290076 and Neighborhood Development Permit No. 1290077 is granted by the Planning Commission of the City of San Diego to the **CITY OF SAN DIEGO**, Owner, and **AT&T Mobility**, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0201, 126.0404, 126.0501, 126.0601, 131.0301, and 141.0420. The site is located at 16688 Stonebridge Parkway, San Diego, CA 92145 in the AR-1-1 zone of the Rancho Encantada Community Planning area. The project site is legally described as Lot 12 of Sycamore Estates Phase II, in the City of San Diego, State of California, as shown on Map No. 15065, filed in the Office of Said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to modify an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 29, 2014, on file in the Development Services Department.

The project shall include:

- a. A new WCF consisting of a 35-foot tall monopine supporting a total of eight (8) antennas and a 35-foot tall mono-eucalyptus supporting four (4) antennas. The equipment associated with this project is located inside a new 233-square foot equipment building with tile roof, painted to match the existing on-site maintenance building; and An emergency 50kW generator will also be installed adjacent to the proposed mono-eucalyptus; and

- b. The proposed WCF exceeds the AR-1-1 height limit of 30-feet and requires a height deviation; and
- c. The proposed WCF is located within the AR-1-1 front, side and rear yard setbacks and requires a setback deviation; and
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **June 12, 2017**.
2. This Permit and corresponding use of this site shall expire on **May 29, 2024**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
4. The applicant of record is responsible for notifying the city within 30 days of the sale or takeover of this site to any other provider.
5. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

6. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Permittee shall secure all necessary Right-of-Way permits. The Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
13. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void,

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

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Stonebridge Parkway Right-of-Way.

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Stonebridge Parkway Right-of-Way.

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

17. 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.

18. 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.

19. The project proposes to export 150 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

WATER REQUIREMENTS:

20. It is the sole responsibility of the Permittee for any damage caused to city of San Diego public water facilities, adjacent to the project site, due to the construction activities associated with this project. In the event any such facility loses integrity then, the Permittee shall

reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

LANDSCAPE REQUIREMENTS:

21. 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, the Owner/Permittee shall it shall be repaired and/or replaced it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

22. The Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:

- a. Three (3) antennas with the following dimensions: 78" by 14.8" by 9.5" and
- b. Nine (9) antennas with the following dimensions: 72" by 14.8" by 9".

23. A total of twenty-four (24) Remote Radio Units and five (5) Surge Suppressors are proposed for this WCF. They shall be painted to match the monopine/mono-eucalyptus to the satisfaction of the Development Services Department.

24. Provide RF Transparent socks fully covering the front and back of each antenna. Any exposed portion of the antennas shall be painted to match the monopine/mono-eucalyptus tree foliage to the satisfaction of the Development Services Department.

25. All exposed cables, brackets and supports shall be painted to match the monopine/mono-eucalyptus to the satisfaction of the Development Services Department.

26. The starting branch height for the monopine/mono-eucalyptus shall be at 12-feet as illustrated in the stamped approved 'Exhibit A'.

27. The branches shall extend a minimum of 24 inches beyond the proposed antennas to the satisfaction of the Development Services Department.

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

29. No exposed pipes or mounting apparatus absent antennas shall be installed at any time. Pipes shall not be longer than the antennas.

30. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and exhibits (including, but not limited to, elevations, and cross sections) or the

maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

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

32. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

33. No mechanical equipment, tank, duct, elevator, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

34. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

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

36. The photosimulation(s) in color for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is aware of what the completed design was approved to look like. Final inspection shall not be granted until the final product conforms to the stamp approved plans and approved photosimulation(s).

INFORMATION ONLY:

- 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 Section §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish,

excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

- 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.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 29, 2014 and [Approved Resolution Number].

PDP No. 1290074, SDP No. 1290075, CUP No. 1290076, & NDP No. 1290077
May 29, 2014

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

AT&T MOBILITY
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

ATTACHMENT 7

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

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

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

COPY

PROJECT NO.: 351705

PROJECT TITLE: AT&T MOBILITY SYCAMORE ESTATES

PROJECT LOCATION-SPECIFIC: 16688 STONEBRIDGE PARKWAY, SAN DIEGO, CA 92131

PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT (PDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), NEIGHBORHOOD USE PERMIT (NUP), SITE DEVELOPMENT PERMIT (SDP) for a new Wireless Communication Facility (WCF) consisting of 12 panel antennas, 24 RRU units, and 6 surge protectors to be mounted on two proposed 35'-0" tall faux trees, consisting of one mono-pine, and one mono-eucalyptus. Associated equipment, including 1 new GPS antenna and a 50 kW emergency generator, are proposed to be located in an approximately 233-square-foot new ground level equipment building. In addition, the project proposes the installation of new electrical service and telecommunications service connection. The facility is proposed to be located at a city-owned water tank at 16688 Stonebridge Parkway, San Diego, CA 92131, within the Rancho Encantada Community Planning area, and Council District 5.

NAME OF PUBLIC AGENCY APPROVING PROJECT: CITY OF SAN DIEGO

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: MORGAN CHEE, M&M TELECOM, INC., 6886 MIMOSA DRIVE, CARLSBAD, CA 92011; (510) 508-9392.

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: SECTION 15303 (NEW CONSTRUCTION)

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15303. Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures, and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15300.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. BLAKE

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

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

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



MARTHA BLAKE/ SENIOR PLANNER



DATE

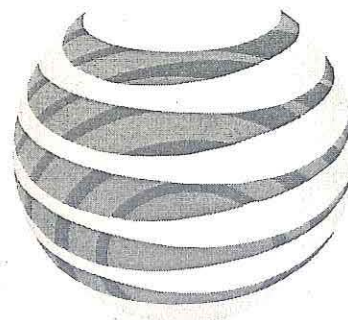
CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY
- ☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

COPY

COPY



at&t

ATTACHMENT 8



7337 TRADE STREET
SAN DIEGO, CA 92121



6886 Mimosa Drive • Carlsbad • CA 92011



Architecture • Engineering • Telecommunications

555 N. El Camino Real, Ste. A303, San Clemente, CA 92672
Phone: 949-235-9144 Fax: 949-481-6889

AT&T APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

PLANNER: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

CONST. MGR.: _____ DATE: _____

AT&T A&E MANAGER: _____ DATE: _____

SD0275

STONEBRIDGE WATER TANK

16688 STONEBRIDGE PARKWAY

SAN DIEGO, CA 92131

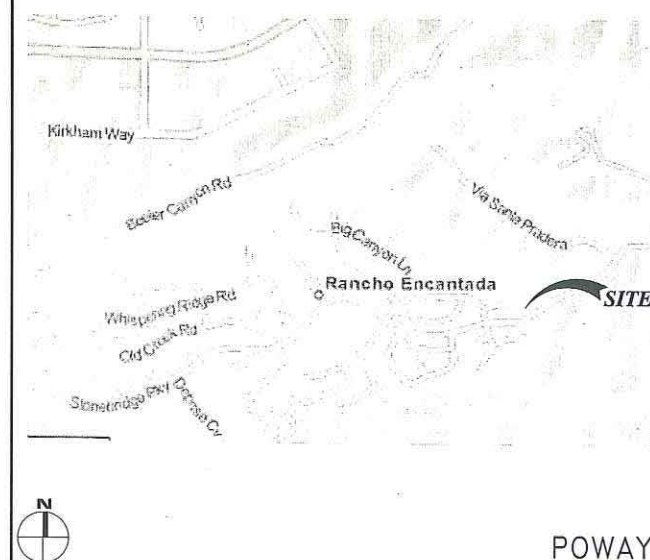
SPECIAL INSPECTIONS

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO THE 2010 CBC, SECTION 1704.1.1, SEE SHEET T-3, "STATEMENT OF SPECIAL INSPECTIONS".

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

VICINITY MAP



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

M&M TELECOM, INC.
MORGAN CHEE - PLANNING
KRIS SANDERS - SITE ACQUISITION
6886 MIMOSA DRIVE
CARLSBAD, CA 92011
PHONE: (510) 508-9392
CONTACT: MORGAN CHEE

ARCHITECT/ENGINEER:

TERRACOM DEVELOPMENT, INC. (TDI)
555 N. EL CAMINO REAL, STE. #A303
SAN CLEMENTE, CA. 92672
PHONE: (949) 235-9144
FAX: (949) 481-6889
CONTACT: CALVIN GOUGH

PROJECT SUMMARY

APPLICANT: AT&T MOBILITY
7337 TRADE STREET
SAN DIEGO, CA 92121

OWNER: CITY OF SAN DIEGO
1200 THIRD AVE
SUITE 1700 MS 51A
SAN DIEGO, CA 92101
CONTACT: ENZA MORERO,
619-236-6052

PROJECT DESCRIPTION:
AT&T MOBILITY PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. ALL EQUIPMENT IS PROPOSED. THIS FACILITY WILL CONSIST OF (1) NEW GROUND LEVEL EQUIPMENT BUILDING WITHIN AN (C) CMU WALLED COMPOUND, (12) NEW ANTENNAS, (24) NEW RRUS, (5) SURGE PROTECTORS MOUNTED ON (1) NEW MONOPINE AND (1) NEW MONO-EUCALYPTUS TREE, (1) NEW GPS ANTENNA MOUNTED ON ROOFTOP OF EQUIPMENT BUILDING AND UTILITY RUNS FOR TELEPHONE AND ELECTRICAL SERVICE. REQUIRED PERMITS/APPROVALS ARE PLANNING (ZONING) AND BUILDING.

OTHER ON-SITE TELECOM FACILITIES: VERIZON
PROJECT ADDRESS: 16688 STONEBRIDGE PARKWAY
SAN DIEGO, CA 92131
ASSESSORS PARCEL NUMBER: 325-110-12-00
EXISTING ZONING: AR-1-1
ZONING APPROVAL PROCESSES: NEIGHBORHOOD DEVELOPMENT PERMIT
PLANNED DEVELOPMENT PERMIT
CONDITIONAL USE PERMIT
SITE DEVELOPMENT PERMIT
PROPOSED PROJECT LEASE AREA: 1,716 SF
PROPOSED TYPE OF CONSTRUCTION: V-B
PROPOSED OCCUPANCY: B
EXISTING TYPE OF CONSTRUCTION: N/A
EXISTING OCCUPANCY: N/A
JURISDICTION: CITY OF SAN DIEGO

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

LOT 12 OF SYCAMORE ESTATES PHASE II, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 15085 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 10, 2005.

CENTER OF PROPOSED ANTENNAS: SECTOR A
LATITUDE 32°55'36.50" N
LONGITUDE 117°00'28.75" W

CENTER OF PROPOSED ANTENNAS: SECTOR B & C
LATITUDE 32°55'34.99" N
LONGITUDE 117°00'29.41" W

SHEET INDEX

T-1 TITLE SHEET
A-0 SITE PLAN
A-1 ENLARGED SITE PLAN
A-2 ELEVATIONS
A-3 ELEVATIONS
A-4 ELEVATIONS
A-5 DETAILS
A-6 DETAILS
A-7 DETAILS
LS-1 SITE SURVEY

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA BUILDING CODE, TITLE 24, 2013 EDITION
CALIFORNIA ELECTRIC CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2008 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
NATIONAL ELECTRIC CODE, 2008 EDITION
CALIFORNIA FIRE CODE (CFC), 2010 EDITION

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

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY, AND PER SECTION 1105B.3.4, EXCEPTIONS 1 AND 2, OF THE 2010 CBC, SHOULD BE EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

REV	DATE	DESCRIPTION
5	03/21/14	ZD REVISED
4	01/27/14	ZD REVISED
3	11/25/13	ZD REVISED
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1	10/09/13	ZD REVISED
0	09/20/13	ZD PRELIM



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SD0275
STONEBRIDGE WATER TANK
16688 STONEBRIDGE PARKWAY
SAN DIEGO, CA 92131

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

GRADING DATA TABLE - TELECOM EQUIP AREA		
GRADING ITEM	VOLUME (CY)	DEPTH OF CUT (FT)
EXPORT (FROM GRADING) AT EQUIPMENT	28	3
EXPORT (FROM GRADING) AT MONOPOLES	18	15
EXPORT (FROM GRADING) AT LIGHT STD	0.43	6.5
EXPORT (FROM TRENCHING) ELEC ONLY	6.22	4
EXPORT (FROM TRENCHING) TELCO ONLY	24.44	4
EXPORT (FROM TRENCHING) ELEC & FIBER	60.56	5
EXPORT (FROM TRENCHING) FIBER ONLY	12.33	3
TOTAL EXPORT	149.98	
TOTAL IMPORT (FILL) (FROM GRADING)	0	
NET (EXPORT)	150 CY	

BMP LEGEND:

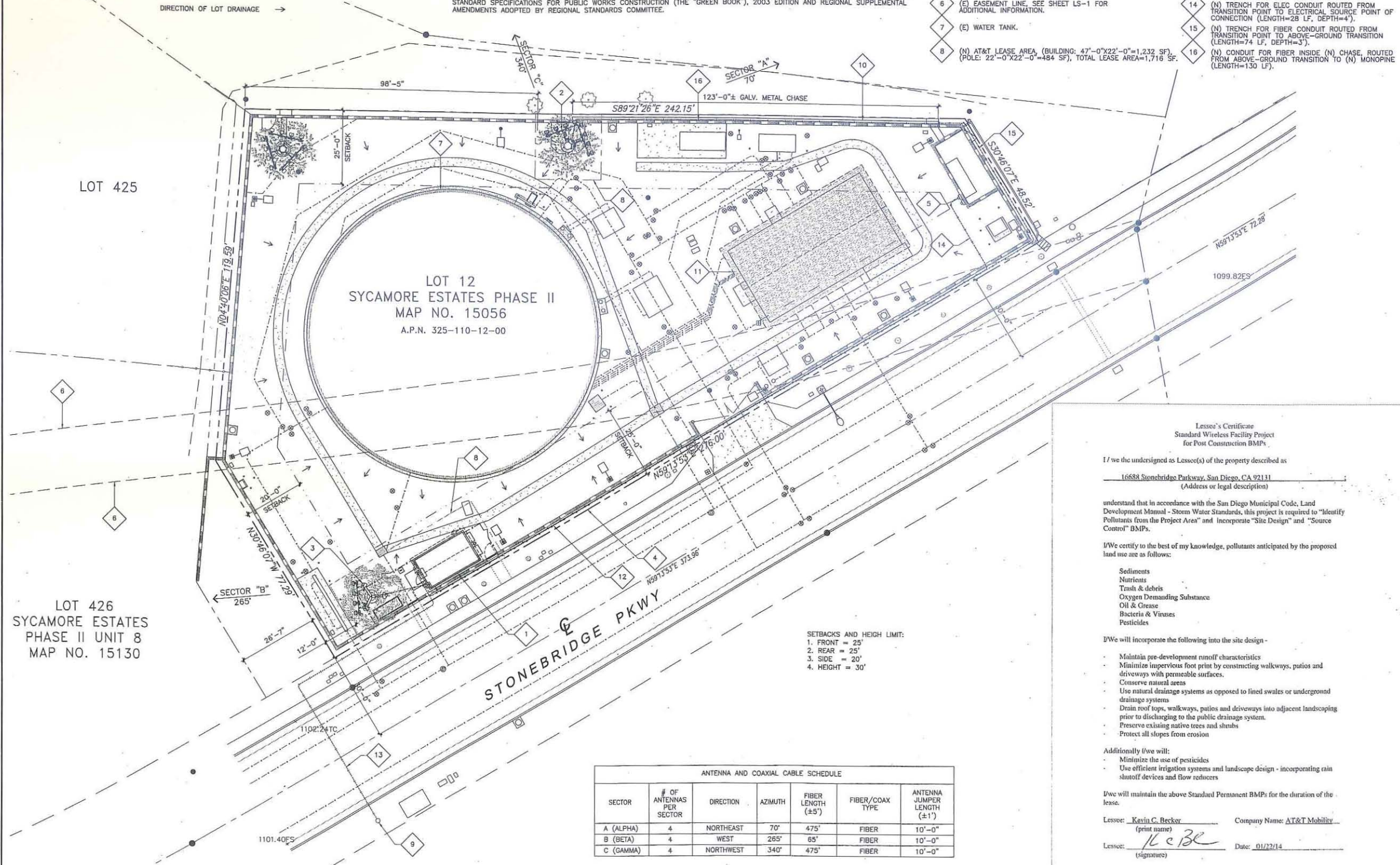
DIRECTION OF LOT DRAINAGE →

NOTES:

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE STONEBRIDGE PARKWAY RIGHT-OF-WAY.
- THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE STONEBRIDGE PARKWAY RIGHT-OF-WAY.
- SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES REQUIRES WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER/PERMITTEE SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- CONTRACTOR TO CONFIRM COAX/FIBER LENGTHS REQUIRED PRIOR TO ORDER.
- ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2003 EDITION AND REGIONAL SUPPLEMENTAL AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.

SITE PLAN KEYNOTES

- (N) AT&T 11'-8"x20'-0" EQUIPMENT BUILDING WITH SLOPED TILE ROOF, TEXTURE AND FINISH TO MATCH (E) BUILDING ON SITE, SEE SHEET A-1.
- (N) MONOPINE WITH (8) ANTENNAS, (16) RRUS, (3) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP), SEE SHEET A-1.
- (N) MONO-EUCALYPTUS WITH (4) ANTENNAS, (8) RRUS, (2) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP), SEE SHEET A-1.
- (E) PROPERTY LINE, (TYP).
- (N) ELECTRICAL METER MOUNTED AT (E) VERIZON ELEC METER LOCATION ON (E) CMU WALL, REPLACE (E) WITH DUAL METER EQUIPMENT.
- (E) EASEMENT LINE, SEE SHEET LS-1 FOR ADDITIONAL INFORMATION.
- (E) WATER TANK.
- (N) AT&T LEASE AREA (BUILDING: 47'-0"x22'-0"=1,332 SF; POLE: 22'-0"x22'-0"=484 SF), TOTAL LEASE AREA=1,716 SF.
- (E) TELCO PEDESTAL AND PROPOSED TELCO SOURCE (POC).
- (N) GALV METAL CHASE (12"x12") FOR FIBER CONDUIT, PAINTED TO MATCH (E) WALL, (±123 LF).
- (E) BUILDING, (TYP).
- (N) JOINT TRENCH WITH ELEC AND FIBER CONDUITS ROUTED FROM TRANSITION POINT TO (N) EQUIPMENT BUILDING (LENGTH=218 LF, DEPTH=5').
- (N) TRENCH FOR TELCO CONDUIT ROUTED FROM (E) TELCO PEDESTAL POC TO (N) EQUIPMENT BUILDING (LENGTH=110 LF, DEPTH=4').
- (N) TRENCH FOR ELEC CONDUIT ROUTED FROM TRANSITION POINT TO ELECTRICAL SOURCE POINT OF CONNECTION (LENGTH=28 LF, DEPTH=4').
- (N) TRENCH FOR FIBER CONDUIT ROUTED FROM TRANSITION POINT TO ABOVE-GROUND TRANSITION (LENGTH=74 LF, DEPTH=3').
- (N) CONDUIT FOR FIBER INSIDE (N) CHASE, ROUTED FROM ABOVE-GROUND TRANSITION TO (N) MONOPINE (LENGTH=130 LF).



ANTENNA AND COAXIAL CABLE SCHEDULE						
SECTOR	# OF ANTENNAS PER SECTOR	DIRECTION	AZIMUTH	FIBER LENGTH (±5')	FIBER/COAX TYPE	ANTENNA JUMPER LENGTH (±1')
A (ALPHA)	4	NORTHEAST	70°	475'	FIBER	10'-0"
B (BETA)	4	WEST	265°	65'	FIBER	10'-0"
C (GAMMA)	4	NORTHWEST	340°	475'	FIBER	10'-0"

SETBACKS AND HEIGHT LIMIT:
 1. FRONT = 25'
 2. REAR = 25'
 3. SIDE = 20'
 4. HEIGHT = 30'

Lessee's Certificate
 Standard Wireless Facility Project
 for Post Construction BMPs
 16688 Stonebridge Parkway, San Diego, CA 92131
 (Address or legal description)

I/we the undersigned as Lessee(s) of the property described as
 understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I/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: Kevin C. Becker Company Name: AT&T Mobility
 (print name)
 Lessee: [Signature] Date: 01/22/14
 (signature)

SCALE:
 1/16"=1'-0"
 0 4' 8' 16'

1



7337 TRADE STREET
 SAN DIEGO, CA 92121



REV	DATE	DESCRIPTION
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SD0275
 STONEBRIDGE WATER TANK
 16688 STONEBRIDGE PARKWAY
 SAN DIEGO, CA 92131

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-0

SITE PLAN

ATTACHMENT 8



7337 TRADE STREET
SAN DIEGO, CA 92121



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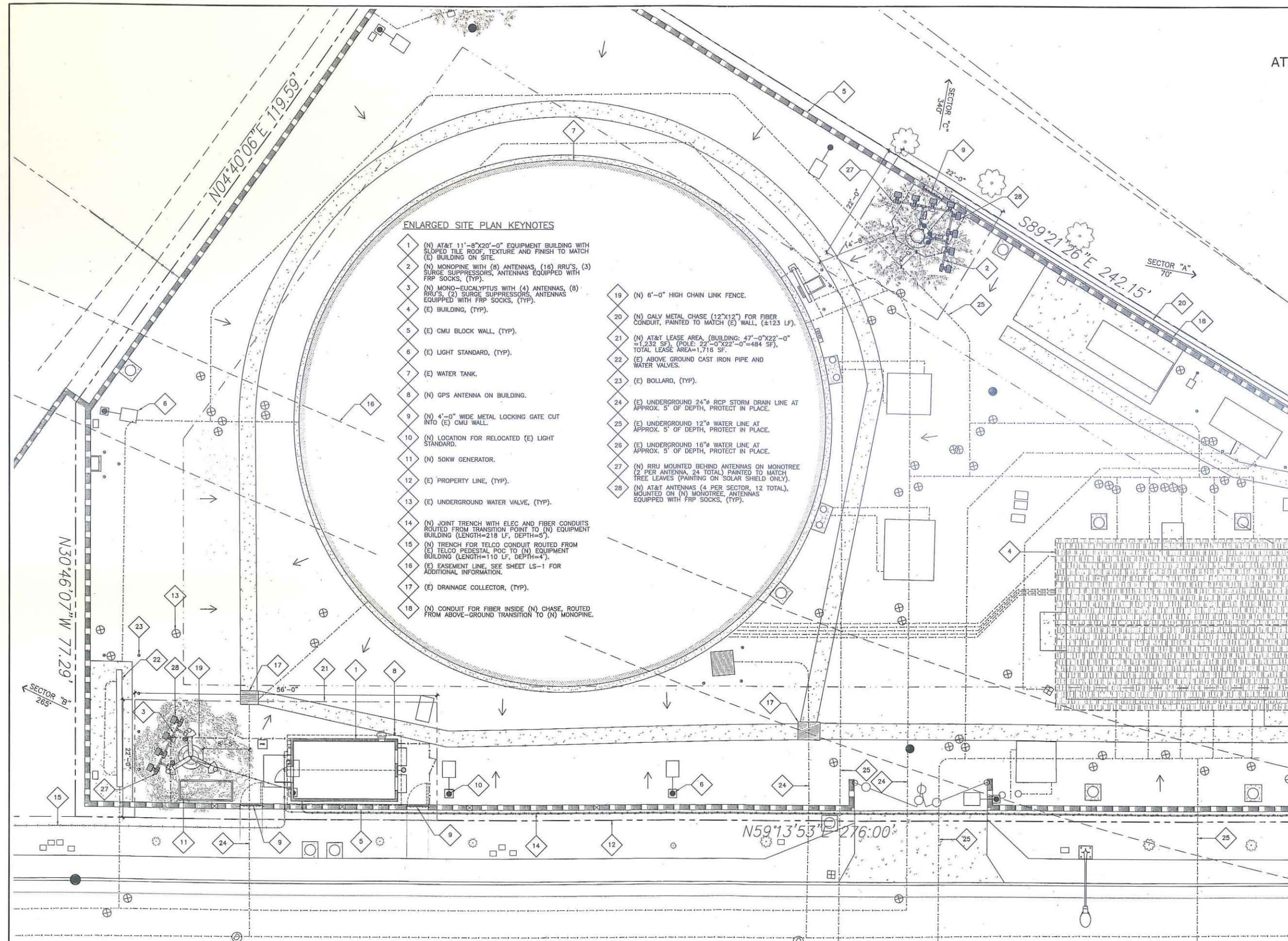
SD0275
STONEBRIDGE WATER TANK
16688 STONEBRIDGE PARKWAY
SAN DIEGO, CA 92131

SHEET TITLE

SITE PLAN

SHEET NUMBER

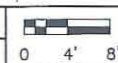
A-1



ENLARGED SITE PLAN



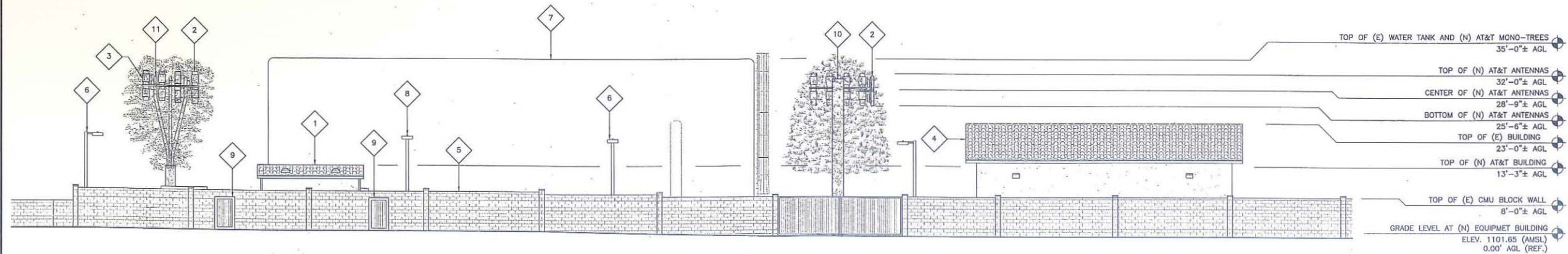
SCALE:
1/8"=1'-0"



1

ELEVATION KEYNOTES

- 1 (N) AT&T 11'-8"x20'-0" EQUIPMENT BUILDING WITH SLOPED TILE ROOF, TEXTURE AND FINISH TO MATCH (E) BUILDING ON SITE.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL), MOUNTED ON (N) MONOTREE, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).
- 3 (N) RRU MOUNTED BEHIND ANTENNAS ON MONOTREE (2 PER ANTENNA, 24 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY).
- 4 (E) BUILDING, (TYP).
- 5 (E) CMU BLOCK WALL, (TYP).
- 6 (E) LIGHT STANDARD, (TYP).
- 7 (E) WATER TANK.
- 8 (N) LOCATION FOR RELOCATED (E) LIGHT STANDARD.
- 9 (N) METAL LOCKING GATE CUT INTO (E) CMU WALL, PAINTED TO MATCH.
- 10 (N) MONOPINE WITH (8) ANTENNAS, (16) RRU'S, (3) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).
- 11 (N) MONO-EUCALYPTUS WITH (4) ANTENNAS, (8) RRU'S, (2) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).

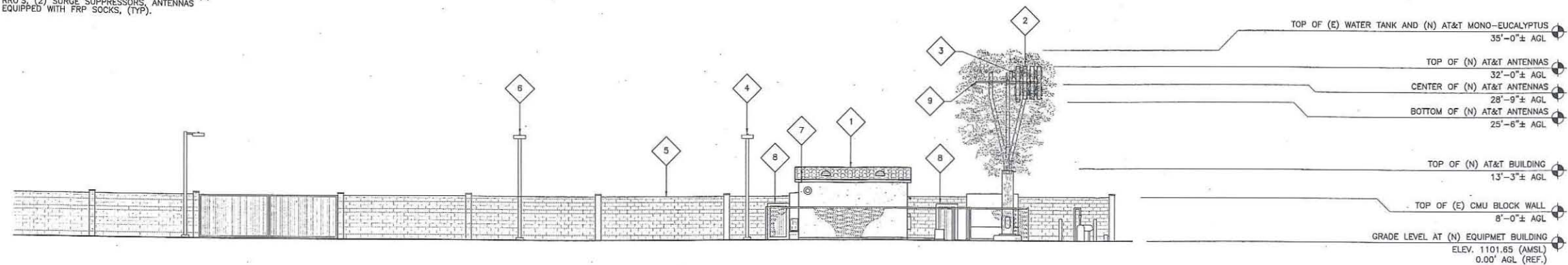


SOUTHEAST ELEVATION

SCALE:
3/32"=1'-0" 0' 3' 6' 12' 1

ELEVATION KEYNOTES

- 1 (N) AT&T 11'-8"x20'-0" EQUIPMENT BUILDING WITH SLOPED TILE ROOF, TEXTURE AND FINISH TO MATCH (E) BUILDING ON SITE.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL), MOUNTED ON (N) MONOTREE, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).
- 3 (N) RRU MOUNTED BEHIND ANTENNAS ON MONOTREE (2 PER ANTENNA, 24 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY).
- 4 (N) LOCATION FOR RELOCATED (E) LIGHT STANDARD.
- 5 (E) CMU BLOCK WALL, (TYP).
- 6 (E) LIGHT STANDARD, (TYP).
- 7 (N) GPS ANTENNA ON BUILDING.
- 8 (N) METAL LOCKING GATE CUT INTO (E) CMU WALL, PAINTED TO MATCH.
- 9 (N) MONO-EUCALYPTUS WITH (4) ANTENNAS, (8) RRU'S, (2) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).



NORTHWEST ELEVATION

SCALE:
3/32"=1'-0" 0' 3' 6' 12' 2



7337 TRADE STREET
SAN DIEGO, CA 92121



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16688 STONEBRIDGE PARKWAY
SAN DIEGO, CA 92131

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-2

ELEVATION KEYNOTES

- 1

(N) AT&T 11'-8"x20'-0" EQUIPMENT BUILDING WITH SLOPED TILE ROOF, TEXTURE AND FINISH TO MATCH (E) BUILDING ON SITE.
- 2

(N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL), MOUNTED ON (N) MONOTREE, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).
- 3

(N) RRU MOUNTED BEHIND ANTENNAS ON MONOTREE (2 PER ANTENNA, 24 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY).
- 4

(N) GPS ANTENNA, (QTY=1), ON BUILDING.
- 5

(E) CMU BLOCK WALL, (TYP).
- 6

(E) VERIZON METAL LOCKING GATE CUT INTO (E) CMU WALL.
- 7

(E) WATER TANK.
- 8

(N) 50KW GENERATOR.
- 9

(E) VERIZON ANTENNAS ON (E) MONOPINE.
- 10

(E) VERIZON CHAIN LINK FENCE.
- 11

(N) MONO-EUCALYPTUS WITH (4) ANTENNAS, (8) RRU'S, (2) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).

ATTACHMENT 8



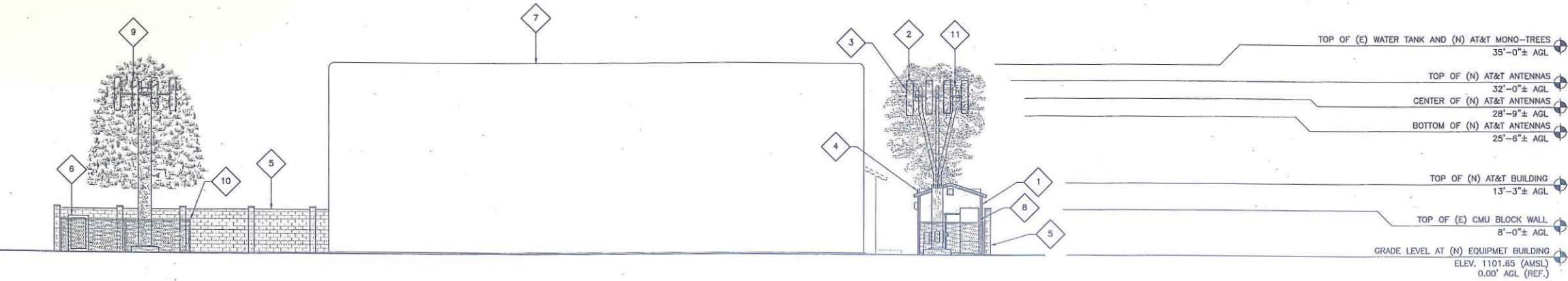
7337 TRADE STREET
SAN DIEGO, CA 92121



TELECOM INC
6886 Mimosa Drive • Carlsbad • CA 92011



TERRACOM DEVELOPMENT, INC.
Architecture • Engineering • Telecommunications
555 N. El Camino Blvd, Ste. A303, San Clemente, CA 92672
Phone: 949-235-9144 Fax: 949-481-6689



SOUTHWEST ELEVATION

SCALE: 3/32"=1'-0"



1

ELEVATION KEYNOTES

- 1

(N) AT&T 11'-8"x20'-0" EQUIPMENT BUILDING WITH SLOPED TILE ROOF, TEXTURE AND FINISH TO MATCH (E) BUILDING ON SITE.
- 2

(N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL), MOUNTED ON (N) MONOTREE, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).
- 3

(N) RRU MOUNTED BEHIND ANTENNAS ON MONOTREE (2 PER ANTENNA, 24 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY).
- 4

(N) LOCATION FOR RELOCATED (E) LIGHT STANDARD.
- 5

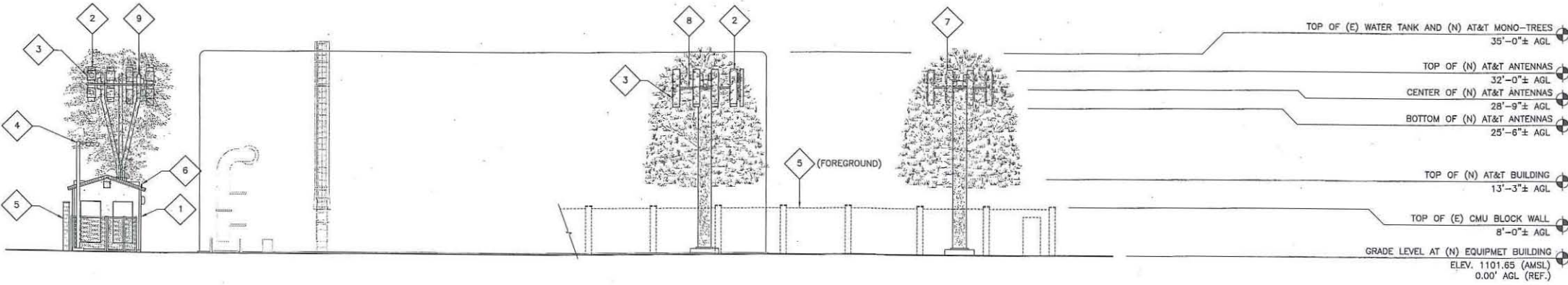
(E) CMU BLOCK WALL, (TYP).
- 6

(N) GPS ANTENNA ON BUILDING.
- 7

(E) VERIZON MONOPINE WITH ANTENNAS.
- 8


(N) MONOPINE WITH (8) ANTENNAS, (18) RRU'S, (3) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).
- 9

(N) MONO-EUCALYPTUS WITH (4) ANTENNAS, (8) RRU'S, (2) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP).



NORTHEAST ELEVATION

SCALE: 3/32"=1'-0"



2

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SHEET TITLE

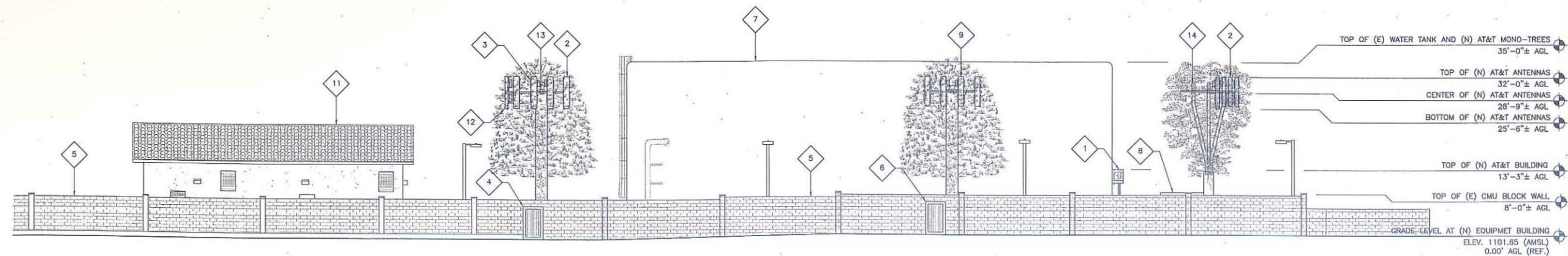
ELEVATIONS

SHEET NUMBER

A-3

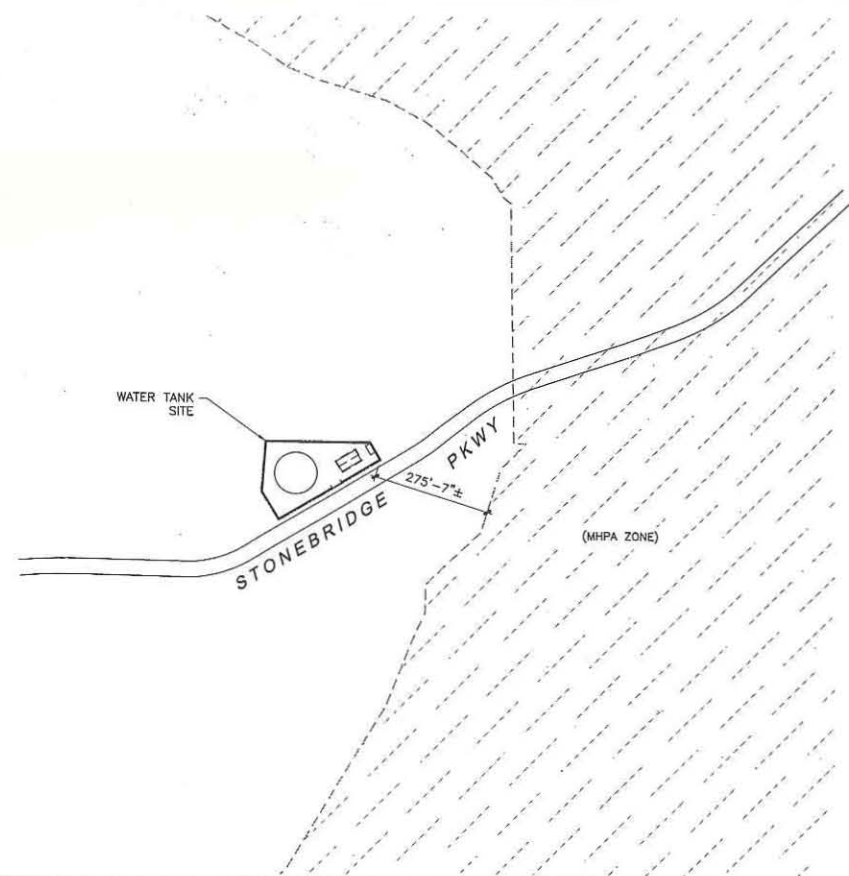
ELEVATION KEYNOTES

- | | | |
|---|--|--|
| 1 (N) AT&T 11'-8"x20'-0" EQUIPMENT BUILDING WITH SLOPED TILE ROOF, TEXTURE AND FINISH TO MATCH (E) BUILDING ON SITE. | 7 (E) WATER TANK. | 13 (N) MONOPINE WITH (8) ANTENNAS, (16) RRU'S, (3) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP). |
| 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL), MOUNTED ON (N) MONOTREE, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP). | 8 (N) 50KW GENERATOR. | 14 (N) MONO-EUCALYPTUS WITH (4) ANTENNAS, (8) RRU'S, (2) SURGE SUPPRESSORS, ANTENNAS EQUIPPED WITH FRP SOCKS, (TYP). |
| 3 (N) RRU MOUNTED BEHIND ANTENNAS ON MONOTREE (2 PER ANTENNA, 24 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY). | 9 (E) VERIZON ANTENNAS ON (E) MONOPINE. | |
| 4 (N) METAL LOCKING GATE CUT INTO (E) CMU WALL, PAINTED TO MATCH. | 10 (E) VERIZON CHAIN LINK FENCE. | |
| 5 (E) CMU BLOCK WALL, (TYP). | 11 (E) BUILDING, (TYP). | |
| 6 (E) VERIZON METAL LOCKING GATE CUT INTO (E) CMU WALL. | 12 (N) 6" LONG FRP EXTENSION ON ANTENNA, SEE DETAIL 3/A-5. | |



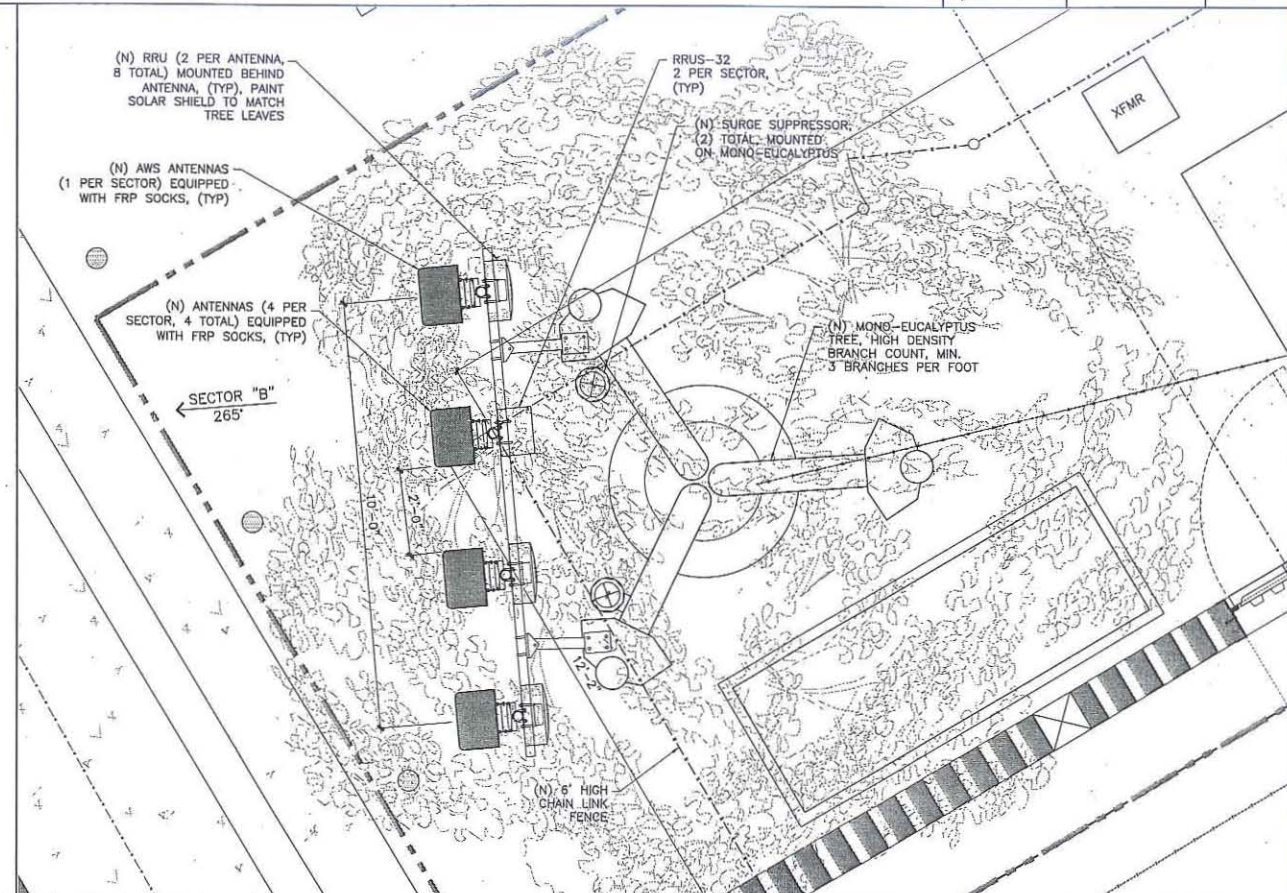
NORTHWEST ELEVATION #2

SCALE: 3/32"=1'-0" 0' 3' 6' 12' 1



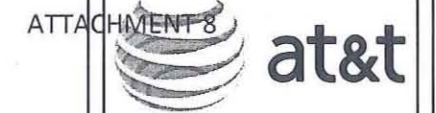
MHPA BOUNDARY

SCALE: 1"=200' 0' 50' 100' 200' 3



ANTENNA PLAN - MONOEUC

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



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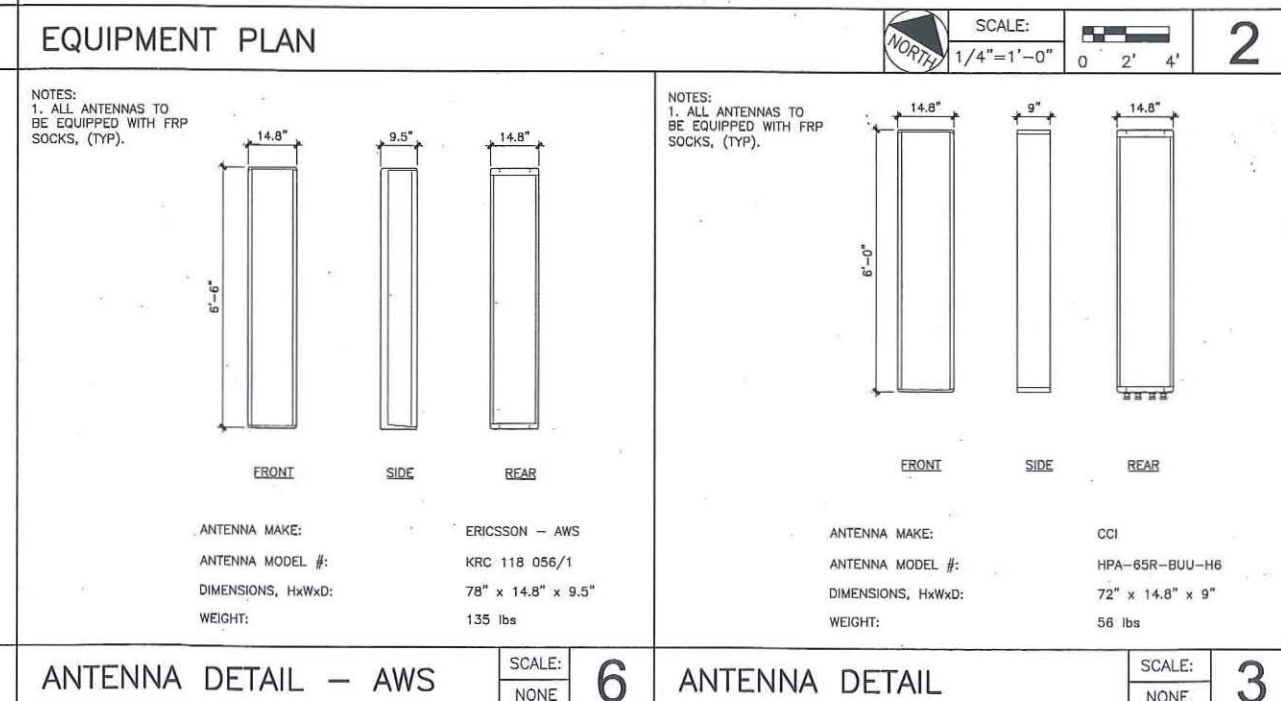
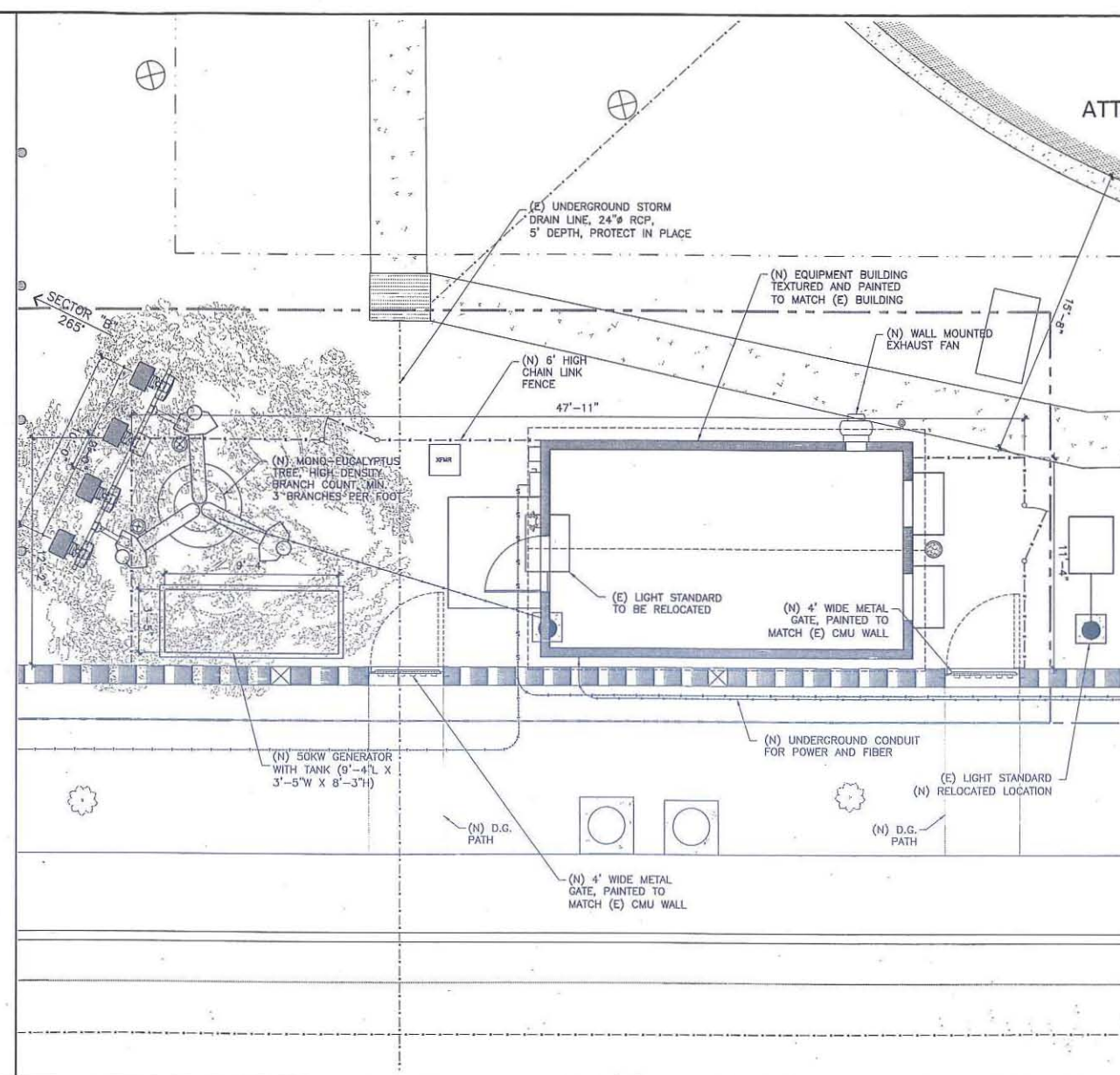
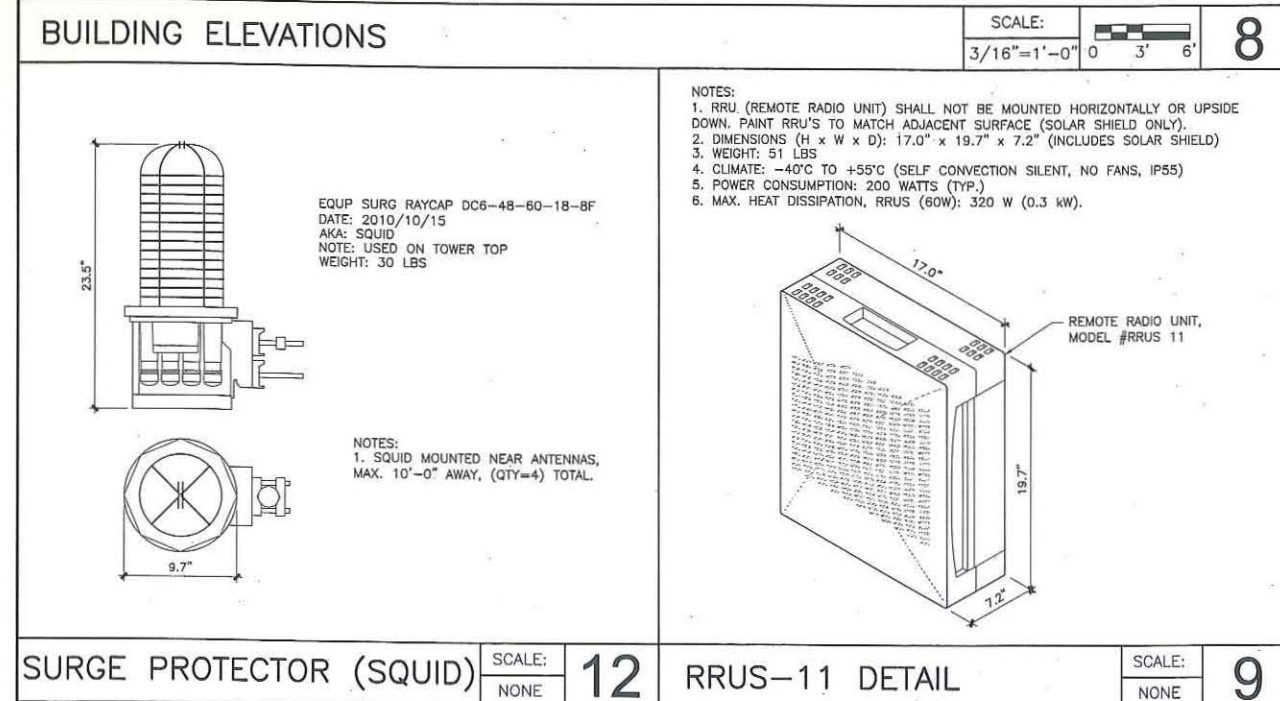
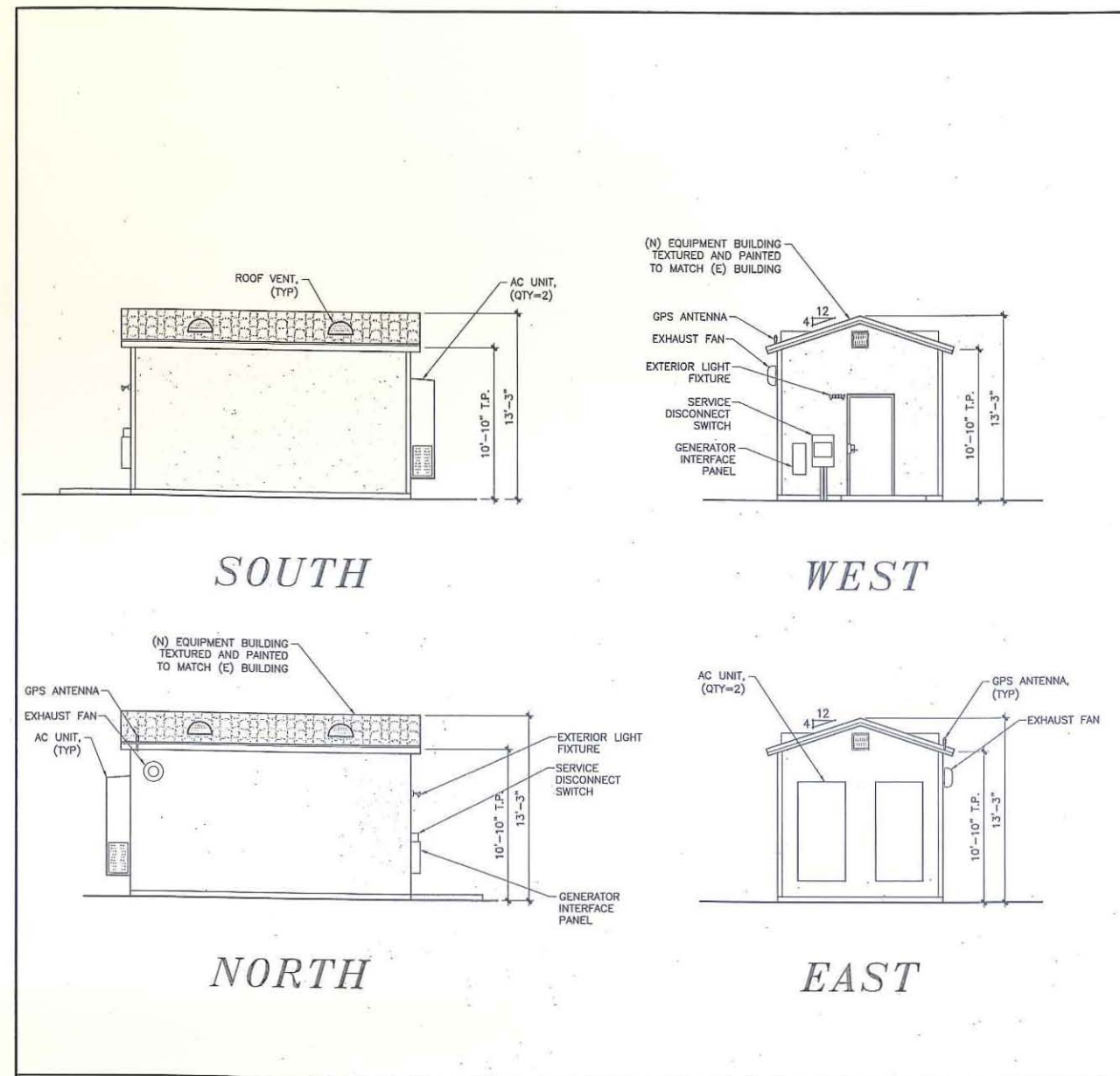
SD0275
STONEBRIDGE WATER TANK
16688 STONEBRIDGE PARKWAY
SAN DIEGO, CA 92131

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4



ATTACHMENT 8

at&t

7337 TRADE STREET
SAN DIEGO, CA 92121

M&M
TELECOM INC
6886 Mimosa Drive • Carlsbad • CA 92011

TDI
TERRACOM DEVELOPMENT, INC.
Architecture • Engineering • Telecommunications
555 H. El Camino Blvd., Ste. A303, San Clemente, CA 92672
Phone: 949-235-9144 Fax: 949-481-6689

REV	DATE	DESCRIPTION
5	03/21/14	ZD REVISED
4	01/27/14	ZD REVISED
3	11/25/13	ZD REVISED
2	11/01/13	ZD REVISED
1	10/09/13	ZD REVISED
0	09/20/13	ZD PRELIM

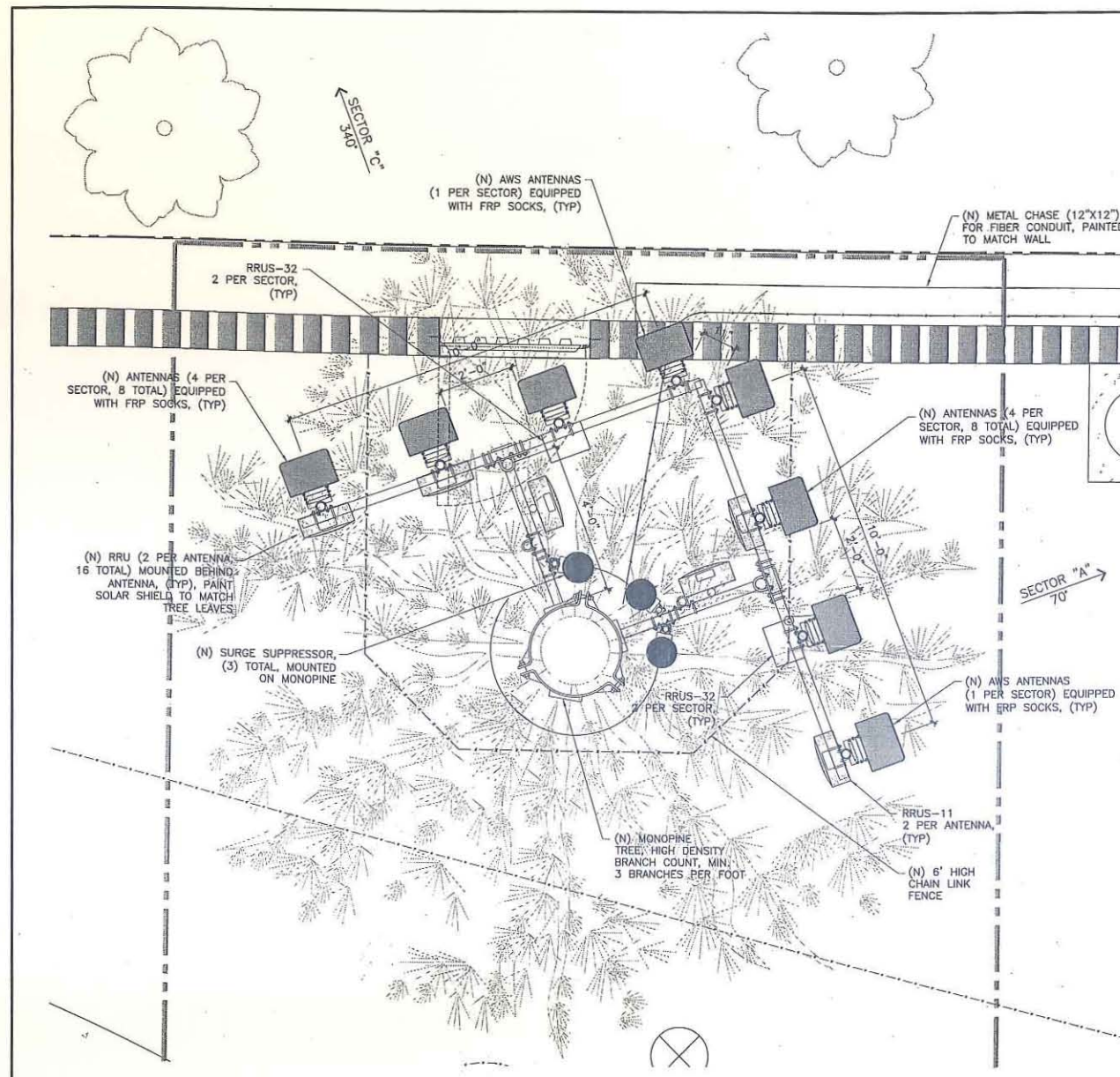
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SAN DIEGO, CA 92131

SHEET TITLE

DETAILS

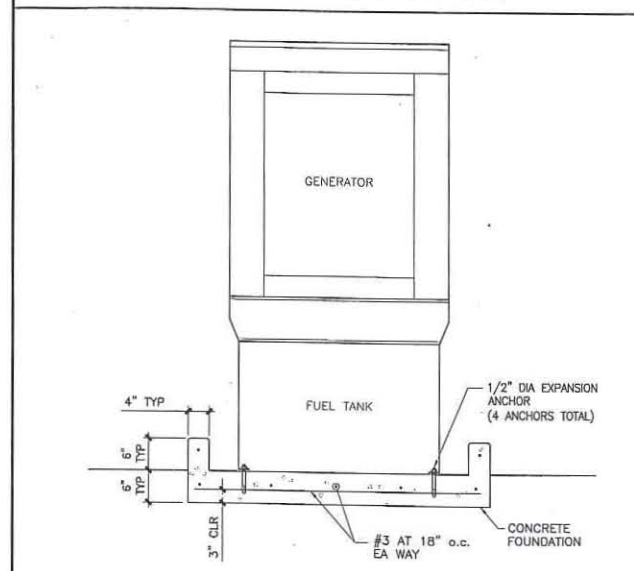
SHEET NUMBER

A-5



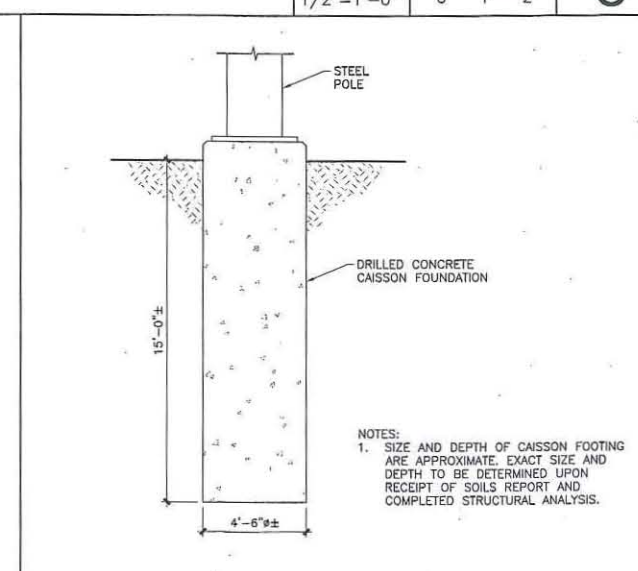
ANTENNA PLAN - MONOPINE

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



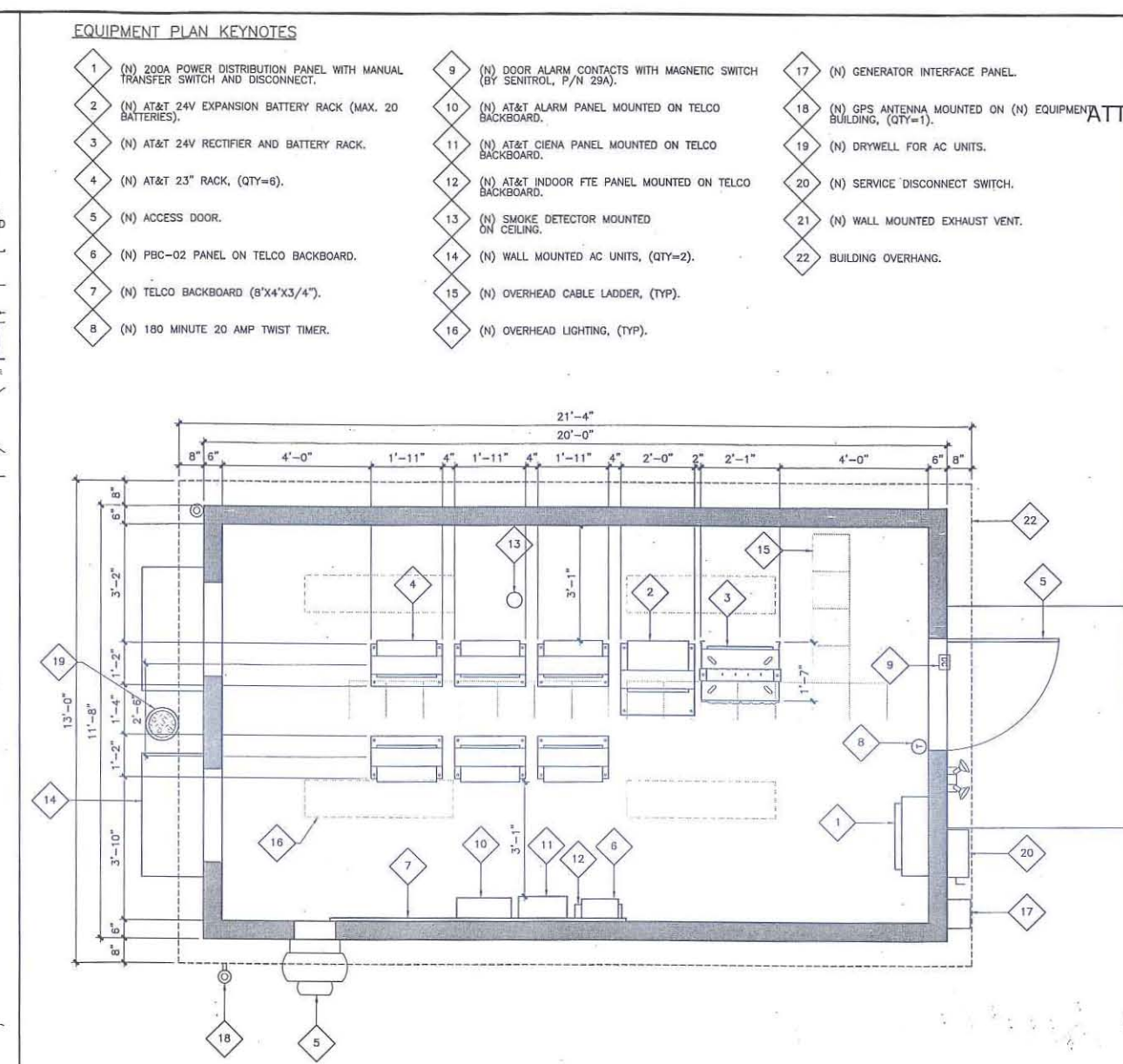
GENERATOR PAD

SCALE: NONE 12



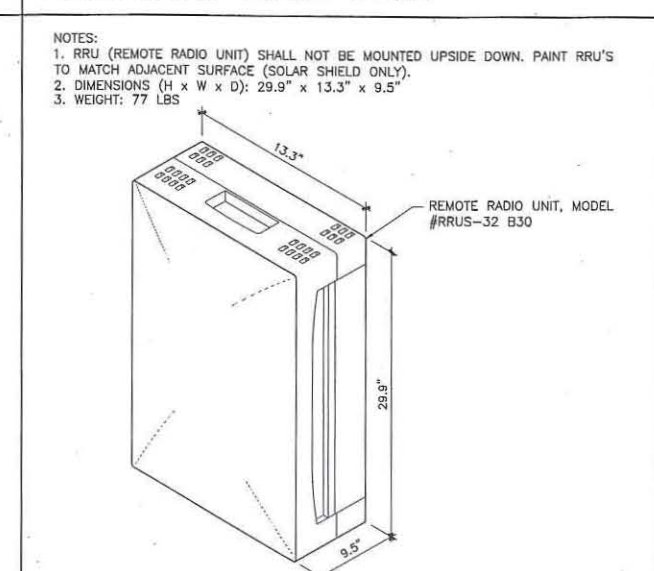
CAISSON FOUNDATION

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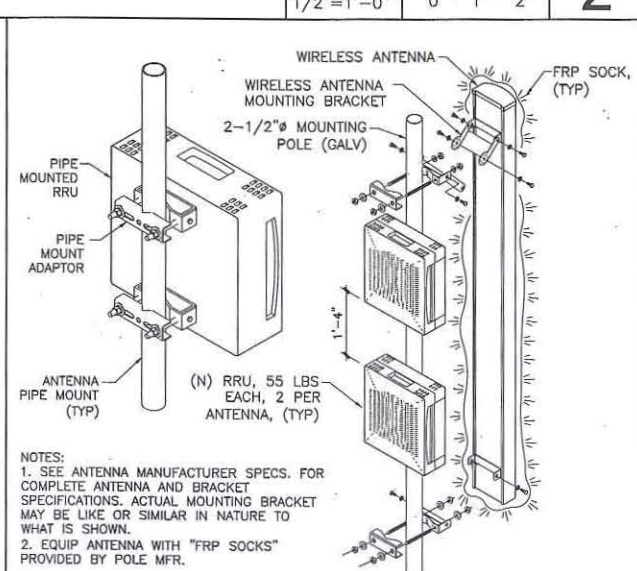
EQUIPMENT ROOM PLAN

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



RRUS-32 B30 DETAIL

SCALE: NONE 6



ANTENNA/RRU PIPE MOUNT

SCALE: NONE 3

ATTACHMENT 8

7337 TRADE STREET
SAN DIEGO, CA 92121

6886 Mimosa Drive • Carlsbad • CA 92011

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555 N. El Camino Blvd., Ste. A303, San Clemente, CA 92672
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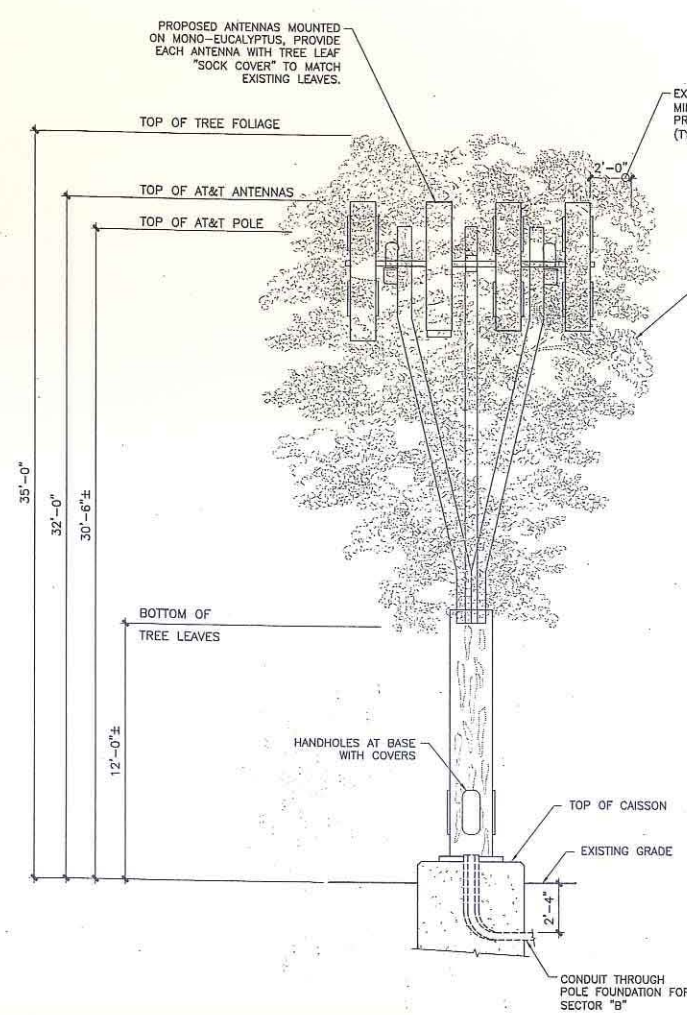
SD0275
STONEBRIDGE WATER TANK
16688 STONEBRIDGE PARKWAY
SAN DIEGO, CA 92131

SHEET TITLE

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SHEET NUMBER

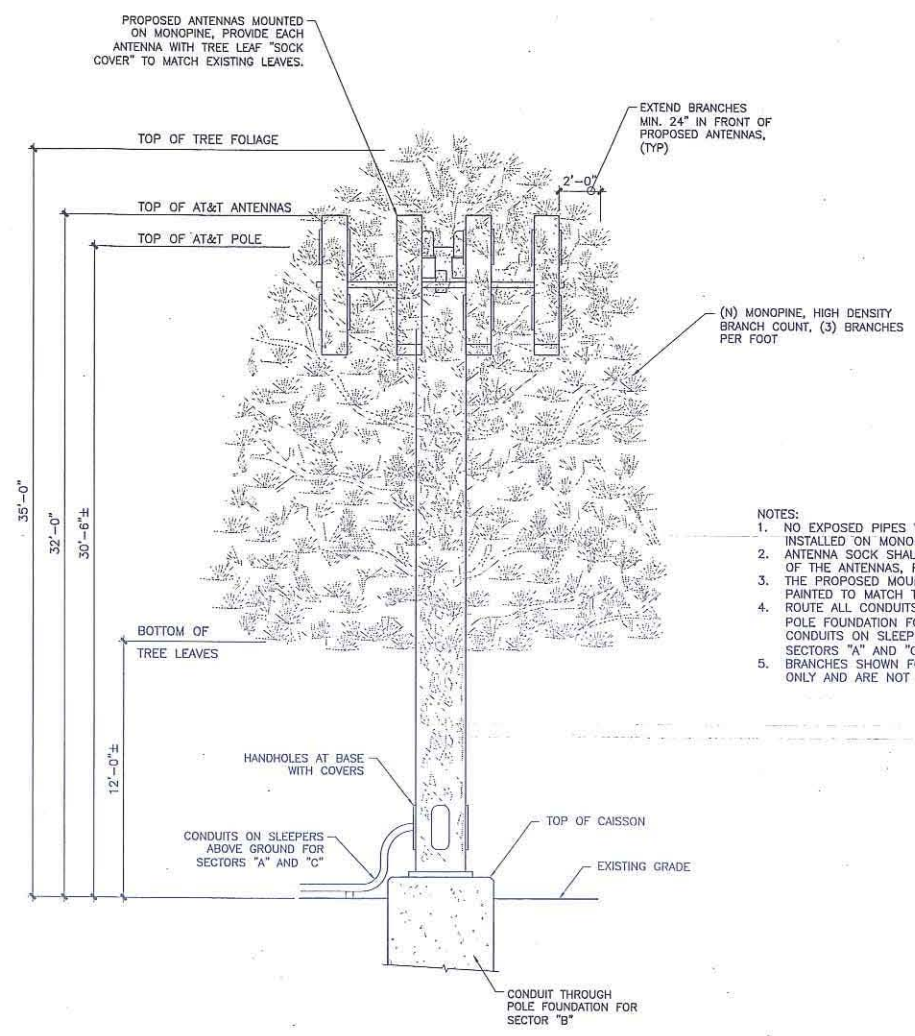
A-6



- NOTES:
1. NO EXPOSED PIPES WITHOUT ANTENNAS TO BE INSTALLED ON MONO-TREE AT ANY TIME.
 2. ANTENNA SOCK SHALL COVER THE FULL LENGTH OF THE ANTENNAS, FRONT, BACK AND SIDES.
 3. THE PROPOSED MOUNTING PIPES SHALL BE PAINTED TO MATCH THE PROPOSED BARK.
 4. ROUTE ALL CONDUITS FOR COAX THROUGH POLE FOUNDATION FOR SECTOR "B". ROUTE CONDUITS ON SLEEPERS ABOVE GROUND FOR SECTORS "A" AND "C".
 5. BRANCHES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT SHOWN TO SCALE.

MONO-EUCALYPTUS ELEVATION

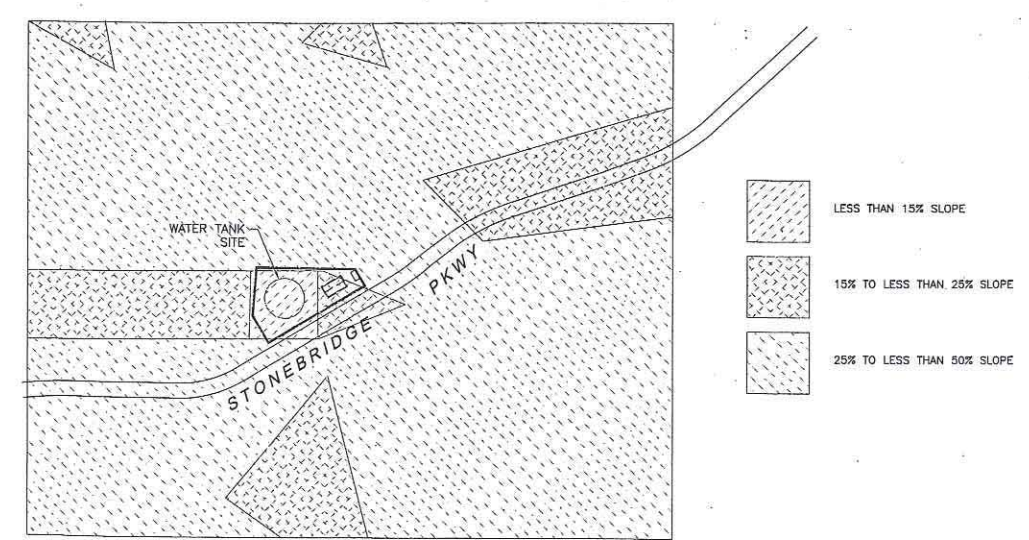
SCALE: 1/4"=1'-0" 0 2' 4' **8**



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MONOPINE ELEVATION

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



STEEP SLOPE MAP BOUNDARY

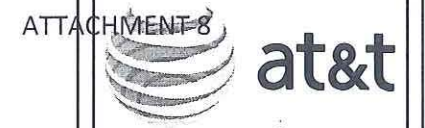
SCALE: 1"=200' 0 50' 100' 200' **3**

NOT USED

SCALE: NONE **12**

NOT USED

SCALE: NONE **9**



7337 TRADE STREET
SAN DIEGO, CA 92121



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SD0275
STONEBRIDGE WATER TANK
16688 STONEBRIDGE PARKWAY
SAN DIEGO, CA 92131

SHEET TITLE

DETAILS

SHEET NUMBER

A-7

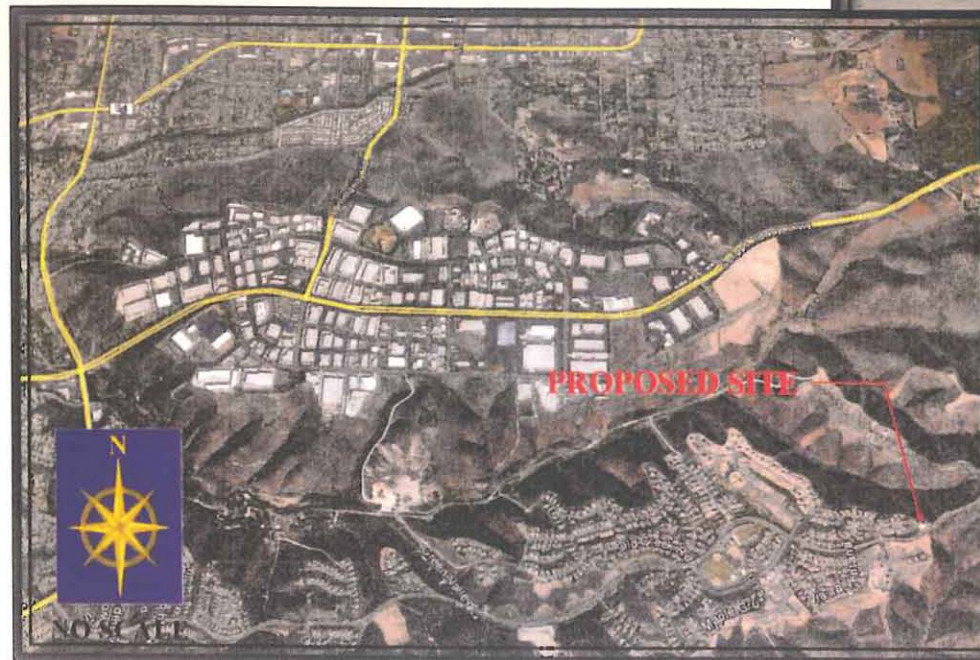
LOOKING EAST TOWARD SUBJECT PROPERTY



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

LOOKING EAST TOWARD SUBJECT PROPERTY



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

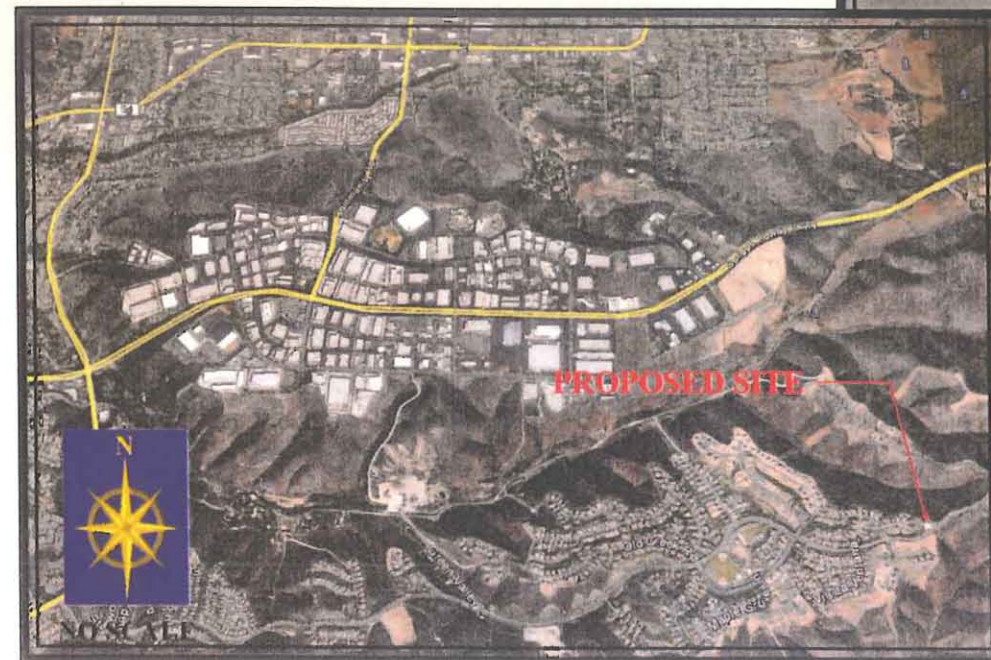
LOOKING NORTH TOWARD SUBJECT PROPERTY



SITE PRIOR TO INSTALLATION

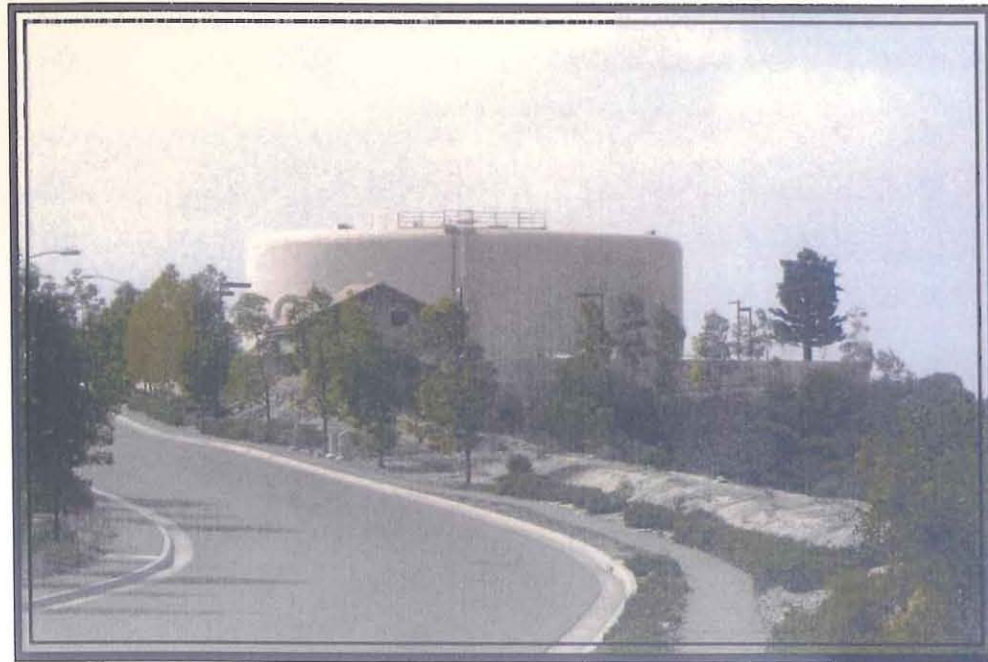


SITE AFTER INSTALLATION

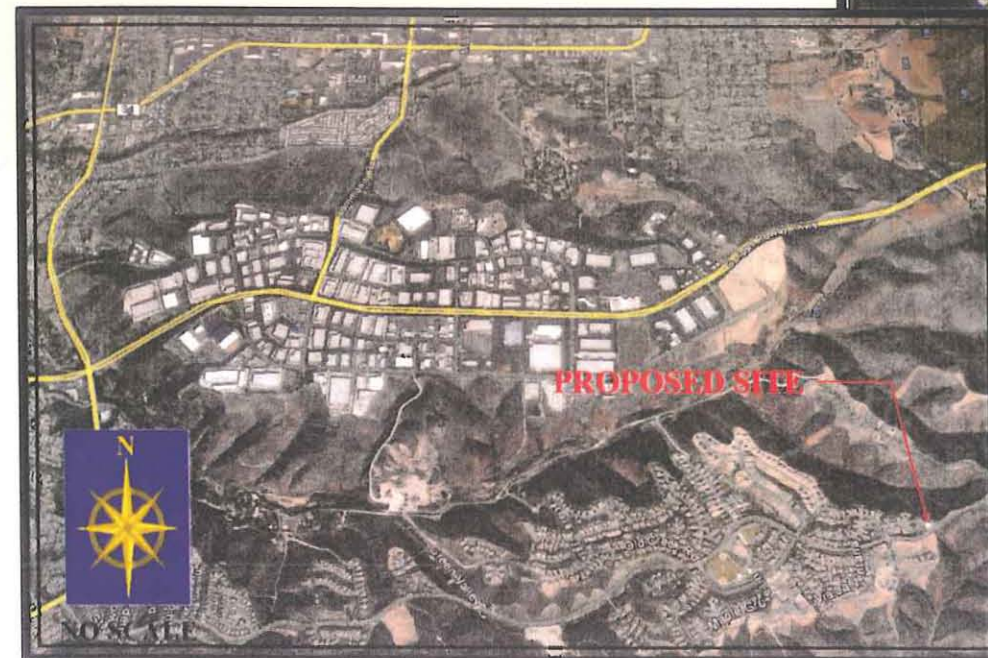


VICINITY MAP

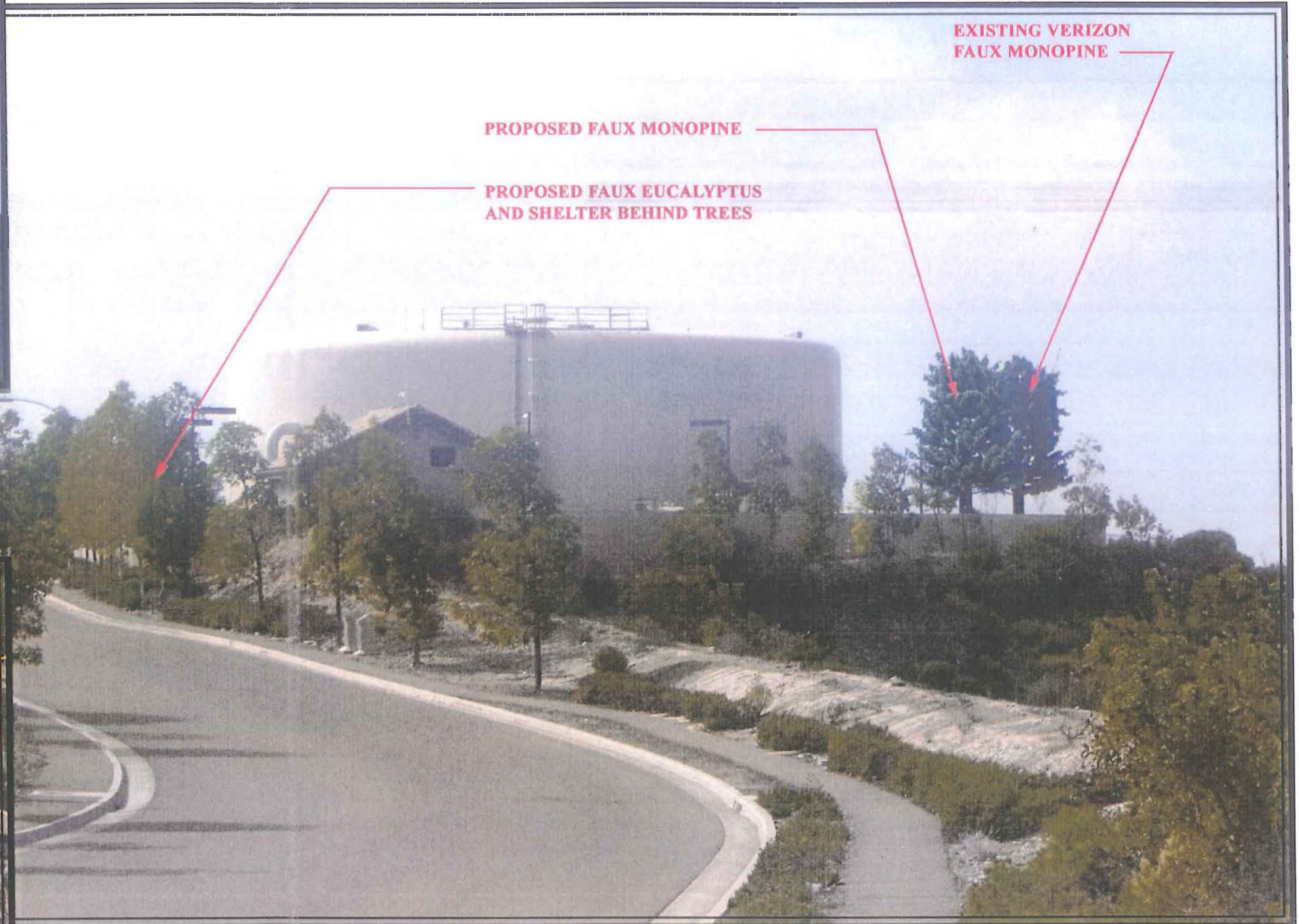
LOOKING WEST TOWARD SUBJECT PROPERTY



SITE PRIOR TO INSTALLATION



VICINITY MAP



SITE AFTER INSTALLATION

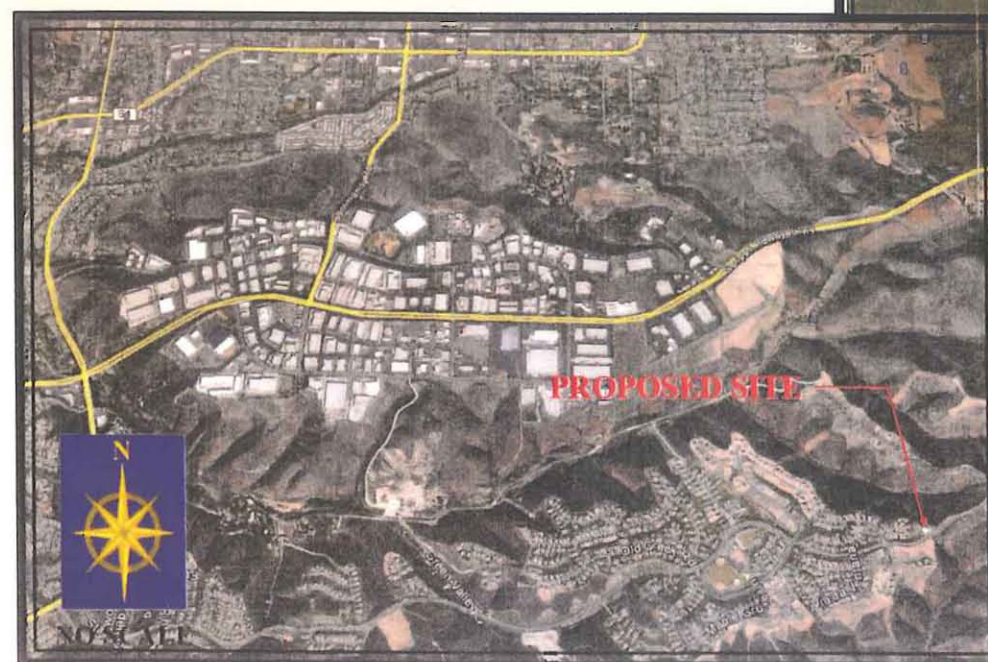
LOOKING NORTHWEST TOWARD SUBJECT PROPERTY



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

AT&T PROJECT
SITE PHOTO SURVEY
STONEBRIDGE WATER TANK
SD0275

Stonebridge Parkway
San Diego, CA 92131

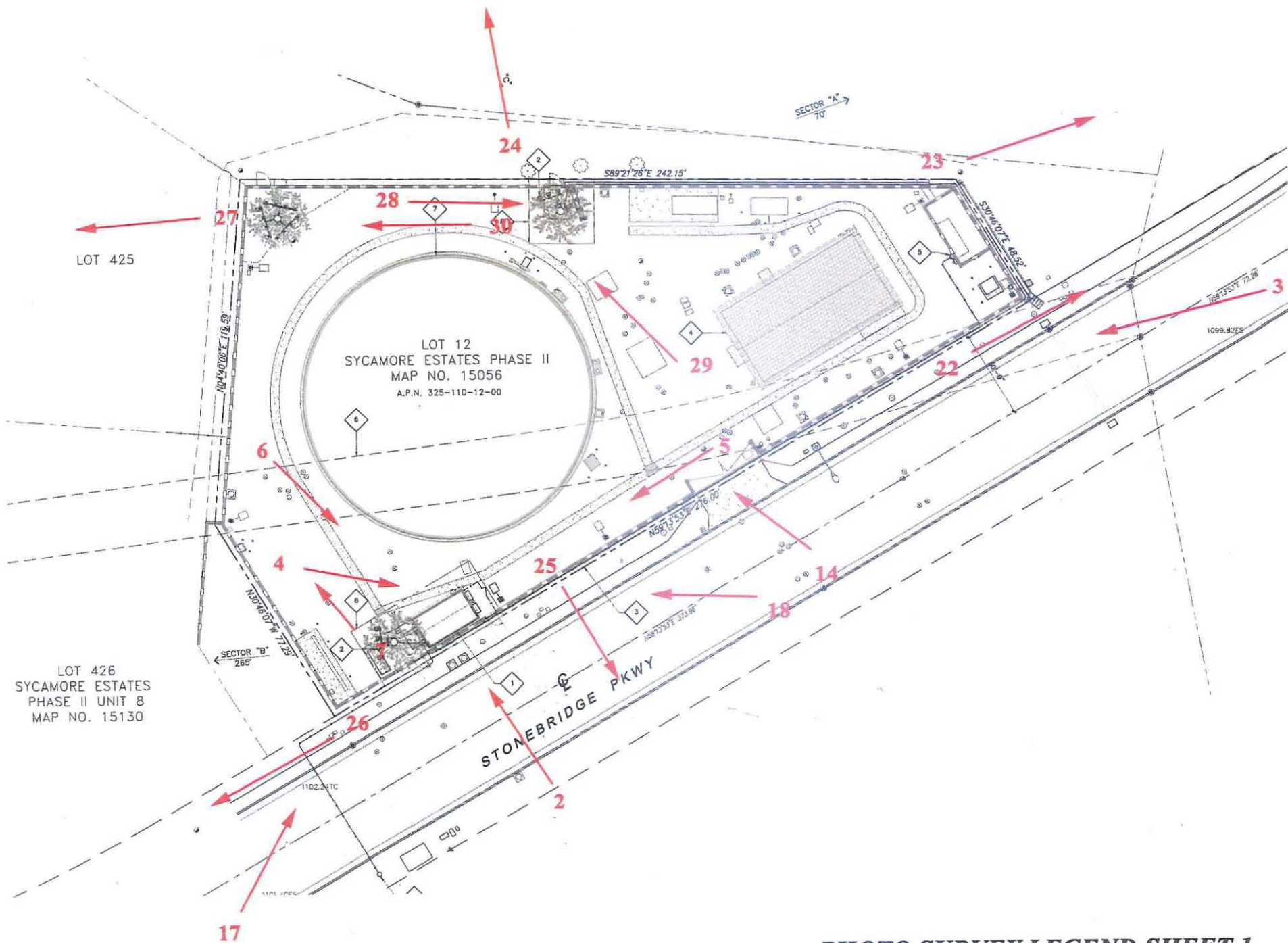
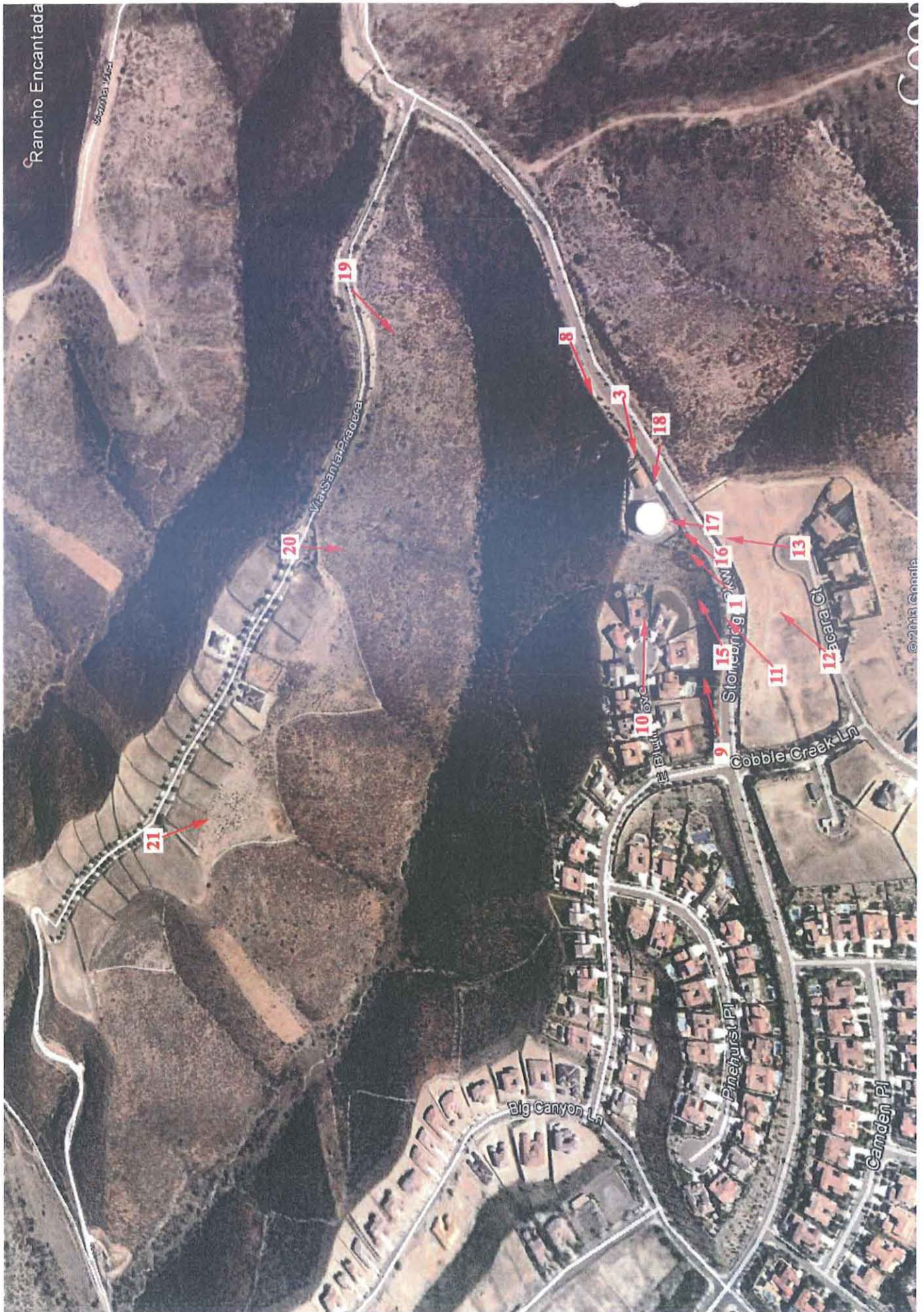


PHOTO SURVEY LEGEND SHEET 1





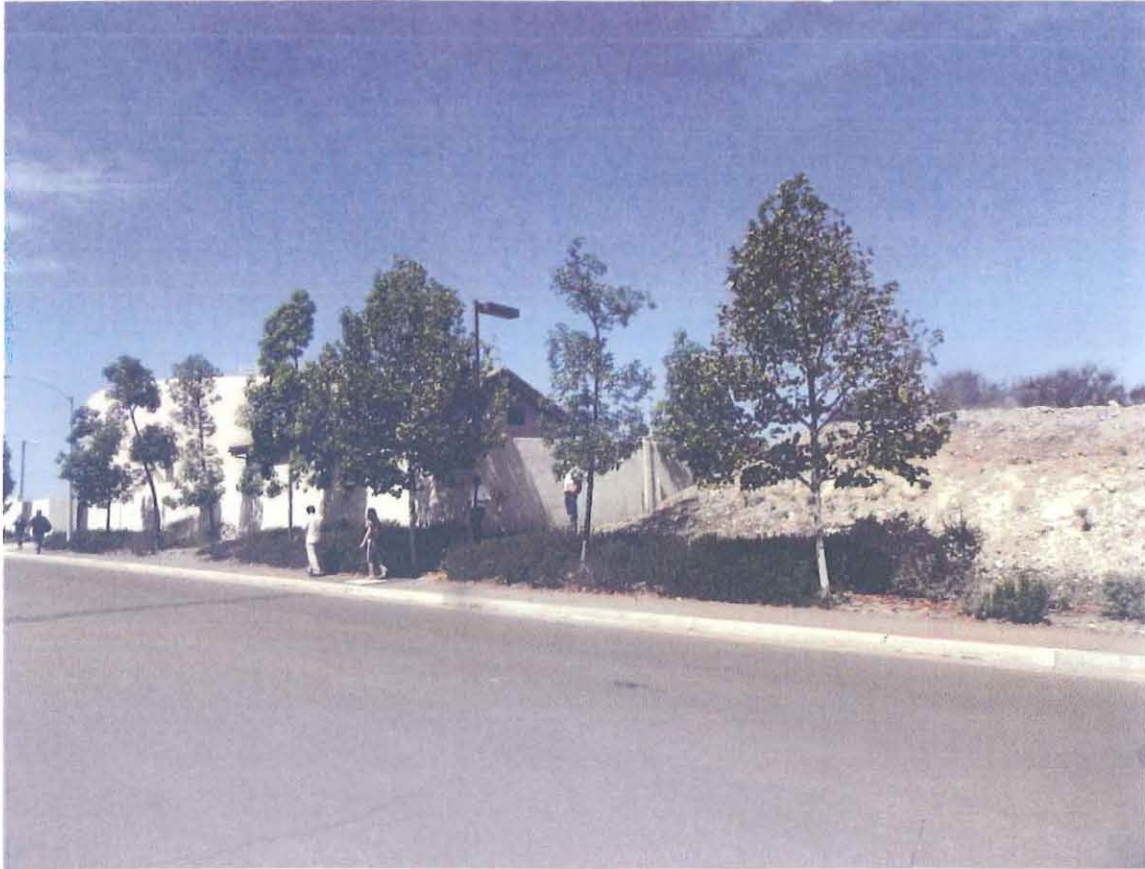
LOOKING EAST AT SUBJECT PROPERTY

1



LOOKING NORTH AT SUBJECT PROPERTY

2



LOOKING NORTHWEST AT SUBJECT TOWER

3



LOOKING SOUTHEAST AT PROPOSED EQUIPMENT AREA

4



LOOKING WEST AT PROPOSED EQUIPMENT AREA

5



LOOKING SOUTH TOWARD PROPOSED EQUIPMENT AREA

6



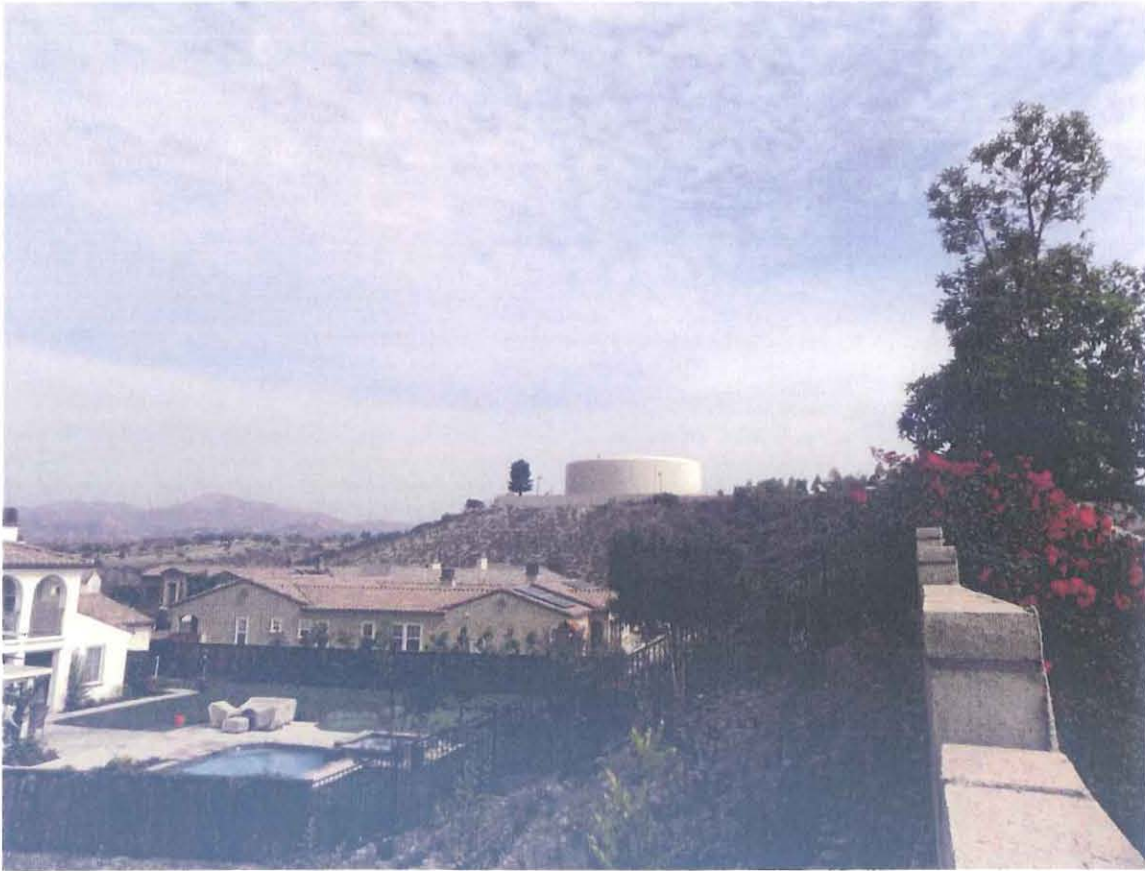
LOOKING NORTH FROM PROPOSED EQUIPMENT AREA

7



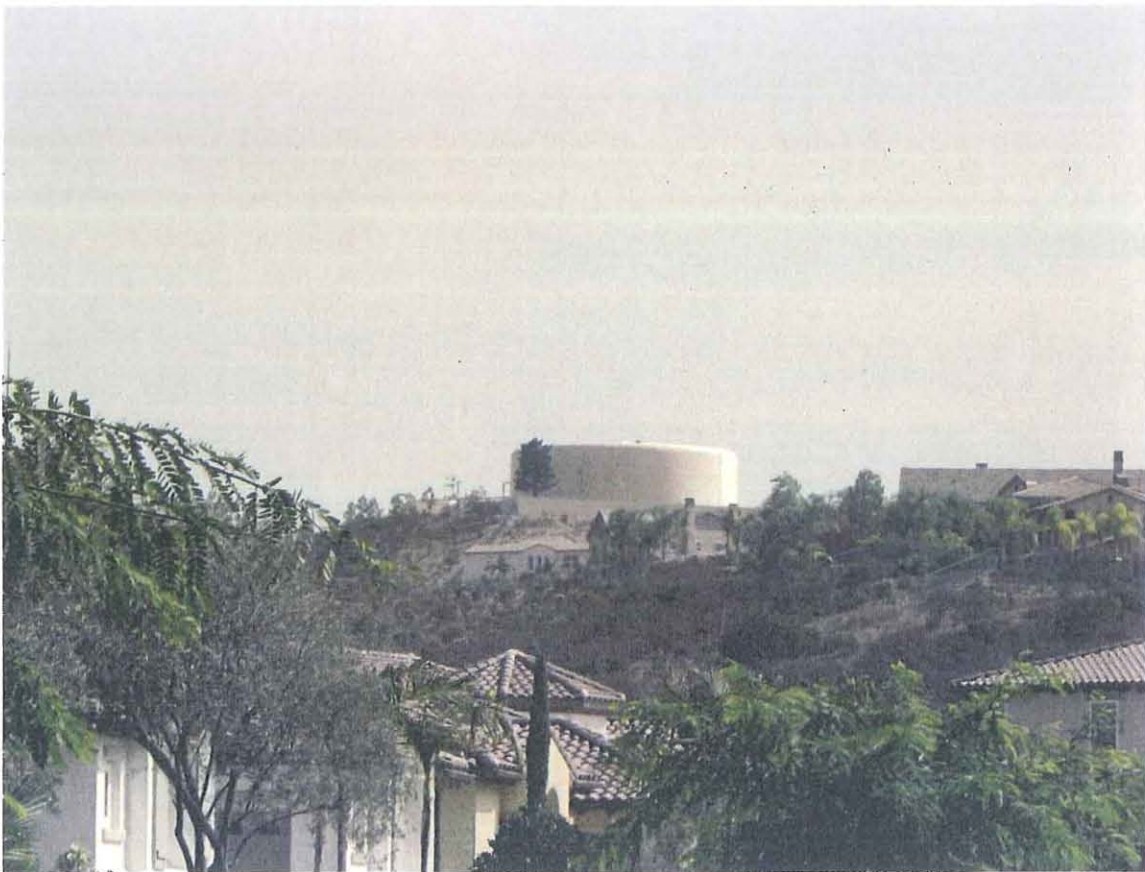
LOOKING WEST TOWARD SUBJECT PROPERTY

8



LOOKING EAST TOWARD SUBJECT PROPERTY

9



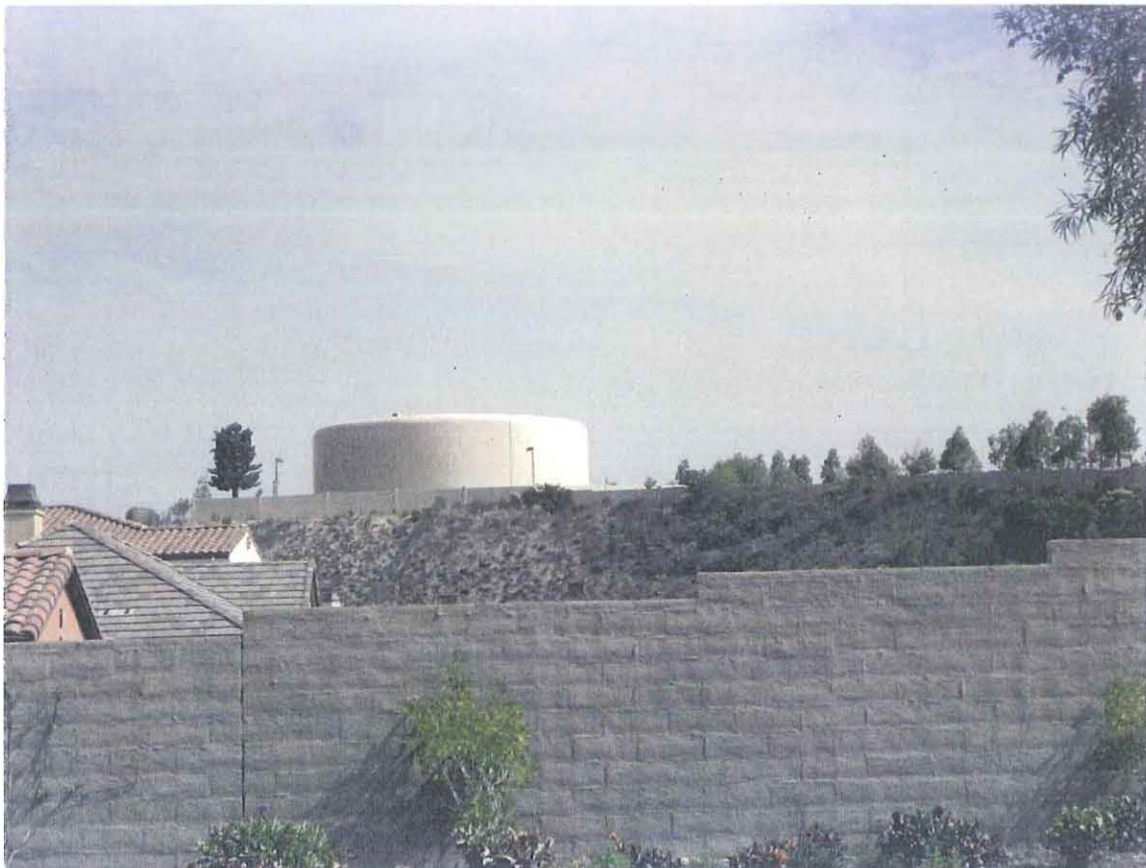
LOOKING EAST TOWARD SUBJECT PROPERTY

10



LOOKING NORTH TOWARD SUBJECT PROPERTY

11



LOOKING NORTH TOWARD SUBJECT PROPERTY

12



LOOKING NORTH TOWARD SUBJECT PROPERTY

13



LOOKING NORTH TOWARD SUBJECT PROPERTY

14



LOOKING NORTHEAST TOWARD SUBJECT PROPERTY

15



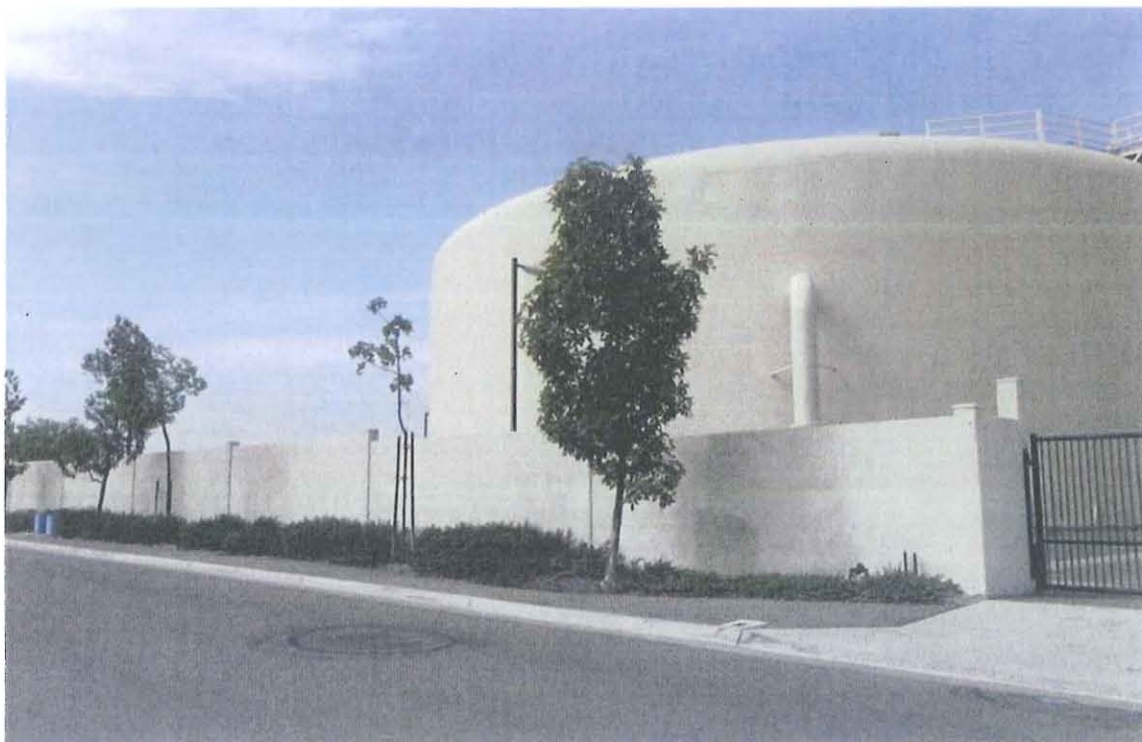
LOOKING NORTHEAST TOWARD SUBJECT PROPERTY

16



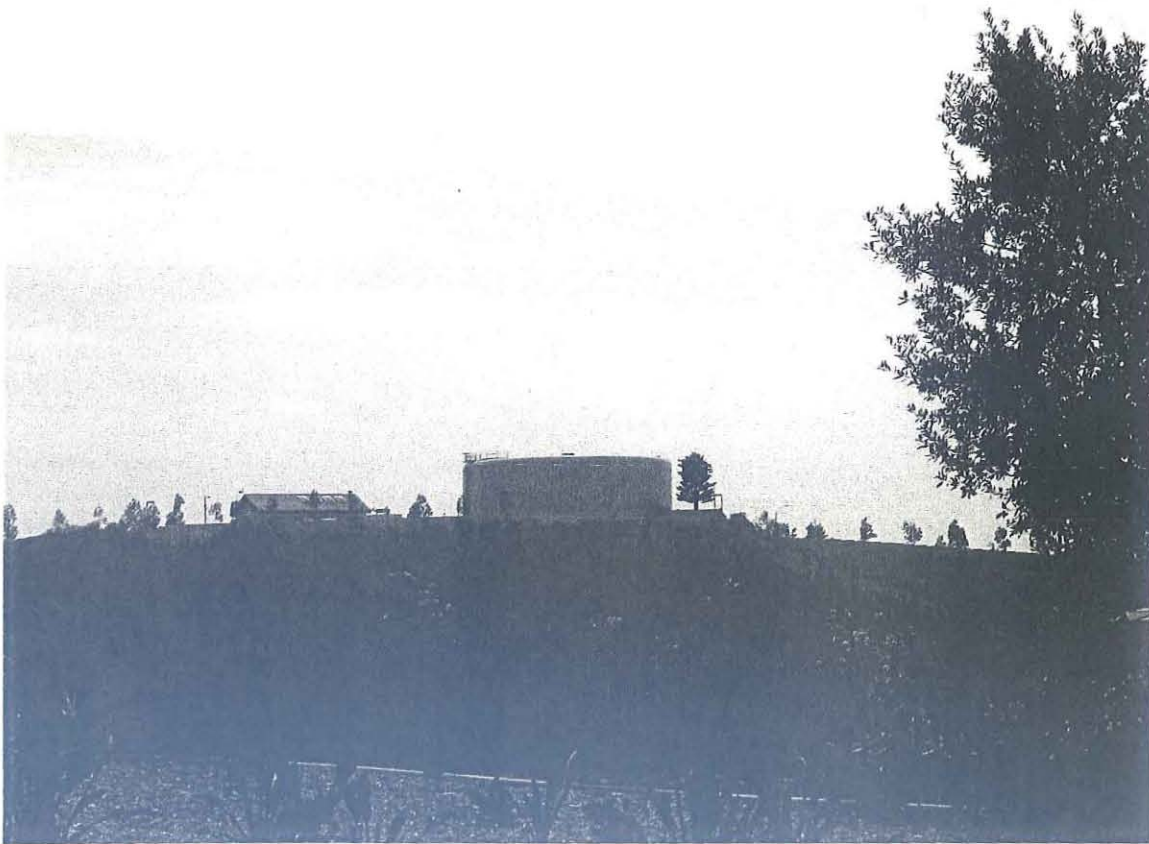
LOOKING NORTHEAST TOWARD SUBJECT PROPERTY

17



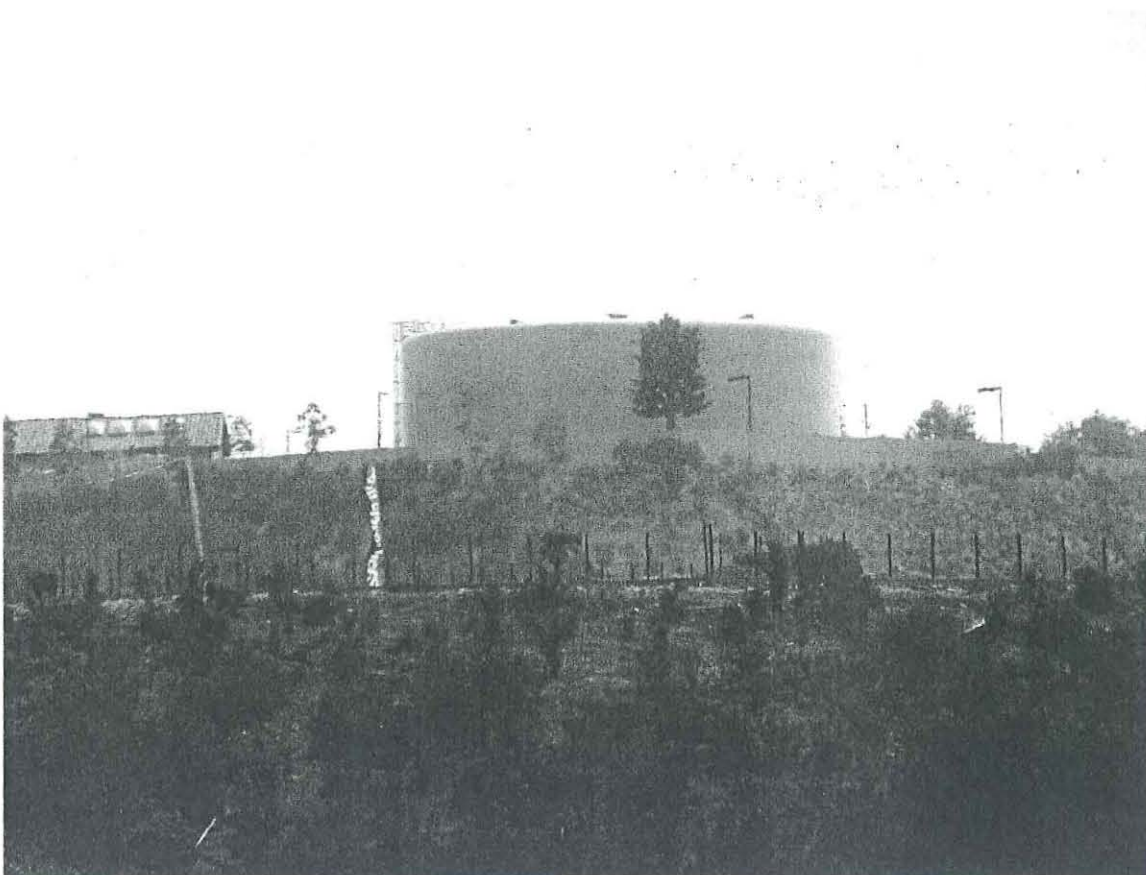
LOOKING NORTHWEST TOWARD SUBJECT PROPERTY

18



LOOKING SOUTH TOWARD SUBJECT PROPERTY

19



LOOKING SOUTH TOWARD SUBJECT PROPERTY

20



LOOKING SOUTHEAST TOWARD SUBJECT PROPERTY

21



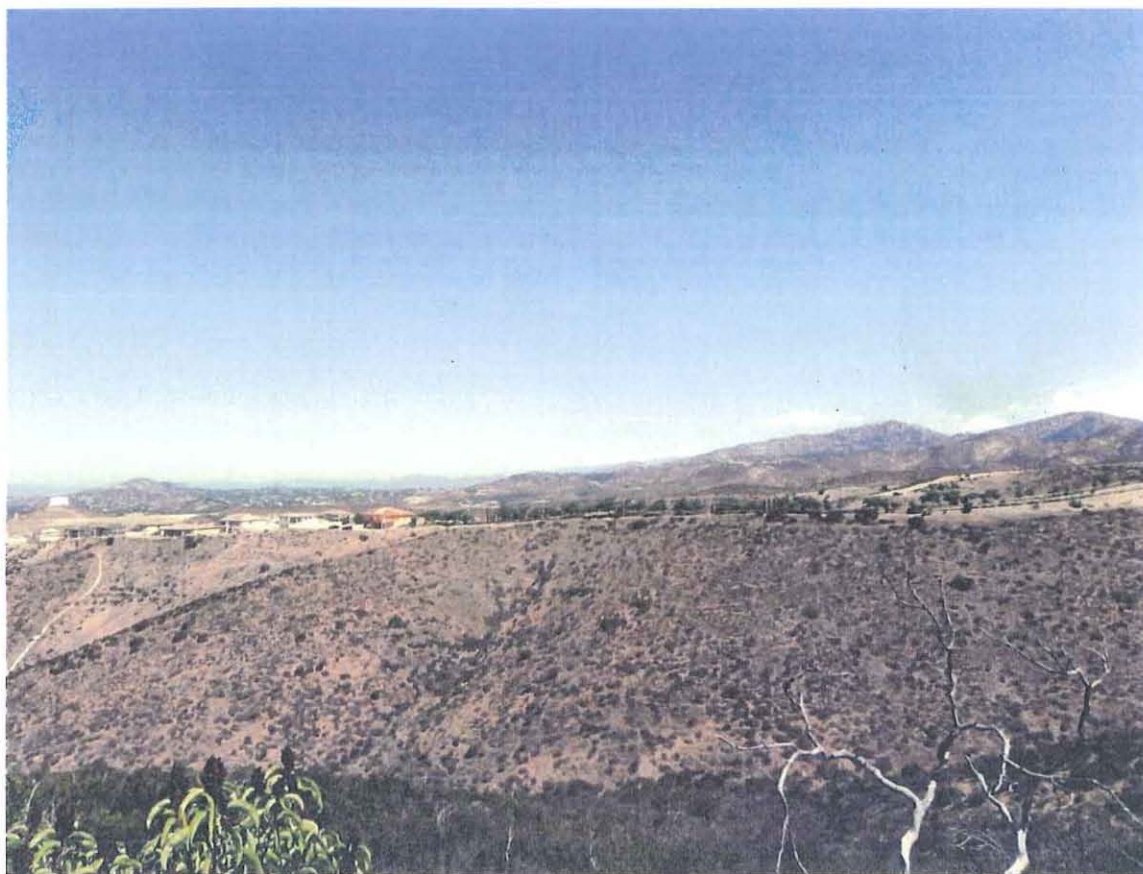
LOOKING EAST FROM SUBJECT PROPERTY

22



LOOKING EAST FROM SUBJECT PROPERTY

23



LOOKING NORTH FROM SUBJECT PROPERTY

24



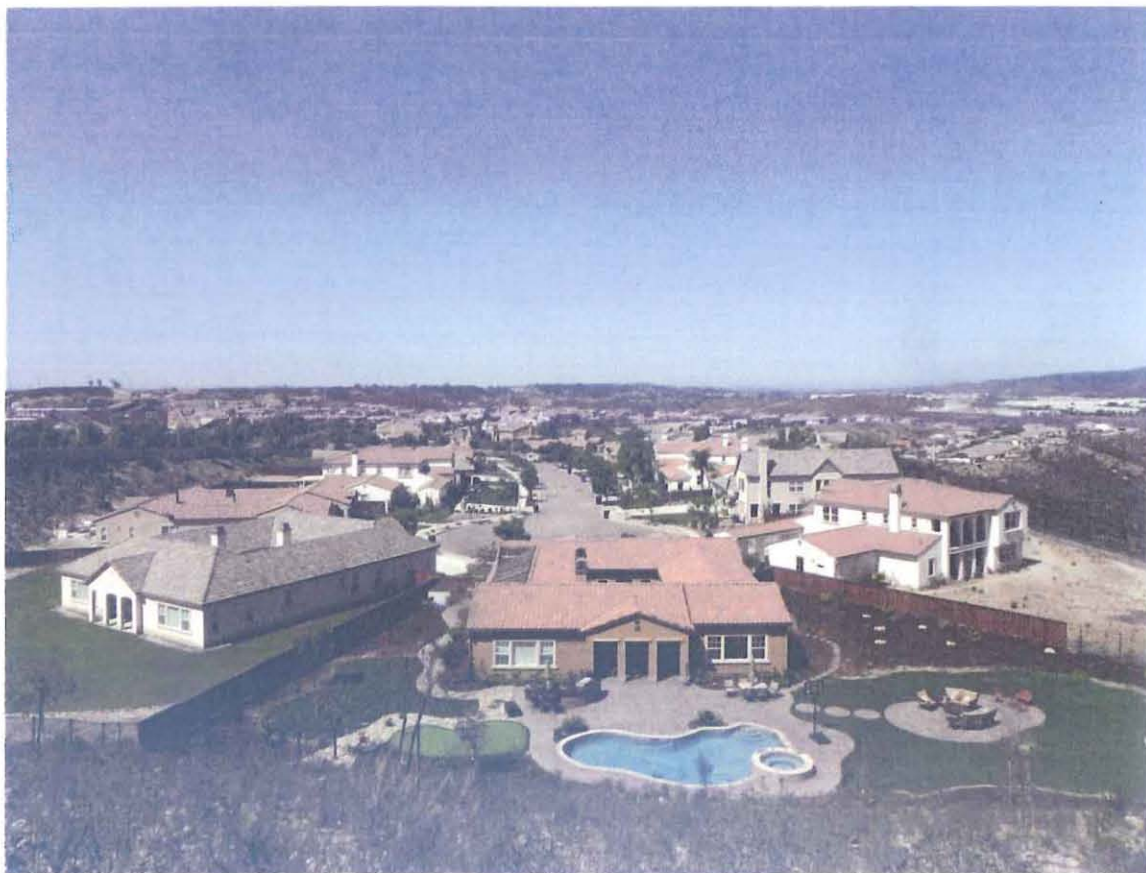
LOOKING SOUTH FROM SUBJECT PROPERTY

25



LOOKING WEST FROM SUBJECT PROPERTY

26



LOOKING WEST FROM SUBJECT PROPERTY

27



LOOKING EAST TOWARD SECOND TREE SITE

28



LOOKING NORTHWEST TOWARD SECOND TREE SITE

29



LOOKING WEST FROM SECOND TREE SITE

30

MINUTES FROM MEETING**Tuesday March 4, 2014 at 7:00 pm**Scripps Ranch Information Center, 11885 Cypress Canyon Road
San Diego, CA 92131**7:00 p.m. Call to Order:** Call to order by Chair Lorayne Burley at 7:00 pm**1. Introductions:**

Introductions were made; Voluntary sign in sheet included:

- Members Present (11): Lorayne Burley (Chair), Michele Abella-Shon (Vice Chair), Bill Crooks, Russell Shon, Tom Meissner, Jan Kane, Lou Segreti, George Pecoraro, Ernie Burciaga, Chuck Mitchell, Ralph Merg (7:45pm arrival/missed the 1st action/vote)
- Guests: Wally Wulfeck.(SRPG), Morgan Chee (AT&T), Tom Ward (self), Bob Gilman (SR resident)

2. Public Comment:

No Public Comment

3. Modifications to the Agenda:

No Modifications to the Agenda

7:15 p.m. Communications**1. City Council – Tiffany Vinson** Lee Friedman filling in for Tiffany,

- Lee reported that the about the new mayor's swearing in, the new Police of Chief's swearing in, the Kersey Report; \$2m for police body cameras, Councilman Kersey voted against the pot dispensaries (due to use, sale, and possession of cannabis in the US listed as illegal under federal law) but the measure carried to regulate pot dispensaries in the city. Holding water wise workshop on 03.30.14. Saber Springs Transit Centre Open, Housing Linkage Fee rescinded by unanimous vote.

2. City of San Diego Planning Department – Tony Kempton No report**3. Caltrans** No report**4. Federal / State** No report**5. County – Evan Bollinger** No report**6. Scripps Miramar Ranch Planning Group (SMRPG) – Wally Wulfeck**

- Wally reported SMRPG has a new tree contract, new MAD budget, voted yes on new signage for the community center, approved a stop sign at Fairbrook Rd and Rue Fontenay, Elections on Thursday 04.06.14

7. Scripps Ranch Civic Association (SRCA) – Bob Ilko

- Wally reported for Bob Ilko that name change SR Community center still needs approval from the SR Recreation Council and then City Parks and Rec. But expects no problems. Recognition Night is 04.24.14, Community Fair is 05.18.14, 4th of July (in planning stage) is 07.04.14, Low water landscape tour in SR 04.06.14.

7:30 p.m. Presentations / Discussion / Action Items: (P / D / A)

- New AT&T Wireless facility in Rancho Encantada Planning Group area - Doug Munson – (P / D/ A) – 30 min.)

- AT&T requesting motion to deploy telecom site on Stonebridge Parkway at the east end near Sycamore Estates water tank location. Utilizing two faux trees – one eucalyptus and one 35 feet tall pine plus a 165 square foot equipment shelter.
 - Motion to approve by Jan Kane, seconded by Tom Meissner; Motion Approved by a 10 – 0 vote.
- **Member Elections – B. Crooks & L. Burley - (P / D/ A – 10 min.)**
 - Chuck Mitchel, Pat Wright and Michelle Defelippi were running for re-election to the MRNPC
 - Motion to re-elect Chuck Mitchel, Pat Wright and Michelle Defelippi was made by Michele Abella-Shon and seconded by Ernie Burciaga. Motion carried 11 – 0 vote
- **Updates to City Council Policy 600-24 – L. Burley – (P / D / A – 15 min.)**
 - Committee reviewed and debated updates which included expanded Planning Groups participation in infrastructure (capital improvements) budget development. Including all city general fund expenditures. Codify Planning Groups as a formal arm of the City Council through the Planning Commission.
 - Motion to recommend draft Council Policy 600-24 updates was made by Russell Shon and seconded by Jan Kane. Motion approved by 11-0 vote.

8:25 p.m. Consent Agenda

- Approval of minutes – minutes of the following meetings will be approved by unanimous consent unless pulled for discussion: **February 4, 2014**
 - February 4, 2014 minutes were approved by unanimous consent.

8:30 p.m. Community Reports

1. **Chair's Report – Lorayne Burley**
 - a. Lorayne reported on the Nob Hill DEIR and when final will come to us for a vote. Prepare San Diego Red Cross preparedness was discussed for earth quakes, fires, etc. Officer elections will be held in May 2014
2. **MAD/LMD**
 - a. Lot of tree damage from storm
3. **New Projects & Transportation** No report
4. **Spring Canyon Traffic Study - Lorayne Witte Burley** No report
5. **Public Facilities & Financing – Michelle Abella-Shon**
 - a. Michelle will ask Angela from the city to attend one of our meetings to discuss discretionary monies the committee has in accounts.
6. **Schools – Lorayne Witte Burley**
 - a. One more day was added to the school year
7. **YMCA, Open Space, Parks & Recreation** No report
8. **Round Table – 2 minutes per speaker**
 - a. Ernie discussed 4th of July participation with neighborhoods participating in floats and walking in the parade

8:45 p.m. Adjournment

Wrapped up at 8:45 pm

MIRAMAR RANCH NORTH PLANNING COMMITTEE (MRNPC)

Voluntary Sign In

Date: March 4th, 2014

Name	Affiliation	Email Address
L. Burley	MRNPC	on file
Edmunds	MRNPC	on file
Wally Whitebeck	SRPG	on file
Jan Hane		
Tam Meissner	MRNPC	on file
Bob Gilman	S.R. R.	
Morgan Chee	AT&T (MM Telecom)	morgan.chee@mmtelecom.com
Tom Ward	Self	rose-vents@yahoo.com
Bill Crouch	MRNPC	bcrouch@sam.irr.com
Ben Seifert	MRNPC	on file
Goodman	MRNPC	
Michelle Abulafia	MRNPC	
Russell Simon	MRNPC	
Ralph Berg	MRNPC	on file

Ad hoc Subcommittee

3-4-14

Danny Serrano

Luis Edmunds

Jan Hane

Wally Whitebeck

MINUTES FROM MRNPC MEETING**Tuesday March 4, 2014 at 7:00 pm**Scripps Ranch Information Center, 11885 Cypress Canyon Road
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8:45 p.m. Adjournment

Wrapped up at 8:45 pm

Scripps Miramar Ranch Planning Group

MEETING MINUTES

Thursday, March 6, 2014 at 7:00 p.m.

Scripps Ranch Community Library - Community Room

10301 Scripps Lake Drive, San Diego, CA 92131

I. Welcome!

A. Call to order: 7:04pm

Roll Call: Tamar Silverstein, John Lowe, Bob Ilko, Wally Wulfeck, Stan Williams, John Lyons, Marc Sorensen, Bob Petering, Dan Buell, Julie Ellis, Paul Vaughan, Marvin Miles, Gordon Boerner, Scot Hilberg

B. Absent: Elizabeth Hansen, Mike Asaro, Karen Ringel, Todd Phillips, Gwen Bandt,

C. Modifications to Agenda: Election of Officers to take place next month.

D. Approval of Minutes: February 6, 2013

Motion/2nd: Sorensen/Ilko **11-0-0 Pass**

II. Non-Agenda Public Comment: Dr. Fred Simon Running for 52nd District U.S. Congress

III. Announcements

A. Councilmember Mark Kersey (T. Vinson) Not present, sent report

1. Kevin Faulconer has been sworn in as Mayor as well as Scripps Ranch resident Shelley Zimmerman as the San Diego Police Department Chief. Councilman Kersey is looking forward to working with both Mayor Faulconer and Chief Zimmerman on infrastructure and public safety.
2. The Councilmember voted against the Marijuana Storefront Ordinance, citing the concerns regarding proper code enforcement and police funding raised by the Community Planning Committee, as well as the larger difficulties of enforcing and regulating a substance that is still considered illegal by the federal government.
3. The Councilmember voted to approve the mid-year budget, which includes an additional \$2 million for a one-year pilot program which puts cameras on cops. Patrol officers will wear small cameras that continuously stream video to a secure data bank. This type of technology has been used in other departments throughout the country, and has shown to decrease complaints against the department, as well as help officers use evidence in court.
4. The City Council also unanimously decided to rescind the Workforce Housing Offset Fee (aka Linkage Fee, Jobs Tax). This is partly due to the great effort the Councilmember and the community undertook during the recent referendum to put the Linkage Fee to a public vote.
5. Please remember to turn off your automated irrigation systems – a good downpour can keep plants well fed for about a week. If there are any trees that have fallen onto public property, please call our office and let us know.
6. And last but not least, the Councilmember will be hosting a Water Wise Workshop in the District on March 20, 6:00-7:00pm at Mt. Carmel High School. Please RSVP to 619-236-6655 to attend.

B. Supervisor Dave Roberts (E. Bollinger) Not present

C. Assemblymember Brian Maienschein – 77th District (R. Knudsen) special guest from the community of Scripps Ranch. Andrew Erickson who is a senior at Scripps Ranch High School and ASB President and is an intern in Assemblymember Maienschein's office

- i. Six pieces of legislation have been submitted.
- ii. Two Programs upcoming one on 21Mar14 @10am, to Scripps Ranch High School to raise awareness of Drunk Driving. Save a life foundation to raise awareness of Sudden Cardiac Arrest, 27April14 prescreening for at risk teens.

D. Congressman Scott Peters (S. Benton) Not present

E. Miramar Ranch North Planning Committee (Lorayne Burley)

Reviewed agenda items from last meeting, held elections, Council Policy update discussion and vote, Ad hoc subcommittee meeting held, will go dark in April 2014, next meeting scheduled for May 2014. MRNPG is on a schedule where they will hold eight meetings per year, not once per month.

- F. CalTrans Update : Not present
- G. Liaison for MCAS- increasing operations during the next couple of weeks, gearing up for deployment. Email was sent out to SRPG members and to the community concerning the increase in activity this month.

IV. Information Reports, Presentations & Discussion

A. Chairperson's Report (W. Wulfeck)

CPC meeting review: Planning Dept is now separate from Development Services, Marijuana Ordinance limits sites (4 per council district and 1000 ft away from certain sites like homes, schools, churches, etc.).

V. Action Items

A. ATT Wireless Telecommunications - Sycamore Estates (M. Chee, D. Munson, MM Telecom Inc.)

Proposal to install 2 antennae disguised as trees onto the water property.

Motion to approve/2nd: Ilko/Sorensen **14-0-0 PASS**

B. Review of Council Policy 600-24

Include expansion of comments/voting on anything in San Diego General Plan and Community Plans, no longer just comment/voting on Land Use and zoning issues.

- i. Request to review the Excused and Unexcused Absences to encourage volunteerism
- ii. Change number of absences to prevent expulsion of members
- iii. No fewer than 12 and no more than 20 Planning Group members

Motion/2nd: Williams/Sorensen to recommend approval of revision of CP 600-24, **14-0-0 PASS**

C. Election of Members, introduction of the three new candidates on ballot. New members must attend COW workshop online or at a meeting. Our two term limited members, J.Ellis and T.Silverstein were re-elected, along with three new members: Gary Harrison, Emma Lefkowitz, Sandra Wetzel-Smith, and incumbents Gwendolyn Bandt, Scott Hilberg, Stan Williams and Wallace Wulfeck. Bob Petering volunteered to sit out one year, and if needed will be available to return as soon as any vacancies arise due to his this being his third term limited round (3 terms of eight years). Two other members, Elizabeth Hansen and Mike Asaro, are also leaving the Group this year. Thank you Bob, Elizabeth and Mike for all of your hard work and commitment to Scripps Ranch.

D. Election of Officers (Postponed until next month)

E. Appointment of Subcommittee for review of DEIR on Nob Hill Pipeline Improvements.

Responses are due 4April14 from both Planning Groups. Need an Ad hoc subcommittee to look at it. T.Phillips volunteered to be on the subcommittee as a representative of Nob Hill. Ilko and Wulfeck will be on the Adhoc subcommittee also.

VI. Committee Reports

A. SR LMD-MAD (M. Sorensen) – Update

- i. Need to keep certain amount of funding in the program (\$160K), so how will we keep the funding and complete the projects that are needed? Which projects will go forward and which will be on hold? Looking at projects by zones and target the increase to zones. Need to start educating the community on the need to increase the MAD fees/contributions from property owners.
- ii. Several trees were lost during the last storm

B. MCAS Miramar (J. Lyons) – Computers were down so no data to be shared at this time.

C. Ad Hoc Committee on Carroll Canyon Commercial Center (Wulfeck) -- Update.

Nothing is happening until the final EIR comes out, now scheduled for late April 2014. Developers would like to meet with any new SRPG members and public to answer questions about the project. The Ad Hoc Subcommittee will schedule a public meeting.

VII. Adjournment: 815 pm Motion/2nd: Petering/Sorensen to Adjourn: **14-0-0 Pass**



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 14, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	May 29, 2014
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	PLANNED DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT & SITE DEVELOPMENT PERMIT ENVIRONMENTAL EXEMPTION PROCESS FOUR
PROJECT NUMBER:	351705
PROJECT NAME:	<u>AT&T MOBILITY SYCAMORE ESTATES</u>
APPLICANT:	MORGAN CHEE
COMMUNITY PLAN AREA:	RANCHO ENCANTADA
COUNCIL DISTRICT:	District 5
CITY PROJECT MANAGER:	SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5984, Stse@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a new Wireless Communication Facility (WCF) that consists of one mono-pine with eight antennas and one mono-eucalyptus with four antennas. The equipment associated with this project is located inside a 233-square foot enclosure with tile roof, painted to match the existing water property maintenance building. Additionally, an emergency generator shall be installed next to the equipment enclosure behind a 6-foot tall chain link fence. The site is located at 16688 Stonebridge Parkway in the AR-1-1 zone within the Rancho Encantada Community Planning area and Council District 5.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and

file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on April 24, 2014 and the opportunity to appeal that determination ends May 8, 2014.

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

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

Internal Order Number: 24004284

Revised 10-4-12 HMD-

AT&T Sycamore Estates
PROJECT CHRONOLOGY
PTS #351705 INT #24004284

Date	Action	Description	City Review	Applicant Response
12.12.2013	First Submittal	Project Deemed Complete		
01.08.2014	First Assessment Letter		37 days	
01.31.2014	Second Submittal			23 days
03.10.2014	Second Assessment Letter		38 days	
03.26.2014	Third Submittal			16 days
04.29.2014	All issues resolved		34 days	
05.29.2014	Planning Commission Hearing		30 days	
Total Staff Time:		Including City Holidays and Furlough	139 days	
Total Applicant Time:		Including City Holidays and Furlough		39 days
Total Project Running Time:		From Deemed Complete to PC Hearing	178 days	



WIRELESS CONSULTANTS
Morgan Chee – Land Use Planner
Cell phone: (510) 508-9392
Email: morgan.chee@mmtelcominc.com

SD0275 SITE JUSTIFICATION REPORT

Background

The proposed AT&T “Sycamore Estates” site is necessary for the AT&T wireless network to provide the coverage mandated by the federal government as a condition of its operating license. There is a significant gap in coverage in many neighborhoods around the project area as demonstrated by the attached RF Coverage Maps. The AT&T site development team evaluated the search ring area and identified an existing City-owned water tank at Sycamore Estates as the most viable location in terms of zone-ability and aesthetics that would also achieve desired coverage and capacity needs.

Analysis

I. Site Selection

The AT&T site development team recognized from the outset that the coverage objective was essentially residential. Our initial site search attempted to identify any non-residential zones or land uses that could accommodate the Search Ring objectives. Per the zoning map submitted with this report, the site is within the AR-1-1 zone, and the surrounding land uses consist of single-family residential properties. The proposed site at Stonebridge Water Tank is about 1.1 miles away from the nearest existing AT&T site, which serves a slightly different objective. Due to the volume of traffic, distance, and capacity needed in the surrounding area, nearby AT&T sites (SD0396 along Scripps Poway Parkway northeast of Danielson Street, and SD0802 east on Scripps Poway Parkway at Growthswaite Circle and Stowe Drive) cannot provide enough coverage to the Sycamore Estates neighborhood south of Scripps Poway Parkway. The east-facing sector of the proposed Sycamore Estates facility will provide coverage to the Rancho Encantada neighborhood of rolling hills. The west-facing sectors grants coverage to the Sycamore Estates neighborhood and the north-facing sectors bridges the gap south of Scripps Poway Parkway.

The subject site, Sycamore Estates, sits at about 1105-1116' in elevation. The surrounding residential communities west and southwest of the site are at generally lower elevations and would therefore receive the coverage from the subject site. The Sycamore Estates neighborhood is located on rolling hills with a growing population and would certainly benefit from the coverage and capacity needs the proposed project would provide.

II. Site Justification

The site is needed to address significant coverage and capacity gaps in the community surrounding the project area, in particular in the north-, southeast-, and southwest-facing directions. The RF Coverage Maps attached to this justification report depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project. However, it is important to note that coverage is only half of the objective; AT&T also strives to boost the capacity of every cell site to satisfy the customers around it. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as Internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless communication facility in AT&T's networks be built and upgraded to meet this customer usage. Even if a site provides sufficient coverage, the more people are utilizing their devices, the more the network slows down. We are trying to keep the 4G technology moving smoothly and quickly.

This particular site is integral to the AT&T wireless network because significant gaps in both coverage and capacity exist that must be addressed. Without the proposed facility, this neighborhood sits in a coverage and capacity gap between AT&T's existing facilities. AT&T has an existing facility to the north, SD0396 Scripps Poway Parkway, which serves residential areas northwest of the proposed facility across Scripps Poway Parkway. The nearest site to the west of the proposed facility is SD0343 East Scripps Ranch Parkway which offers coverage to the communities over three miles west of Sycamore Estates on the western side of Pomerado Road. This site is already overloaded to support the surrounding area, and coverage cannot reach the same service area as the proposed Sycamore Estates site SD0275 due to rolling hills in the three miles between the sites. Additionally, there are no sites to the southeast of this site for over three miles over rolling hills. Similarly, directly south of the site has no coverage, which requires this proposed site to bridge a span of five miles over challenging topography. Due to vast topographical variations throughout the whole neighborhood, the significant volume of traffic, and the number of residents in the neighborhood, the AT&T customers surrounding Sycamore Estates community continue to complain about slow and sporadic service on their mobile devices.

The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level, and utilizing the least visually obtrusive design.

Other sites in the area were assessed and deemed unfeasible due to the largely residential nature of this area and the topographic limitations of coverage. There is also a gradual incline westward of all other AT&T sites in the area. For these reasons the Stonebridge Water Tower site was the most viable option for coverage objectives and zoning.

The following sites were assessed and evaluated but were not feasible for the reasons given in the following narrative:

1. Stonebridge Neighborhood Park- This site was considered as a preferred site because it is owned by the City of San Diego and normal installations at these parks include ball field lighting. We reviewed the height needed for both ball field lighting and parking lot lighting and it was determined the surrounding topography exceeded the height that we

could justify for the height of our installation. Additionally, Parks and Recreation require that no space deemed as usable be taken and used for our installation and it was also determined there was no space within the park proper that fit the requirements.

2. SDG&E Tower – Along the south side of the Homeowners Association governing these subdivisions is a high voltage SDG&E Transmission line and a tower accessible to the city maintained road. The road to the tower is owned by the HOA and we were not able to get the HOA to respond to our inquiries for permission to utilize this road for access to the site.
3. Scripps/Poway Industrial site – This is a commercial building located along the south edge of the Industrial Park in south Poway. After reviewing this site for ground equipment space it was determined that the setbacks could not be met without taking required parking spaces so the site had to be abandoned.
4. Stonebridge Water Tank – Subject Property



III. Site Design

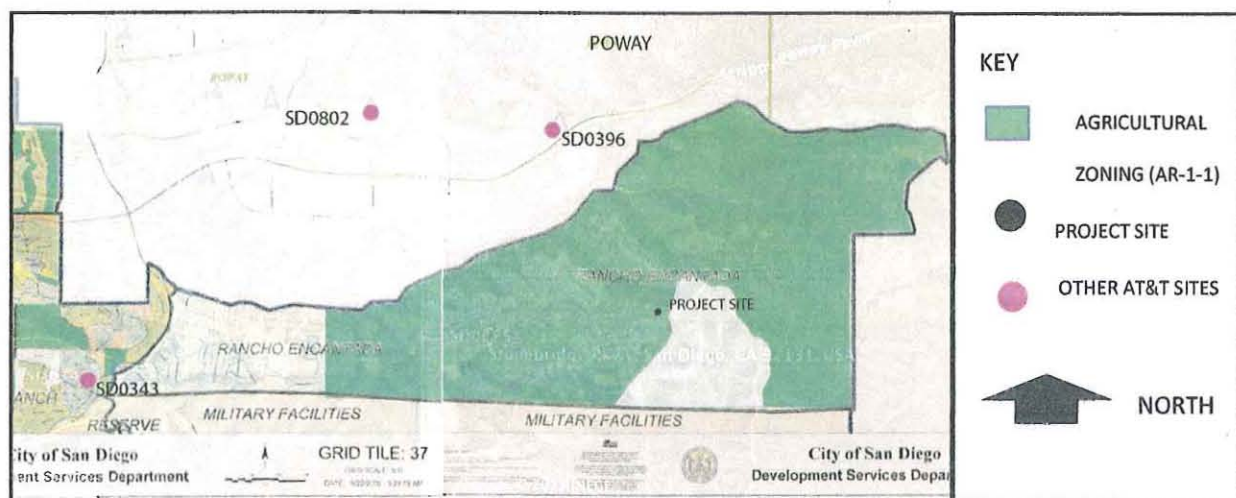
As noted above, the project follows the preference objectives of Council Policy by having utilized a location, which allows the coverage needs to be satisfied with an appropriate location and design. The proposed project includes the installation of (12) AT&T antennas on 2 new 35' monopine faux trees. One new completely enclosed ground-level equipment building with a roof will also be installed on site. One GPS antenna will be installed on the roof of the equipment enclosure. Fortunately, the greater existing elevation AMSL allows RF signals to reach further distances than if they were at a lower elevation, which increases coverage of the area without significantly less changes to the water tower site. The site development team considered various design iterations, but finally settled on a proposed design. The combined factors of increased height and the natural incorporation of antennas within faux landscaping features will allow AT&T to provide focused coverage to the area surrounding the proposed site without deterring from or interfering with the peacefulness of the surrounding neighborhood.

Furthermore, the 11'-8" X 20'-0" equipment shelter does not exceed the 250-sq-ft limit set forth in LDC Section 141.0420(g)(3). The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level given the surrounding zoning in the area, and utilizing the least visually obtrusive design.

Conclusion

The proposed AT&T wireless installation provides a material benefit to the community with the providing of communications services for personal, business, and emergency purposes. There is currently a sea-change under way relative to communications, with communications of all kinds utilizing the wireless networks. Approximately 25% of homes in the U.S. are now "wireless only," having no landlines. The rate of wireless-only homes is increasing at about 5% a year. Over 50% of all 911 calls are now done so via cellular phone. Thus, providing reliable wireless services to all of our communities is vital for the public health, safety, and welfare, a basic finding for a use permit.

Figure 1:



SD0275 SYCAMORE ESTATES

Stonebridge Parkway at Cobble Lane





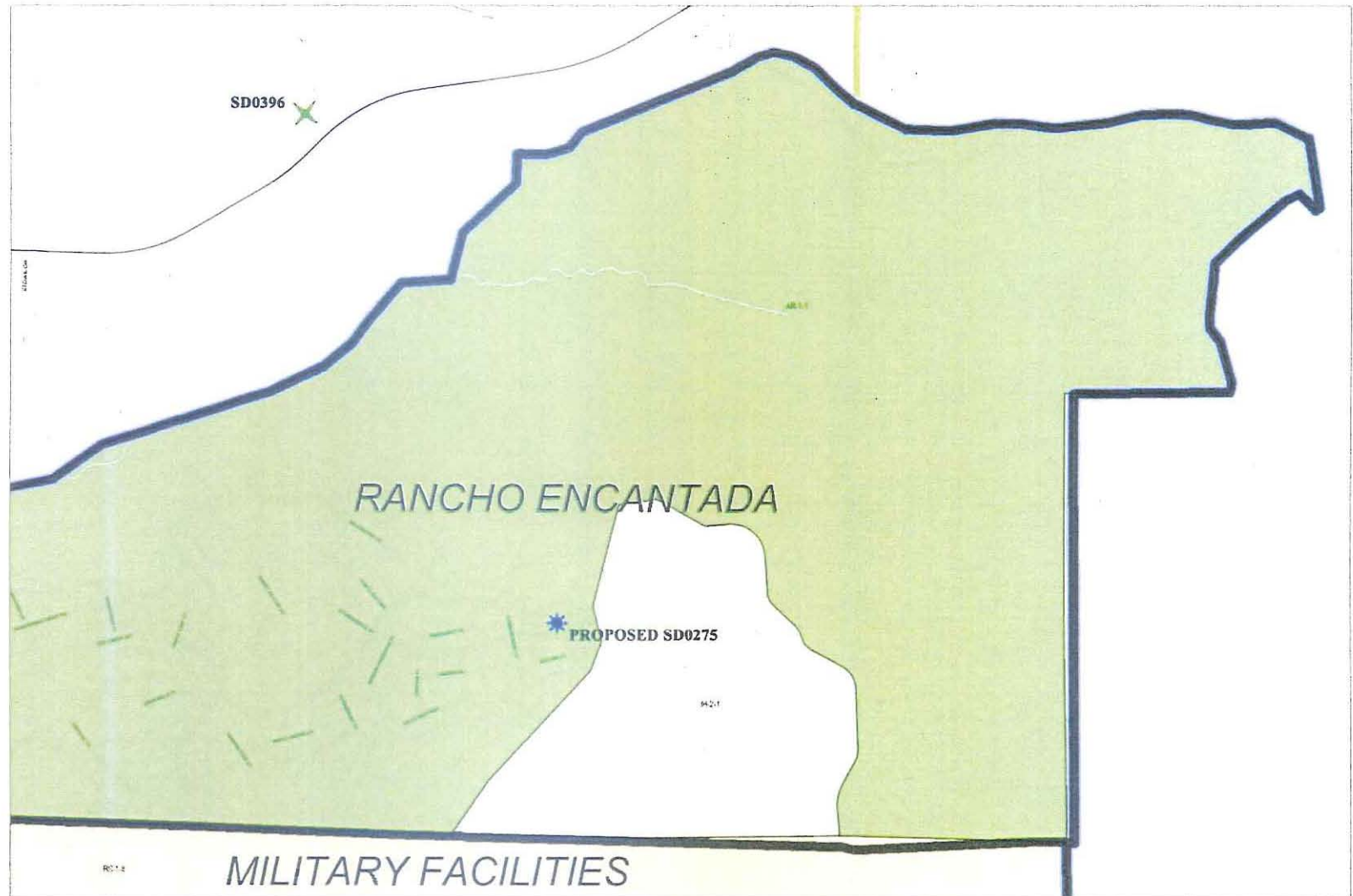
at&t

SD0275 SYCAMORE ESTATES
STONEBRIDGE PKWY / COBBLE LN
SAN DIEGO, CA 92131

SITE JUSTIFICATION MAP

LEGEND

-  **SUBJECT SITE**
-  **EXISTING SITES**
-  **ALTERNATIVE SITES**



Legend

City of San Diego Boundary
 Community Plan Areas
 Parcels

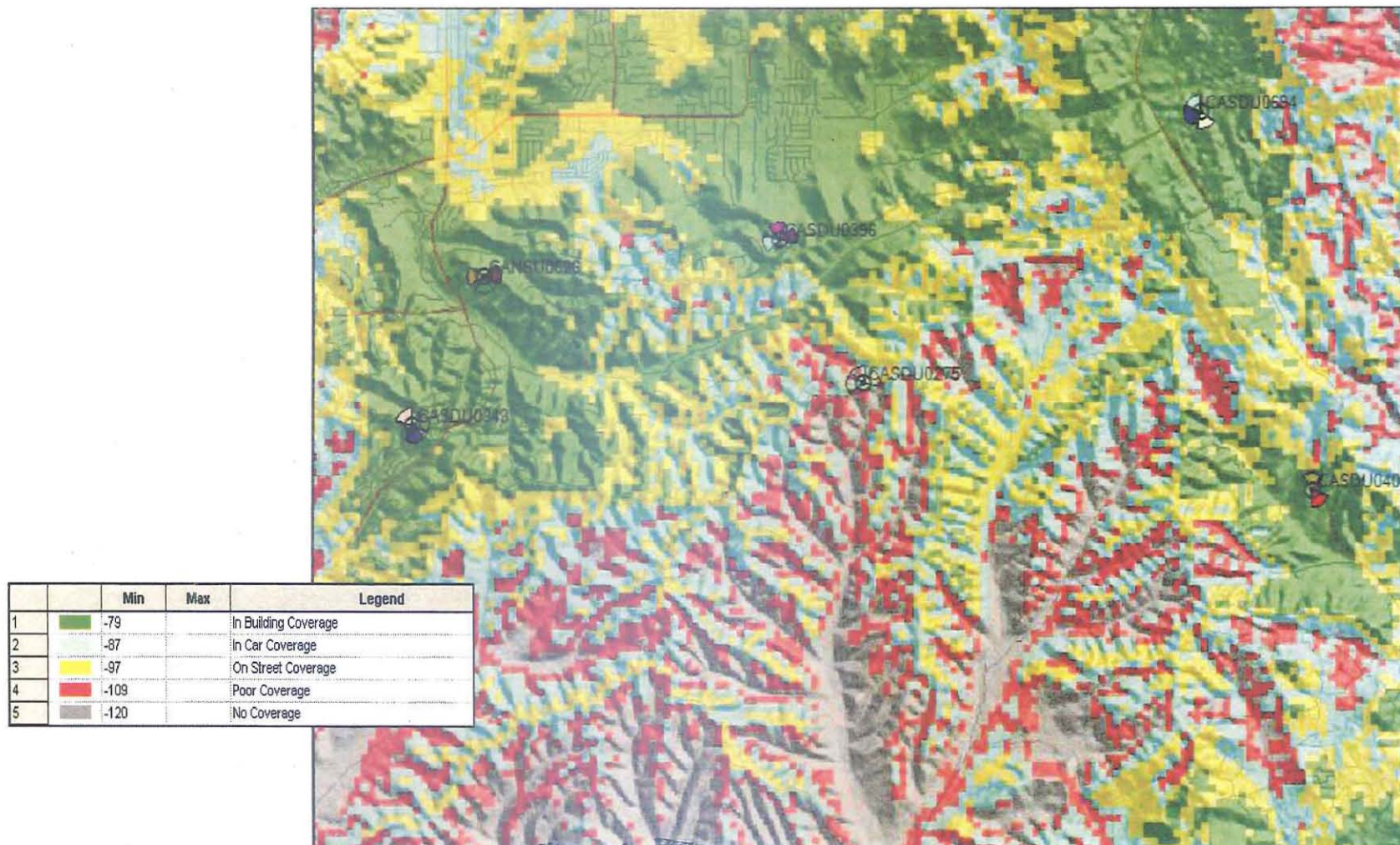
ZONE_NAME

-  **AR-1-1**
-  **IH-2-1**
-  **RS-1-8**

SD0275 SYCAMORE ESTATES
STONEBRIDGE PKWY / COBBLE LN
SAN DIEGO, CA 92131



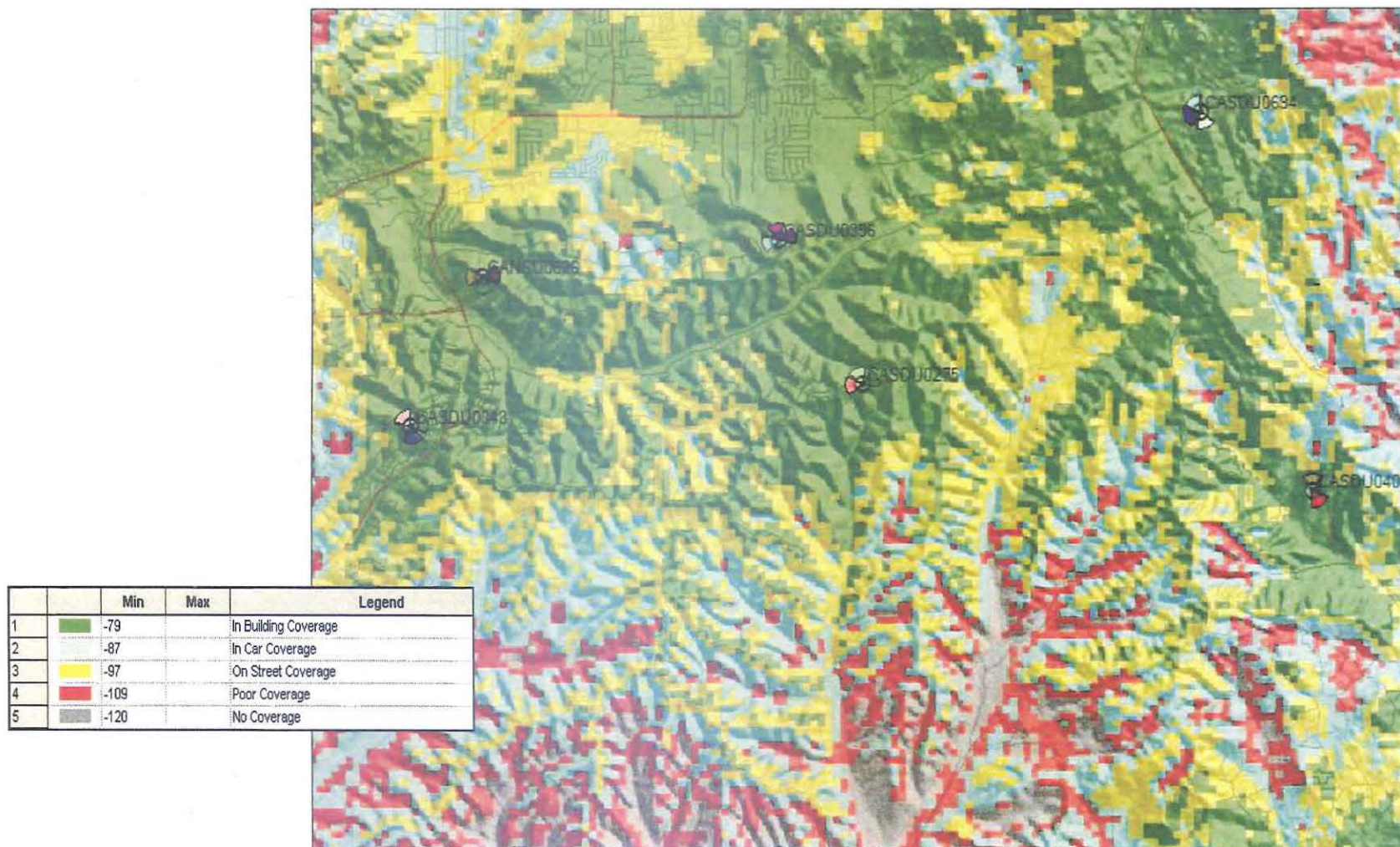
EXISTING COVERAGE WITHOUT SITE SD0275



SD0275 SYCAMORE ESTATES
STONEBRIDGE PKWY / COBBLE LN
SAN DIEGO, CA 92131



OVERALL NETWORK COVERAGE WITH SITE SD0275



SD0275 SYCAMORE ESTATES
STONEBRIDGE PKWY / COBBLE LN
SAN DIEGO, CA 92131



COVERAGE FROM ONLY SITE SD0275

