



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 5, 2015 **REPORT NO.** PC-15-010

ATTENTION: Planning Commission, Agenda of February 12, 2015

SUBJECT: T-MOBILE MIRAMAR RANCH NORTH WATER TANK
PROJECT NO. 381728 - PROCESS FOUR

OWNER: CITY OF SAN DIEGO

APPLICANT: T-MOBILE USA, INC.

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 11490 Weatherhill Way (City of San Diego water tank property) in the RS-1-13 zone within the Miramar Ranch North Community Planning Area?

Staff Recommendation:

1. **APPROVE** Planned Development Permit (PDP) No. 1339619 and Conditional Use Permit (CUP) No. 1339621.

Community Planning Group Recommendation: On December 2, 2014, the Miramar Ranch North Planning Committee voted 10-0-0 to recommend approval of this project (Attachment 10).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 7, 2015 and the opportunity to appeal that determination ended January 22, 2015 (Attachment 11).

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 proposed Wireless Communication Facility (WCF) shall be located on a City of San Diego (water tank property) at 11490 Weatherhill Way (Attachment 1). The site is in the RS-1-13 zone within the Miramar Ranch North Community Plan. There are currently two existing wireless providers located on the existing water tank with façade mounted antennas (Sprint and Verizon Wireless), however, the City of San Diego, Public Utilities Department has determined that no new antennas can be added to any existing water tank due to maintenance and security concerns.

This existing 30-foot tall water tank is situated above a hill with open space to the north and residential uses to the south, east and west. A significant amount of existing mature landscaping screens the water tank from the surrounding residential uses. The objective of this proposed project is to improve T-Mobile's voice and data coverage within the surrounding residential area (Attachment 14). Under the City's current regulations, a PDP and a CUP, Process 4, Planning Commission Hearing is required.

DISCUSSION

Project Description:

T-Mobile is proposing to install three new 29-foot, 5-inch tall light standards with six antennas attached (two antenna per light standard), painted to match the existing lights (Attachment 8). The proposed T-Mobile Tower Mounted Amplifiers (TMAs) along with the antennas will be concealed inside the 24-inch squared raydome on each proposed light standard. Since two of the proposed light standards are located within the required street side yard setback, the project requires a PDP.

The associated 204-square foot equipment enclosure will be located to the north of the existing Sprint equipment facility behind an eight foot high concrete block wall. For security purposes, a chain link lid is proposed. T-Mobile will also be installing additional landscaping to help with the overall screening of the enclosure. As it is currently designed, the equipment enclosure is located away from the existing residential use to the east and has limited visibility from the public right-of-way.

The site is located within a residential zone (RS-1-13) and the antennas are located within 100-feet from a residential use which requires a CUP pursuant to Land Development Code (LDC) Section 141.0420(e)(1). Since T-Mobile is also requesting a street side yard setback deviation, the project requires a PDP, consolidated Process 4, Planning Commission decision, appealable to the City Council.

As designed, the proposed T-Mobile WCF complies with LDC Section 141.0420(g)(2). This section states, "The applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." The light standards are located in a manner where they are minimally visible from the surrounding residential uses, and are currently screened by the

existing mature landscaping. Additionally, the overall bulk from the upper most portions of these light standards has been minimized with the current stacked antenna configuration. By stacking the antennas, T-Mobile was able to limit the raydome to 24-inches square and more importantly the antennas and TMAs will be concealed completely from public view. Therefore, this proposed WCF complies with the design requirement as indicated in the Municipal Code Section 141.0420.

The equipment associated with this project complies with the Municipal Code Section 141.0420(g)(3), "The wireless communication facility's equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet." The proposed T-Mobile equipment enclosure is 204 square feet and is located behind existing and proposed landscaping to comply with the wireless design guidelines.

Per LDC Section 131.0431, Table 131-04D, the RS-1-13 zone has a 10-foot street side yard setback requirement. Based on the current design, two of the three proposed light standards are located within the required street side yard setback. Therefore, a Planned Development Permit is included as part of this application (Attachment 6).

For security purposes, the Water Department restricts access within the access path that may impact the water pipes. Moving the proposed light standard designs to comply with the setback would make it difficult to have such restrictions without redesigning the water tank property. For instance, moving the proposed and replacement light standards to comply with the setbacks would interfere with the existing water pipes for future maintenance. A taller more obtrusive light standard would also be required to offset the distance being set back to achieve a similar coverage objective and would result in a more visible design. Therefore, the proposed setback deviation would result in a more desirable project for both the community from an aesthetic perspective and the City from a maintenance issue.

Staff reviewed the proposed WCF and the surrounding development. The proposed light standards are located next to an existing 30-foot tall water tank with open space to the north and residential uses to the south, east and west (Attachment 1). The existing water tank is situated on a hill and is surrounded by existing mature landscaping. As a result, the project as designed, 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's according to the land use in which they are located. In this case, the property is zoned residential and the antennas associated with the WCF are within 100-feet of the single-family residences, which require a Conditional Use Permit. However, T-Mobile is requesting a deviation to locate the proposed light standards within the required street side yard setback, which therefore requires a PDP, Process 4, Planning Commission decision. Nevertheless, the applicant must demonstrate that sites within Preference's 1-3 locations were explored in good faith and found unacceptable. The surrounding area identified within T-Mobile's search ring consisted of single family residential uses and right-of-way. After evaluating the right-of-way options, T-Mobile opted for

the least impact to the surrounding residential uses by pursuing the water tank location (Attachment 14).

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 three proposed light standards support six antennas total (two antennas per a light standard), each façade mounted directly onto the pole in a stacked configuration. Additionally, the proposed antennas and the TMAs will be completely concealed inside the 24" square raydome, eliminating all visual impacts. The equipment associated with this project is located inside a 204-square foot concrete block wall with a chain link lid. Landscaping is proposed to help screen the enclosure from views. The project 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 is currently being used as a water tank facility and has been designated as an undeveloped use in the Miramar Ranch North Community Land Use Plan (Attachment 2). The Miramar Ranch North Community Land Use 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 regulations of the San Diego Municipal Code, which includes development regulations from the RS-1-13 zone and the Wireless Communication Facilities Regulations Section 141.0420. Therefore, staff recommends that the Planning Commission approve Planned Development Permit No. 1339619 and Conditional Use Permit No. 1339621.

ALTERNATIVES

1. **APPROVE** Planned Development Permit No. 1339619 and Conditional Use Permit No. 1339621, **with modifications.**
2. **DENY** Planned Development Permit No. 1339619 and Conditional Use Permit No. 1339621, **if the Planning Commission makes written based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Simon Tse
Development Project Manager
Development Services Department

VACCHI:SWT

Attachments:

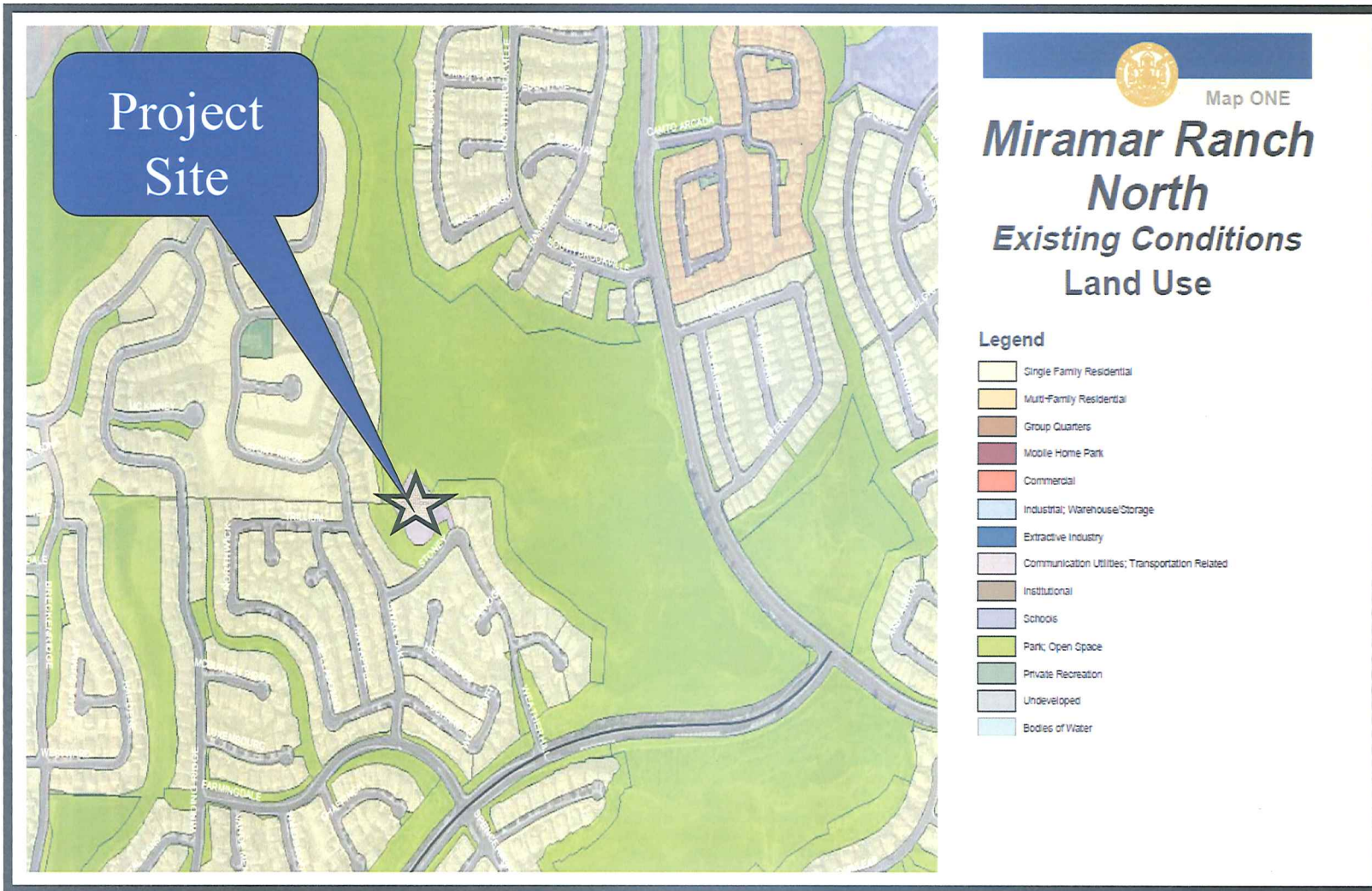
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Project Plan
8. Project Site Photos
9. Photosimulations
10. Miramar Ranch North Planning Committee's Recommendation
11. CEQA Exemption
12. Notice of Planning Commission
13. Project Chronology
14. Technical Analysis (Prepared by the applicant)



Aerial Photo

T-Mobile Miramar Ranch North Water Tank - Project No. 381728
11490 Weatherhill Way, San Diego, CA 92131





Community Land Use Map (Miramar Ranch North)

T-Mobile Miramar Ranch North Water Tank - Project No. 381728

11494 Weatherhill Way, San Diego, CA 92131





Project Location Map

T-Mobile Miramar Ranch North Water Tank - Project No. 381728

11494 Weatherhill Way, San Diego, CA 92131



PROJECT DATA SHEET

PROJECT NAME:	T-Mobile Miramar Ranch North Water Tank																			
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) three new 29'-5" foot high light standards with six antennas (two antennas per a pole), all painted to match. The equipment associated with this project is located inside a 204 square feet CMU enclosure with proposed landscaping.																			
COMMUNITY PLAN AREA:	Miramar Ranch North																			
DISCRETIONARY ACTIONS:	Planned Development Permit & Conditional Use Permit																			
COMMUNITY PLAN LAND USE DESIGNATION:	Undeveloped																			
<p><u>(RS-1-13) ZONING INFORMATION:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Current:</td> <td style="width: 33%;"></td> <td style="width: 33%;">Proposed:</td> </tr> <tr> <td>Height Limit:</td> <td>35-feet</td> <td>29-feet 5-inches</td> </tr> <tr> <td>Front Setback:</td> <td>15-feet</td> <td>No change</td> </tr> <tr> <td>Side Setback:</td> <td>5-feet</td> <td>No change</td> </tr> <tr> <td>Street Side Setback:</td> <td>10-feet</td> <td>Approx. 2-feet</td> </tr> <tr> <td>Rear Setback:</td> <td>10-feet</td> <td>No change</td> </tr> </table>			Current:		Proposed:	Height Limit:	35-feet	29-feet 5-inches	Front Setback:	15-feet	No change	Side Setback:	5-feet	No change	Street Side Setback:	10-feet	Approx. 2-feet	Rear Setback:	10-feet	No change
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Rear Setback:	10-feet	No change																		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE																		
NORTH:	RS-1-13	Open Space																		
SOUTH:	RS-1-14	Residential																		
EAST:	RS-1-13	Residential																		
WEST:	RS-1-14	Residential																		
DEVIATIONS OR VARIANCES REQUESTED:	A deviation to location the proposed light standards are within the required RS-1-13, 10-foot street side yard setback.																			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 2, 2014, the Miramar Ranch North Committee voted 10-0-0 to support the T-Mobile Miramar Ranch North Water Tank project (Attachment 11).																			

PLANNING COMMISSION RESOLUTION TBD
PLANNED DEVELOPMENT PERMIT NO. 1339619
CONDITIONAL USE PERMIT NO. 1339621
T-MOBILE MIRAMAR RANCH NORTH WATER TANK PROJECT NO. 381728

WHEREAS, **CITY OF SAN DIEGO**, Owner, and **T-MOBILE USA, INC.**, Permittee, filed an application with the City of San Diego for a permit to install a Wireless Communication Facility (WCF) consisting of two new and one replacement 29-foot 5-inch tall light standards with six antennas attached (two antennas stacked per pole). The equipment associated with this project is located inside a 204-square foot enclosure as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1339619 and Conditional Use Permit No. 1339621;

WHEREAS, the project site is located at 11490 Weatherhill Way, San Diego, CA 92131 in the RS-1-13 zone within the Miramar Ranch North Community Plan;

WHEREAS, the project site is legally described as portion of Parcel 1 of Parcel Map No. 11571, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, August 7, 1981 as file No. 81-251378 of official records;

WHEREAS, on February 12, 2015, the PLANNING COMMISSION of the City of San Diego considered Planned Development Permit No. 1339619/Conditional Use Permit No. 1339621 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 7, 2015 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction or Conversion 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 February 12, 2015.

FINDINGS:

Findings for a Planned Development Permit - Section 126.0604

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

The Miramar Ranch North Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process.

Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. While the site is currently designated as an undeveloped use in the Miramar Ranch North Community Plan, the property does contain an existing 30-foot tall water tank. The water tank facility was originally developed with significant landscaping to help screen the water tank from the adjacent residential uses. The proposed light standards and the associated equipment enclosure will be appropriately concealed behind the existing and proposed landscaping. 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 facilities is to be aesthetically pleasing and respectful of the neighborhood context. T-Mobile's design to install three new light standards (supporting two antennas per light standard in a stacked configuration) is consistent with the General Plan's requirement since the antennas are flush mounted directly onto the pole, and concealed from public views. By stacking the antennas; T-Mobile was able to limit the raydome dimensions to 24-inches square in addition to concealing both the antennas and the proposed Tower Mounted Amplifiers (TMAs) appropriately. This design would also accommodate future changes within the proposed raydome without impacting the exterior appearance. The equipment enclosure associated with this project will also be screened appropriately behind proposed and existing landscaping and complies with the General Plan's requirements. Therefore, the proposed WCF does comply with the City of San Diego General Plan and will not adversely affect the applicable land use plan.

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

The project consists of two new and one replacement 29-foot, 5-inch tall light standards with two antennas stacked and concealed behind a 24-inch square raydome. The TMAs associated with this project will also be concealed inside the raydome. The equipment is located behind a new 8-foot tall concrete block enclosure with a chain link lid. The project is collocated with two existing carriers (Sprint and Verizon Wireless) at 11494 Weatherhill Way in the RS-1-13 zone of the Miramar Ranch North Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on January 7, 2015. 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 improvements plans during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

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

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

3. The proposed development will comply with the 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 project complies with Municipal Code Section 141.0420 which requires WCFs to 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 WCF includes two new and one replacement 29-foot 5-inch tall light standards concealing two antennas and the associated TMAs per pole, all concealed within a 24-inch square raydome. To achieve the City's desired antenna offset distance; the antennas are mounted in a stacked configuration at different Receive Antenna Diversity (RAD) levels. The raydome along with the entire proposed light standard will be painted to match the existing light standards on site. The raydome design will also accommodate future interior modifications which will not impact the exterior appearance. The equipment associated with this project is located inside a 204-square foot CMU enclosure.

For security purposes, the Water Department restricts access within the access path that may impact the water pipes. Moving the proposed light standard designs to comply with the setback would make it difficult to have such restrictions without redesigning the water tank property. For instance, moving the proposed and replacement light standards to comply with the setbacks would interfere with the existing water pipes for future maintenance. A taller more obtrusive light standard would also be required to offset the distance being set back to achieve a similar coverage objective and would result in a more visible design. Therefore, the proposed setback deviation would result in a more desirable project for both the community from an aesthetic perspective and the City from a maintenance issue.

Findings for Conditional Use Permit Approval – Section §126.0305

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

The Miramar Ranch North Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. While the site is currently designated as an undeveloped use in the Miramar Ranch North Community Plan, the property does contain an existing 30-foot tall water tank. The water tank facility was originally developed with significant landscaping to help screen the water tank from the adjacent residential uses. The proposed light standards and the associated equipment enclosure will be appropriately concealed behind the

existing and proposed landscaping. 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 facilities is to be aesthetically pleasing and respectful of the neighborhood context. T-Mobile's design to install three new light standards (supporting two antennas per light standard in a stacked configuration) is consistent with the General Plan's requirement since the antennas are flush mounted directly onto the pole, and concealed from public views. By stacking the antennas; T-Mobile was able to limit the raydome dimensions to 24-inches square in addition to concealing both the antennas and the proposed Tower Mounted Amplifiers (TMAs) appropriately. This design would also accommodate future changes within the proposed raydome without impacting the exterior appearance. The equipment enclosure associated with this project will also be screened appropriately behind proposed and existing landscaping and complies with the General Plan's requirements. Therefore, the proposed WCF does comply with the City of San Diego General Plan and will not adversely affect the applicable land use plan.

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

The project consists of two new and one replacement 29-foot, 5-inch tall light standards with two antennas stacked and concealed behind a 24-inch square raydome. The TMAs associated with this project will also be concealed inside the raydome. The equipment is located behind a new 8-foot tall concrete block enclosure with a chain link lid. The project is collocated with two existing carriers (Sprint and Verizon Wireless) at 11494 Weatherhill Way in the RS-1-13 zone of the Miramar Ranch North Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on January 7, 2015. 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 improvements plans during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

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

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

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

The proposed project complies with Municipal Code Section 141.0420 which requires WCFs to 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 WCF includes two new and one replacement 29-foot 5-inch tall light standards concealing two antennas and the associated TMAs per pole, all concealed within a 24-inch square raydome. To achieve the City's desired antenna offset distance; the antennas are mounted in a stacked configuration at different Receive Antenna Diversity (RAD) levels. The raydome along with the entire proposed light standard will be painted to match the existing light standards on site. The raydome design will also accommodate future interior modifications which will not impact the exterior appearance. The equipment associated with this project is located inside a 204-square foot CMU enclosure.

For security purposes, the Water Department restricts access within the access path that may impact the water pipes. Moving the proposed light standard designs to comply with the setback would make it difficult to have such restrictions without redesigning the water tank property. For instance, moving the proposed and replacement light standards to comply with the setbacks would interfere with the existing water pipes for future maintenance. A taller more obtrusive light standard would also be required to offset the distance being set back to achieve a similar coverage objective and would result in a more visible design. Therefore, the proposed setback deviation would result in a more desirable project for both the community from an aesthetic perspective and the City from a maintenance issue.

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

The proposed T-Mobile WCF is located next to an existing 30-foot tall water tank. The water tank is situated on top of a hill, screened appropriately by existing mature landscaping. There are also two existing wireless providers currently located on the water tank (Sprint and Verizon Wireless). It is also important to note that the City of San Diego, Public Utilities Department determined internally that no new antennas can be added to any existing water tanks due to maintenance and security concerns. Staff has determined that the proposed project consisting of the installation of three new light standards is appropriate at the proposed location. The WCF has been designed to comply with the Land Development Code Section 141.0420 and the WCF's intended coverage would help improve both data and voice services to the surrounding residential uses.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, Planned Development Permit No. 1339619 and Conditional Use Permit No. 1339621 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. 1339619 and Conditional Use Permit No. 1339621, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: February 12, 2015

Internal Order No. 24004941

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: 24004941

PLANNED DEVELOPMENT PERMIT NO. 1339619
CONDITIONAL USE PERMIT NO. 1339621
T-MOBILE MIRAMAR RANCH NORTH WATER TANK PTS 381728
PLANNING COMMISSION

This Planned Development Permit No. 1339619 and Conditional use Permit No. 1339621 is granted by the PLANNING COMMISSION of the City of San Diego to the **CITY OF SAN DIEGO**, Owner, and **T-MOBILE USA, INC.**, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0601, 131.0401, and 141.0420. The project is located at 11490 Weatherhill Way, San Diego, CA 92131 in the RS-1-13 zone of the Miramar Ranch North Community Plan. The project site is legally described as a portion of Parcel 1 of Parcel Map No. 11571, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, August 7, 1981 as file No. 81-251378 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 12, 2015, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of two new and one replacement 29-foot, 5-inch tall light standards supporting two antennas each (for a total of six antennas) concealed inside a 24-inch square raydome;
- b. One Tower Mounted Amplifier (TMA) concealed inside each proposed raydome (total of three);

- c. A new 204-square foot equipment enclosure within an 8-foot tall concrete masonry unit wall;
- d. The project proposes a 8-foot street side yard setback where a minimum of 10-feet is required for two light standards with antennas;
- e. Landscaping (planting, irrigation and landscape related improvements); and
- f. 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. This permit expires on August 4, 2014. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **February 27, 2018**.
2. This Planned Development Permit (PDP) Conditional Use Permit (CUP) and corresponding use of this site shall expire on **February 12, 2025**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
 8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 10. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 11. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 12. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 13. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

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

18. Submit landscape and irrigation construction documents for Area of Work, consistent with the Land Development Manual, Municipal Code and Landscape Standards, to the Development Services Department for approval. Plans shall show connectivity to existing irrigation, and rain sensor. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

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

20. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size /15 foot material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas.

PLANNING/DESIGN REQUIREMENTS:

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

22. The final product shall conform to the stamped approved plans and approved photosimulations prior to final inspection approval.

23. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the 'Exhibit A.'

24. Prior to the issuance of a construction permit, the Permittee shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency report.

25. Permittee shall not cause or allow the antennas located on the new light standards to be different sizes (length, width, or height) than as shown on the stamped approved plans (and as listed below):

- a. 56" by 12" 7.9"

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

27. No doghouses are allowed to be attached to the base of the light standards for future expansion.

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

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

PUD WATER AND SEWER DEPARTMENT REQUIREMENTS:

30. It is the sole responsibility of the Owner/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 Owner/Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

31. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

INFORMATION ONLY:

- Please note that an **Administrative Planning Hold** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- 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 February 12, 2015 and by Resolution **TBD**.

Planned Development Permit No. 1339619
Conditional Use Permit No. 1339621
February 12, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

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

CITY OF SAN DIEGO
Owner

By _____
NAME
TITLE

T-MOBILE USA, INC.
Permittee

By _____
NAME
TITLE

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



NOT FOR USE OR DISCLOSURE OUTSIDE T-MOBILE
EXCEPT UNDER WRITTEN AGREEMENT

SD06840 MIRAMAR RANCH NORTH WATER TANK

11490 WEATHERHILL WAY
SAN DIEGO, CA 92131

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

3839 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.299.4210 - 619.299.4250 FAX

PROJECT NAME

T-Mobile

MIRAMAR RANCH NORTH WATER TANK
11490 WEATHERHILL WAY, SAN DIEGO, CA 92131

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-10-14	CPC	REVISED ZDS
08-24-14	CPC	REVISED ZDS
09-17-14	CPC	REVISED ZDS PER CITY COMMENTS
10-31-14	CPC	REVISED PER CITY COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

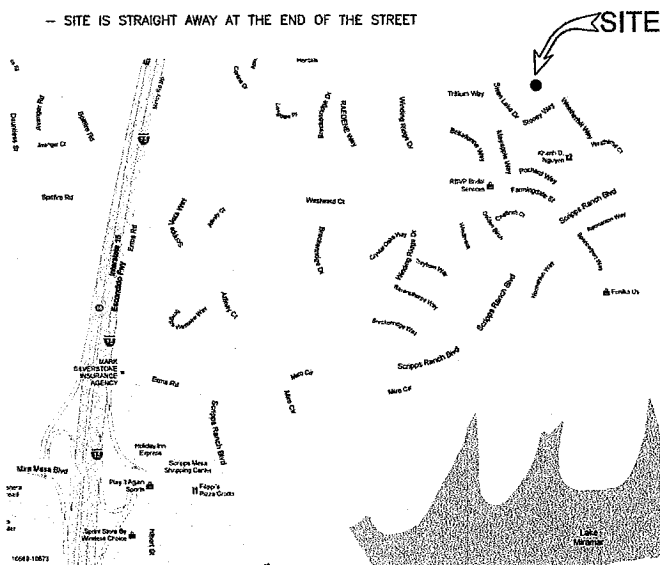
T01
TITLE SHEET

SD06840

1103.07
PLOT SCALE 1:1 (24x36 "D" SIZE)

DRIVING DIRECTIONS FROM T-MOBILE OFFICE:

- HEAD SOUTHEAST ON VISTA SORRENTO PKWY.
- TURN LEFT AT MIRA MESA BLVD.
- CONTINUE ON MIRA MESA BLVD PAST 1-15
- TURN LEFT ON SCRIPPS RANCH BLVD.
- TURN LEFT ON WEATHERHILL WAY
- SITE IS STRAIGHT AWAY AT THE END OF THE STREET



THOMAS BROTHER'S MAP 1209-G1

©2011 GOOGLE - MAP DATA ©2011 GOOGLE

PROJECT APPLICANT:
T-MOBILE WEST CORPORATION
10509 VISTA SORRENTO PKWY. STE. 208
SAN DIEGO, CA 92121

CONSTRUCTION MANAGER:
MATT SAA
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
858.349.9390 PHONE

PLANNING REPRESENTATIVE:
ANNE REGAN
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
858.243.2900 PHONE

SITE ACQUISITION:
ANNE REGAN
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
858.602.6322 PHONE

PROPERTY OWNER:
CITY OF SAN DIEGO
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101
CONTACT: VLADIMIR BALOTSKY-READ
619.235.5248 PHONE
CONTACT: SAID MAHDAMI-WATER OPS
619.527.7574 PHONE
SITE CONTACT: ENZA MORERO
619.236.6052

ARCHITECT:
DI DONATO ASSOCIATES
3839 FIRST AVE. STE. 100
SAN DIEGO, CA 92103
619.299.4210 PHONE
619.299.4250 FAX
ddonati@aol.com

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF (6) PANEL ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR T-MOBILE WIRELESS TELECOMMUNICATIONS NETWORK.

A TOTAL OF (6) SIX ANTENNAS ARE TO BE MOUNTED TO (3) THREE NEW 29'-5" HIGH LIGHT STANDARDS. THE EQUIPMENT CABINETS ARE TO BE LOCATED IN A NEW 10'-0"W x 20'-8"L x 8'-0"H CMU EQUIPMENT ENCLOSURE WITH CHAIN LINK LID.

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

EXISTING CARRIERS: SPRINT, VERIZON WIRELESS

SITE ADDRESS:
11490 WEATHERHILL WAY
SAN DIEGO, CA 92131

ASSESSOR'S PARCEL NUMBER:
319-651-05

LATITUDE:
32°55'39"N

LONGITUDE:
117°06'02"W

TOTAL SITE AREA:
63,597.6 SF

EXISTING FLOOR AREA:
N/A

PROPOSED PROJECT AREA:
207 SF

PROPOSED TYPE OF CONSTRUCTION:
TYPE V-B

EXISTING ZONING:
RS-1-13

OVERLAY ZONES:
NONE KNOWN

JURISDICTION:
CITY OF SAN DIEGO

CURRENT USE:
WATER TANK AND PUMP STATION

EXISTING OCCUPANCY:
S-2

PROPOSED OCCUPANCY:
S-2 AT EQUIPMENT

SETBACKS:
FRONT: 15'
SIDE: 5'
STREET SIDE: 10'
REAR: 10'

WATER/SEWAGE:
N/A

UTILITIES:

ELECTRICAL: SDG&E

TELEPHONE: AT&T

FIRE DEPT.: CITY OF SAN DIEGO

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2013 EDITION

CALIFORNIA PLUMBING CODE, 2013 EDITION

CALIFORNIA MECHANICAL CODE, 2013 EDITION

CALIFORNIA ELECTRICAL CODE, 2013 EDITION

CALIFORNIA FIRE CODE, 2013 EDITION

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

PROJECT INFORMATION

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

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

SHEET INDEX

CONSTRUCTION REPRESENTATIVE	
SITE ACQUISITION	
R.F. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
T-MOBILE REPRESENTATIVE	
LANDLORD	

APPROVALS

VICINITY MAP

LOT 246 OF BAY PARK VILLAGE
MAP 2209
CITY OF SAN DIEGO

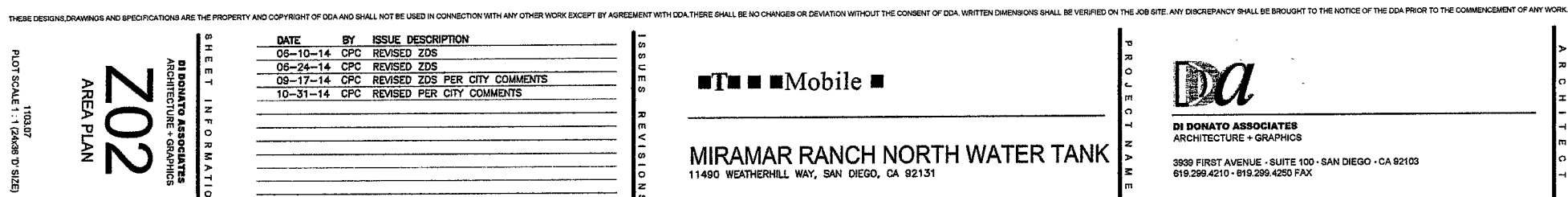
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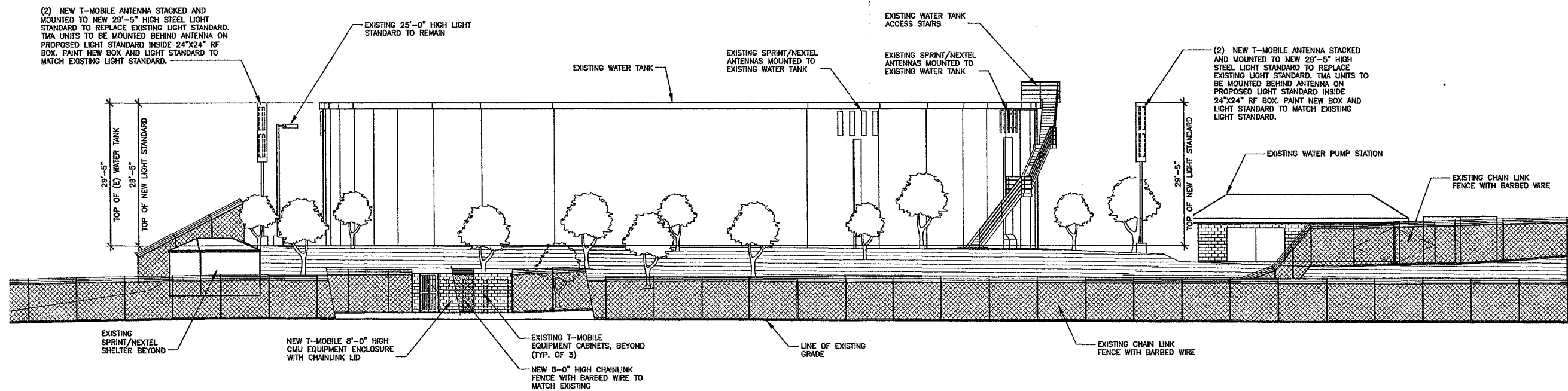
CONTACTS

#	DESCRIPTION OF TYPE OF INSPECTION REQUIRED	DESIGN STRENGTH
	SEE STATEMENT OF SPECIAL INSPECTIONS ON S01.	

SPECIAL INSPECTIONS

ADA COMPLIANCE

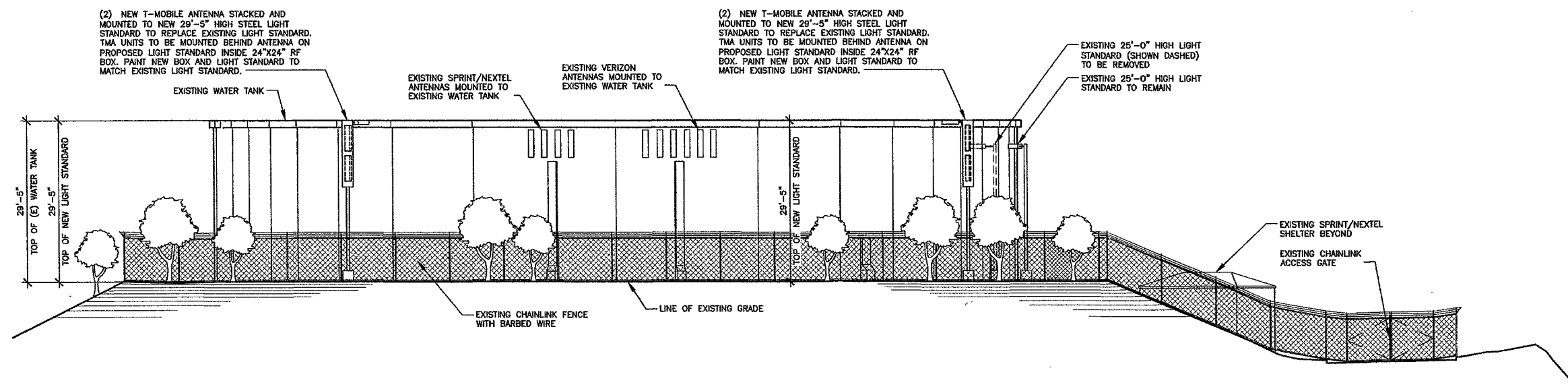




NORTH ELEVATION

3/32"=1'-0"

1



EAST ELEVATION

3/32"=1'-0"

1

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3535 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.299.4210 - 619.299.4250 FAX

PROJECT NAME

Mobile

MIRAMAR RANCH NORTH WATER TANK
11490 WEATHERHILL WAY, SAN DIEGO, CA 92131

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-10-14	CPC	REVISED ZDS
06-24-14	CPC	REVISED ZDS
09-17-14	CPC	REVISED ZDS PER CITY COMMENTS
10-31-14	CPC	REVISED ZDS PER CITY COMMENTS

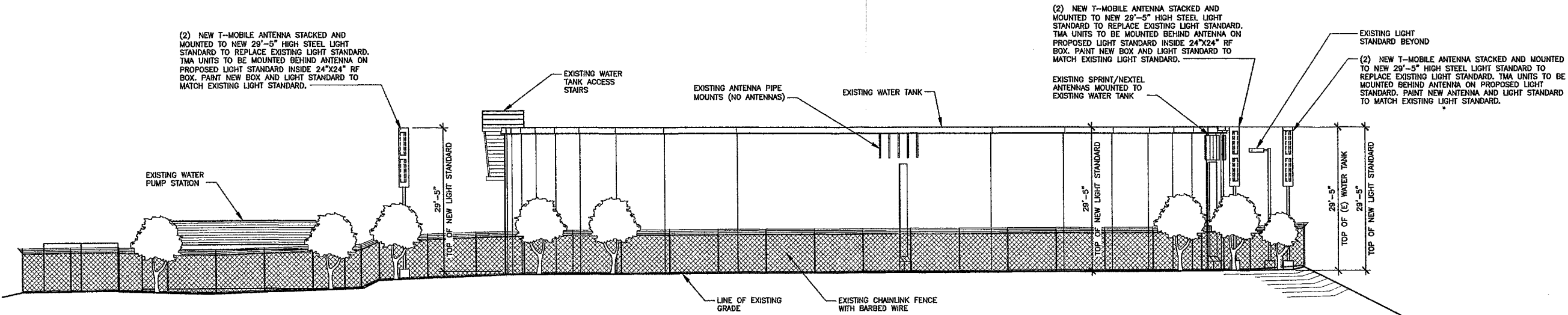
SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z03
ELEVATIONS

1103.07
PLOT SCALE 1:1 (24/36" D" SIZE)

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SOUTH ELEVATION
3/32"=1'-0"

1

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ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3838 FIRST AVENUE, SUITE 100 • SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250 FAX

PROJECT NAME

T-Mobile

MIRAMAR RANCH NORTH WATER TANK
11480 WEATHERHILL WAY, SAN DIEGO, CA 92131

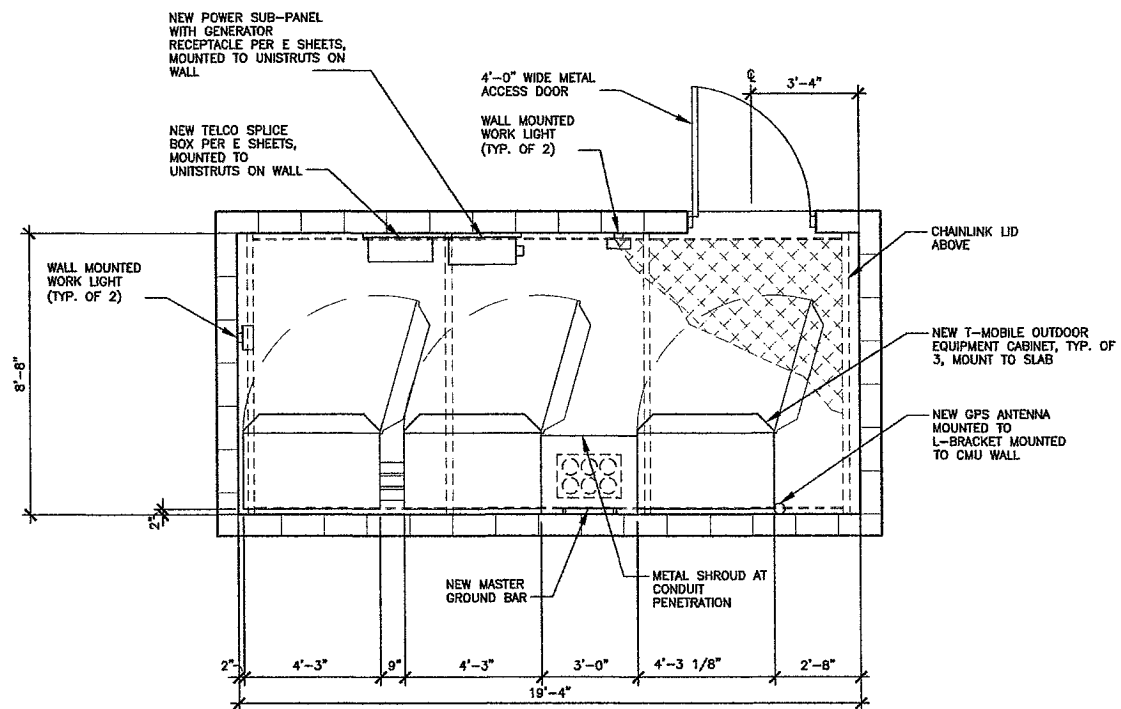
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SHEET INFORMATION

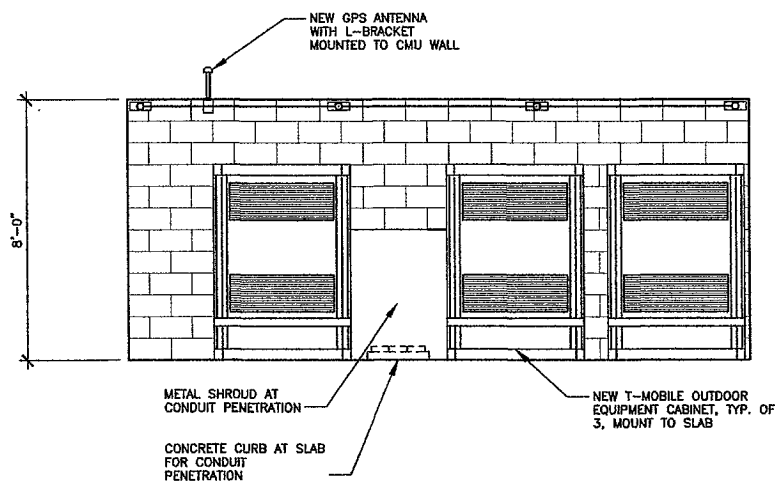
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ARCHITECTURE + GRAPHICS

Z04
ELEVATIONS



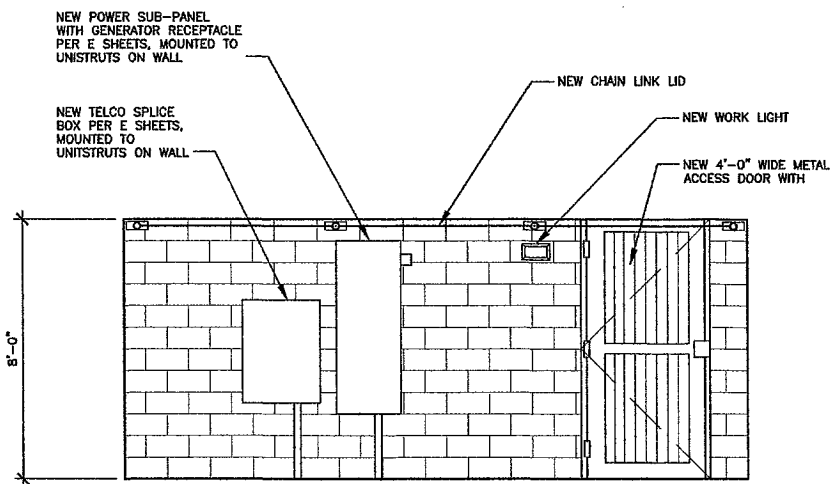
EQUIPMENT PLAN
3/8"=1'-0"

1



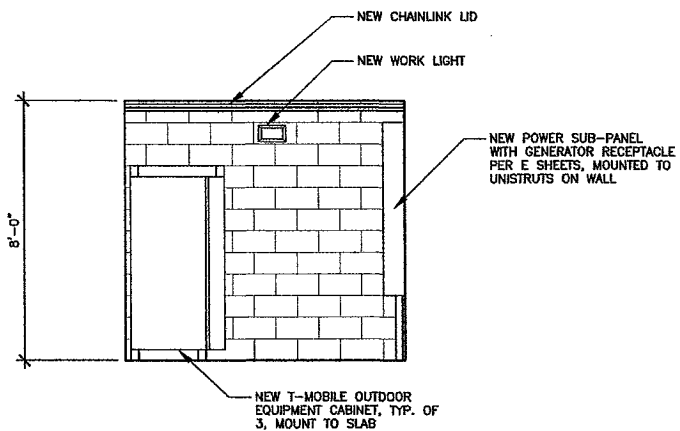
EQUIPMENT ELEVATION
3/8"=1'-0"

4



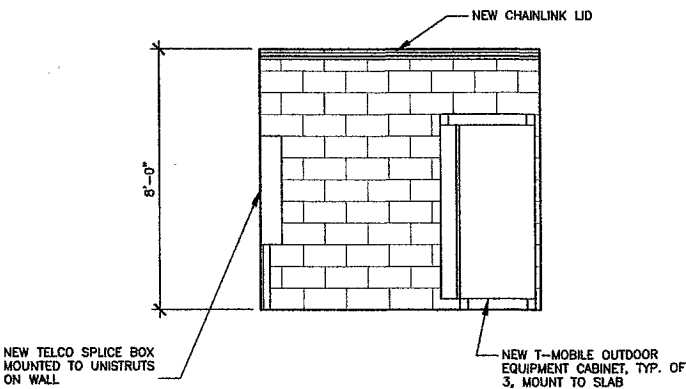
EQUIPMENT ELEVATION
3/8"=1'-0"

2



EQUIPMENT ELEVATION
3/8"=1'-0"

3



EQUIPMENT ELEVATION
3/8"=1'-0"

5

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3838 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250 FAX

PROJECT NAME

Mobile

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11490 WEATHERHILL WAY, SAN DIEGO, CA 92131

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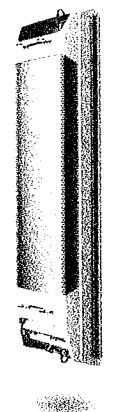
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z05
EQUIPMENT PLAN

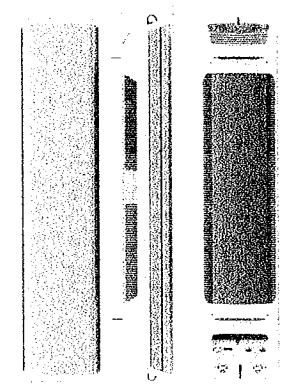
1103.07
PLOT SCALE 1 : 1 (24x36" D' SIZE)

AIR 21 - Key Data

- Radio:
 - Frequency bands: 1900 MHz (B2) and 1700/2100 MHz (B4)
 - One active antenna/radio, supporting e.g. 2x2 MIMO, 2 Tx + 4 Rx
 - 8 Carriers (4 carriers per radio)
 - 1BW = 20 MHz per radio
- Antenna
 - One best in class 65" passive antenna: 17.2 to 17.8 dBi gain
 - Two integrated RETs, one per frequency band, -2" - 12" tilt
 - Vertical beam width: 6.5" - 7.1"
 - Dual column for UL beam-forming / 4-way RX Diversity
- Interfaces
 - Two optical fiber ports (CPR) for active antenna/radio
 - One power connector, -48 V DC
 - Two 7/16 female connectors for passive antenna, with RET support
 - Two N female connectors for LMU (RX sharing ports) on 1900 MHz variant
- Physical Characteristics and Environment
 - H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
 - 41.5 kg (91 lbs), Two mounting brackets - add 12.1 kg (5 lbs)
 - <750 N Wind load (worst direction, static @ 150 km/h)
 - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
 - Heat dissipation 300 W

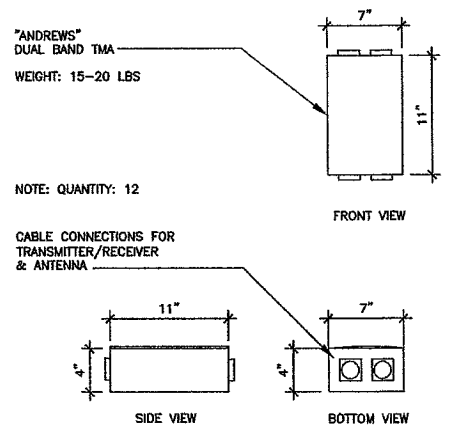


AIR 21 - Dimensions



ANTENNA SPECIFICATION

NTS

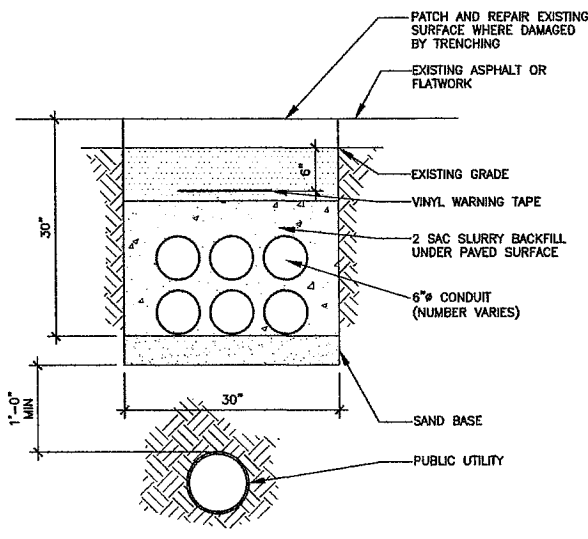


TMA UNIT

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

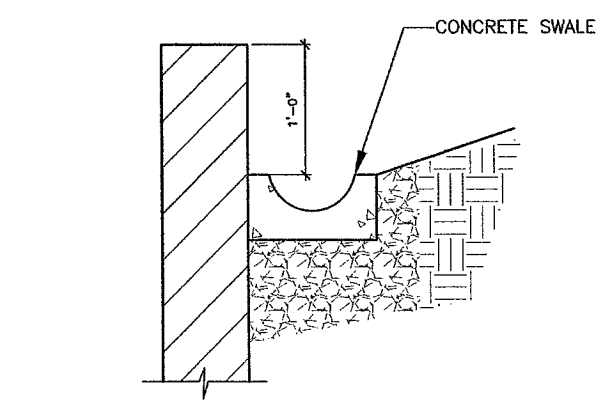
TMA UNIT

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



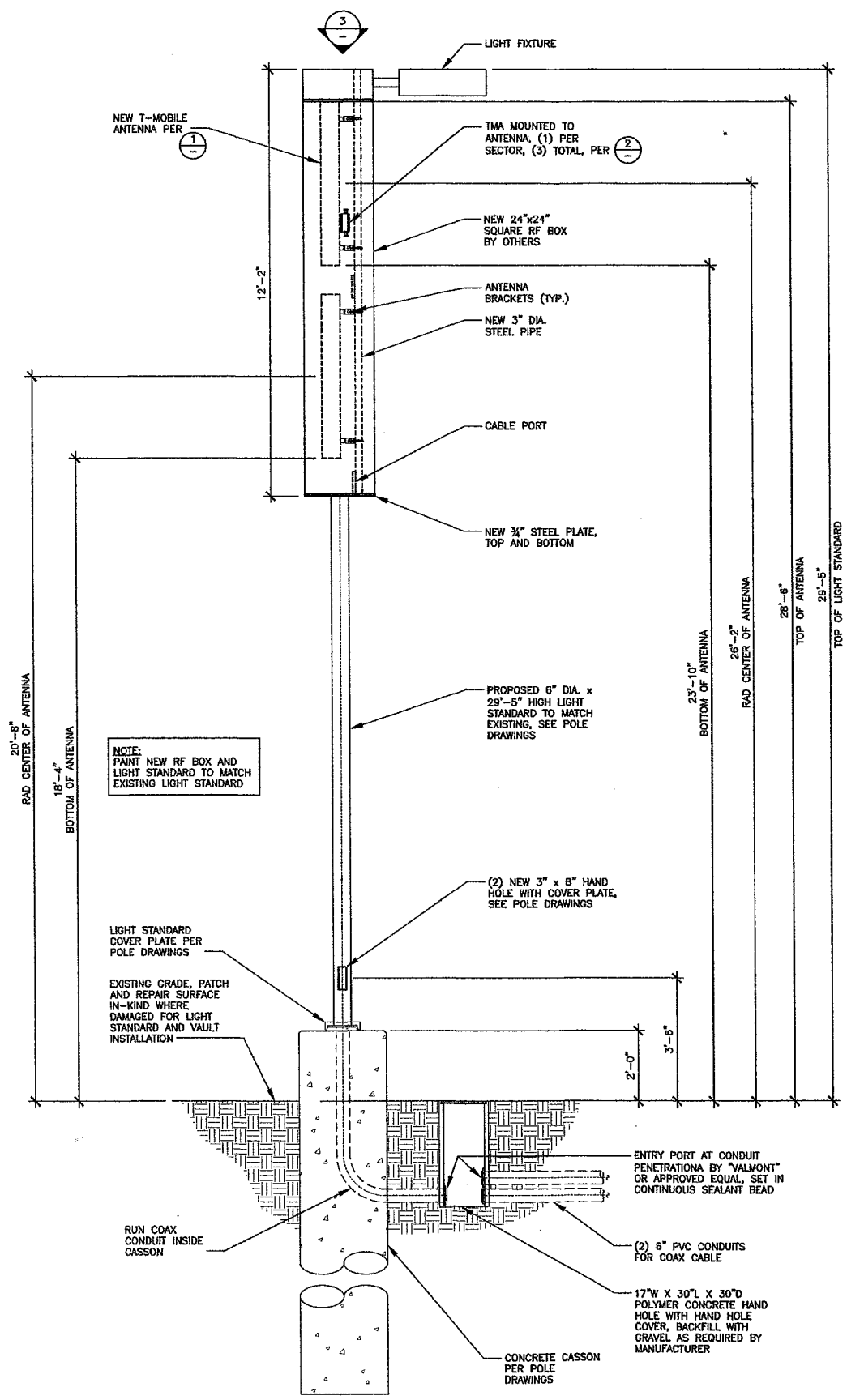
TRENCHING DETAIL

1"=1'-0"



CONCRETE SWALE DETAIL

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



LIGHT STANDARD DETAIL

1/2"=1'-0"

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3535 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
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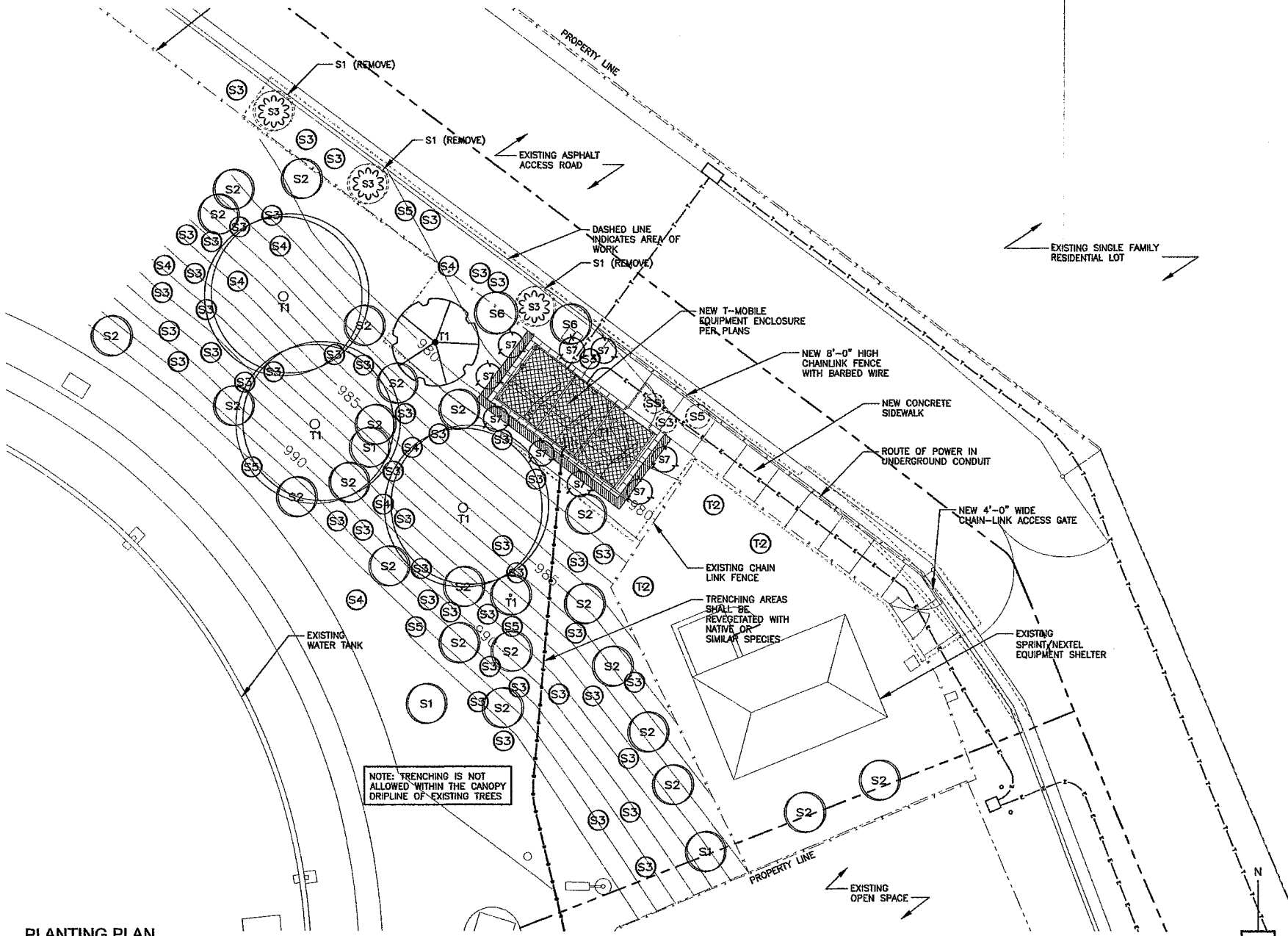
SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

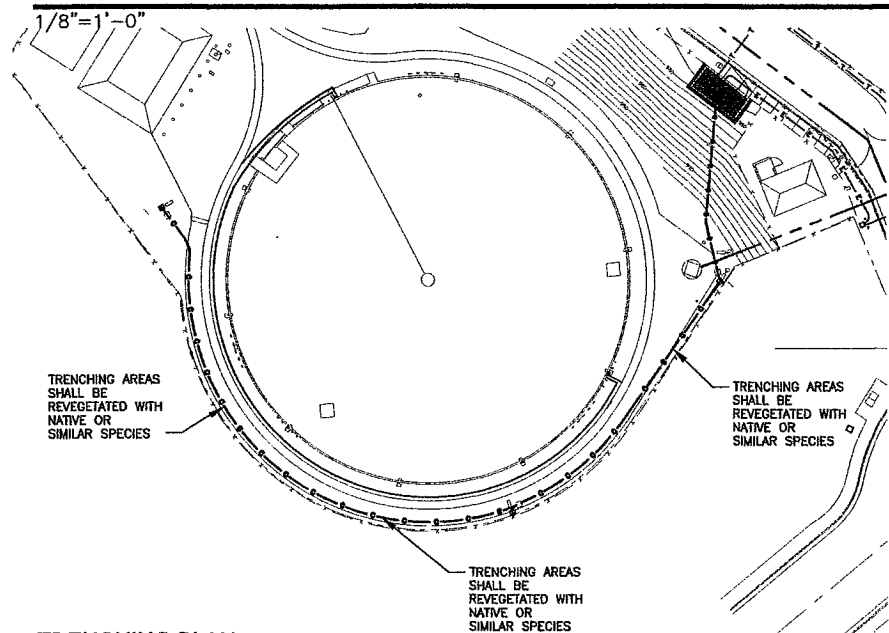
Z06
ANTENNA DETAILS

1103.07
PLOT SCALE 1:1 (24x36" D" SIZE)

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PLANTING PLAN



TRENCHING PLAN

PLANTING NOTES:

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IN UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA: ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA: ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENT/MINIMUM TREE SEPARATION DISTANCE TO STREET TREE: TRAFFIC SIGNALS (STOP SIGN) - 20 FEET UNDERGROUND UTILITY LINES 5 FEET (10 FEET FOR SEWER) ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY (ENTRIES) - 10 FEET INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION, IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITION OF THE PERMIT.
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NOTES

NTS

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SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY.	MATURE HEIGHT & SPREAD
T1	PINUS PINEA	STONE PINE	EXISTING TO REMAIN	-	75' HT 35' W.
T1	PINUS PINEA	STONE PINE	NEW 24" BOX	1	75' HT 35' W.
T1	PINUS PINEA	STONE PINE	EXISTING TO BE REMOVED (5" CALIPER)	1	-
T2	MICHELIA CHAMPACA 'ALBA'	WHITE SANDALWOOD TREE	EXISTING TO REMAIN	-	30' HT 12' W.
S1	CORTADERIA SELLOANA	PAMPAS GRASS	EXISTING TO REMAIN	-	10' HT 10' W.
S1	CORTADERIA SELLOANA	PAMPAS GRASS	EXISTING TO BE REMOVED	3	-
S2	HETEROMELES ARBUTIFOLIA	TOYON	EXISTING TO REMAIN	-	35' HT 35' W.
S3	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	EXISTING TO REMAIN	-	5' HT 12' W.
S3	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	NEW 15 GAL.	3	5' HT 12' W.
S3	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	EXISTING TO BE REMOVED	1	-
S4	SALVA MUNZII	SAN DIEGO SAGE	EXISTING TO REMAIN	-	3' HT 3' W.
S5	BACCHARIS PILULARIS	COYOTE BUSH	EXISTING TO REMAIN	-	4' HT 6' W.
S5	BACCHARIS PILULARIS	COYOTE BUSH	EXISTING TO BE REMOVED	2	-
S6	SALIX EXIGUA	SANDBAR WILLOW	EXISTING TO REMAIN	-	12' HT 18' W.
S7	BOUGANVILLEA SPECTABILIS	BOUGANVILLEA (SAN DIEGO RED)	NEW 15 GAL.	9	15' HT 10' W.

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NTS

PLANTING NOTES (CONTINUED)

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NOTES

NTS

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3535 FIRST AVENUE, SUITE 100 • SAN DIEGO, CA 92103
619.298.4210 • 619.298.0250 FAX

PROJECT NAME

MIRAMAR RANCH NORTH WATER TANK
11480 WEATHERHILL WAY, SAN DIEGO, CA 92131

Mobile

ISSUES REVISIONS

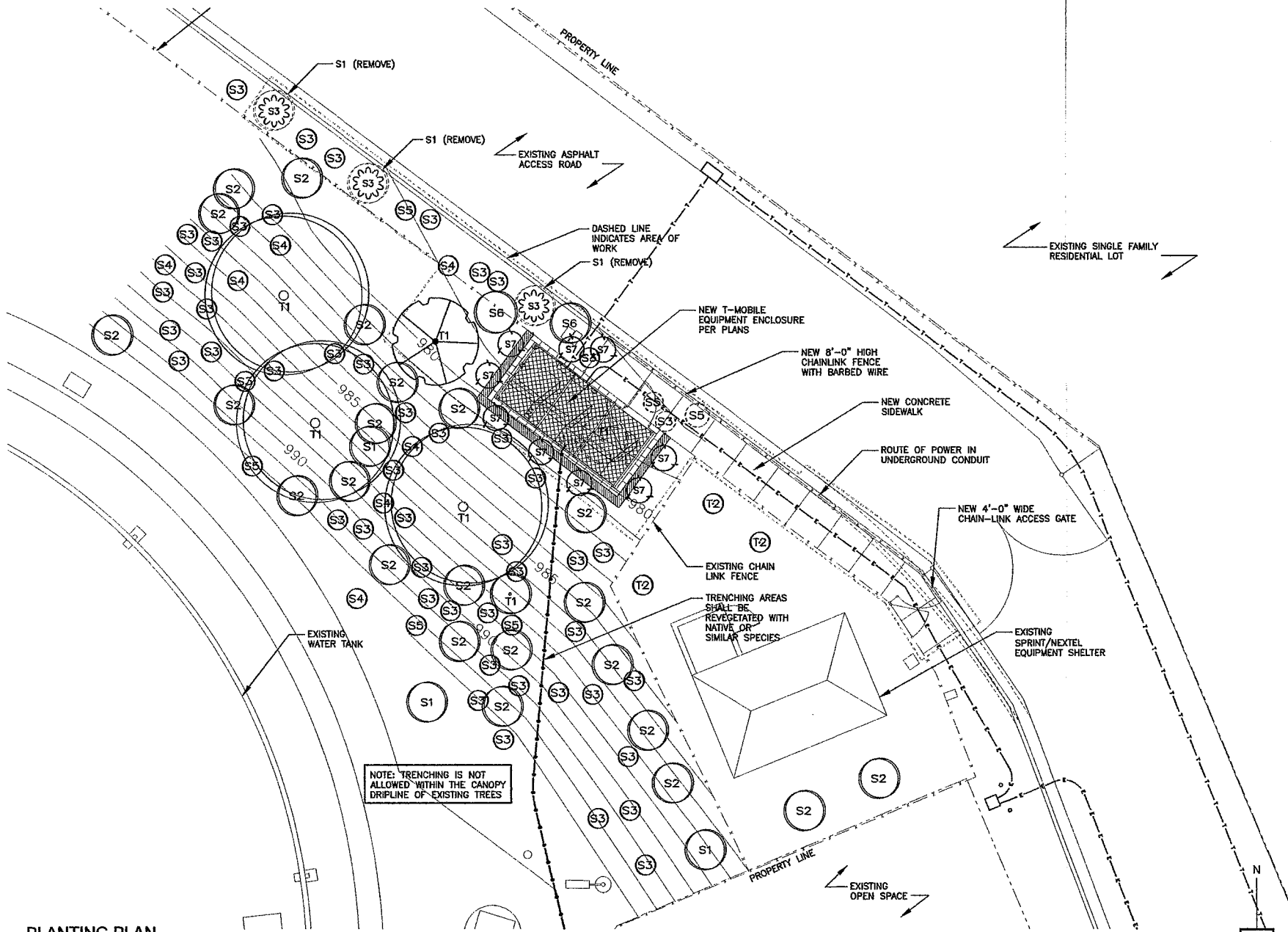
DATE	BY	ISSUE DESCRIPTION
08-10-14	CPC	REVISED ZDS
08-24-14	CPC	REVISED ZDS
09-17-14	CPC	REVISED ZDS PER CITY COMMENTS
10-31-14	CPC	REVISED PER CITY COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

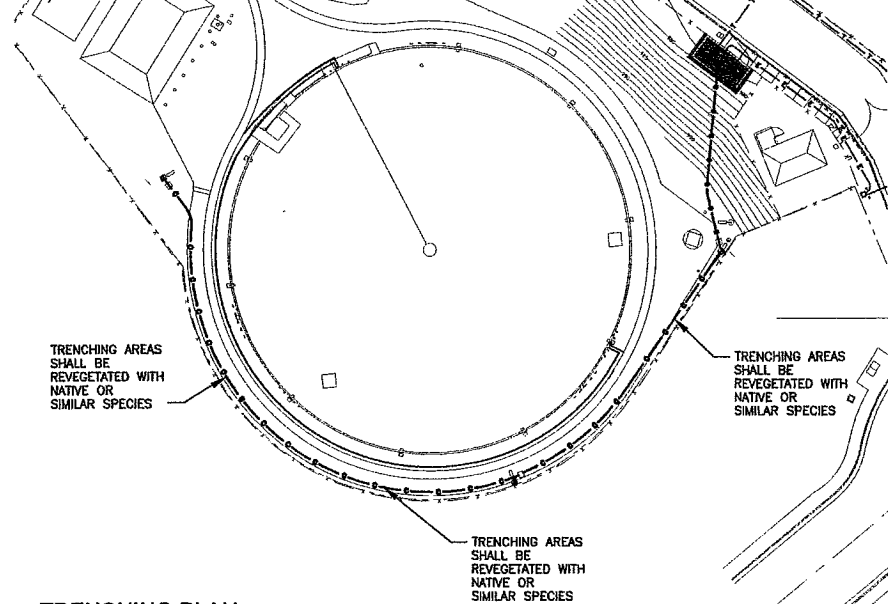
L01
LANDSCAPE
CONSTRUCTION PLAN

1103.07
PLOT SCALE 1" = 1' (24x36" D SIZE)



PLANTING PLAN

1/8"=1'-0"



TRENCHING PLAN

1/32"=1'-0"

PLANTING NOTES:

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA: ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA: ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE:
IMPROVEMENT/MINIMUM TREE SEPARATION DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION, IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
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DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3838 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103
619.259.4210 - 619.259.4250 FAX

PROJECT NAME

MIRAMAR RANCH NORTH WATER TANK

11480 WEATHERHILL WAY, SAN DIEGO, CA 92131

Mobile

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
08-10-14	CPC	REVISED ZDS
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SHEET INFORMATION

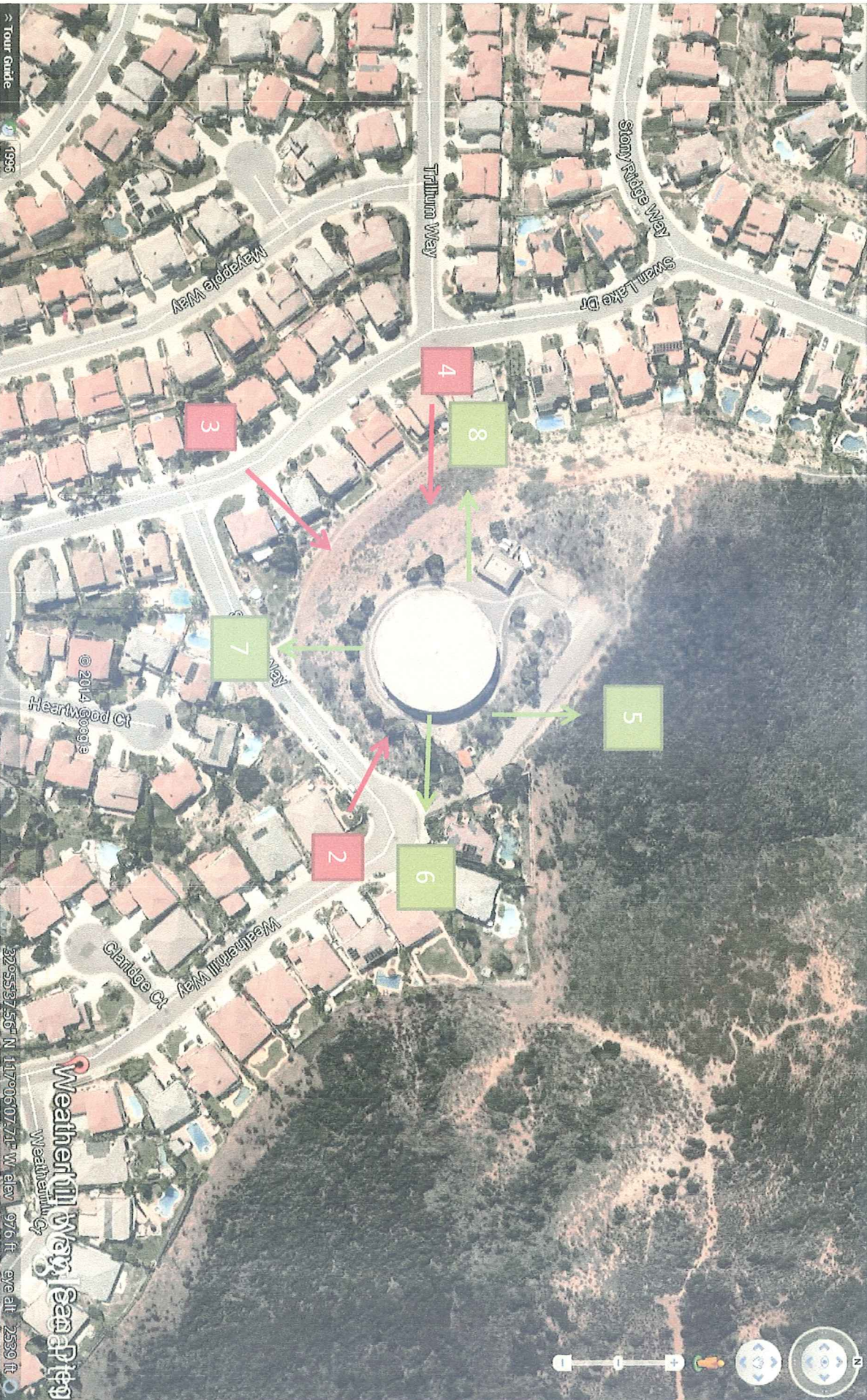
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

L01
LANDSCAPE
CONSTRUCTION PLAN

1103.07
PLOT SCALE 1:1 (24x36 "D" SIZE)

T-Mobile - Photo Survey

SD06840A – Miramar Ranch North



SD06840A Miramar Ranch North – Photo Survey

1. View looking south @
North Elevation

2. View looking northwest
@ East Elevation

Could not get a shot of this
view.



SD06840A Miramar Ranch North – Photo Survey

**3. View looking northeast @
South Elevation**



**4. View looking east @
West Elevation**



SD06840A Miramar Ranch North – Photo Survey

5. View looking North from Site. 6. View looking East from Site.



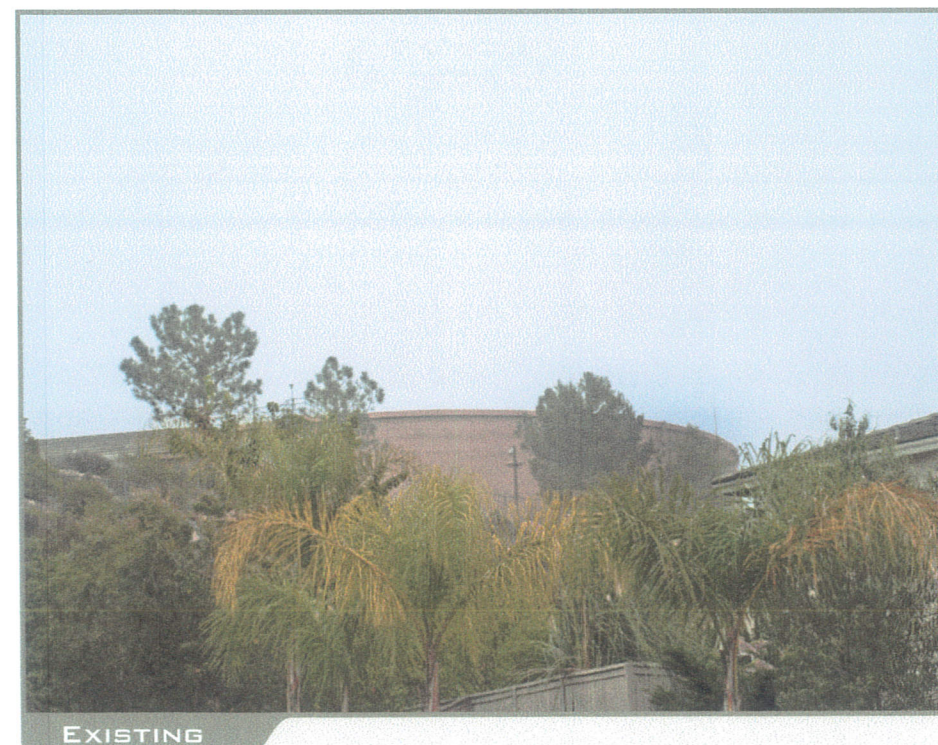
SD06840A Miramar Ranch North – Photo Survey

7. View looking South from site



8. View looking West from Site.



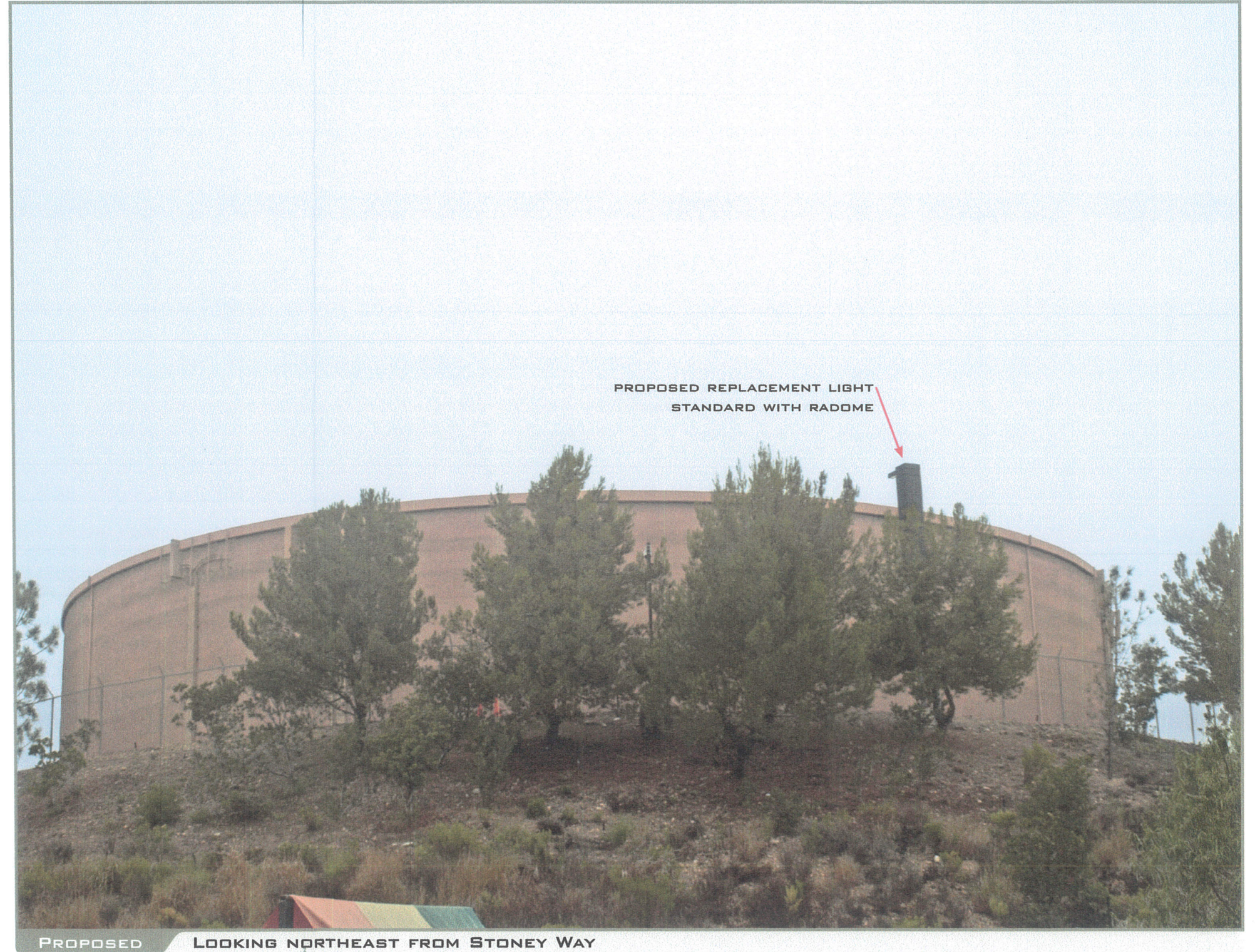


EXISTING



PROPOSED

LOOKING SOUTHEAST FROM SWAN LAKE DRIVE







Tse, Simon

From: lwburley@gmail.com on behalf of Lorayne W. Burley [mrnpcchair@scrippsranh.org]
Sent: Tuesday, December 02, 2014 9:56 PM
To: aregan@deprattiinc.com; Tse, Simon
Subject: T-Mobile Miramar Ranch North Water Tank PTS No. 381728

Greetings-

The MRNPC recommended approval of the T-Mobile WCF, project #381728, at the MRN water tank tonight, at the December 2, 2014 meeting, with a vote of 10-0-0.

The December 2014 minutes are pending - will send when available.

Thank you Anne for returning to present to the MRNPC.

Best Regards.

-Lorayne

On Tue, Nov 11, 2014 at 1:36 PM, Anne W. Regan <aregan@deprattiinc.com> wrote:

Good Afternoon Lorayne,

Can you send me the minutes from the meeting last Tuesday when they're available. Simon would like me to submit that as part of my resubmittal.

Thank you,

Anne W. Regan

DePratti Incorporated

Senior Leasing and Zoning Manager

Mobile: (858) 602-6522 | Fax: (858) 536-1005

aregan@deprattiinc.com



From: lwburley@gmail.com [mailto:lwburley@gmail.com] **On Behalf Of** Lorayne W. Burley
Sent: Wednesday, November 05, 2014 1:52 PM
To: Tse, Simon
Cc: mrnpc-members@googlegroups.com; aregan@deprattiinc.com
Subject: T-Mobile Miramar Ranch North Water Tank PTS No. 381728

Thank you Simon for your email and additional input.

MRNPC will continue the T-Mobile project agenda item on December 2nd.

The major concern on Nov 4th was that MRNPC was presented initial/ older design documents. The revised design was not clearly presented. The visual presented was the Copley YMCA image/attached w/ tall antennas.

I took some photos today and encourage MRN members to drive and/ or walk the water tank site.

Best Regards.

-Lorayne

----- Forwarded message -----
From: Tse, Simon <STse@sandiego.gov>
Date: Wednesday, November 5, 2014

Subject: T-Mobile Miramar Ranch North Water Tank PTS No. 381728

To: "mrnpcchair@scrippsranh.org" <mrnpcchair@scrippsranh.org>

Good morning Lorayne – The applicant contacted me last night in reference to the T-Mobile Miramar Ranch Water Tank project. I understand that there were some concerns with the bulk and scale of the project in comparison to the initial design. In fact staff was supportive of the initial design which did not include a Tower Mounted Amplifier (TMA). The TMA presented a concern to staff because it has been a practice of all the carriers to submit an SCR application after the approval to add more (TMAs). This would then contribute to the bulk and negatively impact the overall appearance. The purpose and intent of the raydome is to conceal the antennas and the proposed TMAs (possibly additional future TMAs) in a defined element. Moving forward, all future antenna/TMA modifications by T-Mobile must fit within the existing raydome. Staff believes this to be the better long term solution; one that addresses T-Mobile's current needs while preparing for future modifications. Let me know if you have any questions, thank you.

ST

Simon Tse | Development Project Manager | Office: [619.687.5984](tel:619.687.5984) | Fax: [619.446.5499](tel:619.446.5499) |

Development Services Department |

1222 First Avenue, 5th Floor San Diego, CA 92101-4155 |

Email - Stse@SanDiego.gov

Miramar Ranch North Planning Committee (MRNPC)

Meeting Minutes

Tuesday, November 4, 2014

Scripps Ranch Civic Association Community Center

Meeting called to order at 7:03 pm with a quorum of 12/twelve seated members.

Members present (12 present; 16 seated): Michelle Abella-Shon (Vice-Chair), Lorayne Burley (Chair), Michelle Defilippi, Jan Kane, Tom Meissner, Ralph Merg, Chuck Mitchell, Lou Segreti, Russell Shon, George Pecoraro, Bob Gilman, Tom Ward

Guests: Helen Plutner, Anne Regan (T-Mobile), Doug Munson, Sandy Wetzel-Smith (SMRPG), Wally Wulfeck (Chair, SMRPG), Bob Ilko (President SRCA, SMRPG), Marty Lorenzo, Tony Garcia, Dana Reeder, Janet Abeyta, Chris Abeyta (Boy Scout, Troop 301)

Introductions: Committee members introduced themselves.

Public Comment (non-agenda items):

(a) Chris Abeyta, with Boy Scout Troop 301, introduced himself and shared is Eagle Scout project to unveil and dedicate a Blue Star Memorial plaque for the Miramar National Cemetery. Information flyer is included in the attachments.

(b) Doug Munson read a letter of complaint, against property owner member, Jan Kane, for statements that she made at the June 5, 2014 SMRPG meeting. Letter of complaint is included in attachments. Item added to December 2014 agenda.

Modifications to the agenda: Agenda approved, with 2 corrections: consent agenda, should be Sept 2014 minutes and reduce P/D/A item #4 from 20mins to 10mins, by 12-0 vote.

COMMUNICATIONS:

1. City Council District 5: No report. Tiffany absent due to election night activities.

2. Federal/State/County/Caltrans/City of SD Planning Dept.

Tony Kempton reported that he received a copy of the letter with the RE/Stonebridge survey results. Most RE residents are in favor of joining the SMRPG. Membership changes require an amendment of the SMRPG bylaws.

3. Metropolitan Transit System (MTS)

MTS Senior Transportation Planner, Denis Desmond, presented on the new Rapid Transit Service. He provided a Rapid 237 Launch presentation w/ Q & A. A presentation on this new service is available on a short video, posted on the MRNPC webpage, and at the MTS website: www.rapidmts.com.

4. Scripps Miramar Ranch Planning Group (SMRPG): Wally Wulfeck reported that CCCC withdrew the Big Box proposal and has presented a new proposal for a 260 apt/mix retail project. SMRPG will hear a 2nd presentation on the new proposal at the Nov 6th meeting. New SR Technology Center is planned for lots #3, #6, #7, #8 and #10 on the vacant land sites along Meanley Drive by Murphy Development Company. CPG will hear a presentation on Nov 6th. No community plan amendments/re-zones are required. Project will provide jobs in the community. Speed limit increases are proposed by City Traffic Engineering for segments on Pomerado Road. Wally, Sandy and Ernie attended the Code Enforcement Training. One person per CPG is advised. Low City support. Community should have a code compliance contact. Tom Messiner is interested. SMRPG received the Stonebridge survey letter stating Re/Stonebridge interest in joining SMRPG.

5. **Scripps Ranch Civic Association (SRCA):** Bob Ilko reported. Starting the January 1st membership drive. Hopes for positive support from the community. Digital SRCA Newsletter is pending. Working on getting all the pieces together for SRCA website. The MRN 5K Fun/Run event, scheduled for December 6th 2014, has been cancelled. Lack of registrations and the time of year for the event made it challenging to undertake.

PRESENTATION/DISCUSSION/ACTION ITEMS:

1. **T-Mobile WCF at MRN Water Tank:** Anne Regan presented. The WCF project was approved in 2011 for the current 3 light standards. The new project application is requesting to amend the existing permit to extend the lights up to 29 feet 5 inches, mount the new equipment in raydone enclosures, with the ground level equipment cabinets located in new 10ft x 20ft x 8ft enclosures with chain link tops. Project information is posted at:

<http://www.scrippsranch.org/committees/advisory-committees/mrnpc.html>

Question was asked, about the color of the equipment? Told that it would be painted dark brown to match the current light standard.

Question was asked, why the increased height? Told that it was needed for additional WCF equipment that is bulky in size. Also, the light standard could be increased to the height of the water tank.

Question was asked, if any MRN residents, who live nearby the water tank, were in attendance with no response.

Concern about the older diagrams and photos presented to MRNPC. The revised design was not clearly presented. The visual presented was the Copley YMCA image that shows very bulky antenna enclosures.

A motion was made by Mitchell with a second by Pecoraro to recommend the T-Mobile WCF application as presented. Motion failed, by vote of 8-3-1, due lack of majority of seated members (9) approval. (For: Pecoraro, Mitchell, Segreti, Burley, Shon, Abella-Shon, Gilman, Defilippi; Against: Meissner, Kane, Merg; Abstention: Ward (needs more info).

MRNPC asked the applicant to return with updated information regarding the new wider antenna enclosures, diagrams and photos.

Item to be continued to December 2014 agenda.

2. **MRN Development Agreement Funds:** MRNPC heard a presentation at the September 2nd meeting on the PFFP Plan and development agreement funds. The committee plans to determine suitable designations for the remaining funds. Suggestions include:

- Cover for the picnic table area at Butterfly Park
- Upgrade playground equipment at Spring Canyon Park
- New benches in Butterfly Park
- Support for a MRN community garden

Item continued to the December 2014 agenda.

3. **MRN MAD:** Jan Kane reported. Shared that Tom Messiner, Ernie Burciaga and her attending a morning meeting with Mike Rasmusson on Wednesday, October 29, 2014 to discuss several MAD topics. Discussion included removal of the dominating xylosma shrubs. Removal of the myoporum at the Butterfly Park. Plans to post signage indicated that landscaping is in progress to identify any brown/empty areas. Posting new or corrected plant signage where needed. Cleaning up the Fire Station 37 landscaping. Water savings have been impressive/approx. 37%. Trees are showing signs of stress due to drought need to hand water trees as needed. Mike's November 2014 MAD report is posted on the MRNPC webpage.

4. **Rancho Encantada CPG Representation:** Tom Messiner shared that MRNPC hosted the ad hoc Subcommittee meeting in early October 2014 to provide all SR residents the opportunity to discuss options for Rancho Encantada community planning area representation. As an action item from the meeting, the Stonebridge HOA president, Larry Parker, agreed to provide a survey to Stonebridge residents to determine the best representation option for their community planning area. It was determined and then sent in a written letter that, "Stonebridge community members are most in favor of belonging to and being part of the Scripps Ranch Planning Group." A copy of the letter received by MRNPC is posted online.
5. **MRN Community Gardens:** Helen Plutner, with the SRCA Sustainable SR, and Tom Messiner, a MRNPC resident member, shared that Sustainable SR is looking for suitable sites to start a community garden and is also looking for any interested community members to help. Helen stated that community gardens have become very popular and are bringing community together. No community gardens are allowed on City property. Possible locations are at the Innovations Academy/Old EBS site or near Miramar Ranch Elementary.

CONSENT AGENDA:

1. **September 2, 2014 minutes** – approved.

COMMITTEE REPORTS:

1. **Chair & CPC Report:** Circulated by email, posted on MRN webpage and attached with November 2014 agenda.
MRNPC received a letter from the City Traffic Engineering department regarding the posted speed limit on a segment of the Spring Canyon Road roadway between Scripps Ranch Blvd and Scripps Poway Parkway. A recent roadway survey indicated that the existing speed limit of 45 mph should be raised to 50 mph in order to remain radar enforceable.
Item to be included on the December 2014 agenda.
2. **MRN MAD:** Topic discussed in P/D/A item #3.
3. **Public Facilities Financing Plan (PFFP):** Topic discussed in P/D/A item #2.
4. **Schools:** Election of officers – Co-Chairs: Michelle Irwin & Jaylene Farry, Secretary: rotate duty, Cluster Congress Representative: Tamara Hurley. SRCA grant money distributed. District representation update, and La Jolla Cluster MOU presentation.
5. **YMCA, Open Space, Parks & Recreation:** No report.
6. **Rancho Encantada/Stonebridge:** CPG issues will be directed to the SMRPG.
7. **Round Table:** No comments.

Other Business: None.

Adjourned at 8:45pm.

Next regular meeting is scheduled for Tuesday, December 2, 2014

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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

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

PROJECT TITLE/ NO.: **T-MOBILE MIRAMAR RANCH WATER / 381728**

SCH No.: N/A

PROJECT LOCATION-SPECIFIC: 11490 Weatherhill Way, City and County of San Diego, California 92131

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT and PLANNED DEVELOPMENT PERMIT to construct, install, and operate a Wireless Communication Facility. The project consists of the installation of six antennas mounted to three new 29.5-foot-high light standards. Associated telecom cabinet equipment would be located within a new 207-square-foot new concrete block equipment enclosure. The project would also include installation of electrical and telecom conduit within new trenches. The project is located at 11490 Weatherhill Way. Furthermore, the project is located within the RS-1-13 zone, the Residential Tandem Parking Overlay Zone, and the Miramar Ranch North Community Plan.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Jon Zumsted, T-Mobile USA Inc., 10509 Vista Sorrento Parkway, San Diego CA 92121, (858) 334-6193.

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268)
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- ☒ CATEGORICAL EXEMPTION: 15303 (New Construction or Conversion of Small Structures).
- ☐ STATUTORY EXEMPTIONS:

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


LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

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.



SIGNATURE/TITLE Senior Planner

January 7, 2015

DATE OF PROJECT APPROVAL

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

COPY



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 14, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	FEBRUARY 12, 2015
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 ENVIRONMENTAL EXEMPTION, PROCESS 4
PROJECT NUMBER:	381728
PROJECT NAME:	<u>T-MOBILE MIRAMAR RANCH NORTH WATER TANK</u>
APPLICANT:	Debra Gardner
COMMUNITY PLAN AREA:	Miramar Ranch North
COUNCIL DISTRICT:	District 5
CITY PROJECT MANAGER:	SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5984/ <u>STSE@SANDIEGO.GOV</u>

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF). The WCF consists of three 29'-5" tall light standards with two antennas per pole. The equipment associated with this project is located inside a 204-sq ft CMU enclosure. The project site is also the location for a City owned water tank and is located at 11490 Weatherhill Way in the RS-1-13 zone of the Miramar Ranch North Community Plan and Council District 5. This application was filed on October 3, 2014.

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

www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on January 9, 2015 and the opportunity to appeal that determination ended January 26, 2015.

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: 24004941

Revised 12/5/08 RH



THE CITY OF SAN DIEGO

Simon Tse / Project No. 381728

Development Services

1222 First Ave., MS 501 • San Diego, California 92101-3864

Return Service Requested

T-Mobile Miramar Ranch North Water Tank
PROJECT CHRONOLOGY
PTS #381728 INT #24004941

Date	Action	Description	City Review	Applicant Response
07.30.2014	First Submittal	Project Deemed Complete		
08.14.2014	First Assessment Letter		15 days	
10.02.2014	Second Submittal			49 days
11.04.2014	Second Assessment Letter		33 days	
11.19.2014	Third Submittal			15 days
12.02.2014	CPG Presentation		13 days	
02.12.2015	Scheduled for Planning Commission			72 days
Total Staff Time:		Including City Holidays and Furlough	61 days	
Total Applicant Time:		Including City Holidays and Furlough		136 days
Total Project Running Time:		From Deemed Complete to PC Hearing	197 days	

**SD06840 – Miramar Ranch North Water Tank
11490 Weatherhill Way, San Diego, CA 92131
TELECOM SITE JUSTIFICATION REPORT**

- 1. Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.**

LOCATION AND TYPE

T-Mobile has an existing permit (PDP No. 879177 and CUP No. 879178) for the operation of a proposed communications facility at 11490 Weatherhill Way. The existing permit entitles T-Mobile to 3 antennas attached to a 25' tall light standards (1 per light standard), a 210sf equipment enclosure and 3 underground vaults for TMAs. T-Mobile would like to modify this permit as follows: the proposed project consists of six panel antennas (3 arrays of 2 antennas each stacked) mounted to a proposed 29' 5" light standard. All of the equipment is located in an existing equipment area behind a CMU block enclosure. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz.

COVERAGE AND CAPACITY

The objective of the existing site is to continue T-Mobile coverage within the residential and commercial area to the northeast, southeast and west of Scripps Ranch Blvd, Spring Canyon Road and the surrounding community.

- 2. Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permitee's network located within a 1 mile radius from proposed site.**

Please see refer to justification map and to coverage maps.

- 3. A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permitee's network.**

The objective of the existing site is to continue T-Mobile coverage within the residential and commercial area to the northeast, southeast and west of Scripps Ranch Blvd, Spring Canyon Road and the surrounding community.

SD06840 Site Justification

4. **If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.**

This is a previously approved T-Mobile site being submitted for a permit modification. Sprint-Nextel and Verizon are currently on the property.

5. **Discuss Alternative Sites and why they were not selected.**

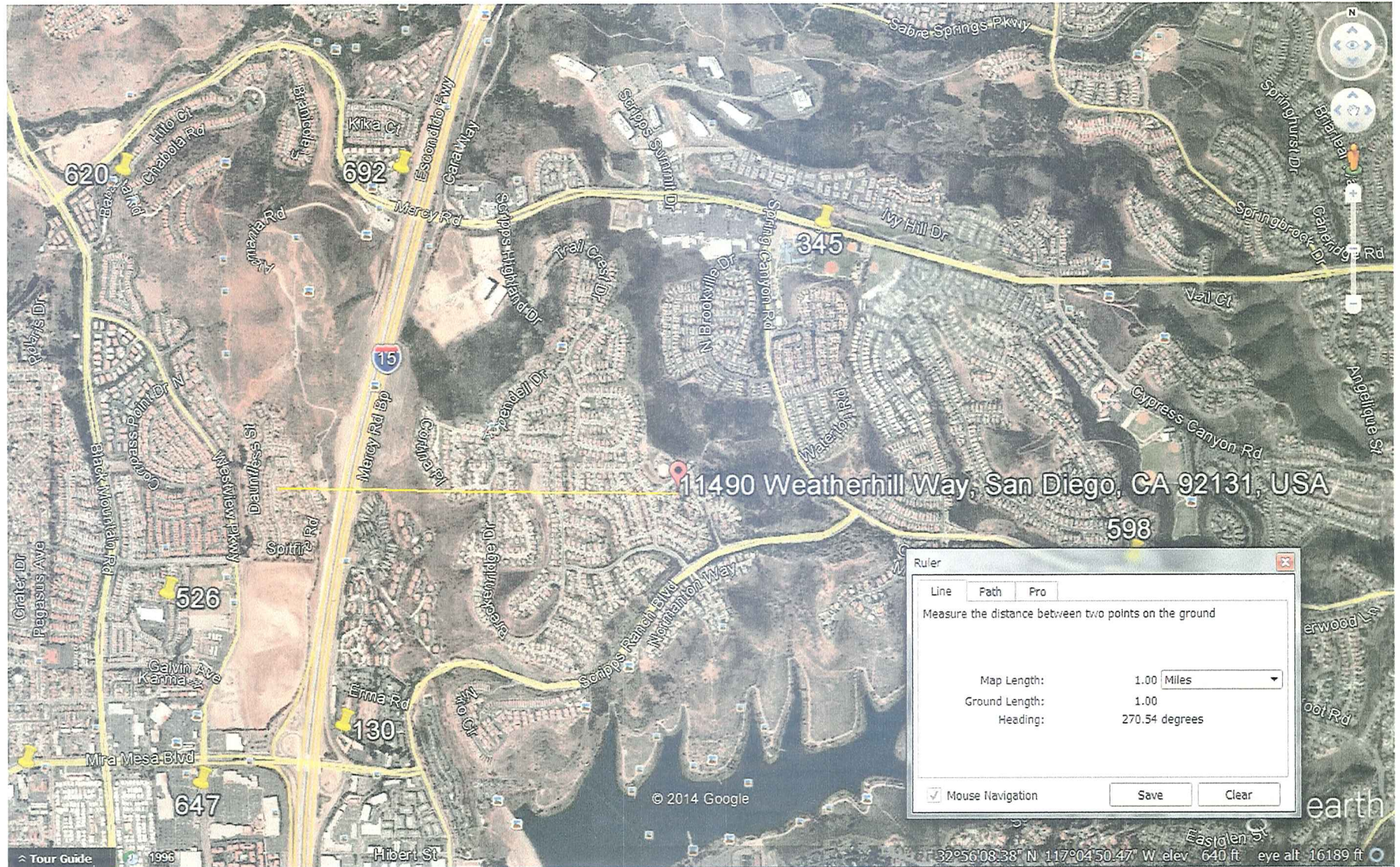
This site is located on residential use surrounded by single and multi-family residential zones. The search ring is primarily residential. The proposed site was initially selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. It is now selected again because it's a previously approved site with the City of San Diego that has not been built yet. Please refer to aerial and coverage maps provided. There were no other non- residential alternatives reviewed.

6. **Noise Information for sites located near residential**

The existing equipment is located in a CMU block enclosure element on the east side of the property. Therefore, no noise disturbance will be generated for residential neighbors.

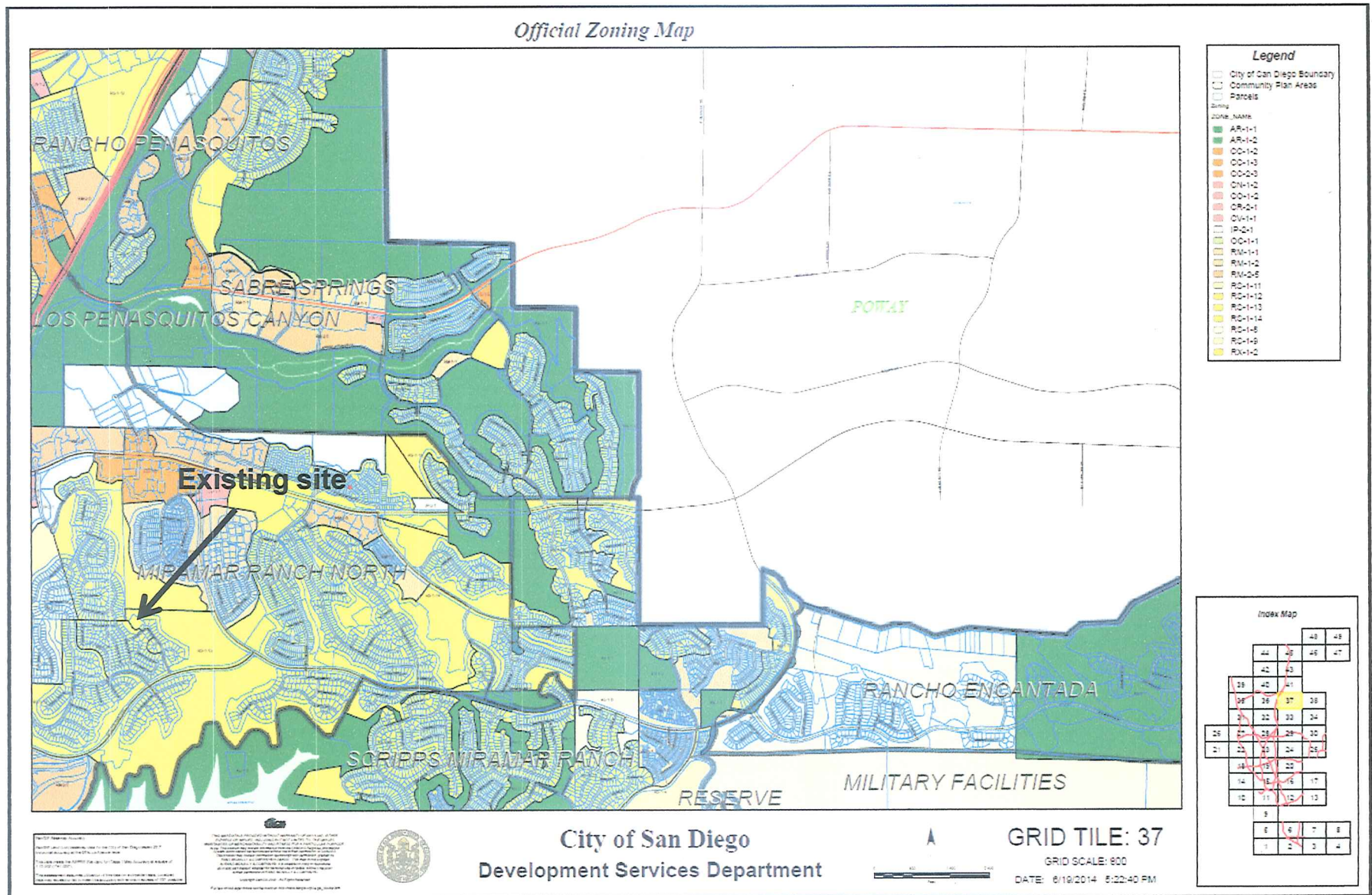
Miramar Ranch North Water Tank (SD06840)

Justification Maps



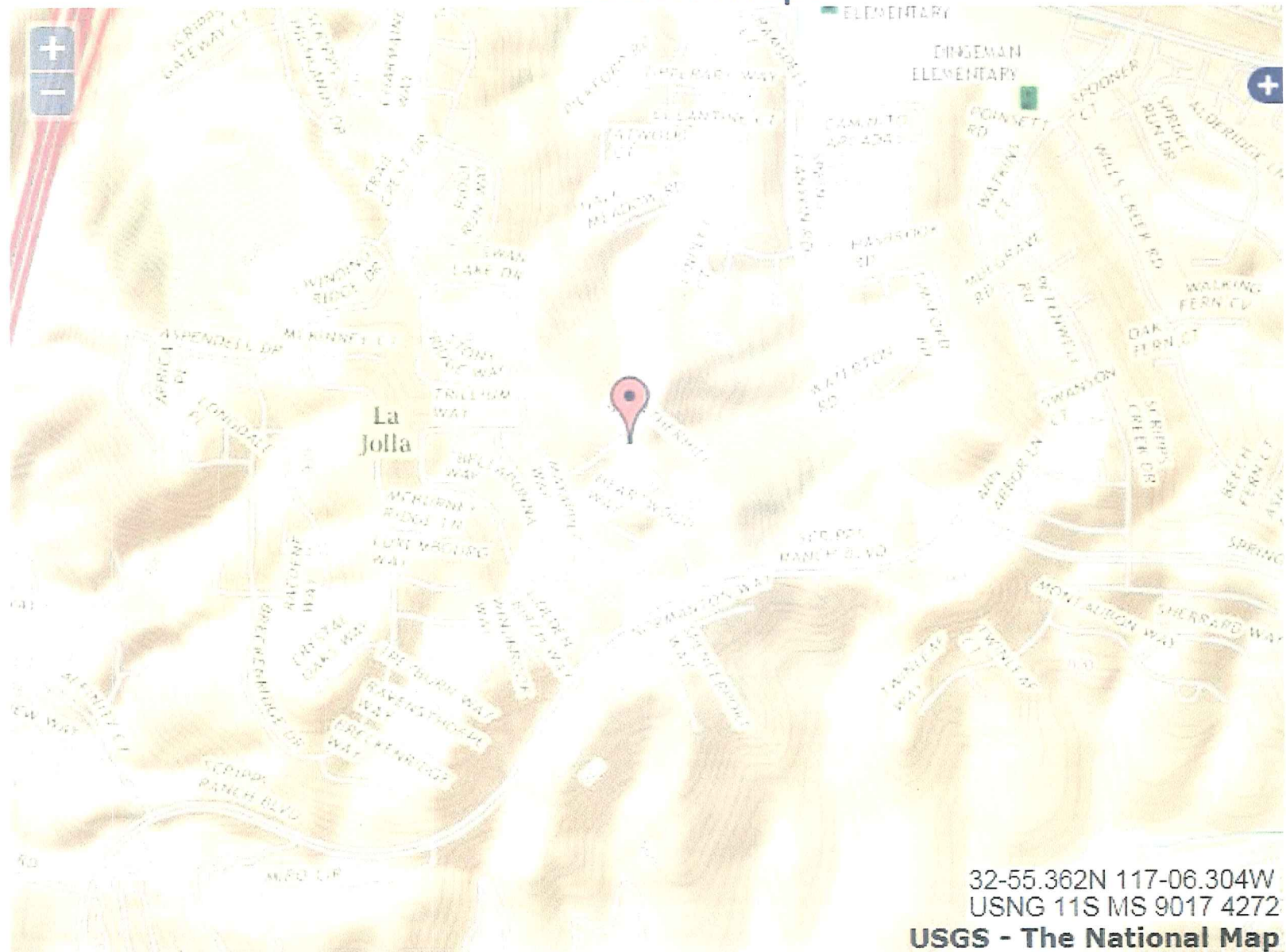
Miramar Ranch North Water Tank (SD06840)

Justification Maps



Miramar Ranch North Water Tank (SD06840)

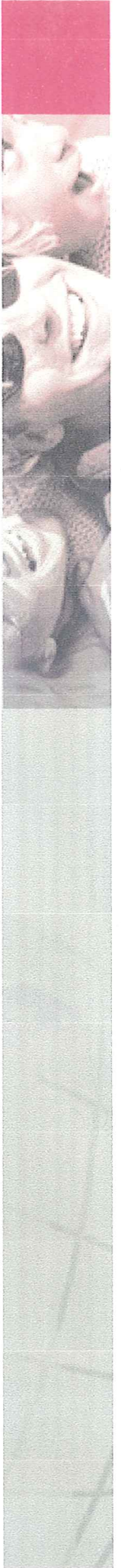
Justification Maps





SD06840A Coverage Map

**RF Team San Diego Market
June 27, 2014**



Contents:

Plots:

- SD06840A Coverage
- Existing On-Air sites coverage without SD06840A
- SD06840A with existing On-Air neighbor sites coverage

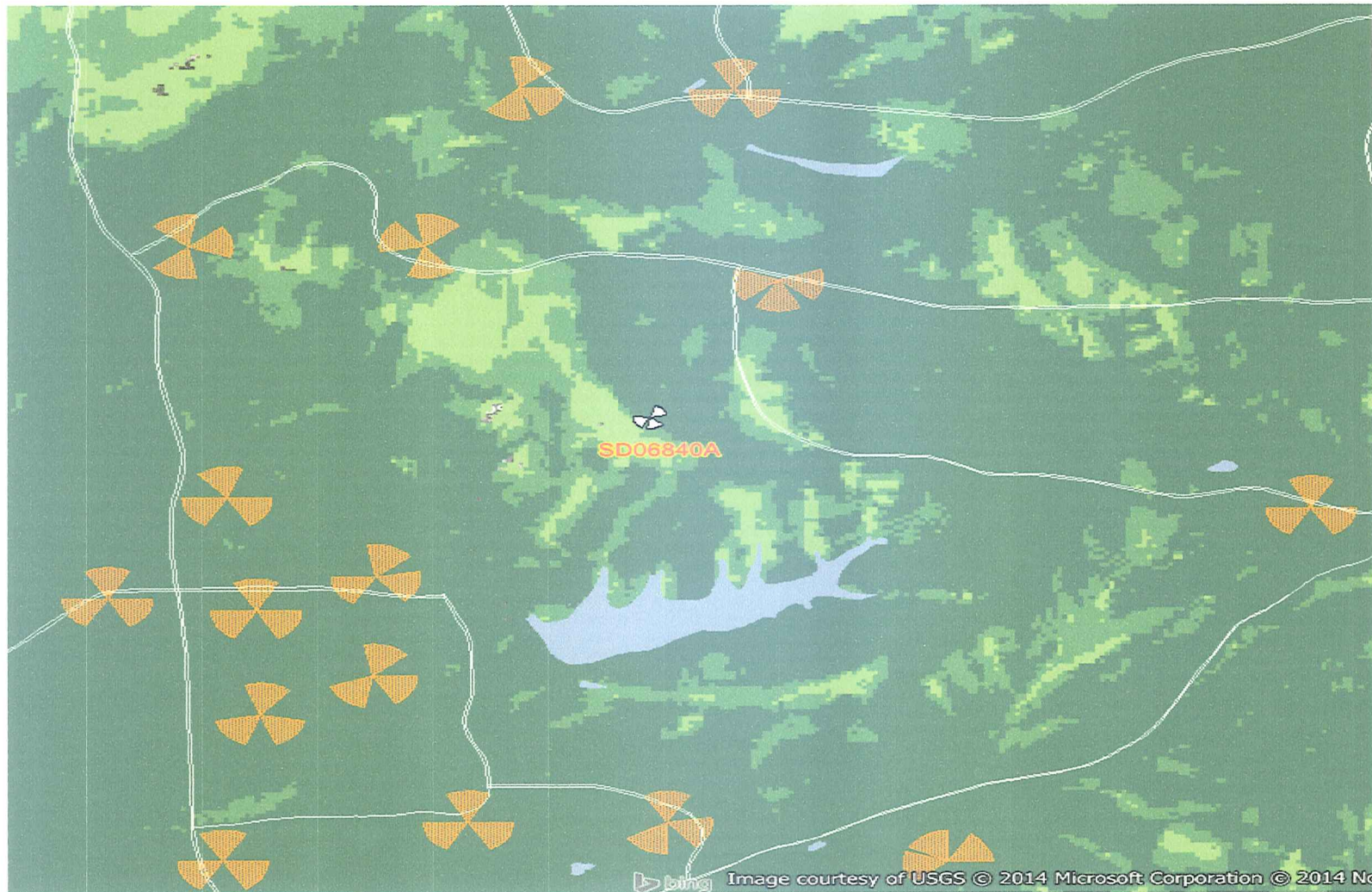




Legend: Coverage Level

- In Building
- In Car
- On Street





Legend: Coverage Level

● In Building ● In Car ● On Street



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Image courtesy of USGS © 2014 Microsoft Corporation © 2014 N

Legend: Coverage Level

● In Building ● In Car ● On Street

