

## Miramar Ranch North Planning Committee (MRNPC)

### MEETING MINUTES

Tuesday, June 3, 2014

Scripps Ranch Community Information Center

**Meeting Called to Order** at 7:03 pm with a quorum (8) established at 7:05pm

**Members Present (9 total; 14 seated):** Lorayne Burley (Chair), Tom Meissner, Michelle Abella-Shon (Vice Chair), Russell Shone, Jan Kane (Secretary), Bill Crooks, Pat Wright, George Pecoraro, Lou Segreti.

**Guests:** Wally Wulfreck (Chair SMRPG), Sandy Wetzel-Smith (SMRPG), Tiffany Vinson (City Council), Mike Rassuman (MRN MAD Manager), Victoria Mazelli, Jim Sullivan, Tony Kempton (City Planner), Bob Ilko (President SRCA), Doug Munson (M&M Telecom), Morgan Chee (M&M Telecom), Randy Nakamura (AT&T), Judie Lincer and Danielle Nisan (Urban Forest Mgt. Plan), Mr. and Mrs. Eric Duke (Stonebridge residents), Chris and Amanda Kunard (Almond Orchard Lane/Stonebridge residents), Scott Anthony (Stonebridge resident) Kevin Sigismond (Stonebridge resident), Loan N. Le (Stonebridge resident), Behnas Kaypour (Stonebridge resident), Carina Bran (Stonebridge resident) and several anonymous Stonebridge guests.

**Introductions:** Committee members introduced themselves; voluntary sign-in sheet attached.

**Public Comment** (Non-Agenda items): No public comment.

**Modifications to the Agenda:** No modifications to the agenda.

### COMMUNICATIONS:

- 1. City Council District 5:** *Tiffany Vinson reported.* Tiffany needed to leave because of elections but left her report which is as follows: Mark is always available for a meeting or coffee. Call 619-236-6655 and schedule with Heidi. New Chief of Staff Pat Bouteller was our infrastructure consultant after managing the Government and Civic Relations Office at the Port, and was a Capitol Director in the CA State Legislature. Lee Friedman is taking over as the new Infrastructure Committee Consultant. There is a First Responder Appreciation BBQ Saturday, June 21<sup>st</sup> from 11am to 2pm at the South Village neighborhood Park, 14756 Via Azul, Rancho Penasquitos 92127. Meet the Chief will be Wednesday, June 25 from 6pm to 7pm at the Rancho Bernardo Library Community Room (2<sup>nd</sup> floor), 17110 Bernardo Center Dr., Rancho Bernardo 92128. Mark Kersey is happy to sponsor the SR 4<sup>th</sup> of July parade this year.
- 2. Federal/State/County/Caltrans:** No report.
- 3. City of SD Planning Dept:** *Tony Kempton reported.* Tony Kempton shared that he was pleased to be attending and congratulated the MRNPC on the Miramar Ranch North 20<sup>th</sup> Anniversary Proclamation, presented by Mark Kersey, at the reception prior to the 7pm meeting.
- 4. Scripps Miramar Ranch Planning Group (SMRPG):** *Wally Wulfreck reported.* SMRPG plans to rehear the AT&T Mobility Sycamore Estates issue at their meeting this Thursday night, June 5, 2014 and he encouraged all impacted residents to attend; the fire chief of Marine Corp Air Station will make a presentation; discussion about the Verizon tower on Chabab in on the June agenda; and that he attended the planning commission meeting on May 29<sup>th</sup> and participated in the break-out discussion meeting that followed for 2 hours. He can provide details as needed during the AT&T agenda item.
- 5. Scripps Ranch Civic Association (SRCA):** *Bob Ilko reported.* The SRCA Community Fair was last month on May 18<sup>th</sup> and was a wonderful success; the SRCA 4<sup>th</sup> of July parade and festivities are coming up; The SRCA and MRN have applied for a grant from the County of San Diego to host a MRN 5K Fun Run to celebrate the MRN 20<sup>th</sup> Anniversary, the grant hearing is on June 10<sup>th</sup>; SRCA membership is up; SRCA has been able to provide grant funds to the local SR schools.

## **PRESENTATIONS/ DISCUSSIONS/ ACTION ITEMS:**

1. **Urban Forest Management Plan:** *Judie Lincer and Danielle Nisan presented.* The representatives, with the SD Children Nature and Network ([www.sdchildrenandnature.org](http://www.sdchildrenandnature.org)), shared a short presentation about San Diego's Trees and Urban Forestry Program. With a \$75,000 grant from the CA Department of Forestry and Fire Protection (CalFire), the City of San Diego is developing an Urban Forest Management Plan (UFMPlan) to improve San Diego's urban forest. The plan will include planting trees, maintenance, program management, financing, liability reduction, and community partnerships. The first step is to describe and outreach to residents the planning process and invite citizens to provide input. If residents would like to participate now they can take a quick online survey at: [www.surveymonkey.com/s/CXS5KXC](http://www.surveymonkey.com/s/CXS5KXC) which is posted online on the MRNPC webpage.

2. **New Member Election:** Robert Gilman, resident in MRN, president of his neighborhood HOA, retired civil engineer and safety consultant has documented attendance at 2 meetings in the past 12 months and he has completed his online COW in May 2014. A motion to elect Robert Gilman for a term of 4 years, starting on June 2014 and ending March 2018 by Tom Meissner with a second by Bill Crooks, passed.

**Motion carries by a vote of 9 – 0.**

### **3. AT&T Mobility Sycamore Estates:**

#### **Lorayne Burley (Chair) provided an introduction**

(a) At the March 4, 2014 meeting, MRNPC was asked to make an advisory recommendation to the City of San Diego on the AT&T application, Project number 351705, for a Wireless Communication Facility (WCF) at the water tank above East Bluff Cove, in the Rancho Encantado/Stonebridge Estates community, consisting of a total of twelve antennas on two 35-foot tall faux trees (Mono-Pine/Mono-Eucalyptus), an emergency generator, and an equipment enclosure. At that meeting, MRNPC voted (11-0) to recommend the project application.

(b) At the May 6, 2014 meeting, Mike Nockerts, Stonebridge resident residing on East Bluff Cove, provided public comment to request a re-review of the AT&T WCF application stating residents were not informed and the information presented to the planning group was inaccurate. The AT&T WCF application was scheduled for hearing before the planning commission on May 29, 2014.

(c) At the May 29, 2014 Planning Commission (PC) hearing, a continuance for the AT&T WCF Project application was granted until June 19, 2014. The PC wanted to provide an opportunity for the residents and AT&T to resolve resident concerns and possibility come to some acceptable agreements. Immediately following the hearing, representatives from M&M Telecom (Doug Munson, Morgan Chee); AT&T (Randy Nakamura); MRNPC (Lorayne Burley, Jan Kane); SMRPG (Wally Wulfeck); City Staff (Simon Tse, 2x staff members); and Stonebridge Estates residents (Mike Nockerts, 5+ East Bluff Cove residents) met for 2 hours of discussion.

Three issues were identified: **notification, neighborhood impact and site selection/location.**

The four WCF site locations under consideration:

- (#1) New/Sycamore Canyon Park (conflict w/ lights)
- (#2) Behind Almond Orchard Lane at SDG&E tower or nearby
- (#3) Commercial location at Poway business district (parking issue)
- (#4) Water tank site (east of East Bluff Cove)

An aerial view of the four site locations is *attached*.

#### **Wally Wulfeck (Chair SMRPG) provided additional background information**

Confirmed what was introduced. Alternative site #2 is south of Deprise Cove and west of Almond Orchard Lane near a SDG&E tower. Access to the site #2 with the permission from the HOA was to be confirmed for the CPG meetings in June. Site location is central to the current Stonebridge resident issues. CPGs can decide to amend

current recommendation, rescind the current recommendation, rescind and make a new recommendation, or do nothing at all. Both SR planning groups were asked to rehear this issue at the June meetings. SMRPG has this item on the June 5<sup>th</sup> agenda.

**Morgan Chee, M&M Telecom, presented**

Ms. Chee provided two 11x17 information hand-outs regarding the AT&T WCF Project: a 10-page packet of engineering drawings and a 5-page packet of project/site photos for the group to review. These were the same documents presented to MRN in March 2014.

**Doug Munson (M&M Telecom) presented**

Doug provided a review of all four considered site locations, discussing the pros and cons of each site.

Site #1) The Sycamore Canyon Park location would allow for antenna mounted on light posts. The area is surrounded by higher land peaks.

Site #2) The SDG&E tower has now been confirmed to be located on Marine Corps Air Station (MCAS) Miramar property and currently equipment is not allowed on this site and/or would require long process to request. Optional location is to place WCF nearby SDG&E tower on HOA land. Location is close to homes on Almond Orchard Lane and Deprise Cove. Needs approval from the HOA and currently the HOA has not been responding. Also, site #2 was rejected by the City because of sensitive habit and steep slope issues.

Attached photos of views from Almond Orchard Lane were submitted to CPG for review.

Site #3) The Poway business district location would place the WCF equipment in parking lot area. Business park currently has parking issues, could not mount on roof.

Site #4) At the water tank location, east of East Bluff Cove, there currently is a Verizon antenna tree on the north side of the water tank. The tree is standing prominently in view. One of the AT&T antenna trees would be placed next to the Verizon antenna tree. Adding surrounding planting materials could help assist w/ stand-out issue. Irrigation of the planting materials is a consideration. The second AT&T antenna tree would be place on the side of the water tank where there currently are other trees in the area and the antenna would blend with the landscape. Doug stated that AT&T believes that the site #4 at the water tank is the best choice for the WCF Project.

**Eric Duke (Stonebridge Resident, East Bluff Cove) presented**

Eric Duke of East Bluff Court presented homeowners concerns regarding the proposed AT&T communications towers in Stonebridge Estates with an 11-page double-sided hand-out. The 19MB hand-out is attached.

The summary of the presentation is as follows:

- (1) Address provided in the Notice of Application did not correspond with web based maps.
  - (2) Inconsistent terms in the documents (Notices) exacerbated the problems in site #1. Preferred locations were not followed.
  - (3) 24 homes affected directly/indirectly, particularly with home value. Current tree installed by Verizon Wireless disrupts the harmony of the landscape as there are no trees that size or color within the community.
  - (4) Site #4 was selected despite an additional site, located at least 300 feet from the nearest property, and was rejected based on a 'lack of response' from the HOA. HOA reports they have no record of any communications with neither AT&T nor the City of San Diego.
- Also, issue with conditional use permits (CUP) vs. neighborhood use permits (NUP), due to proximity of the water tank to residential homes on East Bluff Cove, for the AT&T WCF project. NUP would have provided greater review of the project impacts near the residential areas.

Mr. Duke asked that the MRNPC recommend to the PC vote to rescind the 04 March decision until a suitable site is determined and accepted by the affected residents, preferably by the Stonebridge Homeowner's Association and Walters Management.

**Amanda Kunard (Stonebridge resident, corner of Almond Orchard Lane) provided comment**

Not in support of moving the proposed AT&T WCF to site location #2 directly behind her residence.

**Kevin Sigismond (Stonebridge resident, Wheatland Place) provided comment**

Not in support of moving the proposed AT&T WCF to site location #2. WCF at site #2 would impact his neighborhood too, similar to complains with site #4. WCF would change views in the nearby area since currently there are no trees and the proposed project would utilize faux trees.

**Loan Le (Stonebridge resident, East Bluff Cove) provided comment**

Not in support of the proposed AT&T WCF at site location #4 due to issue with notification, neighborhood impact and site selection.

**Scott Anthony (Stonebridge resident, Almond Orchard Lane) provided comment**

Not in support of the proposed AT&T WCF at site #2 location or site #4 location. Many high wires and poles are already in the Rancho Encantada area. He does prefer the use of faux tree antennas. Mr. Anthony requests that the AT&T WCF project re-visit the site location selections.

**Karina Brand (Stonebridge resident, Mission Preserve Place) provided comment**

Not in support of the proposed AT&T WCF at site #2 or site #4. Asked if the AT&T WCF needed to be within the Rancho Encantada community. Ms. Brand stated that she has communicated with City staff to discuss creating a CPG for the Rancho Encantada community area.

**Bob Ilko (SRCA President) provided comment**

Bob Ilko asked Doug Munson if he had contacted the Stonebridge HOA concerning access to the proposed site #2 the SDG&E tower as he said he would at the discussion meeting after the May 29<sup>th</sup> PC hearing. He responded that he had not. Also asked about planting additional trees and/or plants around the proposed south faux antenna tree, currently at site #4/the water tank site, to help blend the vegetation in that area. Suggestion was noted but was not to be considered at this time.

**Jan Kane (MRNPC property owner member and Stonebridge Estate resident) provided comment**

Jan Kane (MRNPC) asked the address and name of the proposed site #3 at Poway business district. Mr. Munson was not able to answer the question. The proposed #3 site location was located on the aerial map view of the four site locations and identified as a building near the cross streets of Kirkham Way and Stowe Drive.

**MRN considerations**

MRN can decide to amend current recommendation, rescind the current recommendation, rescind and make a new recommendation, or do nothing at all.

Again, MRN asked about planting additional trees and/or plants around the proposed north faux antenna tree, currently at site #4, the water tank site, to help blend the vegetation in that area. Issue with irrigation of the area south of the water tank and who pays for cost. Area around the water tank does have vegetation/plants already.

A motion was made by Pat Wright with a second by Jan Kane **to rescind the March 2014 vote concerning AT&T Mobility due to objections from residents and concern of lack of notification and review. The vote initially recorded as passed 6-2-1 - corrected to motion failed.** (For: Pecoraro, Wright, Kane, Abella-Shon, Burley, Shon; Against: Crooks, Meissner; Abstentions: Segreti (law firm/AT&T client conflict). Motion corrected on 06/04/14 and confirmed by City Planning Dept – a majority of seated members needed to approve. (*600-24 Comment: The current rule/600-24 bylaws for determining if a motion carries is that you need a "majority of seated members" to approve or deny. On June 2014 MRN had 14 seated members - a majority (or quorum) of seated members is 8. This has been a noted issue/problem in Community Planning Groups (CPGs) and the 600-24 bylaws are currently pending an amendment to use/accept a "simple majority" for passing a motion.*)

A second motion was made by Jan Kane with a second by Pat Wright **to recommend denial of this project as presented. The motion did not pass 4-2-3.** (For: Pecoraro, Wright, Kane, Shon; Against: Crooks, Meissner; Abstentions: Segreti (law firm/AT&T client conflict), Abella-Shon (City employee/conflict of interest), Burley (remain neutral))

The AT&T WCF Project application approval from the March 2014 meeting stands. The June 2014 minutes will document the attempted motions. Both attempted motions by MRNPC at the June 2014 meeting failed to pass with a majority of seated members but did pass with a simple majority.

**4. Speed limit decrease on Stonebridge Parkway in Rancho Encantada planning area:** Agenda item to be continued at the next scheduled meeting.

#### **CONSENT AGENDA:**

**1. May 6, 2014 Minutes** – approved.

#### **COMMITTEE REPORTS:**

- 1. Chair's Report:** Circulated by email. Posted on MRN webpage and attached w/ June 2014 agenda.
- 2. CPC Report:** *Michelle Abella-Shon presented.* Michelle attended the May 27, 2014 CPC meeting. Topics included: CPC officer elections; report on the FY 2015 Neighborhood Input on Infrastructure master list (MRN receives no funded items from the 5 submitted); Carshare Vehicle Program; presentations from Prop B&C representatives; and 600-24 administrative guidelines need updating, forming a subcommittee.
- 3. MAD/LMD:** Jan Kane reported. MRN held a mid-year ad hoc subcommittee meeting on Tuesday, May 20, 2014. Meeting minutes have been distributed and are posted on the MRN webpage ([www.scrippsrancho.org/mrnpc](http://www.scrippsrancho.org/mrnpc)) and the City provided MRN webpage.
- 4. Public Facilities Financing Plan (PFFP):** No report this month. Angela Abetya, MRN PFFP Manager, scheduled to present at August 2014 meeting.
- 5. Schools:** No report.
- 6. YMCA, Open Space, Parks & Recreation:** No report.
- 7. Round Table:**

*Tom Meissner* recommended that a joint MRNPC and SMRPG ad hoc subcommittee be created to address the AT&T Mobility Sycamore Estates issues. SMRPG did have this item on the June 5<sup>th</sup> agenda to continue discussions for community residents. No ad hoc subcommittee planned at this time.

*George Pecoraro* shared that he completed the online Community Orientation Workshop (COW) after his election but decided to attend the May 17<sup>th</sup> COW and really enjoyed the information and booklet provided to all participants. He noted that his break-out topic was Code Enforcement and suggested that MRN consider appointing a volunteer. Currently, SMRPG has a code enforcement volunteer serving that community area.

**Other Business:** None.

**Adjourned** at 9:10pm.

Next regular meeting is scheduled for Tuesday, August 5, 2014.

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100 FAR AND T  
DO LOW FOR RF

COMMERCIAL PROPERTY

Sycamore Estates

SUBJECT PROPERTY

SDG&E TOWER  
HOA OWNED PROPERTY

CITY PARK

Rancho Encantada

*Views from Almond Orchard Lane*



**LOOKING EAST**



**LOOKING SOUTHWEST**

Homeowner Concerns Regarding Proposed AT&T  
Communications Towers in Rancho Encantada  
03 June 2014

# Objectives

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- Discuss & present Stonebridge Estates homeowners' concerns.
  - Project Name: AT&T Sycamore Estates CUP
  - Project Number: 351705
- Request Miramar Ranch North Planning Committee rescind their vote to the 04 March 2014 decision to recommend approval of Project 351705 .

# Background

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- February 2014
  - 04 Feb: Project on Miramar Ranch North Planning Committee Agenda, rescheduled for March.
  - 18 Feb: Notice of Application for proposed cell towers sent to homeowners adjacent to the water tower .
    - Two residents verify receipt of the Notice; City of San Diego reports six residents were notified.
    - Project description called for Planned Development Permit (PDP), Neighborhood Development Permit (NDP), **Neighborhood Use Permit (NUP)**, and Site Development Permit (SDP)

## Background (cont.)

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- March 2014
  - 04 Mar: Project presented to Miramar Ranch North Planning Committee, voted 10-0 to approve (no homeowners were present)
  - 12 Mar: Notice of Right to Appeal Environmental Determination sent to homeowners
    - Project description amended to read Planned Development Permit (PDP), Neighborhood Development Permit (NDP), **Conditional Use Permit (CUP)**, and Site Development Permit (SDP)
- April 2014
  - 14 Apr: Homeowners who did not receive notices from the City of San Diego discovered through social media the planned installation of a wireless communication facility at the “Water Tower,” adjacent to properties located on East Bluff Cv.

## Background (cont.)

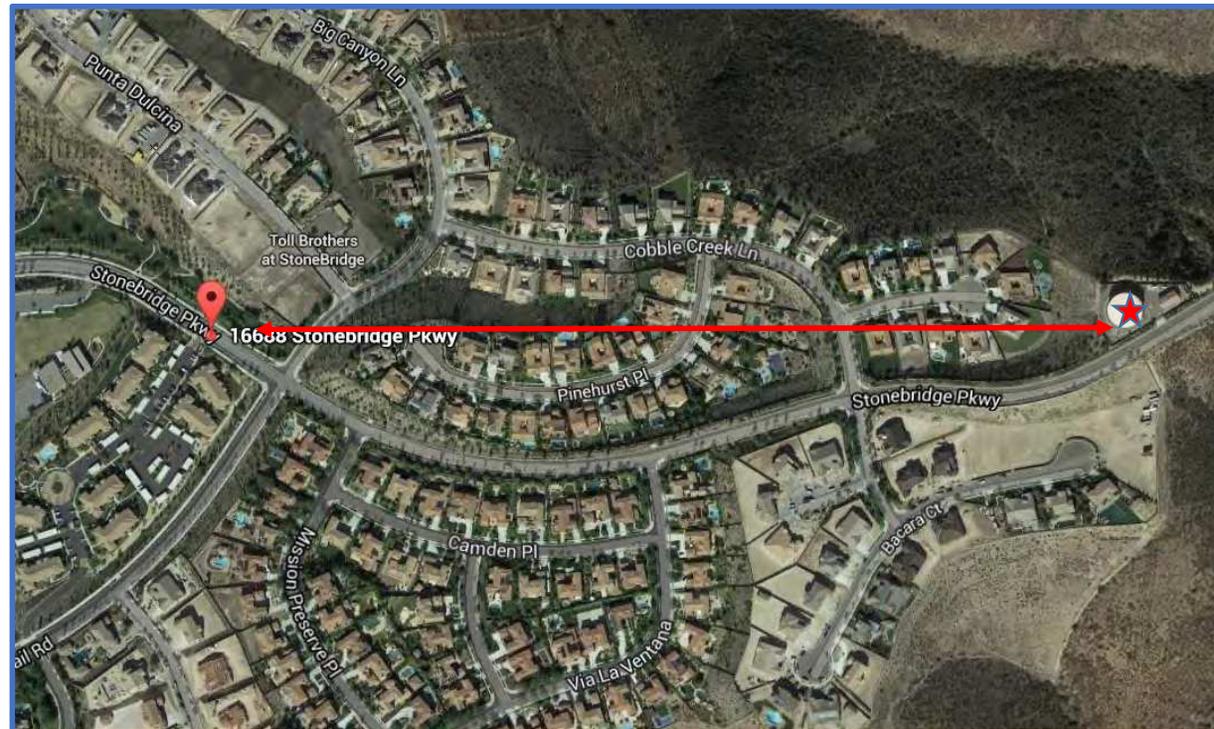
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- May 2014
  - 01 May: Homeowners attended the Scripps Ranch Planning Group to discuss the residential impact of the proposed project.
    - Board members support homeowners efforts to have the plan revisited.
  - 06 May: Homeowners attended the Miramar Ranch North Planning Committee to discuss the residential impact of the proposed project.
    - Board members also support the homeowners effort to have the plan revisited.
    - Next meeting agenda has a place holder to discuss the proposed AT&T towers in Rancho Encantada.
  - 29 May: City of San Diego Planning Commission granted a continuance of Project 351705 until 19 June.
    - Opportunity for Homeowners to discuss with Miramar Ranch North Planning Committee and Scripps Ranch Planning Group.
    - Opportunity for AT&T to explore alternative sites.

# Issue Nr 1.a

- Notification

- 16688 Stonebridge Pkwy geo-located by Google Earth, GMAPs, Bing, Yahoo, and Mapquest
- 0.6 miles west of intended location



# Issue Nr 1.a

- Notification
  - The reference to a Conditional Use Permit (CUP) vice a Neighborhood Use Permit (NUP) could have triggered a more in depth analysis of the proposal
  - Subsequent Notices indicated Conditional Use Permit

DATE OF NOTICE: February 18, 2014

# NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know an application has been filed with the City of San Diego for a new Wireless Communication Facility (WCF) consisting of a total of twelve antennas on two 35-foot tall faux trees (Mono-Pine/Mono-Eucalyptus), an emergency generator, and an equipment enclosure. The site is located at 16688 Stonebridge Parkway in the AR-1-1 zone of the Rancho Encantada Community Plan area and Council District 5. The project, as designed, requires a Planned Development Permit, a Neighborhood Development Permit, a Neighborhood Use Permit, and a Site Development Permit (consolidated Process 4) Planning Commission Decision.

PROJECT NUMBER: 351705

THE CITY OF SAN DIEGO  
DATE OF NOTICE: February 18, 2014  
**NOTICE OF APPLICATION**  
DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know an application has been filed with the City of San Diego for a new Wireless Communication Facility (WCF) consisting of a total of twelve antennas on two 35-foot tall faux trees (Mono-Pine/Mono-Eucalyptus), an emergency generator, and an equipment enclosure. The site is located at 16688 Stonebridge Parkway in the AR-1-1 zone of the Rancho Encantada Community Plan area and Council District 5. The project, as designed, requires a Planned Development Permit, a Neighborhood Development Permit, a Neighborhood Use Permit, and a Site Development Permit (consolidated Process 4) Planning Commission Decision.

PROJECT NUMBER: 351705  
PROJECT NAME: AT&T SYCAMORE ESTATE CUP  
CONTACT NAME: MORGAN CHEE, agent representing AT&T  
COMMUNITY PLAN AREA: RANCHO ENCANTADA

CITY PROJECT MANAGER: SIMON TSE  
MANAGER PHONE NUMBER/EMAIL: (619) 687-5814 / [Stse@sanidiego.gov](mailto:Stse@sanidiego.gov)

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. In addition, this item will be discussed by the Community Planning Group for the area in which the project is located. They will make an advisory recommendation to the City of San Diego. Projects located in the Rancho Encantada Community Planning area are routed to the Miramar Ranch North Planning Committee and the Scripps Miramar Ranch Planning Group for recommendations.

For the MIRAMAR RANCH NORTH PLANNING COMMITTEE, you may contact LORAYNE BURLEY at (858) 530-2803 to inquire about the community planning group meeting dates, times, and location for community review of this project.

For the SCRIPPS MIRAMAR RANCH PLANNING GROUP, you may contact WALLACE H. WULFECK at (858) 566-2377 to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions regarding this application after reviewing this information, you may contact the City of San Diego Project Manager listed above.

This information will be made available in alternative formats upon request.  
Internal Order No.: 24094284

## Issue Nr 1.b

- Neighborhood Use Permit Regulations
  - (1) ...premises containing residential or mixed uses in a Commercial or Industrial Zone.
  - (2) *...premises containing a nonresidential use within a Residential zone where the antennas associated with the wireless communication facility are located more than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.*
  - (3) ...in Agricultural Zones where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
  - (4) *...proposed in dedicated parkland where the antennas associated with the wireless communication facility are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.*

Notice of Application suggests location is the park area north of Stonebridge Parkway, across from the school.

## Issue Nr 1.b

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- Conditional Use Permit Regulations (Process Three)
  - (1) ...*premises* containing a nonresidential use within a Residential Zone.
  - (2) ...in Agricultural Zones.
  - (3) ...with above ground equipment, in the *public right-of-way*.
- Conditional Use Permit Regulations (Process Four)
  - (1) Except as provided in Section 141.0420(d)(4), *wireless communication facilities* proposed in dedicated parkland.
  - (2) Except as provided in Sections 141.0420(d)(2) and 141.0420(e)(1), *wireless communication facilities* proposed in Residential Zones.
  - (3) *Wireless communication facilities* proposed in Open Space Zones.

City of San Diego WiCom Policy, 600-43, dated 01 March 2005, states any deviation from a Preference 1 location needs to be justified. Preference 3 and 4 locations, the least desirable, require a CUP.

## Issue Nr 2

- Neighborhood Impact

- 12 homes at E Bluff Cv (view on left)

- 12 homes at Cobble Creek Ln/Bacara Ct (view on right)

- Three homes occupied; remaining are either in escrow or not sold (residents unaware as of 5/28).



## Issue Nr 2

- Neighborhood Impact

- Property line of the homes extend up the slope to the wall of the water tower enclosure
- Existing Verizon Wireless tower using monopine camouflage; does not blend into existing background.



## Issue Nr 2

- Neighborhood Impact
  - While impossible to determine whether the presence of cell towers will have a significantly adverse impact on the market price, it will certainly have an impact on the market value as buyers can be more discerning in their selection of homes with comparable pricing.



## Issue Nr 3

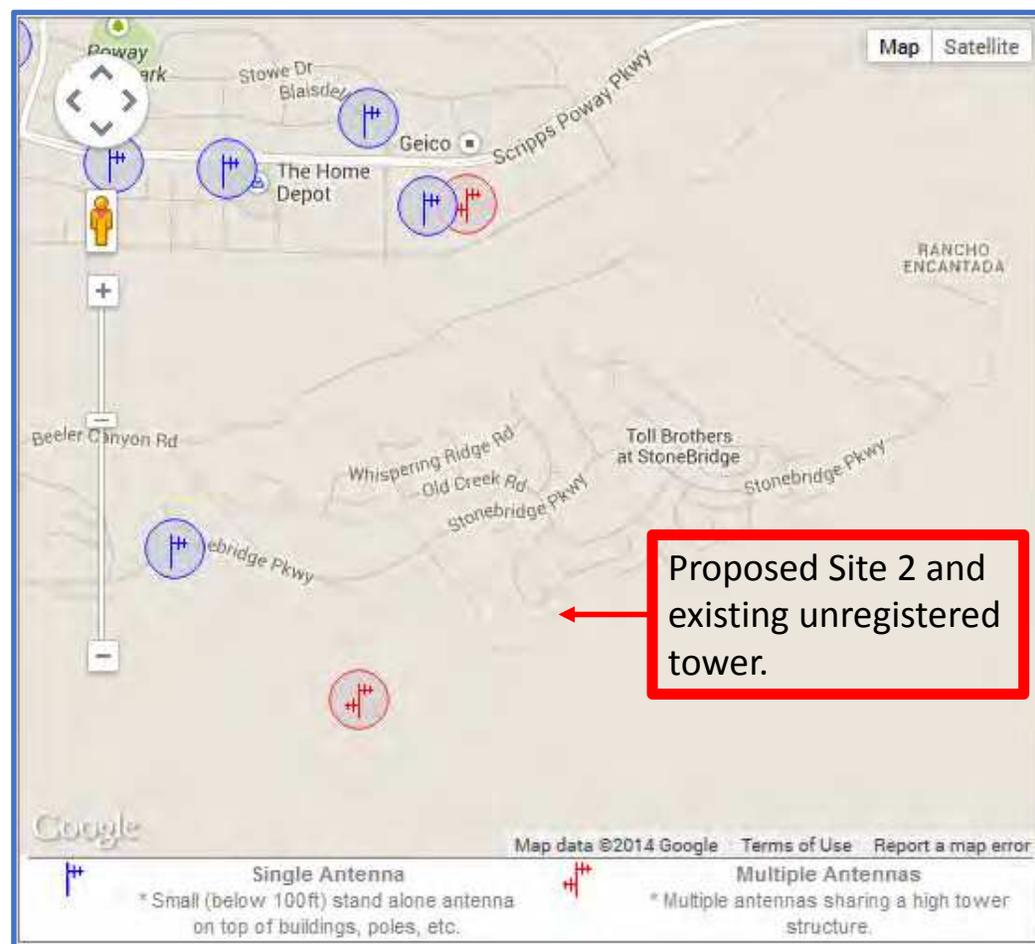
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- Site Selection

- The Report to the Planning Commission, PC-14-038, dated 22 May 2014 proposes four potential sites:
  - Sites 1 and 3 rejected (see Attachment 14 of subject report)
  - Site 2 – “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.”
  - Site 4 – Accepted as the ‘default’ location.

Site 2 already has an antenna placed on one of the SDG&E high capacity transmission line towers, the topography is comparable to Site 4.

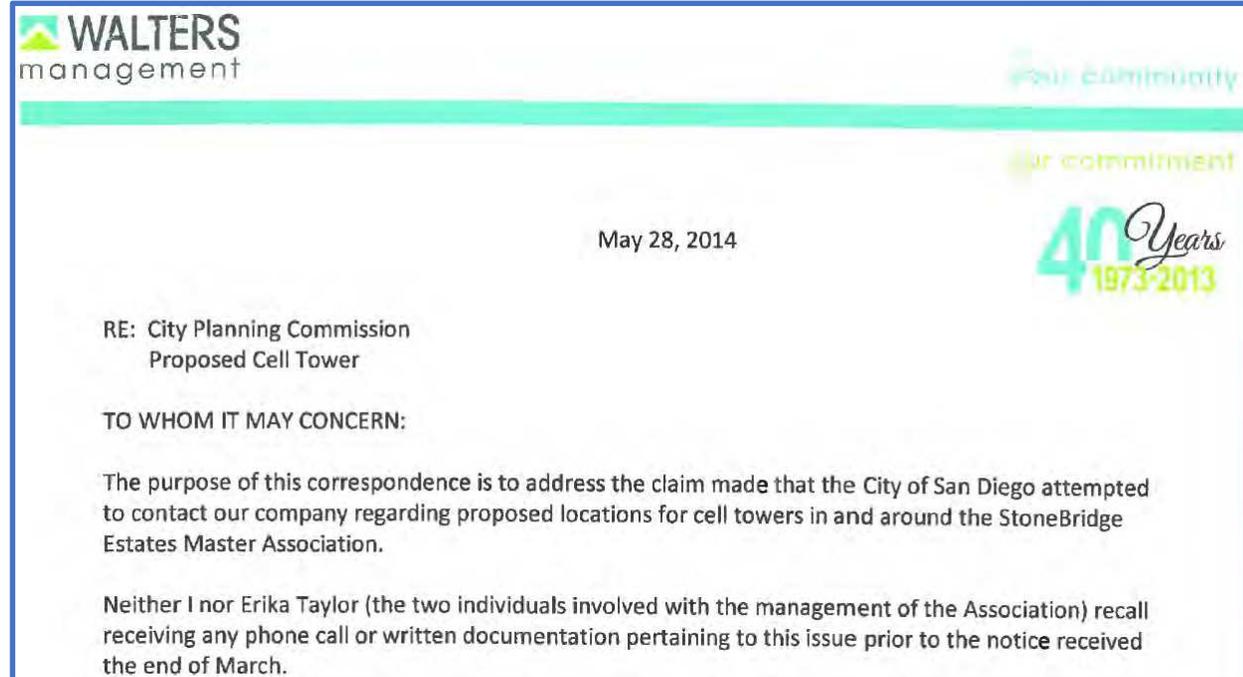
# Issue Nr 3



Source: <http://www.antennasearch.com>

# Issue Nr 3

- Site Selection
  - Walter's Management (HOA) and the elected HOA Board of Directors engaged.
    - Never contacted by City or AT&T
  - Scripps Ranch Planning Group
    - Support Homeowners
    - Report they were not provided 'half' of material in the Report to the Planning Commission



# Issue Summary

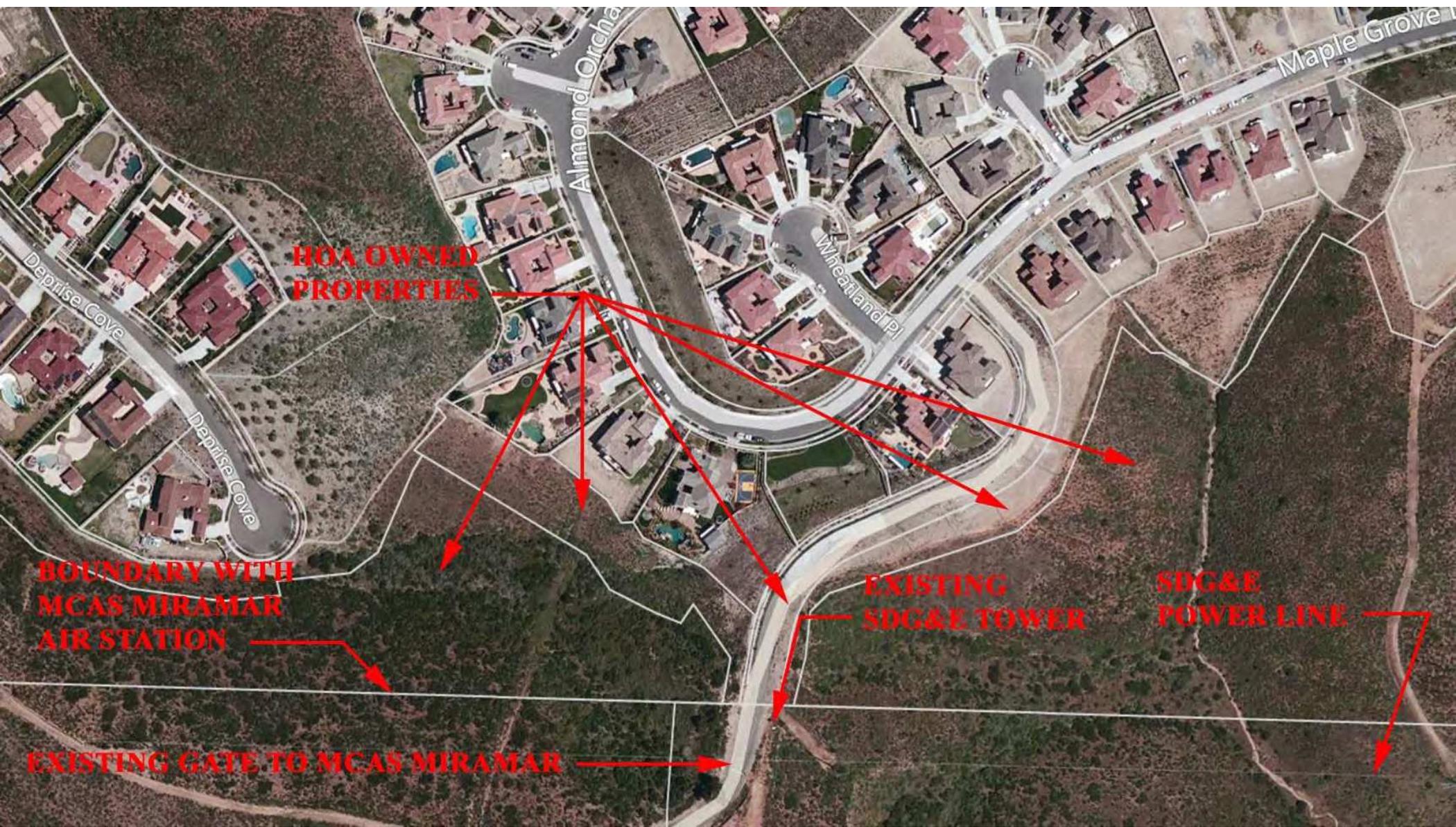
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- 1.a: Notification
  - Address provided in the Notice of Application did not correspond with web based maps
- 1.b: Notification
  - Inconsistent terms in the documents (Notices) exacerbated the problems in 1.A
  - Preferred locations were not followed.
- 2: Neighborhood Impact
  - 24 homes affected directly/indirectly, particularly with home value
  - Current tree installed by Verizon Wireless disrupts the harmony of the landscape as there are no trees that size or color within the community
- 3: Site Selection
  - Site 4 was selected despite an additional site, located at least 300ft from the nearest property, was rejected based on a 'lack of response' from the HOA.
  - HOA reports they have no record of any communications with neither AT&T nor the City of San Diego.

# Recommendations

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- Include a landmark as a reference point in Notices when city property, particularly in rural areas, does not have a posted address.
- Issue a revised notice when an error is identified in subsequent documents.
- Upgrade landscape around water tower so that existing Verizon Wireless tower blends with the rest of the landscape.
- Recommend the Planning Committee vote to rescind the 04 March decision until a suitable site is determined and accepted by the affected residents, preferably by the Stonebridge Homeowner's Association and Walters Management.
- Potential sites are identified.



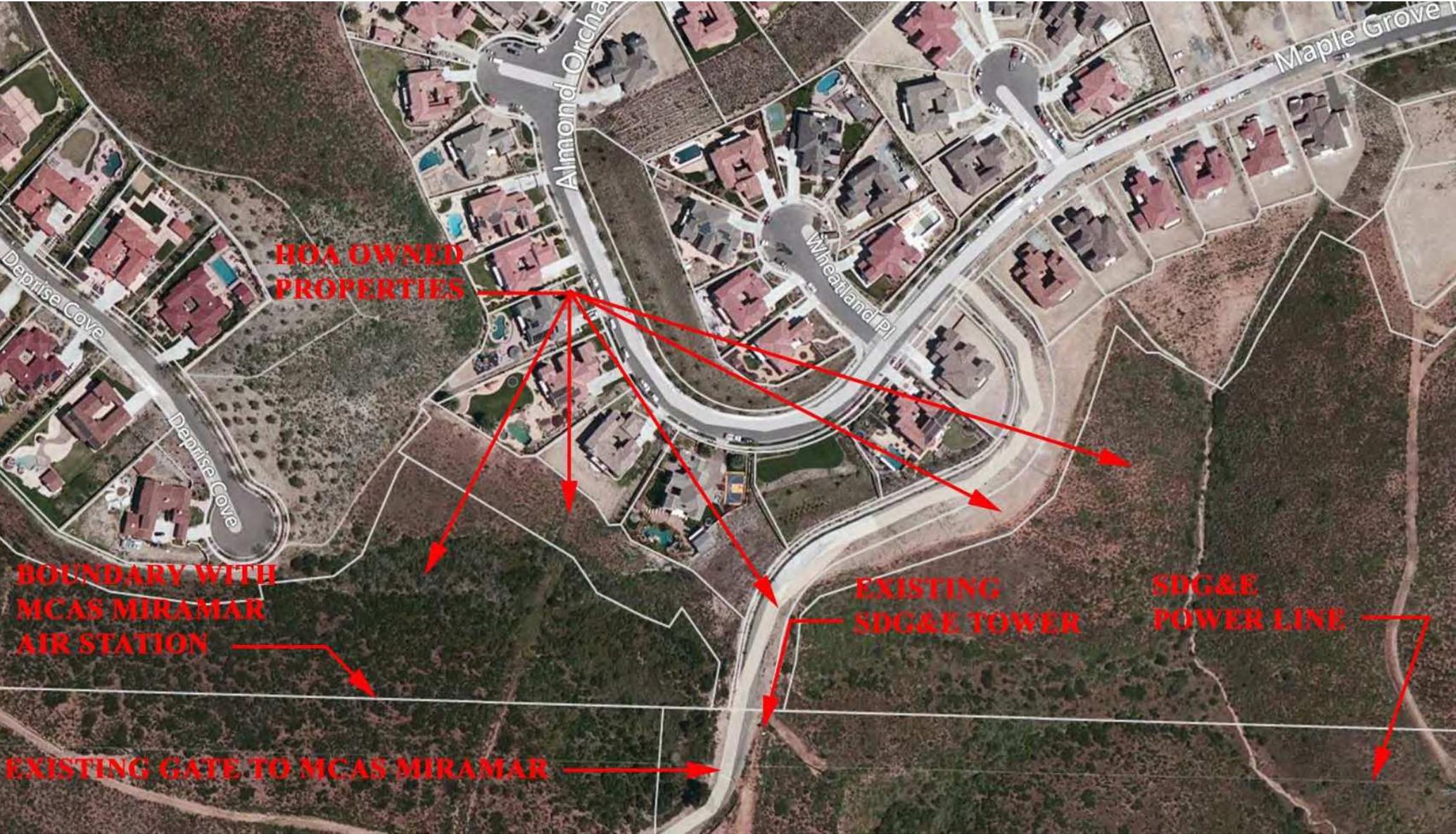
**HOA OWNED PROPERTIES**

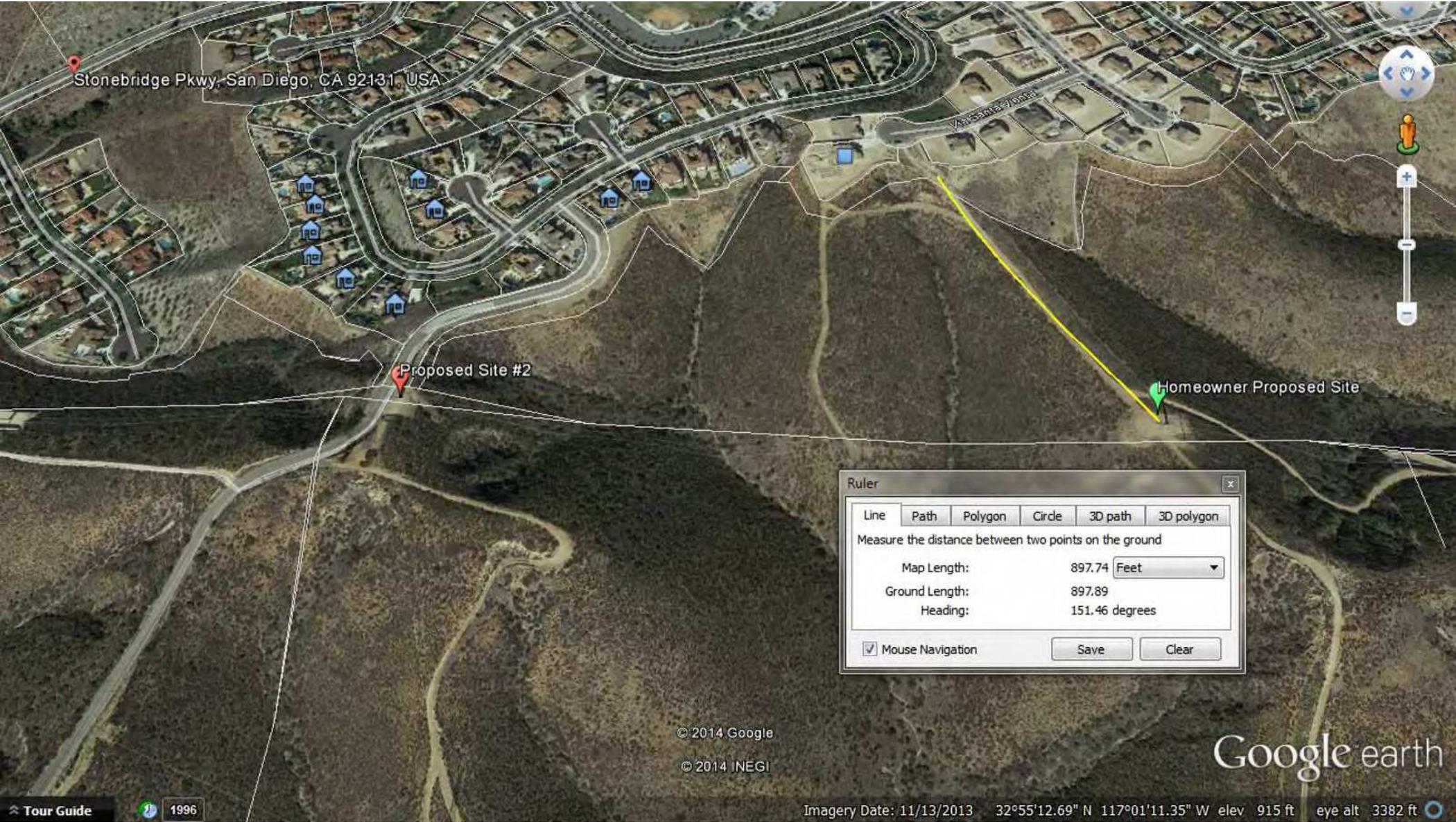
**BOUNDARY WITH MCAS MIRAMAR AIR STATION**

**EXISTING SDG&E TOWER**

**SDG&E POWER LINE**

**EXISTING GATE TO MCAS MIRAMAR**





Stonebridge Pkwy, San Diego, CA 92131, USA

Proposed Site #2

Homeowner Proposed Site

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 897.74 Feet

Ground Length: 897.89

Heading: 151.46 degrees

Mouse Navigation

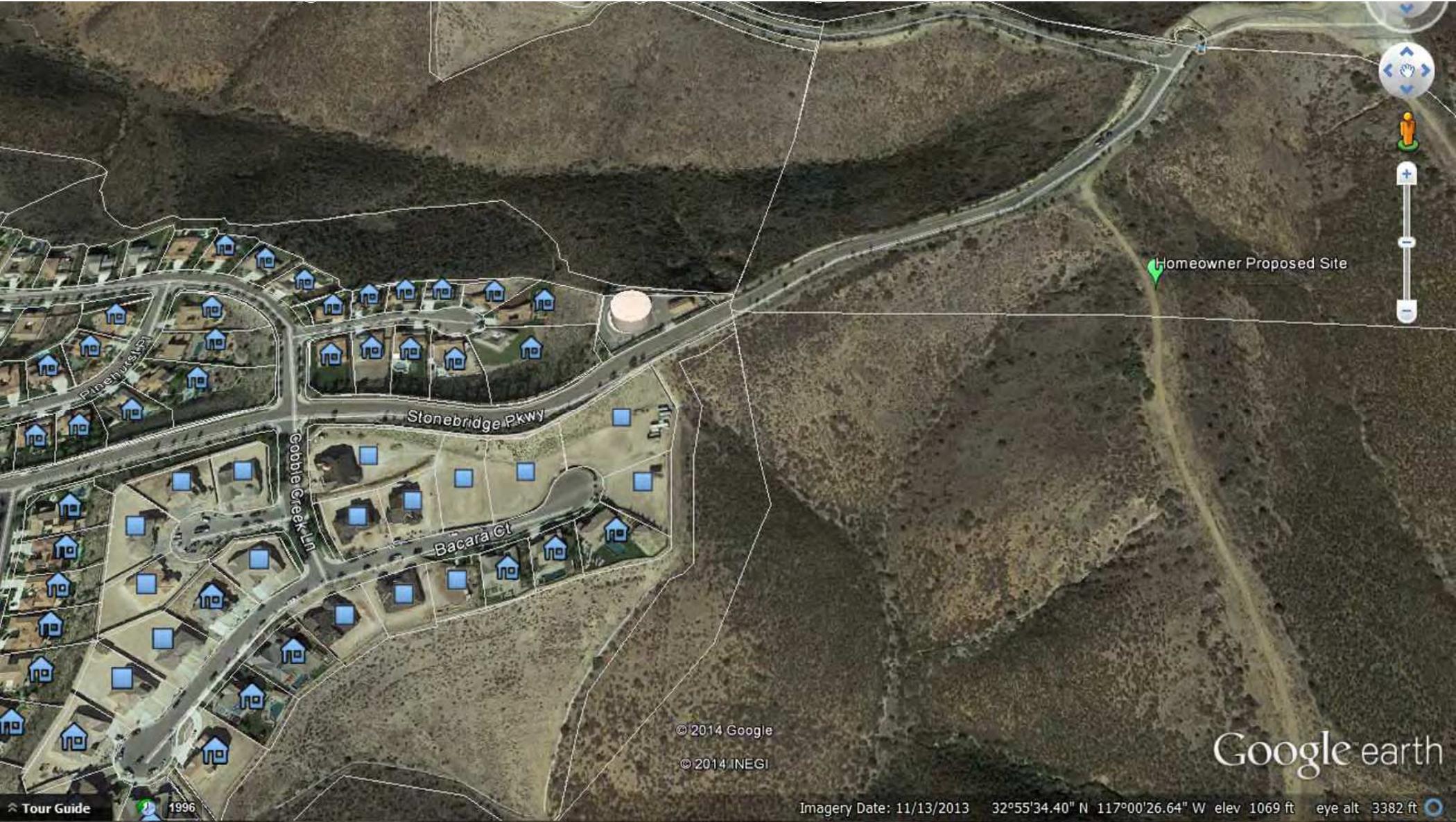
Save Clear

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Imagery Date: 11/13/2013 32°55'12.69" N 117°01'11.35" W elev 915 ft eye alt 3382 ft



Homeowner Proposed Site

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Imagery Date: 11/13/2013 32°55'34.40" N 117°00'26.64" W elev 1069 ft eye alt 3382 ft

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Questions

