



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 5, 2016 REPORT NO. PC-16-044

HEARING DATE: May 12, 2016

SUBJECT: Sprint Canyonside Park Wireless Communication Facility
Process Four Decision

PROJECT NUMBER: [406769](#)

OWNER: City of San Diego
APPLICANT: Sprint

SUMMARY:

Issue: Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 12350 Black Mountain Road (Canyonside Park) in the AR-1-1 zone of the Rancho Penasquitos Community Plan area?

Staff Recommendations:

1. Approve Planned Development Permit (PDP) No. 1649411.
2. Approve Neighborhood Use Permit (NUP) No. 1649413.
3. Approve Neighborhood Development Permit (NDP) No. 1649414.

Community Planning Group Recommendation: On September 2, 2015, the Rancho Penasquitos Planning Board voted 12-2-1 to recommend approval of the Sprint Canyonside Park project (Attachment 10).

Other Recommendations: On December 10, 2015, the Rancho Penasquitos Recreation Council placed this project as an information item on their agenda and took no action (Attachment 11).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Sections 15301 (Existing Facilities) and 15303 (New Construction) of the California Environmental Quality Act. This project is not pending an appeal of the environmental determination. The Environmental Exemption determination for this project was made on November 18, 2015, and the opportunity to appeal that determination ended December 3,

2015 (Attachment 7).

Fiscal Impact Statement: All costs associated with processing this project are recovered from a deposit account maintained by the applicant.

BACKGROUND

Sprint is proposing to modify a WCF located in the Canyonside Park within an existing landscaped area located at 12350 Black Mountain Road. The WCF, designed to appear as a mono-eucalyptus tree, will be located to the east of the existing flagpoles at the entrance of the park. Canyonside Park spans approximately 43 acres and extends to the north and west from the WCF location. The Penasquitos Creek and the Los Penasquitos Canyon Trail are both located to the south and Black Mountain Road to the east. The nearest residential uses are to the north on Truman Street (Attachments 1 and 8) .

Sprint has been operating a WCF consisting of three flagpoles, each supporting one antenna, at this location since 1998. Due to advancements in technology and the current demand for data capacity, Sprint needs to upgrade and modify their facility at this location. The existing flagpole design will no longer be able to accommodate the new equipment and the additional antennas necessary to address Sprint's coverage issues surrounding the Canyonside Park area. As reflected in the coverage map, the newly designed WCF will address both the coverage and capacity issues (Attachment 9). More specifically, the east-facing sector will provide coverage to the Torrey Highland's community, south-facing sectors to Black Mountain Road and the north/west sectors to the Rancho Penasquitos community.

DISCUSSION

Project Description:

Sprint is proposing to install a new WCF that consists of 12 antennas and 24 remote radio head units concealed on a 45-foot-tall mono-eucalyptus tree (Attachment 12). The equipment associated with this project will continue to operate inside the existing 294-square-foot equipment enclosure with the addition of three new equipment cabinets. The proposed mono-eucalyptus tree will be located within an existing landscaped area on the corner of Black Mountain Road and Canyonside Park Driveway (entrance to Canyonside Park). The site is surrounded by existing mature eucalyptus and serves as an ideal backdrop to integrate a faux tree.

Wireless Communication Facility Regulations:

The site is located within the AR-1-1 zone. WCF are permitted in Agricultural (AR) zones and on dedicated parkland with an Neighborhood use Permit (NUP), pursuant to the [City of San Diego Land Development Code \(LDC\) Sections 141.0420\(d\)\(3\) and 141.0420\(d\)\(4\)](#). Additionally, a Neighborhood Development Permit (NDP) is required to locate a WCF in a dedicated parkland within an above ground equipment enclosure above 250 square feet pursuant to LDC Sections 141.0420(g)(3) and 141.0420(i)(2). A PDP, Planned Development Permit, is also required for the proposed height deviation to exceed the [AR-1-1 zone](#) height limit of 30-feet. The PDP, NDP, and NUP have been

consolidated as a Process Four, Planning Commission decision (Attachment 6).

Council Policy 600-43:

[Council Policy 600-43](#) categorizes WCF according to land uses in which they are located. These categories establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCF. The project is proposed within a Preference Level 2 location. Sprint's technical analysis identified the area of intended coverage as primarily residential uses to the north and to the east. No alternative sites were identified in the Justification Analysis and instead, Sprint focused on redesigning this existing WCF to comply with the purpose and intent of the [City's General Plan](#). City staff was unable to identify any other lower preference level locations within the search ring.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the AR-1-1 zone, the WCFs regulations LDC Section 141.0420 and the [WCF Design Guidelines](#). The mono-eucalyptus tree has been designed to integrate within the existing park setting by placing the faux tree next to adjacent mature eucalyptus of varying heights. Additionally, the mono-eucalyptus tree design will provide sufficient screening while emulating a realistic tree appearance through a high density branch count and strategic branch configuration. The Findings (Attachment 5) to approve the project are attached and staff recommends approval of the proposed Sprint Canyonside Park project.

ALTERNATIVE

1. Approve PDP No. 1649411, NUP No. 1649413, and NDP No. 1649414, with modifications.
2. Deny PDP No. 1649411, NUP No. 1649413, and NDP No. 1649414, if the Planning Commission makes written Findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Elyse Lowe
Deputy Director
Development Services Department



Simon Tse
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph

2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photo Survey
9. Site Justification (Justification Letter, Justification Map and, Coverage Map)
10. Rancho Penasquitos Community Planning Group Minutes
11. Rancho Penasquitos Recreation Council Minutes
12. Photo Simulations
13. Project Plans



Aerial Photo

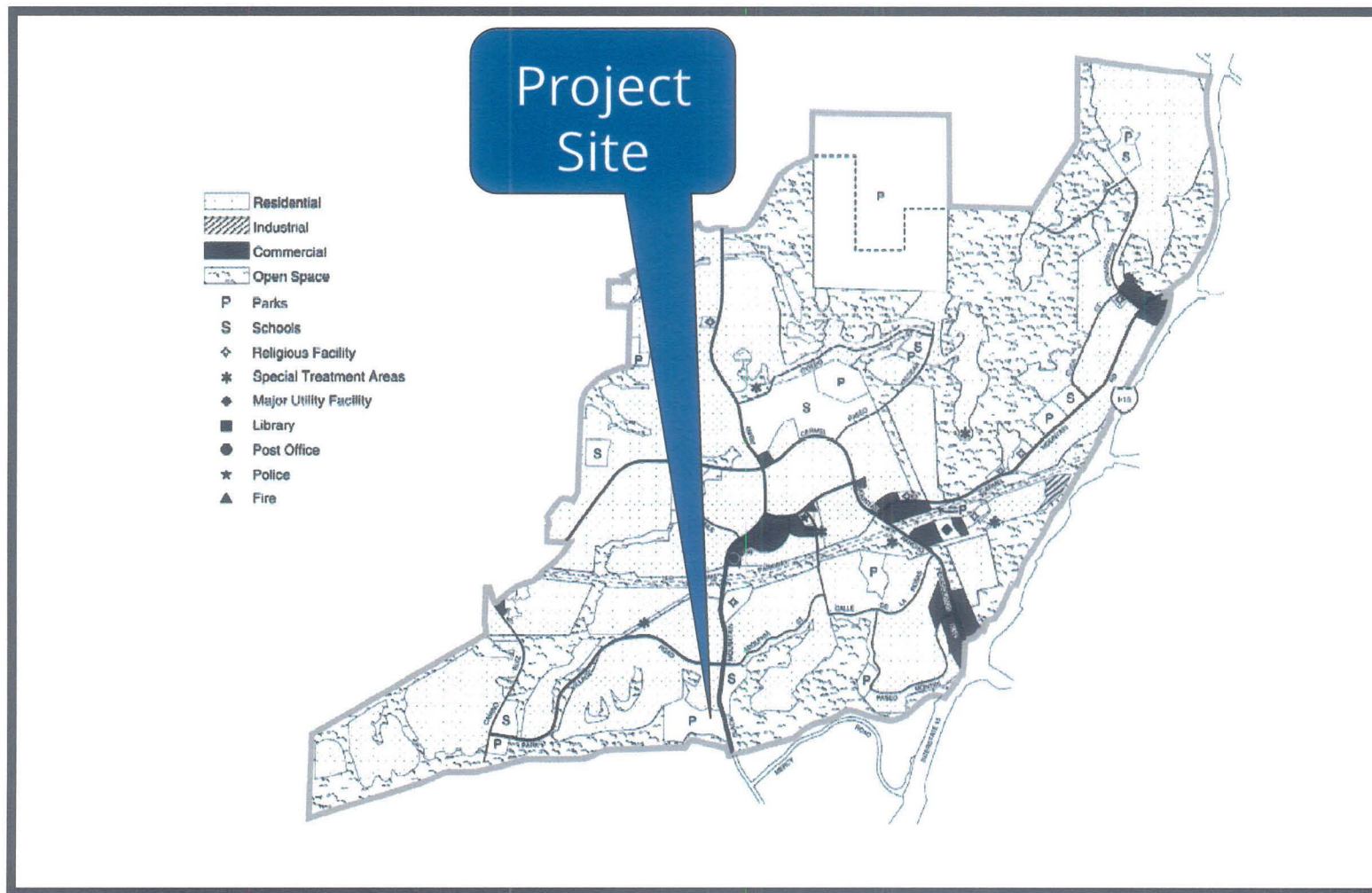


Sprint Canyonside Park (Rancho Penasquitos)
12350 Black Mountain Road, San Diego, CA 92129





Community Plan



Sprint Canyonside Park (Rancho Penasquitos)
12350 Black Mountain Road, San Diego, CA 92129



Project Location Map



Sprint Canyonside Park (Rancho Penasquitos)
12350 Black Mountain Road, San Diego, CA 92129

PROJECT DATA SHEET

PROJECT NAME:	Sprint Canyonside Park
PROJECT DESCRIPTION:	A modification to a Wireless Communication Facility (WCF) that consists of the removal of three antennas from three existing flagpoles and the installation of a 45-foot-tall mono-eucalyptus tree with 12 antennas and 24 remote radio head units. The equipment associated with this project will continue to operate inside the existing enclosure with interior modification. The project will also include new landscaping.
COMMUNITY PLAN AREA:	Rancho Penasquitos
DISCRETIONARY ACTIONS:	PDP, NUP, and NDP
COMMUNITY PLAN LAND USE DESIGNATION:	Park

Table 131.03C
Development Regulations of Agricultural Zones

Development Regulations [See Section 131.0330 for Development Regulations of Agricultural Zones]	Zone Designation	Zones	
		1st & 2nd >>>	AR
	3rd >>>	1-	1-
	4th >>>	1	2
Max Permitted Residential Density (DU¹ Per Lot)		1 ⁽²⁾	1 ⁽²⁾
Min Lot Area (ac)		10	5
Min Lot Dimensions			
Lot Width (ft)		200	200
Street Frontage (ft)		200	200
Lot Depth (ft)		200	200
Setback Requirements [See Section 131.0343]			
Min Front Setback (ft)		25	25
Min Side Setback (ft)		20	20
Min Rear Setback (ft)		25	25
Max Structure Height (ft) [See Section 131.0344]		30	30
Max Lot Coverage (%)⁽³⁾		10	20
Min Floor Area⁽⁶⁾		applies	applies

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/RS-14	Residential
SOUTH:	Park/AR-1-1	Open Space/Los Penasquitos Creek
EAST:	Park/AR-1-1	Open Space/Canyonside Park
WEST:	Residential/RS-1-14	Residential
DEVIATIONS OR VARIANCES REQUESTED:	The project is proposing a height deviation to exceed the AR-1-1 zone height limit of 30 feet to 45 feet.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 2, 2015, the Rancho Penasquitos Planning Board voted 12-2-1 to recommend approval of the Sprint Canyonside Park project	

PLANNING COMMISSION
RESOLUTION NO. PC-16-044
PLANNED DEVELOPMENT PERMIT NO. 1649411
NEIGHBORHOOD USE PERMIT NO. 1649413
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1649414
SPRINT CANYONSIDE PARK - PROJECT NO. 406769

WHEREAS, City of San Diego, Owner, and Sprint, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that consists of 12 antennas concealed on a new 45-foot-tall mono-eucalyptus tree and an existing prefabricated equipment enclosure with interior modifications (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit (PDP) No. 1649411, Neighborhood Use Permit (NUP) No. 1649413, and Neighborhood Development Permit (NDP) No. 1649414).

WHEREAS, the project site is located at 12350 Black Mountain Road in the AR-1-1 zone of the Rancho Penasquitos Community Plan;

WHEREAS, the project site is legally described as that portion of Lot 1 of Penasquitos Park View Estates, Unit 1, Lot 1, in the City of San Diego, County of San Diego, State of California, according to Map No. 10045, filed in the Office of the County Recorder of San Diego County.

WHEREAS, on May 12, 2016, the Planning Commission of the City of San Diego considered PDP No. 1649411, NUP No. 1649413, and NDP No. 1649414 pursuant to the Land Development Code (LDC) of the City of San Diego;

WHEREAS, on November 18, 2016, 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 Sections 15301 (Existing Facilities) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated May 12, 2016.

FINDINGS:

§126.0604 Findings for Planned Development Permits

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

WCFs are separately regulated uses that are not identified in the Rancho Penasquitos Community Plan. Instead, WCFs rely on the City's General Plan for design requirements. In the City's General Plan under Section UD-A.15, all WCF are required to minimize visual

impacts by 1) concealing each WCF in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; 2) Designing all WCF to be aesthetically pleasing and respectful of the neighborhood context; and 3) Concealing the equipment associated with the WCF in underground vaults or unobtrusive structures.

Sprint's WCF modification will result in the installation of a new 45-foot-tall mono-eucalyptus tree with 12 antennas and 24 remote radio head units. The existing antennas that are located on three flagpoles will be removed and the flagpoles will be restored back to original condition. The mono-eucalyptus tree will be located by the Canyonside Park entrance, screened by the existing mature landscaping. Three new 36-inch-box eucalyptus trees will also be installed to the east of the proposed faux tree. Consistent with the General Plan's design requirements and the City's WCF Design Guidelines, the mono-eucalyptus tree will employ a heavy branch density, the use of antenna-socks, and a 24-inch branching extension in front of the proposed antennas. The equipment associated with this WCF will continue to operate inside the existing 294-square-foot equipment enclosure. As designed, the equipment enclosure is consistent with the General Plan's requirement to conceal the WCF equipment in unobtrusive structures.

The WCF as a whole is consistent with the City's General Plan for wireless facilities and the proposed development will not adversely affect the applicable land use plan.

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

The project consists of 12 antennas and 24 remote radio head units on a new 45-foot-tall mono-eucalyptus tree located by the entrance of Canyonside Park. The equipment associated with this project is located inside a 294-square-foot enclosure and to the south of the proposed mono-eucalyptus tree.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 18, 2015 and the opportunity to appeal that determination ended December 3, 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, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical and plumbing codes and State and Federal disability access laws.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the

extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Sprint submitted an Electro-Magnetic Emission (EME) Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the 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.

WCF are required to comply with Land Development Code (LDC) Section 141.0420 which includes design requirements that supplement the purpose and intent of the City's General Plan for wireless facilities. Similar to the City's General Plan, LDC Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

Sprint's WCF design consists of 12 antennas and 24 remote radio head units on a new 45-foot-tall mono-eucalyptus tree. Consistent with the General Plan's design requirements and the City's WCF Design Guidelines, the mono-eucalyptus tree will employ a heavy branch density, the use of antenna-socks, and a 24-inch branching extension in front of the proposed antennas. Additionally, all exposed mounting apparatus will be painted to match the tree foliage to minimize the visibility and to establish a realistic tree appearance. The deviation to exceed the 30-foot height limit in the AR-1-1 zone can be supported with a Planned Development Permit after considering the location of the proposed mono-eucalyptus tree and the surrounding mature landscaping. The 45-foot-tall mono-eucalyptus as proposed integrates with the surrounding landscaping and preserves the existing Sprint coverage. Reducing the overall height to 30-feet to comply with the AR-1-1 zone would significantly impact Sprint's coverage and their network's performance and may result in additional in-fill sites within the residential community. Therefore, the proposed height deviation will result in a more desirable project with a design that integrates with the surrounding environment and would reduce the need for additional wireless facilities within the surrounding residential communities.

Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the Sprint Canyonside Park project and determined that it would not violate Charter Section 55. Pursuant to LDC Section 141.0420(i)(2), WCF located above ground on city-owned property that has been formally

dedicated in perpetuity by ordinance for park purposes, must have a NDP and a determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55.

Additionally, an NDP is required pursuant to LDC Section 141.0420(g)(3), WCF 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, unless a Process Two NDP is granted in accordance with LDC Section 126.0402.

The project also requires an NUP pursuant to LDC Sections 141.0420(d)(3). This section of the regulations states that an NUP is required for all WCFs in Agricultural Zones where the antennas associated with the wireless communication facility are located more than 100 feet from the property line of day cares, elementary and middle schools, single or multi-unit residences. There are no day cares, elementary and middle schools within the surrounding area. The nearest residential uses is to the north and the distance exceeds 100 feet. In conclusion, the proposed Sprint WCF, as designed and located, complies with the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and will comply with the applicable regulations of the LDC with the exception of the height deviation for the AR-1-1 zone.

§ 126.0205 Findings for Neighborhood Use Permits

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

WCFs are separately regulated uses that are not identified in the Rancho Penasquitos Community Plan. Instead, WCFs rely on the City's General Plan for design requirements. In the City's General Plan under Section UD-A.15, all WCF are required to minimize visual impacts by 1) concealing each WCF in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; 2) Designing all WCF to be aesthetically pleasing and respectful of the neighborhood context; and 3) Concealing the equipment associated with the WCF in underground vaults or unobtrusive structures.

Sprint's WCF modification will result in the installation of a new 45-foot-tall mono-eucalyptus tree with 12 antennas and 24 remote radio head units. The existing antennas that are located on three flagpoles will be removed and the flagpoles will be restored back to original condition. The mono-eucalyptus tree will be located by the Canyonside Park entrance, screened by the existing mature landscaping. Three new 36-inch-box eucalyptus trees will also installed to the east of the proposed faux tree. Consistent with the General Plan's design requirements and the City's WCF Design Guidelines, the mono-eucalyptus tree will employ a heavy branch density, the use of antenna-socks, and a 24-inch branching extension in front of the proposed antennas. The equipment associated with this WCF will continue to operate inside the existing 294-square-foot equipment enclosure. As designed, the equipment

enclosure is consistent with the General Plan's requirement to conceal the WCF equipment in unobtrusive structures.

The WCF as a whole is consistent with the City's General Plan for wireless facilities and the proposed development will not adversely affect the applicable land use plan.

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

The project consists of 12 antennas and 24 remote radio head units on a new 45-foot-tall mono-eucalyptus tree located by the entrance of Canyonside Park. The equipment associated with this project is located inside a 294-square-foot enclosure and to the south of the proposed mono-eucalyptus tree.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 18, 2015 and the opportunity to appeal that determination ended December 3, 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, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical and plumbing codes and State and Federal disability access laws.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of RF emissions to the extent that such facilities comply with the FCC standards for such emissions." Sprint submitted an EME Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

WCF are required to comply with LDC Section 141.0420 which includes design requirements that supplement the purpose and intent of the City's General Plan for wireless facilities. Similar to the City's General Plan, LDC Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

Sprint's WCF design consists of 12 antennas and 24 remote radio head units on a new 45-foot-tall mono-eucalyptus tree. Consistent with the General Plan's design requirements and the City's WCF Design Guidelines, the mono-eucalyptus tree will employ a heavy branch density, the use of antenna-socks, and a 24-inch branching extension in front of the proposed antennas. Additionally, all exposed mounting apparatus will be painted to match the tree foliage to minimize the visibility and to establish a realistic tree appearance. The deviation to exceed the 30-foot height limit in the AR-1-1 zone can be supported with a PDP after considering the location of the proposed mono-eucalyptus tree and the surrounding mature landscaping. The 45-foot-tall mono-eucalyptus as proposed integrates with the surrounding landscaping and preserves the existing Sprint coverage. Reducing the overall height to 30-feet to comply with the AR-1-1 zone would significantly impact Sprint's coverage and their network's performance and may result in additional in-fill sites within the residential community. Therefore, the proposed height deviation will result in a more desirable project with a design that integrates with the surrounding environment and would reduce the need for additional wireless facilities within the surrounding residential communities.

Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the Sprint Canyonside Park project and determined that it would not violate Charter Section 55. Pursuant to LDC Section 141.0420(i)(2), WCF located above ground on city-owned property that has been formally dedicated in perpetuity by ordinance for park purposes, must have a NDP and a determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55.

Additionally, an NDP is required pursuant to LDC Section 141.0420(g)(3), WCF 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, unless a Process Two NDP is granted in accordance with LDC Section 126.0402.

The project also requires an NUP pursuant to LDC Sections 141.0420(d)(3). This section of the regulations states that an NUP is required for all WCFs in Agricultural Zones where the antennas associated with the wireless communication facility are located more than 100 feet from the property line of day cares, elementary and middle schools, single or multi-unit residences. There are no day cares, elementary and middle schools within the surrounding area. The nearest residential uses is to the north and the distance exceeds 100 feet. In conclusion, the proposed Sprint WCF, as designed and located, complies with the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and will comply with the applicable regulations of the LDC with the exception of the height deviation for the AR-1-1 zone.

§ 126.0404 Findings for Neighborhood Development Permits

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

WCFs are separately regulated uses that are not identified in the Rancho Penasquitos Community Plan. Instead, WCFs rely on the City's General Plan for design requirements. In the City's General Plan under Section UD-A.15, all WCF are required to minimize visual impacts by 1) concealing each WCF in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; 2) Designing all WCF to be aesthetically pleasing and respectful of the neighborhood context; and 3) Concealing the equipment associated with the WCF in underground vaults or unobtrusive structures.

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The WCF as a whole is consistent with the City's General Plan for wireless facilities and the proposed development will not adversely affect the applicable land use plan.

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

The project consists of 12 antennas and 24 remote radio head units on a new 45-foot-tall mono-eucalyptus tree located by the entrance of Canyonside Park. The equipment associated with this project is located inside a 294-square-foot enclosure and to the south of the proposed mono-eucalyptus tree.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 18, 2015 and the opportunity to appeal that determination ended December 3, 2015.

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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 RF emissions to the extent that such facilities comply with the FCC standards for such emissions.” Sprint submitted an EME Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

WCF are required to comply with LDC Section 141.0420 which includes design requirements that supplement the purpose and intent of the City’s General Plan for wireless facilities. Similar to the City’s General Plan, LDC Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

Sprint’s WCF design consists of 12 antennas and 24 remote radio head units on a new 45-foot-tall mono-eucalyptus tree. Consistent with the General Plan’s design requirements and the City’s WCF Design Guidelines, the mono-eucalyptus tree will employ a heavy branch density, the use of antenna-socks, and a 24-inch branching extension in front of the proposed antennas. Additionally, all exposed mounting apparatus will be painted to match the tree foliage to minimize the visibility and to establish a realistic tree appearance. The deviation to exceed the 30-foot height limit in the AR-1-1 zone can be supported with a PDP after considering the location of the proposed mono-eucalyptus tree and the surrounding mature landscaping. The 45-foot-tall mono-eucalyptus as proposed integrates with the surrounding landscaping and preserves the existing Sprint coverage. Reducing the overall height to 30-feet to comply with the AR-1-1 zone would significantly impact Sprint’s coverage and their network’s performance and may result in additional in-fill sites within the residential community. Therefore, the proposed height deviation will result in a more desirable project with a design that integrates with the surrounding environment and would reduce the need for additional wireless facilities within the surrounding residential communities.

Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the Sprint Canyonside Park project and determined that it would not violate Charter Section 55. Pursuant to LDC Section 141.0420(i)(2), WCF located above ground on city-owned property that has been formally dedicated in perpetuity by ordinance for park purposes, must have a NDP and a

determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55.

Additionally, an NDP is required pursuant to LDC Section 141.0420(g)(3), WCF 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, unless a Process Two NDP is granted in accordance with LDC Section 126.0402.

The project also requires an NUP pursuant to LDC Sections 141.0420(d)(3). This section of the regulations states that an NUP is required for all WCFs in Agricultural Zones where the antennas associated with the wireless communication facility are located more than 100 feet from the property line of day cares, elementary and middle schools, single or multi-unit residences. There are no day cares, elementary and middle schools within the surrounding area. The nearest residential uses is to the north and the distance exceeds 100 feet. In conclusion, the proposed Sprint WCF, as designed and located, complies with the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and will comply with the applicable regulations of the Land Development Code with the exception of the height deviation for the AR-1-1 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PDP No. 1649411, NUP No. 1649413, and NDP No. 1649414 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in PDP No. 1649411, NUP No. 1649413, and NDP No. 1649414, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: May 12, 2016

IO#: 24005542

3-3-16

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: 24005542

PLANNED DEVELOPMENT PERMIT NO. 1649411
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1649414
NEIGHBORHOOD USE PERMIT NO. 1649413
SPRINT CANYONSIDE PARK PROJECT NO. 406769
PLANNING COMMISSION

This Planned Development Permit No. 1649411, Neighborhood Development Permit No. 1649414 and Neighborhood Use Permit No. 1649413 is granted by the Planning Commission of the City of San Diego to the City of San Diego, Owner, and Sprint, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0205, 126.0404, 126.0604, 131.0322, and 141.0420. The site is located at 12350 Black Mountain Road in the AR-1-1 zone of the Rancho Penasquitos Community Plan. The project site is legally described as that portion of Lot 1 of Penasquitos Park View Estates, Unit 1, Lot 1, in the City of San Diego, County of San Diego, State of California, according to Map No. 10045, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 12, 2016, on file in the Development Services Department.

The project shall include:

- a. A WCF that consists of the installation of a 45-foot-tall mono-eucalyptus tree concealing a total of twelve antennas and twenty-four remote radio head units;
- b. Removal of the existing antennas and restoration of the existing flagpoles;
- c. Maintain a 292-square-foot equipment enclosure with interior modifications to include three new equipment cabinets;

- d. Deviation to exceed the AR-1-1 zone height limit of 30-feet;
- e. Landscaping (planting, irrigation and landscape related improvements);
- 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. 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 **May 26, 2019**.
2. This approval and corresponding use of this site shall **expire on May 26, 2026**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

13. The 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 Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 14.5 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

PARK & RECREATION DEPARTMENT REQUIREMENTS:

17. Permittee shall install three 36-inch-box Eucalyptus Nicholii, 19 five-gallon Salvia Leucantha, and 11 five-gallon Baccharis Sarothroides as shown in Exhibit A. The proposed landscape species may be substituted if authorized by the Park & Recreation Department in writing.

18. The Permittee shall ensure that construction plans are reviewed and approved by the Park & Recreation Department prior to building permit issuance.

19. 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.

20. Prior to issuance of any activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

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

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

PLANNING/DESIGN REQUIREMENTS:

23. Every aspect of the faux-mono-eucalyptus is considered an element of concealment, including (but not limited to) the branch count, height of the tree, the dimensions of the antennas, the total amount of antennas and remote radio head units, bulk and scale, materials, and color). Any future modifications to the items listed above must not defeat concealment.

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

a. Twelve (12) antennas with the following dimensions: 72" by 12" by 7.1".

25. Prior to the issuance of construction permits, manufacturer specifications for the faux tree shall be submitted and must be approved by the Development Services Department.

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

27. Photosimulations in color shall be printed on the construction plans.

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

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

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

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

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

33. All coaxial conduits shall be routed up through the caisson and into the mono-Eucalyptus tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.

34. Branches from the mono-Eucalyptus tree shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.
35. All exposed cables, brackets and supports shall be painted to match the mono-Eucalyptus tree to the satisfaction of the Development Services Department.
36. Antenna socks (designed to match the mono-Eucalyptus tree) fully covering the front and back of the antennas (and any other components) shall be used.
37. The Permittee shall provide color samples of the mono-Eucalyptus tree branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built mono-Eucalyptus.
38. Any future modifications to the antennas must be approved by the Development Services Department, or other appropriate decision maker. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
39. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
40. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
41. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, Permittee shall be required to remove and restore this site to its original condition.
42. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved

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

- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 12, 2016 by Approved Resolution No. PC-XXXX.

Planned Development Permit No. 1649411
Neighborhood Development Permit No. 1649414
Neighborhood Use Permit No. 1649413
May 12, 2016

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 _____

Cybele Thompson

Director, Real Estate Assets

Sprint

Permittee

By _____

NAME

TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT TITLE/No.: **SPRINT CANYONSIDE PARK / 406769**

PROJECT LOCATION-SPECIFIC: 12350 Black Mountain Road, San Diego, California 92129

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A PLANNED DEVELOPMENT PERMIT, NEIGHBORHOOD USE PERMIT, AND NEIGHBORHOOD DEVELOPMENT PERMIT to replace an existing wireless communications facility (WCF). The current WCF includes antennas located on three flag poles. These existing antennas would be removed (flag poles to remain and to be restored back to its original condition), and a new faux, 45-foot-tall eucalyptus tree would be installed. 12 new panel antennas would be mounted to the proposed faux eucalyptus tree. Additionally, 24 new remote radio head (RRH) units would be mounted behind the antennas, and new cabinets and top hat would be added to the existing 294-square-foot equipment enclosure. A deviation is also being requested to install the proposed 45-foot tall mono-eucalyptus tree where there is a 30-foot height limitation. Project implementation would also include a Right-Of-Entry permit. The 365-square-foot project site is located at 12350 Black Mountain Road. The project site is designated Park and within the AR-1-1 zone. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station (MCAS) Miramar), Airport Influence Area (MCAS Miramar, Review Area 2), and Rancho Penasquitos Community Plan. (LEGAL DESCRIPTION: Portion of Lot 1 of Penasquitos Park View Estates, Unit 1, Lot 1, according to Map No. 10045.)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Glori James-Suarez, 9191 Towne Center Drive, Suite 150, San Diego, California 92122, (760) 586-0489

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: 15301 (EXISTING FACILITIES) and 15303 (NEW CONSTRUCTION)
☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project also meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Furthermore, the exceptions listed in 15300.2 would not apply.

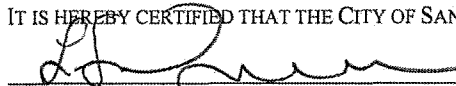
LEAD AGENCY CONTACT PERSON: ELIZABETH SHEARER-NGUYEN

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

November 18, 2015
 DATE

CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY
☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



PHOTO SURVEY

**SPRINT SD03XC175
CANYONSIDE PARK
12350 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129**

1. LOOKING SOUTHWEST TOWARD SITE



2. LOOKING NORTHWEST TOWARD SITE



SPRINT SD03XC175 CANYONSIDE PARK



3. LOOKING SOUTHEAST TOWARD SITE



4. LOOKING EAST TOWARD SITE



5. PROPOSED LOCATION AREA OF FAUX EUCALYPTUS



6. PROPOSED LOCATION AREA OF FAUX EUCALYPTUS



7. PROPOSED LOCATION AREA OF FAUX EUCALYPTUS



8. PROPOSED LOCATION AREA OF FAUX EUCALYPTUS





"A Certified Woman-Owned Business"

Michelle Thurman, Land Use Planner

6886 Mimosa Drive Carlsbad, CA 92011 • PH. (760) 637-9308

EMAIL: michelle.thurman@mmtelecominc.com

SD03XC175 SITE JUSTIFICATION REPORT

PDP Process

Background

The modification for Sprint "Canyonside Park" site is necessary for the Sprint wireless network to provide the coverage mandated by the federal government as a condition of its operating license. There is a significant gap in coverage in many neighborhoods around the project area as demonstrated by the attached RF Coverage Maps. The Sprint site development team evaluated the search ring area and identified an existing park as the most viable location in terms of zone-ability and aesthetics that would also achieve desired coverage and capacity needs.

Analysis

I. Site Selection

The Sprint site development team recognized from the outset that the coverage objective was essentially residential. Per the zoning map submitted with this report, the site is within the Agricultural Residential (AR-1-1) zone, and the surrounding land uses consist of single-family residential properties. Due to the volume of traffic, distance, and capacity needed in the surrounding area, nearby Sprint sites cannot provide enough coverage to the Rancho Penisquitos community. The east-facing sector of the proposed modification of the Faux Eucalyptus will provide coverage to the Torrey Highlands community. The south-facing sectors grants coverage to the Black Mountain Ranch and the north and west facing sectors will provide coverage to the Rancho Penisquitos community. In 1998, a telecommunication facility system through the City of San Diego was filed for a new telecommunications site and Sprint was approved to install 6 panel antennas on 3 existing flagpoles and associated equipment shelter.

The subject site, Canyonside Park, will have a top antenna height of 45'-0" which will be mounted to a faux eucalyptus tree. The surrounding residential communities of the site are at generally lower elevations and would therefore receive the coverage from the subject site.



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EMAIL: michelle.thurman@mmtelecominc.com

II. Site Justification

Sprint is proposing a new 45'-0" high faux eucalyptus tree to install 12 new 6'-0" antennas on. The site is needed to address significant coverage and capacity gaps in the community surrounding the project area, in particular in south and west-facing directions. The RF Coverage Maps attached to this justification report depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project. However, it is important to note that coverage is only half of the objective; Sprint also strives to boost the capacity of every cell site to satisfy the customers around it. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as Internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless communication facility in Sprint networks be built and upgraded to meet this customer usage. Even if a site provides sufficient coverage, the more people are utilizing their devices, the more the network slows down. We are trying to keep the 4G technology moving smoothly and quickly.

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

Other sites in the area were assessed and deemed unfeasible due to the largely residential nature of this area and the topographic limitations of coverage. For this reason the Canyonside Park site was the most viable option for coverage objectives and zoning.



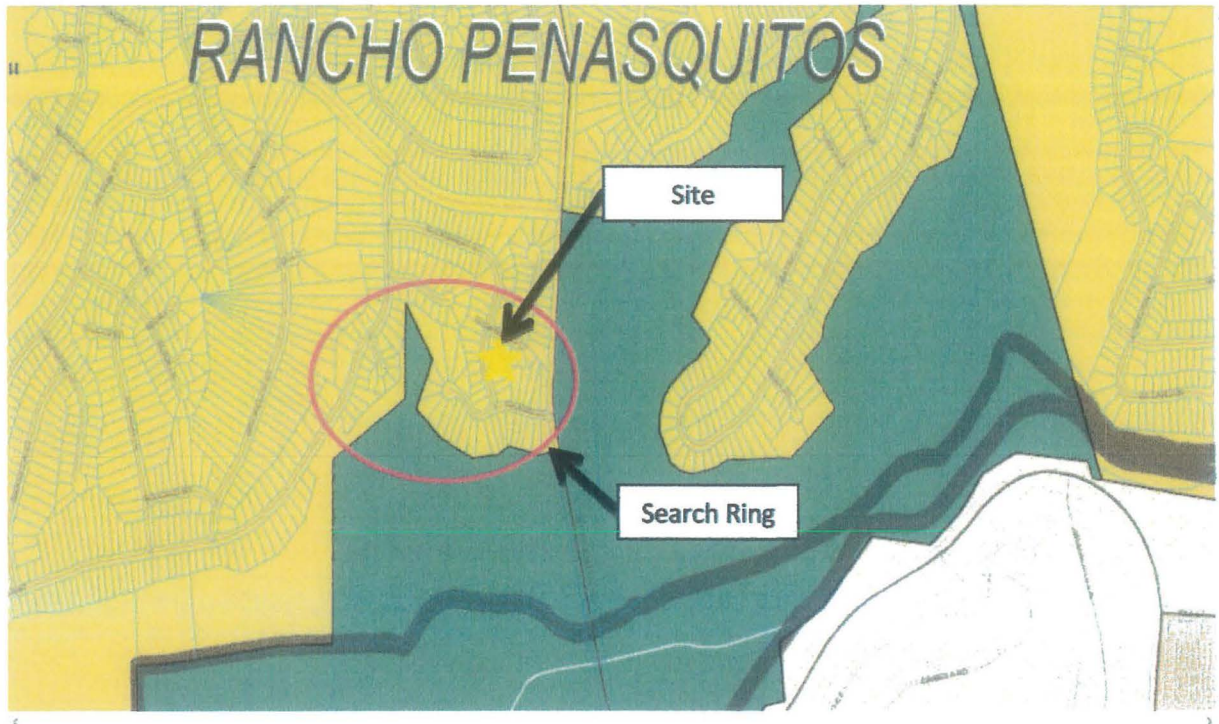
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Justification Map



III. Site Design

As noted above, the project follows the preference objectives of Council Policy by having utilized a location, which allows the coverage needs to be satisfied with an appropriate location and design. The proposed project includes the installation of (12) Sprint antennas mounted to faux eucalyptus tree. Installation of (24) RRHs mounted behind the proposed antennas. A proposed growth cabinet, a new top hat on top of the existing BTS cabinet and (1) (N) equipment cabinet will be proposed in the existing ground-level equipment enclosure. Fortunately, the greater existing elevation AMSL allows RF signals to reach further distances than if they were at a lower elevation, which increases coverage of the area without significantly fewer changes to the existing site. The site development team considered various design iterations, but finally settled on a proposed design. The combined factors of height and incorporation of antennas within landscape features will allow Sprint to provide focused



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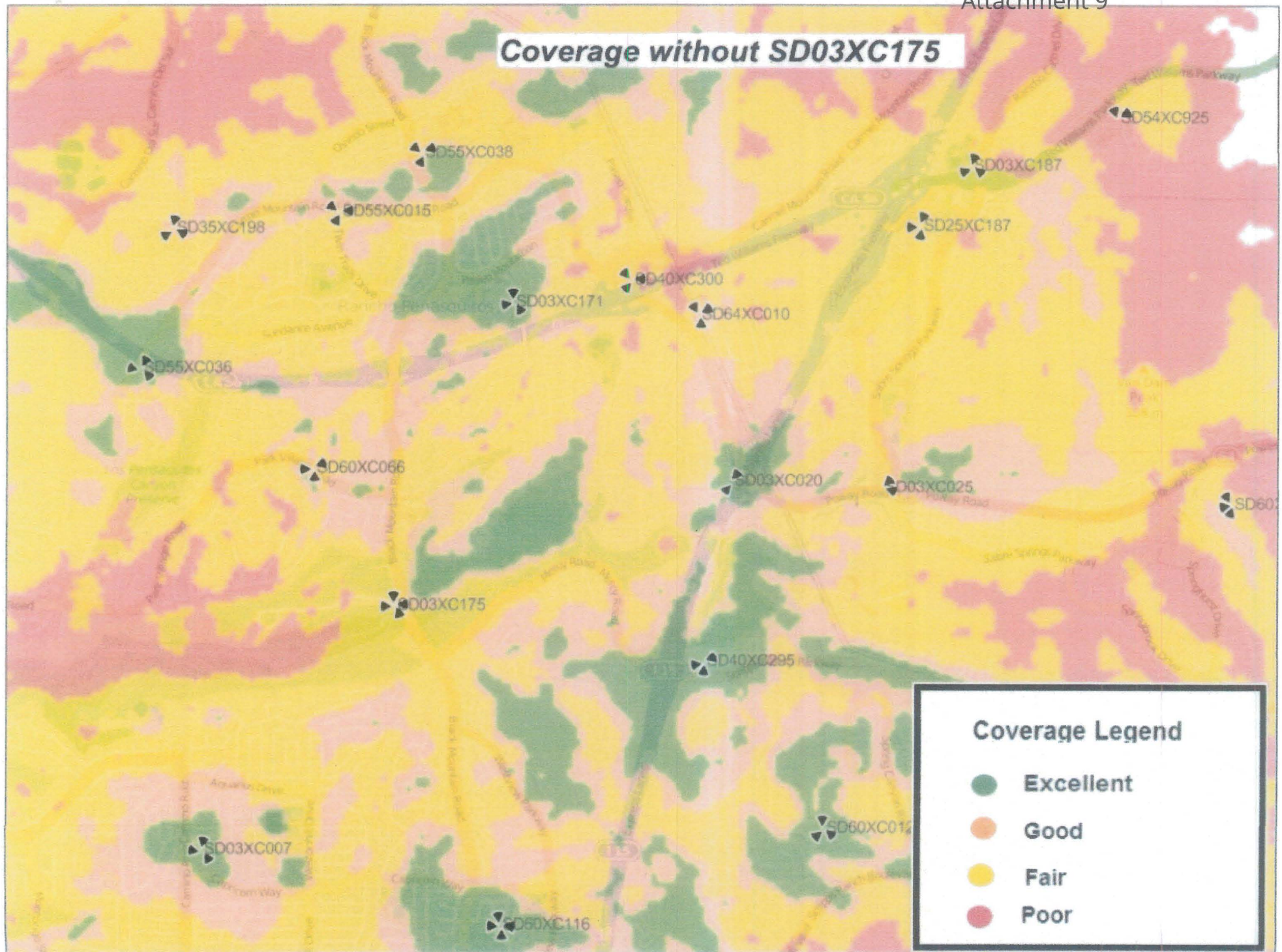
EMAIL: michelle.thurman@mmtelecominc.com

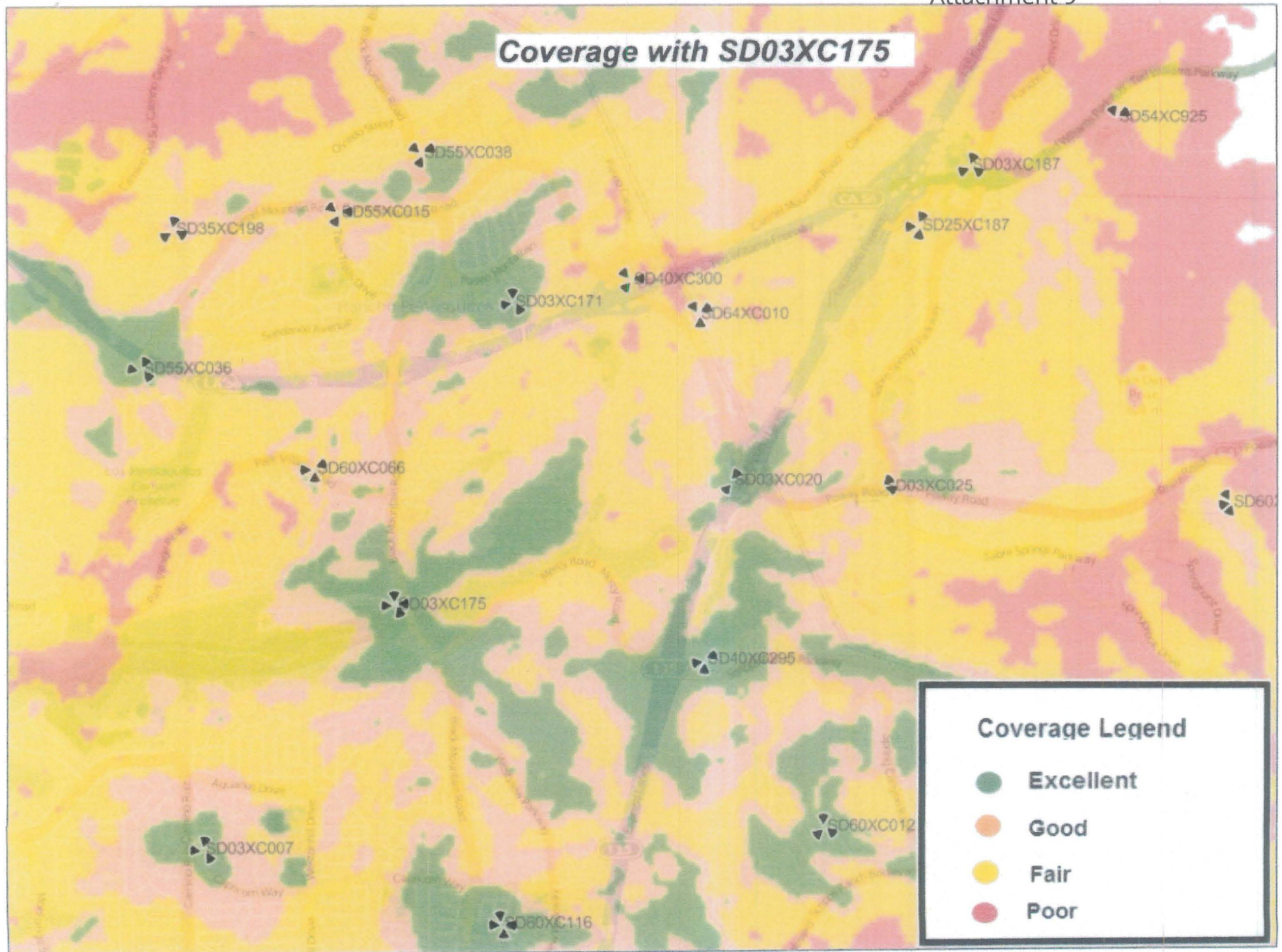
coverage to the area surrounding the proposed site without deterring from or interfering with the peacefulness of the surrounding neighborhood.

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

Conclusion

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







Rancho Peñasquitos Planning Board Meeting Minutes

September 2, 2015

Attendees: Jon Becker, Corey Buckner, Bill Diehl, Bill Dumka, Stephen Egbert, Steve Gore, John Keating, Ruth Loucks, Jack McGuire, Darren Parker, Darshana Patel, Jeanine Politte, Brian Reschke, Keith Rhodes, Mike Shoecraft, Brooke Whalen, Ramesses Surban (ineligible member)

Absent: none

Community Members & Guests (Voluntary Sign-in): Lisa George, Susan Sindelar, Audrey & John Blenke, Chris Brady, Marjorie Oberlander, Arnie Edner, Alisa Cassell, Steve Smith, John Esplant

[Secretary's note: District 5 representative Ramesses Surban was notified on 8/13/2015 via email of ineligibility to serve on the board due to missing 3 consecutive board meetings per RPPB Bylaws and Council Policy 600-24. See agenda item 7c for Secretary's report and discussion. Prior to the meeting's call to order, the Secretary verbally notified the District 5 representative that he was ineligible and was encouraged to sit in the audience. All votes through the conclusion of item 7c reflect that his vote was counted by the Chair when it should have been excluded.]

1. The meeting was called to order at 7:40 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications:
 - a. Becker noted that a cancelation was received for the Request for V-Calm Devices on Camino del Sur Action Item; rescheduled for October meeting.
 - b. The Request that RPPB Appeal the Verizon Wireless Project #379009 at Ridgewood Park Action Item will remain on the agenda so the community can be heard; Becker noted that an appeal had already been filed by another entity, so RPPB would not be appealing.
 - c. **Motion:** To move Ratification of the Secretary's Report on Ineligible Status of District 5 Representative & Declaration of Vacancy Action Item to the 3rd Item on the business agenda. M/S/C – Becker/Politte/Approved, 17 in favor – 0 against – 0 abstentions/recusals. *[Ineligible member voted in favor of this motion.]*
3. APPROVAL OF MINUTES: May, June & July 2015

Motion: To approve the May 6, 2015 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Buckner/Shoecraft/Approved, 15 in favor – 0 against – 2 abstentions (Rhodes, Surban). *[Ineligible member voted to abstain.]*

Motion: To approve the June 3, 2015 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Diehl/Buckner/Approved, 12 in favor – 0 against – 5 abstentions (Parker, Rhodes, Shoecraft, Whalen, Surban). *[Ineligible member voted to abstain.]*

Motion: To approve the July 1, 2015 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Egbert/Buckner/Approved, 10 in favor – 0 against – 7 abstentions (Gore, Patel, Diehl, Parker, Shoecraft, Loucks, Surban). *[Ineligible member voted to abstain.]*
4. Public Safety Agencies: none present

5. Public Forum: no comments

6. ANNOUNCEMENTS & INFORMATION ITEMS:

- a. San Diego City Planning Dept. Report – Michael Prinz, not present
- b. San Diego City Council Member Mark Kersey, District 5 Report – Kyle Rodenbo
 - Garrett Hager introduced Councilmember Kersey's new community representative, Kyle Rodenbo; Hager will remain on staff.
 - Rodenbo reviewed upcoming events: 9/25/15 - Community Golf Tournament with SDPD Northeastern Division (\$65/person at Carmel Mtn. Country Club), 9/26/15 – Wildfire Preparedness Forum at Marshall Middle School in Scripps Ranch.
 - Council office has purchased 2 new speed trailers for SDPD NE Division which will be used for traffic calming and tracking within Northeastern's boundaries. The trailers are solar powered and document speeds/times wirelessly transmitting the information. Older trailers will still be deployed as needed. The data collected can be used for traffic studies and speed warrants to adjust speed limits per state regulations every 8 years.
- c. San Diego City Council Member Chris Cate, District 6 Report – David Downs
(This report followed Councilmember Cate's presentation, item 7a below.)
 - Pallera introduced Councilmember Cate's new community representative, David Downs; Pallera will remain on staff in a different role.
 - Pallera noted that the Rancho Family YMCA is celebrating its 20th Anniversary. District 5 & 6 offices will join together on November 3rd for an official proclamation at City Council.
 - Patel inquired about follow up on the scheduled resurfacing of Park Village streets that were marked back in March. Pallera said the streets are now on the December list, but he was unsure why they got bumped from the July list. Politte noted that her neighborhood streets were marked last week and not on the most recent list.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Harold Meza, not present
- e. CA Assembly Member Brian Maienschein, 77th District Report – no representative present
- f. CA State Senator District 39, Senator Marty Block – Joyce Temporal, not present
- g. U.S. Congressman Scott Peters Report, 52nd District Report – no representative present

7. BUSINESS.

- a. **Neighborhoods First Coalition** – 6th District Councilperson Chris Cate (Information Item) (handout: Neighborhoods First Coalition Mid-Year Strategic Plan Update)
 - Coalition is a way to share info and advocate for individual neighborhoods in a group setting, City Council District 6 communitywide. The group will analyze priority projects for 2017 budget that are recommended by neighborhoods. What will get funded in future budgets; i.e. CIP, services and funding increases that the Council office can advocate the needs and get support of the other council offices.
 - Becker noted, this will encompass services & CIP types of projects; Cate confirmed.
 - Diehl noted that Park & Recreation has always been low on the priority list. Rancho Peñasquitos has the funds available to complete the Tot Lot at Canyonside Park, but getting our projects on the CIP priority list has been an issue. Cate said that there is a capacity issue and only so many projects that the City can get through the process each year but if the money is available the priority should be higher. Money shouldn't

sitting unused. Becker added, it was very helpful in getting the Torrey Highlands park pushed through.

- Executive Board Meetings are monthly, an open forum meeting coming up shortly at the Senior Center in Mira Mesa; the coalition is essentially a clearinghouse for projects per the Coalition Vice Chair Arnie Edner. Their preference is to get the priorities from RPPB, but this is a way to get other community members who might not attend RPPB to provide input also.
 - Politte asked if the coalition was a nonprofit? Edner said, they are organized in that they have bylaws, but do not have money and are not an organized nonprofit. Politte asked if the coalition was an advisory board for Councilmember Cate's office? Arnie said, they are a clearinghouse for ideas from the neighborhoods; ideas will be shared with Council Dist. 6 office. Cate added, they are not a recognized advisory body. Politte was only concerned that if they were, the Brown Act would apply and the meetings are open to the public. Cate said, they do not have to follow the Brown Act, but the meetings are open to the public. Edner said, they do not work for Cate's office, but they work closely with him and his staff to be able to provide input in future priorities. Cate added, if he doesn't get what the community wants done the voters won't reelect him. Politte added, that the coalition's goals are what planning boards do. Becker noted that the coalition will be looking at a more broad picture including services and not just Capital Improvement Projects (CIP) issues.
 - Surban asked Cate if this was an accountability tool? Cate replied yes, this gives groups/neighborhoods an opportunity to voice their specific needs beyond what the planning groups look at.
- b. **Integrated Corridor Management (ICM Project) along the I-15 between SR-52 & SR-78** – Alex Estrella, SANDAG (Information Item) (handout)
- Estrella reviewed the ICM project that encompasses multiple jurisdictions with 200 intersections with signal timing elements, mass transit systems and arterial connections/adjacent main roadways. When there is congestion or a major incident along I-15 corridor, this program will allow team members to adjust signal timing and redirect drivers to alternate routes via signage to avoid the congestion/incident area. Additionally, if there is local street saturation those routes will not be used. The purpose is to reduce congestion. Funding for the project is provided by a USDOT grant.
 - Buckner asked for clarification on monitoring I-15, how do they adjust ramp timing when adjacent streets are backed up? Estrella noted that data from local arterial embedded loops is collected real time, so if a local street is saturated, they won't send traffic to that street. Benefit/Cost ratio is \$10 return for every \$1 spent; better utilize existing assets to move traffic.
 - Becker asked if the rerouting was done real time; Estrella said yes.
 - Egbert asked how driver's will know. Estrella referred to the handout slides, adding that multi-jurisdictions are committed to using this logic, also called Passive Rerouting.
 - Estrella said they will also use Active Arterial Rerouting during a major incident. Signage will notify drivers to use alternate route and there is an app that will also provide the rerouting info. There will be signage (23 signs) along these routes to help direct drivers on the alternate route and staff will be collecting/monitoring the data.

- Becker asked about how the system would respond if a major incident like fire were to occur? Estrella said the app will provide route info. He noted that the app is being developed by a private entity and it will be able to send notifications to drivers in real time.
 - Buckner asked about the criteria to open up the HOV lanes to all traffic. Estrella said the real time data and density caused by a major incident will allow TMC staff to make the recommendation to open HOV to all. Keating noted that those who pay (FasTrak) to use HOV lanes may get frustrated as they might need to put the transponder away so as to not be charged.
 - Politte asked, since the ICM test of this project, what success rates have been seen? Estrella noted, when a major incident occurs approximately 7-20% of the traffic diverts. This is based on stats collected on Centre City Pkwy. during a previous incident. They've been able to maintain the relative speeds without the incident. They've seen travel time savings. They are tweaking the system as they go.
 - McGuire referred to the recent bicycle accident on I-15 NB lanes; was the system activated? Estrella noted that the HOV lanes were opened up but it was early in the AM hours so it didn't trigger the system.
 - Rhodes said that signs informing drivers can be calming where you may worry about being late to your destination.
 - Becker asked if there is a central system that collects data from the individual agencies? Estrella said the individual agencies still maintain their own systems and the ICM places a web based system over the top of those systems collecting the data in real time.
 - Keating noted that changing the managed HOV lanes to allow more traffic in one direction takes too long to move the barrier and suggested that crews be on standby so it can be more easily changed. Estrella said an I-15 management team is reviewing data to modify the number of HOV lanes in one direction on a regular basis. Example is on Thursday evenings where the current profile/data suggests the need for 3 southbound and 1 northbound lane. Keating said, he didn't notice any difference with traffic tonight as a result of the incident on I-15 and did not see if traffic was rerouted to Black Mtn. Rd. and Pomerado Rd.? Estrella said he will be looking at the data but the thresholds may not have been met for the change. The alternate rerouting umbrella (signage) will take effect this October.
 - Patricia (BMR) inquired if ICM includes plans for express/managed lanes or MTS express service on SR-56? She added, since inception of the Express routes, many have been canceled due to lack of ridership. She added that the Del Lago and RB Transit Center lots are at capacity.
 - Keating added, he met with Assembly member Maienschein's office and CALTRANS. Widening of SR-56 to 6 lanes is scheduled for 2035. They are trying to advance that because SR-56 is so bad. Keating noted the flyover of SR-56 to Northbound I-5 is independent from this. Politte added that she thought City Council approved getting the analysis underway for the widening.
- c. **Ratification of Secretary's Report on Ineligible Status of District 5 Representative and Declaration of Vacancy – Jeanine Politte (Action Item)**
- Becker noted that this item is a formality to declare a vacancy for any District. We have to follow our Bylaws and CP 600-24. He noted that the Secretary is required to confirm the vacancy whereby she had consulted with City staff (Assistant to the

Director Betsy McCullough and Senior Planner Michael Prinz) to inquire about the ineligibility issue and the process.

- Politte noted that all members confirmed receipt of a copy of the report documenting the absences and email correspondence with staff. After lengthy discussion of the draft bylaws at last month's meeting, it was recognized that the District 5 representative was ineligible to serve on the board due to 3 consecutive absences; a violation of our RPPB bylaws and CP-600-24. As noted, Staff acknowledged that a member who has 3 consecutive absences is no longer eligible to serve on the board and provided direction on the process that RPPB should take. The RPPB bylaws do not permit any approved absences or authorized leaves. This is not a violation under Article IX of the bylaws, it is a finding of fact. The RPPB bylaws identify if a member misses 3 consecutive meetings they are ineligible and if they miss 4 meetings in a year they are ineligible. As such the Secretary is directed to prepare a report on the facts and that RPPB would need to vote to approve/ratify the report. The vote is not to remove the member.

Politte reported that she emailed the report to the District 5 representative and all board members on August 13, 2015 and received confirmation of receipt from all board members. On August 25, 2015, the District 5 representative emailed the Secretary their resignation stating "OK, sure. I resign". The item was placed on the Agenda as public notice to ratify the report and declare the vacancy. Politte noted that during her tenure on the board, this situation had previously not occurred and that it was probably good information for all board members to acknowledge the processes going forward. It is the role of the Secretary to track attendance and submit these reports. If the bylaws or CP-600-24 are not followed, the RPPB members would not be indemnified. Politte noted that RPPB needs to ratify the report and declare the vacancy so that it can be filled by an eligible member of the community. There is nothing in our bylaws that restricts the ineligible member from applying to fill the vacancy next month, however the seat is open to other members of the community.

- Becker asked "What is the process to fill the seat?" Politte responded it is a single seat vacancy filled by appointment, not an election. If there are multiple candidates eligible to fill the seat, each candidate may present their qualifications to the RPPB, whereby RPPB members will vote publicly to approve the new member. The public vote can be accomplished with paper ballots read into the record including which member voted for which candidate or by raised hands. Per the Brown Act, all action taken at an RPPB meeting must be done in the open, publicly with no secret ballots. The only process that allows for secret votes is our election/special elections where community members vote for the candidate(s) that will represent them.
- Surban asked if this action item is essentially about him, its centered on him? Becker replied that it is not, it is about the bylaws and noted that it should not be taken personally. Surban responded, he did not but wanted to quote the bylaws so everyone knows: "*The board shall find that a vacancy exists upon receipt of a resignation or upon receipt of a written report from the planning group's secretary reporting the third absence*". He added, he did submit his resignation but upon seeing that ratification of the report was on the agenda, he assumed that his resignation was not accepted. The question before the board is whether to ratify the Secretary's findings of 3 consecutive absences. He reminded the board that back in April, the board voted to approve him as the RPPB Chair for the upcoming year and he added that he informed the board at that time that he would be missing the next 3 meetings

preparing for the Bar Examination. Does it make any sense for the Secretary to present a report that those 3 instances of missed meetings should be construed as absences? Ratify means to agree to the act of another. Do you agree that the Secretary should find and construe that his nonattendance at those meetings are considered absences for the purpose of this action of the board. It seems there is inconsistency, when the board approved him as the Chair, now saying his absences make him ineligible.

- Keating noted that Surban did say he would be gone and asked Jon to fill in for him, was that essentially a leave of absence? Is that really a violation of our bylaws? We kind of granted him that by approving him as the Chair.
- Becker noted that the city is reviewing the bylaws Citywide and putting a big filter on these types of issues.
- Rhodes said that we don't seem to have a way of excusing absences and maybe that needs to be changed. But if we don't follow the bylaws or CP 600-24, we don't seem to have a choice and we have to do this to satisfy the City and this is not a negative on Surban.
- Surban said, the City has said this is a vote to ratify the report. If you are in agreement with the findings per this section of the bylaws, despite his prior notice and a decent excuse to not be here and you can interpret his absences as absences under these bylaws then you should. This isn't a ministerial proceeding where you don't have any discretion as to whether you decide whether those are absences or not.
- Rhodes asked Surban if he can find in the bylaws a place where we are allowed to make a decision that someone doesn't come for 3 months and not go through this process or that the member is ineligible? Rhodes added that this doesn't reflect negatively on Surban. The Secretary is doing her job per the bylaws.
- Keating said the Secretary is doing her job, but the board should have a choice to vote for or against the report.
- Politte said that if you vote against the report, you vote against the facts; the report documents the 3 consecutive meetings missed. Politte noted, that she wasn't at the April meeting and Surban was the Chair of the Bylaws committee where we discussed many times the absence issues and he should have known that he would be in violation of the bylaws if he missed 3 consecutive meetings. She added, if he had come for an hour at any of the 3 missed meetings, this wouldn't be an issue and that as Secretary, this is the responsibility of the position. Surban said that during bylaws committee discussions, he recalled us contemplating about the Secretary using judgment and discretion as appropriate in determining whether to submit a report to the board.
- Becker suggested that we put a motion forward possibly with conditions. Politte said you can't put conditions on a report; you either accept the report or not.
- Egbert noted his concern for board decisions that might be challenged if we don't follow the bylaws and CP; he suggested the board find a method to get this behind us so we don't violate the bylaws.
- McGuire asked what would happen if we didn't ratify the report? Becker suggested that we would be in violation of the bylaws which opens us up to potential loss of indemnification exposing our credibility. McGuire said the Secretary is providing her findings of fact, but if we don't approve the sky won't fall.

- Rhodes asked for confirmation that Surban could come back next month and reapply and be appointed to fill the same seat. Politte said yes. Rhodes then asked for a straw vote of who would vote for Surban. Politte suggested that Rhodes shouldn't do that in case there are multiple candidates that come forward next month; not fair to the board members or Surban.
- Politte read Prinz's email portion of the report as follows:

"In matters such as these, I would suggest that you consult your adopted bylaws and the current Council Policy 600-24 for direction.

Regarding this particular matter, the Council Policy states (emphasis added):

Article IV Section 1 – "A community planning group **shall find that a vacancy exists** upon receipt of a resignation in writing from one of its members, **or upon receipt of a written report from its secretary reporting the third consecutive absence**, or fourth absence in the 12-month period of April through March each year, of a member(s) from regular meetings as established under Article VI, Section 2 below.

Article VI Section 2 (a) (8)(b)(3) – A ratifying vote to remove a member due to ineligibility in accordance with Article III, Section 5 of this Policy requires a majority vote of the voting members of a community planning group.

Article III Section 5 - A member of a community planning group must retain eligibility during the entire term of service. A community planning group **member will be removed from the group upon a majority vote of the voting members of the group to ratify the findings of the Secretary that the member is no longer eligible to serve**. Prior to the community planning group meeting at which this vote occurs, the Secretary shall provide the group with documentation of the ineligibility and shall notify the member in question. Ineligibility may be due to not meeting the membership qualifications found in Article III, Section 3, or in Article IV, Section 1 of this Policy and in the community planning group's adopted bylaws.

Your current, adopted bylaws contain Article IV, Section 1 language cited above in its entirety in the same-numbered Section. Your bylaws, in Article III, Section 4 (Council Policy Section 5) also state that **a member must retain eligibility during their entire term of service**. What Council Policy 600-24 Article III, Section 5, and Article VI, Section 2 cited above, added in 2014 is a clarification that **the planning group will take a ratifying vote based on the Secretary's finding as presented to Board**. It is not intended to be a vote on whether the individual should remain but is the way to actually declare the vacancy based on the facts.

I would recommend that you provide the secretary's report to the full board in advance of the September meeting and place the matter on the agenda as an action item. The full board will need to vote on the matter at the September meeting."

Motion: To ratify the Secretary's report. M/S/C – Diehl/Shoecraft/Discussion.

- Becker noted that we can fill the vacant seat next month.
- Keating asked for confirmation that the bylaws do not reference an approved leave. Buckner/Reschke confirmed that CP states no excused absences.
- Diehl noted that City Council gets excused absences.
- Loucks said she is troubled by this situation. When Surban was nominated to chair RPPB in April, no one spoke up that his planned 3 month absence would violate the bylaws, alerting him to the fact and a disservice to all those present at the April meeting. Egbert noted that the April minutes were silent on this and Politte added that

in her absence the minutes were pulled together from multiple sources. If brought up then, we wouldn't be here now discussing this.

- Becker noted in hindsight, there was some miscommunication and the bylaws should have been reviewed at that time, we do have to track attendance.
- Politte noted that this discussion makes us all aware of the eligibility requirements. CP ensures that members are here to represent their community and added that if absences are an issue, that community isn't represented. There might be someone else who is interested in the position.
- If RPPB votes on a project tonight, Politte confirmed that a community member could contest any action taken by RPPB while an ineligible member was on the board. She added that her minutes will document that his votes earlier tonight were ineligible.
- Patel asked for clarification on procedures if a member submits their resignation or if this is different because of the 3 consecutive absences? Politte said a vacancy needs to be announced. A regular resignation is accepted and the vacancy is announced. Patel asked, if his resignation was accepted then why are we going through this process. Politte said that because this is a violation of the bylaws, the process needs to be documented in case the member comes back and says he didn't mean it or if someone files suit against the board. Patel questioned whether Surban's resignation was official or not. Surban then said that it must not have been because the bylaws state "ratifying the report or resignation".
- Rhodes asked the members if they remembered Surban stating he'd be gone? Politte said that it shouldn't have any bearing on this item. Rhodes counted 10 sets of hands remembering it. Rhodes said that he wants Surban here and suggested that Surban not resign, just do this procedural thing and come back next month.
- Surban said, he concluded that his resignation was never affected because the item was on the agenda and the bylaws state one or the other.
- Diehl added, when the Chair announces the resignation it becomes official. He suggested that Surban could pull his resignation now or go through the ratification process.
- Surban suggested the board was in a quandary to ratify the report which is inconsistent with approving him as Chair or whether the absences count as absences per the bylaws. Or he should just resign so the board doesn't seem to be inconsistent or violate the bylaws.
- Keating asked Politte what was said in the email that Surban responded to when he emailed his resignation? Politte said all board members received the forwarded message with her report and request to confirm receipt. Politte read the email sent to Surban on 8/13/15 with the report:

"Hello Ramesses,
I wanted to notify you that you are no longer eligible to serve as a Board Member of RPPB due to your 3 consecutive absences. Please review the attached Secretary's report that will be emailed to the full board today. You also have the option of submitting a letter of resignation to Jon Becker or myself, but the Board has no other alternative but to follow our bylaws and CP 600-24, and ratify the findings then declare the vacancy."
- Brief discussion on use of the word "option".
- Surban suggested that a vote either way will cast the board in a negative light.
- Buckner said it was time to move on and vote to ratify the report.

- Surban said that he thought the Secretary would use discretion.
 - Buckner replied, that Politte doesn't have that choice adding that Surban was absent 3 times in a row. Buckner asked, if he resigns, can he come back next month? Becker said, Yes. Politte added, a vacancy is filled by appointment.
 - Becker suggested that if Surban agreed to resign, the motion could be amended to ratify unless he resigns or the motion could be retracted.
 - McGuire offered an amendment to ratify the Secretary's report unless Surban resigns.
 - Reschke asked if the motion could be rescinded?
 - Motion was pulled from the floor by Diehl and Shoecraft. No vote was taken to ratify the report.
 - Surban handed Becker a second resignation letter and left the meeting.
 - Becker acknowledged receipt of Surban's resignation letter and declared the vacant seat in District 5.
- d. **Request that RPPB Appeal Hearing Officer's Decision of 8/26/2015 for Verizon Wireless Ridgewood Park Project PTS #379009** – ALisa Cassell, resident (Action Item)
- Becker noted the project was already appealed by the Don't Cell Our Parks group adding that RPPB doesn't need to appeal the project. Cassell disagreed stating that RPPB can still appeal. Becker reported, the appeal was stamped today and appealed on the grounds: factual error, conflict with other matters and findings not supported.
 - Cassell requested RPPB appeal the Hearing Officer's Decision to approve the Verizon Ridgewood Park Wireless Facility stating the project approved by RPPB had substantially changed and RPPB did not approve the project that was approved by the Hearing Officer. The community doesn't feel they were represented because Councilmember Kersey had to recuse himself due to a conflict and Councilmember Cate said that RPPB approved the project without providing the details of the approval. She referred to the February 4th RPPB meeting minutes and comments made by Rhodes that the City makes the decision and sometimes they listen to the community and sometimes they don't. The community wrote every councilmember and the only response they received was from Councilmember Kersey because he couldn't vote. Don't Cell Our Parks appealed the project based on the project violating the City Charter and approval requires a vote of the public. She hopes RPPB will appeal because the project has changed.
 - Politte assisted Cassell by reading RPPB approval of the project that was presented to RPPB as reflected in the RPPB minutes dated 2/4/2015.
- Motion:** To approve the Verizon Wireless Communication Facility (WCF), PTN #379009 at Ridgewood Park, 12604 La Tortola for a proposed Faux Eucalyptus Tree with Twelve Antennas as presented with the following conditions: 1) increase height 3 feet with maximum foliage and shape, 2) add 5-24" boxed Canary Island Pine trees and 5-15 gallon Carob trees in the grove, and 3) require that future wireless carriers to this site must come to RPPB. M/S/C – Gore/Rhodes/Approved, 11 in favor – 7 against (B. Diehl, Loucks, Patel, Politte, Shoecraft, Simmons, Surban) – 0 recusals/abstentions.*
- It was noted that the condition to add 3 feet to the height pertained to a 50' faux tree making it 53' tall, the condition to add trees to the grove around the faux tree had been stripped from the project by the City. Politte said that she brought it up to the board after Verizon reduced the size and we also told you about the loss of the

additional trees. The board didn't seem to be concerned. Politte added that all the hillside trees in her neighborhood park are not watered, once established.

- Becker noted, RPPB can request that the trees be added back in and that the applicant establish them.
- Cassell noted that the tree is now 35 feet tall with 12 antennas and the 12 RRUs were not mentioned in RPPB's approval. Parker responded that the RRUs are a part of the antennas. Cassell said the City removed the additional trees due to the drought and the faux tree will be placed in front of the existing trees. It says they will maintain the shrubs if Park & Rec approves.
- Cassell commented on select statements from the H.O. Report Attachment 5 (Draft Resolution) FINDINGS used to base the approval.

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

The Rancho Penasquitos Community Plan does not address WCFs as a specific land use, but Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. It also states that facilities should be designed to be 'aesthetically pleasing and respectful to the neighborhood'."

She added the report says, "the design of this WCF will respect the neighborhood context and blend into the surrounding area with minimal visual impact."

She noted there was confusion that landscaping around the enclosure is now conditional and she noted there are no buildings in this park. The building will be an eye sore to the park and the neighbors, blocking the western horizon. People come to the park to take in its beauty and enjoy its surroundings and will now pass between the concrete enclosure and the faux tree to enter the Preserve.

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

It was determined that the project would not have a significant effect on the environment and was declared to be categorically exempt from the California Environmental Quality Act (CEQA)..."

Cassell added the park butts up to the Preserve, one of the last untouched coastal canyons in San Diego. She mentioned comments made by current Mayor Faulkner referencing the preservation of our parks and the role they play in our quality of life.

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

Cassell said the project will cause visual impacts, move the picnic tables from the shade and move the training equipment; a clear loss of usability. She presented a letter from a resident who uses the circuit training equipment (attached).

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- Becker asked what Cassell's concerns are? Cassell said it is loss of usability and functionality of the park and that it blends in.
- Becker again tried to gain insight into the neighbors overall concerns. Is there any new information?
- Cassell said Verizon misrepresented the project to the City and to RPPB, ie. distance to nearest homes, tables were benches, distance to basketball courts, and then after approval by RPPB they reduced the height of the tree to 35'.
- Becker said he believed the change in height was because 50' exceeded the allowed zoning height and that the City required them to reduce the height.
- Politte said Verizon applied for the appropriate permits to build the 50 foot tree, technically a variance to the zoning. The cycle letters never recommended the lower height.
- Reschke noted that the equipment can be moved to another part of the park without loss of use.
- Steve Smith (resident) said that the premium corner of the park is being removed from our use.
- Parker said the providers are guaranteed the right to provide service to their customers per Federal Law and he said there should be no action by this board tonight because RPPB has already approved the project.
- Politte said the board can appeal the Hearing Officer's Approval of the project based on the other items it. The neighbors could come back to us again if the current appeal fails asking us to appeal on the other grounds not currently under appeal. The appeal is to the Planning Commission.
- Parker asked for confirmation, they want our support because the tree was lowered, the picnic tables and circuit training equipment are being moved, the additional trees were removed from the plan and a neighbor added because the building does not belong there.
- Cassell said the park is a gateway into Los Peñasquitos Preserve and asked us to rescind RPPB's approval of the project and appeal the Hearing Officer's approval. She also commented on the health impacts we aren't allowed to consider.
- Steve Smith (resident - speaker slip in favor of appealing project approval decision) presented pictures of the location and said the project will reduce usability of the park by moving the tables and training equipment. It has an unfettered view of the preserve. He added that he thought the faux tree was to be behind the grove of trees. He stated that Verizon's engineers said it will alter the usability of the park and they don't recommend that people sit near the facility. The project should have been rejected.
- Unnamed resident noted that she has a Verizon wireless signal booster and is concerned that the project will affect her health and devalue her property.
- Becker noted that we review for land use issues and that we are not experts regarding RFs, the applicant has a right to provide service to their customers. We can only look at the land use aspects of a potential project and blend it if possible. We have to rely on the applicants engineers analysis requiring coverage for the area to determine this location.
- Cassell noted that Verizon only looked within a 1 mile radius and the neighbors weren't allowed to rebut Verizon's comments at the Hearing Officer hearing. Parker said the City made the findings that the project did not impact the MHPA.

- Chris Schaffer (resident - speaker slip in favor of appealing project approval decision) noted these facilities have time limits for workers exposure so there is a health issue. The project is 10 feet away from the walkway and 32 steps from the basketball courts. Schaffer noted from the CEQA appeal hearing, Council members Gloria and Emerald liked a suggestion to use a smaller site on Mercy Rd. Please ask Verizon to come back with a better project.
- Becker asked Kerrigan Diehl if they had studied smaller micro sites? She replied yes. Politte said that was not conveyed in staff reports or cycle letters.
- Chris Brady (resident - speaker slip in favor of appealing project approval decision) said the job of RPPB is to look out for the community and the citizens of the community. Why wouldn't you support these neighbors?
- Reschke, as President of the Basketball Association, noted that not having service is an issue for coaches who practice at the park if an emergency arises. He also talked about technology demands in the future and that is the reason for the WCF.
- Brady noted that Verizon had 2 additional future sites on the coverage maps which have been approved. Brady presented a letter from Tim Lucas (handout).
- Becker asked Kerrigan Diehl if the other 2 sites were a part of the analysis? Were they acceptable? K. Diehl replied yes but they don't impact the coverage area of this site.

Motion: To appeal the Hearing Officer's decision to approve the project on the grounds of new information that the project has changed. M/S/C – Politte/Reschke/Discussion.

- Gore noted his understanding that the community is concerned and wished that the tree was moved farther away from the park as a compromise. Becker noted that would put it into the MHPA.
- Keating said the issues being discussed don't seem to be material changes that would cause him to favor an appeal.
- Becker noted that Staff didn't find the changes to be substantial but we could submit a letter requesting that our additional trees condition be reinstated regardless of the current drought conditions and to ensure that those trees are maintained until established.
- Parker said the tree height is the only physical/structural change to the project.
- Diehl said that the City is allowing additional watering in the parks. He added, that moving the circuit training equipment shouldn't impact their use. We can require that they be moved to another part of the park.
- Rhodes said that irrigation was discussed when Verizon presented to us. The drought won't last forever; put something in there that would require Verizon to put in irrigation on that side of the sidewalk and to maintain until established.
- Politte noted that an appeal will take a lot of time and work from us plus we will need to be at the appeal hearing or our appeal won't be considered. We don't know how multiple appeals are handled, if they are taken at the same time.
- Suggestion to modify the motion to include RPPB's previous conditions for additional landscaping, add establishing the landscaping and add that existing facilities (Picnic tables & training equipment) must be relocated within the park.
- Reschke suggested that RPPB support the existing appeal with a letter; less time involvement by RPPB.
- Brief discussion on the grounds for the DCOP appeal. Cassell asked RPPB to recind our previous motion to approve the project (2/4/2015).

- Buckner called a point of order due to audience comments while a motion is on the table, adding that it would take a 2/3 vote to rescind our previous motion.
- Diehl noted the motion changes: reduced tree height to meet zoning, our additional trees were removed and we want them reinstated and to be irrigated until established.
- Egbert said he supports cell service in that neighborhood. He added that he has a disabled friend in that neighborhood who does not have good cell service with Verizon; very concerned with being able to contact emergency services when needed. Egbert asked, are we going to be representing that we are against the cell tower in the park? Becker said, that we are in favor of the project with our conditions being reinstituted.
- Shoecraft noted that in February, a motion to approve the project without any conditions did not pass.
- Reschke offered an amendment to find out who the current Chair and committee members would be to follow through with the appeal. Politte did not accept the amendment. Diehl added, the Vice Chair is the acting Chair in the absence of a Chair.
- Dumka said that a letter would be more effective but there can be multiple appeals at the same time. He added, the community will be much more effective in front of the Planning Commission.

Becker called for a vote on the motion as amended:

Motion: To appeal the Hearing Officer's decision to approve the project on the grounds of new information that the project has changed; specifically the tree was reduced to 35' to conform with zoning, our additional trees (5-24" boxed Canary Island Pine trees and 5-15 gallon Carob trees) were found to not be supported by City staff. We would like to have the additional landscaping reinstated and to be maintained and irrigated until established by the applicant and that the neighbors be consulted as to placement of the moved equipment (picnic tables & training equipment). M/S/C – Politte/Reschke/Failed, 1 in favor (Politte) – 13 against – 1 abstention.

- Discussion on possible details to be included in a motion for a letter and to include the conditions that were included in the original motion and the motion tonight (above).

Motion: To write and submit a letter to the Planning Commission in support of the community because of project changes since RPPB approval; to request that our condition of the additional trees (5-24" boxed Canary Island Pine trees and 5-15 gallon Carob trees) and screening of equipment structure be assured and established by applicant for 2 years. M/S/C – Rhodes/Gore/Approved, 15 in favor – 0 against - 0 abstentions/recusals.

e. **Sprint Wireless Project #406769, 12350 Black Mtn. Rd. (Canyonside Park) – Michelle Thurman (Action Item)**

- This project removes the 6 antennas from the flagpoles and installs a new 45' tall faux eucalyptus tree with 12 antennas and 24 RRH. The existing equipment structure will remain and continue to be used for this project. The flagpoles will remain on site.
- Becker asked if the project was in conformance with zoning? Yes.
- Buckner asked the height of the flagpoles. Parker noted the existing flagpoles are approx. 40' tall.
- Parker reported on the Wireless Committee's review of the project; the project is recommending maximum branches allowed and extending branches 24" beyond

antenna to better camouflage the equipment. They are including socks on the antennas and some equipment boxes inside the structure are being updated. Recommend approval as presented.

- Becker inquired if there was a need for additional trees (native) in a grove around this faux tree? Is the faux type the best for the site?
- Diehl noted there are shrubs and trees already along the gully and wouldn't want additional trees. He asked if this was a new lease' Parker responded that they are establishing a new lease for the tree area. Diehl inquired if they would be required to update existing to ADA standards like our regular park upgrades? Parker said it is not accessible to the public and not required.
- Politte noting the diagrams, the branches don't exceed the antenna above to camouflage, suggesting the antennas be dropped a bit. Parker said that won't work structurally. Do we want to make sure the City doesn't remove the existing the camouflage around the tree? Becker said if the City wants to clean up the gully, we don't have a say. She asked Thurman what outstanding issues remained incomplete per the cycle letters since we have not seen the letters? Thurman said, they are revising the coverage map to show Good, Excellent and Poor. Politte noted that coverage maps were not sent out. Parker said the RF study was fine. Politte said the coverage is really for the park as residential is more than a mile away.
- Buckner asked if Rec Council approved? Diehl said, no.

Motion: To approve the Sprint Wireless Project #406769, 12350 Black Mtn. Rd. (Canyonside Park) as presented. M/S/C – Parker/Egbert/Approved, 12 in favor – 2 against (Shoecraft, Politte) – 1 abstentions (Becker).

Note: Politte & Shoecraft are not in favor of WCFs in parks, and Becker noted that environmental review was not provided and he wants to see more info.

- Diehl asked when construction might begin? Thurman replied, tentatively June/July 2016. Diehl noted that June/July the park is down for maintenance, Aug-Dec is soccer. Best times for this project installation would be June/July or Dec/Jan when the park is down for maintenance.

f. **Nominations & Election of RPPB Chair – Jon Becker (Action Item)**

Motion: To nominate and elect Corey Buckner as RPPB Chair. M/S/C – Becker/Keating/Discussion.

- Becker said that Buckner has done this job in the past, done it well and would be a very good Chair. Keating agreed.
- Buckner inquired, if Surban comes back would the board want him to be the Chair?
- Brief discussion on appointment process to fill.
- Diehl said that he did not believe that Surban would be returning, adding that he nominated Surban to the Chair position in April to add that checkmark on his resume.
- Politte commented on Surban's argumentative behavior tonight, noting that this is not court.
- Patel called for a point of order as these are personal opinions not related to the motion on the floor.
- Gore said he likes Surban but regardless of whether he comes back we deal with contention and issues of contention all the time. We need someone who can keep

things calm. The position he took tonight was not Chair worthy. Gore said he supports Buckner because of his years of experience.

- Rhodes said there is nothing we could say to get him to understand that it wasn't personal, he took it personal. We all like Surban.
- Becker said that Surban did not believe he was removed prior to the meeting. They spoke and Becker believed Surban redacted his resignation. That's why we had to go through the process.
- Rhodes said he has been on the board with Buckner and he has done a good job in the past. He added, that you don't throw kerosene on the fire.

Becker called for a vote on the motion; Motion was approved to elect Buckner as the Chair. 15 in favor – 0 against - 0 abstentions/recusals.

g. **Confirm RP Town Council's Reappointment of Darshana Patel to RPPB – Jon Becker (Action Item)**

RP Town Council is reappointing Darshana Patel to fill the organization's seat; a letter of appointment and application have been received.

Motion: To accept the appointment of Darshana Patel to the Town Council seat. M/S/C – Becker/Politte/Approved, 15 in favor – 0 against – 0 abstentions/recusals.

h. **Appoint RPPB Bylaws Committee Chair & BMOSP Liaison – Jon Becker (Action Item)**

- Becker appointed Politte as the new Bylaws Ad-hoc Committee Chair.
 - Diehl inquired if the bylaws committee needs to be appointed again? Politte said that the Chair appointed the committee (Surban, Diehl, Egbert, Politte and Vasquez who resigned from the board and no longer a committee member). Other members who attended were invited but not allowed to vote in committee. The new bylaws will change how committee members are appointed.
- Becker appointed Diehl as the new BMOSP Liaison.

8. **REPORTS.**

- a. Chair Report – Corey Buckner, no report
- b. Vice-Chair Report – Jon Becker
 - Announced vacancies in PQ Districts 3, 5, 6, 8; interested parties should submit an application to be considered for appointment at the next meeting. Cyndy Macshane is still interested when the new bylaws are approved.
 - Received inquiries about grading at the site of Torrey Brook II, Becker noted that the project was previously approved for 2 homes in 2007.
 - City has approved the erosion repairs and improvements on the City's service road that goes to the SD County Water Authority's site (near Black Mtn. Rd & Carmel Valley Rd. intersection).
 - Black Mtn. Rd. and Park Village Rd. will get new traffic signals, ped buttons and ramps; Keating said it is all ADA upgrades; appeals are due by 9/9/15.
 - San Diego Half Marathon is Dec. 26th, appeals are due by 9/14/15.
 - Other appeals due shortly include: Storm water, Miramar Landfill, and the Climate Action Plan.
 - Becker reported that he did receive the reimbursement check from the City for RPPB approved expenses and will send Politte a check for those expenses.

Rancho Peñasquitos Planning Board Meeting Minutes, September 2, 2015 Page 16 of 16

Motion: To forego remaining reports and adjourn the meeting. M/S/C – Keating/Patel/
Approved, 14 in favor – 0 against – 0 abstentions/recusals.

The meeting was adjourned at 11:32 pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 10/7/2015, 12 in favor – 0 against – 0 abstentions/recusals.

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT
RANCHO PEÑASQUITOS RECREATION COUNCIL
DECEMBER 10, 2015
MINUTES

Meeting Location:

Canyonside Recreation Center
12350 Black Mountain Road
San Diego, CA 92129

MEMBERS IN ATTENDANCE

George Kalamaras
Theresa Gonzaga
Steve Gore
Brad Reschke
Peter Stogsdill
Efrain Gonzalez
Mike Johnson

MEMBERS EXCUSED

Glenn Hachadorian

OFFICERS

Bill Diehl – Chairperson
Scott Gellerman – Vice Chairperson
Steve Mauch – Treasurer
Diane Wavrik – Secretary

STAFF

Sarah Erazo – Area Manager II
Alex Davis – Center Director III
Rex Cabanas – Center Director III
Tonicia Tademay – Assistant Center Director
Myliissa Magallanes – Assistant Center Director

VISITORS

A. CALL TO ORDER/INTRODUCTIONS

The meeting was called to order at 7:40pm.

B. APPROVAL OF MINUTES

MOTION: It was moved/ seconded (S. Gellerman /T. Gonzaga) to approve minutes from September 24, 2015 meeting. The motion passed unanimously (9-0-0).

C. TREASURER'S REPORT - Steve Mauch

The Canyonside checking account ending balance is \$101,977.95 and saving \$190,985.86 and Hilltop checking account ending balance is \$32, 117.73 while pending financial reports from accounts office. Reconciled reports will be presented at the upcoming meeting.

D. REQUEST FOR CONTINUANCE: None

E. COMMUNICATIONS: None

F. INFORMATION ITEMS

1. **Parks Fit T-shirts** – It was reported that Canyonside Recreation Center had the most participants in the 2015 Parks Fit Program.
2. **Special Use Permit/Standard Operating Procedures** – The City came out with a new Special Use Permit and Standard Operating Procedures. We have had the same bylaws since 1977 which need to be revised. We did a revision in 2008 but they have yet to be approved by the department.
3. **Canyonside Sprint Cell Phone Tower** – The Sprint Cell Towers at Canyonside Park are moving forward. They will be replacing one of the flagpoles.

G. ACTION ITEMS

1. 2016 Slate of Officers: Scott Gellerman – Chair, Bill Diehl – Vice Chair, Steve Mauch – Treasurer, Diane Wavrik – Secretary. No additional nominations.

MOTION: It was moved/ seconded (S. Mauch/ G. Kalamaras) to approve the 2016 slate of officers as presented. The motion passed unanimously (9-0-0).

2. 2016 Officer Elections

MOTION: It was moved/ seconded (S. Mauch/ G. Kalamaras) to elect into office the 2016 slate of officers as presented. The motion passed unanimously (9-0-0).

3. Request funds for Table Tennis Table - \$2,000

MOTION: It was moved/ seconded (D. Wavrik /S. Gore) to allocate up to \$2000.00 for a new table tennis table at Hilltop. The motion passed unanimously (9-0-0).

H. CHAIRPERSON'S REPORT: No report

I. VICE-CHAIR REPORT: No report

J. SECRETARY REPORT: No report

K. PARK AND RECREATION STAFF REPORTS

1. **Rancho Penasquitos Area Manager** – Sarah Erazo reported that the slope behind the racquetball courts at Rolling Hills is eroding. She is working on long term solutions to the problem. Ms. Erazo announced that the city working on phase two of Black Mountain Ranch Park as well as the expansion of the Canyonside parking lot. She mentioned that the city has a new contracts for playground rubber surfacing and gym floor resurfacing. Ms. Erazo is currently working with several residents concerned about trees adjacent to their properties. She added that the department has a very limited budget and all requests must be approved by the department arborist. New trashcans are being put in Views West and Canyonside. If you see any old facilities or anything broken or need of repair, please email Sarah. Sports Groups:

Please tidy sports bins and get rid of old ones or if need new paint, paint them to make them look nicer.

2. **Canyonside Center Director** – Alex Davis introduced Tonicia Tademey as Assistant Center Director. He mentioned that new programs are trying to be implemented; Canyonside would like to have a senior program. If anyone knows someone who like to teach a senior class (i.e. Bridge/Bingo) please contact Alex. Additionally they are starting a youth ceramics class.
3. **Hilltop Center Director** – Rex Cabanas introduced Mylissa Magallanes as Assistant Center Director. He reported that new programs are trying to be implemented at Hilltop; An Active Adult Fitness class has started on Tuesdays from 10:45-11:45. Three people attended the first week, and three people attended the second week. Hilltop also has a Tot Storytime class that started last week but did not get any participants due to the snow that was still in place from Winter Wonderland. Mylissa will be teaching it on Mondays and Fridays from 10:45-11:45 and will hopefully have more people next week. Oktoberfest had about 500 people. Winter Wonderland had about 2500 people and made \$3,744 from admissions (\$3) and food/drinks (\$1).

L. ORGANIZATION COMMITTEE REPORTS

1. Community Parks I Area Committee – No report
2. RPB Basketball – No Report
3. PQ Girls Softball – No report
4. PQ Town Council – Theresa Gonzaga reported there have been many burglaries in the last few months. Be careful when answering the doorbell. Be aware of who is coming to your door. Fiesta will be May 1st
5. PQ Youth Soccer – No report
6. RP Little League – George Kalamaras stated that registration began, draft will be in January and practices will start in February.
7. Cricket – Absent
8. Pony/Colt – Absent
9. YMCA – No report
10. RP Tennis – Absent
11. Pop Warner – Mike Johnson- Shared that they held an end of year picnic.
12. Planning Group – Steve Gore announced plans to improve path on north side to Black Mountain Road to be accessible have started. Rolling Hills Park upgrades have been approved for \$300,000. The designer overlooked the 30% that is charged and would have been short. Therefore community funds need to be used. There is \$1.2 million and project will move forward. Jennifer will also raise \$200,000 for tot lots.
13. Wolverine Youth Football – Efrain Gonzalez reported spring football is starting February.
14. Sienna's Playgarden – Absent

M. WORKSHOP ITEMS: None

N. INFORMATION ITEMS/ANNOUNCEMENTS

1. Tonicia – Department wide art contest for MLK Day is currently going on. Participants can enter from now until December 18th. We currently have 3 students participating.
2. Cheerleaders from Rancho Peñasquitos Pop Warner 12-13 year old division received 6th place overall in Florida competition.
3. Sarah – There has been a lot of vandalism at the Skate Park. They removed iron bars and front gate. Currently working with an officer to catch suspect. We have spent \$2,000 to repair damages. There will be extra surveillance and night security until suspect is caught.

O. ADJOURNMENT

1. Meeting was adjourned at 8:22pm

Respectfully submitted,

Reviewed by,

Myliisa Magallanes

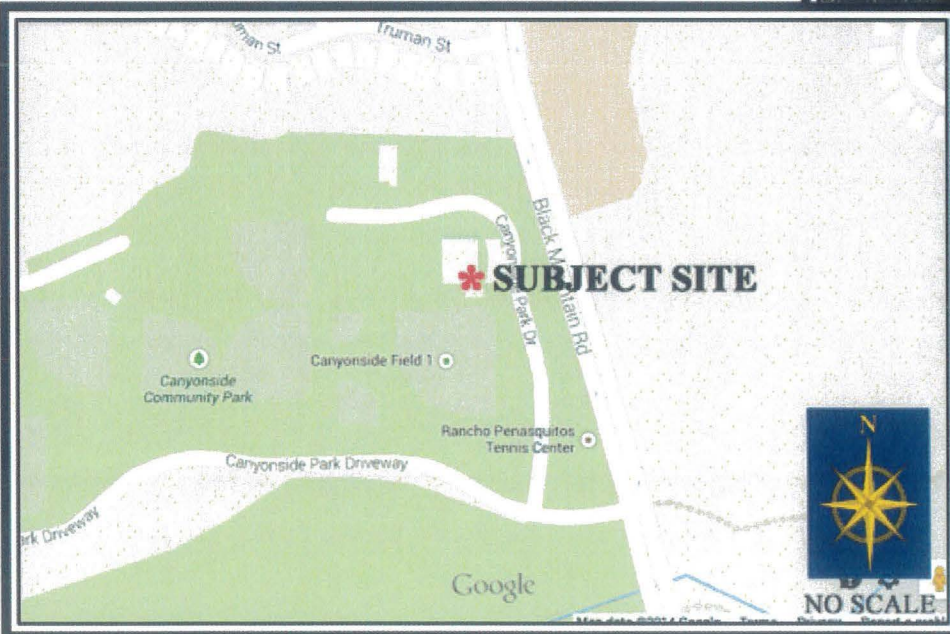
Bill Diehl



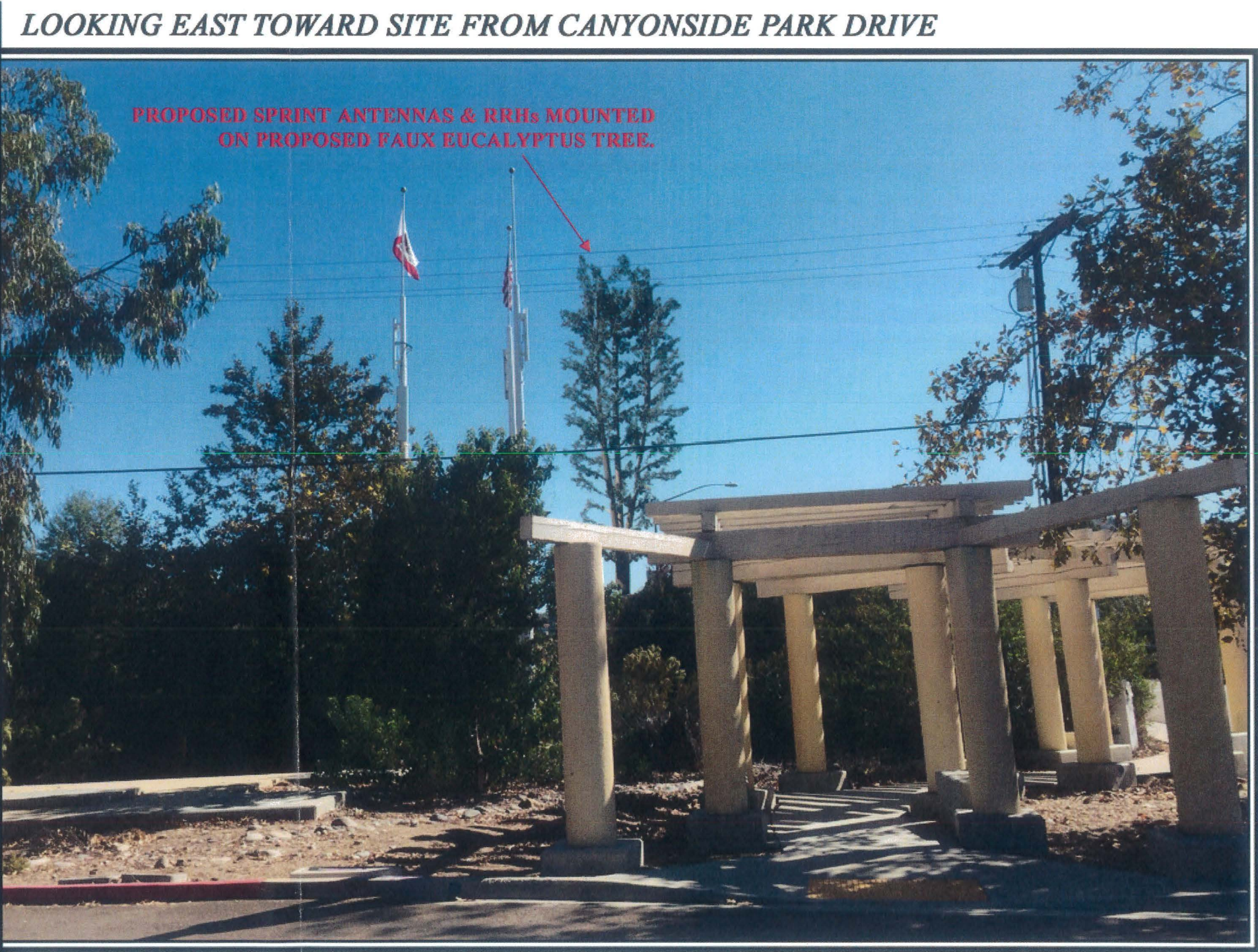
SD03XC175 CANYONSIDE PARK
12350 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92129



SITE PRIOR TO INSTALLATION



VICINITY MAP



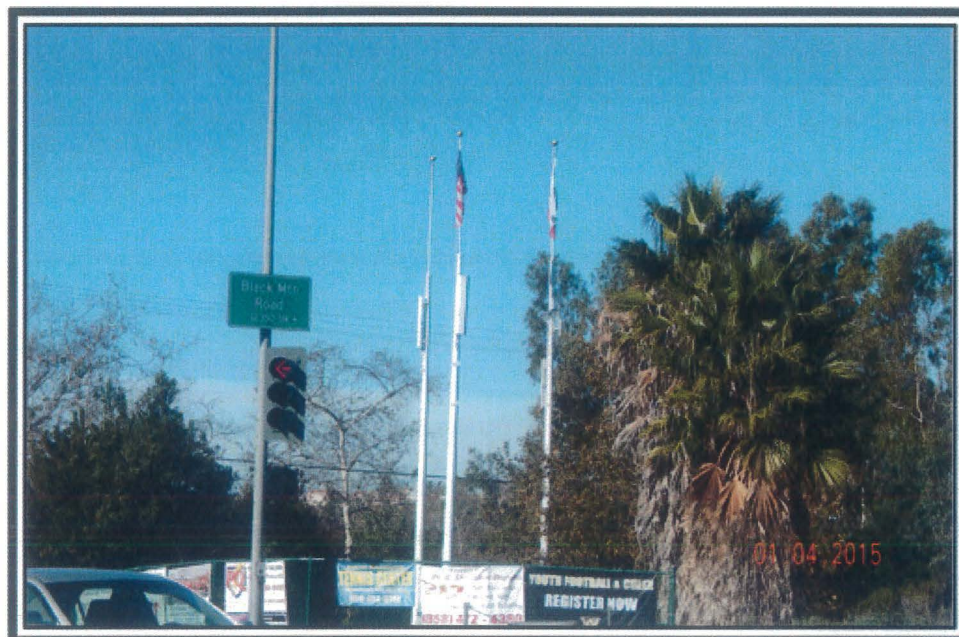
SITE AFTER INSTALLATION



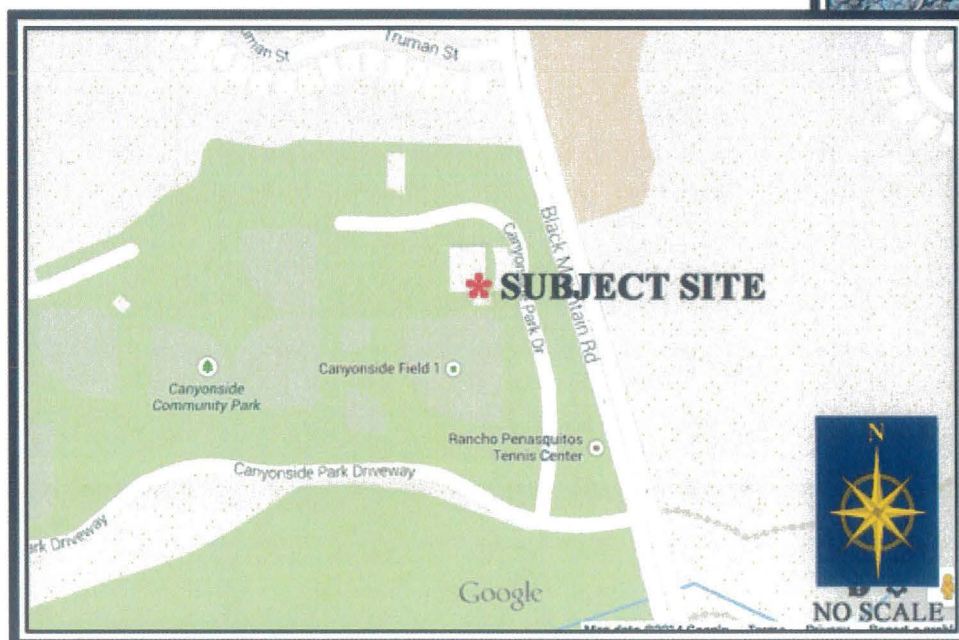


SD03XC175 CANYONSIDE PARK

12350 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92129



SITE PRIOR TO INSTALLATION



VICINITY MAP

LOOKING NORTHWEST TOWARD SITE FROM BLACK MOUNTAIN ROAD



SITE AFTER INSTALLATION



SD03XC175 CANYONSIDE PARK
12350 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92129

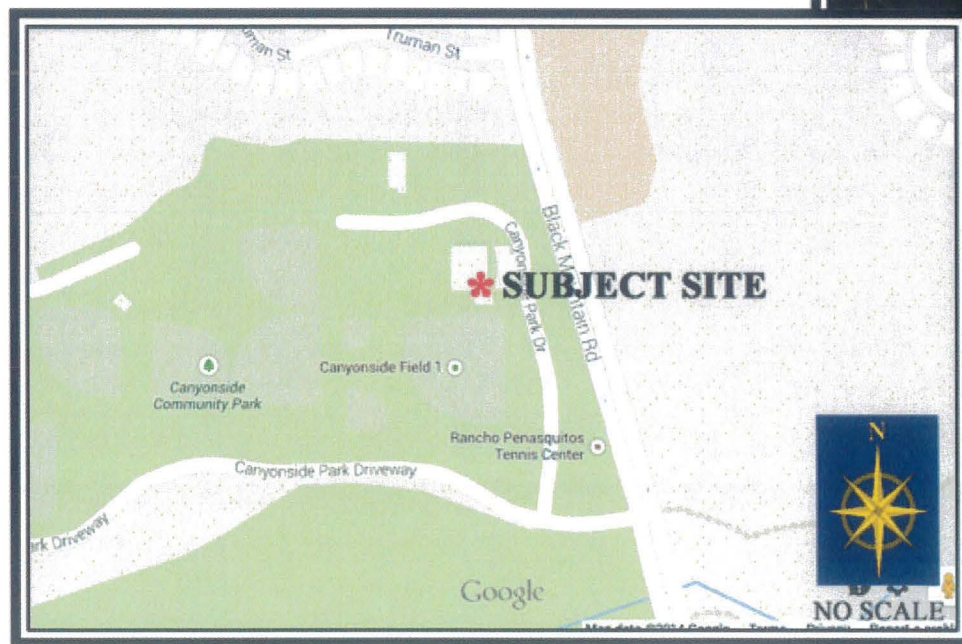


SITE PRIOR TO INSTALLATION

LOOKING SOUTHEAST TOWARD SITE FROM CANYONSIDE PARK DRIVE



SITE AFTER INSTALLATION



VICINITY MAP



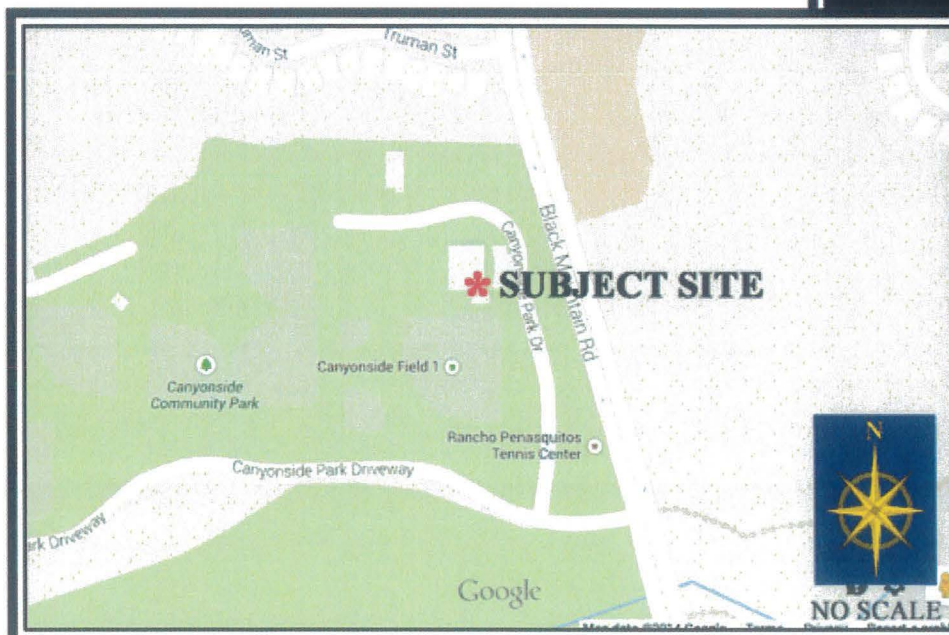


SD03XC175 CANYONSIDE PARK

12350 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92129



SITE PRIOR TO INSTALLATION



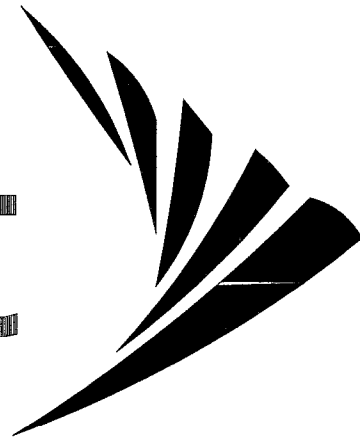
VICINITY MAP

LOOKING SOUTHWEST TOWARD SITE FROM BLACK MOUNTAIN ROAD



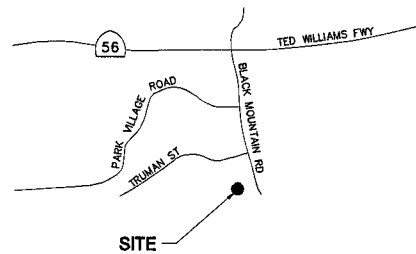
SITE AFTER INSTALLATION

Sprint



SD03XC175
CANYONSIDE PARK
12350 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

VICINITY MAP



THOMAS GUIDE PAGE: 1189 - D7

ADDRESS
12350 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

DIRECTIONS:

FROM THE SAN DIEGO INTERNATIONAL AIRPORT:

1. HEAD WEST ON AIRPORT TERMINAL RD
2. SLIGHT LEFT TO STAY ON AIRPORT TERMINAL RD
3. KEEP RIGHT AT THE FORK
4. TURN LEFT ONTO N HARBOR DR
5. TURN LEFT ONTO W GRAPE ST
6. TAKE THE INTERSTATE 5 SOUTH RAMP
7. MERGE ONTO I-5 SOUTH
8. TAKE EXIT 16 TO MERGE ONTO CA-163 N TOWARD ESCONDIDO
9. MERGE ONTO I-15 NORTH
10. TAKE THE MERCY RD EXIT TOWARD SCRIPPS POWAY PKWY
11. TURN LEFT ONTO MERCY RD
12. TURN RIGHT ONTO BLACK MOUNTAIN RD
13. TAKE THE FIRST LEFT ONTO CANYONSIDE PARK DRIVEWAY
14. TURN RIGHT ONTO CANYONSIDE PARK DR
15. ARRIVE AT 12350 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92129

DRAWING NOTE

THE BASE OF THESE DRAWINGS WERE TAKEN FROM "AS-BUILT" DRAWINGS PROVIDED BY SPRINT. THE ACCURACY OF THE AS-BUILT DRAWINGS WERE ASSUMED TO BE CORRECT AND WERE NOT THOROUGHLY REVIEWED FOR ACCURACY.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

SURVEYOR:
FLOYD SURVEYING
28936 OLD TOWN FRONT ST, SUITE 203
TEMECULA, CA 92590
(951) 964-8647

PERMITS REQUIRED

- NEIGHBORHOOD DEVELOPMENT PERMIT
- PLANNED DEVELOPMENT PERMIT
- NEIGHBORHOOD USE PERMIT

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 OF PENASQUITOS PARK VIEW ESTATES, UNIT 1, LOT 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 10045, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: SPRINT
9191 TOWN CENTER DRIVE, SUITE 150
SAN DIEGO, CALIFORNIA 92122
CONTACT: MAEGAN MURPHY
(619) 985-6638

OWNER: CITY OF SAN DIEGO
202 "C" STREET
SAN DIEGO, CALIFORNIA 92101

PROJECT DESCRIPTION:

AMENDMENT TO PERMIT NO. 95-0351-70

- REMOVE (3) EXISTING ANTENNAS FROM EXISTING FLAG POLES
- INSTALL (12) NEW 6'-0" PANEL ANTENNAS MOUNTED TO A NEW 45'-0" HIGH FAUX EUCALYPTUS
- INSTALL (24) NEW RRH MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALL (1) NEW GROWTH CABINET ON EXISTING RAISED CONCRETE PAD INSIDE EXISTING EQUIPMENT ENCLOSURE
- INSTALL (1) NEW TOP HAT ON EXISTING BTS CABINET
- INSTALL (1) NEW ENTITLEMENT CABINET ON EXISTING RAISED CONCRETE PAD INSIDE EXISTING EQUIPMENT ENCLOSURE
- INSTALL (1) NEW ENTITLEMENT CABINET ON EXISTING RAISED CONCRETE PAD INSIDE EXISTING EQUIPMENT ENCLOSURE
- REMOVE (1) EXISTING FLAGPOLE AND REFURBISH (2) EXISTING FLAGPOLES

ASSESSORS PARCEL NUMBER: 315-480-01

ZONING (EXISTING): AR-1-1

TYPE OF CONSTRUCTION (EXISTING):

OCCUPANCY OF EXISTING SPRINT EQUIPMENT ROOM: S-2

JURISDICTION: CITY OF SAN DIEGO

LEASE AREA: 365 SQ. FT.

TOTAL SITE AREA: 1,893,978 S.F.
= 43.48 ACRES

NOTE:
THERE ARE NO OTHER EXISTING TELECOMMUNICATIONS FACILITIES ON SITE

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-0.0	STORM WATER MANAGEMENT PLAN
A-1	ENLARGED AREA PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ANTENNA PLAN & FAUX EUCALYPTUS TREE ELEVATION
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
D-1	DETAILS
L-1	CONCEPT LANDSCAPE PLAN
L-2	CONCEPT LANDSCAPE PLAN
LS1	SITE SURVEY GENERAL INFORMATION
LS2	SITE SURVEY GENERAL INFORMATION

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA FIRE CODE, 2013 EDITION
CALIFORNIA ENERGY CODE, 2013 EDITION

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

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

BOOTH &
SUAREZ

ARCHITECTURE ■ INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

Sprint

9191 TOWN CENTER DRIVE, SUITE 150
SAN DIEGO, CA 92122
(619) 985-6638

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NUMBER

SD03XC175

PROJECT NAME

CANYONSIDE PARK

12350 BLACK MOUNTAIN ROAD

SAN DIEGO, CA 92129

CITY OF SAN DIEGO

DRAWING DATES

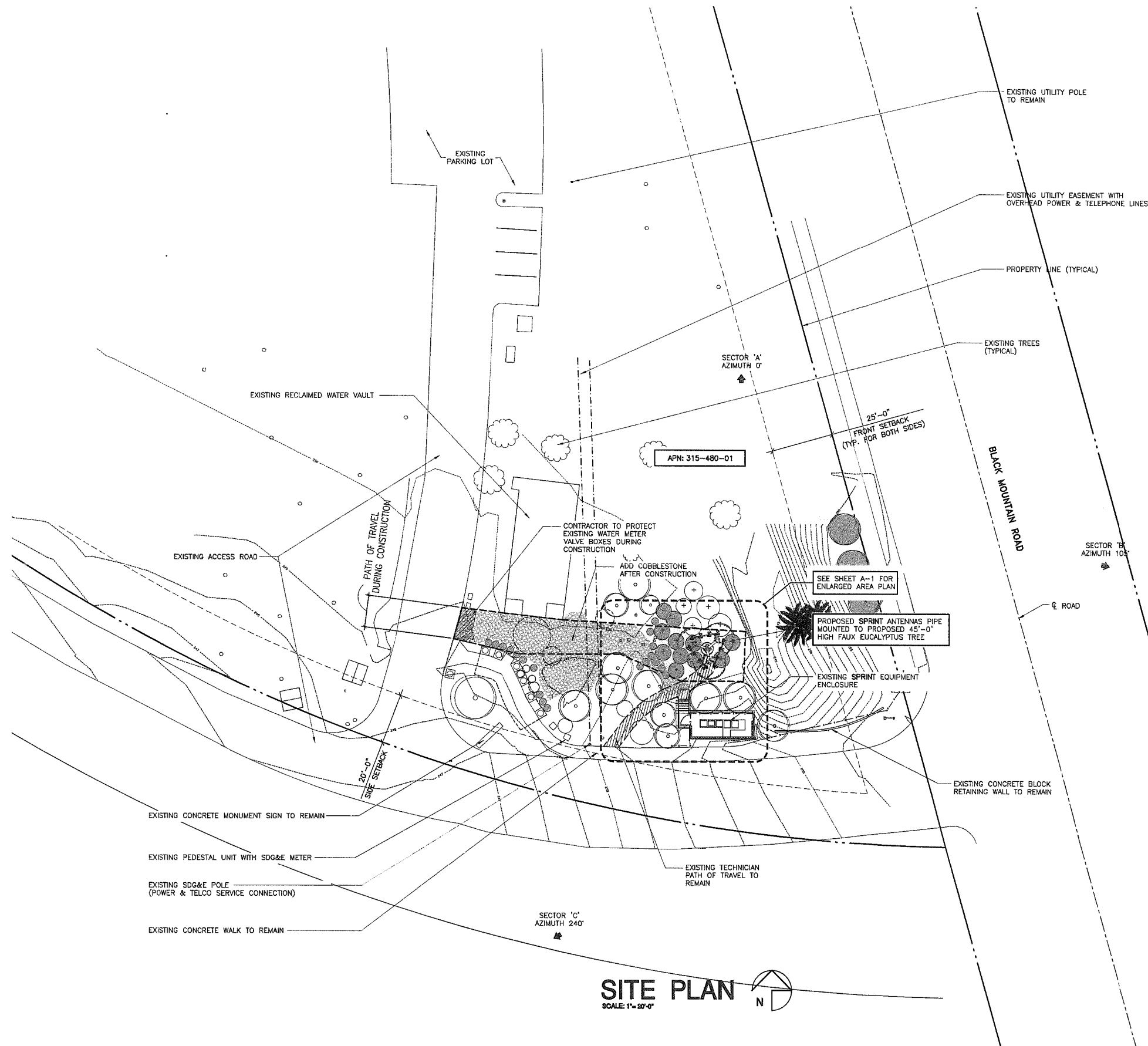
11/25/14	90% ZD (nt)
12/08/14	100% ZD (nt)
12/09/14	100% ZD REVISION 1 (nt)
04/03/15	100% ZD REVISION 2 (jt)
06/02/15	100% ZD REVISION 3 (se)
08/28/15	100% ZD REVISION 4 (ic)
09/17/15	100% ZD REVISION 5 (ic)
01/29/16	100% ZD REVISION 6 (ic)
02/12/16	100% ZD REVISION 7 (ic)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

PROJECTS\Sprint\14346

T-1



DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED 0%
CUBIC YARDS OF CUT 14.5 CUBIC YARDS OF FILL 0
VOLUME OF FILL TO BE IMPORTED 0 CU.YD. EXPORTED 14.5
AREA TO BE GRADED? 0 % OF SITE 0%
PROPOSED CUT SLOPE RATIO: 0 FILL SLOPE RATIO: 0
MAXIMUM HEIGHT OF: CUT SLOPE 0 FEET: FILL SLOPE 0 FEET

ENGINEERING NOTES:

1. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

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SAN DIEGO, CA 92122
(619) 985-6638

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NUMBER

SD03XC175

PROJECT NAME

CANYONSIDE PARK

12350 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129
CITY OF SAN DIEGO

DRAWING DATES

11/25/14	90% ZD (nt)
12/08/14	100% ZD (nt)
12/08/14	100% ZD REVISION 1 (nt)
04/03/15	100% ZD REVISION 2 (if)
06/02/15	100% ZD REVISION 3 (se)
08/26/15	100% ZD REVISION 4 (ic)
09/17/15	100% ZD REVISION 5 (ic)
01/29/16	100% ZD REVISION 6 (ic)
02/12/16	100% ZD REVISION 7 (ic)

SHEET TITLE

SITE PLAN

PROJECTS\Sprint\14346

A-0

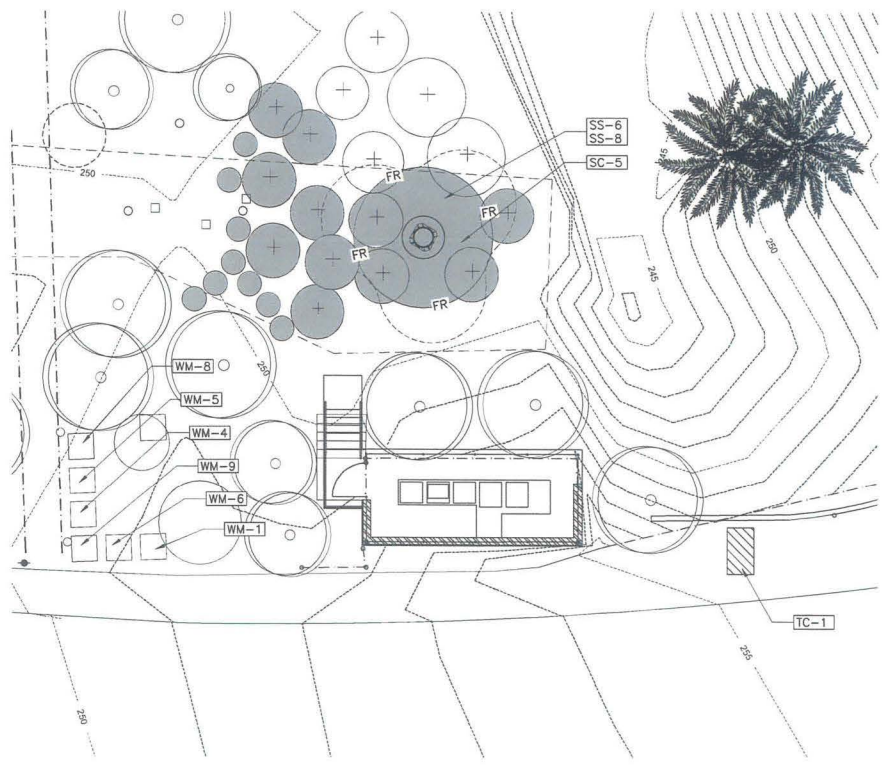
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Page 2	City of San Diego - Development Services Department - Storm Water Pollution Control Plan (SWMPP)
<p>PAGE 2: IDENTIFY CONSTRUCTION SITEWATER IMPACTS</p> <p>A systematic review of site data has been provided to discharge solidified and minor pollution risks from wastewater. All construction projects are required to reduce pollution to the maximum extent practicable by implementing best management practices (BMPs) for the City of San Diego. <i>Water Quality Management</i> is the primary regulatory for Construction Stormwater BMPs. There are five categories:</p> <ul style="list-style-type: none"> 1. Erosion control practices 2. Sediment control practices 3. Erosion sediment tracking measures 4. General site and materials management 5. Stormwater management <p>BMPs from each of the five categories must be used together as a system to either prevent potential discharges or if they appear "low" on any of the questions below, your project is subject to Table 1 on the following page (Minimum Required BMPs for Low Potential Discharge). As noted in the Table 1, please select at least the most number of required BMPs, or as many as are feasible for your project. If no BMP is selected, an explanation must be given to the City of San Diego. All questions are "yes/no" or "yes/never" to determine construction BMP requirements for your project. Please check both "yes" and "never" as "no".</p>	
<p>Will there be any disturbing activities that will result in exposed soil areas? (This includes minor grading and clearing)</p> <p>Reference: Table 1 Items A and B</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Will there be asphalt paving, including patching?</p> <p>Reference: Table 1 Items C and E</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Will there be clearing from minor cutting, grading, or concrete saw cutting?</p> <p>Reference: Table 1 Items C and E</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Will there be solid waste from concrete discharging and removal, wall construction, or form work?</p> <p>Reference: Table 1 Items C and E</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Will there be dredging/soil transport, splash, concrete, solid waste in or near 24 hours?</p> <p>Reference: Table 1 Items C and E</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Will there be decontaminating operations?</p> <p>Reference: Table 1 Items B and C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Will there be temporary on-site storage of construction materials, including mortar, mix, rebar, landscaping materials, construction materials, gravel, lumber, rebar, and plastic mulch before use?</p> <p>Reference: Table 1 Items D and E</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Will there be solid waste products be generated from site cleanup?</p> <p>Reference: Table 1 Item E</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Will construction equipment be stored on site (e.g. fields, site, trucks, etc.)</p> <p>Reference: Table 1 Item E</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Will Portable Sanitary Services ("Porta-potty") be used on the site?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

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STORM WATER MANAGEMENT PLAN

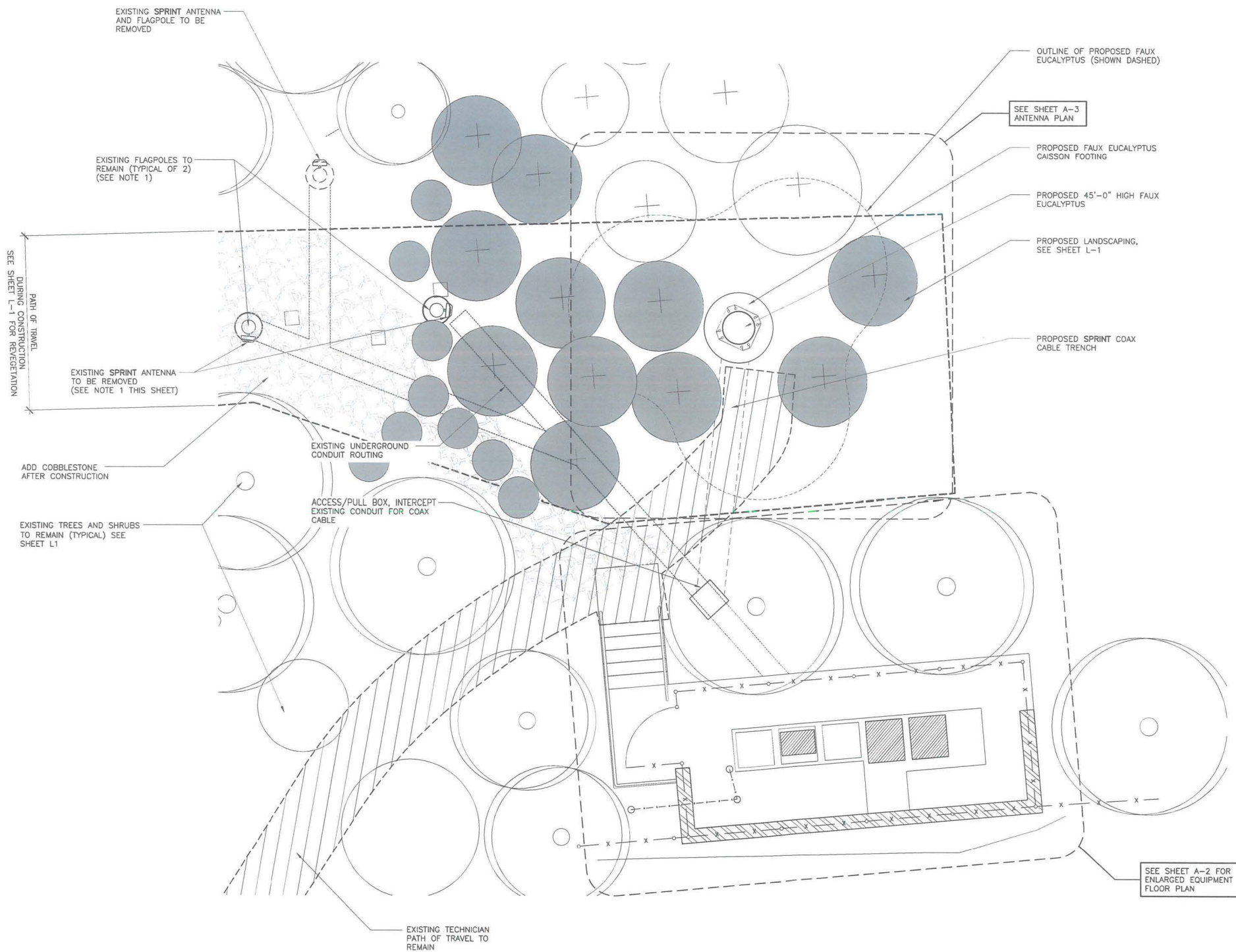
SCALE: 1" = 10'-0"

A diagram showing a large rectangle divided into four smaller rectangles by a central square. The central square is labeled with the number 1. The four surrounding rectangles are labeled with the numbers 2, 3, 4, and 5 in a clockwise direction starting from the top-left rectangle.

02/12/16 100% ZD REVISION 7 (ic)

STORM WATER MANAGEMENT PLAN

A-0.0



NOTE:
1. REMOVE TOP EXTENSIONS ON POLE AND RE-FIT WITH NEW FLAGPOLE FINIALS AND PULLEYS. RESTORE AND PAINT FLAGPOLE TO ITS ORIGINAL CONDITION WHERE ANTENNAS HAVE BEEN REMOVED.

ENLARGED AREA PLAN
SCALE: 1/4" = 1'-0"



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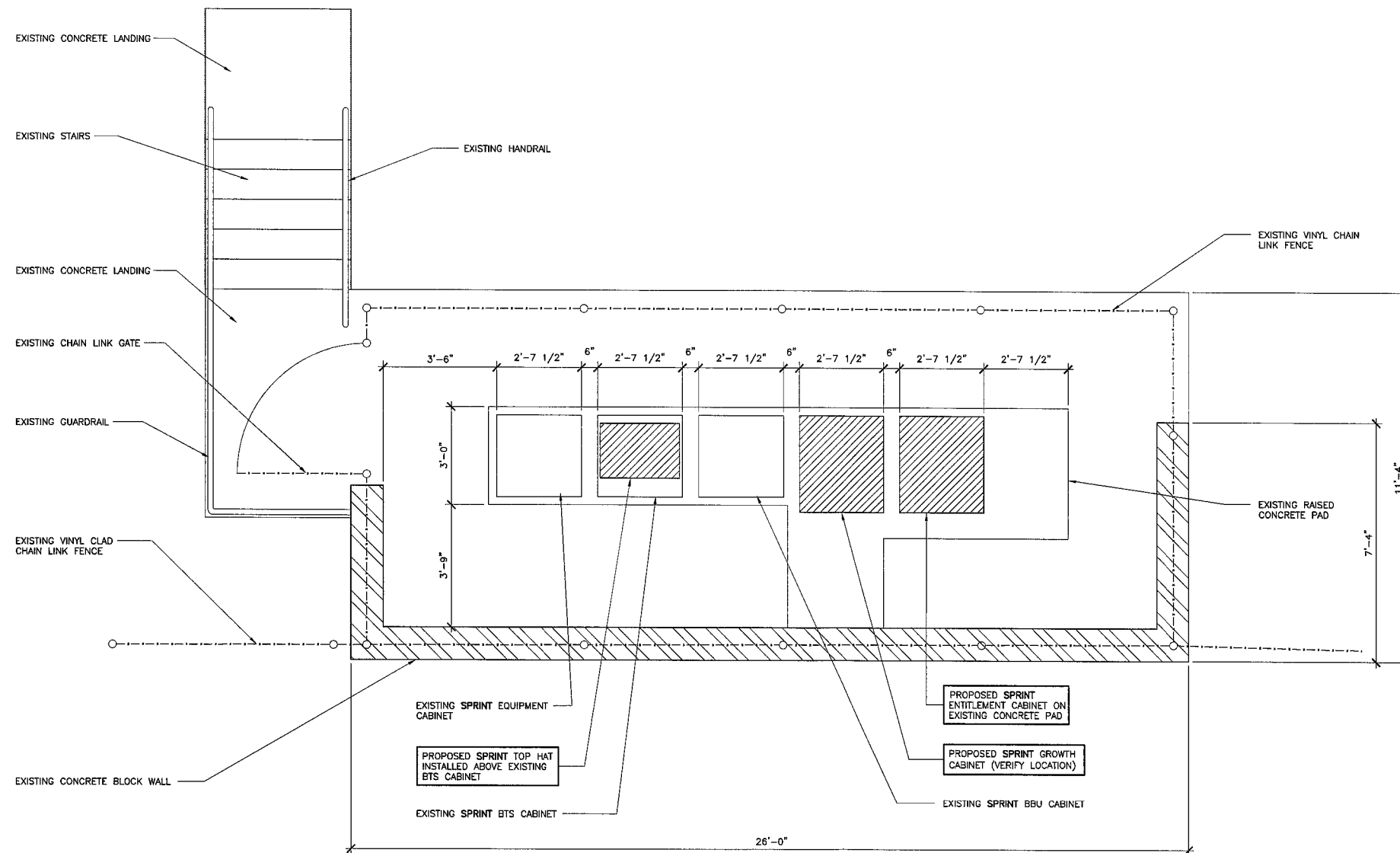
APPROVALS	
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CITY OF SAN DIEGO

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02/12/16	100% ZD REVISION 7 (ic)

SHEET TITLE
ENLARGED AREA PLAN

PROJECTS\Sprint\14346



EQUIPMENT PLAN

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



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01/29/16	100% ZD REVISION 6 (lc)
02/12/16	100% ZD REVISION 7 (lc)

SHEET TITLE
EQUIPMENT FLOOR PLAN

PROJECTS\Sprint\14346

A-2



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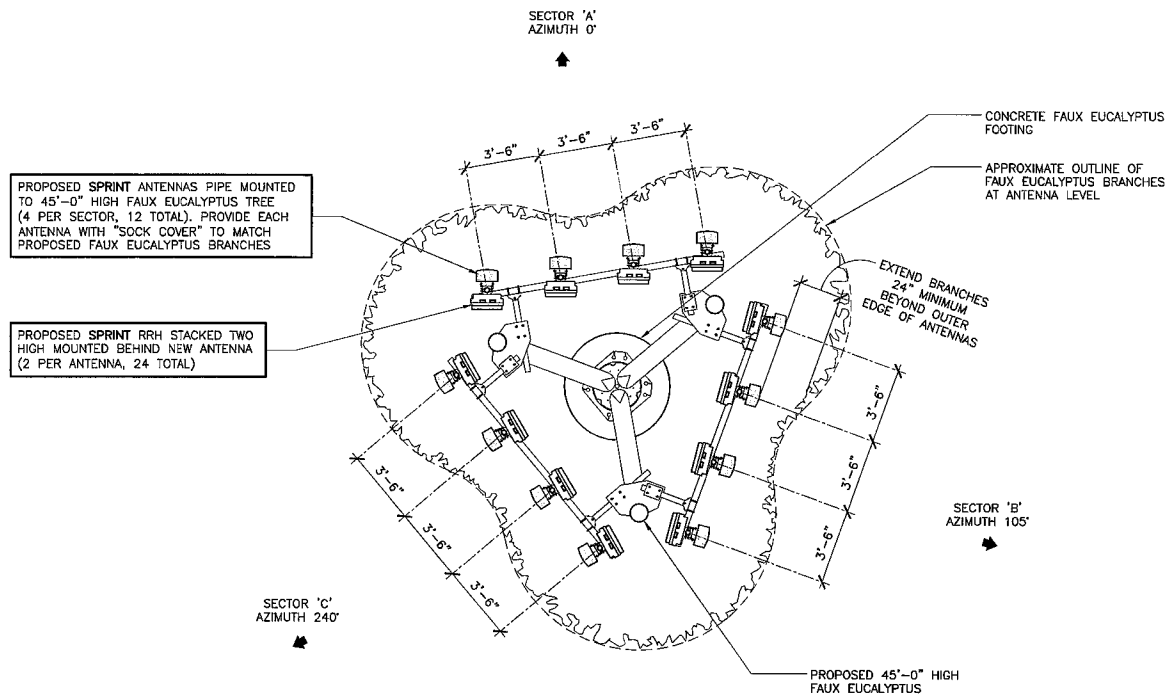
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04/03/15	100% ZD REVISION 2 (ft)
06/02/15	100% ZD REVISION 3 (so)
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SHEET TITLE

ANTENNA PLAN &
FAUX EUCALYPTUS
TREE ELEVATION

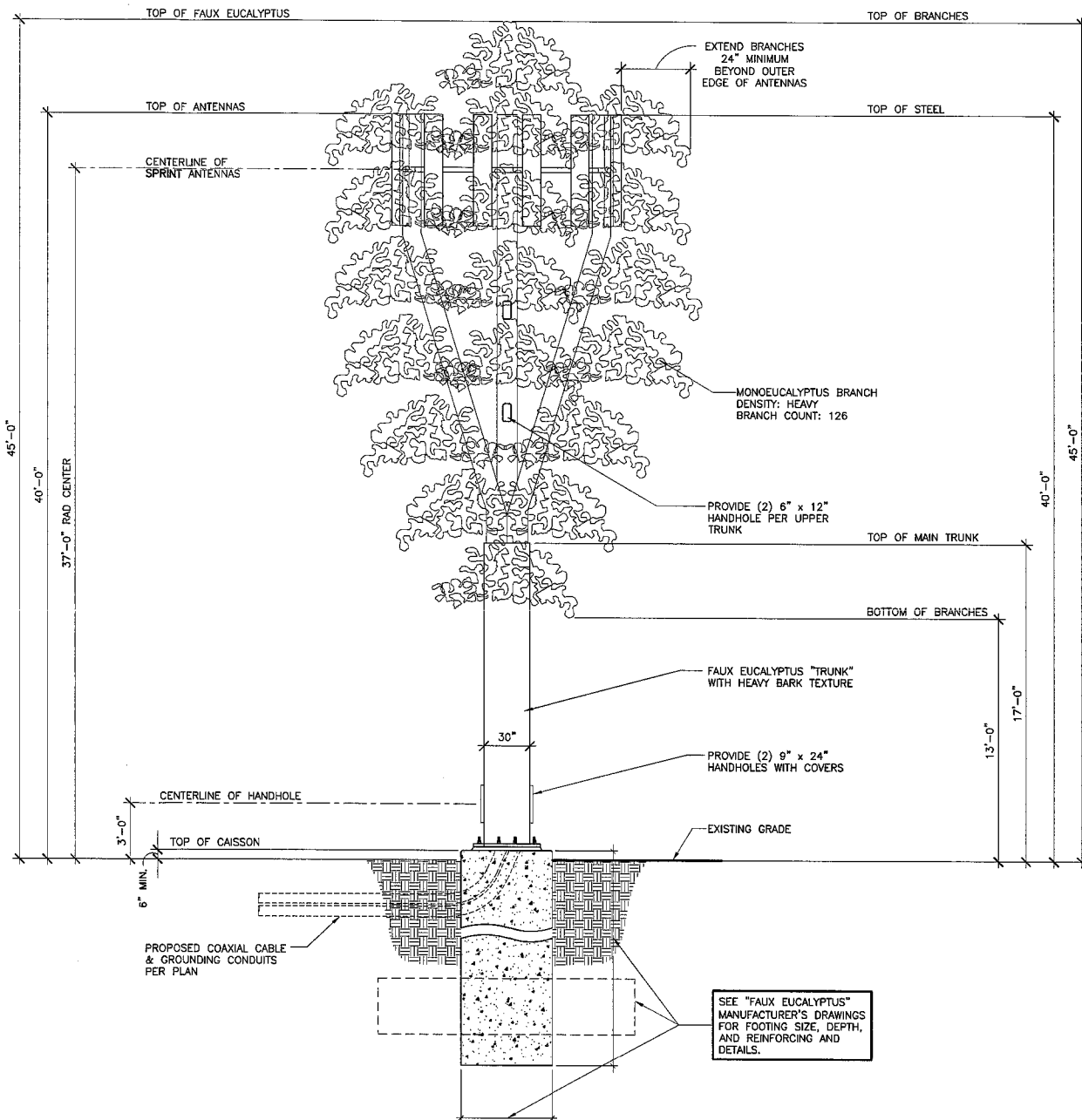
PROJECTS\Sprint\14346

A-3



ANTENNA PLAN

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



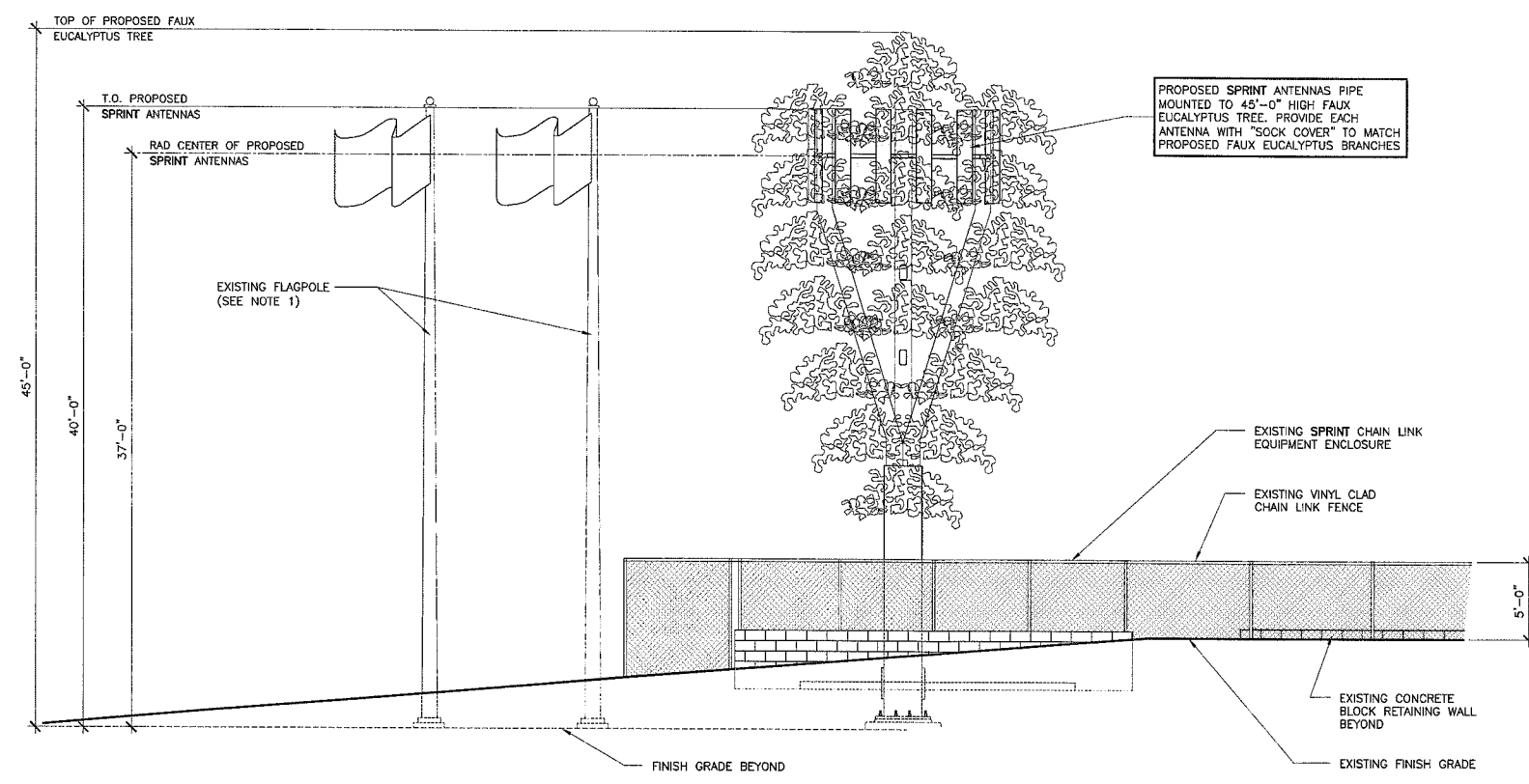
FAUX EUCALYPTUS ELEVATION

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

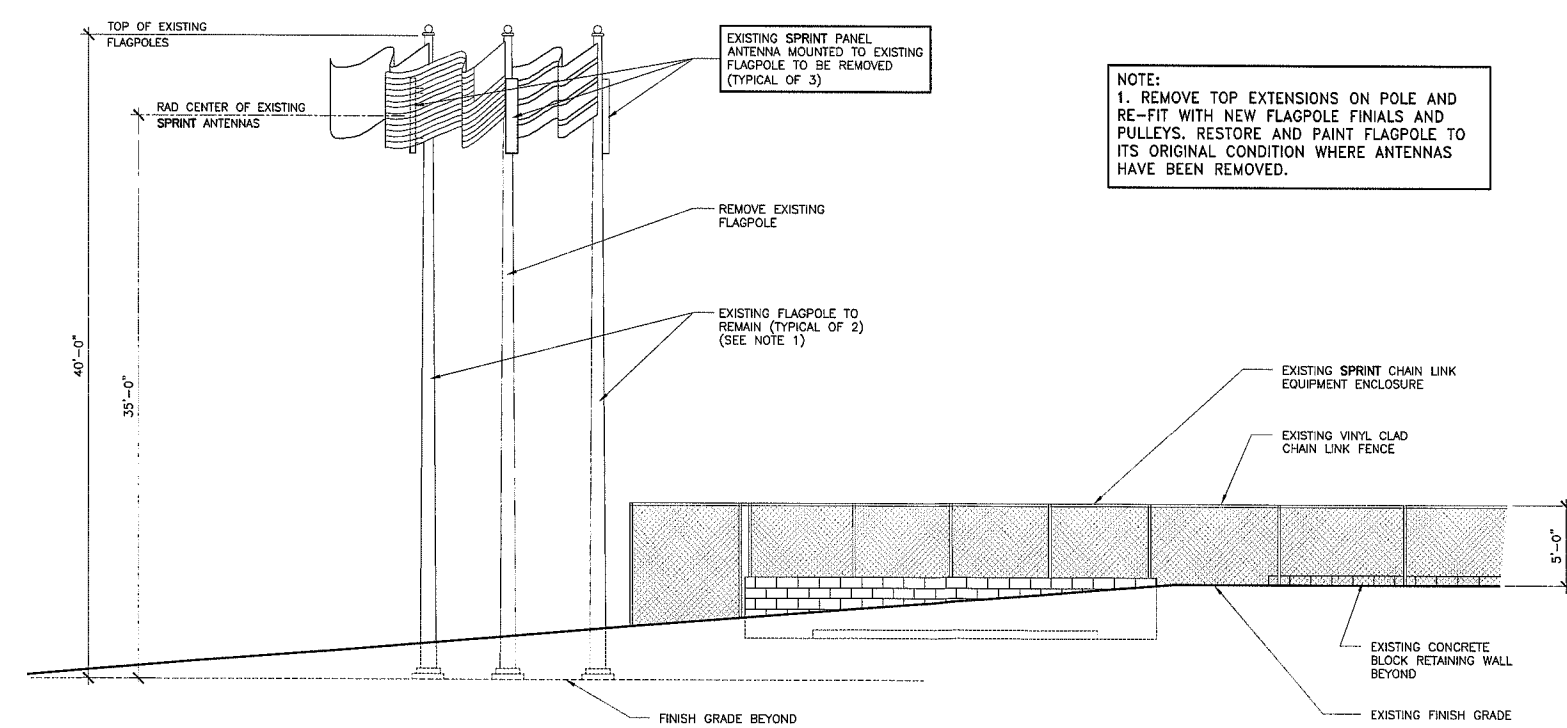
NOTE: NO EXPOSED PIPES ABSENT
ANTENNAS SHALL BE INSTALLED AT
ANY TIME.

MONOEUCALYPTUS:
MANUFACTURE: SCI TREES
CONTACT:

ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	CABLE SIZE
A1	NORTH	0°	(N) DHHT65B-3XR	0°	N/A	72.0"H x 12.0"W x 7.1"D	T.B.D.	100'-0"	6'-0"	1-1/4" HYBRIFLEX
A2		0°	(N) DHHT65B-3XR			72.0"H x 12.0"W x 7.1"D				
A3		0°	(N) DHHT65B-3XR			72.0"H x 12.0"W x 7.1"D				
A4		0°	(N) DHHT65B-3XR			72.0"H x 12.0"W x 7.1"D				
B1	EAST	105°	(N) DHHT65B-3XR	0°	N/A	72.0"H x 12.0"W x 7.1"D	T.B.D.	100'-0"	6'-0"	1-1/4" HYBRIFLEX
B2		105°	(N) DHHT65B-3XR			72.0"H x 12.0"W x 7.1"D				
B3		105°	(N) DHHT65B-3XR			72.0"H x 12.0"W x 7.1"D				
B4		105°	(N) DHHT65B-3XR			72.0"H x 12.0"W x 7.1"D				
C1	SOUTH	240°	(N) DHHT65B-3XR	0°	N/A	72.0"H x 12.0"W x 7.1"D	T.B.D.	100'-0"	6'-0"	1-1/4" HYBRIFLEX
C2		240°	(N) DHHT65B-3XR			72.0"H x 12.0"W x 7.1"D				
C3		240°	(N) DHHT65B-3XR			72.0"H x 12.0"W x 7.1"D				
C4		240°	(N) DHHT65B-3XR			72.0"H x 12.0"W x 7.1"D				



PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NOTE:
1. REMOVE TOP EXTENSIONS ON POLE AND RE-FIT WITH NEW FLAGPOLE FINIALS AND PULLEYS. RESTORE AND PAINT FLAGPOLE TO ITS ORIGINAL CONDITION WHERE ANTENNAS HAVE BEEN REMOVED.

EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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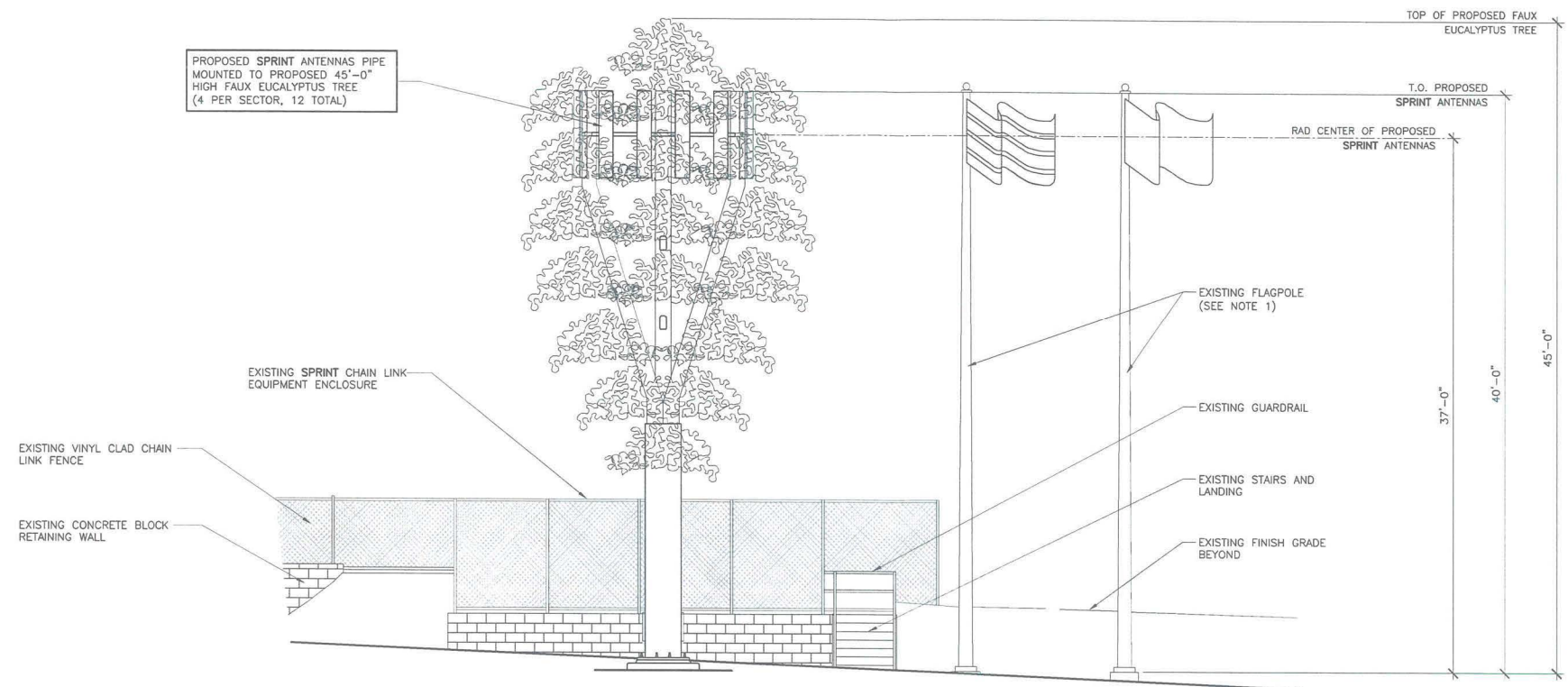
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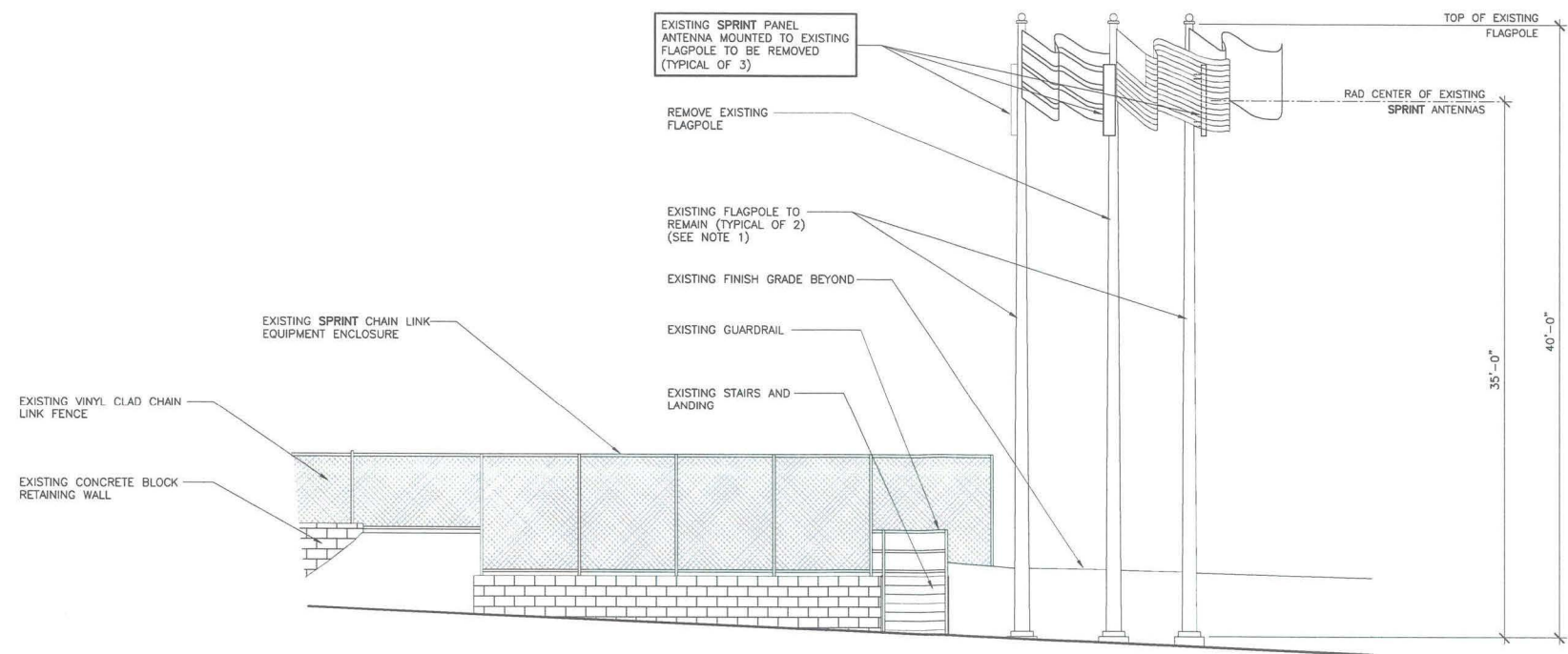
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\Sprint\14346



PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTE:
1. REMOVE TOP EXTENSIONS ON POLE AND RE-FIT WITH NEW FLAGPOLE FINIALS AND PULLEYS. RESTORE AND PAINT FLAGPOLE TO ITS ORIGINAL CONDITION WHERE ANTENNAS HAVE BEEN REMOVED.

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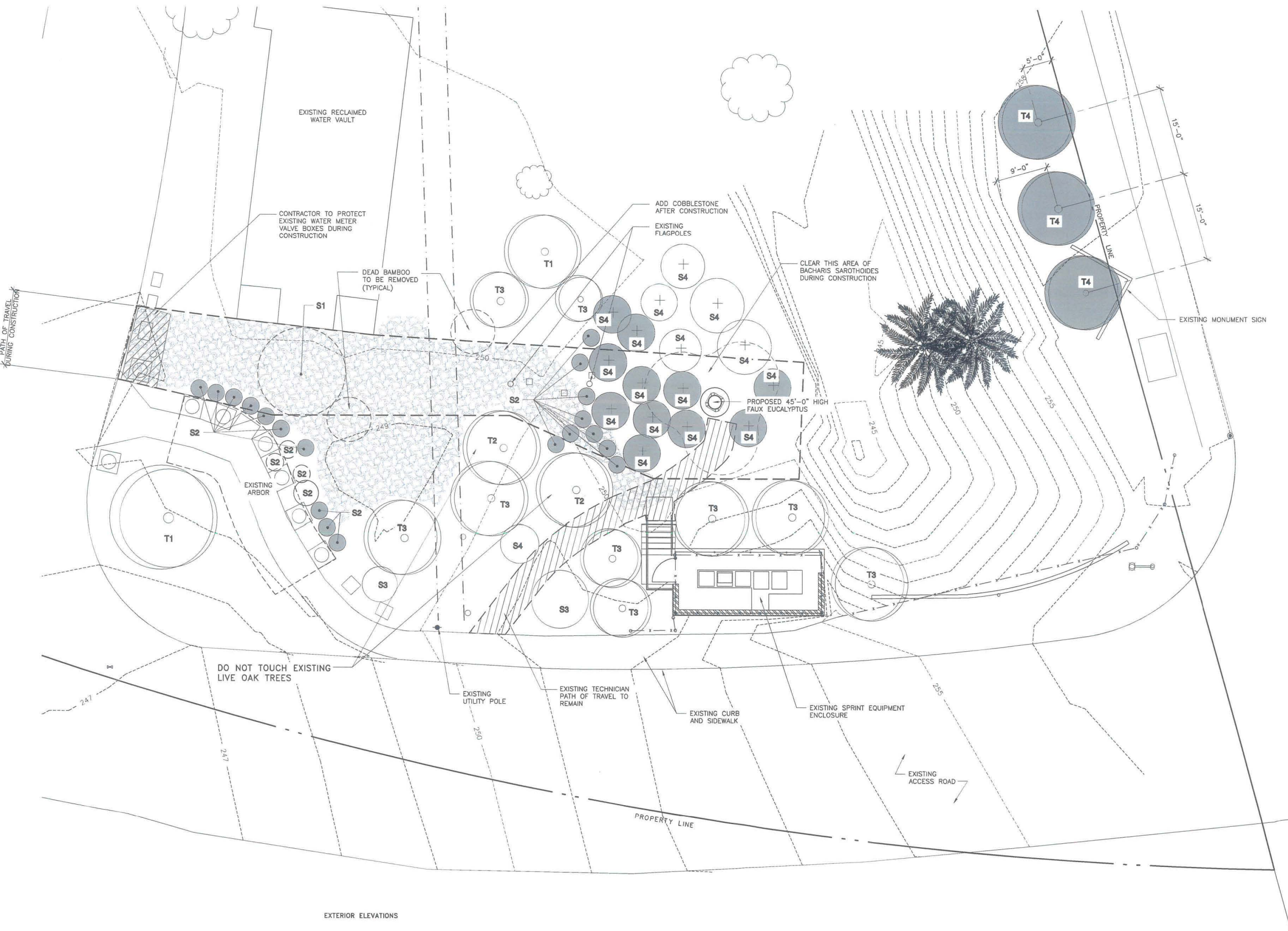
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09/17/15	100% ZD REVISION 5 (ic)
01/28/16	100% ZD REVISION 6 (ic)
02/12/16	100% ZD REVISION 7 (ic)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\Sprint\14346

A-5



CONCEPT LANDSCAPE PLAN

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



NOTE:
1. SEE SHEET L-2 FOR PLANTING
LEGEND, PLANTING NOTES, AND
WATER CONSERVATION NOTES
2. ADD A 3 INCH LAYER OF
MULCH TO THE ENTIRE WORK
AREA.

NOTE:
IRRIGATION - WE WILL DISCUSS
THE IRRIGATION P.O.C. DURING
CONSTRUCTION DRAWING PHASE
WITH CHARLIE DANIELS

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02/12/16	100% ZD REVISION 7 (ic)

SHEET TITLE
**CONCEPT
LANDSCAPE PLAN**

PROJECTS\Sprint\14346

L-1

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.

TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3.

ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREES TRUNK. 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 DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) – 20 FEET
UNDERGROUND UTILITY LINES – 5 FEET (10' 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, ELECTRICALLY 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.

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW 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 CONDITIONS OF THE PERMIT.
11.

IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING 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.
12.

IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
13.

REMOVE WEEDS AND PROVIDE A WEED BARRIER. PROVIDE A MINIMUM 2-INCH THICK BARK MULCH ABOVE THE WEED BARRIER

WATER CONSERVATION NOTES

1.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL. LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2.

PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS
3.

LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
4.

ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS
5.

ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH
6.

ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
7.

ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
8.

SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS
9.

BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
10.

IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS
11.

NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX
12.

AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR
13.

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(o)].
14.

IRRIGATION: AN AUTOMATIC, ELECTRICALLY 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.

LANDSCAPE NOTES:

1.

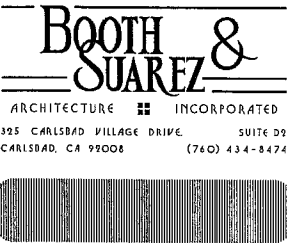
NO EXISTING TREES OR SHRUBS WILL BE REMOVED AS A PART OF THIS PROJECT.
2.

AREAS DISTURBED DURING CONSTRUCTION FROM EQUIPMENT, TRENCHING WILL BE REVEGETATED TO EXISTING CONDITION
3.

FOR AREAS OF BARE SOIL, NOT REVEGETATED WITH GROUND COVER, PROVIDE A 3 INCH LAYER OF BARK MULCH

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	EXISTING TREE	EXISTING TO REMAIN	2	75' HT 50' W.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	EXISTING TREE	EXISTING TO REMAIN	2	35' HT 45' W.
	PRUNUS LUSITANICA	PORTUGAL LAUREL	EXISTING TREE	EXISTING TO REMAIN	9	20' HT 20' W.
	EUCALYPTUS NICHOLII	NICHOL'S WILLOW - LEAFED PEPPERMINT	TREE	36" BOX	3	48' HT 36' W.
	MALOSMA LAURINA	LAUREL SUMAC	EXISTING SHRUB	EXISTING TO BE REMOVED	1	30' HT 45' W.
	SALVIA LEUCANTHA	BLUE SALVIA	EXISTING SHRUB	EXISTING TO REMAIN	4	3' HT 2' W.
	SALVIA LEUCANTHA	BLUE SALVIA	NEW SHRUB	5 GALLON	19	3' HT 2' W.
	HETEROMELES ARBUTIFOLIA	TOYON	EXISTING SHRUB	EXISTING TO REMAIN	2	35' HT 35' W.
	BACCHARIS SAROTHIROIDES	DESERT BROOM	EXISTING SHRUB	EXISTING TO REMAIN	6	9' HT 9' W.
	BACCHARIS SAROTHIROIDES	DESERT BROOM	SHRUB	5 GALLON	11	9' HT 9' W.



PREPARED FOR

9191 TOWN CENTER DRIVE, SUITE 150
SAN DIEGO, CA 92122
(619) 985-6638

APPROVALS	
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NUMBER

SD03XC175

PROJECT NAME

CANYONSIDE PARK

12350 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129
CITY OF SAN DIEGO

DRAWING DATES

11/25/14

90% ZD (nt)

12/08/14

100% ZD (nt)

12/08/14

100% ZD REVISION 1 (nt)

04/03/15

100% ZD REVISION 2 (ft)

06/02/15

100% ZD REVISION 3 (se)

08/28/15

100% ZD REVISION 4 (lc)

09/17/15

100% ZD REVISION 5 (lc)

01/28/16

100% ZD REVISION 6 (lc)

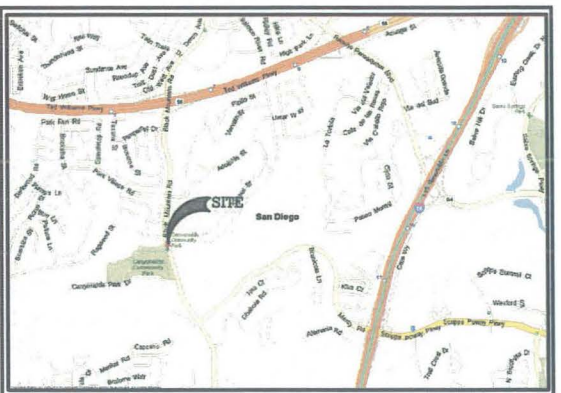
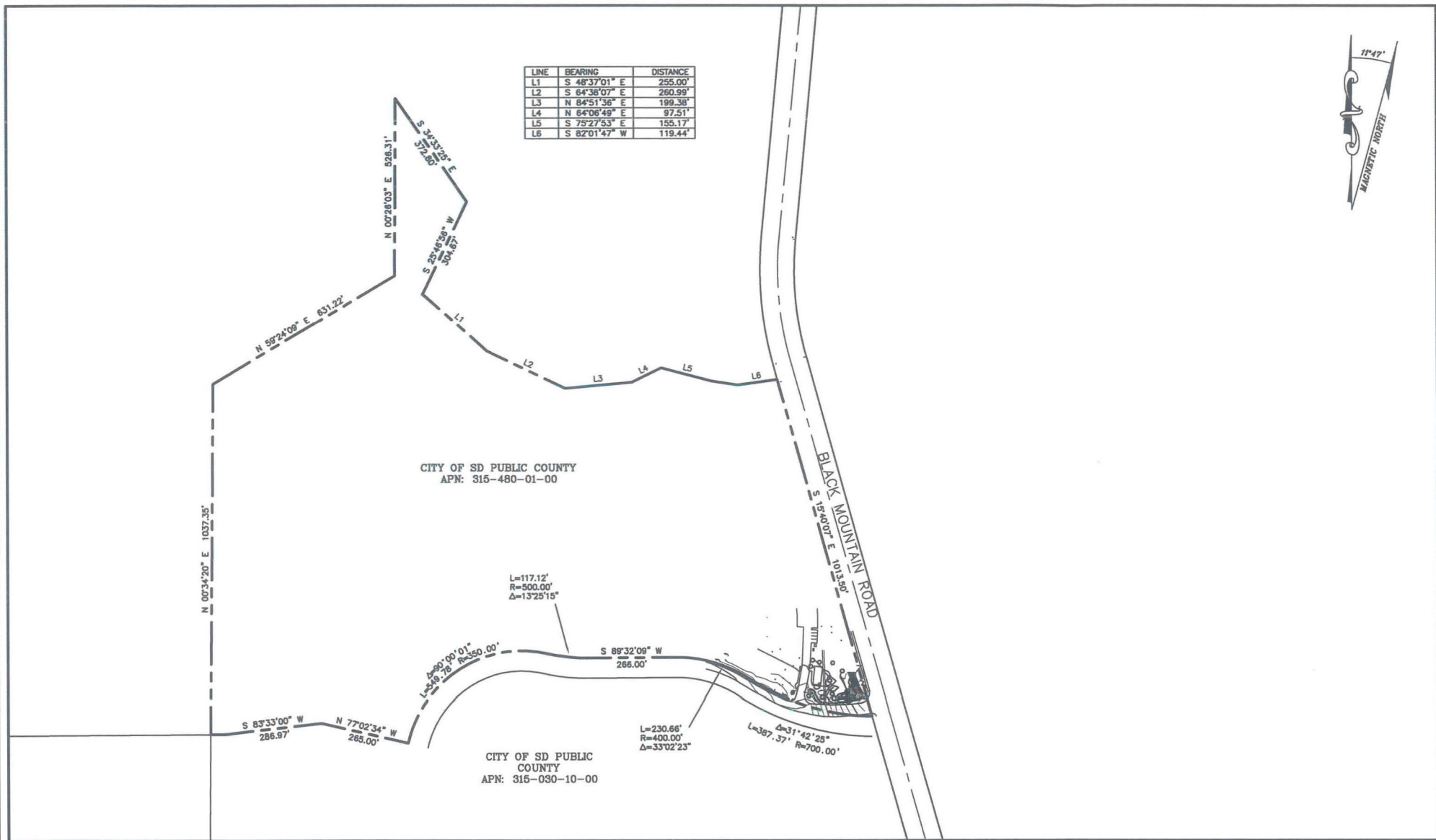
02/12/16

100% ZD REVISION 7 (lc)

SHEET TITLE

CONCEPT
LANDSCAPE PLAN

PROJECTS\Sprint\14346



VICINITY MAP	
LEGEND	
These standard symbols will be found in the drawing.	
○	LIGHT POLE
○	DISH
○	TREE DECIDUOUS
○	TREE PALM
○	UTILITY POLE
○	BOTTOM OF CURB
○	EDGE OF CONCRETE
○	ELECTRICAL CABINET
○	EDGE OF PAVEMENT
○	FENCE TOP
○	GROUND SPOT ELEVATION
○	ROOF TOP
○	SIDEWALK
○	TREE TOP DECIDUOUS
○	TREE TOP PALM
○	TOP OF WALL
○	WIRE OVERHEAD
---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE

OVERALL SITE PLAN		SCALE: 200 100 0 200 1"=200'
(Waiting for Title Report)	(Waiting for Title Report)	
OWNER'S NAME: SAN DIEGO ASSESSOR'S PARCEL NUMBER(S) 315-480-01-00 BASIS OF BEARINGS: (NAD83; EPOCH 2010) THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE. BASIS OF ELEVATIONS: NAVD 1988 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) PLOS, ELEVATION = 45.07' AND 2) BILL, ELEVATION = 1650.81' WITH GEOID 2012A CORRECTIONS APPLIED.		
SITE DATA		
FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program: County: SAN DIEGO Effective Date: 5/16/2012 Panel: 06073C1334G The Flood Zone Designation for this site is: ZONE: X		
FEMA FLOOD ZONE INFORMATION		
GENERAL NOTES		
PROPERTY LEGAL DESCRIPTION	TITLE REPORT NOTES	

Sprint

SPRINT
310 COMMERCE, IRVINE, CA 92602
PHONE: (714) 368-3500 FAX: (714) 368-3501

PROJECT INFORMATION:

CANYONSIDE PARK
SD03XC175
12350 BLACK MOUNTAIN ROAD
SAN DIEGO 92129
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

04/20/15

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

1.	4/20/15	FIRST SUBMITTAL	DAF

PLANS PREPARED BY:

Booth & Suarez
ARCHITECTURE PLANNING
WILLIAM M. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4651, CARLSBAD, CA 92018 (760) 434-8474

CONSULTANT:

FLOYD SURVEYING
28936 OLD TOWN FRONT ST
SUITE 203
TEMECULA, CA 92590
OFFICE: (951) 694-8647
EMAIL: fsa@floydsurveying.com

PROFESSIONAL LAND SURVEYOR
David A. Floyd
EXP: 12/31/2016
No. 7676
STATE OF CALIFORNIA

DRAWN BY: CHK.: APV.:

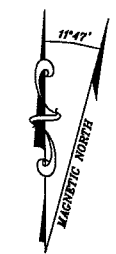
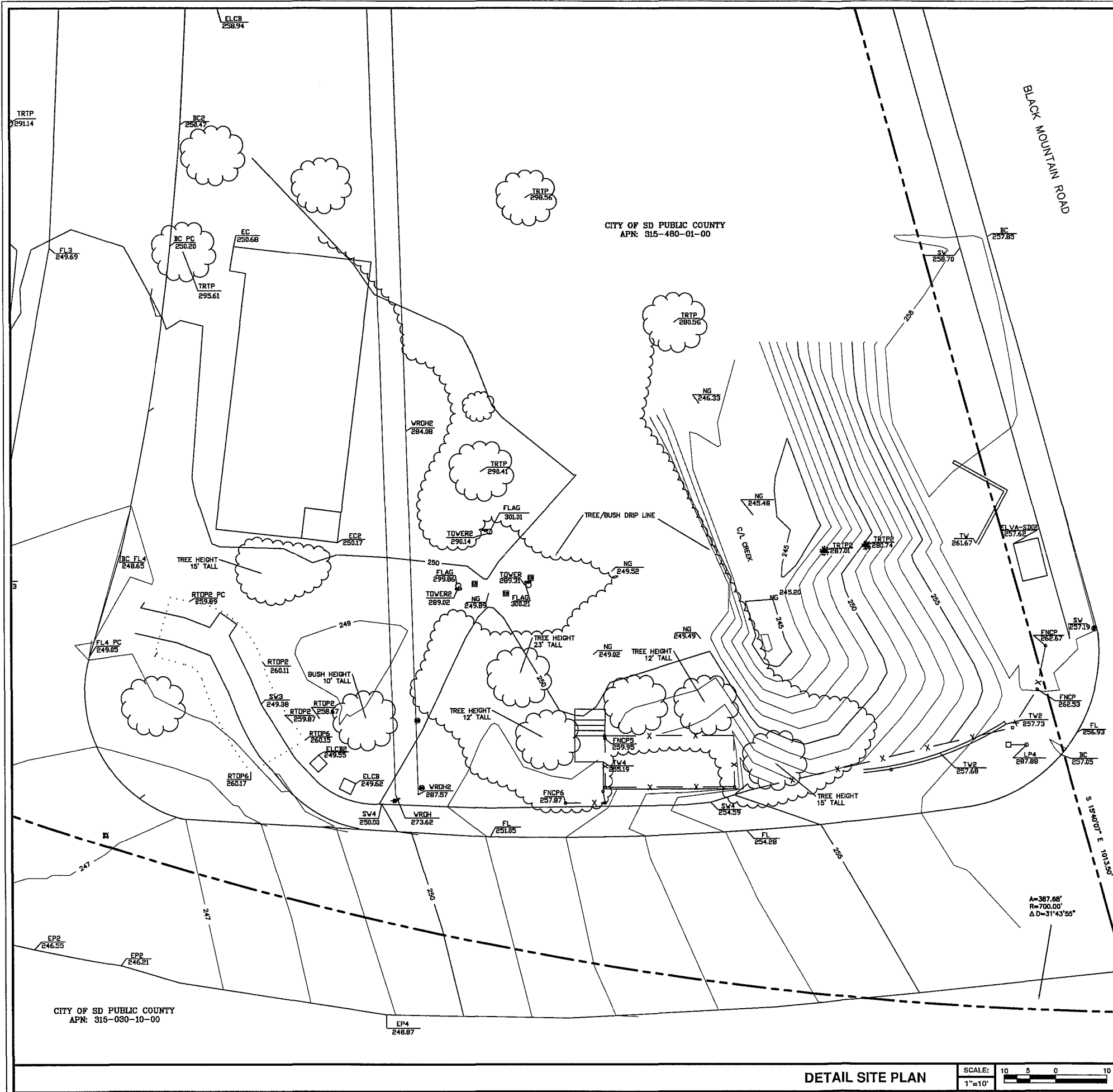
DAF	DAF	DAF
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SHEET TITLE:

SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER: REVISION:

LS1	1 OF 2
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LEGEND

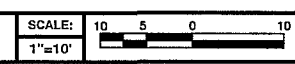
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- LIGHT POLE
- DISH
- TREE DECIDUOUS
- TREE PALM
- UTILITY POLE
- BC BOTTOM OF CURB
- EC EDGE OF CONCRETE
- ELCB ELECTRICAL CABINET
- EP EDGE OF PAVEMENT
- FNCP FENCE TOP
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- RTOP ROOF TOP
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- WROH WIRE OVERHEAD
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X- FENCE LINE

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on APRIL 15, 2015.

DETAIL SITE PLAN



GENERAL NOTES



SPRINT
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PHONE: (714) 368-3500 FAX: (714) 368-3501

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David A. Floyd
Exp: 12/31/2015
No. 7676
STATE OF CALIFORNIA

DRAWN BY:	CHK.:	APV.:
DAF	DAF	DAF

SHEET TITLE:

**SITE SURVEY
GENERAL INFORMATION**

SHEET NUMBER: REVISION:

LS2 2 OF 2