

Report to the Planning Commission

DATE ISSUED:

December 8, 2016

REPORT NO. PC-16-096

HEARING DATE:

December 15, 2016

SUBJECT:

T-Mobile San Carlos Recreation Center. Process Four Decision.

PROJECT NUMBER:

417126

REFERENCE:

PC-16-024

OWNER/APPLICANT: City of San Diego/T-Mobile

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at the San Carlos Recreation Center (6445 Lake Badin Avenue) within the Navajo Community Planning Area?

Staff Recommendations: Approve Conditional Use Permit No. 1648965 and Neighborhood Use Permit No.1671974:

Community Planning Group Recommendation: On June 8, 2016, the Navajo Community Planners, Inc. voted 9-2 to support the T-Mobile San Carlos Recreation Center clock tower proposal with the conditions that T-Mobile maintain the tower for the life of the permit and that the revenue generated from this project be used for the recreation center (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures) and is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on November 4, 2016, and the opportunity to appeal that determination ended November 21, 2016 (Attachment 7).

Fiscal Impact Statement: T-Mobile is the Financially Responsible Party and is responsible for costs associated with the processing of this permit application.

BACKGROUND

T-Mobile San Carlos Recreation Center is an application for a Conditional Use Permit (CUP) and, Neighborhood Use Permit (NUP) for a Wireless Communication Facility (WCF). The original T-Mobile project consisting of two 70-foot-tall ball field lights (supporting antennas) with an associated equipment enclosure and a park storage enclosure was heard by the Planning Commission on April 14, 2016. A large percentage of the public testimony was in opposition to the ball field lights and as a result, Planning Commission continued the project with the expectation that T-Mobile work with the Community Planning Group to develop alternative designs that the community could support.

On June 8, 2016, T-Mobile presented three options to Navajo Community Planners, Inc.: 1) a 55-foot-tall faux eucalyptus tree to the north of the recreation center building; 2) a 50-foot-tall clock tower on the south side of the gymnasium; and 3) the two 70-foot-tall ball field light poles. Ultimately, the community planning group favored the clock tower and voted 9-2 to support the design with conditions requiring T-Mobile to maintain everything associated with it and to reallocate the revenue received from T-Mobile back to the recreation center.

T-Mobile's lease with the City requires them to maintain the clock tower and all of the associated components for the life of the lease. Revenue collected for WCF projects on Park and Recreation Department property is split so that half is allocated to the General Fund and half is allocated to the Park and Recreation Department. Those funds are expended at the discretion of the Park and Recreation Director and are generally used for all city parks including CIP projects that may have a shortfall and require additional funding to complete.

DISCUSSION

Project Description:

T-Mobile selected the San Carlos Recreation Center because it is a non-residential use within a residential area. Land Development Code (LDC) Section 141.0420(i)(1) requires, when practicable, that WCF antennas be mounted to sport field light poles (or similar structures), however the community was adamantly opposed to ball field lights at this park. Instead, with the community planning groups support, T-Mobile is proposing a 48-foot-tall clock tower on the south side of the gymnasium in an existing planter area. It will be constructed of stucco with a masonry block design feature similar to the exterior of the existing recreation center building. A clock will be located on the west elevation approximately 35 feet high and the south elevation will include the name of the center, vertically spelling out, "San Carlos Recreation Center."

The existing recreation center building, specifically the portion where the gymnasium is located, is 23 feet, 4 inches tall. The tower will serve as a focal point for the park as it will extend approximately 25 feet above the roof line and will be the tallest structure in the park. All WCF components will be concealed within the tower, with the exception of a small GPS antenna on the north side of the tower. Two eucalyptus trees are proposed to be removed to accommodate the tower, however, two 24-inch-box Mexican Palo Verdes trees will be planted on either side of the tower with new succulent shrubs and ground cover in the planter area.

Conclusion:

The redesigned project has been reviewed by staff and has been determined 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 OP-1-1 zone and the Wireless Communication Facilities regulations Section 141.0420.

ALTERNATIVES

- 1. Approve CUP No. 1648965 and NUP No. 1671974, with modifications.
- 2. Deny CUP No. 1648965 and NUP No. 1671974, 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

Karen Lynch

Development Project Manager Development Services Department

VACCHI /KAL

Attachments:

- 1. Aerial Photograph
- 2. Community Plan Land Use Map
- 3. Project Location Map
- 4. Draft Permit Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Environmental Exemption
- 7. Community Planning Group Recommendation
- 8. Revised Coverage Maps
- 9. Photo-simulation
- 10. Project Plans

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Aerial Photo

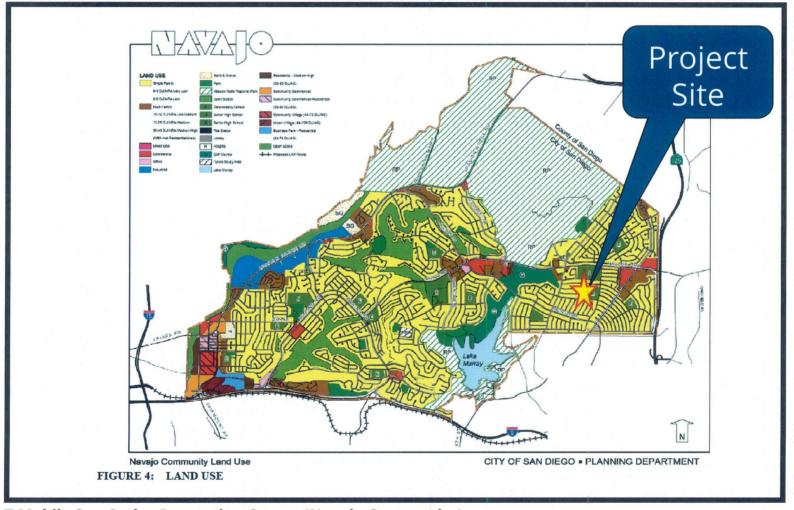




T-Mobile San Carlos Recreation Center (Navajo Community)
6445 Lake Badin Avenue



Community Plan

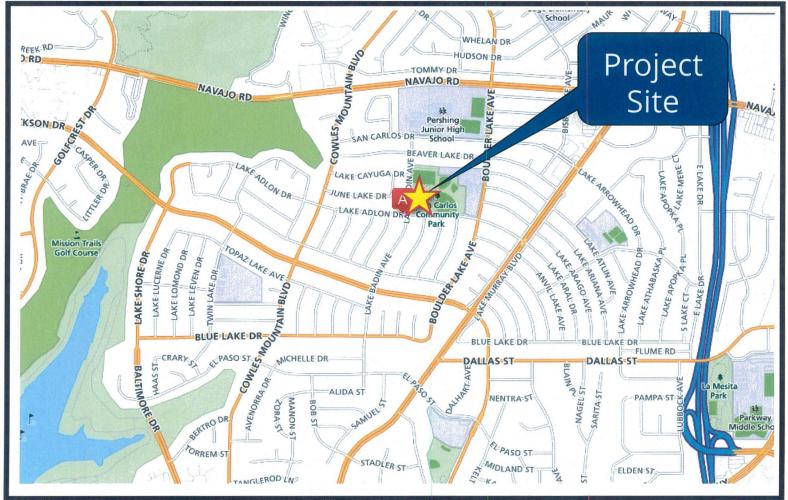




<u>T-Mobile San Carlos Recreation Center (Navajo Community)</u> 6445 Lake Badin Avenue



Project Location Map





T-Mobile San Carlos Recreation Center (Navajo Community) 6445 Lake Badin Avenue

PLANNING COMMISSION RESOLUTION NO. CONDITIONAL USE PERMIT NO. 1648965 NEIGHBORHOOD USE PERMIT NO. 1671974 T-MOBILE SAN CARLOS RECREATION CENTER PROJECT NO. 417126

WHEREAS, CITY OF SAN DIEGO, Owner and T-MOBILE USA, INC., Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1648965/1671974), on portions of a 10.5 acre site;

WHEREAS, the project site is located at 6445 Lake Badin Avenue in the OP-1-1 zone of the Navajo Community Plan:

WHEREAS, the project site is legally described as all that real property situated in the County of San Diego, State of California, described as follows: All of Lots 5% 580 and the westerly 14s 00 feet of Lot 578 of San Carlos Unit No. 7, in the City of San Diego, County of San Diego, State of California, according to Map No. 4927, filed in the Office of the County Recorder of San Diego County, on March 2, 1962.

WHEREAS, on December 15, 2016, the Planting Commission of the City of San Diego considered Conditional Use Permit No. 1648965 and Neighborhood Use Permit No. 1671974, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 4.2076, the Gity of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15303 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 December 15, 2016.

FINDINGS:

Conditional Use Permit Approval—Section §126.0305

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

The Navajo Community Plan did not contemplate WCFs when it was written in 1982, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 48-foot-tall clock tower concealing nine panel antennas and five Remote Radio Units (RRUs). The associated equipment is located in the base of the tower. The project site is zoned OP-1-1. Pursuant to Land Development Code Section 141.0420(f)(3), a WCF in the OP-1-1 zone is allowed with a Conditional Use Permit (CUP). Additionally, pursuant to LDC Section 141.0420(f)(1), a WCF in a dedicated park is permitted with a Neighborhood Use Permit (NUP). The tower is proposed to be located on the south side of the gymnasium and is designed to integrate with the architecture of the recreation center. A clock will be located on the west side of the tower at approximately 35 feet and the south side of the tower will contain the sign "San Carlos Recreation Center" vertically on the tower. The proposed location of the WCF will not interfere with park activities.

The proposed WCF complies with the City's LDC Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located on the San Carlos Recreation Center property at 6445 Lake Badin Avenue, in the Navajo Community Planning area. The project consists of a 48-foot-tall clock tower concealing nine panel antennas and five RRUs. Equipment associated with the antennas will be located in the base of the tower.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication agilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commissions (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by Dtech, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

LDC Section 141.0420 permits WCFs on sites zoned OP-1-1, as this one is, with a CUP. The project consists of a 48-foot-tall clock tower concealing nine panel antennas and five RRUs with the associated equipment located in the base of the tower. The tower will be designed to match the design of the recreation center building. The project complies with the development regulations of the OP-1-1 zone and no deviations are proposed. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. For park sites, the WCF regulations further require antennas to be mounted on sport field light poles, security light poles, foul line poles or flagpoles. In this case, T-Mobile originally proposed ball field lights supporting antennas, which met with great community opposition. Options

presented to the Community Planning Group resulted in support of a clock tower design. The design is similar to the recreation center building, using the same masonry blocks as a design feature to compliment the main building while the majority of the tower will be stucco painted to match the recreation center building. A clock is proposed on the west elevation while the south elevation will include a vertical sign, "San Carlos Recreation Center," identifying the center.

The project has been designed to comply with the regulations of the Land Development Code and there are no deviations proposed.

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

The proposed WCF is located in a Preference Four location as outlined in Council Policy 600-43. The Policy sets forth locational categories that correspond to the process levels contained within LDC Section 141.0420, WCF regulations. These guidelines establish a hierarchy from the most preferred location (1) to the least preferred location (4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used.

According to T-Mobile's site justification analysis, their search ring encompasses two coverage objective areas. One centered around Gage Elementary School, located approximately three quarters of a mile to the northeast of San Carlos Recreation Center, which is primarily residential. The other is centered around the intersection of Lake Murray Boulevard and Jackson Drive, approximately .4 miles to the southeast of the recreation center. This coverage area is also primarily residential with two small commercial areas in the center; however, they are small in size, lower in elevation and within allow scale neighborhood. The City's Public Utilities Department rejected a Preference Level 3 proposal for Mobile to locate on their water tank property on Lake Ashmere Drive, due to plans to replace the water tank with a pump station in the next few years. T-Mobile made attempts with the San Diego Unified School District to locate sport field lights on Pershing Middle School (Preference Level 2), but agreement could not be reached for sport field lights on their synthetic turf athletic field

The overall objective of the WCF regulations is to identify process levels and provide design requirements. The trend to eliminate land the phones and the resultine demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. Although T-Mobile originally opted for sport field lights to support their antennas, they were able to develop a complimentary design for a clock tower that will serve as a focal point for the park and the community. The tower is proposed on the south side of the gymnasium and will not impact park activities. The proposed use is appropriate based on the site justification analysis and the project design and siting solution.

Neighborhood Use Permit - Section 126.0205

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

The Navajo Community Plan did not contemplate WCFs when it was written in 1982, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 48-foot-tall clock tower concealing nine panel antennas and five Remote Radio Units (RRUs). The associated equipment is located in the base of the tower. The project site is zoned OP-1-1. Pursuant to Land Development Code Section 141.0420(f)(3), a WCF in the OP-1-1 zone is allowed with a Conditional Use Permit (CUP). Additionally, pursuant to LDC Section 141.0420(f)(1), a WCF in a dedicated park is permitted with a Neighborhood Use Permit (NUP). The tower is proposed to be located on the south side of the gymnasium and is designed to integrate with the architecture of the recreation center. A clock will be located on the west side of the tower at approximately 35 feet and the south side of the tower will contain the sign "San Carlos Recreation Center" vertically on the tower. The proposed location of the WCF will not interfere with park activities.

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

The project is located on the San Carlos Recreation Center property at 6445 Lake Badin Avenue, in the Navajo Community Planning area. The project consists of a 48 foot wall clock tower concealing nine panel antennas and five RRUs. Equipment associated with the antennas will be located in the base of the tower.

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

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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by Dtech, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

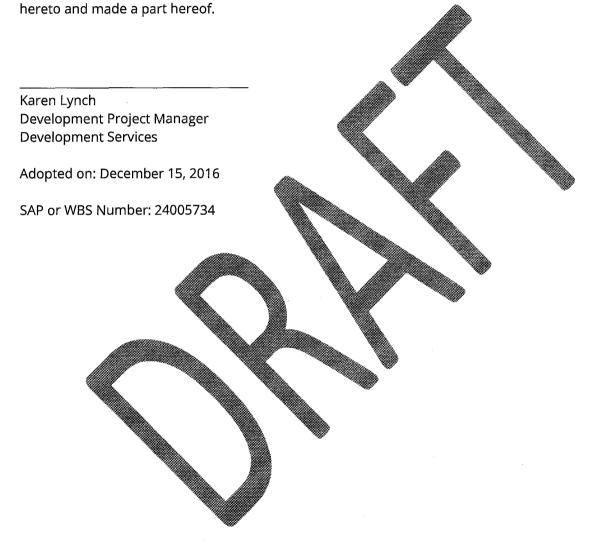
3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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building. A clock is proposed on the west elevation while the south elevation will include a vertical sign, "San Carlos Recreation Center," identifying the center.

The project has been designed to comply with the regulations of the Land Development Code and there are no deviations proposed.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 1648965/Neighborhood Use Permit No. 1671974/Neighborhood Development No. 1648966 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1648965/1671974/1648966, a copy of which is attached



RECORDING REQUESTED BY

CITY OF SAN DIEGO
DEVELOPMENT SERVICES

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005734

CONDITIONAL USE PERMIT NO. 1648965
NEIGHBORHOOD USE PERMIT NO. 1671974
T-MOBILE SAN CARLOS REGREATION CENTER
PROJECT NO. 417126
PLANNING COMMISSION

This Conditional Use Permit No. 1648965 and Neighborhood Use Permit No. 1671974 is granted by the Planning Commission of the City of San Diego to the City of San Diego, Owner, and T-Mobile USA, Inc., Permittee, pursuant to San Diego Municipal code [SBMC] sections 126.0303, 126.0402 and 141.0420. The 10.5-acre site is located at 6445 Lake Badin Avenue in the OP-1-1 zone of the Navajo Community Plan. The project site is legally described as: All that real property situated in the County of San Diego, State of California described as follows. All of Lots 579, 580 and the westerly 145.00 feet of Lot 578 of San Carlos Unit No. 7, in the City of San Diego, County of San Diego, State of California according to Map No. 49.7 filed in the Office of the County Recorder of San Diego County, on March 2, 1962.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to a Wireless communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 15, 2016, on file in the Development Services Department.

The project shall include:

- a. A 48-foot-tall clock tower concealing nine panel antennas (with the following dimensions: $93'' \times 14.5'' \times 6.9''$ and $55.65'' \times 12.87'' \times 8.67''$) and five remote radio units with associated equipment located in the base of the tower;
- b. Landscaping (planting, irrigation and landscape related improvements); and

- c. 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.
- d. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.

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 January 6, 2020.
- 2. This Conditional Use Permit (CUP) Neighborhood Use Permit (NUP)/Neighborhood Development Permit (NDP) and corresponding use of this site shall expire on January 6, 2027. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
- 3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
- 4. Under no circumstances does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
- 5. 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 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 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 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 determinednecessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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 bearing 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 Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

- 14. The project proposes to export 2.2 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"), 2015 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 AND RECREATION REQUIREMENTS:

17. The Permittee shall ensure that the Park & Recreation Department review and approve construction plans prior to building permit issuance.

LANDSCAPE REQUIREMENTS:

- 18. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Rermittee to install all required landscape and obtain all required landscape inspections.
- 19. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
- 20. 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 Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

21. Landscape and/or hardscape areas disturbed during construction shall be repaired/replaced by the Permittee to the satisfaction of the Park & Recreation Dept./Development Services Dept., prior to the activation of WCF.

PLANNING/DESIGN REQUIREMENTS:

- 22. Use of or replacement of any building façade with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces to the satisfaction of the Development privices Department.
- 23. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the structure(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.
- 24. Prior to issuance of any construction permits, the Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].
- 25. 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 egulations in the SDMC.
- 26. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any danaged equipment shall be repaired or replaced within thirty (36) calendar days of notification by the City of San Diego.
- 27. 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 requiring the removal and the restoration of this site to its original condition.
- 28. The photo simulation to the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with the approved Exhibit "A."
- 29. Any future modifications to the antennas must be approved by Development Services. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
- 30. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photo simulation) prior to receiving final inspection approval.
- 31. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
- 32. 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.

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

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.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's
 Building Inspector to ensure compliance with the approved plans, exhibits, and associated
 conditions. Prior to calling for your Final Inspection from your building inspection official,
 please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of
 the completed WCF. Please request the telecoman specifior at least five working days ahead of
 the requested Final inspection.
 - Any party on whom fees, dedications, reservations, or other exactions have been imposed as
 conditions of approval of this Permit, may protest the imposition within ninety days of the
 approval of this development permit by filing a written protest with the City Clerk pursuant to
 California Government Code section 66020.
 - This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the	Planning Con	nmission	of the City of San	Diego on	December	15, 2016, by
Resolution No				_		_

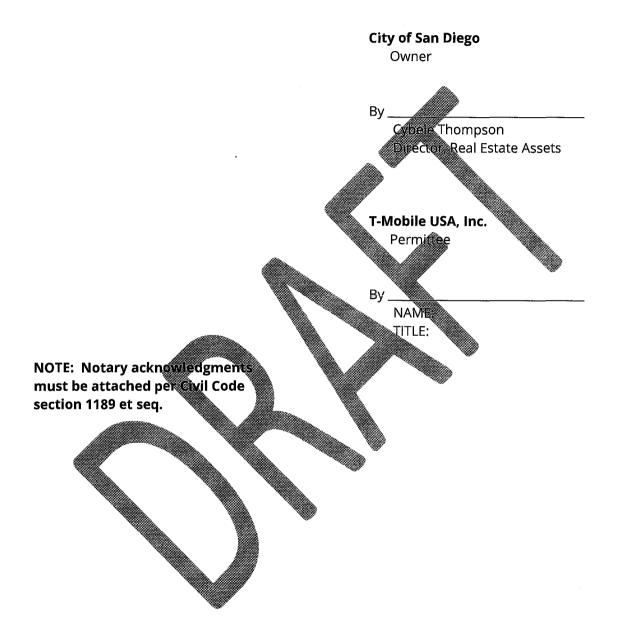
Permit Type/PTS Approval No.: <u>CUP No. 1648965/NUP No. 1671974</u>

Date of Approval: <u>December 15, 2016</u>

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



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.



	NOTICE OF	EXEMPTION	
(Check one or both) TO: X RECORDER/COUNTY CLER	₹Ķ	FROM:	CITY OF SAN DIEGO
P.O. Box 1750, MS A-3 1600 Pacific Hwy, Roo San Diego, CA 92101-2	м 260		DEVELOPMENT SERVICES DEPARTMENT 1222 FIRST AVENUE, MS 501 SAN DIEGO, CA 92101
OFFICE OF PLANNING ANI 1400 TENTH STREET, ROI SACRAMENTO, CA 9581	ом 121		
Project No.: 417126	Project Title: T-M	obile San Car	los Recreation
PROJECT LOCATION-SPECIFIC: 6445 Lake E	Badin Avenue, San I	Diego, Californ	ia 92119
PROJECT LOCATION-CITY/COUNTY: San Di	ego/San Diego		
_	a Wireless Commur n existing recreation ment will be located s zoned OP-1-1. It is	nication Facility nal center, cor d in the base on s located in the	y (WCF) consisting of a new 48' tall clock ncealing nine antennas and five remote of the clock tower. The project site is
	-		
Name of Person or Agency Carrying Oi	·	Jerrod Ploof (A Smart Link 3580 Arnold A San Diego, CA (858)-344-444	Avenue 3 92104
EXEMPT STATUS: (CHECK ONE)			
	080(b)(3); 15269(a)) 80(b)(4); 15269 (b)(d	c))	ONSTRUCTION OR CONVERSION OF SMALL
STRUCTURES) () STATUTORY EXEMPTIONS:			
project would not have the potential described in the <i>Description of Nature</i> criteria set forth in CEQA Section 1530	for causing a signifi and Purpose of the 03 which addresses the installation of s	icant effect on <i>Project</i> section s the construc small new equ	n of this Notice of Exemption, meets the tion and location of limited numbers of lipment and facilities in small structures.
LEAD AGENCY CONTACT PERSON: Anna L.	McPherson AICP	Tı	ELEPHONE: (619) 446-5276

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?

() YES () NO

Revised 010410mjh

IF FILED BY APPLICANT:

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

Amulih. M. M. Merson	/SENIOR PLANNER	November 4, 2016
SIGNATURE/TITLE		DATE
CHECK ONE:		
(X) SIGNED BY LEAD AGENCY	DATE RECEIVED FOR FILI	NG WITH COUNTY CLERK OR OPR:
() SIGNED BY APPLICANT		

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, June 8, 2016

Mission Trails Visitor & Interpretive Center

Mission Trails Regional Park
One Father Junipero Serra Trail
San Diego, CA 92119-1008
http://www.mtrp.org/vc directions
navajoplanners@cox.net

Agenda

Call To Order:

Roll Call of Board Members

•	Matthew Adams (San Carlos)	Late	March 2017	
•	Eric Aguilera (Grantville)	not here	March 2018	
•	Richard Burg (San Carlos)	not here	March 2017	
•	Terry Cords (Allied Gardens)	here	March 2017	
•	Tim Flodin (San Carlos)	here	March 2018	
•	Steve Grimes (Del Cerro)	here	March 2017	
•	David Hardy (Allied Gardens)	late	March 2018	
•	John LaRaia (Grantville)	here	March 2017	
	Douglas Livingston (Del Cerro)	here	March 2018	
 Open (Del Cerro) 			March 2018	
	Open (Allied Gardens)		March 2018	
•	Marilyn Reed (Allied Gardens)	here	March 2017	
•	Dan Smith (Grantville)	not here	March 2018	
•	Daron Teemsma (Grantville)	here	March 2017	
•	Jay Wilson (Del Cerro)	here	March 2017	
•	Dan Northcutt (San Carlos)	here	March 2018	

• Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted)

Terry Cords – move to modify agenda. We need to adjust the agenda for T-Mobile. Include the 3 options –artificial tree, clock tower (3 similar designs), light towers as proposed before – second by Dan Northcut

 Approval of the May 11, 2016 Meeting Minutes – motion to approve by Dan Northcut, seconded by Terry Cords

Officers Reports:

- · Chair's Report:
- Vice Chair's Report:

Vacant store in Allied Gardens. No action currently and cannot discuss anything.

• Treasurer's Report:- donation; now \$40 - verified by Doug Livingston

Elected Officials' Reports:

· Councilmember Scott Sherman (Liz Saidkhanian):

Considerable construction on Mission Gorge – emergency work for a piece of road that settled. Closed 2 lanes. Conducting restoration work – 7am – 7pm. Please use alternate routes. No ETA for completion – need to investigate (City of SD)

Resurfacing – mission gorge, friars to princess view (starting this week)

• Officer John Steffen (Community Relations Officer): jmsteffen@pd.sandiego.gov or by phone, (858) 495-7971: (jmsteffen@pd.sandiego.gov)

Nothing really to report from commercial side – discusses Graffiti.

Cut off of home burglaries - there has been an arrest in North County SD that may have been the culprit

- Representative Susan Davis (Daniel Hazzard):
- Mayor Kevin Faulconer (Anthony George):
- Assembly member Shirley Webber (Jannell Jackson):
- Senator Marty Block (Sarah Fields):

City of SD Planning Dept. (Seth Litchney):

Public Comment on Non-Agenda Items (3 minutes each):

Kathleen Litppet - 23rd of June, the planning commission will hear the from 2 of the medical marijuana cooperatives

- 1) Living green (4x before) and no longer in violation,
- 2) Grantville Green, City have spent a lot of \$\$\$ to shut down illegal operations (resources).

Will Johnson – visiting the collective when it opens – has a card and supports the coop (supports)

Carol Green – there will be (2) dispensaries. Living Greens and Grantville Green. NCPI has already made a decision to not support. City has changed rule for distance and type of park.

Informational Presentations:

Action Items:

Magnolia Science Academy Site Redevelopment, Project 435025 (Ted Shaw is presenter)

Planned Development Permit & Tentative Map to subdivide an existing parcel into 52 lots (Actually 53 – roadway, memorial) and construction 50 single family homes on 8.74 acres located at 6365 Lake Atlin Avenue Theodore R. L. Shaw Senior Land Use Consultant Atlantis Group Land Use Consultants

Storm Water Issues and Environmental -one that cannot be mitigated – paleontological issue – something with grading (just in case something is found during grading). Standard issue

Private Driveway – owned by the people that live in the development – one entrance into

3 types of homes (2 styles for each) -2 car garage

Memorial will be moved to Lake Atlin and Lake Angela Dr.

Has an underlying residential zoning

Marilyn Reed - no tot lot? - No tot lot

Doug Livingston – interested in slope. Leaving the grade basically the same – there will be new landscaping. Highest slope is like 10' – small 3' cut in the rear to make a small retaining wall.

He is here for our approval and will be going to the planning commission

School Principle (Mr. Serce) in attendance and spoke – Moving the kids to Deanza School. School will stay on site for 1 more year. He supports the project – 450 students (have a waiting list) this is a middle school – one of best in San Diego. Looking for a June 18, 2017 date as the specific date. Will being paying rent on the new school when they move in

Chris Turner – Supports, though is concerned with the (1) entry and (1) exit. Wants to get an additional entrance for safety (possible fire on 2 end houses). Advised him to contact Scott Sherman's office (619.236.6677)

Nellie Tate

Betty Ann Bevnhadt – has a student there. Concerned that the school will be hit with a fine/penalty if the kids are at the school past the day that has been.

Nathan Williams – dean of Students, primarily serve students in our community. Not happy if there was a need to change in the middle of the school year. Many Accomplishments – robotics team, band, engineering team, archery team, partnered with Grossmont College. Would like us to approve that the students stay.

Tracy Healy – PTF Co-chairs. They are a military family and son has special needs – child has been in 5 schools (only in middle school) – doesn't want to have to move schools in the middle of a school year.

Tricia Isaac – Interested in parking code (24hour parking?) – No limit for parking

Phillip Henderson – concerned with not receiving an update or postcard. (Posted on Nextdoor, website, twitter).

Lucas Osborn -7^{th} grader. Encourage that we allow him to stay for the entirety of the next school year.

Meggan Hurlbuet - speaking from a teacher's side. Don't want to move the class room

Colleen Davidson – haven't heard anything from Fire Department. Wants to be included and wants to know what's going on Mike (Across the street from the driveway) – has not been contacted

Wants it to stay as a school if that what it's zoned for.

Dan Northcut – makes motion to support the project with the condition the school remains open until June 18th, 2017 without financial penalty – Matt Adams seconds the motion.

John LaRaia states the traffic will decrease and supports the motion. Supports having a greater housing supply and there are not many chances to add new single family homes

Doug Livingston – interested in learning if they could add an additional entrance Answer – they will lose 3 homes if they add

Matt Adams – will support the motion

Matthew Adams (San Carlos) yes

•	Eric Aguilera (Grantville)	not here
•	Richard Burg (San Carlos)	not here
•	Terry Cords (Allied Gardens)	yes
•	Tim Flodin (San Carlos)	yes
	Steve Grimes (Del Cerro)	yes
•	David Hardy (Allied Gardens)	abstention
	John LaRaia (Grantville)	yes
•	Douglas Livingston (Del Cerro)	yes

Open (Del Cerro)

Open (Allied Gardens)

Marilyn Reed (Allied Gardens) yes
Dan Smith (Grantville) not here
Daron Teemsma (Grantville) yes
Jay Wilson (Del Cerro) yes
Dan Northcutt (San Carlos) yes

T-Mobile - San Carlos Rec Center, Project 417126 Project Manager, Karen Lynch, klynchash@sandiego.gov

Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) for a wireless communication facility (WCF) consisting of two new 70-foot tall light standards, each supporting three panel antennas, six Remote Radio Units and one surge suppressor on the sports field at San Carlos Recreation Center. The associated equipment is proposed in a 297-square-foot aboveground enclosure. T-Mobile is also proposing an adjacent 200-square-foot park equipment storage room. The park is located at 6445 Lake Badin Ave.

Jerrod Ploof, Smartlink

Proposing 3 possible options - Light Towers, Eucalyptus Tree, Clock Tower

- 1) Light poles nobody wanted to hear about this
- 2) 55' tall Eucalyptus remove the (2) palm trees and the new tree would be planted where those were. In a fenced area there are (3) eucalyptus trees in place now (in out from park and recreation)
- 3) Clock Tower near the entrance to the gym in an unused planter box equipment would be housed in the clock tower 10' x 12' height is 50' tall no separate space to house the equipment has a location on it for SAN CARLOS RECREATION CENTER

Meggan Hurlbuet – she reminded us that we have the right to deny and do not have to approve. There is no proof that cell phone towers are dangerous, but there is not proof that it doesn't. She doesn't want it in our park, or in our community.

Erick Mueller – question on eucalyptus tree— where would the base be and what would it look like. – structure would be bigger than the snack bar – 47' long x 11' (20' for park use). Could you add other provider's carriers equipment

Brian Yokum – has a young child and lives within 300 feet of the proposed site.

Emma Young-Walker – not supporting the fake tree

Robert Walker – not in support of the tree – asking us, based on the community plan,

Andy Schwartz – lives on Beaver Lake – understands that we need to discuss these things.

Jeff Steichen – concerned with the height of the clock tower – park like setting and putting a fake tree amongst trees

Chuck Carter – opposed to the fake tree. "No To Towers" is his group. In support of the clock tower option – this solution would make him happy and asks us to consider the option

Barbara Carter – not happy with the cell phone trees – companies do not maintain the trees. Supports the Clock

Karren Lynch – City of San Diego – the City will not allow more than (1) carrier on the cities property.

Brian Bangston - does either tower emit more

Tricia Isaac - no to tree

Will Johnson – opposed to any type of cell tower, and interested to know what the lease rate would be – city will determine the rent and use the \$\$\$ for the general fund and park and rec – speculated there would be roughly \$2500/\$k per month

Brian Meyers – wants a 4th option – opt out.

Larraine Overture - not happy

Jay - Are there other city parks with lights and cell sites - over 30 around the city

Terry – what's the value to the community – sites on city property (10% goes back to the rec council) – rent a jumper for a party and 10% goes back to the community. Does the equipment make noise – concerned that it may be too noisy in the gym and will there be interference for the other electrical equipment? Who would have to pay to move it in the future – who will have to pay to maintain the clock – is park and rec or T-Mobile. Who is going to maintain the facility?

As far as the noise – there will be ventilation and shouldn't have noise issues and will need to meet the city noise ordinance. Not concerned with interference. T-Mobile will maintain.

Matt Adams makes a motion that we support the clock tower and T-Mobile has to maintain everything associated so the city is not responsible for any fees associated and that 100% of funds generated will go back to the San Carlos Recreation Center, Steve Grimes Seconds the motion.

Steve will support the motion

•	Matthew Adams (San Carlos)	yes
•	Terry Cords (Allied Gardens)	no
•	Tim Flodin (San Carlos)	yes
•	Steve Grimes (Del Cerro)	yes
•	David Hardy (Allied Gardens)	yes
•	John LaRaia (Grantville)	yes
•	Douglas Livingston (Del Cerro)	yes
•	Marilyn Reed (Allied Gardens)	no
•	Daron Teemsma (Grantville)	yes
•	Jay Wilson (Del Cerro)	yes
•	Dan Northcutt (San Carlos)	yes

9 yes, 2 no's

Subcommittee Reports:

Community Group Reports:

- Allied Gardens Community Council Marilyn Reed 7/26 @ Lutheran Church @ 7pm Sue Braun will be the speaker
- Del Cerro Action Council Jay Wilson 7/28 and does not have a speaker yet
- San Carlos Area Council Mickey Zeichick 7/6 is next meeting @ 6pm at San Carlos Library –
 possible Marty Block as speaker. Set up a memorial fund for John Pilch and the \$\$\$ will go
 towards maintaining the flags on Navajo Road
- Mission Trails Regional Park Advisory Board has not had a meeting, 5 peak challenge (3000 people)

Future Agenda Items:

Special election - Wednesday 7/13 at our normal location.

Old Business/New Business:

Adjourn:

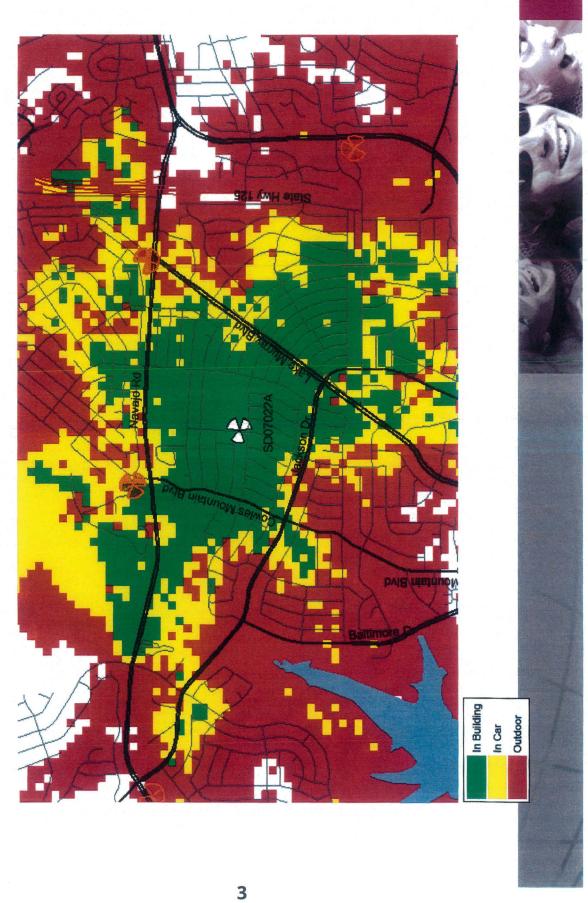
SD07022A Coverage Map

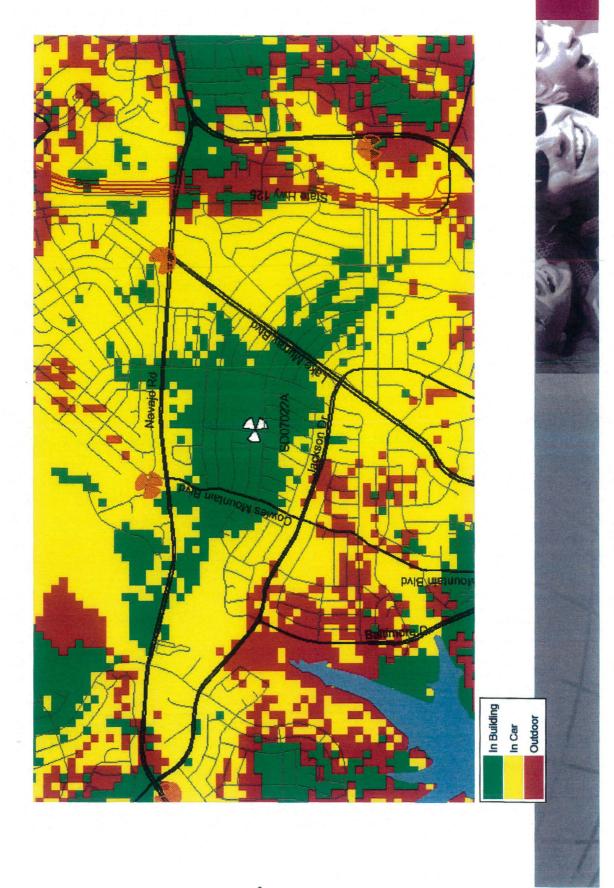
RF Team San Diego Market Aug 29, 2016

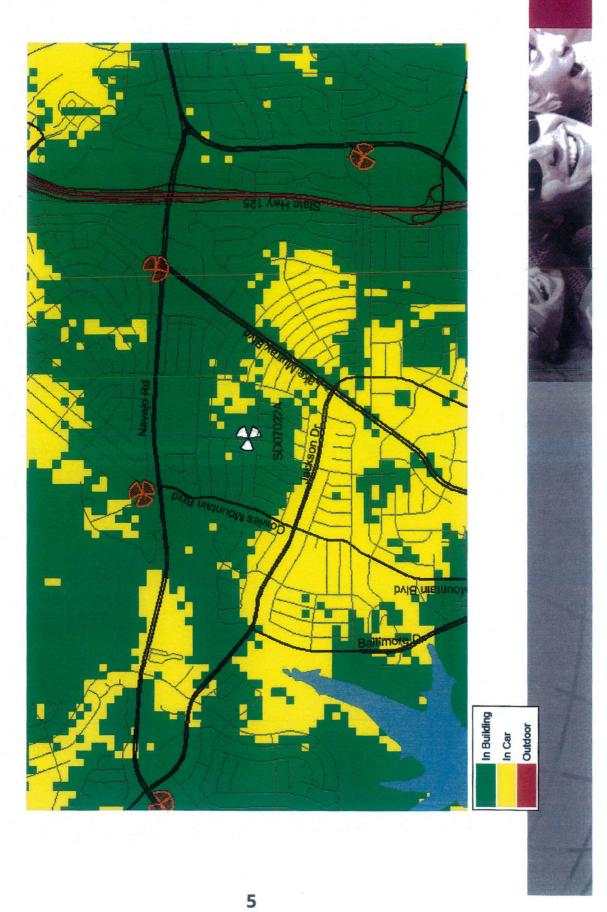
Contents:

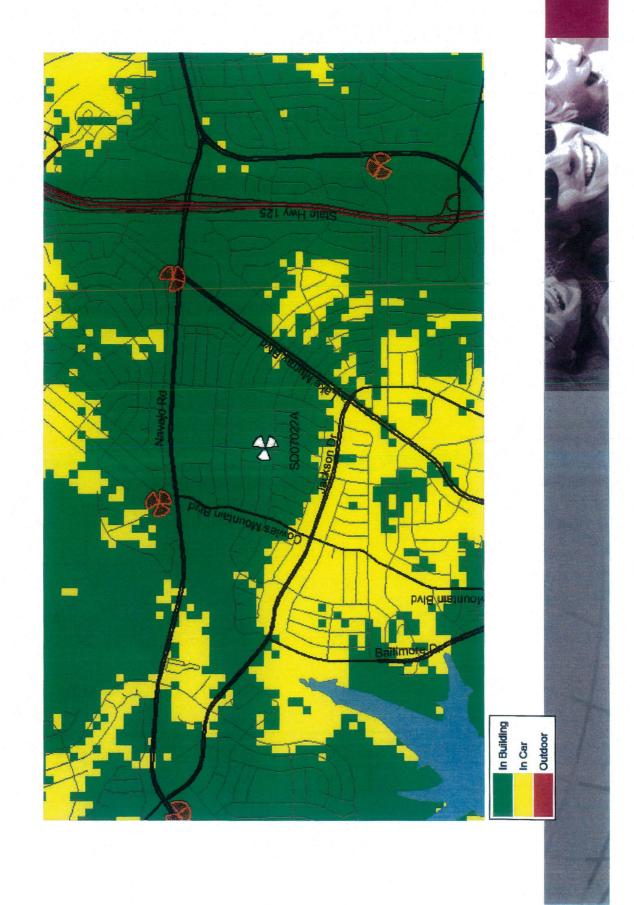
Plots:

- SD07022A coverage (New location and Lower RAD center)
- SD07022A coverage (Old location and Higher RAD center)
- Existing On-Air sites coverage without SD07022A
- Site with existing On-Air neighbor sites coverage













SD07022A

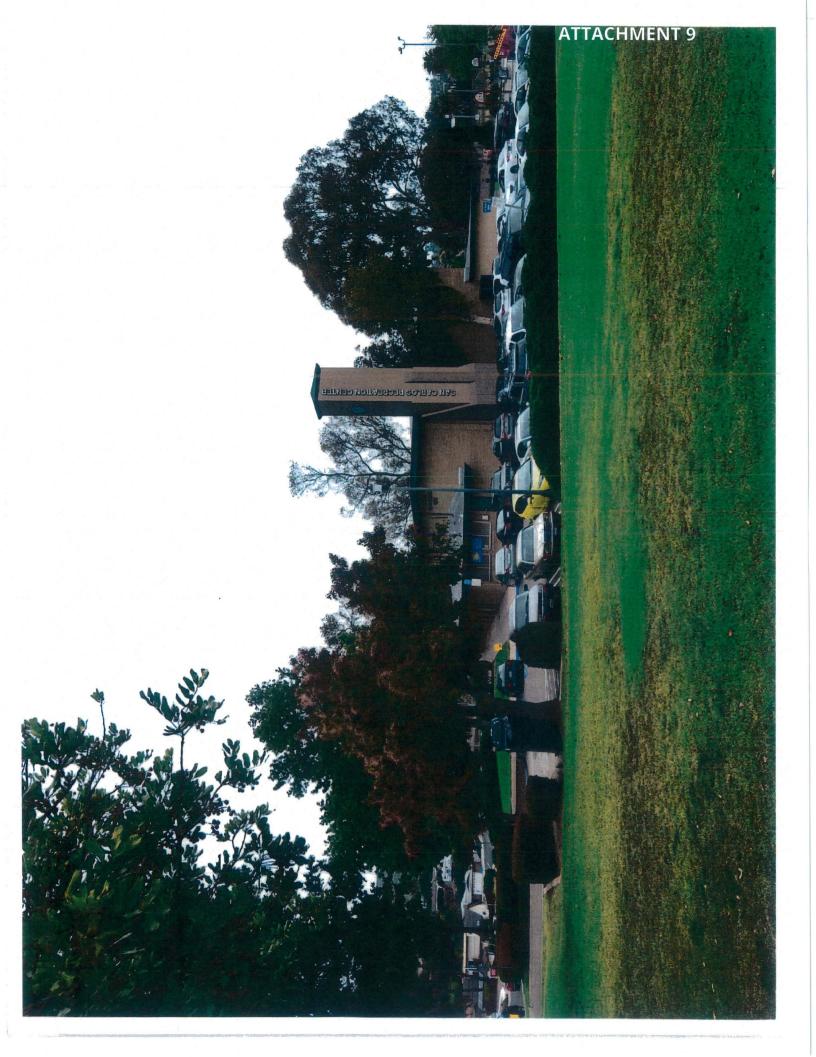
6445 Lake Badin Ave. San Diego, CA 92119

T-Mobile San Carlos Rec





Proposed View Looking Northeast from near the corner of Lake Badin Ave & Lake Adlon Dr.



T Mobile

Stick Together®

SITE NUMBER: SD07022A

SITE NAME: SAN CARLOS RECREATION CENTER

SITE TYPE: **DEVELOPED PARK**

SAN DIEGO COUNTY: SAN DIEGO

JURISDICTION: CITY OF SAN DIEGO

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT SUMMARY:

SITE ADDRESS:

6445 LAKE BADIN AVE. SAN DIEGO, CA 92119

PROPERTY OWNER:

CITY OF SAN DIEGO

CONTACT: PHONE: (619) 236-6052

PROJECT DESCRIPTION: PROJECT ENTAILS THE FOLLOWING:

INSTALL (1) PROPOSED 48'-0" CLOCK TOWER

INSTALL (9) PROPOSED T-MOBILE PANEL ANTENNAS INSTALL (3) PROPOSED T-MOBILE RRUS-11

INSTALL (2) PROPOSED T-MOBILE RBS 6102 CABINET INSTALL (1) PROPOSED T-MOBILE METER PEDESTAL

INSTALL (1) PROPOSED T-MOBILE GPS ANENNA

OP-1-1 (OPEN SPACE PARK)

LATITUDE LONGITUDE

-117.022032 W 457-400-06-00

PROPOSED T-MOBILE LEASE AREA (FOOTPRINT): ±130 SQ. FT.

SHEET INDEX:

SHEET:	DESCRIPTION		

T-1 TITLE SHEET

TOPOGRAPHIC SURVEY

A-11 ENLARGED SITE PLAN

A-2 CLOCK TOWER FLOOR, ANTENNA & EQUIPMENT LAYOUT PLANS

A-2.1 BUILDING DEMO PLAN AND PARTIAL SECTION VIEW

ARCHITECTURAL ELEVATIONS A-3

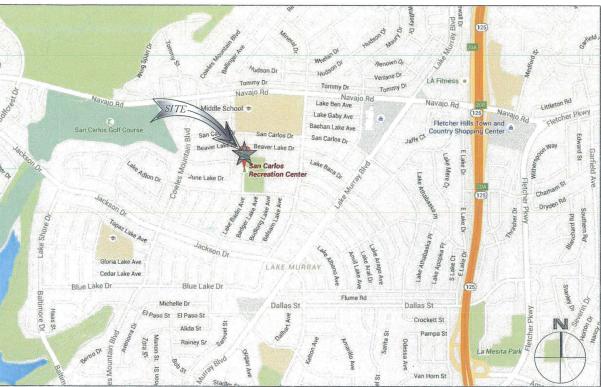
A-4 ARCHITECTURAL ELEVATIONS

A-5 ARCHITECTURAL ELEVATIONS

A-6 ARCHITECTURAL FLEVATIONS

A-7 ARCHITECTURAL DETAILS

CONCEPTUAL LANDSCAPE PLAN



CONSULTING TEAM:

PROJECT MANAGER: T-MOBILE USA 10509 VISTA SORRENTO PARKWAY SUITE 206 SAN DIEGO, CA92121 CONTACT: JOEY ROSE PHONE: (858) 334-6112 EMAIL: joseph.rose41@T-Mobile.com

SITE ACQUISITION:

SMARTLINK 18301 VON KARMAN AVE., STE 910 IRVINE, CA 92612 CONTACT: JERROD PLOOF MOBILE: (858) 344-4444 (410) 263-5470

RE ENGINEER:

T-MOBILE USA 10509 VISTA SORRENTO PARKWAY EMAIL: nick.hass@tmobile.com

ARCHITECTURAL ENGINEERING:

NATIONAL ENGINEERING & 27 ORCHARD LAKE FOREST, CA. 92630 PHONE: (949) 716-9990 FAX: (949) 716-9997

ZONING:

SMARTLINK 18301 VON KARMAN AVE., STE 910 IRVINE, CA 92612 CONTACT: JERROD PLOOF MOBILE: (858) 344-4444 (410) 263-5470

CONSTRUCTION MANAGER:

T-MOBILE 10509 VISTA SORRENTO PARKWAY SUITE 206 SAN DIEGO, CA 92121 CONTACT: KIRT BABCOCK PHONE: (858) 334-6139 EMAIL: kirt.babcock@tmobile.com

APPROVALS:

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

	PRINT NAME	SIGNATURE	DATE
LANDLORD	·	-	
ZONING REP.			
DEVELOP. MGR	-		
CONST. MGR			
PROJECT MGR	-		
ZONING MGR.	•		-
RF ENGINEER			
OPERATIONS			
SAC REP.			

DIRECTIONS FROM SAN DIEGO T-MOBILE OFFICE:

- HEAD SOUTHEAST ON VISTA SORRENTO PKWY TURN RIGHT ONTO SORRENTO VALLEY RD SLIGHT RIGHT ONTO THE INTERSTATE 805 S RAMP
- MERGE ONTO 1-805
- KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR STATE 52 E AND MERGE ONTO CA-52 6. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR E/STATE 52 E
 7. TAKE THE CALIFORNIA 125 S EXIT
 8. MERGE ONTO CA-125 S
 9. TAKE THE NAVAJO RD EXIT
 10. TURN RIGHT ONTO NAVAJO RD
 11. TURN LEFT ONTO BOULDER LAKE AVE
 12. TAKE THE 2ND RIGHT ONTO BEAVER LAKE DR
 13. TAKE THE 1ST LEFT ONTO LAKE BADIN AVE

DESTINATION WILL BE ON THE LEFT

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2013 CALIFORNIA ADMINISTRATIVE CODE. 9. 2013 CALIFORNIA FIRE CODE. (CFC)
 2013 CALIFORNIA BUILDING CODE (CBC). 10. 2013 CALIFORNIA GREEN CODE
 2013 CALIFORNIA ELECTRICAL CODE (CEC).
- 2013 CALIFORNIA ENERGY CODE.
- 2013 CALIFORNIA MECHANICAL CODE (CMC). 2013 CALIFORNIA PLUMBING CODE (CPC).
- ANSI/TIA-222-G LIFE SAFETY CODE NFPA-101 LOCAL BUILDING CODE.



POWER & TELCO UTILITY CONTACTS

POWER:

POWER COMPANY. SDG&F

TELCO:

T - Mobile -

Stick Together® 10509 VISTA SORRENTO PARKWAY

SUITE 206 SAN DIEGO, CA 92121

-PLANS PREPARED BY:-





18401 VON KARMAN AVENUE SUITE 400 IRVINE, CA 92612

-NO	DATE:	DESCRIPTION: 90% ZD	BY:
2	07/28/16	(CITY RE-DESIGN) CLIENT REVISION	AE
3	08/05/16	100% ZD	NT
4	09/30/16	PLANNING COMMENTS	JY
A	10/31/16	PLANNING COMMENTS	AE

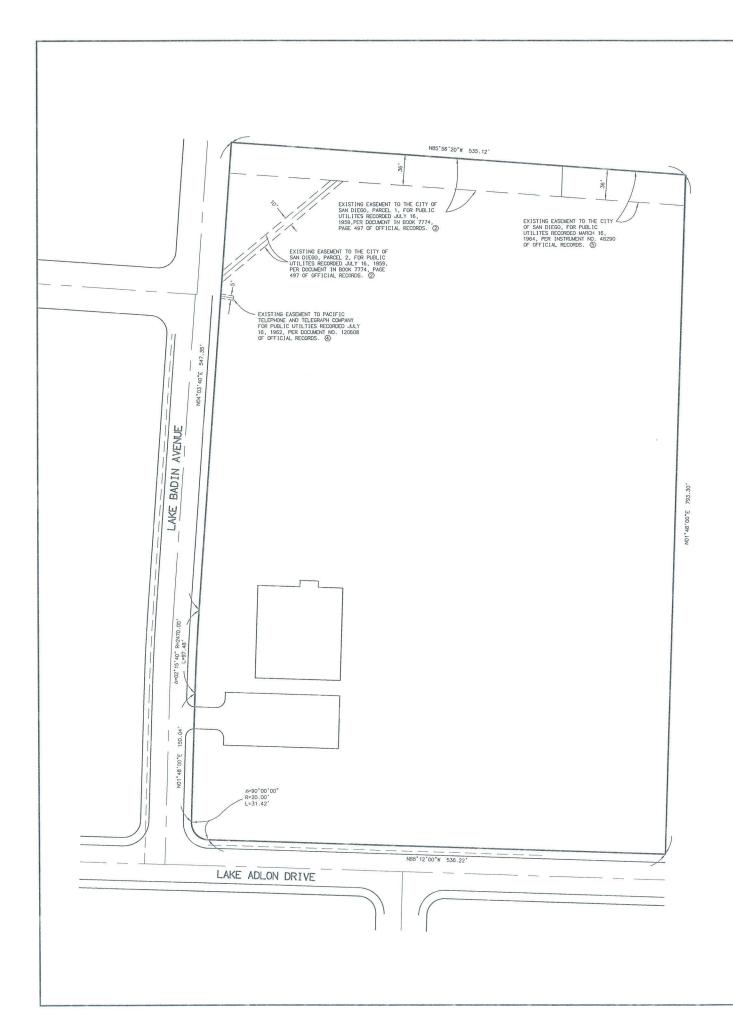
-SITE INFORMATION:

SD07022A

SAN CARLOS RECREATION CENTER

> 6445 LAKE BADIN AVE SAN DIEGO, CA 92119

TITLE SHEET



TITLE REPORT, SCHEDULE B-SECTION B:

PRELIMINARY REPORT FILE NO. 08024572, DATED JANUARY 26, 2015, HAS BEEN PROVIDED BY COMMONWEALTH LAND TITLE COMPANY. THE FOLLOWING ITEMS, INCLUDED WITHIN SCHEDULE B-SECTION B, AFFECT THE SUBJECT PARCEL AND HAVE BEEN NUMBERED TO COORESPOND WITH SAID PRELIMINARY REPORT.

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- (2.) EASEMENT TO THE CITY OF SAN DIEGO FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PUBLIC SEWER AND STORM DRAINS AND APPURTENANCES THERETO, RECORDED JULY 16, 1959 IN BOOK 7774, PAGE 497 OF OFFICIAL RECORDS. EASEMENT DOES NOT AFFECT THE PROPOSED LEASE PREMISES
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED APRIL 23, 1962 AS INSTRUMENT NO. 68964 OF OFFICIAL RECORDS. EASEMENT DOCUMENT ILLEGIBLE AND CANNOT BE PLOTTED.
- 4.) EASEMENT TO PACIFIC TELEPHONE COMPANY FOR PUBLIC UTILITIES RECORDED JULY 16, 1962 AS INSTRUMENT NO. 120608 OF OFFICIAL RECORDS.
- EASEMENT DOES NOT AFFECT THE PROPOSED LEASE PREMISES.
- 5. EASEMENT TO CITY OF SAN DIEGO FOR THE CONSTRUCTION, OPERTAION AND MAINTENANCE OF A PUBLIC SEWER AND STORM DRAINS AND APPURTENANCES THERETO, RECORDED MARCH 16, 1964 AS INSTRUMENT MO. 48290 OF OFFICIAL RECORDS. EASEMENT DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG, IN TOP OF OURB, LOCATED AT THE SOUTH WEST CORNER OF LAKE BADIN AVENUE AND LAKE ADLON DRIVE.

ELEVATION: 673.035 (NGVD '29)



GRAPHIC SCALE



T - Mobile -

Stick Together*

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

-PLANS PREPARED BY:-



-CONSULTANT: -



18401 VON KARMAN AVENUE SUITE 400 IRVINE, CA 92612 TEL: (949) 861-2201 FAX: (949) 387-1275

1		ESCRIPTION:	
1	07/15/16	PRELIM	МН
Name and Associated a			
	-		

SITE INFORMATION:

SAN CARLOS RECREATION CENTER

> 6445 LAKE BADIN AVE. SAN DIEGO, CA 92119

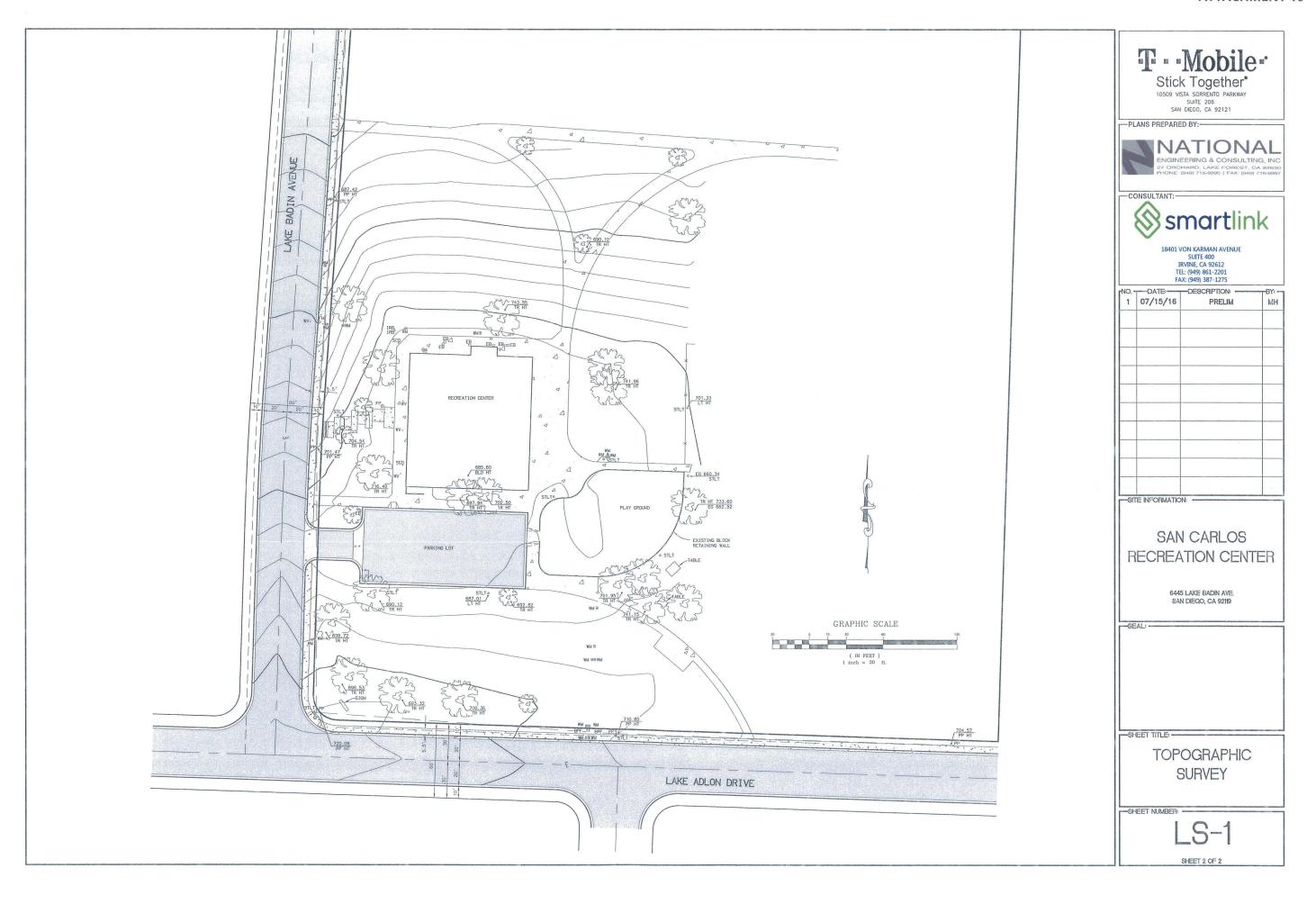
_	SE	AL	

-SHEET TITLE: ----

TOPOGRAPHIC SURVEY

SHEET NUMBER:

SHEET 1 OF 2



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

1/we the undersigned as Lessee(s) of the property described as 6445 Lake Pagin Aug. Su. Distance (A. 421/4) (Address or legal description)

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

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

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

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

- Maintain pre-development runoff characteristics Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground
- Use natural dramage systems as opposed to lined swales or underground dramage systems

 Drain toof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.

 Preserve existing native trees and shrubs

 Protect all slopes from erosion

- Additionally I/we will;

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

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

Lessee Jerrod Ploof

Smartlink LLC, Agint for T-Mobile

Date 5/28/2015

NOTE:

1. THE PROPOSED CLOCK TOWER WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERN.

2. THE APPLICANT SHALL OBTAIN A NONEXCLUSINE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE LAKE BADIN AVENUE RIGHT-OF-WAY.

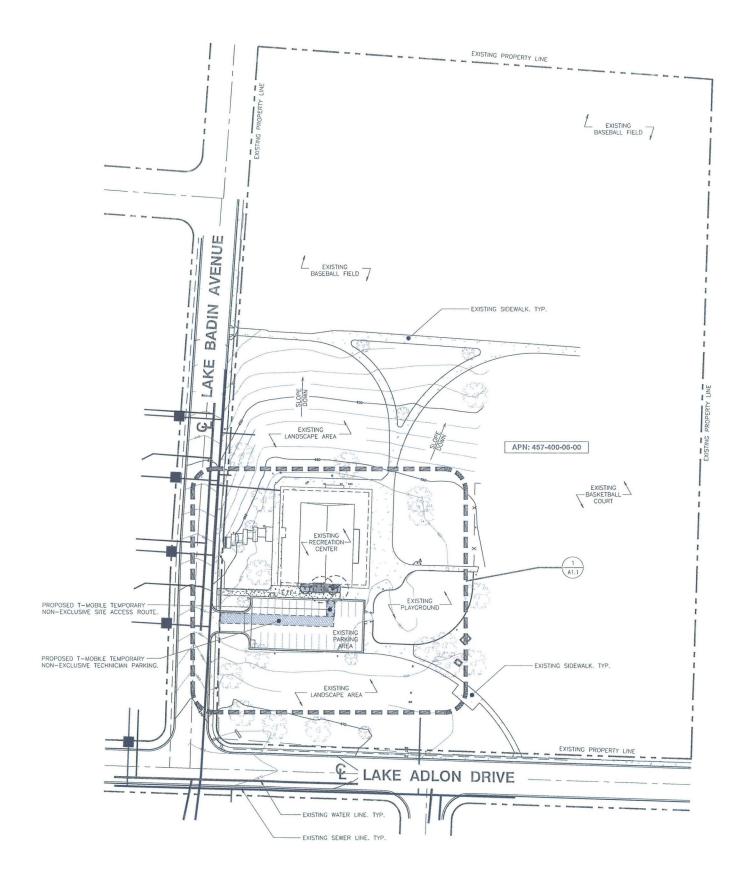
3. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE LAKE BADIN AVENUE RIGHT-OF-WAY.

4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BUP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

5. 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 I (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION.

CONTROL PLAN (MPCP). THE MYPOP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.



T - Mobile -

Stick Together®

SAN DIEGO, CA 92121

PLANS PREPARED BY:-





18401 VON KARMAN AVENUE SUITE 400 IRVINE, CA 92612 TEL: (949) 861-2201 FAX: (949) 387-1275

NO	DATE:	DESCRIPTION:	BY:
1	07/18/16	90% ZD (CITY RE-DESIGN)	NT
2	07/28/16	CLIENT REVISION	AE
3	08/05/16	100% ZD	NT
4	09/30/16	PLANNING COMMENTS	JY
A	10/31/16	PLANNING COMMENTS	AE
-			
			_
_			

-SITE INFORMATION:

SD07022A SAN CARLOS RECREATION CENTER

6445 LAKE BADIN AVE SAN DIEGO, CA 92119

-SHEET TITLE:-

SITE PLAN AND LESSEE'S CERTIFICATE

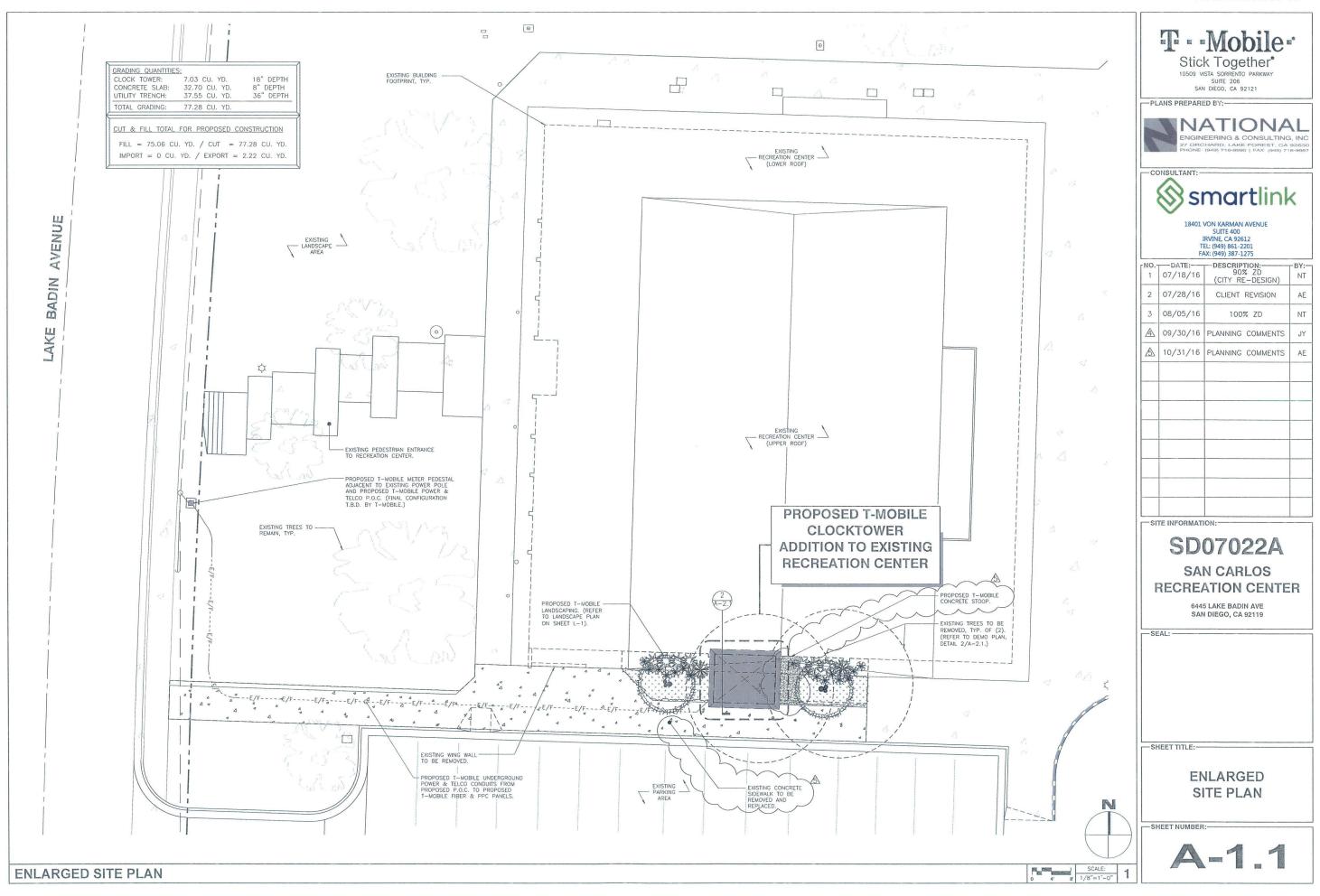
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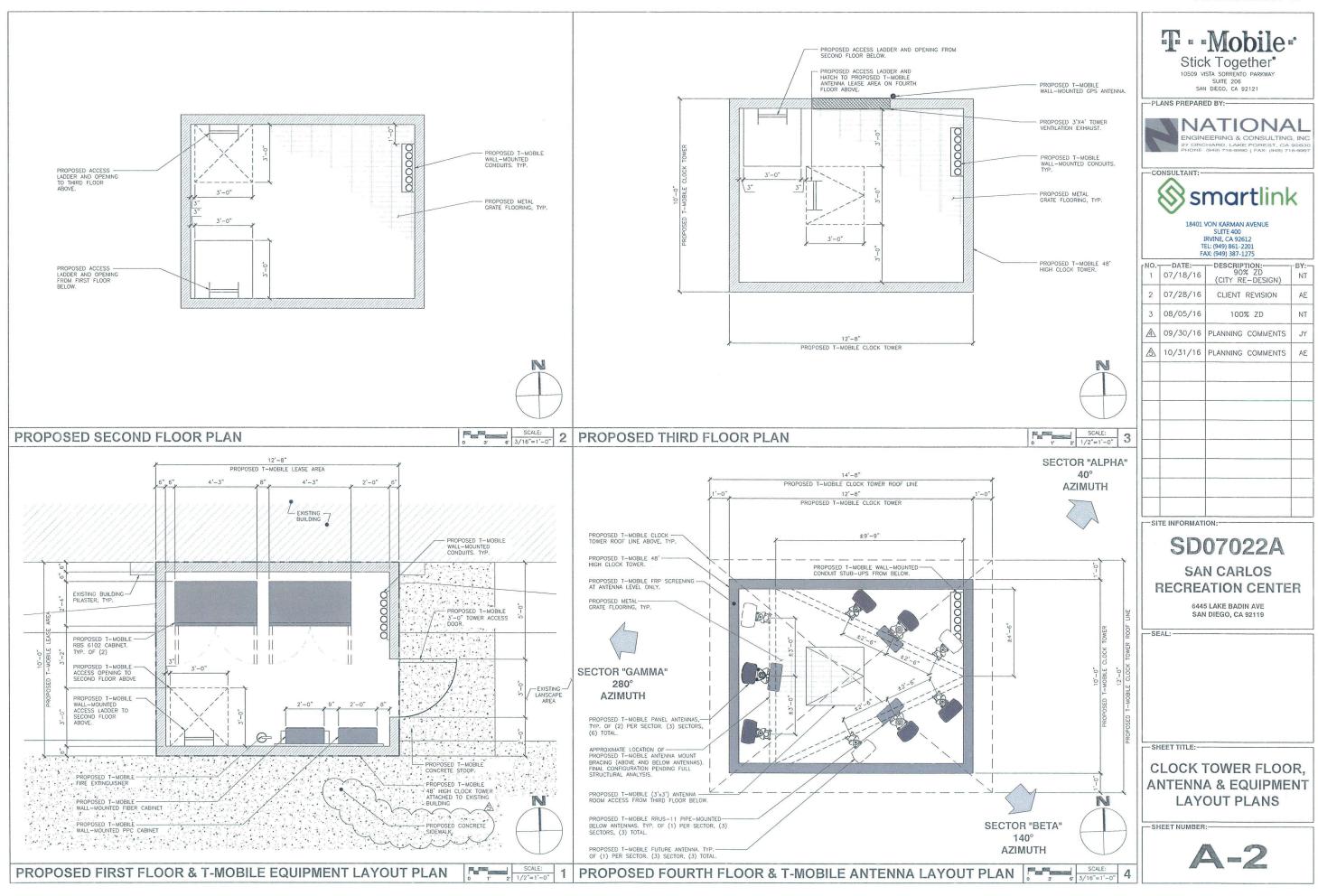
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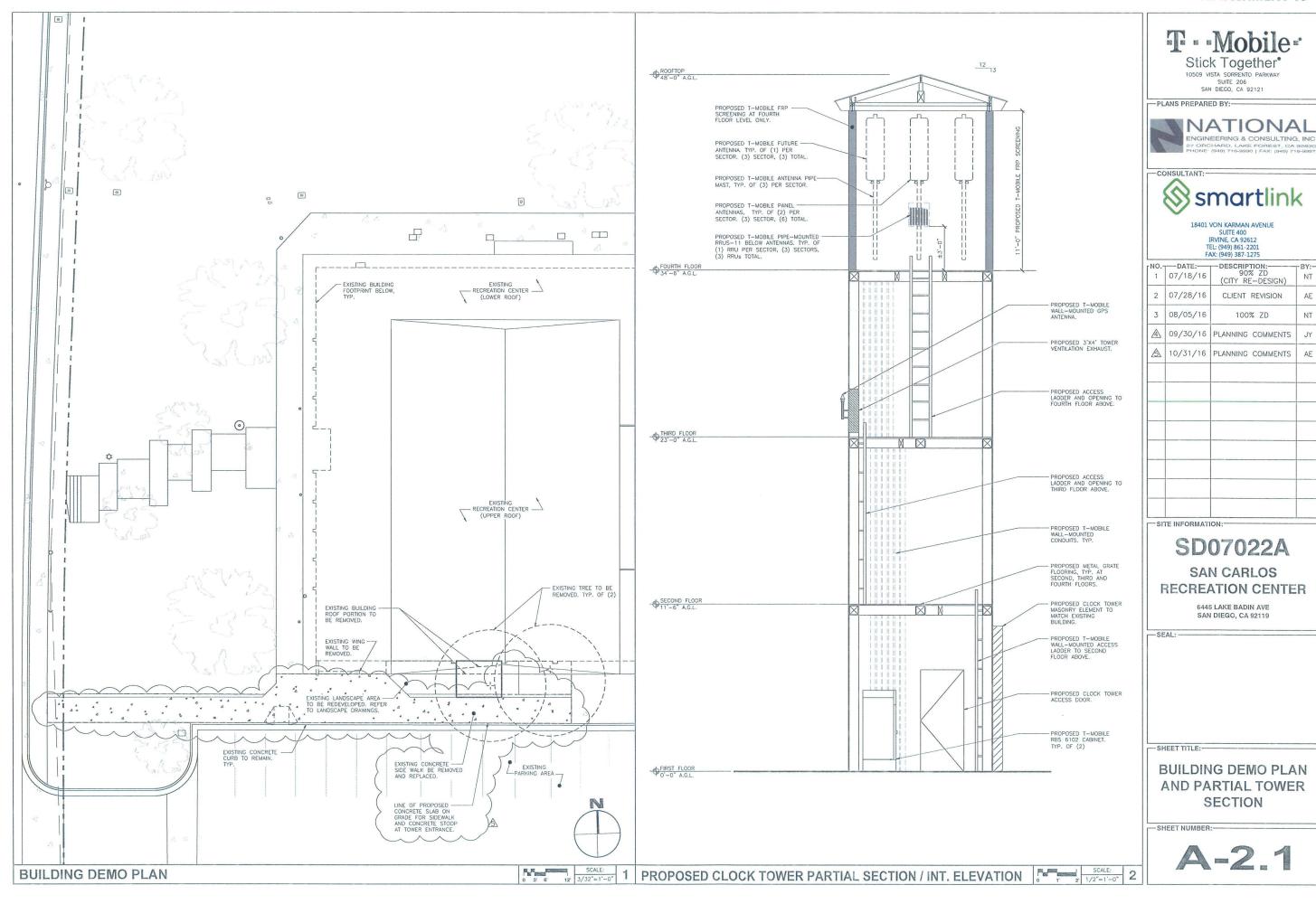
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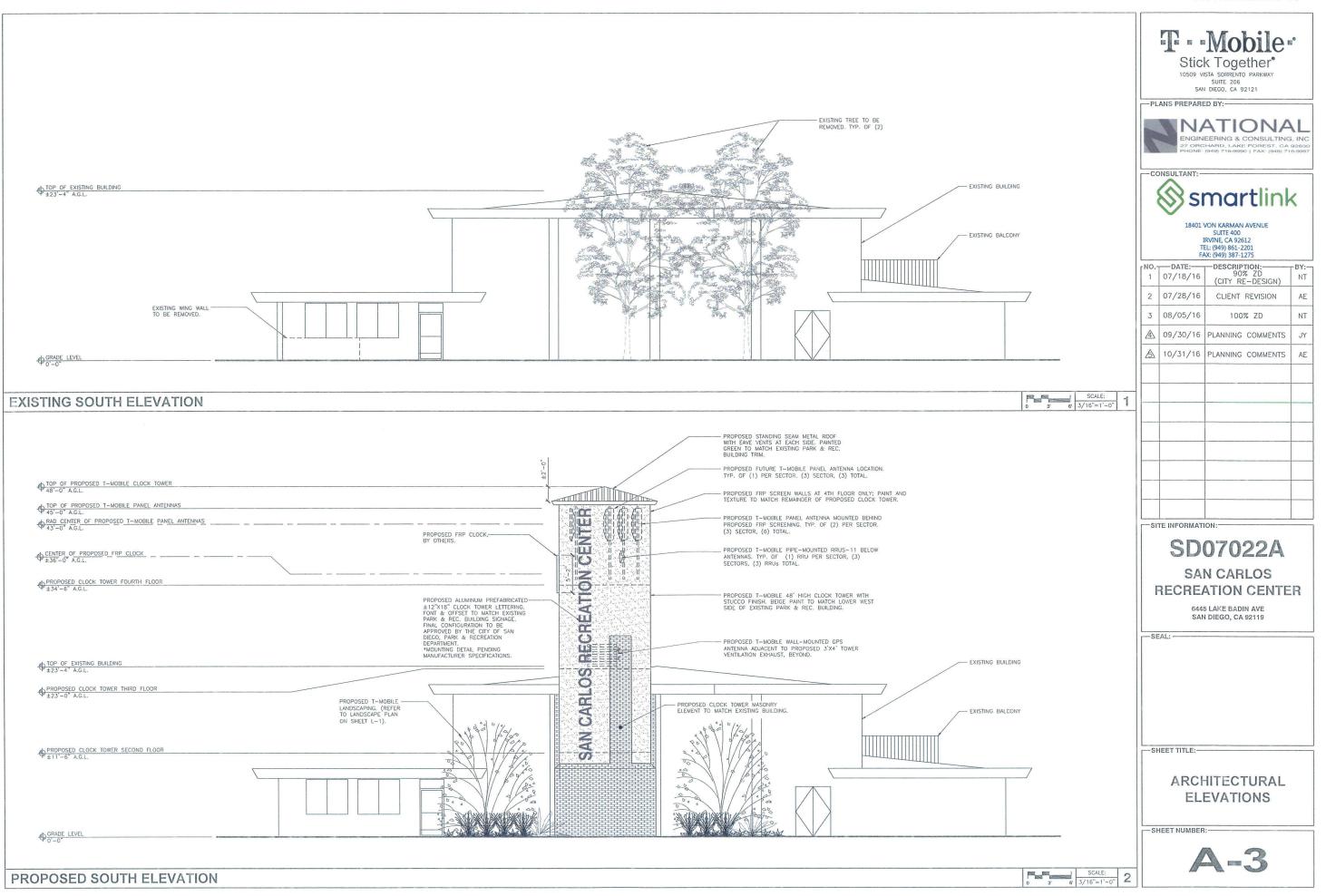
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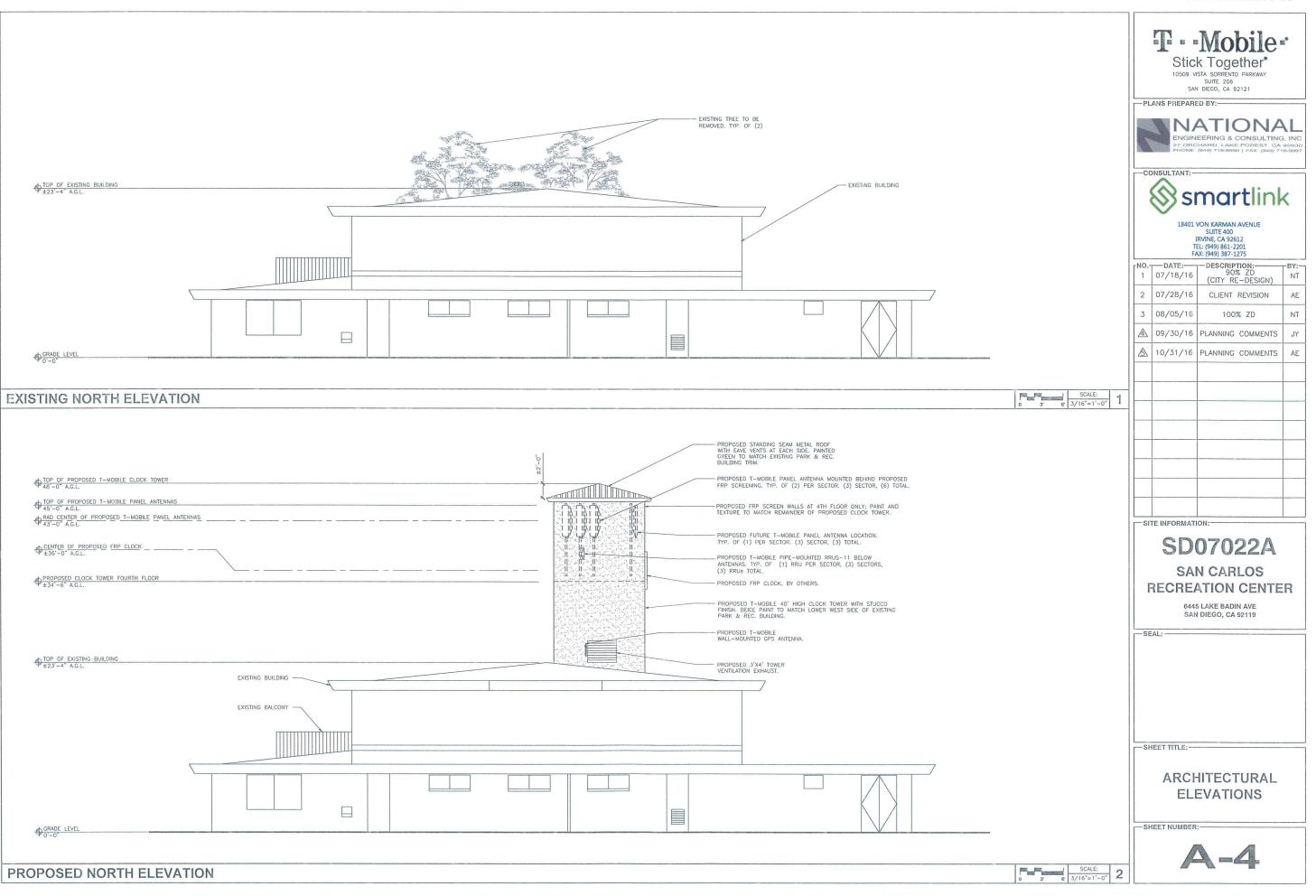


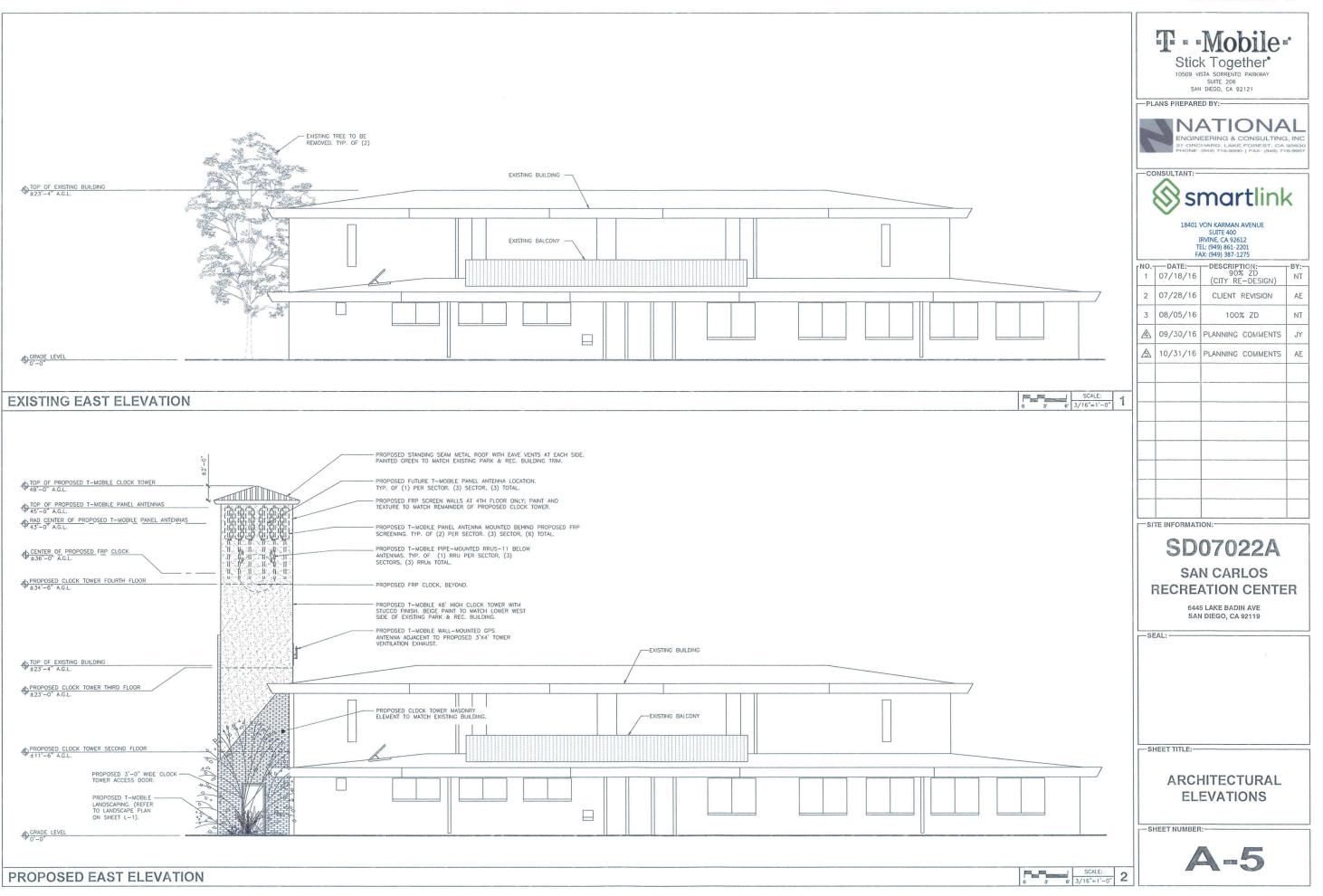


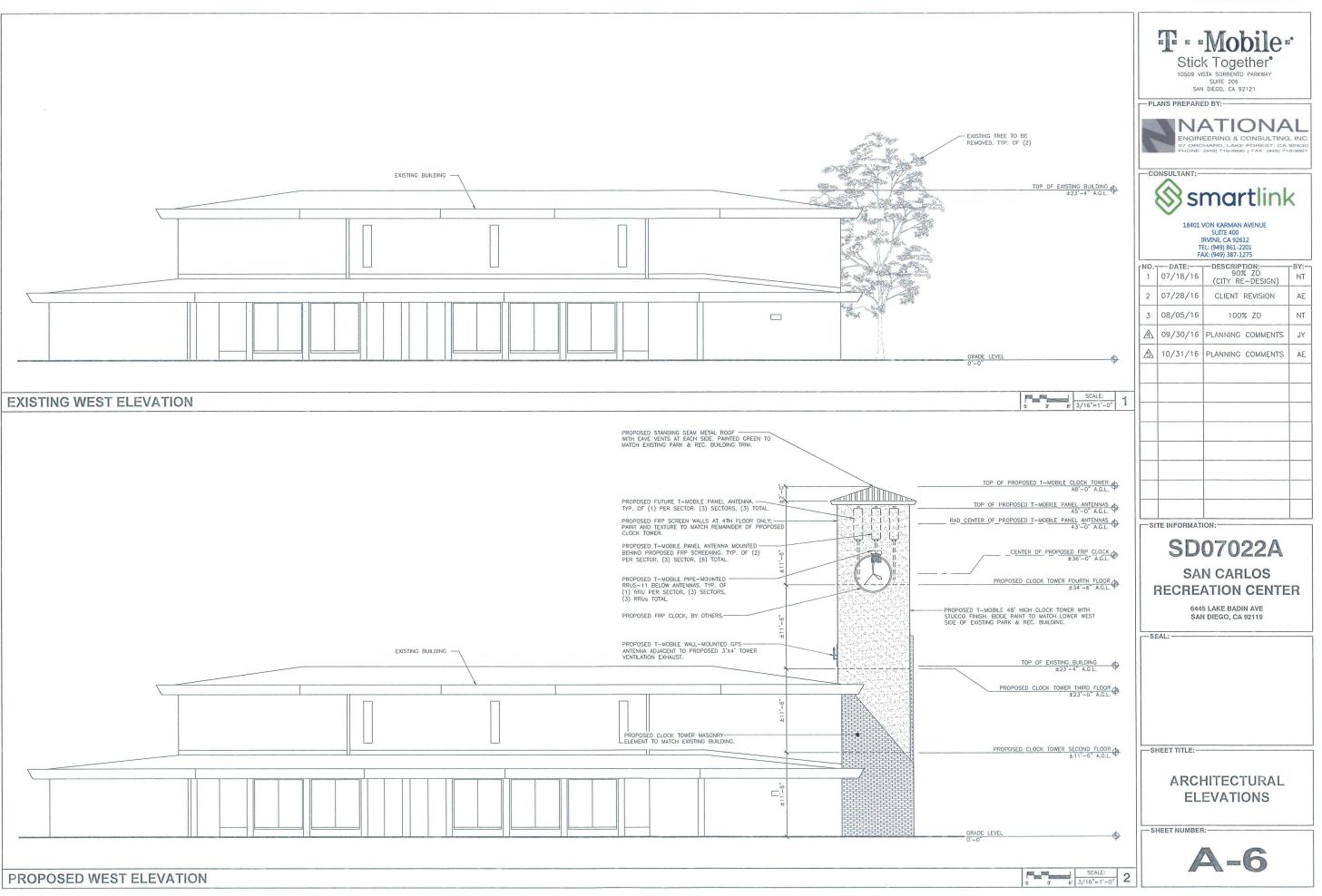


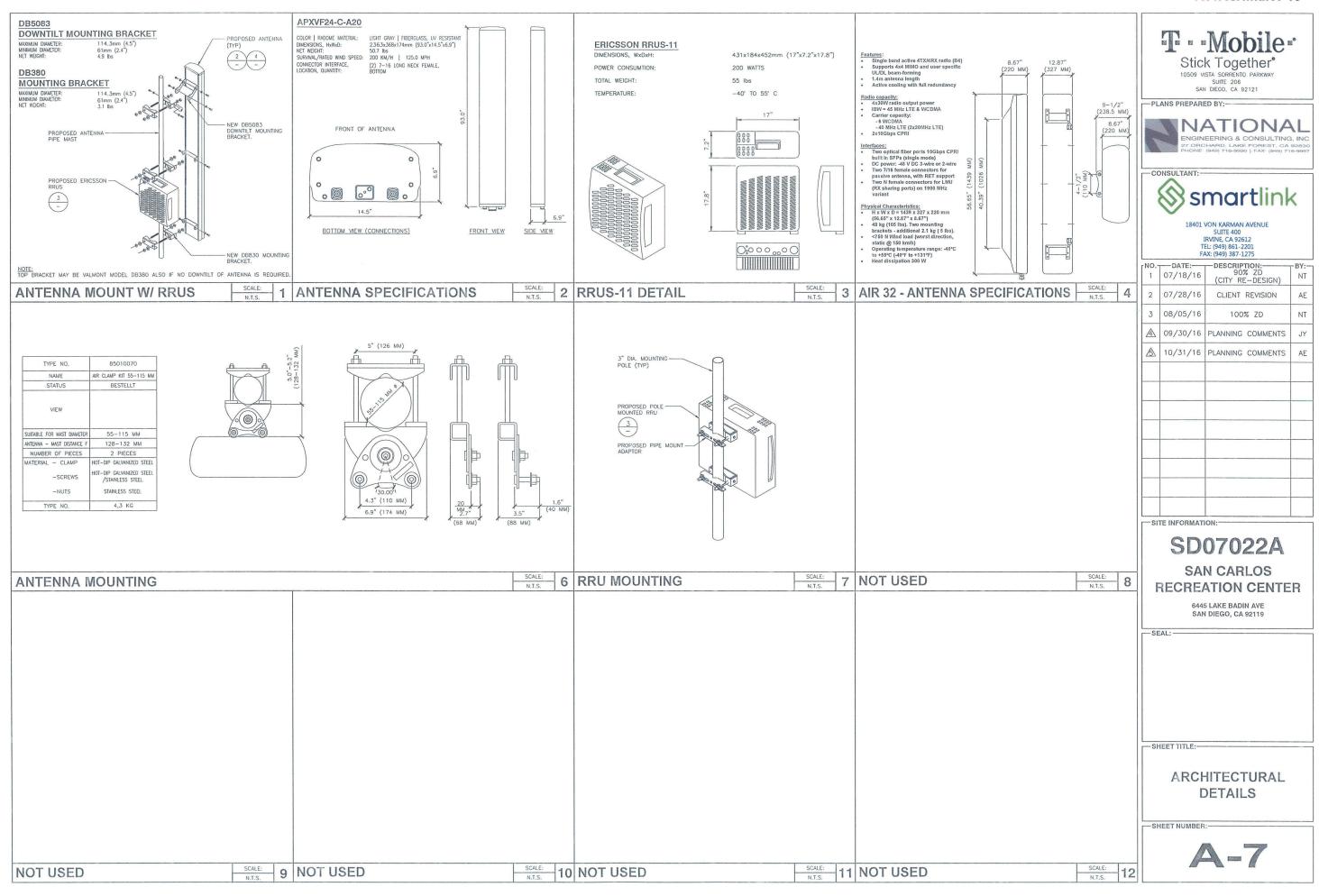


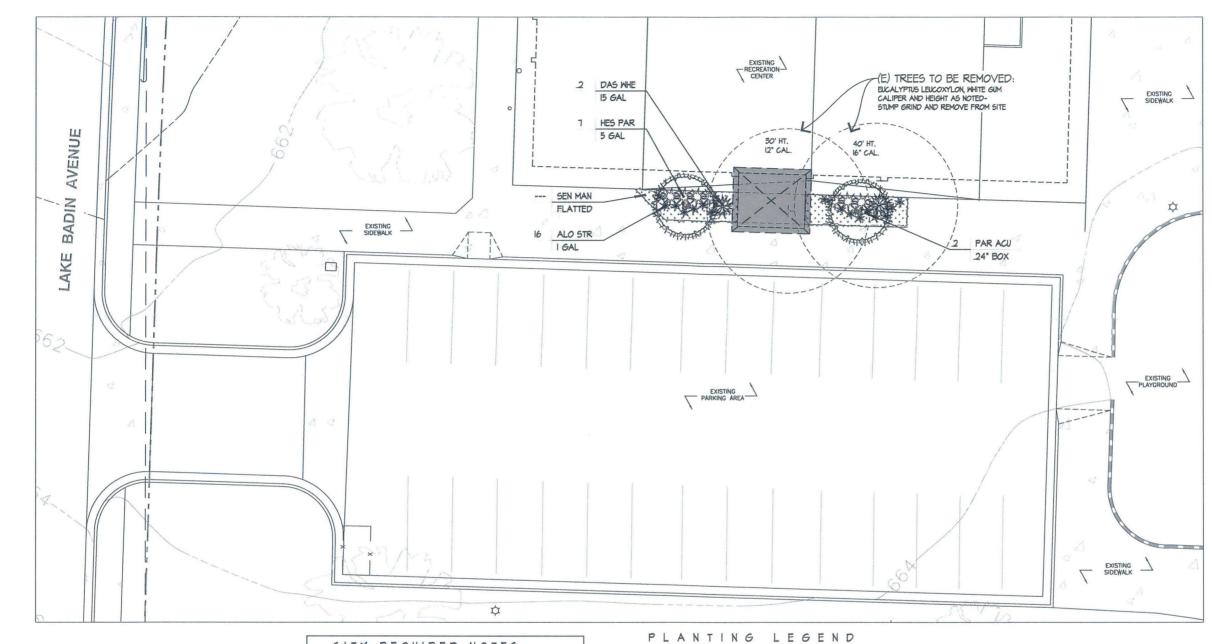












CITY REQUIRED NOTES

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT/ MINIMAM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)-20 FEET
UNDERSEAUND UTILITY LINES-5 FEET (IO' FOR SEMER)
ABOVE GROUND UTILITY STRUCTURES- 10 FEET
DRIVEDWAY (ENTRIES)-10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)-25 FEET

NOTE:

"ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-HIDE LANDSCAPE RESULATIONS AND THE CITY OF SAN DIESO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS."

NOTE: IRRIGATION TYPE
THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED BUBBLER SYSTEM WITH AN AUTOMATIC RAIN SHIT-OFF DEVICE.

PERMITTEE OF OWNER/PERMITTEE

MAINTENANCE:
*ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW. SHALL BE MAINTAINED BY:
PERMITTEE ON OWNER/PERMITTEE

THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITIONDISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARK5	SIZE	QTY. DETAIL	MATURE (20YR) How	MAINTAIN TO: How	REGRTG.
AN A	ALO STR	ALOE STRIATA CORAL ALOE		I GAL	16	.2'x15'	SAME	4-L
縱	DAS WE	DASYLYRION WHEELERI SPOON YUCCA		IS GAL	2	4'x4'	SAME	4-L
紫	HES PAR	HESPERALOE PARVIFOLIA RED YUCCA		5 GAL	7	5'x3'	SAME	4-L
	PAR ACU	PARKINSONIA ACULEATA MEXICAN PALO VERDE		.24" BOX	2	15'X15'+	SAME	4-L
+ + +	SEN MAN	SENECIO MANDRALISCAE BLUE KLEINIA		FLATTED OLD	roc.	l'x15'+	SAME	4-L

p/f(949)388-3369





Stick Together*

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

-PLANS PREPARED BY:-





18401 VON KARMAN AVENUE SUITE 400 IRVINE, CA 92612 TEL: (949) 861-2201 FAX: (949) 387-1275

NO.	07/18/16	DESCRIPTION: 90% ZD (CITY RE-DESIGN)	BY
2	07/28/16	CLIENT REVISION	A
3	08/05/16	100% ZD	N

-SITE INFORMATION:-

SD07022A SAN CARLOS RECREATION CENTER

6445 LAKE BADIN AVE SAN DIEGO, CA 92119

-SEAL:



-SHEET TITLE:-

CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER:

__1

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