REPORT TO THE HEARING OFFICER

HEARING DATE: March 26, 2014

REPORT NO. HO 14-016

ATTENTION: Hearing Officer

SUBJECT: VERIZON WIRELESS CARMEL MOUNTAIN COUNTRY CLUB
PTS PROJECT NUMBER: 345524

LOCATION: 14050 Carmel Ridge Road, San Diego, CA 92128

APPLICANT: Verizon Wireless (Represented by PlanCom Inc.)

SUMMARY

Issue(s): Should the Hearing Officer approve a new Wireless Communication Facility at 14050 Carmel Ridge Road in the RS-1-14 zone of the Carmel Mountain Ranch Community Planning area?

Staff Recommendation(s) -

1. APPROVE Conditional Use Permit No. 1209009 and;
2. APPROVE Neighborhood Development Permit No. 1218077.

Community Planning Group Recommendation: On January 8, 2014, the Carmel Mountain Ranch Community Committee voted 9-0-0 to support the proposed Verizon project.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 7, 2014, and the opportunity to appeal that determination ended February 25, 2014.

BACKGROUND

Verizon Wireless is proposing to install a new Wireless Communication Facility that consists of a 35-foot tall mono-pine and a 676-square foot equipment enclosure. The WCF includes twelve (12) antennas and twelve (12) Remote Radio Units (RRUs) concealed within the mono-pine. The associated equipment is located inside a 290-square foot equipment building. The emergency generator is located inside a separate 386-square foot enclosure adjacent to the proposed
I. 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. Project Site Plans
9. Photosimulation
10. Photosurvey
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Public Notice of Hearing Officer
14. Project Chronology
15. Site Justification Letter
16. Coverage Maps
17. Draft Findings (Prepared by the applicant)

Rev 1/25/11 lmd
Pursuant to the City of San Diego Land Development Code Section 141.0420(e)(1) and 141.0420(g)(2), the project requires a Conditional Use Permit and a Neighborhood Development Permit, Process 3, Hearing Officer decision. The project is surrounded by residential uses to the south and to the east and the existing country club golf course is to the north and to the west.

DISCUSSION

The project complies with the City of San Diego General Plan UD-A.15 and the Municipal Code Section 141.0420 Wireless Communication Facilities Regulations. The proposed 35-foot tall mono-pine includes camouflaging and screening techniques to hide and blend the antenna into the surrounding area so that it is aesthetically pleasing and respectful of the neighborhood context consistent with the General Plan's requirements. The 35-foot tall mono-pine utilizes screening techniques such as antenna socks, high branch count (total of 76) and 24-inch branch extension beyond the antennas. The mono-pine is approximately 50-feet from the nearest sidewalk and screened from public views with the existing and proposed landscaping palette on the property. Furthermore, the mono-pine design is appropriately located along the club's southeastern property line and would blend in with the other mature pine trees as a natural visual barrier to the adjacent residential use. The equipment room featuring a concrete block shelter with lap siding, brick veneer and concrete tile roof results in a design that maintains and preserves the neighborhood character.

As designed, the project is a Process 3, Preference 3 location. According to Council Policy 600-43, the applicant must justify in their application for choosing a Process 3/Preference 3 location over other lower Preference level locations. The applicant submitted a justification map that identifies the current search ring which is surrounded by only residential uses with the exception of the Carmel Mountain Country Club. Based on the justification and the coverage maps, it appears that there were no other lower preference level sites evaluated that could provide the necessary coverage. As a result, this non-residentially used property was selected. There are currently three other wireless carriers at this site.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1209009 and Neighborhood Development Permit No. 1218077, with modifications.

2. Deny Conditional Use Permit No. 1209009 and Neighborhood Development Permit No. 1218077, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

Simon Tse, Development Project Manager

Attachments:
Community Land Use Map (Carmel Mountain Ranch)
Verizon Wireless Carmel Mountain Ranch Country Club - Project No. 345524
14050 Carmel Ridge Road, San Diego, CA 92128

Project Site
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Verizon Wireless Carmel Mountain Country Club</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Wireless Communication Facility (WCF) consisting of twelve (12) antennas and twelve (12) Remote Radio Units on a 35-foot tall mono-pine. The associated equipment and emergency generator are located inside a 676-square foot enclosure with landscaping.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Carmel Mountain Ranch</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Conditional Use Permit and Neighborhood Development Permit</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Private Recreation</td>
</tr>
</tbody>
</table>

## (RS-1-14) ZONING INFORMATION:

| CURRENT HEIGHT LIMIT: | 35-feet | PROPOSED HEIGHT: | 35-feet |
| CURRENT FRONT SETBACK: | 25-feet | PROPOSED FRONT SETBACK: | No Change |
| CURRENT SIDE SETBACK: | 10-feet | PROPOSED SIDE SETBACK: | No change |
| CURRENT REAR SETBACK: | 10-feet | PROPOSED REAR SETBACK: | No change |

## ADJACENT PROPERTIES:

<table>
<thead>
<tr>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH: Residential/RS-1-14</td>
<td>Golf Course/Private Recreation</td>
</tr>
<tr>
<td>SOUTH: Residential/RS-1-14</td>
<td>Residential</td>
</tr>
<tr>
<td>EAST: Residential/RS-1-14</td>
<td>Residential</td>
</tr>
<tr>
<td>WEST: Private Recreation/AR-1-1</td>
<td>Golf Course/Private Recreation</td>
</tr>
</tbody>
</table>

## DEVIATIONS OR VARIANCES REQUESTED:

No deviation is proposed.

## COMMUNITY PLANNING GROUP RECOMMENDATION:

On January 8, 2014, the Carmel Mountain Ranch Community Committee voted 9-0-0 to approve the Verizon project.
HEARING OFFICER  
RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 1209009  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1218077  
VERIZON WIRELESS CARMEU MOUNTAIN COUNTRY CLUB  
PROJECT NO. 345524

WHEREAS, PACS ENTERPRISES, LLC, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to install a new Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1209009 and Neighborhood Development Permit No. 1218077);

WHEREAS, the project site is located at 14050 Carmel Ridge Road, San Diego, CA 92128 in the RS-1-14 zone of the Carmel Mountain Ranch Community Planning area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 15309, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 21, 1988 as file no. 88-354721 of official records;

WHEREAS, on March 26, 2014, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1209009 and Neighborhood Development Permit No. 1218077 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 25, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 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 Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated March 26, 2014.

FINDINGS:

Conditional Use Permit – Section §126.0305

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

The Carmel Mountain Ranch Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego General Plan requires all WCFs to be concealed in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. Additionally, each WCF shall be designed to be aesthetically pleasing and respectful of the neighborhood context to minimize the visual impacts of the wireless facilities. For this project, Verizon Wireless is proposing to conceal their antennas within the 35-foot tall mono-pine design. To comply with the General Plan, the mono-pine maintains the industry standard of 3 branches per foot.
for a total of 76 branches consistent with the WCF Design Guidelines. Antenna socks will also be utilized to achieve a design that is aesthetically pleasing and respectful of the neighborhood context. Lastly, to reduce the visibility of the antennas, each branch will extend a minimum of 24-inches in front of the antenna for maximum concealment. The associated equipment area is set back from the public right-of-way and the adjacent residential uses and screened appropriately with existing and proposed landscaping. Furthermore, the equipment and the emergency generator are fully concealed inside a new concrete block shelter with lap siding, brick veneer and concrete tile roof. Therefore, the proposed development will not adversely affect the Carmel Mountain Ranch Community Plan; nor the City of San Diego General Plan.

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

The project consists of a new 35-foot tall mono-pine and an associated equipment building. The antennas and the associated Remote Radio Units (RRUs) are effectively concealed by using camouflage techniques identified within the WCF Design Guidelines. These techniques include: antenna socks, extending the branches a minimum of 24-inches in front of the antennas, maintaining 3 branches per foot for a total of 76 branches and painting all exposed conduits and mounting pipes to match the mono-pine bark. The equipment and the emergency generator associated with this project are concealed inside a new concrete block shelter with lap siding, brick veneer and concrete tile roof. The project is located at 14050 Carmel Ridge Road in the RS-1-14 zone within the Carmel Mountain Ranch Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on February 7, 2014. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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

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

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

The proposed WCF has been designed to comply with the Wireless Communication Facility Regulations Land Development Code Section 141.0420 and the RS-1-14 zone. Pursuant to LDC Section 141.0420(e)(1) a Conditional Use Permit is required. Additionally, pursuant to LDC Section 141.0420(g)(3), a Neighborhood Development Permit is required for the proposed equipment enclosure. LDC Section 141.0420 requires all WCF to be designed to minimize visual impacts. The 35-foot tall mono-pine utilizes screening techniques such as antenna socks, high branch count and extending each
branch length accordingly to replicate the appearance of a live tree. The mono-pine is approximately 50-feet from the nearest sidewalk and screened from public views with the existing and proposed landscaping design. The equipment room featuring a concrete block shelter with lap siding, brick veneer and concrete tile roof results in a desirable design that maintains and preserves the neighborhood character. No deviations are proposed for this project. Therefore, the proposed WCF will comply with the regulations of the Land Development Code.

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

The proposed WCF use is located within the landscaped area adjacent to the parking lot of the Carmel Mountain Country Club. As designed, the project is a Process 3, Preference 3 location. According to Council Policy 600-43, the applicant must justify choosing a Process 3/Preference 3 location over other lower Preference level locations. The applicant submitted a justification map that identifies the current search ring which is surrounded by only residential uses. Additionally, this search ring as illustrated in the coverage map is necessary to help improve the current coverage objective. Based on the justification map, it appears that there were no other lower preference level sites that could provide the necessary coverage. Instead, this non-residentially used property was selected. There are currently three other wireless carriers at this site providing similar coverage. In conclusion, the mono-pine design is appropriately located along the club’s southeastern property line and would blend in with the other mature pine trees as a natural screen to the adjacent residential uses. Therefore, the proposed WCF use is appropriate at the proposed location.

Neighborhood Development Permit - Section 126.0404

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

The Carmel Mountain Ranch Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego General Plan requires all WCFs to be concealed in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. Additionally, each WCF shall be designed to be aesthetically pleasing and respectful of the neighborhood context to minimize the visual impacts of the wireless facilities. For this project, Verizon Wireless is proposing to conceal their antennas within the 35-foot tall mono-pine design. To comply with the General Plan, the mono-pine maintains the industry standard of 3 branches per foot for a total of 76 branches consistent with the WCF Design Guidelines. Antenna socks will also be utilized to achieve a design that is aesthetically pleasing and respectful of the neighborhood context. Lastly, to reduce the visibility of the antennas, each branch will extend a minimum of 24-inches in front of the antenna for maximum concealment. The associated equipment area is set back from the public right-of-way and the adjacent residential uses and screened appropriately with existing and proposed landscaping. Furthermore, the equipment and the emergency generator are fully concealed inside a new concrete block shelter with lap siding, brick veneer and concrete tile roof. Therefore, the proposed development will not adversely affect the Carmel Mountain Ranch Community Plan; nor the City of San Diego General Plan.

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

The project consists of a new 35-foot tall mono-pine and associated equipment building. The antennas and the associated RRUs are effectively concealed by using camouflaging techniques identified within the WCF Design Guidelines. These techniques includes: antenna socks, extending the branches a
minimum of 24-inches in front of the antennas, maintaining 3 branches per foot count for a total of 76 branches and painting all exposed conduits and mounting pipes to match the mono-pine bark. The equipment and the emergency generator associated with this project are concealed inside a new concrete block shelter with lap sidings, brick veneer and concrete tile roof. The project is located at 14050 Carmel Ridge Road in the RS-1-14 zone within the Carmel Mountain Ranch Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on February 7, 2014. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the 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." Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

The proposed WCF has been designed to comply with the Wireless Communication Facility Regulations Land Development Code Section 141.0420 and the RS-1-14 zone. Pursuant to LDC Section 141.0420(e)(1) a Conditional Use Permit is required. Additionally, pursuant to LDC Section 141.0420(g)(3), a Neighborhood Development Permit is required for the proposed equipment enclosure. LDC Section 141.0420 requires all WCF to be designed to minimize visual impacts. The 35-foot tall mono-pine utilizes screening techniques such as antenna socks, high branch count and extending each branch length accordingly to replicate the appearance of a live tree. The mono-pine is approximately 50-feet from the nearest sidewalk and screened from public views with the existing and proposed landscaping design. The equipment room featuring a concrete block shelter with lap siding, brick veneer and concrete tile roof results in a desirable design that maintains and preserves the neighborhood character. No deviations are proposed for this project. Therefore, the proposed WCF will comply with the regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Conditional Use Permit No. 1209009 and Neighborhood Development Permit No. 1218077 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1209009 and Neighborhood Development Permit No. 1218077, a copy of which is attached hereto and made a part hereof.
Simon Tse
Development Project Manager
Development Services

Adopted on: March 26, 2014

Internal Order No. 24004184
INTERNAL ORDER NUMBER: 24004184

CONDITIONAL USE PERMIT NO. 1209009
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1218077
VERIZON WIRELESS CARMEL MOUNTAIN COUNTRY CLUB
PROJECT NO. 345524
HEARING OFFICER

This Conditional Use Permit No. 1209009 and Neighborhood Development Permit No. 1218077 is granted by the Hearing Officer of the City of San Diego to PACS ENTERPRISES, LLC, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0401, 131.0401, and 141.0420. The project is located at 14050 Carmel Ridge Road, San Diego, CA 92128 in the RS-1-14 zone of the Carmel Mountain Ranch Community Planning area. The project site is legally described as Parcel 1 of Parcel Map No. 15309, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 21, 1988 as file no. 88-354721 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a new Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 26, 2014, on file in the Development Services Department.

The project shall include:

a. A Wireless Communication Facility that consists of twelve (12) antennas, twelve (12) Remote Radio Units (RRUs), and a microwave dish installed on a 35-foot tall mono-pine; and

b. A 290-square foot equipment building room; and
c. A 30kW emergency generator located inside a new 386-square foot concrete block enclosure; and

d. Four Raycap DC Surge Protection units; and

e. Landscaping (planting, irrigation and landscape related improvements); and

f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. 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 April 9, 2017.

2. This Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) and corresponding use of this site shall expire on March 26, 2024. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

5. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

10. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

11. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

12. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

13. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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 hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
14. The Owner/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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/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, Owner/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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

15. The project proposes to export 29 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

17. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Carmel Ridge Road Right-of-Way.

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

19. 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.

20. 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.
LANDSCAPE REQUIREMENTS:


22. 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.

23. 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 unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

25. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

26. Prior to installation of faux trees, applicant shall provide BDR-Landscaping with samples of proposed tree(s) leaves.

PLANNING/DESIGN REQUIREMENTS:

27. No overhead cabling is permitted.

28. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

29. Photosimulations in color for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."

30. The Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:
   a. 78" by 15" by 9.5"
   b. 4" diameter microwave antenna
31. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

32. Antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.

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

34. All coaxial conduits shall be routed up through the caisson and into the mono-pine to the satisfaction of the Development Services Department. “Doghouse” cable housings are not permitted.

35. Branches shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.

36. Starting branch height shall be no higher than 10-feet. This must be corrected on the construction drawings prior to issuance of any permits.

37. All exposed cables, brackets and supports shall be painted to match the mono-pine foliage to the satisfaction of the Development Services Department.

38. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

39. The applicant shall provide color samples of the mono-pines 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-pines.

40. Mono-pines rely on existing and/or proposed trees to integrate with the surroundings. Additional trees may be required, to effectively integrate the mono-pine, to the satisfaction of the Development Services Department.

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

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City’s Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building...
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.

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 26, 2014 and [Approved Resolution Number].
Conditional Use Permit No. 1209009
Neighborhood Development Permit No. 1218077
March 26, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

__________________________
Simon Tse
Development Project Manager

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

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

PACS ENTERPRISES, LLC
Owner

By ____________________________
NAME
TITLE

VERIZON WIRELESS
Permittee

By ____________________________
NAME
TITLE

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
NOTICE OF EXEMPTION

TO: __X__ RECORDE/ 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 NO.: 345524
PROJECT TITLE: Verizon Carmel Mountain

PROJECT LOCATION-SPECIFIC: 14050 Carmel Ridge Road, San Diego, CA 92128
PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for a new wireless communication facility consisting of twelve panel antennas and one microwave dish mounted to a new 35-foot tall monopole, and a new equipment/generator building. The project is located within the RS-1-14 zone within the Carmel Mountain Ranch Planning Area area, within Council District 5.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Leslie Vartanian, Verizon Wireless, 1505 Sand Canyon Avenue, Building D104, Irvine, CA 92618; (949) 286-8623

EXEMPT STATUS: (CHECK ONE)
( ) MINISTERIAL
( ) DECLARED EMERGENCY
( ) EMERGENCY PROJECT
(✓) CATEGORICAL EXEMPTION: SECTION 15303: NEW CONSTRUCTION OR CONVERSION OR SMALL STRUCTURES

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15303 of CEQA Guidelines. Section 15303 allows the construction of limited numbers of new, small facilities or structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore, this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Blake
TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:
1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
   (✓) Yes
   ( ) No

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

[Signature/Senior Planner] [Date]
FEBRUARY 25, 2014

CHECK ONE:
( X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
EQUIPMENT FLOOR PLAN NOTES:

1. Proposed equipment locations to be determined by equipment size.

2. Use of original equipment panels and layout.

3. Existing structure to remain.

4. Equipment to be installed in conjunction with new foundation.

5. Existing utilities to be modified as required.

6. New electrical service to be provided.

7. New plumbing service to be provided.

8. New HVAC system to be provided.

9. New structural elements to be provided.

10. New finishes to be provided.

11. New landscaping to be provided.

12. New electrical systems to be provided.

13. New mechanical systems to be provided.

14. New architectural elements to be provided.

15. New HVAC equipment to be provided.

16. New plumbing equipment to be provided.

17. New electrical equipment to be provided.

18. New HVAC systems to be provided.

19. New plumbing systems to be provided.

20. New electrical systems to be provided.

21. New mechanical systems to be provided.

22. New architectural elements to be provided.

23. New HVAC equipment to be provided.

24. New plumbing equipment to be provided.

25. New electrical equipment to be provided.

26. New HVAC systems to be provided.

27. New plumbing systems to be provided.

28. New electrical systems to be provided.

29. New mechanical systems to be provided.

30. New architectural elements to be provided.

31. New HVAC equipment to be provided.

32. New plumbing equipment to be provided.

33. New electrical equipment to be provided.

34. New HVAC systems to be provided.

35. New plumbing systems to be provided.

36. New electrical systems to be provided.

37. New mechanical systems to be provided.

38. New architectural elements to be provided.

39. New HVAC equipment to be provided.

40. New plumbing equipment to be provided.

41. New electrical equipment to be provided.

42. New HVAC systems to be provided.

43. New plumbing systems to be provided.

44. New electrical systems to be provided.

45. New mechanical systems to be provided.

46. New architectural elements to be provided.

47. New HVAC equipment to be provided.

48. New plumbing equipment to be provided.

49. New electrical equipment to be provided.

50. New HVAC systems to be provided.

51. New plumbing systems to be provided.

52. New electrical systems to be provided.

53. New mechanical systems to be provided.

54. New architectural elements to be provided.

55. New HVAC equipment to be provided.

56. New plumbing equipment to be provided.

57. New electrical equipment to be provided.

58. New HVAC systems to be provided.

59. New plumbing systems to be provided.

60. New electrical systems to be provided.

61. New mechanical systems to be provided.

62. New architectural elements to be provided.

63. New HVAC equipment to be provided.

64. New plumbing equipment to be provided.

65. New electrical equipment to be provided.

66. New HVAC systems to be provided.

67. New plumbing systems to be provided.

68. New electrical systems to be provided.

69. New mechanical systems to be provided.

70. New architectural elements to be provided.

71. New HVAC equipment to be provided.

72. New plumbing equipment to be provided.

73. New electrical equipment to be provided.

74. New HVAC systems to be provided.

75. New plumbing systems to be provided.

76. New electrical systems to be provided.

77. New mechanical systems to be provided.

78. New architectural elements to be provided.

79. New HVAC equipment to be provided.

80. New plumbing equipment to be provided.

81. New electrical equipment to be provided.

82. New HVAC systems to be provided.

83. New plumbing systems to be provided.

84. New electrical systems to be provided.

85. New mechanical systems to be provided.

86. New architectural elements to be provided.

87. New HVAC equipment to be provided.

88. New plumbing equipment to be provided.

89. New electrical equipment to be provided.

90. New HVAC systems to be provided.

91. New plumbing systems to be provided.

92. New electrical systems to be provided.

93. New mechanical systems to be provided.

94. New architectural elements to be provided.

95. New HVAC equipment to be provided.

96. New plumbing equipment to be provided.

97. New electrical equipment to be provided.

98. New HVAC systems to be provided.

99. New plumbing systems to be provided.

100. New electrical systems to be provided.

101. New mechanical systems to be provided.

102. New architectural elements to be provided.
ROOF PLAN NOTES:
1. Proposed 6x12 ft awnings mounted to roof edge (typical of 2)
2. Proposed concrete slab
3. Proposed sillings out, not shown (shaded in)
4. Proposed attic, summer heat (typical of 4)

PREPARED FOR

PROJECT NAME
CARMEL MOUNTAIN
COUNTRY CLUB
14250 CARMEL RIDGE ROAD
SAN DIEGO, CA 92128
SAN DIEGO COUNTY

SHEET TITLE
ROOF PLAN AND
CHAIN LINK LID PLAN

PROJECT FILE
MARS/1.2228
PLANTING NOTES

1. All planting notes shall be in black ink.

2. All existing trees shall be marked with a red number on a post or with paint.

3. All trees shall be properly pruned, including branches that may interfere with power lines or other utilities.

4. Irrigation systems shall be installed according to the approved construction plan.

5. Water conservation practices shall be used to minimize water usage.

6. All plantings shall be maintained according to the approved maintenance plan.

7. All planting notes shall be reviewed and approved by the City of San Diego.

PLANTING LEGEND

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>PLANT SIZE</th>
<th>QUANTITY</th>
<th>SPACING</th>
<th>POSITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>R</td>
<td>Liriodendron</td>
<td>Tulip Poplar</td>
<td>2-3 in.</td>
<td>10</td>
<td>6' x 6'</td>
<td>10 foot</td>
</tr>
<tr>
<td>T</td>
<td>Cercis</td>
<td>Redbud</td>
<td>1-2 in.</td>
<td>15</td>
<td>8' x 8'</td>
<td>10 foot</td>
</tr>
<tr>
<td>S</td>
<td>Cupressus</td>
<td>Cypress</td>
<td>1-2 in.</td>
<td>12</td>
<td>8' x 8'</td>
<td>10 foot</td>
</tr>
</tbody>
</table>

WATER CONSERVATION NOTES

1. Water conservation practices shall be used to minimize water usage.

2. Irrigation systems shall be installed according to the approved construction plan.

3. Water conservation practices shall be used to minimize water usage.

4. All planting notes shall be reviewed and approved by the City of San Diego.

PROJECT NAME

CARMEL MOUNTAIN COUNTRY CLUB

LANDSCAPE DEVELOPMENT PLAN

Prepared by

 самостоятельная работа

San Diego County

San Diego, CA 92128

(619) 286-7000

Attachment 8
CARMEL MOUNTAIN COUNTRY CLUB
14050 CARMEL RIDGE ROAD
SAN DIEGO, CA 92128

VICINITY MAP

CONSULTANT TEAM
ARCHITECT:
ARCHITECT: KELLY & KELLY ARCHITECTS, INC.
CONTRACTOR: T. KELLY & KELLY ARCHITECTS
PLANNING:
PLANNING: KELLY & KELLY ARCHITECTS
ENGINEERING:
ENGINEERING: KELLY & KELLY ARCHITECTS

PROJECT SUMMARY
APPLICANT:
APPLICANT: CARMEL MOUNTAIN COUNTRY CLUB
PROJECT:
PROJECT: CARMEL MOUNTAIN COUNTRY CLUB

SHEET SCHEDULE
T-1:
T-1:
SITE PLAN
SITE PLAN

APPLICABLE CODES

LEGAL DESCRIPTION

ACCESSIBILITY DISCLAIMER

This Project is an Attachment 8.
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings.

Photosimulation of proposed telecommunications site

10/3/2013
PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Carmel Mountain CC"
14050 Carmel Ridge Road
San Diego, CA 92128

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 223-1357

September 30, 2013
View East

View West

Photo Study (Carmel Mountain CC)
9/30/2013
View from Carmel Ridge Road

View from Club Entrance
<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Project Number:</th>
<th>Distribution Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon - Carmel Mountain</td>
<td>345524</td>
<td>12/13/2013</td>
</tr>
</tbody>
</table>

**Project Scope/Location:**
A Conditional Use Permit and a Neighborhood Development Permit, consolidated Process 3, Hearing Officer decision application for a new Wireless Communication Facility located at 14060 Carmel Ridge Road in the RS-1-14 zone of the Carmel Mountain Ranch Community Plan. This WCF consists of a 35-foot tall monopine with twelve antennas, an emergency generator and associated equipment enclosure. Council District 5. (1 Posted Notice)

**Applicant Name:**
Diehl, Kerigan

**Applicant Phone Number:**
(760) 587-3003

**Project Manager:**
Tse, Simon

**Phone Number:**
(619) 687-5984

**Fax Number:**
(619) 446-5245

**E-mail Address:**
STse@sandiego.gov

**Committee Recommendations (To be completed for Initial Review):**

- **Vote to Approve**
  - Members Yes: 9
  - Members No: 0
  - Members Abstain: 0

- **Vote to Approve With Conditions Listed Below**
  - Members Yes: 9
  - Members No: 0
  - Members Abstain: 0

- **Vote to Approve With Non-Binding Recommendations Listed Below**
  - Members Yes: 9
  - Members No: 0
  - Members Abstain: 0

- **Vote to Deny**
  - Members Yes: 9
  - Members No: 0
  - Members Abstain: 0

- **No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)**
  - Continued: 0

**CONDITIONS:**

**NAME:**
John Gilmer

**SIGNATURE:**
John Gilmer

**DATE:**
7/8/2014

**Please return to:**
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 303
San Diego, CA 92101
### Project Title:
VZW Carmel Mountain CC

### Project No. (For City Use Only)
E. 45524

#### Legal Status (please check):
- [ ] Corporation
- [x] Limited Liability
- [ ] General

**What State?** CA

**Corporate Identification No.** __________

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

#### Additional pages attached  [ ] Yes  [ ] No

<table>
<thead>
<tr>
<th>Corporate/Partnership Name (type or print):</th>
<th>Corporate/Partnership Name (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner [ ]  Tenant/Lease [ ]</td>
<td>Owner [ ]  Tenant/Lease [ ]</td>
</tr>
<tr>
<td>Street Address: [ ]  4055 Carmel Ridge Dr</td>
<td>Street Address: [ ]  4055 Carmel Ridge Dr</td>
</tr>
<tr>
<td>City/State/Zip: [ ]  San Diego, CA 92128</td>
<td>City/State/Zip: [ ]  San Diego, CA 92128</td>
</tr>
<tr>
<td>Phone No: [ ]  858-489-9224</td>
<td>Phone No: [ ]  858-489-9224</td>
</tr>
<tr>
<td>Fax No: [ ]  858-489-9157</td>
<td>Fax No: [ ]  858-489-9157</td>
</tr>
<tr>
<td>Name of Corporate Officer/Partner (type or print):</td>
<td>Name of Corporate Officer/Partner (type or print):</td>
</tr>
<tr>
<td>Title (type or print):</td>
<td>Title (type or print):</td>
</tr>
<tr>
<td>Signature: Date:</td>
<td>Signature: Date:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Corporate/Partnership Name (type or print):</th>
<th>Corporate/Partnership Name (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner [ ]  Tenant/Lease [ ]</td>
<td>Owner [ ]  Tenant/Lease [ ]</td>
</tr>
<tr>
<td>Street Address: [ ]  4055 Carmel Ridge Dr</td>
<td>Street Address: [ ]  4055 Carmel Ridge Dr</td>
</tr>
<tr>
<td>City/State/Zip: [ ]  San Diego, CA 92128</td>
<td>City/State/Zip: [ ]  San Diego, CA 92128</td>
</tr>
<tr>
<td>Phone No: [ ]  858-489-9224</td>
<td>Phone No: [ ]  858-489-9224</td>
</tr>
<tr>
<td>Fax No: [ ]  858-489-9157</td>
<td>Fax No: [ ]  858-489-9157</td>
</tr>
<tr>
<td>Name of Corporate Officer/Partner (type or print):</td>
<td>Name of Corporate Officer/Partner (type or print):</td>
</tr>
<tr>
<td>Title (type or print):</td>
<td>Title (type or print):</td>
</tr>
<tr>
<td>Signature: Date:</td>
<td>Signature: Date:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Corporate/Partnership Name (type or print):</th>
<th>Corporate/Partnership Name (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner [ ]  Tenant/Lease [ ]</td>
<td>Owner [ ]  Tenant/Lease [ ]</td>
</tr>
<tr>
<td>Street Address: [ ]  4055 Carmel Ridge Dr</td>
<td>Street Address: [ ]  4055 Carmel Ridge Dr</td>
</tr>
<tr>
<td>City/State/Zip: [ ]  San Diego, CA 92128</td>
<td>City/State/Zip: [ ]  San Diego, CA 92128</td>
</tr>
<tr>
<td>Phone No: [ ]  858-489-9224</td>
<td>Phone No: [ ]  858-489-9224</td>
</tr>
<tr>
<td>Fax No: [ ]  858-489-9157</td>
<td>Fax No: [ ]  858-489-9157</td>
</tr>
<tr>
<td>Name of Corporate Officer/Partner (type or print):</td>
<td>Name of Corporate Officer/Partner (type or print):</td>
</tr>
<tr>
<td>Title (type or print):</td>
<td>Title (type or print):</td>
</tr>
<tr>
<td>Signature: Date:</td>
<td>Signature: Date:</td>
</tr>
</tbody>
</table>
Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval(s) requested: 
☐ Neighborhood Use Permit  ☐ Coastal Development Permit
☐ Neighborhood Development Permit  ☐ Site Development Permit:
☐ Planned Development Permit  ☐ Conditional Use Permit:
☐ Variance  ☐ Tentative Map  ☐ Vesting Tentative Map  ☐ Map Waiver:
☐ Land Use Plan Amendment  ☐ Other

Project Title:
VZW Carmel Mountain CC

Project Address:
14050 Carmel Ridge Road

Parties to be completed when property is held by individual(s):

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a parcel, map, or other matter, as identified above, will be filed with the City of San Diego on the subject property, with intent to record an instrument against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved and executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  ☐ Yes  ☐ No

Name of Individual (type or print):
☐ Owner  ☐ Tenant/Lessee  ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:  Fax No:

Signature:  Date:

Name of Individual (type or print):

Street Address:

City/State/Zip:

Phone No:  Fax No:

Signature:  Date:

Upon request, this information is available in alternative formats for persons with disabilities.
DATE OF HEARING: March 26, 2014
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE: CONDITIONAL USE PERMIT & NEIGHBORHOOD DEVELOPMENT PERMIT – PROCESS 3
ENVIRONMENTAL EXEMPTION
PROJECT NO: 345524
PROJECT NAME: VERIZON WIRELESS CARMEL MTN COUNTRY CLUB
APPLICANT: SHELLY KILBOURN
COMMUNITY PLAN AREA: CARMEL MOUNTAIN RANCH
COUNCIL DISTRICT: District 5
CITY PROJECT MANAGER: Simon Tse, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit and Neighborhood Development Permit consolidated Process 3 for a new Wireless Communication Facility consisting of a 35-foot tall mono-pine with twelve antennas, an emergency generator and associated equipment enclosure. The site is located at 14050 Carmel Ridge Road in the RS-1-14 zone of the Carmel Mountain Ranch Community Plan area; Council District 5.

THIS APPLICATION WAS FILED ON October 30, 2013.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 “Appeal Procedure”, available at www.sandiego.gov/development-services or in person at the Development Services Department, located at
1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 7, 2014 and the opportunity to appeal that determination ended February 25, 2014.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

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

Internal Order Number: 24004184

Revised 04/08/10 HRD
<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Description</th>
<th>City Review</th>
<th>Applicant Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/19/2012</td>
<td>First Submittal</td>
<td>Project Deemed Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/22/2013</td>
<td>First Assessment Letter</td>
<td></td>
<td>34 days</td>
<td></td>
</tr>
<tr>
<td>10/30/2013</td>
<td>Second Submittal</td>
<td></td>
<td></td>
<td>281 days</td>
</tr>
<tr>
<td>12/13/2013</td>
<td>Second Assessment Letter</td>
<td></td>
<td>44 days</td>
<td></td>
</tr>
<tr>
<td>01/30/2014</td>
<td>Third Submittal</td>
<td></td>
<td></td>
<td>48 days</td>
</tr>
<tr>
<td>02/13/2014</td>
<td>All issues resolved</td>
<td></td>
<td>1 days</td>
<td></td>
</tr>
<tr>
<td>03/26/2014</td>
<td>Hearing Officer Hearing</td>
<td></td>
<td>43 days</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total Staff Time:</td>
<td>118 days</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total Applicant Time:</td>
<td>329 days</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total Project Running Time:</td>
<td>447 days</td>
<td></td>
</tr>
</tbody>
</table>

Including City Holidays and Furlough
SITE JUSTIFICATION
Verizon "Carmel Mountain CC"
14050 Carmel Ridge Road
San Diego, CA 92128

PROJECT DESCRIPTION

The project proposes to install a WCF for Verizon Wireless located at 14050 Carmel Ridge Road, in the Carmel Mountain ranch community planning area. The project will consist of the installation of (12) panel antennas, (12) Remote Radio Units and a MW dish mounted to a new 35' stealth designed monopine. Associated equipment including emergency back-up generator to be located at grade within a custom 450 sf enclosure designed to match the existing clubhouse façade.

Although the property is completely developed with a Country Club building and golf course with no residential uses, it is residentially zoned, RM-1-14.

SITE DESIGN

More specifically, the monopine will be configured with 3 sectors of 4 antennas and 4 RRUs at each sector. The monopine is geographically located along the club's southeastern property line. The area has several mature pines which act as a natural barrier to the adjacent residential as well as the appropriate visual integration with and from the surroundings. The associated equipment necessary to operate the facility including an emergency back-up generator will be located at grade inside a 450 sf custom equipment enclosure designed to match the existing cape cod/colonial architecture of the existing clubhouse. The project has been designed to integrate with the existing building materials and architectural features as well as the surrounding mature landscaping. The landscape development plan has been designed based on the landlord's existing palette and input.

PREFERENCE 3 LOCATION:

The project is a Preference 3 location the proposed facility is located on a residentially zoned, but non-residentially used property.

We believe that the facility as designed is consistent with all relevant regulations and will be well integrated from vantage points or surrounding properties.

CO-LOCATION OF WIRELESS FACILITIES

There are two existing wireless carriers at this site. AT&T is located in the monument tower and T-Mobile is façade mounted to the existing cupola.
Existing coverage

Coverage Levels:
- Excellent
- Good/Variable
- Poor

Carmel Mountain Country Club
14050 Carmel Ridge Rd.
San Diego, CA 92128

Proosed coverage
DRAFT FINDINGS
Verizon Wireless “Carmel Mountain CC”

FINDINGS:

NEIGHBORHOOD USE PERMIT & NEIGHBORHOOD DEVELOPMENT PERMIT

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

Although the property is zoned residential, there is no residential use on site. The property is developed with a Country Club and Golf Course. The project has been designed not to impact the existing uses on site or surrounding land uses identified in the community Plan. The project does not propose any deviations. The project is located on a site with an established telecom use and the design allows the project to be more integrated with the existing mature on site landscape to help achieve better visual integration as recommended by the LDC and wireless guidelines. The equipment has been designed to meet the relevant noise standards, footprint needs of the applicant and complement the site’s overall design aesthetic. The project as designed will not adversely affect the Carmel Mountain Ranch community or land use plan.

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

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.” The proposed project would be consistent with the FCC’s regulations for wireless facilities.

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 proposed wireless communication facility will comply with all of the relevant regulations of the underlying zone and Land Development Code. The project has been designed not to impact the existing uses on site or surrounding land uses identified in the community Plan. The project does not propose any deviations. The project is located on a site with an established telecom use and the design allows the project to be more integrated with the existing mature on site landscape to help achieve better visual integration as recommended by the LDC and wireless guidelines.