REPOR T TO THE HEARING OFFICER

HEARING DATE: June 25, 2014 REPORT NO. HO 14-037

ATTENTION: Hearing Officer

SUBJECT: Verizon – Wagenheim Middle School
PTS PROJECT NUMBER: 354382

LOCATION: 9230 Gold Coast Drive

APPLICANT: Verizon Wireless (Permittee)/
San Diego Unified School District (Owner)

SUMMARY

Issue: Should the Hearing Officer approve a Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) in the Mira Mesa community plan area?

Staff Recommendation: APPROVE NDP No. 1311008 and CUP No. 1311009.

Community Planning Group Recommendation: The Mira Mesa Community Planning Group voted 13-0-0 to recommend approval of this project at their March 17, 2014 meeting. (Attachment 8)

Environmental Review: This 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 May 2, 2014, and the opportunity to appeal that determination ended May 16, 2014. (Attachment 7)

BACKGROUND & DISCUSSION

This project proposes a Wireless Communication Facility (WCF), consisting of panel antennas co-located on a previously approved AT&T 65-foot tall monoeucalyptus, and an equipment enclosure with an emergency generator. AT&T’s WCF was approved on July 11, 2013 by the Planning Commission with CUP No. 1145092 and Planned Development Permit (PDP) No. 1145093. The project is located on the Wagenheim Middle School campus, with an address of 9230 Gold Coast Drive. More specifically, the WCF is located south of the entrance to the
school grounds off Black Mountain Road. The property is zoned AR-1-2 and is located in the Mira Mesa Community Plan Area. (Attachments 1, 2, 3, and 4)

WCFs are permitted in agricultural zones where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet.

Twelve (12) Verizon panel antennas and one (1) microwave dish antenna will be located below the AT&T antennas. A 293 square-foot equipment enclosure, also housing an emergency generator, will be located adjacent to the monoeucalyptus. Additional live Brisbane box trees are proposed around the monoeucalyptus in order to screen and blend the monoeucalyptus with the surroundings. Eucalyptus trees were originally proposed, but the community group had concerns with eucalyptus tree safety. Brisbane box trees are proposed instead of eucalyptus trees, as they have a similar form and shape as eucalyptus trees. If any trees identified as existing on the plans are missing, they will be replaced with additional Brisbane box trees.

The City’s General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing WCFs in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by locating the antennas on a faux tree – in this case a monoeucalyptus tree – designed to screen the antennas and other equipment. Existing and proposed trees will further aid in screening and integrating the monotree with the surrounding neighborhood. Equipment and an emergency generator will be located in a building, designed to match the design of other equipment buildings on the property. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the NDP and CUP. Therefore, Staff recommends approval of NDP No. 1311008 and CUP No. 1311009.

ALTERNATIVES

1. Approve Neighborhood Development Permit No. 1311008 and Conditional Use Permit No. 1311009, with modifications.

2. Deny Neighborhood Development Permit No. 1311008 and Conditional Use Permit No. 1311009, 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,

Alex Hempton, AICP
Development Project Manager

Attachments:
1. Aerial Photo
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. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (ODS)
10. Photo Simulations
11. Photo Survey
12. Site Justification/Coverage Maps
13. Hearing Officer Hearing Public Notice
14. Project Plans
Community Plan Land Use Designation

Verizon - Wangenheim Middle School - Project Number 354382

9230 Gold Coast Drive

Designated as
School
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Verizon –Wangenheim Middle School</th>
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<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Wireless Communication Facility (WCF) consisting of 12 panel antennas and 1 microwave dish antennas, mounted on a previously approved AT&amp;T 65-foot tall monoecalyptus. An equipment enclosure, also housing an emergency generator, are proposed adjacent to the monoecalyptus.</td>
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<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Mira Mesa</td>
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<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Conditional Use Permit and Neighborhood Development Permit (Process 3)</td>
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<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>School</td>
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## ZONING INFORMATION:

<table>
<thead>
<tr>
<th>ZONE:</th>
<th>AR-1-2</th>
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<tbody>
<tr>
<td>HEIGHT LIMIT:</td>
<td>30'</td>
</tr>
<tr>
<td>FRONT SETBACK:</td>
<td>25'</td>
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<tr>
<td>SIDE SETBACK:</td>
<td>20'</td>
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<tr>
<td>REAR SETBACK:</td>
<td>25'</td>
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</tbody>
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## ADJACENT PROPERTIES:

| NORTH: | School, AR-1-2 | School/Park |
| SOUTH: | School, AR-1-2 | School |
| EAST: | Park, AR-1-2 | Park |
| WEST: | School, AR-1-2 | School |

## DEVIATIONS OR VARIANCES REQUESTED:

No deviations requested.

## COMMUNITY PLANNING GROUP RECOMMENDATION:

The Mira Mesa Community Planning Group voted to recommend approval of this project at their March 17, 2014 meeting.
WHEREAS, THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of 12 panel antennas and 1 microwave dish antenna, mounted on an existing, previously approved 65-foot tall AT&T monoeucalyptus tree, and an equipment building and an emergency generator (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1311008 and 1311009);

WHEREAS, the project site is located at 9230 Gold Coast Drive in the AR-1-2 zone of the Mira Mesa community plan area;

WHEREAS, the project site is legally described as: all that portion of the Southeast Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, according to Record of Survey Map No. 954, filed in the Office of the County Recorder of San Diego County, September 13, 1941;

WHEREAS, on May 2, 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) of the State CEQA Guidelines and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 25, 2014, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit No. 1311008 and Conditional Use Permit No. 1311009 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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 June 25, 2014.

FINDINGS:

Neighborhood Development Permit - Section 126.0405

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City of San Diego General Plan states that the visual impact of wireless facilities should be minimized. Wireless facilities should be concealed in existing structures when possible, or utilize camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be
designed to be aesthetically pleasing and respectful of the neighborhood context. Mechanical and other equipment and devices should be concealed in underground vaults or other unobtrusive structures. This project proposes to locate 12 panel antennas and 1 microwave dish antenna on a 65-foot tall monociculypus tree, co-located with AT&T, with a 293 square-foot equipment enclosure (including an emergency generator), located adjacent to the monociculypus. Verizon's equipment enclosure will be designed to match the recently constructed AT&T enclosure. Existing eucalyptus trees and proposed trees will be provided to screen and integrate the monociculypus tree with the surroundings. Based on the design of this WCF, the development will not adversely affect the applicable land use plans.

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

The project consists of 12 panel antennas and 1 microwave dish antenna, co-located on a 65-foot tall monociculypus tree, and a 293 square-foot equipment enclosure, which includes an emergency generator. The project is located at 9230 Gold Coast Drive, and is located in the Mira Mesa Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). 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.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities. 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.

WCF are permitted in agricultural zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet. The project requests no deviations to the LDC. In order to integrate with the surrounding neighborhood, Verizon is proposing to co-locate on a previously approved AT&T 65-foot tall monociculypus. With the existing live eucalyptus and the proposed live trees, the WCF will
effectively blend in with the surroundings. The equipment associated with the WCF, including an emergency generator, will be concealed within an equipment building, designed to integrate with the adjacent WCF. WCFs, designed as faux landscape, are permitted when there are existing or proposed live trees, of a similar size and species present or proposed. Based on the design of this project, the development will comply with the applicable regulations of the LDC.

Conditional Use Permit - Section 126.0305

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City of San Diego General Plan states that the visual impact of wireless facilities should be minimized. Wireless facilities should be concealed in existing structures when possible, or utilize camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Mechanical and other equipment and devices should be concealed in underground vaults or other unobtrusive structures. This project proposes to locate 12 panel antennas and 1 microwave dish antenna on a 65-foot tall monoecalyptus tree, co-located with AT&T, with a 293 square-foot equipment enclosure (including an emergency generator), located adjacent to the monoecalyptus. Verizon’s equipment enclosure will be designed to match the recently constructed AT&T enclosure. Existing eucalyptus trees and proposed trees will be provided to screen and integrate the monoecalyptus tree with the surroundings. Based on the design of this WCF, the development will not adversely affect the applicable land use plans.

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

The project consists of 12 panel antennas and 1 microwave dish antenna, co-located on a 65-foot tall monoecalyptus tree, and a 293 square-foot equipment enclosure, which includes an emergency generator. The project is located at 9230 Gold Coast Drive, and is located in the Mira Mesa Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). 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.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s
regulations for wireless facilities. 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

WCF are permitted in agricultural zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet. The project requests no deviations to the LDC. In order to integrate with the surrounding neighborhood, Verizon is proposing to co-locate on a previously approved AT&T 65-foot tall mono eucalyptus. With the existing live eucalyptus and the proposed live trees, the WCF will effectively blend in with the surroundings. The equipment associated with the WCF, including an emergency generator, will be concealed within an equipment building, designed to integrate with the other adjacent WCFs. WCFs, designed as faux landscape, are permitted when there are existing or proposed live trees, of a similar size and species present or proposed. Based on the design of this project, the development will comply with the applicable regulations of the LDC.

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

WCF are permitted in agricultural zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet. Council Policy 600-43 identifies preference levels for locating WCFs in the City. In turn, the WCF Regulations (SDMC section 141.0420) implements the Council Policy by providing lower permit process levels for WCFs located in commercial or industrially zoned properties and higher permit process levels for WCFs proposed in residential zones. Although there is an incentive for carriers to locate in a zone with a lower permit process level, wireless carriers are required to provide coverage throughout their license area. Therefore, at times a WCF is required to be located in a less preferable location. This WCF is proposed in an agricultural zone with a non-residential use. This is less preferable than locating in a commercial or industrial zone, but is more preferable than locating in a residential zone with a residential use. In order to integrate with the surrounding neighborhood, Verizon is proposing to co-locate on a previously approved mono eucalyptus. With the existing live eucalyptus and the proposed live trees, the WCF will effectively blend in with the surroundings. The equipment associated with the WCF, including an emergency generator, will be concealed within an equipment building, designed to integrate with the other adjacent WCF. Based on this analysis, the WCF is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Neighborhood Development Permit No. 1311008 and Conditional Use Permit No. 1311009 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and
conditions as set forth in Permit Nos. 1311008 and 1311009, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: June 25, 2014

Internal Order No. 24004330
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1311008
CONDITIONAL USE PERMIT NO. 1311009
VERIZON – WANGENHEIM MIDDLE SCHOOL
PROJECT NO. 354382
HEARING OFFICER

This NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) No. 1311008 and CONDITIONAL USE PERMIT (CUP) No. 1311009 is granted by the HEARING OFFICER of the City of San Diego to THE SAN DIEGO UNIFIED SCHOOL DISTRICT, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0305, and 126.0405. The site is located at 9230 Gold Coast Drive in the AR-1-2 zone of the Mira Mesa community plan area. The project site is legally described as: all that portion of the Southeast Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, according to Record of Survey Map No. 954, filed in the Office of the County Recorder of San Diego County, September 13, 1941.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 25, 2014, on file in the Development Services Department.

The project shall include:

a. Twelve (12) panel antennas and one (1) microwave dish antenna mounted on a previously approved AT&T 65-foot tall monoeucalyptus tree (permitted by CUP No. 1145092 and Planned Development Permit (PDP) No. 1145093), and a 293 square-foot equipment enclosure containing an emergency generator and equipment associated with the antennas. The antenna dimensions are: 78" by 15" by 9.5" (panel) and 48" diameter (microwave);
b. The equipment enclosure exceeds 250 square feet and is permitted with this NDP;

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

d. 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 July 10, 2014.

2. This NDP and CUP and corresponding use of this site shall expire on July 25, 2023 (consistent with AT&T's CUP No. 1145092 and PDP No. 1145093). 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. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

10. The 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.

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

13. 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:

14. The project proposes to export 8 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.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

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 Black Mountain 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 Black Mountain 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:

21. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or “topping” of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
22. Prior to activation of WCF, the Owner/Permittee shall receive approval from the Development Services Department, to ensure that the required landscape material, as shown on the approved Exhibit “A” is properly installed. Any trees identified as “existing” on the approved Landscape Development Plan, shall be replaced with minimum 24-inch box size trees, if they are missing, in order to effectively screen and integrate the monoeucalyptus.

**PLANNING/DESIGN REQUIREMENTS:**

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 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.

24. Prior to activation of WCF, the Owner/Permittee shall incorporate the requirements for noise permit conditions on the appropriate construction documents as described in the “Noise Impact Analysis” by Helix Environmental Planning, Inc., March 7, 2014.

25. Within 90 days of WCF activation, the Owner/Permittee shall submit a copy of the final Acoustical Analysis to Development Services, demonstrating that the WCF complies with noise regulations.

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

27. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as “doghouses”) are not permitted.

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

29. Starting branch height shall be no higher than 18’3”, as illustrated on the stamped, approved Exhibit “A.”

30. All exposed surge suppressors, remote radio units (RRUs), cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

31. Radio-frequency transparent “socks” fully covering the front and back of the antennas shall be installed.

32. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
33. All facilities and related equipment shall be maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

34. 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.

35. No overhead cabling is allowed for this project.

36. Exposed mounting apparatus shall be removed and shall not remain on the monoeucalyptus absent antennas.

37. The Owner/Permittee shall not cause or allow the antennas located on the monoeucalyptus to be different sizes (length, width, or height) than as shown on the stamped approved plans.

38. 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.

39. 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” is required 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 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection 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 Hearing Officer of the City of San Diego on June 25, 2014 and [Approved Resolution Number].
Permit Type/PTS Approval No.: NDP No. 1311008 and CUP No. 1311009
Date of Approval: 6/25/2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
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.

SAN DIEGO UNIFIED SCHOOL
DISTRICT
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 RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT

PROJECT NAME/NUMBER: Verizon Wangenheim MS/Project No. 354382
COMMUNITY PLAN AREA: Mira Mesa
COUNCIL DISTRICT: 6
LOCATION: 9230 Gold Coast Drive, San Diego, CA 92126

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT (CUP) AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for a new Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas, twelve (12) Remote Radio Units, and one (1) microwave dish to be mounted to an under-construction 65' mono-eucalyptus (approved and permitted per Project No. 290602). Associated equipment, including an emergency generator, is proposed to be located in a 293-square-foot concrete block equipment enclosure. The project site is zoned AR-1-2 and is within the Mira Mesa Community Plan area of Council District 6.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer (Process 3).

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Section 15303. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

CITY CONTACT: Alex Hempton, Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5349

On May 2, 2014, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City of San Diego Planning Commission. If you have any questions about this determination, contact the Project Manager above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council.
must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (by May 16, 2014). The appeal application can be obtained from the City Clerk, 202 C Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.
Mira Mesa Community Planning Group
Draft Agenda & Public Notice

Date/Time: Monday, March 17, 7:00pm

Location: Vulcan Materials Conference Room, 7220 Trade Street, San Diego CA 92121

Call to Order – In attendance:

1. Ted Brengel
2. John Horst
3. Craig Radke
4. Bruce Brown
5. Marvin Miles
6. Michael Linton
7. Julia Schriber
8. Bob Mixon
9. Eileen Magno
10. Pat O'Donohoe
11. Kent Lee
12. Ralph Carolin
13. Tom Derr

1. Non-Agenda Public Comments: None

2. Adopt Draft Agenda
   a. Add 5b as action item: Direct-Access Ramp Traffic Mitigation with recommendations from the Mira Mesa Town Council (3 items referred to Planning Group)
      i. Motion/Second made by Tom Derr/Ted Brengel. Motion carried 13-0-0.

3. Adopt Previous Meeting Minutes (Action).
   a. January minutes: no corrections; adopted by unanimous consent
   b. February minutes: Adding “West End of Mira Mesa Boulevard” to 7e; no other corrections; adopted by unanimous consent

4. Old Business
   a. Wateridge Landscape SCR. (Action)
      i. Representatives from Biomed Realty and Heaviland Enterprises Inc. – east side of Mira Mesa off of Lusk and Sorrento Parkway presenting completion of landscape renovation previously approved by Wateridge association and final permit pending from City of San Diego
      ii. Purchased property in 2007 – plans for landscape renovation developed in 2013
      iii. Project was completed at the end of December – includes 3 new seating areas, putting green, drought-resistant plants
      iv. Question asked about Wateridge waterfall – noted that it is maintained outside of their association
      v. Motion/Second to recommend approval by Bob Mixon/Tom Derr. Motion carried 13-0-0.

      i. Last month’s agenda included link to the new draft 600-24 to be reviewed by the planning committee before recommendations
ii. There was a question previously regarding whether the majority required for action was meant for the entire group or just the quorum present – it was confirmed that the majority required is for the quorum present.

iii. Community Planning Committee has been drafting this for over a year with extensive review; no major changes from the previous draft

iv. Motion/Second by Pat O’Donohoe/Bruce Brown to recommend approval. Motion carried 13-0-0.

c. PlanCom for Verizon Wireless (Action on three items).
   i. Returning from the February meeting.
   ii. Kenemar (7756 Trade Street)
      1. 50-foot eucalyptus faux-tree on the back of the property – 12 antennas
      2. Matches with existing eucalyptus trees
      3. Motion/Second to recommend approval by Bruce Brown/Bob Mixon.
         Motion carried 13-0-0.

   iii. Miramar College (Wangenheim Elementary)
      1. While named Miramar College – the actual installation will be at Wangenheim Elementary with the AT&T co-locatable tree under construction
      2. No additional concerns outside of original concerns from the already approved AT&T project
      3. Board of Education forum had few opposing concerns
      4. Compliance met to all regulations for signal-output
      5. Mira Mesa Theater Guild lost one performance during last construction with power going out – notification asked for future power outages.
      6. Motion/Second to recommend approval by Ted Brengel/Bob Mixon.
         Motion carried 13-0-0.

   iv. Marbury Mesa (Grace Church)
      1. Proposal for a 35’ church monument that integrates with the existing church buildings
      2. This site is meant for data in-fill in addition to existing sites (ex: the one at the SD Ice Arena)
      3. Request to provide paint color to the church so that they can touchup and repaint as necessary
      4. Motion/Second to recommend approval by Bruce Brown/Ted Brengel.
         Motion carried 13-0-0.

5. New Business

   a. Fred Simon, candidate for US Congress, CA 52nd District.
      i. Dr. Fred Simon – former trauma director at Scripps La Jolla – has lived in the 52nd district for 25 years.
b. DAR Traffic Mitigation
   i. Mira Mesa Town Council has requested 3 separate recommendations to be considered:
   ii. Hillary Dr. eastbound towards Black Mountain Rd. (in front of Walker Elementary)
       1. Currently a dedicated left-turn and a shared straight and right-turn lane
       2. Recommendation is to swap this to make a shared left-turn straight lane with a dedicated right-turn lane
       3. Town Council carried this recommendation 24-0-2.
       4. Current issue is that when schools get out, students crossing the street prevent straight traffic with everyone waiting for the right-turn
       5. Motion/Second to request change by Ted Brengel/Bruce Brown. Motion carried 13-0-0.
   iii. “No U-Turn” signs in both directions at Black Mountain Rd. at Woods and Village Green.
       1. Near senior mobile home park.
       2. Town Council carried this recommendation 24-1-1.
       3. Motion/Second to request change by Ted Brengel/Bruce Brown. Motion carried 12-1-0.
   iv. Stop Sign Control on Marbury at either Ticket or Chart House streets
       1. Drivers tend to drive quickly down the road
       2. Committee has amended to specifically consider stop sign control on Marbury and Ticket St.
       3. Motion/Second to request change by Ted Brengen/Tom Derr. Motion carried 12-0-1.

6. Elected Officials/Government Agencies
   a. United States Congress – California 52nd District: No Info
   b. California Senate – District 39: No Info
   c. California Assembly – District 77: No Info
   d. San Diego County – Board of Supervisors District 3: No Info
   e. San Diego – Mayor’s Office: New representative for Kevin Faulconer is John Ly – ily@sandiego.gov: No info
   f. San Diego – City Council District 6: Kenny Nakayama
      i. Council has approved for US Open to return to San Diego in 2021
      ii. Ara Pl. road issues with sizeable mounds – engineers went out to review it last week but there is no current update
      iii. Kenny will be out of the office from April 2nd to April 21st – refer all contacts to Conrad Wear
   g. San Diego Unified School District: John Stokes with a Salk Elementary Update
      i. Four buildings completely framed with roofs and stucco ready to go up
      ii. First wing of three will be framed structurally by the end of the month
iii. The project is currently two months ahead of schedule— if all continues to go well— the project should be substantially complete by Dec 31, 2014. The District will follow to commission mechanical, technological systems, etc.

iv. Site administrator planned to be on-board by May 2014. Administrative assistants and custodial to be brought in mid-Fall and teachers early 2015.

v. Water/sewer feed in place to provide for future potential installations at park

vi. All mitigation work is already done at Carroll Canyon and McAuliffe.

vii. Dedication is on track to take place on a Saturday in October 2014 as close to Jonas Salk’s 100th birthday as possible

viii. Recommendation suggested to the City Council to resurface Parkdale ahead of the dedication

ix. Fire lane to the side of the school will also be usable as an access to the park

h. MCAS Miramar: Juan Lias
   i. Controlled burns on base planned by fire department— notification will be provided once we know
   ii. Miramar Air Show to take place early October

7. Announcements:
   a. Community plan on city website had a mis-link pointed to Fenton project; suggested Stone Creek plans be placed on site as well when ready
   b. March 22nd Science Expo at Petco Park— free admission (pay for parking)
   c. Rattlesnake season approaching— Tom is available to help remove any unwanted snakes (rattlesnake removal is $50)
   d. Mira Mesa Town Council— 45th anniversary/4th of July committees— 4th of July parade theme is “45 years of Community History”; limit to 60 units participating
   e. Mira Mesa Theatre Guild— Mira Mesa’s Got Talent (4th annual) will be on May 31st at Mira Mesa High School; not limited to Mira Mesa residents— auditions May 6th and May 13th; tickets are available on the theatre guild website

8. Reports
   a. Report of the Chair
      i. Casa Mira View held grand opening today— Stuart Posnock of Garden Communities asked to express thanks to the committee for support
   b. Stone Creek Subcommittee
      i. Draft plan submitted to the city— next step will be EIR
      ii. SANDAG population forecasts being used to fulfill city requirements
   c. SD Ice Arena Cell Phone Antennae Applications Subcommittee— removed from agenda
   d. Community Planners Committee
      i. Presentation was provided by new Director of Development Services followed by question and answer roundtable session
      ii. Discussed Civic San Diego
      iii. General plan amendment action item was discussed and passed
Mira Mesa Community Planning Group
Draft Agenda & Public Notice

e. Los Peñasquitos Canyon Citizen's Advisory Committee
   i. Meeting for March will take place Thursday, March 20, 2014

Adjourn: 8:30pm – 9:00pm

Motion/Second for adjournment by Ted Brengel/Bruce Brown. Motion carried by unanimous consent.
# Ownership Disclosure Statement

**Project Address:**
9230 Gold Coast Drive, San Diego, CA 92126

**Part I - 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 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 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., tenant 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 / 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.

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**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:**
VZ: "Miramar College"

**Signature:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Date:**

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Upon request, this information is available in alternative formats for persons with disabilities.

DE-318 (8-06)

Page 1 of 3
**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**
- [ ] Corporation
- [ ] Limited Liability - or - [ ] General
- [ ] Partnership

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 [X] No

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<td>Title (type or print): Interim Director of Real Estate</td>
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Verizon Corporate Executives

» Lowell McAdam, CEO
» Roy H. Chestnutt
» Nancy B. Clark
» James J. Gerace
» Roger Gurnani
» Daniel S. Mead
» Anthony J. Melone
» Randal S. Milch
» Marc C. Reed
» Francis J. Shammo
» John G. Stratton
» Marni M. Walden
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.

Miraamar College
9230 Gold Coast Drive
San Diego, CA 92126

Proposed antennas mounted to proposed in-construction mono-eucalyptus

Proposed equipment shelter (behind proposed in-construction equipment shelter) finished to match existing adjacent building

Photosimulation of proposed telecommunications site

12/6/2013
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: View from Black Mountain Road and Gold Coast Drive
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: View from Black Mountain Road
PHOTO STUDY & KEY MAP

“Miramar College”
9230 Gold Coast Drive
San Diego, CA 92126

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
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) 208-4685

December 10, 2013
Looking north from site

Looking south from site
Looking east from site

Looking west from site
SITE JUSTIFICATION
VZ: Miramar College
9230 Gold Coast Drive

PROJECT DESCRIPTION

The project is a proposed co-location of a Verizon Wireless communication facility located at Wangenheim Middle School in the Mira Mesa Community Plan area. The subject property is located at 9230 Gold Coast Drive. The property zoned AR-1-2 and is developed. The site is located within an unused portion of campus between a fence and a bike storage area. The surrounding uses include Miramar College to the east and school and recreation uses to the north, south and west.

SITE DESIGN

The proposed facility is an existing 65 foot AT&T mono-eucalyptus at the eastern end of the Wangenheim Middle School adjacent to the existing boundary fencing currently under construction. The equipment will be located at the base of the tree in a prefabricated shelter. There are existing trees and ground cover around the mono-eucalyptus. Neither the proposed faux tree nor the equipment will impact usable playing field.

PREFERENCE 3 LOCATION

The project co-location is proposed on a Preference 3 location. The site was chosen due to its location in the required coverage area and because it provided a co-location opportunity on an existing site accommodate the proposed wireless facility. There were no lower preference properties in the area that could accommodate the needs of this site.

CO-LOCATION OF WIRELESS FACILITIES

AT&T is the other wireless carriers are located on this property.
Existing coverage

Coverage Levels:
- Excellent
- Good/Variable
- Poor

ATTENTION: Miramar College
9230 Gold Coast Drive
San Diego, CA 92126

Proposed coverage
City of San Diego
Development Services Department
GRID TILE: 31,32,35
GRID SCALE: 800
DATE: 3/16/2006
&38

Alternative Sites:
(PTS#265567) 10620 Treena Street, San Diego, CA 92131.

12/29/2013
DATE OF NOTICE: June 11, 2014

NOTICE OF PUBLIC HEARING
HEARING OFFICER
DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING: June 25, 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 (CUP) AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), PROCESS 3
PROJECT NO: 354382
PROJECT NAME: VERIZON – WANGENHEIM MIDDLE SCHOOL
APPLICANT: KRYS TAL PATTERSON, PLANCOM, INC., AGENTS REPRESENTING VERIZON WIRELESS
COMMUNITY PLAN AREA: MIRA MESA
COUNCIL DISTRICT: District 6
CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349/ ahempton@sandiego.gov

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 Wireless Communication Facility (WCF) consisting of antennas mounted on a previously approved AT&T 65-foot tall monotree and a new equipment shelter. The project is located on the Wangenheim Middle School campus, with an address of 9230 Gold Coast Road. The monotree is located along the Black Mountain Road frontage.

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 “Ap peal 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 May 2, 2014 and the opportunity to appeal that determination ended May 16, 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: 24004330

Revised 04/08/10 HRD
MIRAMAR COLLEGE
9230 GOLD COAST DRIVE
SAN DIEGO, CA 92126

CONSULTANT TEAM

ARCHITECT:
ROBERT S. EICHBERG, INC.
22251 NEWPORT AVE, SUITE 200
IRVINE, CA 92614
PHONE: (949) 428-4500
FAX: (949) 428-0400

SURVEYOR:
JMB SURVEY, INC.
720_14 SUITE 237
SUITE 237
2400 RAINBOW BLVD
IRVINE, CA 92614
PHONE: (949) 451-0070
FAX: (949) 451-0176

LEASING/PLANNING:
PLANTER INC.
2100 PERFORME CIRCLE
IRVINE, CA 92614
PHONE: (949) 451-0070
FAX: (949) 451-0176

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS AS SHOWN IN THE OFFICIAL RECORD OF THE COUNTY ASSessor OF SANTA CROZt COUNTY, SANTA CRUZ, CA 95060.

PROJECT SUMMARY

APPLICANT:
VERIZON WIRELESS
1900 PlANCER AVENUE
SUITE 450
IRVINE, CA 92614
PHONE: (949) 451-0070
FAX: (949) 451-0176

OWNER:
SAN DIEGO UNIFIED SCHOOL DISTRICT
5100 KIMBARK ST
SAN DIEGO, CA 92122
PHONE: (619) 222-5000
FAX: (619) 222-5050

PROJECT SCOPE:

RELOCATION OF MIRAMAR COLLEGE RECEIVED VENUE IN THE NORTH AREA OF THE MIRAMAR COLLEGE PROPERTY TO THE SOUTH SIDE OF THE MIRAMAR COLLEGE PROPERTY.

INSTALLATION OF A SMALL SIGNAL BUILDING IN THE SOUTH AREA OF THE MIRAMAR COLLEGE PROPERTY.

SUMMARY:

SUMMARY OF THE BUILDING AND ELECTRICAL WORK OF THE MIRAMAR COLLEGE PROPERTY.

ACCESSIBILITY DISCLAIMER

THE PROJECT IS AN EQUALLY ACCESSIBLE BUILDING. INFORMATION ON THE ACCESSIBILITY OF THE BUILDING IS AVAILABLE FROM THE BUILDING CONTRACTOR.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA DRIVE BUILDING CODE (TITLE 24, PART 6)
CALIFORNIA HUMAN RACE CODE (TITLE 24, PART 7)
CALIFORNIA ELEVATION CODE (TITLE 24, PART 2)
CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 11)
CALIFORNIA FIRE CODE (TITLE 24, PART 14)
CALIFORNIA ENERGY CODE (TITLE 24, PART 110)

IN THE CODES OF COMPLIANCE, THE MOST RECENTIVE CODE SHALL PRESENT.

THOM'S GUIDE PAGE: 1209 - E4

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PROJECT DATA

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DATA TABLE:

<table>
<thead>
<tr>
<th>PERCENTAGE OF SITE PREVIOUSLY GRADED</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>CURVE TANKS OF CUT (G6)</td>
<td></td>
</tr>
<tr>
<td>CURVE TANKS OF FILL (G6)</td>
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<tr>
<td>awan of fill to be removed (G6)</td>
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<td>grunt of soil to be removed (G6)</td>
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<tr>
<td>area to be removed (g6)</td>
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</tbody>
</table>

ENLARGED SITE PLAN
WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION
MONO-EUCALYPTUS ELEVATION & ANTENNA PLAN

ANTENNA PLAN

ANTENNA AND COAXIAL CABLE SCHEDULE

MONO-EUCALYPTUS ELEVATION