



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** February 25, 2010                      **REPORT NO. PC-10-013**

**ATTENTION:**                      **Planning Commission, Agenda of March 4, 2010**

**SUBJECT:**                      VERIZON – TEEPEE - PROJECT NO. 203535, PROCESS 4

**OWNER/**                      City of San Diego  
**APPLICANT:**                      Verizon Wireless

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Neighborhood Use Permit and Planned Development Permit for a wireless communication facility located in Torrey Highlands Park at 4512 Lansdale Drive in the SP Zone of the Carmel Valley Community Plan?

#### **Staff Recommendation:**

1. Approve Neighborhood Use Permit (NUP) No. 723362
2. Approve Planned Development Permit (PDP) No. 721990.

**Community Planning Group Recommendation:** On October 13, 2009, the Carmel Valley Community Planning Board voted 13-1-0 to recommend approval of the Verizon – Teepee project with conditions (Attachment 10).

**Environmental Review:** This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 7, 2009, and the opportunity to appeal that determination ended August 28, 2009.

**Fiscal Impact Statement:** All costs associated with the processing of this project are being paid for by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** None.



## **BACKGROUND**

Wireless Communication Facilities (WCF's) are permitted throughout the City as a "separately regulated use." The intent of the regulations is to allow carriers to provide service throughout the City in a manner that is visually compatible and respectful of the neighborhood context.

This project is located in the Carmel Valley Community Planning area in Torrey Highlands Park located at 4512 Lansdale Drive. The property is zoned SP (Special Use Area) and is designated as Recreation Park in the community plan (Attachments 1, 2, and 3). Verizon is proposing a 30-foot faux pine tree that would support 12 panel antennas and a microwave dish. An associated 296 square foot equipment enclosure is also proposed (Attachment 9).

## **DISCUSSION**

### **Project Description:**

Typically, WCF's located in dedicated parkland require a Conditional Use Permit, Process 4, unless it can be demonstrated that the antennas are more than 100 feet from the property line of any day care, elementary or middle school or any residential uses. If the WCF meets this criterion, the process drops to a staff decision (Process 2) Neighborhood Use Permit. In this situation, the antennas are well over 100 feet from any of those sensitive receptors. Verizon is seeking a Planned Development Permit to deviate from LDC Section 141.0420 (Wireless Communication Facilities), which limits the size of enclosures to 250 square feet. Verizon requires the additional 46 square feet to enclose all of the necessary equipment to run their facility. The plans were reviewed and accepted by the Park and Recreation Department as designed.

The City's General Plan calls for WCF's to be respectful of the neighborhood context. The design of the enclosure includes split face concrete block with a wood lattice covering in earth tone colors (Attachment 9). The location of the faux tree and enclosure is at the north end of the park along the eastern boundary, nestled between the existing trees (Attachment 8). The facility will not be seen from the terminus of Lansdale Drive and within the park, it will have the appearance of a restroom facility.

### **General Plan Analysis:**

The City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The Verizon Wireless faux tree will blend in with existing and proposed landscape in the park. Because of its location on the perimeter at the northern end of the park and the design and colors, the equipment enclosure is well integrated into the park. Based on the project's design and existing conditions on the site, the proposed project is compatible with the City's General Plan. The Carmel Valley Community Plan does not discuss wireless communication facilities.

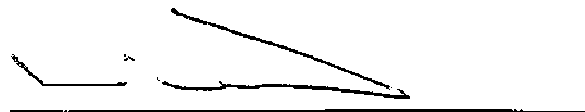
Conclusion:

The proposed project complies with all regulations except the WCF regulations requirement restricting the equipment enclosure to 250 square feet. Due to spatial layout requirements and the amount of cabinets and associated electronic components, Verizon needs a minimum of 296 square feet. Staff has provided draft findings to support approval of the project (Attachment 5), and draft conditions of approval (Attachment 6). Therefore, Staff recommends approval of this project.

**ALTERNATIVES**

1. **Approve NUP No. 723362 and PDP No. 721990, with modifications.**
2. **Deny NUP No. 723362 and PDP No. 721990, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Program Manager  
Development Services Department

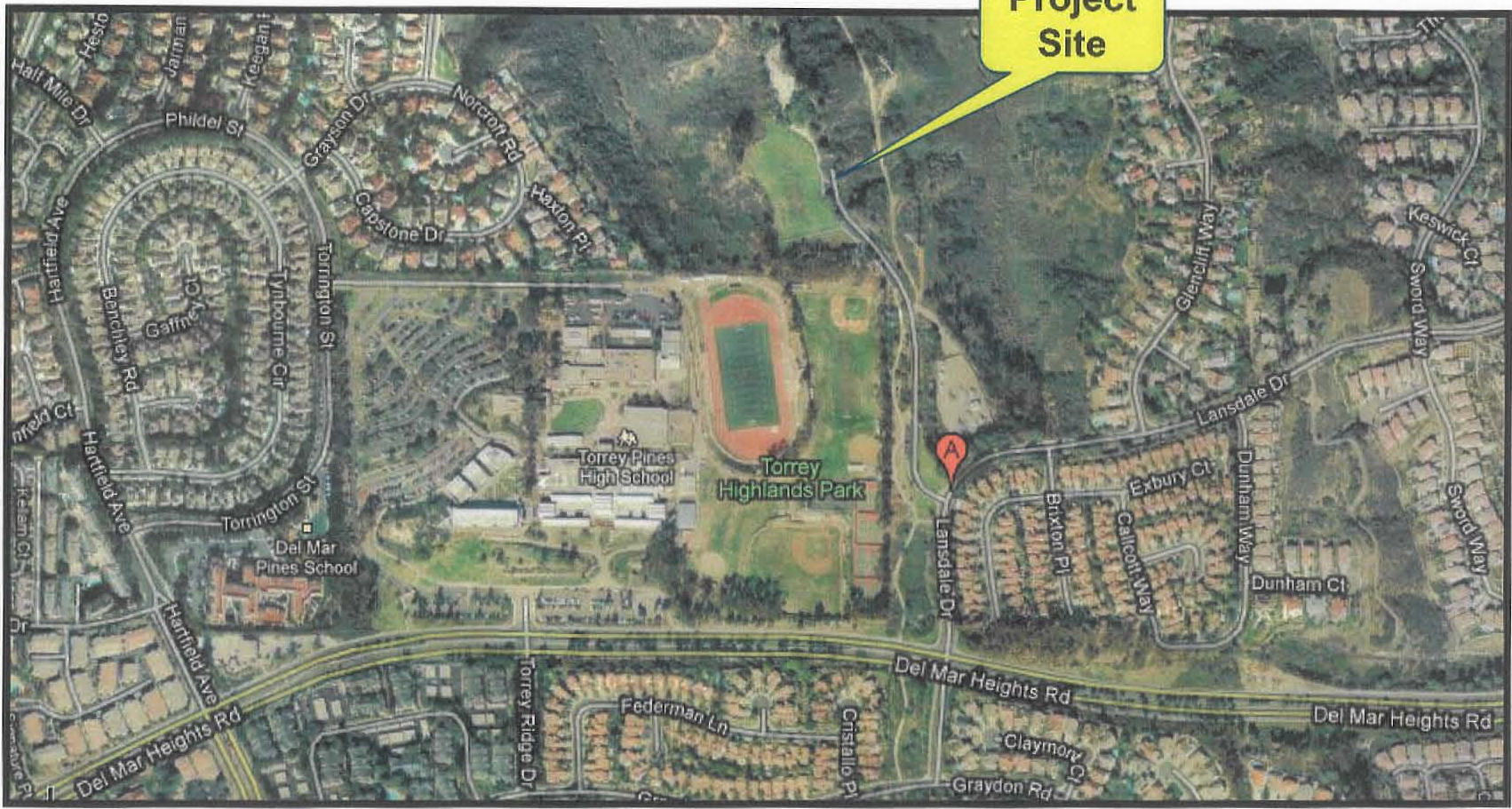


Karen Lynch-Ashcraft  
Project Manager  
Development Services Department

BROUGHTON/KLA

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Faux Tree Examples
10. Community Planning Group Recommendation
11. Project Chronology
12. Planning Commission Notice



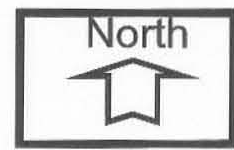
**Project Site**



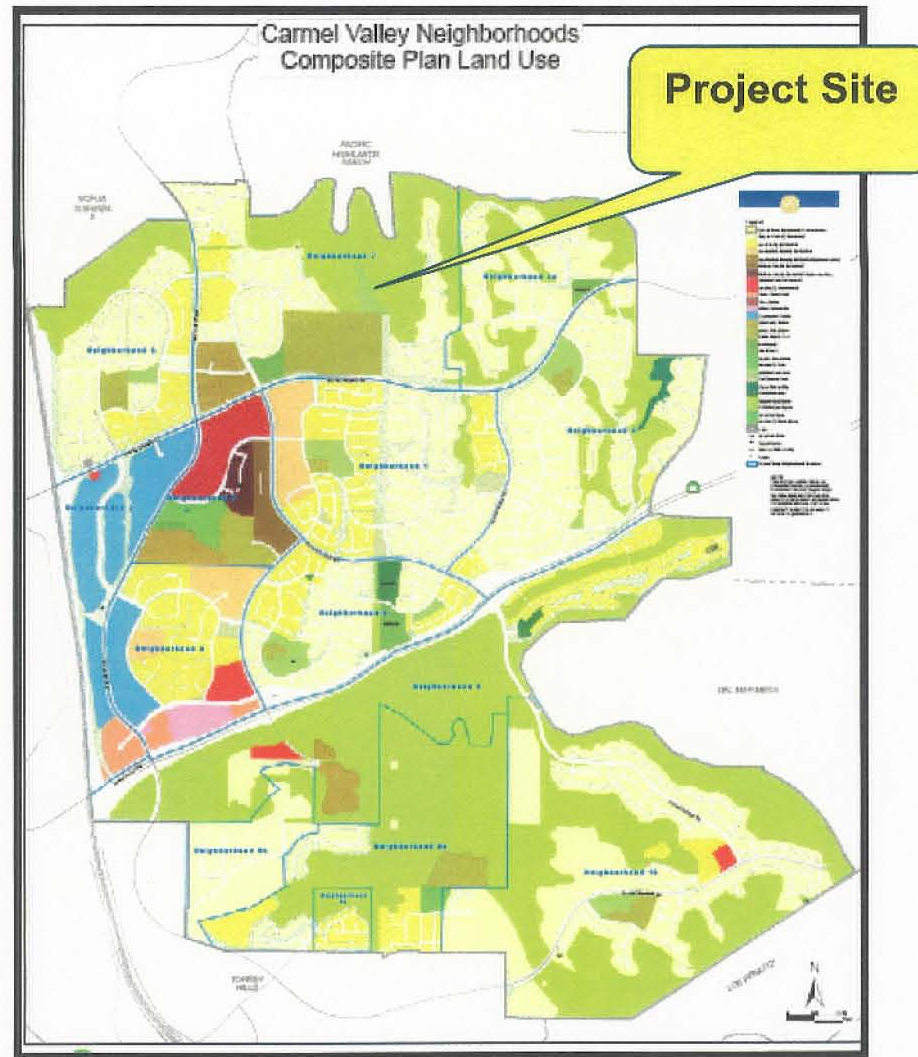
## Aerial Photo

VERIZON -- TEEPEE PROJECT NUMBER 203535

4715 LANSDALE DRIVE







# CARMEL VALLEY COMMUNITY PLAN MAP

VERIZON -- TEEPEE-- PROJECT NUMBER 180061

4715 LANSDALE DRIVE

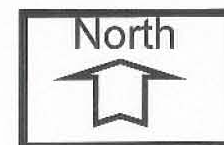




## Project Location Map

VERIZON – TEEPEE- PROJECT NUMBER 180061

4512 LANSDALE DRIVE





<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Verizon -- Teepee	
<b>PROJECT DESCRIPTION:</b>	A wireless communication facility consisting of a 296 square foot equipment enclosure.	
<b>COMMUNITY PLAN AREA:</b>	Carmel Valley	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Recreation Park	
<b><u>ZONING INFORMATION:</u></b>		
ZONE: SP (Special Use Area)		
HEIGHT LIMIT: 30-Foot maximum height limit.		
FRONT SETBACK: 15 feet.		
SIDE SETBACK: 5 feet.		
STREETSIDE SETBACK: 10 feet.		
REAR SETBACK: 15 feet.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Open Space; CVPD-OS.	Open Space
<b>SOUTH:</b>	Senior High School; CVPD-EP.	Torrey Pines High School
<b>EAST:</b>	Open Space; CVPD-OS.	Open Space
<b>WEST:</b>	Open Space; CVPD-OS.	Open Space
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to allow a 296 square foot equipment enclosure where 250 square feet is permitted.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 13, 2009, the Carmel Valley Community Planning Board voted 13-1-0 to recommend approval of the Verizon – Teepee project with the condition that additional landscaping be installed near the east elevation of the enclosure.	

**PLANNING COMMISSION  
RESOLUTION NO. XXXXXX  
PLANNED DEVELOPMENT PERMIT NO. 721990  
NEIGHBORHOOD USE PERMIT NO. 650121  
VERIZON – TEEPEE  
PROJECT NO. 203535  
DRAFT**

WHEREAS, City of San Diego, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego for a Planned Development Permit and Neighborhood Use Permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 721990 and 650121, on portions of a 7.5 acre site;

WHEREAS, the project site is located in Torrey Highlands Park, north of Lansdale Drive in the SP zone of the Carmel Valley Community Planning area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 15728, in the City of San Diego, County of San Diego, State of California, as shown on said Parcel Map, filed in the Office of the Recorder of Said County;

WHEREAS, on March 4, 2010, the Development Services Department of the City of San Diego considered Neighborhood Use Permit No. 650121 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 7, 2009, 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; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated March 4, 2010.

FINDINGS:

**Planned Development Permit - Section 126.0604**

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

The Carmel Valley Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project



## ATTACHMENT 5

proposes a faux pine tree in a park setting where there are other mature pine trees nearby. The equipment shelter would be located adjacent to the tree and is proposed to be constructed from split face concrete block with a wooden trellis design element. The facility will be located toward the rear of the park on the eastern side overlooking a natural open space area with residential uses in the distance. The faux tree will blend in with the existing and proposed vegetation minimizing all views of the facility.

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

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.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires Verizon to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

### **3. The proposed development will comply with the regulations of the Land Development Code;**

The project complies with all applicable development regulations of the Land Development Code. Verizon Wireless is requesting a PDP to deviate from the maximum size equipment enclosure of 250 square feet as required in LDC Section 141.0420, the Wireless Communication Facilities regulations. Verizon requires a minimum sized enclosure of 296 square feet to accommodate all of their equipment and electrical components. The additional 46 square feet is negligible when considering the project as a whole. The WCF is tucked back along the eastern boundary of the park amongst existing mature trees. The enclosure is designed similar to a park restroom and will be constructed of split faced concrete block with a wood trellis top. The project complies with the regulations contained within the WCF regulations.

The existing use of the property is a public park, which requires a Conditional Use Permit, unless it can be demonstrated that the antennas are a minimum of 100 feet away from the property line of sensitive land uses (such as residential, day care, elementary and middle schools). In this case, the antennas are more than 100 feet away from the identified sensitive land uses.

### **4. The proposed development, when considered as a whole, will be beneficial to the community; and**

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other devices. The facility provides these wireless services in a way that is aesthetically pleasing and blends in with the context that surrounds it. Therefore, this development will be beneficial to the community.

**5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

This project proposes to deviate from the WCF regulations, which requires equipment enclosures to be no larger than 250 square feet. This will result in a 296 square foot enclosure. If this project was designed in strict conformance with the regulations, the facility would not be operational because Verizon has sized the enclosure to accommodate the necessary components needed to operate the facility they are proposing. The enclosure is designed similar to a park restroom and will utilize construction materials such as split faced concrete block and a wood trellis. The facility will be tucked back along the eastern park boundary amongst mature trees. Overall, the facility will integrate very well into the surroundings. Therefore, the enclosure is appropriate at this location and results in a more desirable project than if it was designed in strict conformance with the WCF regulations.

**Neighborhood Use Permit - Section 126.0205**

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

The Carmel Valley Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project proposes a faux pine tree in a park setting where there are other mature pine trees nearby. The equipment shelter would be located adjacent to the tree and is proposed to be constructed from split face concrete block with a wooden trellis design element. The facility will be located toward the rear of the park on the eastern side overlooking a natural open space area with residential uses in the distance. The faux tree will blend in with the existing and proposed vegetation minimizing all views of the facility.

**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) emission 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. To insure that the FCC standards are being met, a condition has been added to the permit that requires Verizon to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.**

The project complies with all applicable development regulations of the Land Development Code. Verizon Wireless is requesting a PDP to deviate from the maximum size equipment enclosure of 250 square feet as required in LDC Section 141.0420, the Wireless Communication Facilities regulations. Verizon requires a minimum sized enclosure of 296 square feet to accommodate all of their equipment and electrical components. The additional 46 square feet is negligible when considering the project as a whole. The WCF is tucked back along the eastern boundary of the park amongst existing mature trees. The enclosure is designed similar to a park restroom and will be constructed of split faced concrete block with a wood trellis top. The project complies with the regulations contained within the WCF regulations.

The existing use of the property is a public park, which requires a Conditional Use Permit, unless it can be demonstrated that the antennas are a minimum of 100 feet away from the property line of sensitive land uses (such as residential, day care, elementary and middle schools). In this case, the antennas are more than 100 feet away from the identified sensitive land uses.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Neighborhood Use Permit No. 650121 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 650121 a copy of which is attached hereto and made a part hereof.

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Karen Lynch-Ashcraft  
Development Project Manager  
Development Services

Adopted on: March 4, 2010

Internal Order No. 23432379



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-2379

**Planned Development Permit No. 721990**  
**Neighborhood Use Permit No.723362**  
**VERIZON – TEEPEE**  
**PROJECT NO. 203535**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**DRAFT**

This PDP No. 721990 and NUP No.723362 is granted by the Planning Commission of the City of San Diego to City of San Diego, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The 7.5 acre site is located at 4512 Lansdale Drive in the SP zone of the Carmel Valley Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 15728, in the City of San Diego, County of San Diego, State of California, as shown on said Parcel Map, filed in the Office of the Recorder of Said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 4, 2010, on file in the Development Services Department.

The project shall include:

- a. A 30-foot tall faux pine tree supporting 12 panel antennas and a microwave dish with associated equipment in an adjacent 296 square foot enclosure (where 250 square feet is permitted)
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s),

conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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.
2. This **Permit** and corresponding use of this site shall **expire on November 10, 2019**. 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this 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 compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize **the Owner/Permittee** or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

## ATTACHMENT 6

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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

13. The 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. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

15. Prior to the issuance of any construction permits, the Owner/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.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed telecommunication facilities within Lansdale Drive right-of-way.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a Public Right-of-Way Permit for the construction of facilities in Lansdale Drive, satisfactory to the City Engineer.

18. This project proposes to export 60 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

**LANDSCAPE REQUIREMENTS:**

19. Existing landscape material shown on the Landscape Development Plan, Exhibit "A", are integral components to integrating the Wireless Communication Facility with the neighborhood and park. No trees are permitted to be "topped", improperly pruned, removed, or destroyed. Requests to significantly prune or remove landscape material, shown on Exhibit "A" shall result in review by Development Services Staff which may be processed through a Substantial Conformance Review or permit amendment, based on Staff review.

**PARK AND RECREATION REQUIREMENTS:**

20. The Owner/Permittee shall ensure that all areas disturbed during project trenching through asphalt shall be slurry sealed to eradicate all indication of trenching work upon completion of project

21. The Park & Recreation Dept must approve construction plans prior to building permit issuance. Issues that will need to be addressed include:

- Submission of a color sample of the proposed split face block proposed for the building.

- All exterior building surfaces shall be anti-graffiti coated.
- Architectural detailing
- Traffic Control Plan

22. The Owner/Permittee shall ensure that the proposed improvements will not impact existing irrigation coverage.

23. Prior to Final Inspection, the developer shall provide a report by a certified arborist documenting the impacts to trees by the proposed trenching. Any tree that is failing or dies within 5 years of project installation, as a result of impacts by the project, shall be replaced with a 60" box tree, approved by Park & Rec Dept.

**PLANNING/DESIGN REQUIREMENTS:**

24. 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.

25. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

26. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

27. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

28. All equipment, including transformers, emergency generators and air conditioners 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.

29. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

30. No mounting pipes or similar apparatus shall extend beyond the length or width of the antenna in any type installation. For removed or future antennas, no exposed mounting apparatus shall remain absent antennas.

31. All antennas shall be covered with pine needle socks at all times.

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.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 4, 2010 by Resolution Number XXXXXX.



**ATTACHMENT 6**

Permit Type/PTS Approval No.: NUP No. 702336

PDP No. 721990

Date of Approval: March 4, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Karen Lynch-Ashcraft  
Development Project Manager

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

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

**City of San Diego**  
Owner/Permittee

By \_\_\_\_\_  
David Sandoval  
Deputy Director,  
Real Estate Assets Department

**Verizon Wireless**  
Owner/Permittee

By \_\_\_\_\_  
Leslie Vartanian  
Verizon Wireless, Manager  
Network Real Estate

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

NOTICE OF EXEMPTION

ATTACHMENT 7

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

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

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

FILED IN THE OFFICE OF THE COUNTY CLERK  
San Diego County on DEC 09 2009  
Posted DEC 09 2009 Removed 1-12-10  
Returned to agency on 1-12-10  
Deputy V. Esquivel

PROJECT NO.: 180061

PROJECT TITLE: VERIZON TEEPEE

PROJECT LOCATION-SPECIFIC: 4512 Lansdale Drive, San Diego, CA 92130

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

DESCRIPTION OF PROJECT: Neighborhood Use Permit for a wireless communication facility (WCF) in Torrey Highlands Park in the CVPD-SV Zone, within the Carmel Valley Community Plan of Council District 1. The project would install telecommunications equipment inside a new concrete block equipment enclosure; three (3) antenna sectors of four (4) antenna each mounted on a new, 30'-0" tall monopine; a new 200 AMP electrical service and meter pedestal; telco service from an existing utility pole, a 4'-0" microwave dish mounted on the monopine; and minor landscaping would be part of the project.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kerrigan Diehl, PlanCom, Inc., 302 State Place, Escondido, CA 92029; (760) 587-3003.

EXEMPT STATUS: (CHECK ONE)

**FILED**  
David Butler, Recorder/County Clerk

DEC 09 2009  
BY V. Esquivel  
DEPUTY

- MINISTERIAL (SEC. 15268)
- DECLARED EMERGENCY [SEC. 15269 (A)]
- EMERGENCY PROJECT [SEC. 15269 (B) AND (C)]
- CATEGORICAL EXEMPTION (STATE TYPE AND SECTION NUMBER): New Construction, Section 15303
- OTHER (STATE TYPE AND SECTION NUMBER):

REASONS WHY PROJECT IS EXEMPT: The proposed project would not have the potential for causing a significant effect on the environment because the project site is located within a developed park on in an area that was disturbed during site development with grading and lanadscaping.

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

M. Blake / Senior Planner  
SIGNATURE/TITLE

August 7, 2009  
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING: \_\_\_\_\_



TEEPEE  
 TORREY HIGHLANDS PARK, LANSDALE DR.  
 SAN DIEGO, CA 92130

**VICINITY MAP**

THOMAS GUIDE PAGE 1188, B4

**ADDRESS**  
 TORREY HIGHLANDS PARK, LANSDALE DR.  
 SAN DIEGO, CA 92130

**COORDINATES (NAD83)**  
 LATITUDE: 32° 57' 41.90" NORTH  
 LONGITUDE: 117° 13' 20.60" WEST

**COORDINATES (NAD27)**  
 LATITUDE: 32° 57' 41.74" NORTH  
 LONGITUDE: 117° 13' 17.47" WEST

**DIRECTIONS:**  
 (FROM VZW'S OFFICES IN IRVINE) I-5 SOUTH TO THE 805 MERGE. STAY ON I-5 SOUTH AT THE MERGE. TAKE THE DEL MAR HEIGHTS EXIT EAST. DRIVE UP THE HILL PAST TORREY PINES HIGH SCHOOL. AT THE TOP OF THE HILL, TURN LEFT ON LANSDALE DRIVE. TAKE THE FIRST LEFT INTO THE PARKING LOT THAT RUNS ALONGSIDE LANSDALE DRIVE. FOLLOW THAT ROAD TO THE PARKING AREA IN FRONT OF THE DOG PARK

**CONSULTANT TEAM**

**ARCHITECT:**  
 WILLIAM BOOTH & ROBERT SUAREZ  
 ARCHITECTURE & PLANNING  
 P.O. BOX 4651  
 CARLSBAD, CA 92018  
 (760) 434-8474  
 (760) 434-8898 (FAX)

**LEASING/PLANNING:**  
 PLANNON, INC.  
 JOEY BITTERLIN  
 302 STATE PLAZA  
 ESCONDIDO, CA 92029  
 (858) 348-8055

**SURVEYOR:**  
 BERT HAZE AND ASSOCIATES  
 LAND SURVEYING & MAPPING  
 3158 ARWAY AVENUE, SUITE K1  
 COSTA MESA, CA 92626  
 (714) 557-1587  
 (714) 557-1669 (FAX)

**PERMITS REQUIRED**

● CONDITIONAL USE PERMIT

**SCALE**

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

**PROJECT SUMMARY**

**APPLICANT:** VERIZON WIRELESS  
 15905 SAND CANYON AVENUE  
 IRVINE, CA 92718  
 CONTACT: JOEY BITTERLIN  
 PHONE: (888) 349-8055

**OWNER:** CITY OF SAN DIEGO  
 1200 THIRD AVENUE, SUITE 1700  
 SAN DIEGO, CA 92101  
 CONTACT: CAROL YOUNG  
 PHONE: (619) 236-8081

**PROJECT DESCRIPTION:**

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW 12'-0" x 24'-0" CONCRETE BLOCK EQUIPMENT ENCLOSURE ON A CONCRETE A PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS). ANTENNAS SHALL BE MOUNTED TO A NEW 30'-0" HIGH MONOPINE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM PROPOSED VERIZON WIRELESS METER PEDESTAL.
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING UTILITY POLE.
- INSTALLATION OF PROPOSED 4'-0" MICROWAVE DISH MOUNTED TO PROPOSED 30'-0" HIGH MONOPINE.
- MINOR LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT.

**LEGAL DESCRIPTION:**  
 PARCEL 1 OF PARCEL MAP NO. 15728, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN SAID PARCEL MAP, FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

**PROJECT ADDRESS:** TORREY HIGHLANDS PARK, LANSDALE DR.  
 SAN DIEGO, CA 92130

**ASSESSORS PARCEL NUMBER:** 904-114-01

**EXISTING ZONING:** CVPD-SP

**PROPOSED EQUIPMENT ENCLOSURE AREA:** 296 S.F.

**PROPOSED OCCUPANCY:** NONE (EXTERIOR RADIO EQUIPMENT CABINETS ONLY)

**NOTE:** THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE.

**SHEET SCHEDULE**

T-1	TITLE SHEET
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT ENCLOSURE PLAN
A-3	EXTERIOR ELEVATIONS
A-4	MONOPINE ELEVATION, ANTENNA PLAN & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
L-2	LANDSCAPE NOTES & LEGEND
C-1	SITE SURVEY
C-2	SITE SURVEY
C-3	SITE SURVEY

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION  
 CALIFORNIA PLUMBING CODE, 2007 EDITION  
 CALIFORNIA MECHANICAL CODE, 2007 EDITION  
 CALIFORNIA ELECTRICAL CODE, 2007 EDITION  
 CALIFORNIA ENERGY CODE, 2007 EDITION, WHICH ADOPT THE 1997 UBC, 2000 UMC, 2000 UPC, 2002 NEC AND 2004 CEC  
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

**ACCESSIBILITY DISCLAIMER**

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

**Booth & Suarez**  
 ARCHITECTURE ■ PLANNING

WILLIAM H. BOOTH, ARCHITECT ■ ROBERT J. SUAREZ, ARCHITECT  
 P.O. BOX 4651, CARLSBAD, CA 92018 (760) 434-8474

PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (848) 222-7000

**APPROVALS**

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

**PROJECT NAME**  
**TEEPEE**  
 TORREY HIGHLANDS PARK, LANSDALE DR.  
 SAN DIEGO, CA 92130  
 SAN DIEGO COUNTY

**DRAWING DATES**

03/24/08	90% ZD (cl)
04/08/08	90% ZD (ee)
04/10/08	90% ZD (oe)
05/29/08	1-A CERT. (rd)
05/29/08	100% ZD (rd)
07/10/08	100% REVISED ZD (e)
08/27/08	100% REVISED ZD (e)

**SHEET TITLE**  
**TITLE SHEET & PROJECT DATA**

PROJECTS\verizon\090112c\090112t1.dwg

**T-1**

**BOOTH & SUAREZ**  
 ARCHITECTURE ■ PLANNING  
 WILLIAM R. BOOTH ARCHITECT ■ ROBERT J. SUAREZ ARCHITECT  
 P.O. BOX 4681, CARLSBAD, CA 92018 (760) 434-6457

PREPARED FOR  
  
 P.O. BOX 18707  
 IRVINE, CA 92623-9707  
 (949) 222-7000

APPROVALS

ARC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME  
**TEEPEE**  
 TORREY HIGHLANDS PARK, LANSDALE DR  
 SAN DIEGO, CA 92130  
 SAN DIEGO COUNTY

DRAWING DATES

03/24/08	90% 2D (cl)
04/06/08	90% 2D (ao)
04/10/08	90% 2D (ao)
05/29/08	1-A CERT. (rd)
06/25/08	100% 2D (rd)
07/10/08	100% REVISED 2D (cl)
08/27/08	100% REVISED 2D (cl)

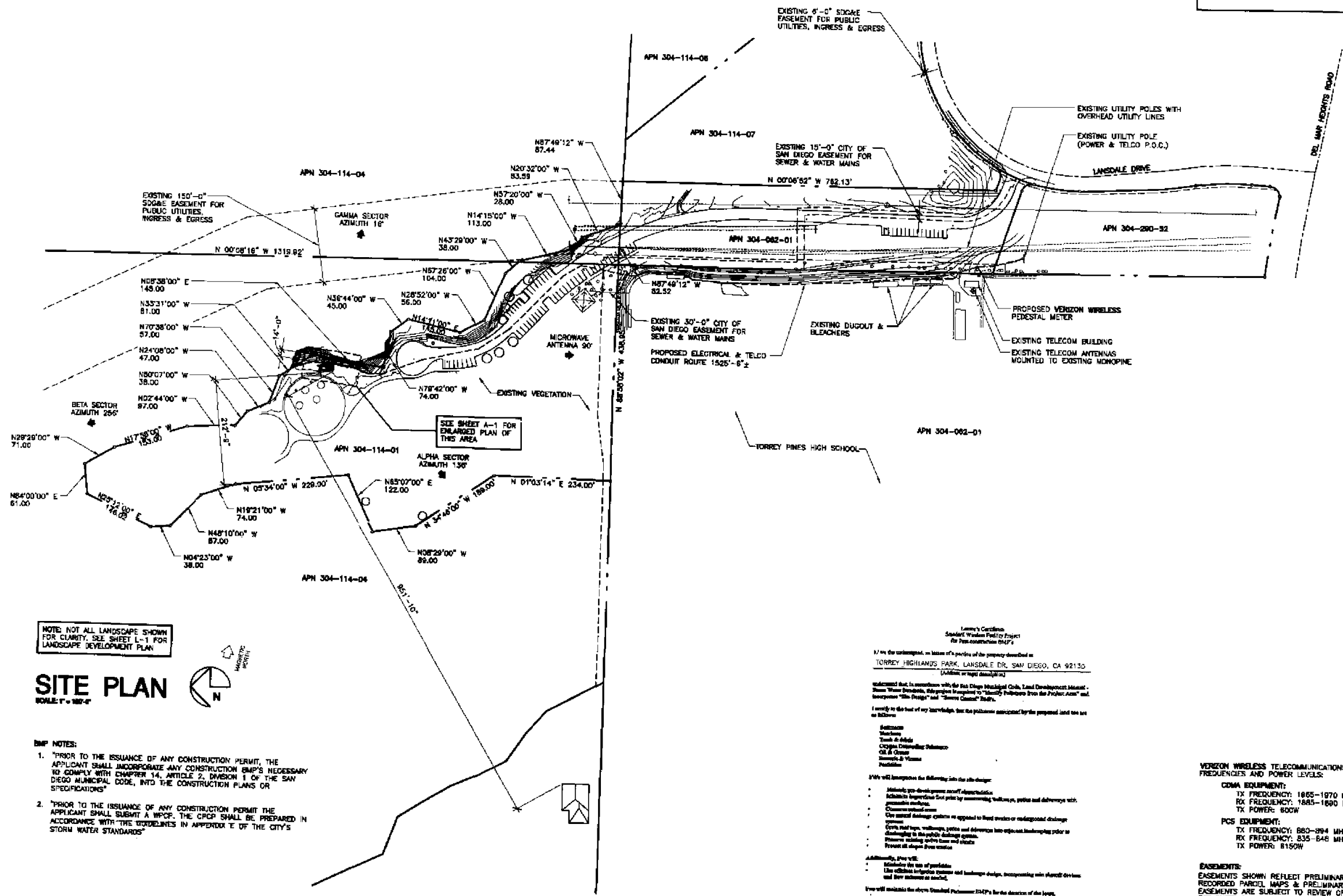
SHEET TITLE  
**SITE PLAN**

PROJECTS:\verizon\09d112c\09d112d\09d112d.DWG

**A-0**

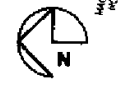
- PARKS AND REC. NOTES:**
1. ALL TRENCHING FOR THE TELEPHONE AND ELECTRICAL LINES MUST BE OUTSIDE THE DRIP LINE OF EXISTING TREES
  2. ALL TRENCHING THROUGH TURF MUST BE REPAIRED WITH SOO TO BLEND EXISTING TURF
  3. ALL TRENCHING WITHIN ASPHALT CONCRETE AREAS SHALL BE SLURRED SEALED UPON COMPLETION OF PROJECT
  4. A TRAFFIC CONTROL PLAN WILL NEED TO BE APPROVED BY PARKS AND REC BECAUSE TRENCHING DOWN THE MIDDLE OF THE DRIVE LANES AND THROUGH PARKING SPACES WILL IMPACT PACT USE
  5. A TRENCH REPAIR DETAIL IS NEEDED FOR ALL TRENCHES THROUGH AC AND CONCRETE PAVING

**GRADING NOTE:**  
 FOOTING: = 60 CU. YDS



NOTE: NOT ALL LANDSCAPE SHOWN FOR CLARITY. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN

**SITE PLAN**  
 SCALE: 1" = 80'-0"



- IMP. NOTES:**
1. "PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION IMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS"
  2. "PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE APPLICANT SHALL SUBMIT A WPCP. THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS"

Lenny's Certificate  
 Sealed Wireless Field Report  
 For Telecommunications 09/17/08

I, the undersigned, on behalf of a portion of the property described as  
**TORREY HIGHLANDS PARK, LANSDALE DR, SAN DIEGO, CA 92130**  
 (Address or map location)

and warrant that, in accordance with the San Diego Municipal Code, Land Development Manual -  
 Section 14.05.02, Subsection 14.05.02(1) "I hereby certify that the information contained in this report is true and correct and that I am a duly licensed professional engineer in the State of California."

I certify to the best of my knowledge, that the information contained in this report is true and correct.

**Author:**  
 Lenny's Certificate  
 Title: Surveyor  
 Company: Lenny's Certificate  
 Date: 1-9-2008

I will incorporate the following into the site design:  
 • Minimize site development impact/alterations  
 • Minimize impact on the site by minimizing utility, water and drainage with possible solutions  
 • Preserve natural resources  
 • Use natural drainage systems or approved best practices or underground drainage  
 • Control soil erosion, sedimentation, and debris with erosion control measures prior to disturbing the site  
 • Preserve existing trees and vegetation  
 • Prevent all illegal uses

**Additional:** I will:  
 • Minimize the use of pesticides  
 • Use efficient irrigation systems and landscape design, incorporating rain storage devices and other water saving devices

I hereby warrant the above Standard Professional Engineer's Certificate for the location of the laws.  
 Lenny's Certificate  
 Company Name: Verizon Wireless  
 Date: 1-9-2008

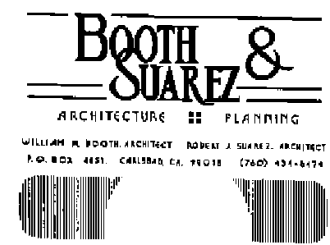
**VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:**

**CDMA EQUIPMENT:**  
 TX FREQUENCY: 1885-1970 MHz  
 RX FREQUENCY: 1885-1890 MHz  
 TX POWER: 600W

**PCS EQUIPMENT:**  
 TX FREQUENCY: 880-904 MHz  
 RX FREQUENCY: 835-846 MHz  
 TX POWER: 8150W

**EASEMENTS:**  
 EASEMENTS SHOWN REFLECT PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL EASEMENT INFORMATION.

**BOUNDARY NOTE:**  
 THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.



PREPARED FOR  
  
 P.O. BOX 18707  
 IRVINE, CA 92623-9707  
 (949) 222-7000

APPROVALS

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

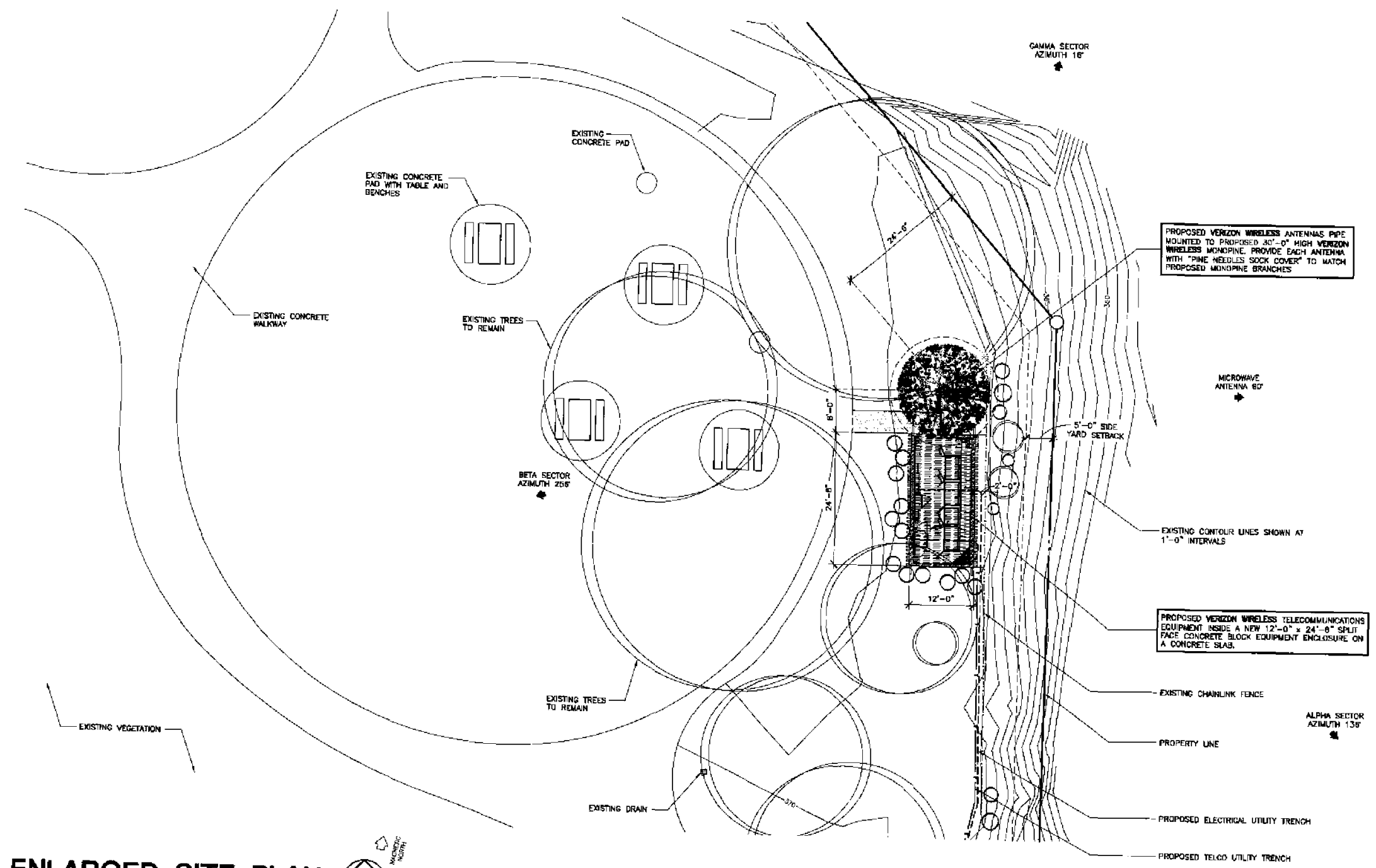
PROJECT NAME  
**TEEPEE**  
 TORREY HIGHLANDS PARK, LANSDALE DR  
 SAN DIEGO, CA 92130  
 SAN DIEGO COUNTY

DRAWING DATES

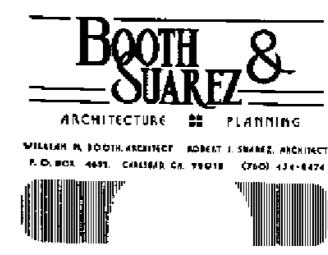
03/24/09	90% ZD (sl)
04/08/09	90% ZD (ee)
04/10/09	90% ZD (ae)
05/29/09	1-A CERT. (rd)
06/25/09	100% ZD (rs)
07/10/09	100% REVISED ZD (sl)
08/27/09	100% REVISED ZD (sl)

SHEET TITLE  
**ENLARGED SITE PLAN**

PROJECTS\verizon\090112d\090112a1.DWG



**ENLARGED SITE PLAN**  
 SCALE: 1" = 40'-0"



PREPARED FOR  
**verizon wireless**  
P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

APPROVALS

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

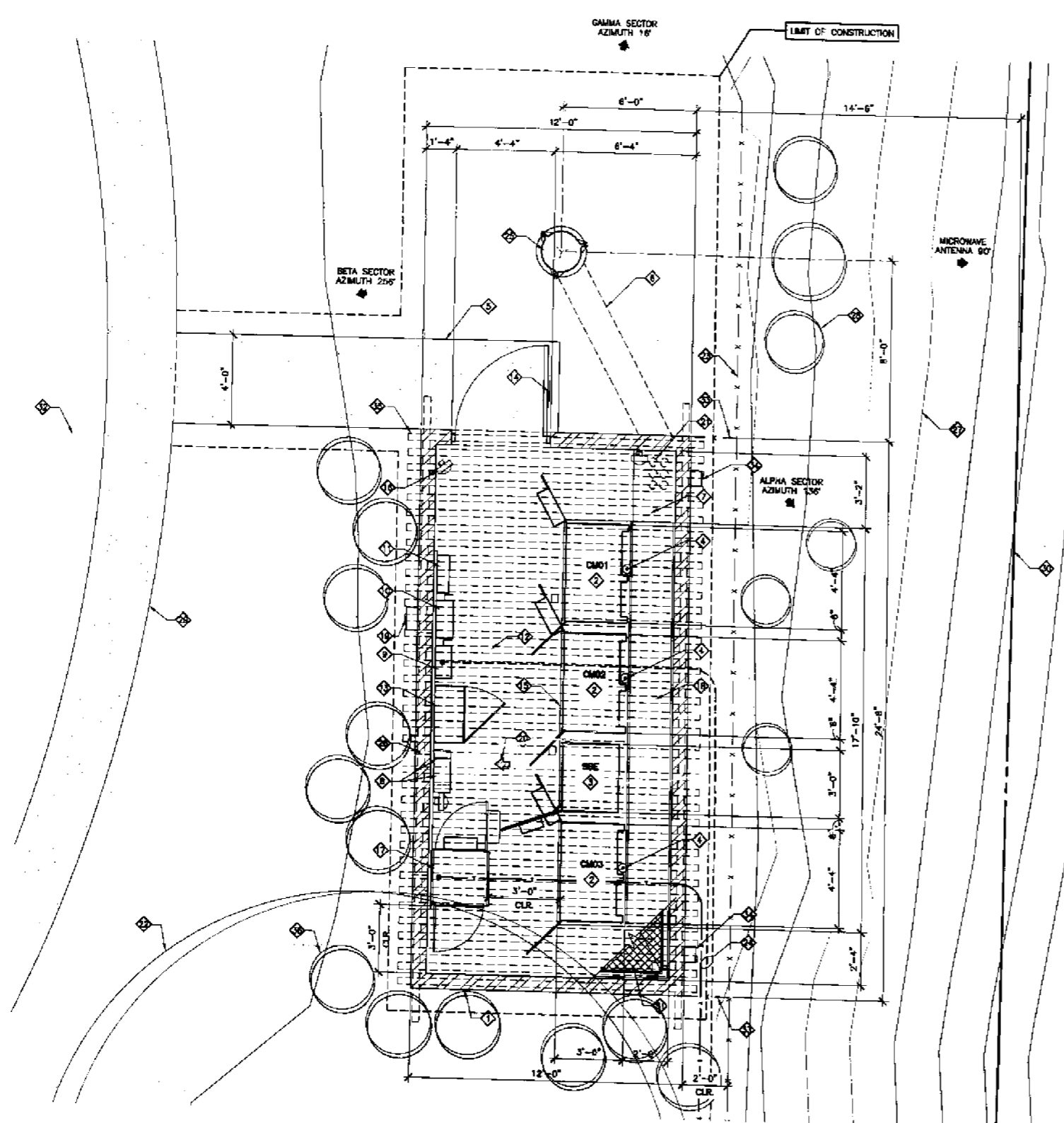
PROJECT NAME  
**TEEPEE**  
TORREY HIGHLANDS PARK, LANSDALE DR  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES

05/24/08	90% 2D (cd)
04/08/08	90% 2D (oo)
04/10/08	90% 2D (oo)
08/29/08	T-A CERT. (rd)
08/25/08	100% 2D (rd)
07/10/08	100% REVISED 2D (e)
08/27/08	100% REVISED 2D (w)

SHEET TITLE  
**EQUIPMENT ENCLOSURE PLAN**

PROJECTS\verizon\09011 cd\09011x2.dwg



**EQUIPMENT ENCLOSURE PLAN NOTES:**

- 1 PROPOSED VERIZON WIRELESS SPLIT FACE CONCRETE BLOCK WALL ENCLOSURE. LEASE LINE IS SAME AS OUTER PERIMETER OF PROPOSED CONCRETE BLOCK WALL ENCLOSURE.
- 2 PROPOSED VERIZON WIRELESS 'CMO' COMPACT METRO CELL OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 2). 52" WIDE X 55" HIGH X 30" DEEP. WEIGHT: 2082 LBS.
- 3 PROPOSED VERIZON WIRELESS SIMPLIFIED BATTERY ENCLOSURE (SBE). 36" WIDE X 57" HIGH X 30" DEEP. WEIGHT: 2375 LBS.
- 4 PROPOSED GPS ANTENNA MOUNTED TO EACH 'CMO' EQUIPMENT CABINET (TYPICAL OF 2).
- 5 PROPOSED CONCRETE WALKWAY.
- 6 PROPOSED UNDERGROUND COAXIAL CABLE TRENCH (SHOWN DASHED).
- 7 PROPOSED COAX CABLE SHRUB.
- 8 PROPOSED TELCO CABINET GR-487-CORE UNISTRUT MOUNTED TO WALL (TYPICAL OF 2) (STACKED).
- 9 PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL.
- 10 PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO WALL.
- 11 PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL.
- 12 PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 13 PROPOSED TELCO CABINET 'THE BEAST' UNISTRUT MOUNTED TO WALL.
- 14 PROPOSED STEEL GATE AND FRAME WITH VERIZON WIRELESS SIGNAGE.
- 15 PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 16 PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 3).
- 17 PROPOSED PURCELL FIBER CABINET UNISTRUT MOUNTED TO WALL.
- 18 PROPOSED COAX CABLE TRAY. MAXIMUM HEIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE.
- 19 PROPOSED LUG BOX FOR EMERGENCY GENERATOR CONNECTION.
- 20 CONCRETE SLOPED TO DRAIN. 1% MIN.
- 21 PROPOSED (8) 4" COAX CABLE CONDUITS.
- 22 EXISTING TREE TO REMAIN.
- 23 EXISTING CHAINLINK FENCE.
- 24 APPROXIMATE CENTERLINE OF POWER & TELCO CONDUIT TRENCH.
- 25 PROPOSED 30'-0" HIGH VERIZON WIRELESS MONOPINE.
- 26 PROVIDE 8" X 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 3).
- 27 EXISTING CONTOUR LINE SHOWN AT 1'-0" INTERVALS.
- 28 EXISTING SHRUBS TO REMAIN (TYPICAL).
- 29 EXISTING CONCRETE WALKWAY.
- 30 EXISTING PROPERTY LINE.
- 31 PROPOSED CHAINLINK LID.
- 32 EXISTING GRASS AREA.
- 33 PROPOSED CHAINLINK FENCING.
- 34 PROPOSED MOTION SENSOR SECURITY LIGHT (TYPICAL OF 2).
- 35 PROPOSED WOOD TRELLIS (SHOWN DASHED).
- 36 PROPOSED LANDSCAPING.

**EQUIPMENT ENCLOSURE PLAN**  
SCALE: 8" = 1'-0"

**Booth & Suarez**  
 ARCHITECTURE ■■■ PLANNING  
 WILLIAM N. BOOTH, ARCHITECT ■■■ ROBERT J. SUAREZ, ARCHITECT  
 P.O. BOX 4021, CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 222-7000

APPROVALS

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

PROJECT NAME  
**TEEPEE**  
 TORREY HIGHLANDS PARK, LANSDALE DR  
 SAN DIEGO, CA 92130  
 SAN DIEGO COUNTY

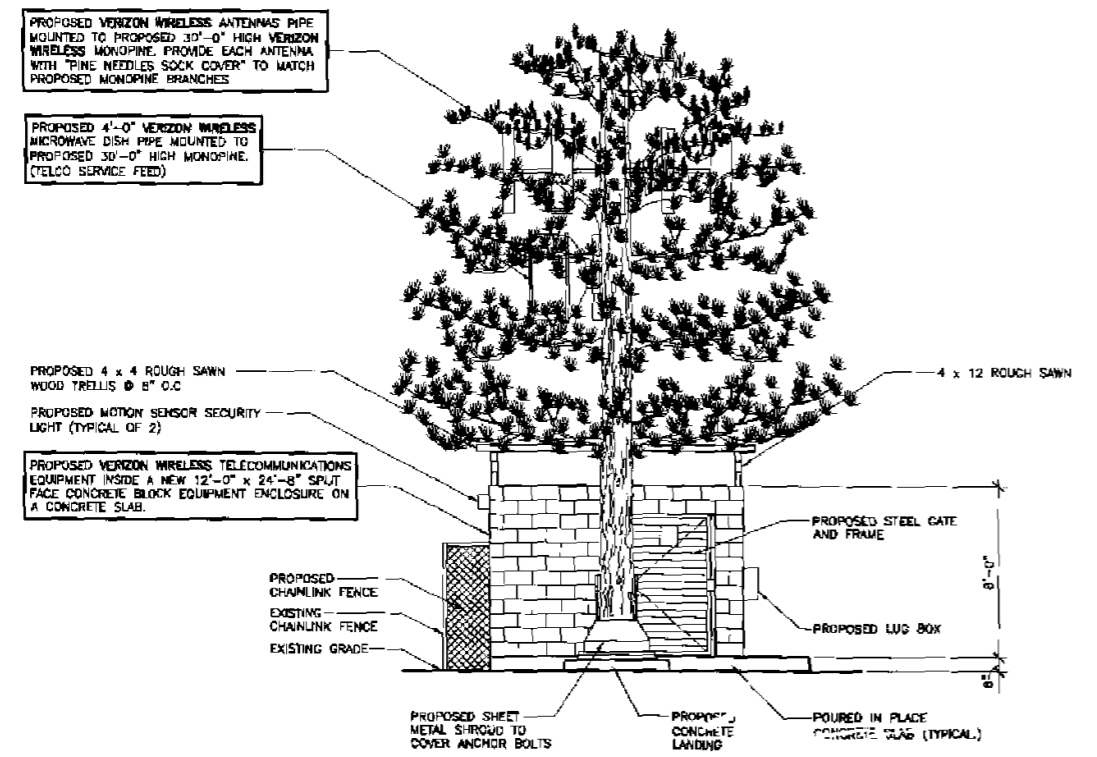
DRAWING DATES

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04/05/09	80% 2D (ao)
04/19/09	90% 2D (ao)
05/28/09	1-A CERT. (re)
06/25/09	100% 2D (rd)
07/10/09	100% REVISED 2D (cl)
08/27/09	100% REVISED 2D (cl)

SHEET TITLE  
**SHELTER ELEVATIONS**

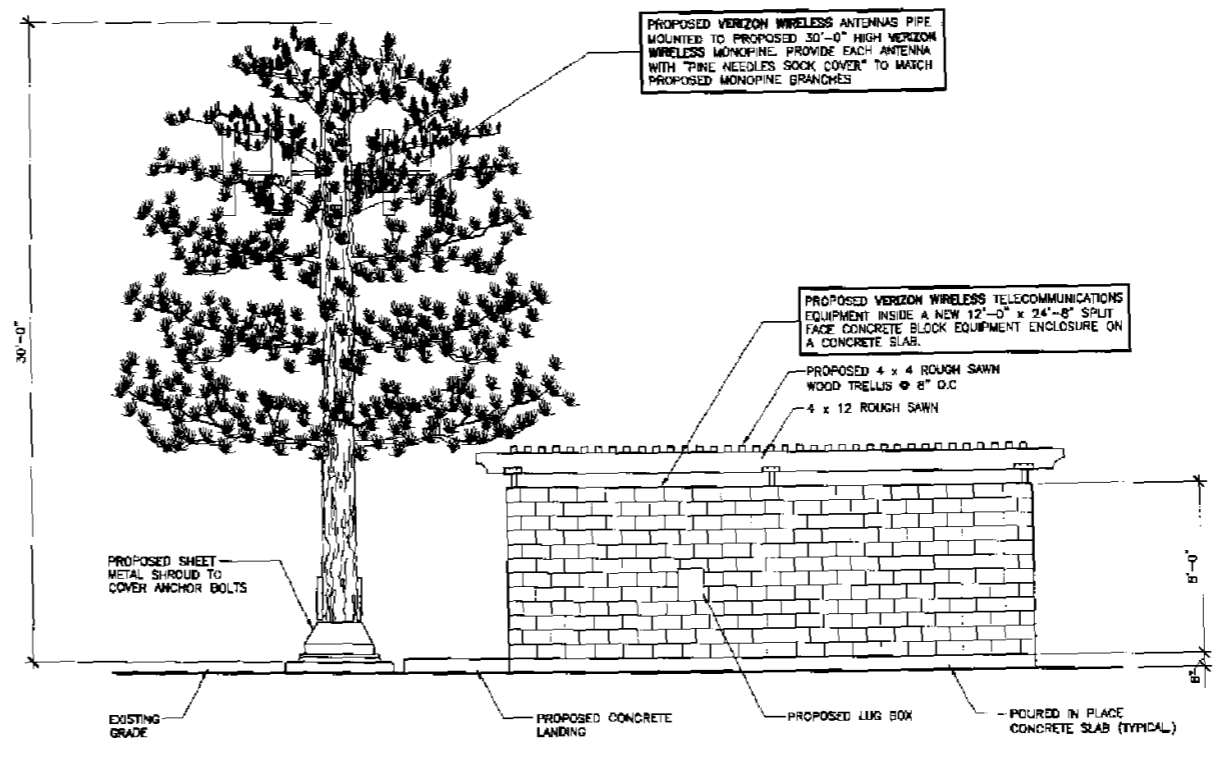
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**A-3**

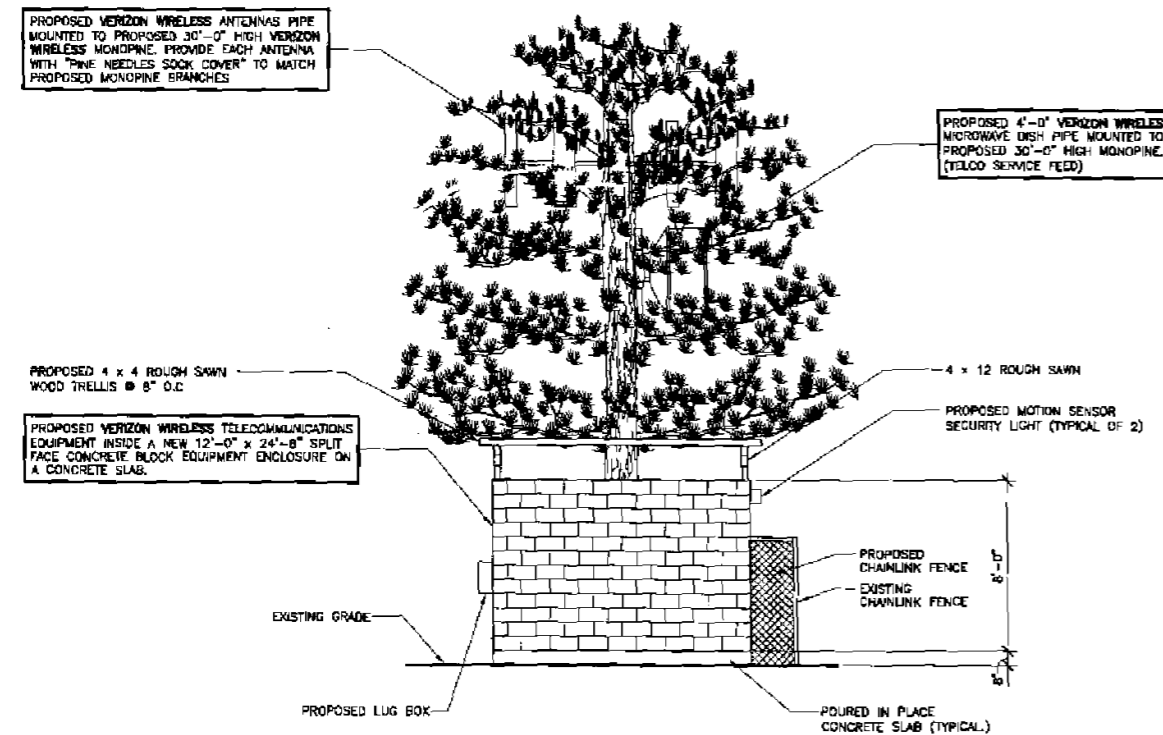


**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

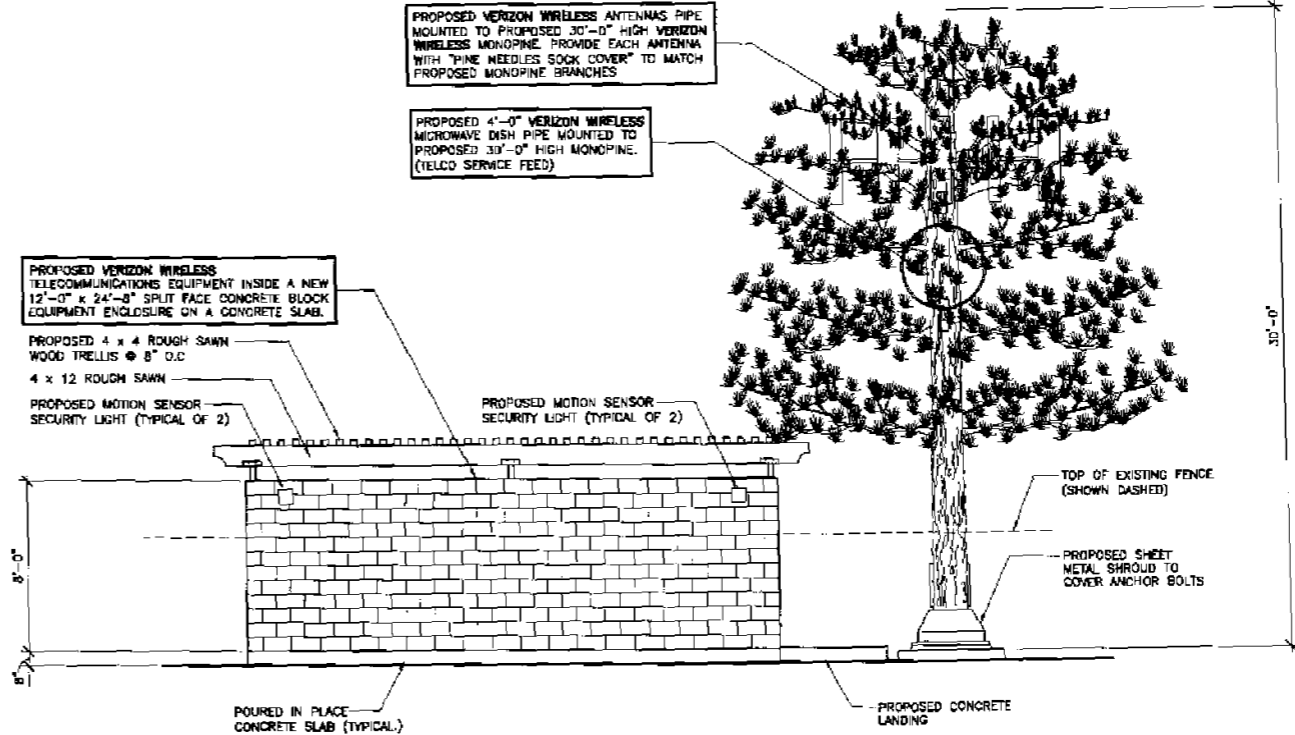
COLOR SPEC:  
 CONCRETE BLOCK ENCLOSURE  
 MANUFACTURER: RCP CONCRETE BLACK AND BRICK  
 COLOR: LA PAZ - SPLIT-FACE CONCRETE BLOCK  
 TRELLIS: SHERWIN-WILLIAMS SW8226 LANGUID BLUE



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**NOTE:**  
 GRAFFITI RESISTANT PAINT SHALL BE PROVIDED ON EQUIPMENT ENCLOSURE





PREPARED FOR



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IRVINE, CA 92623-9707  
(949) 222-7000

APPROVALS

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EE/OUT	DATE

PROJECT NAME

**TEEPEE**

TORREY HIGHLANDS PARK, LANSDALE DR  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES

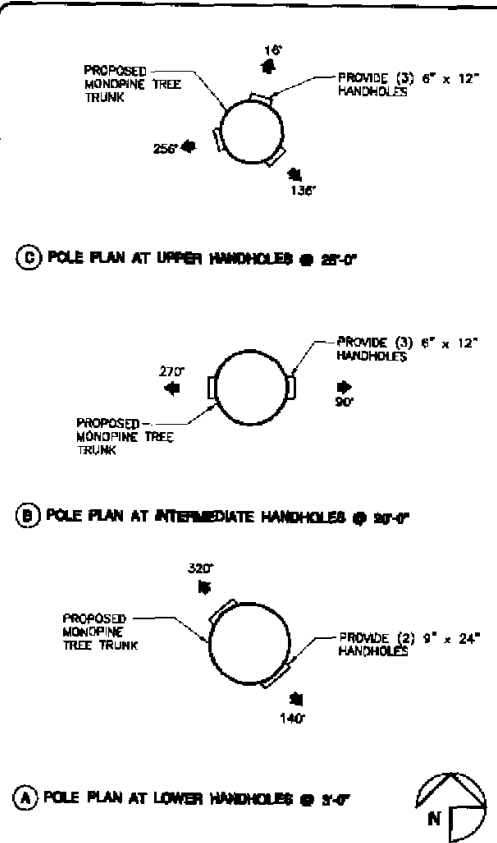
03/24/09	90% 2D (cd)
04/08/09	90% 2D (rs)
04/10/09	90% 2D (ss)
05/29/09	1-A CERT. (rd)
06/25/09	100% 2D (-rd)
07/10/09	100% REVISED 2D (e)
08/27/09	100% REVISED 2D (e)

SHEET TITLE

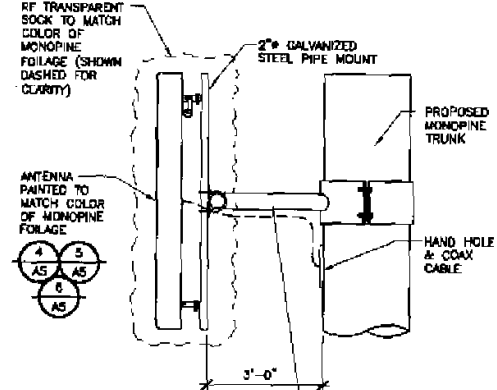
**MONOPINE ELEVATION,  
ANTENNA PLAN &  
DETAILS**

PROJECTS\verizon\090112d\090112d4.dwg

**A-4**



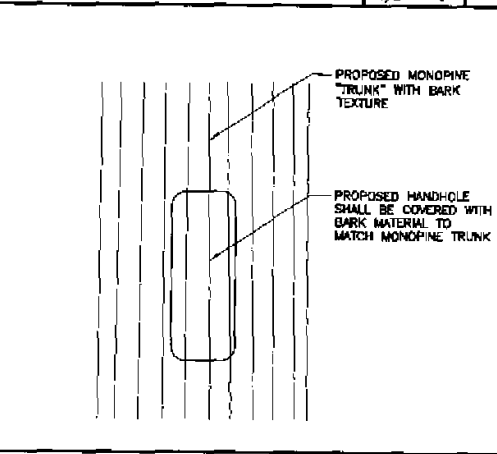
**HANDHOLE DETAIL** SCALE N.T.S. 1



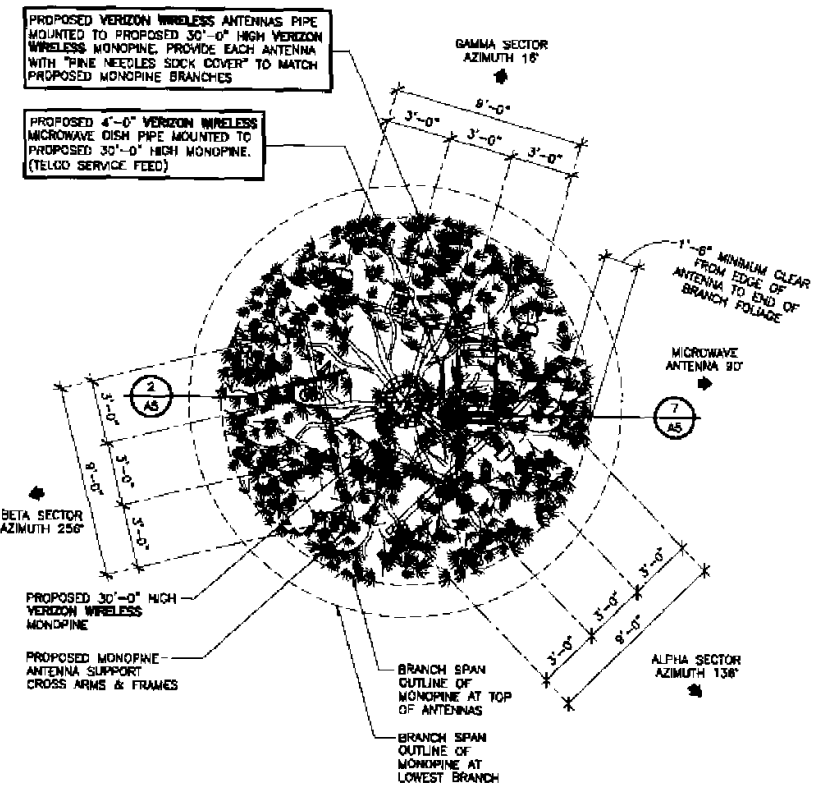
NOTE: ALL EXPOSED CABLES, BRACKETS & SUPPORTS SHALL BE PAINTED TO MATCH MONOPINE  
PROPOSED MONOPINE ARM AND MOUNTING BRACKET BY TREE MANUFACTURER

NOTE: RF TRANSPARENT SOCK SHALL FULLY CONCEAL THE LENGTH & WIDTH OF EACH ANTENNA FRONT TO BACK. ANY PORTION OF ANTENNA EXPOSED FOR CABLING SHALL BE PAINTED TO MATCH MONOPINE TREE FOLIAGE

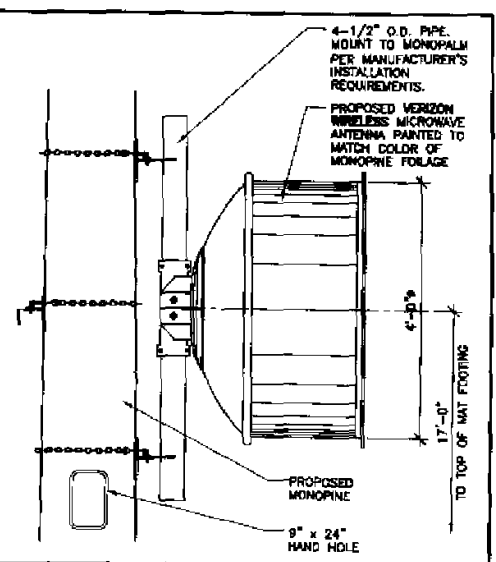
**TYPICAL ANTENNA MOUNT** SCALE 1/2"=1'-0" 2



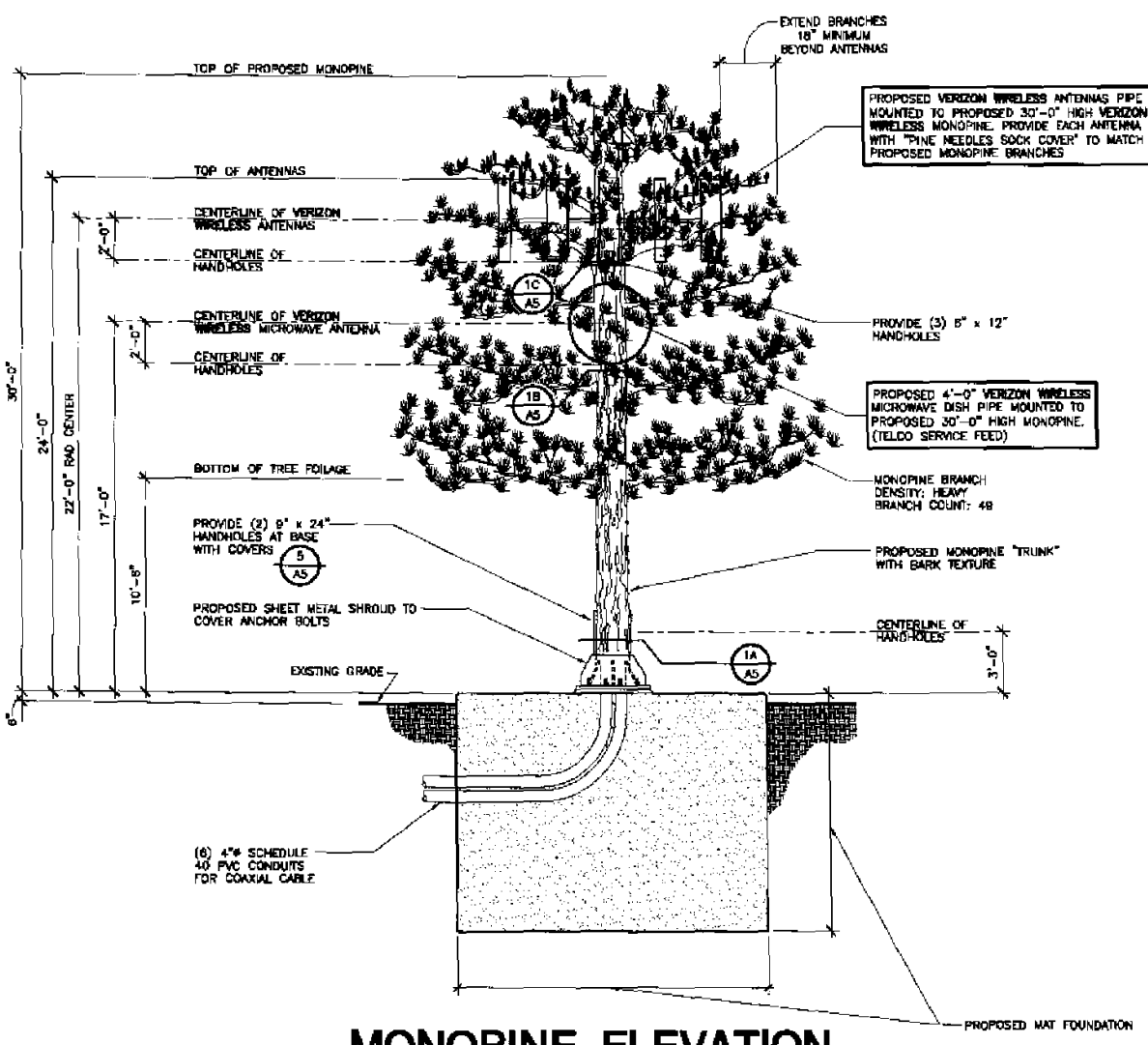
**HANDHOLE COVER** SCALE N.T.S. 3



**ANTENNA PLAN** SCALE: 1/4" = 1'-0"



**MICROWAVE ANTENNA MOUNT** SCALE: 3/4"=1'-0" 7



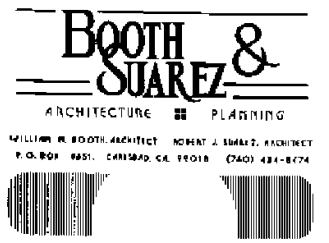
**MONOPINE ELEVATION** SCALE: 1/4" = 1'-0"

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

MONOPINE MANUFACTURER: CELL TREES CONTACT: DAVID WEDDELEY

**ANTENNA AND COAXIAL CABLE SCHEDULE**

SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1			AMPHELO ANTEL: EBA-8003/ACF							
ALPHA2	SOUTH-EAST	136°	AMPHELO ANTEL: EBA-7003/ACF	0°	N/A		8	35'-0"	6'-0"	7/8"
ALPHA3			AMPHELO ANTEL: EBA-18003/BCF							
ALPHA4			AMPHELO ANTEL: EBA-8003/ACF							
BETA1			AMPHELO ANTEL: EBA-8003/ACF							
BETA2	SOUTH-WEST	256°	AMPHELO ANTEL: EBA-7003/ACF	0°	N/A		8	35'-0"	6'-0"	7/8"
BETA3			AMPHELO ANTEL: EBA-18003/BCF							
BETA4			AMPHELO ANTEL: EBA-8003/ACF							
GAMMA1			AMPHELO ANTEL: EBA-8003/ACF							
GAMMA2	NORTH-EAST	18°	AMPHELO ANTEL: EBA-7003/ACF	0°	N/A		8	35'-0"	6'-0"	7/8"
GAMMA3			AMPHELO ANTEL: EBA-18003/BCF							
GAMMA4			AMPHELO ANTEL: EBA-8003/ACF							
MICROWAVE DISH		90°	4'-0" DIAMETER				1	30'-0"	-	1 1/4"



PREPARED FOR  
**verizon wireless**  
P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

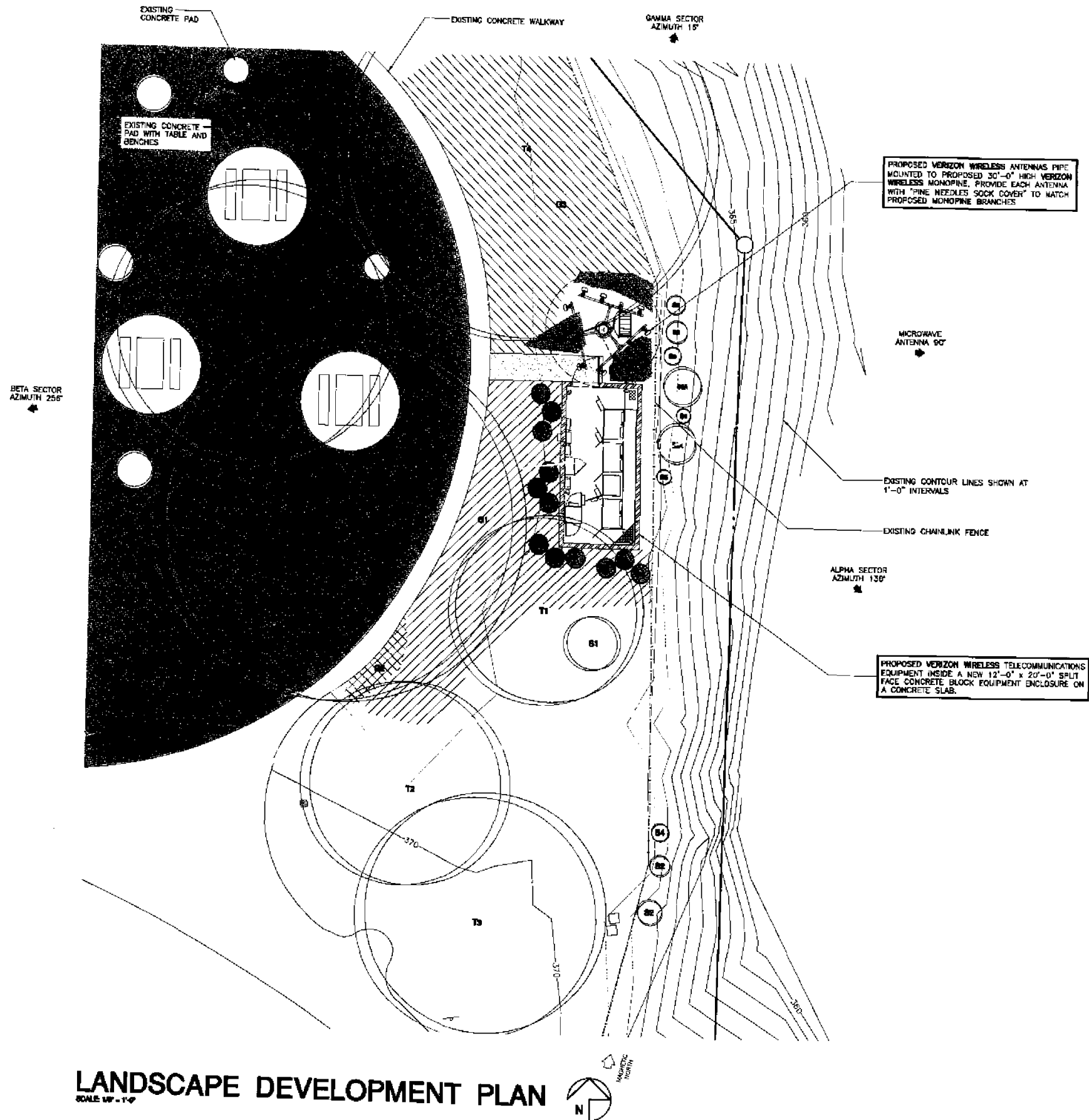
PROJECT NAME  
**TEEPEE**  
TORREY HIGHLANDS PARK, LANSDALE DR  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES

03/24/09	80% ZD (cl)
04/06/09	90% ZD (ao)
04/10/09	90% ZD (ao)
05/28/09	1-A CERT. (rd)
06/25/09	100% ZD (rd)
07/10/09	100% REVISED ZD (cl)
08/27/09	100% REVISED ZD (cl)

SHEET TITLE  
**LANDSCAPE DEVELOPMENT PLAN**

PROJECTS\verizon\090112d\090112x1.dwg



**LANDSCAPE DEVELOPMENT PLAN**  
SCALE 1/8" = 1'-0"



**PLANTING NOTES**

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK. FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. **PLANTING INSTALLATION CRITERIA:**  
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. **PLANTING MAINTENANCE CRITERIA:**  
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. **MINIMUM TREE SEPARATION DISTANCE:**  
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:  
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
UNDERGROUND UTILITY LINES - 5 FEET DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. **IRRIGATION:** AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. CITY OF SAN DIEGO PARKS & RECREATION MAINTAINS THE LANDSCAPING  
A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.
11. THE CONTRACTOR SHALL ENSURE PROTECTION OF EXISTING TREES AND SHALL NOT WORK WITHIN THE DRIPLINE OF ANY TREES. ANY TREE DAMAGED OR DETERMINED TO HAVE DIED WITHIN A 5 YEAR PERIOD AS A RESULT OF IMPACTS CREATED BY THIS PROJECT, SHALL BE REPLACED WITH A 60" BOX TREE.
12. CONTRACTOR SHALL ENSURE THAT NO IMPACTS, OR INTERRUPTION, TO THE EXISTING IRRIGATION SYSTEM SHALL OCCUR. ANY IRRIGATION DAMAGED AS A RESULT OF PROJECT IMPLEMENTATION SHALL BE REPAIRED WITHIN A 24 HOUR PERIOD.

**WATER CONSERVATION NOTES**

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	EXISTING HEIGHT & SPREAD	MATURE HEIGHT & SPREAD
	PINUS TORREYANA	TORREY PINE	EXISTING	-	40' HT 28' W.	-
	PINUS TORREYANA	TORREY PINE	EXISTING	-	41' HT 30' W.	-
	PINUS TORREYANA	TORREY PINE	EXISTING	-	34' HT 36' W.	-
	PINUS TORREYANA	TORREY PINE	EXISTING	-	40' HT 56' W.	-
	TIPLANA TIPI	ROSEWOOD TREE	EXISTING	-	42' HT 54' W.	-
	TIPLANA TIPI	ROSEWOOD TREE	EXISTING	-	32' HT 42' W.	-
	RHUS INTEGRIFOLIA	LEMONADE BERRY	EXISTING	-	3' HT 5' W.	-
	RHUS INTEGRIFOLIA	LEMONADE BERRY	EXISTING	-	8' HT 8' W.	-
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 gal.	12	-	15' HT 15' W.
	MALOSMA LAURINA	LAUREL SUMAC	EXISTING	-	3' HT 3' W.	-
	MALOSMA LAURINA	LAUREL SUMAC	EXISTING	-	8' HT 8' W.	-
	CORTADORA SELICANA	PAMPAS GRASS	EXISTING	-	2' HT 2' W.	-
	ARCTOSTAPHYLOS DENSIFLORA	HARMONY MANZANITA	EXISTING	-	2' HT 2' W.	-
	ACACIA RETINOIDES	MISSOIA ACACIA	EXISTING	-	3' HT 3' W.	-
	BACCHARIS PILULARIS	COYOTE BUSH	EXISTING	-	1' HT 2' W.	-
	SALVIA MELLIFER	BLACK SAGE	EXISTING	-	2' HT 2' W.	-
	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	EXISTING	-	2' HT 8' W.	-
	LANTANA CAMARA	WEeping LANTANA	EXISTING	-	3' HT 8' W.	-
	DELSPERMA FLORIBUNDUM	DISNEYLAND ICE PLANT	EXISTING	-	2' HT 6' W.	-
	DELSPERMA FLORIBUNDUM	DISNEYLAND ICE PLANT	PROPOSED	-	2' HT 6' W.	2' HT 8' W.
	LAWN		EXISTING	-	-	-

**Booth & Suarez**  
ARCHITECTURE ■■■ PLANNING

WILLIAM N. BOOTH ARCHITECT ROBERT A. SUAREZ ARCHITECT  
P.O. BOX 4851 CALLEBON, CA 92018 (760) 434-4474



PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

APPROVALS

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

PROJECT NAME

**TEEPEE**

TORREY HIGHLANDS PARK, LANSDALE DR  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

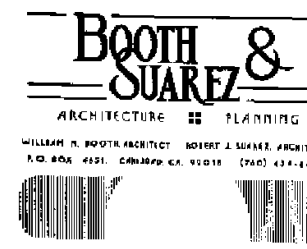
DRAWING DATES

07/10/09 100% REVISED ZD (cl)  
08/27/09 100% REVISED ZD (cl)

SHEET TITLE

**LANDSCAPE  
NOTES & LEGEND**

PROJECTS\verizon\09011zd\09011zL2.DWG



PREPARED FOR  
**verizon wireless**  
Southern California  
15505 Sand Canyon Ave. Irvine, CA 92618

CONSULTANT  
**BERT HASE**  
AND ASSOCIATES, INC.  
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JN. 710.055  
PROJECT NAME  
**TEEPEE**  
TORREY HIGHLANDS PARK, LANSDALE DR.  
SAN DIEGO, CA 92130

SAN DIEGO COUNTY  
DRAWING DATES  
03/02/09 ISSUED FOR REVIEW (YT)  
05/27/09 ADDED GEODETIC COORD. (DR)  
06/24/09 ADDED TITLE INFO. (CWW)  
06/20/09 ADDITIONAL TOPO (CWW)

SHEET TITLE  
**TOPOGRAPHIC SURVEY**

C-1

COORDINATES: (NORTH AMERICAN DATUM 1983)

LATITUDE 32°57'41.80" N  
LONGITUDE 117°13'20.80" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASHTACH" G.P.S. RECEIVERS AND ASHTACH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:  
THAT CERTAIN COURSE SHOWN ON PARCEL MAP NO. 15728 AS BEING "NORTH 07°06'52" WEST, 782.12 FEET", PER SAID PARCEL MAP RECORDED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY.

ASSESSOR'S IDENTIFICATION:  
SAN DIEGO COUNTY A.P.N. 304-114-01 AND 06

AREA:  
12.04± ACRES PER SAN DIEGO COUNTY ASSESSOR

BENCH MARK:  
CITY OF SAN DIEGO, CALIFORNIA BENCH MARK VERTICAL CONTROL (E16-010), INDEX NO. 2878 16984.

BRASS PLUG LOCATED 61 FEET NORTHERLY OF THE CENTERLINE OF DEL MAR HEIGHTS RD. ON THE WESTERLY CURBFACE OF EL CAMINO REAL.

ELEVATION: 197.91 FEET A.M.S.L.

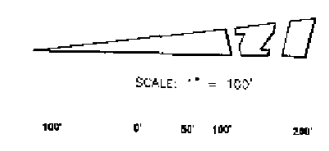
TITLE REPORT IDENTIFICATION:  
LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT; FILE NO. 11656781-10, DATED AS OF MAY 20, 2009.

EASEMENT NOTES:  
EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT; FILE NO. 11656781-10, DATED AS OF MAY 20, 2009.  
② AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS; RECORDED ON JULY 22, 1957 AS FILE NO. 108856 IN BOOK 5673, PAGE 312 AND ON OCTOBER 7, 1957 AS FILE NO. 152944, IN BOOK 6780, PAGE 526 BOTH OF OFFICIAL RECORDS.  
③ AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS; RECORDED ON OCTOBER 8, 1957 AS FILE NO. 154582 IN BOOK 6786, PAGE 62 OF OFFICIAL RECORDS.  
④ AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR SEWER AND WATER MAINS; RECORDED ON JUNE 5, 1986 AS FILE NO. 86-224834 OF OFFICIAL RECORDS.  
⑤ AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS; RECORDED ON MARCH 12, 1987 AS FILE NO. 87-128127 OF OFFICIAL RECORDS. (SAID DOCUMENT STATES: "THE EASEMENT IN THE AFORESAID PROPERTY" (6' WIDE STRIP SHOWN HEREON AS (B)) "SHALL BE A STRIP OF LAND, INCLUDING ALL OF THE AREA LYING BETWEEN THE EXTERIOR SIDELINES, WHICH SIDELINES SHALL BE THREE FEET, MEASURED AT RIGHT ANGLES, ON EACH EXTERIOR SIDE OF EACH AND EVERY FACILITY INSTALLED WITHIN SAID PROPERTY ON OR BEFORE FEBRUARY 22<sup>ND</sup>, 1989.")

⑥ DENOTES ITEM PLOTTED HEREON

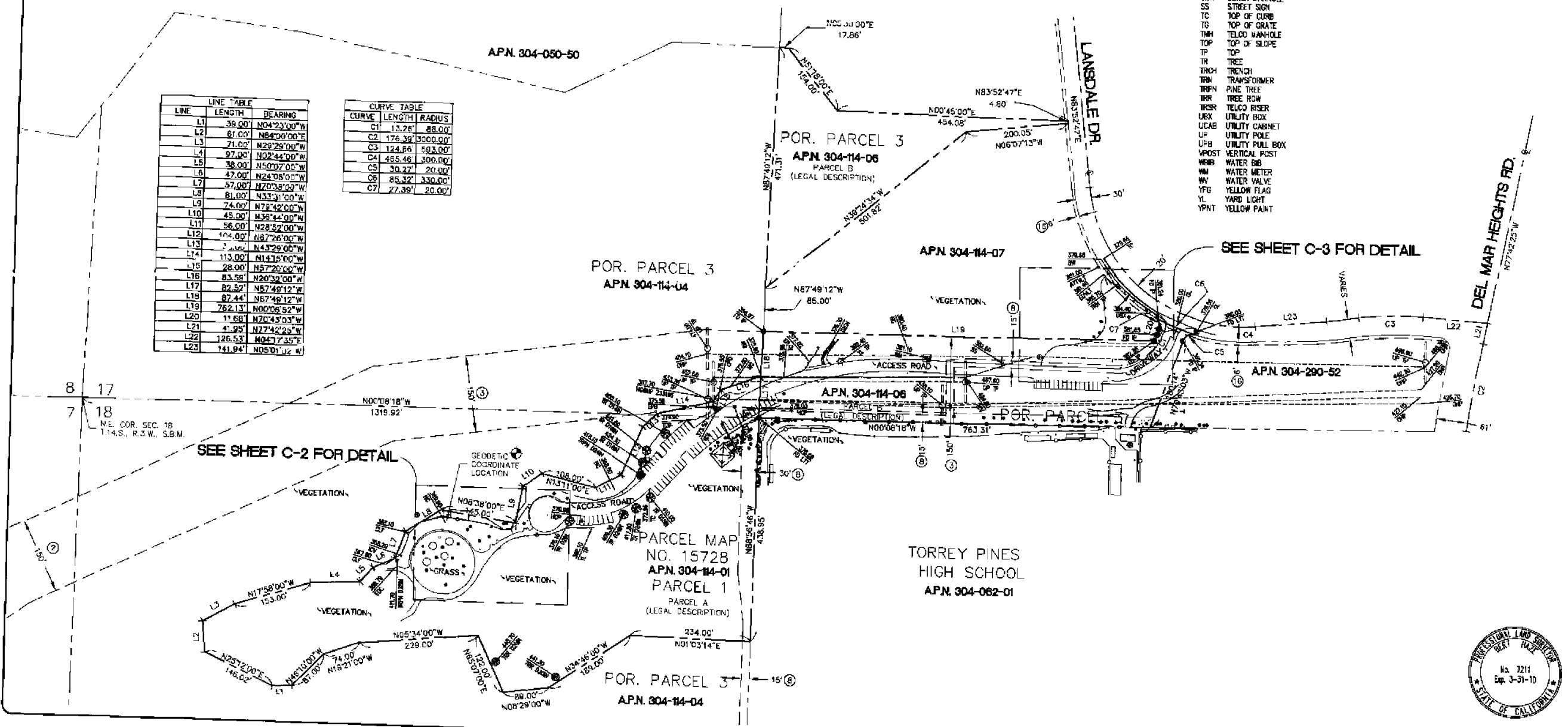
LEGAL DESCRIPTION:  
PARCEL A:  
PARCEL 1 OF PARCEL MAP NO. 15728, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 6, 1959, AS INSTRUMENT NO. 89-357401 OF OFFICIAL RECORDS.  
PARCEL B:  
PARCEL 3 OF PARCEL MAP NO. 15728, 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 6, 1959 AS INSTRUMENT NO. 89-357401 OF OFFICIAL RECORDS.  
EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL 1 OF PARCEL MAP 15728, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED JULY 6, 1959 AS INSTRUMENT NO. 89-357401 OF OFFICIAL RECORDS.

DATE OF SURVEYS:  
FEBRUARY 25, 2009  
AUGUST 12, 2009



- LEGEND:
- AC ASPHALT CONCRETE
  - ACTD TOP OF ASPHALT CURB
  - ATVLT AT&T VAULT
  - BSH BUSH
  - BW BACK OF WALK
  - CB CATCH BASIN
  - CLF CHAIN LINK FENCE
  - CPD CONCRETE PAD
  - D DIAMETER
  - EDVLT EDISON VAULT
  - EDR EDGE OF BUSH
  - EGC EDGE OF CONCRETE
  - EDGR EDGE OF GRASS
  - EP EDGE OF PAVEMENT
  - EPB ELECTRICAL PULL BOX
  - FD FOUNDED
  - FM FIRE HYDRANT
  - FTN FOUNTAIN
  - GB GRADE BREAK
  - GL GUTTER LIP
  - GTP GATE POST
  - H HEIGHT
  - HCP HANDICAP PARKING
  - ICV IRRIGATION CONTROL VALVE
  - IN INCHES
  - IP IRON PIPE
  - LIT LEAD, TACK, AND TAG
  - NG NATURAL GROUND
  - ONP OVERHEAD POWER LINE
  - OPNT ORANGE PAINT
  - PK PK NAIL
  - RDFG RED FLAG
  - RPNT RED PAINT
  - SMH SEWER MANHOLE
  - SS STREET SIGN
  - TC TOP OF CURB
  - TG TOP OF GRATE
  - TMH TELCO MANHOLE
  - TOP TOP OF SLOPE
  - TP TREE
  - TRCH TRENCH
  - TRN TRANSFORMER
  - TRPN PINE TREE
  - TRR TREE ROW
  - TRSR TELCO RISER
  - UBX UTILITY BOX
  - UCAB UTILITY CABINET
  - UP UTILITY POLE
  - UPB UTILITY PULL BOX
  - VPOST VERTICAL POST
  - WBR WATER BAR
  - WM WATER METER
  - WV WATER VALVE
  - YF YELLOW FLAG
  - YL YARD LIGHT
  - YPNT YELLOW PAINT
- CHAIN LINK FENCE
  - CENTERLINE
  - FIRE HYDRANT
  - FOUND MONUMENT
  - GRATE
  - HANDICAP PARKING
  - IRRIGATION CONTROL VALVE
  - SEWER MANHOLE
  - STREET SIGN
  - UTILITY BOX
  - UTILITY POLE
  - WATER METER
  - WATER VALVE
  - YARD LIGHT

LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
L1	39.00'	N04°23'00"W	C1	13.26'	88.00'
L2	81.00'	N64°00'00"E	C2	176.39'	3500.00'
L3	21.00'	N29°29'00"W	C3	124.66'	583.00'
L4	97.00'	N02°44'00"W	C4	455.48'	306.00'
L5	36.00'	N50°07'00"W	C5	30.27'	20.00'
L6	47.00'	N24°08'00"W	C6	85.32'	330.00'
L7	57.00'	N70°38'00"W	C7	27.39'	20.00'
L8	81.00'	N33°31'00"W			
L9	74.00'	N78°42'00"W			
L10	45.00'	N36°44'00"W			
L11	56.00'	N28°52'00"W			
L12	404.00'	N67°26'00"W			
L13	7.00'	N43°29'00"W			
L14	113.00'	N141°00'00"W			
L15	28.00'	N57°20'00"W			
L16	83.56'	N20°32'00"W			
L17	82.52'	N57°49'12"W			
L18	87.44'	N67°49'12"W			
L19	782.13'	N00°06'52"W			
L20	11.68'	N70°43'03"W			
L21	41.95'	N77°42'25"W			
L22	126.53'	N04°17'35"E			
L23	141.94'	N05°01'14"W			



SEE SHEETS C-2 AND C-3 FOR SITE DETAILS

**BOOTH & SUAREZ**  
 ARCHITECTURE ■ PLANNING  
 WILLIAM M. BOOTH ARCHITECT ADAM J. SUAREZ ARCHITECT  
 P.O. BOX 4881, CALIFORNIA, CA 92018 (760) 452-8477

PREPARED FOR  
  
 Southern California  
 15505 Sand Canyon Ave. Irvine, CA 92618

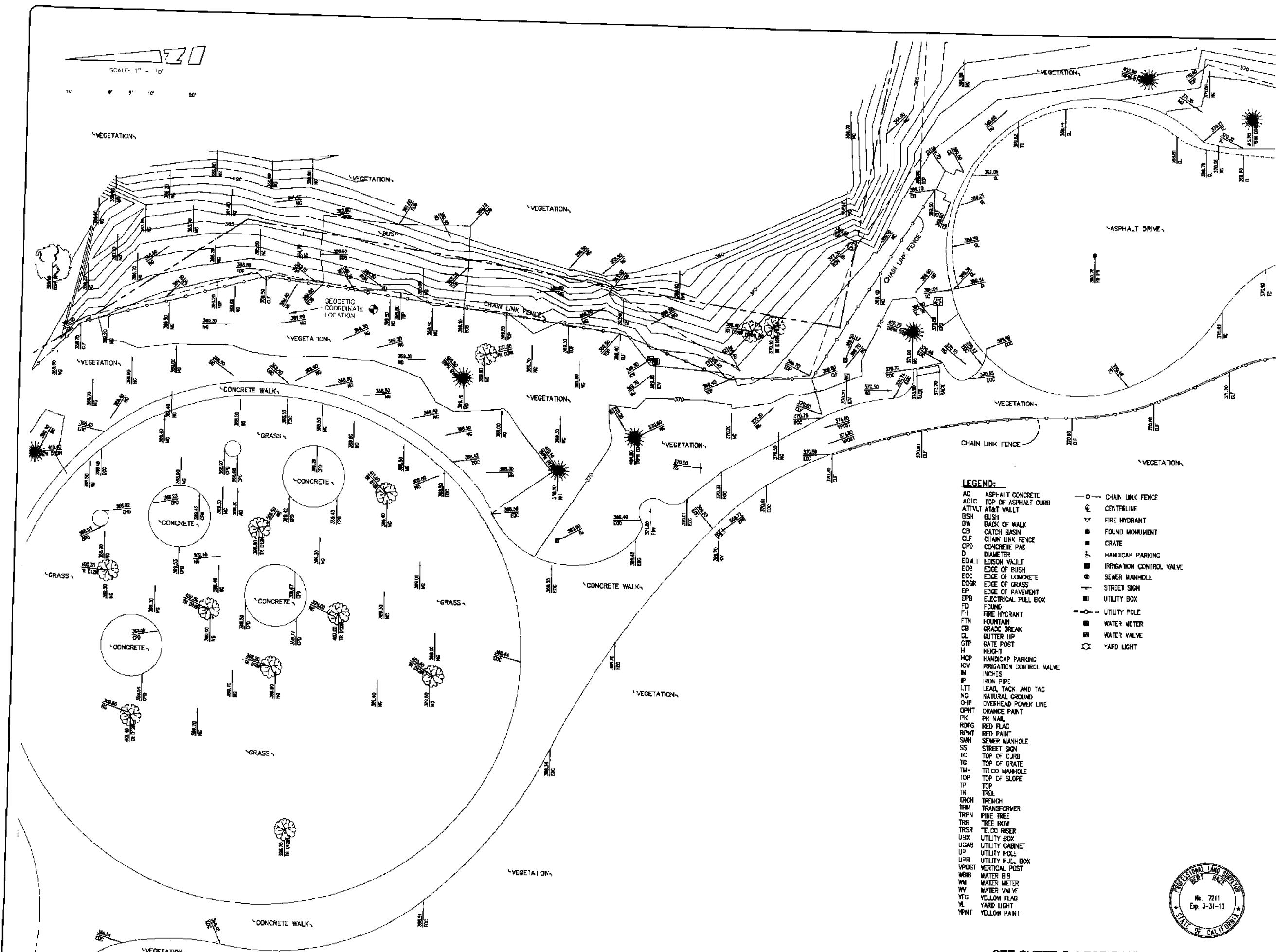
CONSULTANT  
**BERT HAKE**  
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 LAND SURVEYING & MAPPING  
 3188 AIRWAY AVENUE, SUITE K1  
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JN. 710.068  
 PROJECT NAME  
**TEEPEE**  
 TORREY HIGHLANDS PARK, LANSDALE DR.  
 SAN DIEGO, CA 92130  
 SAN DIEGO COUNTY

DRAWING DATES  
 03/22/08 ISSUED FOR REVIEW (YT)  
 05/27/08 ADDED GEODETIC COORD. (DR)  
 06/24/08 ADDED TITLE INFO. (CWH)  
 08/20/08 ADDITIONAL TOPO (CWH)

SHEET TITLE  
**TOPOGRAPHIC SURVEY**

pollh  
**C-2**



- LEGEND:**
- |        |                          |     |                          |
|--------|--------------------------|-----|--------------------------|
| AC     | ASPHALT CONCRETE         | —○— | CHAIN LINK FENCE         |
| ACTC   | TOP OF ASPHALT CURB      | — — | CENTERLINE               |
| ATV    | AT&T VAULT               | —v— | FIRE HYDRANT             |
| BH     | BUSH                     | —●— | FOUND MONUMENT           |
| BW     | BACK OF WALK             | —■— | GRATE                    |
| CB     | CATCH BASIN              | —S— | HANDICAP PARKING         |
| CLF    | CHAIN LINK FENCE         | —■— | IRRIGATION CONTROL VALVE |
| CPD    | CONCRETE PAD             | —●— | SEWER MANHOLE            |
| D      | DIAMETER                 | —T— | STREET SIGN              |
| EDVLT  | EDISON VAULT             | —■— | UTILITY BOX              |
| EOB    | EDGE OF BUSH             | —○— | UTILITY POLE             |
| ECC    | EDGE OF CONCRETE         | —■— | WATER METER              |
| EGR    | EDGE OF GRASS            | —■— | WATER VALVE              |
| EP     | EDGE OF PAVEMENT         | —★— | YARD LIGHT               |
| EPB    | ELECTRICAL PULL BOX      |     |                          |
| FD     | FOUND                    |     |                          |
| FH     | FIRE HYDRANT             |     |                          |
| FTN    | FOUNTAIN                 |     |                          |
| GB     | GRADE BREAK              |     |                          |
| GL     | GUTTER LIP               |     |                          |
| GTP    | GATE POST                |     |                          |
| H      | HEIGHT                   |     |                          |
| HCP    | HANDICAP PARKING         |     |                          |
| ICV    | IRRIGATION CONTROL VALVE |     |                          |
| IN     | INCHES                   |     |                          |
| IP     | IRON PIPE                |     |                          |
| LTT    | LEAD, TAG, AND TAG       |     |                          |
| NG     | NATURAL GROUND           |     |                          |
| ONP    | OVERHEAD POWER LINE      |     |                          |
| OPNT   | ORANGE PAINT             |     |                          |
| PK     | PK NAIL                  |     |                          |
| ROFG   | RED FLAG                 |     |                          |
| RPMT   | RED PAINT                |     |                          |
| SMH    | SEWER MANHOLE            |     |                          |
| SS     | STREET SIGN              |     |                          |
| TC     | TOP OF CURB              |     |                          |
| TC     | TOP OF CURB              |     |                          |
| TM     | TOP OF MANHOLE           |     |                          |
| TS     | TOP OF SLOPE             |     |                          |
| TR     | TREE                     |     |                          |
| TRENCH | TRENCH                   |     |                          |
| TRM    | TRANSFORMER              |     |                          |
| TRPN   | PINE TREE                |     |                          |
| TRR    | TREE ROW                 |     |                          |
| TRSR   | TELCO RISER              |     |                          |
| UBX    | UTILITY BOX              |     |                          |
| UCAB   | UTILITY CABINET          |     |                          |
| UP     | UTILITY POLE             |     |                          |
| UPB    | UTILITY PULL BOX         |     |                          |
| VPST   | VERTICAL POST            |     |                          |
| WBR    | WATER BIS                |     |                          |
| WM     | WATER METER              |     |                          |
| WV     | WATER VALVE              |     |                          |
| YF     | YELLOW FLAG              |     |                          |
| YL     | YARD LIGHT               |     |                          |
| YPNT   | YELLOW PAINT             |     |                          |



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO.  
 SEE SHEET C-3 FOR SITE DETAILS

**BOOTH & SUAREZ**  
 ARCHITECTURE ■ PLANNING  
 WILLIAM H. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT  
 P.O. BOX 4651, CARLSBAD, CA 92018 (760) 432-8474

PREPARED FOR



Southern California  
 15505 Sand Canyon Ave. Irvine, CA 92618

CONSULTANT

**BERT HALE**  
 AND ASSOCIATES, INC.  
 LAND SURVEYING & MAPPING  
 3188 AIRWAY AVENUE, SUITE K1  
 COSTA MESA, CALIFORNIA 92626  
 714 557-1587 OFFICE  
 714 557-1568 FAX

JN. 710,068

PROJECT NAME

**TEEPEE**

TORREY HIGHLANDS PARK, LANSDALE DR.  
 SAN DIEGO, CA 92130

SAN DIEGO COUNTY

DRAWING DATES

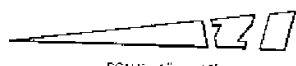
03/02/09 ISSUED FOR REVIEW (YT)  
 05/27/09 ADDED GEODETIC COORD. (DR)  
 08/24/09 ADDED TITLE INFO. (CWW)  
 08/20/09 ADDITIONAL TOPO (CWW)

SHEET TITLE

**TOPOGRAPHIC SURVEY**

path

**C-3**

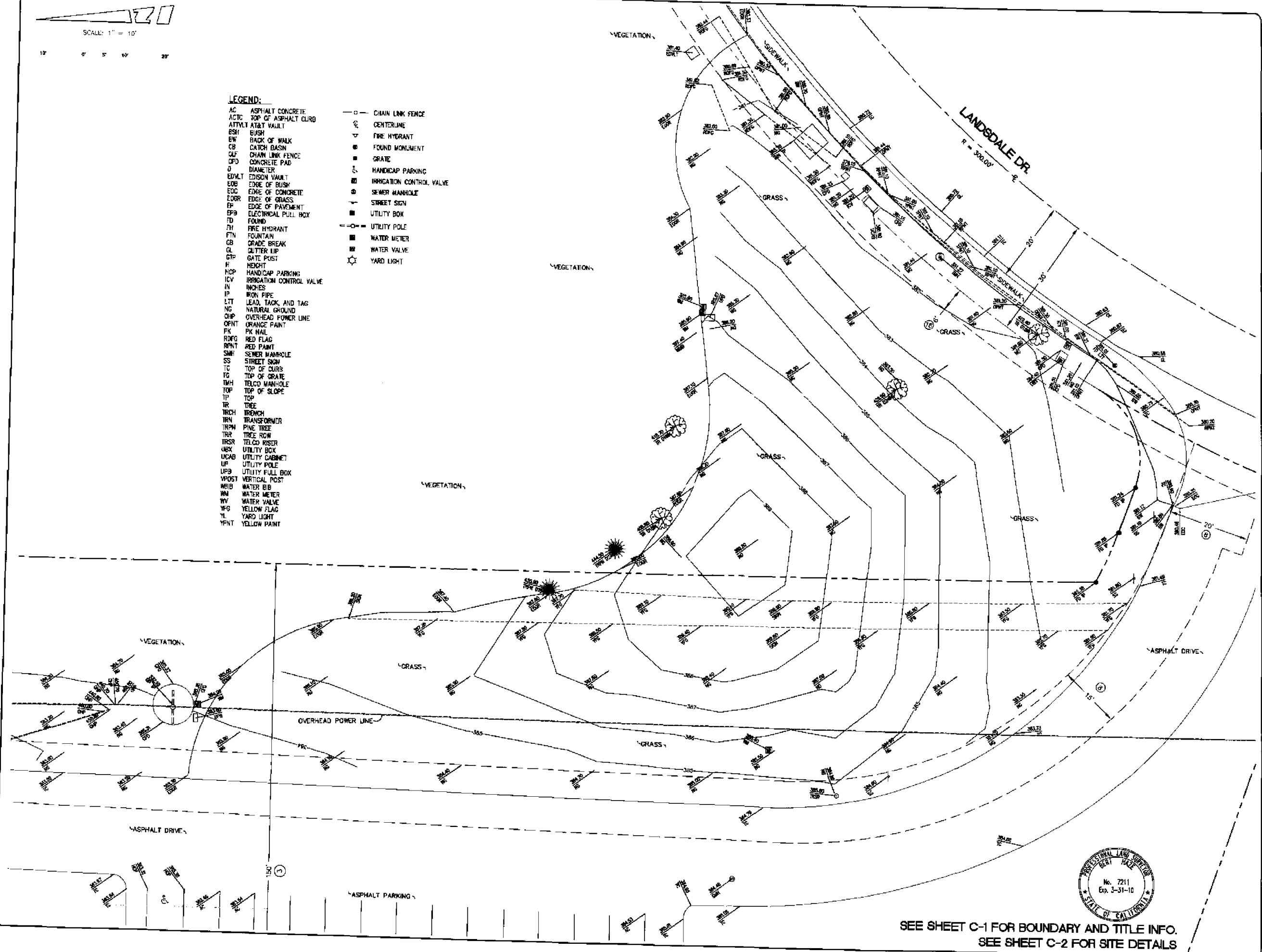


SCALE: 1" = 10'

10' 0' 5' 10' 20'

**LEGEND:**

- |                              |                             |
|------------------------------|-----------------------------|
| AC ASPHALT CONCRETE          | —○— CHAIN LINK FENCE        |
| ACTC TOP OF ASPHALT CURB     | —○ CENTERLINE               |
| ATVLT AT&T VAULT             | —▽ FIRE HYDRANT             |
| BSH BUSH                     | —● FOUND MONUMENT           |
| BW BACK OF WALK              | —■ GRATE                    |
| CB CATCH BASIN               | —○ HANDICAP PARKING         |
| CLF CHAIN LINK FENCE         | —■ IRRIGATION CONTROL VALVE |
| CPD CONCRETE PAD             | —○ SEWER MANHOLE            |
| D DIAMETER                   | —▽ STREET SIGN              |
| EDVLT EDISON VAULT           | —■ UTILITY BOX              |
| EDB EDGE OF BUSH             | —○ UTILITY POLE             |
| EDC EDGE OF CONCRETE         | —■ WATER METER              |
| EDGR EDGE OF GRASS           | —■ WATER VALVE              |
| EP EDGE OF PAVEMENT          | —○ YARD LIGHT               |
| EPB ELECTRICAL PULL BOX      |                             |
| FD FOUND                     |                             |
| FH FIRE HYDRANT              |                             |
| FTN FOUNTAIN                 |                             |
| GB GRADE BREAK               |                             |
| GL CUTTER LIP                |                             |
| GTP GATE POST                |                             |
| H HEIGHT                     |                             |
| HCP HANDICAP PARKING         |                             |
| ICV IRRIGATION CONTROL VALVE |                             |
| IN INCHES                    |                             |
| IP IRON PIPE                 |                             |
| LTT LEAD, TACK, AND TAG      |                             |
| NG NATURAL GROUND            |                             |
| ONP OVERHEAD POWER LINE      |                             |
| OPNT ORANGE PAINT            |                             |
| PK PK NAIL                   |                             |
| RFNG RED FLAG                |                             |
| RPNT RED PAINT               |                             |
| SMH SEWER MANHOLE            |                             |
| SS STREET SIGN               |                             |
| TC TOP OF CURB               |                             |
| TG TOP OF GRATE              |                             |
| TMH TELCO MANHOLE            |                             |
| TOP TOP OF SLOPE             |                             |
| TP TOP                       |                             |
| TR TREE                      |                             |
| TRCH TRENCH                  |                             |
| TRN TRANSFORMER              |                             |
| TRPM PINE TREE               |                             |
| TRR TREE ROW                 |                             |
| TRSR TELCO RISER             |                             |
| UBX UTILITY BOX              |                             |
| UCAB UTILITY CABINET         |                             |
| UP UTILITY POLE              |                             |
| UPB UTILITY PULL BOX         |                             |
| VPOST VERTICAL POST          |                             |
| WB WATER BIB                 |                             |
| WM WATER METER               |                             |
| WV WATER VALVE               |                             |
| YF YELLOW FLAG               |                             |
| YL YARD LIGHT                |                             |
| YPNT YELLOW PAINT            |                             |



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO.  
 SEE SHEET C-2 FOR SITE DETAILS





IE05006C pino tree pics  
014.jpg  
Type: JPEG image  
Size: 1.51 MB  
Dimension: 2128 x 2832 pixels



ATTACHMENT 9



**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., Tuesday, 13 October 2009**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. David Bartick	Neighborhood 4/4A	X		
4. Scott Tillson	Neighborhood 5	X		
5. Susanne Bankhead	Neighborhood 6	X		
6. Dave McIntyre	Neighborhood 7	X		
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Robert Cimo	Neighborhood 9			X
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11		X	
12. Dean Dubey	Pacific Highlands Ranch, District 12	X		
13. Jill McCarty	Business Representative	X		
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative			X
17. Rodney Hunt	Investor Representative	X		

**APPROVAL OF MINUTES—14 JULY 2009**

After corrections were made by the board, David Bartick motioned to accept the minutes as modified, seconded by Nancy Novak and unanimously approved with Laura Copic, Dean Dubey, Dave McIntyre and Suzanne Bankhead abstaining (10-0-4).

**PUBLIC COMMUNICATION**

Karen Dubey expressed that she would like the board to find a way to disconnect PHR development and facilities from the I-5/SR-56 connectors. Mel Millstein will look into this by coordinating with appropriate city officials to review proposition 'M'.

Gerald Aleis expressed his concerns with the I-5/SR-56 project causing traffic impacts to the community and he also expressed concerns with proposed removal of existing freeway entry/exit.

Scott Tillson announced a meeting on November 10 6:30PM at the Del Mar Hills School regarding the I-5 widening project.

## ANNOUNCEMENTS

Officer Sells responded to questions regarding reporting of a marijuana farm and prostitution in the Del Mar Mesa Preserve; and a robbery at the Subway in Pizza Carmel.

## WRITTEN COMMUNICATIONS

None

## INFORMATION AGENDA

**1. Del Mar Highlands Town Center:** Presentation of Del Mar Highlands by Elizabeth Schreiber and their tentative submission for an SCR.

Allen Kashani recused. The applicant explained that the purpose of the SCR is to get clarification on what is allowed; get feedback from the community; and return with a proposed project. They are entitled for 425,000 square feet; zoning is mixed use; and parking requirements are 1 space/200 square feet. The applicant stated they do not anticipate the theater going away. However, the current theater lease expires in 2010. Chair White asked for consideration for the redevelopment of Town Center Drive and coordination with the adjacent proposed Kilroy project. Scott Tillson asked if the applicant plans to acquire the adjacent Pell undeveloped property and the applicant responded that they believe the Pell owners are not interested. Anne Harvey asked for more shops along Town Center Drive to connect the south side of the street. Some members of the board expressed desire for pedestrian connectivity to the future Kilroy project and also expressed a desire to retain the theater use. Chair White suggested the applicant work through the Regional Issues Subcommittee.

**2. Flu Vaccine:** Presentation by Heather LaBelle, County Health Department about the H1N1 vaccine.

Heather LaBelle provided suggestions and answered questions about the H1N1 vaccine. Heather explained that we are in month seven of the swine flu and vaccines should be obtained from your primary care physician. Symptoms could be a fever of 100 degrees or more or the onset of coughing. Heather provided some info including statistics on pandemic flu.

## ACTION AGENDA

**1. Vacation of Neighborhood 9 Seat:** Report by Board Secretary that Robert Cimo has missed three (3) consecutive meetings and therefore according to Article IV, Section 1, this seat is declared vacant.

•Allen Kashani, Board Secretary

Robert Cimo has missed three consecutive meetings (June, July and September). David Bartick made a motion to vacate Robert Cimo's seat, seconded by Dave McIntyre and unanimously approved.

(14-0)

## **ACTION AGENDA (CONT.)**

**2. Rancho Del Sol (AKA Barczewski):** Consider the project's compliance with Stipulated Judgment, Case No. GIC 801949.

- Applicant – Paul Metcalf, Johnson Communities of Southern California

Allen Kashani recused. Paul Metcalf provided background and explained that a stipulated judgment with Pardee Homes requires that a culvert be installed at elevation 186 to drain a pond which has a surface elevation of 189. As mitigation the applicant proposes restoration along a stream on the property including management and maintenance of that restoration. Anne Harvey asked that the applicant notify the adjacent neighborhood about the sensitivity of the stream and restoration so that the community can help keep the area clean. Anne also expressed concern for securing an east-west trail on the property. Chair White made a motion to support the proposed site development permit to address the court order and that consideration be given to the east-west trail on the property, seconded by David Bartick and unanimously approved. (13-0)

**3. Verizon:** Consider the installation of a monopine at Torrey Highlands Park.

- Applicant – Kerrigan Diehl, Plancom, Inc.

The applicant proposes a 30-foot monopine with an 8-foot tall block wall equipment enclosure at the Torrey Highlands Park. Chair White asked if the equipment could be put underground and the applicant explained that it could not go underground. Jill McCarty asked that the existing pampas grass be removed. Karen Cody (from the public) asked that the neighbors across the canyon be notified. Dave McIntyre motioned to approve the project with requirements that mature planting be done on all four sides of the enclosure to camouflage the building; no trees be removed; and the city and planning board must give assurance that landscape and graffiti must get timely maintenance. The motion was seconded by Rick Newman and approved. (13-1-0)

**4. Monument Sign:** Consider revision to monument sign at 12225 El Camino Real.

- Applicant – Jim Symons, JGS Permit Service

Jim Symons presented and explained the proposal is to remove 12-inches off the top of the wall to comply with H2 signage height limitations required in the Carmel Valley Sign Guidelines. The new sign will show four tenants. Scott Tillson motioned to approve the project, seconded by Dave McIntyre and unanimously approved. (14-0)

**5. El Camino Real Widening (Sea Country to Half-Mile Dr.):** Consider letter of support. The MND is scheduled for completion on October 9th and the Conditions for the project will not be available until October 21st.

- Regional Issues Subcommittee

Jill McCarty motioned to allow a group of board members including Dave McIntyre, Scott Tillson, David Bartick and Anne Harvey to write a letter on behalf of the board upon review of the MND and project conditions. The motion was seconded by Rick Newman and unanimously approved. (14-0)

**SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Regional Issues & Design Review	Harvey, Jan Fuchs	Anne Harvey noted that a site visit was conducted and a summary will be reviewed by the Del Mar Mesa board then sent to the Carmel Valley board.	None announced
FBA	White	None	None
MAD	McIntyre	None	None announced
MAD N 10	Copic	Laura Copic asked for support from the CV MAD committee to review the N10 budget.	None announced
MAD PHR	Dubey, Ranu	Dean Dubey mentioned considerations are being made to ballot for the PHR urban amenity and neighborhood park maintenance.	None announced
Bylaws/Elections/Policies/Procedures	Bartick	None	None
Community Concourse	White	None	None
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None
CVREP	Clews	None	None
San Dieguito River Park	Harvey, Fuchs	None	None
SR-56 Steering Committee	Tilson, Fuchs (Michelle Strauss, alternate)	None	4 Nov, 2PM at CV Library
CPC	Ranu	None	None announced
Signage	John Dean	None	None

**CHAIR'S REPORT**

None.

**COMMUNITY PLANNER REPORT**

None.

## **COUNCIL DISTRICT REPORT**

Mel Millstein was in attendance. Regarding the PHR jersey barrier issue, Mel reported that the City Traffic Department is not recommending installation of a guard rail for the interim situation. Dean Dubey mentioned further evaluation is needed as the safety of residences should be an interim concern. Mel will continue to investigate. Mel reported a work order for the light on CVREP was submitted and the issue is ongoing. Mel also reported that the Carmel View Park drinking fountain is fixed and the Mykonos pothole is temporarily fixed. Mel explained he is looking for a volunteer to handout flyers for the NH6 community cleanup event.

## **MAYOR'S OFFICE REPORT**

No report/no representative present.

## **COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3**

No report/no representative present.

## **STATE ASSEMBLY REPORT, DISTRICT 75**

No report/no representative present.

## **OLD/ONGOING BUSINESS**

None.

## **NEXT MEETING**

Tuesday, 10 November 2009, 7 p.m., Carmel Valley Library

## **ACTION ITEMS**

- Mel Millstien will work with city staff to look into opportunities to disconnect PHR from the connector requirement in Proposition 'M'
- Mel Millstein will continue to look into the PHR jersey barrier issue.

## DEVELOPMENT SERVICES

**Project Chronology**

VERIZON -- TEEPEE

NEIGHBORHOOD USE/PLANNED DEVELOPMENT PERMIT- PROJECT NO. 203535

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response Time</b>
5/7/09	First Submittal	Project Deemed Complete		
6/10/09	First Submittal Assessment Letter	Initial Review completed	1 month, 3 days	
7/14/09	Second Submittal			1 month, 4 days
8/24/09	Second Assessment Letter		1 month, 10 days	
11/10/09	Third Submittal			2 months, 17 days
11/10/09	Issues Resolved		1 day	
3/4/10	Planning Commission Hearing		3 months, 22 days	
<b>TOTAL STAFF TIME**</b>			7 months, 6 days	
<b>TOTAL APPLICANT TIME**</b>				3 months, 21 days
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to Planning Commission Hearing	<b>9 months, 25 days</b>	

\*\*Based on 30 days equals to one month.





THE CITY OF SAN DIEGO

DATE OF NOTICE: February 18, 2010

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

**DATE OF HEARING:** March 4, 2010  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
 202 C Street, San Diego, California 92101

**PROJECT TYPE:** Neighborhood Use Permit and Planned Development Permit,  
 Process 4  
**PROJECT NUMBER:** 180061  
**PROJECT NAME:** VERZION - TEEPEE  
**APPLICANT:** Shelly Kilbourn, PlanCom, Inc.

**COMMUNITY PLAN AREA:** Carmel Valley  
**COUNCIL DISTRICT:** 1

**CITY PROJECT MANAGER:** Karen Lynch-Ashcraft, Development Project Manager  
**PHONE NUMBER:** (619) 446-5351

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a wireless communication facility consisting of a 30-foot tall faux pine tree supporting 12 panel antennas and a microwave dish with associated equipment in a 296 square foot enclosure (where 250 square feet is permitted) located in Torrey Highlands Park at 4512 Lansdale Drive.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on August 7, 2009 and the opportunity to appeal that determination ended August 28, 2009.

If you have any questions after reviewing this information, you can contact 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.

Job Order No. 23432379

Revised 12/5/08 RH