



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 6, 2012 **REPORT NO. PC-12-116**

ATTENTION: Planning Commission, Agenda of December 13, 2012

SUBJECT: TIERRASANTA TOWNHOMES TELECOM - PROJECT NO. 259455.
PROCESS 4

REFERENCE: Report to the Planning Commission, Report No. PC-11-031
<http://www.sandiego.gov/planning-commission/pdf/pereports/2011/110324031.pdf>

**OWNER/
APPLICANT:** Tierrasanta LLC/
Intracorp

SUMMARY

Issue(s): Should the Planning Commission approve the relocation of a Wireless Communication Facility (WCF) located at 11445 Tierrasanta Boulevard in the Tierrasanta Community Planning area?

Staff Recommendation:

1. **Approve** Site Development Permit (SDP) No. 1057667 (Amendment to SDP No. 837614);
2. **Rescind** previous Conditional Use Permit (CUP) No.'s 837630 (Verizon)/837624 (AT&T)/837627 (Sprint)/837628 (T-Mobile);
3. **Approve** Conditional Use Permit (CUP) No. 1056907;
4. **Approve** Planned Development Permit (PDP) No. 1056908 (Attachment 5).

Community Planning Group Recommendation: On March 21, 2012, the Tierrasanta Community Council voted 14-0-0 to recommend approval of the Tierrasanta Townhomes Telecom project with no conditions (Attachment 12).

Environmental Review: This project is not pending an appeal of the environmental determination. This project is exempt from environmental review pursuant to Article 19,



Section 15303, New Construction. The environmental exemption determination for this project was made on November 6, 2012 and the opportunity to appeal that determination ended November 21, 2012 (Attachment 7).

Fiscal Impact Statement: All project related costs associated with processing this permit are paid out of a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

The Tierrasanta Townhomes Telecom project is located at 11445 Tierrasanta Boulevard in the RM-1-1 zone in the Tierrasanta Community Planning area. Surrounding uses include multi-unit residential to the north and east, Admiral Baker Golf Course to the west and sloping down to the south are industrial uses along Mission Gorge Road (Attachments 1, 2 and 3). The project proposes a modification to the design and relocation of the WCF.

This project consists of four carriers: AT&T, Verizon, Sprint and T-Mobile, that have all operated WCF's at this location since the mid-1990's. In 2006, the Tierrasanta Townhomes project was approved on the same property for 60 residential condominiums and one building dedicated to the relocation and housing all of the WCF antennas. The project was amended in 2011 to reduce the number of units from 60 to 37 and to eliminate the building dedicated for the WCF antennas to add a third story cupola to four of the residential units which would conceal each carrier's antennas. The equipment was to be located at the southern terminus of the project, approximately 10-feet below the planned residential units. During preparation of the construction drawings for the residential master development plan, the location of the wireless facilities was modified so that all components would be located at the southern terminus of the project site, prompting the need to amend the approved SDP (Attachment 15). The residential portion of the project is currently under construction and most likely will be finished before the end of the year.

The original and most recent permit for the project included separate CUP's for each of the WCF carriers. This WCF project was revised to include a new 53'-7" tall architectural tower housing all of the carriers' antennas with associated equipment integrated into the overall wireless compound (Attachment 9). With the consolidation of the carriers into one structure, the previous CUP's are proposed to be rescinded and one new CUP will cover the entire WCF. The RM-1-1 zone has a 30-foot height limit, so the redesigned WCF does require a PDP to deviate from this regulation. No changes are being proposed to the residential portion of the project, but because the WCF was included in the original project, the SDP is required to be amended.

DISCUSSION

Project Description:

Originally, this site was the home to Tierrasanta Christian Church and four WCF's. In 2006, the

City Council approved a 61-unit condominium project that included one unit for the WCF's. The church was demolished and the property graded when plans for modifications to the site were submitted to the City for review (Attachment 8). The modifications included a reduction in units from 61 to 41, a change in product type from multi-unit to single-unit and relocation of the WCF's into separate cupolas on four of the residential units (attachment 11). Construction is currently under way and the proposal is to relocate the WCF's from the individual cupolas to a tower situated within the equipment compound located at the southern most end of the project. The tower is proposed to be designed to architecturally integrate with the residential units, resulting in a height of 53'-7" that conceals all of the carrier's antennas. The equipment will continue to be located in the equipment compound and will be designed to be consistent with the architecture of the tower. The compound is approximately 10-feet lower than the residential portion of the project and will be well landscaped to incorporate the WCF into the setting in which it is proposed (Attachment 9).

The original Tierrasanta Townhomes WCF project was approved to be slightly more than 40-feet in height. The amended project relocating the WCF's to individual cupolas was approved to be approximately 35-feet in height. The current tower proposal, which conceals all of the antennas, will be relocated to the WCF compound which is approximately 10-12 feet lower in elevation than the residential units. The overall height of the tower as measured from the residential portion of the project would be approximately 42-43 feet, which is comparable to what was approved with the original Tierrasanta Townhomes project (Attachment 9). Since the height limit within the RM-1-1 zone is 30-feet, a PDP is required for the deviation. The purpose and intent of a PDP is to encourage creative and innovative design solutions that would be preferable to what would be achieved by strict compliance with the development regulations. Additionally, the WCF regulations require these facilities to be minimally visible through the use of architecture, landscape and siting solutions. Consolidating all of the carrier's antennas into one structure requires vertical and horizontal separation in order to accommodate potential interference issues compelling the need for additional height.

General Plan Analysis:

The City of San Diego's General Plan addresses Wireless Facilities in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a. Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b. Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c. Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project proposes a 53'-7" tall architectural tower that conceals all four existing wireless carriers' antennas. The original equipment compound will be the new location of the tower and the associated equipment will also be incorporated into the new tower design. Both components of the modified project (equipment and antennas) will maintain a separation both spatially and in elevation. Landscape is proposed around the entire compound which will help to blend and soften the views of the project from the residential area as well as from the canyon below

(Attachment 9).

The design complies with the recommendations in the General Plan to be respectful of the neighborhood context.

Council Policy 600-43:

The guidelines contained in Council Policy 600-43 promote the use of camouflage design techniques and preferred locations to minimize any visual impacts to surrounding communities while preserving land uses. The Policy also establishes a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. This project, which is located within a residential zone with construction of houses underway, is classified as a Preference 4 location, which coincides with the Process 4 level decision. The project is unique in that all four carriers have been operating at this location since the Tierrasanta Christian Church was located on site. The property was zoned RS-1-7 at the time and during the mid-1990's when the WCF's proposed to locate there; it was permissible as a ministerial action. When plans to redevelop the site with residential uses were being considered, the developer opted to include the WCF's in the development. Although the location and design have changed over the years, it has always been the intent to integrate the WCF's into the overall development in order to ensure wireless accessibility to the community is maintained. There are no other non residential uses within the coverage objective for any of the carriers that would continue to provide the same level of service currently being provided. This recent proposal integrates the WCF into the project, while preserving a separation between the two uses and preserving the continuity in service.

Conclusion:

Staff supports the relocation of the WCF and the redesign as proposed. This project complies with the applicable regulations of the Wireless Communication Facility regulations and the City's Land Development Code with the exception for the height of the tower. No modifications are being proposed to the residential portion of the project other than the elimination of the cupolas for the four units that were previously approved to support antennas. All components of the WCF will be located within the previously approved equipment compound at the southern most portion of the project site and the WCF will be completely concealed. Draft findings for the SDP and for the CUP/PDP (Attachment 5) have been made in the affirmative. Therefore, Staff recommends approval of this project

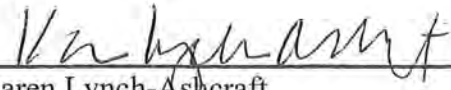
ALTERNATIVES

- 1. Approve SDP No. 1057667 and CUP No. 1056907/PDP No. 1056908, with modifications.**
- 2. Deny SDP No. 1057667 and CUP No. 1056907/PDP No. 1056908, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
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. Photos
9. Photosimulation (Previously approved and proposed)
10. Site Justification
11. Copy of Recorded Permit
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Project Plans

Rev 01-06/11 hmd

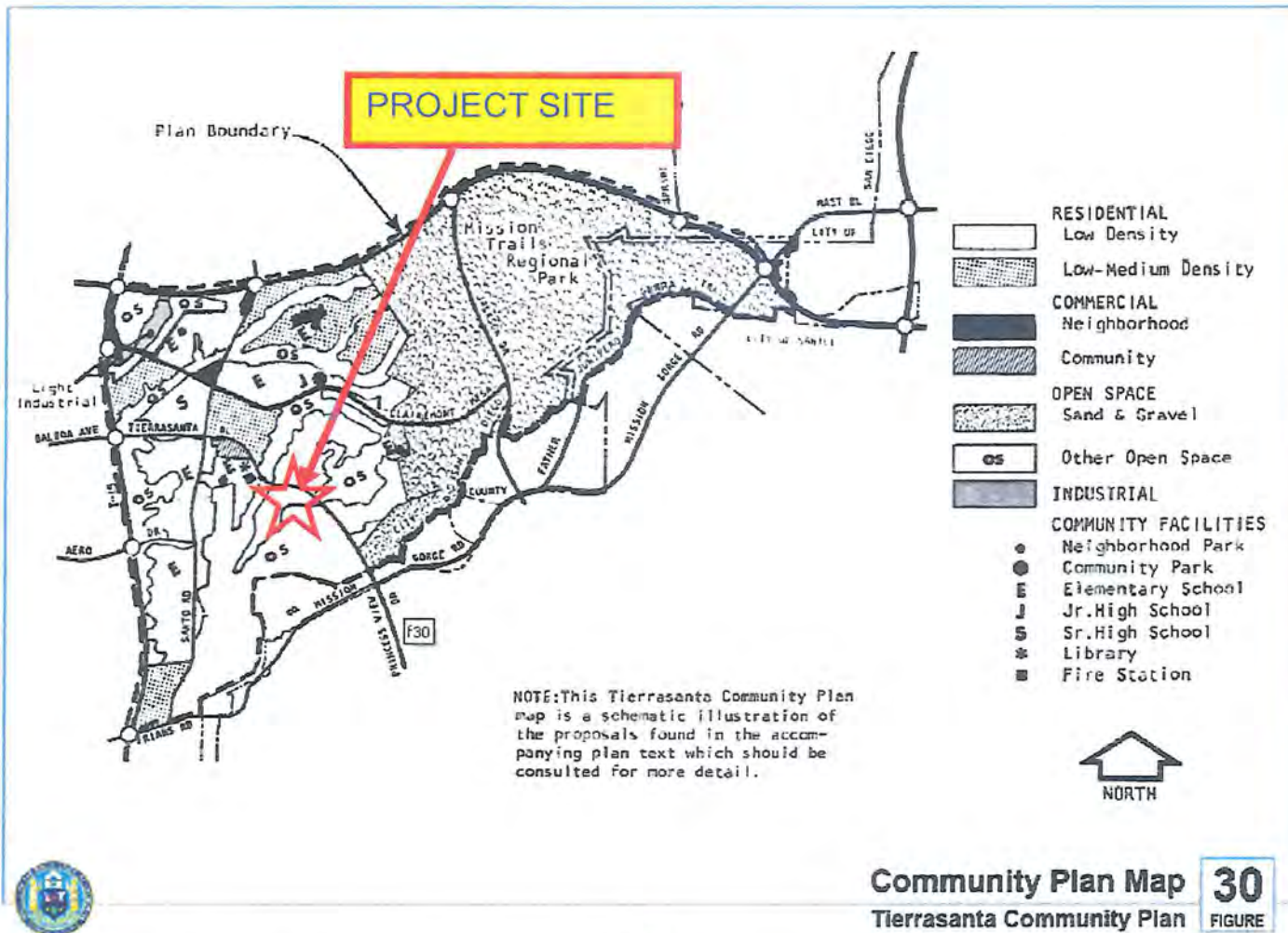


Aerial Photo

TIERRASANTA TOWNHOMES TELECOM PROJECT NUMBER 259455

11445 TIERRASANTA BOULEVARD



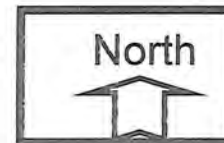


TIERRASANTA COMMUNITY PLAN MAP



TIERRASANTA TOWNHOMES TELECOM – PROJECT NUMBER 259455

11445 TIERRASANTA BOULEVARD.





Project Location Map

SPRINT- RIVIERA SHORES PROJECT NUMBER 241505

NE SIDE OF RIVIERA SHORES ST., WEST OF RIVIERA SUMMIT RD.



PROJECT DATA SHEET

PROJECT NAME:	Tierrasanta Townhomes Telecom	
PROJECT DESCRIPTION:	Relocation and redesign of a wireless communication facility. This project will result in a 53'-7" architectural tower concealing 36 panel antennas for four different carriers.	
COMMUNITY PLAN AREA:	Tierrasanta	
DISCRETIONARY ACTIONS:	Site Development Permit Amendment; Planned Development Permit; and Conditional Use Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Open Space	
<u>ZONING INFORMATION:</u> ZONE: RM-1-1: (A multi-unit residential zone that permits 1 dwelling unit for each 3,000 square-feet of lot area) HEIGHT LIMIT: 30-Foot maximum height limit. FRONT SETBACK: 15 feet. SIDE SETBACK: 5 feet. REAR SETBACK: 15 feet. PARKING: 120 parking spaces required.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential Low Density; RS-1-8.	Multi-Unit Residential
SOUTH:	Open Space; RS-1-8.	Canyon with industrial below
EAST:	Residential Low Density; RS-1-14.	Multi-Unit Residential
WEST:	Open Space; RS-1-8.	Golf Course
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to allow a 53'-7" architectural tower where the RM-1-1 zone allows a maximum height of 30'.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 21, 2012, the Tierrasanta Community Council voted 14-0-0 to recommend approval of the Tierrasanta Townhomes Telecom project with no conditions.	

**PLANNING COMMISSION
RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 1057667
CONDITIONAL USE PERMIT NO. 1056907
PLANNED DEVELOPMENT PERMIT NO. 1056908
TIERRASANTA TOWNHOMES TELECOM
PROJECT NO. 259455
DRAFT**

WHEREAS, Tierrasanta LLC, Owner/Permittee, filed an application with the City of San Diego for a 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 1057667/1056907/1056908, on portions of a 6.86-acre site;

WHEREAS, the project site is located at 11445 Tierrasanta Boulevard in the RM-1-1 zone of the Tierrasanta Community Planning area;

WHEREAS, the project site is legally described as Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County March 16, 1979;

WHEREAS, on December 13, 2012, the Planning Commission of the City of San Diego considered SDP No. 1057667/CUP No. 1056907/PDP No. 1056908, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 6, 2012, 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 December 13, 2012.

FINDINGS:

Site Development Permit - Section 126.0504

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

The Tierrasanta Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the City of San Diego Municipal Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit. However, Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The General Plan also states that facilities should be designed to

be “aesthetically pleasing and respectful to the neighborhood context.” The proposed project will consolidate four different existing facilities into an architectural tower located at the southern end of the development site in the equipment compound. The project has been designed to integrate with the architecture of the residential development that is currently under construction and the design completely conceals all of the antenna elements and the equipment. The new location of the tower in the equipment compound is not only spatially separated from the residential development area, but is also approximately 10-12-feet lower in elevation, which addresses the General Plan’s recommendations to minimize the visibility while respecting the neighborhood context.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” SiteSafe prepared a Radio Frequency Site Compliance Report in November of 2011, which concluded that the wireless communication facilities complied with the current FCC RF human exposure regulations at ground level. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

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

The proposed project complies with the City’s Communication Antenna Regulations (Code Section 141.0420). The project has been designed to conceal all components of the WCF. The new tower and the proposed equipment is completely architecturally integrated into the development. The location of the WCF, at the southern end of the project, at an elevation of 10-12-feet below the residential portion, is spatially separated from the residential, but tied into the development through architecture and a significant amount of landscaping. The tower height is proposed to be 53’-7”, which exceeds the 30-foot height limit for the zone, however by consolidating all of the carrier’s antennas into one structure, it not only achieves complete concealment, but it also removes the antennas from the previous location above four of the residential units in cupolas. Since each of the carriers have had permits to operate on this property since the mid-1990’s, the individual WCF’s have been essential to their network operations. The developer of the property has made accommodations for the WCF’s to remain on the property and now has taken the opportunity with the redesign of the project to relocate the WCF’s to the southern portion of the project away from the residential uses. Due to the different frequencies and technologies that the carriers utilize, vertical and horizontal separation is required to avoid interference issues. Combining all four carriers into one tower requires additional height in order to accommodate each of their technical needs that will support the current network needs that the carriers currently have. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

Conditional Use Permit – Section §126.0305

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

The Tierrasanta Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the City of San Diego Municipal Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit. However, Section A.15 of the Urban Design section of the City of San Diego’s General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The General Plan also states that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” The proposed project will consolidate four different existing facilities into an architectural tower located at the southern end of the development site in the equipment compound. The project has been designed to integrate with the architecture of the residential development that is currently under construction and the design completely conceals all of the antenna elements and the equipment. The new location of the tower in the equipment compound is not only spatially separated from the residential development area, but is also approximately 10-12-feet lower in elevation, which addresses the General Plan’s recommendations to minimize the visibility while respecting the neighborhood context.

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” SiteSafe prepared a Radio Frequency Site Compliance Report in November of 2011, which concluded that the wireless communication facilities complied with the current FCC RF human exposure regulations at ground level. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

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

The proposed project complies with the City’s Communication Antenna Regulations (Code Section 141.0420). The project has been designed to conceal all components of the WCF. The new tower and the proposed equipment is completely architecturally integrated into the development. The location of the WCF, at the southern end of the project, at an elevation of 10-12-feet below the residential portion, is spatially separated from the residential, but tied into the development through architecture and a significant amount of landscaping. The tower height is proposed to be 53’-7”, which exceeds the 30-foot height limit for the zone, however by consolidating all of the carrier’s antennas into one structure, it not only achieves complete concealment, but it also removes the antennas from the previous location above

four of the residential units in cupolas. Since each of the carriers have had permits to operate on this property since the mid-1990's, the individual WCF's have been essential to their network operations. The developer of the property has made accommodations for the WCF's to remain on the property and now has taken the opportunity with the redesign of the project to relocate the WCF's to the southern portion of the project away from the residential uses. Due to the different frequencies and technologies that the carriers utilize, vertical and horizontal separation is required to avoid interference issues. Combining all four carriers into one tower requires additional height in order to accommodate each of their technical needs that will support the current network needs that the carriers currently have. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

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

Four WCF's have existed at this site since the mid-1990's when the main use on the property was a church. The church was demolished in the past year after the developer of the property received approval to construct homes. The design of the new residential development included space for antennas above the residential units in cupolas. During the development of the construction drawings, the developer was able to relocate all of the antennas away from the residential units. This project proposes to consolidate all four carriers' antennas and associated equipment into the equipment compound area that was approved as part of the original residential project. It is located at the southern end of the project, approximately 10-12-feet lower in elevation than the residential units.

WCF's are permitted in residential zones with the appropriate permits, however, Council Policy 600-43, encourages carriers to locate WCF's in non-residential areas. In this case, the project is situated at the terminus of a main road with residential use to the north and east. The property overlooks Mission Gorge Road to the south and a golf course to the west. There are no non-residential uses in the immediate vicinity that would afford the same network coverage the carriers currently enjoy. By locating the WCF's away from the residential uses, the developer is achieving the goal of maintaining a separation between the two uses while at the same time architecturally integrating the entire WCF into the residential project. Therefore, the WCF is appropriate at this location.

Planned Development Permit - Section 126.0604

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

The Tierrasanta Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the City of San Diego Municipal Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit. However, Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The General Plan also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." The proposed project will consolidate four different existing facilities into an architectural tower located at the southern end of the development site in the equipment compound. The project has been designed to integrate with the architecture of the residential development that is currently under construction and the design completely conceals all of the antenna elements and the equipment. The new location of the tower in the equipment compound is not only spatially separated from the residential development area, but is also

approximately 10-12-feet lower in elevation, which addresses the General Plan's recommendations to minimize the visibility while respecting the neighborhood context.

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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." SiteSafe prepared a Radio Frequency Site Compliance Report in November of 2011, which concluded that the wireless communication facilities complied with the current FCC RF human exposure regulations at ground level. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The proposed project complies with the City's Communication Antenna Regulations (Code Section 141.0420). The project has been designed to conceal all components of the WCF. The new tower and the proposed equipment is completely architecturally integrated into the development. The location of the WCF, at the southern end of the project, at an elevation of 10-12-feet below the residential portion, is spatially separated from the residential, but tied into the development through architecture and a significant amount of landscaping. The tower height is proposed to be 53'-7", which exceeds the 30-foot height limit for the zone, however by consolidating all of the carrier's antennas into one structure, it not only achieves complete concealment, but it also removes the antennas from the previous location above four of the residential units in cupolas. Since each of the carriers have had permits to operate on this property since the mid-1990's, the individual WCF's have been essential to their network operations. The developer of the property has made accommodations for the WCF's to remain on the property and now has taken the opportunity with the redesign of the project to relocate the WCF's to the southern portion of the project away from the residential uses. Due to the different frequencies and technologies that the carriers utilize, vertical and horizontal separation is required to avoid interference issues. Combining all four carriers into one tower requires additional height in order to accommodate each of their technical needs that will support the current network needs that the carriers currently have. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, SDP No. 1057667/CUP No. 1056907/PDP No. 1056908 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1057667/1056907/1056908a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: December 13, 2012

Job Order No. 24002234

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002234

SITE DEVELOPMENT PERMIT NO. 1057667
CONDITIONAL USE PERMIT NO. 1056907
PLANNED DEVELOPMENT PERMIT NO. 1056908
TIERRASANTA TOWNHOMES TELECOM
PROJECT NO. 259455
AMENDMENT TO PROJECT NO. 219199
PLANNING COMMISSION
DRAFT

This Site Development Permit (SDP) No. 1057667, Conditional Use Permit (CUP) No. 1056907 and Planned Development Permit (PDP) No. 1056908 is granted by the Planning Commission of the City of San Diego to Tierrasanta LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Division 5 and Division 6. The 6.86-acre site is located at 11445 Tierrasanta Boulevard in the RM-1-1 zone of the Tierrasanta Community Planning area. The project site is legally described as: Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County March 16, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittees for a modified wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 13, 2012, on file in the Development Services Department.

The project shall include:

- a. Thirty-seven residential condominium units with attached two car garages and a trellis mounted photovoltaic system sufficient to generate at least 50 percent of the projects energy consumption; and

- b. A 53'-7" architectural tower (where 30' is permitted) concealing a total of 36 panel antennas for 4 carriers:
- Verizon Wireless: Nine panel antennas on the fifth floor of the tower and a 199-square foot room at the base of the tower for equipment,
 - T-Mobile USA: Nine panel antennas on the fourth floor of the tower with a 173-square foot room at the base of the tower for equipment,
 - AT&T Mobility: Nine panel antennas on the fifth floor of the tower and a 173-square foot room on the second floor and a 171-square foot room on the third floor for equipment,
 - Sprint PCS: Nine panel antennas on the fourth floor of the tower with a 194-square foot room at the base of the tower for equipment; and
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. The architectural tower structure is for the primary purpose of providing an architectural feature to the residential complex, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- e. 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 February 14, 2015.
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
3. 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.
4. 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.
 5. 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.
 6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 7. 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.).
 8. 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.
 9. 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.
 10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

11. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. All previous Mitigation, Monitoring and Reporting Program (MMRP) conditions as specified in Mitigated Negative Declaration No. 61500 are incorporated into this permit reference or authorization of the permit.

13. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the Land Development Code Section 142.0412 as noted in the following conditions.

14. Brush Management along the northeast side of the Buildings 1 through 22 on Lot 1 shall observe a Zone One ranging from 35'-0" to 55'-0 and a Zone Two ranging from 65'-0" to 45'-0" as illustrated on the Brush Management Plan of Exhibit A for Project No. 219199.

15. Brush Management along the southwest side of the Building 23-37 on Lot 1 shall observe a modified Zone One ranging from 11'-6" to 33'-6" and a modified Zone Two ranging from 12'-0" to 12'-8" as shown on the Brush Management Plan of Exhibit A for Project No. 219199.

16. Brush Management along the northwest portion of Lot 1 shall observe a standard Zone One of 35'-0" and a standard Zone Two of 65'-0" as illustrated on the Brush Management Plan of Exhibit A for Project No. 219199.

17. Brush Management along the southeast portion of Lot 1 shall observe a modified Zone One ranging from 10'-0" to 27'-1" and a modified Zone Two ranging from 90'-0" to 72'-11" as illustrated on the Brush Management Plan of Exhibit A for Project No. 219199.

18. Within Zone One, combustible accessory structures (including but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be

approved within the designated Zone One area subject to the Fire Marshall and the Development Services Department.

19. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego' Landscape Standards.

ENGINEERING REQUIREMENTS:

20. The project proposes to export 302 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.

21. Prior to the issuance of any construction permit for the Wireless Communication Facility, 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.

22. Prior to the issuance of any construction permit for the Wireless Communication Facility, 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:

23. Prior to the issuance of a Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment and on-going maintenance of all street trees.

24. The Permittee or Subsequent Owner 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.

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

26. The Permittee or subsequent Owner(s) shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted within city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in Section 1.3 of the Landscape Standards.

27. The Permittee of subsequent owner(s) shall be responsible to ensure that irrigation drainage run off shall be directed away from the Multiple Habitat Preserve Area or from the transitional areas to ensure that no impacts occur from runoff in any of these areas.

MULTIPLE SPECIES CONSERVATION PROGRAM:

28. The 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 Section 1531 et seq.). In accordance with authorization granted to the City of San Diego from the USFWS pursuant to Sec. 10(a) of the ESA and by the CDFG pursuant to Fish & Game Code Sec. 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Permittee, the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 17, 1997 and on file in the Office of the City Clerk as Document No. 00-18394.

Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA; and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS or CDFG, except in the limited circumstances described in Section 9.6 and 9.7 of the IA. For lands identified as mitigation but not yet dedicated, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with section 17.1D of the IA.

PLANNING/DESIGN REQUIREMENTS:

29. 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.

30. No fewer than 120 off-street parking spaces shall be maintained on the property at all times (of which 29 spaces may be shown on street as allowed by SDMC 142.0525(d)) in the approximate locations shown on the approved Exhibit A, on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

31. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone which is in effect on the date of the submittal of the requested amendment.

32. Each wireless carrier shall submit an application for Substantial Conformance Review prior to installation of their antennas, equipment and components.

33. There shall be compliance with the regulations of the underlying zone unless a deviation or variance to a specific regulation is approved or granted as a condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

34. The following deviation is being approved by this permit:

Height- A deviation no greater than 53'-7" is permitted. Building height deviations shall be in accordance with the Exhibit A on file with Development Services.

35. The following deviations were approved with the previous Project No. 219199:

a) Front Yard Setback – A deviation to reduce the setback to no less than 5-feet is permitted. Setback deviations shall be in accordance with the Exhibit A on file with Development Services.

b) Side Yard Setback – A side yard setback of 140-feet is permitted in accordance with Exhibit A on file in Development Services.

c) Retaining Wall Height – Three walls outside of setbacks exceed the 12-foot height limit as illustrated in Exhibit A on file in Development Services:

12-16-feet; 210-feet long, upper 3-feet of wall is transparent tubular steel;
12-16-feet; 40-feet long; upper 4.5-feet of wall is transparent tubular steel;
12-16.5-feet; 140-feet long; upper 4.5-feet of wall is transparent tubular steel

Two retaining walls along the southwestern portion of the lot that exceed the six-foot height limit:

6-20-feet high; 100-feet long (40-feet of the wall is 18-20-feet high); upper 3-feet shall be tubular;
9-16-feet high; 40-feet long upper 4.5-feet of the wall is tubular steel.

d) Private Open Space- Balconies and patios may be built within 9-feet of the front property line and within 5-feet of the rear property line.

e) Refuse and Recycling- A total of 350-square feet of storage shall be provided for the whole development.

36. 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.
37. The Permittee shall post a copy of the approved discretionary permit in the sales office for consideration by each prospective buyer.
38. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
39. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
40. All uses, except storage and loading shall be conducted entirely within an enclosed building.
41. 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.
42. 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.
43. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the 'Exhibit A.'
44. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
45. The final product shall conform to the stamped, approved plans and approved photosimulations prior to final inspection approval.
46. 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.
47. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers and latticework.

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

49. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

TRANSPORTATION:

50. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading from low pressure to high pressure sodium vapor and/or upgrading wattage.

WASTEWATER REQUIREMENTS:

51. All onsite sewer facilities serving this development will be private.

WATER REQUIREMENTS:

52. All onsite water facilities shall be private including domestic, fire and irrigation systems.

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

APPROVED by the Planning Commission of the City of San Diego on December 13, 2012 by Resolution No. _____.

Permit Type/PTS Approval No.: SDP No. 1057667/CUP No. 1056907/PDP No. 1056908

Date of Approval: December 13, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch-Ashcraft
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.**

Tierrasanta, LLC
Owner

By _____
NAME
TITLE

Intracorp
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

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

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

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

PROJECT NO.: 259455

PROJECT TITLE: TIERRASANTA TOWNHOMES -TELECOM

PROJECT LOCATION-SPECIFIC: 11445 Tierrasanta Boulevard, San Diego, CA 92124 (Lot 301 of Eldorado Hills No. 13 Map 9151)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project would modify a previously approved Conditional Use Permit (CUP) and Planned Development Permit (PDP) to relocate 4 existing wireless communication facilities from individual cupolas on residential units to a new stand-alone architectural tower. The architectural tower would be a total of 53 feet in height. However the tower would be designed to be complimentary to the townhomes on the site which are 40 feet in height. The project is located at 11445 Tierrasanta Boulevard in the RM-1-1 zone of the Tierrasanta Community Plan area of Council District 7 in the City of San Diego.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Penny Waidell
 1325 Grand Avenue #100,
 San Marco, CA, 92078
 949-955-2370

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 CATEGORICAL EXEMPTION: This project is exempt pursuant to the California Environmental Quality Act Section 15303 New Construction
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project is exempt because the proposed WCF equipment would be within a new enclosed structure, the antennas would be screened. A noise study was conducted evaluating the noise generated from the proposed air conditioning (a/c) units. The noise study concluded that the a/c units would not adversely affect the adjacent multiple dwelling units or the adjacent Multi-Habitat Planning Area. In addition the project is exempt because it meets the criteria set forth in CEQA section 15303– new construction –and where the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.


LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 446-5159

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

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

 / SENIOR PLANNER
 SIGNATURE/TITLE

11/6/2012
 DATE

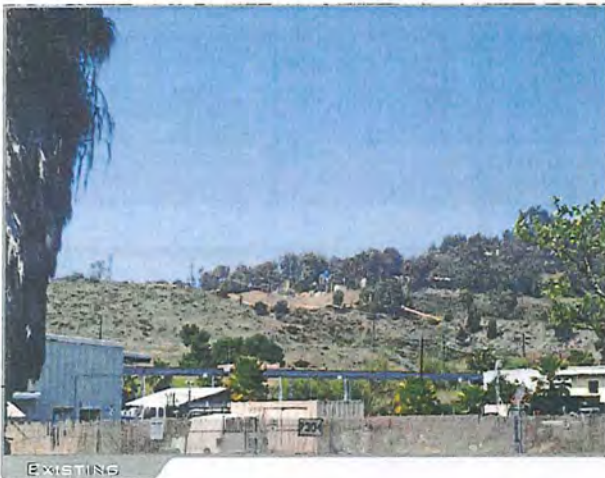
CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:







(PROPOSED) ATTACHMENT 9

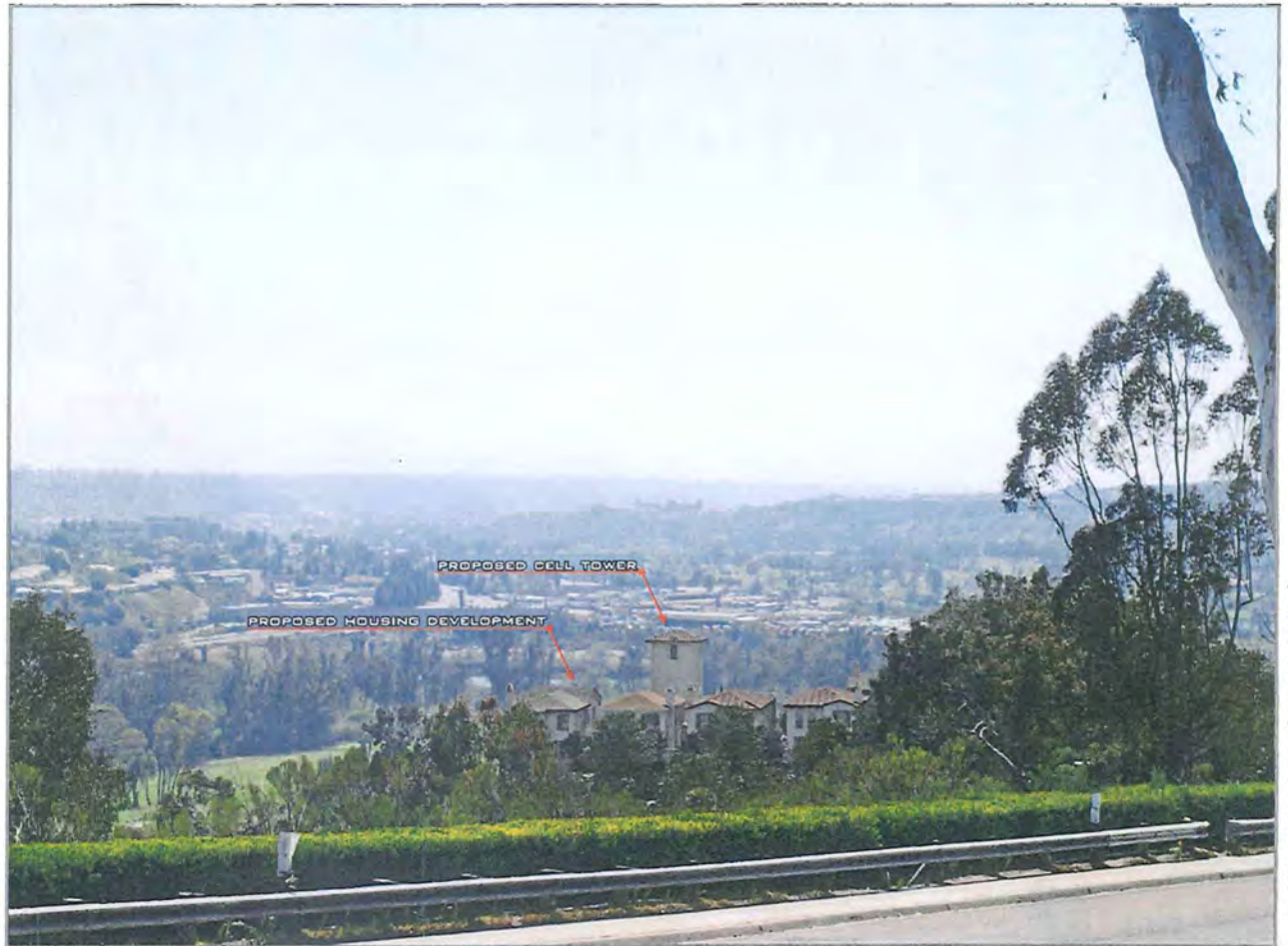


LOCATION

©2012 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM COLINA DORADA DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

(PROPOSED) ATTACHMENT 9



(PROPOSED) ATTACHMENT 9

TIERRASANTA

11445 TIERRASANTA BOULEVARD SAN DIEGO CA 92124



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

(PROPOSED) ATTACHMENT 9

4



HEIGHT JUSTIFICATION

VERIZON WIRELESS – SOUTH MISSION TRAILS

Project: Multi-Carrier Telecommunications Facility (Developer: Intracorp)

Location: 11445 Tierrasanta Blvd, San Diego, CA

Verizon – Project Background

On October 10, 2006, the San Diego City Council approved Conditional Use Permit No. 287682 (in connection with Site Development Permit No. 330475) to allow for the construction, operation and maintenance of a permanent Verizon wireless communications facility on the rooftop of a new condominium building at the terminus of Tierrasanta Blvd, 11445 Tierrasanta Blvd in San Diego (see Project Location below). Overall height of the approved Verizon wireless facility was 40'-7" with all antennas to be concealed in an architectural screen.

In connection with an updated master development plan for the underlying property (Site Development Permit No. 837614), Verizon Wireless is seeking a new or amended CUP to allow for the construction, operation and maintenance of a permanent Verizon wireless communications facility that is compatible with the master developer's updated project design. That updated project design currently includes a multi-story tower structure designed to house all four (4) of the existing wireless carriers, and designed to be architecturally integrated into the master development project. As currently designed, this new multi-carrier tower shall measure 40'-2" to top of lower-level antennas, 49'-7" to the top of upper-level antennas, and 53'-7" to the highest point of the new structure.

Project Location



Verizon – Existing Site Conditions

As shown in the photo above, the subject site is generally located at the terminus of Tierrasanta Blvd. The site sits on a small bluff and looks out across the San Diego River, Mission Trails Regional Park, the Admiral Baker Golf Course and developed areas along Mission Gorge Road which traverses the valley below. The hillside community of Tierrasanta rises to the north above the subject site as seen in the topographical exhibit below. The hilly terrain, river valley, and undulating development pose constraints to signal propagation and coverage in this area.

Project location and surrounding site topography (as viewed from Mission Gorge Rd)



Looking north at project location on lower ridge in distance (as viewed from Mission Gorge Rd)



Verizon – Coverage Objective

This is an important site in the broader Verizon wireless network. As shown in the exhibit below, the coverage objective for the permanent Verizon Wireless facility at this location consists primarily of areas to the west, east and south. Given the location of the proposed multi-carrier tower near the southeast corner of the property, and the surrounding topography, Verizon anticipates limited coverage to the north along Tierrasanta Blvd and hillside areas beyond. Primary coverage from the permanent Verizon facility will extend west across the Admiral Baker Golf Course toward I-15/Aero Drive, east/northeast across the San Diego River valley and through large portions of Mission Trails Regional Park, and south across the San Diego River valley and Mission Gorge Road to commercial and residential areas within the Navajo and Allied Gardens communities.

Proposed coverage from Verizon – South Mission Trails (Multi-Carrier Tower)



Multi-Carrier Tower – Design Approach

As noted, the current master development project includes a proposal for the construction of a new multi-carrier tower structure designed to incorporate each of the four (4) existing wireless carriers into a single, integrated structure. This approach not only enables the proposed Verizon and other carriers’ permanent wireless facilities to remain part of a complete concealment facility, but reduces the overall impact of these wireless facilities on the adjoining master development project and the surrounding areas in two ways: 1) by decoupling the individual wireless facilities from the residential dwelling units as previously proposed, and 2) by reducing the total number of structures required to exceed the 30’ height limit for radio-frequency (RF) coverage purposes. This design approach not only reflects City preferences for co-location but involves the consolidation of multiple wireless facilities into a single structure or design element. It is an approach that has received support from City staff and decision-makers, and has been successfully implemented at various other locations throughout the City.



Multi-Carrier Tower – Height Requirement

As noted, the location of the proposed multi-carrier wireless structure and appurtenant equipment is near the southeast end of the parcel. All proposed residential development connected to the master development project shall occur to the north and northwest of the wireless facilities. As currently designed, the proposed multi-carrier tower structure and appurtenant equipment areas will have a finished grade elevation at or around 241.0 AMSL. By contrast, the surrounding residential structures will have finished grade elevations at or around 251.0 to 253.0 AMSL. As such, the base of the proposed multi-carrier tower will sit approximately 10' to 12' below the surrounding residential grades. Though proposed to have an overall top of structure height of 53'-7", the multi-carrier structure will effectively have an overall height of approximately 42' to 43' as measured from the adjoining residential grades, which is quite comparable to the previously-approved top of structure height of 40'-7".

While often advantageous to cluster multiple wireless facilities into a single structure, such an approach requires that other technical considerations be effectively addressed to ensure the optimal performance of each respective carrier's wireless facility. Two key factors include 'horizontal' and 'vertical' separation between the carriers. Though each site will likely have a unique set of design constraints and technical considerations, it is standard practice within the industry to have approximately 10' of vertical separation between the centerline of two different carrier's antennas, as well as approximately 4' to 5' of horizontal separation between the nearest antennas belonging to different carriers. This helps explain the 18' x 18' horizontal envelope for the proposed multi-carrier structure which, as currently designed, enables two (2) separate wireless carriers to share the same tower space/level. Given that four (4) existing wireless carriers are being incorporated into a single structure, the current design allocates two separate levels/floors within the upper portion of the tower for the carriers' antennas.

From a vertical perspective, it is essential that the proposed antennas be able to transmit and receive RF signals with limited obstruction from the surrounding built and natural environments, while also having adequate vertical separation (as noted above) between different carrier's antennas to minimize potential interference or other technical factors affecting performance. As noted above, the proposed residential development around the multi-carrier wireless facility will have a finished grade that is approximately 10' to 12' higher than that of the multi-carrier tower containing the proposed antennas. This 10' grade differential, along with the anticipated height of the proposed residential structures (approximately 25' above finished grade), means that the lowest level of proposed antennas must be at an elevation in excess of 35' above finished grade to ensure that the antennas can effectively propagate above the adjoining structures and residential rooflines, as well as existing trees and any new landscape improvements. Based on the current project design, the top of antenna height for the lowest tier of antennas in the proposed structure is approximately 40'-2", which translates into an antenna centerline height of approximately 35' to 37' above finished grade. Accounting for the necessary vertical separation between antennas, the top of antenna height for the upper tier of antennas in the proposed structure is approximately 49'-7", which translates into an antenna centerline height of approximately 45'-6" to 47'-6" above finished grade. When the roof feature is added, the overall height of the structure increases to 53'-7" as currently proposed and depicted in the project drawings. Design changes that result in a lower overall height for the proposed multi-carrier tower element will trigger a corresponding reduction in the height of the proposed antennas, which will have significant impacts on signal propagation, especially for the lower tier of antennas. The result will be reduced coverage area, weaker service levels, and less than optimal network quality and performance.

One other consideration, and a factor in the current multi-carrier tower design, is the need to ensure public and occupational safety during the construction process for the broader master development project. The current design no longer involves the integration of wireless facilities with underlying residential structures, and thereby allows for the construction of all proposed residential dwelling units and accessory structures without impacts to the operation and maintenance of the proposed permanent wireless facilities. Additionally, the current design provides a minimum antenna height that assures the lowest antennas will effectively transmit above the surrounding development at any point during the construction process.

**RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES**

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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON SEP 02, 2011
DOCUMENT NUMBER 2011-0456599
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 9:37 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 24001138

**SITE DEVELOPMENT PERMIT NO. 837614
(AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 330475)
MULTI-HABITAT BOUNDARY LINE ADJUSTMENT
TIERRASANTA SINGLE-FAMILY DWELLINGS – PROJECT NO. 219199
[MMRP]
PLANNING COMMISSION**

This Site Development Permit No. 837614 is granted by the Planning Commission of the City of San Diego to TIERRASANTA LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0502. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RM-1-1 zone of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151.

Subject to the terms and conditions set forth in this Permit, permission is granted to TIERRANSTANT LLC, Owner/Permittee to construct 37 residential including 4 commercial condominium units, on a 6.86 acre site at 11445 Tierrasanta Boulevard. The previously existing one-story church building and YMCA daycare building have been demolished while the associated surface parking is still to be demolished, (as described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 24, 2011 approval date, on file in the Development Services Department). This Site Development Permit rescinds Conditional Use Permit No. 17951.

The project shall include:

- a. Demolition of an existing church building, YMCA daycare building, and associated surface parking;
- b. Construction of 37 unit residential condominium development totaling approximately 68,251 square feet of gross floor area within 37 buildings with attached two car garages for each unit and deviations to the development regulations;
- c. Four wireless communication facilities within four of the units;

- d. Landscaping (planting, irrigation and landscape related improvements);
- e. A trellis mounted photovoltaic system sufficient to generate at least 50 percent of the projects projected energy consumption.
- f. 120 off-street parking spaces and facilities; and
- g. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
3. 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. 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.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. 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.

11. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

13. As conditions of Site Development Permit No.330475 and Vesting Tentative Map No. 334358 with an Open Space Easement Abandonment No. 184493, the mitigation measures specified in the MMRP, and outlined in the Mitigated Negative Declaration No. 61500 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Mitigated Negative Declaration No. 61500 satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: Biological Resources and Multi-Habitat Planning Area. MHPA Land Use Adjacency, Historical Resources (Archaeology), and Paleontological Resources.

AFFORDABLE HOUSING REQUIREMENTS:

15. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

BRUSH MANAGEMENT REQUIREMENTS:

16. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" Brush Management Plan, on file in the Office of the Development Services Department.

17. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A".

18. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with SDMC 55.0101, the Fire Behavior Report and Protection Plan prepared by "Firesafe" (dated 9/27/2010), the Land Development Code section 142.0412, and the Land Development Manual - Landscape Standards.

19. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the Land Development Code section 142.0412 as noted in conditions 19 through 27.

20. Brush Management along the northeast side of buildings 1 through 22 on Lot 1 shall observe a Zone One ranging from 35'-0" to 55'-0" and a Zone Two ranging from 65'-0" to 45'-0" as shown on the Brush Management Plan of Exhibit A.

21. Brush Management along the southwest side of buildings 23 through 37 on Lot 1 shall observe a modified Zone One ranging from 11'-6" to 33'-6" and a modified Zone Two ranging from 12'-0" to 12'-8" as shown on the Brush Management Plan of Exhibit A.

22. Brush Management along the northwest portion of Lot 1 shall observe a standard Zone One of 35 ft and a standard Zone Two of 65 ft as shown on the Brush Management Plan of Exhibit A.

23. Brush Management along the southeast portion of Lot 1 shall observe a modified Zone One ranging from 10'-0" to 27'-1" and a modified Zone Two ranging from 90'-0" to 72'-11" as shown on the Brush Management Plan of Exhibit A.

24. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the Development Services Department approval.

25. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

26. In Zones One and Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.

27. Prior to Final Inspection and Framing Inspection for any building, the approved Brush Management Program shall be implemented.
28. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

ENGINEERING REQUIREMENTS:

29. The subdivider shall pay a cash amount of at least \$250,000 and up to \$300,000 to the City and the City is to credit the proceeds to the Tierrasanta Lighting and Open Space Maintenance Assessment District for the installation of lighting at the Tierrasanta Community Park. These funds shall be provided prior to issuance of building permits for the Tierrasanta Single-Family Project. If the developer does not proceed with the project, any future developer will be similarly obligated to provide this community enhancement.
30. The subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
31. The drainage system proposed for this subdivision, as shown on the approved tentative map, is private and subject to approval by the City Engineer.
32. This project proposes to export 14,000.00 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).
33. Prior to the issuance of any construction permit, the subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
34. Prior to the issuance of any construction permit, the subdivider 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.
35. Prior to the issuance of any construction permit the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.

LANDSCAPE REQUIREMENTS:

36. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial

conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

37. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

38. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

39. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Concept Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

40. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

41. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

42. The Owner/Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

43. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy.

44. Prior to issuance of any construction permits for buildings a water budget shall be provided in accordance with the Water Conservation Requirements-Section 142.0413, Table 142-04L. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual. The Irrigation audit shall certify that all plants, irrigation

systems, and landscape features have been installed and operate as approved by the Development Services Department prior to occupancy of use.

45. The Permittee or subsequent Owner(s) shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

46. The Permittee or subsequent owner(s) shall be responsible to ensure that irrigation drainage run off shall be directed away from the Multiple Habitat Preserve Area or from the transitional areas to ensure that no impacts occur from runoff in any of these areas.

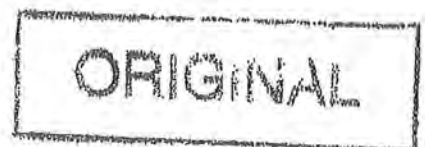
MULTI-HABITAT PLANNING AREA

47. The 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 (EAS) and any amendments thereto (16 U.S.C. Section 1531 et seq.). In accordance with authorization granted to the City of San Diego from the USFWS pursuant to Sec. 10(a) of the ESA and by the CDFG pursuant to Fish & Game Code sec. 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 17, 1997 and on File in the Office of the City Clerk as Document No. 00-18394.

Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS or CDFG, except in the limited circumstances described in Section 9.6 and 9.7 of the IA. For lands identified as mitigation but not yet dedicated, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

PLANNING/DESIGN REQUIREMENTS:

48. No fewer than 120 off-street parking spaces shall be maintained on the property at all times (of which 29 spaces may be shown on street as allowed by SDMC 142.0525(d)) in the approximate locations shown on the approved Exhibit "A," on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.



49. Prior to issuance of first building permit, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed projects energy consumption as established by Council Policy 900-14.

50. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

51. The following deviations have been approved by this permit:

- a.) Height-Where 30 feet is permitted a deviation no greater than 40-feet, 7-inches is permitted. Building height deviations shall be in accordance with the Exhibit "A" on file with Development Services Department.
- b.) Front Yard Setback-Where 15 feet minimum/20-foot standard setback is required a deviation to reduce the setback to no less than 5 feet is permitted. Setback deviations shall be in accordance with the Exhibit "A" on file with Development Services Department.
- c.) Side Yard Setback-Where 5-feet or 10 percent of the width whichever is greater is required a side yard setback of 140 feet is permitted as per the Exhibit "A" on file with Development Services Department.
- d.) Retaining Wall height in front and rear yards and outside of yards The maximum permitted retaining wall height outside of any setback is 12 feet. There are three walls that exceed this height. These walls do not exceed 16.5 feet in height as follows:

- 12-16-feet; 210-feet long; upper 3-feet of wall is transparent tubular steel.
- 12-16-feet; 40-feet long; upper 4.5-feet of wall is transparent tubular steel.
- 12-16.5-feet; 140 feet long; upper 4.5-feet of wall is transparent tubular steel.

The maximum permitted retaining wall height within the required rear yard is 6 feet. There are two retaining walls along the southwestern portion of the lot that exceed the height limit:

- 6-20-feet high; 100 feet long (40-feet of the wall is 18-20-feet high); upper 3 feet is tubular steel.
- 9-16-feet high; 40-feet long upper 4.5-feet of the wall is tubular steel.

- e.) Private Open Space-Where balconies and patios are not allowed a deviation to allow balconies and patios within 9-feet of the front property line and within 5-feet of the rear property line

f.) Refuse and Recycling-Where the code requires each structure to provide one exterior storage area totaling at least 288 square feet for the entire development, storage areas may be located at 6 of the 9 structures and overall the entire development will provide a total of 360 square feet of storage.

52. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

53. 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 Permittee.

54. Prior to the issuance of building permits, a signage plan, lighting plan, trash management plan and exterior color scheme shall be presented to the Tierrasanta Community Council and shall comply with all applicable regulations of the San Diego Municipal Code.

55. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

56. Prior to the issuance of any grading and/or building permits the owner/permittee shall place a note in the title block of all plans listing the approved discretionary permit(s) and their associated permit numbers.

57. Prior to recording of the Final Map, the project must comply with the Inclusionary Housing Regulations as determined by the San Diego Housing Commission.

58. The applicant shall post a copy of the approved discretionary permit or Tentative Map in the sales office for consideration by each prospective buyer

59. 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.

60. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

61. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

62. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

63. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

64. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

TRANSPORTATION:

65. Prior to the issuance of any building permit, the owner/permittee shall reconstruct the existing cul-de-sac with a minimum pavement radius of 50-feet within 60-feet of right-of-way, satisfactory to the City Engineer. This condition would apply regardless if the owner/permittee decided to request a Deferred Improvement Agreement for the required extension of Tierrasanta Boulevard the construction of the cul-de-sac as described above.

66. The owner/permittee shall construct a maximum of 25-foot wide driveway for the project's main entrance, satisfactory to the City Engineer.

67. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

WASTEWATER REQUIREMENTS:

68. All onsite sewer facilities serving this development will be private.

69. Prior to the issuance of any engineering or building permits, the developer shall provide, satisfactory to the Metropolitan Wastewater Department Director, CC&R's for the operation and maintenance of on site private sewer mains that serve more than one ownership.

70. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

71. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

72. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a 12-inch diameter water main within the Tierrasanta Boulevard from Colina Dorada to the project's westerly driveway entrance in order to provide a redundant source of water supply, in a manner satisfactory to the Water Department Director and the City Engineer.

73. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the removal of all existing unused services within the Tierrasanta Boulevard right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

74. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.

75. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.

76. All on-site water facilities shall be private including domestic, fire and irrigation systems.

77. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved Exhibit shall be modified at final engineering to comply with standards.

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 section 66020.

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011,
Resolution No. 4688-PC.

DOC # 2011-0550078



OCT 19, 2011 12:38 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dranenburg, Jr., COUNTY RECORDER
FEES: 43.00

PAGES: 10



88
109
1007

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

10600

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001138

**CONDITIONAL USE PERMIT NO. 837630
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 287682)
VERIZON - TIERRASANTA TOWNHOMES - PROJECT NO. 219199
PLANNING COMMISSION**

This CUP No. 837630 (Amendment to CUP No. 287682), is granted by the Planning Commission of the City of San Diego to TIERRASANTA LLC., Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RS-1-7 zone of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County, March 16, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to, Tierrasanta LLC., Owner and Verizon Wireless, Permittee, to remove the existing wireless facility approved under 99-0960-04 and construct a new wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 24, 2011, on file in the Development Services Department.

The project or facility shall include:

- a. A new wireless communication facility consisting of antennas fully enclosed within a third level (overall height of 34' 11") located on Unit 22 of the Tierrasanta Townhomes project. Additional antennas for three other wireless providers will also be located within similar third levels on other units within the project under separate permits. An equipment yard for four carriers will be located in the southern most portion of the project behind and below Unit 23. Verizon Wireless will occupy one of the four enclosures, none to exceed 250 square feet in area and all to be located in the equipment yard as reflected on the approved exhibits.

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- b. A temporary power pole supporting 6 panel antennas and an associated ground mounted equipment cabinet will be permitted during the demolition and construction phases of the condominium project, and shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location. The temporary facility must be completely removed prior to final inspection of Unit 22 and the equipment enclosure area.
- c. Landscaping (planting, irrigation and landscape related improvements) will be the responsibility of the Owner; however, in the event that landscape or maintenance ceases to be project owner's responsibility, it will transfer to the Permittees;
- d. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
- 2. No permit for the construction or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
- 3. 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 City Manager.
- 4. This Permit is a covenant running with the subject property and shall be binding upon the 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.
- 5. This permit is valid only with the initial utilization of SDP No. 837614 and is subject to all of the conditions contained within that permit.

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6. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.
9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. 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.
11. Prior to issuance of any building permits for this project, all conditions of SDP No. 837614 related to entitlements and preconstruction requirements must be satisfied.
12. This Conditional Use Permit (CUP) and corresponding use of this site **shall expire on March 24, 2021.** 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.
13. 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

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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.

14. Under no circumstances, does approval of this permit authorize the 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.

15. This Permit will be developed in phases. The first phase includes removal of the existing wireless support facility and the installation of a temporary power pole to act as a support structure while the residential project is under construction. The temporary wood pole shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the equipment yard enclosure location. The applicant shall notify the city if there is any change to this schedule.

LANDSCAPE REQUIREMENTS:

15. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit and Exhibit 'A' on file in the Offices of Development Services.

16. Landscape installed as part of this project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

17. If any required landscape (including existing or new planting, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

18. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas to be installed on the premises are below the federal standards.

19. 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.

20. 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.

21. Prior to obtaining a Construction Permit, revised plans may be submitted illustrating a residential design feature creatively concealing a permanent ladder to the third level of Unit 22 to the satisfaction of Development Services. The goal is to conceal an access ladder so that it does not change the outward appearance of the structure as a residential unit. If this cannot be achieved, a permanent ladder will not be permitted.

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

23. The building materials and paint used for the addition shall not result in any noticeable lines or edges in the transition from the main building.

24. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections).

25. 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 Permittee.

26. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

27. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

28. All components of the wireless facility shall be maintained for the life of this permit.

29. All future residents of the condominium complex shall be notified of the wireless facility and shall be furnished with a copy of this permit.

30. Any lighting of the equipment area shall be shaded and adjusted to fall on the equipment shelter where the lights is 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 section 66020.
- This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011 by Resolution No. 4691-PC.

10606

Permit Type/PTS Approval No.: Conditional Use Permit No. 837630
Date of Approval: March 24, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

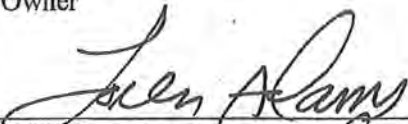


Karen Lynch-Ashcraft
Development Project Manager

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

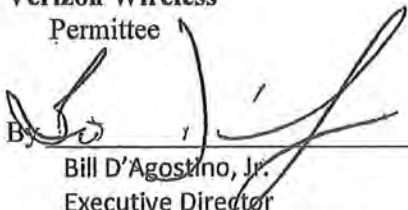
The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Tierrasanta, LLC
Owner

By 

NAME Loren Adams
TITLE V.P.

Verizon Wireless
Permittee

By 

Bill D'Agostino, Jr.
Executive Director
Verizon Wireless - Network

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

ORIGINAL

DOC # 2011-0550051



OCT 19, 2011 12:27 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 43.00

PAGES: 10



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

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Handwritten: R
10/19/11
10518

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001138

**CONDITIONAL USE PERMIT NO. 837624
(AMENDMENT TO 287678)
AT&T - TIERRASANTA TOWNHOMES - PROJECT NO. 219199
PLANNING COMMISSION**

This CUP No. 837624 (Amendment to CUP 287678), is granted by the Planning Commission of the City of San Diego to TIERRASANTA, LLC., Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RS-1-7 Zone of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County, March 16, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to Tierrasanta LLC., Owner and AT&T Mobility, Permittee, to remove the existing wireless facility approved under 99-0857-05 and construct a new wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 24, 2011, on file in the Development Services Department.

The project or facility shall include:

- a. A new wireless communication facility consisting of antennas fully enclosed within a third level (overall height of 34'11") located on Unit 23 of the Tierrasanta Townhomes project, as reflected on the approved exhibits. Additional antennas for three other wireless providers will also be located within similar third levels on other units within the project under separate permits. An equipment yard for four carriers will be located in the southern most portion of the project behind and below Unit 23. AT&T will occupy one of the four enclosures, none to exceed 250 square feet in area and all to be located in the equipment yard as reflected on the approved exhibits.
- b. A temporary wood pole supporting 6 panel antennas and an associated ground mounted equipment cabinet will be permitted during the demolition and construction phases of

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the condominium project, and shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The temporary facility must be completely removed prior to final inspection of Unit 23.

- c. Landscaping (planting, irrigation and landscape related improvements) will be the responsibility of the Owner; however, in the event that landscape or maintenance ceases to be the Owner's responsibility, it will transfer to the Permittees;
- d. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
3. 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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.
5. This permit is valid only with the initial utilization of SDP No. 837614 and is subject to all of the conditions contained within that permit.

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6. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.
9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. 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.
11. Prior to issuance of any building permits for this project, all conditions of SDP No. 330475 related to entitlements and preconstruction requirements must be satisfied.
12. This Conditional Use Permit (CUP) and corresponding use of this site shall **expire on March 24, 2021.** 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.
13. 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

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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.

14. Under no circumstances, does approval of this permit authorize the 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.

15. This Permit will be developed in phases. The first phase includes removal of the existing wireless support facility and the installation of a temporary power pole to act as a support structure while the residential project is under construction. The temporary wood pole shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The applicant shall notify the city if there is any change to this schedule.

LANDSCAPE REQUIREMENTS:

15. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit and Exhibit 'A' on file in the Offices of Development Services.

16. Landscape installed as part of this project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

17. If any required landscape (including existing or new planting, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

18. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas to be installed on the premises are below the federal standards.

19. 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 in conformance with the City noise ordinance and shall meet the applicable db designations therein.

20. 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

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so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

21. Prior to obtaining a Construction Permit, revised plans may be submitted illustrating a residential design feature creatively concealing a permanent ladder to the third level of Unit 23 to the satisfaction of Development Services. The goal is to conceal an access ladder so that it does not change the outward appearance of the structure as a residential unit. If this cannot be achieved, a permanent ladder will not be permitted.
22. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
23. The building materials and paint used for the addition shall not result in any noticeable lines or edges in the transition from the main building.
24. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections).
25. 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 Permittee.
26. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
27. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
28. All components of the wireless facility shall be maintained for the life of this permit.
29. All future residents of the condominium complex shall be notified of the wireless facility and shall be furnished with a copy of this permit.
30. Any lighting of the equipment area shall be shaded and adjusted to fall on the equipment shelter where the light is 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 section 66020.
- This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011 by Resolution No. 4693-PC.

10524

Permit Type/PTS Approval No.: Conditional Use Permit No. 837624
Date of Approval: March 24, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

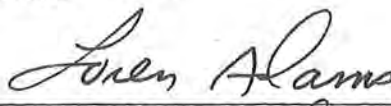


Karen Lynek-Ashcraft
Development Project Manager

**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.

Tierrasanta, LLC
Owner

By 

NAME Loren Alamo
TITLE V.P.

AT&T Mobility
Permittee

By 

NAME KEVIN C BECKER
TITLE SR. REAL ESTATE AND
CONSTRUCTION MGR.

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

DOC # 2011-0550088



OCT 19, 2011 12:42 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 43.00

PAGES: 10



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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

10639

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001138

CONDITIONAL USE PERMIT NO. 837628
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 287681)
T-MOBILE - TIERRASANTA TOWNHOMES - PROJECT NO. 219199
PLANNING COMMISSION

This CUP No. 837628, (Amendment to CUP 287681), is granted by the Planning Commission of the City of San Diego to TIERRASANTA LLC., Owner, and OMNIPOINT COMMUNICATIONS DBA T-MOBILE USA, INC., Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RS-1-7 zone of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County, March 16, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to Tierrasanta, LLC., Owner and Omnipoint Communications, dba T-Mobile USA, Inc., Permittee, to remove the existing wireless facility approved under 95-0350-106 and construct a new wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 24, 2011, on file in the Development Services Department.

The project or facility shall include:

- a. A new wireless communication facility consisting of antennas fully enclosed within a third level (overall height of 34' 11") located on Unit 20 of the Tierrasanta Townhomes project, as reflected on the approved exhibits. Additional antennas for three other wireless providers will also be located within similar third levels on other units within the project under separate permits. An equipment yard for four carriers will be located in the southern most portion of the project behind and below Unit 23. T-Mobile will

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occupy one of the four enclosures, none to exceed 250 square feet in area and all to be located in the equipment yard as reflected on the approved exhibits.

- b. A temporary power pole supporting 6 panel antennas and an associated ground mounted equipment cabinet will be permitted during the demolition and construction phases of the condominium project, and shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location. The temporary facility must be completely removed prior to final inspection of Unit 20.
- c. Landscaping (planting, irrigation and landscape related improvements) will be the responsibility of the Owner; however, in the event that landscape or maintenance ceases to be the Owner's responsibility, it will transfer to the Permittees;
- d. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
3. 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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.

5. This permit is valid only with the initial utilization of SDP No. 837614 and is subject to all of the conditions contained within that permit.

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

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

8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. 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.

11. Prior to issuance of any building permits for this project, all conditions of SDP No. 837614 related to entitlements and preconstruction requirements must be satisfied.

12. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on March 24, 2021. 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.

13. 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.

14. Under no circumstances, does approval of this permit authorize the 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.

15. This Permit will be developed in phases. The first phase includes removal of the existing wireless support facility and the installation of a temporary power pole to act as a support structure while the residential project is under construction. The temporary wood pole shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carrier's new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The applicant shall notify the city if there is any change to this schedule.

LANDSCAPE REQUIREMENTS:

15. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit and Exhibit 'A' on file in the Offices of Development Services.

16. Landscape installed as part of this project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

17. If any required landscape (including existing or new planting, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

18. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas to be installed on the premises are below the federal standards.

19. 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.

20. 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.

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

22. The building materials and paint used for the addition shall not result in any noticeable lines or edges in the transition from the main building.

23. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections).

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 Permittee.

25. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

26. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

27. All components of the wireless facility shall be maintained for the life of this permit.

28. All future residents of the condominium complex shall be notified of the wireless facility and shall be furnished with a copy of this permit.

29. Any lighting of the equipment area shall be shaded and adjusted to fall on the equipment shelter where the lights is 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 section 66020.

10644

- This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011 by Resolution No. 4694-PC.

10645

Permit Type/PTS Approval No.: Conditional Use Permit No. 837628

Date of Approval: March 24, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT



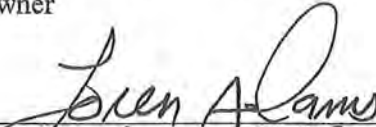
Karen Lynch-Ashcraft
Development Project Manager

**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.

Tierrasanta, LLC

Owner

By 

NAME Loren Adams
TITLE V.P.

T-Mobile West Corporation

Permittee

By 

NAME
TITLE

**Michael Fulton
General Manager
T-Mobile San Diego**

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

DOC # 2011-0550084



OCT 19, 2011 12:40 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 43.00

PAGES: 10



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

Handwritten initials: JF, 10/19/11, 1007

10621

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001138

**CONDITIONAL USE PERMIT NO. 837627
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 287680)
SPRINT NEXTEL - TIERRASANTA TOWNHOMES - PROJECT NO. 219199
PLANNING COMMISSION**

This CUP No. 837627 (Amendment to CUP 287680), is granted by the City Council of the City of San Diego to TIERRASANTA LLC., Owner, and SPRINT NEXTEL, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420. The 6.86 site is located at 11445 Tierrasanta Boulevard in the RS-1-7 zone of the Tierrasanta Community Plan. The project site is legally described as a portion of Lot 301 of El Dorado Hills, Unit 13, Map No. 9151 filed in the Office of the County Recorder of San Diego County, March 16, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to Tierrasanta LLC., Owner and Sprint Nextel, Permittee, to remove the existing wireless facility approved under 94-0330-046 and construct a new wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 24, 2011, on file in the Development Services Department.

The project or facility shall include:

- a. A new wireless communication facility consisting antennas fully enclosed within a third level (overall height of 34'11") located on Unit 25 of the Tierrasanta Townhomes project. Additional antennas for three other wireless providers will be located within similar third levels on other units within the project under separate permits. An equipment yard for four carriers will be located in the southern most portion of the project behind and below Unit 23. Sprint Nextel will occupy one of the four enclosures, none to exceed 250 square feet in area and all to be located in the equipment yard as reflected on the approved exhibits.

10622

- b. A temporary power pole supporting 4 panel antennas and an associated ground mounted equipment cabinet will be permitted during the demolition and construction phases of the condominium project, and shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The temporary facility must be completely removed prior to final inspection of Unit 25.
- c. Landscaping (planting, irrigation and landscape related improvements) will be the responsibility of the Owner; however, in the event that landscape ceases to be the Owner's responsibility, it will transfer to the Permittees ;
- d. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
- 2. No permit for the construction or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
- 3. 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 City Manager.
- 4. This Permit is a covenant running with the subject property and shall be binding upon the 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.
- 5. This permit is valid only with the initial utilization of SDP No. 837614 and is subject to all of the conditions contained within that permit.

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6. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.
9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. 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.
11. Prior to issuance of any building permits for this project, all conditions of /SDP No. 837614 related to entitlements and preconstruction requirements must be satisfied.
12. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on March 24, 2021. 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.
13. 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

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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.

14. Under no circumstances, does approval of this permit authorize the 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.

15. This Permit will be developed in phases. The first phase includes removal of the existing wireless support facility and the installation of a temporary power pole to act as a support structure while the residential project is under construction. The temporary wood pole shall be permitted to remain thereafter, for 60 days following the issuance of the new power meters for the four carriers' new equipment yard enclosure location and the final inspection and sign off of the new equipment yard enclosure location. The applicant shall notify the city if there is any change to this schedule.

LANDSCAPE REQUIREMENTS:

15. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit and Exhibit 'A' on file in the Offices of Development Services.

16. Landscape installed as part of this project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

17. If any required landscape (including existing or new planting, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

18. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas to be installed on the premises are below the federal standards.

19. 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.

20. 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

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so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

21. Prior to obtaining a Construction Permit, revised plans may be submitted illustrating a residential design feature creatively concealing a permanent ladder to the third level of Unit 25 to the satisfaction of Development Services. The goal is to conceal an access ladder so that it does not change the outward appearance of the structure as a residential unit. If this cannot be achieved, a permanent ladder will not be permitted.

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

23. The building materials and paint used for the addition shall not result in any noticeable lines or edges in the transition from the main building.

24. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections).

25. 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 Permittee.

26. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

26. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

27. All components of the wireless facility shall be maintained for the life of this permit.

28. All future residents of the condominium complex shall be notified of the wireless facility and shall be furnished with a copy of this permit.

29. Any lighting of the equipment area shall be shaded and adjusted to fall on the equipment shelter where the lights is located and in accordance with the applicable regulations in the SDMC.

10626

INFORMATION ONLY:

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- This development may be subject to impact fees at the time of building/engineering permit issuance

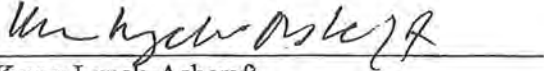
APPROVED by the Planning Commission of the City of San Diego on March 24, 2011 by Resolution No. 4692-PC.

10627

Permit Type/PTS Approval No.: Conditional Use Permit No. 837627

Date of Approval: March 24, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

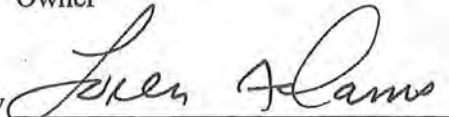


Karen Lynch-Ashcraft
Development Project Manager

**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.

Tierrasanta, LLC
Owner

By 

NAME Loren Adams
TITLE VP

Sprint Nextel
Permittee

By 

NAME STEPHEN C. DEMARS
TITLE POST PROGRAM MANAGER

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

ORIGINAL

**Tierrasanta Community Town Council
and Community Planning Group
TCC**

Mailing Address:
4985 La Cuenta Drive,
San Diego, CA 92124

Website:
www.tierrasantacc.org

**DRAFT
MINUTES**

**PUBLIC NOTICE OF REGULAR
MEETING**

Wednesday, March 21, 2012 at 6:30 PM

Held at the:
Tierrasanta Recreation Center
11220 Clairemont Mesa Blvd, San Diego, CA 92124



**Tierrasanta
Community Council**

Officers 2011-2012

Scott Hasson P
President & Chairman
Tel: 858-829-8303
Scotthasson007@yahoo.com

Neill Thornton P
Vice President

Derek Rotzinger P
Treasurer

Donna Jackson P
Secretary

Area Directors 2011-2012

Richard Rees (Area 1) P

Gerald Hosenkamp P
(Area 2/At Large)

Frank Tepedino (Area 3) P

Tobiah Pettus (Area 3) P

Joe Battaglia (Area 4) P

Richard Orr (Area 4)A

Anthony Ferebee (Area 5) P

Loren Vinson (Area 6) P

Rich Thesing (Area 7) P

Deanna Spehn P
(Area 7/At Large)

Tim Splinter P
(Area 7/At Large)

Vacant
(Area 8/At Large)

Vacant
(Commercial Director)

-
- 6:31 **Call to order - 6:31 called to order**
 - Pledge of Allegiance - Led by Tim Splinter**
 - Introduction of Members & Quorum Check: 13 of 15 members present. There is a quorum. 7:15 Ferebee arrived; now 14 of 15 members present.**
 - Guest Sign-in**

Agenda Review, Prioritization or Scheduling of Items; also, Requests for Changes or Additions to the agenda (requires 2/3 majority vote, and must be time sensitive for noticing purposes, according to Brown Act and 600-24)

Special Announcements:

**April 12, 2012 is the recognition event at Andiamo's
Time certain items at 7pm, 8pm and 8:30pm**

CONSENT AGENDA ITEMS-

- 6:40 **Non-Agenda Public Comment**

Any member of the public may address a community issue not elsewhere included in the agenda. Upon recognition by the Chair, each speaker may take up to 2 minutes (speakers may be limited to less if several speakers want to address the same issue). While there can be limited discussion, please note that the TCC as a Planning Group is *prohibited* from acting on (voting on) any issue not already on the agenda for this meeting. Items will all be referred.

**TCC DRAFT MINUTES for March 21, 2012****Page 2 of 10****Representatives to the TCC****Government Agencies**

- S.D. Fire Dept: Battalion Captains Julie Bardsley ("A" shift), Carl Becker ("B") & Scott Lowe ("C")
- *S.D. Police Dept: CSO Ed Zwibel (tel: 858-495-7943, zwibele@pd.sandiego.gov) Non-Emer tel: 619-531-2000
- Congressman Duncan D. Hunter (R, 52nd District): Andrea Jones (tel: or 619 448-5201, Andrea.Jones@mail.house.gov)
- State Senator Joel Anderson (R, 36th District): Ed Smith (tel: 619-596-3136, Ed.Smith@sen.ca.gov)
- *State Senator Christine Kehoe (D, 39th District): Deanna Spehn (tel: 619-368-4477, Deanna.Spehn@sen.ca.gov)
- Assemblywoman Toni Atkins (D, 76th Dist.): Rachel Gregg (tel: 619-645-3090, Rachel.gregg@asm.ca.gov)
- Assemblyman Brian Jones (R, 77th District): Danica Mazenko (tel 619-441-2322, Danica.Mazenko@asm.ca.gov)
- *Assemblyman Marty Block (D, 78th Dist.): Ben Zeiger, (tel: 619-462-7878, ben.zeiger@asm.ca.gov)
- *County Supervisor Pam Slater-Price (R-3rd District): Marc Regier (tel: 619-531-5533, Marc.Regier@sdcounty.ca.gov)
- San Diego Mayor Jerry Sanders (R) Ron Lacey (tel: 619-236-7056, RLacey@sandiego.gov)
- *City Councilmember Marti Emerald (D-7th District): Marisa Berumen (tel: 619-236-6435, MBerumen@sandiego.gov)
- SDUSD Trustee Kevin Beiser (D): (tel: 619-838-5274, kbeiser@sandi.net)
- MCAS Miramar Liaison Kristin Camper (tel: 858-577-6603, kristin.camper@usmc.mil)
- *Deputy City Attorney Karolyn Westfall (tel: (619-236-6220, kwestfall@sandiego.gov)

*= Rep was in attendance

Executive committee notes:

Present: Hasson, Tepedino, Jackson, Rotzinger

Absent: Thornton

Guests: Loren Vinson, Richard Rees

Issues:

Concert in the park schedule was reviewed and approved

1. May 12, 2012, 6-9PM "Finding The Constant" Jazz, Cost \$700.00
2. June 2, 2012, 6-9PM "Bayou Brothers" Zydeco, Cost \$600.00
3. July 21 Cancelled due to unavailability of the field at the TS Rec. Center
4. August 18, 2012 6-9PM "Y3K" 80s Rock & Roll, Cost \$1,000.00
5. September 15, 2012, 6-9PM, "High Tide" Reggae, Cost \$1,000.00

Non Agenda Public Comment

Steve Dannon announced he is running for county supervisor and offered his support to our community.

David Weinberg with Jewish Family Service announced On the Go, a new program that provides transportation for older adults with volunteer drivers.

Jeanette Cozzi, Senior Tax Advisor HR Block introduced her company to the community.



TCC DRAFT MINUTES for March 21, 2012

Debbie Giaquinta, School Site Coordinator at The Charter School of San Diego, gave a brief overview of the school and asked to advertise on the TCC website.

Chair recognized Ryan Trabuco the President of the Claremont Town council in attendance.

Meeting of the TCC as Tierrasanta's recognized Community Planning Group

CPG business, functions, agenda items and votes are subject to Council Policy 600-24 and the Brown Act.

ACTION & INFORMATION ITEMS:

Item 1: 2012 TCC Elections (3 min): VP Thornton will go over the timeline and process for the annual elections, and the open positions that are to be filled.

Open positions include: President, VP, and Secretary, Directors in area 3, 4, and 2 in 7

Item 2: Vacant Commercial Director (2 min): The TCC will consider applicants to appoint to the open seat and can its discretion appoint them
No one came forward

Item 3: Vacant Area 8 at large (2 min): The TCC will consider applicants to appoint to the open seat and can its discretion appoint them
Action: The TCC supports or does not support this item

Resident and former TCC member Donnie Staples came forward to be appointed.
Motion by Spehn, 2nd by Director Thesing, to appoint Donnie Staples to the Area 8
Voted 12-0-0, Motion passes.

The TCC supports this item.

TIME CERTAIN 7:00PM

Item 4: PLA issue forum (50 min): TCC will host a semi-forum on the Project Labor Agreement issue which is a ballot measure the city will have a chance to vote on. The TCC could take a position at that time.
Action: The TCC supports or does not support this item

Jim Ryan, Exec VP of Associated of General Contractors, presented the Con/opposed to Project labor agreements.

Tom Lemmon of the SEIU presented the pro PLA side

Jim Rebutted

Tom Rebutted

Audience Questions:

TK: Question was a "you don't have to be a union member to work on a PLA but you have to pay union dues? Does that mean everyone can work on a PLA provided they pay dues"? Answer (Tom): The only way to control workers on the job site is to be dispatched from a union hall, so you need to have the qualified criteria to do the work and register at the hall. But to do so would require the worker to pay a fee.

Council Questions: Question from Tobiah: Right now do you have to have a PLA to do a job? Answer (Jim): No you do not have to have a PLA. Follow up "Your ballot measure says you can't have a PLA?" Answer (Jim): The

*TCC DRAFT MINUTES for March 21, 2012**Page 4 of 10*

ballot measure says let everyone bid regardless if they are a union contractor or not. Follow-up (Tom): I agree with Jim that you don't need a PLA right now, but I disagree on what Prop A is. Prop A is specifically designed to take the decision making power away from the people you elect.

Question from Audience: Would not having PLAs eliminate state-mandated safety triggers? Answer (Jim): Absolutely not. State law still requires prevailing wage and safety rules. Answer (Tom): There is a difference in the workforce. If you look at apprenticeship rates, we graduate more than anyone else in the state. Jim also talked about benefits, and they are important. Union programs (almost 100%) provide health care not only for the worker, but their family.

Question from audience: What amount of money is at stake for the city if they lose state funding? Answer (Tom): Projects are split into 3 pots (engineering, labor, material). Whatever the cost of the workforce is, it's a small amount. Answer (Jim): City funding from state over this is in single digit percentages.

Question: Do non-union workers that have to pay a fee, is it the same as union workers? Answer (Jim): it's the same hourly fee; some unions also charge an initiation fee. Question: Do they get the same benefits? Answer (Jim): No. (Tom): They represent workers, union or non union, whether they pay dues or not. An example is to make sure contractors are paying the pay they are due.

Question: Would your ballot initiative change the fact that no local contractors are bidding? Answer (Jim) that's because of the union rules in place in San Diego fit LA contractors better. Answer (Tom): LA has plenty of PLAs. San Diego is a different situation. There is so much fear in the contractor's minds about PLAs that they don't bid. Don't be fooled by lowest bidders, they can follow up with change orders and add cost later.

Comment by Gerald: Dead against PLAs. He spent much of his life on large projects over 100MM. San Diego should only be looking to see if we are getting a good value for the money, and is the quality up to standards? He is worried that the city will be pricing itself out of the market, and is dismayed that the unions went up to Sacramento to pass state law.

Comment by Tobiah: He feels that the ballot measure is too extreme. He feels that multi-year contracts with PLAs have better cost control.

Comment by Deanna: We are removing discretion powers of the Council by preventing them from placing PLAs on projects.

Comment by Gerald: It's an open secret in the City that an awful lot of money is poured in via unions to elect members to the council and to Sacramento.

Comment by Deanna: It's not just Unions putting money into campaigns these days. It's not just labor. It's everyone.



TCC DRAFT MINUTES for March 21, 2012
Page 5 of 10

Motion by Director ORR: Moves that the TCC supports prop A to ensure fair and open competition.

Second: Director Vinson

Comment by Dan Lazzaro: The TCC should not be representing Tierrasanta.

Voted 8-3-3. Motion passes.

The TCC supports this item.

Ayes: Thesing, Tepedino, Rees, Hosenkamp, Hasson, Splinter, Rotzinger, Vinson.

Nays: Pettus, Thornton, Spehn.

Abstain: Staples, Battaglia, and Ferebee.

TIME CERTAIN 8:00PM

Item 5: Quail Brush power project (15 min): The project will be presented to the TCC with a Q & A period for the community and members.

Action: The TCC supports or does not support this item

Motion to extend the meeting so all who want to can speak on this item by Director Spehn,

Second by Director Hosenkamp.

Unanimous passed. 14-0

The TCC supports this item.

Van Tollinsworth - Preserve Wild Santee - Urge to vote against any initiation. Feels that the project is extremely damaging not only to Santee but also Tierrasanta. Urges us not to underestimate the importance of this vote. He was the one that removed Scott's number from the facebook site. He notes that the TCC website has Scott's phone number and says to contact him if they have concerns. Totally inappropriate for the site. 4 pages of land use regulations. Mentions that there is a change to a wildlife habitat boundary.

Roslyn Varghese - "All the laws" prohibit putting a power plant there. The federal government gave that land to the city to be used as open space.

Kevin Brewster - Santee - Consider how beautiful Tierrasanta and Mission Trails Park is. Notes that TS is a bedroom community. People live here because of the open space and MTRP. This will remove the designation of open space from this parcel. Estimates that people that live within 5 miles will.

Rudy Reyes - Wildcat Canyon - Candidate for 2nd District County of SD. This project will consume thousands of gallons of water, and will remove this from being natural preserve. Loves going to the park, was raised around the park. Less than 1,000 feet is a high school. Notes that this is in East Elliot, there is still UXO.

Sandi Kuntz - Santee - Opposes the project and CPA. Notes that it borders MTRP, and is included in the MTRP master plan. Part of the MSCP for the City, and is part of wildlife corridors to Cuyamaca.

Steve Goldfarb - East Elliot Property Owner - Troubled and concerned that the TCC is only just now hearing about the project. He feels we are not prepared to weigh in on the issue. The MSCP was placed in 1997 the East Elliot CP was amended to show that. All of East Elliot is open space. This has been open space for 4 decades.

Retha Knight - Santee - Full time employee but dedicated to stopping this project. Projected run time is 43%.

*TCC DRAFT MINUTES for March 21, 2012**Page 6 of 10*

Steven Houlihan - RN at Sharp Surgical, Santee Resident - Concerned about air quality for elderly and young community members. Notes an elementary school is nearby. He feels that this will place a burden on healthcare systems that treat respiratory issues. Notes that this is next to Mission Trails.

Pauline Kenwood - Santee - The canyons and open space define the shape of our community. Thinks MTRP is a jewel in the crown of city parks. Noted Clairemont Town Council v. City of San Diego which maintained zoning for open space. Retain open space as open space

Danielle Marriot - Santee - Wants to bring a personal voice to this item. She grew up less than a mile to mission trails. Heavy user of MTRP. Works at a golf course, notes pollution in the river already. Notes that Santee is already at risk for smog.

Susan Wu - Santee - Moved in a year ago. She noted that everyone is mentioning MTRP, but no one is mentioning the lakes.

Russ - A lot of the time when the plant is operating in the summer, the Santa Ana winds

James Ackley - Santee - What is the Sunrise Power link for then?

Quail brush - Sunrise Power link is a transmission line, we are a power plant. She believes that the process needs to move forward to see the actual data. Requests again that we move forward and recommend approval the city.

Jeff Kahn - Santee - Requests that we not move forward. Says that the plant will produce 100 tons of carbon dioxide, it's not the right place. Apologizes for all the calls.

Deanna - Notes that we should expect to hear from the public.

Loren - Appreciates that Deanna spoke up to extend time on this item. Feels that we don't have enough data.

Chris - Preliminary Staff assessment - same as an EIR. Audience seems to disagree.

Joe Battaglia - Concerned about pollution. On one hand, we have a power problem and solar and wind can help with the problem, but we still need plants. He is concerned that we are endorsing the change from open space to industrial.

Deanna - Notes that it would have been helpful to have someone from Planning or DSD. All of Tierrasanta was once open space. Then as things come forward then the council can re-zone as needed. Because its open space now, doesn't mean that it always was meant to be.

Dick - Concerned about property values and pollution near schools. Gut reaction is to vote no.

Donnie - Concerned that we only have 27 days before planning commission.

Frank - Understands emotions related to putting a power plant next to a school. However he feels that the applicant should be afforded due process.



TCC DRAFT MINUTES for March 21, 2012

President Scott Hasson asks if we don't place a power plant next to a landfill, where would be better? Notes that Jobs would be created by the plant. Construction to be performed by union labor. Notes that we don't have an EIR, but this process is unknown to most people on the council. How do we know what the actual environmental impacts are if we don't see an EIR? He also commented that we have a serious power shortage here in San Diego and our infrastructure is in a seriously poor state and any small thing can black us out again. We need to at least look at the EIR to see the feasibility of this project.

Motion by Director Vinson: That the TCC take no position at this time on initiating the community plan amendment.

Voted 11-2-1

Results: Thesing, Tepedino, Staples, Reed, Hosenkamp, Battaglia, Peetus, Thornton, splinter, Loren, Deanna.

Nos: Hasson, Ferebee

Abstain: Rotzinger.

The TCC supports this motion.

TIME CERTAIN 8:30PM

Item 6: Intercorp/copperleaf project update (15 min): The TCC will review the latest proposed changes for the project. CDC reviewed the changes and the CDC meeting notes will be discussed.

Action: The TCC supports or does not support this item

Motion by VP Thornton - to recommend approval of the modified cell antenna plan, 2nd by director Thesing Passes unanimously. 14-0-0

The TCC supports this item.

Item 7: CMC sub-committee program (10 min): The TCC will revisit its internal CC&R small Claims program renewal which was approved in 1998 and discuss the plan and increase the max reimbursement up to \$100.00

Action: The TCC supports or does not support this item

Motion by Spehn, Second by Tepedino - To increase the subsidy the filing of small claims cases by the CMC.

Discussion: Splinter feels that we do not need to be encouraging neighbors to be suing neighbors as a function of the TCC. President Hasson feels that the process is needed to keep people honest with their CC&Rs.

Votes: Yes: Tepedino, Thornton, and Ferebee...

No: Thesing, Staples, Rees, Hosenkamp, Battaglia, Splinter, Vinson.

Abstain: Hasson, Derek, Deanna, Tobiah

Item Fails 3-7-4.

The TCC does not support this item.

Adjourning the Planning Group

**TCC DRAFT MINUTES for March 21, 2012****Page 8 of 10****Meeting of the Tierrasanta Town Council**

Convening the Town Council.

CONSENT AGENDA ITEMS-None

- Item 8: Charter School of San Diego (6 min):** The Charter School is located in Tierrasanta and wants to introduce itself to the community.
This item has been moved to Non-Agenda Public Comment section.
- Item 9: Financial update (5 min):** Treasurer Rotzinger will give the TCC an update and discuss financials and misc expenses. **Done.**
- Item 10: Logoware update (5 min):** Director Orr will give an update and discuss plans to have Director Ferebee to start work with him on it. **Next month**
- Item 11: Concert in the Park update (10min):** Director Rees will discuss current status to meet the funding issues for current grant which ends 6/30/12. Schedule for concerts is published on this agenda (exec comm... notes)
Appointment of Dick Rees as chair through the 2012 CITP season.
Schedule is moving forward.
- Item 12: Website discussion (5 min):** The TCC will discuss the proposal of a new strategy of our website, including becoming a community website, supporting the other groups in our community, and making our website the main portal for the community. Timeline, costs, contributions all items to be discussed.
Action: The TCC supports or does not support this item
Next month

COMMITTEE & REPRESENTATIVE REPORTS: short info-only updates.**Planning Group Standing Committees: Following are public notices of committee meetings.****Community Development Committee (CDC) (Bill Reschke, Chair).****Public Notice: No Meetings are scheduled.****Community Plan Exploration Committee (CPEC) (Neill Thornton, Chair).****Public Notice: No Meetings are scheduled.****Open Space Maintenance Assessment District Committee (Deanna Spehn, Chair).****The committee oversees the MAD funds that maintain the joint-use fields including the city open space. This committee reports to the TCC.****Public Notice: Meetings are the 1st Wednesday of each month at 7PM at 10371 Matador ct.****Planning Group Representatives: TCC members serve on city advisory groups and organizations.****Airport Advisory Committee (AAC) – Rep is Scott Hasson. Reporting is only done if something significant is happening, if not all reporting is done via email.****Community Planners Committee (CPC) - Reporting is only done if something significant is happening, if not, all reporting is done via email.****COMMITTEE & REPRESENTATIVE REPORTS: short info-only updates if on the agenda.****Council Committees: These committees serve to improve quality of life in Tierrasanta and in some cases they also help the TCC give advice to different parts of local government.**

**TCC DRAFT MINUTES for March 21, 2012****Page 9 of 10**

Corporate Committees: These committees facilitate the TCC's business as a non-profit 501C4 corporation.

Concert in the Park Committee- Schedule is under complete

Concert in the park schedule was reviewed and approved

1. May 12, 2012, 6-9PM "Finding the Constant" Jazz,
2. June 2, 2012, 6-9PM "Bayou Brothers" Zydeco,
3. August 18, 2012 6-9PM "Y3K" 80s Rock & Roll,
4. September 15, 2012, 6-9PM, "High Tide" Reggae,

Communication Committee- Director Tepedino and Director Thesing will report if they have a report.

Website sponsorship (5 min): ON Hold for website redesign.

Bylaws committee- Work is stopped.

OLD BUSINESS

Approval of Minutes from February 21, 2012

Motion by Director Thesing, 2nd by Director Tepedino to approve the minutes as written.

Approved 10-0-4

The TCC supports this item.

ANNOUNCEMENTS

President Comments-Election issue

Adjourn 10:00 PM

Representatives of Government Organizations

US Navy (Military Housing): Jerry Dunaway (tel: 619-532-1230, Jerry.Dunaway@navy.mil)

US Marine Corps (Military Housing): Jerry Dunaway (tel: 619-532-1230, Jerry.Dunaway@navy.mil)

US Navy (Admiral Baker Golf Course): Sheila Donovan (tel: 619-532-1253 donovansm@efds.w.navy.mil)

S.D. Unified School Dist (Military Housing): James Watts (tel: 858-627-7241, JWatts@sandi.net)

SDUSD (Gov't Relations): Arun Ramanathan (tel: 619-725-7085, ARamanathan@sandi.net)

Serra High School: Michael Jimenez, Principal (mjimenez5@sandi.net)

San Diego Development Services: Dan Monroe (tel: 619-235-5204, DMMonroe@sandiego.gov)

Metropolitan Transit Service: Denis Desmond (tel: 619-515-0929, Denis.Desmond@sdmts.com)

Redevelopment Agency (Grantville): Dan Monroe (tel: 619-235-5204, DMMonroe@sandiego.gov)

Tierrasanta Recreation Center: John Gascon (tel: 858-573-1394, jgascon@sandiego.gov)

Tierrasanta Library: Judy Cunningham (tel: 858-573-1384, JCunningham@sandiego.gov)

Tierrasanta Community Service Organizations

Tierrasanta Kiwanis Club: President is Ed Williams (tel: (858) 623-8990, epwilliams@ft.NewYorkLife.com)

Tierrasanta Junior Woman's Club: President is Carol Wasilausk (tel: carolwasilausk@yahoo.com)

Tierrasanta Recreation Council: President is Norm Ryan (tel: 619-204-4844, nryan@rnrwfirm.com)

Tierrasanta CERT: President is Mike George (MGeorge2@san.rr.com)

Tierrasanta friends of the Canyons: President is Roberta Froome (rfroome1@yahoo.com)

Tierrasanta Foundation: President is Eric Germain (Tel: 619-200-1928, egermain@pacbell.net)



TCC DRAFT MINUTES for March 21, 2012
Page 10 of 10

STATUS OF PROJECT REVIEWS. Below is a summary of projects being worked. Changes in yellow.

Project	Applicant	Name	Review Point	Status Update
146248 Process 5	Arnold Veldkamp J.J.B. Land Company L.P.	River Park at Mission Gorge Project	In process	March 2009: Received project package April 2009: CDC to be scheduled September 2010: No update



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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

Project Title

Tierrasanta

Project No. For City Use Only

259435

Project Address:

11445 Tierrasanta Blvd. San Diego, CA 92124

Part 1 - 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., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? DE
 Corporate Identification No. 200703410144
 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 No

Corporate/Partnership Name (type or print):
Tierrasanta LLC

Owner Tenant/Lessee

Street Address:
4041 MacArthur Blvd. Ste. 250

City/State/Zip:
Newport Beach, CA 92660

Phone No: 949-955-2370 Fax No: 949-955-2380

Name of Corporate Officer/Partner (type or print):
Loren Adams

Title (type or print):
Vice President

Signature :  Date: 10/7/11

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Project Chronology
Tierrasanta Townhomes Telecom
PTS No. 259455

Date	Action	Description	City Review Time	Applicant Response
10/11/11	Submittal for Completeness Check			
11/7/11	Completeness Review Assessment		27 days	
1/27/12	First Full Submittal	Deemed Complete		2 months, 20 days
3/16/12	First Assessment		1 month, 18 days	
5/14/12	Second Submittal			1 month, 28 days
6/27/12	Second Assessment		1 month, 13 days	
8/9/12	Third Submittal			1 month, 13 days
9/7/12	Third Assessment		29 days	
9/26/12	Fourth Submittal			19 days
10/18/12	All Issues Resolved		19 days	
11/6/12	Environmental Exemption			
12/13/12	Planning Commission Hearing		1 month, 7 days	
TOTAL STAFF TIME**			6 months 23 days	
TOTAL APPLICANT TIME**				6 months, 20 days
TOTAL PROJECT RUNNING TIME**			1 year, 2 months, 2 days	

**Based on 30 days equals to one month.



INTRACORP

TIERRASANTA 11445 TIERRASANTA BLVD. SAN DIEGO, CA 92124

SPECIAL INSPECTIONS

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO THE 2010 CBC, SECTION 1704.1.1, SEE SHEET T-3, "STATEMENT OF SPECIAL INSPECTIONS".

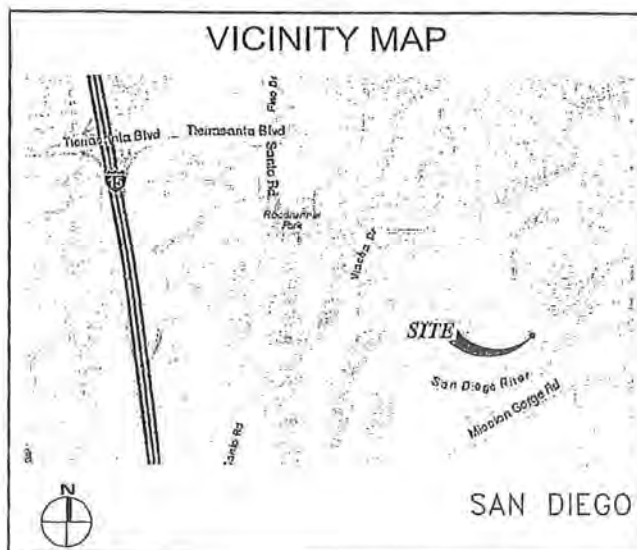
SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY, AND PER SECTION 1105B.3.4, EXCEPTIONS 1 AND 2, OF THE 2010 CBC, SHOULD BE EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

VICINITY MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 301 OF ELDORADO HILLS UNIT NO. 13, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9151, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 16, 1979.

APN: 455-210-07-00

PARCEL B:

ALL THOSE PORTIONS OF LOT "E", REFEREE'S PARTITION MAP OF A PORTION OF LOT 70, RANCHO MISSION OF SAN DIEGO FILED IN SUPERIOR COURT CASE NO. 15191, AND ALL THOSE PORTIONS OF LOT 36 OF ROSEDALE TRACT, ACCORDING TO MAP THEREOF NO. 825, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 174 OF VILLA TRINDAD UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 7572, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1973; THENCE, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAN DIEGO GAS AND ELECTRIC COMPANY'S 200 FOOT EASEMENT RIGHT-OF-WAY, RECORDED FEBRUARY 11, 1955, IN BOOK 5530, PAGE 2 OF OFFICIAL RECORDS, SOUTH 44°31'24" WEST, 102.05 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1948.00 FEET, A RADIAL BEARING TO THE CENTER OF SAID CURVE BEARS SOUTH 42°41'26" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°05'28", 3.10 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 47°13'06" EAST, 281.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3849.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 7°57'17", 545.97 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 39°17'49" EAST, 910.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5049.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 80.78 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 39°17'49" EAST, 171.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF RECORD OF SURVEY MAP NO. 7328, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 9, 1970, SAID POINT BEING NORTH 44°00'54" EAST (RECORD NORTH 44°00'43" EAST) 165.66 FEET FROM THE MOST WESTERLY CORNER OF SAID RECORD OF SURVEY NO. 7328; THENCE, ALONG SAID BOUNDARY OF RECORD OF SURVEY NO. 7328, NORTH 44°00'54" EAST, 98.67 FEET; THENCE NORTH 39°17'49" WEST, 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4951.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 79.21 FEET; THENCE, TANGENT TO SAID CURVE, NORTH 38°22'49" WEST, 983.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5000.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 79.21 FEET; THENCE, TANGENT TO SAID CURVE, NORTH 39°17'49" WEST, 861.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4051.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 7°55'17", 560.07 FEET; THENCE, TANGENT TO SAID CURVE, NORTH 47°13'06" WEST, 281.59 FEET TO THE POINT OF BEGINNING.

PROJECT SUMMARY

APPLICANT:

INTRACORP
4041 MACARTHUR BLVD., SUITE 250
NEWPORT BEACH, CA 92660
CONTACT: PENNY WAIDELL, 949-955-2380

OWNER:

INTRACORP
4041 MACARTHUR BLVD., SUITE 250
NEWPORT BEACH, CA 92660
CONTACT: PENNY WAIDELL, 949-955-2380

PROJECT DESCRIPTION:

INTRACORP PROPOSES TO RELOCATE (4) UNMANNED WIRELESS COMMUNICATIONS FACILITIES. THE (E) WIRELESS FACILITIES CURRENTLY ON SITE ARE VERIZON, AT&T, T-MOBILE AND SPRINT-NEXTEL. THIS SCOPE OF WORK WILL INCLUDE BUILDING A NEW BUILDING/TOWER TO HOUSE WIRELESS EQUIPMENT AND ANTENNAS. REQUIRED PERMITS/APPROVALS ARE PLANNING AND BUILDING.

ON-SITE TELECOM FACILITIES:

SPRINT-NEXTEL, AT&T, VERIZON, T-MOBILE

PROJECT ADDRESS:

11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92124

ASSESSORS PARCEL NUMBER:

455-210-07 & 08

EXISTING ZONING:

RS-1-14

PROPOSED ZONING:

RM-1-1

PROPOSED PROJECT LEASE AREA:

N/A

PROPOSED TYPE OF CONSTRUCTION:

TYPE IV

PROPOSED OCCUPANCY:

B

EXISTING TYPE OF CONSTRUCTION:

TYPE V-B, 1-HR

EXISTING OCCUPANCY:

U (TELECOM FACILITY)

SPRINKLERED (YES/NO):

NO

JURISDICTION:

CITY OF SAN DIEGO

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA ELECTRIC CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2008 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
NATIONAL ELECTRIC CODE, 2008 EDITION
CALIFORNIA FIRE CODE (CFC), 2010 EDITION

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

SHEET INDEX

- T-1 TITLE SHEET
- T-2 PLANNING NOTES
- T-3 PLANNING NOTES
- T-4 PLANNING NOTES
- A-0 OVERALL SITE PLAN
- A-1 SITE PLAN
- A-2 BMP SIGNATURES
- A-3 BUILDING FLOOR PLAN
- A-4 TOWER FLOOR PLANS
- A-5 BUILDING ELEVATIONS
- A-6 BUILDING SECTION, ROOF PLAN
- A-7 DETAILS
- A-8 TEMPORARY EQUIPMENT PLAN

CONSULTANT TEAM

ARCHITECT/ENGINEER:
TERRACOM DEVELOPMENT, INC. (TDI)
555 N. EL CAMINO REAL, STE. #A303
SAN CLEMENTE, CA. 92672
PHONE: (949) 235-9144
FAX: (949) 481-6689
CONTACT: CALVIN COUGH, P.E.

INTRACORP

4041 MacArthur Blvd., Suite 250, Newport Beach, CA 92660
Phone: 949-955-2380 Fax: 949-955-2380

TDI

TERRACOM DEVELOPMENT, INC.

Architecture • Engineering • Telecommunications

555 N. El Camino Real, Ste. A303, San Clemente, CA 92672
Phone: 949-235-9144 Fax: 949-481-6689

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO INTRACORP IS STRICTLY PROHIBITED.



PROJECT NAME

TIERRASANTA

11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92124
SAN DIEGO COUNTY

DRAWING DATES

12/01/11 ZONING DWG (P6)
12/05/11 ZONING DWG (P7)
02/20/12 ZONING DWG (P8)
02/22/12 CD (P8-B1)
07/19/12 CD (P9-B1)

APPROVALS

ZONING

CONSTRUCTION MGR

OWNER APPROVAL

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



Mitigated Negative Declaration

Land Development Division (619) 494-9100

Project Number: 61500 8934E

SUBJECT: Terrasanta Townhomes, SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, TENTATIVE MAP, MHPA BOUNDARY ADJUSTMENT, OPEN SPACE ASSESSMENT VACATION, and a REZONE from RS-1-1A to RM-1-1 (Process 5) to construct 60 residential condominium units and relocate 4 existing wireless telecommunication facilities on a 6.45 acre site at 11445 Terrasanta Boulevard. The existing one-story church building, YMCA daycare building, and associated surface parking areas will be demolished. The site is located at 11445 Terrasanta Boulevard within the Terrasanta Community Plan area and Council District 7. APN 455-219-0700, Legal Description: Lot 101 of Palomares Hills, Unit 13, in the City of San Diego, County of San Diego State of California according to Map thereof No. 9151. Applicant: Intersorp.

UPDATES: Minor revisions to this document have been made when compared to the draft Mitigated Negative Declaration. The changes do not affect the environmental analysis or conclusions of this document. All revisions are shown in a strikethrough and underlining format.

- I. PROJECT DESCRIPTION: See attached Initial Study.
II. ENVIRONMENTAL SETTING: See attached Initial Study.
III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Biological Resources, Historical Resources (Archaeology), Land Use (MHPA Adjacency), and Paleontological Resources. Subsequent revisions to the project proposal correct the specific mitigation identified in Section V. of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION: The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM: GENERAL.

- 1. Prior to the issuance of a Notice to Proceed (NTP) or any permit, including but not limited to, the first Grading Permit, Demolition Permit and Building Permit, the Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Requirements:

534 10/10

1. Prior to the Issuance of Grading Permits: Prior to issuance of grading permits a qualified biologist shall determine the presence or absence of occupied raptor nests within the project site, with written results submitted to the Assistant Deputy Director (ADD) Environmental division of Land Development Review Division (LDR).

2. Prior to Start of Construction: If active raptor nests are identified during the pre-grading survey and project construction has the potential to impact raptors during the raptor breeding season (February 1 - September 15) an appropriate avoidance area must be identified and flagged as determined by a qualified biologist and acoustician.

This restriction shall be noted on all grading and construction plans. Weekly biological monitoring of these nests shall be conducted by the project biologist during the breeding season (February 1 through September 15) with written results submitted to the ADD Environmental division of LDR.

3. During Construction: I. If raptor nests are discovered during construction activities, the biologist shall notify the Resident Engineer (RE). II. The RE shall stop work in the vicinity of the nests. The qualified biologist shall mark all pertinent trees and delineate the appropriate "no construction" buffer area as determined by a qualified biologist. This buffer shall be maintained until the qualified biologist determines, and documents in a survey report satisfactory to the ADD Environmental division of LDR that any young birds have fledged.

4. Post Construction: I. The biologist shall be responsible for ensuring that all field notes and reports have been completed, all outstanding items of concern have been resolved or noted for follow up, and that forecast surveys are completed, as appropriate. II. Within three months following the completion of monitoring, two copies of the Final Biological Monitoring Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Biological Monitoring Program (with appropriate graphics) shall be submitted to Mitigation Monitoring Coordination (MMC) for approval by the ADD Environmental division of LDR. III. This report shall address findings of any inactive nests and any recommendations for relocation of active nest, removal of inactive nests and mitigation for outstanding loss of breeding habitat. IV. MMC shall notify the RE of receipt of the Final Biological Monitoring Report.

(e.g., beam, wall) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dBA(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dBA(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dBA(A) hourly average or to the ambient noise level if it already exceeds 60 dBA(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the ADD (or Environmental specialist as appropriate), as necessary, to reduce noise levels to below 60 dBA(A) hourly average or to the ambient noise level if it already exceeds 60 dBA(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

2. If coastal California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ADD (or Environmental specialist) and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:

- a. If the evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition a-iii shall be adhered to as specified above.
b. If the evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

IV. Mitigation for Impacts to Sensitive Habitat/MHPA Boundary Adjustments

The project would adversely impact up to a maximum of 0.6 acres of Design coastal sage scrub (DAS) and would destroy 0.3 acres of distributed Design coastal sage scrub (DCSS) from the MHPA. The boundary adjustment along with the potential of removing up to an additional 0.3 acres of MHPA habitat is based on the



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PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO INTRACORP IS STRICTLY PROHIBITED.



PROJECT NAME: TIERRASANTA

11445 TIERRASANTA BLVD. SAN DIEGO, CA 92124 SAN DIEGO COUNTY

Table with columns: DRAWING DATES, ZONING DWG (P6), ZONING DWG (P7), ZONING DWG (P8), CD (P8-B1), CD (P9-B1)

APPROVALS

ZONING

CONSTRUCTION MGR

OWNER APPROVAL

SHEET TITLE

PLANNING NOTES

SHEET NUMBER

T-2

"Terrasanta Townhomes project is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration 61500 (8934E)."

2. The owner/developer shall make arrangements to schedule a pre-construction meeting to discuss implementation of the MMRP. The meeting shall include the Resident Engineer, the Project Biologist, Paleontologist, Archaeologist, and the City's Mitigation Monitoring Coordination (MMC) Section.

BIOLOGICAL RESOURCES

J. General

- 1. Prior to the first pre-construction meeting, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified biologist, as defined in the City of San Diego Biological Resource Guidelines (BRG), has been retained to verify all Biological MMRP conditions are implemented.
2. At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the biologist and the names of all persons involved in the Biological Mitigation of the project.
3. At least thirty days prior to the pre-construction meeting, the qualified biologist shall verify that any special reports, maps, plans and time logs, such as but not limited to, vegetation plans, plant relocation requirements and timing, avian or other wildlife protocol surveys, impact avoidance reports or other such information has been completed and updated.
4. The qualified biologist (or project biologist) shall attend the first pre-construction meeting.
5. The project biologist shall supervise the placement of construction fences or equivalent along the limits of disturbance within and surrounding sensitive habitats as shown on the approved permits.
6. All construction activities (including staging areas) shall be restricted to the designated areas as shown on the approved Habitat 4. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved Habitat 4.
II. Raptor Nests Mitigation (Endemic Raptors):

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

I/We the undersigned as Lessee(s) of the property described as 11445 Terrasanta Blvd., San Diego, CA 92124 (Address or legal description)

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

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

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

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

- Maintain pre-development runoff characteristics
Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
Conserve natural areas
Use natural drainage systems as opposed to lined swales or underground drainage systems
Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
Preserve existing native trees and shrubs
Protect all slopes from erosion

Additionally I/We will:
- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain runoff devices and flow reducers

I/We will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee: Kevin C. Becker Company Name: AT&T Mobility

Lessee: [Signature] Date: December 12, 2011

post-construction monitoring scenario that is approved. To reduce these impacts to below a level of significance, the following mitigation would be required:

1. Prior to the issuance of any construction permits, including but not limited to the grading permit, all portions of the 0.6 acre Design coastal sage scrub vegetation area located on the MHPA as delineated on the development plans and in the Biological Survey Report dated February 17, 2006 AND all other undeveloped MHPA areas located within the site boundaries shall be conveyed to the City's MSCP preserve through a conservation easement or covenant of easement granted in favor of the City and wildlife agencies. To the fullest extent possible, any non-ferrous metals located in the MHPA shall be listed separately, have conservation easements placed over them, and shall be maintained in perpetuity by the Owner. Permitted Applicant unless otherwise agreed to by the City. A copy of the recorded easement or deed shall be provided to the Assistant Deputy Director of the Land Development Review Section and MSCP staff of the Planning Department prior to the issuance of the first grading permit. Any areas that would require revegetation/relocation shall include the proposed vegetation on the Landscape D- Sheet plans.

HISTORICAL RESOURCES (ARCHAEOLOGY)

- I. Prior to Permit Issuance
A. Land Development Review (LDR) Plan Check
1. Prior to Notice to Proceed (NTP) for any construction permit, including but not limited to, the first Grading Permit, Demolition Permit and Building Permit, but prior to the first pre-construction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental division shall verify that the requirements for Archaeological Monitoring and Native American Monitoring, if applicable, have been noted on the appropriate construction documents.
B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG), if applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPFR training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all previous levels in the archaeological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any



PROJECT NAME

TERRASANTA

11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92124
SAN DIEGO COUNTY

DRAWING DATES

12/01/11 ZONING DWG (PB)
12/05/11 ZONING DWG (P7)
02/20/12 ZONING DWG (PB)
02/22/12 CD (PB-B1)
07/19/12 CD (P9-B1)

APPROVALS

ZONING

CONSTRUCTION MGR

OWNER APPROVAL

SHEET TITLE

PLANNING NOTES

SHEET NUMBER

T-3

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personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

- The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
- The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.

D. PI Shall Attend Precon Meetings

- Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
- Identify Areas to be Monitored
 - Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate continuation documents (referred to in Part I) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or farmland).
- When Monitoring Will Occur
 - Prior to the start of any work, the PI shall also submit a continuation schedule to MMC through the RE indicating when and where monitoring will occur.
 - The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase

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the potential for resources to be present.

III. During Construction

A. Monitor shall be Present During Grading/Excavation/Trenching

- The monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.
- The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil remains, or when native soils are identified may reduce or increase the potential for resources to be present.

D. Discovery Notification Process

- In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
- The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
- The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

- The PI and Native American representative, if applicable, shall evaluate the significance of the resources. If Human Remains are involved, follow protocol in Section IV below.
 - The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC.
 - If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, stored, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is

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required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.08) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

- Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI. If the Monitor is not qualified as a PI, MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
- The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

- Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the preservation of the remains.
- The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
- If a field examination is not warranted, the Medical Examiner shall determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

- The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, ONLY the Medical Examiner can make this call.
- The NAHC shall appoint the PI within 24 hours or sooner, after Medical Examiner has completed coordination.
- NAHC shall identify the person or persons determined to be the Most Likely Descendant (MLD) and provide contact information.
- The PI shall coordinate with the MLD for additional consultation.
- Disposition of Native American Human Remains shall be determined between the MLD and the PI, RE.
 - The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR
 - The landowner or authorized representative objects to the recommendation of the MLD and notification in accordance with PPC 5097.04 (c) by the NAHC fails to provide means acceptable to the landowner.

D. If Human Remains are NOT Native American

- The PI shall contact the Medical Examiner and notify them of the historic

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ers context of the burial.

- The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.58).
- If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for interment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. Night Work

A. If night work is included in the contract

- When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
- The following procedures shall be followed.
 - No Discoveries
In the event that no discoveries were encountered during night work, the PI shall record the information on the CSVR and submit to MMC via fax by 9am the following morning, if possible.
 - Discoveries
All discoveries shall be processed and documented using the existing procedures defined in Sections III - During Construction, and IV - Discovery of Human Remains.
 - Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures defined under Section III - During Construction shall be followed.
 - The PI shall immediately contact MMC, or by SAM the following morning to report and discuss the findings as indicated in Section III - B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

- The Construction Manager shall notify the RE or BI, as appropriate, a minimum of 24 hours before the work is to begin.
- The RE or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Submittal of Draft Monitoring Report

- The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft

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Monitoring Report.

b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Parks and Recreation Form-DPR 323 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's (Unfunded) Resource Guidelines, and submittal of such forms to the South Coast Information Center with the Final Monitoring Report.

- MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
- The PI shall submit revised Draft Monitoring Report to MMC for approval.
- MMC shall provide written verification to the PI of the approved report.
- MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

- The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
- The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronologies that relate to the history of the area; that faunal material is identified as to species; and that geology studies are completed, as appropriate.

C. Curation of Artifacts: Accession Agreement and Acceptance Verification

- The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for the project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
- The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

- The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
- The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

LAND USE (MHPA ADJACENCY)

I. The biologist shall with MMC shall verify that ongoing construction activities have been excluded from the MHPA boundary to prevent any potential impacts associated with the MHPA. No construction activities or construction site preparation shall occur beyond the project limits.

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II. Prior to issuance of the grading permit, the ADD of LDR shall verify that the project meets the requirements of Land Use Adjacency Guidelines and that the Guidelines are displayed on the grading plans.

- Drainage.** The project shall implement Best Management Practices (BMPs) during construction and post construction to control sediment and construction materials from flowing offsite into the MHPA area. These are outlined in the June 2005 Water Quality Technical Report. Storm flows shall be directed into preexisting storm drains that exist to the north and south of the developed area. Catch basins or sediment traps shall be installed within the storm drain inlets to protect water quality downstream as specified in the Water Quality Technical Report. These BMPs shall be maintained at a minimum of weekly by the Homeowners Association (HOA), or more frequently as recommended by the manufacturer.
- Toxicity.** Best Management Practices shall be incorporated into the project design to prevent toxics from entering into the MHPA.
- Lighting.** Project lighting shall consist of pole mounted high-pressure sodium lights in parking lot areas along the MHPA boundary. Project lighting shall be shielded or otherwise directed away from the MHPA to avoid wildlife disturbances in adjacent MHPA areas.
- Noise.** Construction activities resulting in noise levels exceeding 60 dB(A) Leq shall not be conducted during the California gnatcatcher breeding season (March 1 - August 15) as specified in the Biology mitigation measures of this MND.
- Barriers.** Permanent barriers shall be constructed along the project boundary that abut the MHPA to prevent mass predators (dogs, cats, etc.) and human intrusion into the MHPA. However, the barriers shall be designed to minimally impact wildlife movement along MHPA Corridors (i.e. weight limit).
- Invasives.** Introduction of potentially invasive species into or adjacent to the MHPA shall not occur.
- Brush Management.** Zone 1 brush management shall be limited to the development footprint outside of the MHPA. Zone 2 brush management shall not remove greater than 50% of existing vegetation, and shall not encroach more than 50 feet into the MHPA.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

- A. Land Development Review (LDR) Plan Check**
1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental Design shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD**
1. The applicant shall submit a letter of verification to Mitigation Monitoring Consultation (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.
- II. Prior to Start of Construction**
- A. Verification of Records Search**
1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, plus institution of, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings**
1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Consultant, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Consultant.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored.

- Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC (identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or imported).
- 3. When Monitoring Will Occur**
- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.
- III. During Construction**
- A. Monitor Shall be Present During Grading/Excavation/Trenching**
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.
 2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be filed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter fossiliferous soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
- B. Discovery Notification Process**
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall

- also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance**
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Requests to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
- IV. Night Work**
- A. If night work is included in the contract**
1. Whose night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries: In the event that no discoveries were encountered during night work, the PI shall record the information on the CSV and submit to MMC via fax by 5am the following morning, if possible.
 - b. Discoveries: All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries: If the PI determines that a potentially significant discovery has been made, its procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction**

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.**
- VI. Post Construction**
- A. Submission of Draft Monitoring Report**
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum: The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submitted of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submissions and approvals.
- B. Handling of Fossil Remains**
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify fossils and chronology as they relate to the geologic history of the area; that fossil material is identified as to species; and that stability studies are completed, as appropriate.
- C. Curation of Fossil Remains; Deed of Gift and Acceptance Verification**
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)**
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report

- has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.
- VI. PUBLIC REVIEW DISTRIBUTION:**
- Draft copies or notice of this Mitigated Negative Declaration were distributed to:
- State of California**
- State Clearinghouse (40)
 - California Dept. of Fish and Game (21)
 - Regional Water Quality Control Board (44)
- City of San Diego**
- Commissioner of Public Works District 7, 10A Planning Department, MS 4A
 - Development Services Department, MS 501
 - Neighborhood Services Center MS 95
 - MSCP (MS 5A)
 - MS 501 (MS 501)
- U.S. Fish and Wildlife Service (19)**
- Siena Club (15A)
 - San Diego Audubon Society (167)
 - California Native Plant Society (170)
 - The SW Center for Biological Diversity (176)
 - Citizen Scientists for Century III (172)
 - Endangered Habitats League (182)
 - Historical Resources Board (87)
 - Jerry Schaefer, PhD (209)
 - South Coastal Information Center (210)
 - San Diego Archaeological Center (212)
 - San Diego Natural History Museum (213)
 - Statewide Heritage Organization (214)
 - San Christmas (215)
 - Los Quince (215A)
 - San Diego County Archaeological Society (218)
 - Native American Heritage Commission (222)
 - Kumeyaay Cultural Regulatory Committee (235)
 - Native American Distribution (Public Notice Only) (235A-II)
 - Terrasanta Community Council (462)
 - Murphy Canyon Community Council (463)
 - Terrasanta Community Council (464)
 - Terrasanta Community Branch Library (810)
 - Johnny



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PROPRIETARY INFORMATION
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PROJECT NAME

TERRASANTA

11445 TERRASANTA BLVD.
SAN DIEGO, CA 92124
SAN DIEGO COUNTY

DRAWING DATES

- 12/01/11 ZONING DWG (P6)
- 12/05/11 ZONING DWG (P7)
- 02/20/12 ZONING DWG (P8)
- 02/22/12 CD (P8-B1)
- 07/19/12 CD (P8-B1)

APPROVALS

ZONING

CONSTRUCTION MGR

OWNER APPROVAL

SHEET TITLE

PLANNING NOTES

SHEET NUMBER

T-4

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 301 OF ELGRADO HILLS UNIT NO. 13, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9151, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 16, 1978.

APN: 455-210-07-00

PARCEL B:

ALL THOSE PORTIONS OF LOT "E", REFEREE'S PARTITION MAP OF, A PORTION OF LOT 70, RANCHO MISSION OF SAN DIEGO FILED IN SUPERIOR COURT CASE NO. 15191, AND ALL THOSE PORTIONS OF LOT 39 OF ROSEDALE TRACT, ACCORDING TO MAP THEREOF NO. 825, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

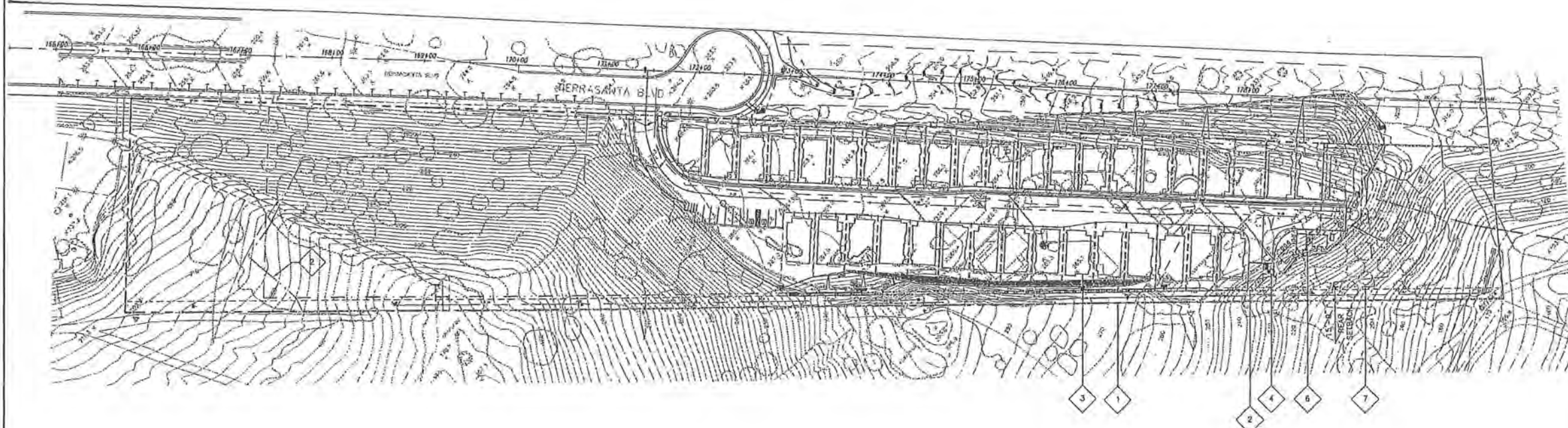
BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 174 OF VILLA TRINIDAD UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 7572, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1973; THENCE, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAN DIEGO GAS AND ELECTRIC COMPANY'S 200 FOOT EASEMENT RIGHT-OF-WAY, RECORDED FEBRUARY 11, 1955, IN BOOK 5530, PAGE 2 OF OFFICIAL RECORDS, SOUTH 44°31'24" WEST, 102.05 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1949.00 FEET, A RADIAL BEARING TO THE CENTER OF SAID CURVE BEARS SOUTH 42°41'26" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°05'28", 3.10 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 47°13'06" EAST, 281.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3949.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 7°57'17", 545.97 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 39°17'49" EAST, 910.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5000.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 79.99 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 38°22'49" EAST, 732.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5049.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 80.78 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 39°17'49" EAST, 171.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF RECORD OF SURVEY MAP NO. 7328, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 6, 1970, SAID POINT BEING NORTH 44°00'54" EAST (RECORD NORTH 44°00'43" EAST) 165.66 FEET FROM THE MOST WESTERLY CORNER OF SAID RECORD OF SURVEY NO. 7328; THENCE, ALONG SAID BOUNDARY OF RECORD OF SURVEY NO. 7328, NORTH 44°00'54" EAST, 98.67 FEET; THENCE NORTH 39°17'49" WEST, 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4951.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 79.21 FEET; THENCE, TANGENT TO SAID CURVE, NORTH 38°22'49" WEST, 683.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 8000.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 79.99 FEET; THENCE, TANGENT TO SAID CURVE, NORTH 39°17'49" WEST, 661.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4051.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 7°55'17", 562.07 FEET; THENCE, TANGENT TO SAID CURVE, NORTH 47°13'06" WEST, 281.59 FEET TO THE POINT OF BEGINNING.

NOTES:

1. ALL WIRELESS FACILITIES TO BE INSTALLED ARE UNMANNED. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
2. CONTRACTOR TO CONFIRM COAX LENGTHS REQUIRED PRIOR TO ORDER.
3. RETAINING WALL (PR# 242448) AND GRADING AND IMPROVEMENT PLANS (PR# 237892) BY OTHERS UNDER SEPARATE PERMIT.
4. 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.
5. 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.
6. THIS PROJECT PROPOSES WORK ON A PRIVATE ROAD THEREFORE NO WORK IS PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
7. ALL STRUCTURES IN ZONE ONE SHALL BE ONE HOUR FIRE RATED OR NON-COMBUSTIBLE CONSTRUCTION.
8. 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.

OVERALL SITE PLAN KEYNOTES

- 1 (E) PROPERTY LINE.
- 2 (E) MHPA BOUNDARY.
- 3 (N) BUILDING FOOTPRINT, (TYP).
- 4 (N) CONCRETE STAIRS AND RAILING BY OTHERS UNDER SEPARATE PERMIT (PR# 237892 GRADING AND IMPROVEMENT PLANS).
- 5 (N) RETAINING WALL BY OTHERS UNDER SEPARATE PERMIT (PR# 242448 RETAINING WALL).
- 6 (N) 1-HR EQUIPMENT BUILDING TO HOUSE TELECOM EQUIPMENT AND ANTENNAS.
- 7 (E) 15'-0" REAR YARD SETBACK LINE.



OVERALL SITE PLAN



SCALE:
1"=60'
0 30' 60'

1

INTRACORP

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Phone: 949-235-0144 Fax: 949-481-5085

PROPRIETARY INFORMATION
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PROJECT NAME

TIERRASANTA

11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92124

SAN DIEGO COUNTY

DRAWING DATES

- 12/01/11 - ZONING DWG (P6)
- 12/05/11 - ZONING DWG (P7)
- 02/20/12 - ZONING DWG (P8)
- 02/22/12 - CD (P8-B1)
- 07/19/12 - CD (P9-B1)

APPROVALS

ZONING

CONSTRUCTION MGR

OWNER APPROVAL

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-0

INTRACORP

4011 Via Arroyo Blvd., Suite 200, Menlo Park, CA 94025
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PROJECT NAME
TERRASANTA

11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92124
SAN DIEGO COUNTY

DRAWING DATES

12/01/11	ZONING DWG (P6)
12/05/11	ZONING DWG (P7)
02/20/12	ZONING DWG (P8)
02/22/12	CD (P8-B1)
07/19/12	CD (P9-B1)

APPROVALS

ZONING _____

CONSTRUCTION MGR _____

OWNER APPROVAL _____

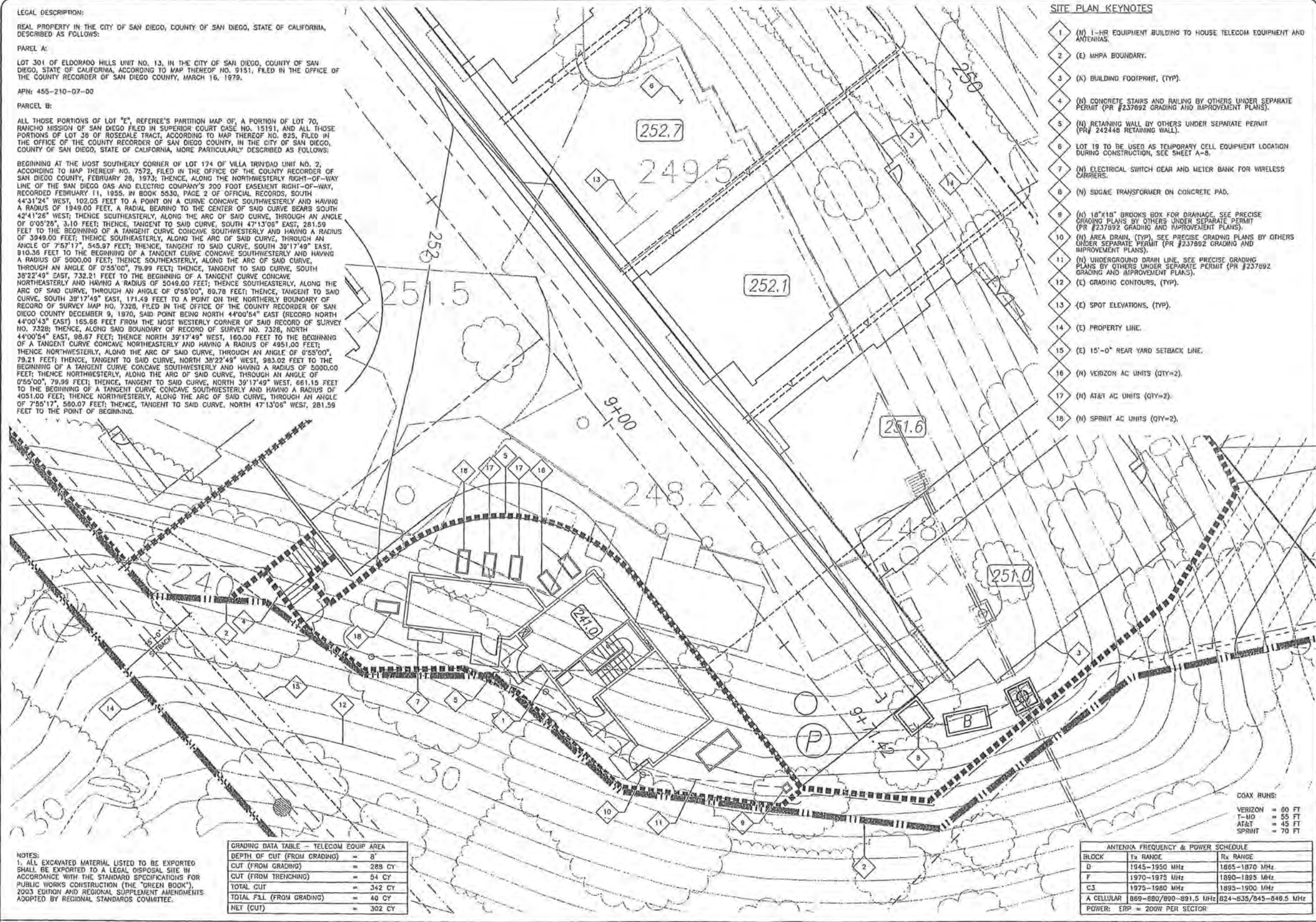
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A:
LOT 301 OF EL DORADO HILLS UNIT NO. 13, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9151, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 16, 1979.
APN: 455-210-07-00
PARCEL B:
ALL THOSE PORTIONS OF LOT "C", REFEREE'S PARTITION MAP OF A PORTION OF LOT 70, RANCHO MISSION OF SAN DIEGO FILED IN SUPERIOR COURT CASE NO. 15191, AND ALL THOSE PORTIONS OF LOT 38 OF ROSEDALE TRACT, ACCORDING TO MAP THEREOF NO. 825, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 174 OF VILLA TRINIDAD UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 7572, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1973; THENCE, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAN DIEGO GAS AND ELECTRIC COMPANY'S 200 FOOT EASEMENT RIGHT-OF-WAY, RECORDED FEBRUARY 11, 1955, IN BOOK 5530, PAGE 2 OF OFFICIAL RECORDS; SOUTH 44°31'24" WEST, 102.05 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1949.00 FEET, A RADIAL BEARING TO THE CENTER OF SAID CURVE BEARS SOUTH 42°41'26" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°05'26", 3.10 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 47°13'05" EAST, 281.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3949.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 7°57'17", 545.97 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 39°17'49" EAST, 910.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5000.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 79.99 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 38°22'49" EAST, 732.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5048.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 80.78 FEET; THENCE, TANGENT TO SAID CURVE, SOUTH 39°17'49" EAST, 171.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF RECORD OF SURVEY MAP NO. 7328, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 9, 1970, SAID POINT BEING NORTH 4°00'54" EAST (RECORD NORTH 44°00'43" EAST) 165.86 FEET FROM THE MOST WESTERLY CORNER OF SAID RECORD OF SURVEY NO. 7328; THENCE, ALONG SAID BOUNDARY OF RECORD OF SURVEY NO. 7328, NORTH 44°00'54" EAST, 98.67 FEET; THENCE NORTH 39°17'49" WEST, 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4951.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 79.21 FEET; THENCE, TANGENT TO SAID CURVE, NORTH 38°22'49" WEST, 983.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5000.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 0°55'00", 79.99 FEET; THENCE, TANGENT TO SAID CURVE, NORTH 39°17'49" WEST, 661.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4051.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 7°55'17", 550.07 FEET; THENCE, TANGENT TO SAID CURVE, NORTH 47°13'06" WEST, 281.59 FEET TO THE POINT OF BEGINNING.

- SITE PLAN KEYNOTES**
- 1 (N) 1-HR EQUIPMENT BUILDING TO HOUSE TELECOM EQUIPMENT AND ANTENNAS.
 - 2 (E) MHPA BOUNDARY.
 - 3 (N) BUILDING FOOTPRINT, (TYP).
 - 4 (N) CONCRETE STAIRS AND RAILING BY OTHERS UNDER SEPARATE PERMIT (PR #237892 GRADING AND IMPROVEMENT PLANS).
 - 5 (N) RETAINING WALL BY OTHERS UNDER SEPARATE PERMIT (PR #242448 RETAINING WALL).
 - 6 LOT 19 TO BE USED AS TEMPORARY CELL EQUIPMENT LOCATION DURING CONSTRUCTION, SEE SHEET A-8.
 - 7 (N) ELECTRICAL SWITCH GEAR AND METER BANK FOR WIRELESS CARRIERS.
 - 8 (N) SUGAR TRANSFORMER ON CONCRETE PAD.
 - 9 (N) 18"x18" BROOKS BOX FOR DRAINAGE, SEE PRECISE GRADING PLANS BY OTHERS UNDER SEPARATE PERMIT (PR #237892 GRADING AND IMPROVEMENT PLANS).
 - 10 (N) AREA DRAIN, (TYP), SEE PRECISE GRADING PLANS BY OTHERS UNDER SEPARATE PERMIT (PR #237892 GRADING AND IMPROVEMENT PLANS).
 - 11 (N) UNDERGROUND DRAIN LINE, SEE PRECISE GRADING PLANS BY OTHERS UNDER SEPARATE PERMIT (PR #237892 GRADING AND IMPROVEMENT PLANS).
 - 12 (E) GRADING CONTOURS, (TYP).
 - 13 (E) SPOT ELEVATIONS, (TYP).
 - 14 (E) PROPERTY LINE.
 - 15 (E) 15'-0" REAR YARD SETBACK LINE.
 - 16 (N) VERIZON AC UNITS (QTY=2).
 - 17 (N) AT&T AC UNITS (QTY=2).
 - 18 (N) SPRINT AC UNITS (QTY=2).



GRADING DATA TABLE - TELECOM EQUIP AREA

DEPTH OF CUT (FROM GRADING)	= 8'
CUT (FROM GRADING)	= 288 CY
CUT (FROM TRENCHING)	= 54 CY
TOTAL CUT	= 342 CY
TOTAL FILL (FROM GRADING)	= 40 CY
NET (CUT)	= 302 CY

ANTENNA FREQUENCY & POWER SCHEDULE

BLOCK	Tx RANGE	Rx RANGE
D	1945-1950 MHz	1865-1870 MHz
F	1970-1975 MHz	1890-1895 MHz
C3	1975-1980 MHz	1895-1900 MHz
A CELLULAR	869-890/890-891.5 MHz	824-835/843-848.5 MHz

POWER: ERP = 200W PER SECTOR

COAX RUNS:
VERIZON = 80 FT
T-MD = 55 FT
AT&T = 45 FT
SPRINT = 70 FT

NOTES:
1. 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.

SITE PLAN

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

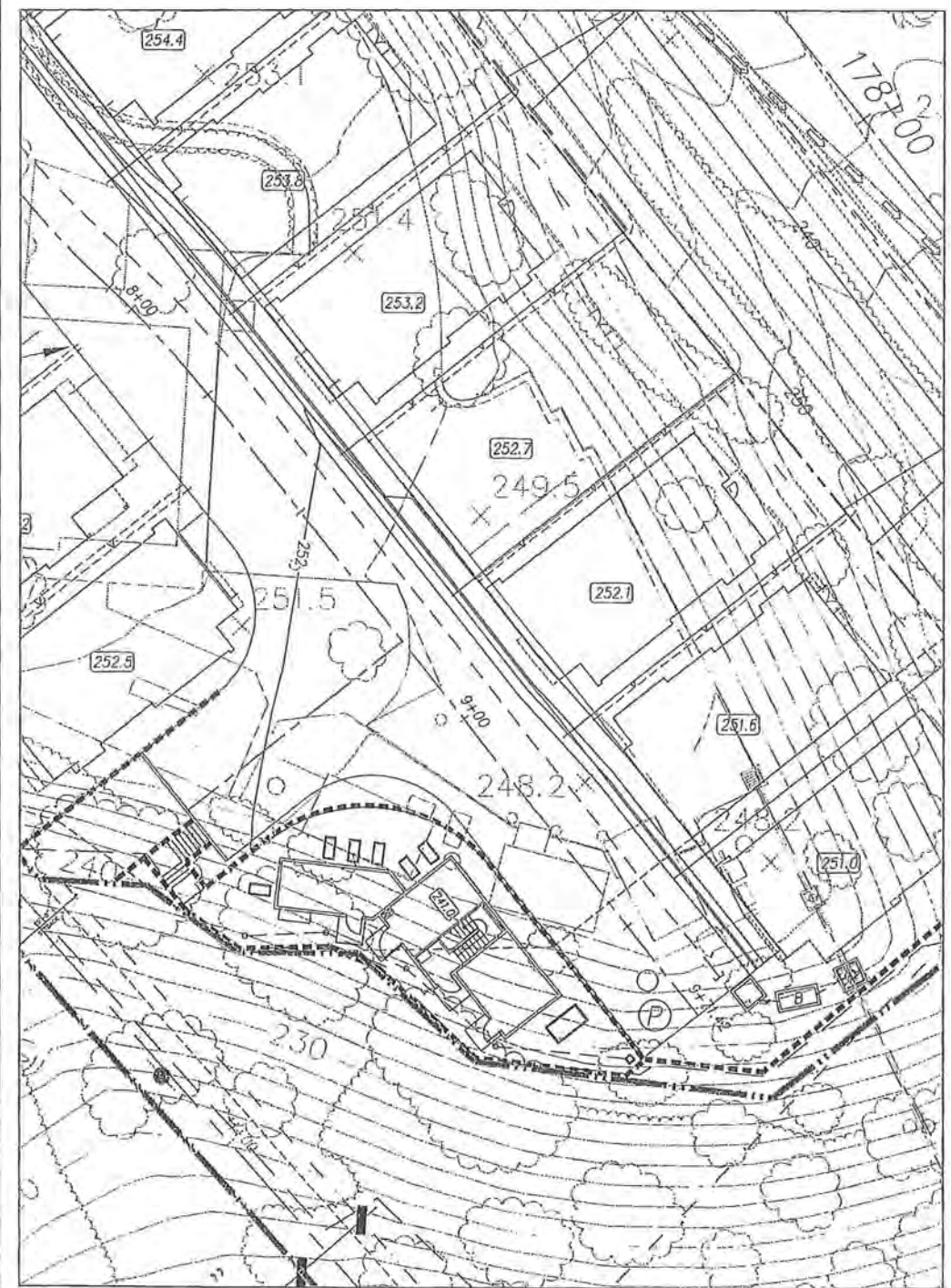
INTRACORP
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 225 N. Tierrasanta Blvd., Ste. 400, San Diego, CA 92122
 Phone: 619-235-9144 Fax: 619-461-8861

PROPRIETARY INFORMATION
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PROJECT NAME	TERRASANTA
11445 TIERRASANTA BLVD., SAN DIEGO, CA 92124	SAN DIEGO COUNTY
DRAWING DATES	12/01/11 ZONING DWG (P6) 12/05/11 ZONING DWG (P7) 02/20/12 ZONING DWG (P8) 02/22/12 CD (P8-B1) 07/19/12 CD (P8-B1)
APPROVALS	
ZONING	
CONSTRUCTION MGR	
OWNER APPROVAL	
SHEET TITLE	BMP SIGNATURES
SHEET NUMBER	A-2



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

I/we the undersigned as Lessee(s) of the property described as 11445 Tierrasanta Blvd., San Diego, CA (Address or legal description)

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

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

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

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

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will:

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

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

Lessee: MARTIN CERRASOLA (print name) Company Name: Verizon Wireless
 Lessee: [Signature] (signature) Date: 1/1/12

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

I/we the undersigned as Lessee(s) of the property described as 11445 Tierrasanta Blvd., San Diego, CA 92124 (Address or legal description)

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

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

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

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

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will:

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

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

Lessee: STEPHEN C. DEMAYES (print name) Company Name: SPRINT NEXTEL
 Lessee: [Signature] (signature) Date: 12/27/11

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

I/we the undersigned as Lessee(s) of the property described as 11445 Tierrasanta Blvd., San Diego, CA 92124 (Address or legal description)

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

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

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

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

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will:

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

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

Lessee: Kevin C. Becker (print name) Company Name: AT&T Mobility
 Lessee: [Signature] (signature) Date: December 12, 2011

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

I/we the undersigned as Lessee(s) of the property described as 11445 Tierrasanta Blvd., San Diego, CA 92124 (Address or legal description)

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

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

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

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

- Maintain pre-development runoff characteristics
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- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will:

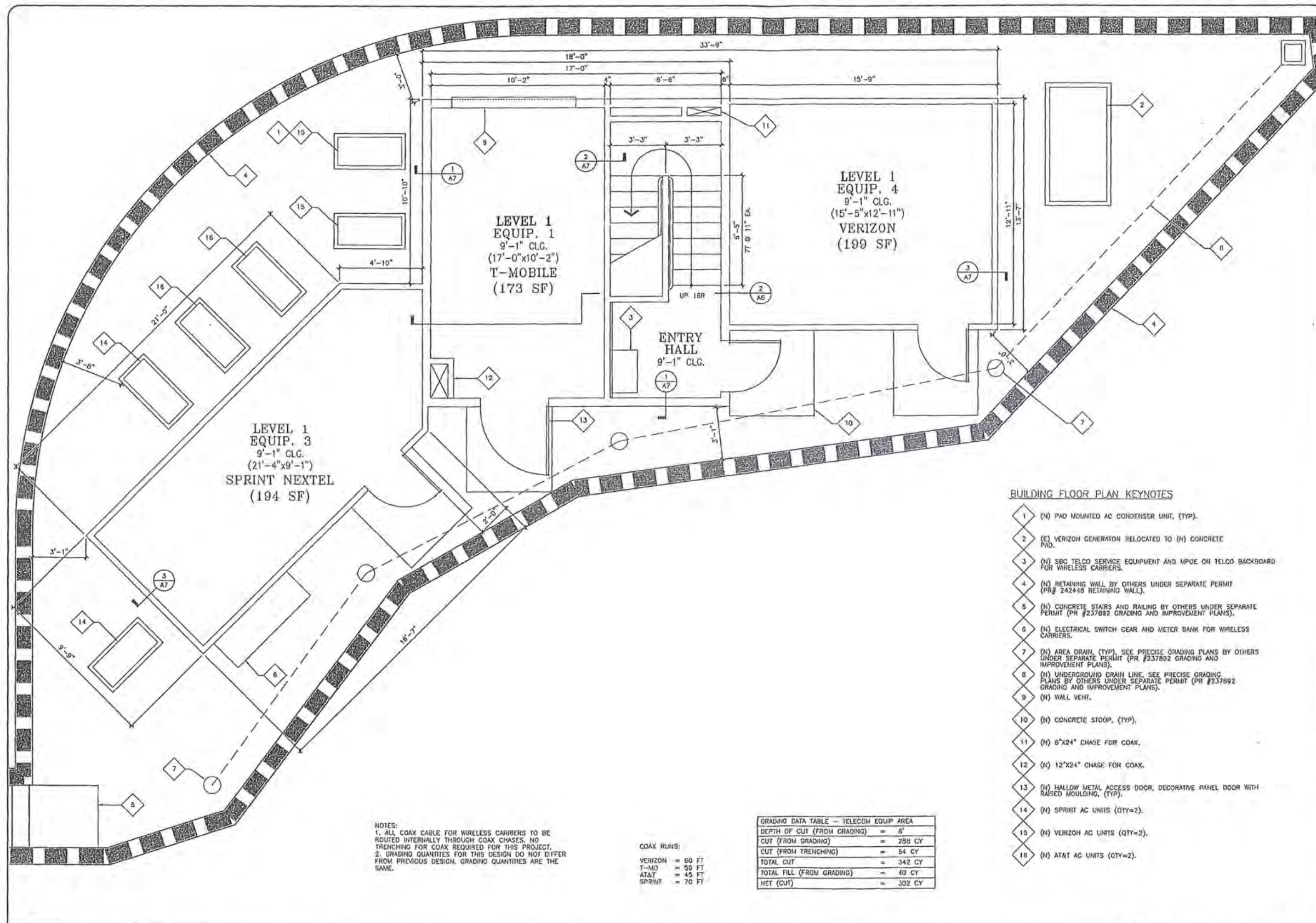
- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

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

Lessee: Michael Fulton (print name) Company Name: T-Mobile
 Lessee: [Signature] (signature) Date: 12-12-11

BMP SIGNATURES - SITE PLAN

NORTH SCALE: NONE 1



INTRACORP
4041 Via Arroyo Blvd., Suite 250, Alhambra, CA 91803
Phone: 949-955-2200 Fax: 949-955-2300

TDI
TERRACOM DEVELOPMENT, INC.
Architecture • Engineering • Telecommunications
805 N. El Camino Real, Ste. A303, San Clemente, CA 92672
Phone: 949-235-9144 Fax: 949-481-6883

PROPRIETARY INFORMATION
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PROJECT NAME
TIERRASANTA

11445 TIERRASANTA BLVD.
SAN DIEGO, CA 92124
SAN DIEGO COUNTY

DRAWING DATES
12/01/11 ZONING DWG (P6)
12/05/11 ZONING DWG (P7)
02/20/12 ZONING DWG (P8)
02/22/12 CD (P8-B1)
07/19/12 CD (P8-B1)

APPROVALS

ZONING _____
CONSTRUCTION MGR _____
OWNER APPROVAL _____

SHEET TITLE
BUILDING FLOOR PLAN

SHEET NUMBER
A-3

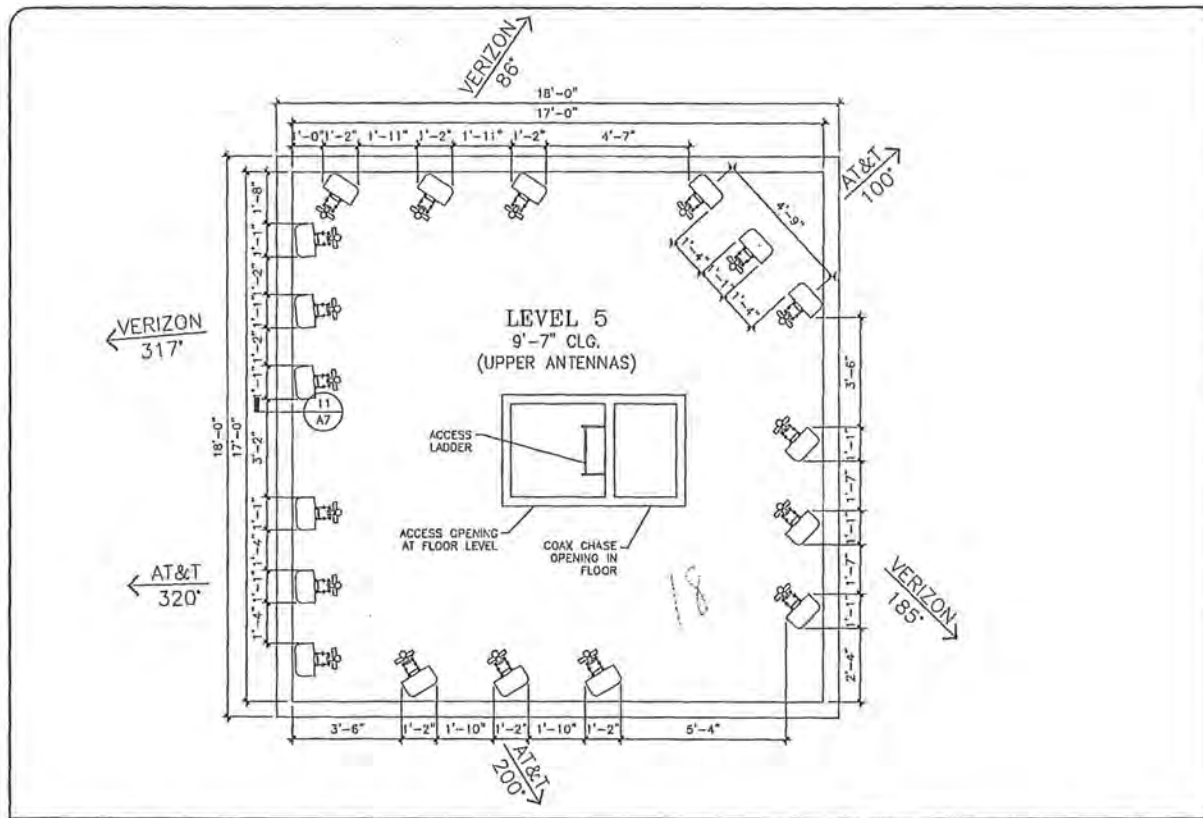
BUILDING FLOOR PLAN KEYNOTES

- 1 (N) PAD MOUNTED AC CONDENSER UNIT, (TYP).
- 2 (E) VERIZON GENERATOR RELOCATED TO (N) CONCRETE PAD.
- 3 (N) SBC TELCO SERVICE EQUIPMENT AND MPOE ON TELCO BACKBOARD FOR WIRELESS CARRIERS.
- 4 (N) RETAINING WALL BY OTHERS UNDER SEPARATE PERMIT (PR # 24249B RETAINING WALL).
- 5 (N) CONCRETE STAIRS AND RAILING BY OTHERS UNDER SEPARATE PERMIT (PR #237892 GRADING AND IMPROVEMENT PLANS).
- 6 (N) ELECTRICAL SWITCH GEAR AND METER BANK FOR WIRELESS CARRIERS.
- 7 (N) AREA DRAIN, (TYP). SEE PRECISE GRADING PLANS BY OTHERS UNDER SEPARATE PERMIT (PR #237892 GRADING AND IMPROVEMENT PLANS).
- 8 (N) UNDERGROUND DRAIN LINE, SEE PRECISE GRADING PLANS BY OTHERS UNDER SEPARATE PERMIT (PR #237892 GRADING AND IMPROVEMENT PLANS).
- 9 (N) WALL VENT.
- 10 (N) CONCRETE STOOP, (TYP).
- 11 (N) 8"x24" CHASE FOR COAX.
- 12 (N) 12"x24" CHASE FOR COAX.
- 13 (N) HOLLOW METAL ACCESS DOOR, DECORATIVE PANEL DOOR WITH RAISED MOULDING, (TYP).
- 14 (N) SPRINT AC UNITS (QTY=2).
- 15 (N) VERIZON AC UNITS (QTY=2).
- 16 (N) AT&T AC UNITS (QTY=2).

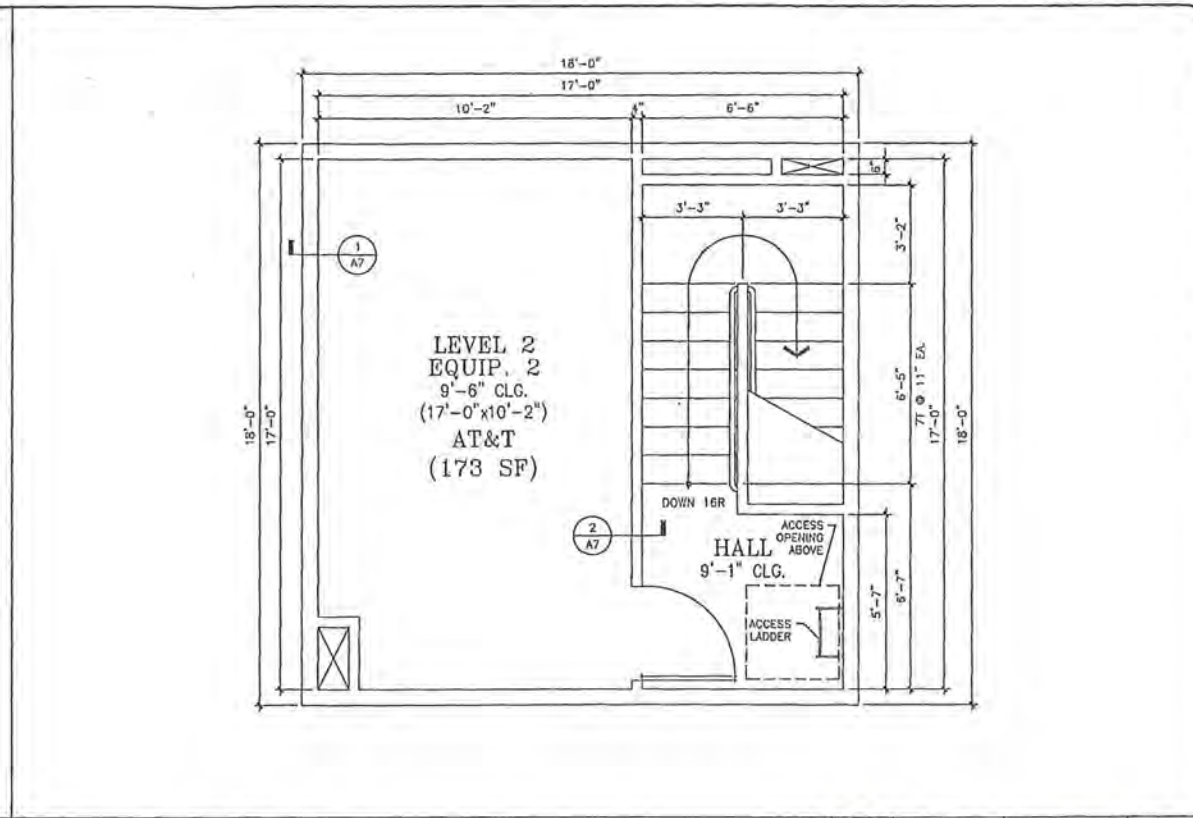
BUILDING FLOOR PLAN - 1ST FLOOR

SCALE:
3/8" = 1'-0" 0 1' 2' 3'

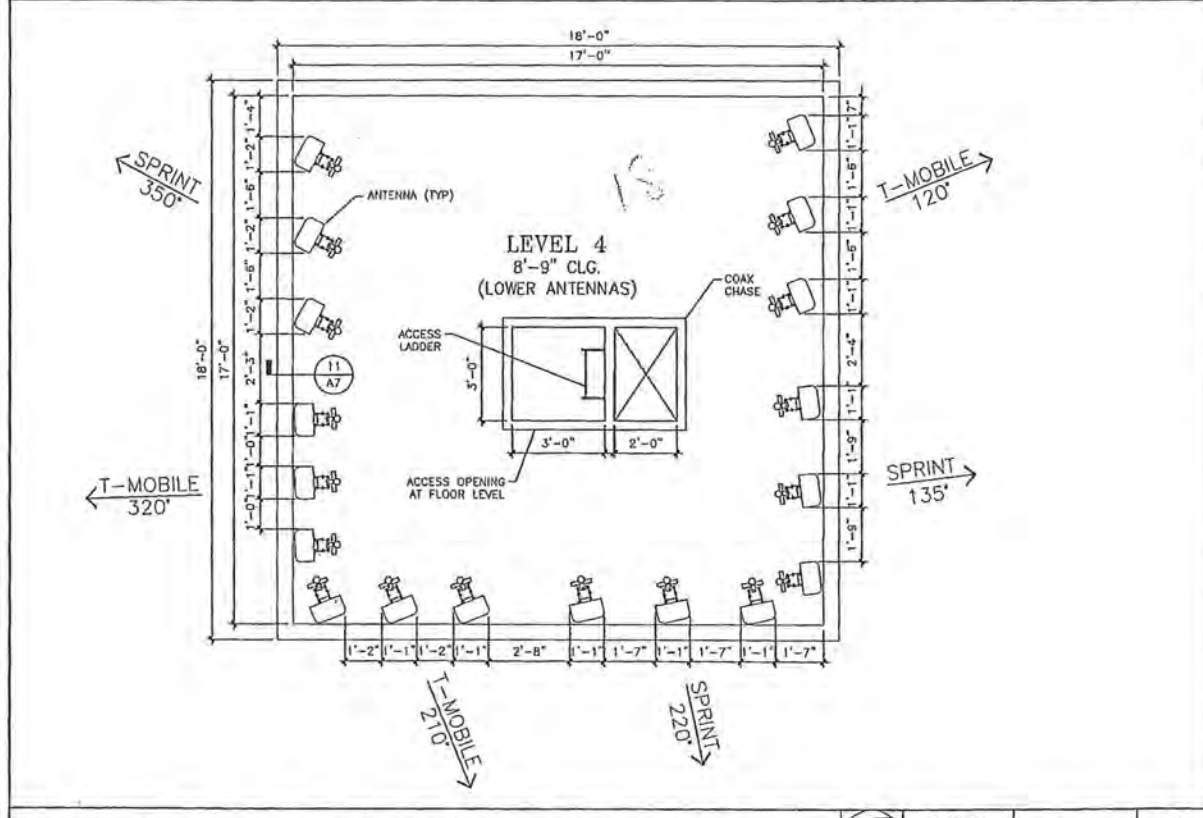
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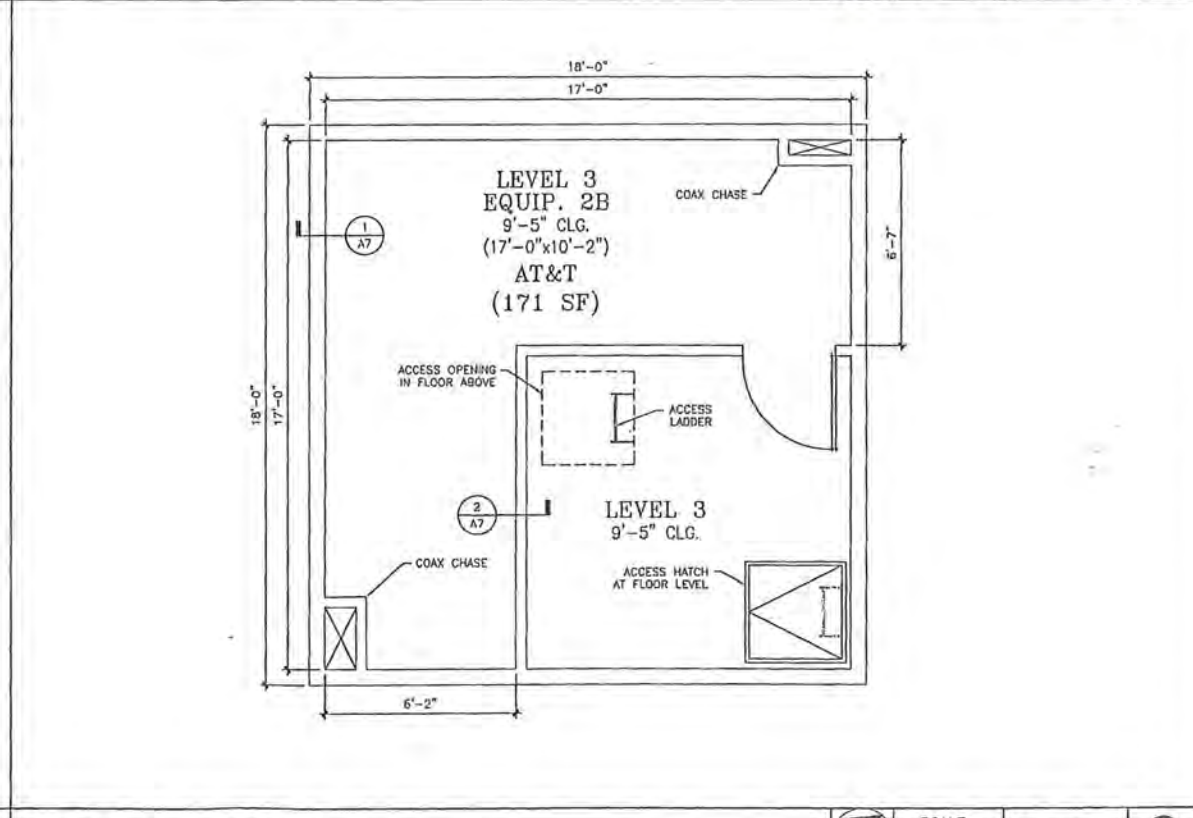
LEVEL 5 FLOOR PLAN (UPPER ANTENNAS) SCALE: 3/8"=1'-0" 0 1' 2' 3' 5



LEVEL 2 FLOOR PLAN SCALE: 3/8"=1'-0" 0 1' 2' 3' 1



LEVEL 4 FLOOR PLAN (LOWER ANTENNAS) SCALE: 3/8"=1'-0" 0 1' 2' 3' 6



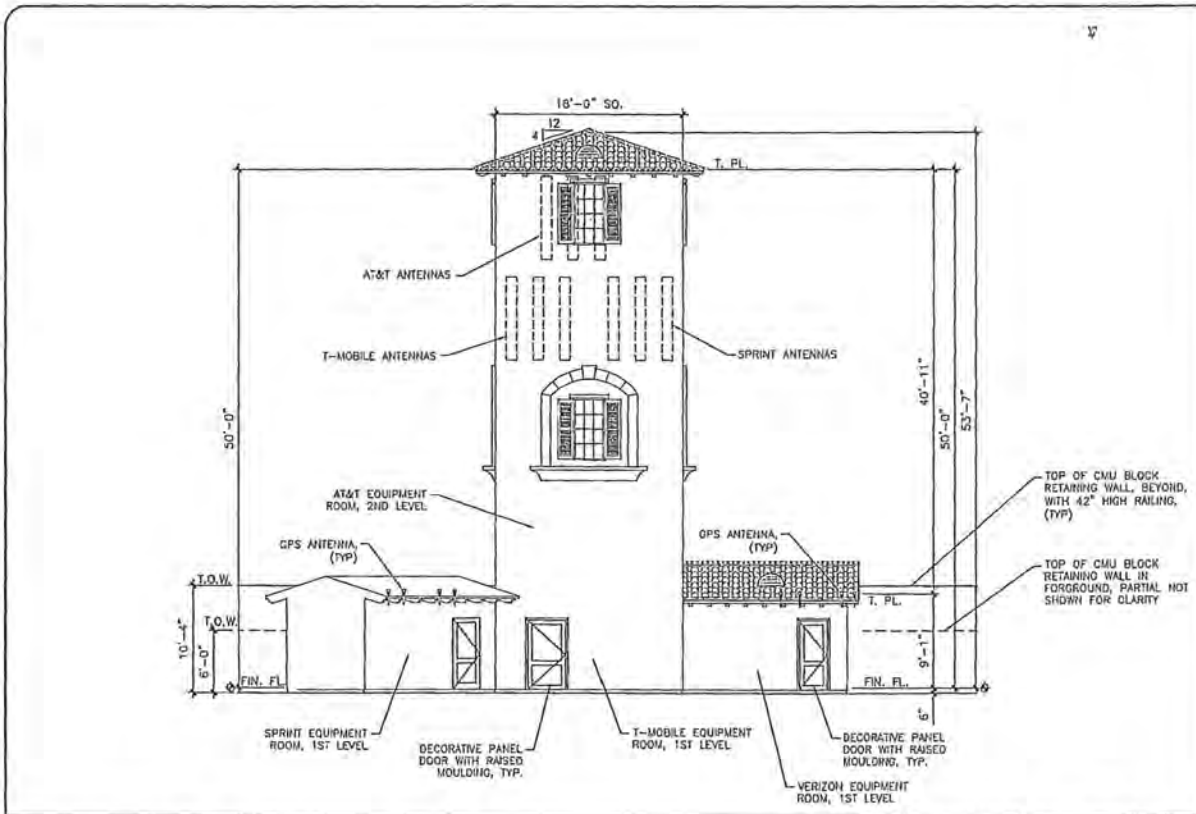
LEVEL 3 FLOOR PLAN SCALE: 3/8"=1'-0" 0 1' 2' 3' 2

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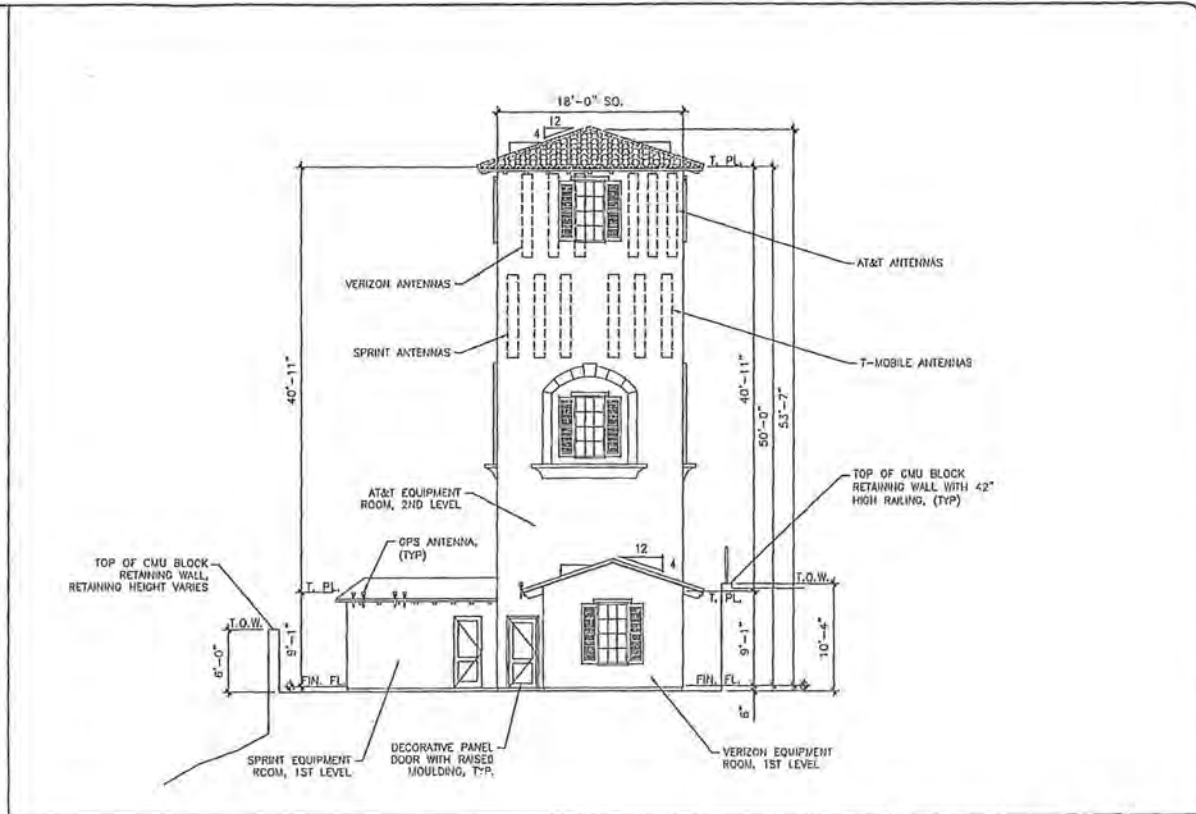
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11445 TERRASANTA BLVD. SAN DIEGO, CA 92124 SAN DIEGO COUNTY	
DRAWING DATES	12/01/11 ZONING DWG (P6) 12/05/11 ZONING DWG (P7) 02/20/12 ZONING DWG (P8) 02/22/12 CD (P8-B1) 07/19/12 CD (P9-B1)
APPROVALS	
ZONING	
CONSTRUCTION MGR	
OWNER APPROVAL	
SHEET TITLE	TOWER FLOOR PLANS
SHEET NUMBER	A-4



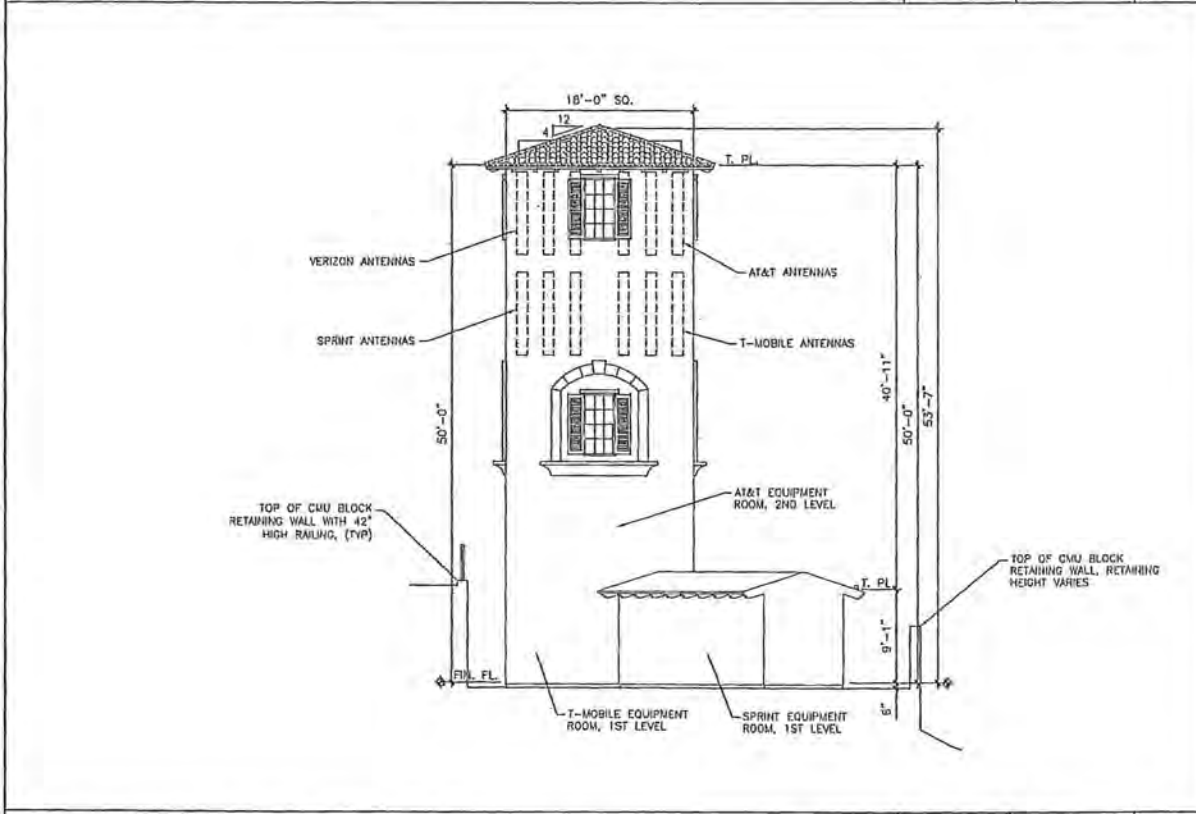
SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' 5



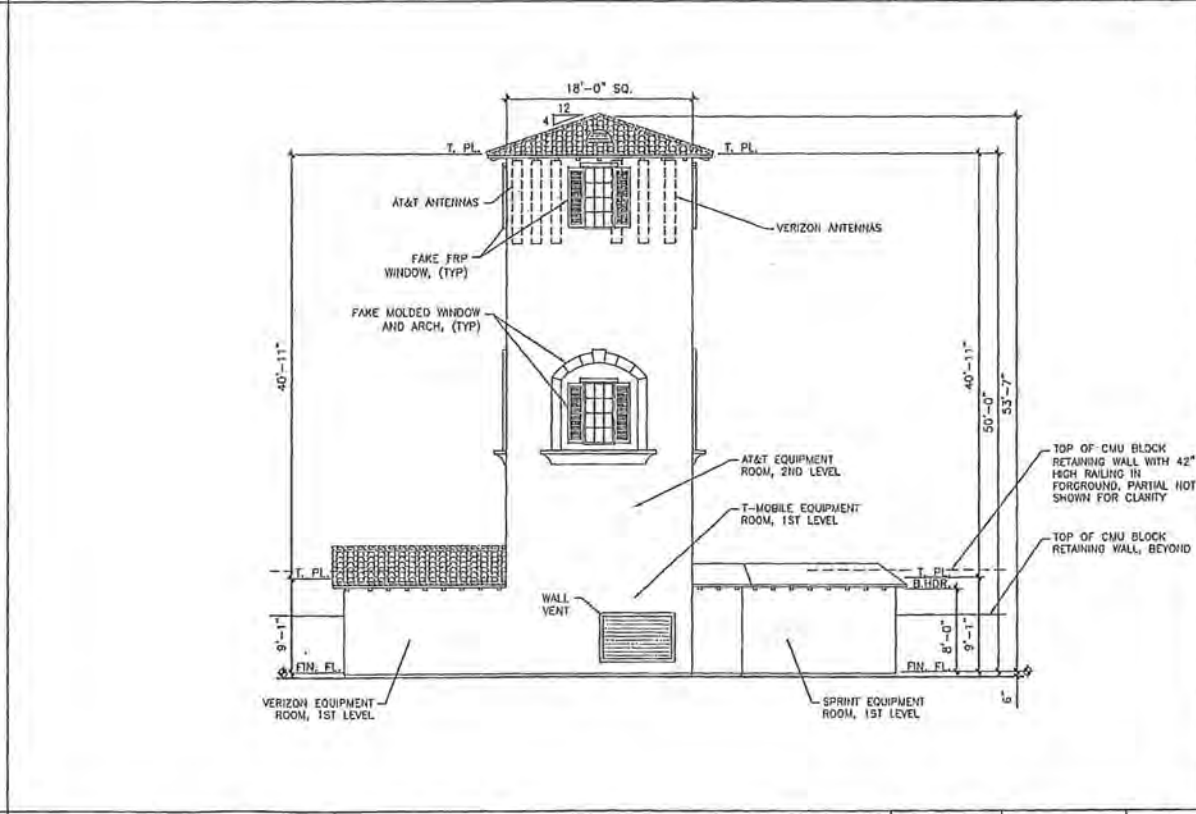
SOUTHEAST ELEVATION

SCALE: 3/8"=1'-0" 0 1' 2' 3' 1



NORTHWEST ELEVATION

SCALE: 3/8"=1'-0" 0 1' 2' 3' 6



NORTHEAST ELEVATION

SCALE: 3/8"=1'-0" 0 1' 2' 3' 2



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PROJECT NAME

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SAN DIEGO, CA 92124
SAN DIEGO COUNTY

DRAWING DATES

12/01/11 ZONING DWG (P6)
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02/22/12 CD (P8-B1)
07/19/12 CD (P9-B1)

APPROVALS

ZONING

CONSTRUCTION MGR

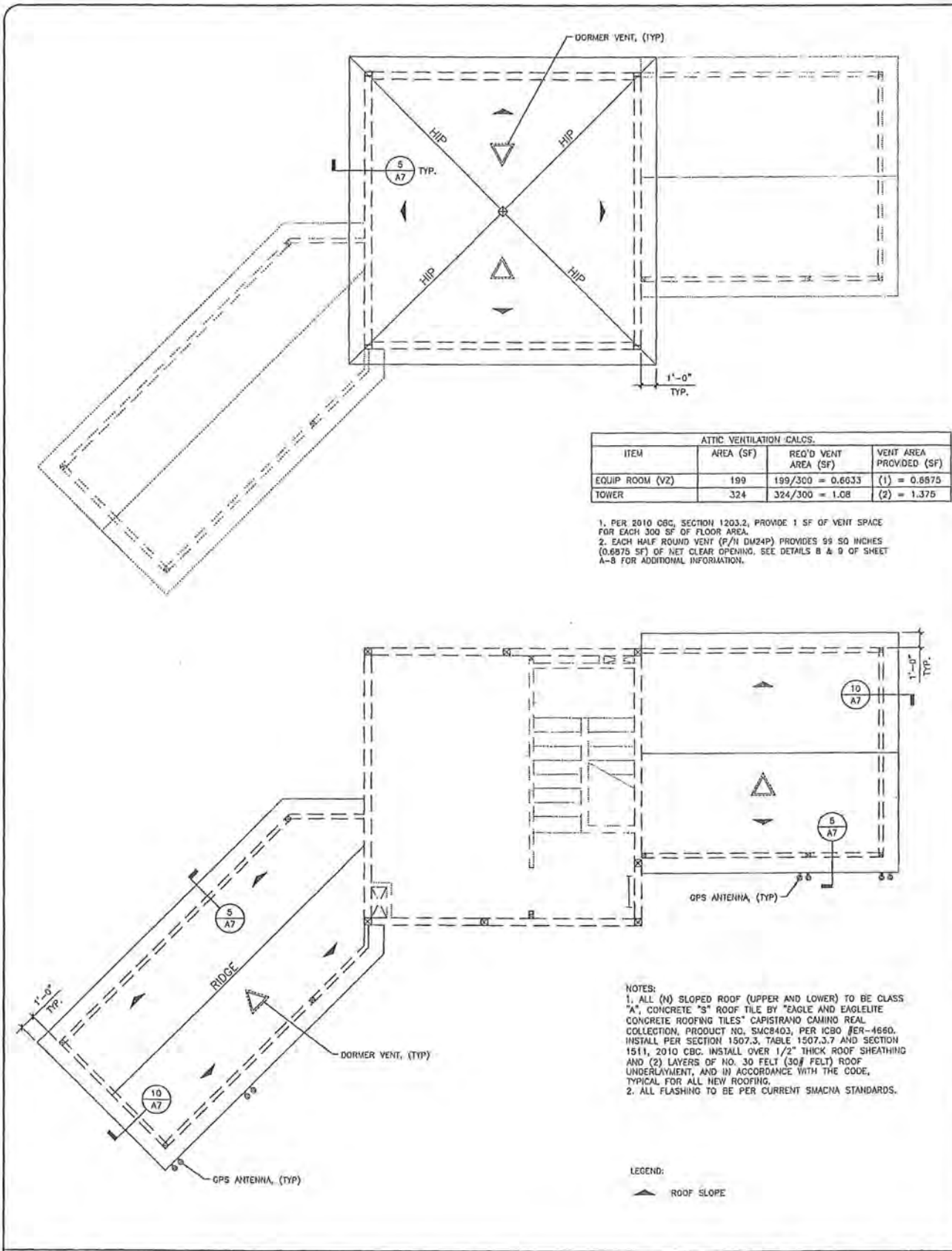
OWNER APPROVAL

SHEET TITLE

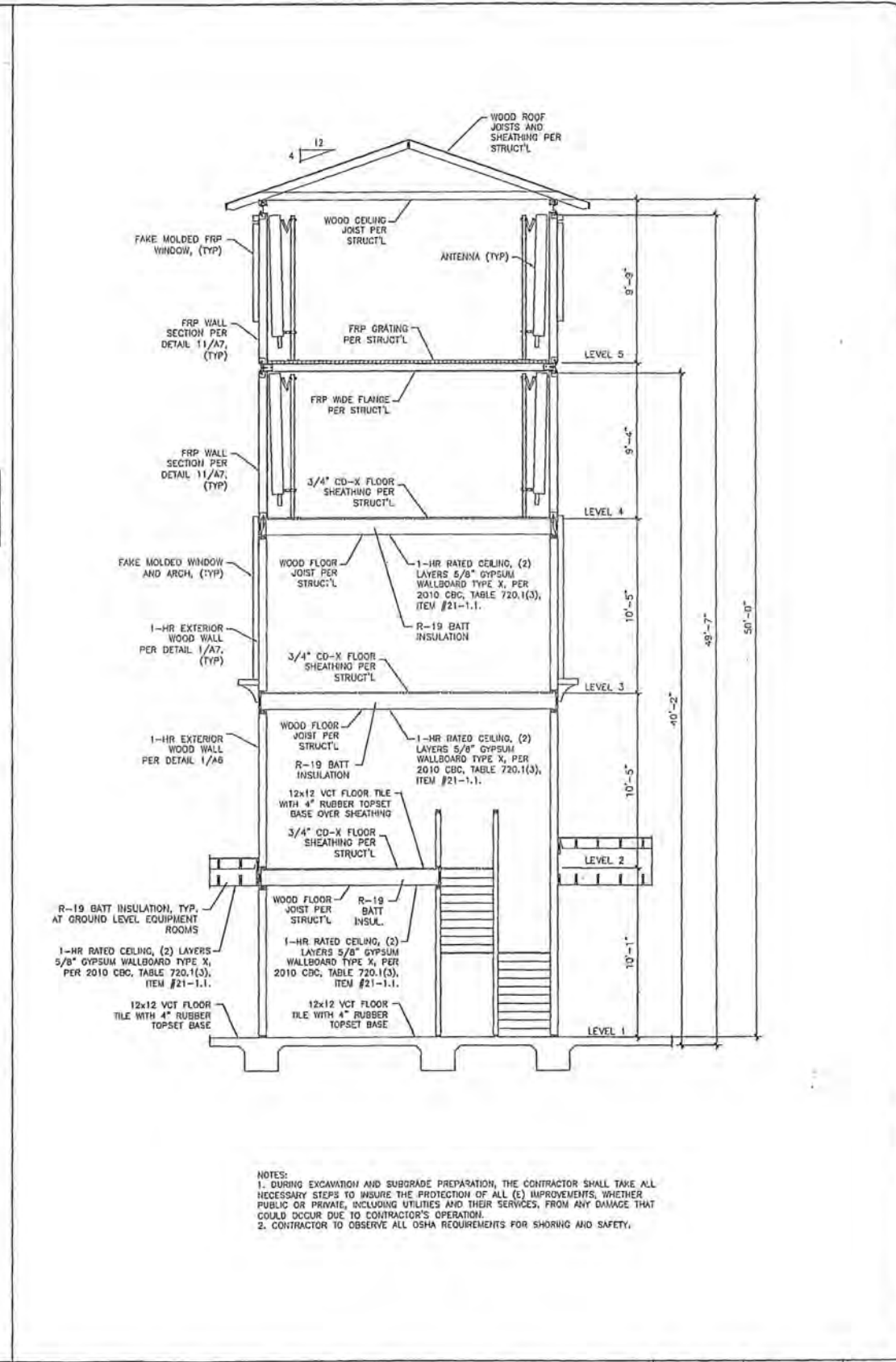
BUILDING ELEVATIONS

SHEET NUMBER

A-5



ROOF PLAN SCALE: 1/4" = 1'-0" 6



BUILDING SECTION SCALE: 1/4" = 1'-0" 2

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REGISTERED PROFESSIONAL ENGINEER
 No. C 63195
 Exp. 01/30/13
 CIVIL
 STATE OF CALIFORNIA

PROJECT NAME
TERRASANTA

11445 TERRASANTA BLVD.
 SAN DIEGO, CA 92124
 SAN DIEGO COUNTY

DRAWING DATES
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 07/19/12 CD (P8-B1)

APPROVALS

ZONING

CONSTRUCTION MGR

OWNER APPROVAL

SHEET TITLE
**BUILDING SECTION,
 ROOF PLAN**

SHEET NUMBER
A-6

<p>RAKE DETAIL</p> <p>SCALE: NONE 10</p> <p>NOTES: 1. ALL FLASHING TO BE PER CURRENT SMACNA STANDARDS.</p>	<p>HOLLOW METAL DOOR</p> <p>SCALE: NONE 7</p> <p>NOTES: 1. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.</p>	<p>HIP/RIDGE DETAIL</p> <p>SCALE: NONE 4</p> <p>NOTES: 1. INSTALL TILE PER MFR. RECOMMENDATIONS.</p>	<p>1-HR EXTERIOR WALL</p> <p>SCALE: NONE 1</p> <p>NOTES: 1. GYPSUM WALLBOARD INSTALLED PER 2010 CBC, TABLE 720.1(2), ITEM #15-1.13. 2. LENGTHEN FASTENERS AS REQUIRED TO ACCOUNT FOR (H) 1/2\"/> </p>
<p>FRP WALL</p> <p>SCALE: NONE 11</p> <p>NOTES: 1. ATTACH 3/8\"/> </p>	<p>DOOR FRAME ASSEMBLY</p> <p>SCALE: NONE 8</p> <p>NOTES: 1. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S. 2. PROVIDE LEAD LINING INSIDE DOOR FRAMES AT AREAS REQUIRING IT.</p>	<p>EAVE DETAIL</p> <p>SCALE: NONE 5</p> <p>NOTES: 1. ALL FLASHING TO BE PER CURRENT SMACNA STANDARDS.</p>	<p>1-HR INTERIOR WALL</p> <p>SCALE: NONE 2</p> <p>NOTES: 1. GYPSUM WALLBOARD INSTALLED PER 2010 CBC, TABLE 720.1(2), ITEM #14-1.2. 2. LENGTHEN FASTENERS AS REQUIRED TO ACCOUNT FOR (H) 1/2\"/> </p>
<p>FASCIA TO WALL</p> <p>SCALE: NONE 12</p> <p>NOTES: 1. ALL FLASHING TO BE PER CURRENT SMACNA STANDARDS.</p>	<p>CRICKET FLASHING</p> <p>SCALE: NONE 9</p> <p>NOTES: 1. ALL FLASHING TO BE PER CURRENT SMACNA STANDARDS.</p>	<p>ROOF TO WALL FLASHING</p> <p>SCALE: NONE 6</p> <p>NOTES: 1. ALL FLASHING TO BE PER CURRENT SMACNA STANDARDS.</p>	<p>1-HR EXTERIOR WALL</p> <p>SCALE: NONE 3</p> <p>NOTES: 1. GYPSUM WALLBOARD INSTALLED PER 2010 CBC, TABLE 720.1(2), ITEM #14-1.2. 2. LENGTHEN FASTENERS AS REQUIRED TO ACCOUNT FOR (H) 1/2\"/> </p>

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PROJECT NAME

TIERRASANTA

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SAN DIEGO COUNTY

DRAWING DATES

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07/19/12 CD (P9-B1)

APPROVALS

ZONING

CONSTRUCTION MGR

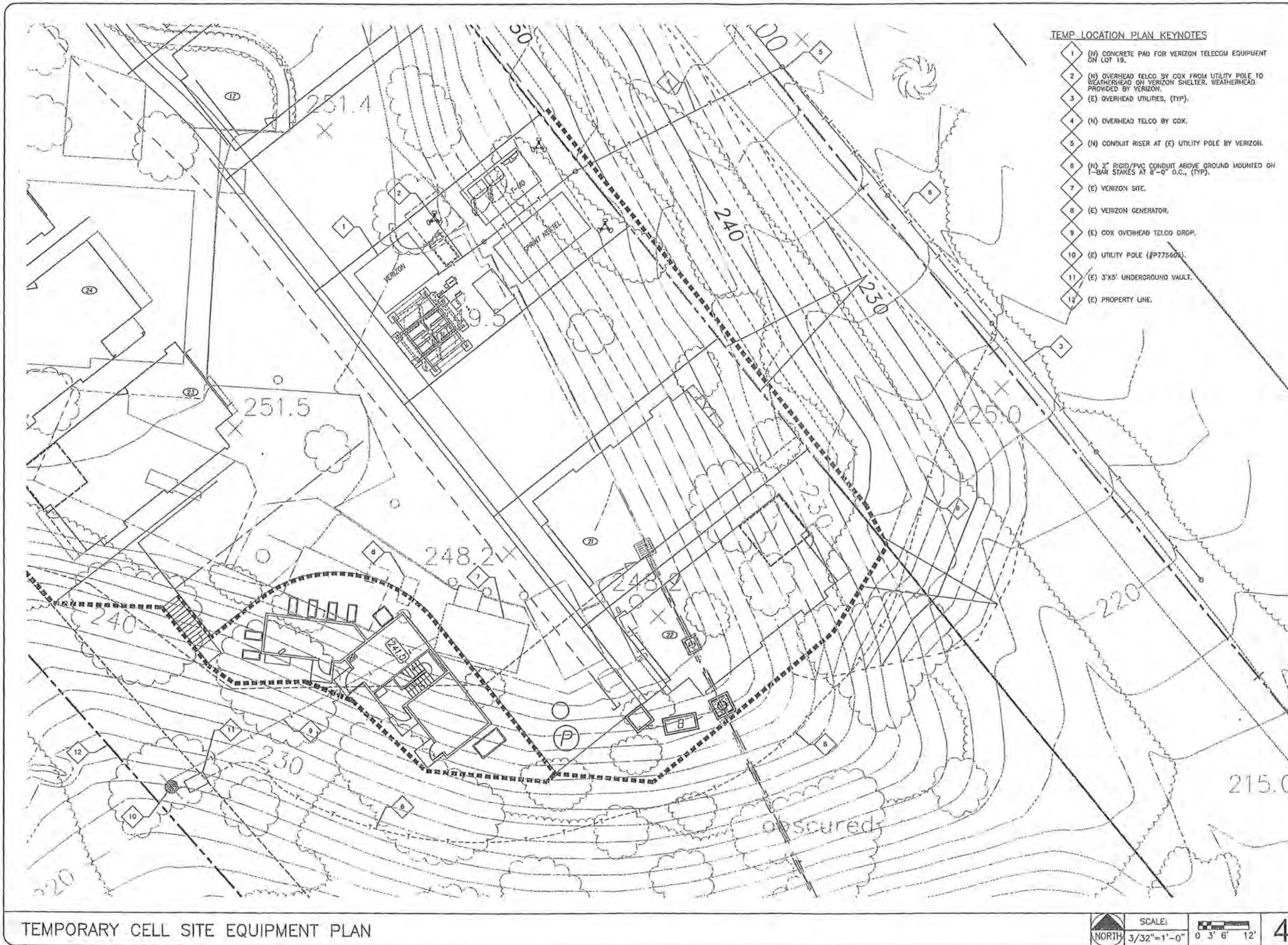
OWNER APPROVAL

SHEET TITLE

DETAILS

SHEET NUMBER

A-7



TEMP LOCATION PLAN KEYNOTES

- 1 (N) CONCRETE PAD FOR VERIZON TELECOM EQUIPMENT ON LOT 19.
- 2 (N) OVERHEAD TELCO BY COX FROM UTILITY POLE TO WEATHERHEAD ON VERIZON SHELTER. WEATHERHEAD PROVIDED BY VERIZON.
- 3 (E) OVERHEAD UTILITIES, (TYP).
- 4 (N) OVERHEAD TELCO BY COX.
- 5 (N) CONDUIT RISER AT (E) UTILITY POLE BY VERIZON.
- 6 (N) 2" RIGID/PVC CONDUIT ABOVE GROUND MOUNTED ON 1"-BAR STAKES AT 8'-0" O.C., (TYP).
- 7 (E) VERIZON SITE.
- 8 (E) VERIZON GENERATOR.
- 9 (E) COX OVERHEAD TELCO DROP.
- 10 (E) UTILITY POLE (#P775605).
- 11 (E) 3'X5' UNDERGROUND VAULT.
- 12 (E) PROPERTY LINE.

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- 07/19/12 CD (P8-B1)

APPROVALS

ZONING _____
 CONSTRUCTION MOR _____
 OWNER APPROVAL _____

SHEET TITLE

TEMP EQUIPMENT PLAN

SHEET NUMBER

A-8

TEMPORARY CELL SITE EQUIPMENT PLAN

NORTH SCALE: 3/32" = 1'-0" 0' 3' 6' 12' **4**

