



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 26, 2012 **REPORT NO. PC-12-044**

ATTENTION: Planning Commission, Agenda of May 3, 2012

SUBJECT: Crown Castle – Ted Williams (TW) Parkway - PROJECT NO. 229032.
PROCESS 4.

**OWNER/
APPLICANT:** MARK L. COLLINS PROPERTY TRUST 1-16-91/
CROWN CASTLE INTERNATIONAL

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 14181 Mira Zanja Corte, within the Torrey Highlands plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 819316 and Planned Development Permit No. 977715.

Community Planning Group Recommendation: No Community Planning Group (CPG) recommendation was received. The applicant has indicated they attempted to contact the Torrey Highlands CPG on September 1, 2011 and January 11, 2012, however no response was received. Therefore, the applicant has requested to proceed without a CPG recommendation.

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 14, 2011, and the opportunity to appeal that determination ended September 28, 2011.

Fiscal Impact Statement: Crown Castle International is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND/DISCUSSION

Crown Castle – TW Parkway is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF) consisting of a 55-foot high monopalm (faux palm tree) supporting a maximum of 6 panel antennas located within the trunk and 9 panel antennas mounted within the fronds. (Attachment 8) The project is located at 14181 Mira Zanja Corte, in the AR-1-1 zone, within the Torrey Highlands community plan area. (Attachment 1, 2, and 3)

The WCF at this location was originally permitted with approval No. 99-0271-43, issued October 3, 2000, which expired October 3, 2010. The current application for a CUP and a PDP is for a new permit, subject to the current regulations. This approval will allow the WCF to continue operation, with modifications to bring the facility into compliance with the WCF Regulations, LDC 141.0420. Damaged or missing fronds will be replaced, empty antenna mounting apparatus will be removed, repainting will occur as necessary, and a bark texture will be added to the monopalm trunk. In addition, this approval will permit 6 additional antennas located within the trunk of the monopalm.

WCF's are permitted in agricultural zones where the antennas are located within 100' of a residential use or with a residential use on the premises with the processing of a Process 3 CUP. A Process 4 PDP is required because the project is requesting a deviation from the WCF Design Requirements, 141.0420(g)(3), which specifies a maximum equipment enclosure size of 250 square feet. The enclosure proposed as part of this project, at 498 square feet, exceeds the maximum size permitted.

Community Plan Analysis:

The Torrey Highlands community plan does not specifically address WCF's. However, the City's General Plan, Section UD-A.15, does address WCF's 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 complies with the requirements of the General Plan for WCF's. This project locates antennas on a monopalm, surrounded by other live palm trees and faux palm trees (supporting antennas from other carriers). The monopalm is appropriate at this location and allows the provision

of wireless services to the community (Attachments 9 and 10) in a way that is respectful of the neighborhood context.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan. Draft findings for the CUP and PDP (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 819316 and PDP No. 977715.

ALTERNATIVES

1. **Approve CUP No. 819316 and PDP No. 977715, with modifications.**
2. **Deny CUP No. 819316 and PDP No. 977715, 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
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of [Environmental] Exemption (NOE)
8. Photo Simulations
9. Site Justification
10. Coverage Maps
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement

14. Project Chronology
15. Notice of Planning Commission Hearing
16. Photographic Survey

Rev 01-06/11 hmd



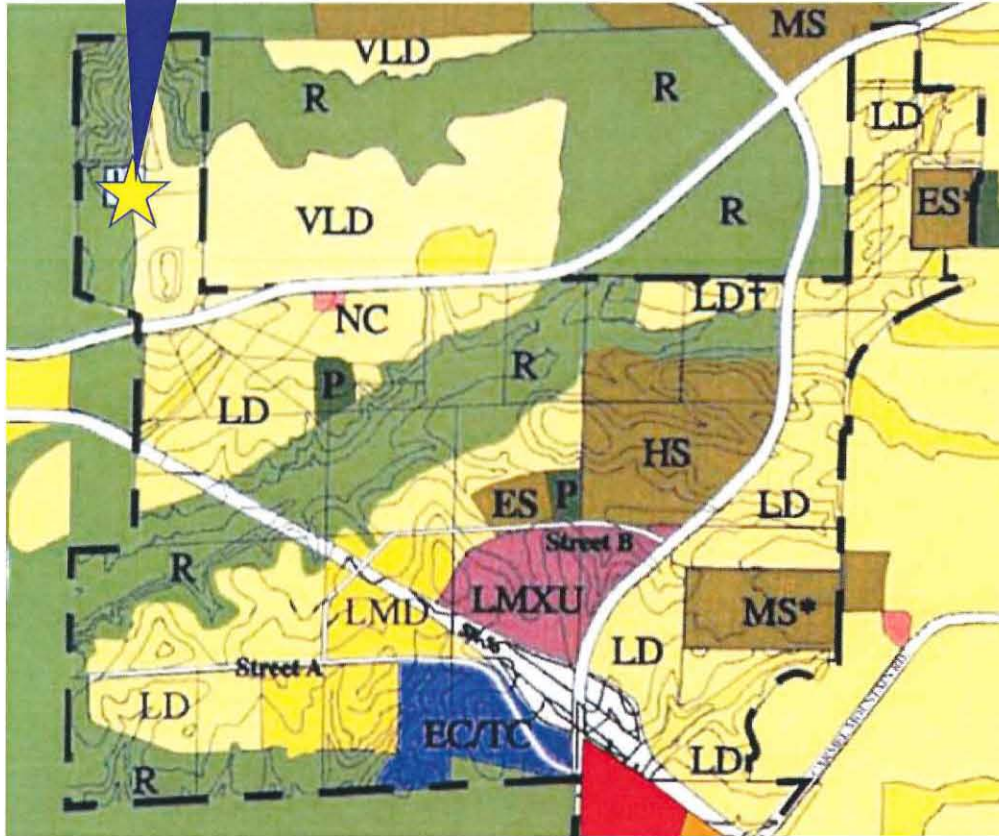
Aerial Photo

Crown Castle – TW Parkway – Project Number 229032

14181 Mira Zanja Corte

Project Site

Designated as
"Residential."



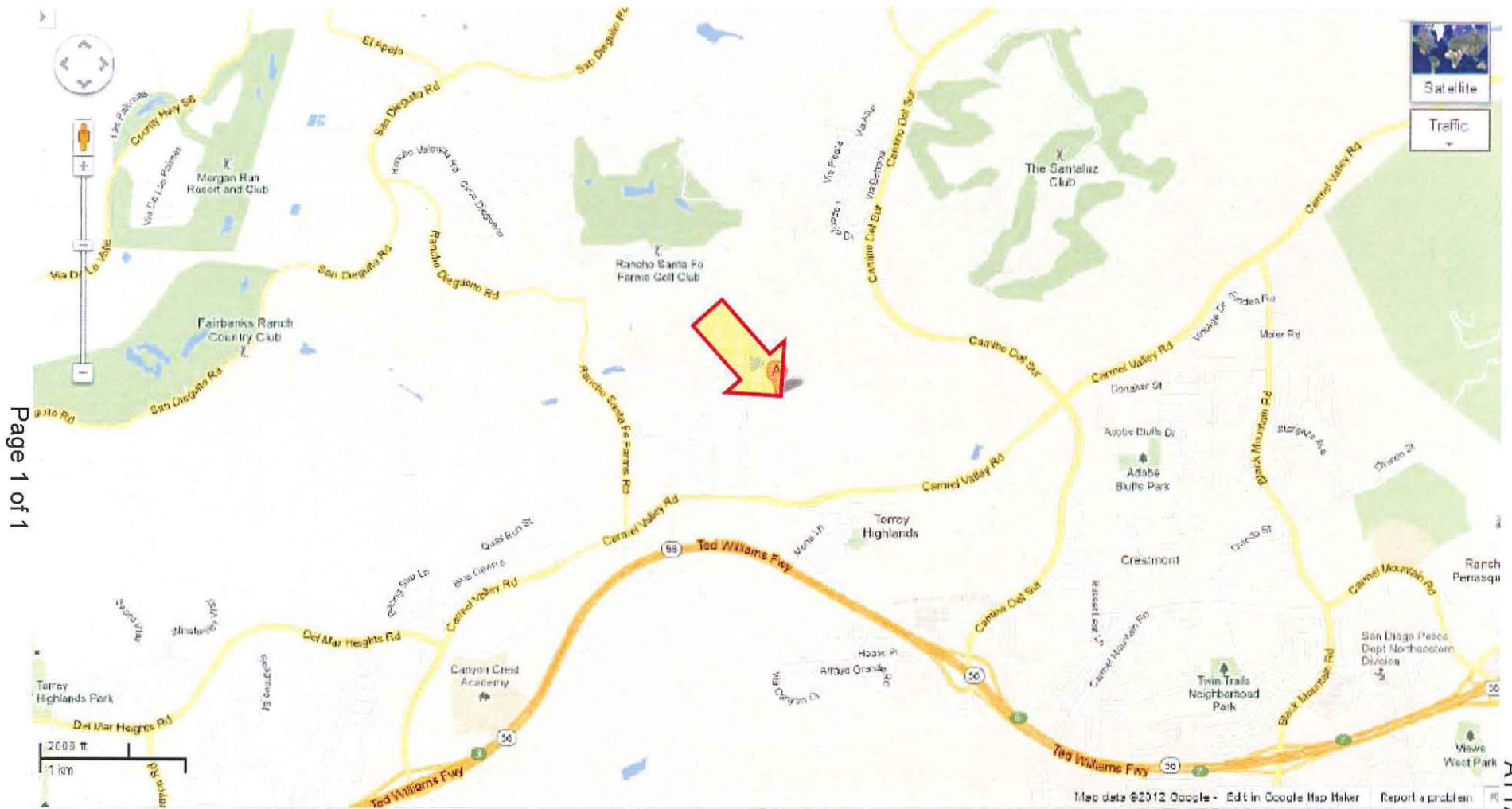
- VLD Very Low-Density (Less than 1 D.U./Gross Acre)
- LD Low-Density (2.5 D.U./Gross Acre)
- Future Low-Density
- LMD Low Medium-Density (5-10 D.U./Gross Acre)
- MHD Medium High-Density (20-40 D.U./Gross Acre)
- LMXU Local Mixed Use
- NC Commercial Neighborhood
- CR Commercial Regional
- CL Commercial Limited
- U Utilities
- EC/TC Employment Center/Transit Center
- HS High School*
- MS Middle School
- ES Elementary School*
- P Neighborhood Park
- R Resource (Proposed MSCP Preserve)
- OS Open Space
- 25-Foot Contour



Community Plan Land Use Designation

Crown Castle – TW Parkway – Project Number 229032

14181 Mira Zanja Corte



Project Location Map

Crown Castle – TW Parkway – Project Number 229032

14181 Mira Zanja Corte



PROJECT DATA SHEET		
PROJECT NAME:	Crown Castle TW Parkway	
PROJECT DESCRIPTION:	Conditional Use Permit and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of a 55-foot high monopalm, supporting a maximum of 15 antennas, with a 498 sq. ft. equipment enclosure.	
COMMUNITY PLAN AREA:	Torrey Highlands	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: AR-1-1 HEIGHT LIMIT: 30' (increase allowed in height with an increase in setbacks) FRONT SETBACK: 25' SIDE SETBACK: 20' STREETSIDE SETBACK: - REAR SETBACK: 25'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, AR-1-1	Residential/Commercial
SOUTH:	Residential, AR-1-1	Residential/Commercial
EAST:	Residential, AR-1-1	Residential/Commercial
WEST:	Residential, AR-1-1	Residential/Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Requests a deviation to the 250 sq. ft. maximum allowed for the equipment enclosure, specified by the WCF Design Requirements, LDC 141.0420.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	No recommendation was received from the Torrey Highlands (Rancho Penasquitos) community planning group.	

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 819316
PLANNED DEVELOPMENT PERMIT NO. 977715
CROWN CASTLE – TW PARKWAY
PROJECT NUMBER 229032

WHEREAS, THE MARK L. COLLINS PROPERTY TRUST 1-16-91, Owner, and CROWN CASTLE INTERNATIONAL, Permittee, filed an application with the City of San Diego for a permit to modify, construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 819316 and 977715);

WHEREAS, the project site is located at 14181 Mira Zanja Corte, in the AR-1-1 zone of the Torrey Highlands community plan area;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 11362, in the City of San Diego, according to Map thereof filed in the office of the County Recorder of San Diego County, June 5, 1981, being a division of a portion of the Northwest Quarter of Section 11, Township 14 South, Range 3 West, San Bernardino Meridian, according to Official Plat thereof;

WHEREAS, on September 14, 2011, 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 3, 2012, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 819316 and Planned Development Permit No. 977715 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, 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 May 3, 2012:

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this

case, the WCF consists of antennas mounted to a 55-foot high monopalm both within the fronds and within the trunk of the monopalm. Existing faux and live palm trees surround the monopalm, allowing the facility to blend in with the surroundings. Equipment associated with the antennas is located within a fenced enclosure and is not visible from the public right-of-way. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Crown Castle perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) 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.

This project complies with the regulations of the Land Development Code, specifically the WCF Regulations, LDC 141.0420. WCF’s are permitted in agricultural zones, with the processing of a CUP, when the antennas are located less than 100’ from the property line of a residential use, day care, elementary school, or middle school. A deviation to the WCF Design Requirements is being requested as part of this PDP and is detailed under PDP Finding #3. The WCF Design Requirements state that WCF’s shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF’s through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. Faux landscape may be utilized to camouflage antennas where existing landscape material, similar in size and species exists. In this case, the 55-foot high monopalm is able to camouflage and integrate the antennas, and is surrounded by both live and faux palm trees. Based on the design of the facility, the project complies with the applicable regulations of the Land Development Code, including the allowed deviations being processed with the PDP.

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

WCF are permitted in agricultural zones where the antennas are less than 100 feet from the property line of a residential use, or where there is a residential use on the premises, with the processing of a Process 3 Conditional Use Permit. Council Policy 600-43, and the WCF Regulations, LDC 141.0420, incentivize that carriers locate WCF’s away from residential uses.

In this case, there is a residential use on the premises, however the WCF is situated at the boundary of an existing commercial use on the premises and is buffered from the residential use with a fair amount of landscape material. The proposed use is appropriate at the proposed location.

Planned Development Permit - Section 126.0604

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

The City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the WCF consists of antennas mounted to a 55-foot high monopalm both within the fronds and within the trunk of the monopalm. Existing faux and live palm trees surround the monopalm, allowing the facility to blend in with the surroundings. Equipment associated with the antennas is located within a fenced enclosure and is not visible from the public right-of-way. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Crown Castle perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF's.) 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.

This project complies with the regulations of the Land Development Code, specifically the WCF Regulations, LDC 141.0420. WCF's are permitted in agricultural zones, with the processing of a CUP, when the antennas are located less than 100' from the property line of a residential use, day care, elementary school, or middle school. A deviation to the WCF Design Requirements is being requested as part of this PDP and is detailed under PDP Finding #3. The WCF Design

Requirements state that WCF's shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF's through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. Faux landscape may be utilized to camouflage antennas where existing landscape material, similar in size and species exists. In this case, the 55-foot high monopalm is able to camouflage and integrate the antennas, and is surrounded by both live and faux palm trees.

The deviation to the WCF Design Requirements, in terms of the 250 square foot maximum equipment enclosure size, is appropriate at this location. The size of the equipment enclosure allows other carriers to locate at the facility and take advantage of the full capacity of the monopalm. Based on these considerations, the deviation is appropriate for this location and based on the considerations discussed, results in a more desirable project than would be achieved if the project was designed in strict conformance with the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 819316 and PLANNED DEVELOPMENT PERMIT NO. 977715 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 819316 and 977715, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: May 3, 2012

Internal Order No. 24001427

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001427

CONDITIONAL USE PERMIT NO. 819316
PLANNED DEVELOPMENT PERMIT NO. 977715
CROWN CASTLE – TW PARKWAY
PROJECT NO. 229032
PLANNING COMMISSION

This **CONDITIONAL USE PERMIT (CUP) NO. 819316** and **PLANNED DEVELOPMENT PERMIT (PDP) NO. 977715** are granted by the **Planning Commission** of the City of San Diego to **THE MARK L. COLLINS PROPERTY TRUST I-16-91**, Owner, and **CROWN CASTLE INTERNATIONAL**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0604, and 141.0420. The site is located at 14181 Mira Zanja Corte, in the AR-1-1 zone of the Torrey Highlands community plan area. The project site is legally described as Parcel 2 of Parcel Map No. 11362, in the City of San Diego, according to Map thereof filed in the office of the County Recorder of San Diego County, June 5, 1981, being a division of a portion of the Northwest Quarter of Section 11, Township 14 South, Range 3 West, San Bernardino Meridian, according to Official Plat thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to modify, construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 3, 2012, on file in the Development Services Department.

The project shall include:

- a. A 55-foot high monopalm, consisting of a maximum of 9 panel antennas located within the fronds and a maximum of 6 panel antennas located within the trunk;
- b. A 498 square foot equipment enclosure, located adjacent to the monopalm; this deviates from Land Development Code (LDC) Sections 141.0420(g)(3), which limit the size of equipment enclosures to 250 square feet; this deviation is permitted with the processing of this PDP;

- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 17, 2015.
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 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.
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 Development Services Department.
4. This Conditional Use Permit [CUP] and corresponding use of this site shall **expire on May 3, 2022**. 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.
5. 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.
6. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

7. 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.

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

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

10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

13. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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,

applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

LANDSCAPE REQUIREMENTS:

14. Existing landscape material identified on the approved Exhibit "A" is required for the project to be in compliance with the WCF Design Requirements. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

15. Any required planting that dies shall be replaced within 30 days with similarly sized plant material to comply with the WCF Design Requirements, in terms of screening and integrating the monopalm, to the satisfaction of the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

16. 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.

17. Within 90 days of permit approval, no later than August 3, 2012, the Permittee shall provide certification providing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises comply with state and federal standards.

18. Within 90 days of permit approval, no later than August 3, 2012, the Permittee shall remove all unused antenna mounting apparatus, replace missing and damaged fronds, apply monopalm bark texture, and repaint antennas and other components as needed, to the satisfaction of the Development Services Department.

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. 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.

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

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on May 3, 2012 by Resolution No. PC-XXXX.

DRAFT

Permit Type/PTS Approval No.: NUP/819316
and PDP/977715

Date of Approval: 5/3/2012

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Associate Planner

**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.

THE MARK L. COLLINS PROPERTY
TRUST 1-16-91
Owner

By _____

CROWN CASTLE INTERNATIONAL
Permittee

By _____

Jon Dohm
Network Manager

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

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

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

PROJECT NO.: 229032 PROJECT TITLE: Crown Castle TW Parkway

PROJECT LOCATION-SPECIFIC: 14181 Mira Zanja Corte, San Diego, CA 92130

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP) for the continued operation of an existing Wireless Communication Facility (WCF). The existing facility consists of one 50-foot-tall monopalm, with three (3) antenna sectors of three (3) panel antennas per sector, for a total of nine (9) panel antennas. The facility also includes an existing equipment enclosure, consisting of one (1) power and telco unit box, one (1) PPC cabinet, and four (4) equipment cabinet all mounted to a concrete pad. No modifications are proposed, but the applicant will replace any damaged or missing fronds on the monopalm. The project site is located within the Torrey Highlands Community Plan area at in the AR-1-1 zone.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: John Moreland
Crown Castle International
510 Castillo Street, Suite 302
Santa Barbara, CA 93103
805-957-1629

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: 15301: EXISTING FACILITIES

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

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

IF FILED BY APPLICANT:

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

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

[Signature]
SIGNATURE/TITLE

9/14/11
DATE

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

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



TED WILLIAMS FREEWAY

14181 MIRA ZANJA CORTE SAN DIEGO CA 92130



VIEW 1



LOCATION

©2011 Google Maps



EXISTING



PROPOSED

LOOKING WEST FROM ACCESS ROAD

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



LOCATION

©2011 Google Maps



EXISTING



PROPOSED

LOOKING NORTH FROM ACCESS ROAD



LOOKING SOUTHWEST FROM ACCESS ROAD



JUSTIFICATION & PROJECT DESCRIPTION

880292 – Ted Williams Parkway

Site Address:

14181 Mira Zanja Corte
San Diego, CA
APN: 306-010-18-00

Applicant:

Crown Castle International

Representative:

Core Development Services



Michelle Felten
2903-H Saturn Street
Brea, CA 92821
Phone: (714) 345-5210 Fax: (714) 333-4441
mfelten@core.us.com

Project Description

Crown Castle, the owner of the monopalm, proposes to renew the WCF located at 14181 Mira Zanja Corte. Sprint, the leasee on the monopalm, originally obtained the entitlements for the monopalm as part of Permit No. 99-0271-43, Telecommunication Administration Review.

The project herein involves the request to renew the entitlement for a 50-foot tall (55' top of fronds) faux palm tree (monopalm) with a total of nine (9) panel antennas located within the three-sector array. The monopalm also has the ability to accommodate a future co-location within the trunk of the monopalm. The facility also consists of a 525 square-foot lease area consisting of seven (7) equipment cabinets, one (1) transformer and one (1) GPS antenna.

Crown Castle is requesting to renew the entitlement with no changes, with the exception that any damaged or missing palm fronds will be replaced.

There are a total of four (4) other monopalms on the property. The carriers operating these monopalms are T-Mobile, Verizon, AT&T and Metro PCS.

Technical Site Analysis (Section D)

Since this is a renewal of an existing site, Crown Castle and Sprint would like to renew the entitlement for the existing site. Sprint has designed their network and azimuths of surrounding sites around the fact that the existing site would remain until the technology is obsolete. Therefore, the site at the 14181 Mira Zanja Corte is the only site that has been engaged to provide the projected gap of coverage should this site go off-air.

Additionally, Sprint's network requires a minimum of two (2) panel antennas per sector in order to offer its customers complete coverage for all phone models (both 2G and 3G phones). Since this monopalm has three sectors, a minimum of six (6) panel antennas would be required to operate effectively. Since all of the other wireless sites on the site are monopalms, a co-location of Sprint's antennas onto one of the other monopalms are not feasible. Note that a monopalm co-location (where the antennas are not within the palm fronds) can only accommodate a maximum of four (4) panel antennas. Therefore, a co-location onto one of the existing monopalms is not feasible.

The enclosed Propagation Maps, or RF Coverage Maps, indicate the existing coverage and coverage if this site should go off air. Based on these coverage maps, this site provides necessary coverage to vehicles along Carmel Valley Road and residences within the general area. Additionally, the site fills in gaps in coverage along Ted Williams Freeway (CA Route 56) Should this site go off-air, customers (including emergency 911 calls) would experience dropped calls along Ted Williams Freeway and from homes in the general area.

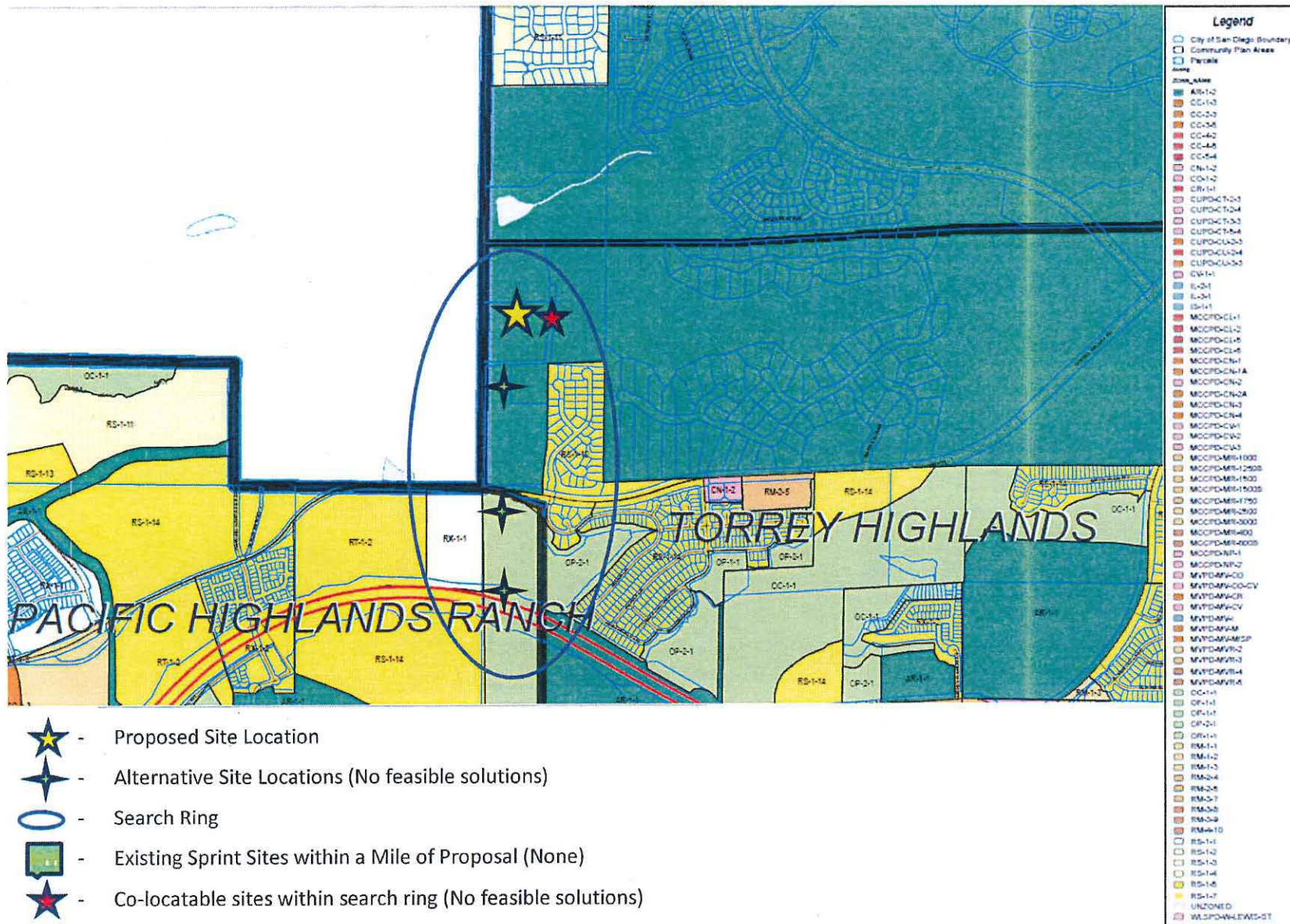
Outside of the site, there are no buildings tall enough to provide adequate coverage to the area. The only other possible option would be the utility transmission towers in the general area. However, these towers are mostly at a lower elevation and due to the significant topography in the area, it would take at least two utility towers to provide coverage for this one site. Lastly, the proposed site has significant large trees from the nursery use to screen the facility. However, the utility towers do not have any landscape screening around them.

Therefore, the existing site is the least intrusive means to provide the coverage goals stated above. No other possible locations exist within the "Search Ring," as defined on the attached "Justification Map."

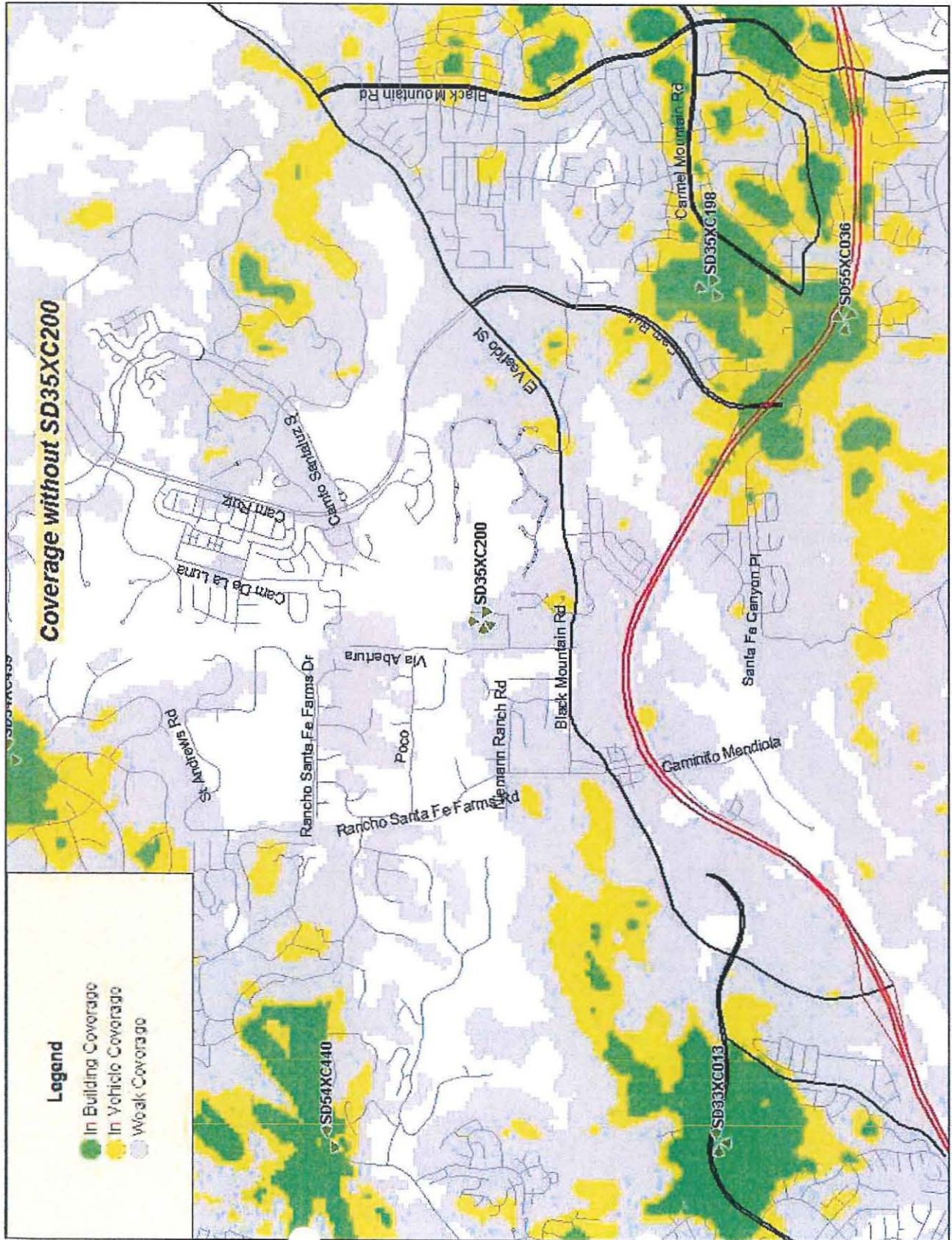
According to the FCC, there are no other co-locatable structures within the "Search Ring." Additionally, Sprint does not have any sites within a mile of the proposed site.

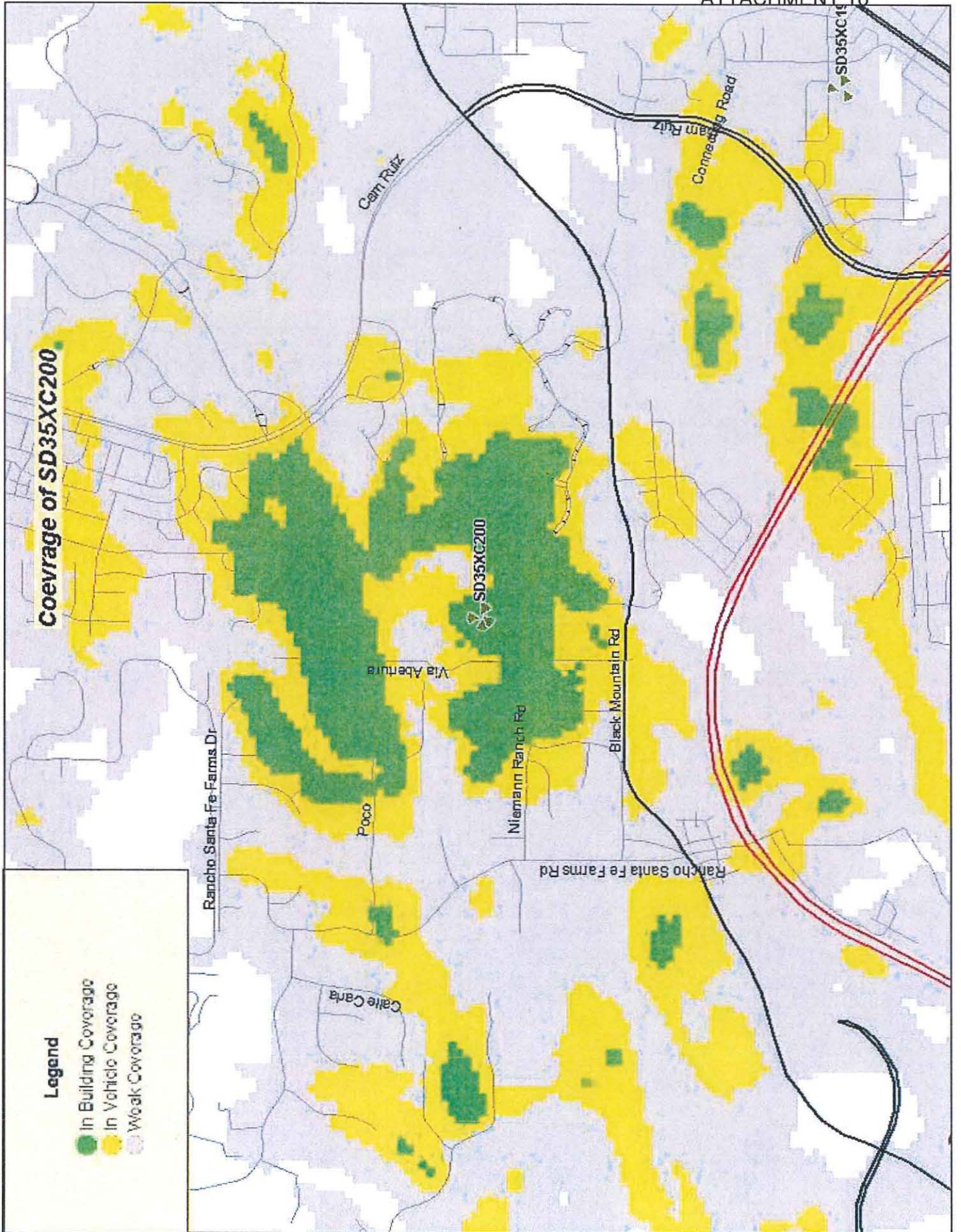
The proposal does not include any air conditioning units or other noise generating units, therefore a noise study is not required.

Justification Map – Ted Williams Parkway



- Proposed Site Location
- Alternative Site Locations (No feasible solutions)
- Search Ring
- Existing Sprint Sites within a Mile of Proposal (None)
- Co-locatable sites within search ring (No feasible solutions)

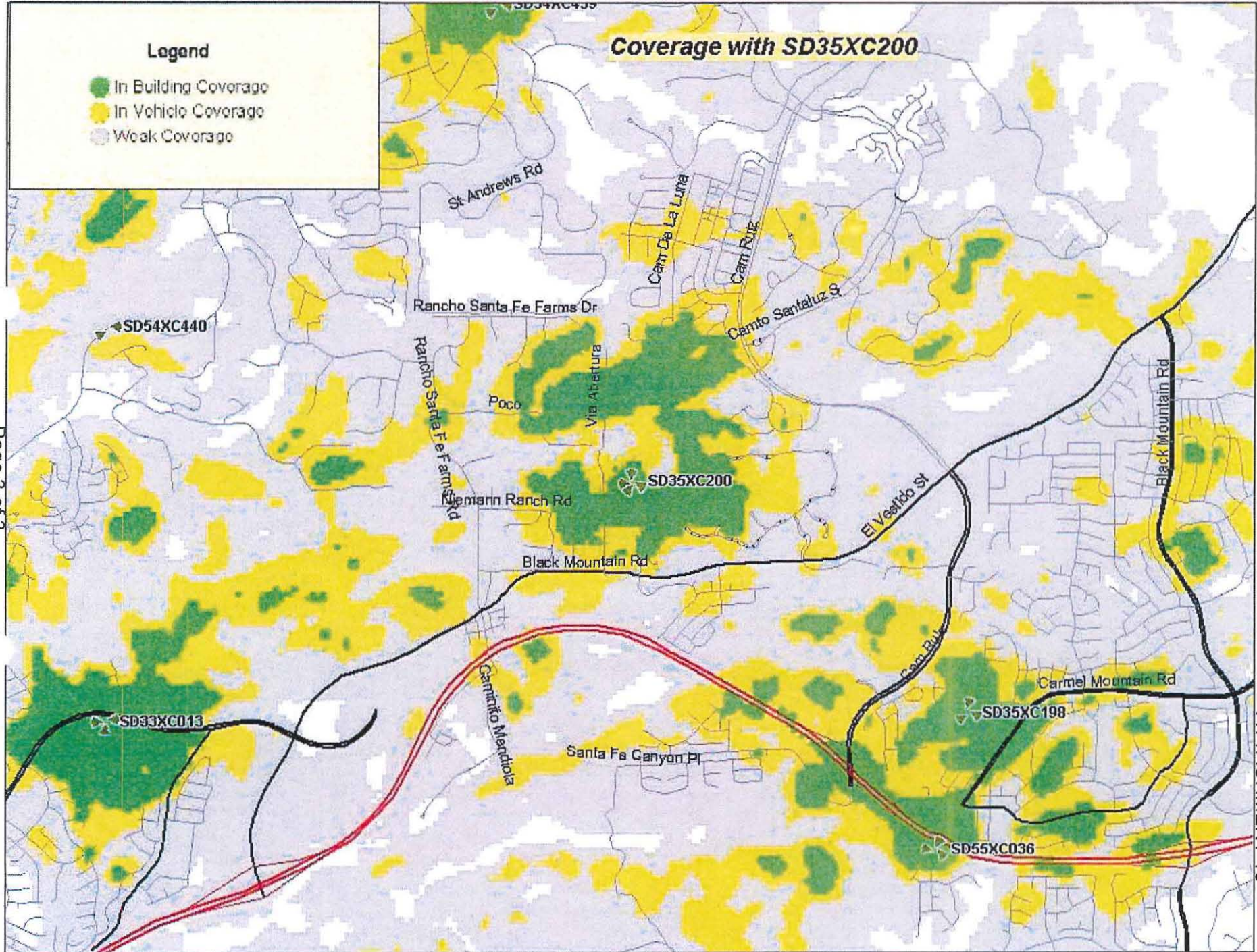




Coverage with SD35XC200

Legend

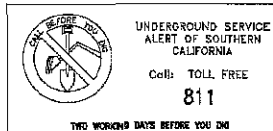
- In Building Coverage
- In Vehicle Coverage
- Weak Coverage



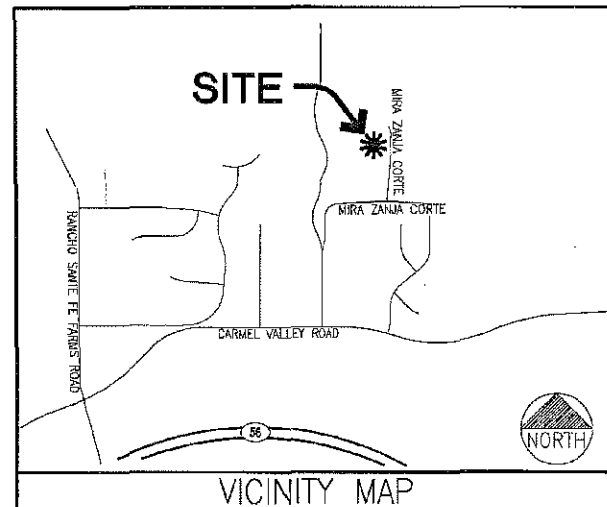


880292 - TED WILLIAMS FREEWAY

14181 MIRA ZANJA CORTE
SAN DIEGO, CA 92130



NOTE:
1. THE ADJACENT TELECOMMUNICATION FACILITIES VERIZON WIRELESS, AT&T, T-MOBILE, AND NEXTEL COMPOUNDS ARE OPERATING FACILITIES.



PROPERTY OWNER:
MARK L COLLINS
14181 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
CONTACT: DAVID HETHORN
PHONE: 858.481.1434

APPLICANT:
CROWN CASTLE
510 CASTILLO STREET, SUITE 302
SANTA BARBARA, CA 93101
CONTACT: JON DOHM
PHONE: 805.957.1629

APPLICANT REPRESENTATIVE:
CORE DEVELOPMENT SERVICES
2803-H SATURN STREET
BREA, CALIFORNIA 92821
CONTACT: ALEXANDER LEW
PHONE: 714.401.2241

PROPERTY INFORMATION:
JURISDICTION: CITY OF SAN DIEGO
CURRENT ZONING: AR-1-1
A.P.N.: 306-010-18-00
(E) CONSTRUCTION TYPE: -
(E) BUILDING OCCUPANCY: -

PROJECT INFORMATION

RENEW ENTITLEMENT FOR EXISTING CROWN CASTLE SITE CONSISTING OF 55'-0" MONOPALM WITH THREE (3) SECTORS TOTAL, TOTAL OF FIVE (5) PANEL ANTENNAS. EXISTING EQUIPMENT ENCLOSURE CONSISTS OF ONE (1) POWER AND TELCO UNIT BOX, ONE (1) PPC CABINET, AND SIX (6) EQUIPMENT CABINET ALL MOUNTED TO CONCRETE PAD.

NOTES:
1. ANY DAMAGED OR MISSING FRONDS TO BE REPLACED.
2. (E) 'SPRINT' ENCLOSURE 498.08 SQ.FT. EXCEEDS THE WCF DESIGN REQUIREMENTS, LDC 141.0420(g)(3), 'SPRINT' SHALL SEEK A DEVIATION PERMIT.

PROJECT DESCRIPTION

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

- 2010 CALIF. ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2010 CALIFORNIA BUILDING CODES
- 2010 CALIFORNIA ELECTRICAL CODES
- 2010 CALIFORNIA MECHANICAL CODES
- 2010 CALIFORNIA PLUMBING CODES
- 2010 CALIFORNIA FIRE CODE
- 2008 CALIFORNIA ENERGY CODES
- ANSI/EIA-222-F LIFE SAFETY CODE
- NFPA-101
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES

CODE COMPLIANCE

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR ENGINEERS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CONTRACTOR NOTES

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	EQUIPMENT LAYOUT PLAN
A-3	ELEVATIONS

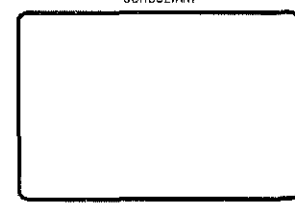
- START OUT FROM CROWN CASTLE OFFICES:
- HEAD SOUTH ON I-405.
 - MERGE ONTO I-5 SOUTH.
 - TAKE EXIT 34 FOR DEL MAR HEIGHTS ROAD.
 - TURN LEFT AT DEL MAR HEIGHTS ROAD.
 - TURN LEFT AT CARMEL VALLEY ROAD.
 - TURN LEFT AT VIA ABERTURA.
 - SLIGHT RIGHT AT MIRA ZANJA CORTE.
 - DESTINATION WILL BE ON THE LEFT.

DRIVING DIRECTIONS

CONSULTANT:
CORE DEVELOPMENT SERVICES-A&E SERVICES
2803-H SATURN STREET
BREA, CALIFORNIA 92821
CONTACT: ANDREW PEREZ
PHONE: 714.319.1130

CONSULTING TEAM

REV	DATE/BY	DESCRIPTION
0	10/01/10 NP	REVISED PER REDLINES
1	03/14/11 SR	CITY CORRECTIONS
2	09/09/11 SR	CITY CORRECTIONS
3	12/14/11 SR	CITY CORRECTIONS



APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE AGO		
ZONING		
FE		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:
880292 - TED WILLIAMS FREEWAY

SITE ADDRESS:
14181 MIRA ZANJA CORTE
SAN DIEGO, CA 92130

SAN DIEGO COUNTY

SHEET TITLE

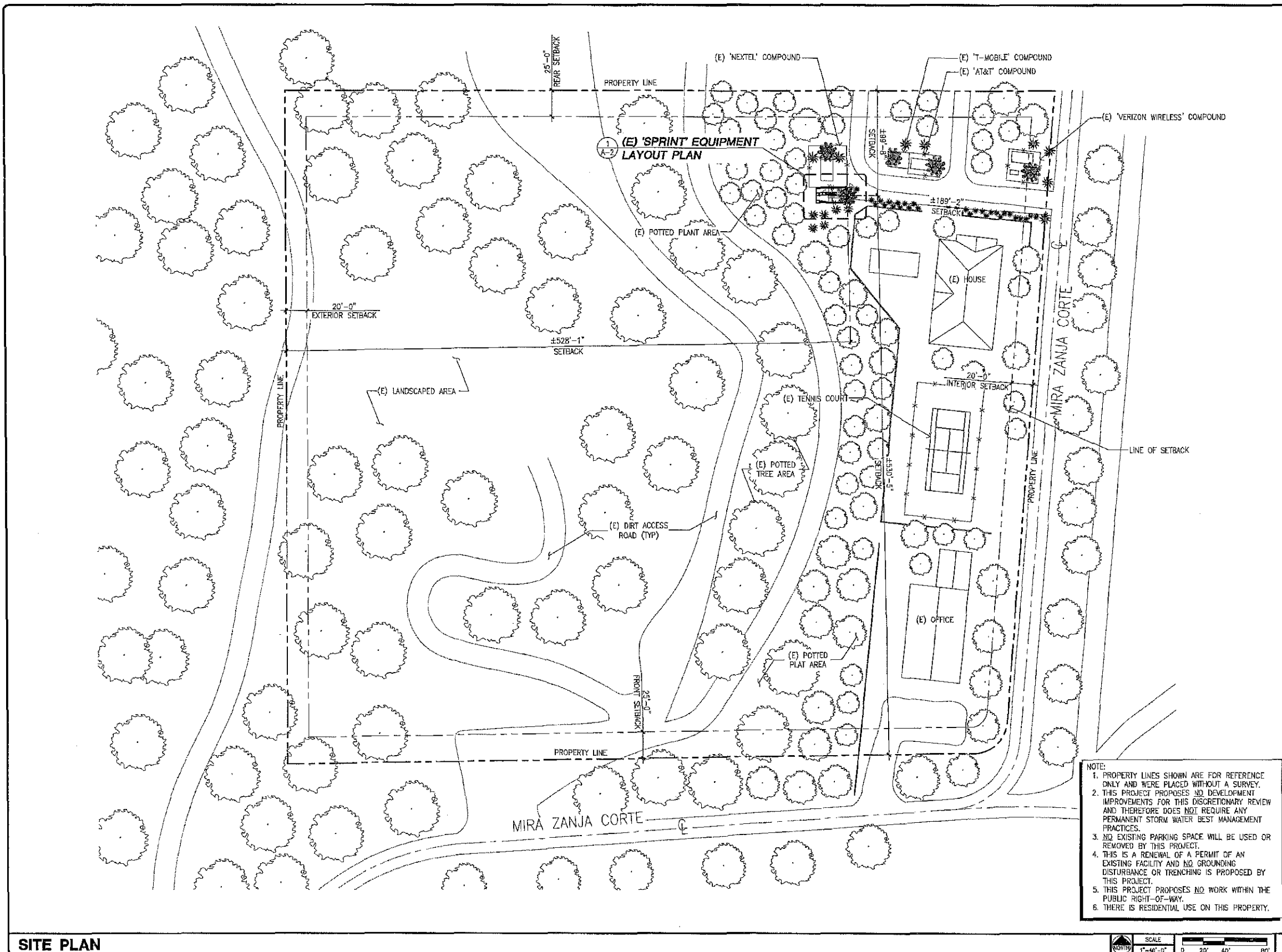
TITLE SHEET

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
NP	APP	09.19.2010

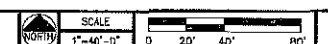
SHEET NUMBER

T-1



NOTE:
 1. PROPERTY LINES SHOWN ARE FOR REFERENCE ONLY AND WERE PLACED WITHOUT A SURVEY.
 2. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 3. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 4. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUNDING DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 5. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 6. THERE IS RESIDENTIAL USE ON THIS PROPERTY.

SITE PLAN



REV	DATE/BY	DESCRIPTION
0	10/01/10 NP	REVISED PER REDLINES
1	03/14/11 SR	CITY CORRECTIONS
2	09/09/11 SR	CITY CORRECTIONS
3	12/14/11 SR	CITY CORRECTIONS

CLIENT

510 Castle Street, Suite 302
 Santa Barbara, California 93101
 (877)485-9877
 www.crowncastle.com

CONSULTANT

2903-H Seaview Street
 Brea, California 92821
 (714)725-8404 (714)333-4441 fax
 www.core.us.com

CONSULTANT

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE ACC.		
ZONING		
DP		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:
880292 - TED WILLIAMS FREEWAY

SITE ADDRESS:
 14181 MIRA ZANJA CORTE
 SAN DIEGO, CA 92130

SAN DIEGO COUNTY

SHEET TITLE

SITE PLAN

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
NP	APP	09.16.2010

SHEET NUMBER

A-1

REV	DATE/BY	DESCRIPTION
0	10/01/10 NP	REVISED PER REDLINES
1	03/14/11 SR	CITY CORRECTIONS
2	09/09/11 SR	CITY CORRECTIONS
3	12/14/11 SR	CITY CORRECTIONS

CLIENT

CROWN CASTLE INTERNATIONAL
 510 Castilla Street, Suite 302
 Santa Barbara, California 93101
 (877)486-9377
 www.crowncastle.com

CONSULTANT

core
 DEVELOPMENT SERVICES
 & SERVICES
 2803-H Saturn Street
 Erea, California 92821
 (714)728-8404 (714)333-4411 fax
 www.core-us.com

CONSULTANT

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE ACQ.		
ZONING		
RF		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE ACQ.		
ZONING		
RF		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:
880292 - TED WILLIAMS FREEWAY
 SITE ADDRESS:
 14181 MIRA ZANJA CORTE
 SAN DIEGO, CA 92130
 SAN DIEGO COUNTY

SHEET TITLE

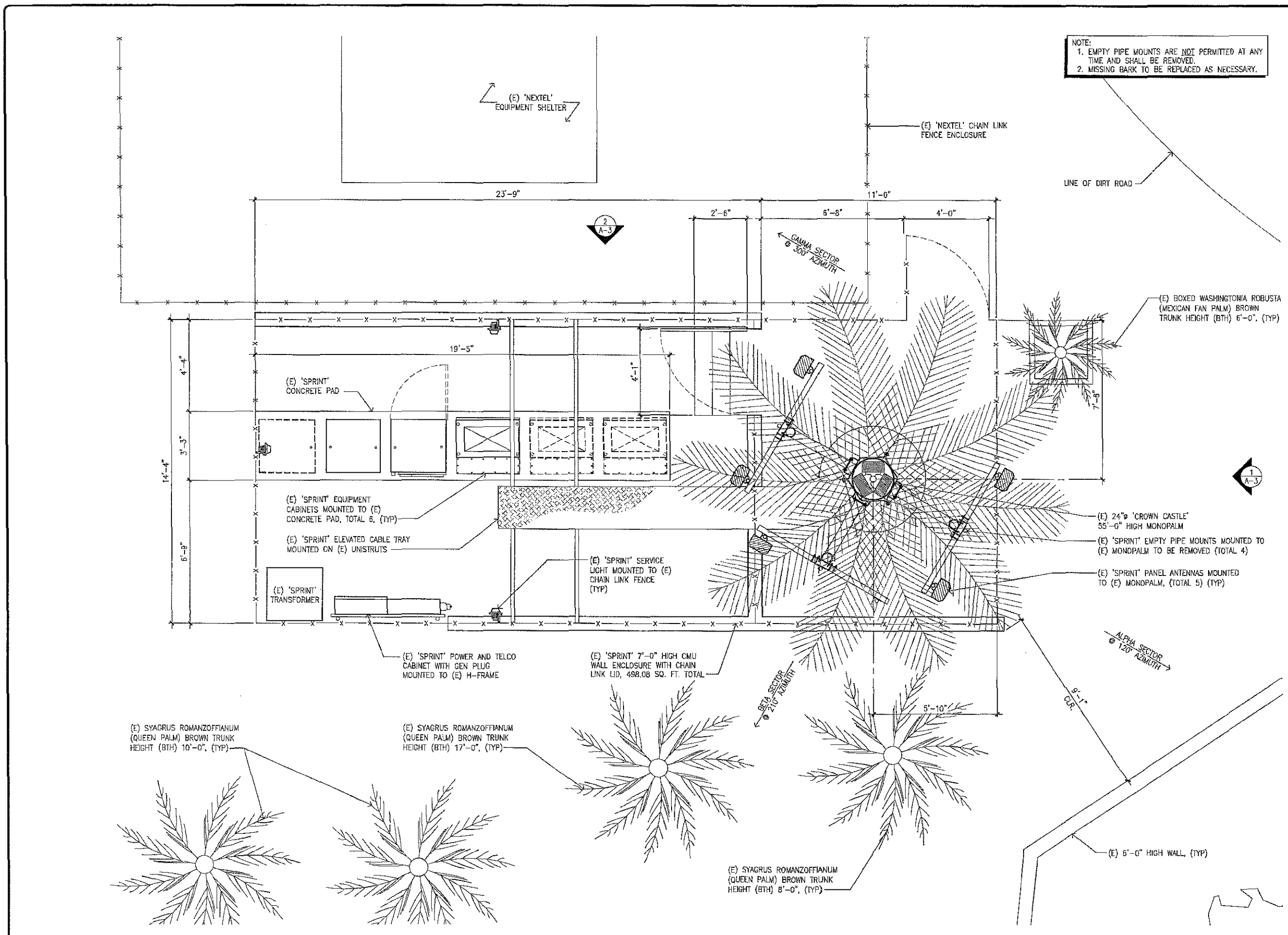
EQUIPMENT LAYOUT PLAN

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
NP	APP	09.16.2010

SHEET NUMBER

A-2



NOTE:
 1. EMPTY PIPE MOUNTS ARE NOT PERMITTED AT ANY TIME AND SHALL BE REMOVED.
 2. MISSING BARK TO BE REPLACED AS NECESSARY.

REV	DATE/BY	DESCRIPTION
0	10/01/10 NP	REVISED PER REDLINES
1	03/14/11 SR	CITY CORRECTIONS
2	08/09/11 SR	CITY CORRECTIONS
3	12/14/11 SR	CITY CORRECTIONS

CLIENT



CONSULTANT



CONSULTANT

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE ACQ.		
ZONING		
RF		
INTERCONNECT		
UTILITY		
CONST.		
REG. MGR.		

SITE INFORMATION

SITE NAME:	880292 - TED WILLIAMS FREEWAY
SITE ADDRESS:	14181 MIRA ZANJA CORTE SAN DIEGO, CA 92130
	SAN DIEGO COUNTY
	SHEET TITLE

ELEVATIONS

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
NP	APP	09.16.2010

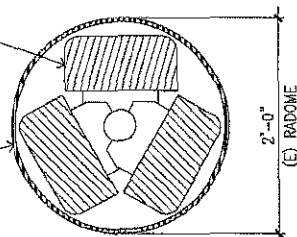
SHEET NUMBER

A-3

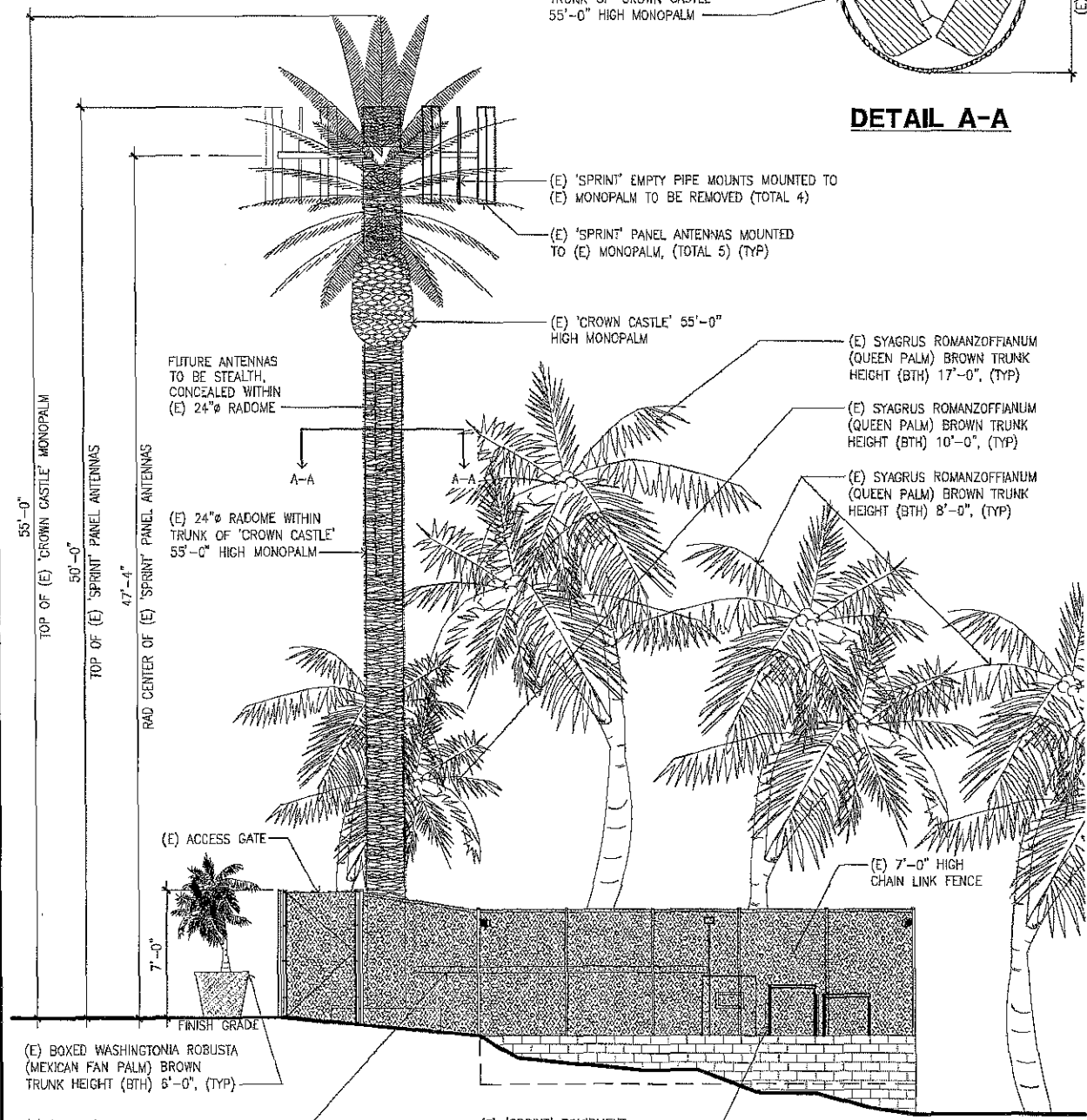
NOTE:
1. ANY DAMAGED OR MISSING FRONDS TO BE REPLACED.
2. ADJACENT CELL SITE NOT SHOWN FOR CLARITY.
3. EMPTY PIPE MOUNTS ARE NOT PERMITTED AT ANY TIME AND SHALL BE REMOVED.
4. MISSING BARK TO BE REPLACED AS NECESSARY.

FUTURE ANTENNAS TO BE STEALTH, CONCEALED WITHIN (E) RADOME

(E) 24"Ø RADOME WITHIN TRUNK OF "CROWN CASTLE" 55'-0" HIGH MONOPALM



DETAIL A-A

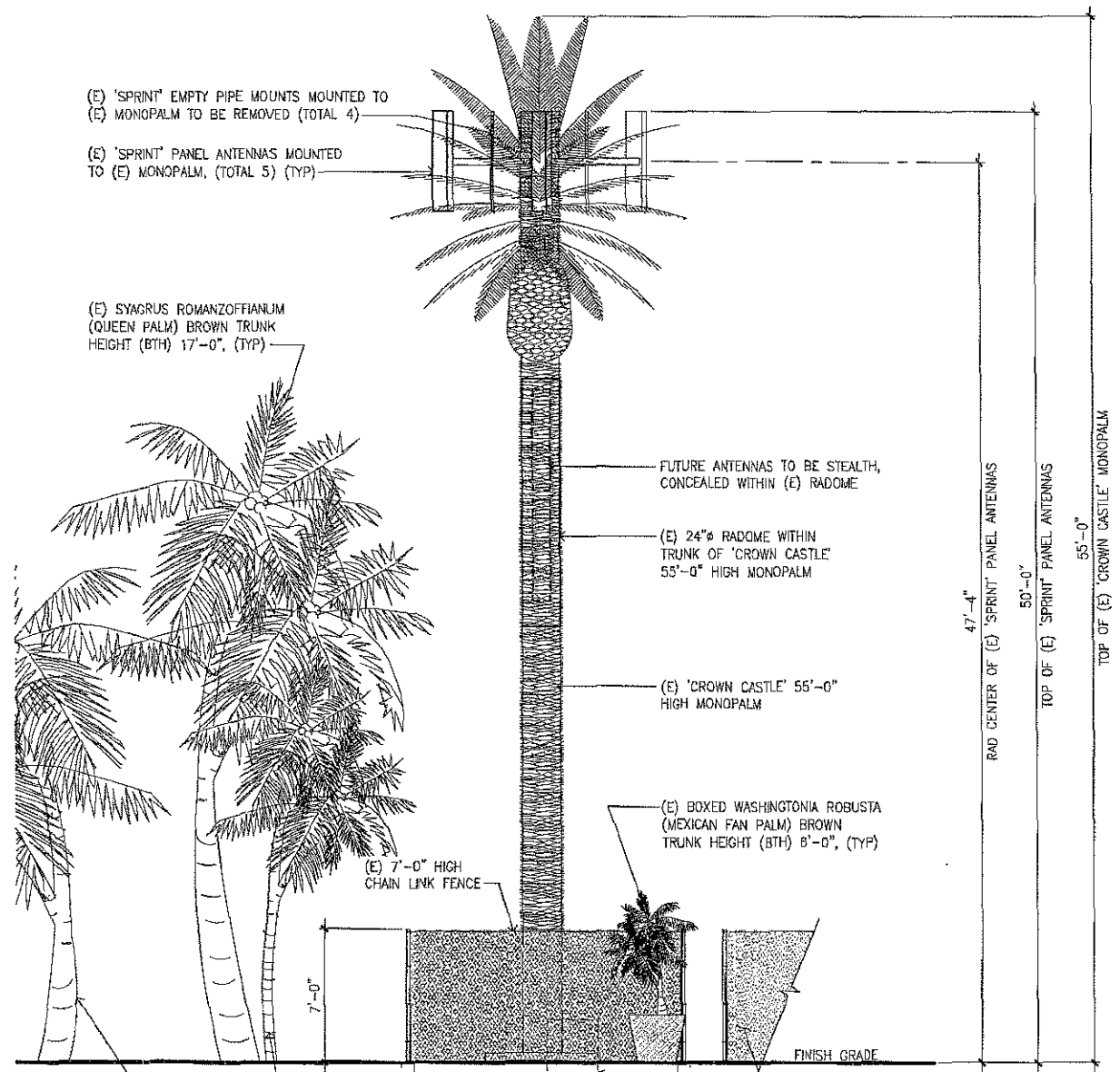


(E) 'SPRINT' EMPTY PIPE MOUNTS MOUNTED TO (E) MONOPALM TO BE REMOVED (TOTAL 4)
(E) 'SPRINT' PANEL ANTENNAS MOUNTED TO (E) MONOPALM, (TOTAL 5) (TYP)
(E) 'CROWN CASTLE' 55'-0" HIGH MONOPALM
(E) SYAGRUS ROMANZOFFIANUM (QUEEN PALM) BROWN TRUNK HEIGHT (BTH) 17'-0", (TYP)
(E) SYAGRUS ROMANZOFFIANUM (QUEEN PALM) BROWN TRUNK HEIGHT (BTH) 10'-0", (TYP)
(E) SYAGRUS ROMANZOFFIANUM (QUEEN PALM) BROWN TRUNK HEIGHT (BTH) 8'-0", (TYP)
FUTURE ANTENNAS TO BE STEALTH, CONCEALED WITHIN (E) 24"Ø RADOME
(E) 24"Ø RADOME WITHIN TRUNK OF "CROWN CASTLE" 55'-0" HIGH MONOPALM
(E) ACCESS GATE
(E) 7'-0" HIGH CHAIN LINK FENCE
(E) BOXED WASHINGTONIA ROBUSTA (MEXICAN FAN PALM) BROWN TRUNK HEIGHT (BTH) 6'-0", (TYP)
(E) 'SPRINT' ELEVATED CABLE TRAY MOUNTED ON (E) UNISTRUTS
(E) 'SPRINT' EQUIPMENT CABINETS MOUNTED TO (E) CONCRETE PAD, TOTAL 6, (TYP)

NOTE:
1. ANY DAMAGED OR MISSING FRONDS TO BE REPLACED.
2. ADJACENT CELL SITE NOT SHOWN FOR CLARITY.
3. EMPTY PIPE MOUNTS ARE NOT PERMITTED AT ANY TIME AND SHALL BE REMOVED.
4. MISSING BARK TO BE REPLACED AS NECESSARY.

(E) 'SPRINT' EMPTY PIPE MOUNTS MOUNTED TO (E) MONOPALM TO BE REMOVED (TOTAL 4)
(E) 'SPRINT' PANEL ANTENNAS MOUNTED TO (E) MONOPALM, (TOTAL 5) (TYP)

(E) SYAGRUS ROMANZOFFIANUM (QUEEN PALM) BROWN TRUNK HEIGHT (BTH) 17'-0", (TYP)



(E) SYAGRUS ROMANZOFFIANUM (QUEEN PALM) BROWN TRUNK HEIGHT (BTH) 10'-0", (TYP)
FUTURE ANTENNAS TO BE STEALTH, CONCEALED WITHIN (E) RADOME
(E) 24"Ø RADOME WITHIN TRUNK OF "CROWN CASTLE" 55'-0" HIGH MONOPALM
(E) 'CROWN CASTLE' 55'-0" HIGH MONOPALM
(E) BOXED WASHINGTONIA ROBUSTA (MEXICAN FAN PALM) BROWN TRUNK HEIGHT (BTH) 6'-0", (TYP)
(E) 7'-0" HIGH CHAIN LINK FENCE
(E) SYAGRUS ROMANZOFFIANUM (QUEEN PALM) BROWN TRUNK HEIGHT (BTH) 8'-0", (TYP)
(E) SYAGRUS ROMANZOFFIANUM (QUEEN PALM) BROWN TRUNK HEIGHT (BTH) 10'-0", (TYP)
(E) 'NEXTEL' CHAIN LINK FENCE ENCLOSURE
(E) 'SPRINT' EQUIPMENT CABINETS MOUNTED TO (E) CONCRETE PAD, TOTAL 6, (BEYOND) (TYP)

Community Planning Group Recommendation: No Community Planning Group recommendation was received. The applicant attempted to contact the Torrey Highlands CPG on 9/1/11 and 1/11/12 and no response was received. Therefore, the applicant requests to proceed without a Community Planning Group recommendation.



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 _____

Project Title **Project No. For City Use Only**
 Ted William FWY

Project Address:
 14181 Mira Zanja Corte

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., 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):
 MARK L. COLLINS

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: Ted Williams Fwy	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check): <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No	
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____

Letter of Authorization

City Of San Diego
Development Services Department
1222 1st Ave
San Diego, CA

Re: Application for Zoning/Building Permits

Mark L Collins, Trustee, hereby authorizes Global Signal Acquisitions III LLC ("Crown Castle") and their Agents to act as the Property Owner's Agent in the processing of all zoning and building permit applications, other required permits and approvals through the City of San Diego for the renewal of use permit 99-0271-43 as applicable to the wireless telecommunication facility described below:

Site Name: Ted William Fwy
Site Number: 880292
Site Address: 14181 Mira Zanja Corte
San Diego, CA 92130

APN: 306-010-18-00

It is requested that The City of San Diego allow Crown Castle and their Agents to submit and process all permit applications that are required by The City of San Diego in connection with the renewal of use permit 99-0271-43, originally issued October 3, 2010.

Mark L Collins, Trustee of the Mark L Collins Separate
Property Trust Dated January 16, 1991

By:  Date: Nov. 9, 2010

ACKNOWLEDGMENT

State of California
County of San Diego

On Nov 9, 2010 before me, Deborah Robertson, Notary Public
(Insert name and title of the officer)

personally appeared Mark L. Collins
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Deborah Robertson
Signature



(Seal)



510 Castillo Street
Suite 303
Santa Barbara, CA 93101

Tel 805 957.1637
Fax 805 957.1634
www.crowncastle.com

Letter of Authorization

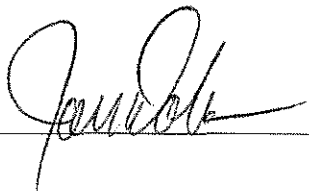
City of San Diego
Development Services Department
1222 1st Ave
San Diego, CA

Re: Application for Zoning/Building Permits

Global Signal Acquisitions III LLC ("Crown Castle") hereby authorizes Core Communications and their Agents to act as the Crown Castle's Agent in the processing of all zoning and building permit applications, other required permits and approvals through the City of San Diego for the existing wireless communications site described below:

Site Name: Ted Williams Fwy
Site Number: 880292
Site Address: 14181 Mira Zanja Corte
San Diego, CA 92130

APN: 306-010-18-00

By:  Date: 10/12/2010

Jon Dohm, AICP
Zoning Manager
Crown Castle



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[Site Leasing](#) | [Tower & Rooftop Development](#) | [DAS](#) | [Site Development Services](#) | [Landowners](#)

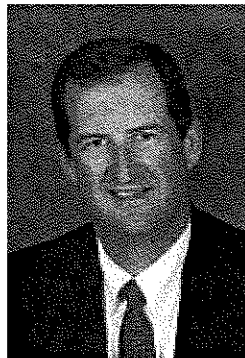
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INVESTORS

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Management Team

[Corporate Profile](#)



W. Benjamin Moreland was appointed Crown Castle's Executive Officer in July 2008. Prior to this appointment, Mr. Moreland served as Crown Castle's Executive Vice President and Chief Financial Officer from April 2000. Prior to that he served as Senior Vice President of Crown Castle and its domestic subsidiaries from October 1999 to April 2000. Mr. Moreland joined Crown Castle following 15 years with Citicorp Bank, primarily in corporate finance and real estate investment.

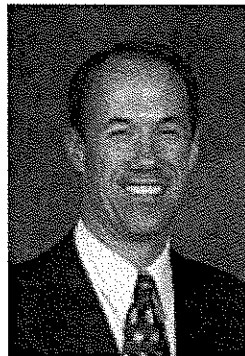
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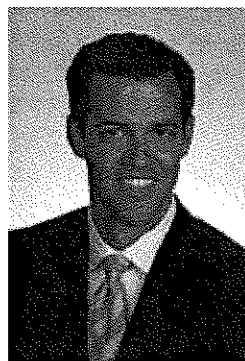
James D. Young was appointed Chief Operating Officer in July 2008. Prior to this appointment, he served as President, U.S. Operations, from October 2005. He is responsible for the management of several business groups including the four Areas, Property Management, Delivery, Performance Improvement, Information Tech, and Site Development. Mr. Young also sits on the Board of Directors of Crown Castle's business in Australia. With more than 21 years in the telecom industry, Mr. Young has served in several key positions in various organizations. Prior to joining Crown Castle, he served as Region Vice President of Network Operations for Sprint, spending several years with GTE in a variety of leadership roles across multiple disciplines.

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Management Team

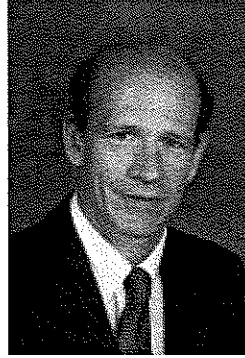


Jay A. Brown was appointed Senior Vice President, Chief Financial Officer and Treasurer of Crown Castle in July 2008. Prior to this appointment, he served as Treasurer of Crown Castle from May 2004. Since joining Crown Castle in August 1999, he has served in a number of positions in the areas of development and corporate finance. Prior to joining Crown Castle, Mr. Brown worked for a start-up health care company and a consulting firm. He is responsible for general corporate financing and capital markets for Crown Castle. Mr. Brown is a Certified Public Accountant.

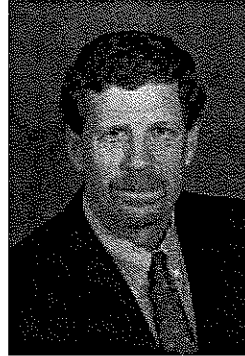
[Corporate Governance](#)

E. Blake Hawk has been Executive Vice President and General Counsel since July 2008. Mr. Hawk was an attorney with Brown, Parker & Leahy, LLP in Houston, Texas from 1999 and became a partner with the firm in 1986. Mr. Hawk has been licensed as an attorney in Texas and a Certified Public Accountant since 1976.

ATTACHMENT 13



Patrick Slowey was appointed Senior Vice President of Corporate Relations in January 2005. Prior to his appointment, he was the President of National Sales of Crown Castle USA. Mr. Slowey joined Crown Castle in 2000 as Vice President of Business Development for Crown Castle USA. Before joining CCI, Mr. Slowey worked with the wireless industry, including Nextel and McCaw Communications (ATT Wireless), as well as in the pharmaceutical and chemical industries, in various Sales and Operations Management roles.



Phil Kelley was appointed Senior Vice President, Corporate Development and Strategy in September 2008. Prior to that appointment, he served as Managing Director of Crown Castle Australia. Before that he served as Vice-President of Crown Castle International, with primary responsibility for the strategic oversight of Crown Castle International subsidiary companies and mergers and acquisitions efforts. Prior to joining Crown Castle International in April of 1997, Phil was a senior investment banker at Goldman Sachs of New York, where he was then an asset manager with Archon Group, a wholly-owned subsidiary of Goldman Sachs of New York. He graduated cum laude from the University of California at Berkeley with a concentration in Economics.



Project Chronology

Crown Castle TW Parkway – Project No. 229032

Date	Action	Description	City Review Time	Applicant Response Time
7/26/2011	First Submittal	Project Deemed Complete		
8/30/2011	First Assessment Letter		35	
2/27/2012	Second Submittal			181
3/5/2012	Second Assessment Letter		7	
5/3/2012	Public Hearing – Planning Commission		59	
TOTAL STAFF TIME			101	
TOTAL APPLICANT TIME				181
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	282 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 19, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: May 3, 2012
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
 202 C Street, San Diego, California 92101

PROJECT TYPE: Conditional Use Permit and Planned Development Permit,
 Process 4
PROJECT NUMBER: 229032
PROJECT NAME: Crown Castle – TW Parkway
APPLICANT: Yumi Kim, Core Development Services, agents representing
 Crown Castle

COMMUNITY PLAN AREA: Torrey Highlands
COUNCIL DISTRICT: District 1

CITY PROJECT MANAGER: Alex Hempton, Associate Planner
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of antennas mounted on a 55 foot high monopalm (faux palm tree) with equipment associated with the antennas located in a equipment enclosure adjacent to the monopalm. The project is located at 14181 Mira Zanja Corte.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street,

Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on 9/14/11 and the opportunity to appeal that determination ended 9/28/11.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

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

Internal Order Number: 24001427

Revised 7-27-11 HMD



Ted Williams Parkway - Photosurvey & Sims

E = Equipment/Monopalm Location



Photo 1, Existing and Proposed View -- Looking South Towards all wireless facilities on site.

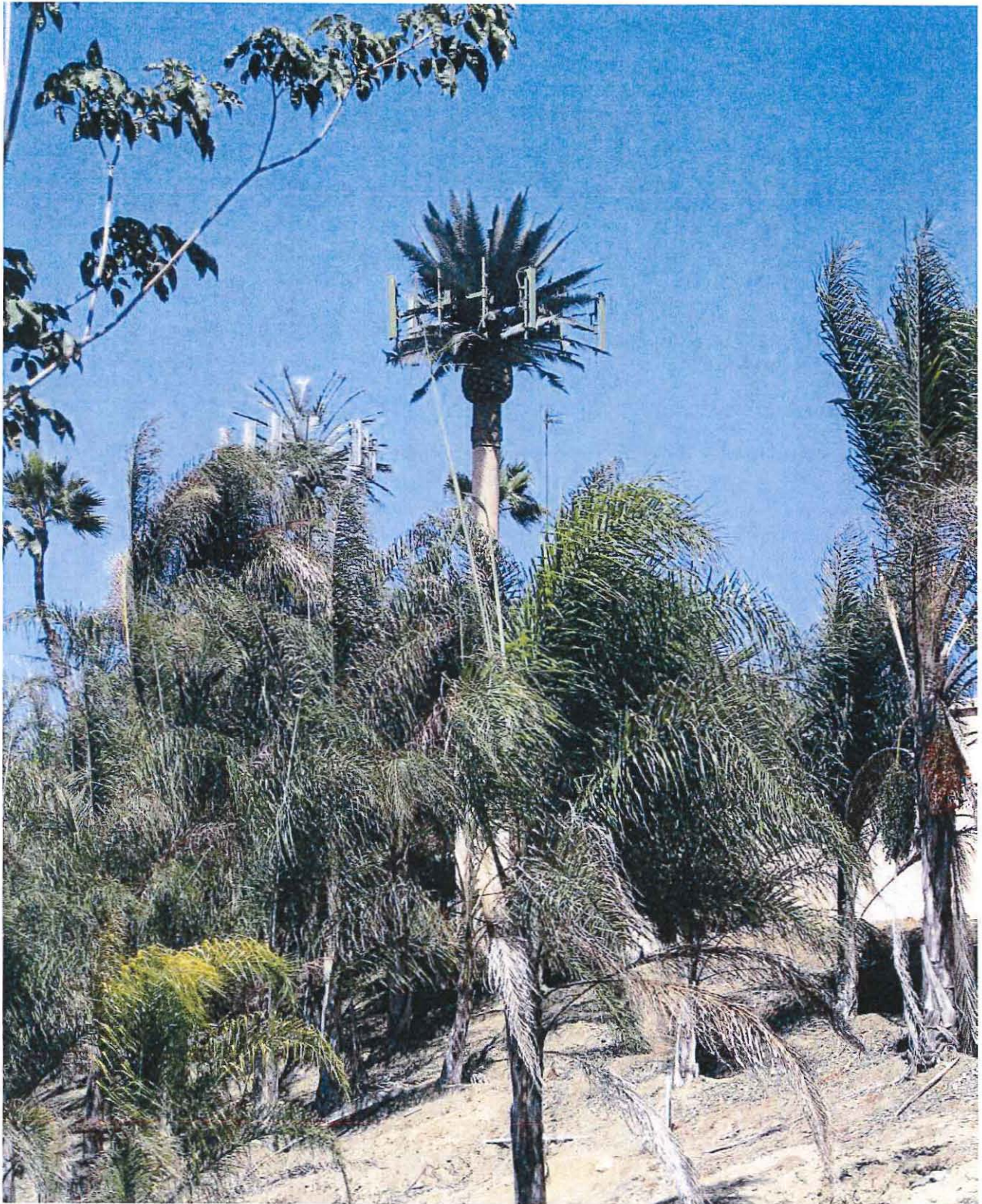


Photo 2, Existing and Proposed View -- Looking North towards Facility

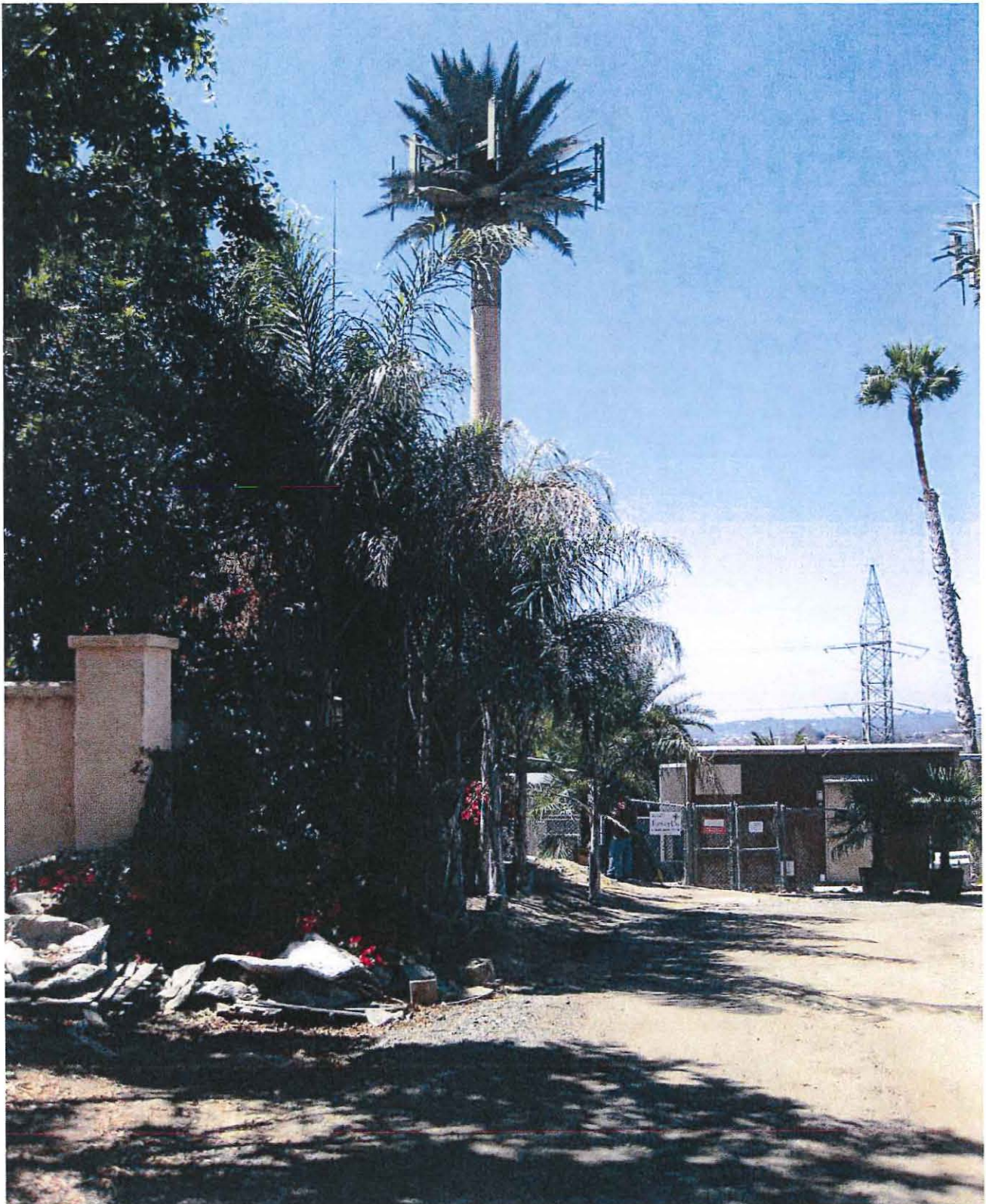


Photo 3, Existing and Proposed View -- Looking East towards Facility



Photo 4, Existing and Proposed View -- Looking North towards Facility



Photo 5, Existing and Proposed View -- Looking West towards Facility



Photo 6, Existing and Proposed View -- Equipment Enclosure.