



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 4, 2026 REPORT NO. HO-26-015
HEARING DATE: March 11, 2026
SUBJECT: AT&T SOUTH TORREY PINES
PROJECT NUMBER: PRJ-1107460
OWNER/APPLICANT: City of San Diego, Owner, and AT&T Mobility, Permittee

SUMMARY

Issue: SHOULD THE HEARING OFFICER APPROVE A CONDITIONAL USE PERMIT TO MODIFY AN EXISTING WIRELESS COMMUNICATION FACILITY (WCF) LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY AT [9170 1/3 NORTH TORREY PINES ROAD](#), ON THE NORTHWEST CORNER OF EXPEDITION WAY AND NORTH TORREY PINES ROAD WITHIN [THE LA JOLLA COMMUNITY PLAN AREA?](#)

Proposed Actions:

1. APPROVE CONDITIONAL USE PERMIT NO. PMT-3269748.

Fiscal Considerations: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a WCF and is not associated with residential development.

Community Planning Group Recommendation: The applicant elected to not present the project in front of the La Jolla Community Planning Group as the project is existing and has been operating in this area without incident since 1991.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 22, 2025, and the opportunity to appeal that determination ended January 7, 2026.

BACKGROUND- The AT&T South Torrey Pines project (Project) is located within the public right-of-way at 9170 1/3 North Torrey Pines Road, on the northwest corner of Expedition Way and North Torrey Pines Road, adjacent to the RS-1-7 (Residential Single Unit) Zone of the La Jolla Community Plan area. The existing WCF has been operating on this property since 1991, delivering essential voice and data services to the surrounding community.

DISCUSSION

The Project proposes modifying an existing WCF, which involves a 30-foot tall traffic light standard with two (2) existing panel antennas with antenna skirts mounted at the top of the standard. The 54-square-foot above-ground equipment area consists of four (4) radios, four (4) cabinets and a telco cabinet all to be painted brown to match the adjacent environment. There are no modifications to the existing WCF equipment, other than to add the antenna skirts and paint the equipment brown. The antenna skirts will conceal the cables that protrude from the standard's caisson and attach to the bottom of the antennas. Landscaping and ground cover (Nine (9) 5-gallon Red Yucca shrubs (*Hesperaloe Parvifolia*) and Low Boy Trailing Acacia ground cover (*Acacia Redolens*)) and associated irrigation system will be installed to increase the integration of the above-ground equipment (Figure 1).



Figure 1: Existing and proposed photosims looking west towards Expedition Way.

The Project complies with the [WCF Guidelines](#) concerning the design type of Right-of-way installations (non-small cell). The land use adjacent to the Project is Parks, Open Space with open space and residential dwelling developments to the north and west, UCSD to the east, and open space, residential dwelling developments and athletic field to the south (Attachments 1-3).

WCFs are permitted in all zones Citywide with the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 Locations being the most preferred and Preference 4 Locations the least preferred. Preference 1 Locations generally include non-residential uses and zones and are permitted ministerially. Preference 4 locations include residential uses in residential zones and require a Process Four approval. The Project is located in the public right-of-way and is considered a Preference 3 according to Council Policy 600-43.

The Project requires the following permits:

Required Permits	Basis
Conditional Use Permit (CUP)	Within the public right-of-way with above-ground equipment.

Pursuant to SDMC [Section 141.0420\(\(c\)\(1\)\(b\)\)](#), this Project is being processed as a CUP, Process 3, due to the WCF being located in the public right-of-way with above ground equipment that exceeds 3-feet in height. The associated ground-mounted equipment is essential for the WCF to function and meet its coverage and service area.

The existing WCF has been operating on this property without incident since 1991, delivering essential voice and data services to the surrounding community. Its continued operation is vital to maintaining the current level of service for AT&T customers in the area. This site plays a critical role within AT&T's network, functioning in close coordination with other facilities to ensure seamless coverage and connectivity. The Project will target the immediate community along North Torrey Pines Road, Expedition Way and La Jolla Shores Drive. Coverage maps demonstrate the coverage provided by the WCF located on the property (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

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." A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report dated October 6, 2010 (Report), from EBI Consulting, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the signage recommended in the Site Safety Plan and is part of the Project conditions. The Report will be stamped as Exhibit "A" and provided within the Project file.

Community Plan Analysis:

The [La Jolla Community Plan](#) does not address WCFs as a specific land use. However, the City of San Diego's General Plan ([UD-A.17](#)) requires that the visual impact of WCFs be minimized by concealing WCFs 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 WCFs be concealed from view. The General Plan, Section L, Information Infrastructure, [Policy PF-L.5](#), indicates that the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Lastly, the City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure, such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, televisions, video, satellites, personal digital assistants, the internet, personal computers, and other technical devices have created a new era of unlimited interactive communications possibilities.

Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego.

This project consists of two panel antennas mounted to an existing street light standard. The antennas are flush-mounted to the light standard and painted and textured to match the light standard. Cables will be concealed within the pole or covered with chin straps near the antennas. Equipment associated with the antennas are located in above-ground equipment cabinets. The equipment cabinets will be painted brown to blend in with the adjacent landscape material and additional planting will be added. The applicant contacted a community planning group outside the project's geographic jurisdiction, however community planning group recommendations for WCFs are advisory in nature and are not required for project approval. The facility has existed at this location for an extended period without incident, and staff does not find that the absence of a recommendation from the appropriate planning group materially affects the project's review or merits.

Conclusion:

The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance (SDMC Section 141.0420), the Wireless Design Guidelines and Council Policy 600-43. City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3269748 (Attachments 4 and 5).

ALTERNATIVES

1. Approve CUP No. 3269748, with modifications.
2. Deny CUP No. 3269748, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

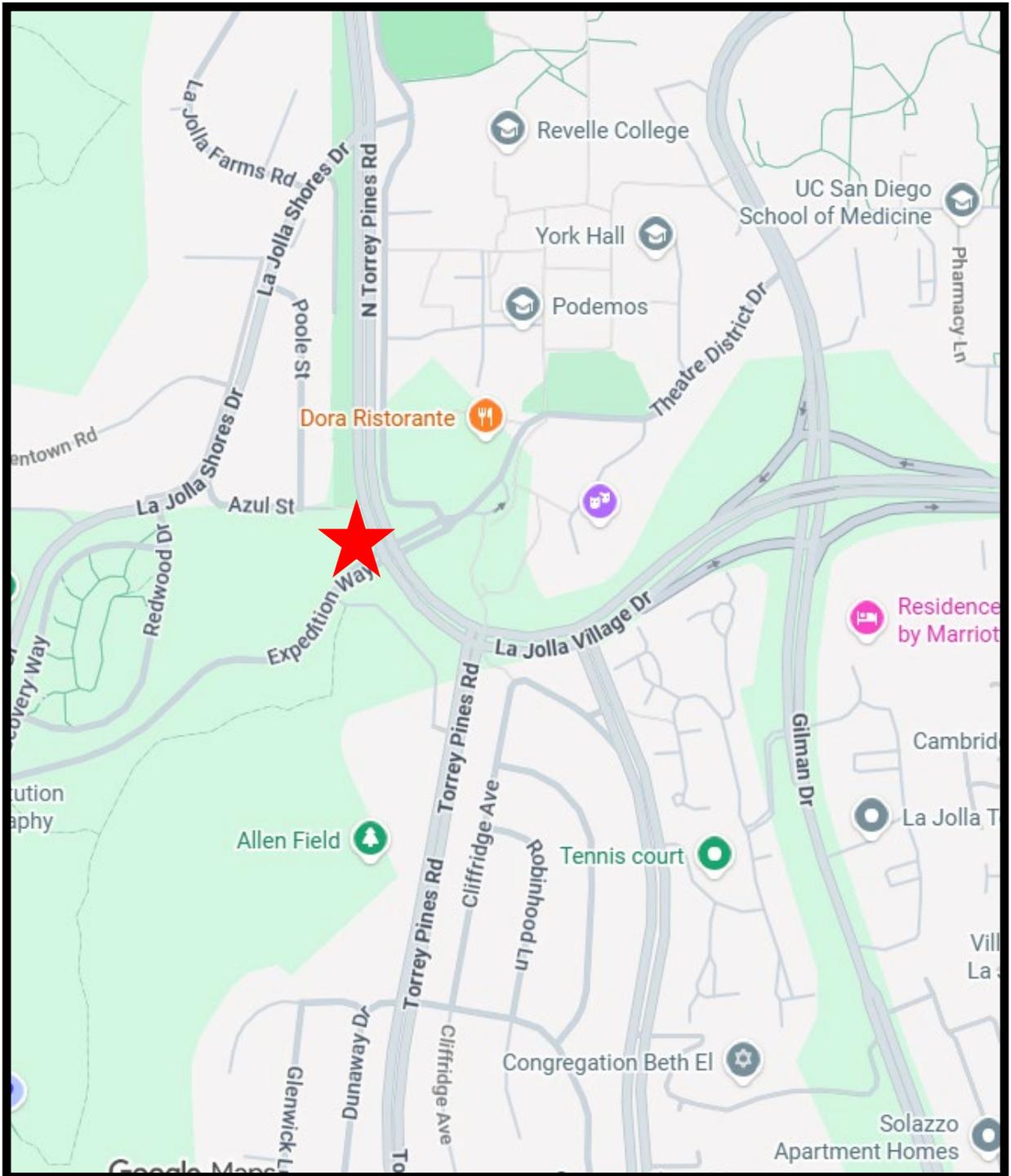


Ian Heacox
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit with Conditions

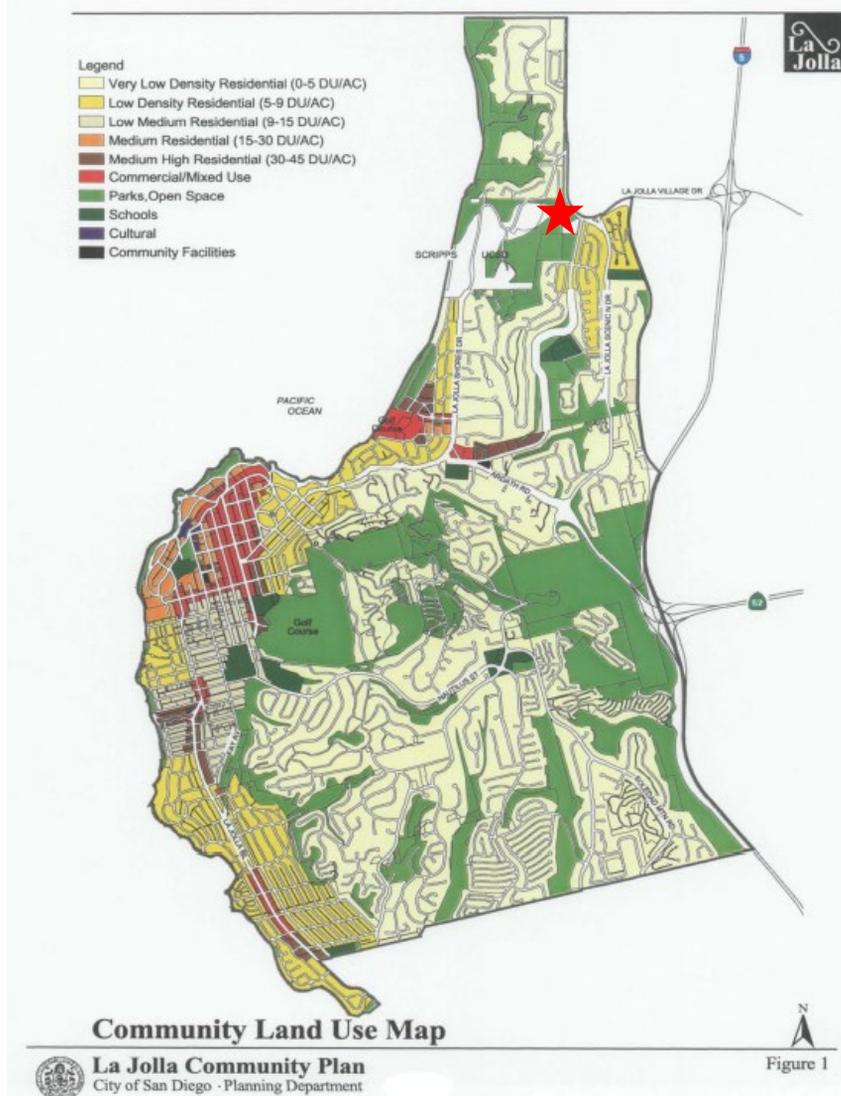
5. Draft Permit Resolution with Findings
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Photo Survey
10. Photo Simulations
11. Project Plans



Project Location

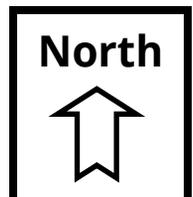
AT&T South Torrey Pines
9170 1/3 North Torrey Pines Road
Project No. PRJ-1107460

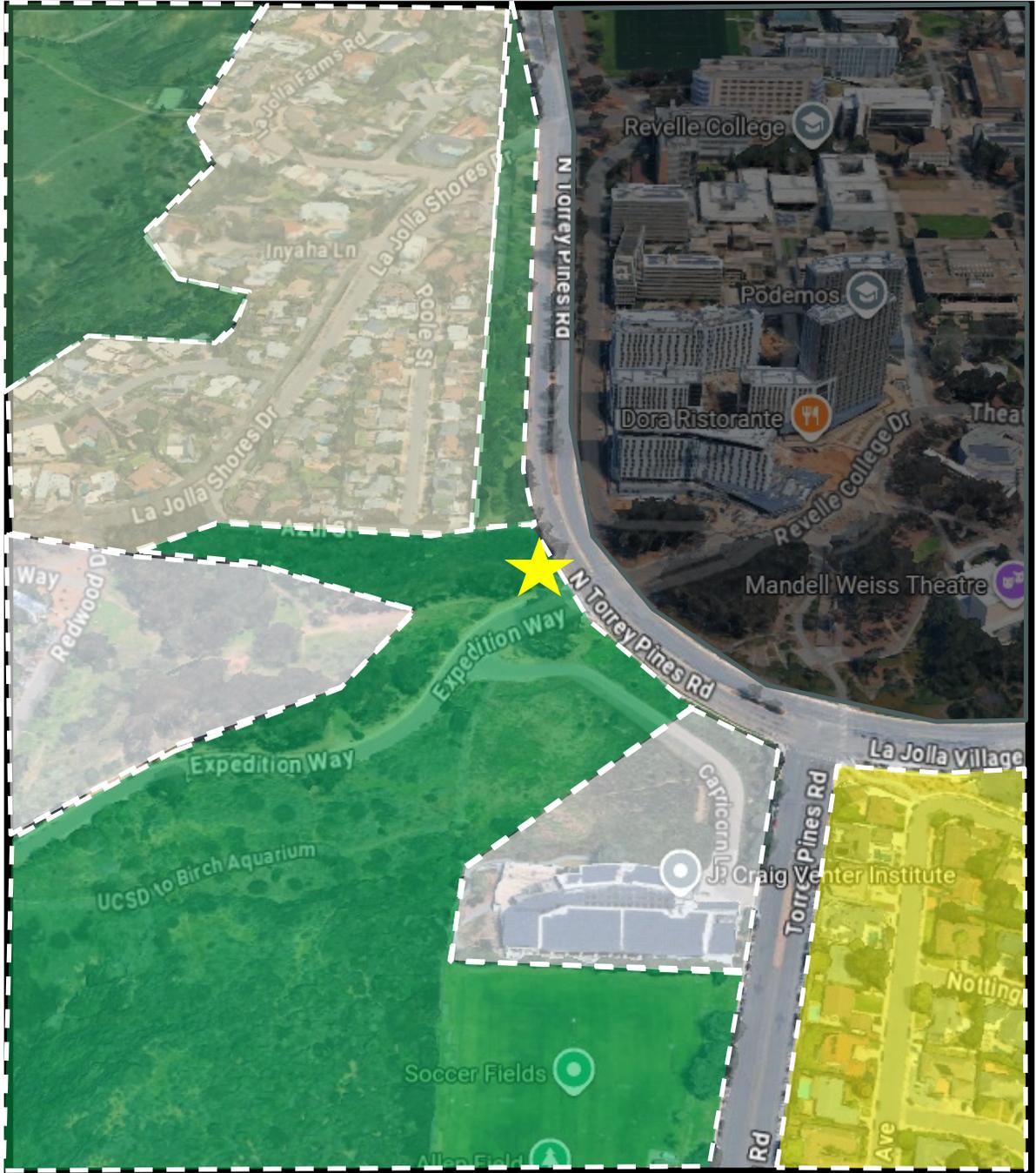




Land Use Plan

AT&T South Torrey Pines
9170 1/3 North Torrey Pines Road
Project No. PRJ-1107460

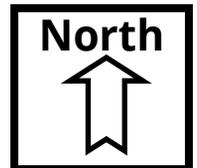




Aerial Photo

AT&T South Torrey Pines
9170 1/3 North Torrey Pines Road
Project No. PRJ-1107460

-  Parks, Open Space
-  Low Density Residential
-  Very Low Density Residential
-  No Use
-  Different Community Area



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3269748
AT&T SOUTH TORREY PINES PROJECT NO. PRJ-1107460
HEARING OFFICER

This Conditional Use Permit No. PMT-3269748 is granted by the Hearing Officer of the City of San Diego to the City of San Diego, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] section [126.0305](#) and [141.0420](#). The site is located within the public right-of-way at 9170 1/3 North Torrey Pines Road, on the northwest corner of Expedition Way and North Torrey Pines Road, adjacent to the RS-1-7 (Residential Single Unit) Zone of the La Jolla Community Plan area.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to modify the existing AT&T Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 11, 2026, on file in the Development Services Department.

The project shall include:

- a. Two (2) antennas measuring 48" by 6" by 11.8" mounted on a traffic light standard;
- b. 54-square-foot equipment area with four (4) radios, four (4) cabinets and a telco cabinet to be painted brown;
- c. Nine (9) 5-gallon Red Yucca shrubs (*Hesperaloe Parvifolia*) and Low Boy Trailing Acacia ground cover (*Acacia Redolens*) and associated irrigation system;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 25, 2029.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 11, 2036. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No 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 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.

11. The 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a Right-of-Way Agreement, from the City Engineer.

13. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

14. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.
15. The Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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. The Permittee is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
18. This WCF shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
19. No WCF component should exceed the height of the pole.
20. Antenna and antenna skirts are required and shall be painted and textured to match the pole.
21. Cables should be routed directly from chin straps into the pole, minimizing exposed cabling. Cables should not loop or bunch. 90-degree connectors should be used.
22. All cables and conduit to and from the light standard should be routed from the caisson through the pole to the antennas. "Doghouse" cable coverings are not permitted.
23. Ground-mounted equipment cabinets shall be painted brown to the satisfaction of the Development Services Department.
24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

ATTACHMENT 4

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 11, 2026, and [Approved Resolution Number].

ATTACHMENT 4

Conditional Use Permit No. PMT-3269748
Date of Approval: March 11,2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
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.

City of San Diego
Owner

By _____
NAME
TITLE

AT&T Mobility
Permittee

By _____
NAME
TITLE

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

HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. PMT-3269748
AT&T SOUTH TORREY PINES PROJECT NO. PRJ-1107460

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. City of San Diego, Owner, and AT&T Mobility, Permittee, submitted an application to the City of San Diego for a modification of an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the AT&T South Torrey Pines project (Project).

B. The site is located within the public right-of-way at 9170 1/3 North Torrey Pines Road, on the northwest corner of Expedition Way and North Torrey Pines Road, adjacent to the RS-1-7 (Residential Single Unit) Zone of the La Jolla Community Plan area.

C. On March 11, 2026, 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;

D. On March 11, 2026, the Hearing Officer considered Conditional Use Permit (CUP) No. PMT-3269748 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

The Hearing Officer adopts the following findings with respect to (CUP) No. PMT-3269748:

A. CUP SDMC Section 126.0305

I. The proposed development will not adversely affect the applicable and use plan.

The Project proposes the modification of the existing WCF. The WCF consists of two panel antennas mounted on the traffic light standard with four radios and four cabinets to be painted brown to match the surrounding landscape. To increase visual screening and be in conformance with the previously approved landscaping, nine 5-gallon Red Yucca shrubs and Low Boy Trailing Acacia ground cover will be installed with required irrigation. Pursuant to [SDMC 141.0420](#), WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations are, among other things, to camouflage facilities from public view.

The [La Jolla Community Plan](#) does not address WCFs as a specific land use. However, the City of San Diego's General Plan ([UD-A.17](#)) requires that the visual impact of WCFs be minimized by concealing WCFs 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 WCFs be concealed from view. This project consists of two panel antennas mounted to an existing street light standard. The antennas will be flush-mounted to the light standard and painted and textured to match the light standard. Cables will be concealed within the pole or covered with chin straps near the antennas. Equipment associated with the antennas are located in above-ground equipment cabinets. The equipment cabinets will be painted brown to blend in with the adjacent landscape material and additional planting will be added. Based on the design of this facility and its siting, this WCF will not adversely affect the applicable land use plan.

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

The Project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the Project require compliance with several operational constraints and development controls intended to ensure the continued public health, safety, and welfare, including, but not limited to, setback limitations, concealment requirements, and electromagnetic field controls. All proposed improvement plans associated with the Project will be reviewed prior to the issuance of construction permits and inspected during construction to ensure that the Project meets or exceeds all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

The existing WCF has been operating on this property since 1991, delivering essential voice and data services to the surrounding community. Its continued operation is vital to maintaining the current level of service for AT&T customers in the area. This site plays a critical role within AT&T's network, functioning in close coordination with other facilities to ensure seamless coverage and connectivity. The Project will target the immediate community along North Torrey Pines Road, Expedition Way and La

Jolla Shores Drive. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the coverage provided on the property (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

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." A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report dated October 6, 2010, (Report), from EBI Consulting, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the signage recommended. The Report will be stamped as Exhibit "A" and provided within the Project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The WCF Regulations, Land Development Code Section 141.0420, require that WCF's utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the Project consists of AT&T's smallest available antennas mounted to a City street light standard to provide the desired coverage and service the surrounding area. The antennas are mounted to the top portion of the pole, painted and textured to match the pole. The antennas will also have antenna skirts which are designed to conceal the cables entering the bottom of the antenna. Cables attached to the antennas will be routed inside the pole. Equipment associated with the antennas will be located in above-ground equipment cabinets painted brown. Additional landscaping, ground cover and required irrigation is being installed to integrate and conceal the ground-mounted equipment. There are no required deviations for this project. Therefore, the project complies with the regulations of the Land Development Code.

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

WCF's are permitted within the public right-of-way with above-ground equipment with the processing of a CUP Process 3. Council Policy 600-43 identifies the public right-of-way as a more preferable location than a residential zone with a residential use. This particular WCF consists of two panel antennas, mounted to the top portion of the traffic light standard. The WCF is located adjacent to a residential zone with a non-residential use. Based on this analysis, the WCF is appropriate at this location. WCFs are permitted in all zones Citywide with the appropriate permit process. Council Policy 600-43 assigns preference levels to WCFs proposed on different land

uses, with Preference 1 Locations being the most preferred and Preference 4 Locations the least preferred. Preference 1 Locations generally includes non-residential uses and zones and are permitted ministerially. Preference 4 locations include residential uses in residential zones and require a Process Four approval. This Project is located in the public right of way in a residential zone without residential use and is considered a Preference 3 according to Council Policy. This site has been serving AT&T customers at this location since 1991. The WCF provides essential voice and data services throughout the surrounding area. Its continued operation is critical to maintaining current service levels for AT&T customers. The site functions as a key component of the broader telecommunications network, operating in close coordination with other facilities in the region. Coverage maps illustrate both the current service provided by this site and the anticipated loss of coverage should the project be discontinued. Any degradation in service could significantly impact customers, including the reliability of vital emergency communications.

The proposed project complies with all applicable permit and design standards for WCFs as outlined in the SDMC. Accordingly, the development will adhere to the regulations of the LDC, including any proposed deviations under SDMC Section 126.0602(b)(1) deemed appropriate for this location.

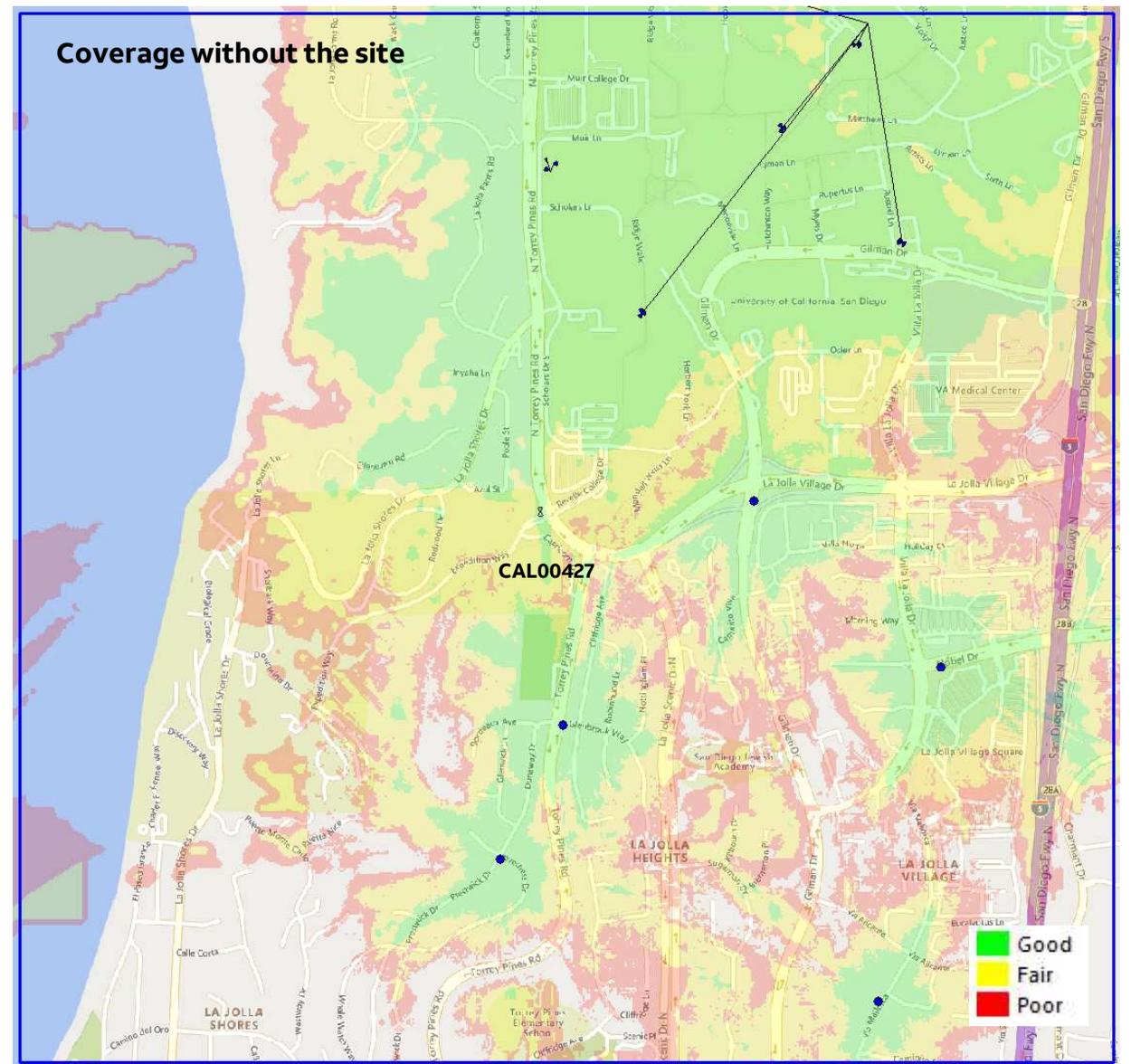
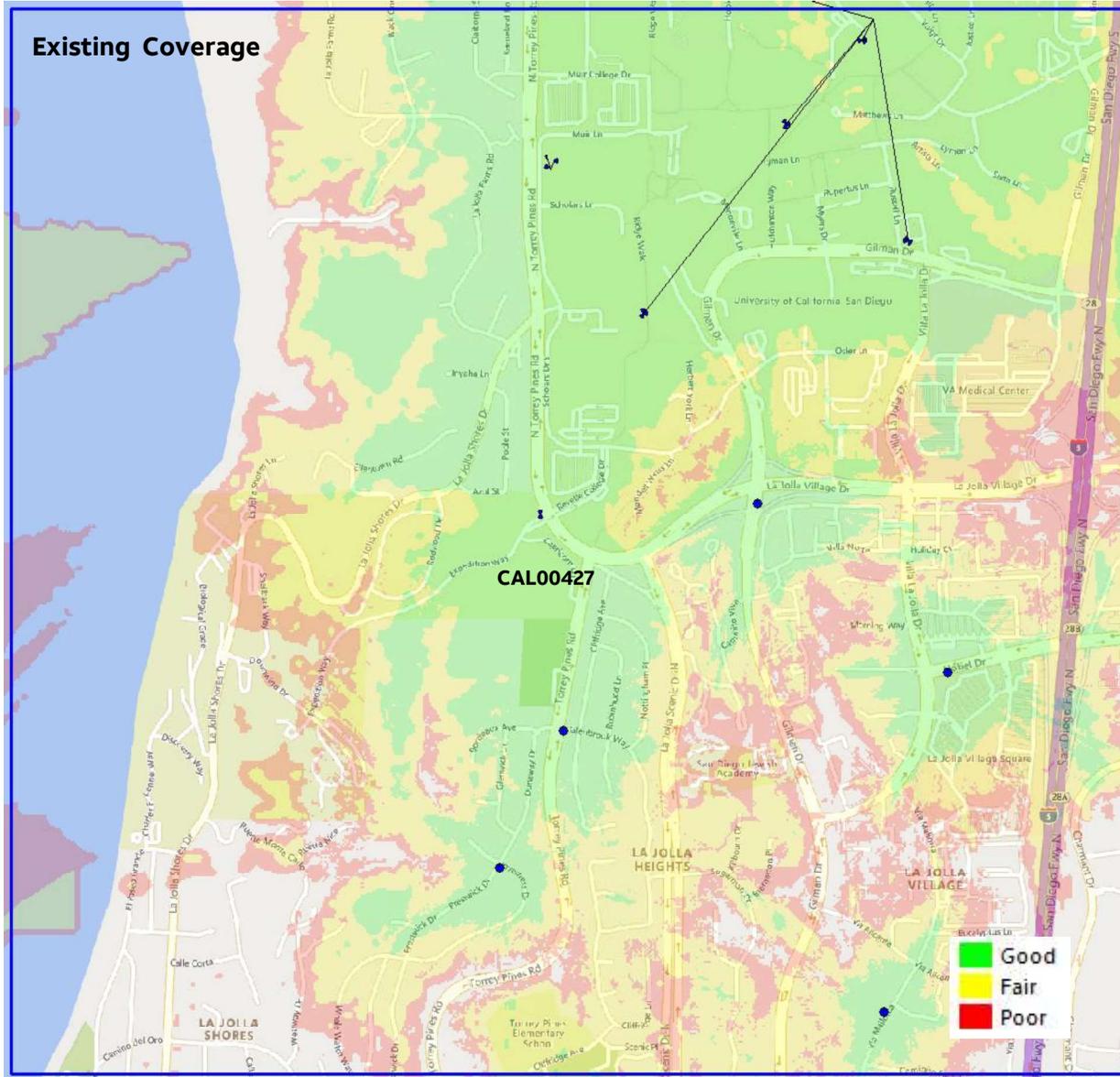
2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Hearing Officer, CUP No. PMT-3269748 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in CUP No. PMT-3269748 , a copy of which is attached to and made a part of this Resolution by this reference.

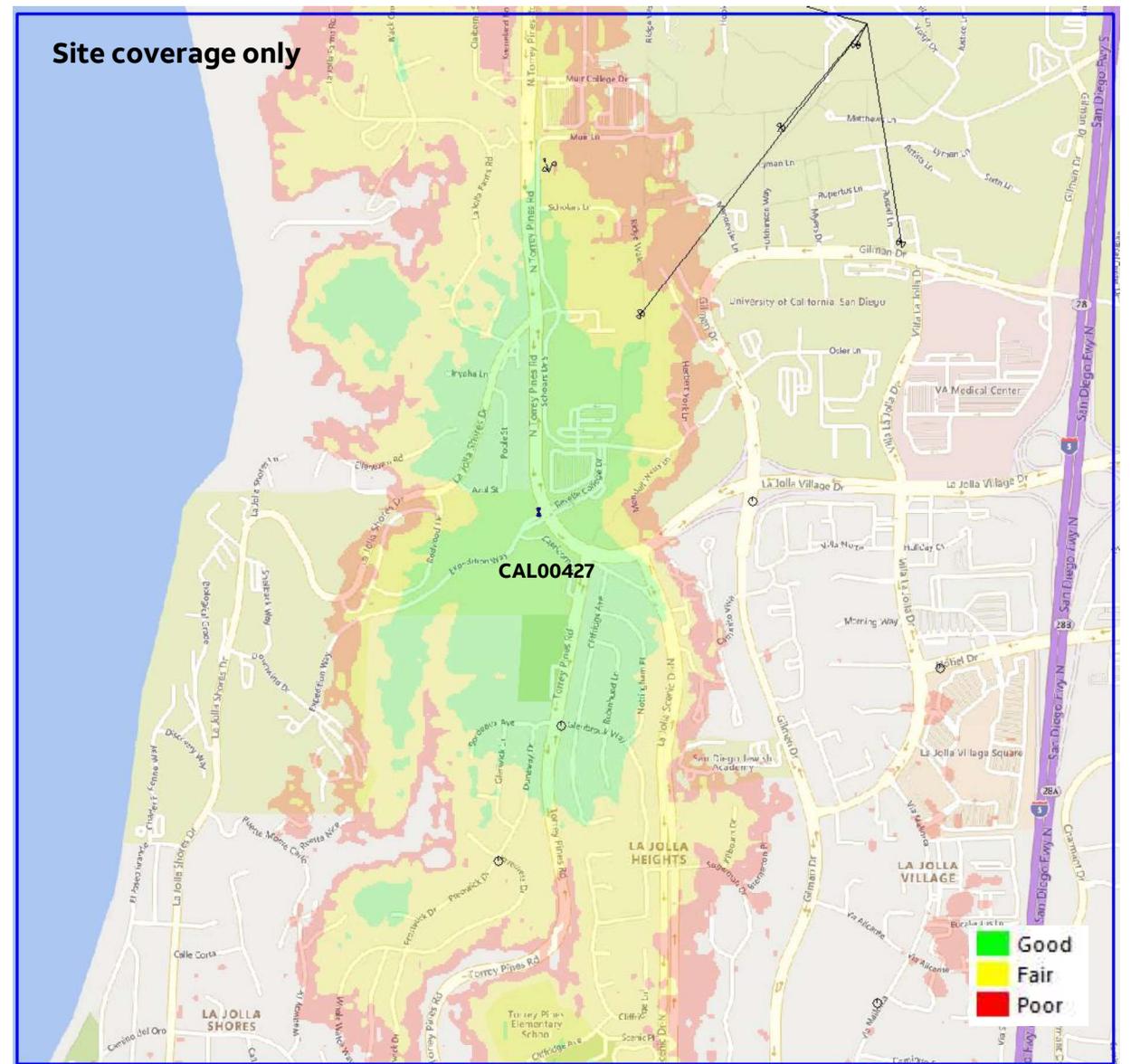
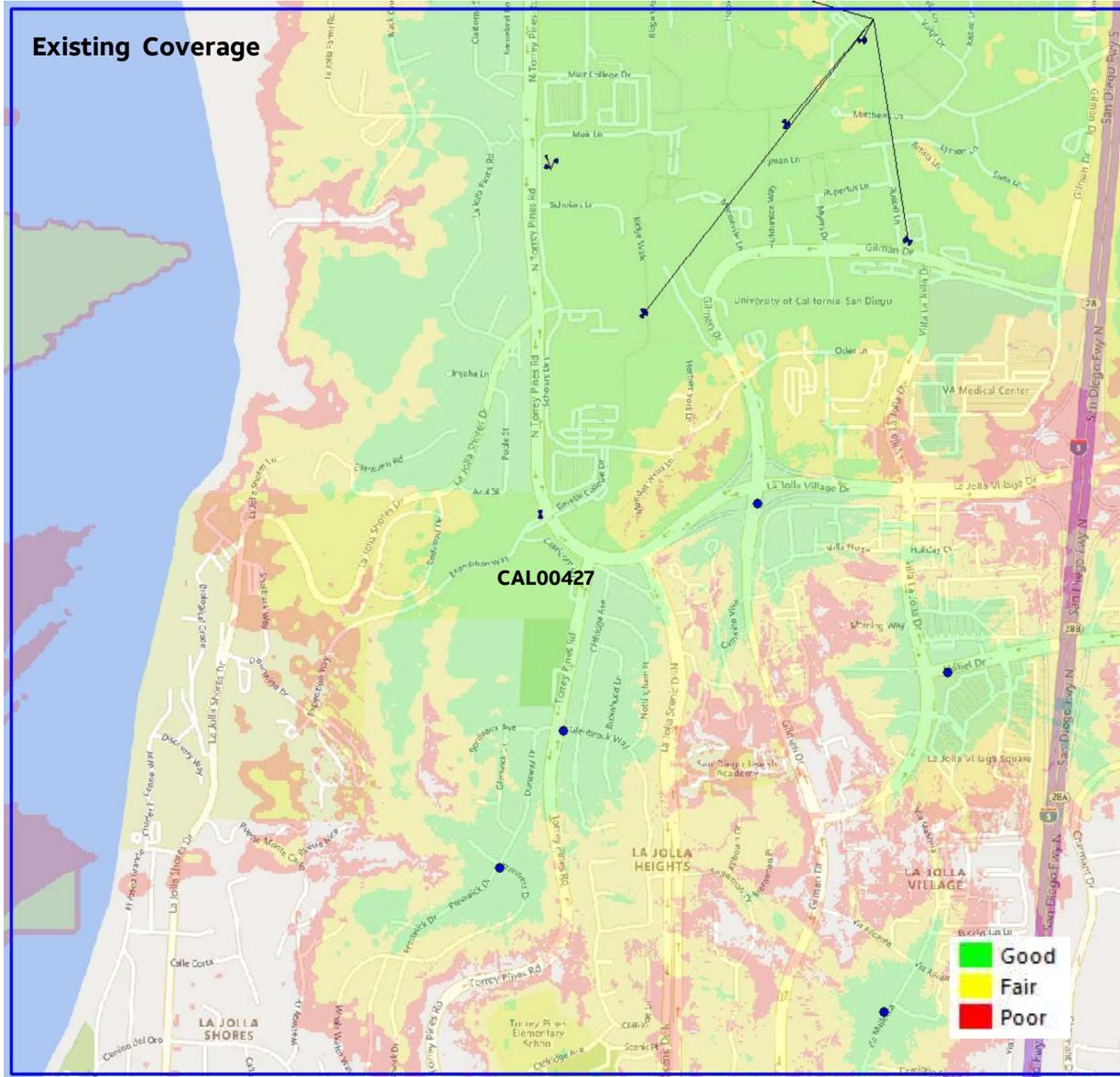
Ian Heacox
Development Project Manager
Development Services

Adopted on: March 11, 2026

IO#: 11003679



CAL00427



NOTICE OF EXEMPTION

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

From: City of San Diego
 Development Services Department
 7650 Mission Valley Road, MS DSD-1A
 San Diego, CA 92108

Office of Land Use and Climate Innovation
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Title / Number: AT&T South Torrey Pines/ PRJ No. 1107460

State Clearinghouse No.: N/A

Project Location-Specific: 9170 North Torrey Pines Road, San Diego, CA

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Conditional Use Permit (CUP) to continue the operation of an existing wireless communication facility (WCF) within the public right of way. The project is located near 9170 1/3 North Torrey Pines Road in the Residential Single Unit (RS-1-7) Zone, La Jolla Community Plan area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Zone Boundary) and City Council District 1. The existing facility includes (2) panel antennas, (4) Remote Radio Units (RRUS), (4) equipment cabinets, a 48-square-foot equipment platform and associated ancillary equipment. The equipment enclosure is located adjacent to the traffic light standard. The antenna level equipment is located on a traffic light standard in the public-right-of-way.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: MD7 LLC. Harold Thomas Jr, 10590 W. Ocean Air Drive, Suite 250, San Diego CA 92130-Phone Number (858) 750-1798

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: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF and would not significantly change the project setting, the exemption was deemed appropriate. The project is located on a developed site

and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

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 the California Environmental Quality Act.

Analyst: Jeffrey Szymanski / (619) 446-5324

Filed by:

Ian Heacox / 619-466-5338

Name/Phone Number

Ian Heacox

Signature

Development Project Manager

Title

2/27/2026

Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:



REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

12/20/2022

Date

The City of San Diego
Department of Real Estate and Airport Management
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: SouthTorrey Pines Project # 10085127

Site Address: 9170 Torrey Pines Road, La Jolla, CA 92037, San Diego (the "Property")

Agreement: Agreement dated 3/21/2018 (the "agreement") between The City of San Diego ("City") and New Cingular Wirelss, PCS ("Lessee" or "Permittee" or "Licensee").

Nidhi Khasakia, MD7 obo ATT

is seeking Consent from the City to perform the following to the above referenced site:

- Decommissioning of Site - Restoration of property.
Modify, upgrade or changes to existing equipment or Site as describe in the attached plans/photos.
Installation of a New Wireless Communication Facility on City-owned property.
Apply for New Permit/New Agreement on existing facility - NO modifications or changes to existing equipment or site.
Apply for New Permit/New Agreement on existing facility - with modifications or changes to existing equipment or site.

Describe proposed project below:

To renew zoning permits previously approved by Jurisdiction. The scope of work does not include any new modifications.

Empty rectangular box for project description.

Pursuant to Improvements and Alterations, section of the above referenced agreement, *Lessee/ Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.*

In order to comply with such requirements, Nidhi Khasakia MD7 obo New Cingular Wirelss, PCS would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Nidhi Khasakia, agent for MD7 obo New Cingular Wirelss, PCS.

Applicant Signature: Nidhi Khasakia
Digitally signed by Nidhi Khasakia
DN: cn=Nidhi Khasakia, o=MD7, ou=Land Use I,
email=nkhasakia@md7.com, c=US
Date: 2022.12.20 12:11:29 -08'00'

A one-time, non-refundable Processing Fee (\$5,000 for long term agreements - \$1050 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.

City of San Diego, Transportation Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

11/8/2023

Ivan Hoffman, Senior Engineer - Electrical

Ivan Hoffman

Digitally signed by Ivan Hoffman
Date: 2023.11.08 10:09:53 -08'00'

Date

Print Name & Title

Signature

9170 North Torrey Pines, La Jolla, CA 92037

City of San Diego, acknowledgment and consent for _____

Site Location

11/8/23

Nick Baldwin, Program Coordinator

Nick Baldwin

Date

Print Name & Title

Signature

For DREAM ONLY

Approved and Stamped plans received and attached

Scan as Amendment to Agreement when executed

Processing fee received

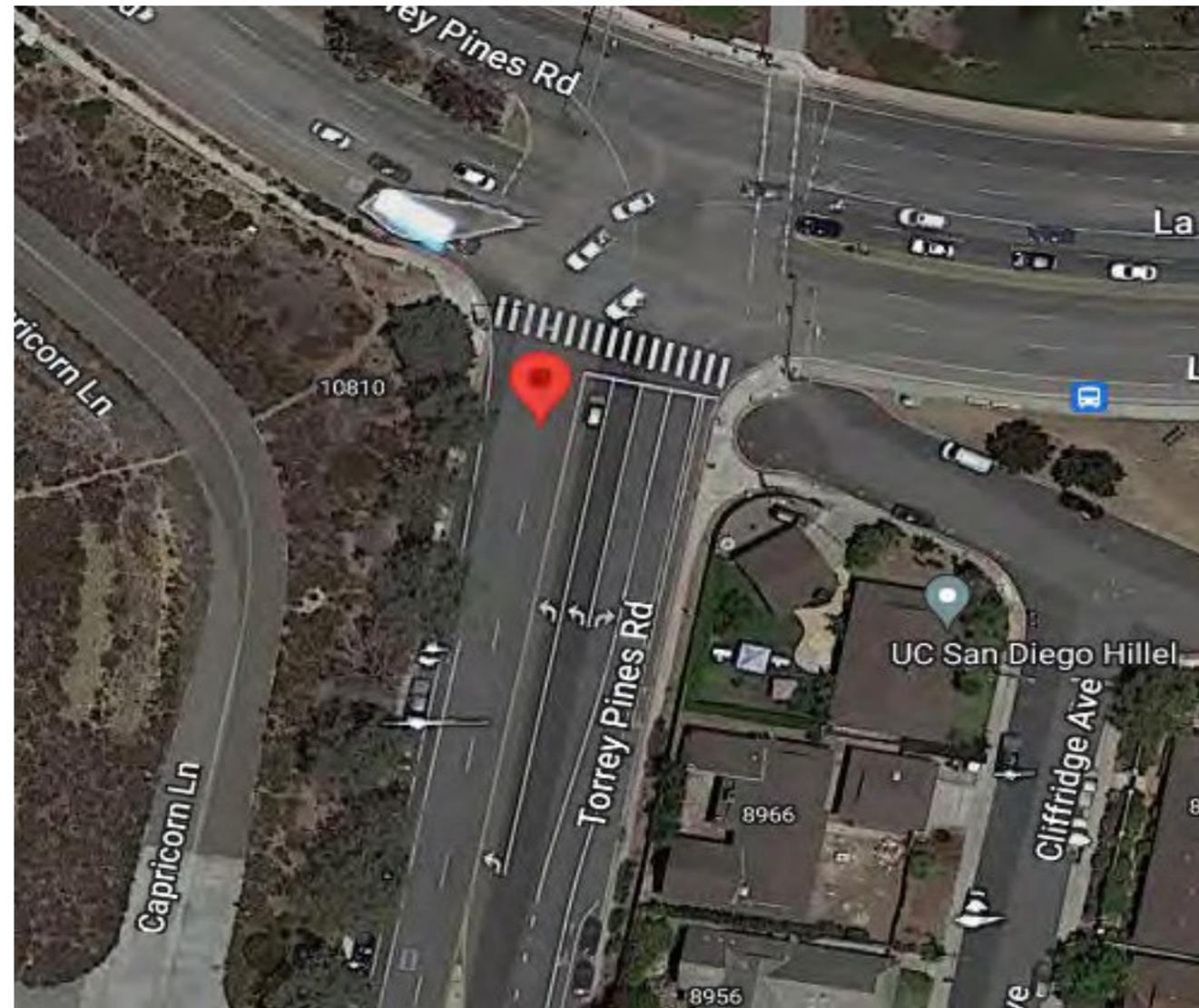


Department of Real Estate
and Airport Management

10085127 - South Torrey Pines

10104 Torrey Pines Road, La Jolla, CA 92037

Map



LOCATION

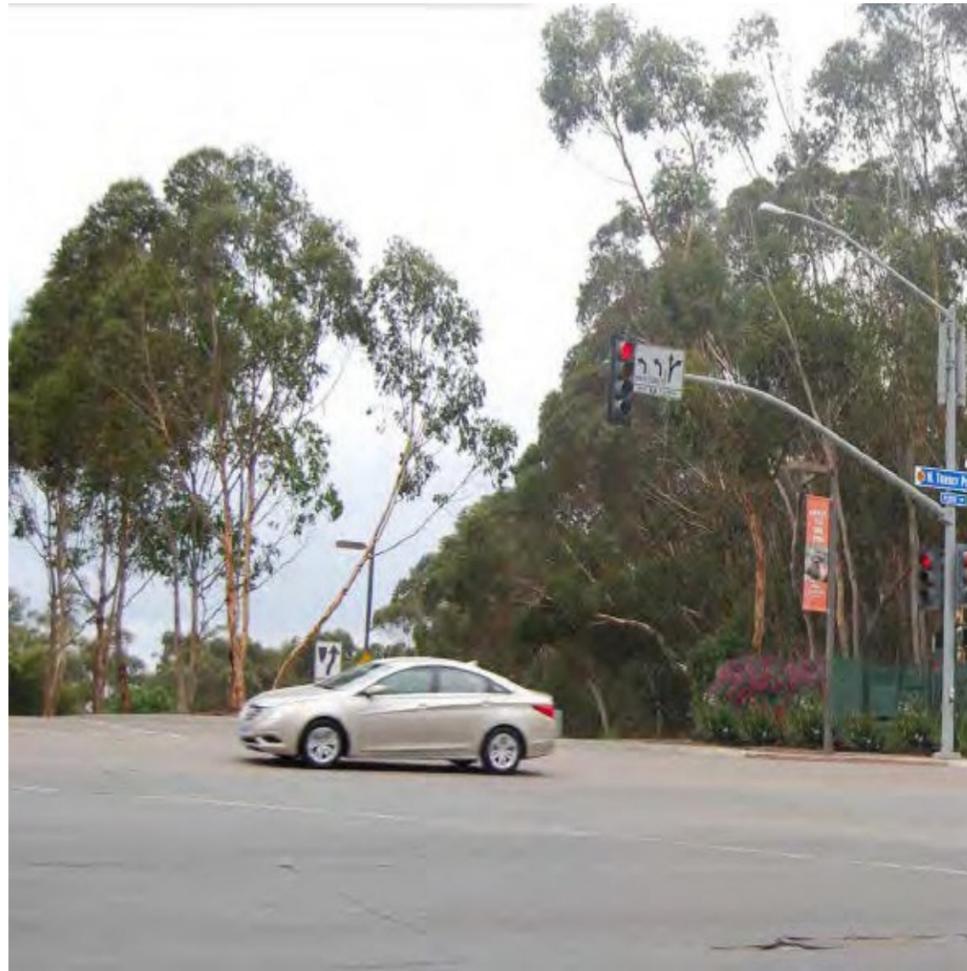
©2018 Google Maps

10085127 - South Torrey Pines

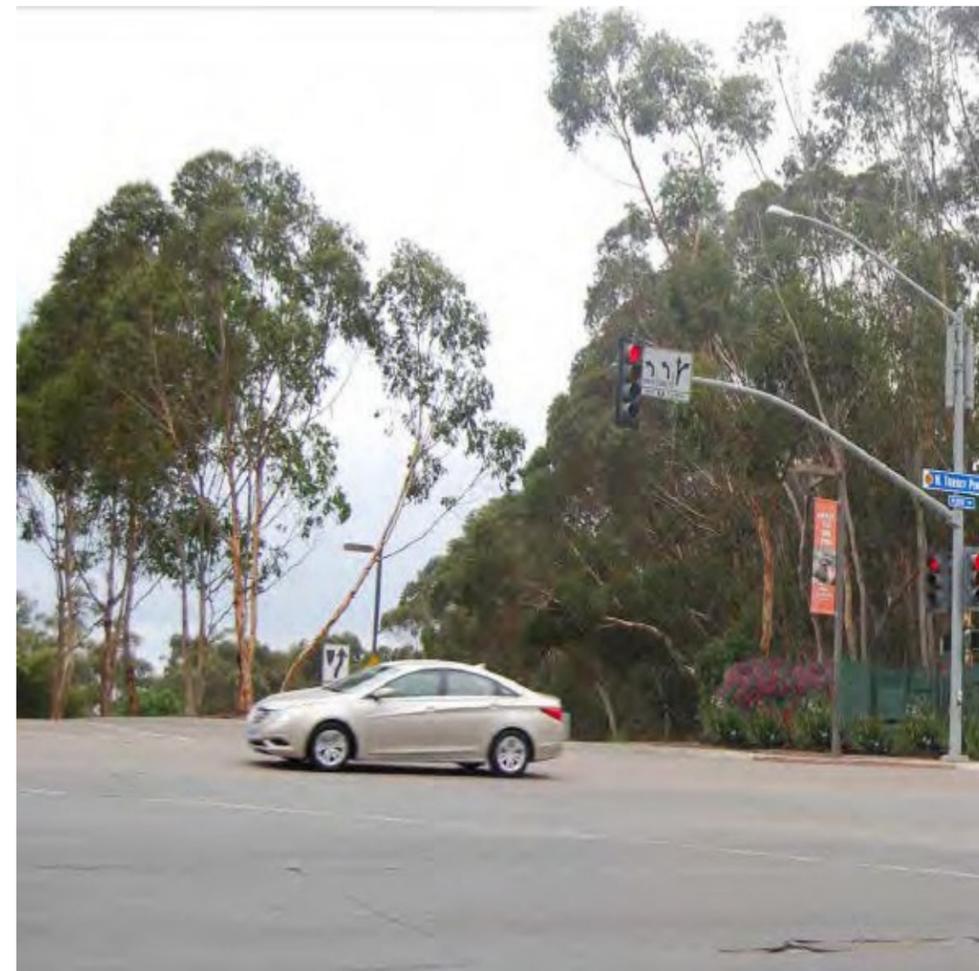


10104 Torrey Pines Road, La Jolla, CA 92037

VIEW 1



No New Modifications



EXISTING

PROPOSED

10085127 - South Torrey Pines

10104 Torrey Pines Road, La Jolla, CA 92037

VIEW 2



EXISTING

No New Modifications



PROPOSED

10085127 - South Torrey Pines

10104 Torrey Pines Road, La Jolla, CA 92037

VIEW 3



EXISTING

No New Modifications



PROPOSED

10085127 - South Torrey Pines

10104 Torrey Pines Road, La Jolla, CA 92037

VIEW 3



EXISTING

No New Modifications



PROPOSED



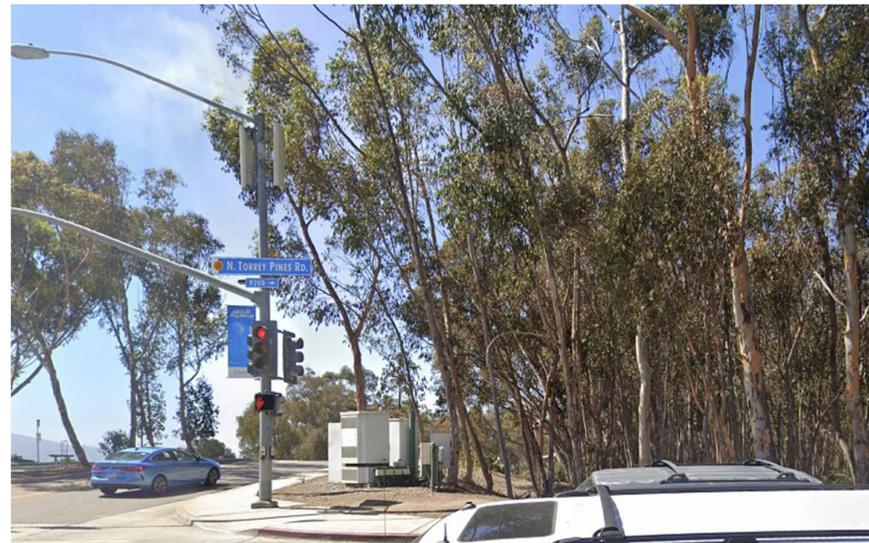
10085127 - SOUTH TORREY PINES

10104 TORREY PINES ROAD, LA JOLLA, CA 92037

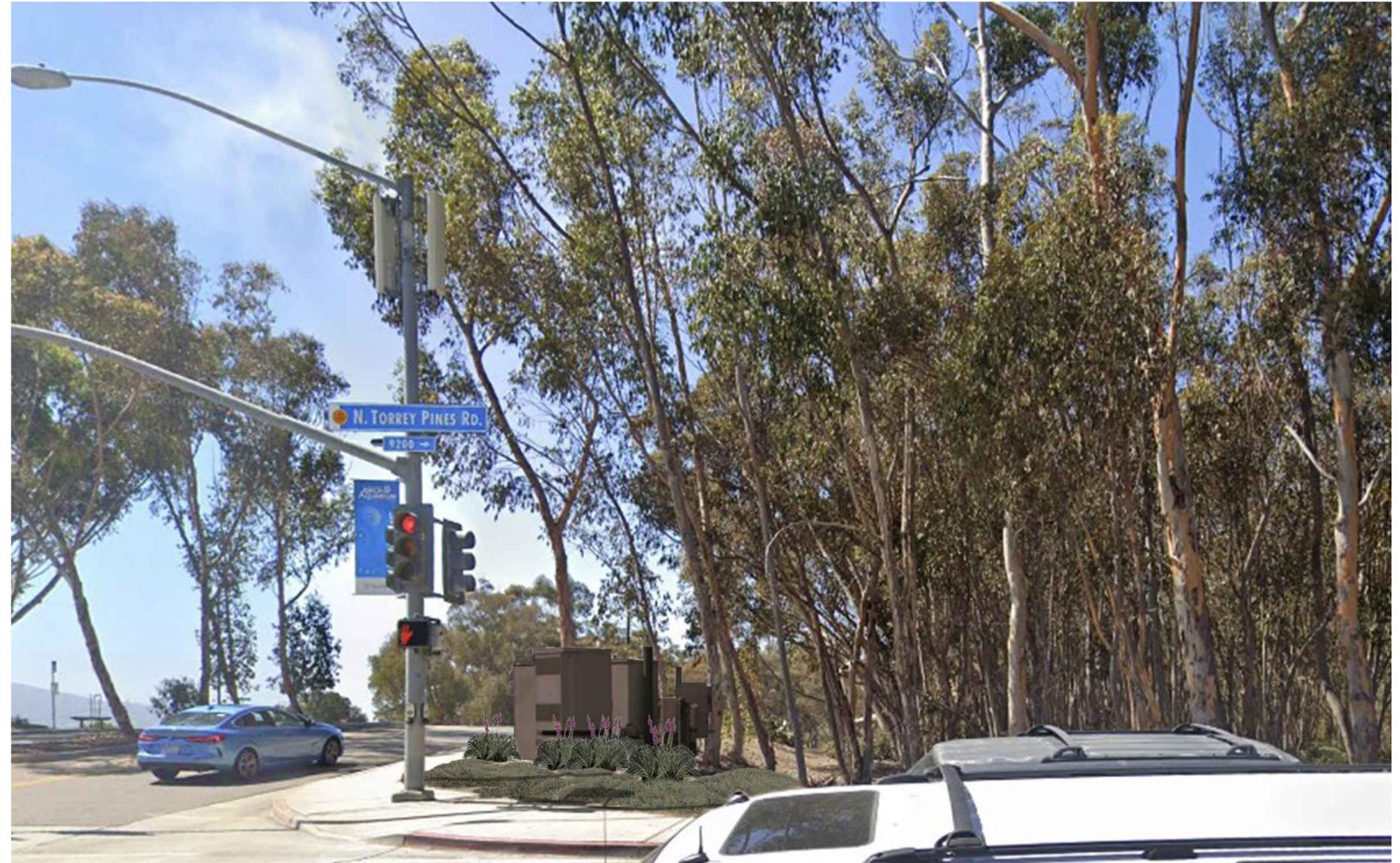
VIEW 1



LOCATION



EXISTING LOOKING SOUTHWEST



PROPOSED LOOKING SOUTHWEST



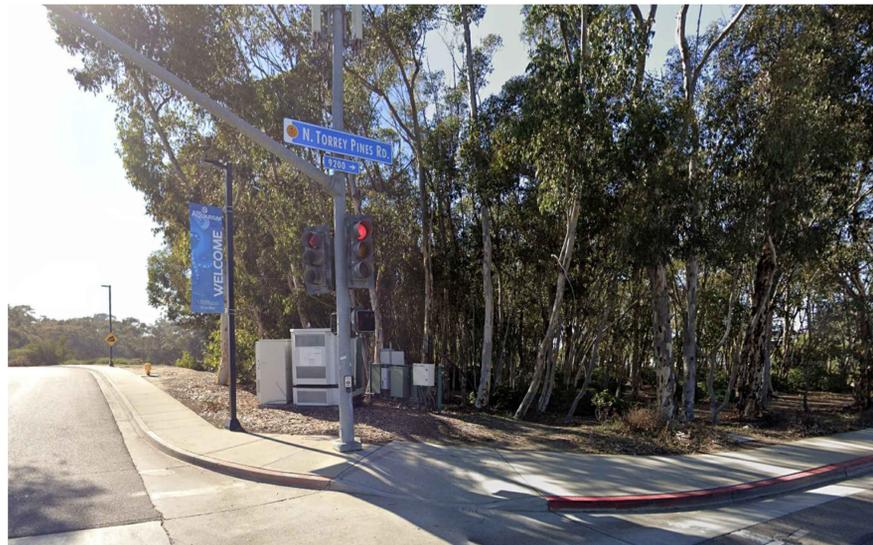
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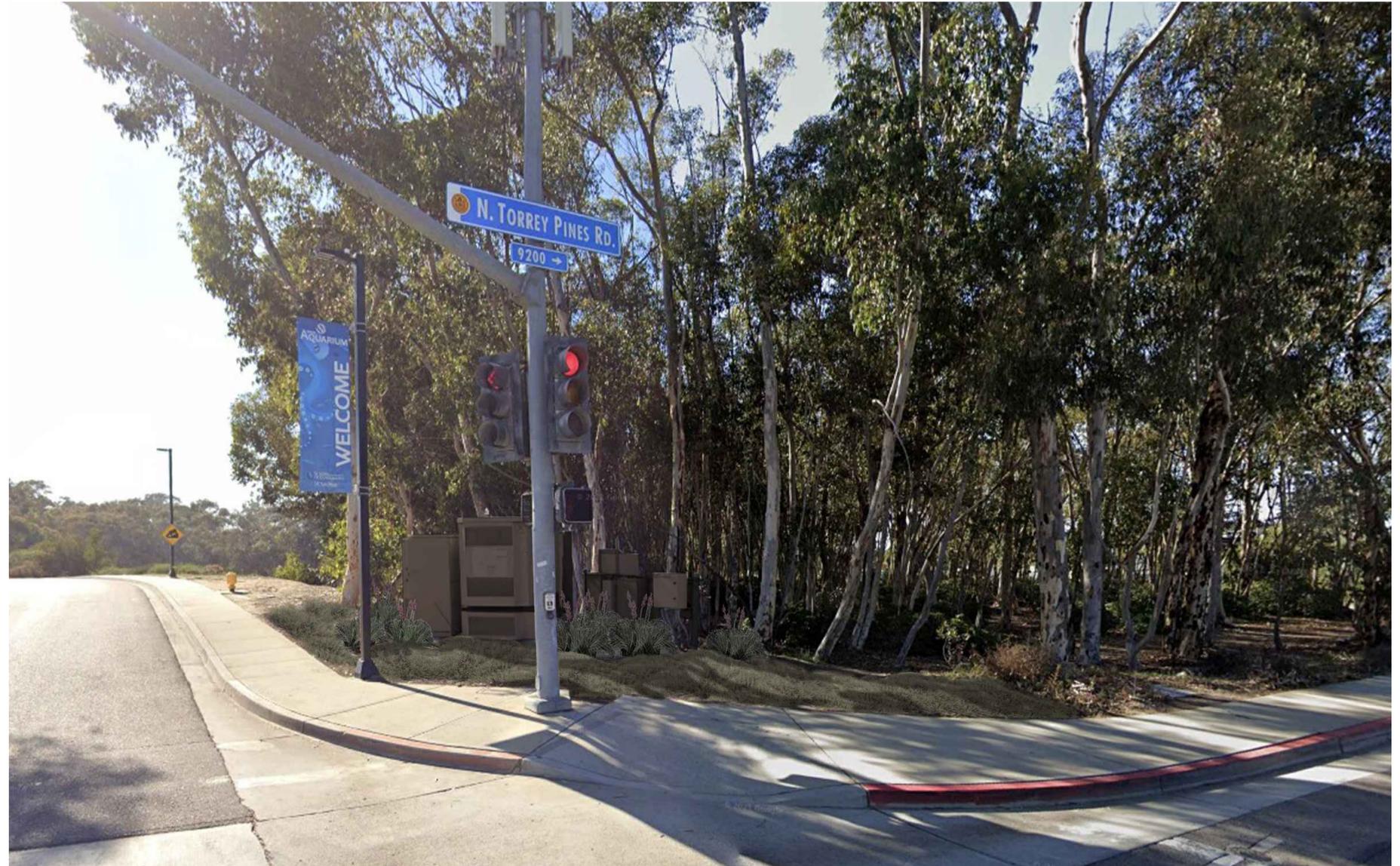
VIEW 2



LOCATION



EXISTING LOOKING WEST



PROPOSED LOOKING WEST



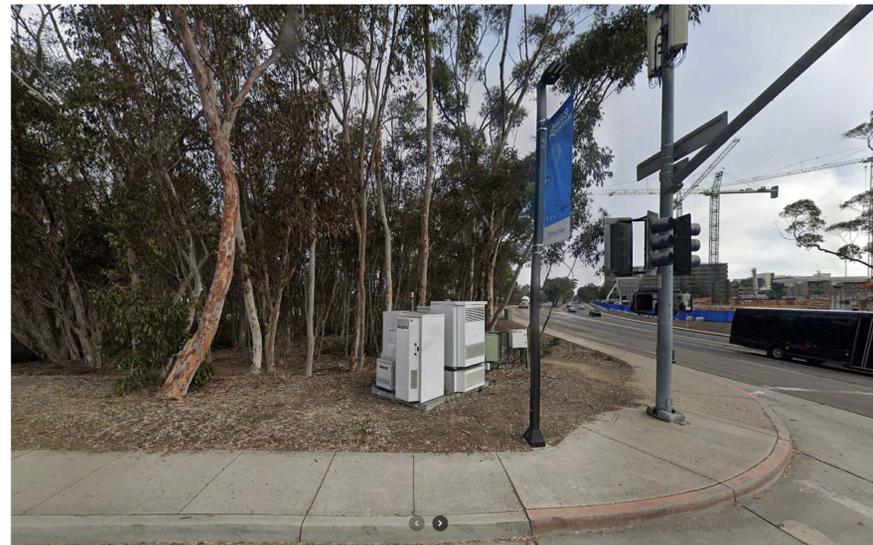
10085127 - SOUTH TORREY PINES

10104 TORREY PINES ROAD, LA JOLLA, CA 92037

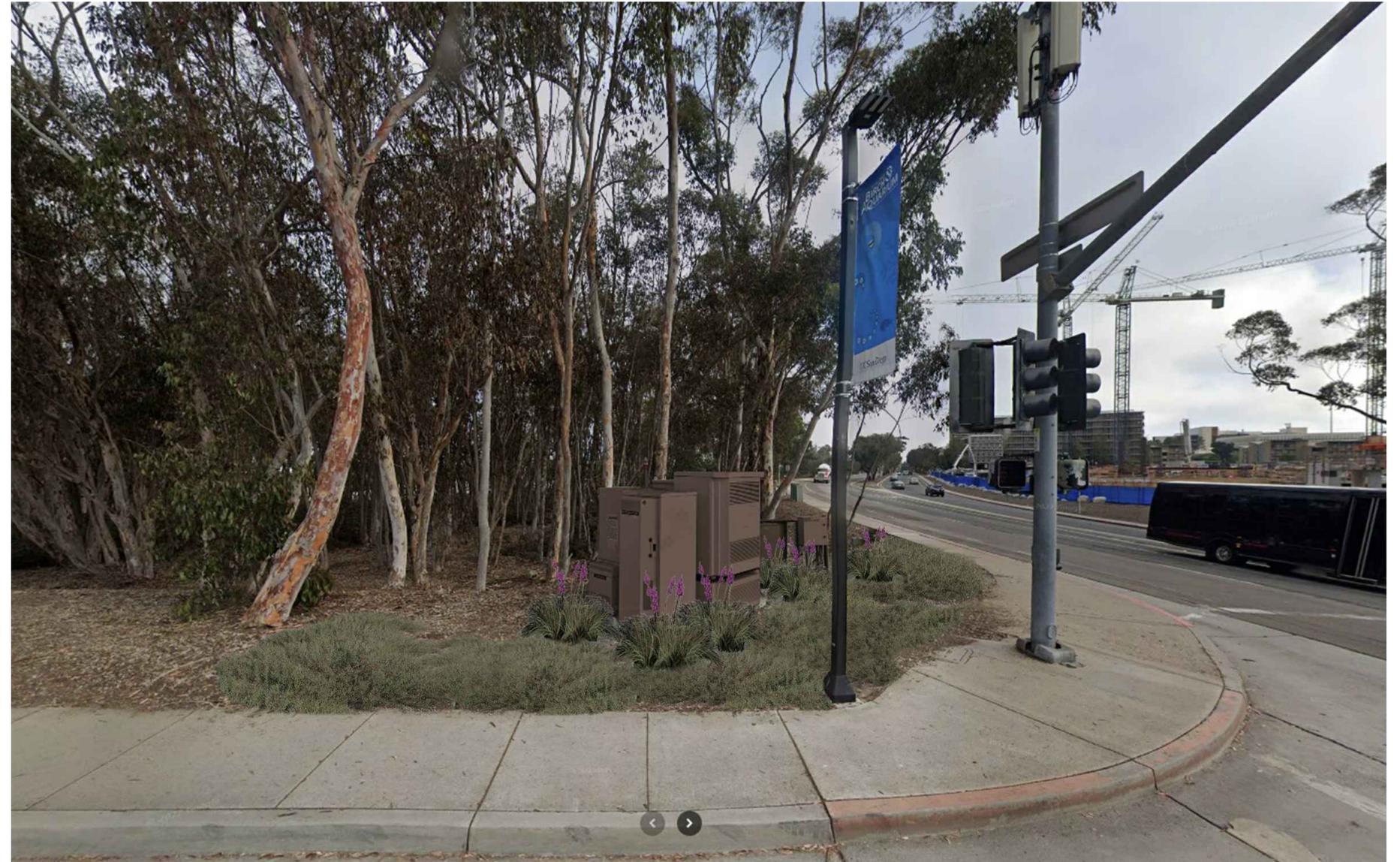
VIEW 3



LOCATION



EXISTING LOOKING NORTHWEST



PROPOSED LOOKING NORTHWEST



MD7, LLC
10590 West Ocean Air Dr. Suite 250
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

REVISIONS

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5	08/05/2025	REVISED 100% ZDs	VB
6	10/24/2025	REVISED 100% ZDs	RML

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SITE INFORMATION

SOUTH TORREY PINES
SD0427
10085127
9170 1/3 NORTH TORREY PINES ROAD
LA JOLLA, CA 92037

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1.0



at&t

SOUTH TORREY PINES

SD0427

ENTITLEMENT RENEWAL

FA: 10085127

9170 1/3 NORTH TORREY PINES ROAD
LA JOLLA, CA 92037

PROJECT TEAM

APPLICANT AGENT:
AT&T WIRELESS
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
CONTACT: ROBERTO POLITO
PHONE: (858) 291-115
EMAIL: rpolito@md7.com

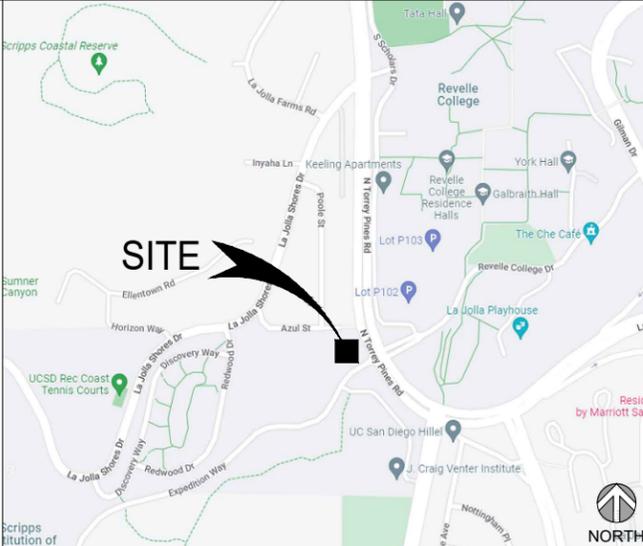
SITE ACQUISITION AGENT:
MD7, LLC.
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: ROBERTO POLITO
PHONE: (858) 291-1915
EMAIL: rpolito@md7.com

RF ENGINEER:
AT&T
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
CONTACT: JORGE MELCHOR
EMAIL: jm934p@att.com

ARCHITECT:
MD7 ARCHITECTURE SERVICES, INC
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: JUSTIN CAUSEY
PHONE: (858) 291-1869
EMAIL: jcausey@md7.com

ZONING
MD7, LLC.
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: ROBERTO POLITO
PHONE: (858) 291-1915
EMAIL: rpolito@md7.com

VICINITY MAP



PROJECT SUMMARY

NO PROPOSED WORK, ZONING DRAWINGS MEANT FOR OBTAINING ENTITLEMENTS:

PREVIOUS APPROVAL: CUP #899985/ PROJECT #227221

AT ANTENNA LEVEL:

- (2) EXISTING PANEL ANTENNAS (48" X 6" X 11.8")

AT EQUIPMENT LEVEL:

- (4) EXISTING RRUS
- (4) EQUIPMENT CABINETS
- (1) ELECTRICAL PANEL
- (1) TELCO CABINET
- (1) TRANSFER SWITCH
- (1) GPS ANTENNA
- (1) 6'X8' STEEL EQUIPMENT PLATFORM

GROUND EQUIPMENT TO BE WRAPPED IN BROWN.

PREVIOUS APPROVED LANDSCAPING PLAN WILL BE REPLACED.

DRAWING INDEX

- T-1.0 TITLE SHEET
- A-1.0 OVERALL SITE PLAN
- A-1.1 ENLARGED SITE PLAN
- A-2.0 EQUIPMENT & ANTENNA PLAN
- A-3.0 NORTH & EAST ELEVATIONS
- A-4.0 SOUTH & WEST ELEVATIONS
- L-1.0 LANDSCAPE PLAN

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA TITLE 24
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE TIA-222 CODE

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

CONFIDENTIAL AND PROPRIETARY

NOT FOR DISCLOSURE OUTSIDE TELECOMMUNICATION CLIENT WITHOUT WRITTEN PERMISSION.

GENERAL NOTE

1. TRAFFIC SIGNALS AND OTHER SIGNALIZED POLES: PLACEMENT MAY NOT INTERFERE WITH TRAFFIC SIGNALS OPERATIONS.
2. NO WCF COMPONENT SHOULD EXCEED THE HEIGHT OF THE POLE. IF A POLE IS TOPPED BY A DECORATIVE ELEMENT THAT IS A DIFFERENT SHAPE/DIAMETER THAN THE POLE ITSELF, ANTENNAS SHOULD NOT ENCR OACH INTO THIS AREA.
3. ALL CABLES AND CONDUIT TO AND FROM THE LIGHT STANDARD SHOULD BE ROUTED FROM THE CAISSON THROUGH THE POLE TO THE ANTENNAS.

DRAWING SYMBOLS

- ELEVATION NUMBER SHEET NUMBER FOR ELEVATION
- REVISION
- DETAIL NUMBER SHEET NUMBER FOR DETAIL
- REFER: ELECTRICAL FOR ADDITIONAL SYMBOLS



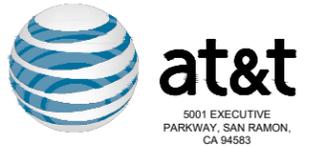
Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT

TOLL FREE: 1-800-227-2600 OR www.digalert.org

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

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



MD7

MD7, LLC
10590 West Ocean Air Dr. Suite 250
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	12/28/2022	100% ZDs	RS
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6	10/24/2025	REVISED 100% ZDs	RML

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION

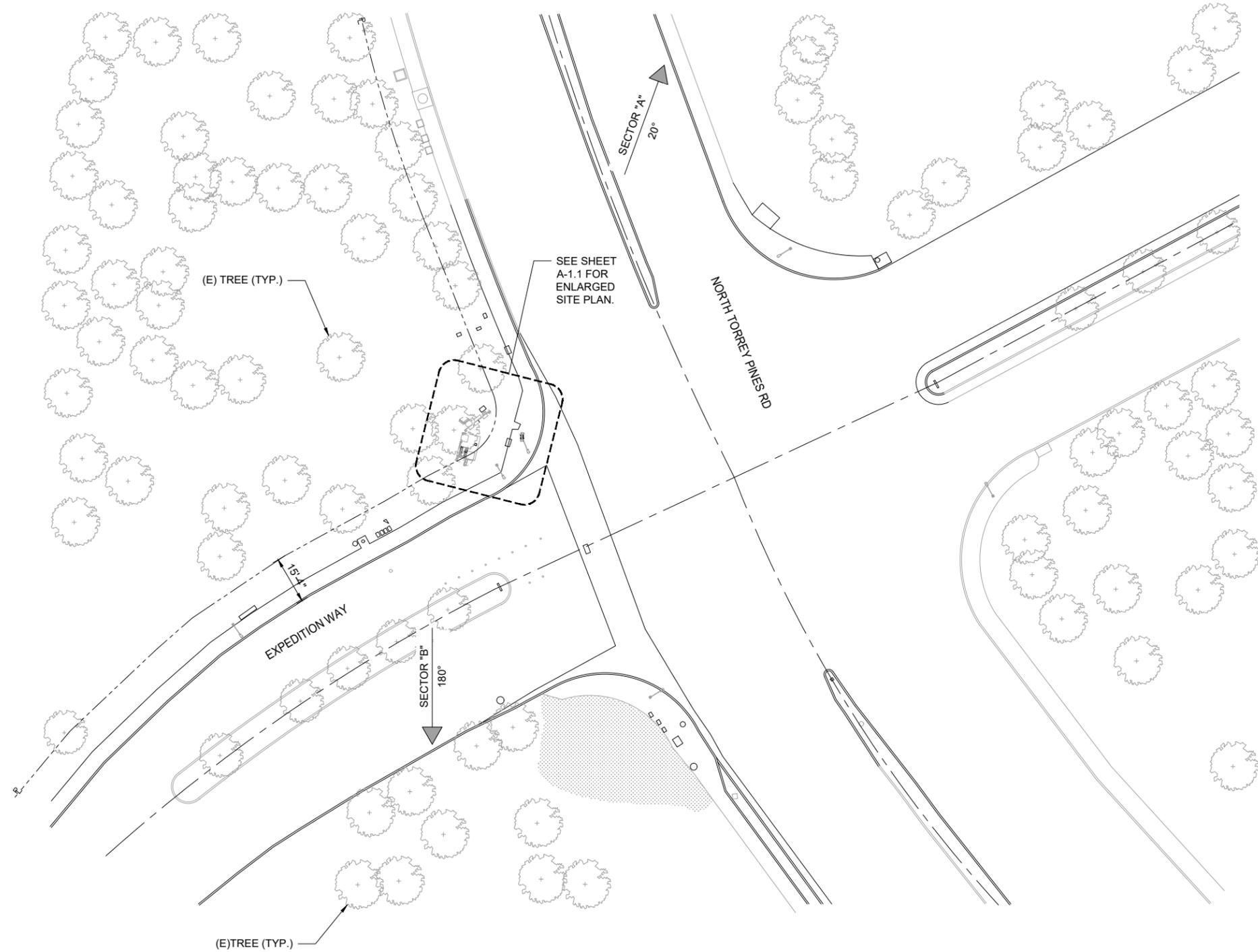
SOUTH TORREY PINES
SD0427
10085127
9170 1/3 NORTH TORREY PINES ROAD
LA JOLLA, CA 92037

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1.0



- NOTE:**
1. LOCATION & DIMENSIONS ON RIGHTS-OF-WAY AND PROPERTY LINES ARE ASSUMED TO BE ACCURATE BUT ARE PREPARED WITHOUT BENEFIT OF RECORD-OF-SURVEY OR CURRENT SURVEY.
 2. TRAFFIC SIGNALS AND OTHER SIGNALIZED POLES: PLACEMENT MAY NOT INTERFERE WITH TRAFFIC SIGNALS OPERATIONS.
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OVERALL SITE PLAN

20' 0 10' 20' SCALE: 1"=20'-0" (22x34)
(OR) 1"=40'-0" (11x17)



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5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583

MD7

MD7, LLC
10590 West Ocean Air Dr, Suite 250
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

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SITE INFORMATION

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SD0427
10085127
9170 1/3 NORTH TORREY PINES ROAD
LA JOLLA, CA 92037

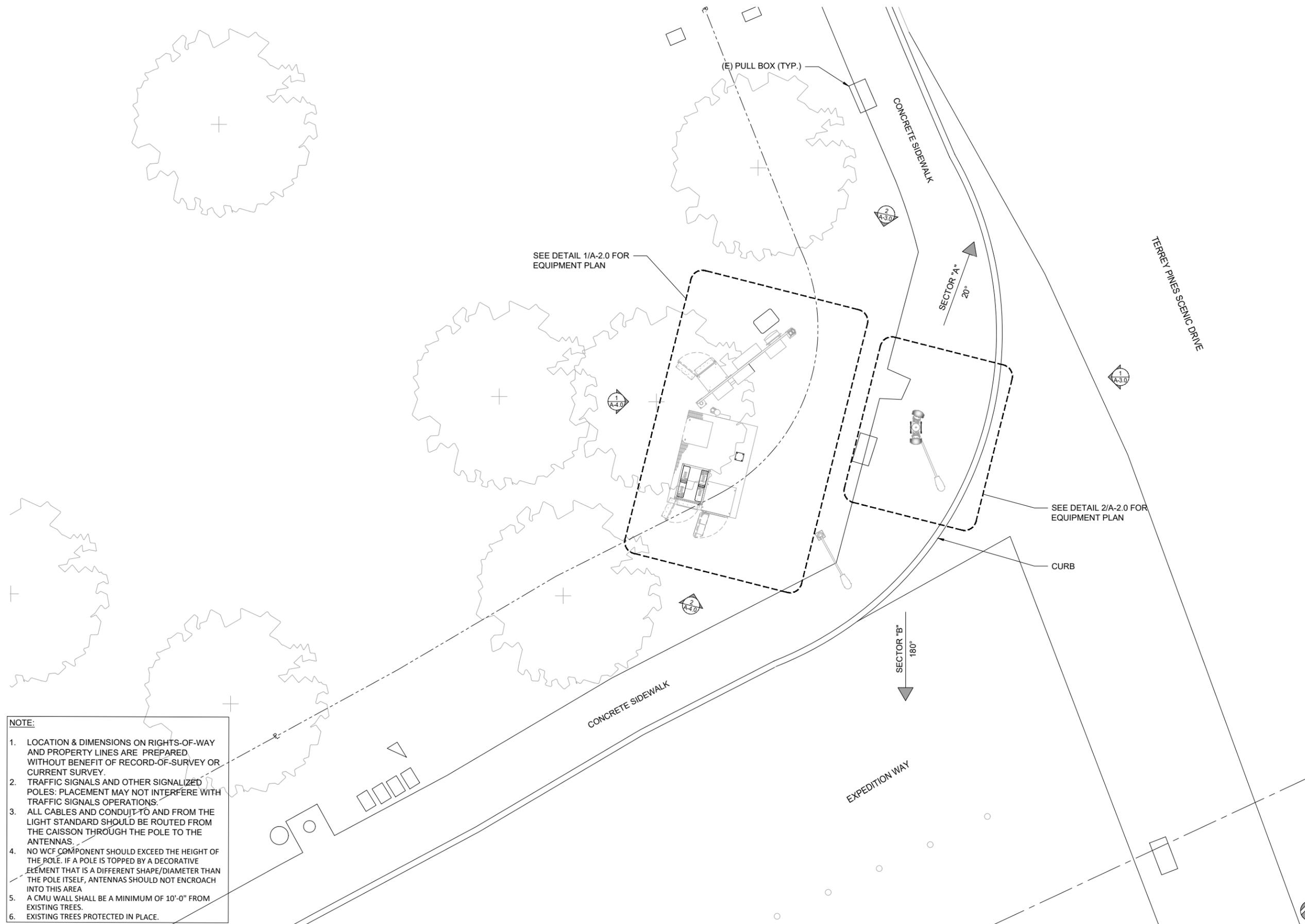
SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-1.1

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 5. A CMU WALL SHALL BE A MINIMUM OF 10'-0" FROM EXISTING TREES.
 6. EXISTING TREES PROTECTED IN PLACE.

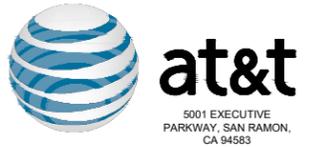
ENLARGED SITE PLAN

0 1' 2' 4' SCALE: 1/4"=1'-0" (22x34)
(OR) 1/8"=1'-0" (11x17)



1

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MD7, LLC
10590 West Ocean Air Dr, Suite 250
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

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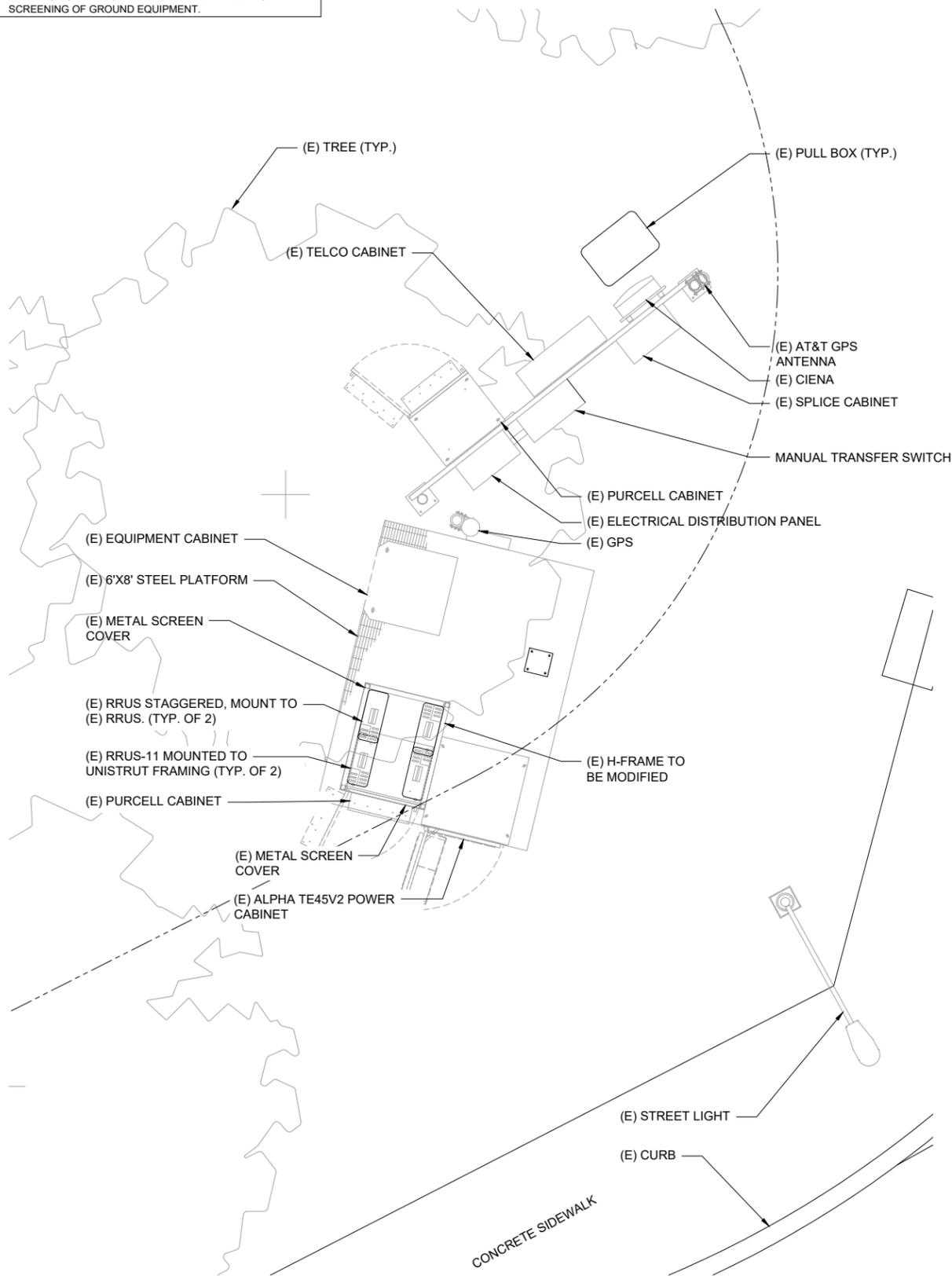
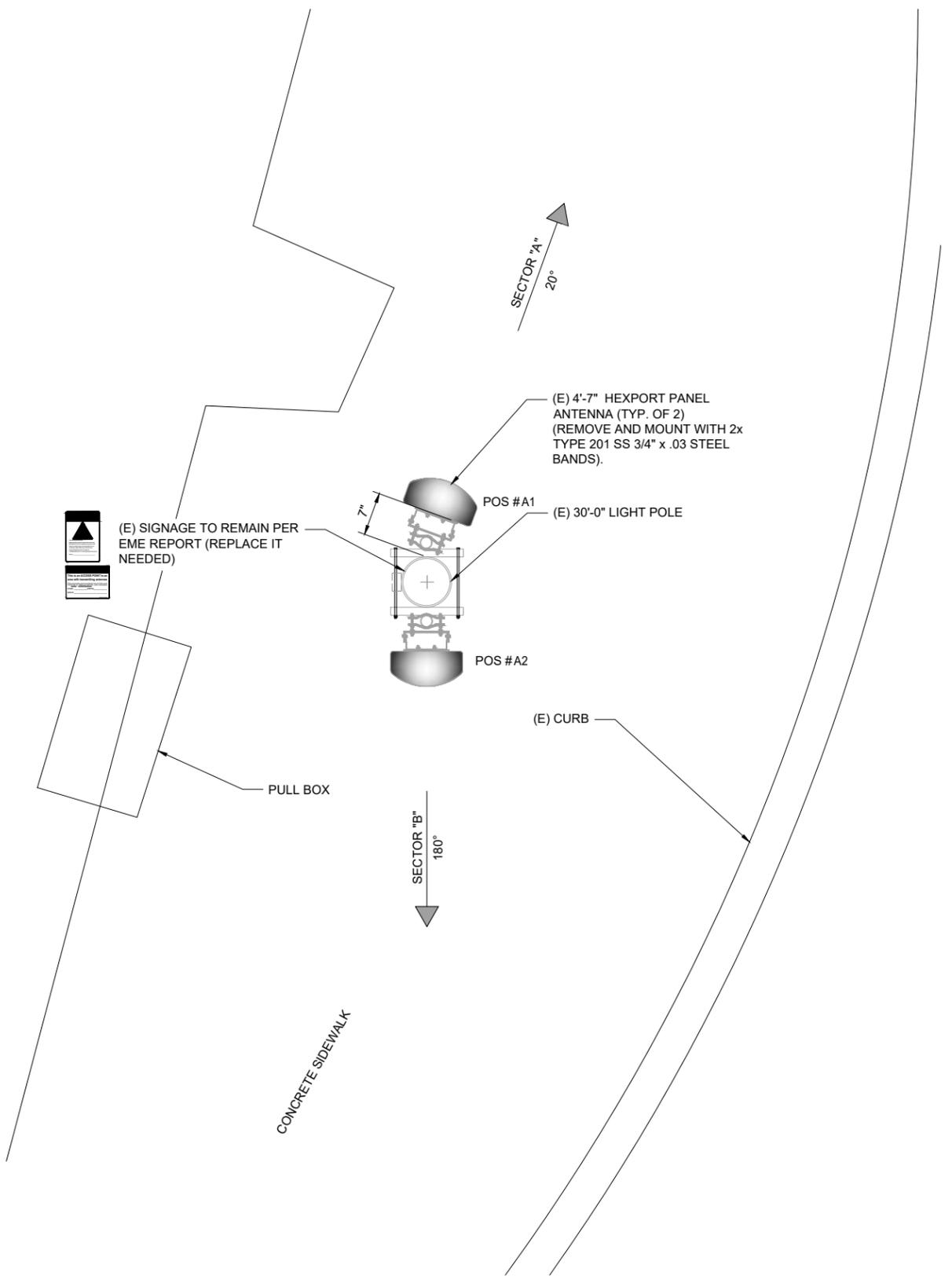
SHEET TITLE

EQUIPMENT & ANTENNA PLAN

SHEET NUMBER

A-2.0

- NOTE:
1. ALL GROUND EQUIPMENT TO BE PAINTED TO MATCH EXISTING LANDSCAPING. PAINT COLOR TO BE APPROVED BY JURISDICTION PRIOR TO PAINTING.
 2. EXISTING BUSHES TO REMAIN AND MAINTAINED FOR SCREENING OF GROUND EQUIPMENT.



ANTENNA PLAN

0 3" 6" 1" SCALE: 1"=1'-0" (22x34)
(OR) 1/2"=1'-0" (11x17)

2

EQUIPMENT PLAN

0 6" 1' 2" SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

1





5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583



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LA JOLLA, CA 92037

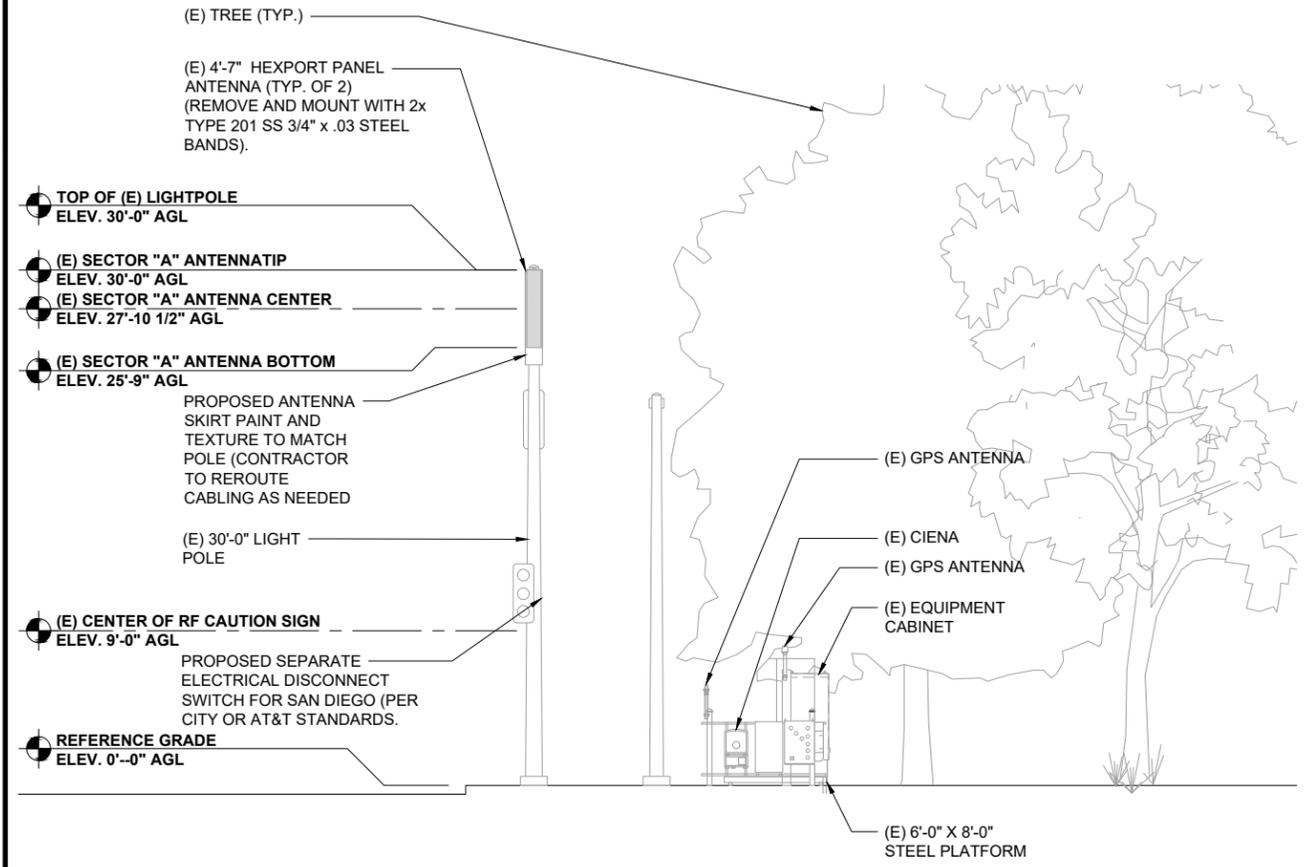
SHEET TITLE

NORTH & EAST ELEVATIONS

SHEET NUMBER

A-3.0

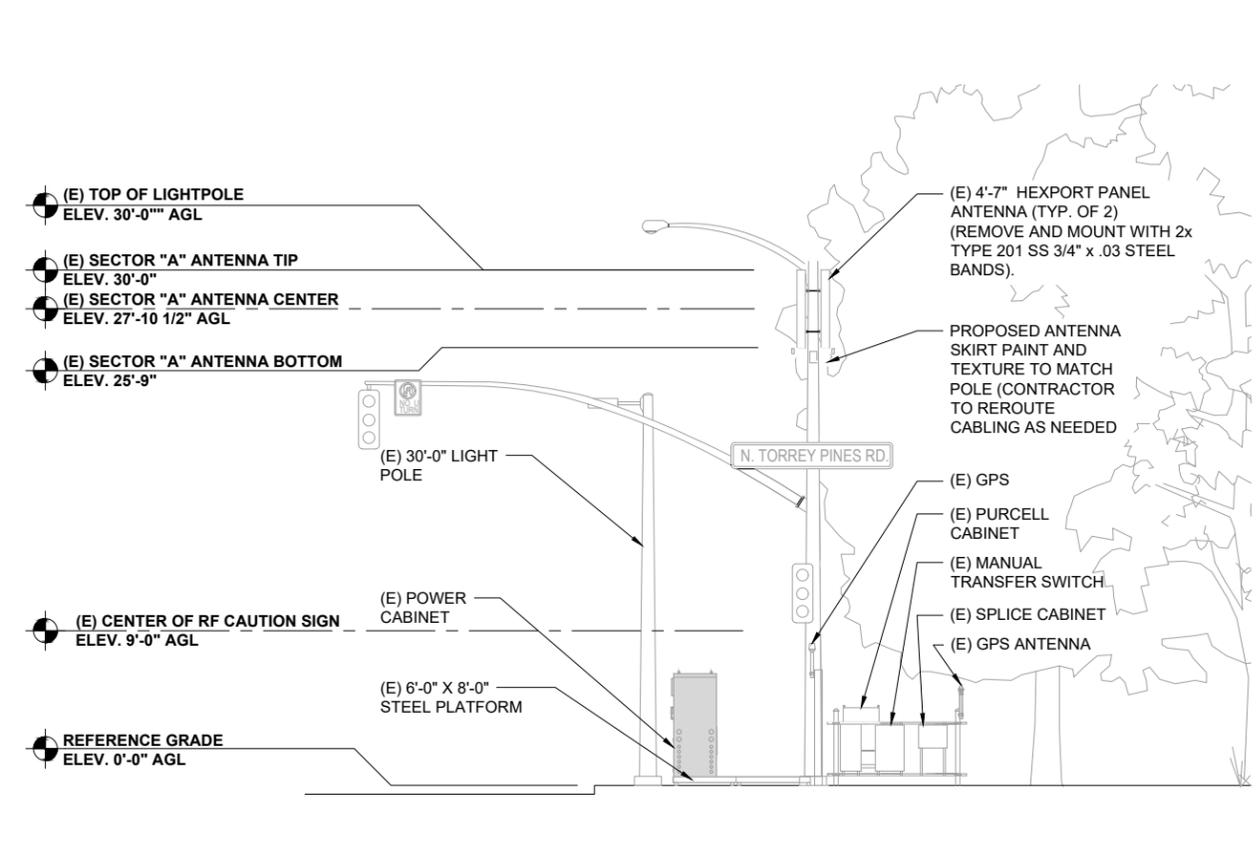
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NORTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

2



EAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

1



MD7

MD7, LLC
10590 West Ocean Air Dr, Suite 250
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

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4	01/20/2025	REVISED 100% ZDs	RA
5	08/05/2025	REVISED 100% ZDs	VB
6	10/24/2025	REVISED 100% ZDs	RML

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SITE INFORMATION

SOUTH TORREY PINES
SD0427
10085127
9170 1/3 NORTH TORREY PINES ROAD
LA JOLLA, CA 92037

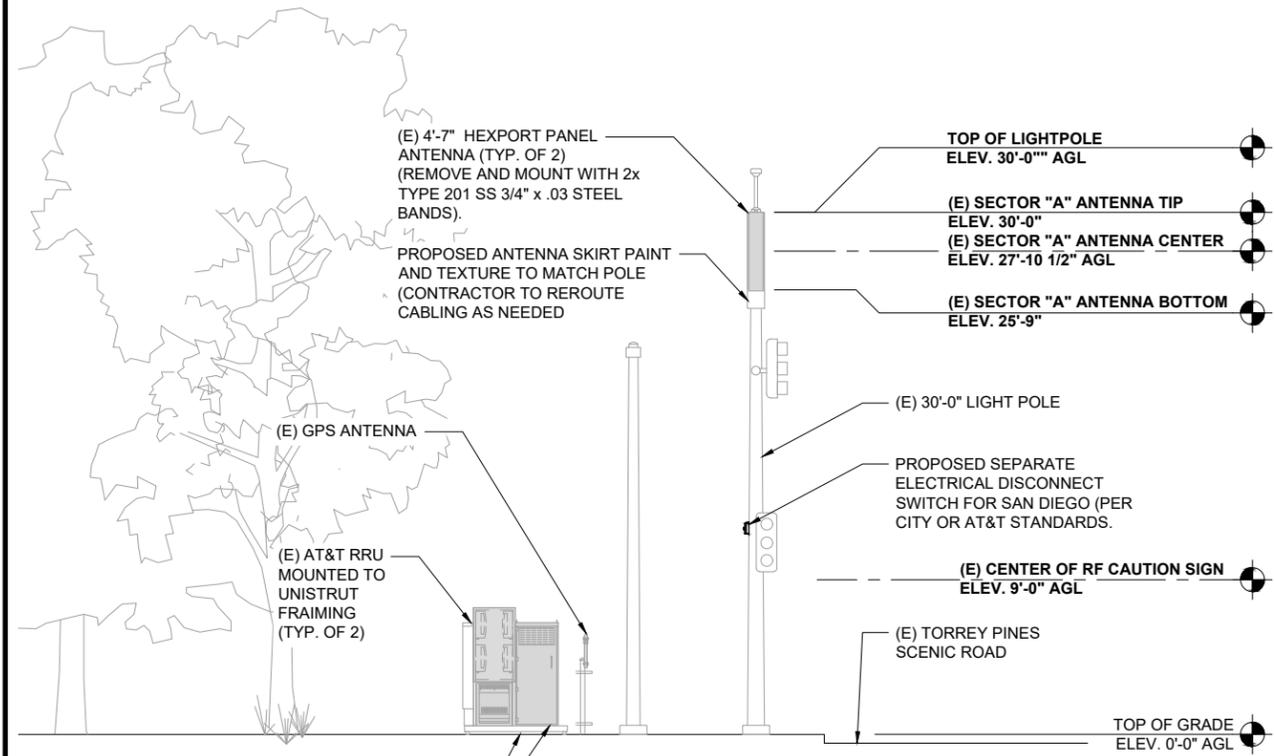
SHEET TITLE

SOUTH & WEST ELEVATIONS

SHEET NUMBER

A-4.0

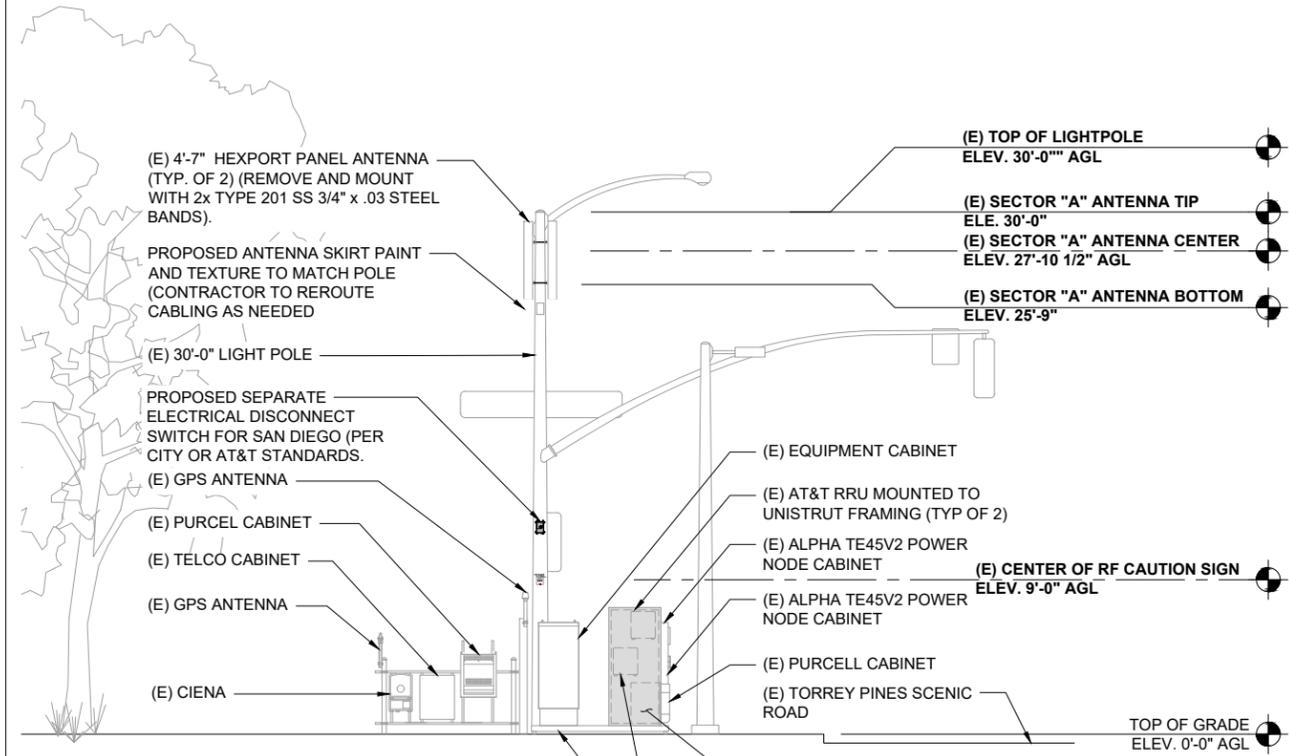
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SOUTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

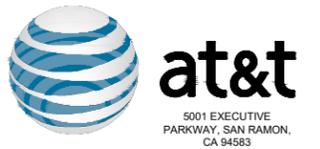
2



WEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

1



MD7

MD7, LLC
10590 West Ocean Air Dr. Suite 250
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

REVISIONS

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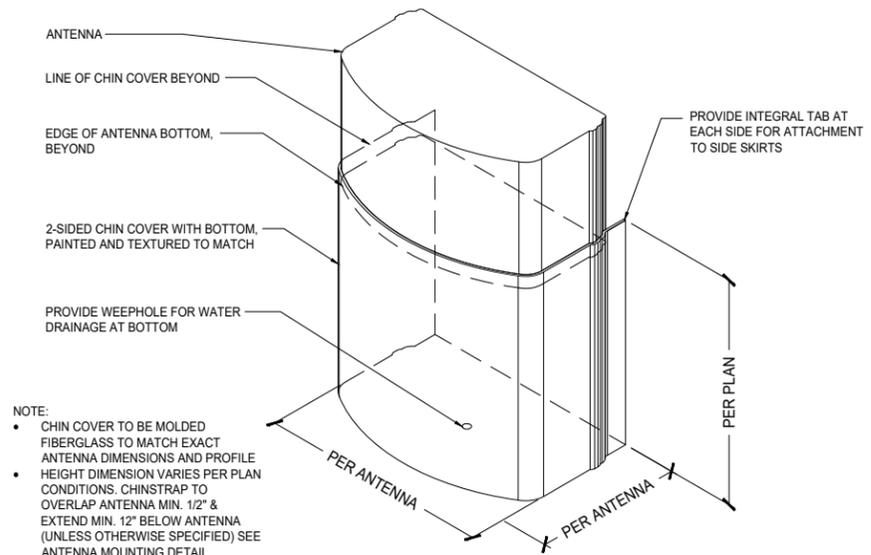
DETAILS

SHEET NUMBER

A-5.0

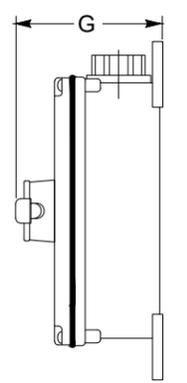
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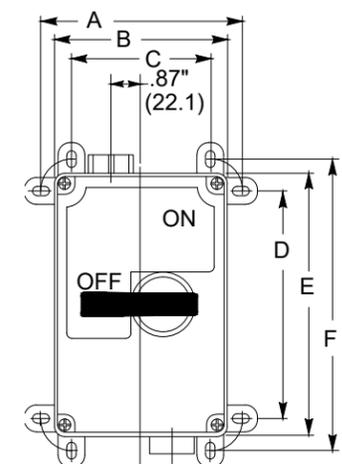


NOTE:
• CHIN COVER TO BE MOLDED FIBERGLASS TO MATCH EXACT ANTENNA DIMENSIONS AND PROFILE
• HEIGHT DIMENSION VARIES PER PLAN CONDITIONS. CHINSTRAP TO OVERLAP ANTENNA MIN. 1/2" & EXTEND MIN. 12" BELOW ANTENNA (UNLESS OTHERWISE SPECIFIED) SEE ANTENNA MOUNTING DETAIL

NOTE:
1. POWER DISCONNECT SWITCH PER CITY AND AT&T STANDARDS OR SIMILAR.



SIDE VIEW



FRONT VIEW



ANTENNA SKIRT/CHIN COVER

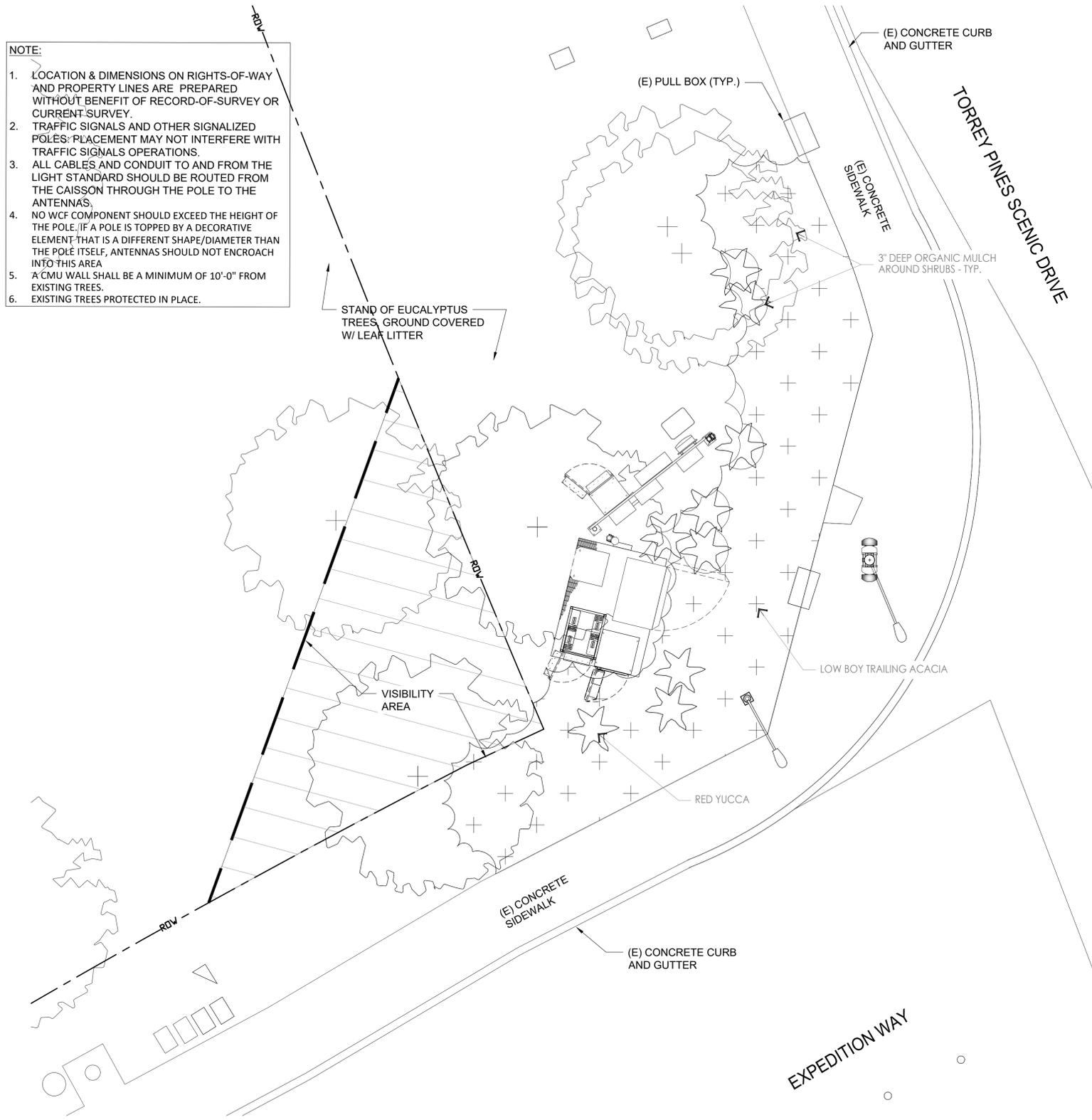
SCALE 2
N.T.S.

POWER DISCONNECT SWITCH

SCALE 3
N.T.S.

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 2. TRAFFIC SIGNALS AND OTHER SIGNALIZED POLES: PLACEMENT MAY NOT INTERFERE WITH TRAFFIC SIGNALS OPERATIONS.
 3. ALL CABLES AND CONDUIT TO AND FROM THE LIGHT STANDARD SHOULD BE ROUTED FROM THE CAISSON THROUGH THE POLE TO THE ANTENNAS.
 4. NO WCF COMPONENT SHOULD EXCEED THE HEIGHT OF THE POLE. IF A POLE IS TOPPED BY A DECORATIVE ELEMENT THAT IS A DIFFERENT SHAPE/DIAMETER THAN THE POLE ITSELF, ANTENNAS SHOULD NOT ENCRACH INTO THIS AREA.
 5. A CMU WALL SHALL BE A MINIMUM OF 10'-0" FROM EXISTING TREES.
 6. EXISTING TREES PROTECTED IN PLACE.



PLANT LEGEND

SHRUBS

SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DTL/SH	MATURE H/W	WUCOLS IV REG. RTG.
☆	HES PAR	HESPERALOE PARVIFOLIA RED YUCCA		5G	9	A L2	3'x4'	3-VL

GROUND COVERS

SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DTL/SH	MATURE H/W	WUCOLS IV REG. RTG.
+	ACA LOW	ACACIA REDOLENS "LOW BOY" LOW BOY TRAILING ACACIA		1G @ 9\"/>				

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOILS TEST TO DETERMINE FERTILITY AND DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. GENERIC AMENDMENTS SHALL BE USED. LAB MUST BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

PRIOR TO PLANTING, 6 YARDS OF COMPOST PER 1000 SQ. FT. OF PLANTING AREA SHALL BE INCORPORATED. COMPACTED SOILS MUST BE TRANSFORMED INTO A FRIABLE CONDITION. SOIL SHALL BE AMENDED AND RIPPED TO A DEPTH OF 18\"/>

CITY REQUIRED NOTES

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED TO THE SATISFACTION OF THE CITY.

IRRIGATION NOTE: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED: SPRAY, BUBBLER, AND DRIP SYSTEMS WITH AUTOMATIC CONTROLLER AND RAIN SHUT-OFF.

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.



AHJ APPROVAL

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 LA JOLLA, CA 92037

SHEET TITLE
 PLANTING PLAN

SHEET NUMBER
 L-1



DMLA
 Landscape Architecture
 34032 Alcazar Dr, Dana Point, Ca 92629
 david@dmlaonline.com (949) 388-3369



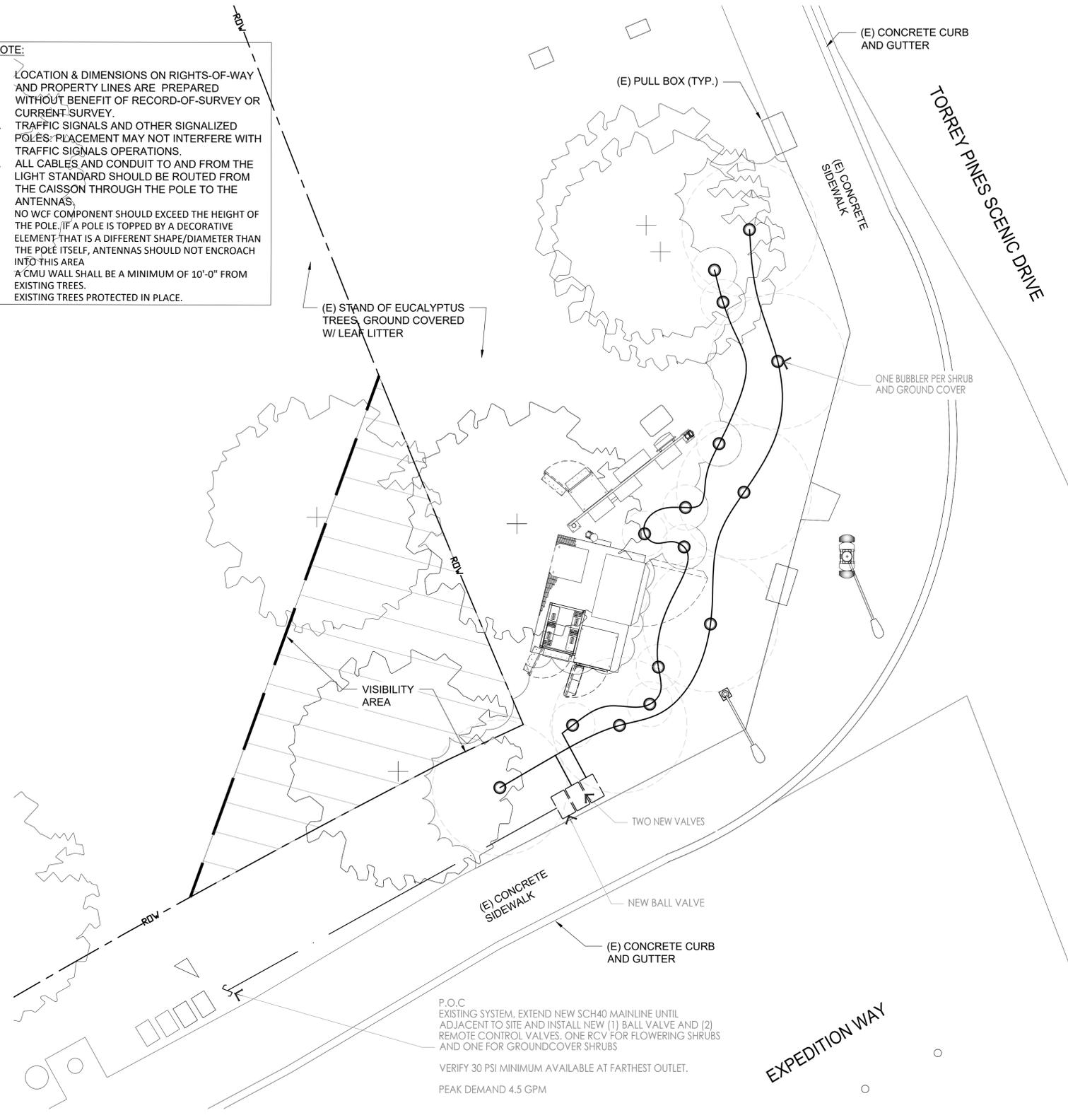
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PLANTING PLAN

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 5. A CMU WALL SHALL BE A MINIMUM OF 10'-0" FROM EXISTING TREES.
 6. EXISTING TREES PROTECTED IN PLACE.



IRRIGATION LEGEND

EQUIPMENT		REMARKS	DETAIL	SHT
SYMBOL	DESCRIPTION			
M	(E) EXISTING WATER METER, MASTER VALVE AND BACKFLOW - VERIFY THE EXISTING EQUIPMENT IS FUNCTIONAL AND CAN ACCOMMODATE THE ADDITION OF OUR (P) PROPOSED SYSTEM.		--	--
B	NIBCO T-580A BALL VALVE (LINE SIZE) - USE AS NECESSARY		B	L-3
RD	RAIN BIRD XCZ SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL PESBR LOW FLOW VALVE AND PRESSURE REDUCING MESH FILTER. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX.		C	L-3
FB	FEBCO MODEL 710/715 BRASS ATMOSPHERIC BACKFLOW PREVENTER. INSTALL PER CODE ABOVE HIGHEST OUTLET - USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE.		E	L-3
IR	IRRITROL TOTAL-CONTROL-R CONTROLLER (6 STATION) TC-6EX-R, WITH CLIMATE LOGIC WIRELESS WEATHER SENSING SYSTEM, RAIN SHUT-OFF TO HAVE CLEAR VIEW OF SKY. INSTALL WITHIN WALL MOUNT LOCKING ENCLOSURE. WEATHER SENSORS TO HAVE CLEAR VIEW OF SKY - INSTALL ONLY IF EXISTING CONTROLLER CANNOT BE USED		F	L-3
---	PVC WATER PIPE SCH. 40 MAINLINE		A	L-3
---	UV RESISTANT PVC WATER PIPE CL. 200 3/4"-1-1/2" LATERALS		A	L-3
---	PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE. INSTALL WHERE SHOWN AND ALL STREET CROSSINGS		C	L-3
---	BROOKS 3-HL CONCRETE IRRIGATION BOX WITH CAST IRON LOCKING LID - LABELED PER (OAR) OWNER'S AUTHORIZED REPRESENTATIVE.		--	--

OUTLETS		DISCHARGE-GPM	PSI	RADIUS	PRECIP RATE	DETAIL	SHT
SYMBOL	DESCRIPTION	Q	T	H	TT	TQ	F
○	2' POP-UP BUBBLERS HUNTER PROS-2-CV WITH PCN-25 BUBBLER	.25	30	--	--	D	L-3

POINT OF CONNECTION (POC) & CONTROLLER (CNTRL) INSTALLATION		DETAIL	SHT
SYMBOL	DESCRIPTION		

POC POINT OF CONNECTION TO (E) EXISTING WATER METER PREVIOUSLY INSTALLED BY THE COMMUNITY WATER DISTRICT. VERIFY THE EXACT STUB-OUT LOCATION IN THE FIELD. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS AND COORDINATE WITH THE WATER DEPARTMENT FOR THE INSTALLATION OF THE PROPOSED SYSTEM. THE CONTRACTOR SHALL RUN A 3/4" SCH. 40 MAINLINE PIPE FROM THE (E) BACKFLOW PROTECTED MAINLINE TO THE PROPOSED SYSTEM. PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE CONNECTION TASK. FINAL LOCATION OF THIS EQUIPMENT SHALL BE APPROVED BY THE CITY AND (OAR) OWNER'S AUTHORIZED REPRESENTATIVE. THE SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW OF 4.5 GPM AT MINIMUM OPERATING PRESSURE OF 65.0 PSI. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT.

CNTRL IF (E) EXISTING CONTROLLER CANNOT BE USED, CONTRACTOR SHALL PROVIDE AND INSTALL CONTROLLER ASSEMBLY PER ALL STATE AND LOCAL CODES. FINAL LOCATION TO BE APPROVED BY THE (OAR). 120VAC POWER PROVIDED BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE 120VAC POWER FROM THE SOURCE TO THE CONTROLLER LOCATION AND MAKE THE FINAL HOOKUP. ALL 120VAC POWER WIRING SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL CONNECT THE LOW VOLTAGE CONTROL WIRES TO THE CONTROLLER TERMINAL STRIP IN SEQUENCE PER THE DRAWINGS. ANY DEVIATIONS WILL BE NOTED ON THE AS-BUILT DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LOCAL CONTROLLER REPRESENTATIVE FOR TESTING AND INSTALLATION CERTIFICATION.

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND REGULATING SOIL MOISTURE CONTENT AND DRAINAGE UNTIL THE END OF CONTRACTED MAINTENANCE RESPONSIBILITY.

CONTRACTOR SHALL CHECK SOIL MOISTURE AT LEAST WEEKLY WITH MOISTURE PROBE. SAMPLE THE ROOTBALL AND SURROUNDING SOIL. SOIL SHOULD BE MOIST THROUGH-OUT THE SOIL PROFILE. THE ROOTBALL MUST NOT BE ALLOWED TO DRY OUT OR BE ALLOWED TO SIT IN STANDING WATER EVER. ADJUST WATERING SCHEDULE BASED UPON RESULTS

CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOILS TEST TO DETERMINE FERTILITY AND DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. GENERIC AMENDMENTS SHALL BE USED. LAB MUST BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

CONTRACTOR SHALL ADJUST EXISTING IRRIGATION CONTROLLER TO WATER MORE FREQUENTLY DURING PLANT ESTABLISHMENT.



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IRRIGATION PLAN

SHEET NUMBER
L-2

IRRIGATION PLAN

PLANTING SPECS. CONT'D.

UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING.

LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING.

UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS.

AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL NON-TURF LANDSCAPED AREAS WITH SLOPES LESS STEEP THAN 3:1, WITH A 3" LAYER OF SINGLE GRIND SHREDDED BARK MULCH, TO COVER THE PLANTING AREA COMPLETELY. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS.

UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

VII. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE, IN A TIMELY MANNER, ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

VIII. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

GENERAL NOTES

- A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
- E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.
- F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.
- I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.
- J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.
- K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.
- O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.
- P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.
- R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.
- S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

PLANTING SPECS.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT.

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R.

CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS. ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA.

THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL. CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS.

ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY. SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSIPATE, PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R.

SOIL SAMPLES SHALL BE TAKEN FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE CITY). THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING: THE ORGANIC MATTER CONTENT; THE N,P,K; THE pH; THE EC; THE SOIL TEXTURE (SILT, CLAY, SAND); AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS. THE RESULTS AND RECOMMENDATIONS OF THE TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS.

CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.

PER THOUSAND (1,000) SQUARE FEET:
TWO HUNDRED (200) POUNDS "GRO-POWER PLUS"
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC COMPOST
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THE REQUIREMENT OF THIS SECTION.

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE.

GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE.

CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION.

EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL.

EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE.

INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GIRDLING THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE.

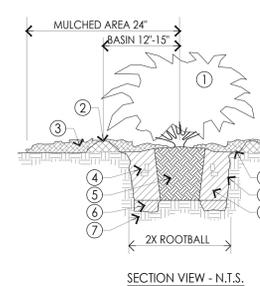
THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.

PER CUBIC YARD OF MIX: UNIFORMLY BLENDED
SIX (6) PARTS BY VOLUME ON-SITE SOIL OR NON SALINE, NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
TWENTY (20) POUNDS "GRO-POWER PLUS"
TWENTY (20) POUNDS AGRICULTURAL GYPSUM

BACKFILL PIT HALFWAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM OR "AGRIFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY.

CONTRACTOR SHALL PERFORM AN AGRONOMIC SOIL TEST AND INCLUDE RESULTS AND PLANTING RECOMMENDATIONS FOR AMENDMENTS.



1. SHRUBS: SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE, TREES: SET ROOTBALL 2"-3" ABOVE FINISH GRADE, TYP.
2. SHALLOW BASIN FORMED AROUND ROOTBALL 2'-3" DEEP FOR SHRUBS, 3'-4" DEEP FOR TREES
3. MULCH LAYER- 48" DIAMETER AREA AROUND PLANTINGS
4. FERTILIZER TABLETS- REFER TO SOILS REPORT
5. ROOTBALL, UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
6. NATIVE SOIL, SCARIFY 6"-10"
7. NATIVE GRADE OR COMPACTED FILL
8. FINISH GRADE
9. SCARIFY SIDES OF PLANT PIT
10. AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PLANT PIT, REMOVE ROCKS BREAK-UP CLODS, ADD AMENDMENTS PER CURRENT SOILS REPORT SPECIFICATIONS

(A) PLANTING PITS



AHJ APPROVAL

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	12/28/2022	100% ZDs	RS
1	12/05/2023	REVISED 100% ZDs	RA
2	05/30/2024	REVISED 100% ZDs	RA
3	11/05/2024	REVISED 100% ZDs	RA
4	01/20/2025	REVISED 100% ZDs	RA
5	08/05/2025	REVISED 100% ZDs	VB

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION
SOUTH TORREY PINES
SD0427
10085127
9170 1/3 NORTH TORREY PINES ROAD
LA JOLLA, CA 92037

SHEET TITLE
PLANTING DETAILS, SPECIFICATIONS, AND NOTES

SHEET NUMBER
L-3



SCALE
N.T.S. 1

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

PLANTING DETAILS, SPECIFICATIONS, AND NOTES

IRRIGATION SPECS. CONT'D.

V. SUBMITTALS

UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION, VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION.

THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING: ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.

VI. GUARANTEE

THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

VII. MAINTENANCE

A QUALIFIED SUPERVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.

CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME, LENGTH OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS.

INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS. USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

VIII. CITY REQUIRED AS-BUILT PLANS

IRRIGATION AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED FOR THE H.O.A. COMMON LANDSCAPE AREAS. SUBMITTAL OF AS-BUILT PLANS SHALL BE AS REQUIRED BY THE ENGINEERING AND PLANNING DIVISIONS. THE FINAL PLANS SHOULD BE PREPARED BY THE LANDSCAPE ARCHITECT FROM DIMENSIONS PROVIDED BY THE CONTRACTOR. FINAL AS-BUILT PLANS SHALL BE DRAFTED CLEARLY TO THE SATISFACTION OF THE CITY, AND THE FINAL PLANS SHALL BE SUBMITTED TO THE CITY FOR THEIR KEEPING.

THE FINAL AS-BUILT PLANS WILL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND FINAL PLANS WILL BE REQUIRED TO BE APPROVED AND SIGNED BY THE CITY PRIOR TO RELEASE OF SECURITIES.

GENERAL IRRIGATION NOTES

- ALL CITY AND STATE LAWS, RULES AND REGULATION GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN BELOW GRADE CONDITIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OAR (OWNER'S AUTHORIZED REPRESENTATIVE.)
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF VARIABLE ARC SPRINKLERS AND PRESSURE COMPENSATING SCREENS, SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.



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IRRIGATION SPECS.

I. GENERAL CONDITIONS

THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS.

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY.

IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.

II. QUALITY ASSURANCE AND REQUIREMENTS

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

III. MATERIALS/ INSTALLATION

THE MAINLINE PIPING SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING.

THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION.

THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER. DIRECT BURIAL, MINIMUM #14 GAUGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.

THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL AND PLACE IN A RECTANGULAR PULL BOX. LABEL THE LID "SW".

ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES. THIRTY (30) INCHES FOR 120 VOLT WIRING IN CONDUIT AND THIRTY SIX (36) INCHES FOR SLEEVED MAINLINE AND/OR CONTROL WIRING.

ALL LATERAL LINE PIPING UNDER PAVEMENT NOT SLEEVED, SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING.

DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM. TRENCH MUST BE FREE OF ROCKS, DEBRIS OR ANY SHARP OBJECTS. SNAKE PLASTIC PIPE IN TRENCH. MINIMUM COVERAGE FOR MAINLINE SIZES 1-1/2" AND SMALLER IS EIGHTEEN (18) INCHES. FOR SIZES 2" AND LARGER COVERAGE IS TWENTY FOUR (24) INCHES. FOR LATERAL LINES TWELVE (12) INCHES. 120 VOLT WIRING IN CONDUIT THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE TWELVE (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.

BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE "BOXES" MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV", "GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER.

SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R.

ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.

AFTER RECEIVING NOTIFICATION BY THE O.A.R., THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (1/4) INCH ABOVE FINISH GRADE.

INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY.

ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.

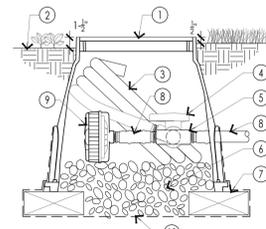
IV. ADJUSTING AND TESTING THE SYSTEM

AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM. WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I.

AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST.

THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS). THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

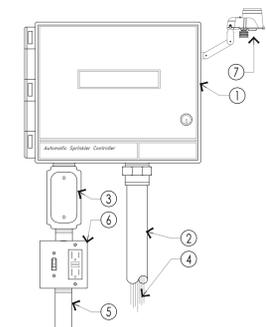
THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.



- ROUND VALVE BOX
- FINISH GRADE
- PVC ELBOW AND BLANK TUBING, ALLOW ENOUGH EXTRA TUBING TO DIRECT FLUSHED WATER OUT OF THE VALVE BOX
- PVC BALL VALVE
- PVC TEE TO BALL VALVE
- 3" DEEP MIN. WASHED GRAVEL
- BRICK SUPPORTS (THREE)
- POLY PIPE LATERAL LINE/ BLANK DRIPLINE AND ADAPTERS
- AUTOMATIC FLUSH VALVE
- LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES

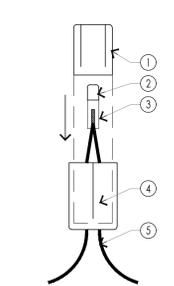
NOTE: INSTALL AS SHOWN. LOCATE AT "END(S)" OF SYSTEM- FARTHEST FROM SOURCE

E. AUTOMATIC AND MANUAL FLUSH VALVE



- INDOOR/OUTDOOR IRRIGATION CONTROLLER. WALL MOUNTED IN LOCKING WEATHERPROOF CABINET
- 1-1/2" PVC SCH 40 CONDUIT AND FITTINGS
- JUNCTION BOX
- WIRES TO CONTROL VALVES.
- 1" PVC SCH 40 CONDUIT TO POWER SUPPLY.
- POWER SUPPLY AND RECEPTACLE.
- WEATHER STATION, MAY BE MOUNTED TO CABINET, OR REMOTELY ON EAVES, FENCE OR OTHER SUITABLE POLE. REFER TO MFG. SPECIFICATIONS

F. WALL MOUNT CONTROLLER



- INNER CASE OF CONNECTOR
- COPPER SLEEVE CRIMP INSTALLED WITH RECOMMENDED TOOL
- STRIP AND TWIST WIRES FOR PROPER CONNECTION
- OUTER CASE OF CONNECTOR
- LOW VOLTAGE WIRES, 3 MAXIMUM

NOTE: FILL INNER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY. ALL WIRE ROUTED BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE A CONTINUOUS RUN WITH NO WIRE SPLICES. WIRE SPLICES SHALL ONLY OCCUR AT THE REMOTE CONTROL VALVE.

G. WATERPROOF WIRE SPLICE

ALL SLEEVES SHALL BE NO SMALLER THAN 2" DIA. EXCEPT AS NOTED BELOW

IRRIGATION PIPING

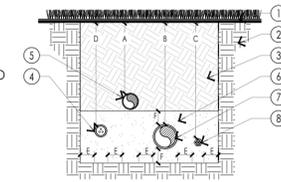
- ALL LATERAL LINE PIPE SHALL BE INSTALLED INSIDE A PVC SCH 40 SLEEVE
- FOR 1" THROUGH 2 1/2" PRESSURE SUPPLY LINE PIPE, INSTALL IN A MINIMUM 4" DIA. PVC SCH 40 SLEEVE
- FOR 3" AND LARGER DIA. PRESSURE SUPPLY LINE PIPE, INSTALL IN A MINIMUM 6" DIA. PVC CLASS 160 SLEEVE

WIRING CONDUIT

- FOR UP TO 20 #14 LOW VOLTAGE WIRES, INSTALL ONE 2" DIA PVC SCH 40 CONDUIT
- FOR 21 AND UP TO 40 #14 LOW VOLTAGE WIRES, INSTALL ONE 4" DIA PVC SCH 40 CONDUIT
- INSTALL ONE 3/4" PVC SCH 40 CONDUIT FOR FLOW SENSING CABLE.
- INSTALL ONE 3/4" PVC SCH 40 CONDUIT FOR MASTER VALVE WIRE.

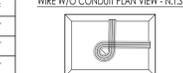
NOTE: FLOW SENSING CABLE AND MASTER VALVE WIRES SHALL BE INSTALLED IN THEIR OWN CONDUIT SEPARATE AND APART FROM ALL OTHER WIRES.

H. SLEEVE AND CONDUIT



DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	4"	6"
2" TO 2 1/2" IN SIZE	18"	24"	24"	30"	4"	6"
3" AND LARGER	18"	24"	24"	30"	4"	6"

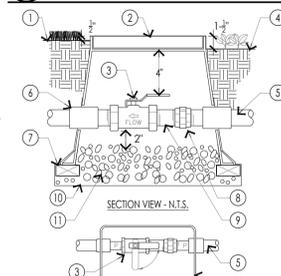
WIRE W/O CONDUIT PLAN VIEW - N.T.S.



NOTE: ALL PLASTIC PIPING SHALL BE SNAKED IN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS.

NOTE: TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

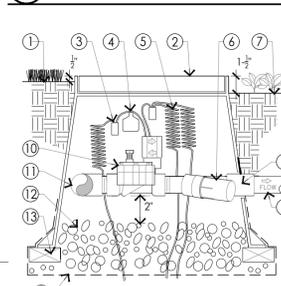
A. PIPE AND WIRE TRENCHING



- FINISH GRADE IN TURF AREAS
- PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
- BALL VALVE. SEE LEGEND
- FINISHED GRADE IN SHRUB AREAS
- PRESSURE SUPPLY LINE DEPTH PER SPECS.
- SCH 80 PVC COUPLING AND T.O.E. NIPPLE
- SCH 80 PVC UNION
- SCH 80 PVC NIPPLES
- LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES
- SCH 80 PVC NIPPLES 3/4" ROCK, 3 CUBIC FT.

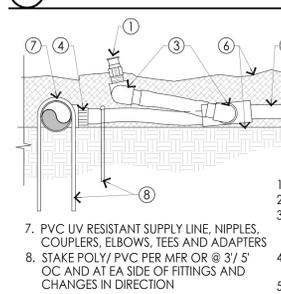
NOTE: BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE. INSTALL VALVE OFF-CENTER IN BOX. INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

B. BALL VALVE



- FINISH GRADE
- STANDARD VALVE BOX W/ COVER WATERPROOF CONNECTION
- VALVE ID TAG
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- PRESSURE REGULATING FILTER
- FINISHED GRADE IN SHRUB AREAS
- PVC SCH 40 FEMALE ADAPTOR
- LATERAL PIPE
- REMOTE CONTROL VALVE
- PVC SCH 40 TEE OR ELL TO MANIFOLD/ MAIN
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- BRICK SUPPORTS 4 REQ. PER BOX
- LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES

C. DRIP VALVE ASSEMBLY



- BUBBLER NOZZLE W/ PVC NIPPLE
- PVC NIPPLES, LENGTH AS REQ
- PRE-ASSEMBLED SWING JOINT, 2-3' POLY TUBING, TWO POLY ELBOWS AND MARLEX STREET ELBOW.
- POLY PIPE ADAPTER, COUPLERS, ELBOWS, AND TEES. - PER MFR
- POLY PIPE, LENGTH PER PLAN
- TOP OF MULCH/ FINISH GRADE

D. ON GRADE BUBBLERS



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AHJ APPROVAL

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	12/28/2022	100% ZDs	RS
1	12/05/2023	REVISED 100% ZDs	RA
2	05/30/2024	REVISED 100% ZDs	RA
3	11/05/2024	REVISED 100% ZDs	RA
4	01/20/2025	REVISED 100% ZDs	RA
5	08/05/2025	REVISED 100% ZDs	VB

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION
SOUTH TORREY PINES
SD0427
10085127
9170 1/3 NORTH TORREY PINES ROAD
LA JOLLA, CA 92037

SHEET TITLE
IRRIGATION DETAILS, SPECIFICATIONS, AND NOTES

SHEET NUMBER

L-4

IRRIGATION DETAILS, SPECIFICATIONS, AND NOTES

SCALE
N.T.S. 1

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