



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 3, 2026 REPORT NO. HO-26-028
HEARING DATE: June 10, 2026
SUBJECT: 10641 SCRIPPS SUMMIT COURT; Process Three Decision
PROJECT NUMBER: [PRJ-1138357](#)
OWNER/APPLICANT: Summit Pointe Office, LLC / Latitude 33 Planning & Engineering

SUMMARY

Issue: Should the Hearing Officer approve Site Development Permit No. PMT-3392581 and Conditional Use Permit No. PMT-3363403 to install three satellite antennas at a site with an existing commercial building located at [10641 Scripps Summit Court](#) within the [Sabre Springs Community Plan](#) Area?

Proposed Actions:

1. APPROVE Site Development Permit No. PMT-3392581 and Conditional Use Permit No. PMT-3363403.

Fiscal Considerations: None. All costs associated with processing this application are recovered from a deposit account funded by the applicant.

Housing Impact Statement: None. The installation of three satellites on a developed commercial site will have no impact on housing opportunities.

Community Planning Group Recommendation:

On September 10, 2025, the Sabre Springs Community Planning group voted 7-0-0 to recommend approval of the project.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 17, 2026, and the opportunity to appeal that determination ended on May 1, 2026. (Attachment 6).

BACKGROUND

Site Description:

The 12.78-acre site is located at 10641 Scripps Summit Court within the Industrial Park IP-2-1 base zone, Complete Communities Mobility Choices Mobility Zone 4, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and Airport Influence Area (MCAS Miramar Review Area 2) of the Sabre Springs Community Plan Area. The project site is currently developed with an existing 4-story office building located at the southeast corner of the property, along with paved driveways, parking lots, and landscaped areas that were constructed during Phase I development. Active storm drains and sewer mains cross the west, north, and east sides of the site and extend down the northern slope to the Los Penasquitos Canyon Trunk Sewer. The overall Summit Pointe property is surrounded by open space. The site is not located within a flood-prone area (FEMA, 2019). The risk associated with flooding is low. On the north side of the property, there is a graded 2:1 (horizontal to vertical) fill slope that descends into the Los Penasquitos Canyon Preserve area.

Project Scope:

The project is located at a site with an existing commercial office building. The project proposes installing three (3) 12-foot, 5-inch-diameter satellite antennas and associated improvements for the Summit Pointe Commercial Satellite Television Downlink Antennas for test purposes, which will be used to measure, validate, and calibrate functions and performance of satellites while they are in orbit.

Permits Required:

- Process 3 – Conditional Use Permit, pursuant to San Diego Municipal Code (SDMC) [141.0405](#), for the satellite antennas that exceed 10 feet in diameter: The project's three (3) antennas are 12 feet, 5 inches in diameter.
- Process 3, Site Development Permit, pursuant to SDMC Section [126.0505\(a\)-\(b\)](#) for development within a site containing Environmentally Sensitive Lands: The project site abuts MHPA and a restricted easement.

The decision on an application for a Site Development Permit and a Conditional Use Permit shall be made in accordance with Process Three, with the Hearing Officer as the decision-maker and appeal rights to the Planning Commission.

DISCUSSION

Project Description:

The project proposes installing three (3) 12-foot, 5-inch-diameter satellite antennas and associated improvements for the Summit Pointe Commercial Satellite Television Downlink Antennas for Test Purposes in the Industrial Park IP-2-1 base zone.

The development footprint is in a developed area and would not encroach into the adjacent Building Restricted Easement, Open Space Easement or the corrected Multi Habitat Planning Area (MHPA). The satellite antennas will be constructed at the south end of the Summit Pointe development in a

sloped landscape area. The antennas are proposed in an area of the site that has been previously graded between 1998 and 1999. The project will be required to adhere to the MHPA Land Use Adjacency Guidelines pursuant to SDMC Section 126.0505(a)-(b) Environmentally Sensitive Lands.

The satellite antennas will be constructed at the south end of the Summit Pointe development in a sloping landscape area. Additional improvements include installing an electrical box adjacent to the satellite antennas and underground electrical conduits across the paved driveway to the existing building. A new curb and gutter, along with a concrete pad, will be constructed at the point of connection.

The project includes the installation of three ground footings that will serve as temporary antenna mounts for satellite receivers. The ground footings will be installed entirely within existing developed lands located immediately adjacent to active vehicle parking spaces for the existing commercial development. The purpose of the three antenna mounts at the site is for test and support only, and the mounts and receivers can be removed at any time. The project has been designed to be over 700 feet away from neighboring residences in Miramar Ranch North.

Community Plan Analysis:

The Sabre Springs Community Plan identifies this site as Southern Area Industrial Park Parcel 33. It consists of a 28.5-acre extension of the North Ridge industrial development proposed in the Miramar Ranch North Community Plan. It is accessible from Miramar Ranch North and the Mercy Road interchange at I-15. Appropriate uses include research, manufacturing, wholesaling and office headquarters (p.41). The project proposes installing three (3) 12-foot, 5-inch-diameter satellite antennas and associated improvements in the Industrial Park IP-2-1 base zone for the Summit Pointe Commercial Satellite Television Downlink Antennas for Test Purposes for the Summit Pointe Commercial Satellite Television Downlink Antennas, which will be used to measure, validate and calibrate functions and performance of satellites while they are in orbit. The purpose of the IP zones is to provide for high-quality science and business park development. The satellite antennas will have minimal visual impacts on the surrounding area and comply with the City's General Plan requirements. The project is designed to be visually unobtrusive to surrounding properties and vantage points and is designed in conjunction with neighboring Miramar Ranch North. The project is consistent with the land use designation, which requires it to be over 700 feet from neighboring residences in Miramar Ranch North and will be mounted to the ground across a parking area from the existing commercial-industrial building. The site is located at a lower elevation than the neighboring homes, which also minimizes impact on them.

Environmental Analysis:

There are no impacts to biological resources or environmentally sensitive lands, and no mitigation is required. The direct impact area is minimal and entirely contained within existing disturbed and developed land. Additional disturbed and developed land occurs between the project site and the adjacent ESL and MHPA. The project includes no elements that would present an adverse indirect impact on the adjacent ESL and/or MHPA above and beyond that which already exists from the active commercial uses. The adjacent ESL in the form of southern mixed chaparral is not expected to support any sensitive biological resources that could be adversely and indirectly impacted by the project.

Conclusion:

City Staff reviewed the proposal, including all issues identified through the review process, and determined that all project issues have been addressed. The project conforms to the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Site Development Permit No. PMT-3392581 and Conditional Use Permit No. PMT-3363403 with modifications.
2. Deny Site Development Permit No. PMT-3392581 and Conditional Use Permit No. PMT-3363403 if the findings required to approve the project cannot be affirmed.

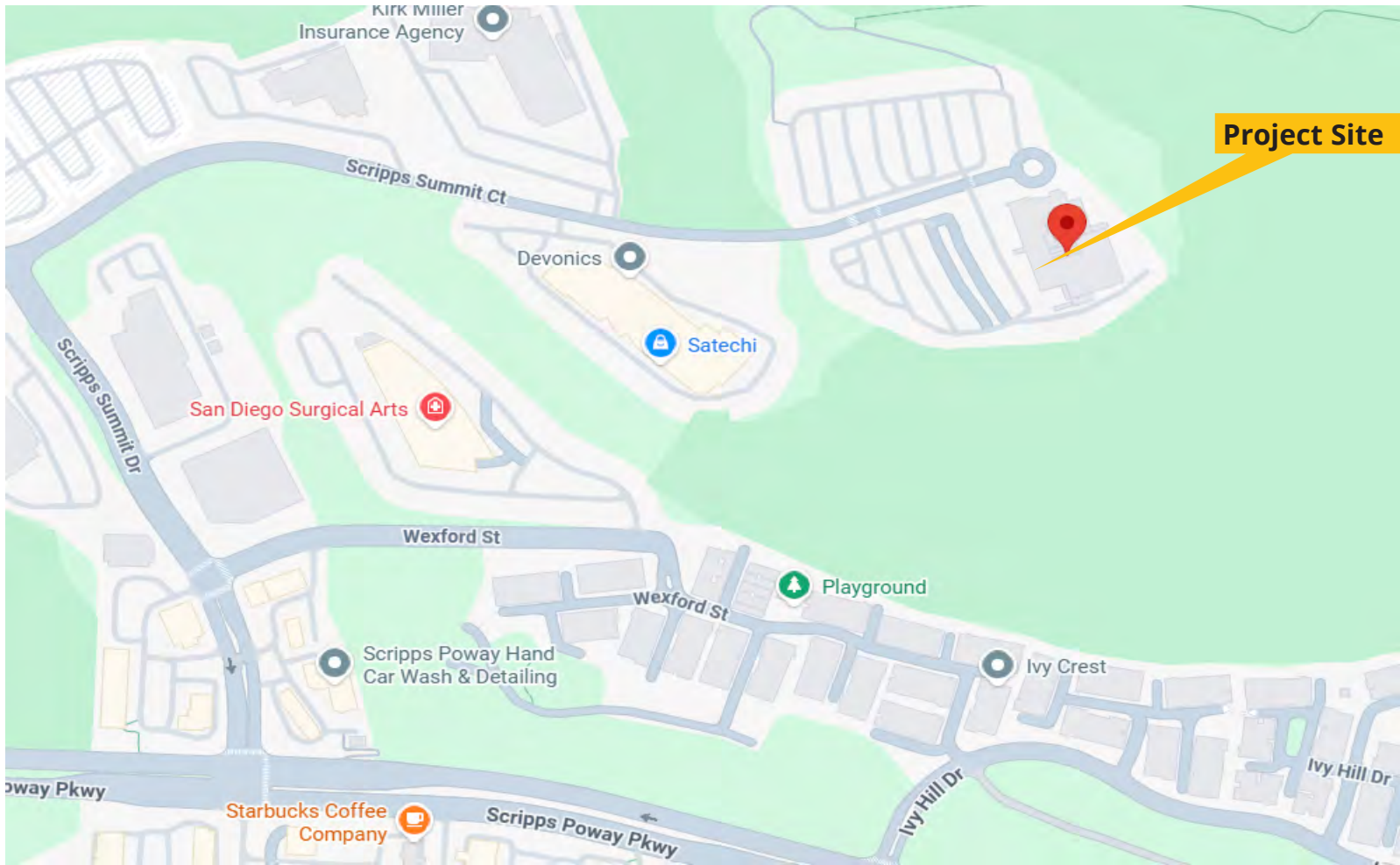
Respectfully submitted,

Hector Ríos

Hector Rios
Development Project Manager
Development Services Department

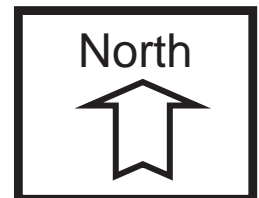
Attachments:

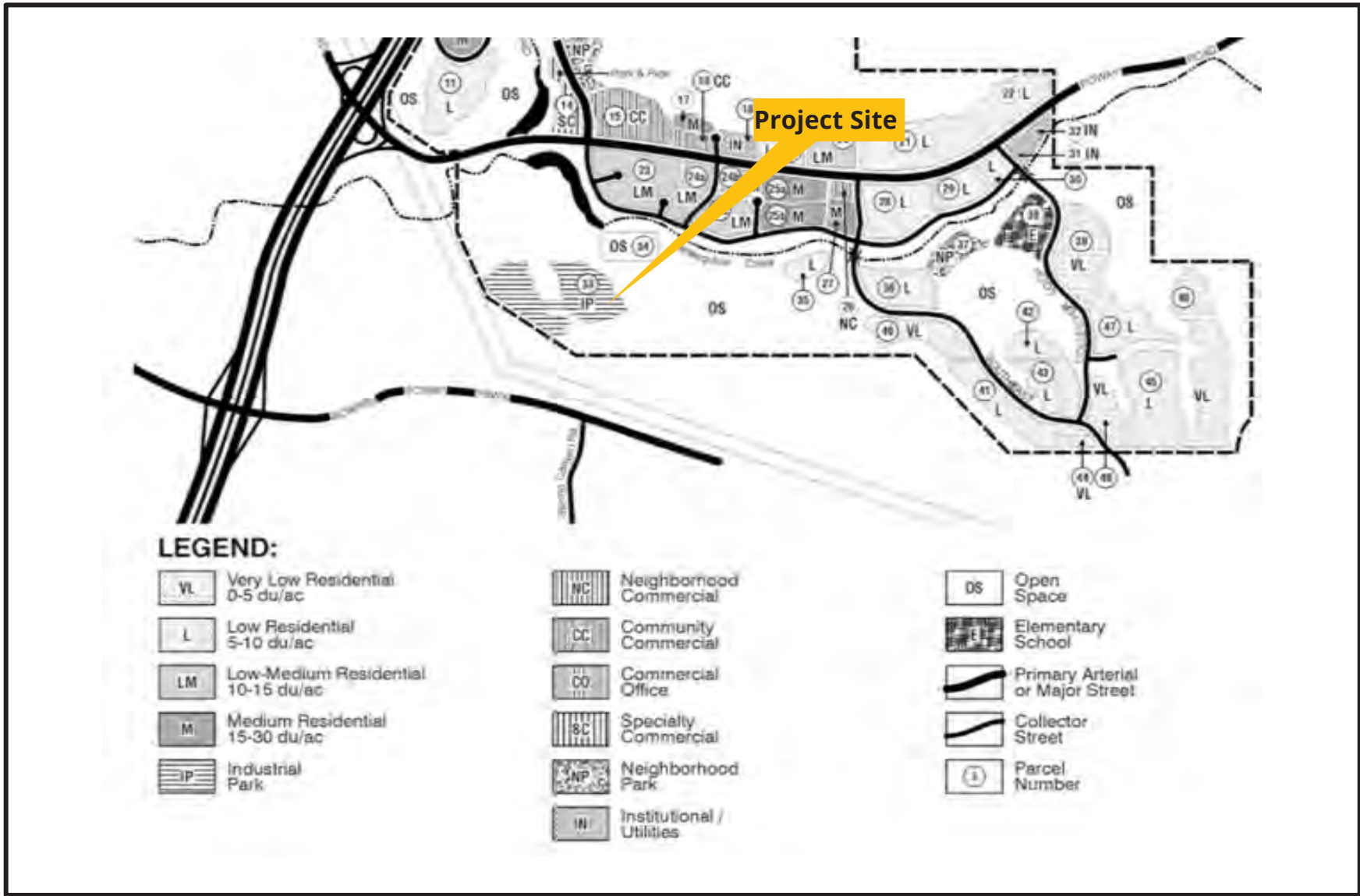
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Notice of Right to Appeal Environmental Exemption
7. Sabre Spring Meeting Minutes
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

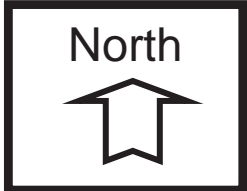
10641 Scripps Summit Court
Project No. PRJ-1138357





Land Use Map

10641 Scripps Summit Court
 Project No. PRJ-1138357



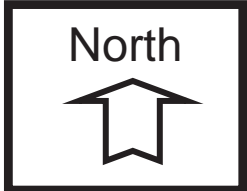


Project Site



Aerial Photograph

10641 Scripps Summit Court
Project No. PRJ-1138357



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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24010525

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3392581
CONDITIONAL USE PERMIT NO. PMT-3363403
10641 SCRIPPS SUMMIT COURT- PROJECT NO. PRJ-1138357
HEARING OFFICER

This Site Development Permit No. PMT-3392581 and Conditional Use Permit No. PMT-3363403 is granted by the Hearing Officer of the City of San Diego to Summit Pointe Office, LLC, a Delaware limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505(a)-(b) and section 126.0305. The 12.78-acre site is located at 10641 Scripps Summit Court in the Industrial Park (IP-2-1) Zone, Complete Communities Mobility Choices Mobility Zone 4, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and Airport Influence Area (MCAS Miramar Review Area 2) within the Sabre Springs Community Plan Area. The project site is legally described as: Lots 15 and 16 of Scripps Northridge Business Center, in the city of San Diego, County of San Diego, State of California, according to map thereof No. 12911, filed in the Office of the County Recorder of San Diego County, January 8, 1992.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to install three satellite antennas at a site with an existing commercial building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 10, 2026, on file in the Development Services Department.

The project shall include:

- a. Installation of three oversized satellite antennas at an existing commercial building.
- b. 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 June 24, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the 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.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP] the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant the Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP and VPHCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San

Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial 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. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

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

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

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional two-feet on Scripps Summit Court to provide a 12-foot curb-to-property-line distance, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the reconstruction of the existing driveway adjacent to the site on Scripps Summit Court to City Standard, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall incorporate all necessary construction Best Management Practices (BMPs) into the construction plans or specifications to ensure compliance with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code (SDMC), to the satisfaction of the City Engineer.

15. Development of this project shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001, or any subsequent order, as well as the current version of the City of San Diego's Stormwater Standards Manual.

16. 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 of San Diego's Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

18. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

BRUSH MANAGEMENT REQUIREMENTS:

19. The Owner/Permittee shall implement requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

20. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

21. 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.

MULTI-HABITAT PLANNING AREA LAND USE ADJACENCY REQUIREMENTS:

22. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits, and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site.

- **Grading/Land Development/MHPA Boundaries** - Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."

- **Lighting** - All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** - Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** - Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE

BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

- I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

- II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

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

to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

INFORMATION ONLY:

- 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 June 10, 2026 and [Approved Resolution Number].

ATTACHMENT 4

Site Development Permit No. PMT-3392581
Conditional Use Permit No. PMT-3363403
Date of Approval: June 10, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Hector Rios
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.

Summit Pointe Office, LLC
Owner/Permittee

By _____
Clay Duvall
Authorized Signatory

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

HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. PMT-3363403 AND
SITE DEVELOPMENT PERMIT NO. PMT-3392581
10641 SCRIPPS SUMMIT COURT-PROJECT NO. PRJ-1138357

RECITALS

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

A. Summit Pointe Office, LLC, a Delaware limited liability company, Owner/Permittee submitted an application to the City of San Diego for a Site Development Permit No. PMT-3392581 and Conditional Use Permit No. PMT-3363403 to install three oversized satellite antennas at a site with an existing commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 10641 Scripps Summit Court project (Project).

B. The 12.78-acre site is located at 10641 Scripps Summit Court within the Sabre Springs Community Plan Area in the Industrial Park IP-2-1 base zone, Complete Communities Mobility Choices Mobility Zone 4, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and Airport Influence Area (MCAS Miramar Review Area 2). The project site is legally described as: Lots 15 and 16 of Scripps Northridge Business Center, in the city of San Diego, County of San Diego, State of California, according to map thereof No. 12911, filed in the Office of the County Recorder of San Diego County, January 8, 1992.

C. On April 17, 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 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

ACTION ITEMS

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

1. The Hearing Officer adopts the following findings with respect to Site Development Permit No. PMT-3392581 and Conditional Use Permit No. PMT-3363403.

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

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

The proposed project consists of installing three 12-foot, 5-inch-diameter satellite antennas and associated improvements for the Summit Pointe Commercial Satellite Television Downlink Antennas for Test Purposes in the Sabre Springs Community Plan Industrial Park Land Use Designation. The satellite antennas will be constructed at the south end of the Summit Pointe development in a sloping landscape area. Additional improvements include installing an electrical box adjacent to the satellite antennas and underground electrical conduits across the paved driveway to the existing building. A new curb and gutter, along with a concrete pad, will be constructed at the point of connection.

The Sabre Springs Community Plan designates this site as Industrial Park. It consists of a 28.5-acre extension of the North Ridge industrial development and is adjacent to the Miramar Ranch North Community Plan, located approximately 4,000 feet from the Interstate 15 and Scripps Poway Parkway/Mercy Road exit. While the project site is in the Sabre Springs Community Plan area, the only access to the site is through developments within the Miramar Ranch North plan area. Appropriate uses include research, manufacturing, wholesaling and office headquarters (Sabre Spring Community Plan p.41). The satellite antennas will have minimal visual impacts on the surrounding area and comply with the City's General Plan requirements. The project is designed to be visually unobtrusive to surrounding properties and vantage points and is designed in conjunction with the neighboring Northridge Industrial Area. The project is consistent with the land use designation, which requires it to be over 700 feet from neighboring residences in Miramar Ranch North and will be mounted to the ground across a parking area from the existing commercial-industrial building. The site is located at a lower elevation than the neighboring homes, which also minimizes impact on them. Therefore, the proposed development would 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 includes the installation of three ground footings to serve as temporary antenna mounts for satellite receivers. The ground footings will be installed entirely within existing developed lands located immediately adjacent to active vehicle parking spaces for the existing commercial development. The three antenna mounts at the site are for test and support only, and the mounts and receivers can be removed at any time. The project has been designed to be over 700 feet away from neighboring residences in Miramar Ranch North and is mounted into the ground across a parking area from the existing commercial-industrial building. The site is located at a lower elevation than the neighboring homes, which also minimizes the impact on the neighboring homes.

The antennas have small motors that point them at the desired satellite in the sky. The motors move the antennas in two-degree increments at a time. There are no daytime visual glare or night lighting requirements for the project. The noise level generated at one meter from the motors is less than 50 decibels on average (dBA). It is anticipated that the motors will not be used more than once a week, for up to 2 minutes at a time; otherwise, the mounts and antennas remain static, do not move, and make no noise. The satellite will not be a source of air pollutant emissions, and the project will not increase operational mobile source emissions. The project will incorporate all necessary construction Best Management Practices (BMPs) into the construction plans to ensure compliance with grading regulations and will comply with all permanent stormwater requirements. The project would not result in any significant health or safety risks to the surrounding area. 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; and

The project does not request any deviations or exceptions to the Land Development Code. The proposed antennas are abutting Multi-Habitat Planning Area (MHPA) lands and a building-restricted easement. Sites containing Environmental Sensitive Lands (ESL) require a Site Development Permit, per SDMC Section 126.0505(a)-(b). In addition, a Conditional Use Permit is required for the proposed antennas, per SDMC section 141.0405, when satellite antennas exceed 10 feet in diameter: The project's three (3) antennas are 12 feet, 5 inches in diameter. The development footprint is located in a developed area of the site and would not encroach on the adjacent Building Restricted Easement, Open Space Easement or the corrected MHPA. The satellite antennas will be constructed at the south end of the Summit Pointe development in a sloped landscape area. The antennas are proposed in an area of the site that has been previously graded between 1998 and 1999. The development footprint is located in a developed area (graded/landscaped) and would not encroach into the adjacent Building Restricted Easement, Open Space Easement or

the corrected MHPA. Due to the adjacency of the MHPA, the MHPA Land Use Adjacency Guidelines must be adhered to SDMC Section 126.0505(a)-(b) Environmentally Sensitive Lands. Therefore, the proposed development complies with the regulations of the land development code.

B. Supplemental Findings [SDMC Section 126.0505(b)-Environmentally Sensitive Lands]

I. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The project site is adjacent to the Multiple Habitat Planning Area (MHPA) and Environmentally Sensitive Lands (ESL); therefore, in accordance with SDMC 126.0505(b), these additional findings must be made.

The project includes the installation of three ground footings to serve as temporary antenna mounts for satellite receivers. The ground footings will be installed entirely within existing developed lands located immediately adjacent to active vehicle parking spaces for the existing commercial development. The purpose of the three antenna mounts at this site is for test and support only; these mounts and receivers are temporary and can be removed at any time.

Once installed, the mounts and receivers do not require ongoing or routine maintenance and would only be inspected and maintained on an as-needed basis. Once in operation, the antennas have small motors to point the antenna at the desired satellite in the sky. The motors move the antennas in two-degree increments at a time. There are no daytime visual glare or night lighting requirements for the project. The noise level generated at one meter from the motors is less than 50 decibels on average (dBA). It is anticipated that the motors would not be used more than once a week, for up to two minutes at a time; otherwise, the mounts and antennas are static, do not move, and do not make any noise.

The proposed three antenna mounts will have no adverse direct or indirect impact on any biological resources, including those that represent ESL or those located within the adjacent MHPA overlay.

II. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The site is located at 10641 Scripps Summit Court. The overall Summit Pointe property is surrounded by open space. The site is not located within a flood-prone area (FEMA, 2019). The risk associated with flooding is low. On the north side of the property, there is a graded 2:1 (horizontal to vertical) fill slope that descends into the Los Penasquitos Canyon Preserve area. A 4-story office building (located at the southeast corner of the property), along with paved driveways and parking lots, and

landscaped areas, was constructed during Phase I development. Active storm drains and sewer mains cross the west, north, and east sides of the site and extend down the northern slope to the Los Penasquitos Canyon Trunk Sewer. Sheet grade elevations across the property vary from approximately 464 feet above Mean Sea Level (MSL) on the north side to 480 feet MSL on the south side.

The satellite antennas will be constructed at the south end of the Summit Pointe development in a sloping landscape area. Elevations in the area of improvements range from approximately 472 to 476 feet MSL. An ascending approximately 2:1 (horizontal to vertical) stability fill slope extends from the location of the planned satellite antennas to an elevation of approximately 495 feet above MSL. The project site presents the as-graded geologic condition mapped during the original site development, and does not expect the landslide deposits to be encountered during excavations for this project. Mitigation measures performed during the original project grading have increased the stability of the landslide and interior slopes to an acceptable level.

The project is designed to implement a brush management program to reduce potential impacts. The fire safety landscape will be achieved through pruning and thinning of native and naturalized vegetation while maintaining plant coverage for soil protection. The project would comply with the city's brush management program regulations and would avoid/minimizing impacts to covered species to the maximum extent possible. Furthermore, the brush management zone areas would be maintained free of debris and litter, and all plant materials shall be maintained in a healthy growing condition.

The proposed development will not impact the stability of existing slopes on the property. As such, the project will minimize alteration of natural landforms and will not pose undue risk from geologic and erosional forces, flood hazards, or fire hazards.

III. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The project is located within disturbed and developed land and is adjacent to ESL and MHPA. The proposed three antenna mounts will have no adverse direct or indirect impact on any biological resources, including the adjacent ESL. The antenna mounts would support temporary use and can be removed at any time. The direct impact area is minimal and entirely contained within existing disturbed and developed land. The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures). The project includes no elements that would present an adverse indirect impact on the adjacent ESL and/or MHPA above and beyond that which already exists from the active commercial uses.

IV. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The proposed three antenna mounts will have no adverse direct or indirect impact on any biological resources, including the adjacent ESL in the form of southern mixed chaparral or those contained within the adjacent MHPA overlay. The antenna mounts would support temporary uses with the ability to remove them at any time. The direct impact area is entirely contained within existing disturbed and developed land. Additional disturbed and developed land occurs between the project site and the adjacent ESL and MHPA. The project includes no elements that would present an adverse indirect impact on the adjacent ESL and/or MHPA above and beyond that which already exists from the active commercial uses. The adjacent ESL in the form of southern mixed chaparral is not expected to support any sensitive biological resources that could be adversely and indirectly impacted by the project. As such, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The project does not include new parking lots, development areas, or other elements with impervious surfaces that would require drainage improvements. The immediate area that supports the project does not drain directly into the MHPA due to the existing topography. The project is contained within the currently developed and disturbed areas of the site. No trash, oils, parking, or other construction/development-related materials or activities will be allowed outside the approved construction work limits. All construction-related activity that may have the potential for leakage or intrusion will be monitored by the project biologist, Project Owner Representative, and/or the Resident Engineer to ensure no impacts to the MHPA. No Vernal Pools were identified on site. Therefore, the project will be consistent with the City of San Diego's MSCP Subarea Plan, and compliance with the Vernal Pool Habitat Conservation Plan is not applicable.

V. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply;

The project site is approximately 10 miles east of the Pacific Ocean, public beaches and shorelines. All runoffs will be controlled on-site, with no increase in volume or flow rate. As such, the proposed development will not contribute to the erosion of public beaches or local shoreline sand supply.

VI. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

There are no impacts to biological resources or environmentally sensitive lands, and no mitigation is required. The direct impact area is entirely contained within existing disturbed and developed land. The project includes no elements that would present

an adverse indirect impact on the adjacent ESL and/or MHPA above and beyond that which already exists from the active commercial uses. The adjacent ESL in the form of southern mixed chaparral is not expected to support any sensitive biological resources that could be adversely and indirectly impacted by the project.

C. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

I. The proposed development will not adversely affect the applicable land use Plan

Please refer to Finding A (I) herein incorporated by reference.

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

Please refer to Finding A (II) herein incorporated by reference.

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

Please refer to Finding A (III) herein incorporated by reference.

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

The project is appropriately designed and integrated with the site's existing use. The applicant has complied with the design guidelines for reducing visual impact without proposing any deviations. The project is designed to be visually unobtrusive to the surrounding properties and vantage points is due to the satellites being 700 feet below the elevation of the neighboring residences in Miramar Ranch North. The satellite antennas are mounted into the ground across a parking area from the existing commercial-industrial building. The proposed satellite antenna will be supported on 2-foot-5-inch-diameter caissons embedded in compacted fill. The compacted fill is suitable to support structural loads. Remedial grading is not required for the proposed improvements.

During the installation of the satellite antennas, the project will be subject to the Best Management Practices (BMPs) and typical restrictions and requirements to address dust control, erosion, and runoff consistent with standard city Stormwater Pollution Prevention Plan requirements of the city Stormwater Standards Manual. The project will also adhere to brush management regulations and fire code requirements.

The development adjacent to the MHPA shall provide barriers where appropriate (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation. The project will identify a proposed barrier adjacent to the MHPA and satellite antennas to direct any potential public access away from the

MHPA, which consists of mature brush vegetation south of the project. Additionally, the proposed project will not impact existing buttress and stability fills, and the site will possess a factor of safety of 1.5 or greater for slope instability after the completion of construction. Therefore, the proposed use is appropriate at the proposed 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, Site Development Permit No. PMT-3392581 and Conditional Use Permit No. PMT-3363403, granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Site Development Permit No. PMT-3392581 and Conditional Use Permit No. PMT-3363403 , a copy of which is attached to and made a part of this Resolution by this reference.

Hector Rios
Development Project Manager
Development Services

Adopted on: June 10, 2026

IO#: 24010525



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 17, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

24010270

PROJECT NAME / NUMBER: 10641 Scripps Summit Court/ PRJ No. 1138357

COMMUNITY PLAN AREA: Sabre Springs

COUNCIL DISTRICT: 5

LOCATION: 10641 Scripps Summit Court, San Diego, CA 92131

PROJECT DESCRIPTION: Conditional Use Permit (CUP) and Site Development Permit (SDP) to allow for the installation of satellite antennas at a site with an existing commercial office building. The project includes the installation of three ground footings that would serve as temporary antenna mounts for satellite receivers. The ground footings will be installed entirely within existing developed lands located immediately adjacent to active vehicle parking spaces for the existing commercial development. The purpose of the three antenna mounts at this site is for test and support only, and the mounts and receivers can be removed at any time. Once installed, the mounts and receivers do not require ongoing or routine maintenance and would only be inspected and maintained on an as-needed basis. The 12.78-acre site is located at 10641 Scripps Summit Court in the IP-2-1 Base Zone, Council District 5.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego City Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to Section 15303 (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15303 (New Construction). Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures. Since the project would only construct three ground footings that would serve as temporary antenna mounts for satellite receivers, on a previously developed site it was determined that the CEQA exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Hector Rios
MAILING ADDRESS: 550 West C Street, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 533-6733/hrios@sandiego.gov

On March 23, 2026 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within 10 business days from the date of the posting of this Notice and the appeal period would end on May 1, 2026. Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 4/17/2026

REMOVED: 5/1/2026

Loislan Phillips

**CARMEL MOUNTAIN RANCH / SABRE SPRINGS COMMUNITY
PLANNING GROUP
10152 Rancho Carmel Drive, San Diego, CA 92128**

**MINUTES for September 10, 2025
Meeting held via Zoom**

QUORUM/CALL TO ORDER 6:30 p.m. A quorum was established.

BOARD OF DIRECTORS		
	PRESENT	ABSENT
Eric Edelman, Chairperson / Business Owner	X	
Rich Krejci, Home Owner	X	
John Schroeder, Secretary / Home Owner	X	
Marc Clark, Home Owner	X	
Kurt Carlson, Home Owner	X	
Bruce Bergman, Home Owner	X	
Larry Fontaine, Home Owner		X
Kirsten Greer, Home Owner		X
Bob Gravina, Home Owner		X
Rick Smith, Home Owner	X	

- I. Call to Order and Welcome by Chairperson: Eric Edelman
- II. Introduction of Board Members
- III. Approve Agenda/Approve Meeting Minutes from previous meeting.
 - Agenda was approved unanimously.
 - Minutes from the July 9, 2025 meeting were approved unanimously.
- IV. CMRSSCC Business:
 - A. Public Comments - Non-agenda items (3-minute limit)
 - B. Neighborhood Police Report - Officer Luis Angulo
 - Officer Angulo introduced Captain Jud Campbell, the newly appointed Captain of the Northeastern Division.
 - Fraud through emails and text messages is occurring more frequently.
 - The traffic division will begin enforcing illegal operation of “motorcycle type” e-bikes.
 - C. CMR Fire Station/SD Fire – Representative
 - Not Present
 - D. State Senator Brian Jones – Representative, Kyle Hermann
 - Not Present
 - E. Assembly Member Darshana Patel – Representative, Gonzalo Rocha-Vazquez
 - Not Present
 - F. County Supervisor Joel Anderson – Representative, Andrew Fuller
 - Not Present
 - G. City Councilmember Marni von Wilpert - Representative, Eric Young
 - Eric Young will follow up with Lennar (Ryan Greene and Arlene) regarding external lighting on newly constructed condominiums. The external lighting is not adequately screened, resulting in light shining directly into windows of original Carmel Mountain Ranch homes throughout the night.
 - Eric Young will follow up about a lighting issue raised by a resident near World Trade Drive. This lighting is not adequately screened.
 - The subject of paid parking at Balboa Park will be discussed by the city council next week.

- Eric Young will provide an update on the plan for the remaining traffic signal replacement in Carmel Mountain Ranch.
- H. Mayor Todd Gloria – Representative, Randy Reyes
 - Not Present
- I. San Diego Planning Department – Representative, Angela Dang
 - Not Present
- J. Congressman Scott Peters – Representative
 - Not Present
- K. PRJ-1138357 10641 Scripps Summit Court – Satellite Antennas – Latitude 33 – Brad Sonnenburg – ACTION ITEM
 - A Conditional Use Permit is being requested by the owner of the property at 10641 Scripps Summit Court for the installation of three satellite antennas on the south side of the property. This property is a light industrial / office property. The diameter of each antenna is 12 feet, which exceeds the diameter which does not require a Conditional Use Permit. The proposed antennas will not be visible from adjacent properties or adjacent public areas.
 - The Carmel Mountain Ranch / Sabre Springs Community Planning Group is being asked to recommend approval of the Conditional Use Permit.
 - Brad Sonnenburg of Latitude 33, a consulting firm hired by the property owner, described the request and provided photographs of the area.
 - ACTION ITEM: A motion to recommend approval of Conditional Use Permit PRJ-1138357 was adopted unanimously.
- L. Chair's Report– Eric Edelman
 - None
- M. Old Business
 - None
- N. New Business
 - None
- O. Action Items
 - None

Adjournment: 7:45 p.m.

Next Meeting: Wednesday, November 12, 2025, at 6:30 p.m.

Location: Virtual meeting held via Zoom

John Schroeder, CMR/SS CPG Secretary



City of San Diego
 Development Services
 Attn: Deposit Accounts
 (619) 446-5000

Deposit Account/Financially Responsible Party

FORM
DS-3242
 February 2020

Project Address/Location:	Project No.: <small>FOR CITY USE ONLY</small>	Internal Order No.: <small>FOR CITY USE ONLY</small>
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Approval Type: Check appropriate box for type of approval requested:

- Grading
 Public Right-of-Way
 Subdivision
 Neighborhood Use
 Coastal
 Neighborhood Development
 Site Development
 Planned Development
 Conditional Use
 Variance
 Vesting Tentative Map
 Tentative Map
 Map Waiver
 Other: _____

Is the project subject to a Reimbursement Agreement? No Yes

If yes, provide Reimbursement Agreement Application Project Number or Resolution/Ordinance No.: _____

Deposit Trust Fund Account Information: A deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services is required. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

FINANCIALLY RESPONSIBLE PARTY

Name/Firm Name:	Address:	E-mail:
City:	State:	Zip Code:
	Telephone:	Fax No.:

Financially Responsible Party Declaration: I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.

This is a continuation of existing Project No.: _____ Internal Order No.: _____

NOTE: Using an existing opened account may be allowed when:

1. Same location for both projects;
2. Same Financially Responsible Party;
3. Same decision process (Ministerial and discretionary projects may **not** be combined);
4. Same project manager is managing both projects; and
5. Preliminary Review results in a project application.

Please be advised: Billing statements cannot distinguish charges between two different projects.

Please Print Legibly.

Print Name: _____ Title: _____

Signature*: _____ Date: 6/11/25

***The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer).**

FOR CITY USE ONLY

- Engineering Inspections (*Public Works*)
 Discretionary Project (*DSD*)
 Other

Project Title: _____ Date Requested: _____

Keep **existing** Project No.: _____ as lead or Use **new** Project No.: _____ as lead MRB: \$ _____

ACCOUNT CLOSURE AUTHORIZATION

Date Requested: _____ Completed Inactive Withdrawn Collections

Print Name: _____ Signature: _____

Visit our web site at www.sandiego.gov/development-services.

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

**ENVIRONMENTAL REQUIREMENTS
GENERAL AVOIDANCE AND MINIMIZATION MEASURES**

AMM-1: PRIOR TO CONSTRUCTION

BRUSH MANAGEMENT ON ADJACENT PROPERTIES SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. FOR MAINTENANCE ISSUES, CONTACT FIRE-RESCUE DIVISION BASED ON PRIORITY MAPS AND SCHEDULES DETERMINED BY THE FIRE DEPARTMENT. ALTERNATIVELY, OWNER MAY ELECT TO OBTAIN A RIGHT-OF-ENTRY PERMIT TO PERFORM SEASONAL BRUSH MANAGEMENT IN THIS AREA. CONTACT PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION AT (619)933-4444.

ALL REQUIRED ON-SITE LANDSCAPE AND BRUSH MANAGEMENT AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION BASED ON PRIORITY MAPS AND SCHEDULES DETERMINED BY THE FIRE RESCUE DEPARTMENT. ALTERNATIVELY, OWNER MAY ELECT TO OBTAIN A RIGHT-OF-ENTRY PERMIT TO PERFORM SEASONAL BRUSH MANAGEMENT IN THIS AREA. CONTACT PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION AT (619)933-4444.

SEE SHEET 3 FOR BRUSH MANAGEMENT NOTES D-SHEET

BIOLOGIST VERIFICATION - THE OWNER/PERMITEE SHALL PROVIDE A LETTER TO THE CITY MITIGATION MONITORING COORDINATION (MMC) SECTION STATING THAT A PROJECT BIOLOGIST (QUALIFIED BIOLOGIST), AS DEFINED IN THE CITY BIOLOGY GUIDELINES (2018), HAS BEEN RETAINED TO IMPLEMENT THE PROJECT'S BIOLOGICAL MONITORING PROGRAM. THE LETTER SHALL INCLUDE THE NAMES AND CONTACT INFORMATION OF ALL PERSONS INVOLVED IN THE BIOLOGICAL MONITORING OF THE PROJECT.

PRE-CONSTRUCTION MEETING - THE QUALIFIED BIOLOGIST SHALL ATTEND THE PRE-CONSTRUCTION MEETING, DISCUSS THE PROJECT'S BIOLOGICAL MONITORING PROGRAM, AND ARRANGE TO PERFORM ANY FOLLOW-UP MITIGATION MEASURES AND REPORTING, INCLUDING SITE-SPECIFIC MONITORING, RESTORATION OR REVEGETATION, AND ADDITIONAL FAUNA/FLORA SURVEYS/SALVAGE.

BIOLOGICAL DOCUMENTS - THE QUALIFIED BIOLOGIST SHALL SUBMIT ALL REQUIRED DOCUMENTATION TO MMC VERIFYING THAT ANY SPECIAL MITIGATION REPORTS, INCLUDING, BUT NOT LIMITED TO MAPS, PLANS, SURVEYS, SURVEY TIMELINES, OR BUFFERS ARE COMPLETED OR SCHEDULED PER CITY BIOLOGY GUIDELINES, MSCP, ESL ORDINANCE, PROJECT PERMIT CONDITIONS, CEQA, ESA, AND/OR OTHER LOCAL, STATE, OR FEDERAL REQUIREMENTS.

BIOLOGICAL CONSTRUCTION MITIGATION/MONITORING EXHIBIT - THE QUALIFIED BIOLOGIST SHALL PRESENT A BIOLOGICAL CONSTRUCTION MITIGATION/MONITORING EXHIBIT (BCME), WHICH INCLUDES THE BIOLOGICAL DOCUMENTS PRESENTED ABOVE. IN ADDITION, IT SHALL INCLUDE THE FOLLOWING: RESTORATION/REVEGETATION PLANS, PLANT SALVAGE/RELOCATION REQUIREMENTS (E.G., COASTAL CACTUS WREN PLANT SALVAGE, BURROWING OWL EXCLUSIONS), AVIAN OR OTHER WILDLIFE SURVEYS/SURVEY SCHEDULES (INCLUDING GENERAL AVIAN NESTING AND USFWS PROTOCOL), TIMING OF SURVEYS, WETLAND BUFFERS, AVIAN

(INCLUDING GENERAL AVIAN NESTING AND USFWS PROTOCOL), TIMING OF SURVEYS, WETLAND BUFFERS, AVIAN CONSTRUCTION AVOIDANCE AREAS/NOISE BUFFERS/BARRIERS, OTHER IMPACT AVOIDANCE AREAS, AND ANY SUBSEQUENT REQUIREMENTS DETERMINED BY THE QUALIFIED BIOLOGIST AND THE CITY ADJ/MNC. THE BCME SHALL INCLUDE A SITE PLAN, A WRITTEN AND GRAPHIC DEPICTION OF THE PROJECT'S BIOLOGICAL MITIGATION/MONITORING PROGRAM, AND A SCHEDULE. THE BCME SHALL BE APPROVED BY MMC AND REFERENCED IN THE CONSTRUCTION DOCUMENTS.

AVIAN PROTECTION REQUIREMENTS - TO AVOID ANY DIRECT IMPACTS TO CALIFORNIA COASTAL GNATCATCHER AND COOPER'S HAWK, AND ANY SPECIES IDENTIFIED AS A LISTED, CANDIDATE, SENSITIVE, OR SPECIAL-STATUS SPECIES IN THE MSCP, REMOVAL OF HABITAT THAT SUPPORTS ACTIVE NESTS IN THE PROPOSED AREA OF DISTURBANCE SHOULD OCCUR OUTSIDE OF THE BREEDING SEASON FOR THESE SPECIES (FEBRUARY 1 TO SEPTEMBER 15). IF REMOVAL OF HABITAT IN THE PROPOSED AREA OF DISTURBANCE MUST OCCUR DURING THE BREEDING SEASON, THE QUALIFIED BIOLOGIST SHALL CONDUCT A PRE-CONSTRUCTION SURVEY TO DETERMINE THE PRESENCE OR ABSENCE OF NESTING BIRDS WITHIN THE PROPOSED AREA OF DISTURBANCE. THE PRE-CONSTRUCTION SURVEY SHALL BE CONDUCTED WITHIN 10 CALENDAR DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES (INCLUDING VEGETATION REMOVAL). THE APPLICANT SHALL SUBMIT THE RESULTS OF THE PRE-CONSTRUCTION SURVEY TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES. IF CALIFORNIA COASTAL GNATCATCHER, COOPER'S HAWK, SENSITIVE, OR MSCP-COVERED BIRDS ARE DETECTED, A LETTER REPORT IN CONFORMANCE WITH THE CITY BIOLOGY GUIDELINES AND APPLICABLE STATE AND FEDERAL LAWS (E.G., APPROPRIATE FOLLOW-UP SURVEYS, MONITORING SCHEDULES, CONSTRUCTION SETBACK BUFFERS) SHALL BE PREPARED AND SHALL INCLUDE PROPOSED MEASURES TO BE IMPLEMENTED TO ENSURE THAT TAKE OF BIRDS OR EGGS OR DISTURBANCE OF BREEDING ACTIVITIES IS AVOIDED. THE REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND IMPLEMENTED TO THE SATISFACTION OF THE CITY, THE CITY MMC SECTION AND BIOLOGIST SHALL VERIFY AND APPROVE THAT ALL MEASURES IDENTIFIED IN THE REPORT ARE IN PLACE PRIOR TO AND/OR DURING CONSTRUCTION.

RESOURCE DELINEATION - PRIOR TO CONSTRUCTION ACTIVITIES, THE QUALIFIED BIOLOGIST SHALL SUPERVISE THE PLACEMENT OF ORANGE CONSTRUCTION FENCING OR EQUIVALENT ALONG THE LIMITS OF DISTURBANCE ADJACENT TO SENSITIVE BIOLOGICAL HABITATS AND VERIFY COMPLIANCE WITH ANY OTHER PROJECT CONDITIONS AS SHOWN ON THE BCME. THIS PHASE SHALL INCLUDE FLAGGING PLANT SPECIMENS AND DELIMITING BUFFERS TO PROTECT SENSITIVE BIOLOGICAL RESOURCES (E.G., HABITATS/FLORA AND FAUNA SPECIES, INCLUDING NESTING BIRDS) DURING CONSTRUCTION. APPROPRIATE STEPS/CARE SHOULD BE TAKEN TO MINIMIZE THE ATTRACTION OF NEST PREDATORS TO THE SITE.

EDUCATION - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE QUALIFIED BIOLOGIST SHALL MEET WITH THE OWNER/PERMITEE OR DESIGNEE AND THE CONSTRUCTION CREW TO CONDUCT AN ON-SITE EDUCATIONAL SESSION REGARDING THE NEED TO AVOID IMPACTS OUTSIDE OF THE APPROVED CONSTRUCTION AREA AND TO PROTECT SENSITIVE FLORA AND FAUNA (E.G., EXPLAIN THE AVIAN AND WETLAND BUFFERS, FLAG SYSTEM FOR REMOVAL OF INVASIVE SPECIES OR RETENTION OF SENSITIVE PLANTS, CLARIFY ACCEPTABLE ACCESS ROUTES/METHODS AND STAGING AREAS).

AMM-2: DURING CONSTRUCTION

MONITORING - ALL CONSTRUCTION ACTIVITIES (INCLUDING ACCESS/STAGING AREAS) SHALL BE RESTRICTED TO AREAS PREVIOUSLY IDENTIFIED, PROPOSED FOR DEVELOPMENT/STAGING, OR PREVIOUSLY DISTURBED, AS SHOWN ON EXHIBIT A OF THE CONSTRUCTION DRAWINGS AND/OR THE BCME. THE QUALIFIED BIOLOGIST SHALL MONITOR CONSTRUCTION ACTIVITIES AS NEEDED TO ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT ENDOUR INTO BIOLOGICALLY SENSITIVE AREAS, OR CAUSE OTHER SIMILAR DAMAGE, AND THAT THE WORK PLAN HAS BEEN AMENDED TO ACCOMMODATE ANY SENSITIVE SPECIES LOCATED DURING THE PRE-CONSTRUCTION SURVEYS. IN ADDITION, THE QUALIFIED BIOLOGIST SHALL DOCUMENT FIELD ACTIVITY VIA THE CONSULTANT SITE VISIT RECORD (CSV). THE CSV SHALL BE E-MAILED TO MMC ON THE FIRST DAY OF MONITORING, THE FIRST WEEK OF EACH MONTH, THE LAST DAY OF MONITORING, AND IMMEDIATELY IN THE CASE OF ANY UNDOCUMENTED CONDITION OR DISCOVERY. SUBSEQUENT RESOURCE IDENTIFICATION - THE QUALIFIED BIOLOGIST SHALL NOTE/ACT TO PREVENT ANY NEW DISTURBANCES TO HABITAT, FLORA, AND/OR FAUNA ON-SITE (E.G., FLAG PLANT SPECIMENS FOR AVOIDANCE DURING ACCESS). IF ACTIVE NESTS OR OTHER PREVIOUSLY UNKNOWN SENSITIVE RESOURCES ARE DETECTED, ALL PROJECT ACTIVITIES THAT DIRECTLY IMPACT THE RESOURCE SHALL BE DELAYED UNTIL SPECIES-SPECIFIC LOCAL, STATE, OR FEDERAL REGULATIONS HAVE BEEN DETERMINED AND APPLIED BY THE QUALIFIED BIOLOGIST.

AMM-3: POST-CONSTRUCTION MEASURES

IN THE EVENT THAT IMPACTS EXCEED PREVIOUSLY ALLOWED AMOUNTS, ADDITIONAL IMPACTS SHALL BE MITIGATED IN ACCORDANCE WITH CITY BIOLOGY GUIDELINES, ESL AND MSCP, CEQA, AND OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS. THE QUALIFIED BIOLOGIST SHALL SUBMIT A FINAL BCME/REPORT TO THE SATISFACTION OF THE CITY ADJ/MNC WITHIN 30 DAYS OF CONSTRUCTION COMPLETION.

AMM-4: COASTAL CALIFORNIA GNATCATCHER MEASURES

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

A. QUALIFIED BIOLOGIST (POSSESSING A VALID ESA SECTION 10(A)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS (DB(A)) HOURLY AVERAGE (OR ABOVE CURRENT AMBIENT NOISE LEVELS IF AMBIENT NOISE LEVELS EXCEED 60DB(A)) FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE USFWS WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF COASTAL CALIFORNIA GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED COASTAL CALIFORNIA GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 DB(A) HOURLY AVERAGE (OR ABOVE CURRENT AMBIENT NOISE LEVELS IF AMBIENT NOISE LEVELS EXCEED 60DB(A)) AT THE EDGE OF OCCUPIED COASTAL CALIFORNIA GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 DB(A) HOURLY AVERAGE (OR ABOVE CURRENT AMBIENT NOISE LEVELS IF AMBIENT NOISE LEVELS EXCEED 60DB(A)) AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (E.G., BERM, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 DB(A) HOURLY AVERAGE (OR ABOVE CURRENT AMBIENT NOISE LEVELS IF AMBIENT NOISE LEVELS EXCEED 60DB(A)) AT THE EDGE OF HABITAT OCCURRED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 DB(A) HOURLY AVERAGE (OR ABOVE CURRENT AMBIENT NOISE LEVELS IF AMBIENT NOISE LEVELS EXCEED 60DB(A)). IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 15).

B. CONSTRUCTION NOISE MONITORING SHALL CONTINUE TO BE MONITORED AT LEAST TWICE WEEKLY ON VARYING DAYS, OR MORE FREQUENTLY DEPENDING ON THE CONSTRUCTION ACTIVITY, TO VERIFY THAT NOISE LEVELS AT THE EDGE OF OCCUPIED HABITAT ARE MAINTAINED BELOW 60 DB(A) HOURLY AVERAGE OR TO THE AMBIENT NOISE LEVEL IF IT ALREADY EXCEEDS 60 DB(A) HOURLY AVERAGE. IF NOT, OTHER MEASURES SHALL BE IMPLEMENTED IN CONSULTATION WITH THE BIOLOGIST AND THE CITY MANAGER, AS NECESSARY, TO REDUCE NOISE LEVELS TO BELOW 60 DB(A) HOURLY AVERAGE OR TO THE AMBIENT NOISE LEVEL IF IT ALREADY EXCEEDS 60 DB(A) HOURLY AVERAGE. SUCH MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, LIMITATIONS ON THE PLACEMENT OF CONSTRUCTION EQUIPMENT AND THE SIMULTANEOUS USE OF EQUIPMENT.

C. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATE WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO ADDITIONAL AVOIDANCE, MINIMIZATION, OR MITIGATION MEASURES WOULD BE NECESSARY.

MHPA - LAND USE ADJACENCY GUIDELINES

DRAINAGE: ALL NEW AND PROPOSED PARKING LOTS AND DEVELOPMENT AREAS SHALL NOT DRAIN DIRECTLY INTO THE MHPA. DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICALS, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS, AND OTHER ELEMENTS THAT MIGHT DEGRADE OR HARM THE NATURAL ENVIRONMENT OR ECOSYSTEM PROCESSES WITHIN THE MHPA BY INCORPORATING USE OF FILTRATION DEVICES, STORM DRAIN SYSTEMS, PLANTED SWALES/SLOPES, AND/OR OTHER APPROVED TEMPORARY OR PERMANENT METHODS DESIGNED TO MINIMIZE DRAINAGE AND NEGATIVE IMPACTS TO THE MHPA.

TOXINS: PROJECTS THAT USE CHEMICALS OR GENERATE BY-PRODUCTS SUCH AS MANURE, THAT ARE POTENTIALLY TOXIC OR HARMFUL TO WILDLIFE, SENSITIVE SPECIES, HABITAT, OR WATER QUALITY NEED TO INCORPORATE MEASURES TO REDUCE IMPACTS CAUSED BY THE APPLICATION AND/OR DRAINAGE OF SUCH MATERIALS INTO THE MHPA. NO TRASH, OILS, PARKING, OR OTHER CONSTRUCTION/DEVELOP-RELATED MATERIAL OR ACTIVITIES SHALL BE ALLOWED OUTSIDE OF ANY APPROVED CONSTRUCTION WORK LIMITS. ALL CONSTRUCTION RELATED ACTIVITY THAT MAY HAVE POTENTIAL FOR LEAKAGE OR INTRUSION SHALL BE MONITORED BY THE QUALIFIED BIOLOGIST, PROJECT OWNER REPRESENTATIVE, OR RESIDENT ENGINEER TO ENSURE NO IMPACT TO THE MHPA.

LIGHTING: LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHALL BE DIRECTED AWAY FROM THE MHPA. WHERE NECESSARY, DEVELOPMENT SHALL PROVIDE ADEQUATE SHIELDING WITH NON-INVASIVE PLANT MATERIALS (PREFERABLY NATIVE), BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING. PROJECT LIGHTING SHALL COMPLY WITH THE CITY'S OUTDOOR LIGHTING REGULATIONS, LDC 142.0740.

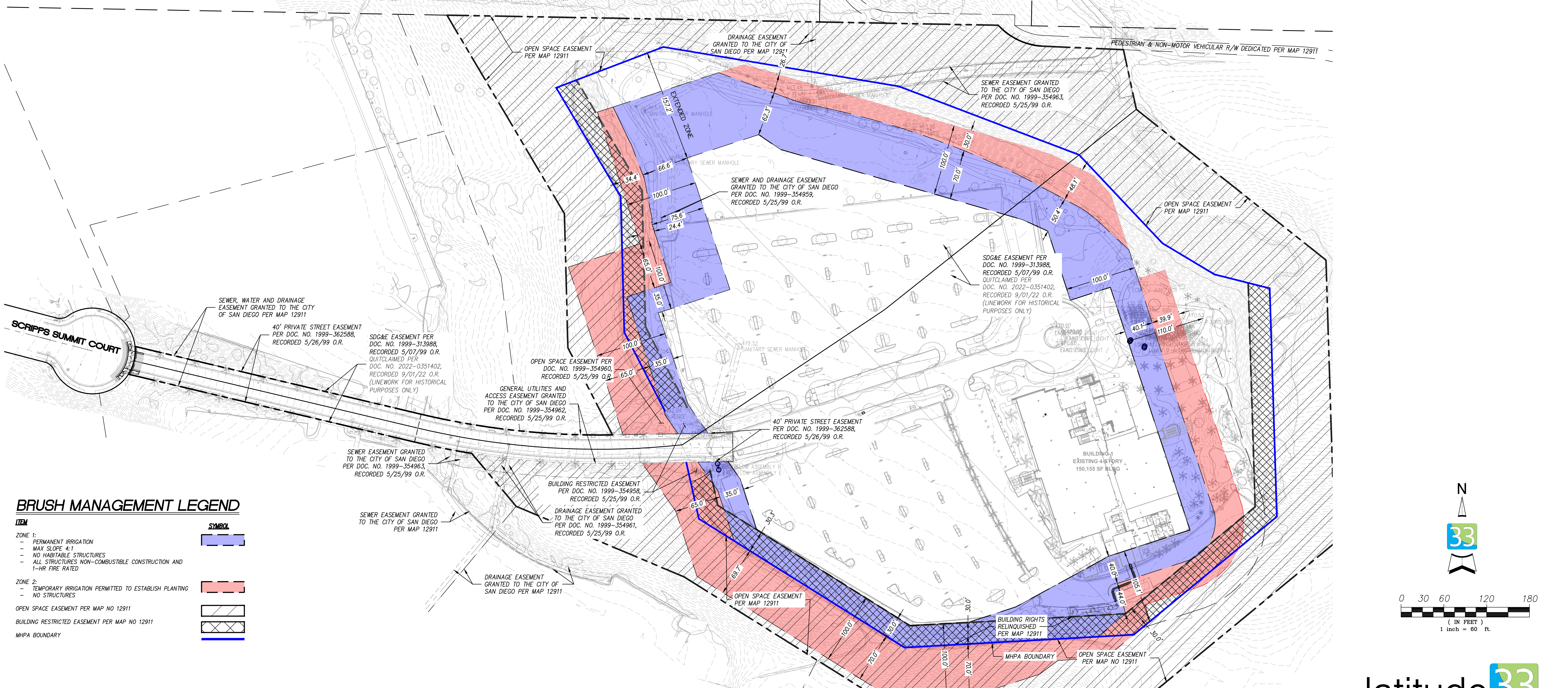
NOISE: USES IN OR ADJACENT TO THE MHPA MUST BE DESIGNED TO MINIMIZE NOISE IMPACTS. CONSTRUCTION NOISE ABOVE (60DB) AT THE EDGE OF HABITAT, SHALL BE AVOIDED BETWEEN MARCH 1 AND AUGUST 15 TO PROTECT THE BREEDING OF THE COASTAL CALIFORNIA GNATCATCHER. IF CONSTRUCTION IS PROPOSED DURING THE BREEDING SEASON PARTICULAR AVOIDANCE AND MINIMIZATION MEASURES SHALL BE IMPLEMENTED (SEE AMM-4 COASTAL CALIFORNIA GNATCATCHER MEASURES).

BARRIERS: NEW DEVELOPMENT ADJACENT TO THE MHPA MAY BE REQUIRED TO PROVIDE BARRIERS (E.G., NON-INVASIVE VEGETATION, ROCKS/BOULDERS, FENCES, WALLS, AND/OR SIGNAGE) ALONG MHPA BOUNDARIES TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS AND REDUCE DOMESTIC ANIMAL PREDATION. EXISTING FENCES, WALLS, AND/OR SIGNAGE ALONG THE MHPA SHALL REMAIN TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS.

INVASIVE SPECIES: NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED INTO AREAS WITHIN OR ADJACENT TO THE MHPA. NO ORNAMENTAL PLANTS OR INVASIVE NON-NATIVE PLANT SPECIES SHALL BE PLANTED 35 FEET BEYOND STRUCTURES.

BRUSH MANAGEMENT: NEW DEVELOPMENT LOCATED ADJACENT TO AND TOPOGRAPHICALLY ABOVE THE MHPA (E.G., ALONG CANYON EDGES) MUST BE SET BACK FROM SLOPE EDGES TO INCORPORATE ZONE 1 BRUSH MANAGEMENT AREAS ON THE DEVELOPMENT PAD AND OUTSIDE OF THE MHPA. ZONE 2 MAY BE LOCATED IN THE MHPA. BRUSH MANAGEMENT ZONES WILL NOT BE GREATER IN SIZE THAN IS CURRENTLY REQUIRED BY THE CITY'S REGULATIONS, INCLUDING APPROVED ALTERNATIVE COMPLIANCE. VEGETATION CUTTING WITHIN ZONE 2 SHALL BE DONE CONSISTENT WITH CITY STANDARDS AND SHALL AVOID/MINIMIZE IMPACTS TO COVERED SPECIES TO THE MAXIMUM EXTENT POSSIBLE.

GRADING/LAND DEVELOPMENT: WITHIN OR ADJACENT TO THE MHPA, MANUFACTURED SLOPES ASSOCIATED WITH SITE DEVELOPMENT SHALL BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT.



BRUSH MANAGEMENT LEGEND

ITEM	SYMBOL
ZONE 1:	
- PERMANENT IRRIGATION	[Blue hatched box]
- MAX SLOPE 4:1	[Blue hatched box]
- NO HABITABLE STRUCTURES	[Blue hatched box]
- ALL STRUCTURES NON-COMBUSTIBLE CONSTRUCTION AND 1-HR FIRE RATED	[Blue hatched box]
ZONE 2:	
- TEMPORARY IRRIGATION PERMITTED TO ESTABLISH PLANTING	[Red hatched box]
- NO STRUCTURES	[Red hatched box]
OPEN SPACE EASEMENT PER MAP NO 12911	[White box with blue border]
BUILDING RESTRICTED EASEMENT PER MAP NO 12911	[White box with red border]
MHPA BOUNDARY	[Dashed line]

DIGALERT 811

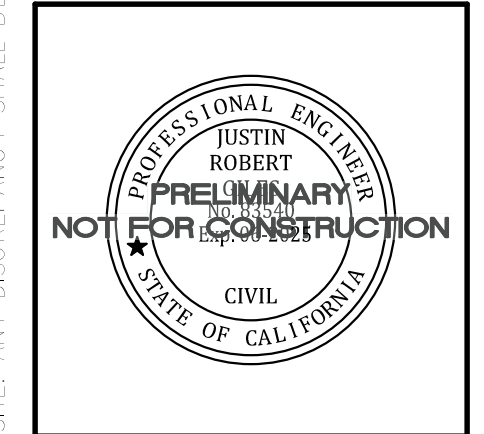
IMPORTANT NOTICE
Section 0310 of the Government Code requires that a Dig Alert Identification "Permit to Excavate" be used for your Dig Alert. To receive a Dig Alert Identification Service, call TOLL FREE 1-800-482-6889. Two working days before you dig.

CAUTION!!!
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND POINTS OF CONNECTION FOR POTENTIAL CONFLICT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF WORK SUFFICIENTLY IN ADVANCE TO PERMIT POTENTIAL MODIFICATION PLANS.

WARE MALCOMB

CIVIL ENGINEERING
ARCHITECTURE
PLANNING
BRANDING
BUILDING MEASUREMENT
INTERIORS

3011 Sorrento Valley Blvd, Suite #120
San Diego, CA 92121
P: 858.638.7277



COMMSCOPE

COMMSCOPE
CONDITIONAL USE PERMIT
10641 SCRIPPS SUMMIT CT.
SAN DIEGO, CALIFORNIA 92131

BRUSH MANAGEMENT PLAN	
DATE	REMARKS

PA/PM: H.G.
DRAWN BY: M.G.
JOB NO.: SDG24-5018-00

SHEET
2 of 6

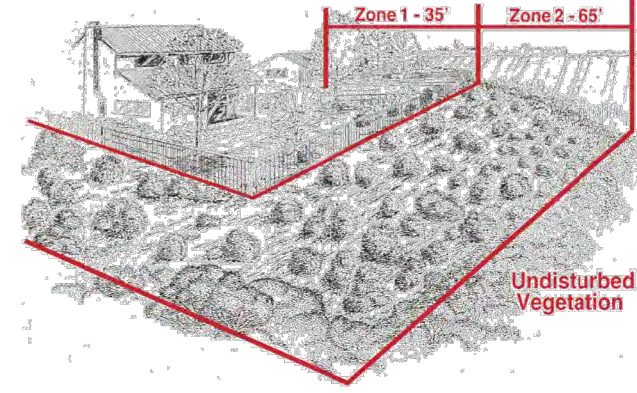
latitude 33
PLANNING & ENGINEERING
10731 Trenea Street, San Diego, CA 92131
Tel 858.751.0633

San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

Zone	Standard Width	Provided Width
Zone One	35-foot	
Zone Two	65-foot	

San Diego Fire-Rescue Department requires 100 ft. (measured horizontally out from the structure)



- (f) The Zone Two width may be decreased by 1 1/4 feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.
- (g) Zone One Requirements
 - (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
 - (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
 - (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
 - (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
 - (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
 - (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 - (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
 - (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - (2) No structures shall be constructed in Zone Two.
 - (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 - (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

- (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (i) An applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:
 - (1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
 - (2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
 - (3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.
- (k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (l) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT - DESCRIPTION

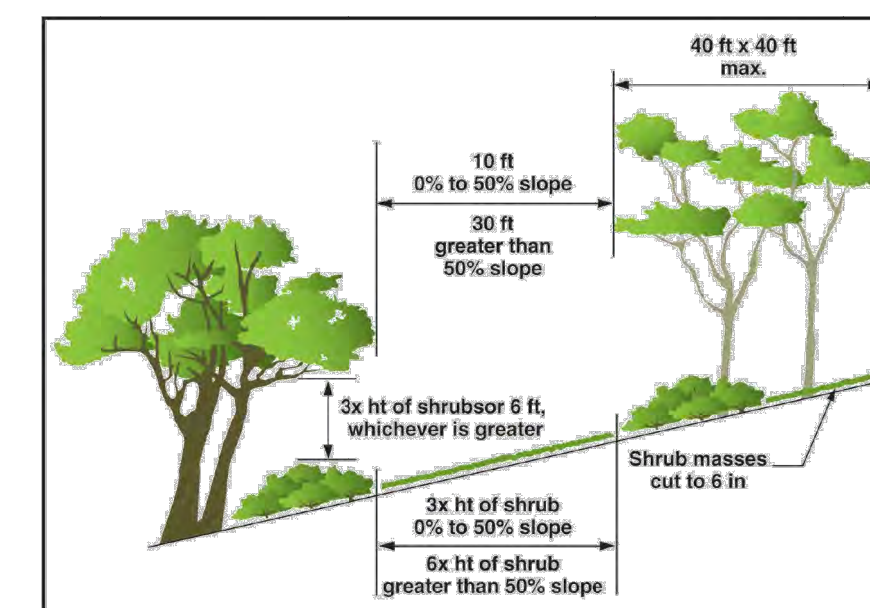
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements - All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Clearance for Brush Management

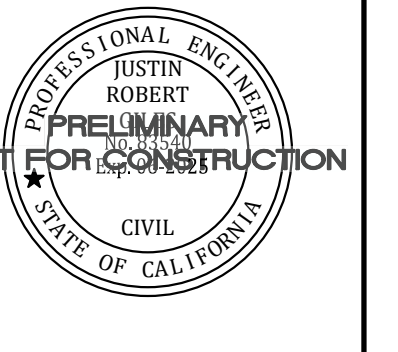


- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements - All Structures
 - 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
 - 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
 - 3.2-2.03 Maintain all plantings in a succulent condition.
 - 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
- 3.2-3 Zone 2 Requirements - All Structures
 - 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

- General Maintenance - Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1 - This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2 - Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility - All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

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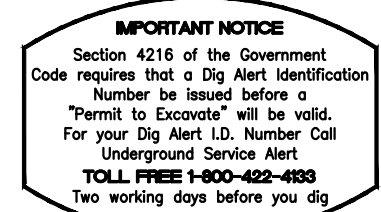
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BRUSH MANAGEMENT PLAN

DATE	REMARKS

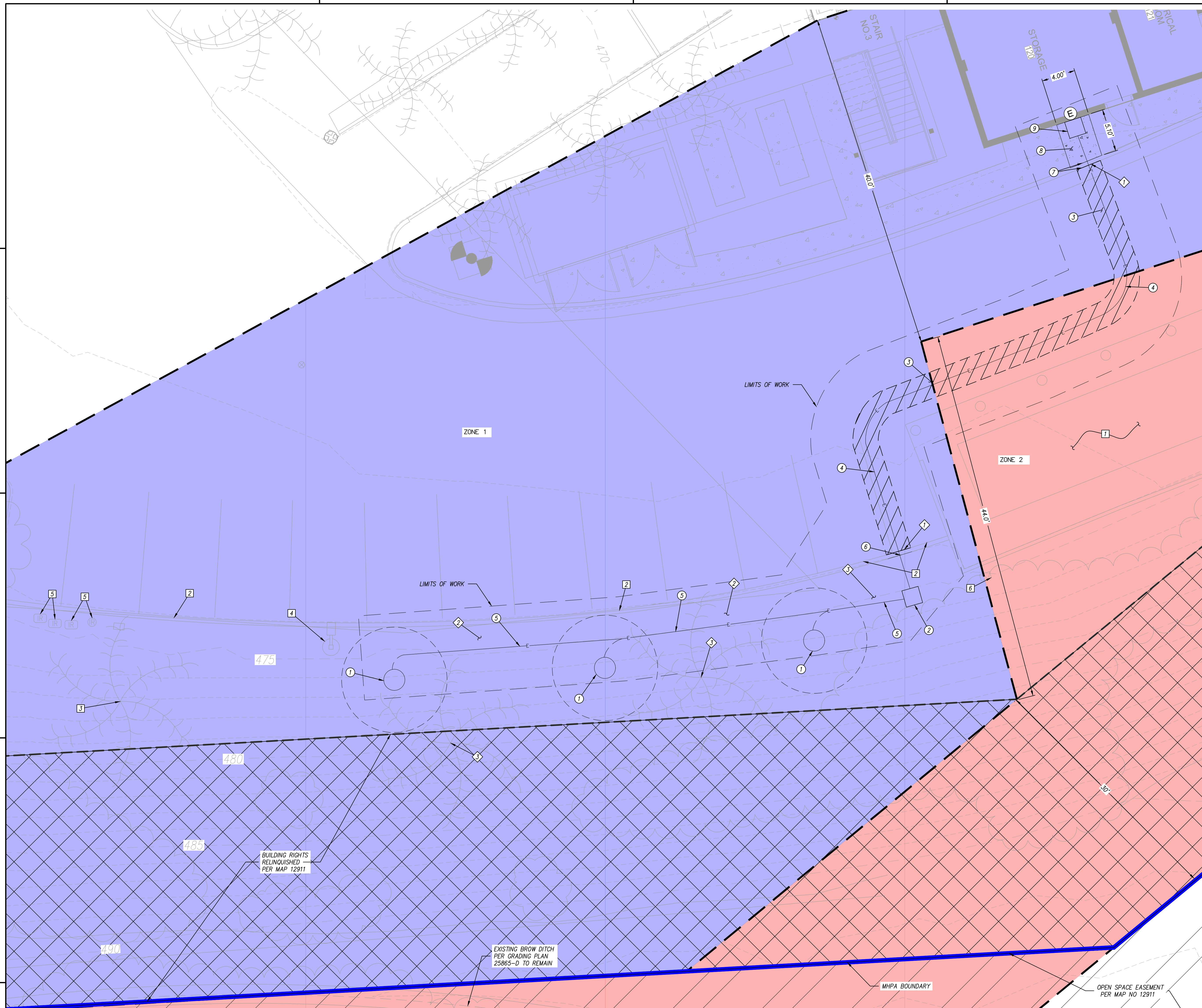
PA/PM:	H.G.
DRAWN BY:	M.G.
JOB NO.:	SDG24-5018-00

SHEET
3 of 6
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CAUTION!!!
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND POINTS OF CONNECTION FOR POTENTIAL CONFLICT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF WORK SUFFICIENTLY IN ADVANCE TO PERMIT POTENTIAL MODIFICATION PLANS.

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Tel 858.751.0633



CONSTRUCTION NOTES

- 1) INSTALL 2.5" DIAMETER SONO TUBE CAISSON PER STRUCTURAL PLAN.
- 2) INSTALL LOW-VOLTAGE ELECTRICAL BOX (2'X2'X3') PER ELECTRICAL PLAN.
- 3) INSTALL TRENCH AND BACKFILL PER SDG-107, SDG-119.
- 4) INSTALL 4" CONDUIT PER ELECTRICAL PLAN.
- 5) INSTALL 2" CONDUIT PER ELECTRICAL PLAN.
- 6) INSTALL CURB PER SDG-150.
- 7) INSTALL CURB PER SDG-151.
- 8) INSTALL CONCRETE PAD.
- 9) INSTALL POLYPHASE BOX AND POINT OF CONNECTION TO ELECTRICAL ROOM PER ELECTRICAL PLAN.
- 10) ROW DEDICATION PER SEPARATE STREET EASEMENT
- 11) DRIVEWAY REPLACEMENT PER SEPARATE ROW CONSTRUCTION PERMIT PER SDG-162

DEMOLITION NOTES

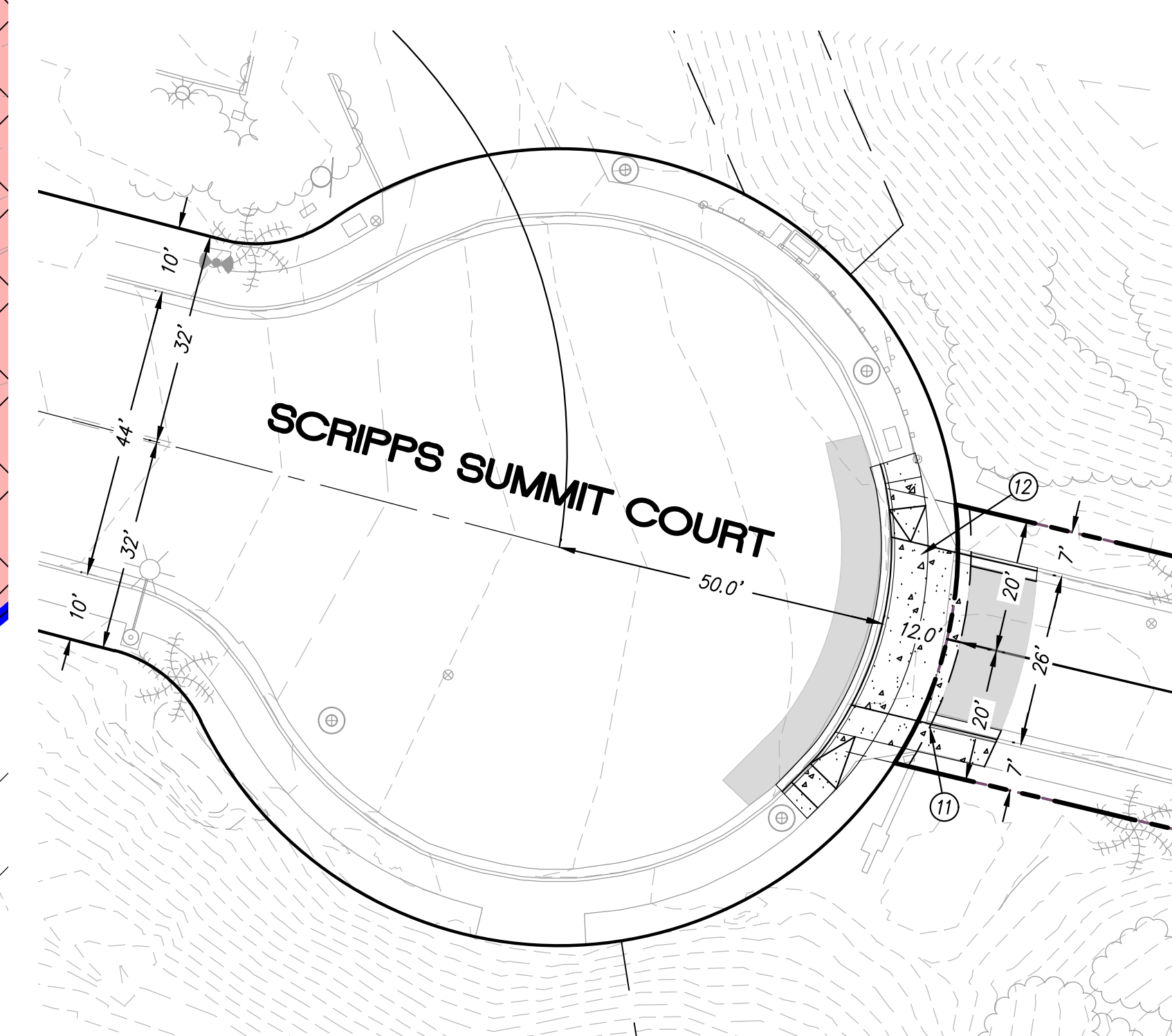
- ◇ REMOVE EXISTING CURB AND GUTTER UP TO TRENCH EXTENTS.
- ◇ LANDSCAPE AREA TO BE CLEARED FOR CONDUIT INSTALLATION.
- ◇ REMOVE EXISTING PALM TREE.

PROTECT IN PLACE NOTES

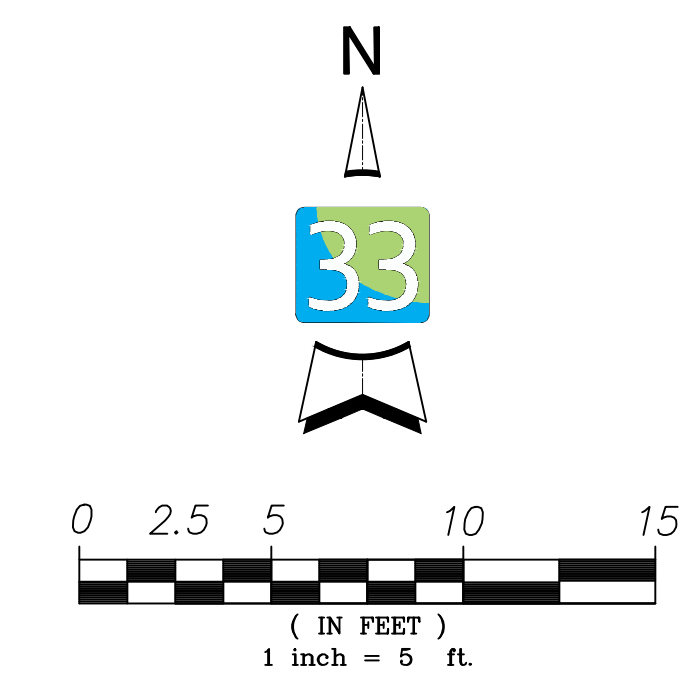
- 1) PROTECT IN PLACE EXISTING TRASH ENCLOSURE, SLAB AND BOLLARDS.
- 2) PROTECT IN PLACE EXISTING CURB.
- 3) PROTECT IN PLACE EXISTING PALM TREE.
- 4) PROTECT IN PLACE EXISTING LIGHT POST.
- 5) PROTECT IN PLACE EXISTING IRRIGATION BOX.
- 6) PROTECT IN PLACE ELECTRICAL BOX.

BRUSH MANAGEMENT LEGEND

ITEM	SYMBOL
ZONE 1:	
- PERMANENT IRRIGATION	
- MAX SLOPE 4:1	
- NO HABITABLE STRUCTURES	
- ALL STRUCTURES NON-COMBUSTIBLE CONSTRUCTION AND 1-HR FIRE RATED	
ZONE 2:	
- TEMPORARY IRRIGATION PERMITTED TO ESTABLISH PLANTING	
- NO STRUCTURES	
OPEN SPACE EASEMENT PER MAP NO 12911	
BUILDING RESTRICTED EASEMENT PER MAP NO 12911	
MHPA BOUNDARY	

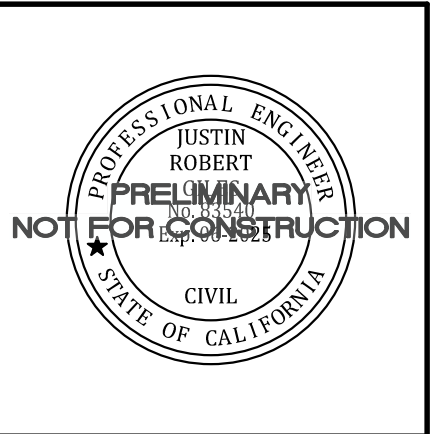


LOT FRONTAGE
SCALE: 1" = 20"



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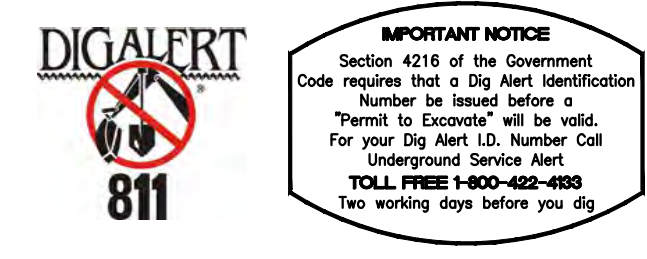
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UTILITY PLAN	
DATE	REMARKS

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4 of 6



CAUTION!!!
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND POINTS OF CONNECTION FOR POTENTIAL CONFLICT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF WORK SUFFICIENTLY IN ADVANCE TO PERMIT POTENTIAL MODIFICATION PLANS.

GENERAL NOTES table with columns for DATE, REMARKS, PAJPM, DRAWN BY, JOB NO.

ABBREVIATIONS table listing terms like AB ANCHOR BOLT, ADJ ADJACENT, ALT ALTERNATE, etc.

GENERAL NOTES
1. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK AND SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
2. USE PROVIDED DIMENSIONS FOR CONSTRUCTION. DIMENSIONS SHALL NOT BE SCALED FROM STRUCTURAL PLANS OR DETAILS. CONTACT ENGINEER OF RECORD OR ARCHITECT FOR ANY MISSING DIMENSIONS.
3. ALL DISCREPANCIES AND CONFLICTS BETWEEN THE WORKING DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH ANY AFFECTED WORK.
4. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING EXCAVATIONS.
5. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODE LISTED IN THE DESIGN NOTES.
6. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION.
7. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.
FOUNDATION NOTES
1. SOILS REPORT BY: CBC MINIMUM
SOILS REPORT NUMBER: N/A
DATE OF REPORT: N/A
2. DESIGN SOIL PRESSURE: 1500 PSF
3. FOOTING DEPTH: 18'
BELOW BUILDING PAD: 18'
BELOW EXTERIOR GRADE: 18'
4. SUBGRADE PREPARATION AND COMPACTION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.
5. FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER. EXCAVATIONS SHALL BE CHECKED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE TO ASSURE COMPLIANCE WITH THE SOILS REPORT.
6. FOUNDATIONS MAY BE POURED AGAINST STABLE SOIL.
7. METHOD OF SUPPORTING REINFORCING PIPE SLEEVES MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
8. CONTRACTOR SHALL PROTECT ALL UTILITIES ENCOUNTERED DURING EXCAVATION AND BACKFILLING.
9. CONTRACTOR SHALL BRACE OR PROTECT FROM LATERAL LOADS ALL RETAINING WALLS UNTIL RESTRAINING FLOORS OR SLABS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH.

CONCRETE NOTES (CBC CHAPTER 19)
1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 308, EXCEPT AS MODIFIED BY THESE NOTES.
2. CONCRETE SHALL BE STANDARD WEIGHT CONCRETE (145 PCF) AND HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS:
A. FOOTINGS: 3000 PSI
B. SLAB ON GRADE: 2500 PSI
3. CEMENT SHALL CONFORM TO ASTM C-150, TYPE III/V.
4. AGGREGATES SHALL CONFORM TO ASTM C-33 FOR NORMAL WEIGHT CONCRETE AND ASTM C-330 FOR LIGHTWEIGHT CONCRETE.
5. READY MIX CONCRETE SHALL CONFORM TO ASTM C94.
6. ADMIXTURES SHALL COMPLY WITH ASTM A930 AND SHALL NOT BE CONSIDERED TO REDUCE THE CEMENT CONTENT. (CALCIUM CHLORIDE SHALL NOT BE USED)
7. STRUCTURAL LIGHTWEIGHT CONCRETE SHALL BE SAND LIGHTWEIGHT AND HAVE A DRY DENSITY RANGE OF 110 PCF TO 115 PCF.
8. WATER SHALL BE CLEAN AND FREE OF ACID, ALKALIS AND ORGANIC MATERIALS.
9. CONCRETE SLEEVES SHALL CONFORM TO ASTM C-143 AND SHALL NOT EXCEED THE FOLLOWING:
A. FOOTINGS: 4"
B. SLAB ON GRADE: 4"
C. IF TEMP IS ABOVE 80°F: 6" (PROVIDE REVISED MIX DESIGN)
10. CONCRETE SHALL BE PROPORTIONED SUCH THAT THE 1 DAY STRENGTHS ARE A MINIMUM OF SEVENTY PERCENT OF THE SPECIFIED 28 DAY STRENGTH FOR ANY CONCRETE CONSTRUCTION REQUIRING SHORING, BRACING OR TO RECEIVE CONSTRUCTION LOADS.
11. REFER TO ARCHITECTURAL DRAWINGS FOR CURES, DEPRESSIONS, SLOPES, GROOVES AND GROUNDS REQUIRED TO BE CAST INTO CONCRETE.
12. SLEEVE PLUMBING OPENINGS IN CONCRETE SLABS BEFORE PLACING CONCRETE.
13. NO SLEEVES OR CHASES SHALL BE PLACED IN FOOTINGS UNLESS SPECIFICALLY NOTED BY THE STRUCTURAL PLANS.
14. PROJECTION CORNERS OF SLABS, WALLS, COLUMNS, ETC SHALL BE FORMED WITH A 3/4" CHAMFER.
15. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO POURING CONCRETE.
16. COMPRESSIVE STRENGTH TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD WHEN CONCRETE REQUIRES SPECIAL INSPECTION.
17. REFER TO SECTION 1.1 OF ACI 308 FOR CONCRETE COVER NOT NOTED IN THE PLANS OR DETAILS.
18. DO NOT DISPLACE REBAR FROM THEIR INTENDED POSITIONS DURING PLACEMENT OF CONCRETE.
19. CLEAN AND ROUGHEN THE SURFACES OF ANY COLD JOINTS. USE A BONDING AGENT THAT EXCEEDS THE COMPRESSIVE STRENGTH OF THE CONCRETE BY 25%.

STRUCTURAL STEEL (CBC CHAPTER 22)
1. WORKMANSHIP AND MATERIALS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS SHALL CONFORM TO THE 19th EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
2. MATERIALS:
WIDE FLANGE: ASTM A-992 GRADE 50
CHANNELS: ASTM A-36 GRADE 36
ANGLES, PLATES & RODS: ASTM A-36 GRADE 36 (UCN)
HSS (TUBES): ASTM A-500 GRADE B (FY = 46 KSI)
MACHINE BOLTS: ASTM A-307 GRADE
NUTS: ASTM A-563 HEX, GRADE A
TYPICAL ANCHOR BOLTS: ASTM F-1954 GRADE 36
HIGH STRENGTH ANCHOR BOLTS: ASTM F-1954 (GRADE PER DETAILS)
NUTS: ASTM A-563 HEAVY HEX, GRADE A
HIGH STRENGTH BOLTS: ASTM A-325
NUTS: ASTM A-563 HEAVY HEX, GRADE C
HARDENED WASHERS: ASTM F-436
HEADED STUDS: ASTM A-108
NON-SHRINK GROUT: ASTM C-107/1000 PSI
3. ROLLED STRUCTURAL SHAPES SHALL BEAR MILL IDENTIFICATION MARKS IN CONFORMANCE WITH ASTM A6-96. HSS (TUBES AND ROUNDS) SHALL BEAR MILL IDENTIFICATION IN ACCORDANCE WITH ASTM A-500 AND HSS (PIPES) IN ACCORDANCE WITH ASTM A-53.
4. WHEN FABRICATING BEAMS, PLACE NATURAL CAMBER UP.
5. PROVIDE HARDENED WASHERS AS REQUIRED PER THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS.
6. BOLT HOLES:
A. TYPICAL STEEL TO STEEL CONNECTIONS: BOLT DIAMETER + 1/16 INCH
B. ANCHOR BOLTS (RODS): BOLT DIAMETER + 3/16 INCH
7. HEADED AND THREADED ANCHORS: NELSON SELF-FLUXED ANCHORS.
8. NON-SHRINK GROUT SHALL BE INSTALLED IMMEDIATELY AFTER COLUMN IS PLUMBED. CONTRACTOR SHALL NOT LOAD COLUMN ANCHOR BOLTS BEFORE PLACEMENT OF NON-SHRINK GROUT WITHOUT TAKING MEASURES TO PREVENT BUCKLING OF ANCHOR BOLTS UNDER CONSTRUCTION LOAD.
9. ALL WELDING SHALL BE DONE BY THE FLOW-CORE PROCESS USING APPROVED ELECTRODES PER AWS SPECIFICATION E70XX (LOW HYDROGEN ELECTRODES). WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D11 AND AWS D14 AND SHALL BE PERFORMED BY CERTIFIED WELDERS QUALIFIED UNDER THE PROCEDURES CONTAINED THEREIN.
10. WHERE WELD LENGTH IS NOT SHOWN, IT SHALL BE THE FULL LENGTH OF THE JOINT.
11. WHERE MINIMUM AISC FILLET WELD THICKNESS REQUIRED EXCEEDS WELDS SHOWN ON DETAILS, PROVIDE MINIMUM AISC WELD.
12. WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE SPECIAL INSPECTION WHEN THE WELDING IS DONE IN AN APPROVED FABRICATOR'S SHOP. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH IBC SECTION 104.2.2.
13. ALL FULL PENETRATION GROOVE WELDS SHALL BE ULTRASONICALLY INSPECTED BY AN APPROVED TESTING AGENCY AND SHALL CONFORM TO LATEST EDITION OF AWS D1, SECTIONS 5 AND 6.
14. ALL FLANGE STIFFENER PLATES AND CAP PLATES USED IN MOMENT CONNECTIONS SHALL BE ORIENTED SO THAT THE ROLLING DIRECTION OF THE PLATE IS PARALLEL WITH THE DIRECTION OF PRINCIPAL STRESS.
15. HIGH STRENGTH BOLTING:
A. ALL STEEL TO STEEL CONNECTIONS SHALL HAVE A325 HIGH STRENGTH BOLTS (AS20X DESIGN VALUES).
B. ALL CONNECTIONS ALONG CHORD AND DRAG LINES, AS SHOWN ON PLANS, ARE "SLIP CRITICAL" CONNECTIONS. (A325BC DESIGN VALUES WITH SPECIAL INSPECTION). ALL BOLTS IN OVERSIZED OR SLOTTED HOLES ARE "SLIP CRITICAL" CONNECTIONS UNLESS OTHERWISE NOTED.
16. STAIRS SHALL BE DESIGNED IN ACCORDANCE WITH DETAILS PROVIDED AND IBC LOAD AND DEFLECTION CRITERIA. CALCULATIONS AND DRAWINGS SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER AND BUILDING DEPARTMENT BEFORE FABRICATION.
17. STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION SHALL BE TEMPORARY AND NOT EXCESSIVE. STRESSES AT ALL TIMES SHALL BE LESS THAN DESIGN AND ALLOWABLE STRESSES. THE FULL DESIGN AND LOAD CARRYING CAPACITY OF THE STEEL WORK SHALL NOT BE IMPAIRED DUE TO FABRICATION, SHIPMENT, OR ERECTION PROCEDURES. THROUGHOUT THE COMPLETE PROCESS, THE STABILITY OF INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED.
18. ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES SHALL BE PROVIDED AT NO ADDITIONAL COST AND SHALL BE REMOVED UNLESS APPROVED BY THE OWNER IN WRITING.
19. CERTIFICATIONS FROM THE STEEL FABRICATOR SHALL BE PROVIDED TO THE CITY BUILDING DIVISION FOR ALL STEEL DELIVERED TO THE JOB SITE PRIOR TO REQUESTING INSPECTIONS FOR STEEL FRAME, FLOOR SHEATHING, OR ROOF SHEATHING INSPECTION, WHICHEVER OCCURS FIRST.
20. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER BEFORE FABRICATION.

REINFORCING STEEL
1. REBAR GRADES SHALL BE: ASTM A615
A. #5 AND SMALLER: GRADE 40
B. #6 AND LARGER: GRADE 60
2. CONCRETE COVER FOR REBAR SHALL BE:
A. CONCRETE POURED AGAINST EARTH: 3"
B. CONCRETE EXPOSED TO WEATHER:
#5 AND SMALLER: 1/2"
#6 AND LARGER: 7/8"
C. CONCRETE NOT EXPOSED TO WEATHER:
#1 AND SMALLER: 3/4"
#4 AND LARGER: 1/2"
3. REBAR DETAILING AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE "MANUAL OF STANDARD PRACTICE" BY THE REINFORCING STEEL INSTITUTE.
4. VERTICAL BARS SHALL BE TIED IN PLACE AT THE TOP, BOTTOM AND INTERMEDIATE POINTS PER CBC CHAPTERS 19 AND 21.
5. ALL REBAR, ANCHOR BOLTS, DONNELLS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
6. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW BEFORE FABRICATION AND INSTALLATION.
7. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D14-05. E70XX ELECTRODES SHALL BE USED FOR BAR TO BAR & E70XX ELECTRODES SHALL BE USED FOR REINFORCING TO STRUCTURAL STEEL.

STATEMENT OF SPECIAL INSPECTIONS table with columns for MATERIAL, SYSTEM, COMPONENT AND WORK REQUIRED TO HAVE SPEC. INSP., TYPE OF SPEC. INSP., INSPECTION NOTES.

SPECIAL INSPECTION NOTES (IBC CHAPTER 17)
1. THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION DURING CONSTRUCTION ON THE WORK LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR THE INSPECTION OF THE WORK REQUIRING SPECIAL INSPECTION.
2. THE CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE INSPECTIONS REQUIRED BY CBC CHAPTER 17. SPECIAL INSPECTION IS IN ADDITION TO NOT A SUBSTITUTE FOR THE INSPECTION REQUIRED BY THE BUILDING DEPARTMENT.
3. IT SHALL BE THE AGENCY'S RESPONSIBILITY TO PROVIDE A SUFFICIENT NUMBER OF INSPECTORS FOR MULTIPLE TYPES OF WORK THAT OCCUR SIMULTANEOUSLY.
4. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE LOCAL JURISDICTION IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION EXCEPT:
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
6. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION MUST BE COMPLETED BY THE OWNER, THE OWNER'S AGENT, THE ARCHITECT OF RECORD OR THE ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
7. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE LOCAL JURISDICTION FOR TESTING MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENT.
8. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE LOCAL JURISDICTION FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES AT THE SHOP. THE FABRICATOR SHALL SUBMIT AN APPLICATION TO PERFORM OFF-SITE FABRICATION TO THE INSPECTION SERVICES DIVISION PRIOR TO COMMENCEMENT OF FABRICATION. THE FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE INSPECTION SERVICES DIVISION PRIOR TO THE ERECTION OF FABRICATED ITEMS.
9. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION OF THE APPROVING MUNICIPALITY.

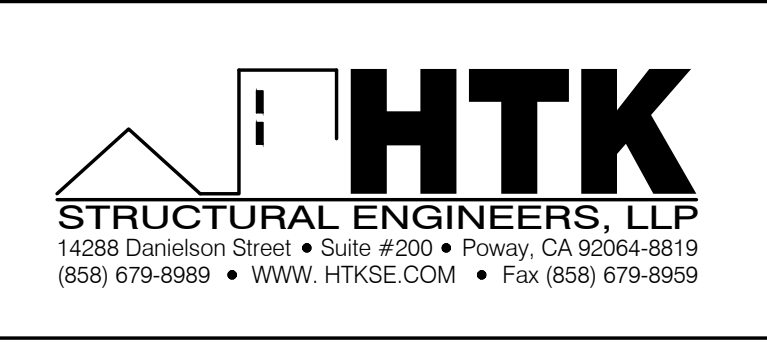
DESIGN NOTES:
DESIGN CODE: 2022 CALIFORNIA BUILDING CODE
WIND
ULTIMATE WIND DESIGN SPEED: 96 MPH
RISK CATEGORY: II
WIND EXPOSURE: C

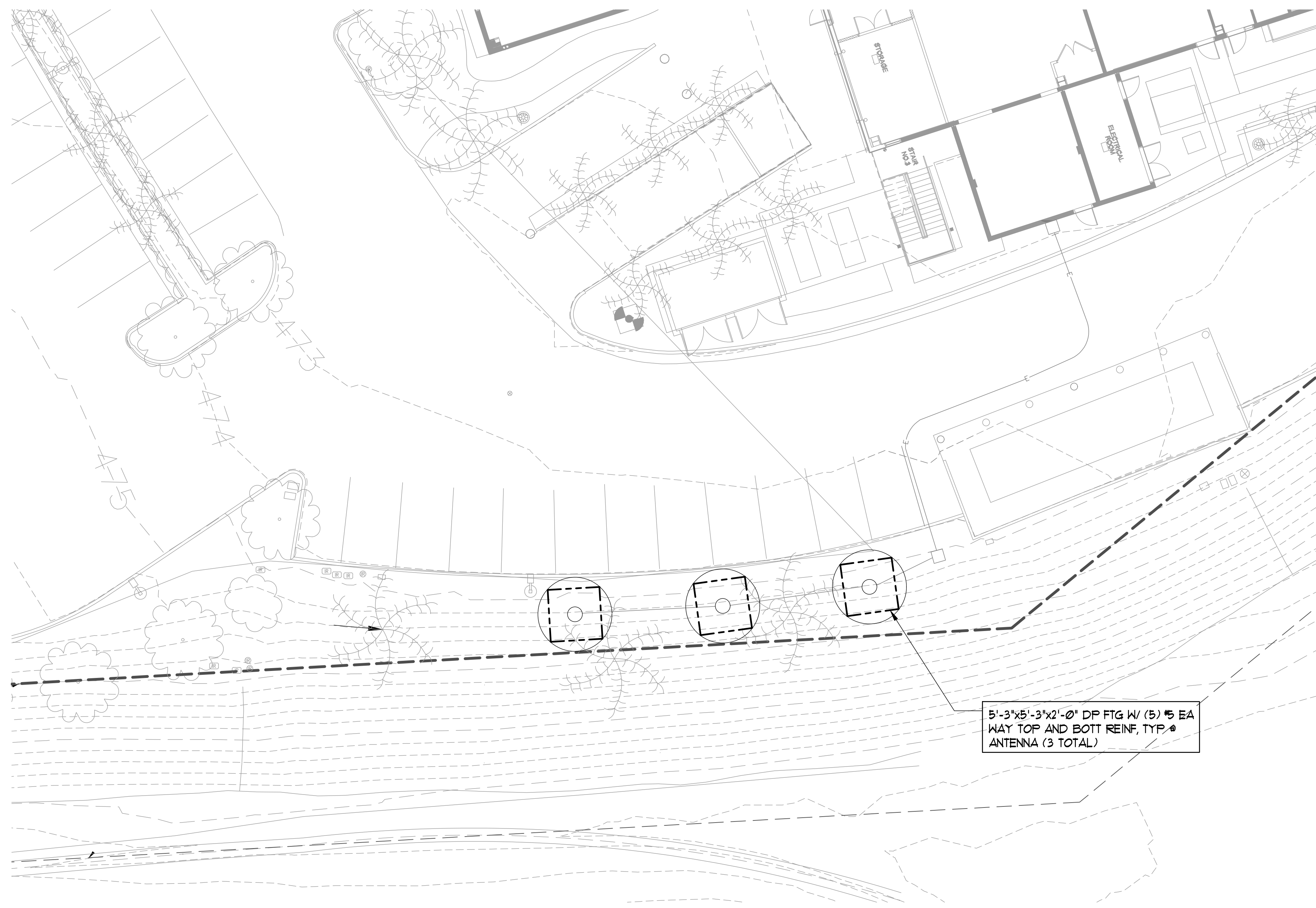
SEISMIC
RISK CATEGORY: II
SEISMIC IMPORTANCE FACTOR: 1.0
S_g : 0.34 S_{D5} : 0.82
S₁ : 0.3 S_{D1} : 0.52

SIMPLIFIED ANALYSIS PROCEDURE (ASCE 1-16)
EQUIVALENT LATERAL FORCE PROC. (ASCE 1-16)

DESIGN LOADS
ROOF: (SLOPING) FLOOR:
D.L. = 13 PSF D.L. = 56 PSF
+L.L. = 20 PSF (REDUCIBLE) +L.L. = 50 PSF OFFICE +
20 PSF PARTITION
80 PSF CORRIDORS
(UPPER LEVELS)
125 PSF LIGHT STORAGE

LIVE LOADS ARE REDUCIBLE PER CBC SECTION 1601 AND TABLE 1601.1. ADDITIONAL LOADS DUE TO MECHANICAL UNITS, PARTITIONS, ETC SHALL BE CONSIDERED.





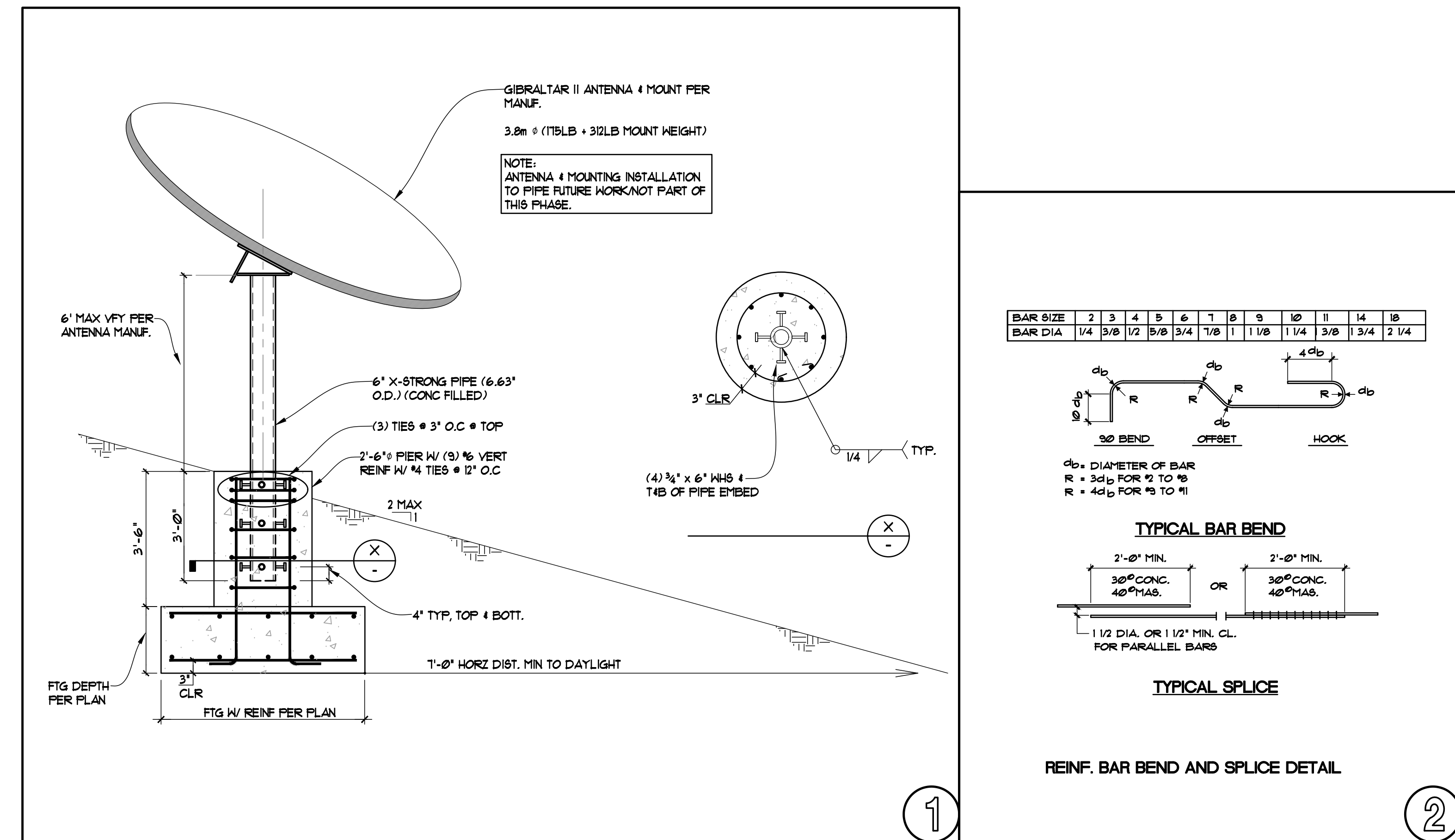
ANTENNA SITE PLAN

- NOTES:**
1. SCALING OF STRUCTURAL DRAWINGS IS NOT ALLOWED.
 2. FOR DIMENSIONS NOT SHOWN SEE CIVIL DRAWINGS.
 3. FOR ADDITIONAL NOTES SEE SHEET 1

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ANTENNA SITE PLAN & FOUNDATION DETAIL

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