



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 29, 2020 REPORT NO. HO-20-002

HEARING DATE: February 5, 2020

SUBJECT: VERIZON BLACK MOUNTAIN WATER TANK, Process Three Decision

PROJECT NUMBER: [430990](#)

REFERENCE: The Wireless Ordinance (SDMC 141.0420) was updated effective September 9, 2019 by [Ordinance O-21117 N.S.](#) This project was submitted June 23, 2015 and is subject to the prior version of the ordinance (updated by [Ordinance O-20261 N.S.](#); effective 7-19-2013). All references to SDMC 143.0420 in this staff report are to the 2013 version (Attachment 13).

OWNER/APPLICANT: City of San Diego/Verizon Wireless

SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) on City property (the Black Mountain Water Tank) at 14889 Carmel Valley Road within the Black Mountain Ranch Community Planning area?

Staff Recommendation: Approve Neighborhood Development Permit (NDP) 2384889, Neighborhood Use Permit (NUP) 2384890, and Site Development Permit (SDP) 2384892.

Community Planning Group Recommendation: On July 3, 2019, the Rancho Penasquitos Planning Board (on behalf of the Black Mountain Ranch Community Planning Area) voted 10-0-0 to recommend approval of the proposed project (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The environmental exemption determination for this project was made on January 10, 2020, and the opportunity to appeal that determination ended January 27, 2020 (Attachment 7).

BACKGROUND

Verizon Wireless is proposing to construct a new Wireless Communication Facility (WCF) at 14889 Carmel Valley Road in the AR-1-1 zone within the Black Mountain Ranch Community Planning Area. The project is proposed on the premises of the City-owned Black Mountain Water Tank, which is

located southeast of the intersection of Black Mountain Road and Carmel Valley Road, south of Black Mountain Ranch Park, in the Black Mountain Ranch Community Planning Area. The project site is designated for utilities in the Black Mountain Ranch Subarea Plan, and surrounded by open space zoned AR-1-1 and designated as Open Space, but is located to the northeast of single-family homes zoned RS-1-14 (Attachments 1, 2, and 3). The Multi-Habitat Planning Area (MHPA) is mapped on the site.

The project consists of eight panel antennas and eight Remote Radio Units (RRUs) concealed within a faux pine tree, or “monopine”. Associated equipment, including a back-up generator, will be located within an approximately 272-square-foot equipment area surrounding the base of the tree. The proposed project is located at the southwest corner of the property, adjacent to the City’s water tank. The adjacent area on-site has been graded and landscaped, and the perimeter of the City site is fenced with chain-link.



Figure 1 - Project site on left, project plans on right

Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses. This site is considered a Preference 2 location due to its location within the AR-1-1 zone, requiring a Process Two Neighborhood Use Permit (NUP) pursuant to SDMC 141.0420(d)(1). Sites proposed in Preference 2 locations must explain why higher preference sites (Preference 1 sites) were not utilized. The project also requires a Process Two Neighborhood Development Permit (NDP) pursuant to SDMC 126.0402(m). In addition, because the MHPA is mapped on-site, the project requires a Process Three Site Development Permit (SDP) pursuant to SDMC Table 143-01A. The NUP, NDP, and SDP are consolidated for processing.

An expiration date is consistently applied to all wireless facilities that are not completely concealed and integrated as defined in the WCF Design Guidelines. Expiration dates allow the City to evaluate advancements in design and technology, as well as the current development context on the site. Faux trees receive a ten-year expiration date, which has been applied to this permit.

Community/General Plan Analysis

The Black Mountain Ranch Subarea Plan was last updated in 2009 and does not address WCFs. The City’s General Plan addresses Wireless Facilities in the Urban Design Element (UD-A.15), which states

that the visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located inside underground vaults or unobtrusive structures.

The Verizon WCF design meets the intent of UD-A.15 by concealing the antennas within a faux tree that complements existing landscaping, as well as being integrated with the tank itself due to its color. The equipment associated with this project will be located inside an equipment enclosure screened from public view by an earth-tone block wall, which is consistent with the General Plan. Therefore, the WCF meets the objectives of the General Plan.

MHPA and Environmentally Sensitive Lands

The City's Biology Guidelines require any development within the MHPA to be located on the least sensitive area of a site. Although the project is located within the MHPA, it has been designed to avoid impacts to biological resources, taking place almost exclusively within areas previously disturbed by construction of onsite facilities. The project will observe all the requirements of the MHPA Land Use Adjacency Guidelines during construction.

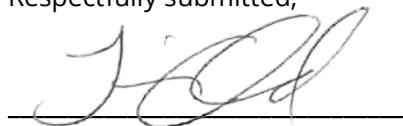
CONCLUSION

Based on its design, the project complies with the WCF Regulations (SDMC 141.0420) and the WCF Guidelines. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of the Verizon Black Mountain Water Tank project (Attachment 6).

ALTERNATIVES

1. Approve Neighborhood Development Permit 2384889, Neighborhood Use Permit 2384890, and Site Development Permit 2384892 with modifications.
2. Deny Neighborhood Development Permit 2384889, Neighborhood Use Permit 2384890, and Site Development Permit 2384892 if the Hearing Officer makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Travis Cleveland, Development Project Manager

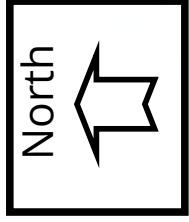
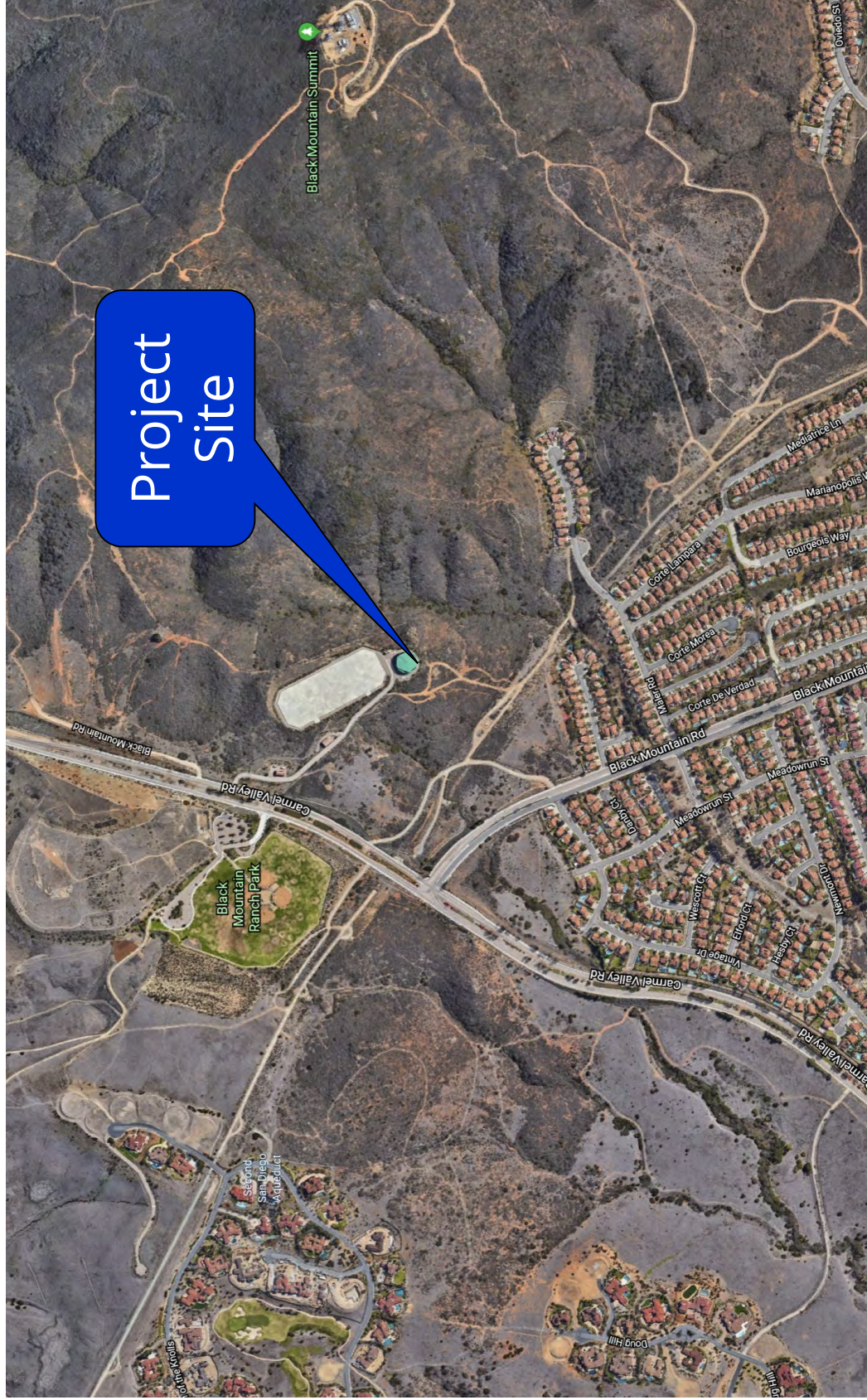
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet

5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Coverage Maps
9. Community Planning Group Recommendation
10. Site Photos
11. Photo Simulations
12. Project Plans



Aerial Photo

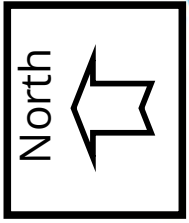
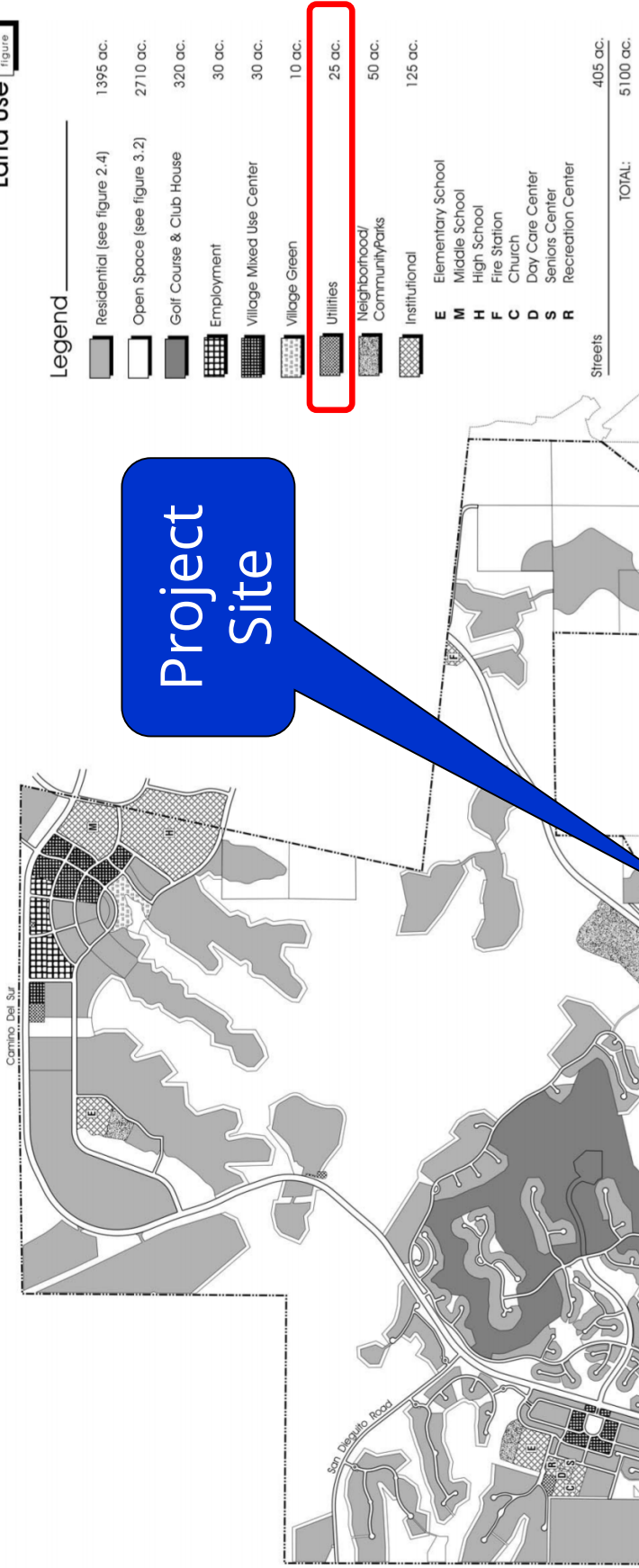


Verizon Black Mountain Water Tank, Project No. 430990
14889 Carmel Valley Road



Community Plan

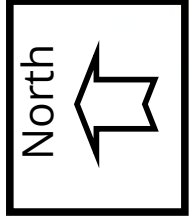
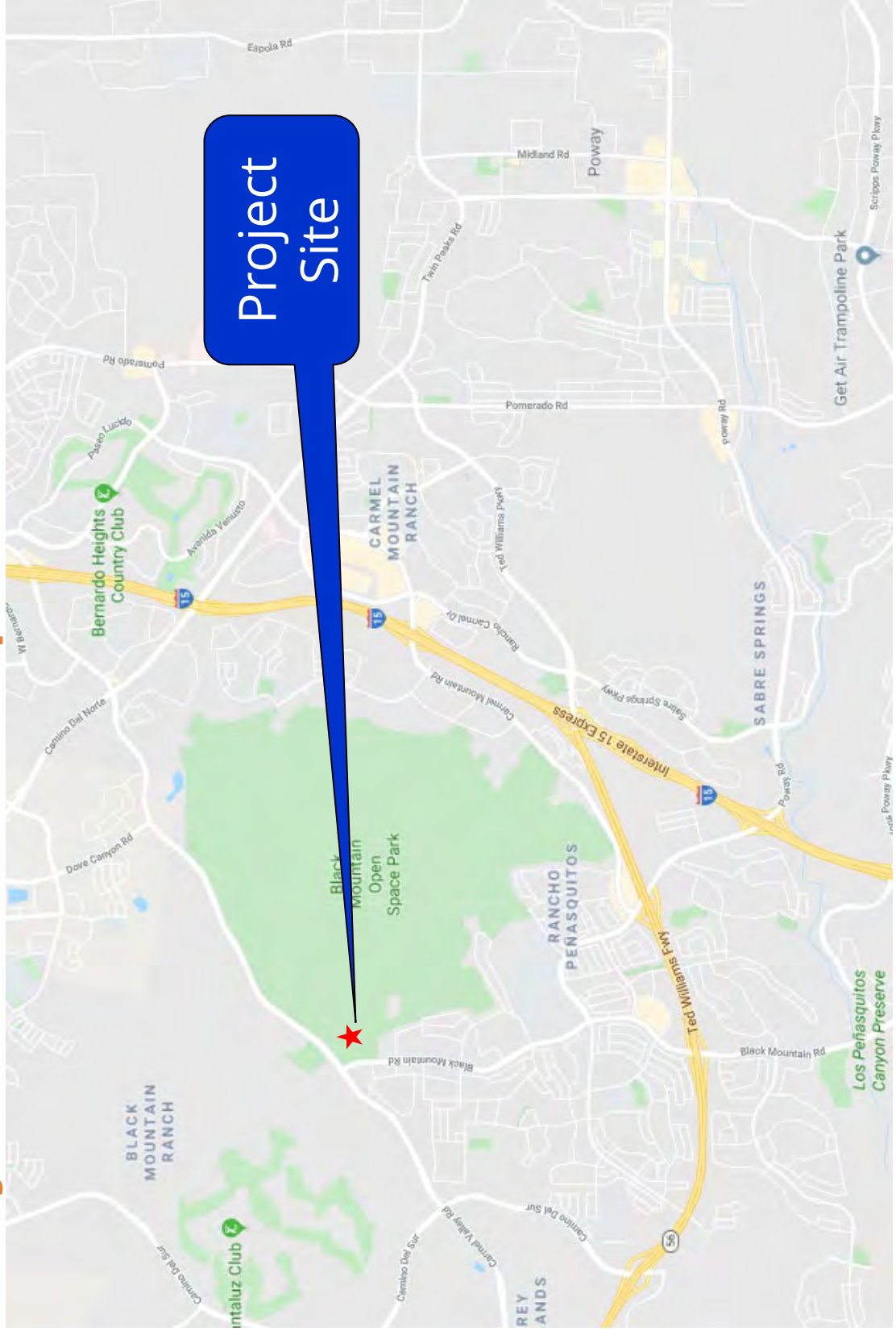
Land Use **2.3** Figure



Verizon Black Mountain Water Tank, Project No. 430990
14889 Carmel Valley Road



Project Location Map



Verizon Black Mountain Water Tank, Project No. 430990
14889 Carmel Valley Road

PROJECT DATA SHEET

PROJECT NAME:	Verizon Black Mountain Water Tank	
PROJECT DESCRIPTION:	Verizon Wireless is proposing to construct a new Wireless Communication Facility (WCF) at 14889 Carmel Valley Road in the AR-1-1 zone within the Black Mountain Ranch Community Planning Area. The project consists of eight panel antennas and eight Remote Radio Units concealed within a faux pine tree. Associated equipment, including a back-up generator, will be located within an approximately 272-square-foot equipment area surrounding the base of the tree. The proposed project is located at the southwest corner of the property, adjacent to the City's water tank.	
COMMUNITY PLAN AREA:	Black Mountain Ranch	
DISCRETIONARY ACTIONS:	Neighborhood Development Permit, Neighborhood Use Permit, Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Utilities	
ZONING INFORMATION:		
	ZONE: AR-1-1 HEIGHT LIMIT: 30 ft FRONT SETBACK: N/A SIDE SETBACK: N/A STREETSIDE SETBACK: N/A REAR SETBACK: N/A	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space/AR-1-1	Park/Open Space
SOUTH:	Open Space/AR-1-1	Undeveloped/Open Space
EAST:	Open Space/AR-1-1	Undeveloped/Open Space
WEST:	Open Space/AR-1-1	Undeveloped/Open Space
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 3, 2019, the Rancho Penasquitos Planning Board (on behalf of the Black Mountain Ranch Community Planning Area) voted 10-0-0 to recommend approval of the proposed project.	

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
MS-16

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION MS-16

INTERNAL ORDER NUMBER: 24006006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2384889
NEIGHBORHOOD USE PERMIT NO. 2384890
SITE DEVELOPMENT PERMIT NO. 2384892

VERIZON BLACK MOUNTAIN WATER TANK PROJECT NO. 430990
HEARING OFFICER

This Neighborhood Development Permit 2384889, Neighborhood Use Permit 2384890, and Site Development Permit 2384892 are granted by the Hearing Officer of the City of San Diego to The City of San Diego, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0402 and 141.0420. The project site is located at 14889 Carmel Valley Road in the AR-1-1 zone within the Black Mountain Ranch Community Planning Area. The site is legally described as:

PARCEL 1:

LOT "E" OF BLACK MOUNTAIN RANCH UNIT NO. 16, ACCORDING TO THE MAP THEREOF NO. 14720, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 11, 2003.

PARCEL 2:

A PORTION OF PARCEL 7 OF PARCEL MAP NO. 17996, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee to operate a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 5, 2020, on file in the Development Services Department.

The project shall include:

- a. Eight antennas measuring 72" x 18.8" x 9.9", eight Remote Radio Units (RRUs), two raycaps, one 4' diameter microwave dish on a 30-foot-tall faux pine tree and one 54-gallon, standby

diesel generator, all (including the faux tree) contained within an approximately 272-square-foot equipment enclosure;

- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **February 20, 2023**.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on **February 20, 2030**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner and Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. 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.

7. 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 Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. Permittee shall secure all necessary construction permits. The 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.
11. 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.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

ENGINEERING REQUIREMENTS:

13. The project proposes to export 188.53 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Carmel Valley Road and Black Mountain Road Right-of-Way.
15. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Carmel Valley Road and Black Mountain Road Right-of-Way.
16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
17. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any grading permit, the 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.
19. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.
21. The Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

PLANNING/DESIGN REQUIREMENTS:

22. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.
23. No visible overhead cabling is permitted.
24. The WCF shall conform to the approved construction plans.
25. Photo simulations shall be printed in color on the construction plans.
26. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
27. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
28. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
29. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
30. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
31. All proposed hand-holes shall be covered with bark material to match the faux tree trunk to the satisfaction of the Development Services Department.
32. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
33. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
34. The tree silhouette shall be maintained for the life of this permit and no modifications shall be made to change the appearance of the tree without approval from the Development Services Department. Overall branch density shall be consistent throughout the height of the tree and at no times shall branches be removed.

35. Starting branch height shall be no higher than 10 feet, as illustrated on the stamped, approved Exhibit "A."

36. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

37. RF socks fully covering the front and back of the antennas (and any other components) shall be used. Socks do not count toward the 24-inch branch extension.

38. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

MHPA LAND USE ADJACENCY:

39. The Development Services Department (DSD) Director's Environmental Designee (ED) and the Planning Department shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the Permit Conditions requirements are incorporated into the design.

In addition, the ED and Planning Department shall verify that the Permit Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/PLANNING DEPARTMENT REQUIREMENTS."

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

40. **Construction Protection Monitoring:** Construction Protection Monitoring shall be implemented in conjunction with the Land Use – Multiple Species Conservation Plan (MSCP) Land Use Adjacency Guidelines (LUAG) permit conditions. The Construction Protection Monitoring shall be implemented throughout construction of the project.

I. Prior to Construction

A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), 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.

B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction 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.

- C. **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, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (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 ADD/MMC. The BCME shall include a site plan, 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.
- E. **Avian Protection Requirements:**
- General Avian: To avoid any direct impacts to raptors and/or any native/migratory birds, 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 on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **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 & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and 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, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach 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 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). 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.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD.

41. **Land Use – Multiple Specific Conservation Plan (MSCP) Land Use Adjacency Guidelines (LUAG)**: The Land Use – MSCP LUAG shall be implemented in conjunction with the Construction Protection Monitoring Construction permit conditions. The Land Use – MSCP LUAG shall be implemented throughout construction of the project.

I. Prior to Permit Issuance

Prior to issuance of any construction permit or notice to proceed, MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

- A. **Grading/Land Development/MHPA Boundaries** – No grading will occur within or directly adjacent to the MHPA. MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- B. **Drainage** – All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and 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 permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- C. **Toxics/Project Staging Areas/Equipment Storage** – Projects that use chemicals or generate by-products such as pesticides, herbicides, and 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. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. 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."*

- D. **Lighting** – Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. **Barriers** – New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. **Invasives** – No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. **Brush Management** – New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.
- H. **Noise** – Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: Least Bell's vireo (March 15 through September 15) and Southwestern Willow Flycatcher (May 1 through August 30). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5407 to

ATTACHMENT 5

schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

- The issuance of this permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this 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 February 5, 2020 by Resolution No. XXXX.

DRAFT

ATTACHMENT 5

Permit Type/PTS Approval No.: Neighborhood Development Permit (NDP) 2384889, Neighborhood Use Permit (NUP) 2384890, and Site Development Permit (SDP) 2384892
Date of Approval: February 5, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

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

CITY OF SAN DIEGO
Owner

By _____
NAME
TITLE

Verizon Wireless
Permittee

By _____
NAME
TITLE

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

HEARING OFFICER
RESOLUTION NO. XXXXX
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2384889
NEIGHBORHOOD USE PERMIT NO. 2384890
SITE DEVELOPMENT PERMIT NO. 2384892
VERIZON BLACK MOUNTAIN WATER TANK
PROJECT NO. 430990

WHEREAS CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits, Neighborhood Development Permit (NDP) 2384889, Neighborhood Use Permit (NUP) 2384890, and Site Development Permit (SDP) 2384892 on portions of an approximately 12.24-acre site;

WHEREAS The project site is located at 14889 Carmel Valley Road in the AR-1-1 zone within the Black Mountain Ranch Community Planning Area;

WHEREAS, the project site is legally described as

PARCEL 1:

LOT "E" OF BLACK MOUNTAIN RANCH UNIT NO. 16, ACCORDING TO THE MAP THEREOF NO. 14720, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 11, 2003.

PARCEL 2:

A PORTION OF PARCEL 7 OF PARCEL MAP NO. 17996, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO;

WHEREAS, on February 5, 2020, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit (NDP) 2384889, Neighborhood Use Permit (NUP) 2384890, and Site Development Permit (SDP) 2384892, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, this project was submitted on June 23, 2015, and the project is subject to the Land Development Code in effect at the time of application (the Land Development Code sections related to Wireless Communication Facilities subsequently having been updated effective September 9, 2019);

WHEREAS, on January 10, 2020, 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) and there was no appeal of the

ATTACHMENT 6

Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated February 5, 2020.

FINDINGS:

Neighborhood Use Permit Approval – Section §126.0205

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

The project is located at 14889 Carmel Valley Road in the AR-1-1 zone within the Black Mountain Ranch Community Planning Area. It consists of a 30-foot-tall faux pine tree concealing eight panel antennas, eight Remote Radio Units (RRUs), two surge suppressors (Raycaps), and one 4' diameter microwave dish. In addition, there will be one 54-gallon, standby diesel generator, and associated equipment. All project features, including the faux tree, will be surrounded by an approximately 272-square-foot equipment enclosure.

A Neighborhood Use Permit (NUP) is required per SDMC 141.0420(d)(3) to allow a WCF in an Agricultural zone. A Neighborhood Development (NDP) is required to allow an equipment area larger than 250 square feet per SDMC 141.0420(g)(3). A Site Development Permit (SDP) is required for development on a premises containing Environmentally Sensitive Lands (ESL) per SDMC 143.0110(b) and SDMC 143.0141.

The Black Mountain Ranch Subarea Plan was last updated in 2009 and does not address WCFs. The City's General Plan addresses Wireless Facilities in the Urban Design Element (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The existing water tank is approximately 40 feet tall, and serves to screen the WCF from the rear. The property also contains several mature Canary Island Pine trees that match or exceed the height of the proposed faux pine tree. These trees integrate the WCF into the front of the site, providing a backdrop from the sides and front. The proposed project will imitate existing natural trees, and will also screen all antennas with antenna "socks" made of radio frequency transparent materials. Equipment will be concealed within an equipment area and screened by a concrete wall to be painted a natural color.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 14889 Carmel Valley Road in the AR-1-1 zone within the Black Mountain Ranch Community Planning Area. It consists of a 30-foot-tall faux pine tree concealing eight antennas, eight Remote Radio Units (RRUs), two surge suppressors (Raycaps), and one 4' diameter microwave dish. In addition, there will be one 54-gallon, standby diesel generator, and associated equipment. All project features, including the faux tree, will be surrounded by an approximately 272-square-foot equipment enclosure.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

A Neighborhood Use Permit (NUP) is required per SDMC 141.0420(d)(3) to allow a WCF in an Agricultural zone. The purpose of the NUP, as stated in SDMC 126.0201, is to establish a review process for developments that propose new uses, changes to existing uses, or expansions of existing uses that could have limited impacts on the surrounding properties. The intent is to determine if the development complies with all applicable regulations of the zone and any supplemental regulations pertaining to the use, and to apply conditions that may be necessary to help ensure compliance.

The project represents a use that could be considered to have an impact on the neighborhood if certain performance and appearance issues aren't addressed. However, the proposed project is integrated into a setting of existing landscaping and a water tank, all of which screen the WCF from offsite vantage points. The project will also will be subject to several performance and appearance-related permit conditions designed to address neighborhood concerns.

The project is located in the AR-1-1 zone. The project meets all applicable requirements of this zone.

ATTACHMENT 6

The project, in proposing an equipment area larger than 250 square feet, requires an NDP to allow an equipment area larger than 250 square feet per SDMC 141.0420(g)(3). These findings are discussed under "**Neighborhood Development Permit Approval**" below.

The project, in proposing development on a premises containing Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources, requires a Site Development Permit per SDMC 143.0110(b) and SDMC 143.0141. These findings are discussed under "**Site Development Permit Approval**" below.

In addition to the NUP, NDP, and SDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project proposes a faux tree and equipment area that will integrate with existing landscaping and structures at the site, meeting these requirements. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

Neighborhood Development Permit Approval – Section §126.0404

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

Please see NUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see NUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see NUP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

Site Development Permit Approval – Section §126.0505(a)

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

Please see NUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see NUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see NUP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

Supplemental Site Development Permit Findings for Environmentally Sensitive Lands – Section §126.0505(b)

1. 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 approximately 12.24-acre site is mapped with the MHPA; however, the site is currently used for public utility purposes and is surrounded by a fence. The project will be constructed inside this fence, located within a previously-graded and developed area. Trenching for utility access will take place within existing, previously-graded access road right-of-way. The project will have an incidental (0.001 acres) impact to natural vegetation onsite, which does not require mitigation pursuant to the City's Biology Guidelines. The project was determined exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction), which demonstrates that there is no impact to biological resources on the site. The project design incorporates the City's MHPA Land Use Adjacency Guidelines, which will be conditions of the permit.

Therefore, 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.

2. 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 project does not propose the alteration of natural landforms. There is minimal grading to create a flat pad for the equipment enclosure; however, this grading takes place within a

previously-graded and developed area. No undue risk from geologic and erosional forces, flood hazards, or fire hazards was identified during project review; and the construction permits for the project will be further reviewed for compliance with all applicable codes related to health and safety. The project is not located in a Flood Hazard Area as identified on FEMA maps. Therefore, 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.

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

The project design incorporates the City's MHPA Land Use Adjacency Guidelines (LUAG), which will be conditions of the permit. The LUAG are designed to prevent indirect impacts to the MHPA. They address operational and design concerns related to drainage, pollution, landscaping, lighting, noise, erosion, and maintenance, and construction permits for the project will be further reviewed for compliance with all applicable codes related to health and safety. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. 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).

No vernal pools were identified within the project area; therefore, the VPHCP does not apply. Although the project site is mapped within the MHPA, the project does not impact biological resources within the MHPA. The project design incorporates the City's MHPA Land Use Adjacency Guidelines (LUAG), which will be conditions of the permit. Because the project design avoids impacts to the MHPA, and because the project is conditioned to comply with the LUAG, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan.

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

The project site is not located on or near a public beach or shoreline, and all drainage will be handled in accordance with applicable law. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. 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.

No impacts to biological resources were identified during project review, and the project was determined to be determined exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to impacts created by the proposed development; in that no mitigation is required.

ATTACHMENT 6

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, NDP 2384889, NUP 2384890, and SDP 2384892 are hereby GRANTED by the Hearing Officer to the referenced Permittee, in the form, exhibits, terms and conditions as set forth in NDP 2384889, NUP 2384890, and SDP 2384892, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: February 5, 2020

IO#: 12003679

DRAFT

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

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

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

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

Project No.: 430990

Project Title: Verizon Black Mountain Water Tank

PROJECT LOCATION-SPECIFIC: The project is located at 14889 Carmel Valley Road, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Neighborhood Use Permit (NUP), Neighborhood Development Permit (NDP) and a Site Development Permit (SDP) for the construction of a Wireless Communication Facility (WCF). The project consists of eight panel antennas and eight Remote Radio Units (RRUs) concealed within a faux pine tree, or "monopine". Associated equipment would include a back-up generator and a concrete masonry unit (CMU) equipment enclosure. The project would also require the installation of telecommunication lines which would be run through the existing access road. The proposed project is located at the southwest corner of the property, adjacent to a City of San Diego water tank. The adjacent area on-site has been graded and landscaped, and the perimeter of the City site is fenced with chain-link fencing. The project site is designated for utilities in the Black Mountain Ranch Subarea Plan, and is surrounded by open space zoned AR-1-1 and designated as Open Space, located to the northeast of single-family homes zoned RS-1-14. Additionally, the Multi-Habitat Planning Area (MHPA) is mapped on the site.

Due to the project's proximity to the MHPA and sensitive vegetation, a biological resources report was prepared. The report did not identify impacts to sensitive resources but did propose conditions that would ensure compliance with the MHPA Land Use Adjacency Guidelines. These conditions will be included as part of an approved permit, and would further preclude impacts to sensitive resources.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: m & M Telecom, Inc., Lisa Goodman, Carlsbad CA, 92011. (858) 248-2461

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- CATEGORICAL EXEMPTION: Section 15303 (New Construction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. Since the project would build one unmanned WCF within an existing developed site without substantially altering the facility it was determined that the exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.


LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 465-5344 **ATTACHMENT 7**

IF FILED BY APPLICANT:

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

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

 SENIOR PLANNER

1/23/2020
DATE

SIGNATURE/TITLE

CHECK ONE:





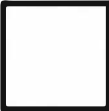
(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

Maler
14799 Black Mountain Rd
San Diego, CA 92129



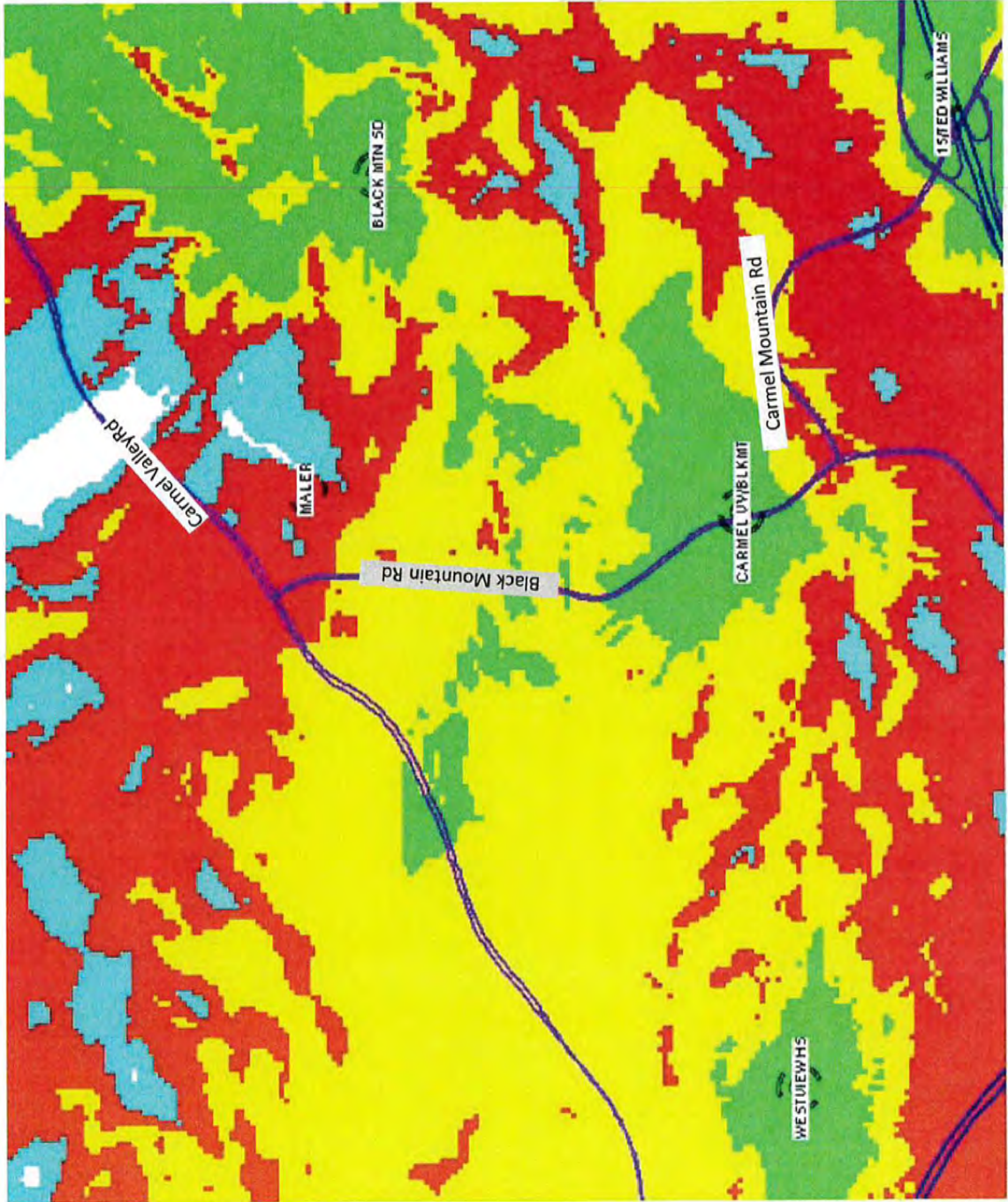
COVERAGE MAPS KEY

	Optimal Coverage: Good in-building and Good in Car coverage.
	Fair Coverage: Fair in-building and Good in Car coverage.
	Poor Coverage: Poor in-building and Fair in Car coverage.
	Poor Coverage: Poor in-car coverage.
	No Coverage: Lacking indoor coverage, outdoor coverage and data transferability.



Maler
14799 Black Mountain Rd
San Diego, CA 92129

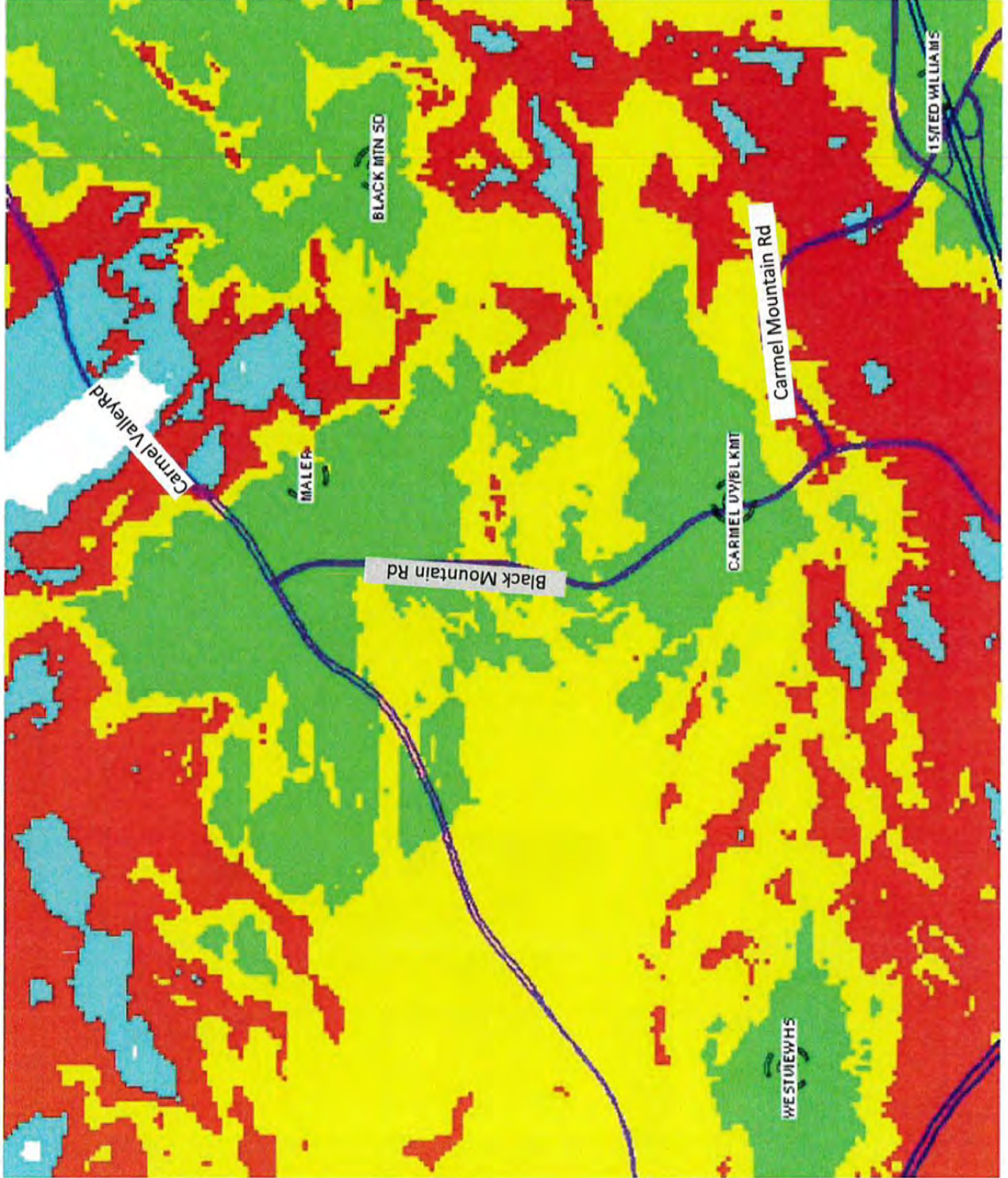
EXISTING COVERAGE WITHOUT MALER SITE





Maler
14799 Black Mountain Rd
San Diego, CA 92129

COVERAGE WITH MALER SITE



RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes

Wednesday, July 3, 2019 at 7:30 PM



Time	Item	Notes
	<i>Motion to Approve June 2019 Minutes, as amended.</i>	MSC: Mike Shoecraft / Steve Leffler: 9/0/1/0 PASS
7:40 PM	Public Safety Agencies Report	Fire Station 40, San Diego Police Northeastern Substation Not present, no report
7:40 PM	Public Forum	Non-Agenda Items
	Speaker: Shari Collins	Opposed to Junipers Project. Concerned about safety in the case of a fire. Reported that several articles have been published recently about the increasing risk of fire danger in California, specifically due to urban sprawl into dangerous, fire prone areas. Expressed concern that the Junipers project was planned without consideration for Cresta Bella.
	Speaker: Dale Politte	Expressed concern for Junipers fire safety plan, and some of the inaccuracies posted on their website. Having been through the last three major fires in the area, Mr.Politte disagrees with the viability of their evacuation plan as proposed.
8:45 PM	Public Officials	
	San Diego Planning Department	Michael Prinz: MPrinz@sandiego.gov Not present, no report
	San Diego City Council, 5 th District, Mark Kersey	Brittany Siordia: bsiordia@sandiego.gov reporting
		<ul style="list-style-type: none"> - Just finished budget season at City Hall. - It's a lean budget year. - Police recruitment retention / homelessness are two biggest issues in the budget review - Kersay helped persuade brush mgmt. money back into the budget - Increased resources to the fire department - BMR Fire Station is coming - Local issues with vandalism at the park – working to help curtail that / security cameras being considered - Rolling Hills Park / should open in the fall - Sink hole in Park Village – fixed - Increased wildlife sightings / don't run from a cougar! - Prioritized road repair. Working on major road repaving. 1000 miles of road repair... triple number of pothole complaints based on the rains / had to triple the pothole crews

RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes

Wednesday, July 3, 2019 at 7:30 PM



Time	Item	Notes
		<ul style="list-style-type: none"> - GETITDONE app very successful - Pamela: is there a way to fix the pothole situation - Question: How did Parks and Recs budget look? Flat to slight increase YOY. - Question about GETITDONE app. Case shouldn't be closed until the job is completed rather than passed to another department. - Question about the status of RHP, what happened? Contractor did something unexpected or unplanned. - Question about cost increase and who pays? No answer. - Question about public transportation. Heading towards a sales tax increase going to the ballot. - Question about the approach to homelessness? Three bridge shelters in the city. One had to move because Father Joe's is rebuilding one. We probably need a 4th 5th 6th shelter to deal with the magnitude of the problem... Repealed the sleep in the cars ordinance.
	San Diego City Council, 6 th District, Chris Cate	Maddy Garrett: MGarrett@sandiego.gov reporting
		<ul style="list-style-type: none"> - Sink hole repaved, but the work isn't done. The storm drain underneath needs to be fixed. Should be completed by the Fall. - A few complaints regarding weeds. - Just expanded the CleanSD program. Weed abatement should get better - Backlog of street repairs because of all the rain we've been getting. Working to get streets repaved. - Question: Status of totlot and parking lot at Canyonside park? No contractor selected yet. Going out to bid in the fall for contractors.
	San Diego County, District 3 Supervisor Kristin Gaspar	Melanie Woods: Melanie.woods@sdcounty.ca.gov
		Not present, no report
	CA State 77th Assembly District, Member Brian Maienschein	Rik Hauptfeld: rikard.hauptfeld@asm.ca.gov
		<ul style="list-style-type: none"> - Bill AB845, able to diagnose and treat the disorders new women have with post-partum. Specifically for mental-health care workers - Bill AB565 passed assembly. Student loan repayment program. Shortage of mental health care professionals so this

RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes



Wednesday, July 3, 2019 at 7:30 PM

Time	Item	Notes
		bill helps repay student loans with three years of service in underserved programs
	CA State Senate District 39, Senator Toni Atkins	Jason Weisz: representing. Jason.Weisz@sen.ca.gov
		Not present, no report
	US Congressman 52nd District, Scott Peters	Jason Bercovitch representing. Jason.Bercovitch@mail.house.gov
		Not present, no report
Business		
8: 29PM	(Action Item) (Seating) Brian Reschke to fill empty RPPB Seat for BMR -1	
8:30 PM	(Action Item) Appointment of Joe Schmelzer to fill empty RPPB Seat for BMR -2	MSC: Jon Becker /Mike Shoecraft: 11/0/0/0 PASS
8:35 PM	(Action Item) Appointment of Randy Steffler as the City Planning Commission alternate for the RPPB	Question: would he have voting power? Answer: Yes. MSC: Jon Becker / Alex Plishner: 11/0/0/0 PASS
8:40 PM	(Action Item) Response to letter received from Ms. Politte regarding corrections to the seating of RPPB members.	Open public discussion with Ms.Politte about how to resolve her contention from her June 5 letter that some of the RPPB members had been seated prematurely, or without sufficient public notice. June 5 letter is on record. Items 1 – 6 in the letter were addressed by the RPPB and voted on as below.
	Item 1. Motion to change the attendance record to “Community” for Schmelzer and modify the June and July 2019 votes accordingly.	MSC: Stephen Egbert / Steve Leffler: 10/0/0/0 PASS
	Item 2. Motion to remove Ms.Macshane attendance for the April 2019 meeting and amend April minutes to show D9 as vacant.	MSC: Mike Shoecraft / Pamela Blackwill: 9/0/1/0 PASS

RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes



Wednesday, July 3, 2019 at 7:30 PM

Time	Item	Notes
	Item 3. Motion to revise the March minutes to reflect that Thom Clark was appointed in May 2019	MSC: Steve Leffler / Brian Reschke: 10/0/0/0 PASS
	Item 4. Nothing to do.	
	Item 5. Motion to remove Corey Buckner's votes from April – June 2019 meetings.	MSC: Mike Shoecraft / Brian Reschke: 10/0/0/0 PASS
	Item 6. Addressed in other items	
9: 10PM	(Action Item) Kerrigan Diehl with Plancom Project No. 430990 –, the Verizon Maler project located at 14799 Black Mountain Road, San Diego, CA 92129	Discussion: Is this related to for 5G? Answer: No. Is this addressing a coverage dead spot or hit the houses along Maler only? Answer: this is improving coverage generally in the area. Question: Does it have diesel generator? Yes. Double-walled tank + concrete + sensors. 54 gallon backup provides 3 days
	Motion to approve Project No. 430990, with the addition of two canary pines and the assurance that any cinder blocks used will be painted or otherwise colored with earth tones to match plants/environment on site.	MSC: Pamela Blackwill / Steve Leffler 10/0/0/0 PASS
9:30 PM	(Action Item) Discuss Capital Improvement Program (CIP) recommended priorities for FY 21-25. Submissions are due no later than July 5, 2019. CIP Projects https://www.surveymonkey.com/r/	Public forum and discussion about ordering priorities for budget.
	Motion to approve CIP recommended priorities as ordered	MSC: Jon Becker / Mike Shoecraft: 9/0/1/0 PASS
10:15 PM	Reports	
	Chair Report (Jon Becker, rppb.chair@gmail.com)	No report

RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes



Wednesday, July 3, 2019 at 7:30 PM

Time	Item	Notes
	Vice Chair Report	Not present, no report
	Secretary Report	Joseph Schmelzer. rppb.secretary@gmail.com Resignation submitted
10:10PM	<i>Standing Committee Reports</i>	
	Land Use Committee	Alex Plishner: alex.plishner@calatl.com Nothing to report
	Wireless Communications Facilities	Joseph Schmelzer, Chair. Appointment of Randy Steffler to chair the WCF committee Vote: 10/0/0/0
	<i>Ad Hoc Committee Reports</i>	
	Media Communications / Website	Brooke Whalen Website has been updated
	<i>Liaison and Organization Reports</i>	
	Black Mountain Open Space Park	Brooke Whalen Nothing to report
	Community Funds	Thom Clark Not present, no report
	MCAS Miramar CLF	Stephen Egbert - Went to a meeting. Went up in the tower and had pictures taken... - Won't be more Marines in the area but will be more Navy
	PQ Fire Safe Council	Mike Shoecraft - CalFire approved community wildfire protection plan to be posted on the county site - Participating in the town council's fire safety seminar at the library
	PQ Town Council	Jonathan Palinkas - Elected new positions. Jonathan is VP. Brian Reschke is Treasurer. - Octoberfest leaning toward yes
	PQ Recreation Council	Steve Leffler • No meeting this month. • Flag day celebration June 9 was good. Chris Cate came. Christin Gaspar attended.

RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes



Wednesday, July 3, 2019 at 7:30 PM

Time	Item	Notes
	Los Peñasquitos Canyon Preserve CAC	Joseph Schmelzer
		Nothing to report
	Park Village LMAD	Jon Becker
		Sink holes seems fixed! Erica Ferreira is moving on – so will be starting new projects with someone else.
	Peñasquitos East LMAD	Geoffrey Patrick
		Not present no report
	Torrey Highlands LMAD	Sabrina Leitner
		- Been walking the LMAD to replace plant material. Working on new plan.
	Black Mountain Ranch South MAD	Brian Reschke
		No report
	Transportation Agencies	
10:30PM	Adjournment	
Note:	Motions are recorded as follows:	“MSC” = M = Motion made by S = Motion seconded by C = Conclusion (or results)
	Vote count F/A/B/R	F = For A = Against B = Abstain R = Recuse
		Example: 12/2/1/1 means 12 for, 2 against, 1, abstain, 1 recuse

Committee Meetings	
Land Use Committee	See notes
Wireless Facilities Meeting	See notes

Future Meetings	Will be held at the Hotel Karlan (Doubletree Resort), same room as board meeting, 14455 Peñasquitos Drive.
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RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes



Wednesday, July 3, 2019 at 7:30 PM

	9/4/19; 10/2/2019; 11/6/2019; 12/4/2019; 1/1/2020; 2/5/2020; 3/4/2020; 4/1/2020; 5/6/2020; 6/3/2020; 7/1/2020
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JOB SITE PHOTOS

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

**Verizon Wireless
"Maler"**

14799 Black Mountain Road
San Diego, CA 92130

Prepared for:

City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Kerrigan Diehl, Planning Consultant
(760) 587-3003

October 2, 2018









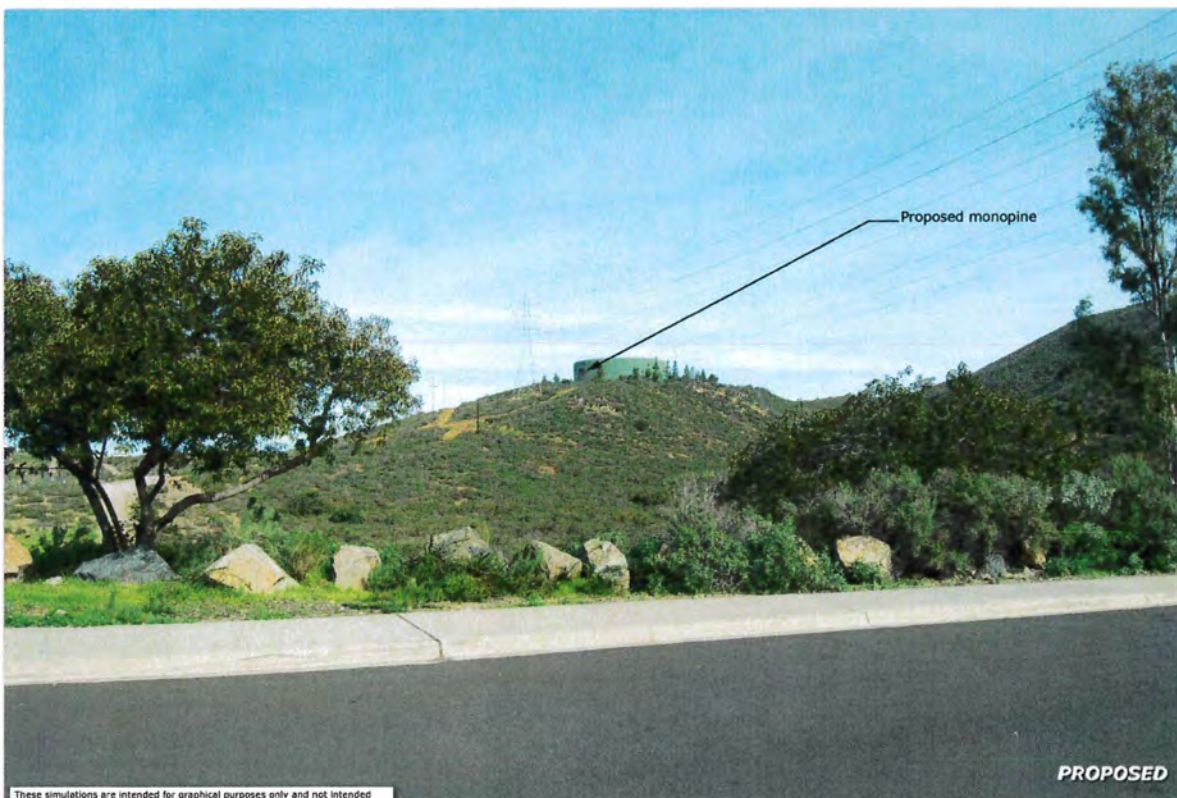
Maler
14799 Black Mountain Rd.
San Diego, CA 92129



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
2/2/2017

Photosimulation of proposed telecommunications site

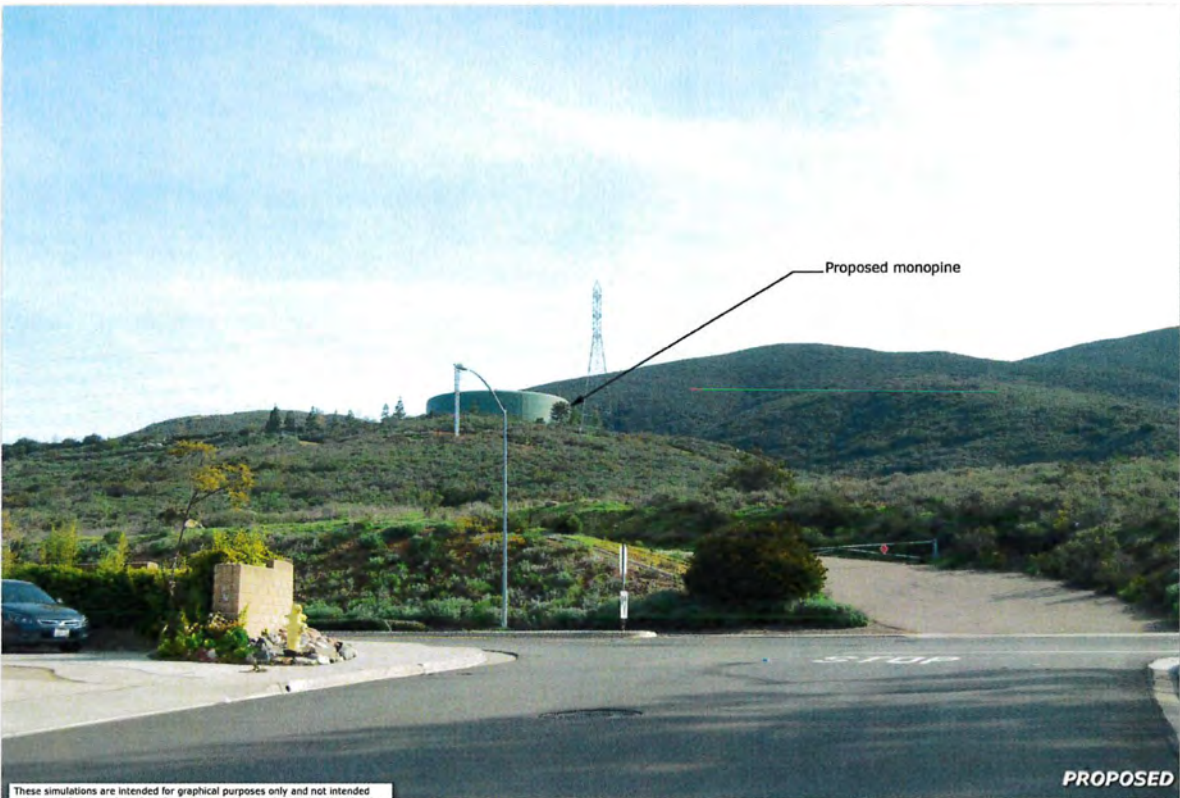
Maler
14799 Black Mountain Rd.
San Diego, CA 92129



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
2/2/2017

Photosimulation of proposed telecommunications site

Maler
14799 Black Mountain Rd.
San Diego, CA 92129



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
2/2/2017

PROPOSED
Photosimulation of proposed telecommunications site

Maler
14799 Black Mountain Rd.
San Diego, CA 92129



EXISTING



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
2/2/2017

Photosimulation of proposed telecommunications site



MALER

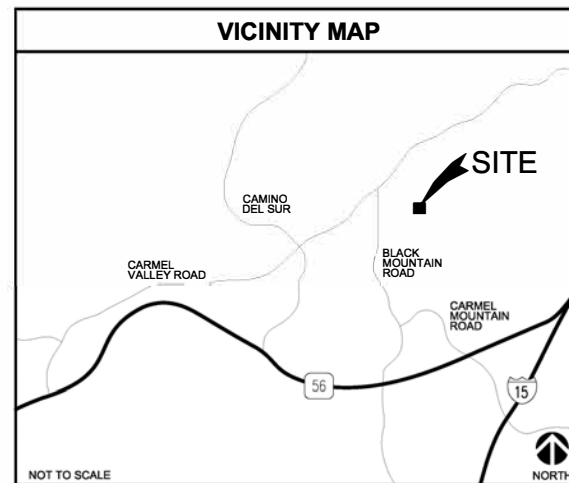
14799 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA 92129

PROPOSED OVERALL HEIGHT: 30'-0"

PROJECT TEAM	
SITE ACQUISITION PLANCOM, INC. 302 STATE PLACE ESCONDIDO, CALIFORNIA 92029 CONTACT: RODNEY PHILHOWER TELEPHONE: (619) 200-2280	PLANNING PLANCOM, INC. 302 STATE PLACE ESCONDIDO, CALIFORNIA 92029 CONTACT: KERRIGAN DIEHL TELEPHONE: (760) 587-3003
ARCHITECT: JEFFREY ROME & ASSOCIATES 131 INNOVATION DRIVE, SUITE 100 IRVINE, CALIFORNIA 92617 CONTACT: JEFFREY ROME TELEPHONE: (949) 760-3929	SURVEYOR: JRN CIVIL ENGINEERS 232 AVENIDA FABRICANTE, SUITE 107 SAN CLEMENTE, CALIFORNIA 92672 CONTACT: JEFFREY L. MAYES TELEPHONE: (949) 248-4685
UTILITY COORDINATOR: TRIAD GROUP 951 MARINERS ISLAND, SUITE 300 SAN MATEO, CA 94404 CONTACT: ED MARQUEZ PHONE: (909) 322-7202	PROFESSIONAL ENGINEER: TBD

VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

PROJECT DESCRIPTION
THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING: <ul style="list-style-type: none"> • PROPOSED VZW 320 SQ. FT. PROJECT AREA • (8) PROPOSED 6'-0" ANTENNAS MOUNTED ON (1) PROPOSED 30'-0" HIGH STEALTH ANTENNA STRUCTURE • (8) PROPOSED RRU'S • (2) PROPOSED RAYCAPS NEAR ANTENNAS • (1) PROPOSED 4'-0" MICROWAVE ANTENNA • (1) PROPOSED GPS ANTENNA • (2) PROPOSED VZW MICE EQUIPMENT CABINETS • (1) PROPOSED 54 GALLON STAND-BY DIESEL GENERATOR • NEW RUNS FOR FIBER, POWER, AND TELCO



DRIVING DIRECTIONS	
FROM: VERIZON OFFICE	14799 BLACK MOUNTAIN ROAD SAN DIEGO, CALIFORNIA 92129
<ol style="list-style-type: none"> 1. HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH / SAND CANYON TRAIL. 2. TURN LEFT ONTO SAND CANYON AVENUE. 3. TURN RIGHT TO MERGE ONTO I-5 SOUTH TOWARDS SAN DIEGO. 4. TAKE EXIT 33 FOR CARMEL VALLEY ROAD TOWARD STATE ROUTE 56 EAST. 5. USE THE LEFT 2 LANES TO TURN LEFT ONTO CARMEL VALLEY ROAD 6. USE THE 2ND FROM THE LEFT LANE TO TAKE THE STATE HIGHWAY 56 EAST RAMP. 7. KEEP LEFT TO CONTINUE ON EXIT 1, FOLLOW SIGNS FOR CA 56 EAST. 8. MERGE ONTO CA 56 EAST / STATE HIGHWAY 56 EAST. 9. TAKE THE BLACK MOUNTAIN ROAD EXIT. 10. USE THE LEFT 2 LANES TO TURN LEFT ONTO BLACK MOUNTAIN ROAD. 11. YOUR DESTINATION WILL BE ON THE RIGHT. 	

PROJECT SUMMARY	
APPLICANT/LESSEE 15505 SAND CANYON AVENUE, D1 IRVINE, CA 92618 OFFICE: (949) 286-7000	ASSESSOR'S PARCEL NUMBER APN: 312-010-44-00
APPLICANT'S REPRESENTATIVE PLANCOM, INC. 302 STATE PLACE ESCONDIDO, CALIFORNIA 92029 CONTACT: KERRIGAN DIEHL TELEPHONE: (760) 587-3003	
PROPERTY OWNER: OWNER: CITY OF SAN DIEGO ADDRESS: 1200 THIRD AVENUE, SUITE 1700 SAN DIEGO, CALIFORNIA 92101 CONTACT: ENZA MORENO TELEPHONE: (619) 236-8052	
PROPERTY INFORMATION: SITE NAME: MALER (MCE) SITE ADDRESS: 14799 BLACK MOUNTAIN ROAD SAN DIEGO, CALIFORNIA 92129 JURISDICTION: CITY OF SAN DIEGO	
CONSTRUCTION INFORMATION TOTAL PROJECT AREA: 320 SQ. FT. OCCUPANCY: U - UNMANNED TELECOMMUNICATIONS TYPE OF CONSTRUCTION: TYPE V-B CURRENT ZONING: AR-1-1 (AGRICULTURAL - RESIDENTIAL) ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.	

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE
<ul style="list-style-type: none"> • 2016 CALIFORNIA ENERGY CODE • 2016 CALIFORNIA BUILDING CODE • 2016 CALIFORNIA ELECTRICAL CODE • 2016 CALIFORNIA FIRE CODE • 2016 CALIFORNIA GREEN BUILDING CODE • 2016 CALIFORNIA MECHANICAL CODE • 2016 CALIFORNIA PLUMBING CODE

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	P16
LS-1	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	P16
A-0	SITE PLAN	P16
A-0.1	MULTI-HABITAT PLANNING AREA	P16
A-1	ENLARGED SITE PLAN AND UTILITY PLAN	P16
A-1.1	EQUIPMENT PLAN, ANTENNA PLAN, AND ANTENNA SCHEDULE SPECS	P16
A-2	ELEVATIONS	P16
A-2.1	ELEVATIONS	P16
A-3	EQUIPMENT DETAILS	P16
L-1	EXISTING TREE SURVEY	P16
L-2	IRRIGATION PLAN	P16
L-3	IRRIGATION DETAILS	P16

Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR
www.digalert.org

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P8	10/07/16	100% RE-DESIGN ZD'S	IB
P9	10/28/16	100% RE-DESIGN ZD'S	IB
P10	12/14/16	100% RE-DESIGN ZD'S	IB
P11	12/15/16	100% RE-DESIGN ZD'S	IB
P12	02/07/17	100% RE-DESIGN ZD'S	IB
P13	04/04/17	STAFF COMMENTS	IB
P14	02/18/19	REROUTE CONDUITS	MBD
P15	06/18/19	100% ZD'S	MBD
P16	10/25/19	REVISE TREE LAYOUT	MBD

Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



MALER
 14799 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:
TITLE SHEET
T-1

NOTE: THE ORIGINAL SET OF THIS DRAWING MUST BE KEPT IN THE PROJECT OFFICE FOR RECORDS ON REDUCED OR ENLARGED SHEET SIZE

JRA JOB NUMBER: 150646

JRA Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

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

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

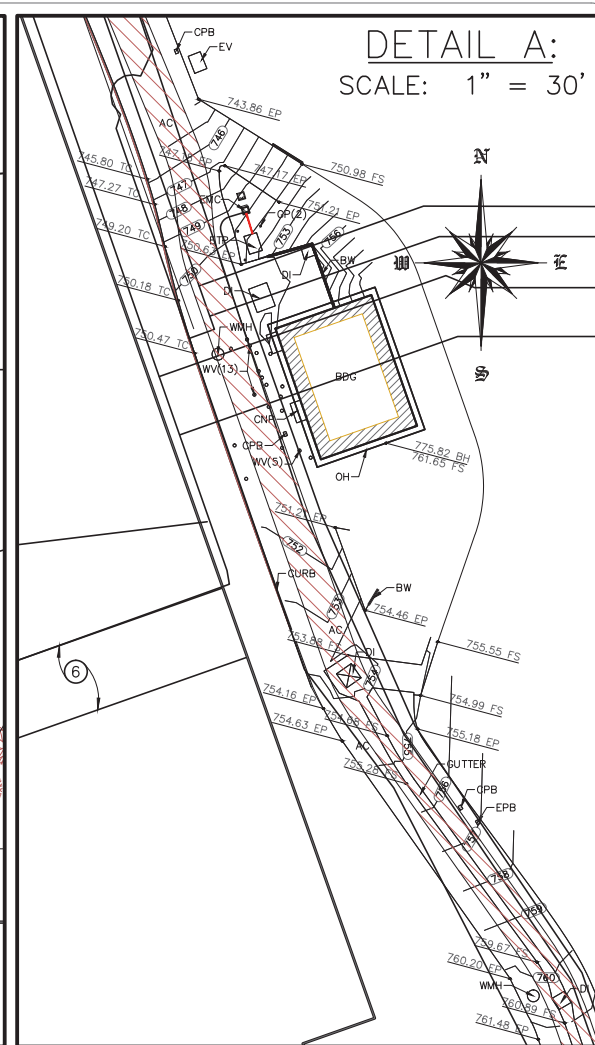
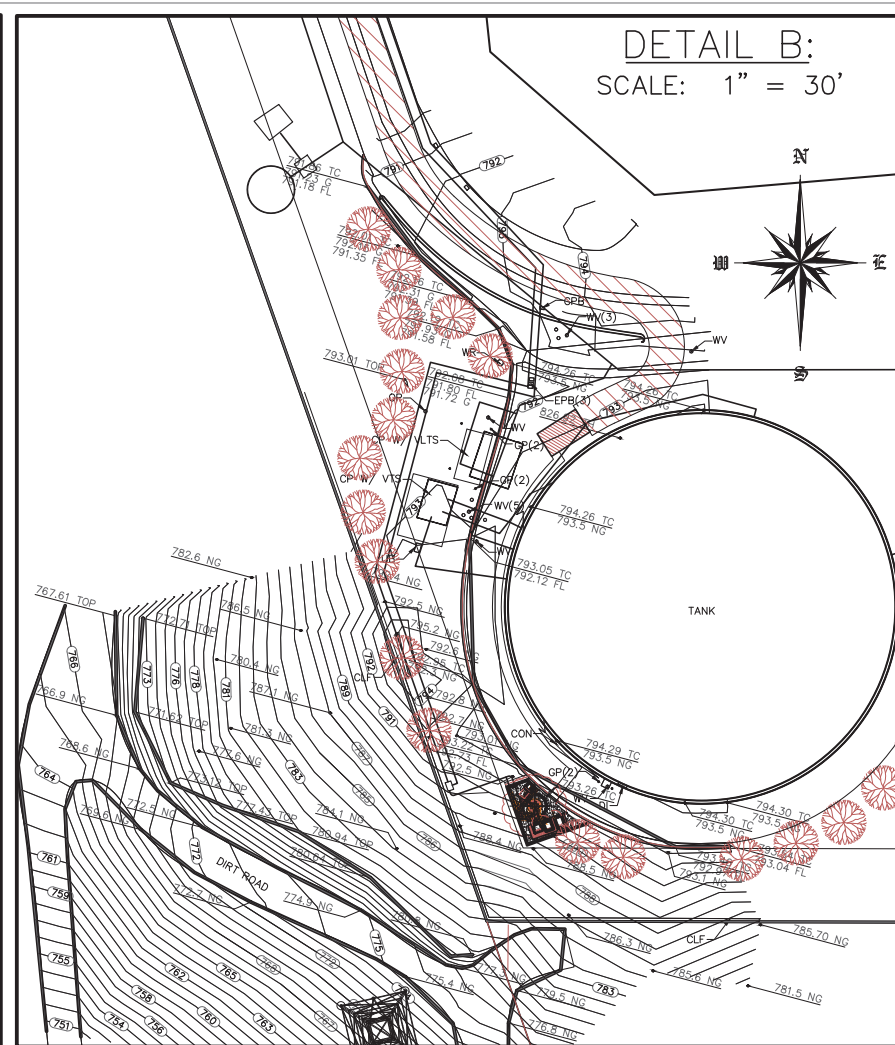
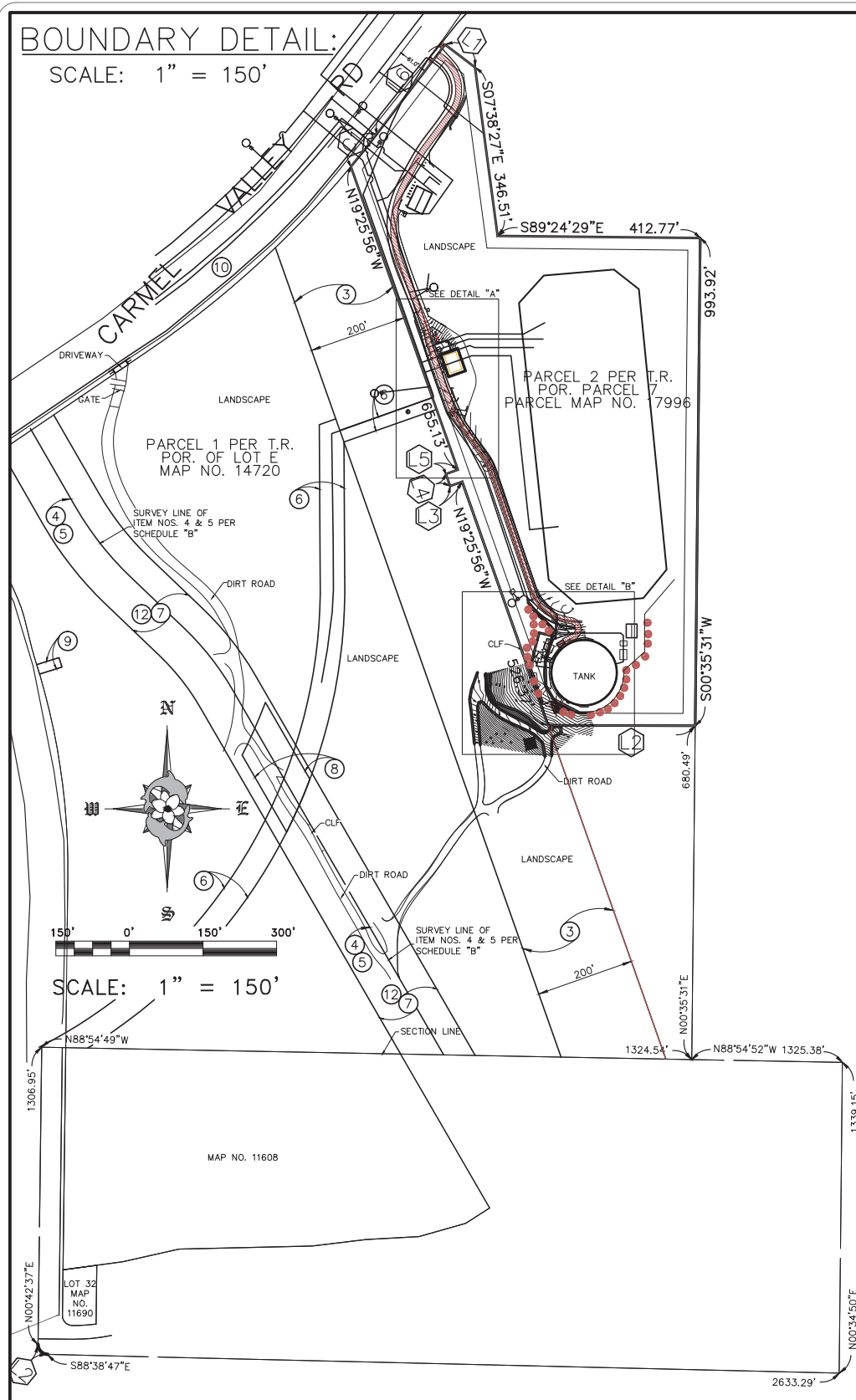
OWNER APPROVAL

SITE NAME
MALER (NCD)

14799 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92129

DRAWING DATES
 04/21/15 PRELIMINARY ZD'S (P1)

SHEET TITLE



DATUM STATEMENT:

CITY OF SAN DIEGO BM
 NEIP IN CB
 AT THE INTERSECTION
 OF BLACK MOUNTAIN ROAD
 AND MALER.
 ELEVATION: 596.945
 DATUM: MEAN SEA LEVEL

COORDINATES:

LATITUDE: 32°59'01.8203" N
 LONGITUDE: 117°07'39.1952" W
 DATUM: NAD83

DATE OF SURVEY:

MARCH 26, 2014

BOUNDARY NOTE:

THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSORS' PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY, AND HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER GPS STATION 168' AND 212' AS SHOWN ON RECORD OF SURVEY 14492.
 I.E. NORTH 72°18'31" WEST

LINE AND CURVE DATA:

- ① - S52°40'39"E 76.82'
 - ② - N89°51'46"W 299.73'
 - ③ - S70°34'04"W 26.00'
 - ④ - N19°25'56"W 26.00'
 - ⑤ - N70°34'04"W 26.00'
 - ⑥ - N37°19'09"E 229.82'
- Δ = 02°24'05"
 R = 2011.00'
 L = 84.29'

LEGEND:

- AC - ASPHALTIC CONCRETE
- BDG - BUILDING
- BH - BUILDING HEIGHT
- BW - BLOCK WALL
- CLF - CHAIN LINK FENCE
- CNP - CONCRETE PANEL
- CON - CONDUIT
- CP - CONCRETE PAD
- CPB - COMMUNICATION PULLBOX
- DI - DRAIN INLET
- E - EAST
- EMC - ELECTRIC METER CABINET
- ETP - ELECTRIC TRANSFORMER PANEL
- EP - ELECTRIC PANEL
- EV - ELECTRIC VAULT
- FL - FLOW LINE
- FS - FINISH SURFACE
- G - GUTTER
- GP - GUARD POST
- N - NORTH
- NG - NATURAL GROUND
- OH - OVERHANG
- OP - OVERFLOW PIPE
- PL - PROPERTY LINE
- S - SOUTH
- TC - TOP OF CURB
- TOE - BOTTOM OF SLOPE
- TOP - TOP OF SLOPE
- UB - UTILITY BOX
- VTS - VENTS
- VLTS - VAULTS
- W - WEST
- WMH - WATER MANHOLE
- WV - WATER VALVE

ITEMS CORRESPONDING TO SCHEDULE "B":

- BY: COMMONWEALTH LAND TITLE COMPANY
 4100 NEWPORT PLACE DR., SUITE 120
 NEWPORT BEACH, CA 92660
 (949) 724-3170
- COMMITMENT NO.: 08021946
 TITLE OFFICER: CHRIS MAZJAR
 DATED: MARCH 21, 2014
- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
- ① WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED, AND IS NOT PLOTTED HEREON.
 - ② EASEMENT FOR PUBLIC ROAD PURPOSES RECORDED JULY 10, 1899 IN BOOK 257 PAGE 444 AND DECEMBER 9, 1901 IN BOOK 309 PAGE 461 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CAN NOT BE DETERMINED AND IS NOT PLOTTED HEREON.
 - ③ EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES RECORDED JANUARY 27, 1954 AS INSTRUMENT NO. 10727 IN BOOK 5122 PAGE 554 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - ④ EASEMENT FOR A PIPE OR PIPE LINES AND ALL FIXTURES AND APPURTENANCES INCIDENTAL PURPOSES RECORDED JULY 17, 1958 AS INSTRUMENT NO. 114529 IN BOOK 7169 PAGE 419 OF OFFICIAL. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - ⑤ EASEMENT FOR A PIPE LINE OR PIPE LINES, AND ALL FIXTURES AND APPURTENANCES PURPOSES RECORDED JULY 18, 1958 AS INSTRUMENT NO. 115381 IN BOOK 7171 PAGE 439 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - ⑥ EASEMENT FOR WATER MAIN OR MAINS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS PURPOSES RECORDED MARCH 5, 1965 AS INSTRUMENT NO. 39815 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - ⑦ EASEMENT FOR A PIPE LINE OR PIPE LINES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER PURPOSES RECORDED APRIL 6, 1973 AS INSTRUMENT NO. 73-089986 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - ⑧ EASEMENT FOR ACCESS ROAD PURPOSES RECORDED APRIL 14, 1983 AS INSTRUMENT NO. 83-118520 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - ⑨ EASEMENT FOR DRAINAGE FACILITIES PURPOSE RECORDED OCTOBER 28, 1999 AS INSTRUMENT NO. 1999-072190 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - ⑩ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR ROAD PURPOSES RECORDED MAY 25, 2001 AS INSTRUMENT NO. 2001-0338495 OF OFFICIAL RECORDS. THIS ITEM LIES WITHIN CARMEL VALLEY ROAD AND IS PLOTTED HEREON.
 - ⑪ COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 11, 2003 AS INSTRUMENT NO. 2003-1467527 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - ⑫ EASEMENT FOR SECOND AQUEDUCT WIDENING PROJECT TO THE EAST OF PIPELINE 3 AT THE BLACK MOUNTAIN RANCH AREA ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED MARCH 11, 2003 AS INSTRUMENT NO. 2003-0273940 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

ASSESSOR'S PARCEL NUMBER:

312-010-44



LEGAL DESCRIPTION:

PARCEL 1:
 LOT "E" OF BLACK MOUNTAIN RANCH UNIT NO. 16, ACCORDING TO THE MAP THEREOF NO. 14720, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 11, 2003.

PARCEL 2:
 THAT PORTION OF PARCEL 7 OF PARCEL MAP NO. 17996, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 7; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 7, NORTH 00°35'31" EAST 680.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE, NORTH 89°51'46" WEST 299.73 FEET TO A POINT ON THE EASTERLY LINE OF THAT 200.00 FOOT WIDE EASEMENT GRANTED TO SUGRE PER DEED RECORDED JANUARY 27, 1954 AS INSTRUMENT NO. 10727, BOOK 5122, PAGE 554, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 19°25'56" WEST 526.37 FEET; THENCE SOUTH 70°34'04" WEST 26.00 FEET; THENCE NORTH 19°25'56" WEST 26.00 FEET; THENCE NORTH 70°34'34" EAST 26.00 FEET; THENCE NORTH 19°25'56" WEST 655.13 FEET TO THE SOUTHERLY LINE OF THE IRREVOCABLE OFFER TO DEDICATE RIGHT-OF-WAY PER PARCEL MAP 17996 THE BEGINNING OF A NON-TANGENT 2011.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, TO WHICH A RADIAL LINE BEARS SOUTH 50°16'46" EAST; THENCE ALONG SAID SOUTHERLY LINE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°24'05" A DISTANCE OF 84.29 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 37°19'09" EAST 229.82 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 52°40'39" EAST 76.82 FEET; THENCE SOUTH 0758°27' EAST 346.51 FEET; THENCE SOUTH 89°24'29" EAST 412.77 FEET TO THE EASTERLY LINE OF SAID PARCEL 7; THENCE ALONG SAID EASTERLY LINE SOUTH 00°35'31" WEST .993.92 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 312-292-04, 312-010-44

Jeffery L. Mays
 JEFFERY L. MAYS
 EXP: 12/31/18
 L.S. NO. 6379



GENERAL NOTES

- A. SETBACKS:
FRONT: 20'-0"
SIDE: 25'-0"
CORNER REAR: 25'-0"
REAR: 25'-0"
- B. EASEMENTS:
SEE SHEET LS-1.
- C. FREQUENCY:
OPERATING FREQUENCIES: OPERATING FREQUENCIES: 698-2360.
- D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 63,830 SQ. FT.
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 64,150 SQ. FT.
- E. TOTAL AREA DISTURBED: WALL FOOTING: 320 SQ. FT.
UTILITY TRENCHING: 278 SQ. FT.
- F. TOTAL PROJECT AREA: 320 SQ. FT.
- G. A/C UNIT MANUFACTURER: N/A
- H. GENERATOR MANUFACTURER: POLAR POWER MODEL 82204-STNV88-101.
- I. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- J. (E) LANDSCAPE: SHRUBS.
- K. THE GENERATOR MAY BE TESTED UP TO ONCE A WEEK FOR 15 MINUTES BETWEEN THE HOURS OF 7AM TO 6PM ON A BUSINESS DAY (MONDAY THROUGH FRIDAY).
- L. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT MUST OBTAIN APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL HEALTH-HAZARDOUS MATERIALS DIVISION FOR THE PLACEMENT OF ANY REPORTABLE QUANTITIES OF BATTERIES, FUEL TANKS, OR HYDROGEN CYLINDERS WITHIN THE (N) FACILITY. THE CONTACT PERSON FOR THIS REVIEW IS JOAN SWANSON. SHE CAN BE REACHED VIA EMAIL AT JOAN.SWANSON@SDCOUNTY.CA.GOV OR BY PHONE AT (658) 505-6880.

NOTES

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATION) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
4. ALL TRENCH CROSSING SHALL BE A MINIMUM 12" FROM PUBLIC UTILITY.
5. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
6. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE CARMEL VALLEY ROAD AND BLACK MOUNTAIN ROAD RIGHT-OF-WAY.
7. THE APPLICANT SHALL OBTAIN A NON-EXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE CARMEL VALLEY ROAD AND BLACK MOUNTAIN ROAD RIGHT-OF-WAY.
8. SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES: WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED, THE PROPERTY OWNER SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.
9. PRIOR TO START OF CONSTRUCTION (EXCAVATIONS) PLEASE CONTACT BRENDAN SHEEHAN AT (619) 527-5439. ALSO, CONTACT BRENDAN SHEEHAN IF ANY OF THE EXISTING DIRECT BURIED CATHODIC PROTECTION WIRES ARE ENCOUNTERED OR DAMAGED DURING THE EXCAVATION WORK.
10. THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE CITY OF SAN DIEGO WATER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY, THEN THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
11. PRIOR TO START OF CONSTRUCTION (EXCAVATIONS) PLEASE CONTACT BRENDAN SHEEHAN AT (619) 527-5439. ALSO, CONTACT BRENDAN SHEEHAN IF ANY OF THE EXISTING DIRECT BURIED CATHODIC PROTECTION WIRES ARE ENCOUNTERED OR DAMAGED DURING THE EXCAVATION WORK.
12. THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY, THEN THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007 ([HTTP://WWW.SWRQB.CA.GOV/WATERISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML](http://www.swrcb.ca.gov/WATERISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML)) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE [HTTP://DOCS.SANDIEGO.GOV/MUNICODE/MUNICODECHAPTER14/CH14ART02DIVISION02.PDF](http://docs.sandiego.gov/municode/municodechapter14/ch14art02division02.pdf) AND STORM WATER MANUAL [HTTP://WWW.SANDIEGO.GOV/DEVELOPMENT-SERVICES/PDF/PROPOSEDS/STORMWATERMANUAL.PDF](http://www.sandiego.gov/development-services/pdf/proposeds/stormwatermanual.pdf)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO STREET.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

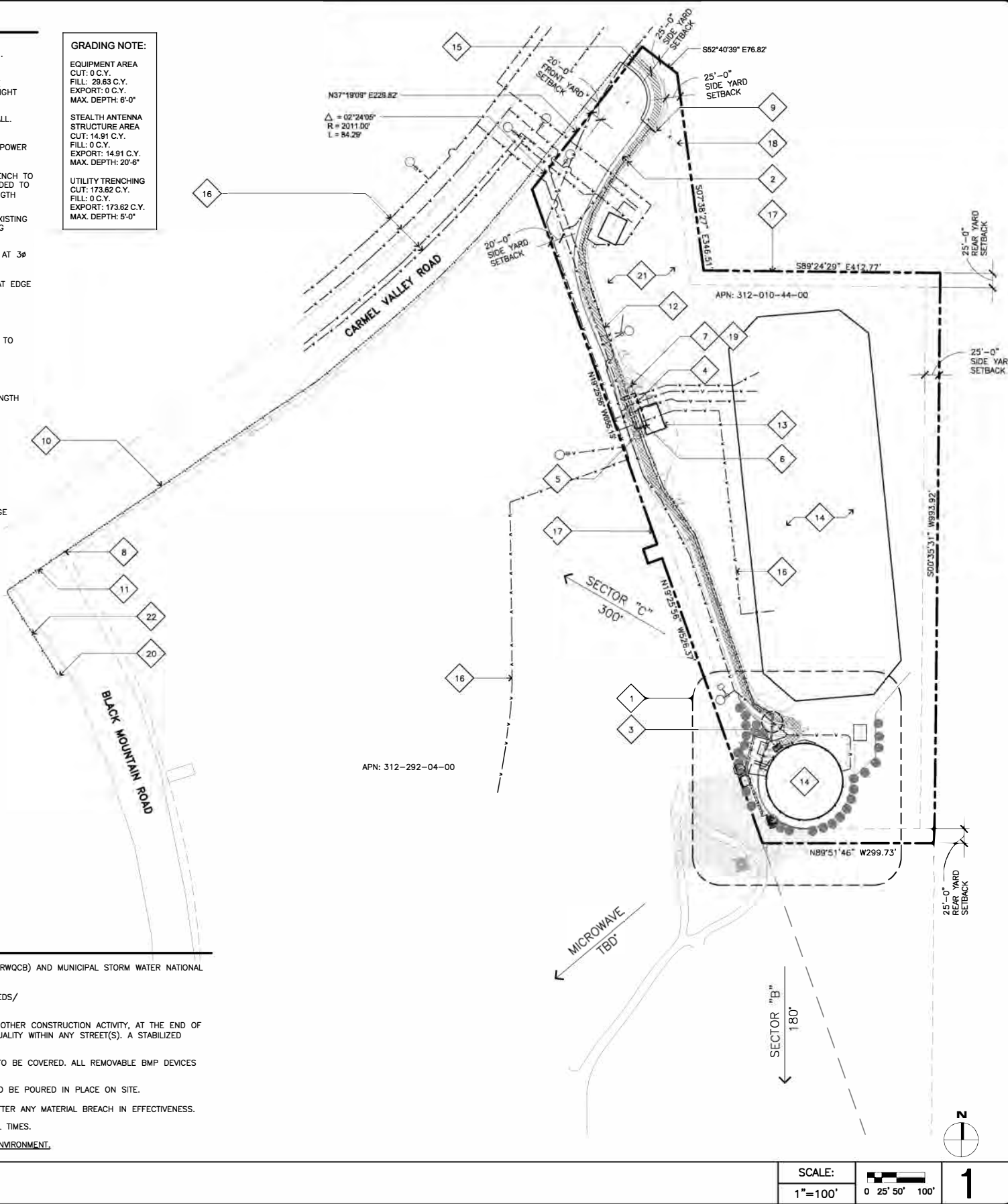
KEYNOTES

- 1 PROPOSED VZW LEASE AREA; SEE SHEET A-1.
- 2 PROPOSED 12'-0" WIDE VZW NON-EXCLUSIVE VEHICULAR PATH OF ACCESS FROM PUBLIC RIGHT OF WAY TO NON-EXCLUSIVE PARKING STALL.
- 3 PROPOSED VZW NON-EXCLUSIVE PARKING STALL.
- 4 EXISTING TRANSFORMER AND PROPOSED VZW POWER POINT OF CONNECTION.
- 5 PROPOSED VZW JOINT POWER AND TELCO TRENCH TO FOLLOW EXISTING TRENCH; HAND-DIG AS NEEDED TO PROTECT EXISTING UTILITY LINES. (POWER LENGTH ±875'-0")
- 6 PROPOSED POWER TRENCH CROSSING WITH EXISTING WATER LINES; HAND-DIG TO PROTECT EXISTING UTILITY LINES.
- 7 PROPOSED VZW ELECTRICAL METER PEDESTAL AT 3ø 200AMP 277/480.
- 8 PROPOSED VZW 2'-0" X 3'-0" HAND HOLE AT EDGE OF PROPERTY LINE.
- 9 EXISTING 2'-0" X 3'-0" TELCO PULL BOX.
- 10 PROPOSED VZW TELCO TRENCH IN ROW NEXT TO SIDEWALK; APPROX. 1,325'-0".
- 11 PROPOSED AT&T CONDUIT; APPROX. 110'-0"
- 12 PROPOSED TRENCH 4"ø FOR FIBER TELCO LENGTH ±1350'
- 13 EXISTING BUILDING.
- 14 EXISTING WATER TANK.
- 15 EXISTING INGRESS / EGRESS.
- 16 EXISTING PUBLIC UTILITY (SUPPLY / DISCHARGE WATERLINE); TYP.
- 17 EXISTING PROPERTY LINE.
- 18 EXISTING CHAIN LINK FENCE.
- 19 EXISTING METER PEDESTAL.
- 20 EXISTING MANHOLE 2232 WITH FAP.
- 21 EXISTING LANDSCAPE.
- 22 EXISTING CONDUIT FOR AT&T TO Y-CAST FOR NEW CONDUIT.

GRADING NOTE:

EQUIPMENT AREA
CUT: 0 C.Y.
FILL: 29.63 C.Y.
EXPORT: 0 C.Y.
MAX. DEPTH: 6'-0"

UTILITY TRENCHING
CUT: 173.62 C.Y.
FILL: 0 C.Y.
EXPORT: 173.62 C.Y.
MAX. DEPTH: 5'-0"



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P8	10/07/16	100% RE-DESIGN ZD'S	IB
P9	10/28/16	100% RE-DESIGN ZD'S	IB
P10	12/14/16	100% RE-DESIGN ZD'S	IB
P11	12/15/16	100% RE-DESIGN ZD'S	IB
P12	02/07/17	100% RE-DESIGN ZD'S	IB
P13	04/04/17	STAFF COMMENTS	IB
P14	02/18/19	REROUTE CONDUITS	MBD
P15	06/18/19	100% ZD'S	MBD
P16	10/25/19	REVISE TREE LAYOUT	MBD

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REGISTERED ARCHITECT
 JEFFREY L. ROME
 C-620878
 EXPIRES FEB. 28, 2021
 STATE OF CALIFORNIA

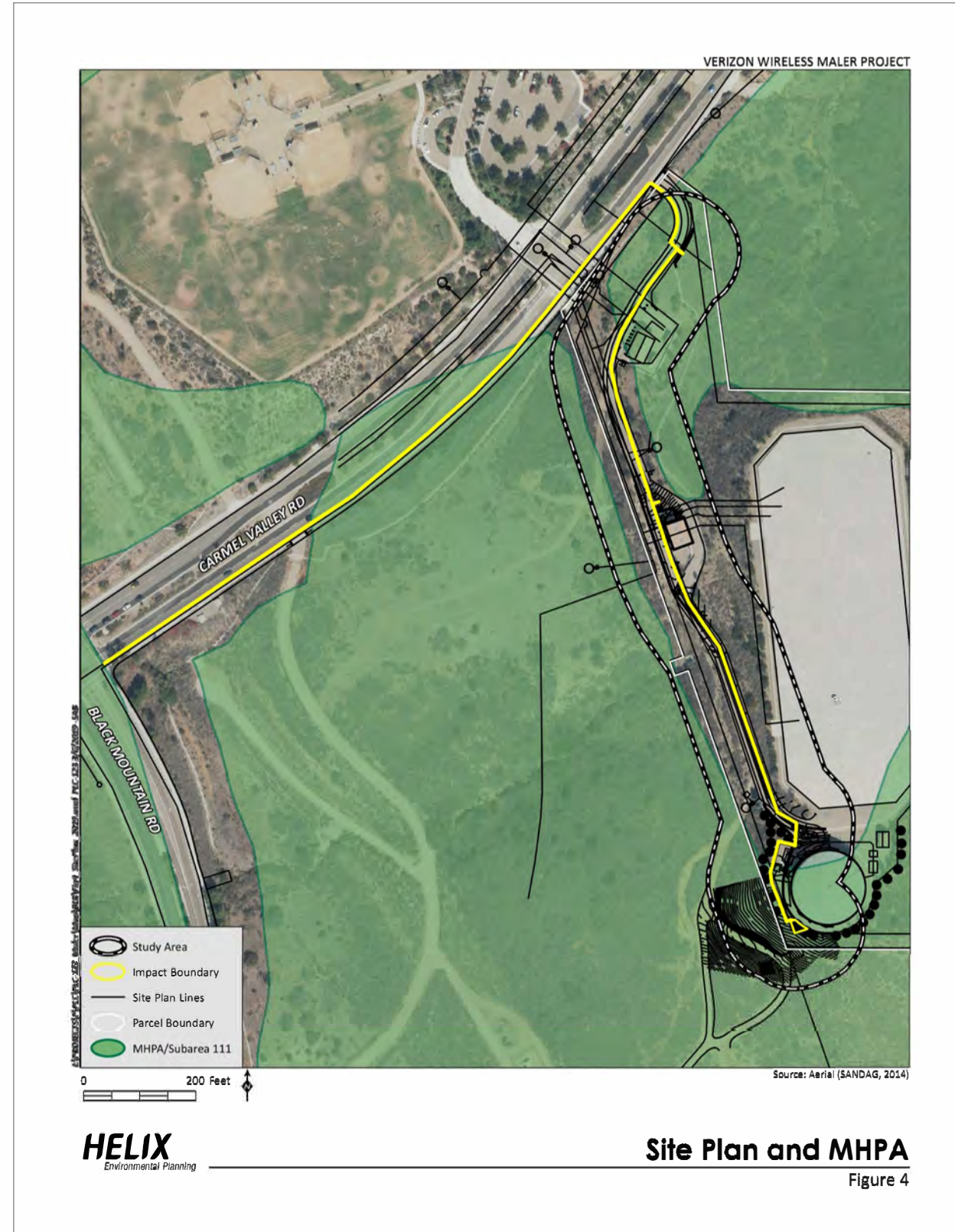
MALER
 14799 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:
SITE PLAN
A-0

SITE PLAN

SCALE:
 1" = 100'
 0 25' 50' 100'

JRA JOB NUMBER: 150646



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
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P12	02/07/17	100% RE-DESIGN ZD'S	IB
P13	04/04/17	STAFF COMMENTS	IB
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P15	06/18/19	100% ZD'S	MBD
P16	10/25/19	REVISE TREE LAYOUT	MBD

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MALER
 14799 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:
MULTI-HABITAT PLANNING AREA

A-0.1

MULTI-HABITAT PLANNING AREA

SCALE:
 N.T.S. **1**

JRA JOB NUMBER: 150646

KEYNOTES

- | | |
|---|---|
| 1 PROPOSED VZW EQUIPMENT INSIDE PROPOSED EQUIPMENT AREA. MATCH EXISTING BUILDING ON SITE. SEE DETAIL 3/A-1.1. | 12 EXISTING PUBLIC UTILITY (SUPPLY / DISCHARGE WATERLINE); TYP. |
| 1A PROPOSED VZW 30'-0" HIGH STEALTH ANTENNA STRUCTURE. SEE DETAIL 1/A-1.1. | 13 EXISTING PROPERTY LINE. |
| 2 PROPOSED 12'-0" WIDE VZW NON-EXCLUSIVE VEHICULAR PATH OF ACCESS FROM PUBLIC RIGHT OF WAY TO NON-EXCLUSIVE PARKING STALL. | 14 EXISTING WATER TANK. |
| 3 PROPOSED 3'-0" WIDE VZW NON-EXCLUSIVE PATH OF ACCESS FROM PROPOSED VZW NON-EXCLUSIVE PARKING STALL TO PROPOSED VZW EQUIPMENT ENCLOSURE. | 15 EXISTING GRATED CONCRETE TANK. |
| 4 PROPOSED VZW NON-EXCLUSIVE PARKING STALL. | 16 EXISTING DIRT ROAD. |
| 5 NOT USED. | 17 EXISTING CHAIN LINK FENCE. |
| 6 PROPOSED VZW JOINT POWER & TELCO TRENCH CROSSING WITH EXISTING WATER LINES; HAND-DIG TO PROTECT EXISTING UTILITY LINES. | 18 EXISTING ELECTRICAL CABINET. |
| 7 PROPOSED VZW 2'-0" X 3'-0" HAND HOLE. | 19 EXISTING LANDSCAPE. |
| 8 EXISTING 2'-0" X 3'-0" TELCO PULL BOX. PROPOSED VZW TELCO POINT OF CONNECTION. | 20 EXISTING LATTICE TOWER. |
| 9 PROPOSED VZW JOINT POWER & TELCO TRENCH. | 21 EXISTING PUMP HOUSE. |
| 10 PROPOSED TRENCH 4" CONDUIT FOR PROPOSED FIBER. SEE A-0 FOR COMPLETE ROUTE. | 22 EXISTING K-RAIL. |
| 11 PROPOSED JOINT POWER AND TELCO TRENCH FROM PROPOSED 2'-0" X 3'-0" HAND HOLE TO PROPOSED VZW EQUIPMENT ENCLOSURE. (±20'-0") | 23 EXISTING PINE TREE, TYP; SEE SHEET L-1. |
| | 24 NEW PINE TREE, TYP OF (2); SEE SHEET L-1. |

GRADING NOTE:

EQUIPMENT AREA
 CUT: 0 C.Y.
 FILL: 29.63 C.Y.
 EXPORT: 0 C.Y.
 MAX. DEPTH: 6'-0"

STEALTH ANTENNA
 STRUCTURE AREA
 CUT: 14.91 C.Y.
 FILL: 0 C.Y.
 EXPORT: 14.91 C.Y.
 MAX. DEPTH: 20'-6"

UTILITY TRENCHING
 CUT: 173.62 C.Y.
 FILL: 0 C.Y.
 EXPORT: 173.62 C.Y.
 MAX. DEPTH: 5'-0"

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

I, the undersigned as Lessee(s) of the property described as
14799 BLACK MOUNTAIN ROAD SAN DIEGO, CALIFORNIA 92129
 (Address or legal description)

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

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

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

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

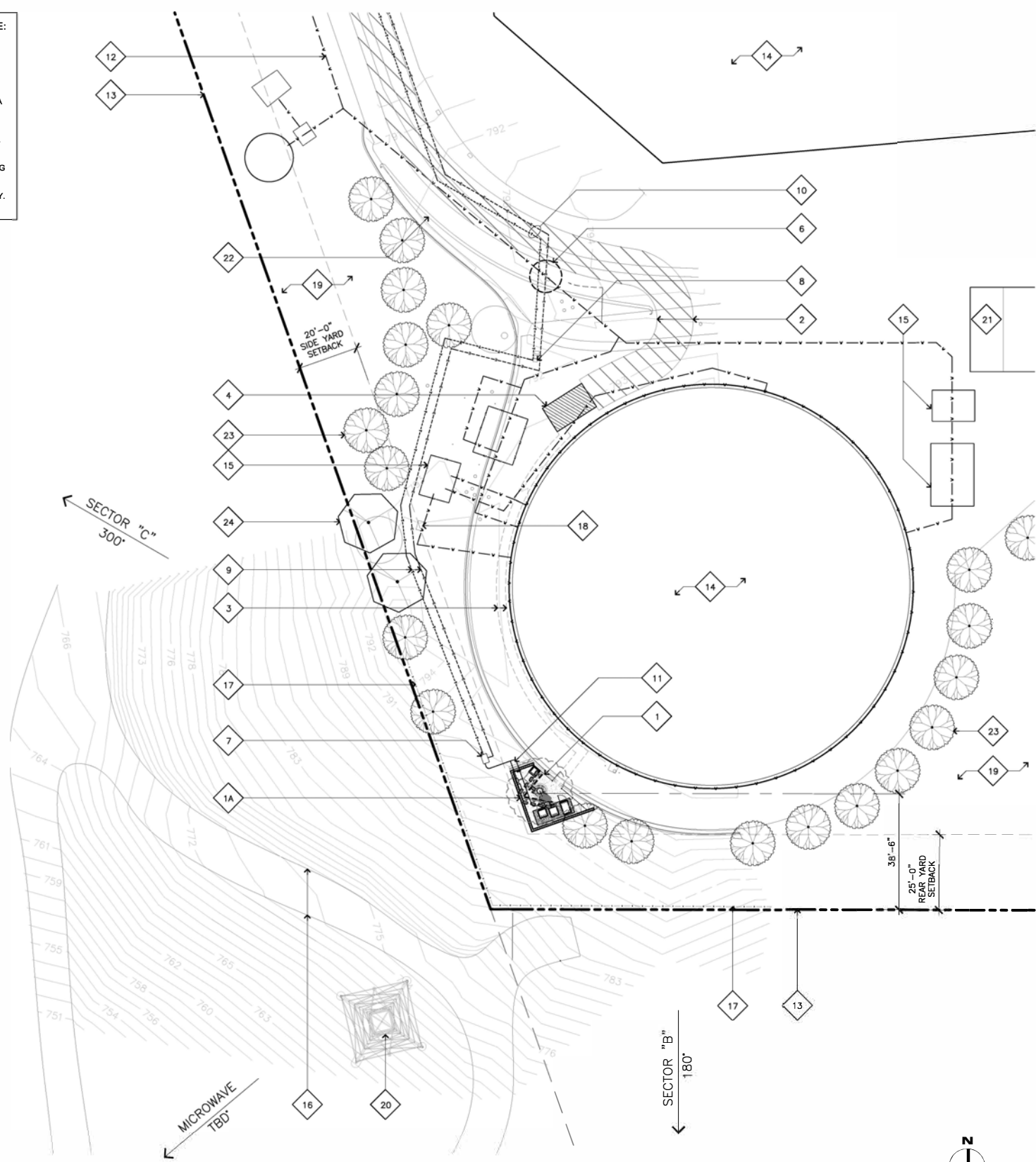
- Maintain pre-development runoff characteristics
- Minimize impervious foot prints by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios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

Additionally I/we will:

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

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

Lessee Andrei Motakin Company Name Verizon Wireless
 Lessee [Signature] Date 7/25/14



ENLARGED SITE PLAN

SCALE:
 1"=20'
 0 10' 20' 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P8	10/07/16	100% RE-DESIGN ZD'S	IB
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P12	02/07/17	100% RE-DESIGN ZD'S	IB
P13	04/04/17	STAFF COMMENTS	IB
P14	02/18/19	REROUTE CONDUITS	MBD
P15	06/18/19	100% ZD'S	MBD
P16	10/25/19	REVISE TREE LAYOUT	MBD

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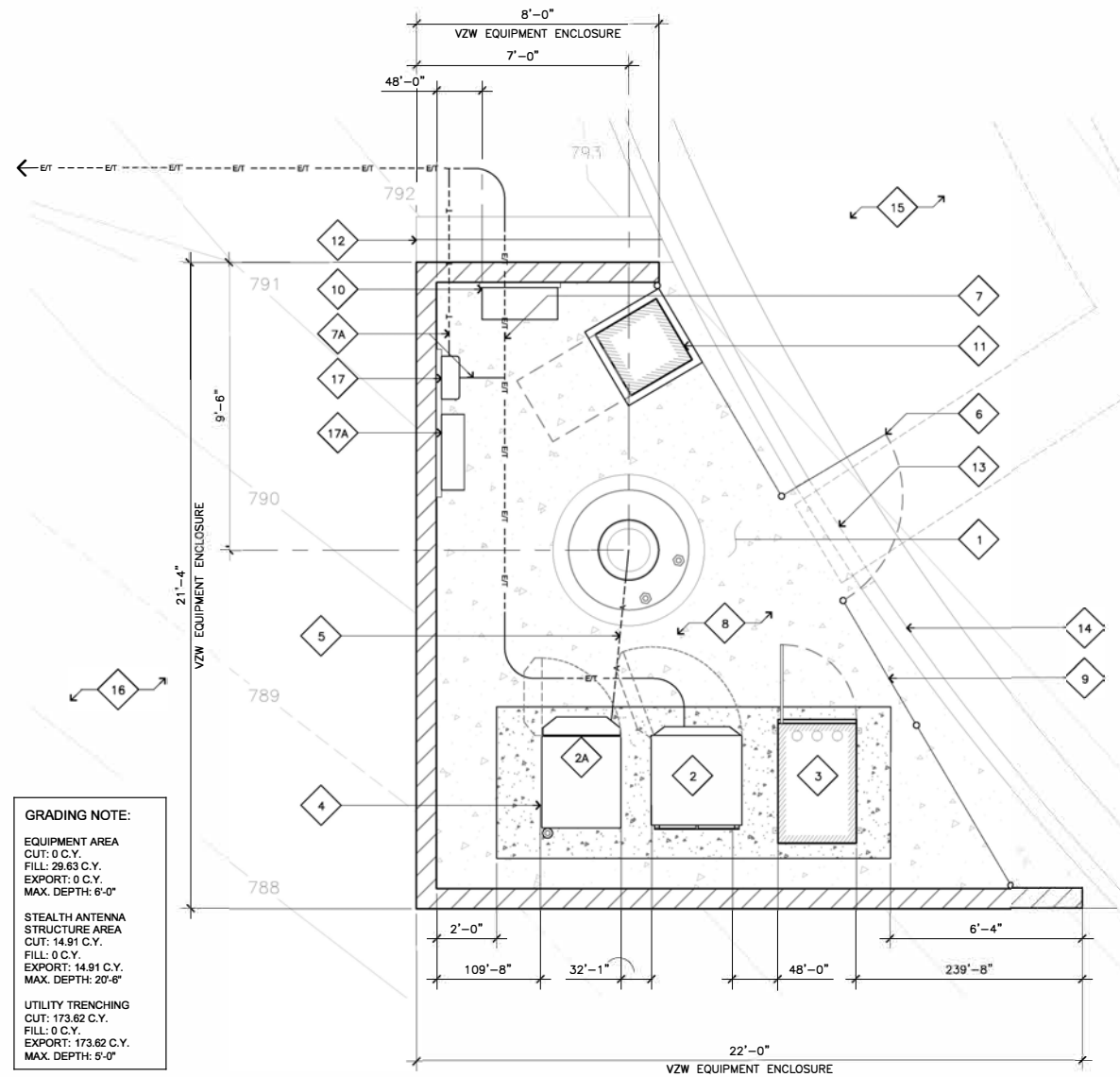
MALER
 14799 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:
 ENLARGED SITE PLAN
 AND UTILITY PLAN

A-1

KEYNOTES

- 1 PROPOSED VZW LEASE AREA; MATCH EXISTING BUILDING ON SITE. SEE SHEET A-1.1.
- 2 PROPOSED VZW MCE BATTERY CABINET; SEE SHEET A-4.
- 2A PROPOSED VZW MCE EQUIPMENT CABINET; SEE SHEET A-5.
- 3 PROPOSED VZW 54 GALLON 15KW ENCLOSED STAND-BY DIESEL GENERATOR.
- 4 PROPOSED VZW GPS ANTENNA MOUNTED ON PROPOSED MCE CABINET.
- 5 PROPOSED (6) 6"Ø CONDUITS FOR COAX CABLE AND (1) 1-1/2" FOR GROUND. APPROX. 50'-0".
- 6 PROPOSED 4'-0" WIDE CHAIN LINK FENCE ACCESS DOOR.
- 7 PROPOSED JOINT POWER AND TELCO TRENCH FROM PROPOSED 2'-0" X 3'-0" HAND HOLE TO PROPOSED VZW EQUIPMENT ENCLOSURE. APPROX. 50'-0".
- 7A PROPOSED TELCO TRENCH; APPROX. 10'-0"
- 8 PROPOSED D.G. PAD LEVEL.
- 9 PROPOSED CHAIN LINK FENCE.
- 10 PROPOSED INTEGRATED LOAD CENTER MOUNTED TO WALL.
- 11 PROPOSED VZW STEP-DOWN TRANSFORMER.
- 12 PROPOSED 18" WIDE CONCRETE SWALE.
- 13 EXISTING CONCRETE CURB TO BE CUT FOR PROPOSED VZW EQUIPMENT ENCLOSURE ACCESS.
- 14 EXISTING CONCRETE CURB.
- 15 EXISTING GRAVEL PATH.
- 16 EXISTING LANDSCAPE.
- 17 PROPOSED AT&T CIENA BOX MOUNTED TO PROPOSED VZW H-FRAME WITH UNISTRUT.
- 17A PROPOSED VZW 30"Wx36"Hx9"D SUNWEST ENCLOSURE MOUNTED TO PROPOSED VZW H-FRAME WITH UNISTRUT.



GRADING NOTE:
 EQUIPMENT AREA
 CUT: 0 C.Y.
 FILL: 29.63 C.Y.
 EXPORT: 0 C.Y.
 MAX. DEPTH: 6'-0"

STEALTH ANTENNA STRUCTURE AREA
 CUT: 14.91 C.Y.
 FILL: 0 C.Y.
 EXPORT: 14.91 C.Y.
 MAX. DEPTH: 20'-6"

UTILITY TRENCHING
 CUT: 173.62 C.Y.
 FILL: 0 C.Y.
 EXPORT: 173.62 C.Y.
 MAX. DEPTH: 5'-0"

NOTE:
 1. ALL PROPOSED STORM WATER DISCHARGE / RUN-OFF FROM PROJECT SITE WILL NOT BE ONTO THE ADJACENT HILL SIDE.
 2. EXISTING CONTOUR LINES AT 1'-0" INTERVALS, TYP.

EQUIPMENT PLAN

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

3

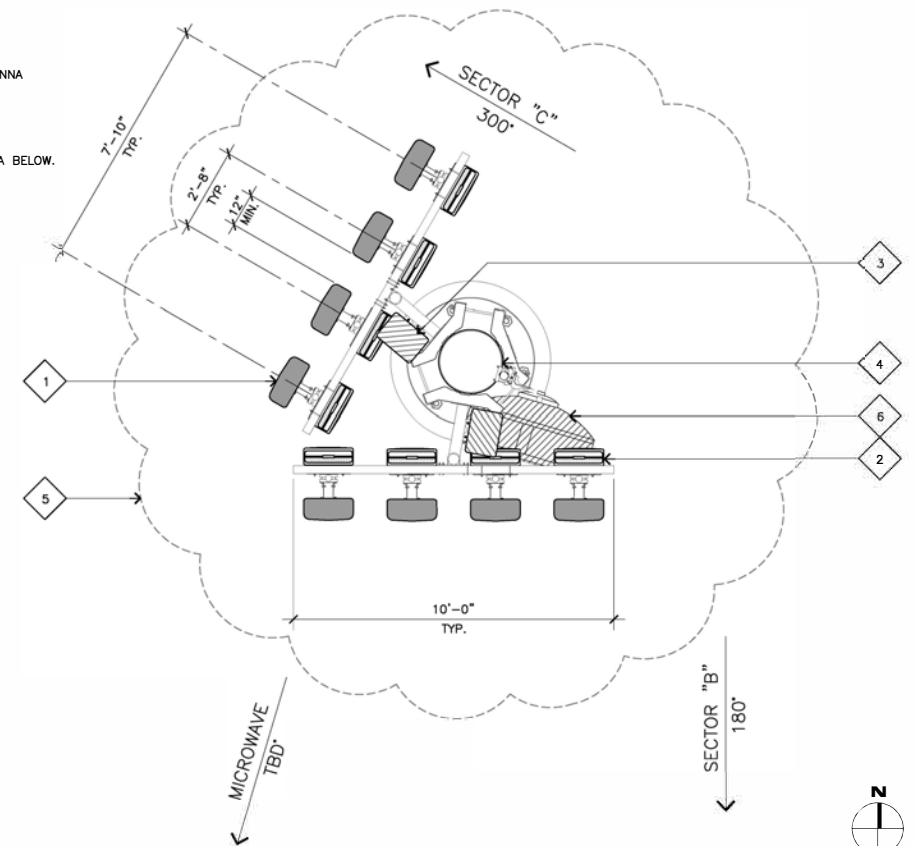
ANTENNA PLAN

ANTENNA SCHEDULE SPECS

SCALE: NONE **2**

KEYNOTES

- 1 PROPOSED VZW ANTENNAS (4 PER SECTOR; 8 TOTAL) WITH PINE NEEDLE ANTENNA SOCK COVER TO MATCH STEALTH ANTENNA STRUCTURE.
- 2 PROPOSED VZW RRU'S; (4 PER SECTOR; 8 TOTAL).
- 3 PROPOSED VZW RAYCAPS (2 TOTAL).
- 4 PROPOSED VZW 30'-0" HIGH STEALTH ANTENNA STRUCTURE.
- 5 PROPOSED VZW 22'-0"Ø STEALTH ANTENNA STRUCTURE DRIPLINE.
- 6 PROPOSED VZW 4'-0"Ø MICROWAVE ANTENNA BELOW.



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

1

ANTENNA SCHEDULE								
SECTOR	QUANTITY	AZIMUTH	PROPOSED ANTENNA SIZE	RAD. CENTER	COAX	EST. LENGTH	TX/RX	ELEC. DNTLT.
BETA	4	180°	6'-1"	24'-0"	1-5/8" FIBER	30'-0"	TBD	2°
GAMMA	4	300°	6'-1"	24'-0"		30'-0"	TBD	2°

ISSUE STATUS

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P9	10/28/16	100% RE-DESIGN ZD'S	IB
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P11	12/15/16	100% RE-DESIGN ZD'S	IB
P12	02/07/17	100% RE-DESIGN ZD'S	IB
P13	04/04/17	STAFF COMMENTS	IB
P14	02/18/19	REROUTE CONDUITS	MBD
P15	06/18/19	100% ZD'S	MBD
P16	10/25/19	REVISE TREE LAYOUT	MBD

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REGISTERED ARCHITECT
 JEFFREY L. ROME
 C-620878
 Exp. FEB. 28, 2021
 STATE OF CALIFORNIA

MALER
 14799 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92129

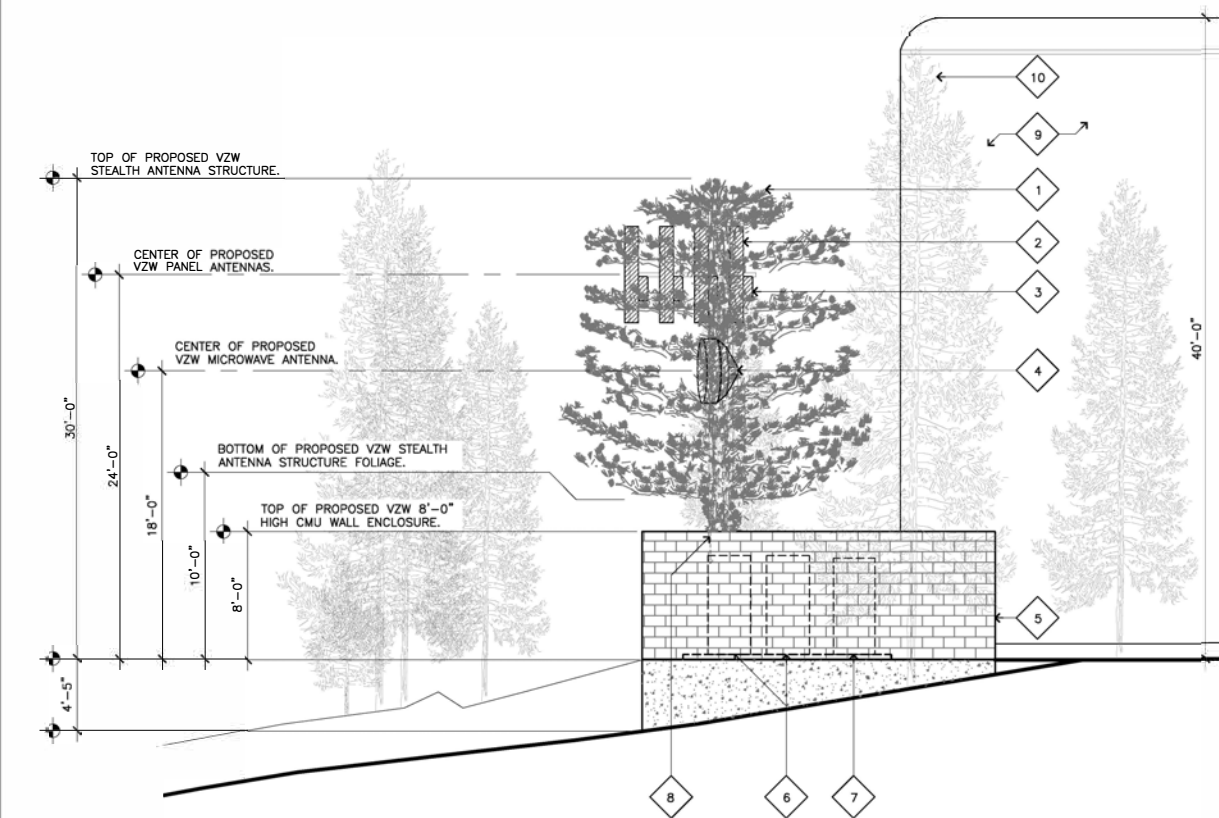
SHEET TITLE:
 EQUIPMENT PLAN, ANTENNA PLAN, AND ANTENNA SCHEDULE SPECS

A-1.1

JRA JOB NUMBER: 150646

KEYNOTES

- 1 PROPOSED VZW 30'-0" HIGH STEALTH ANTENNA STRUCTURE.
- 2 PROPOSED VZW ANTENNAS (4 PER SECTOR; 8 TOTAL) WITH PINE NEEDLE ANTENNA SOCK COVER TO MATCH ANTENNA STEALTH STRUCTURE.
- 3 PROPOSED VZW RRU'S (4 PER SECTOR; 8 TOTAL).
- 4 PROPOSED VZW 2'-0" MICROWAVE ANTENNA.
- 5 PROPOSED VZW 8'-0" HIGH CMU WALL ENCLOSURE.
- 6 PROPOSED VZW MCE EQUIPMENT CABINETS; TYP. OF (2).
- 7 PROPOSED VZW 15KW ENCLOSED STAND-BY DIESEL GENERATOR.
- 8 PROPOSED VZW GPS ANTENNA MOUNTED ON PROPOSED MCE CABINET.
- 9 EXISTING WATER TANK.
- 10 EXISTING PINE TREES; SEE SHEET L-1.

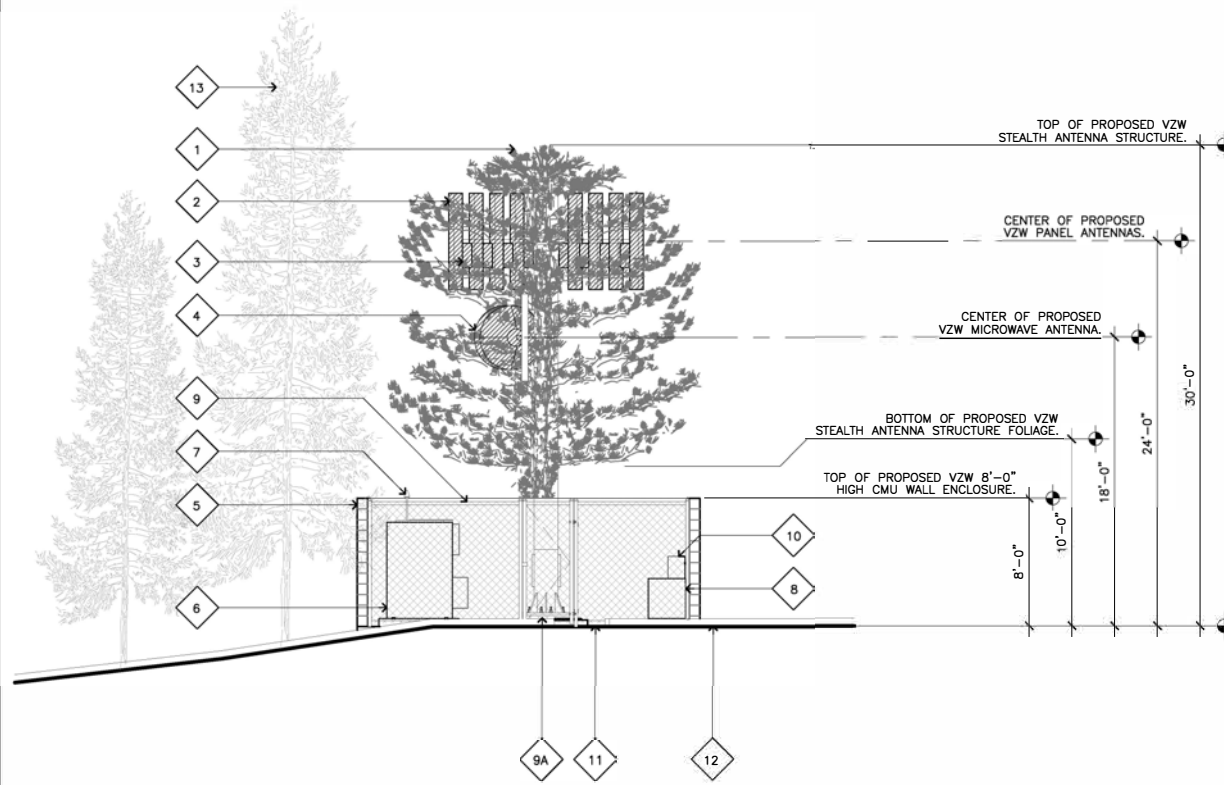


SOUTH ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" **2**

KEYNOTES

- 1 PROPOSED VZW 30'-0" HIGH STEALTH ANTENNA STRUCTURE.
- 2 PROPOSED VZW ANTENNAS (4 PER SECTOR; 8 TOTAL) WITH PINE NEEDLE ANTENNA SOCK COVER TO MATCH ANTENNA STEALTH STRUCTURE.
- 3 PROPOSED VZW RRU'S (4 PER SECTOR; 8 TOTAL).
- 4 PROPOSED VZW 4'-0" MICROWAVE ANTENNA.
- 5 PROPOSED VZW 8'-0" HIGH CMU WALL ENCLOSURE.
- 6 PROPOSED VZW MCE EQUIPMENT CABINETS; TYP. OF (2).
- 7 PROPOSED VZW GPS ANTENNA MOUNTED ON PROPOSED MCE CABINET.
- 8 PROPOSED VZW STEP-DOWN TRANSFORMER.
- 9 PROPOSED CHAIN LINK FENCE.
- 9A PROPOSED 4'-0" WIDE CHAIN LINK FENCE ACCESS DOOR.
- 10 PROPOSED INTEGRATED LOAD CENTER.
- 11 EXISTING CONCRETE CURB TO BE CUT FOR PROPOSED VZW EQUIPMENT ENCLOSURE ACCESS.
- 12 EXISTING CONCRETE CURB.
- 13 EXISTING PINE TREES; SEE SHEET L-1.



NOTE:
EXISTING WATER TANK NOT SHOWN FOR CLARITY.

EAST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" **1**

ISSUE STATUS

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P15	06/18/19	100% ZD'S	MBD
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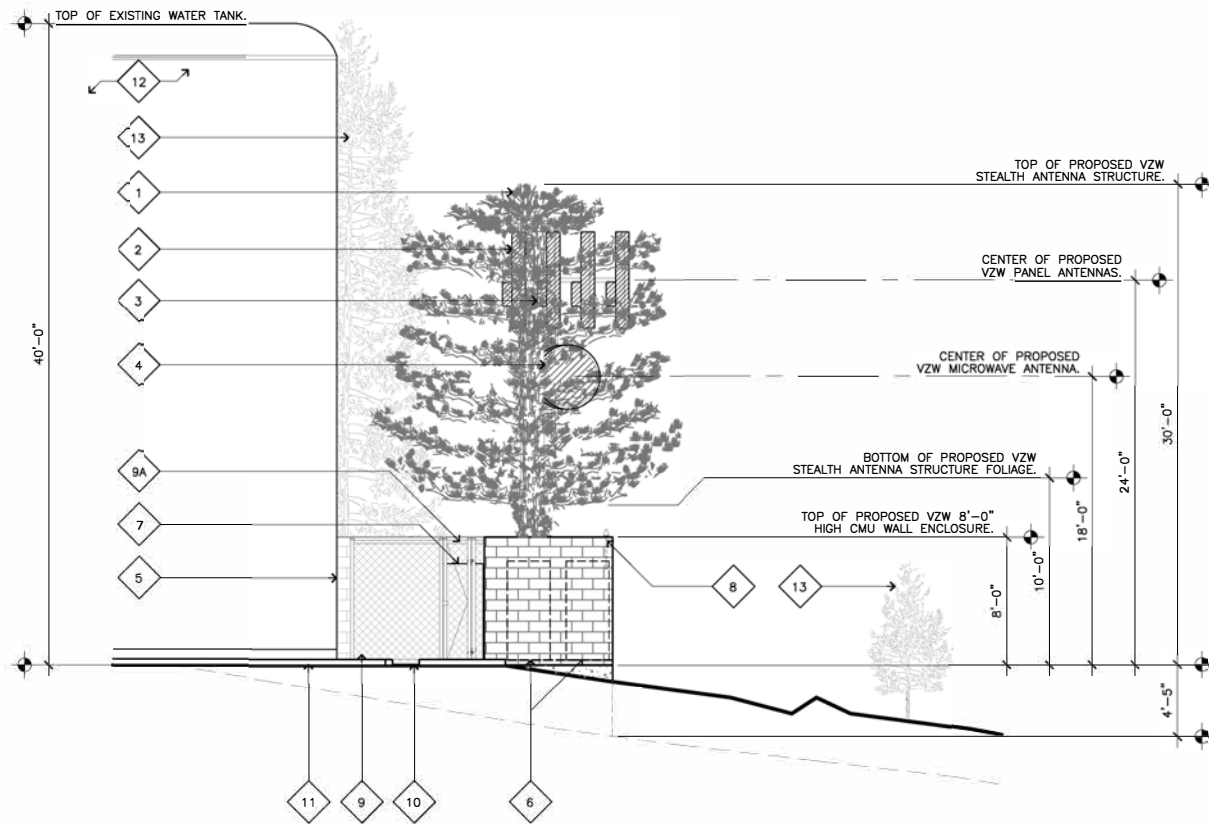
MALER
 14799 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:
ELEVATIONS

A-2

KEYNOTES

- 1 PROPOSED VZW 30'-0" HIGH STEALTH ANTENNA STRUCTURE.
- 2 PROPOSED VZW ANTENNAS (4 PER SECTOR; 8 TOTAL) WITH PINE NEEDLE ANTENNA SOCK COVER TO MATCH ANTENNA STEALTH STRUCTURE.
- 3 PROPOSED VZW RRU'S (4 PER SECTOR; 8 TOTAL).
- 4 PROPOSED VZW 4'-0" MICROWAVE ANTENNA, BEYOND.
- 5 PROPOSED VZW 8'-0" HIGH CMU WALL ENCLOSURE.
- 6 PROPOSED VZW MCE EQUIPMENT CABINETS; TYP. OF (2).
- 7 PROPOSED VZW 15KW ENCLOSED STAND-BY DIESEL GENERATOR.
- 8 PROPOSED VZW GPS ANTENNA MOUNTED ON PROPOSED MCE CABINET.
- 9 PROPOSED CHAIN LINK FENCE.
- 9A PROPOSED 4'-0" WIDE CHAIN LINK FENCE ACCESS DOOR.
- 10 EXISTING CONCRETE CURB TO BE CUT FOR PROPOSED VZW EQUIPMENT ENCLOSURE ACCESS.
- 11 EXISTING CONCRETE CURB.
- 12 EXISTING WATER TANK.
- 13 EXISTING PINE TREES; SEE SHEET L-1.

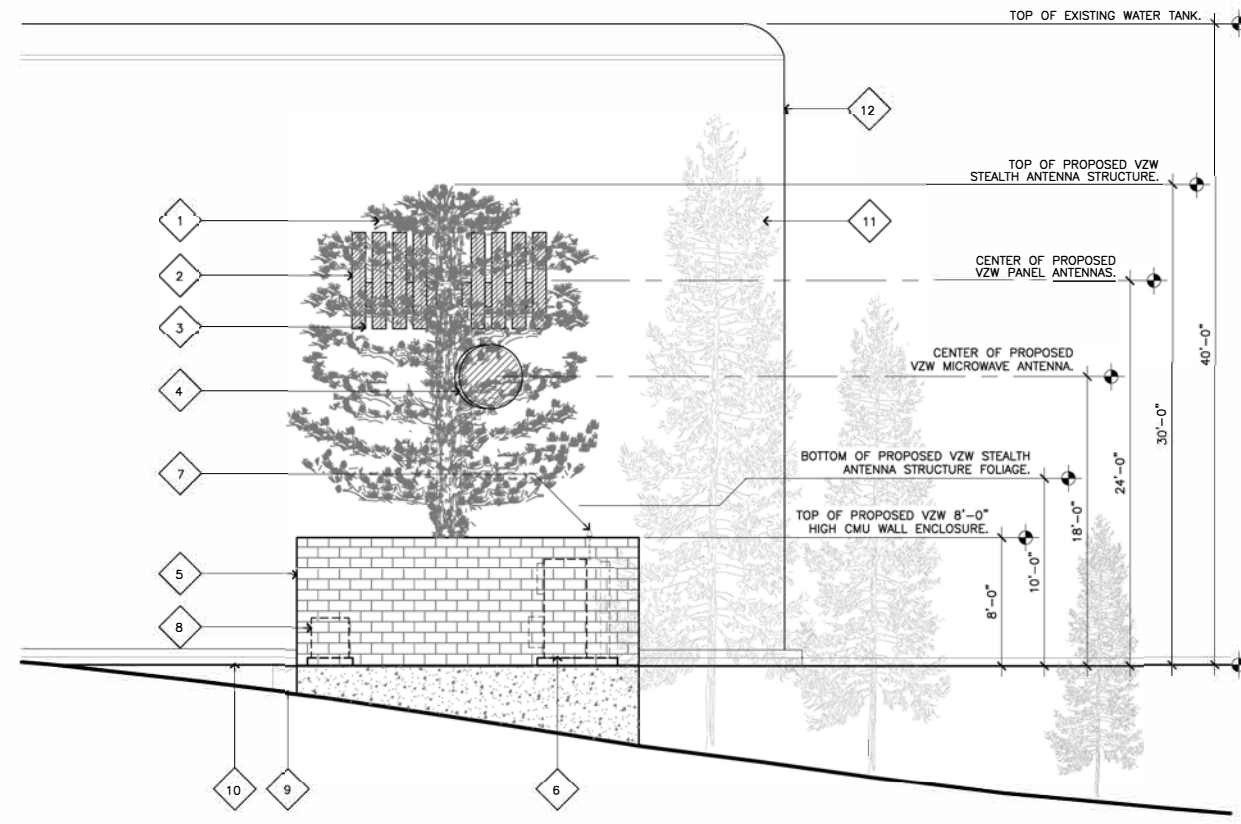


NORTH ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" 2

KEYNOTES

- 1 PROPOSED VZW 30'-0" HIGH STEALTH ANTENNA STRUCTURE.
- 2 PROPOSED VZW ANTENNAS (4 PER SECTOR; 8 TOTAL) WITH PINE NEEDLE ANTENNA SOCK COVER TO MATCH ANTENNA STEALTH STRUCTURE.
- 3 PROPOSED VZW RRU'S (4 PER SECTOR; 8 TOTAL).
- 4 PROPOSED VZW 4'-0" MICROWAVE ANTENNA.
- 5 PROPOSED VZW 8'-0" HIGH CMU WALL ENCLOSURE.
- 6 PROPOSED VZW MCE EQUIPMENT CABINETS, TYP. OF (2).
- 7 PROPOSED VZW GPS ANTENNA MOUNTED ON PROPOSED MCE CABINET.
- 8 PROPOSED VZW STEP-DOWN TRANSFORMER.
- 9 PROPOSED 18" CONCRETE SWALE.
- 10 EXISTING CONCRETE CURB.
- 11 EXISTING PINE TREES; SEE SHEET L-1.
- 12 EXISTING WATER TANK.



WEST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P8	10/07/16	100% RE-DESIGN ZD'S	IB
P9	10/28/16	100% RE-DESIGN ZD'S	IB
P10	12/14/16	100% RE-DESIGN ZD'S	IB
P11	12/15/16	100% RE-DESIGN ZD'S	IB
P12	02/07/17	100% RE-DESIGN ZD'S	IB
P13	04/04/17	STAFF COMMENTS	IB
P14	02/18/19	REROUTE CONDUITS	MBD
P15	06/18/19	100% ZD'S	MBD
P16	10/25/19	REVISE TREE LAYOUT	MBD

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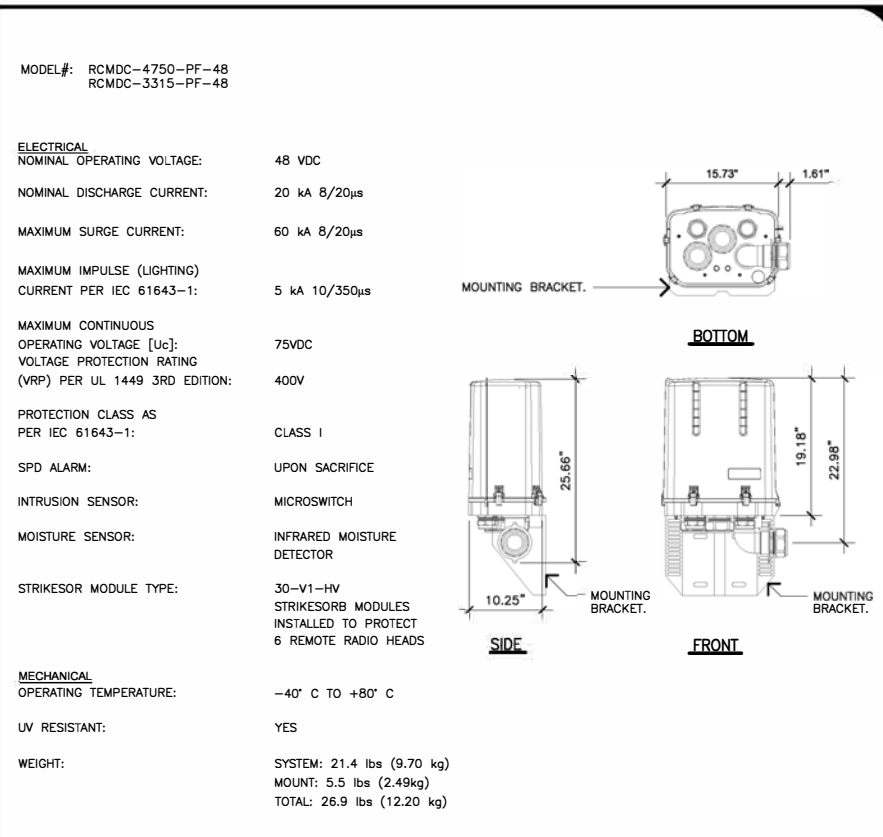
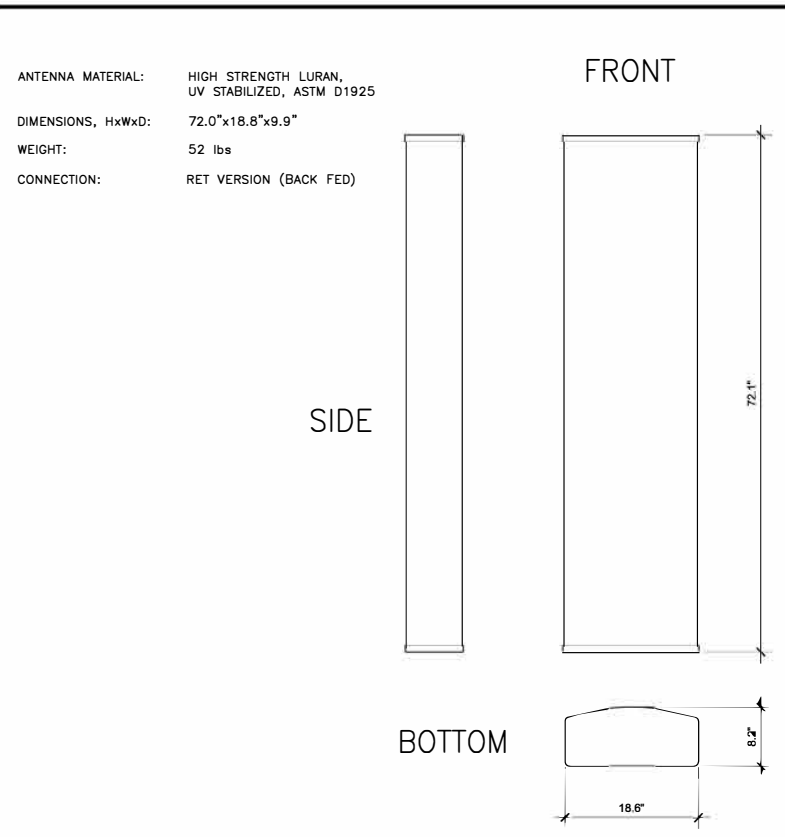
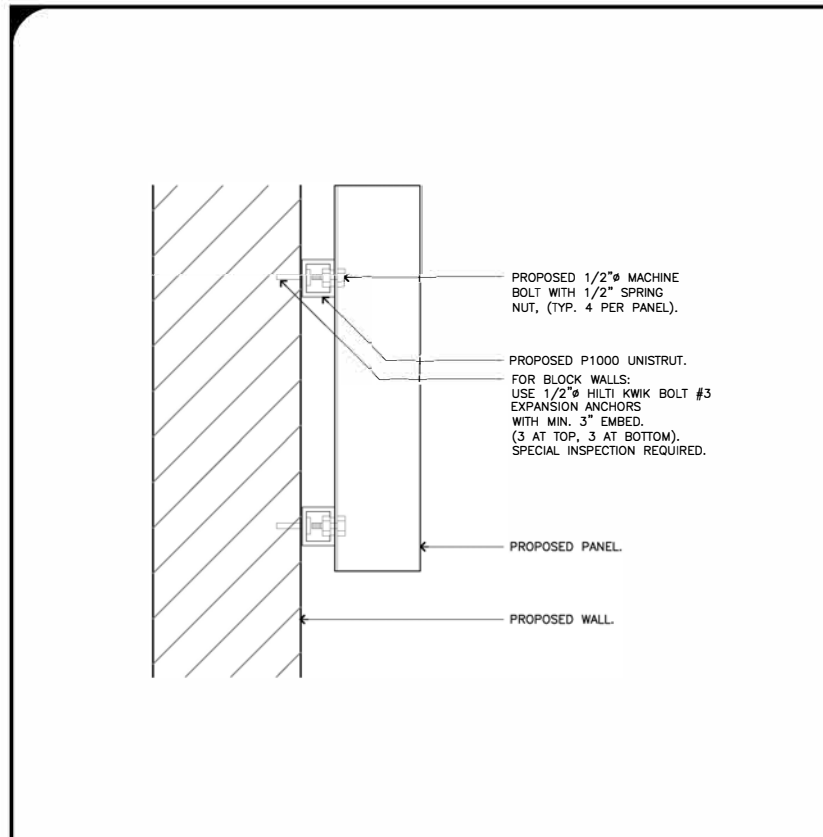
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 SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:
 ELEVATIONS

A-2.1



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
P8	10/07/16	100% RE-DESIGN ZD'S	IB
P9	10/28/16	100% RE-DESIGN ZD'S	IB
P10	12/14/16	100% RE-DESIGN ZD'S	IB
P11	12/15/16	100% RE-DESIGN ZD'S	IB
P12	02/07/17	100% RE-DESIGN ZD'S	IB
P13	04/04/17	STAFF COMMENTS	IB
P14	02/18/19	REROUTE CONDUITS	MBD
P15	06/18/19	100% ZD'S	MBD
P16	10/25/19	REVISE TREE LAYOUT	MBD

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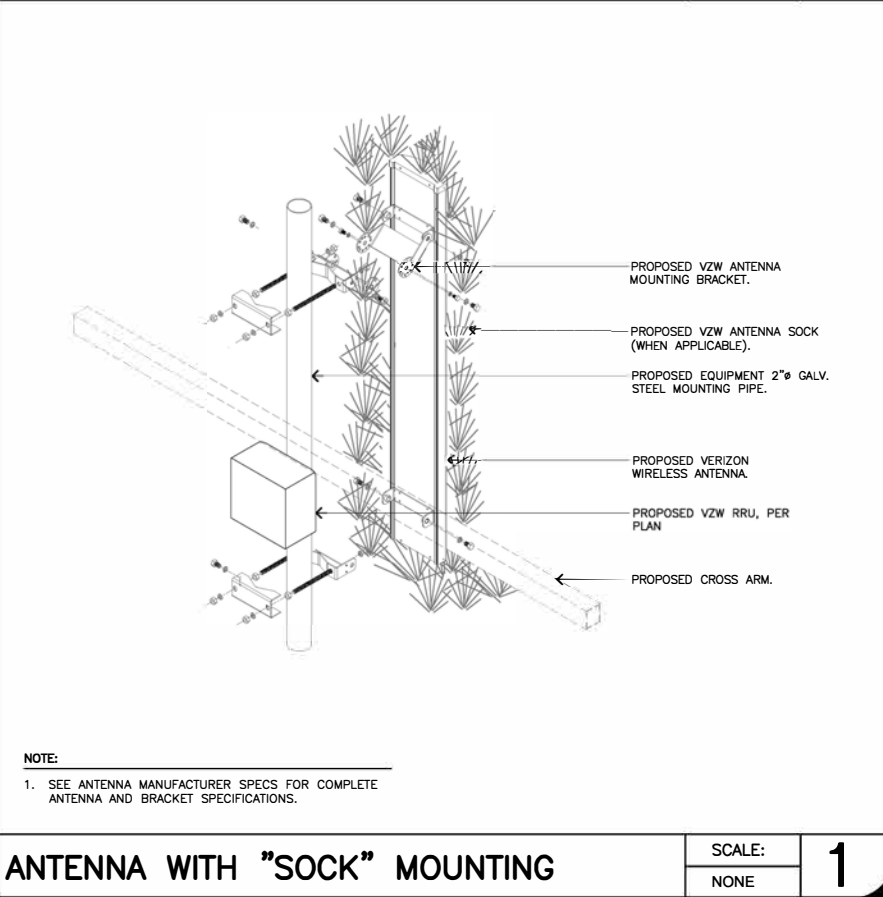
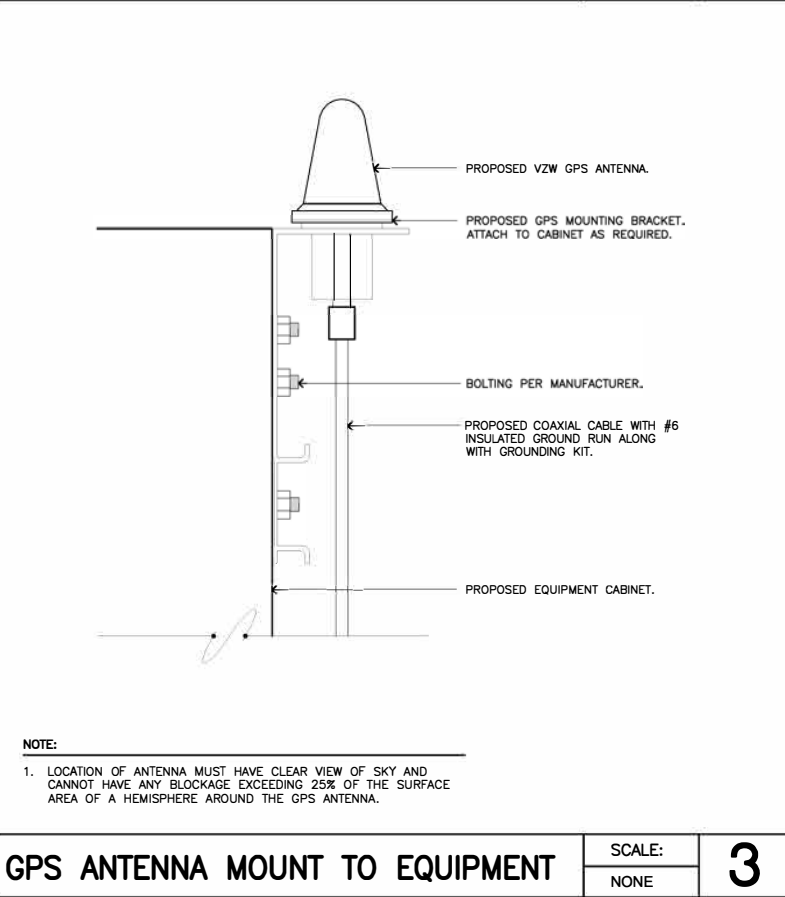
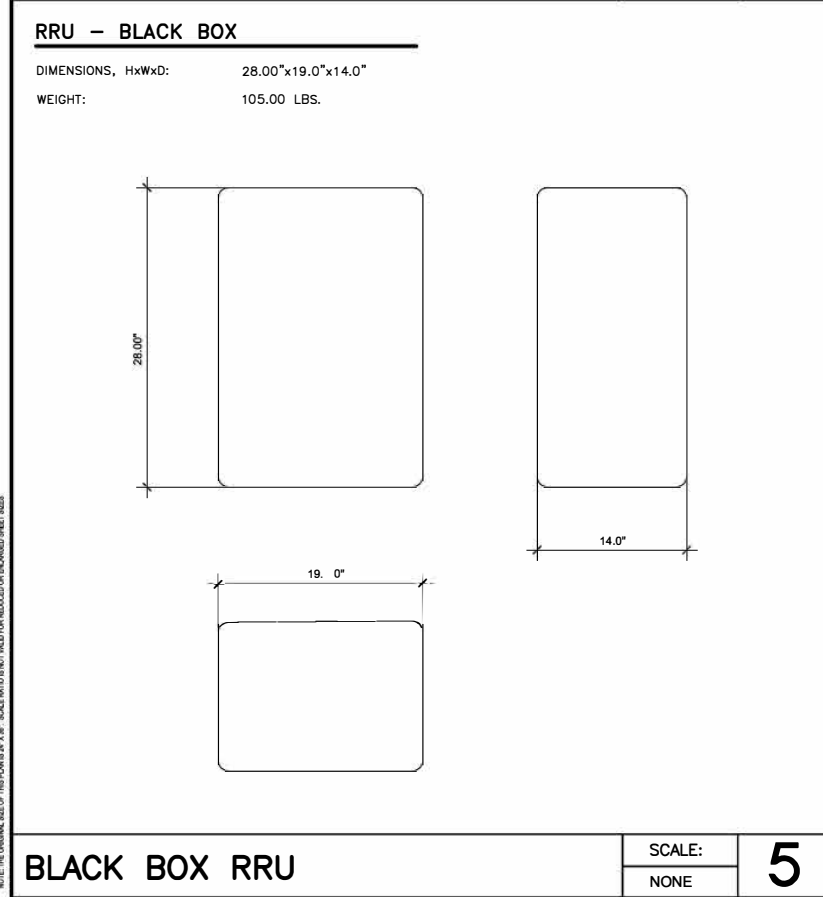
MALER

14799 BLACK MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA 92129

EQUIPMENT MOUNT TO CMU WALL SCALE: NONE **6**

ANTENNA SPECIFICATIONS SCALE: NONE **4**

RAYCAP SURGE SUPPRESSOR SCALE: NONE **2**



BLACK BOX RRU SCALE: NONE **5**

GPS ANTENNA MOUNT TO EQUIPMENT SCALE: NONE **3**

ANTENNA WITH "SOCK" MOUNTING SCALE: NONE **1**

SHEET TITLE:
EQUIPMENT DETAILS

A-3

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE AND UNIT VALUES ON REDUCED OR ENLARGED SHEETS MAY VARY.

JRA JOB NUMBER: 150646

EXISTING TREE KEY

SYMBOL	ID NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (height)	SIZE (caliper)
	1	Pinus canariensis	Canary Island Pine Tree	40'	12"
	2	Pinus canariensis	Canary Island Pine Tree	30'	10"
	3	Pinus canariensis	Canary Island Pine Tree	35'	10"
	4	Pinus canariensis	Canary Island Pine Tree	30'	12"
	5	DEAD			
	6	Pinus canariensis	Canary Island Pine Tree	25'	10"
	7	Pinus canariensis	Canary Island Pine Tree	15'	06"
	8	Pinus canariensis	Canary Island Pine Tree	25'	08"
	9	Pinus canariensis	Canary Island Pine Tree	35'	12"
	10	DEAD			
	11	Pinus canariensis	Canary Island Pine Tree	30'	10"
	12	Pinus canariensis	Canary Island Pine Tree	10'	08"
	13	Pinus canariensis	Canary Island Pine Tree	15'	08"
	14	Pinus canariensis	Canary Island Pine Tree	30'	12"
	15	Pinus canariensis	Canary Island Pine Tree	20'	12"
	16	Pinus canariensis	Canary Island Pine Tree	45'	10"
	17	Pinus canariensis	Canary Island Pine Tree	45'	16"
	18	Pinus canariensis	Canary Island Pine Tree	45'	14"
	19	Pinus canariensis	Canary Island Pine Tree	45'	12"
	20	Pinus canariensis	Canary Island Pine Tree	15'	08"
	21	Pinus canariensis	Canary Island Pine Tree	40'	10"
	22	Pinus canariensis	Canary Island Pine Tree	40'	10"
	23	Pinus canariensis	Canary Island Pine Tree	40'	14"
	24	Pinus canariensis	Canary Island Pine Tree	40'	12"
	25	Pinus canariensis	Canary Island Pine Tree	15'	08"
	26	Pinus canariensis	Canary Island Pine Tree	40'	14"
	27	Pinus canariensis	Canary Island Pine Tree	40'	14"

PLANT LEGEND -- PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM	FUNCTION	SIZE	MATURE HEIGHTxSPREAD	QUANTITY
	Pinus canariensis	Canary Island Pine Tree	Conical	Screening	24" Box	60' x 30'	2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P7	08/03/16	90% RE-DESIGN ZD'S	JM
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P10	12/14/16	100% RE-DESIGN ZD'S	IB
P11	12/15/16	100% RE-DESIGN ZD'S	IB
P12	02/07/17	100% RE-DESIGN ZD'S	IB
P13	04/04/17	STAFF COMMENTS	IB
P14	02/18/19	REROUTE CONDUITS	MBD
P15	06/18/19	100% ZD'S	MBD



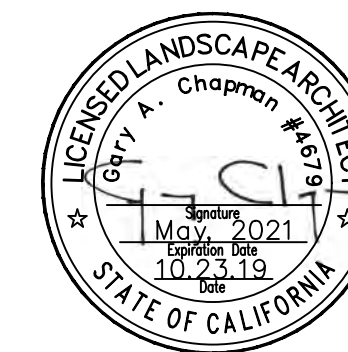
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MALER

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 SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:
 TREE SURVEY/PLAN

L-1

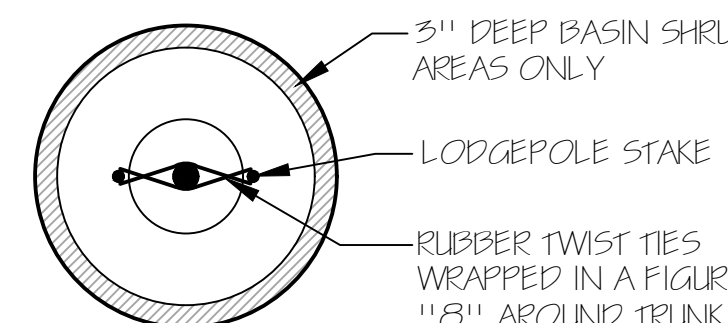
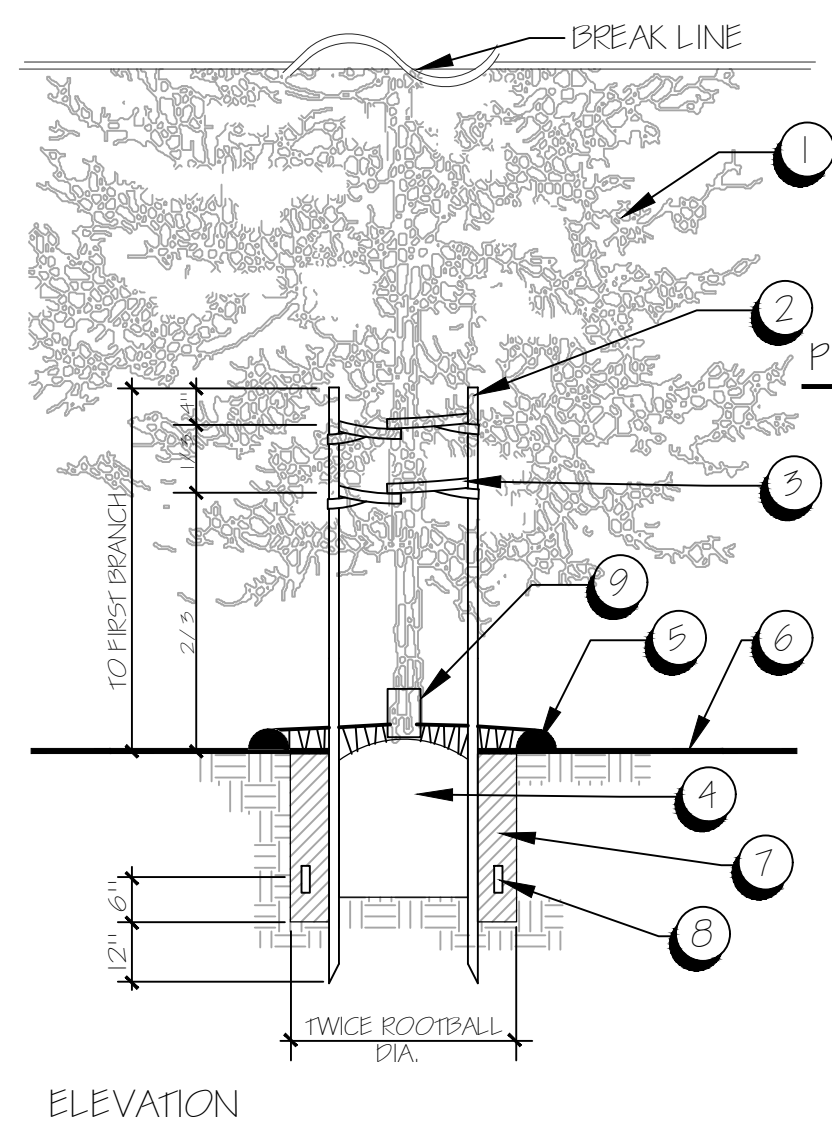
JRA JOB NUMBER: 150646

PLANTING NOTES

1. ALL EXISTING TREES WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. NO TREES SHALL BE REMOVED AS A PART OF THIS PERMIT UNLESS OTHERWISE INDICATED. LANDSCAPE CONTRACTOR TO VERIFY EXISTING TREES AT LOCATION OF PROPOSED ENCLOSURE AND ANTENNAS. IF EXISTING TREES (INDICATED TO REMAIN) ARE REMOVED OR DAMAGED DURING CONSTRUCTION OF ENCLOSURE AND INSTALLATION OF ANTENNA, CONTRACTOR TO REPLACE WITH LIKE SPECIES.

DIG-ALERT NOTE

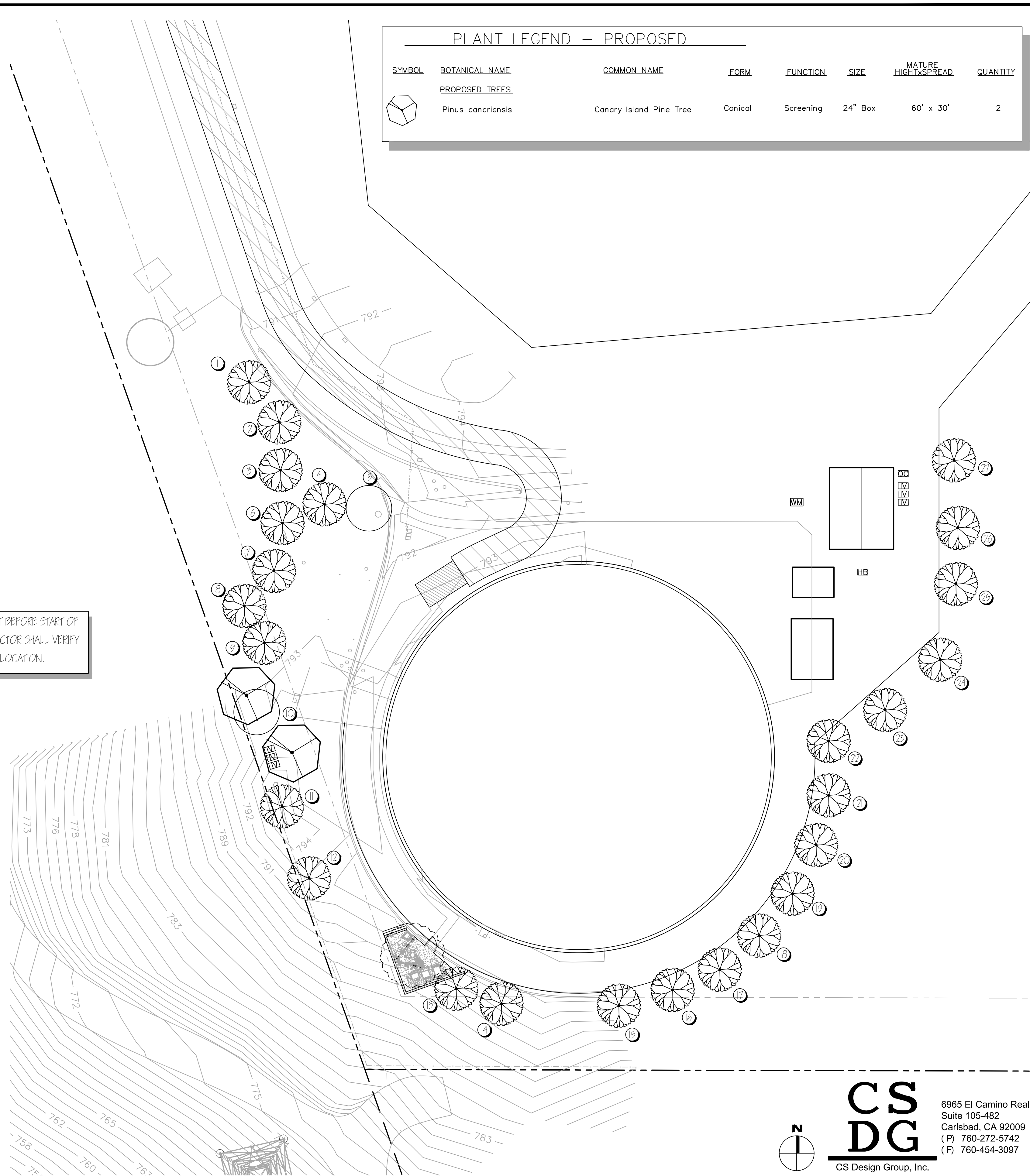
1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.



- 1 REFER TO LEGEND FOR CONTAINER SIZE.
- 2 2" DIAMETER PINE LODGEPOLE STAKE. SET PERPENDICULAR TO PREVAILING WIND.
- 3 RUBBER TWIST TIES KNOT AND ATTACH TO STAKE W/ ROOFING TACK.
- 4 TREE ROOTBALL. NOTE: SET CROWN OF ROOTBALL 1" ABOVE GRADE.
- 5 4" DEEP BASIN W/ BARK MULCH (2" DEPTH) IN SHRUB AREAS ONLY.
- 6 FINISH GRADE.
- 7 PREPARED BACKFILL.
- 8 (4) 21 GRAM PLANT TABLETS PER 15 GALLON TREE.
- 9 TRUNK/BARK GUARD. LAWN AREAS ONLY.

NOTE: ROOT BARRIER REQUIRED FOR ALL TREES PLANTED WITHIN 5'-0" OF ALL PAVING, STRUCTURES, PERIMETER WALLS, ETC.

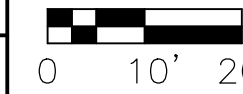
A TREE STAKING
 N.T.S.



CS DG
 CS Design Group, Inc.
 6965 El Camino Real
 Suite 105-482
 Carlsbad, CA 92009
 (P) 760-272-5742
 (F) 760-454-3097



SCALE:
 1"=20'



TREE SURVEY/PLAN

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE AND NOT VALID FOR REDUCTION OR ENLARGED SHEET SIZES.

Irrigation Legend

Symbol	Catalogue No.	Manuf.	Description	GPM	PSI	Detail No.
■	RWS-M-B-1408	RAINBIRD	ROOT WATERING SYSTEM	2.0	30	A, SHEET L-3
⊗	NIBCO T-580	NIBCO	MASTER SHUTOFF VALVE			B, SHEET L-3
⊕	PGA SERIES	RAINBIRD	REMOTE CONTROL VALVE		SET 30PSI	C, SHEET L-3
⊖	ESP-SMT4	RAINBIRD	4-STATION OUTDOOR			D, SHEET L-3
Ⓡ	RAIN CLIK	HUNTER	RAIN SENSOR			

--- Schedule 40 PVC. Main Line Pipe @ 24" Depth (Exact depth at future sewer easement) (3/4" Diameter Unless Otherwise Indicated)

— Class 200 PVC Pipe @ 18" Min. Depth (3/4" Diameter Unless Otherwise Indicated)

GPM $\frac{1}{1.5}$ Maximum Flow (GPM) Through Valve
 Controller Station
 Valve Size

NOTES:
 Controller Device. Install new controller only if one does not exist or existing controller does not meet current City standards.

IRRIGATION NOTES

- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW-HEAD DRAINAGE AND OTHER SIMILAR CONDITIONS. SOIL TYPES AND INFILTRATION RATES SHALL BE CONSIDERED WHEN DESIGNING IRRIGATION SYSTEMS. IRRIGATION SYSTEM SHALL BE DESIGNED, CONSTRUCTED, MANAGED, AND MAINTAINED TO ACHIEVE AS HIGH AN OVERALL EFFICIENCY AS POSSIBLE.
- ALL IRRIGATION SYSTEMS SHALL INCLUDE:
 - A SMART IRRIGATION CONTROLLER, OR OTHER EQUIVALENT TECHNOLOGY WHICH AUTOMATICALLY ADJUSTS THE FREQUENCY AND / OR DURATION OF IRRIGATION EVENTS IN RESPONSE TO CHANGING WEATHER CONDITIONS. SHALL BE REQUIRED.
 - ANTI-DRAIN CHECK VALVES SHALL BE INSTALLED TO PREVENT LOW-HEAD DRAINAGE IN SPRINKLER HEADS.
 - A PRESSURE REGULATOR WHEN THE STATIC WATER PRESSURE EXCEEDS MAXIMUM RECOMMENDED OPERATION PRESSURE OF THE IRRIGATION SYSTEM.
 - A RAIN SENSOR WITH AN AUTOMATIC RAIN SHUTOFF FEATURE SHALL BE REQUIRED.

EXISTING IRRIGATION NOTES

- ALL IRRIGATION DAMAGED DURING CONSTRUCTION OF ENCLOSURE WALLS SHALL BE REPLACED AND CONSISTENT WITH EXISTING IRRIGATION MATERIALS.

DIG-ALERT NOTE

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

MAINTENANCE NOTE

LANDSCAPE TO BE PROPERLY MAINTAINED IN A HEALTHY CONDITION FREE OF WEEDS, PESTS OR DISEASES. MAINTENANCE RESPONSIBILITY TO BE NEGOTIATED BETWEEN PROPERTY OWNER AND VERIZON.

DIG-ALERT NOTE

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

INSPECTION NOTES

- PRIOR TO START OF WORK THE CONTRACTOR AND OWNERS REPRESENTATIVE SHALL MEET AND REVIEW UTILITIES AND EXISTING SITE CONDITIONS. AT COMPLETION OF WORK A FINAL INSPECTION SHALL BE MADE AND ACCEPTED BY OWNER AND GOVERNING JURISDICTION.
- THIS PLAN IS DIAGRAMMATIC AND ALLOWS FOR ADJUSTMENT TO BE MADE TO ACCOMMODATE EXISTING SITE CONDITIONS.
- LANDSCAPE INSTALLATION SHALL MEET STANDARD SHOWN UNLESS SUPERSEDED BY LOCAL STANDARDS.
- PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL UTILITIES, STRUCTURES ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES AND REPLACEMENT.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS, WEEDS AND TRASH FROM COMMUNICATION SITE AREA AT COMPLETION OF WORK.
- CONTRACTOR TO MAINTAIN SITE FOR 30 DAYS.
- THE MAINTENANCE OF THE COMMUNICATION SITE IS DEFINED WITHIN MAINTENANCE AGREEMENT WITH OWNER.

P.O.C.

CONTRACTOR TO CONNECT TO EXISTING IRRIGATION AT LOCATION OF EXISTING CONTROLLER VALVES (SEE PLAN). CONTRACTOR TO REPLACE EXISTING VALVE WITH NEW. CONTRACTOR TO INSPECT ALL MAINLINE AND LATERAL LINES AND REPLACE IF DAMAGED OR WORN. CONTRACTOR TO ADD NEW SMART CONTROLLER WITH RAIN-CLIK.

LANDSCAPE CONTRACTOR NOTES

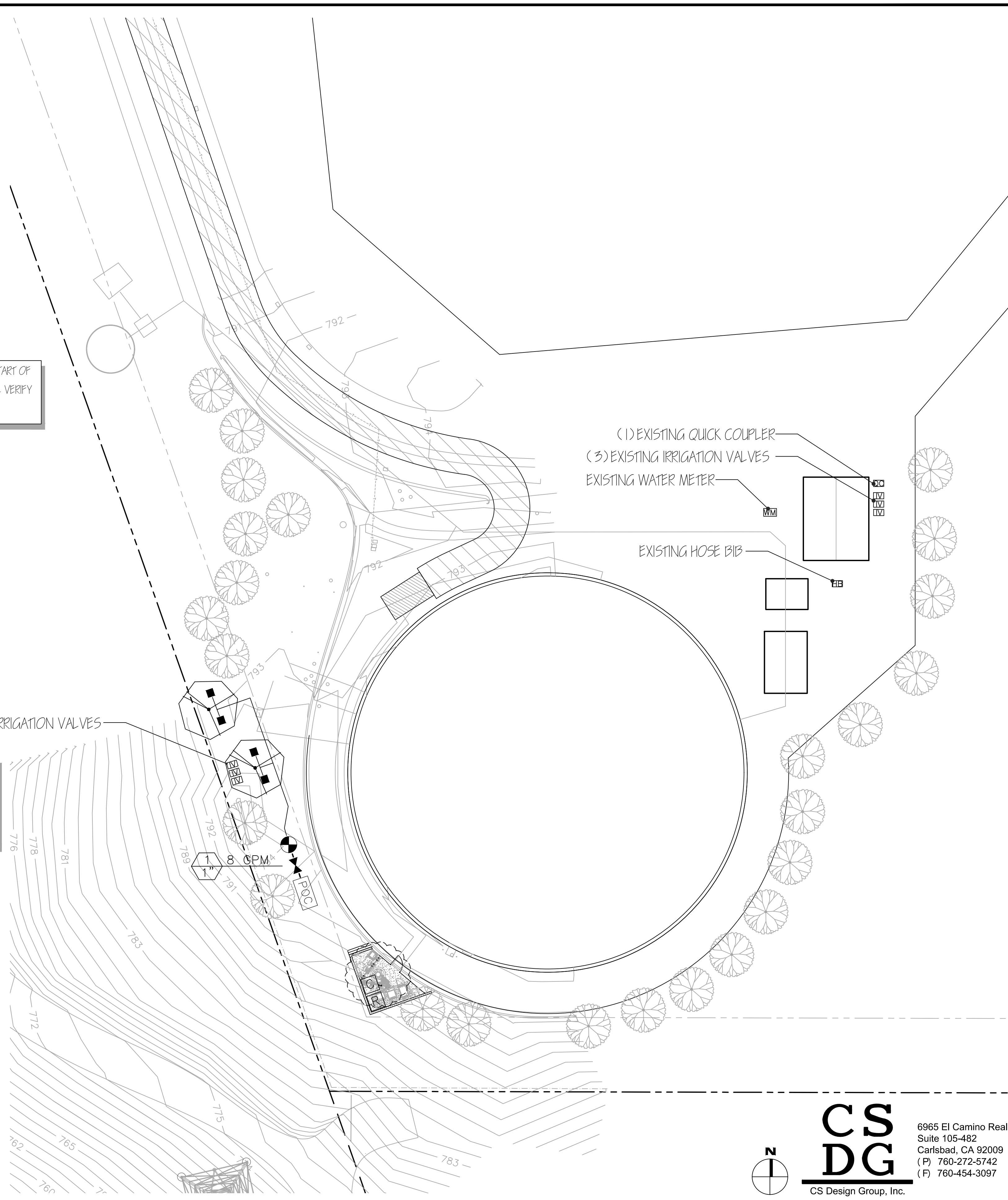
- LANDSCAPE CONTRACTOR HIRED TO INSTALL PROPOSED LANDSCAPING SHALL BE C-27 CERTIFIED.

IRRIGATION DETAIL NOTES

- APPLY TEFLON TAPE TO ALL THREADED PIPE CONNECTIONS.

CHECK VALVE NOTES

- CONTRACTOR TO UTILIZE CHECK VALVES TO PREVENT LOW HEAD DRAINAGE.



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 Carlsbad, CA 92009
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 (F) 760-454-3097

SCALE:
 1"=20'
 0 10' 20'

IRRIGATION PLAN

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P7	08/03/16	90% RE-DESIGN ZD'S	JM
P8	10/07/16	100% RE-DESIGN ZD'S	IB
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 IRVINE, CA 92618



MALER
 14799 BLACK MOUNTAIN ROAD
 SAN DIEGO, CALIFORNIA 92129

SHEET TITLE:
 IRRIGATION PLAN

L-2

NOTE: THE ORIGINAL SIZE OF THESE PANS IS 24" X 36". SCALE AND NOT VALID FOR REDUCTION OR ENLARGED SHEET SIZES.

§141.0420 Wireless Communication Facilities

Wireless communication facilities are permitted as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the regulations in Section 141.0420. *Wireless communication facilities* that do not comply with Section 141.0420(c)(1) or are in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) may also be permitted with a Neighborhood Use Permit, subject to the regulations in Section 141.0420(d). *Wireless communication facilities* may also be permitted with a Conditional Use Permit decided in accordance with Process Three, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), except that *wireless communication facilities* in areas described in Section 141.0420(f) may be permitted with a Conditional Use Permit decided in accordance with Process Four, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the following regulations:

- (a) The following uses are exempt from the provisions of Section 141.0420:
 - (1) Amateur (HAM) radio facilities.
 - (2) One single dish *antenna* 24-inches or less in diameter or one remote panel *antenna* 24-inches or less in length and width, except when associated with a *wireless communication facility*.
- (b) General Rules for Wireless Communication Facilities
 - (1) Every application for a permit shall include documentation, satisfactory to the City Manager:
 - (A) That the *wireless communication facility* complies with federal standards for radio frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies, and
 - (B) Describing the location type, capacity, field strength or power density and calculated geographic service of the *wireless communication facility*.
 - (2) *Wireless communication facilities* shall be maintained in a graffiti-free condition.

- (3) Prior to January 31 of every calendar year, each *wireless communication facility* provider shall submit documentation, satisfactory to the City Manager, identifying the location of each *wireless communication facility* in its City of San Diego network. The documentation shall include *wireless communication facilities* that are approved, but not yet built, *wireless communication facilities* that are currently operating and locations containing non-operating *wireless communication facilities*.
 - (4) If the permit(s) for any *wireless communication facility* includes an expiration date, upon expiration of the permit, the facilities and improvements authorized therein shall be removed from the site by the owner of such facilities and improvements, and said owner shall restore the property to its original condition, all at the owner's or permittee's sole cost and expense. In addition, the owner or permittee shall, at its sole cost and expense, remove or replace any *wireless communication facility* if the City Manager determines that the facility or components of the facility are non-operational or no longer used. If the owner or permittee does not remove such facilities and restore the property as required herein, the City may remove the facilities and restore the property at the cost and expense of the owner or permittee, jointly and severally.
 - (5) Coastal Development Permit. Within the coastal overlay zone, the coastal development permit regulations, beginning with Section 126.0701 of the Land Development Code, shall also apply.
- (c) Limited Use Regulations
- (1) *Wireless communication facilities* are permitted as a limited use subject to the following regulations:
 - (A) Except as provided in Section 141.0420(d), *wireless communication facilities* in Industrial Zones.
 - (B) Except as provided in Section 141.0420(d), *wireless communication facilities* in Commercial Zones.

- (C) Collocation of *wireless communication facilities* to existing monopoles that do not increase the area occupied by the *antennas* by more than 100 percent of the originally approved *wireless communication facilities* and do not increase the area occupied by an outdoor equipment enclosure more than 150 square feet beyond the originally approved *wireless communication facilities*.
- (2) *Wireless communication facilities* in the *public right-of-way* within or adjacent to City owned property, dedicated in perpetuity, for park or recreation purposes, may be permitted with a Neighborhood Use Permit.
- (d) Neighborhood Use Permit Regulations
- (1) *Wireless communication facilities* on premises containing residential or mixed uses in a Commercial or Industrial Zone.
- (2) *Wireless communication facilities* on premises containing a non-residential use within a Residential zone where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (3) *Wireless communication facilities* in Agricultural Zones where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (4) *Wireless communication facilities* proposed in dedicated parkland where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.

- (e) Conditional Use Permit Regulations (Process Three)
 - (1) *Wireless communication facilities* on *premises* containing a non-residential use within a Residential Zone.
 - (2) *Wireless communication facilities* in Agricultural Zones.
 - (3) *Wireless communication facilities*, with above ground equipment, in the *public right-of-way*.
- (f) Conditional Use Permit Regulations (Process Four)
 - (1) Except as provided in Section 141.0420(d)(4), *wireless communication facilities* proposed in dedicated parkland.
 - (2) Except as provided in Sections 141.0420(d)(2) and 141.0420(e)(1), *wireless communication facilities* proposed in Residential Zones.
 - (3) *Wireless communication facilities* proposed in Open Space Zones.
- (g) Design Requirements

The following regulations apply to all *wireless communication facilities*:

- (1) *Wireless communication facilities* shall utilize the smallest, least visually intrusive *antennas*, components and other necessary equipment.
- (2) The applicant shall use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.
- (3) The *wireless communication facility's* equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet, unless a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402.
- (4) Overhead wires connecting the *antennas* to the equipment are not permitted.

- (5) Equipment located on the roof of an existing *structure* shall be set back or located to minimize visibility, especially from the *public right-of-way* or public places.
- (6) Faux landscaping may be used on *premises* where natural vegetation similar in size and species exist or where landscaping similar in size and species is proposed as part of the *development*. The *applicant* shall provide sufficient samples, models or other means to demonstrate the quality, appearance, and durability of the faux vegetation.
- (7) If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the *wireless communication facility*, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager.
- (8) Panel *antennas* shall be mounted no more than 12 inches away from a *building façade* and shall appear as an integral part of the building, except as set forth in Section 141.0420(h). Panel *antennas* may be mounted up to 18 inches away from a *building façade* when the *applicant* provides evidence demonstrating that the *wireless communication facility* cannot operate without incorporating a tilt greater than 12 inches. Each panel *antenna* shall fit into the design of an existing *façade* and shall be no longer nor wider than the portion of the *façade* upon which it is mounted. The *antennas* shall not interrupt the architectural lines of the *façade*. Associated mounting brackets and coaxial cable shall be concealed from view. Any pipes or similar apparatus used to attach panel *antennas* to a *building façade* shall not extend beyond the length or width of the panel *antenna*. No exposed mounting apparatus shall remain on a *building façade* without the associated *antennas*.
- (9) Vertical elements, designed as flagpoles or light standards, shall replicate the design, diameter and proportion of the vertical element they are intending to imitate. Flagpoles shall maintain a tapered design.

(h) *Public Right-of-Way Installations*

Wireless communication facilities may be installed in the *public right-of-way* in the area between the face of the curb and the adjacent property line.

Wireless communication facilities located in the *public right-of-way* are subject to Chapter 6, Article 2, and the following regulations:

- (1) All equipment associated with *wireless communication facilities* shall be undergrounded, except for small service connection boxes or as permitted in Section 141.0420(e)(3).
- (2) Panel *antennas* shall be vertically mounted to the pole in compliance with any applicable separation requirements and shall not exceed 6 inches in distance from the pole.
- (3) No more than four panel *antennas* or two omni-directional *antennas* shall be mounted on any utility pole by any one *wireless communication facilities* provider.
- (4) *Antennas* shall be painted to match the color of the surface of the pole on which they are attached.

(i) *Park Site Installations*

In addition to the design guidelines set forth in Section 141.0420(g), the following design requirements apply to *wireless communication facilities* in city parks.

- (1) Where practicable, *antennas* shall be mounted on sports field light poles, security light poles, or inside foul line poles or flagpoles. *Antennas* shall not be mounted above the light source on any light poles. All *antennas* on flagpoles or foul line poles shall be concealed within the pole.

- (2) If the proposed *wireless communication facility* would be located on city-owned property that has been formally dedicated in perpetuity by ordinance for park, recreation, or cemetery purposes, equipment enclosures shall be placed underground unless the Park and Recreation Director determines that an above-ground equipment enclosure would not violate Charter section 55 and a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402.

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(Amended 5-3-2005 by O-19369 N.S.; effective 4-11-2007.)

(Amended 9-29-2006 by O-19545 N.S.; effective 4-11-2007.)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)