



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 28, 2016 REPORT NO. HO-16-064

HEARING DATE: October 5, 2016

SUBJECT: SBA SPRINT DEL MAR HIGHLANDS. Process Three Decision

PROJECT NUMBER: [386814](#)

OWNER/APPLICANT: Duane A. Nelles, III/SBA

SUMMARY:

Issue: Should the Hearing Officer approve a Wireless Communication Facility located at 5074 Del Mar Mesa Road within the Del Mar Mesa Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1784467.

Community Planning Group Recommendation: On September 8, 2016, the Del Mar Mesa Planning Board voted unanimously to recommend approval of the proposed project with the following conditions:

1. Re-branch the tree; replace the leaves and branches regularly and ensure the leaves do not fade or turn white. Also, applicant should ensure proper maintenance.
2. Additional landscaping to create natural plant and tree screening near the fake tree to hide the equipment boxes and along Del Mar Mesa Road. Coordinate with homeowner so as not to create any additional negative impacts. Landscaping should be on a drip irrigation system and maintained regularly.
3. Limit the height and size of antennas and equipment shall not increase.
4. Install a peeler pole fencing along the north side of Del Mar Mesa Road.

Environmental Review: Negative Declaration (ND) No. 13831 was prepared for the Sprint PCS Del Mar Highlands project, which was adopted by the City of San Diego Hearing Officer on March 24, 2004, by Resolution D-4653. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) No substantial changes are proposed to the project which would require major revisions of the previous ND; (2) No substantial changes occur with respect to the circumstances under which the project is undertaken that

would require any revisions to the previous ND; and (3) There is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified ND No. 13831.

BACKGROUND/DISCUSSION

SBA Sprint Del Mar Mesa is an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF). The project is located in the Del Mar Mesa Community Plan area in the agricultural AR-1-1 zone on portions of a 3.13-acre site. The project is located at 5074 Del Mar Mesa Road and is adjacent to an existing equestrian trail (Attachment 1, 2, & 3). Below the trail are steep, densely vegetated slopes that are part of the City's Multiple Species Conservation Program (MSCP) open space system. Single-unit residential development in the Palacio development is located at the base of the MSCP open space slopes. State Route (SR) 56 is located on the north side of the Palacio development with existing development in the Carmel Valley community on the north side of SR-56.

Conditional Use Permit (CUP) No. 81367 and Site Development Permit (SDP) No. 81368, were approved under previous WCF regulations for an 18-foot-tall mono-broadleaf faux tree with three panel antennas and a 62-square-foot subterranean vault. These permits included a 10-year expiration date, allowing the City to evaluate both new technology and advancements in designs. The permits expired on March 24, 2014 and a new permit processed under the current regulations is required.

In an effort to modernize the existing first generation faux tree, the applicant is proposing appearance enhancements. This includes replacing the existing branches with longer and fuller branches that would increase density and translate to improved antenna screening. As a supplement, antenna sock covers will be employed to reduce the visibility of the panel antennas, conduits, and exposed mounting apparatus. The equipment cabinets associated with the antennas will remain undergrounded inside a vault with no proposed changes. Additionally, the applicant is proposing to landscape the area with drought tolerant species for screening consistent with the request by the Del Mar Mesa Community Planning Board. Also, at the request of the Planning Board, the applicant would install peeler poles along Del Mar Mesa Road and along the steps leading down to the faux tree, all within the existing lease area. The peeler poles would replicate the same fence style installed across the street on Del Mar Mesa Road. Finally, staff is unable to limit the size of future antenna modifications and equipment due to the Federal Communication Commission's regulation under Section 6409 of the Spectrum Act. Instead, future modifications will be reviewed by staff on a case by case basis to ensure compliance with the permit conditions and with the focus on maintaining concealment.

The project requires a CUP pursuant to [Land Development Code \(LDC\) Section 141.0420\(e\)\(2\)](#) for a WCF located within an Agricultural zone. Pursuant to LDC 143.0110(c)(1), an SDP is not required since no additional development would occur beyond the existing footprint of the WCF project site which is surrounded by Environmentally Sensitive Lands. As designed, the project complies with LDC Section 141.0420(g) which requires the applicant to use all reasonable means to conceal or minimize

the visual impacts of WCFs through integration. For this project, the antennas, conduits, and associated mounting apparatus will be appropriately integrated behind the replacement branches and antennas socks. The project site would be screened with landscaping and improved with the installation of the peeler poles along parts of Del Mar Mesa Road and leading down the steps to the WCF. The peeler poles would replicate the same fence style installed across the street on Del Mar Mesa Road and would mitigate some of the visual impacts from the existing WCF.

Based on the proposed changes to the existing facility, the site design is also consistent with the City's General Plan for wireless facilities under [Section UD-A.15](#) which requires all visual impact of WCF be minimized by concealing the WCF in existing structures, or utilizing 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. In addition to the tree enhancements, the equipment associated with this project is located inside an underground vault consistent with the General Plan recommendations.

Based on the proposed design, the project complies with the WCF Regulations (LDC 141.0420). The project received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP. Therefore, Staff recommends approval of CUP No. 1784467.

ALTERNATIVES

1. Approve CUP No. 1784467, with modifications.
2. Deny CUP No. 1784467, if the Hearing Officer makes written Findings based on substantial evidence that the approval is not authorized by state of local zoning law.

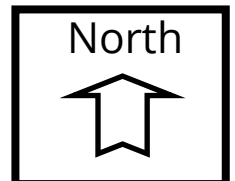
Respectfully submitted,

Simon Tse, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Ownership Disclosure Statement
8. Photo Survey
9. Planning Group Recommendation
10. Justification Analysis
11. Photo Simulations
12. Project Plans

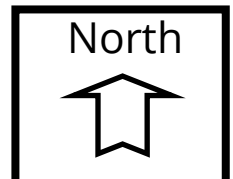
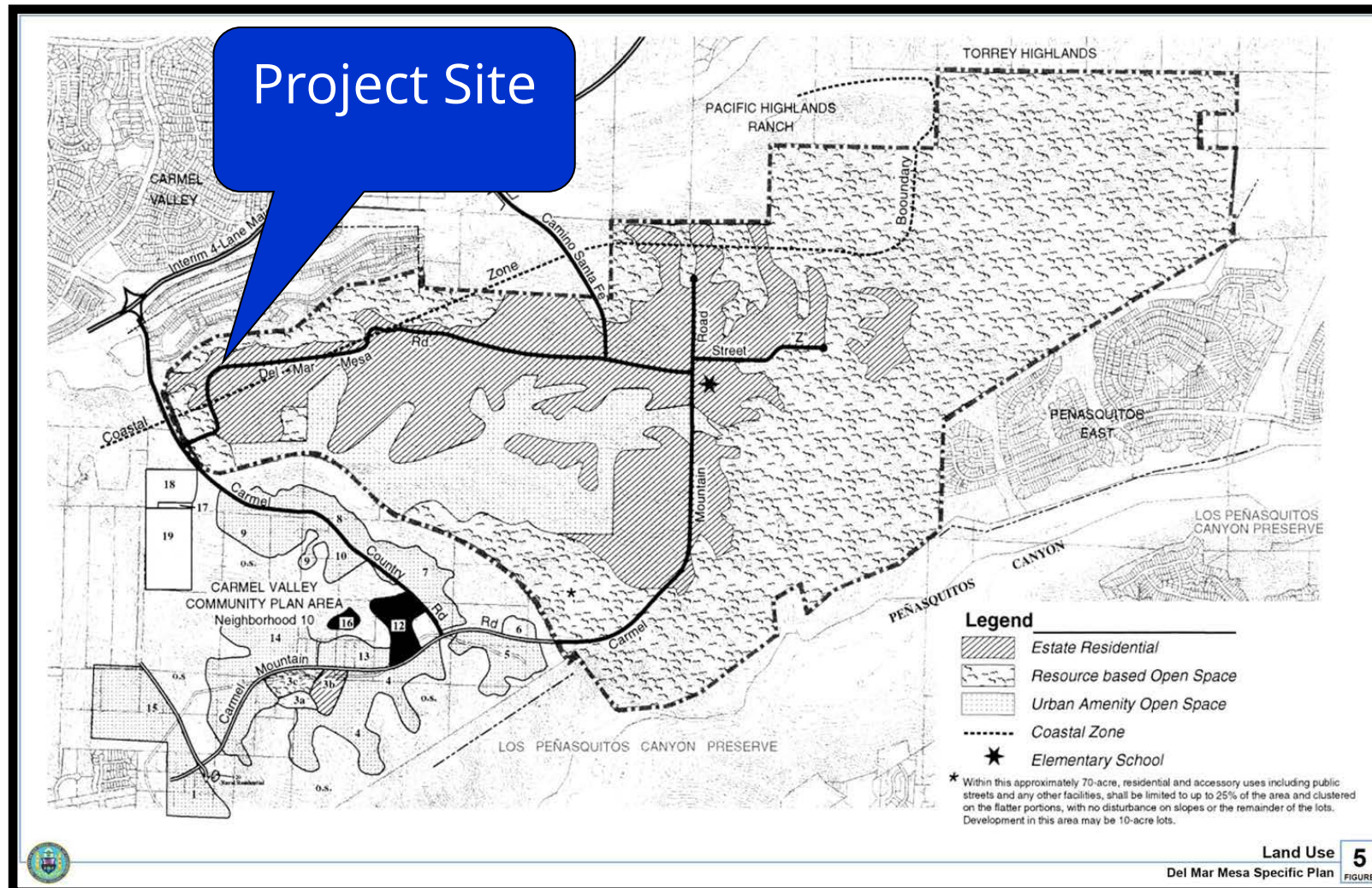
Aerial Photo



SBA Sprint Del Mar Highlands
5074 Del Mar Mesa Road, San Diego, CA 92130

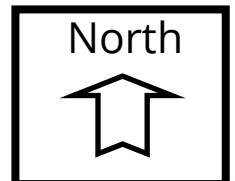
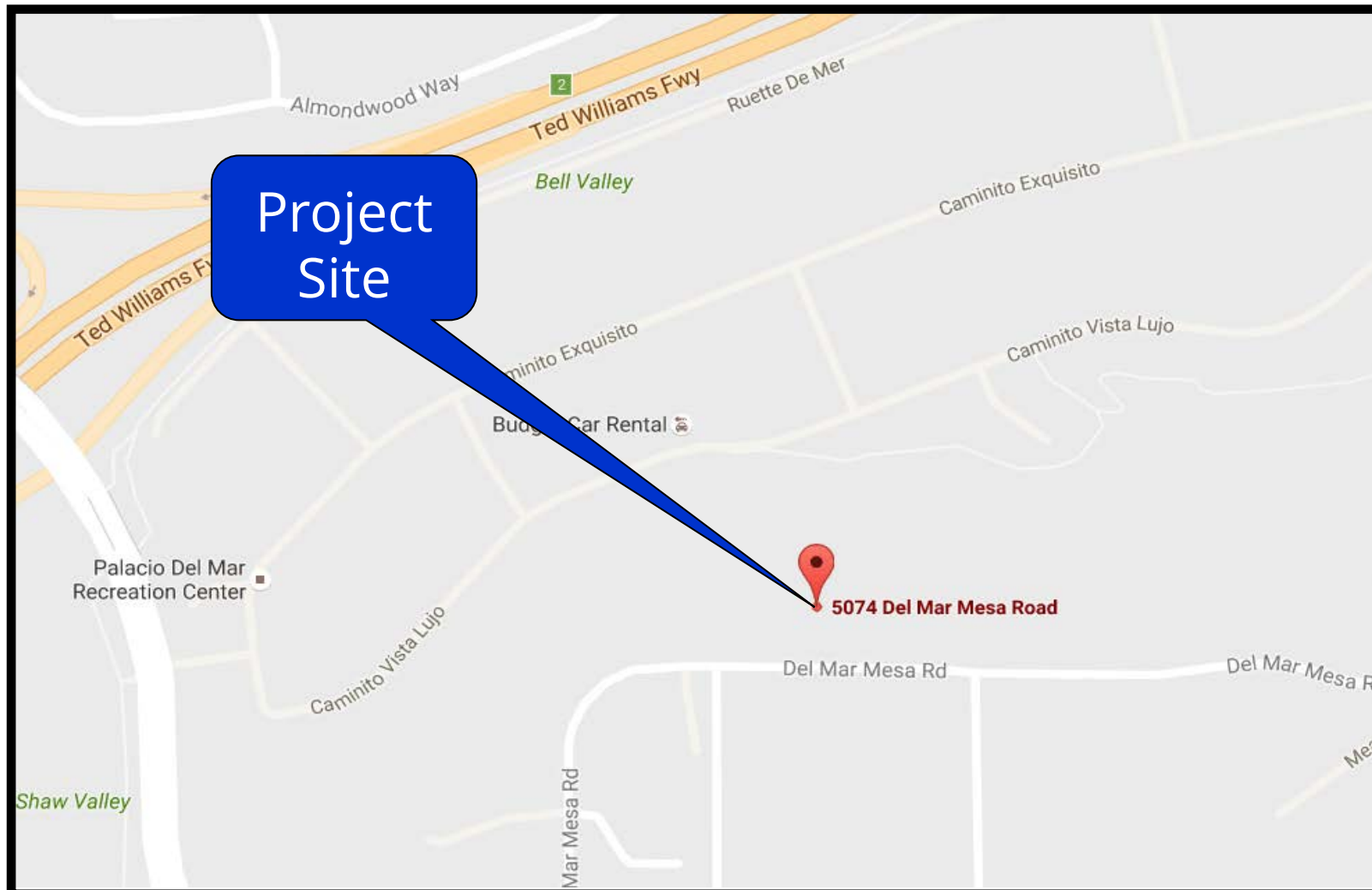


Community Plan



SBA Sprint Del Mar Highlands
5074 Del Mar Mesa Road, San Diego, CA 92130

Project Location Map



SBA Sprint Del Mar Highlands
5074 Del Mar Mesa Road, San Diego, CA 92130

PROJECT DATA SHEET		
PROJECT NAME:	SBA Sprint Del Mar Highlands	
PROJECT DESCRIPTION:	Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of three (3) antennas on an 18-foot-tall mono-broadleaf faux tree. The associated equipment is located in a subterranean vault.	
COMMUNITY PLAN:	Del Mar Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: AR-1-1</p> <p style="text-align: center;">HEIGHT LIMIT: 30-feet – No change proposed</p> <p style="text-align: center;">FRONT SETBACK: 25-feet – No change proposed</p> <p style="text-align: center;">SIDE SETBACK: 20-feet – No change proposed</p> <p style="text-align: center;">REAR SETBACK: 25-feet – No change proposed</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; AR-1-1	Equestrian Trail/Open Space
SOUTH:	Residential; AR-1-1	Residential
EAST:	Residential; AR-1-1	Equestrian Trail/Open Space
WEST:	Residential; AR-1-1	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The project will be presented to the Del Mar Mesa Community Planning Board on September 8, 2016.	

HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1784467
SBA SPRINT DEL MAR HIGHLANDS PROJECT NO. 386814

WHEREAS, DUANE A. NELLES, Owner, and SBA Steel, LLC., Permittee, filed an application with the City of San Diego for a permit to construct, operate and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.1784467), on portions of a 3.13-acre site and;

WHEREAS, the project site is located at 5074 Del Mar Mesa Road in the AR-1-1 zone of the Del Mar Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 14 of Del Mar Mesa Estates, Unit No. 2, in the City of San Diego County of San Diego, State of California according to Map thereof No. 14081 filed in the Office of the County Recorder of San Diego County on November 22, 2000, and;

WHEREAS, on October 5, 2016, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1784467 pursuant to the Land Development Code of the City of San Diego; 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 October 5, 2016.

FINDINGS:

Conditional Use Permit Findings 126.0305

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

Del Mar Mesa Community Plan does not address Wireless Communication Facility but the City of San Diego's General Plan (Section UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plans states that equipment associated with the WCF should be located in underground vaults or unobtrusive structures and concealed from view.

The project consists of an 18-foot-tall mono-broadleaf faux tree with three panel antennas and a 62-square-foot subterranean vault. More specifically, the faux broadleaf is located on the slope north of and below Del Mar Mesa Road. Tree enhancements are proposed as part of this application that includes replacement branches and the employment of antenna socks. The replacement branches shall be longer and fuller increasing density and translate to improved antenna screening. The antenna sock covers will also help with the density but more importantly provide better concealment to the antennas, conduits and the exposed mounting apparatus. The landscaping as part of the original approval will be reestablished as supplemental screening for the WCF. The

applicant is also proposing to install peeler poles along Del Mar Mesa Road and down the steps leading to the faux tree, all within the existing lease area. The peeler poles would replicate the fence style that was installed across the street on Del Mar Mesa Road.

The proposed WCF complies with the requirements of the City's General Plan. The proposed WCF does 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 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. All proposed improvement plans 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.

Negative Declaration (ND) No. 13831 was prepared for the Sprint PCS Del Mar Highlands project, which was adopted by the City of San Diego Hearing Officer on March 24, 2004, by Resolution D-4653. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) No substantial changes are proposed to the project which would require major revisions of the previous ND; (2) No substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous ND; and (3) There is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified ND No. 13831.

Additionally, 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 Emission Analysis was prepared by Waterford Consultants, which concluded that the project complies with FCC 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. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

The Wireless Communication Facility (WCF) Regulations, Land Development Code (LDC) Section 141.0420(g), require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting solutions. The project is existing and consists of three panel antennas on an 18-foot tall mono-broadleaf tree. The associated 62-square-foot equipment is located inside a subterranean vault. The applicant is proposing tree enhancements to improve the existing appearance of the first generation

faux tree. These tree enhancement measures will appropriately conceal three panel antennas consistent with the regulations. The project also includes landscaping consistent with the original approval and new peeler poles along a portion of Del Mar Mesa Road and down the steps leading to the faux broadleaf tree, all within the existing lease area. The project complies with the regulations of the LDC and there are no deviations proposed.

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

This WCF is located in a Preference Three location as outlined in Council Policy 600-43. The policy sets forth locational categories that correspond to the process levels contained within Land Development Code 141.0420, WCF Regulations. These guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4). Applications for sites either in Preference 2, 3, or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used.

The project site is a residential use within an agricultural zone that is surrounded by residential uses to the south and east and an equestrian trail and open space to the north and west. WCFs in agricultural zones with residential use are Preference 3 locations, which require a Conditional Use Permit, Process Three. The overall objective of the WCF location regulations is to identify the process levels and provide design requirements. This site is currently providing coverage to Sprint subscribers north of the site targeting coverage along State Route 56. Also, the existing WCF features a low scale design with limited antennas which is more desirable than a new taller structure in this residential area.

The proposed tree enhancements will also improve the existing first generation broadleaf faux tree. Longer and fuller branches will replace the existing branches resulting in greater density and concealment of the antennas. Antenna socks will also be employed to supplement the concealment and screen primarily the antenna, conduits, and exposed mounting apparatus. The project also includes landscaping consistent with the original approval and new peeler poles along a portion of Del Mar Mesa Road and down the steps leading to the faux broadleaf tree, all within the existing lease area at the request of the Del Mar Mesa Community Planning Board. As a result of these modifications, the existing WCF appearance will be significantly improved and would further justify the use at the current location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1784467 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1784467, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: October 5, 2016 - IO#:24005071 - 3-3-16

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

WHEN RECORDED MAIL TO

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24005071

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1784467
SBA SPRINT DEL MAR HIGHLANDS PROJECT NO. 386814
HEARING OFFICER

This Conditional Use Permit No. 1784467 is granted by the Hearing Officer of the City of San Diego to Duane A. Nelles, III, Owner, and SBA Steel, LLC., Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 131.0301, and 141.0420. The 3.13-acre site is located at 5074 Del Mar Heights Road in the AR-1-1 zone of the Del Mar Mesa Community Plan. The project site is legally described as Lot 14 of Del Mar Mesa Estates, Unit No. 2, in the City of San Diego County of San Diego, State of California according to Map thereof No. 14081 filed in the Office of the County Recorder of San Diego County on November 22, 2000.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 5, 2016, on file in the Development Services Department.

The project shall include:

- a. Three panel antennas, with the following dimensions: 56-inches by 8-inches by 2.75-inches, integrated on an 18-foot tall mono-broadleaf faux tree and eight equipment cabinets inside a 62-square-foot underground vault with one above grade utility cabinet; and
- b. Tree enhancements that include replacement branches (longer and fuller branches) for density and new antenna sock covers; and
- c. Hardscape and landscape improvements as shown on the Exhibit "A" dated October 5, 2016; and
- d. Installation of peeler poles along Del Mar Mesa Road and down the steps leading to the faux tree, all within the SBA's lease area to the satisfaction of the Development Services Department. The peeler poles shall replicate the fence style installed across the street on Del Mar Mesa Road; and

- e. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment; and
- f. 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 October 19, 2019.
- 2. This Conditional Use Permit and corresponding use of this site shall expire on **October 19, 2026**. 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 permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
- 4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
- 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/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 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 Owner/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 Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any construction permits for the Wireless Communications Facility, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. The landscape construction documents shall include the landscaping associated with the equipment enclosure demonstrating that previously required landscaping under PTS 13831, Permit 13831, will be maintained in a healthy condition.

15. Prior to issuance of any construction permits for the Wireless Communications Facility, the Owner/Permittee shall demonstrate that all reasonable means shall be used to conceal the WCF and minimize visual impacts by proposing three 24-inch box trees in addition to the one 24-inch box being replaced adjacent to the right-of-way consistent with the Del Mar Mesa Specific Plan.

16. Any previously required landscaping under CUP No. 8367/SDP No. 81368 found in poor condition and unable to adequately screen the WCF shall be replaced with the similar size and species of plant material shown on the approved plan.

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

18. 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 Development Services Department.

19. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

WIRELESS COMMUNICATION FACILITY DESIGN REQUIREMENTS:

20. The WCF shall conform to the approved construction plans.

21. Photosimulations shall be printed on the construction plans.
22. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
23. Permittee shall ensure the accuracy and validity of the RF Compliance Report that Permittee submitted upon application for this CUP.
24. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
25. All proposed hand-holes shall be covered with bark material to match the mono-broadleaf trunk to the satisfaction of the Development Services Department.
26. 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.
27. 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.
28. Starting branch height shall be no lower than 10 feet, as illustrated on the stamped, approved Exhibit "A."
29. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
30. RF socks fully covering the front and back of the antennas (and any other components) shall be used by Permittee.

INFORMATION ONLY:

- A Telecom Inspection is required prior to construction permit completion.
- The City of San Diego reserves the right to rescind any approval made under Section 6409(a) or the Spectrum Act should any portion of Section 6409(a) or the Spectrum Act, of the FCC's interpretation thereof, be deemed unconstitutional by a court of law, the FCC or any other competent authority.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

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

APPROVED by the Hearing officer of the City of San Diego on October 5, 2016 and Resolution No. ##-####.

ATTACHMENT 6

Conditional Use Permit No. 1784467
October 5, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

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

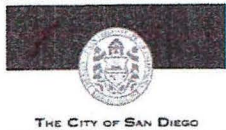
**Duane A. Nelles, III
Owner**

By _____
Duane A. Nelles, III, Owner

**SBA Steel, LLC.
Permittee**

By _____
Name:
Title:

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



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

SBA Sprint Del Mar Mesa

Project Address:

5074 Del Mar Mesa, San Diego, CA 92130

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

Duane A. Nelles, III *Trustee*

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

5074 Del Mar Mesa

City/State/Zip:

San Diego, CA 92130

Phone No:

619-890-5790

Fax No:

Signature :

Date:

Duane A. Nelles, III 5/10/16

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: SBA Sprint Del Mar Mesa	Project No. (For City Use Only)
--	--

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

Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☐ No

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____



Photographic Key Map

Site Name: Del Mar Highlands
Site Number: CA45960

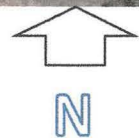
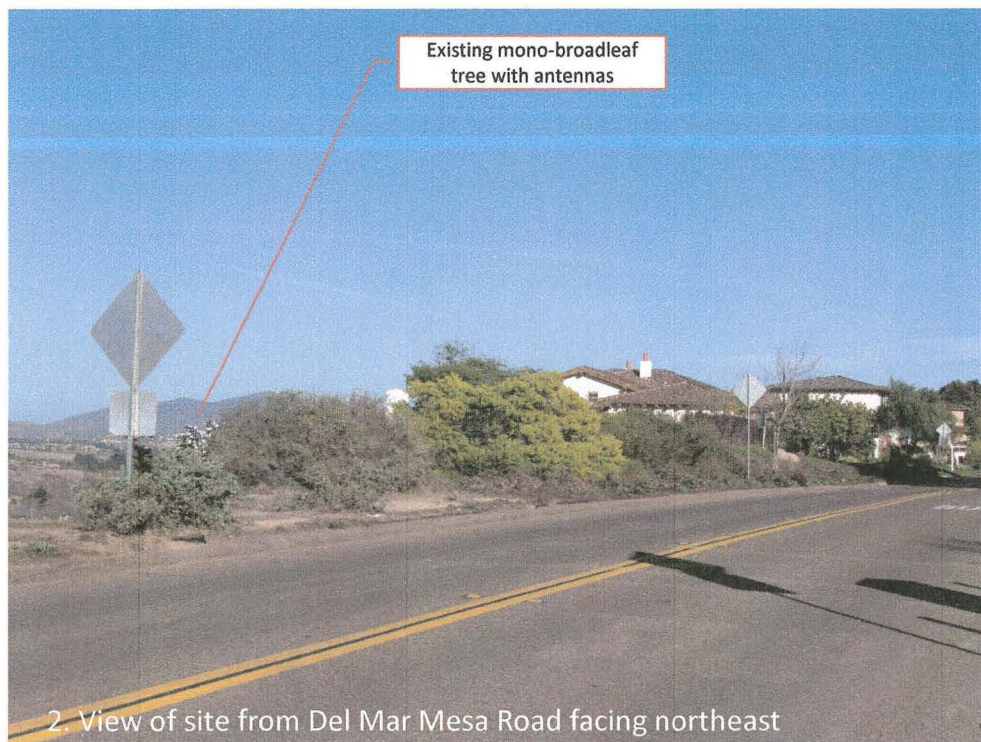
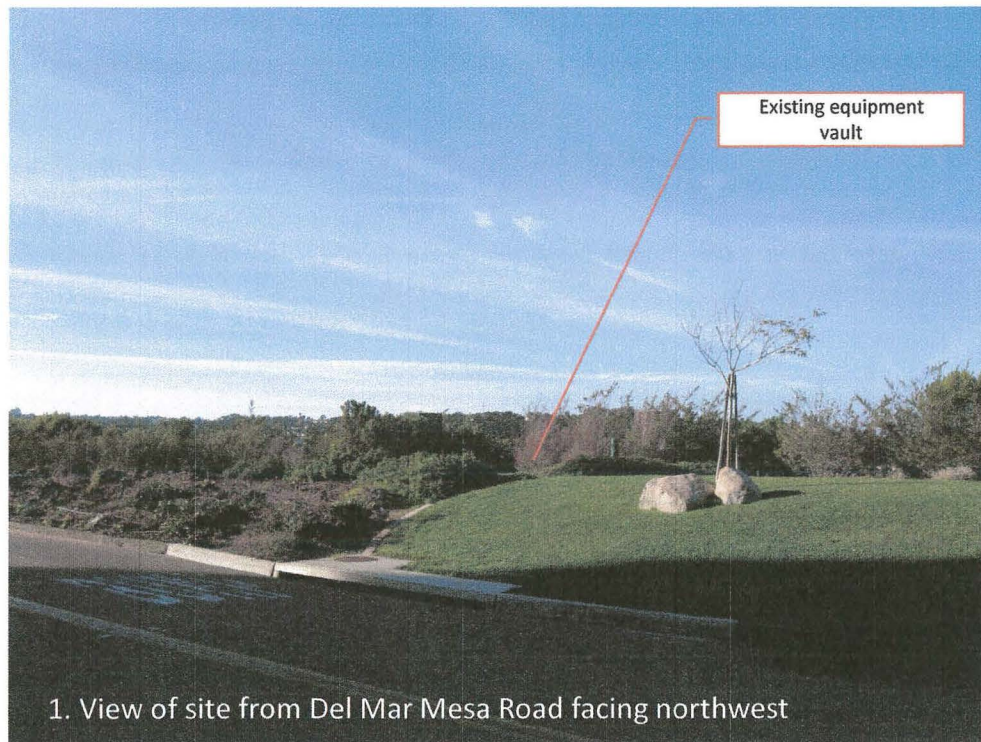
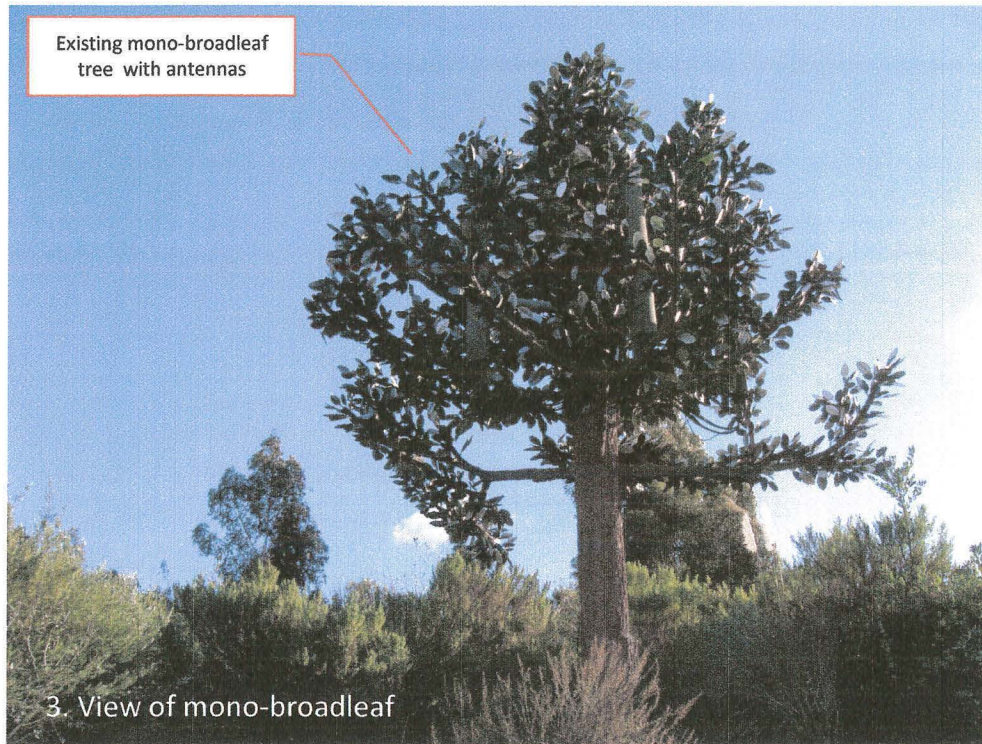


Photo Survey



Site Name: Del Mar Highlands
Site Number: CA45960

Photo Survey



Site Name: Del Mar Highlands
Site Number: CA45960

Del Mar Mesa Community Planning Board
Thursday, September 8 2016

DRAFT

Call to Order – 6:20pm

Roll Call – Board – Absent- Rob, Diane, Elizabeth, Ray

Approval of Minutes – July 2016 – paul motion, mike second, unanimous

DMM Community Park – Update – underway

Community Remarks: Tony Christenson – introducing and will present project at next meeting – 5 lot subdivision on way out to preserve on north side of road.

Lisa Ross - 111 acres for sale north of DMM Preserve outside DMM that will affect Mesa, want to look into,. It is available for mitigation not development.

Traffic Calming / Parking – Del Vino Court – George Ghossain - more complaints about speeding on DMM and throughout neighborhood. Need to go through Traffic Operations for specific areas. They can do speed study. If engineer sees danger, they can recommend solutions.

Police Department –Trevor Philips - Community Relations Officer – did not attend

Council District 1 – Steven Hadley – no updates

Supervisor Roberts – Keith Corry – los penasquitos lagoon did an emergency dredging in response to increase west nile virus,
Lilac Hills Ranch development will go on ballot

Friends of Del Mar Mesa - Lisa Ross / Preston Drake – trying to hire private company to come in for weed wacking until city improves

Upcoming Trail & Fence Work - Preston Drake – no upcoming plans

Joint DMM /CV Trails Sub-Committee – Ray Ellis absent but sent message that there is no update

DMM Notch in Torrey Highlands Oversight Committee – Lisa Ross – no progress, Lisa went out to RP to see revise plan but they were no show. Supposed to be working with DMM but not doing so to date

HCP – Vernal Pool Preserves - Monitoring Process – Gary Levitt - nothing

Elimination of SR-56 Connection Traffic Study Outcomes- – George Ghossain – traffic engineer with city, studying for 6 mos, freeway analysis, intersection analysis- everything working fine, no impact or deficiencies today. At full buildout of community by 2035 there are very nominal impacts with elimination of connection. Two intersections are shown at Level E & F but they are only slightly worse than with connection in place – we are talking delays of seconds not minutes. With connection anticipation is that over 60% of vehicles using the road is cut through traffic rather than resident.

Engineer suggested alternative community connections maintained by still building bike path and trails as a connection. Emergency services also only slightly affected from today response time, and alternatives such as establishing services from a future to be located station south of SR56 which could alleviate this issue and improve response time throughout the area.

*A copy of the Final Traffic Study is to be sent to the community.

Sprint Cell Tower renewal Sprint (Owned by SBA Steel LLC) – the fake tree on N side of DMM Rd. Third time for renewal. Applicant once again promising to paint leaves and upgrade landscaping. It was requested that as mitigation for the fact that they have provided lousy maintenance of this site to date, and the only time any services seem to occur is when they need to renew their permit, that they install peeler pole along all trails in the vicinity of their facility, which they refused because this would be outside of impact area. Will put a fence on the stairs leading to their antenna, but that doesn't make sense as public should not be encouraged to go there. The previous owners of the house to the east said that the cell company signed a perpetual lease with the tower company so the current owners have limited ability to enforce standards even though it is on their property. A motion was passed unanimously which requested the following:

- Improve the quality of the fake tree with more leaves/branches. Ensure that leaves/branches do not fall off during the permit period. Community prefers a 'non-deciduous' tree- so that the leaves do not fall off every few years. Replace all faded leaves/branches regularly and ensure the leaves do not fade / turn white during the permit period. (As an example see the Verizon tower across street.) Maintenance period and standards should be mandated to maintain quality between permit applications.
- The applicant needs to plant more landscaping to create natural plant and tree screening near the fake tree and to hide the equipment boxes. This must be coordinated with the home owner so as not to create any additional negative impacts but this landscaping should be on a drip irrigation system, should be maintained regularly, and should have small signs with a landscaping service company to be called when it is not maintained or when there is an irrigation leak in landscaping – with clear direction to the location of an emergency water cut off faucet of water when an unattended leak is discovered – which has

occurred in the past.

- Plan more landscaping with trees and shrubs along N side of DMM Rd. to hide the equipment from the public right of way even if outside of direct impact area.
- Height and size of antenna and equipment shall not increase.
- Peeler pole fencing along north side of Del Mar Mesa Road and more landscaping with shrubs to help hide the equipment from the public right of way. Outside of direct impact area is OK as they need to mitigate for their negative impacts and terrible maintenance record to date. Need to coordinate new planting with the property owner - Duanne Nelles email at <dnelles@qti.qualcomm.com>
- Paul Metcalf motioned, Michael Vinson seconded- approved unanimously

Spite Strip & Peeler Pole Fencing – Dean Vayser – no update

Alta Del Mar – Pardee Project –FollowUp Actions – need at least walk through of landscaping in open areas. Push for city staff to join meeting.

Removal of Street Trees Little McGonigle Canyon Ranch Road– Paul Metcalf - ongoing

Community Plan Update for elimination of road connection should this be decided – want to be careful about what we choose to change in CP. Focus on one or two things in hopes it will actually get done quickly. Nothing is unknown in community, just character of community issues. Trail connection and traffic calming are top problems. Also emergency response facilities (medical rather than fire emergency facility?).

Adjournment – 7:15pm

CA45960 Del Mar Highlands **Project Description & Justification**

Purpose and Objectives

SBA Steel, LLC (SBA) owner of the existing wireless communications facility is requesting approval of a Conditional Use Permit for the continue operation a wireless facility located at 5074 Del Mar Mesa Road, San Diego, CA. The original installation was approved in 2004 under Conditional Use Permit No. 81367 and Site Development Permit No. 81368. The original installation included construction of an 18-foot tall broadleaf tree with three panel antennas, a GPS antenna, equipment inside an underground vault and a utility cabinet above grade within the public right-of-way.

The purpose of this facility is to continue wireless communications coverage as well as emergency 911 services to the traffic along Highway 56, approximately 1 mile in each direction, as well as the existing commercial residential development of this area. Coverage maps for the Sprint PCS facility are attached showing the coverage conditions with and without the subject site.

Project Description

The project site is located south of Highway 56 and east of Carmel Country Road on an elevated hill. The property is zoned AR-1-1 (Agricultural-Residential) within the Del Mar Mesa Community Planning area. The site is developed with a single family-residential home and a wireless communication facility on a 3.2 acre lot. The adjacent properties have similar zoning designations and are also development with single-family homes and other wireless communication facilities.

SBA is requesting approval of a conditional use permit for the continue operation of the wireless communication facility on the subject property. The existing development remains the same as the original installation including an 18-foot tall broadleaf tree with three panel antennas, a GPS antenna, equipment inside an underground vault and a utility cabinet above grade within the public right-of-way. There are no modifications being proposed at this time for this project.

Project Justification:

As stated above, the objective for this project is to provide coverage along a 2-mile stretch of Highway 56 and the development within this area. The site is situated on a north facing hill overlooking the highway with an approximate elevation difference of 180 feet. The elevation difference gives this site an advantage of having a clear line of sight to the geographic service area. Because of the elevation difference, the design for the facility is a low profile faux tree. As shown on the attached photo survey, the existing broadleaf tree is located below grade from Del Mar Mesa Road and mostly blocked from view by the existing grade and landscaping. The equipment is located in an underground vault within a heavily landscaped area. Overall, the project eliminates all visual impacts to the community by its location and camouflage design.

The attached coverage maps provide a visual representation of the geographic service area. Without the subject cell site, Sprint would have a substantial coverage gap on a

heavily travelled San Diego Highway. The attached justification map also shows that there is no other preferred location within the target area. All of the potential sites are similar zoned and are either developed with single-family residential or are undeveloped open spaces.

Procedural Guide - Required Findings:

Section 141.0420(e)(1) – Conditional Use Permit Regulations:

Wireless communication facilities are permitted in Agricultural zones.

The subject wireless communication facility is located in a AR-1-1 zone.

Section 141.0420(g)(1) – Design Requirements:

Wireless facilities shall utilize the smallest, least visually intrusive antennas, components and other necessary equipment.

The existing Sprint PCS site was approved in 2004 meeting the above criteria. The communication panel antennas are integrated within a mono-broadleaf tree which is located below grade from the public right-of-way. The equipment is within an underground vault and is heavily landscaped to screen it from views.

Section 141.0420(g)(2) – Design Requirements:

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 amount other existing uses shall be accomplished through the use of architecture, landscaping and siting solutions.

The existing mono-broadleaf is 18 feet in height and is located on a north-facing hillside. Visibility of the mono-broadleaf is minimized by the hill and mature landscape backdrop. It is also concealed from view from the adjacent public road because of the grade difference and existing landscaping.

Section 141.0420(g)(3) – Design Requirements:

The wireless communications 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.

The existing equipment design has not changed since 2004. It is located within an underground vault. There is a single utility box and vault exhausts located above ground, which are painted green and are screened by existing landscaping.

Section 141.0420(g)(4) – Design Requirements:

Overhead wires connecting the antennas to the equipment are not permitted.

This requirement does not apply to the current project.

Section 141.0420(g)(5) – Design Requirements:

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.

This requirement does not apply to the current project.

Section 141.0420(g)(6) – Design Requirements:

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.

As stated above, the existing mono-broadleaf is 18 feet in height and is located on a north-facing hillside. Visibility of the mono-broadleaf is minimized by the hill and mature landscape backdrop. It is also concealed from view from the adjacent public road because of the grade difference and existing landscaping.

Section 141.0420(g)(7) – Design Requirements:

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 communications facility, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager.

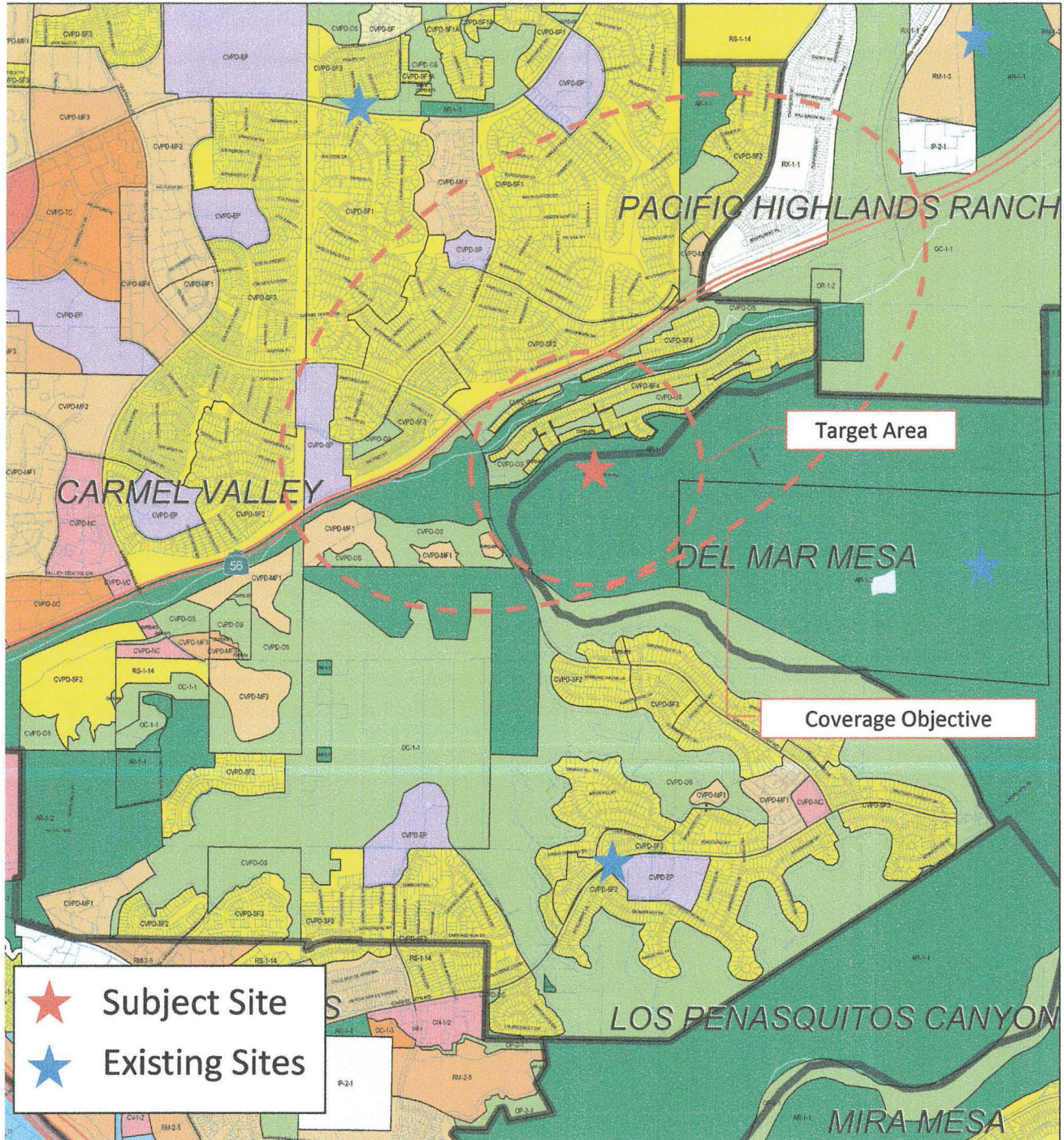
The proposed project does not require the removal of any trees.

Section 141.0420(g)(8) – Design Requirements: This requirement does not apply.

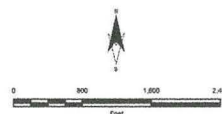
Section 141.0420(g)(9) – Design Requirements: This requirement does not apply.

CA45960 DEL MAR HIGHLANDS Justification Map

Attachment 10



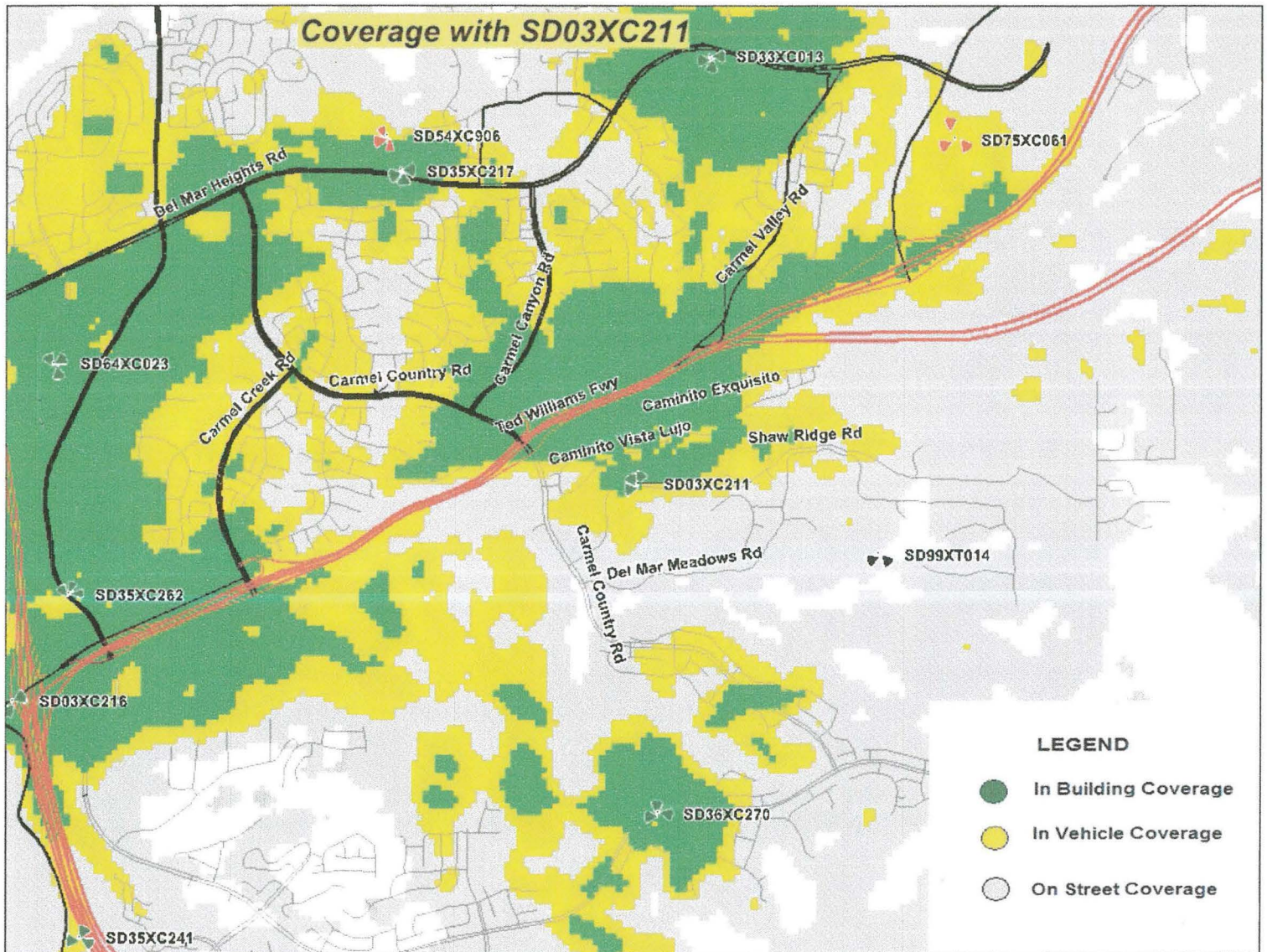
City of San Diego
Development Services Department

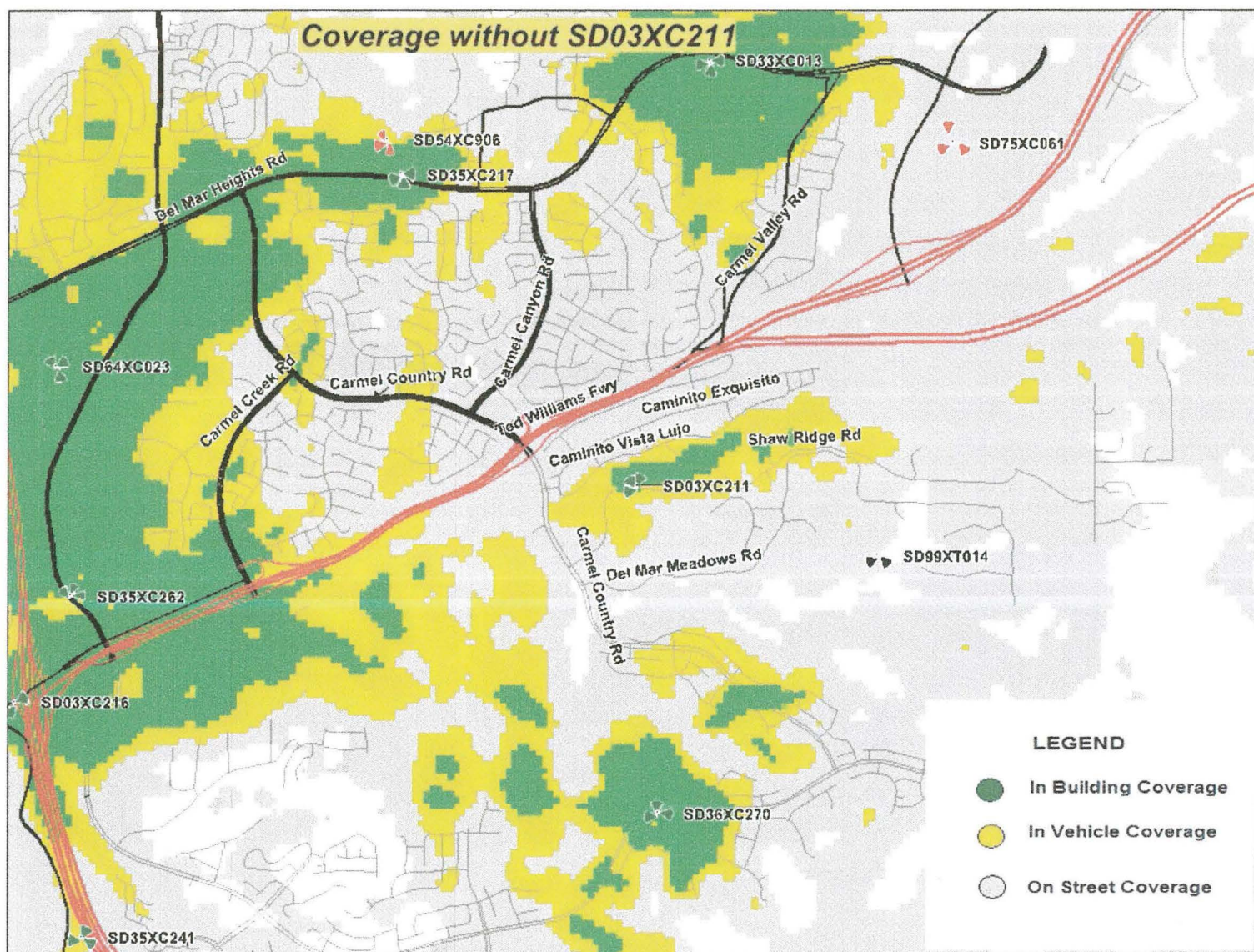


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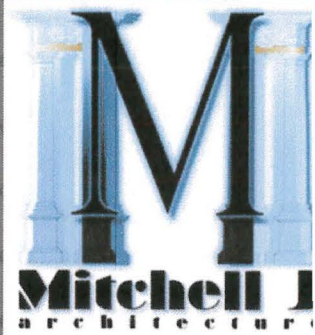
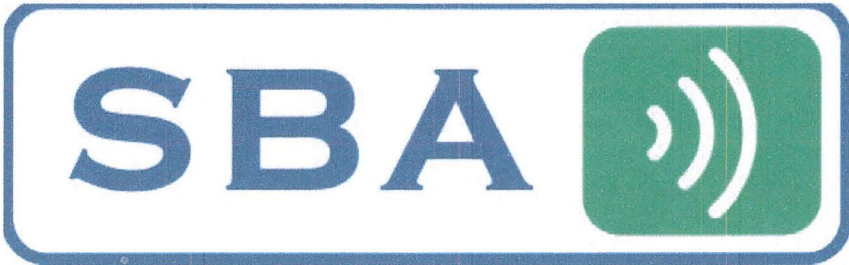
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CA45960
DEL MAR HIGHLANDS

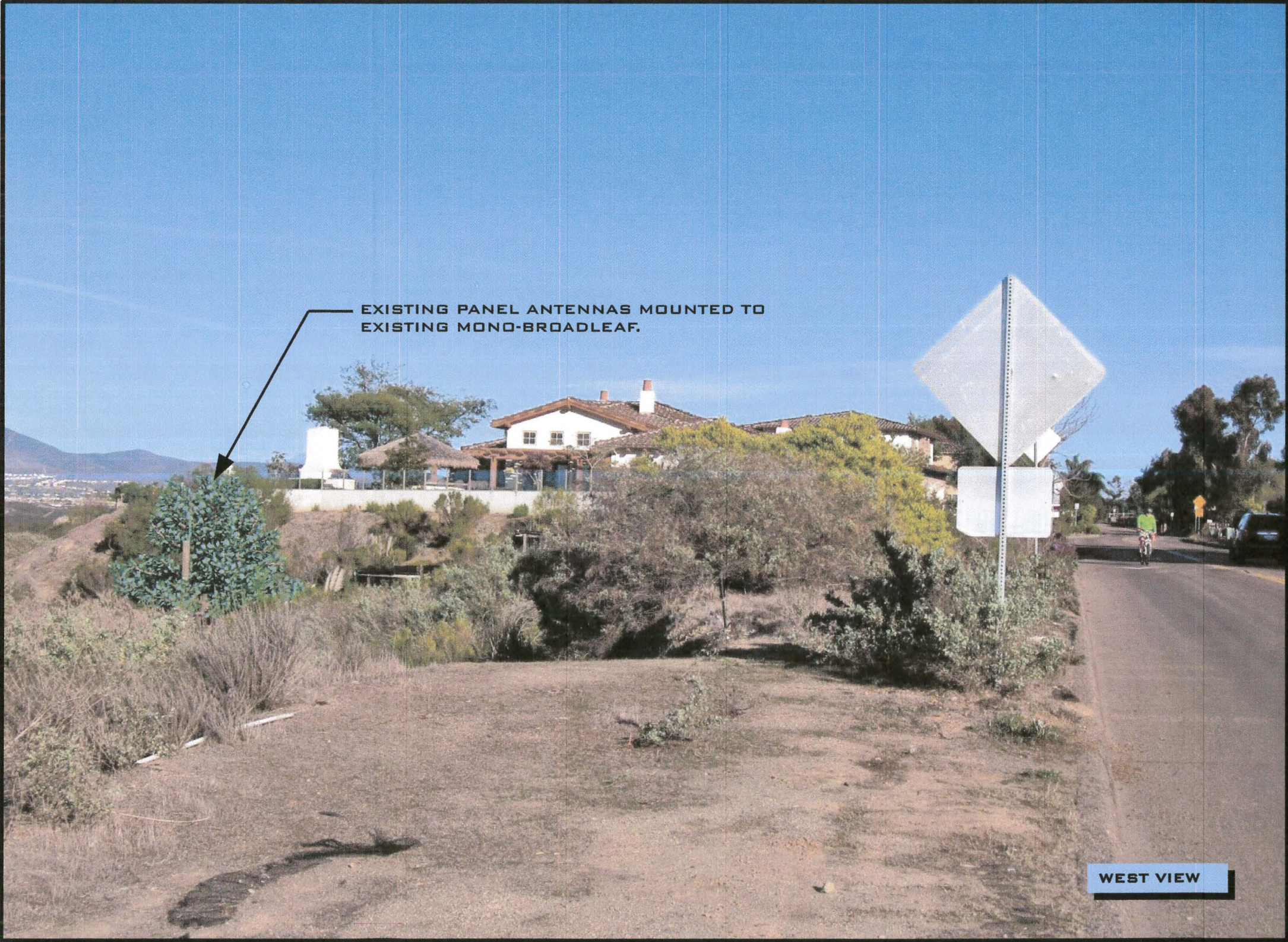


LOCATION

**5005 DEL MAR MESA RD.,
SAN DIEGO, CA 92130**



EXISTING



WEST VIEW

PROPOSED



CA45960 DEL MAR HIGHLANDS

5074 DEL MAR MESA RD.
SAN DIEGO, CA 92130

- DRIVING DIRECTIONS FROM AT&T MOBILITY OFFICE:
- HEAD WEST ON TRADE STREET TOWARD CAMINO SANTA FE
 - TURN LEFT ONTO CAMINO SANTA FE
 - TURN RIGHT ONTO MIRAMAR ROAD
 - TURN LEFT ONTO NOBEL DRIVE
 - TAKE I–805 SOUTH
 - EXIT CAMINO DE LA PLAZA
 - TURN LEFT ONTO CAMINO DE LA PLAZA
 - TURN LEFT ONTO EAST SAN YSIDRO BOULEVARD

PROJECT APPLICANT:
SBA STEEL, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
CONTACT: DIANE BORCHARDT
561.226.9486 PHONE

PLANNING REPRESENTATIVE:
BRIAN COOK & ASSOCIATES, INC.
4026 HAWK ST., SUITE D
SAN DIEGO, CA 92103
CONTACT: BRIAN COOK
619.602.9444 PHONE

SITE ACQUISITION:
N/A

ARCHITECT:
DI DONATO ASSOCIATES
3939 FIRST AVE. SUITE 100
SAN DIEGO, CA 92103
619.299.4210 PHONE
619.299.4250 FAX

PROPERTY OWNER:
DUANE A. NELLES III & LYNN M. NELLES
(TRUSTEES OF THE NELLES FAMILY TRUST)
5074 DEL MAR MESA RD.
SAN DIEGO, CA 92130

PROJECT DESCRIPTION:

A CONDITIONAL USE PERMIT (CUP) RENEWAL TO INCLUDE THE FOLLOWING:

WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF THREE (3) PANEL ANTENNAS AND A GPS ANTENNA ON EXISTING THIRTY-TWO (32) BRANCH MONO-BROADLEAF TREE AND ASSOCIATED EQUIPMENT WITHIN A 62 SF VAULT.

THE FACILITY WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COUNTY AND SURROUNDING CITIES BY PROVIDING MORE RELIABLE CELLULAR COMMUNICATION AT THIS LOCATION.

NOTE: EXISTING CARRIERS: NONE KNOWN

SITE ADDRESS:
5074 DEL MAR MESA RD.
SAN DIEGO, CA 92130

ASSESSOR'S PARCEL NUMBER:
307-660-06-00

LATITUDE:
32° 56' 31.32" N

LONGITUDE:
117° 12' 28.36" W

TOTAL SITE AREA:
136,343 SF (3.13 AC)

EXISTING FLOOR AREA (LEASE AREA):
62 SF

PROPOSED PROJECT AREA:
UNCHANGED

EXISTING TYPE OF CONSTRUCTION:
N/A

PROPOSED TYPE OF CONSTRUCTION:
UNCHANGED

EXISTING ZONING:
AR-1-1 (AGRICULTURAL RESIDENTIAL)

OVERLAYS:
NONE KNOWN

JURISDICTION:
CITY OF SAN DIEGO

CURRENT USE:
TELECOMMUNICATIONS FACILITY

PROPOSED USE:
UNCHANGED

EXISTING OCCUPANCY:
S-2

PROPOSED OCCUPANCY:
UNCHANGED

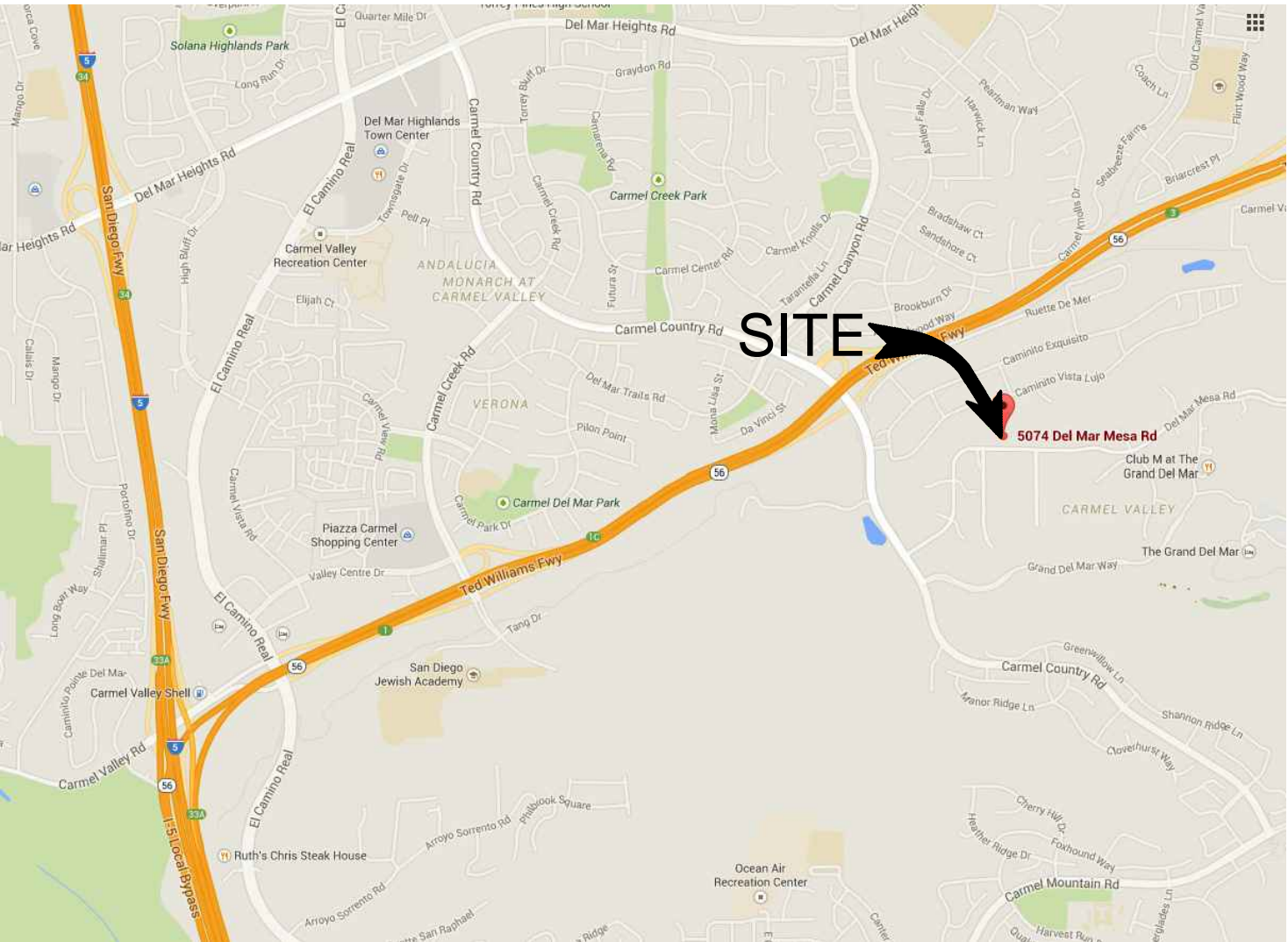
ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA FIRE CODE, 2013 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

T01 TITLE SHEET

Z01 SITE PLAN
Z02 AREA PLAN
Z03 ELEVATIONS
Z04 ELEVATIONS
Z05 ANTENNA DETAILS

L01 LANDSCAPE REMEDIATION PLAN
L02 LANDSCAPE PLANTING DETAILS



© GOOGLE 2015

VICINITY MAP

Lot 14 Tr 14081

LEGAL DESCRIPTION

CONTACTS

#	TYPE OF INSPECTION	DESIGN STRENGTH

SPECIAL INSPECTIONS

PROJECT INFORMATION

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER THE FOLLOWING:

CBC SECTION 1105B.3.4 -- BUILDING ACCESSIBILITY
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

ADA COMPLIANCE

SHEET INDEX

CONSTRUCTION REPRESENTATIVE	
SITE ACQUISITION	
R.F. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
SBA REPRESENTATIVE	
LANDLORD	

APPROVALS



CA45960
DEL MAR HIGHLANDS
5074 DEL MAR MESA RD, SAN DIEGO, CA 92130

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
04-07-15	RHA	90% Z05 FOR REVIEW
10-12-15	KDB	LANDSCAPE REMEDIATION
05-09-16	BPF	REVISED PER CITY COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

T01
TITLE SHEET

CA45960

1503.01

PLOT SCALE 1 : 1 (24x36 'D' SIZE)

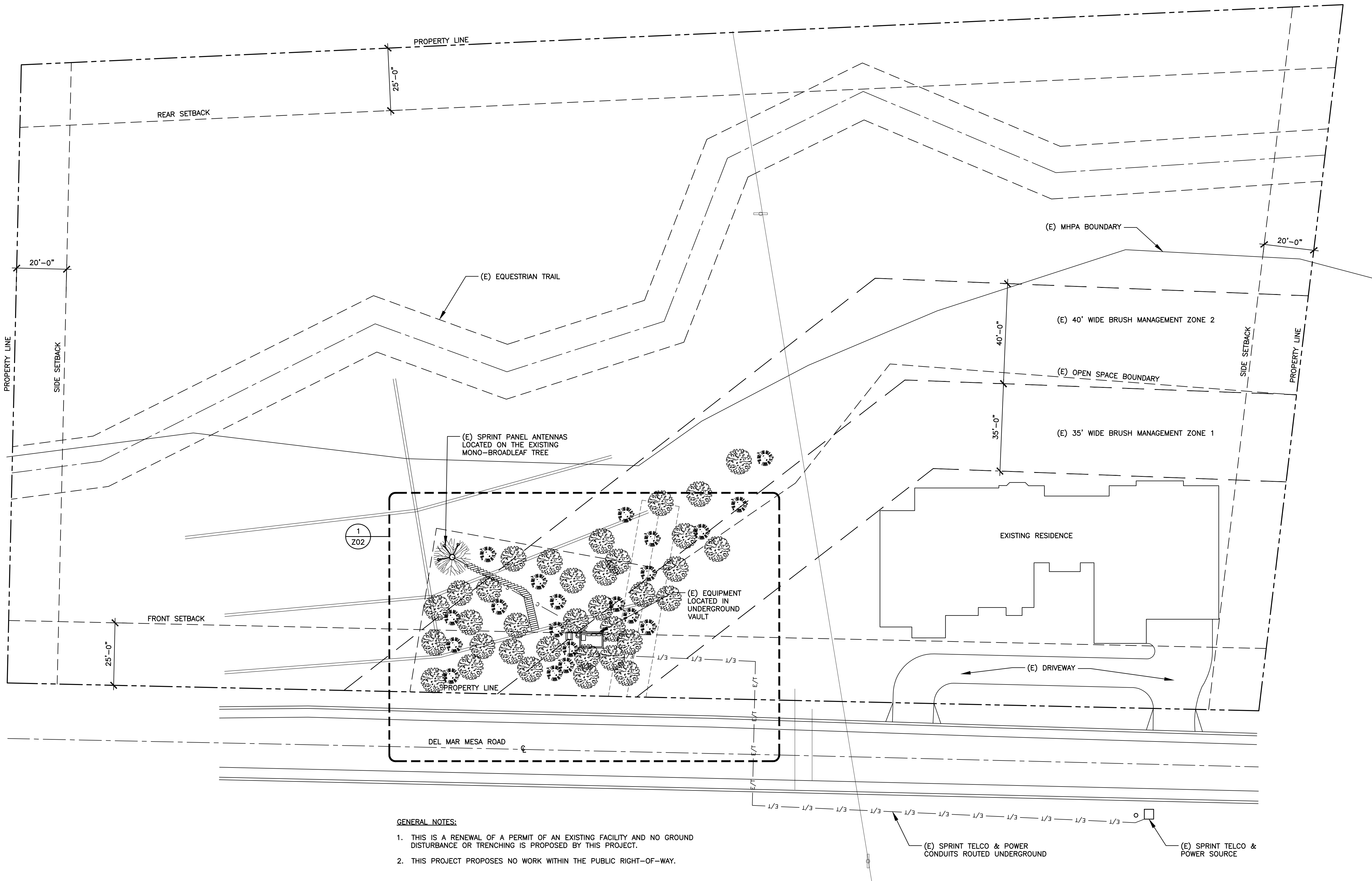
THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DDA AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH DDA. THERE SHALL BE NO CHANGES OR DEVIATION WITHOUT THE CONSENT OF DDA. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE DDA PRIOR TO THE COMMENCEMENT OF ANY WORK.

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250 FAX

PROJECT NAME

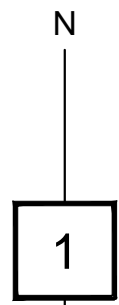


GENERAL NOTES:

1. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
2. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

SITE PLAN

1"=20'-0"



1

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250 FAX

PROJECT NAME



CA45960
DEL MAR HIGHLANDS
5074 DEL MAR MESA RD, SAN DIEGO, CA 92130

ISSUES REVISIONS

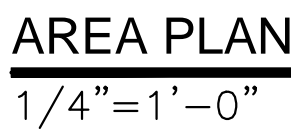
DATE	BY	ISSUE DESCRIPTION
04-07-15	RHA	90% ZDS FOR REVIEW
10-12-15	KDB	LANDSCAPE REMEDIATION
05-09-16	BPF	REVISED PER CITY COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z01
SITE PLAN

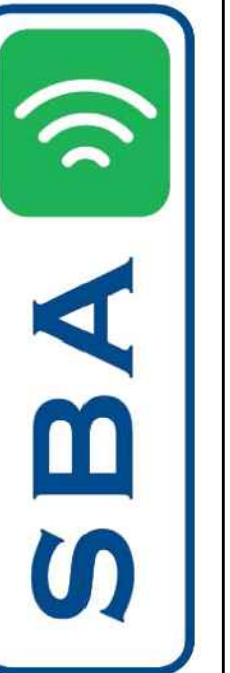
1503.01
PLOT SCALE 1 : 1 (24x36 'D' SIZE)





DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE · SUITE 100 · SAN DIEGO · CA 92103
619.299.4210 · 619.299.4250 FAX

PROJECT NAME



CA45960
DEL MAR HIGHLANDS
5074 DEL MAR MESA RD, SAN DIEGO, CA 92130

ISSUES REVISIONS

[illegible]

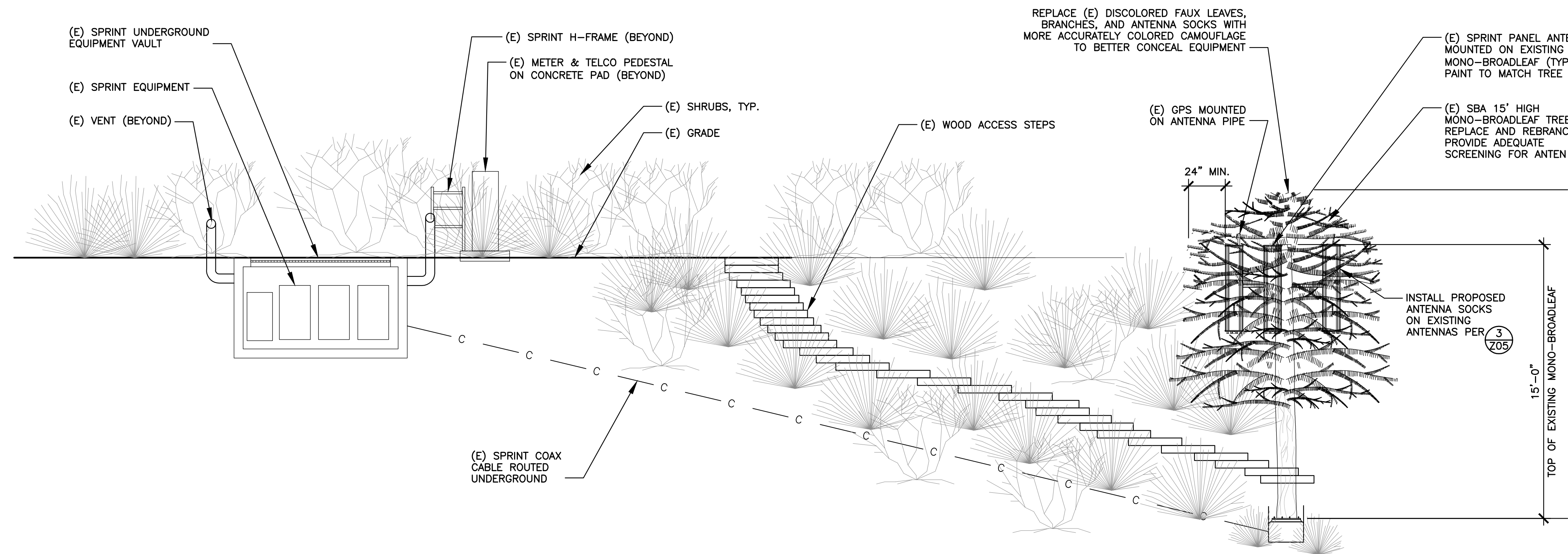
HEET INFORMATION

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ARCHITECTURE + GRAPHICS

Z04

ELEVATIONS

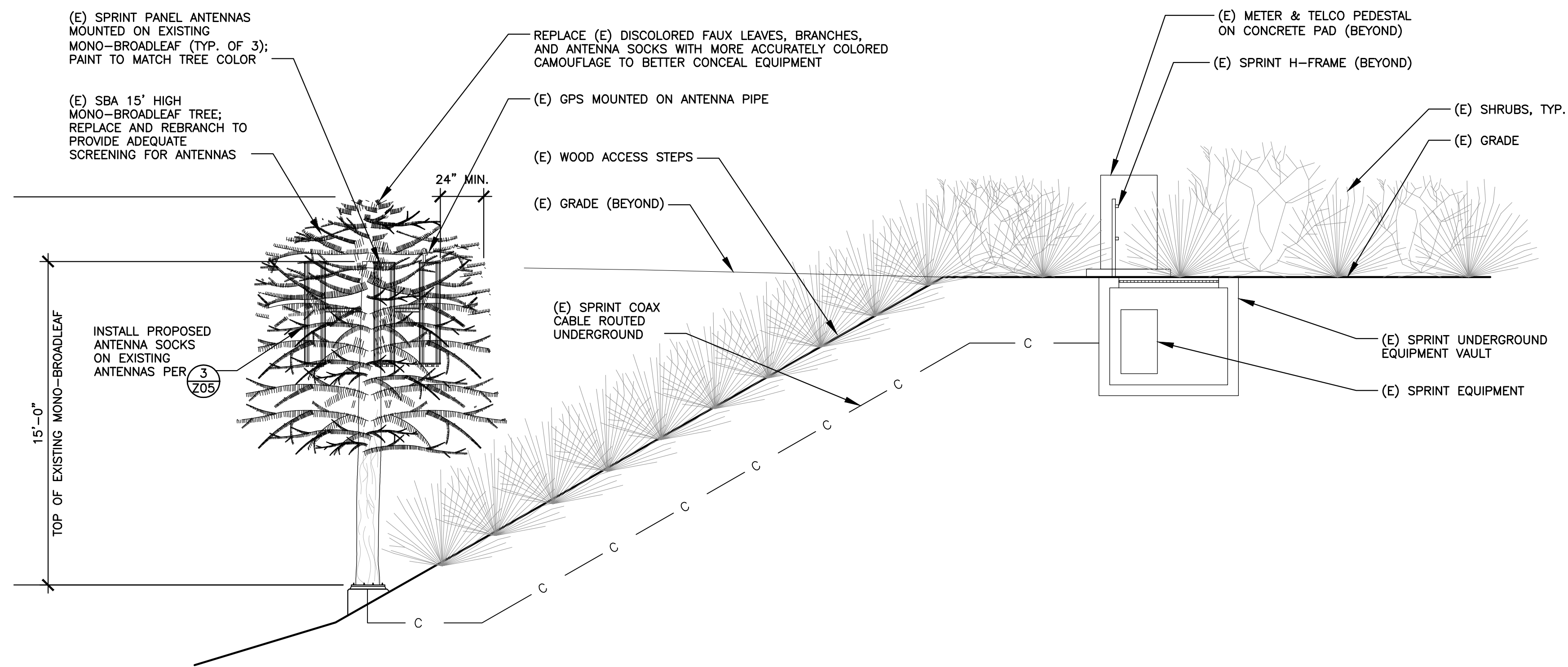
1503.01
PLOT SCALE 1 : 1 (24x36 'D' SIZE)



NORTH ELEVATION

$$1/4'' = 1' - 0''$$

1



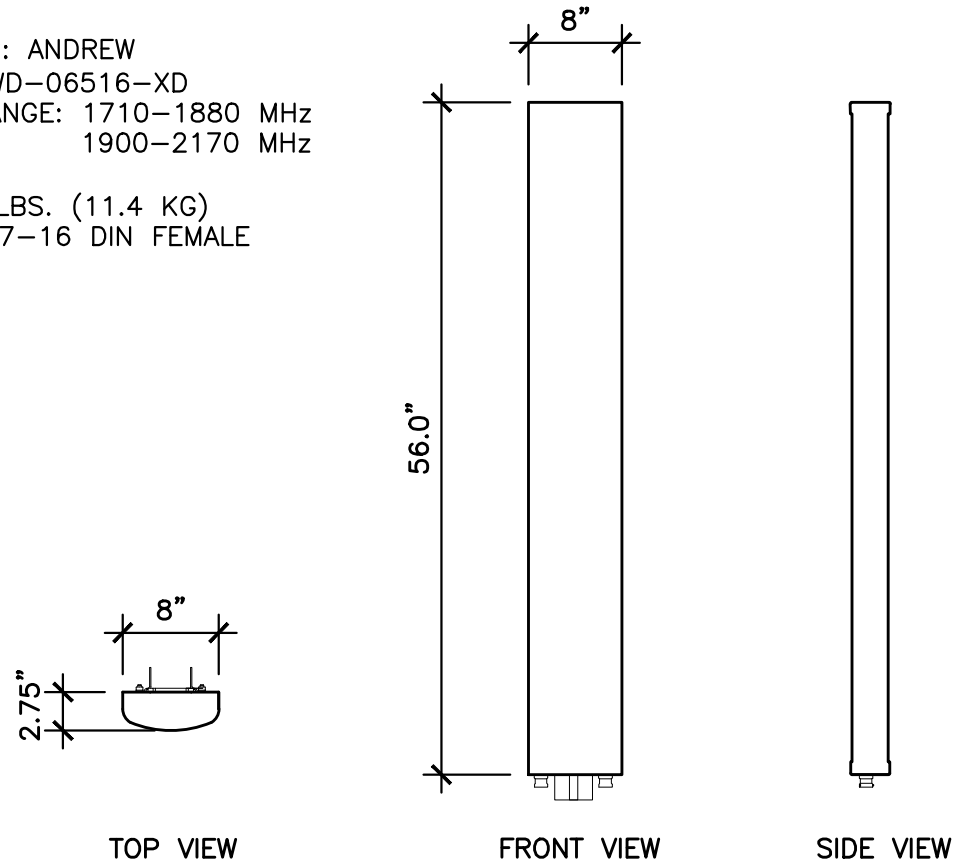
WEST ELEVATION

$$1/4'' = 1' - 0''$$

2

MANUFACTURER: ANDREW
MODEL #: UMWD-06516-XD
FREQUENCY RANGE: 1710-1880 MHz
1900-2170 MHz

WEIGHT: 25.2 LBS. (11.4 KG)
CONNECTORS: 7-16 DIN FEMALE



PANEL ANTENNA

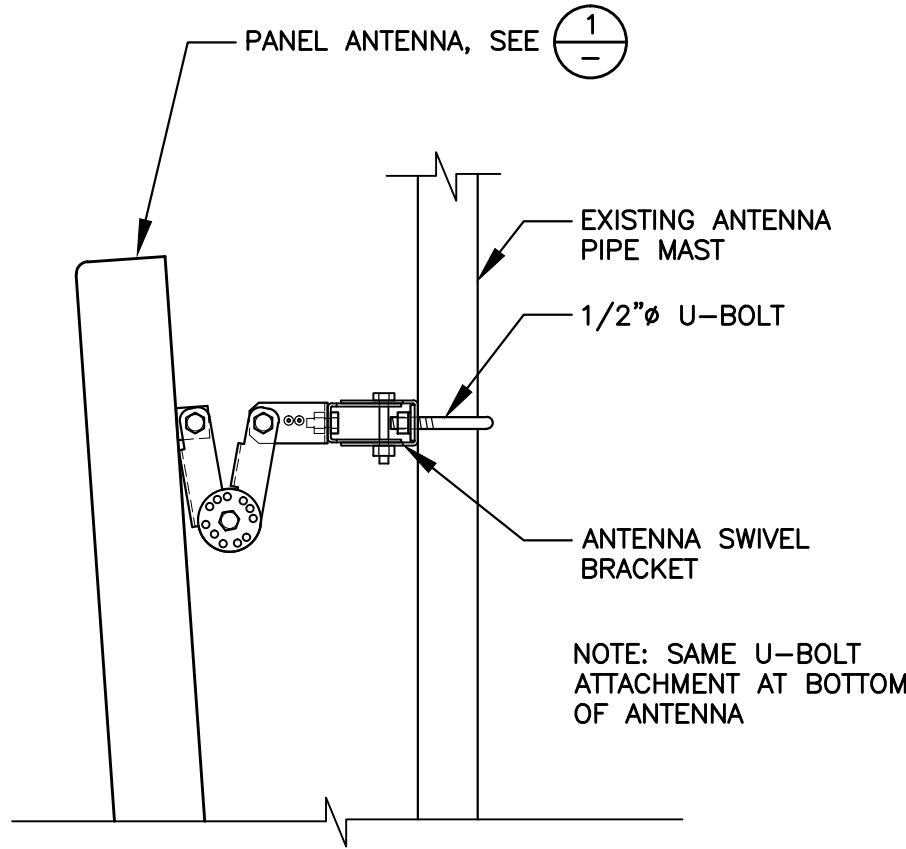
3/4"=1'-0"

1

ANTENNA MOUNTING DETAIL

1-1/2"=1'-0"

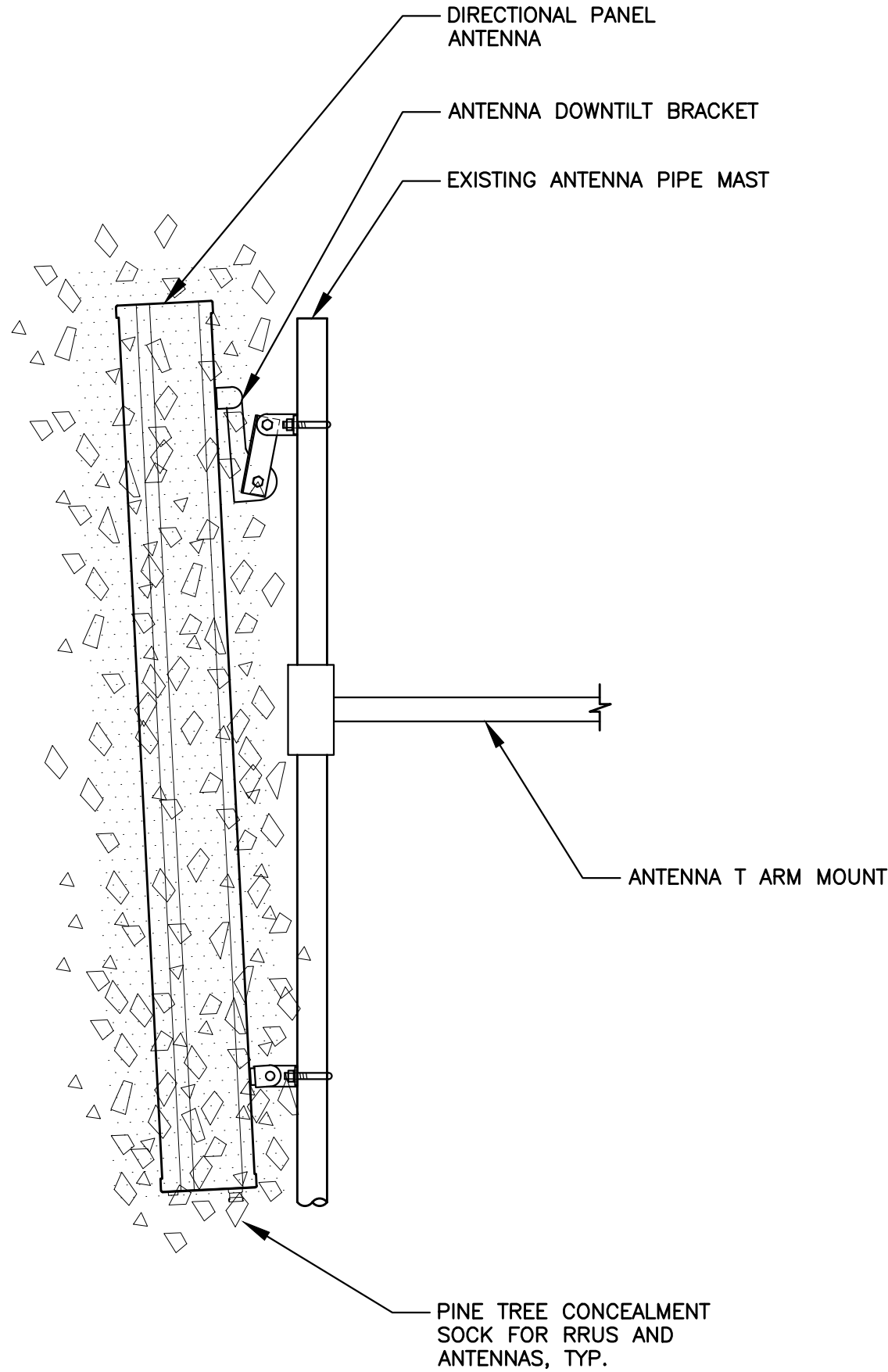
2



TYP. ANTENNA SOCK

1"=1'-0"

3



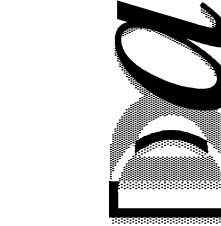
NOT USED

1"=1'-0"

4



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PROJECT NAME

ISSUES REVISIONS

DATE	BY	ISSUE	DESCRIPTION
04-07-15	RHA	90%	Z05 FOR REVIEW
10-12-15	KDB	LANDSCAPE	REMEDATION
05-09-16	BPF	REVISED	PER CITY COMMENTS

SHEET INFORMATION

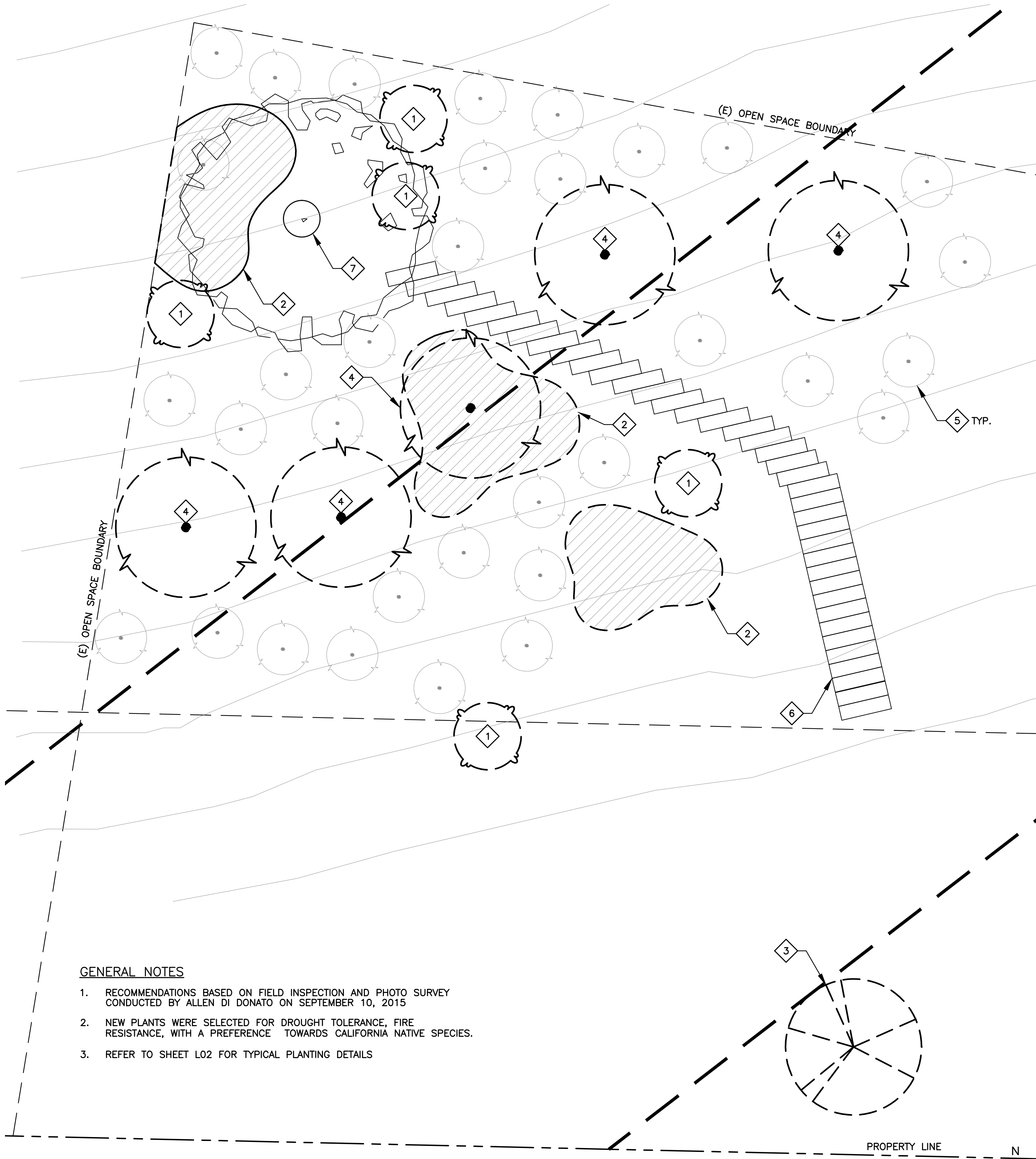
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Z05
ANTENNA
DETAILS

1503.01
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ARCHITECT



GENERAL NOTES

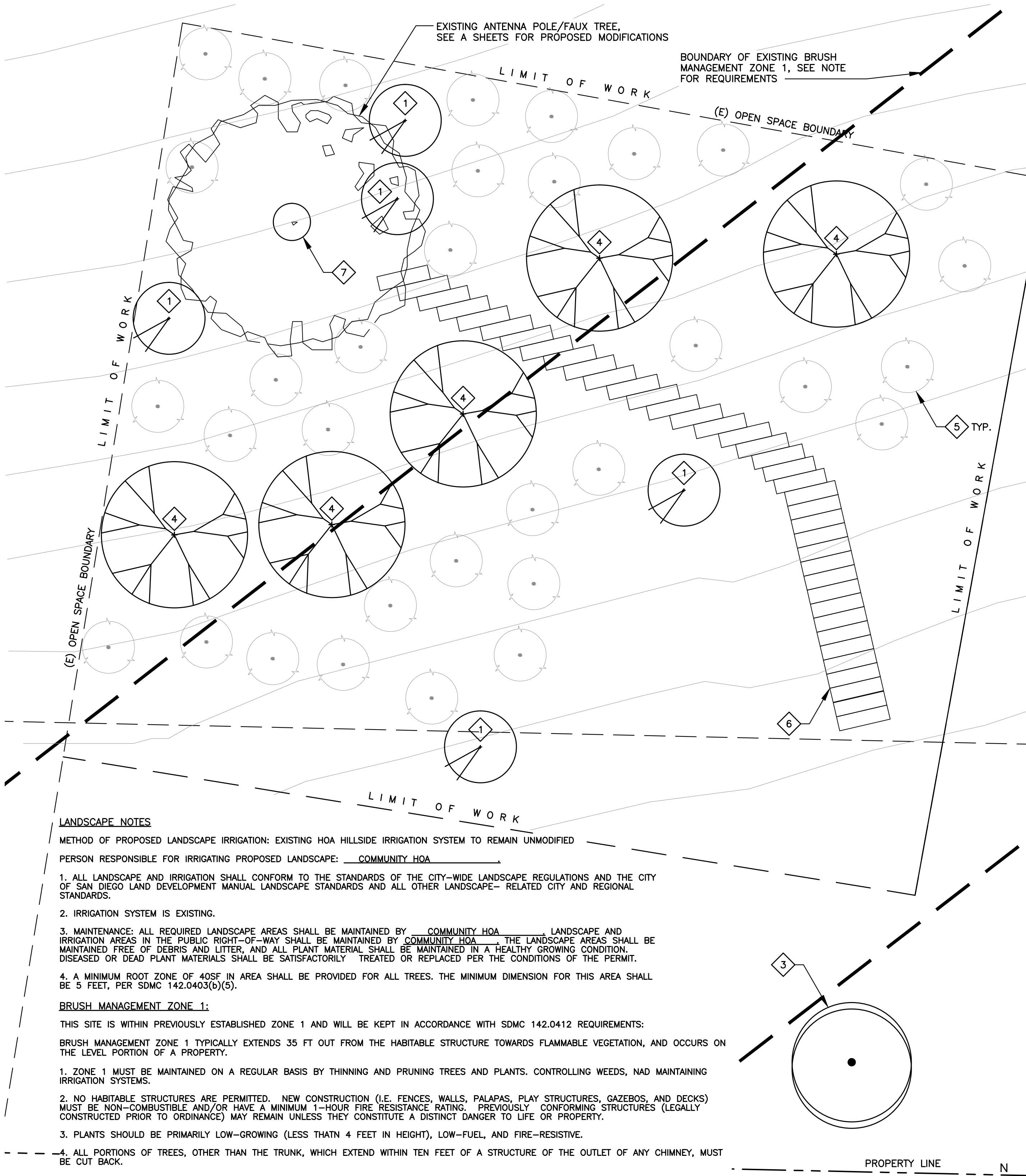
- RECOMMENDATIONS BASED ON FIELD INSPECTION AND PHOTO SURVEY CONDUCTED BY ALLEN DI DONATO ON SEPTEMBER 10, 2015
- NEW PLANTS WERE SELECTED FOR DROUGHT TOLERANCE, FIRE RESISTANCE, WITH A PREFERENCE TOWARDS CALIFORNIA NATIVE SPECIES.
- REFER TO SHEET L02 FOR TYPICAL PLANTING DETAILS

LANDSCAPE DEMO/CLEARING PLAN

1/4"=1'-0"

EXISTING PLANTING LEGEND

PLANT SYMBOL	PLANT NAME
	EXISTING SURVIVING SHRUB: HETEROMELES ARBUTIFOLIA/ TOYON
	EXISTING DEAD SHRUB: HETEROMELES ARBUTIFOLIA/ TOYON
	EXISTING THATCH AND LANDSCAPE TRIMMINGS
	PREVIOUSLY-PLANTED, ASSUMED DEAD & REMOVED SHRUB: ARBUTUS 'MARINA'/ MARINA STRAWBERRY TREE
	EXISTING DEAD 24" BOX TREE: PLATANUS OCCIDENTALIS/ SYCAMORE



LANDSCAPE NOTES

METHOD OF PROPOSED LANDSCAPE IRRIGATION: EXISTING HOA HILLSIDE IRRIGATION SYSTEM TO REMAIN UNMODIFIED

PERSON RESPONSIBLE FOR IRRIGATING PROPOSED LANDSCAPE: COMMUNITY HOA

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE- RELATED CITY AND REGIONAL STANDARDS.
- IRRIGATION SYSTEM IS EXISTING.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY COMMUNITY HOA LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY COMMUNITY HOA. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIALS SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).

BRUSH MANAGEMENT ZONE 1:

THIS SITE IS WITHIN PREVIOUSLY ESTABLISHED ZONE 1 AND WILL BE KEPT IN ACCORDANCE WITH SDMC 142.0412 REQUIREMENTS:

BRUSH MANAGEMENT ZONE 1 TYPICALLY EXTENDS 35 FT OUT FROM THE HABITABLE STRUCTURE TOWARDS FLAMMABLE VEGETATION, AND OCCURS ON THE LEVEL PORTION OF A PROPERTY.

- ZONE 1 MUST BE MAINTAINED ON A REGULAR BASIS BY THINNING AND PRUNING TREES AND PLANTS. CONTROLLING WEEDS, NAD MAINTAINING IRRIGATION SYSTEMS.
- NO HABITABLE STRUCTURES ARE PERMITTED. NEW CONSTRUCTION (I.E. FENCES, WALLS, PALAPAS, PLAY STRUCTURES, GAZEBOS, AND DECKS) MUST BE NON-COMBUSTIBLE AND/OR HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING. PREVIOUSLY CONFORMING STRUCTURES (LEGALLY CONSTRUCTED PRIOR TO ORDINANCE) MAY REMAIN UNLESS THEY CONSTITUTE A DISTINCT DANGER TO LIFE OR PROPERTY.
- PLANTS SHOULD BE PRIMARILY LOW-GROWING (LESS THATN 4 FEET IN HEIGHT), LOW-FUEL, AND FIRE-RESISTIVE.
- ALL PORTIONS OF TREES, OTHER THAN THE TRUNK, WHICH EXTEND WITHIN TEN FEET OF A STRUCTURE OF THE OUTLET OF ANY CHIMNEY, MUST BE CUT BACK.
- TREES ADJACENT TO OR OVERHANGING ANY BUILDING MUST BE FREE OR DEAD WOOD.
- ROOF AND RAIN GUTTERS MUST BE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.

LANDSCAPE REMEDIATION PLAN

1/4"=1'-0"

PROPOSED PLANTING LEGEND

PLANT SYMBOL	PLANT NAME
	EXISTING SURVIVING SHRUB TO REMAIN: HETEROMELES ARBUTIFOLIA/TOYON
	MATURE HEIGHT/SPREAD: 10-15 FT. / 8-10 FT.
	NEW 24" BOX TREE/SHRUB TO REPLACE DEAD 24" BOX MADRONE TREE IN PREVIOUS LOCATION: MALOSMA LAURINA/LAUREL SUMAC
	MATURE HEIGHT/SPREAD: 10-20 FT. / 6-15 FT.
	NEW 15 GAL. SHRUB TO REPLACE DEAD SHRUB IN PREVIOUS LOCATION: ADENOSTOMA FASCICULATUM/CHAMISE
	MATURE HEIGHT/SPREAD: 3-9 FT. / 3-6 FT.
	NEW 24" BOX STREET TREE TO REPLACE DEAD STREET TREE IN PREVIOUS LOCATION: QUERCUS BERBERIDIFOLIA/SCRUB OAK
	MATURE HEIGHT/SPREAD: 10-20 FT. / 6-15 FT.

KEYNOTES

- NEW SHRUB TO REPLACE EXISTING DEAD SHRUB
- REMOVE EXISTING DEAD THATCH AND LANDSCAPE TRIMMINGS
- NEW TREE TO REPLACE EXISTING DEAD TREE
- NEW 24" BOX TREE IN APPROXIMATE LOCATION OF PREVIOUSLY PLANTED, DEAD AND REMOVED 24" BOX TREE
- REMAINING SHRUBS IN GOOD CONDITION
- EXISTING TIMBER STEPS TO REMAIN
- EXISTING FAUX TREE TO REMAIN, SEE A SHEETS FOR PROPOSED MODIFICATIONS



ARCHITECT



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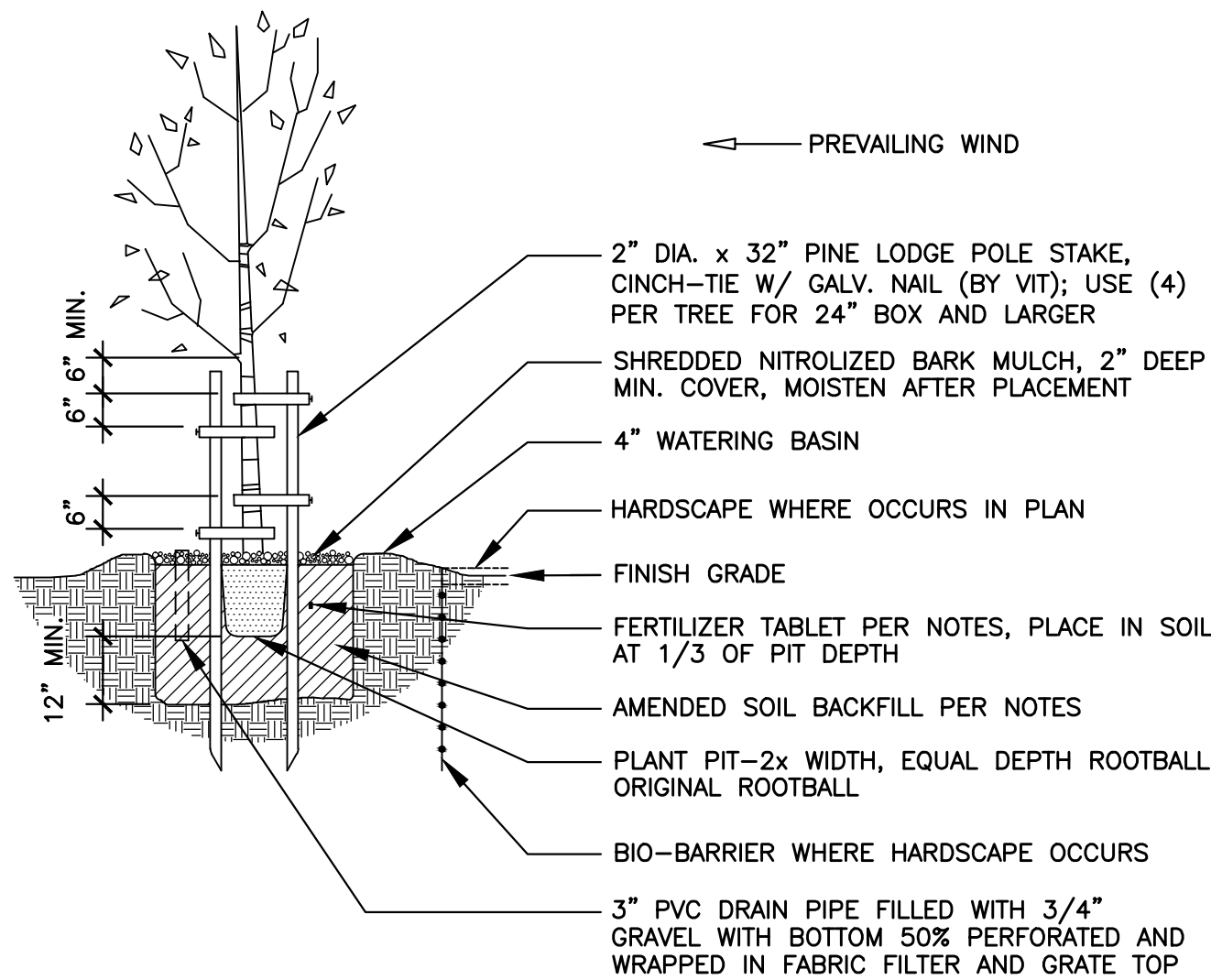
SHEET INFORMATION

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L01
LANDSCAPE
REMEDIATION
PLAN

1503.01
PLOT SCALE 1 : 1 (24x36 'D' SIZE)

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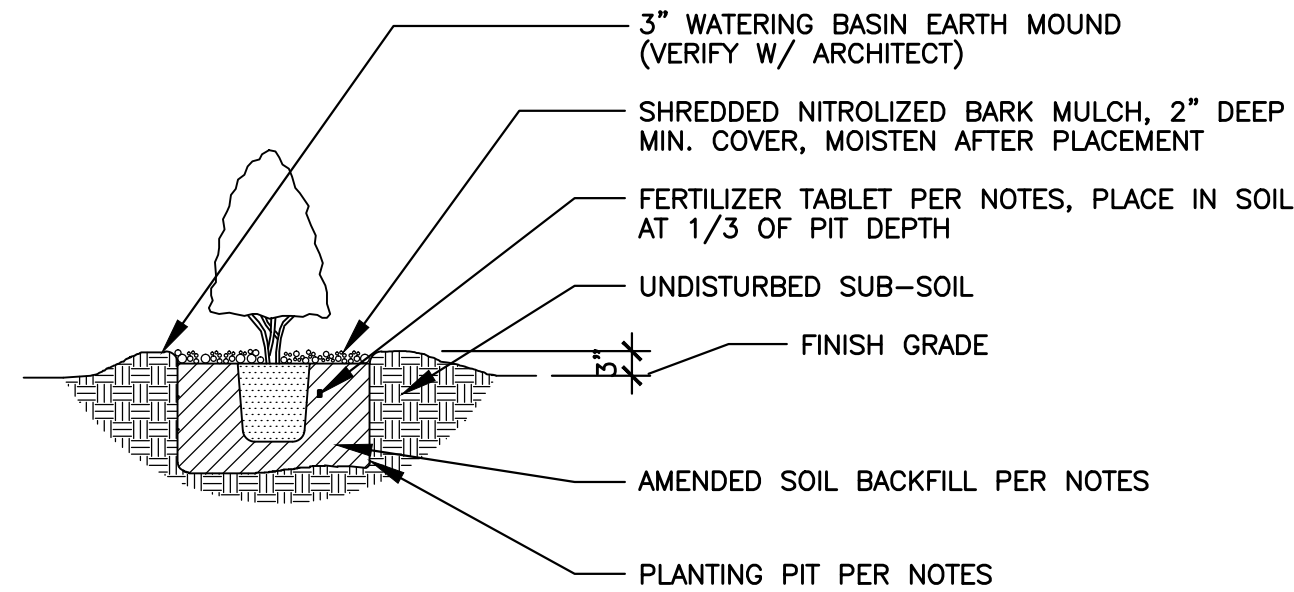


NOTE:
1. ALL 15 GALLON & 24" BOX AND LARGER TREES SHALL BE STAKED.

TYPICAL TREE PLANTING

NTS

1

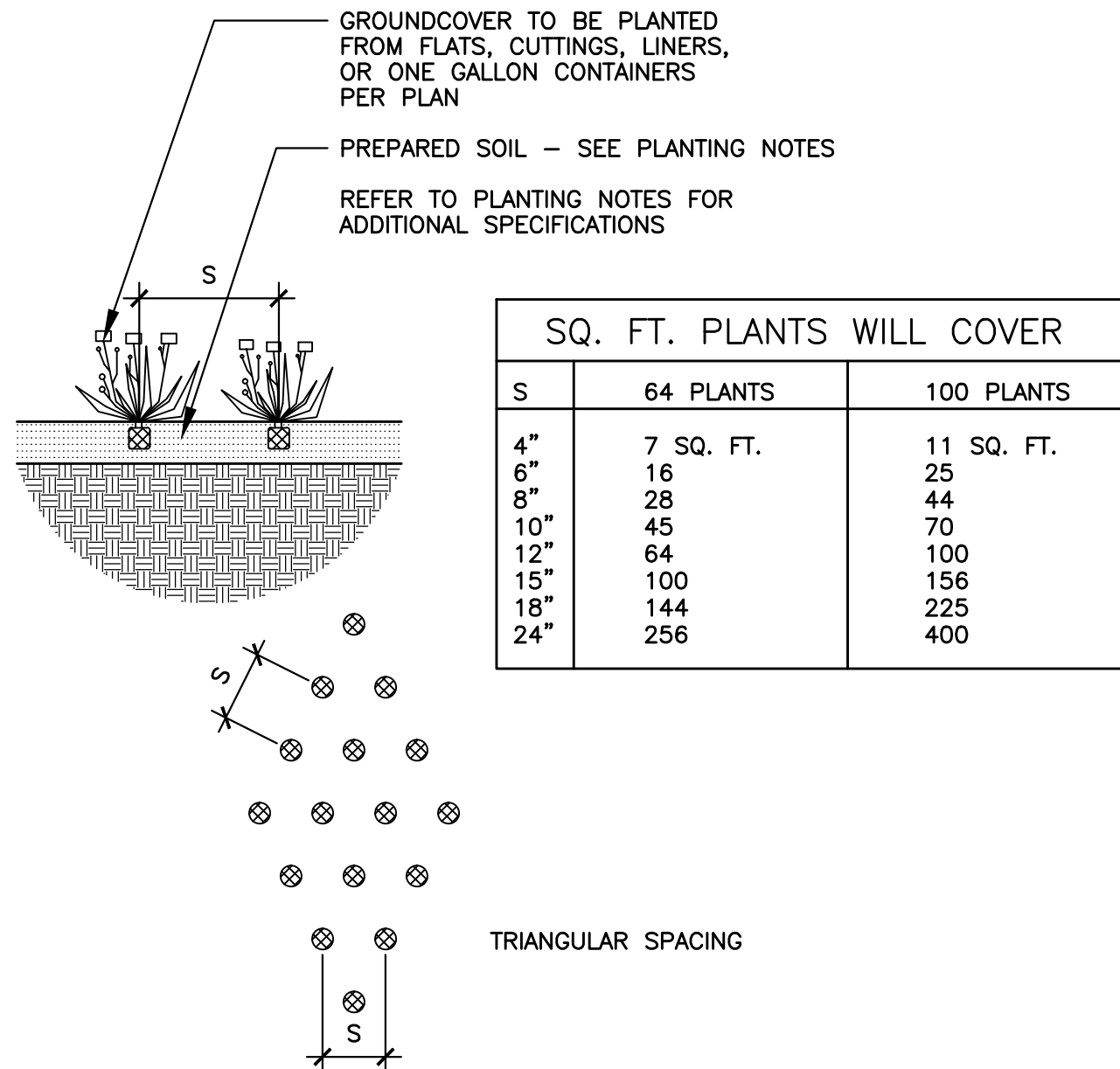


NOTE:
1. PRIOR TO PLANTING, FILL HOLE WITH WATER AND ALLOW TO PERCOLATE COMPLETELY INTO SUB-SOIL. DO NOT ASSIST OR DISTURB PERCOLATION RATE.

TYPICAL SHRUB PLANTING

NTS

2




TYPICAL GROUNDCOVER PLANTING

NTS

3

ARCHITECT



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SHEET INFORMATION

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L02

LANDSCAPE
PLANTING
DETAILS

1503.01
PLOT SCALE 1 : 1 (24x36" D' SIZE)