



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 28, 2018 REPORT NO. HO-18-027

HEARING DATE: April 4, 2018

SUBJECT: Mission Valley Radio Tower, Process Three Decision

PROJECT NUMBER: [548228](#)

OWNER/APPLICANT: WAWANESA HOLDINGS U.S., LLC, Owner, and AMERICAN TOWERS, LLC, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the continued operation of a Major Transmission, Relay, and Communication Switching System facility at 9040 Friars Road within the Mission Valley Community Planning area?

Staff Recommendation: Approve an application for Conditional Use Permit No. 1984446.

Community Planning Group Recommendation: On August 2, 2017 the Mission Valley Planning Group voted 17-0-0 to recommend approval of the project with no additional conditions (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities (Attachment 7). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 8, 2018, and the opportunity to appeal that determination ended March 22, 2018.

BACKGROUND

This Major Transmission, Relay, and Communication Switching System facility (Facility) is existing and was approved with Conditional Use Permits (CUPs) in 1996, CUP No. 96-0118, and 2007, CUP No. 423280. The Facility consists of a 176'-6" tall steel lattice satellite tower, two approximately 200 square feet buildings, one approximately 1,130 square feet building, a water tank structure, a propane tank pad, and security fencing located at 9040 Friars Road, to the east of Sandmark Avenue (Attachment 1). The property is zoned IL-2-1 and it is designated for open space in the Mission Valley Community Plan (Attachment 2). Surrounding uses include utility uses to the north, I-805 to the west, office uses to the south, and residential to the east.

Pursuant to the San Diego Municipal Code (SDMC) Section 141.0405(d), this Facility requires a CUP since the existing satellite antennas exceed 10 feet in diameter, but may be permitted with a CUP decided in accordance with Process Three. The previous CUP No. 423280 (Attachment 4) includes conditions that established a ten-year expiration of the CUP on December 13, 2017 and also allows the permittee to apply for a new CUP. The applicant, and former permittee, submitted an application for a new CUP which was deemed complete by the City on June 6, 2017.

DISCUSSION

Project Description

The project proposes a new CUP, consistent with (SDMC) Section 141.0405(d), for the existing Facility. The Facility is within an approximately 30,600 square-foot, secure open compound area located on the northeast corner of an existing 7.8-acre parcel lot at 9040 Friars Road, on the Mission Valley's northern ridgeline, east of Interstate 805 and west of Interstate 15. No changes to the existing Facility are requested or required to continue operation of the Facility. The Facility contains multiple tenants and wireless carriers; however, the CUP is solely for the satellite tower and support facilities as described in SDMC Section 141.0405. All other uses, which include, but are not limited to telecommunications facilities, would require separate permits pursuant to the SDMC.

Project Analysis

Pursuant to SDMC Table 131.06B, a Satellite Tower is a limited use and SDMC Section 141.0405(d), describes the separately regulated institutional uses. As noted earlier, the Facility is subject to a CUP since the satellite antennas exceed 10 feet in diameter and are subject to the following regulations:

- (1) Satellite antennas are not permitted within the MHPA;
- (2) Satellite antennas are not permitted on premises or its appurtenances that have been designated as historical resources;
- (3) The visual impacts of the antenna to adjacent premises and adjacent public rights-of-way shall be minimized by the positioning of the antenna on the premises and the use of landscaping or other screening.

The Facility is not located within the MHPA or on a premises or its appurtenances that have been designated as historical resources. The closest public right-of-way is Interstate 805, which is 530 feet from the Facility, Escala Circle is 605 feet from the Facility, and Friars Road is 805 feet from the Facility. The developed site contains mature trees and bushes that offer Facility screening from any reasonable vantage point and the Facility's security fencing is bordered with coral vine plantings to further soften the visual impact.

The premises does contain Environmentally Sensitive Lands in the form of sensitive biological resources and steep hillsides; however the Facility is exempt from the Environmentally Sensitive Lands regulations pursuant to SDMC Section 143.011(b)(4) since the development does not include any new construction and will not encroach into the environmentally sensitive lands during or after construction.

Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the SDMC. Staff has provided draft CUP findings (Attachment 5) and conditions (Attachment 6) to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1984446, with modifications.
2. Deny Conditional Use Permit No. 1984446, if the findings required to approve the project cannot be affirmed.

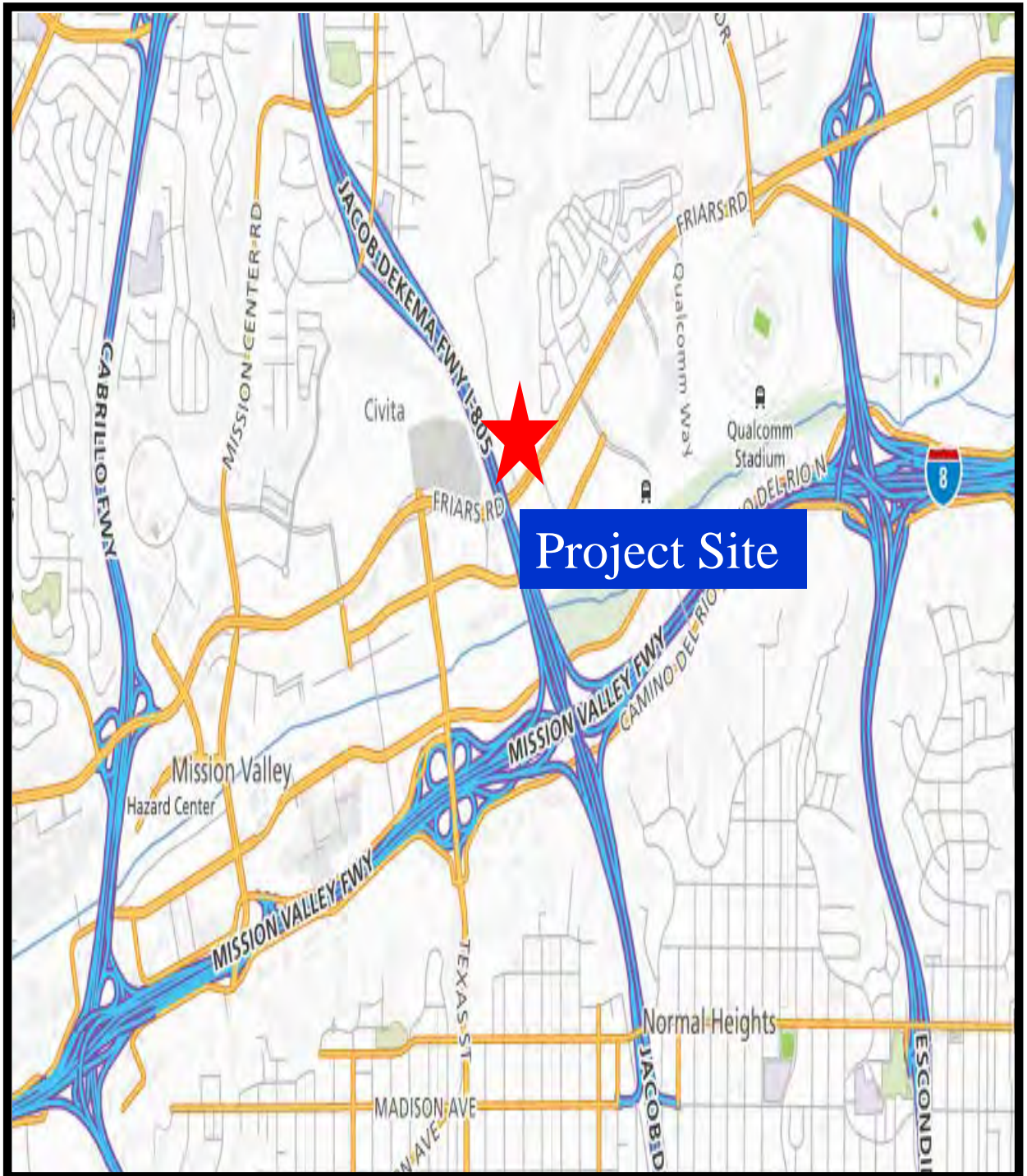
Respectfully submitted,



Tim Daly, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Conditional Use Permit No. 423280
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans

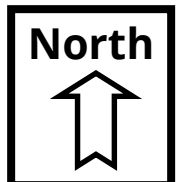


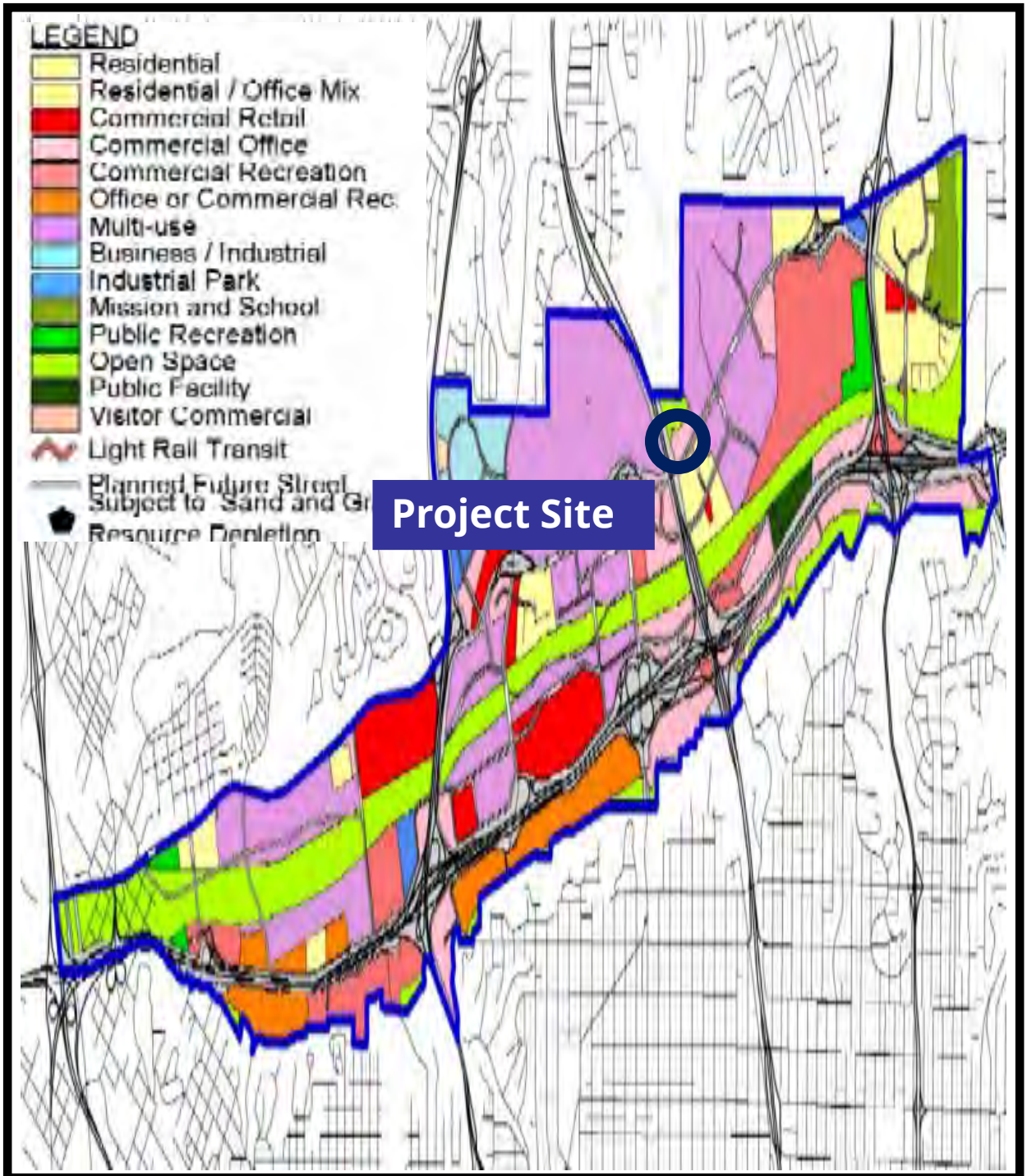
Project Site



Project Location

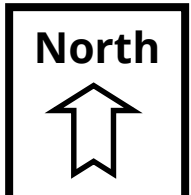
Mission Valley Radio Tower, Project No. 548228
9040 Friars Road, San Diego CA 92108





Mission Valley Land Use Map

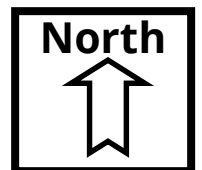
Mission Valley Radio Tower, Project No. 548228
9040 Friars Road, San Diego CA 92108





Aerial Photo

Mission Valley Radio Tower, Project No. 548228
9040 Friars Road, San Diego CA 92108



THE ORIGINAL OF THIS DOCUMENT
 WAS RECORDED ON MAR 09, 2012
 DOCUMENT NUMBER 2012-0140305
 Ernest J. Dronenburg, Jr., COUNTY RECORDER,
 SAN DIEGO COUNTY RECORDER'S OFFICE
 TIME: 11:08 AM

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

WHEN RECORDED MAIL TO
 PROJECT MANAGEMENT
 PERMIT CLERK
 MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-7478

CONDITIONAL USE PERMIT (CUP) 423280
AMERICAN TOWER – MISSION VALLEY (DIABLO)
PLANNING COMMISSION
 Project No. 123937

This CUP #423280 is granted by the **Planning Commission** of the City of San Diego to Wawanesa Holdings U.S., Inc., Owner, and American Tower, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0405 and 141.0416. The 7.836 acre site is located at 9060 Friars Rd. in the IL-2-1 zone of the Mission Valley Community Plan. The project site is legally described as situated in the City of San Diego, County of San Diego, State of California and described as follows: Parcel 2 of Parcel Map No. 15779, in the Office of the County Recorder of said county.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility and Major Transmission, Relay, or Communication Switching System, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibits "A" and "B"] dated December 13, 2007, on file in the Development Services Department.

The project shall include:

- a. An 176'-6" high self supporting tower with telecommunications, transmission, relay, and other communications antennas, and associated equipment shelters, described and identified by size, dimension, quantity, type, and location on Exhibits "A" (Development Drawings) and Exhibit "B" (Antenna Inventory document);
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s),

conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.

2. This Conditional Use Permit (CUP) and corresponding use of this site shall **expire on December 13, 2017**. 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 all previously permitted uses, unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

3. In anticipation of the expiration of this CUP, the permittee shall submit plans to the Development Services Department, 18 months prior to the expiration of this CUP. These plans shall provide for the removal of this tower or review and approval of another CUP by the December 13, 2017 expiration date. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.

4. Within 90 days of approval of this permit:

- 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.

5. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

6. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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

8. 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.).

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

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

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

In the event that any condition of this Permit, on a legal challenge by the 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.

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

13. The applicant shall maintain a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

LANDSCAPE REQUIREMENTS:

14. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

15. Within 60 days of approval of this CUP, complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with 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.

16. Within 6 months of approval of this CUP, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

17. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

PLANNING/DESIGN REQUIREMENTS:

19. Any additional antennas, other than those detailed on Exhibits "A" and "B" shall be processed with an amendment to this CUP. At that point, a revised Exhibit "B" (Antenna Inventory document) shall be provided. Additionally, every January 1 during the life of this permit, the permittee shall provide an updated inventory to the Development Services Department. The Antenna Inventory shall specify whether the antennas are active or inactive. Inactive antennas shall be removed within 30 days either by the permittee or the owner when the permittee fails to respond.

20. The permittee of record shall notify the Development Services Department if this tower is sold or taken over by another tower manager company.

21. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this

Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

22. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

23. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

24. Associated equipment will be located on the ground-level, within equipment shelters, screened from view by landscape. Landscape shall be provided so that 80% of the enclosure is screened within 2 years of planting.

25. No mechanical equipment, tank, duct, elevator, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

26. Within 30 days of CUP issuance, the permittee shall provide a model study certifying that the cumulative measurements of radio frequency power densities for all antennas installed on the premises meet the federal standards.

27. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

28. Upon expiration of the permit, the facility and improvements shall be removed from the site by the owner or permittee and the property shall be restored to its original condition, all at the owner's or permittee's sole cost and expense.

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

INFORMATION ONLY:

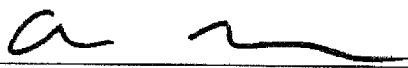
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California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

~~APPROVED~~ by the Planning Commission of the City of San Diego on December 13, 2007 and resolution number ~~XXXX~~.

The City approved this permit by order of the Court in the matter of *In Re Cell Tower*, USDC Case No. 07cv0399.

Permit Type/PTS Approval No.: CUP 423280
Date of Approval: 12/13/2007

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

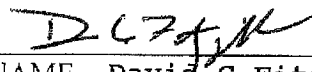


Alexander Hempton
Associate Planner

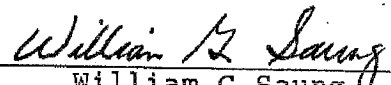
NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 et seq.

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.

WAWANESA HOLDINGS U.S., INC
Owner


By 

NAME David G. Fitzgibbons
TITLE Vice President-U.S. Oper.

By: 

William G. Saung
Assistant Treasurer

AMERICAN TOWER
Permittee

By 

NAME Steven Vondran
TITLE SVP and General Counsel, US Tower

NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.

Steven Vondran
SVP and General Counsel, US Tower

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of San Diego
On March 9, 2012 before me, Georgette Ocariza Manela, Notary Public
personally appeared Alexander Hempton



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

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

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: American Tower - Mission Valley (Diablo) - PTS# 123937

Document Date: December 13, 2007 Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Individual Individual

Partner - Limited General Partner - Limited General

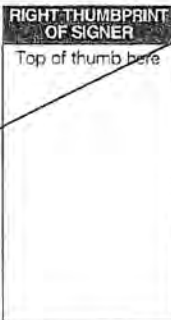
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:



COPY

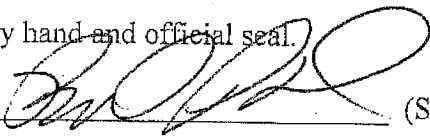
ACKNOWLEDGMENT

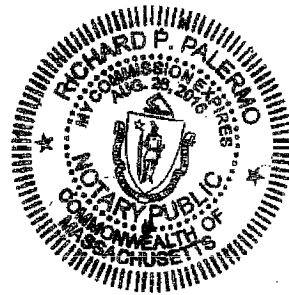
Commonwealth of Massachusetts
County of Middlesex

On February 15, 2012, before me, Richard Palermo
(Insert Name and Title of the Officer)

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

I certify under PENALTY OF PERJURY under the laws of the ^{Commonwealth of} ~~Massachusetts~~ that
the foregoing paragraph is true and correct.

Witness my hand and official seal.
Signature  (Seal)



ORIGINAL

HEARING OFFICER RESOLUTION NO. XXXXX-HO
CONDITIONAL USE PERMIT NO. 1984446
MISSION VALLEY RADIO TOWER - PROJECT NO. 548228

WHEREAS, WAWANESA HOLDINGS U.S., LLC, a California corporation, Owner, and AMERICAN TOWERS, LLC, Permittee, filed an application with the City of San Diego for a permit to operate a Major Transmission, Relay, and Communication Switching System (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1984446), on portions of a 7.8-acre site;

WHEREAS, the project site is located at 9040 Friars Road in the MVPD-MV-CO, IL-2-1, Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Montgomery Field Review Area 2), and FAA Part 77 Noticing Area Overlay Zones of the Mission Valley Community Plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 15779, in the City of San Diego, State of California, filed in the Office of the County Recorder of the San Diego County, dated August 29, 1989;

WHEREAS, on March 9, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301, Existing facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 4, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1984446 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 April 4, 2018.

CONDITIONAL USE PERMIT [SDMC Section 126.0305]

(a) The proposed development will not adversely affect the applicable land use plan.

The existing Major Transmission, Relay, or Communication Switching System facility (Facility) located at 9040 Friars Road is in the IL-2-1 zone established for Light Industrial uses. The IL-2-1 zone allows for a mix of light industrial and office uses with limited commercial development. The Facility is also within the Mission Valley Community Plan (Community Plan) area and is designated for Commercial Office, which encourages multi-use development in which commercial uses are combined or integrated with other uses. The Facility was originally permitted by Conditional Use Permit in 1996, replacing an existing tower. The Facility has been integrated into the surrounding environment for over 20 years serving the needs of the community. There are no changes proposed for

the Facility. The existing broadcast and telecommunication use is consistent with the land use designation of the Community Plan, does not constitute a disruptive element to the neighborhood and community, and remains an appropriate use at this location.

The Community Plan does not specifically address Major Transmission, Relay or Communication Switching systems. However, the broadcast television antennas and their services are essential to Mission Valley's ability to sustain the current level of service and ensuring future growth needs will be integrated within current systems to provide reliable coverage for the City. The coverage provided by the Facility will continue to support the residents' television viewing, satellite radio, emergency capabilities provided by the television stations currently installed on the tower. Therefore, the continuation of the Facility development will not adversely affect the applicable land use plan.

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

The development is an existing Facility and does not propose additional new development on the project site. The Facility will continue operations and contributes to keeping the public safe by providing essential emergency services through the broadcast of two television stations providing local information related to weather, fires, or other public alerts.

The Facility is located on a large parcel along with two large commercial buildings (Wawanesa Insurance and San Diego Gas & Electric), parking lots, an electrical substation, and utility structures that have been at this location for years. The Facility is unmanned and does not require the use of any public services, nor will it contribute to any additional traffic.

The permit prepared for this project includes various conditions and exhibits of approval relevant to achieving compliance with the regulations of the Land Development Code in effect for the project site; and such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of the persons residing, or working in the area. Furthermore, the City's Environmental Analysis Section has reviewed the proposed use of the existing facility and has determined this action is exempt from CEQA. Therefore, the continued Facility's use will not have a significant impact on public health, safety, and welfare.

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

The existing Facility use is an allowed use in the IL-2-1 zone with a Conditional Use Permit. The development complies with all of the development regulations of the Land Development Code including coverage, parking, landscaping, setbacks and building height. The Facility is also consistent with the regulations contained within SDMC Section 141.0416 for Major Transmission, Relay or Communication Switching Systems. These regulations require that structures are located so that visibility from adjacent public rights-of-way or adjacent residential development is minimized and that fences, walls,

trees, and other forms of landscaping are used to screen structures from adjacent rights-of-way or adjacent residential development. The closest public right-of-way is Interstate 805, which is 530 feet from the Facility, Escala Circle is 605 feet from the Facility, and Friars Road is 805 feet from the Facility. The developed site contains mature trees and bushes that offer Facility screening from any reasonable vantage point. No variance or deviation is requested as a part of this application. The continued operation of the Facility does not require or request any deviations to the Land Development Code. Therefore, the Facility will continue to comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

(d) The proposed use is appropriate at the proposed location.

The existing Facility has been providing television antenna coverage for over 20 years at this location. Access to the Facility from Friars Road is provided from a private and gated road owned by San Diego Gas & Electric ("SDG&E"). There is a guard station at the gate and only visitors with appropriate credentials are allowed entry. All entry is strictly monitored by SDG&E as this is a highly secure facility and is monitored at all times. The distance from Friars Road to the Facility is 805 feet, so there is significant distance and topographical features that provide additional visual relief from any adjacent public right-of-ways.

The Facility, located on the Mission Valley's northern ridgeline, east of Interstate 805 and west of Interstate 15, includes other tall vertical elements, such as two major electric power transmission lines, high tension lines, an electrical substation, and SDG&E's tower structure. The existing broadcast and telecommunication use is consistent with the land use designation of the Community Plan, does not constitute a disruptive element to the neighborhood and community, and remains an appropriate use at this location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1984446 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. 1984446, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: April 4, 2018

IO#: 24007272

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007272

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1984446
MISSION VALLEY RADIO TOWER PROJECT NO. 548228
HEARING OFFICER

This Conditional Use Permit (CUP) No. 1984446 is granted by the Hearing Officer of the City of San Diego to Wawanesa Holdings U.S., LLC, a California corporation, Owner, and American Towers, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0301. The 7.8-acre site is located at 9040 Friars Road in the MVPD-MV-CO, IL-2-1, Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Montgomery Field Review Area 2), FAA Part 77 Noticing Area Overlay Zones of the Mission Valley Community Plan. The project site is legally described as Parcel 2 of Parcel Map No. 15779, in the City of San Diego, State of California, filed in the Office of the County Recorder of the San Diego County, dated August 29, 1989.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Major Transmission, Relay, and Communication Switching System, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 4, 2018, on file in the Development Services Department.

The project shall include:

- a. An existing 176-foot 6-inch high self-supporting tower with transmission, relay, communication antennas, and associated broadcast equipment shelters consisting of two approximately 200 square feet buildings and one approximately 1,130 square feet building, water tank structure, and propane tank pad within an approximately 30,600 square-foot, secure fenced open compound area;
- 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 April 18, 2021.

2. This Permit and corresponding use of this site shall expire on April 18, 2038. 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 all permitted uses, all at the owner's or permittee's sole cost and expense, unless a new application is approved for a facility which will be subject to compliance with all regulations in effect at the time.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

If any condition of this Permit, on a legal challenge by the 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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. The Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AIRPORT REQUIREMENTS:

12. The Owner/Permittee shall maintain a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

PLANNING/DESIGN REQUIREMENTS:

13. All wireless communication facilities on the site shall be required to obtain a separate permit in accordance with the SDMC.

14. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the request amendment.

15. No exposed pipes or mounting apparatus absent antennas shall be present on the tower at any time.

16. Any additional broadcast antennas, other than those detailed on Exhibit "A" shall be processed as an amendment to this Permit.

17. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and regulation of the underlying zone, the regulation shall prevail unless the conditions provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive then the underlying regulations of the underlying zone, then the conditions of the Permit shall prevail.

18. All antennas shall be painted to match the lattice tower.

19. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

20. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on April 4, 2018 and Resolution No. XXXX-HO.

Permit Type/PTS Approval No.: Conditional Use Permit No. 1984446
Date of Approval: April 4, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tim Daly
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.

Wawanesa Holdings U.S., Inc.
Owner

By _____
NAME:
TITLE:

American Towers, LLC
Permittee

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

(Check one or both)

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

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project No.: 548228

Project Name: Mission Valley Radio Tower

Project Location-Specific: The project is located at 9040 Friars Road, San Diego CA 92108, within the Mission Valley Community Plan area.

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) for the continued use of an existing major transmission, relay, and communication switching system tower (176.6-foot height) and equipment shelter (1,552-square-foot). The 0.97-acre site is located at 9040 Friars Road in the IL-2-1 and MVPD-MV-CO base zones of the Mission Valley Community Plan area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: American Towers, LLC., Bonnie Belair, 10 Presidential Way, Woburn MA 01801, (781) 926-4637

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 15301 (Existing Facilities)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted environmental review that determined that the project would not have the potential to cause a significant effect on the environment. Since the project is an existing facility and no new construction is being proposed the project meets the criteria set forth in CEQA Section 15301 and the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: JEFFREY SZYMANSKI

Telephone: 619 446-5324

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

ATTACHMENT 7

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Signature/Title

March 23, 2018

Date

Check One:

Signed By Lead Agency

Date Received for Filing with County Clerk or OPR:

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

August 02, 2017

Members Present:

Deborah Bossmeyer, Cameron Bucher, Bob Cummings, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenell

Members Absent:

Steve Abbo, Paul Brown, Robert V. Doherty, Kaye Durant, Rob Hutsel, Jim Penner, Marco Sessa

City/Government Staff:

Nancy Graham, Liz Saidkhanian, Javier Gomez, Zach Bunshaft

Guests:

See list at end of minutes

A. CALL TO ORDER

Dottie Surdi, Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:01 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 17 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Kathy McSherry led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Dottie Surdi welcomed everyone to the meeting, thanked the Library for providing the meeting space. Dottie reminded those present to sign the sign in sheets.

Guests introduced themselves.

D. APPROVAL OF MINUTES

June 07, 2017

Keith Pittsford moved to approve the minutes of the June 07, 2017 regular meeting. Derek Hulse seconded the motion. Minutes were approved 10 –0 – 7with Deborah Bossmeyer, Bob Cummings, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, Kathy McSherry, Keith Pittsford, Dottie Surdi, Larry Wenell voting yes, and Cameron Bucher, John Laraia, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Rick Tarbell, Josh Weiselberg abstaining.

July 12, 2017

Bob Cummings moved to approve the minutes of the July 12, 2017 regular meeting. Mary Holland seconded the motion. Minutes were approved 14 –0 – 3 with Deborah Bossmeyer, Bob Cummings, Cameron Bucher, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, John Nugent, Keith Pittsford, Dottie Surdi, Josh Weiselberg, Larry Wenell voting yes, and John Laraia, Andrew Michajlenko, Rick Tarbell abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.”
Mission Valley Planning Group Bylaws as Amended and approved July 2015

The following topics were addressed:

- Public safety concerns/events at some multiple living complexes in the Mission Valley

F. MEMBERSHIP BUSINESS

Keith Pittsford nominated John Nugent for the position of Secretary. Alan Grant seconded the motion. Motion passed 16 -0-1 with Deborah Bossmeyer, Cameron Bucher, Bob Cummings, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Keith Pittsford, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenell voting yes and John Nugent abstaining

Keith Pittsford reported on the MVPG election in March of 2018. 12 positions, 4 in each membership category, Resident, Local Businessperson, Property Taxpayer, Property Owner will be on the ballot.

G. TREASURER’S REPORT

Bob Doherty was not present. The latest balance was \$1,344.16

H. ACTION ITEMS

1. Mission Valley Capital Improvement Priority List

John Nugent, in Rob Hutsel’s absence, reviewed the request from the City of San Diego Public Works Department for Community Planning Groups to submit a Capital Improvement Project (CIP) prioritization list for their City planning area.

Since the Mission Valley Planning area is in the midst of a Community Plan Update, which will include a Capital Improvement Section based on the vision under the Community Plan Update, the focus of the MVPG response to the Public Works Department request was a prioritization of projects that have been discussed previously within the MVPG, some of which may already be in some phase of planning and/or implementation.

The request to the Mission Valley Planning Group was assigned to the Parks subcommittee. Rob Hutsel, Parks subcommittee Chair was absent from the meeting so John Nugent made the report.

John Nugent moved that MVPG submit the following Capital Improvement Project priority list to the City Public Works Department

- 1. Provide lighting of the sidewalk under 163 adjacent to westbound Camino de la Reina (CIP B15012)**
- 2. Install activated crosswalks (Hawks) on Camino del Este for the north and south side of the River existing walking and biking paths. (CIP B13088)**
- 3. Provide enhancements to Sefton Park. (CIP S01012-as referenced in the 2013 Mission Valley Facilities Financing Plan)**
- 4. Design and construct the San Diego River Park Trail West Valley Pedestrian/Bicycle Bridge at Sefton Field/Mission Valley YMCA. (Possibly incorporate into CIP S01012-as referenced in the 2013 Mission Valley Facilities Financing Plan)**
- 5. Construct a temporary pedestrian/bicycle River Park Trail from Fenton Parkway through the Mission Valley Stadium property.**

Andrew Michajlenko seconded the motion.

After discussion, including the Capital Improvement Project portion of the Mission Valley Community Plan Update, the motion was withdrawn.

2. West Valley Crossing San Diego River Trail Letter

John Nugent, in Rob Hutsel's absence, reported that the Parks subcommittee is recommending that MVPG submit a letter to SANDAG, with copies to Councilmember Sherman and Mayor Faulconer, requesting that the design through engineering phase of the West Valley Crossing Project, listed as project 31H- San Diego River Trail – Bridge Connection - Sefton Field to Mission Valley YMCA, be elevated on SANDAG's Regional Bike Plan Early Action Plan (EAP) from priority 48 to priority 22, replacing Project 31- Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway .

John provided the following background information.

SANDAG, as part of their planning and funding process, has developed a Regional Bike Plan/ Early Action Plan (EAP). The list includes Project 31C, described as "Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway" and is listed as priority number 22. The completion of this project requires the north San Diego River Park Trail from I-805 to Fenton Parkway to either construct a crossing across the trolley tracks or obtain access through private property. Neither option is feasible now, or in the near future. The MVPG Parks subcommittee recommends that Project 31C be removed from the Early Action Plan list or given a lower priority ranking on the Early Action Plan list.

Currently there is no convenient, or safe, means to connect from the south San Diego River Park Trail to the north San Diego River Park Trail or Friars Road. The south section of the San Diego River Park Trail, from Dog Beach in Ocean Beach to Sefton Field in Mission Valley, ends at Sefton Field. A solution to this problem, the construction of a West Valley Pedestrian/Bicycle Bridge at Sefton Field/Mission Valley YMCA, is identified and listed as priority number 48 on the SANDAG's Regional Bike

Plan/ Early Action Plan. The Project, 31H, is described as Class I Bikeway -San Diego River Trail - Bridge connection (Sefton Field to Mission Valley YMCA)”

Therefore, the request is, that the design through engineering phase of the West Valley Crossing Project, listed as project 31H- San Diego River Trail – Bridge Connection - Sefton Field to Mission Valley YMCA, be elevated on SANDAG’s Regional Bike Plan Early Action Plan (EAP) from priority 48 to priority 22, replacing Project 31- Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway.

Discussion included the City Planning Staff not supporting this letter as the Class I Bikeway -San Diego River Trail - Bridge connection (Sefton Field to Mission Valley YMCA is more for recreation purposes whereas the Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway is a key mobility link/route within the Mission Valley.

John Nugent moved that MVPG submit a letter to SANDAG, with copies to Councilmember Sherman and Mayor Faulconer, requesting that the design through engineering phase of the West Valley Crossing Project, listed as project 31H- San Diego River Trail – Bridge Connection - Sefton Field to Mission Valley YMCA, be elevated on SANDAG’s Regional Bike Plan Early Action Plan (EAP) from priority 48 to priority 22, replacing Project 31- Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway . Kathy McSherry seconded the motion. Motion was approved 10–7 –0 with Deborah Bossmeyer, Cameron Bucher, Randall Dolph, Alan Grant, Kathy McSherry, John Nugent, Keith Pittsford, Dottie Surdi, Rick Tarbell, Larry Wenell voting yes Bob Cummings, Mary Holland, Derek Hulse, John Laraia Elizabeth Leventhal, Andrew Michajlenko, Josh Weiselberg voting no

3. Mission Valley Stadium Redevelopment

John Nugent, in Paul Brown’s absence, reviewed the role of the MVPG ad hoc Mission Valley Stadium Redevelopment subcommittee in relation to a Citizens Initiative:

The following report had been provided to MVPG for review prior to the meeting: Citizens are intended to be sovereign in California's political structure. The California’s citizen initiative process, a system designed to put lawmaking power in the hands of the people, for good or bad, is an important component of the CA political process. The initiative allows voters, often acting in organized groups, to collect signatures to put a new law or a change to the state constitution before their fellow voters on the ballot. Placed in the California Constitution by reformers who saw state government as corrupted by special interests, the initiative process was designed to make politicians more responsive to voter needs, and to help voters to get around politicians when they are not responsive.

While the San Diego Municipal Code Section 27.3564(f) allows for the use of City resources to provide “a fair and impartial presentation of relevant facts to aid the electorate in reaching an informed judgment regarding the bond issue or ballot measure”, it is improper and illegal to use City and public resources to, in effect, campaign (a series of activities designed to produce a particular result) for or against a Citizens initiative and/or attempt to block its effectiveness if adopted by the voters. Any such City action would probably draw litigation and would likely be found to violate the state Constitution’s reservation of the power of initiatives to the voters

City staff (as a public resource), and therefore City departments—like the City planning department, are prohibited from providing input intended to make a voter (citizens) initiative, already qualified for the ballot, more or less appealing to voters or to use City resources to the advantage of the proponent or opponent.

The Mission Valley Planning Group is considered a City resource in that it is a City sanctioned process, vehicle or conduit that has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.

Individual citizens, and therefore individual local community planning group members have the right to speak out and campaign against a citizens' initiative, however they cannot use City resources (planning group or subcommittee time or resources) to make campaign statements or advocate for their individual personal positions, which may reflect a bias or special interest, to the advantage of the proponent or opponent.

The MVPG ad hoc subcommittee on the redevelopment of the Mission Valley Stadium property was formed to determine, within its limited scope as an authorized City advisory group, the potential impact the "Soccer City" Citizens Initiative may have on land use, traffic, infrastructure and the planning for the property within the Mission Valley Community Plan Update.

During the subcommittee's review of the Citizens Initiative it became clear that any report or statement from the Subcommittee would be viewed, by some, as a partisan report and could be viewed as providing input intended to make a voter (citizens) initiative, already qualified for the ballot, more or less appealing to voters and would be using City resources to the advantage of the proponent or opponent, an activity that is prohibited.

Therefore:

It is moved that the MVPG ad hoc subcommittee on the redevelopment of the Mission Valley Stadium property not issue a report and that the ad hoc subcommittee be placed in recess.

John Nugent moved that the MVPG ad hoc subcommittee on the redevelopment of the Mission Valley Stadium property not issue a report and that the ad hoc subcommittee be placed in recess. Alan Grant seconded the motion.

After discussion, the motion was tabled and the City Planning staff was asked to seek a clarification from the City Attorney's office on the limits or scope of a local City Community Planning Group in relation to a project/land that is part of Citizens Initiative.

4. 8572 MV Radio Tower CUP- 9040 Friars Road Project# 548228

Bonnie Belair reviewed the request for a 10 year renewal Process 3 Conditional Use Permit for the continued use of an existing 176.6-foot self-supporting broadcast tower and 1,552-square-foot equipment shelter on a 0.97-acre site that is located at 9040 Friars Road in the IL-2-1 and MVPD-MV-CO base zones of the Mission Valley Community Plan area within Council District 7. #548228

There are no changes planned for the tower, the application is to renew the permit which expires in December.

Discussion included the tower being an eyesore and whether there were means to clean up the look.

John Nugent moved that MVPG recommend renewal of a Conditional Use Permit for a Radio Tower at 9040 Friars Road. Mary Holland seconded the motion. Motion was approved 17-0 -0 with Deborah Bossmeyer, Cameron Bucher, Bob Cummings, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenell voting yes.

5. 7-Eleven CUP for beer and wine at Friars Rd & Via Las Cumbres

Steve Laub reviewed the proposal for a Continual Use Permit (CUP) for the sale of beer and wine in a 7-11 store within the Las Cumbres Square commercial center. The CUP is required because there is multi-family zoning within 600' of the property boundary. The property abuts the north edge of Friars Rd, which is the north edge of the Mission Valley Community Plan. 7-Eleven proposes restrictions on the sale of beer and wine with this permit.

Discussion/Questions/Comments:

Noli Zosahe, Chair of Linda Vista Planning Group (project is within their boundaries) reported on the concerns the planning group and that they had twice voted unanimously to recommend that the City deny the Conditional Use Permit for the sale of beer and wine

After discussion, no MVPG Board member made the requested motion from the applicant that MVPG recommend approval of a Conditional Use Permit for the sale of beer and wine in a 7-11 store within the Las Cumbres Square commercial center at the corner of Friars Road and Via Las Cumbres.

The proposed motion died due to lack of motion or 2nd to applicant's proposed motion.

I. Information Items

There were no agenda information items at the meeting

J. Committee/Community Reports:**A. Standing Committees:**

1) Design Advisory Board – Randy Dolph
Randy reported that no meeting was held.

The next meeting is set for Tuesday September 05, 2017 at 3:30 p.m. at the Mission Valley Library.

2) Mission Valley Community Plan Update- Elizabeth Levental/Andrew Michajlenko
The Community Plan Update Subcommittee (CPUS) will meet on August 11, 2017 at the Mission Valley Mall, Former Bath and Bodyworks store location (across from Ruby's Diner)

A community workshop will be held on August 12, 2017 at the Mission Valley Mall, Former Bath and Bodyworks store location (across from Ruby's Diner)

The CPUS committee normally meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library.

For more information please visit the CPUS website at:
<http://www.sandiego.gov/planning/community/cpu/missionvalley/>

B. Ad Hoc Committees

1) Parks – Rob Hutsel
See Action Items #1 and #2 of these minutes.

The committee normally meets the 4th Thursday of each month at 10:00 a.m. at the San Diego River Park Foundation offices.

2) Public Health, Safety and Welfare – Elizabeth Leventhal
Elizabeth Leventhal did not have a report.

3) Riverwalk-Rob Hutsel
A community meeting was held on 7/25/17 at the Town and Country Hotel.

A community meeting will be held on August but the date has not been announced.

For more information please visit the Riverwalk website at:
<http://riverwalksd.com/>

4. MV Stadium Redevelopment-Paul Brown
See Action Items #3 of these minutes.

2. Community Reports

1. San Diego River Coalition
Alan Grant reported that the Coalition met on July 21, 2017. The Coalition is scheduled to meet on August 18, 2017

The Coalition normally meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

More info at: <http://www.sandiegoriver.org>

3. Community Planning Chairs Meeting –

Dottie Surdi reported that the last meeting was spent in a dialogue with City Planning Department Director Jeff Murphy.

4. Miscellaneous Mail/Items/For the Good of the Order

Zach Bunshaft from Rep. Susan Davis Office reported on the activities of the office.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:46 P.M.

The next regular meeting will be on Wednesday September 06, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary

Design Advisory Board (DAB) Standing Committee

The committee did not meet. There are no minutes included with these minutes

The Community Plan Update Subcommittee (CPUS)

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE
Jul 14, 2017**

Members Present:

Paul Brown, Alan Grant, Rob Hutsel, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Patrick Pierce, Karen Ruggels, Marco Sessa, Nate Smith, Karen Tournaire

Members Absent:

Deborah Bossmeyer, Derek Hulse, Michael Richter, Rebecca Sappenfield, John Schneidmiller, Dottie Surdi, Larry Wenell

San Diego City Planning Staff:

City: Nancy Graham, Liz Saidkhanian, Naomi Siod`mok

Other City Staff:

Craig Hooker, SD Planning
Naomi Siodmok, SD Planning

Consultants:

Rajeev Bhatia, Dyett and Bhatia
Diego Velasco, MW Steele

Others in Attendance:

Kristen Byrne (Byrne Communications), Marcela Escobar-Eck (consultant), Laura Fink, Robert McDowell (SMPG), Sarah Nathan (MV resident), Bhavesh Parikh (Hines), Karen Reilly, Jena Stucker (Regency Centers), Mary Wang (Sunbelt Investment Holdings), John Zierbarth (consultant)

Meeting Notes:

A. Call to Order

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:05 p.m. at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

B. Qualcomm Stadium Site

1. It is anticipated the Qualcomm site redevelopment would require a Specific Plan.
2. If an Initiative is used to create the Specific Plan, the plan would not be required to adhere to the policies of the updated Mission Valley Community Plan.
3. If a traditional development permit is pursued, it would adhere to the policy language within the updated Community Plan (similar to the Midway Community Plan for the Sports Arena Village).
4. All of the proposed Qualcomm site land use alternatives (string of pearls, vibrant core, campus and clusters) generally have a consistent amount of development density with less commercial space if a stadium is included.

C. Land Use Planning Exercise

1. The subcommittee participated in an interactive land use planning exercise for Eastern Mission Valley, east of I-805. Preferences for land use and development density were documented on a site plan which was retained by the City Planning Staff. See Exhibit 1, Eastern Mission Valley Land Use Plan Exercise.



Exhibit 1 – Eastern Mission Valley Land Use Plan Exercise

D. Discussion

1. Subcommittee members expressed concern with FS Investors' Initiative which precludes financial responsibility for offsite improvements.
2. Subcommittee members raised interest in understanding how public Park requirements will be satisfied. Parks & Recreation will be in attendance at the October CPUS meeting to review.
3. Subcommittee members raised interest in the distribution of proposed new residential between West, Central and East Mission Valley. City staff noted distribution is approximately equal with approximately 5,000 new residential units proposed in each.
4. Subcommittee members expressed interest in construction of a vehicular and pedestrian bridge crossing the San Diego River at Fenton Parkway. Other subcommittee members expressed environmental concerns to the river.
5. Subcommittee members expressed interest in a vehicular and pedestrian bridge crossing the San Diego River at the Qualcomm Stadium redevelopment site for improved connectivity to the redevelopment site from the South. Other subcommittee members expressed environmental concerns to the river.
6. Subcommittee members expressed interest in seeing a parklands, enhanced street sections and a neighborhood serving retail village adjacent to the historic San Diego Mission. Members noted that the Mission is one of San Diego's most

valuable historic properties and the neighborhood character should celebrate its existence with quality public amenities.

7. Subcommittee members raised interest in acquiring office land use property South of the San Diego River (South of Qualcomm Stadium) for parklands.

E. Qualcomm Stadium Land-use Policy

The Subcommittee reviewed land-use policy to be considered for the Qualcomm redevelopment site. The following land-uses were deemed appropriate.

1. Sport facility/ use is acceptable, but not required
2. Community parklands and civic space (15 – 20 acres)
3. Public recreation
4. Aquatics center (friendly to families, children and aging-in-place seniors)
5. Private or public higher education, i.e., university of college
6. Primary education facilities
7. A village center
8. Address river development setback; 100' ESL setback

D. Future Meetings

1. The August 11th meeting will be a public outreach meeting located at Westfield Mission Valley Mall East within the former Bath and Body Works retailer opposite Ruby's Diner. This meeting will also serve as the EIR NOP meeting. A public open house will be hosted by City Staff on Sat Aug 14th from 10 am – 6pm at the same location.
2. The September meeting will focus on parklands.
3. The October meeting will focus on facility finance plans.

E. Adjournment: The meeting adjourned at 4:30 pm.

Next Regular Meeting Date:

Friday, Aug 11, 2017 at 3:00 pm at Westfield Mission Valley East, former Bath & Body Works retailer.

PHOTO OF GUEST SIGN IN SHEET FOR AUGUST 02, 2017 MVPG MEETING

GUEST SIGN-IN

Meeting Date August 2, 2017

We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	Robert Werchelt	Werchelt RE
2	Steve Laub	for 7-Eleven
3	Bonny Belair	American Tower
4	Alberto Mier y Teran	KFMB stations
5	RICK BOSSCHER	KFMB STATIONS
6	Nick Roberts	Gas 7-Eleven
7	Noli Zox	Linda V'sh Planning ^{Group}
8	Karen Keilly	San Diego Public Library
9	Walter Musial	UGI Engineers
10	Roger Shandown	7-Eleven
11	Stephanie Brants	Pacific Coast Commu
12	James DAVIS	7-Eleven
13	PASHA JOHNSON	PSRS
14	JIM HAUGHEY	Michael Baker INTL
15	Adrian LeCesne	Law office of Adrian LeCesne
16	RICK WILSON	MV YMCA
17		
18		
19		
20		
21		
22		
23		



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: SITE NAME: 0572 / MISSION VALLEY Project No. For City Use Only: 548228

Project Address: 9042 FRIARS ROAD, SAN DIEGO, CA 92108

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.

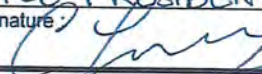
Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: <u>SITE NAME: 8572 / MISSION VALLEY</u>	Project No. (For City Use Only) <u>548228</u>
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check): <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? <u>CA State</u> Corporate Identification No. <u>3346128</u> <input type="checkbox"/> Partnership	
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). <i>respect to a Conditional Use permit</i> AL A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input type="checkbox"/> No	
Corporate/Partnership Name (type or print): <u>NAWANESA HOLDINGS U.S., Inc.</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: <u>9050 Friars Rd.</u>	Street Address: _____
City/State/Zip: <u>San Diego CA 92108</u>	City/State/Zip: _____
Phone No: <u>1-800-640-2920</u> Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): <u>CAMERON LOEPPKY</u>	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): <u>VICE PRESIDENT, U.S. OPERATIONS</u>	Title (type or print): _____
Signature:  Date: <u>NOV 21 16</u>	Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature: _____ Date: _____	Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature: _____ Date: _____	Signature: _____ Date: _____



AMERICAN TOWER CORPORATION

LETTER OF AUTHORIZATION

ATC SITE#/NAME: 8572/ Mission Valley
SITE ADDRESS: 9042 Friars Road, San Diego, CA 92108
American Tower Renewal of Conditional Use permit

Wawanesa Holdings U.S., Inc., (Lessor, Property Owner, and or duly authorized agent thereof) of the property identified above do hereby authorize **American Towers LLC**, ("American Tower"), their parents, subsidiaries, affiliates, successors, assigns, contractors, and agents, to act as my non-exclusive agent for the sole purpose of filing and consummating land-use or construction permit application(s) as may be required by the applicable permitting authorities, directly related to the installation, operation and maintenance of antennas and related telecommunications equipment on the existing tower located at the property identified above.

Signature:

[Handwritten Signature]

Print Name:

CAM LOEPPKY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NOTARY BLOCK

State of California

County of San Diego

On November 21, 2016 before me, Tara Burnett, Notary Public personally appeared Cam Loepky, who provide to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.

Signature Tara Burnett (Seal)

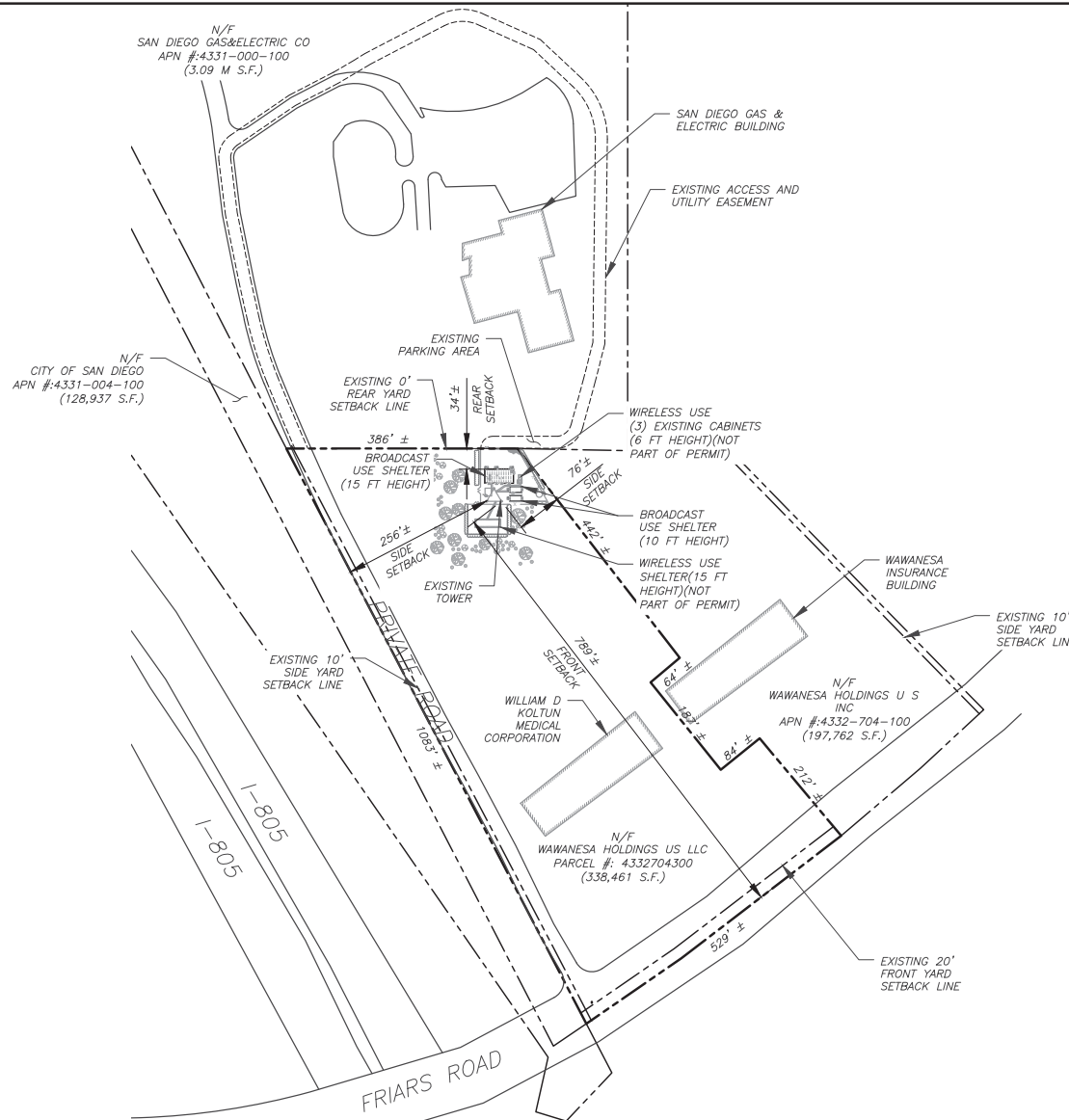
My Commission Expires:



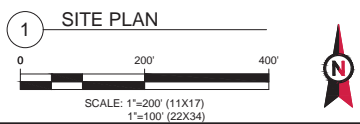
- NOTES:**
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 - BOUNDARY INFORMATION OBTAINED FROM SAN DIEGO GIS MAP
 - NO FIRE HYDRANTS WITHIN 600' OF TOWER.
 - NO TRANSIT STOPS NEAR SITE
 - THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 - NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS IS AN APPLICATION FOR A NEW CONDITIONAL USE PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - THERE ARE NO WATER OR SEWER OR GENERAL UTILITY EASEMENTS ARE ASSOCIATED WITH THIS PARCEL.
 - THERE ARE NO PROPOSED OR EXISTING BACK FLOW PROTECTION DEVICES.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING CHAIN LINK FENCE
	EXISTING METAL FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING



ZONING INFORMATION		
DISTRICT: IL-2-1		
MIN AREA:	REQUIRED:	EXISTING:
MAX HEIGHT:	15,000 SF	342,565 SF
MIN FRONTAGE:	NO REQUIREMENT	176.6' A.G.L.
MIN DEPTH:	75'	529'
MIN FRONT YARD SETBACK:	100'	N/A'
MIN SIDE YARD SETBACK:	15'/20'	789'±
MIN REAR YARD SETBACK:	10' (15'/20' STREET)	76'±
	0'/15'	34'±



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXCLUDED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	04/11/17
△	ZONING COMMENTS	KF	10/27/17
△	ZONING COMMENTS	NRP	12/05/17
△	FIXED SETBACKS	NRP	01/05/18
△			

ATC SITE NUMBER:
8572

ATC SITE NAME:
MISSION VALLEY

SITE ADDRESS:
9040 FRIARS ROAD
SAN DIEGO, CA 92123



Jan 5 2018 4:42 PM cosign

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	10/27/17
ATC JOB NO:	11911051

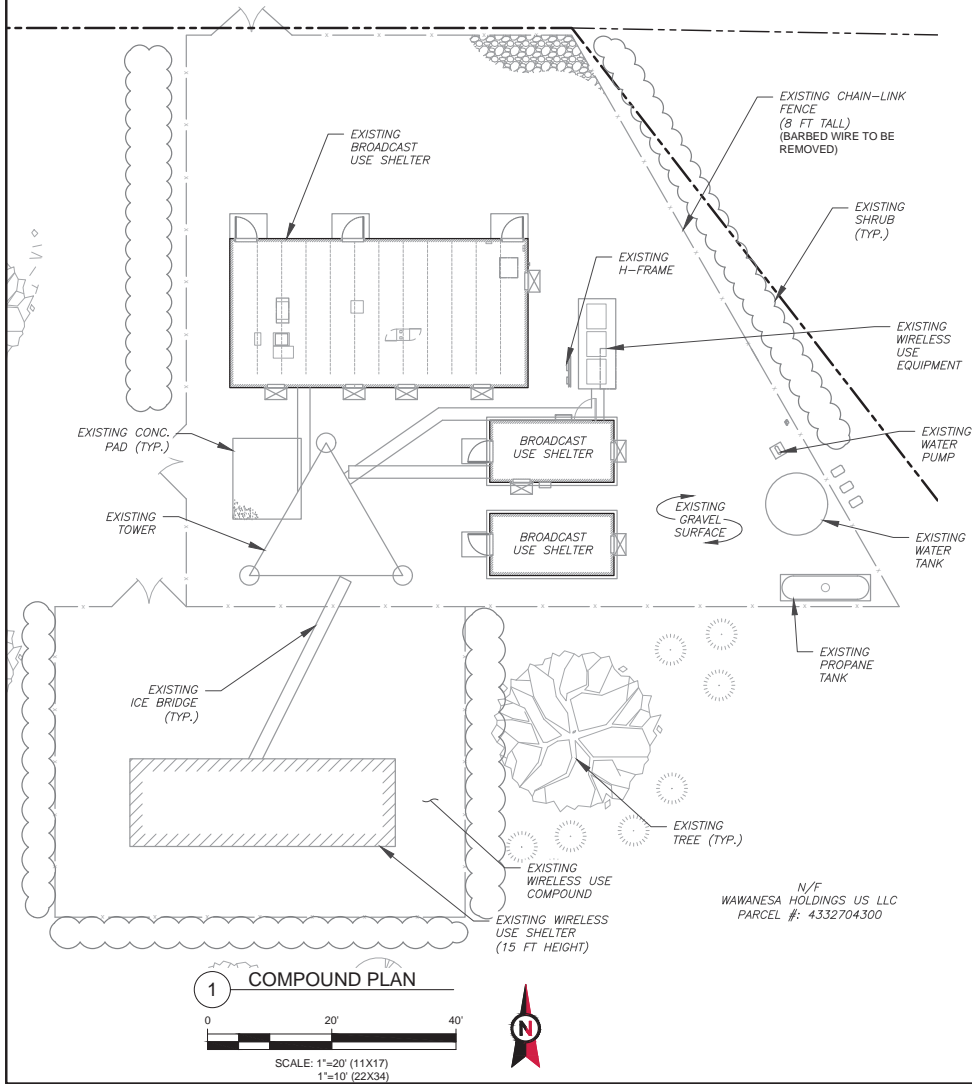
SITE PLAN

SHEET NUMBER:	REVISION:
C-101	9

- NOTES:**
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 - BOUNDARY INFORMATION OBTAINED FROM: SAN DIEGO GIS MAP
 - NO FIRE HYDRANTS WITHIN 600' OF TOWER.
 - NO TRANSIT STOPS NEAR SITE

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING EASEMENT
	EXISTING CHAIN LINK FENCE
	EXISTING METAL FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING



2 EXISTING TOWER



3 EXISTING COMPOUND

AMERICAN TOWER™
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	04/11/17
△	ZONING COMMENTS	KF	10/27/17
△	ZONING COMMENTS	NRP	12/05/17
△			
△			

ATC SITE NUMBER:
8572

ATC SITE NAME:
MISSION VALLEY

SITE ADDRESS:
9040 FRIARS ROAD
SAN DIEGO, CA 92123

SEAL:

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM GARRETT
 C69570
 STATE OF CALIFORNIA
 Exp. 06/30/2018

Jan 5 2018 4:42 PM cosign

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	10/27/17
ATC JOB NO:	11911051

EXISTING CONDITIONS

SHEET NUMBER:	REVISION:
C-102	7

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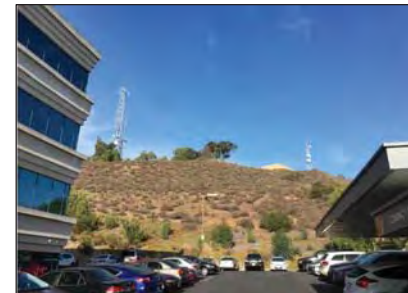
PLANTING TABLE			
SYMBOL	SPECIES	CALIPER	AMOUNT
	CALIF. PEPPER (SCHINUS MOLLE)	8"-18"	10
	TOYON (HETEROMELES ARBUTIFOLIA)	MAX HEIGHT: 6-30 FT MAX WIDTH: 10-15 FT	42
	TORREY PINE (PINUS TORREYANA)	8"-24"	8
	CORAL VINE (ANTIGONON LEPTOPUS)	MAX HEIGHT: 4-8 FT MAX WIDTH: 30-40 FT	35
	EUCALYPTUS (EUCALYPTUS GLOBULUS)	3"-36"	2



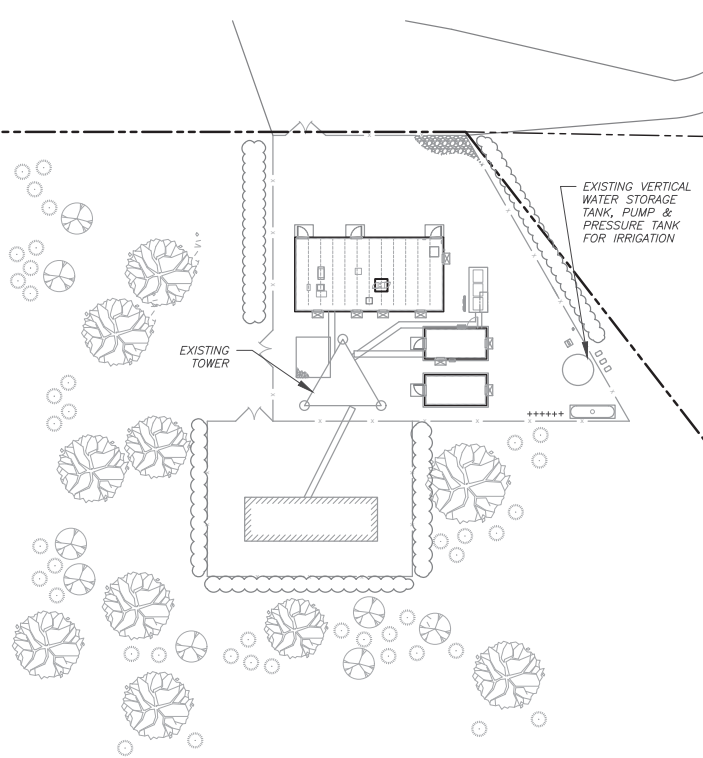
2 EXISTING LANDSCAPING PHOTO (LOOKING NORTH)



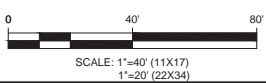
3 EXISTING LANDSCAPING PHOTO (LOOKING EAST)



4 EXISTING LANDSCAPING PHOTO (LOOKING NORTH)



1 EXISTING LANDSCAPING PLAN



LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- — — EXISTING CONTOUR (MAJOR)
- - - EXISTING CONTOUR (MINOR)
- - - EXISTING EASEMENT
- - - EXISTING CHAIN LINK FENCE
- - - EXISTING METAL FENCE
- — — EXISTING EDGE OF PAVEMENT
- ▨ EXISTING BUILDING
- — — EXISTING IRRIGATION PIPE

LANDSCAPING NOTES:

1. THE MISSION VALLEY COMMUNITY PLAN STATES, "DEVELOPMENT CONSTRUCTED ON NATURAL HILLSIDES SHOULD PRESERVE AND ENHANCE THE BEAUTY OF THE LANDSCAPE BY ENCOURAGING THE MAXIMUM RETENTION OF NATURAL TOPOGRAPHIC FEATURES SUCH AS SLOPES, RIDGELINES, ROCK OUTCROPPINGS, VISTAS, NATURAL PLANT FORMATIONS AND TREES. PLEASE SEE PHOTOS AND PLANS DEPICTING HOW THE LANDSCAPING IS MATURE AND PRESERVED ON THE HILLSIDE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY ATC. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY ATC. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM IS PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM PROVIDES ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
4. NO LANDSCAPING IS PROPOSED AS THIS IS AN EXISTING SITE IN THE COMMUNITY FOR 21 YEARS WITH MATURE TREES, BUSHES AND NATIVE VEGETATION ON THE HILLSIDE. NO CONSTRUCTION OR REMOVAL OF BUSHES, TREES AND NATURAL VEGETATION IS PROPOSED.
5. ALL EXISTING LANDSCAPING SHALL REMAIN. NO EXISTING LANDSCAPING WILL BE REMOVED.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXCLUDED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	KRF	10/27/17
△	ZONING COMMENTS	NRP	12/05/17
△	FIXED LANDSCAPING PLAN	NRP	12/06/17
△			
△			

ATC SITE NUMBER:
8572

ATC SITE NAME:
MISSION VALLEY

SITE ADDRESS:
9040 FRIARS ROAD
SAN DIEGO, CA 92123



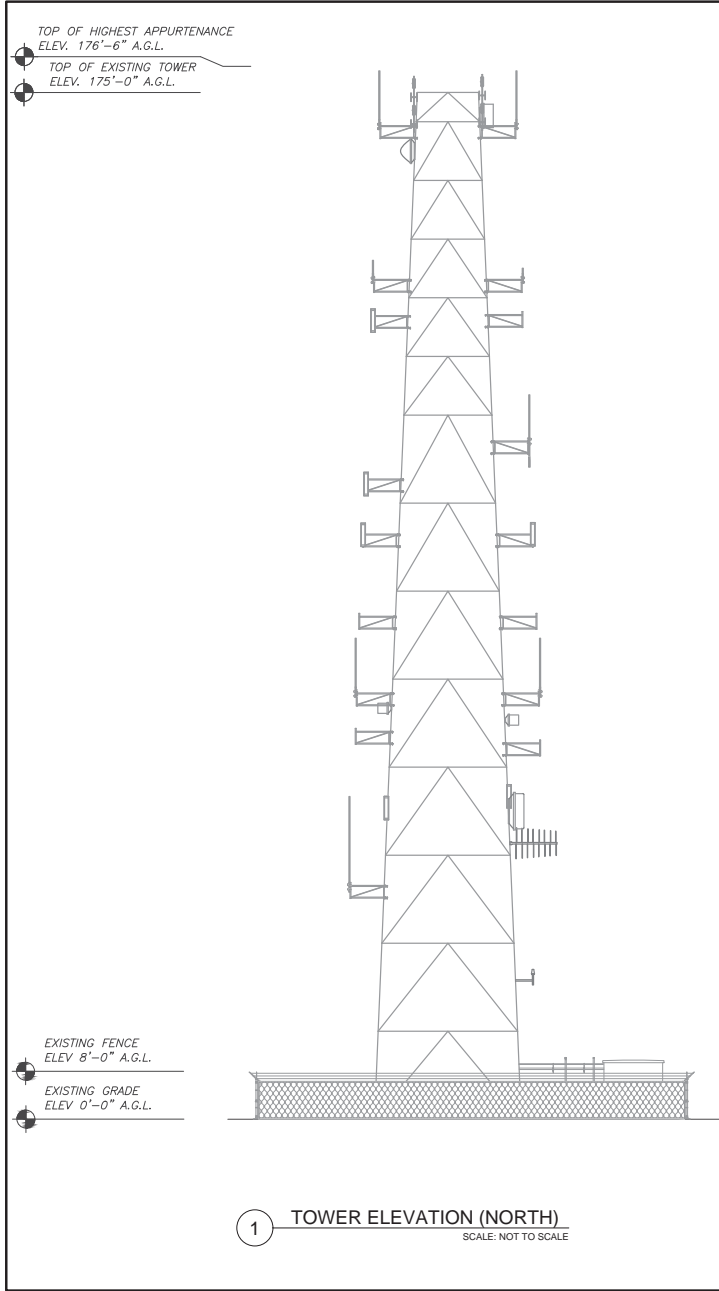
Jan 5 2018 4:43 PM cosign

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	10/27/17
ATC JOB NO:	11911051

LANDSCAPE PLAN

SHEET NUMBER: **C-103** REVISION: **8**

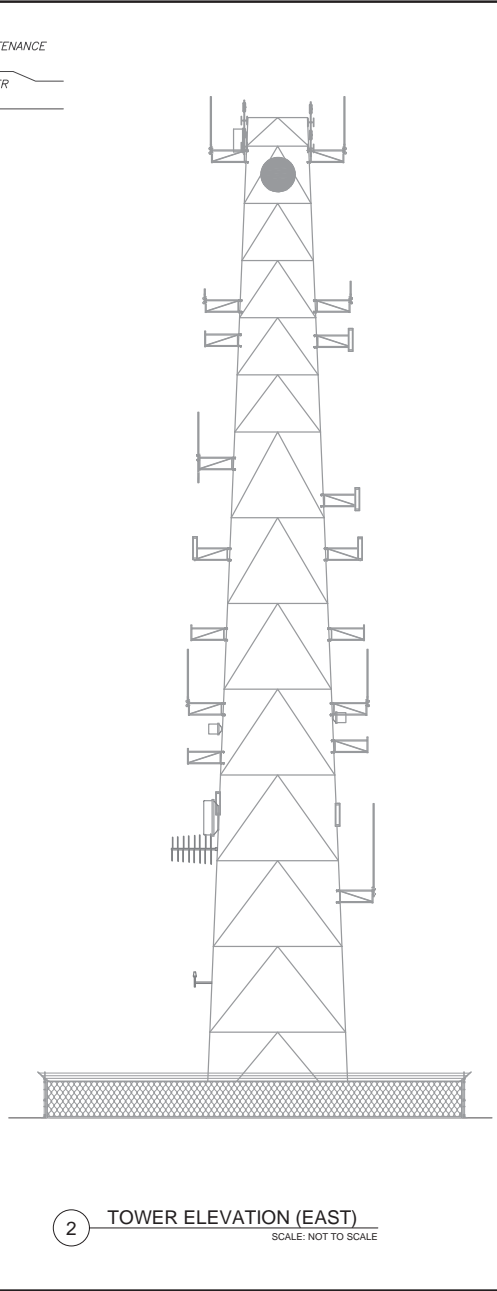
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1 TOWER ELEVATION (NORTH)
SCALE: NOT TO SCALE

MISSION VALLEY EXISTING ANTENNA INVENTORY		
CARRIER	NUMBER/TYPE OF EXISTING ANTENNAS	BROADCAST/WIRELESS
MIDWEST TELEVISION	4 PANEL, 1 DISH AND 1 CAMERA	BROADCAST
NBC	4 OMNI, 1 MW DISH	BROADCAST
SPOK HOLDINGS	9 OMNI	WIRELESS
SKY RIVER COMM.	4 PANEL	WIRELESS
SIRIUS XM RADIO	1 PANEL, 2 DISH	BROADCAST
T-MOBILE	9 PANEL, 1 MW DISH	WIRELESS
VERIZON	7 PANEL	WIRELESS
INGENU	1 OMNI, 1 GPS	WIRELESS
CACTUS	2 OMNI, 2 YAGI	WIRELESS

- NOTES:
1. ANTENNA SCHEDULE PER ATC STRUCTURAL ANALYSIS DATED 09/27/16 IS SHOWN ON SUPPLEMENTAL SHEET R-501. REFER FOR ANTENNA INFORMATION AND ELEVATIONS.
 2. REQUESTED PERMIT INCLUDES BROADCAST EQUIPMENT AND ANTENNAS. THIS INVENTORY IS FOR REFERENCE ONLY. THE PERMIT DOES NOT INCLUDE WIRELESS TELECOMMUNICATION ANTENNAS WHICH WILL BE PERMITTED BY A SEPARATE PERMIT



2 TOWER ELEVATION (EAST)
SCALE: NOT TO SCALE



AMERICAN TOWER
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXCLUDED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	04/11/17
△	ZONING COMMENTS	KF	10/27/17
△	ZONING COMMENTS	NRP	12/05/17
△	UPDATED ANTENNA SUMMARY	NRP	01/05/18
△			

ATC SITE NUMBER:
8572

ATC SITE NAME:
MISSION VALLEY

SITE ADDRESS:
9040 FRIARS ROAD
SAN DIEGO, CA 92123

SEAL:



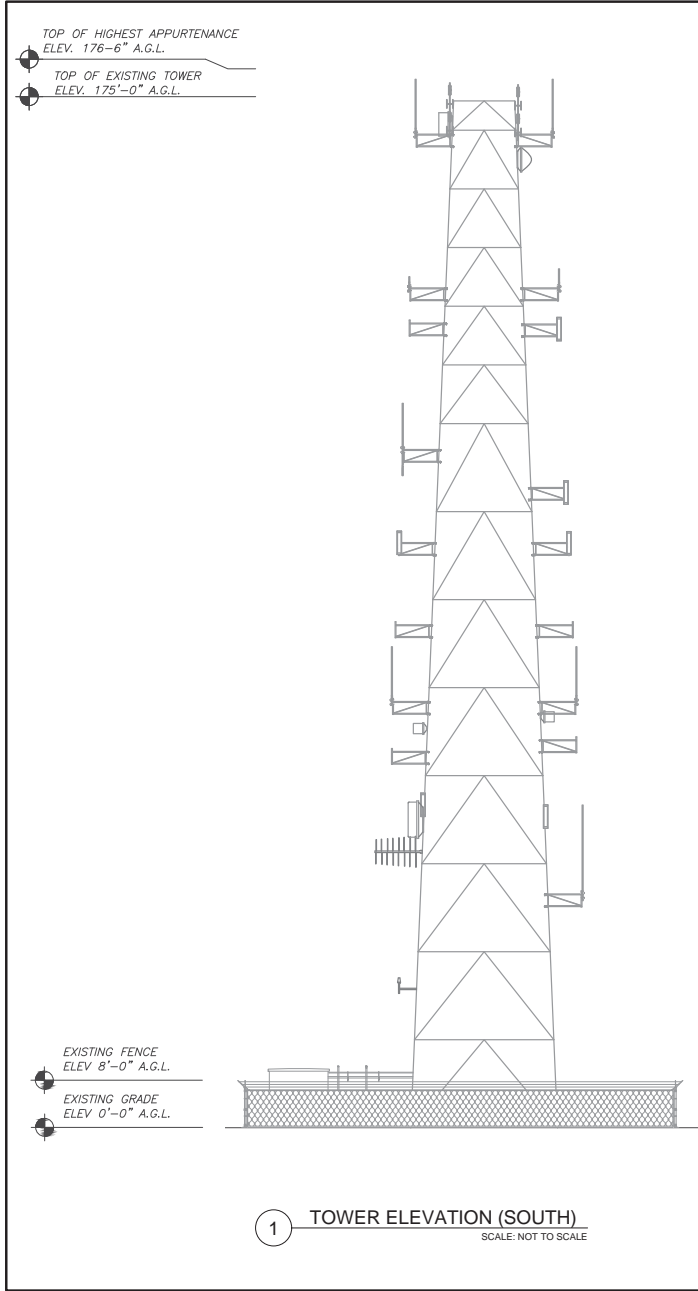
Exp. 06/30/2018

Jan 5 2018 4:43 PM cosign

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	10/27/17
ATC JOB NO:	11911051

TOWER ELEVATION	
SHEET NUMBER: C-201	REVISION: 9

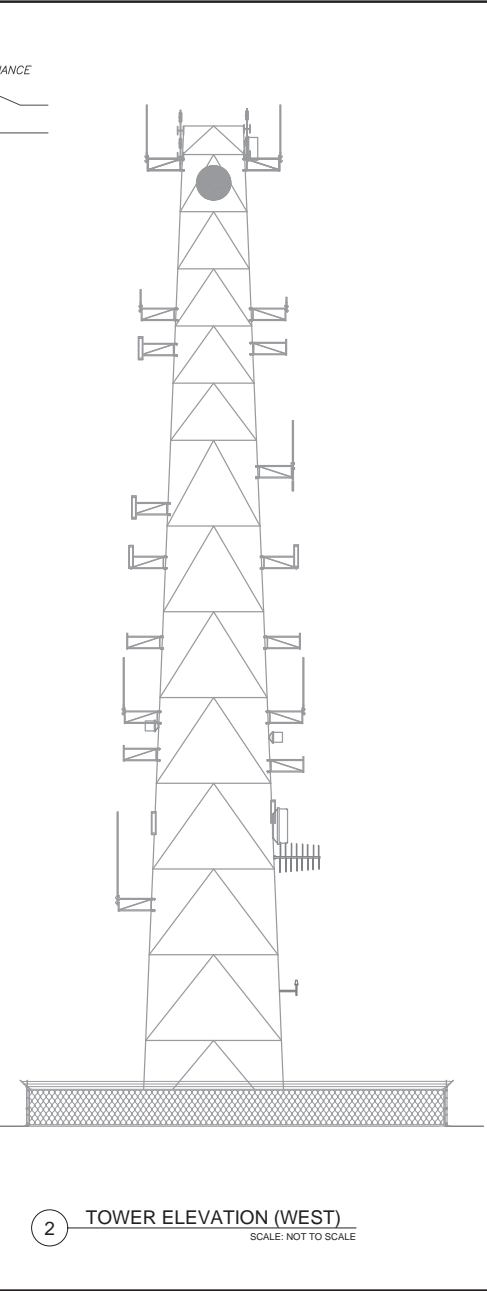
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1 TOWER ELEVATION (SOUTH)
SCALE: NOT TO SCALE

MISSION VALLEY EXISTING ANTENNA INVENTORY		
CARRIER	NUMBER/TYPE OF EXISTING ANTENNAS	BROADCAST/WIRELESS
MIDWEST TELEVISION	4 PANEL, 1 DISH AND 1 CAMERA	BROADCAST
NBC	4 OMNI, 1 MW DISH	BROADCAST
SPOK HOLDINGS	9 OMNI	WIRELESS
SKY RIVER COMM.	4 PANEL	WIRELESS
SIRIUS XM RADIO	1 PANEL, 2 DISH	BROADCAST
T-MOBILE	9 PANEL, 1 MW DISH	WIRELESS
VERIZON	7 PANEL	WIRELESS
INGENU	1 OMNI, 1 GPS	WIRELESS
CACTUS	2 OMNI, 2 YAGI	WIRELESS

NOTES:
 1. ANTENNA SCHEDULE PER ATC STRUCTURAL ANALYSIS DATED 09/27/16 IS SHOWN ON SUPPLEMENTAL SHEET R-601. REFER FOR ANTENNA INFORMATION AND ELEVATIONS.
 2. REQUESTED PERMIT INCLUDES BROADCAST EQUIPMENT AND ANTENNAS. THIS INVENTORY IS FOR REFERENCE ONLY. THE PERMIT DOES NOT INCLUDE WIRELESS TELECOMMUNICATION ANTENNAS WHICH WILL BE PERMITTED BY A SEPARATE PERMIT



2 TOWER ELEVATION (WEST)
SCALE: NOT TO SCALE



AMERICAN TOWER
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXCLUDED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NRP	04/11/17
△	ZONING COMMENTS	KF	10/27/17
△	ZONING COMMENTS	NRP	12/05/17
△	UPDATED ANTENNA SUMMARY	NRP	01/05/18
△			

ATC SITE NUMBER:
8572

ATC SITE NAME:
MISSION VALLEY

SITE ADDRESS:
9040 FRIARS ROAD
SAN DIEGO, CA 92123

SEAL:

 Exp. 06/30/2018

Jan 5 2018 4:43 PM cosign

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	10/27/17
ATC JOB NO:	11911051

TOWER ELEVATION	
SHEET NUMBER: C-202	REVISION: 9

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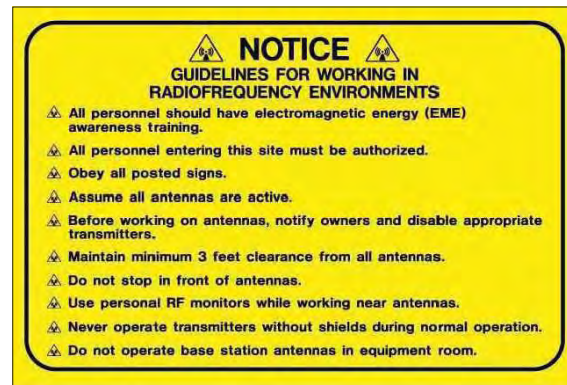
ATC CAUTION AND NO TRESPASSING SIGN



ATC RF WARNING AND FCC NUMBER SIGN



EXISTING SIGNAGE PHOTO



ATC RF PROGRAM NOTICE SIGN



ATC SITE SIGN

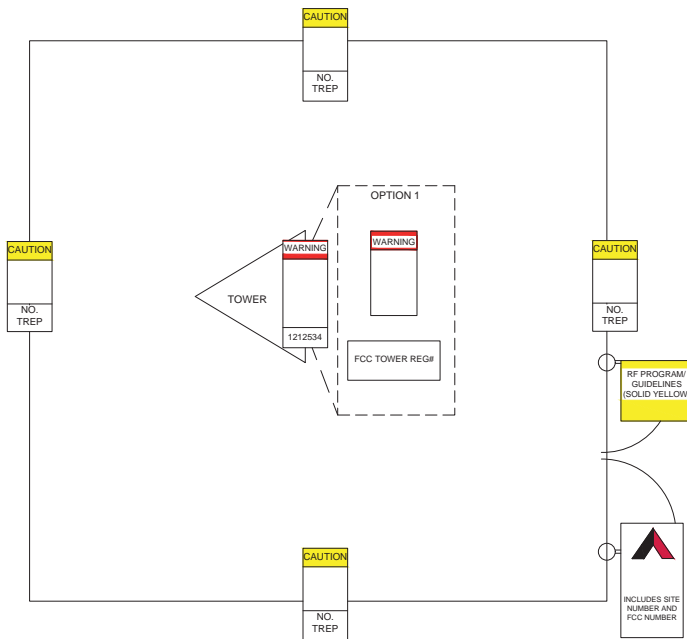
REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

A 'NO TRESPASSING' SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP), IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAIN PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
1	FOR PERMITTING	NRP	04/11/17
2	ZONING COMMENTS	KF	10/27/17
3	ZONING COMMENTS	NRP	12/05/17
4			
5			

ATC SITE NUMBER:

8572

ATC SITE NAME:

MISSION VALLEY

SITE ADDRESS:

9040 FRIARS ROAD
SAN DIEGO, CA 92123

SEAL:



Exp. 06/30/2018

Jan 5 2018 4:43 PM cosign

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	10/27/17
ATC JOB NO:	11911051

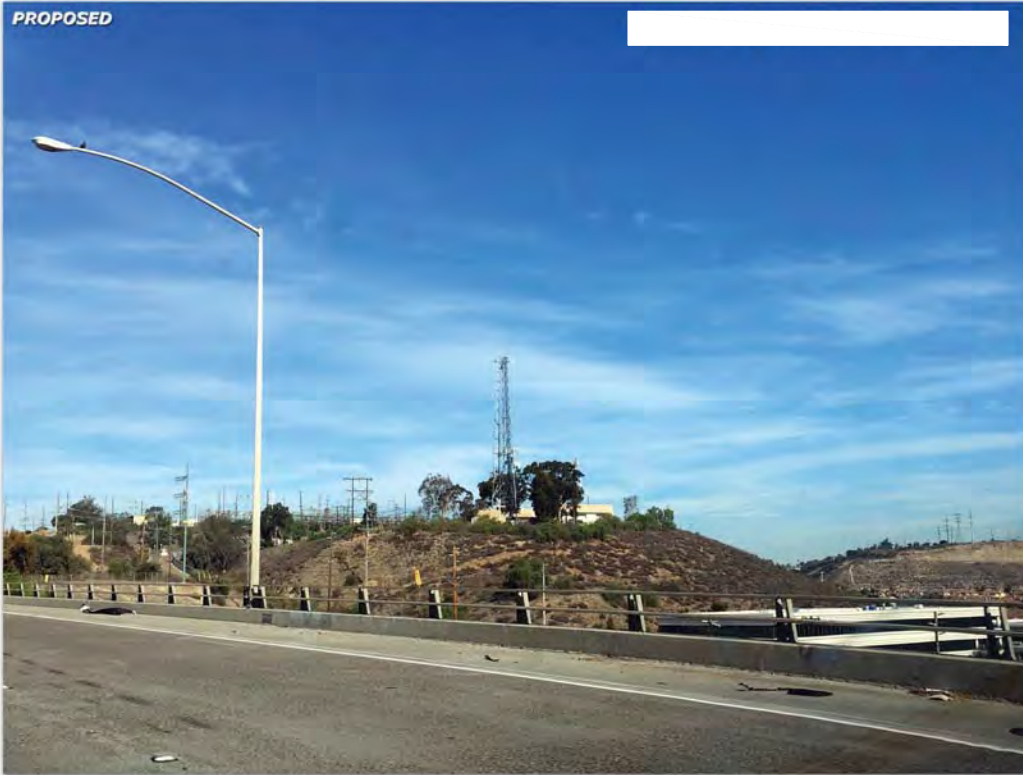
SIGNAGE

SHEET NUMBER: REVISION:

C-501

7

PROPOSED



View #1: Photorealization of existing telecommunications site

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

1/3/2017

ATC #8572 Mission Valley
9042 Friars Rd.
San Diego, CA 92123



EXISTING



Key Map

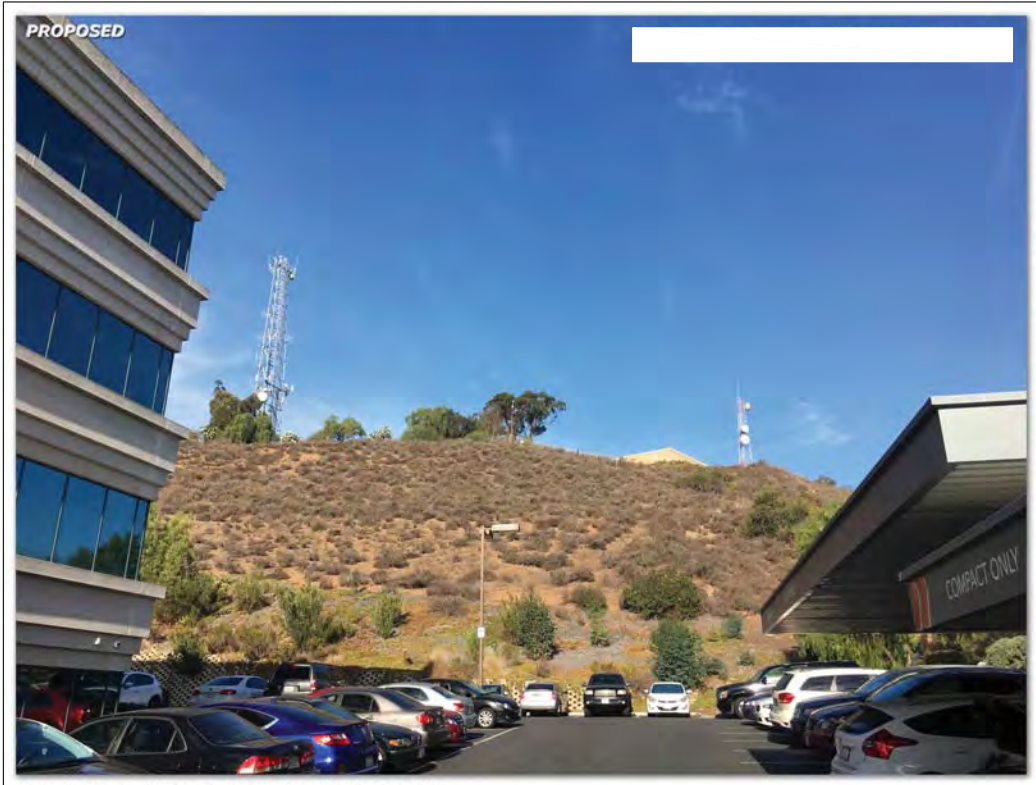


SUPPLEMENTAL SHEET
PHOTO SIMULATION

SUPPLEMENTAL

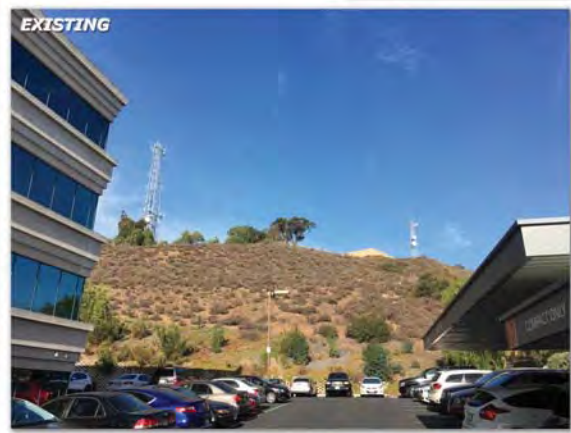
SHEET NUMBER:
R-604

REVISION:
7



PROPOSED

ATC #8572 Mission Valley
 9042 Friars Rd.
 San Diego, CA 92123



EXISTING



Key Map

View #2: Photorealization of existing telecommunications site

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.

1/3/2017

SUPPLEMENTAL SHEET
 PHOTO SIMULATION

SUPPLEMENTAL

SHEET NUMBER: R-605	REVISION: 7
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PROPOSED



View #3: Photorealization of existing telecommunications site

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

1/3/2017

ATC #8572 Mission Valley
9042 Friars Rd.
San Diego, CA 92123



EXISTING



Key Map



SUPPLEMENTAL SHEET
PHOTO SIMULATION

SUPPLEMENTAL

SHEET NUMBER:
R-606

REVISION:
7



1 PHOTO _____



2 PHOTO _____



3 PHOTO _____



4 PHOTO _____



5 PHOTO _____



6 PHOTO _____



7 PHOTO _____



8 PHOTO _____



9 PHOTO _____

SUPPLEMENTAL SHEET
PHOTO SIMULATION

SUPPLEMENTAL

SHEET NUMBER:
R-607

REVISION:
7