



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 13, 2014

REPORT NO. PC-14-067

ATTENTION: Planning Commission, Agenda of November 20, 2014

SUBJECT: AT&T – MADDOX PARK - PROJECT NO. 325073
PROCESS 4

**OWNER/
APPLICANT:** City of San Diego
AT&T Mobility

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 7799 Flanders Drive in the Mira Mesa Community Plan area?

Staff Recommendation(s):

1. Approve Conditional Use Permit (CUP) No. 1365737;
2. Approve Neighborhood Development Permit (NDP) No. 1365740; and
3. Approve Neighborhood Use Permit (NUP) No. 1365819.

Community Planning Group Recommendation: On January 21, 2014, the Mira Mesa Community Planning Group voted 12-0-1 to recommend approval of the location of the WCF, however the group prefers the project to be designed as a light pole with safety lighting in lieu of a faux tree (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 19, 2014, and the opportunity to appeal that determination ended **October 3, 2014** (Attachment 10).

Fiscal Impact Statement: AT&T Mobility is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: None.

Housing Impact Statement: Not Applicable.

BACKGROUND AND DISCUSSION

This project is an application for a CUP, NDP and an NUP, Process 4, for a WCF consisting of a 53-foot tall faux pine tree supporting 12 panel antennas, 24 Remote Radio Units (RRU) and four surge suppressors. The associated equipment is proposed within a 300-square foot concrete block enclosure. The WCF is proposed near the dog park at the back of Maddox Park, which is located at 7799 Flanders Avenue in the OP-1-1 zone in the Mira Mesa Community Planning area. Surrounding uses include single-unit residential to the north, west and east and Jonas Salk Elementary School is under construction to the south (Attachments 1, 2 and 3).

WCFs are permitted with a CUP, Process 4 in open space zones. Additionally, when located in a dedicated park where the antennas are located more than 100-feet from the property line of a residential use, day care, elementary or middle school, an NUP is required. The project requests two deviations, including an equipment enclosure greater than 250-square feet (300-square feet is proposed) and an equipment enclosure proposed above ground in a park, both which require an NDP.

WCFs are permitted as faux trees when existing or proposed trees of a similar size and species are present (San Diego Municipal Code Section 141.0420(g)(6)). The faux pine tree is proposed on a small slope at the back of Maddox Park. The slope currently supports a mixture of tree species and sizes and AT&T is proposing six 24-inch box Canary Island Pines to be located on the slope to further screen and integrate the monopine where gaps in screening exist (Attachments 8 and 14).

Although the original project was proposed as a faux tree, it was modified during the review process to a 50-foot tall monopole with a security light attached at 25-feet, at the request of the community. The Mira Mesa Community Planning Group voted unanimously to approve this design (Attachment 11). In discussions with Park and Recreation staff it was determined that a single security light would serve no purpose and that a lighting plan for the whole park would be required. It was further indicated that security lights and lighting the dog park are currently on the departments unfunded park improvements list and on a lower priority than, for example, deferred capital projects. For this reason in addition to the WCF regulations, the General Plan recommendations and Council Policy 600-43 (Wireless Communication Facilities), AT&T reverted back to a faux tree design. The project, as designed, complies with the regulations and policies in effect for WCF.

Community Plan Analysis:

The Mira Mesa Community Plan does not specifically address WCFs, however, the City's General Plan addresses WCFs in Section UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding

- area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
 - c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The project complies with the General Plan recommendations by utilizing techniques, in this case, a faux tree, to integrate the WCF with the surroundings. Proposed and existing live trees adjacent to the monopine help to screen and blend the facility in with the surrounding neighborhood. Although the equipment is not located in a subterranean vault, it is designed to complement the park and residential area in which it is situated. In addition to a wooden trellis top, the enclosure will have fourteen 15-gallon Hybrid Coffeeberry shrubs planted around the perimeter (Attachment 14).

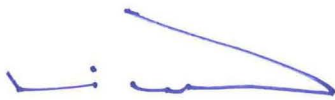
Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan. Draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 1365737, NDP No. 1365740 and NUP No. 1365819.

ALTERNATIVES

1. **Approve** CUP No. 1365737, NDP No. 1365740 and NUP No. 1365819 **with modifications.**
2. **Deny** CUP No. 1365737, NDP No. 1365740 and NUP No. 1365819, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Karen Lynch
Project Manager
Development Services Department

VACCHI/KAL

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map

3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Photo Survey
8. Photo Simulations
9. Site Justificaiton
10. Environmental Exemption
11. Community Planning Group Recommendation
12. Project Chronology
13. Notice of Public Hearing
14. Project Plans

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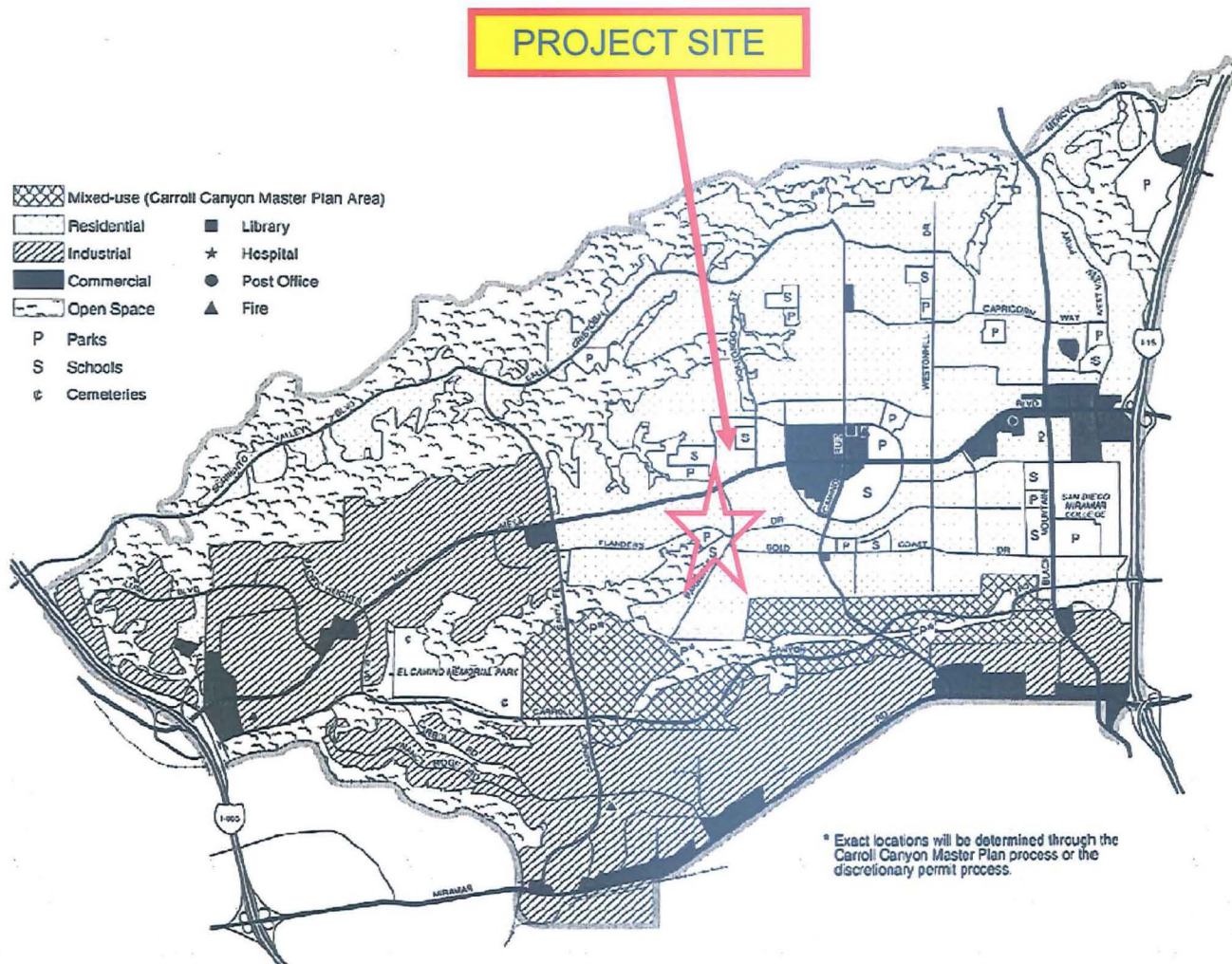


Aerial Photo

AT&T- MADDUX PARK PROJECT NUMBER 325073

7799 FLANDERS DRIVE





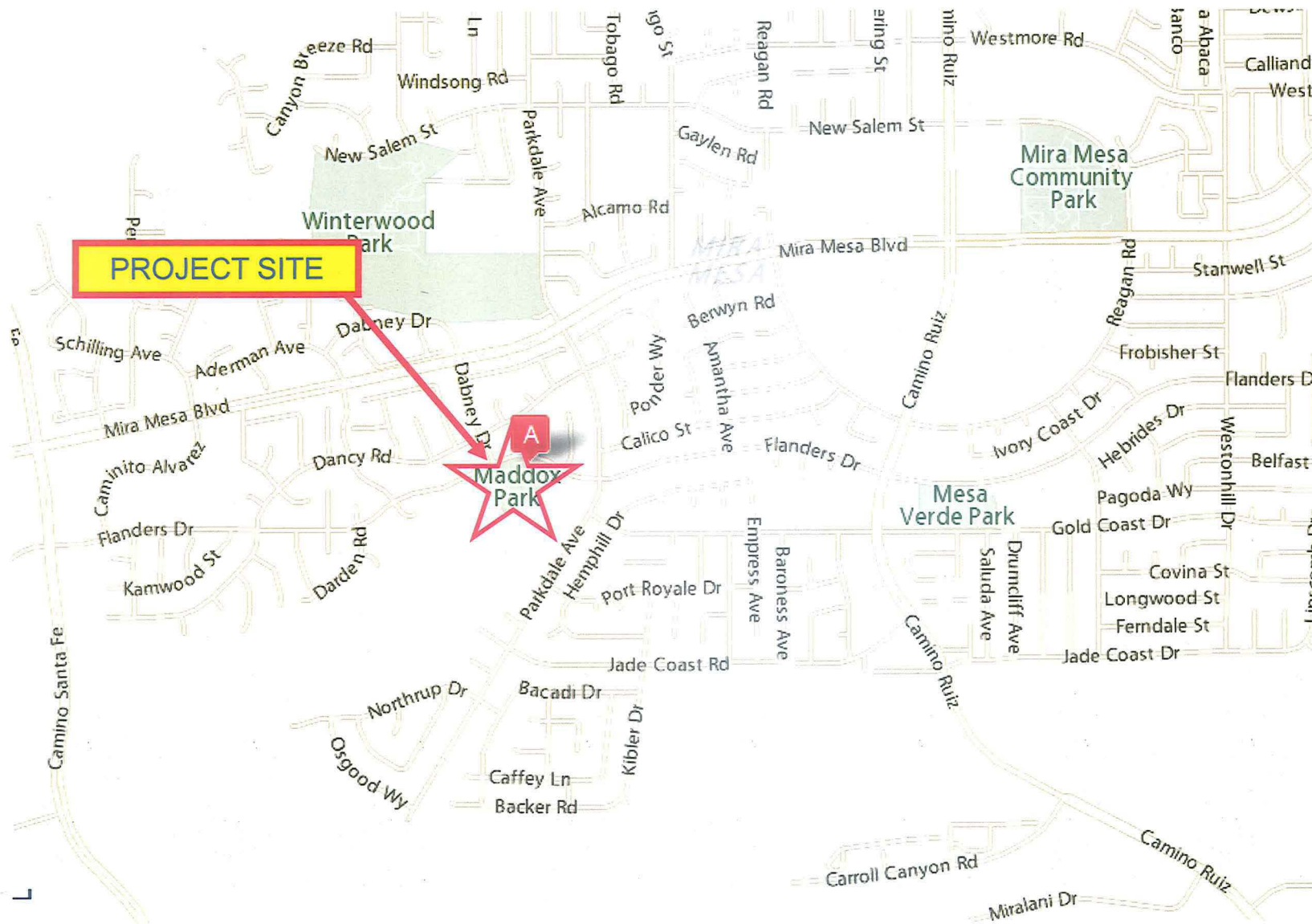
Land Use Map **1**
Mira Mesa Community Plan FIGURE

MIRA MESA COMMUNITY PLAN MAP

AT&T – MADDOX PARK PROJECT NUMBER 325073

7799 FLANDERS DRIVE





Project Location Map

AT&T – MADDOX PARK PROJECT NUMBER 325073

7799 FLANDERS DRIVE



PROJECT DATA SHEET

PROJECT NAME:	AT&T – Maddox Park	
PROJECT DESCRIPTION:	A wireless communication facility consisting of a 53' tall faux eucalyptus supporting 12 panel antennas and associated components with a 300-sq ft equipment enclosure.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit/Neighborhood Development Permit/Neighborhood Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Park	
<u>ZONING INFORMATION:</u>		
ZONE: OP-1-1		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-14.	Single-Unit Residential
SOUTH:	School; RS-1-14.	School (Under Construction)
EAST:	Residential; RS-1-14.	Single-Unity Residential/Open Space
WEST:	Residential/Open Space; RS-1-14.	Single-Unit Residential
DEVIATIONS OR VARIANCES REQUESTED:	Request to exceed the 250-sq. ft. equipment enclosure and to place the equipment enclosure above ground.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 21, 2014, the Mira Mesa Community Planning Group voted 12-0-1 to recommend approval of the location of the WCF, however designed as a light pole with safety lighting in lieu of a faux tree..	

**PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1365737
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1365740
NEIGHBORHOOD USE PERMIT NO. 1365819
AT&T – MADDOX PARK
PROJECT NO. 325073**

WHEREAS, AT&T MOBILITY, Permittee and CITY OF SAN DIEGO, Owner, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 1365737/1365740/1365819, on portions of a 5.02-acre site;

WHEREAS, the project site is located at 7799 Flanders Drive in the OP-1-1 zone of the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot 221 of Mira Mesa West, Unit No. 2, in the City of San Diego, County of San Diego, in the state of California, per Map No. 9087, recorded in the Office of the County Recorder of Said County;

WHEREAS, on November 20, 2014, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1365737, Neighborhood Development Permit No. 1365740, AND Neighborhood Use Permit No. 1365819, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on September 19, 2014 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated November 20, 2014.

FINDINGS:

Conditional Use Permit Findings –§126.0305

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City of San Diego's General Plan CUD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 53-foot tall faux pine tree supporting 12 panel antennas, 24 Remote Radio Units (RRU) and four surge suppressors. The antennas associated with this WCF are proposed to be mounted to two 30' tall light. The associated equipment is proposed in a 300-square foot concrete block enclosure. The faux tree is proposed at the back of Maddox Park on a small slope above the dog park. A variety of maturing trees exist on the slope, which will help to integrate the faux tree and AT&T is proposing an additional six 24-inch box Canary Island Pines to further integrate the tree into the park setting. The equipment enclosure will be located just to the southwest of the faux tree and will be light brown stucco with a dark brown wood trellis top. Fourteen 15-gallon Hybrid Coffeeberry shrubs will be planted around the enclosure. Since the WCF is located at the back of the park on a slope, it will not interfere with park activities.

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

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

The project consists of a new 53-foot tall faux pine tree supporting 12 panel antennas, 24 RRUs and four surge suppressors. Equipment associated with the antennas will be located in a 300-square foot enclosure adjacent to the faux tree. The project includes a deviation to allow the equipment enclosure to exceed 250-square feet, required by SDMC section 141.0420(g)(3). The project is located at the back of Maddox Park on a small slope above the dog park, with an address of 7815 Flanders Drive, in the Mira Mesa community plan area.

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

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

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

With the exception of the size of the equipment enclosure, proposed at 300-square feet, the project complies with the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCFs be minimally visible through the use of architecture, landscape, and siting solutions. WCFs are permitted as faux landscape, such as the proposed monopine, when existing trees of a similar size and species are present or trees of a similar species that will reach a similar size are proposed. This project proposes to locate antennas on a new 53-foot tall monopine. Existing trees are present and additional trees are proposed to help screen and integrate the faux tree. Therefore, this project complies with the applicable regulations of the Land Development Code.

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

WCF are permitted in dedicated parks where the antennas are less than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with a Neighborhood Use Permit and in this case, the park is zoned OP-1-1, which requires a Conditional Use Permit, Process 4. Consistent with Council Policy 600-43, WCF are more preferred on property zoned as commercial or industrial and less preferred on properties with more sensitive uses. Wireless carriers are required to provide coverage within their license area, which sometimes necessitates locating in a less preferred location. In this case, the WCF has been designed as a faux tree, situated among existing trees and other landscape material, and will not disrupt the surrounding uses. Therefore, the proposed use is appropriate at the proposed location.

Neighborhood Development Permit Findings - §126.0404

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City of San Diego's General Plan CUD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 53-foot tall faux pine tree supporting 12 panel antennas, 24 Remote Radio Units (RRU) and four surge suppressors. The antennas associated with this WCF are proposed to be mounted to two 30' tall light. The associated equipment is proposed in a 300-square foot concrete block enclosure. The faux tree is proposed at the back of Maddox Park on a small slope above the dog park. A variety of maturing trees exist on the slope, which will help to integrate the faux tree and AT&T is proposing an additional six 24-inch box Canary Island Pines to further integrate the tree into the park setting. The equipment enclosure will be located just to the southwest of the faux tree and will be light brown stucco with a dark brown wood trellis top. Fourteen 15-gallon Hybrid Coffeeberry shrubs will be planed around the enclosure. Since the WCF is located at the back of the park on a slope, it will not interfere with park activities.

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

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

The project consists of a new 53-foot tall faux pine tree supporting 12 panel antennas, 24 RRUs and four surge suppressors. Equipment associated with the antennas will be located in a 300-square foot enclosure adjacent to the faux tree. The project includes a deviation to allow the equipment enclosure to exceed 250-square feet, required by SDMC section 141.0420(g)(3). The project is located at the back of Maddox Park on a small slope above the dog park, with an address of 7815 Flanders Drive, in the Mira Mesa community plan area.

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

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

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

With the exception of the size of the equipment enclosure, proposed at 300-square feet, the project complies with the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCFs be minimally visible through the use of architecture, landscape, and siting solutions. WCFs are permitted as faux landscape, such as the proposed monopine, when existing trees of a similar size and species are present or trees of a similar species that will reach a similar size are proposed. This project proposes to locate antennas on a new 53-foot tall monopine. Existing trees are present and additional trees are proposed to help screen and integrate the faux tree. Therefore, this project complies with the applicable regulations of the Land Development Code.

Neighborhood Use Permit - §126.0205

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City of San Diego's General Plan CUD-15) requires that the visual impact of wireless facilities be minimized

by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 53-foot tall faux pine tree supporting 12 panel antennas, 24 Remote Radio Units (RRU) and four surge suppressors. The antennas associated with this WCF are proposed to be mounted to two 30' tall light. The associated equipment is proposed in a 300-square foot concrete block enclosure. The faux tree is proposed at the back of Maddox Park on a small slope above the dog park. A variety of maturing trees exist on the slope, which will help to integrate the faux tree and AT&T is proposing an additional six 24-inch box Canary Island Pines to further integrate the tree into the park setting. The equipment enclosure will be located just to the southwest of the faux tree and will be light brown stucco with a dark brown wood trellis top. Fourteen 15-gallon Hybrid Coffeeberry shrubs will be planed around the enclosure. Since the WCF is located at the back of the park on a slope, it will not interfere with park activities.

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

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

The project consists of a new 53-foot tall faux pine tree supporting 12 panel antennas, 24 RRUs and four surge suppressors. Equipment associated with the antennas will be located in a 300-square foot enclosure adjacent to the faux tree. The project includes a deviation to allow the equipment enclosure to exceed 250-square feet, required by SDMC section 141.0420(g)(3). The project is located at the back of Maddox Park on a small slope above the dog park, with an address of 7815 Flanders Drive, in the Mira Mesa community plan area.

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

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

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

With the exception of the size of the equipment enclosure, proposed at 300-square feet, the project complies with the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCFs be minimally visible through the use of architecture, landscape, and siting solutions. WCFs are permitted as faux landscape, such as the proposed monopine, when existing trees of a similar size and species are present or trees of a similar species that will reach a similar size are proposed. This project proposes to locate antennas on a new 53-foot tall monopine. Existing trees are present and additional trees are proposed to help screen and integrate the faux tree. Therefore, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1365737, Neighborhood Development Permit No. 1365740 and Neighborhood Use Permit No. 1365819 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 1365737/1365740/1365819, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: November 20, 2014

Job Order No. 24003790

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003790

CONDITIONAL USE PERMIT NO. 1365737
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1365740
NEIGHBORHOOD USE PERMIT NO. 1365819
AT&T – MADDOX PARK
PROJECT NO. 325073
PLANNING COMMISSION

This Conditional Use Permit No. granted by the Planning Commission of the City of San Diego to AT&T Mobility, Permittee and City of San Diego, Owner, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 06, Divisions 02, 04 and 06. The 5.02-acre site is located at 7799 Flanders Drive in the OP-1-1 zone of the Mira Mesa Community Plan. The project site is legally described as: Lot 221 of Mira Mesa West, Unit No. 2, in the City of San Diego, County of San Diego, in the state of California, per Map No. 9087, recorded 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/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2014, on file in the Development Services Department.

The project shall include:

- a. A 53-foot tall faux pine tree supporting 12 panel antennas, 24 Remote Radio Units and four surge suppressors;
- b. A 300-square foot equipment enclosure;
- c. Landscaping (planting, irrigation and landscape related improvements);

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 8, 2017.
2. This Permit and corresponding use of this site **shall expire on November 20, 2024**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize **AT&T or its successors** to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

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

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

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

litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

AIRPORT REQUIREMENTS:

14. Prior to issuance of construction permits, the Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

15. The project proposes to export 168 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

17. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

18. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Flanders Drive and Flanders Place Right-of-Way.

19. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Flanders Drive and Flanders Place Right-of-Way.

20. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

21. 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.

22. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction

plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403 (b)(5).

23. Prior to issuance of any Certificate of Occupancy or activation of the WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

24. 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.

PARK AND RECREATION REQUIREMENTS:

25. The Permittee must ensure that the Park & Recreation Department reviews and approves construction plans prior to building permit issuance.

PLANNING/DESIGN REQUIREMENTS:

26. 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.

27. All proposed hand-holes shall be covered with bark material to match the bark on the trunk to the satisfaction of the Development Services Department.

28. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.

29. Branches shall extend a minimum of 24-inches beyond the face of the entire vertical surface of the proposed antennas to the satisfaction of the Development Services Department.

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

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

32. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other components) shall be installed.

33. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree

color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.

34. 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.
35. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
36. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
37. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
38. Exposed mounting apparatus shall be removed and shall not remain on the faux tree absent antennas.
39. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
40. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
41. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 Planning Commission of the City of San Diego on November 20, 2014 by Resolution No. _____.

DRAFT

Permit Type/PTS Approval No.: CUP No. 1365737, NDP No. 1365740, NUP No. 1365819

Date of Approval: November 20, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
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.**

AT&T Mobility
Permittee

By _____
NAME:
TITLE:

City of San Diego
Owner

By _____
Cybele L. Thompson
Director, Real Estate Assets

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



SD0527 MADDOX PARK
7799 FLANDERS DRIVE
SAN DIEGO, CA 92128

1 ***LOOKING NORTH FROM THE SUBJECT SITE***



2 ***LOOKING SOUTH FROM THE SUBJECT SITE***





SD0527 MADDOX PARK
7799 FLANDERS DRIVE
SAN DIEGO, CA 92128

3

LOOKING EAST FROM THE SUBJECT SITE



4

LOOKING WEST FROM THE SUBJECT SITE





SD0527 MADDUX PARK
7799 FLANDERS DRIVE
SAN DIEGO, CA 92128

5 ***LOOKING NORTH TOWARD THE SUBJECT SITE***



6 ***LOOKING SOUTH TOWARD THE SUBJECT SITE***





SD0527 MADDOX PARK
7799 FLANDERS DRIVE
SAN DIEGO, CA 92128

7

LOOKING EAST TOWARD THE SUBJECT SITE



8

LOOKING WEST TOWARD THE SUBJECT SITE



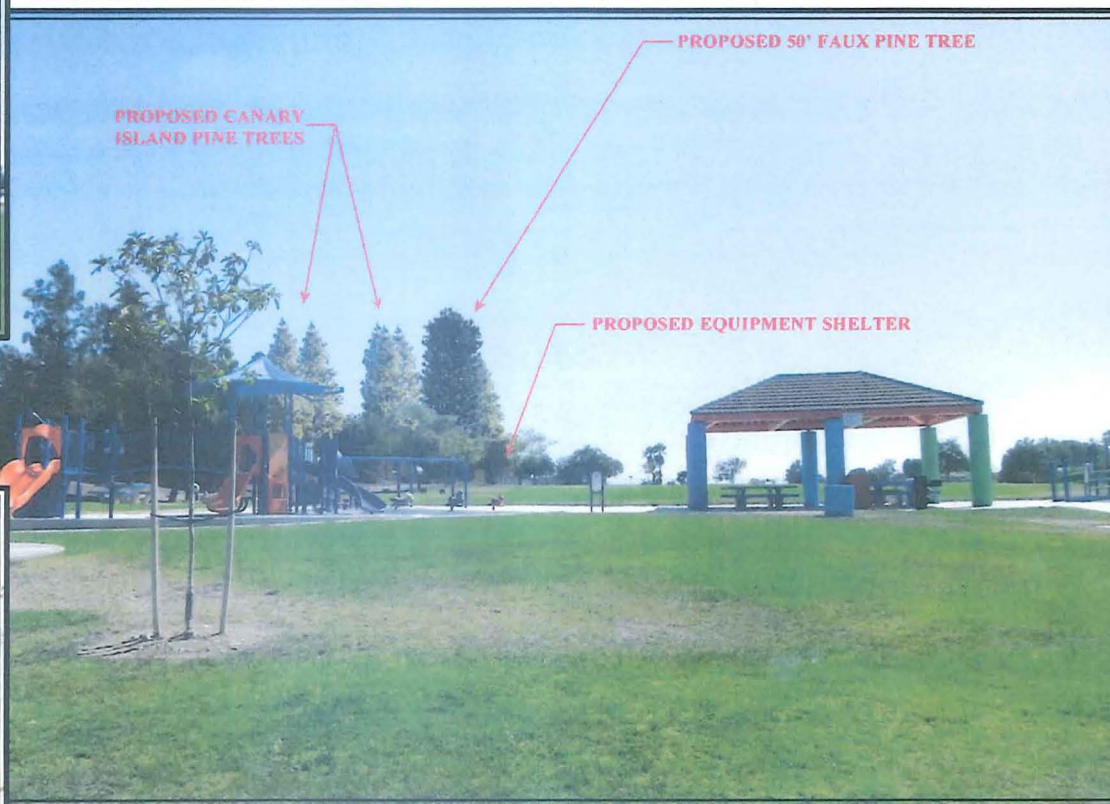


SD0527 MADDOX PARK
7799 FLANDERS DRIVE
SAN DIEGO, CA 92126



SITE PRIOR TO INSTALLATION

LOOKING SOUTH TOWARD SITE FROM FLANDERS DRIVE



SITE AFTER INSTALLATION



VICINITY MAP



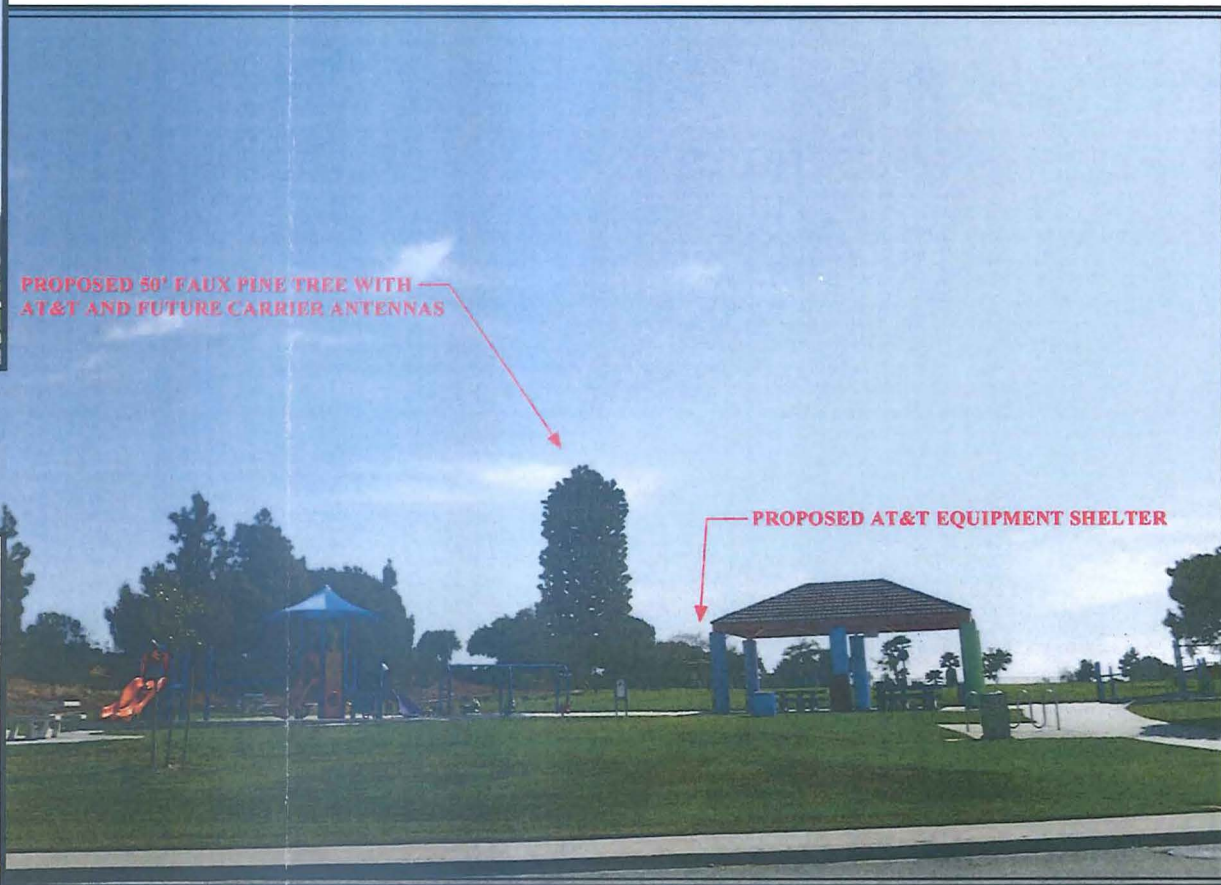


SD0527 MADDOX PARK
7799 FLANDERS DRIVE
SAN DIEGO, CA 92126



SITE PRIOR TO INSTALLATION

LOOKING SOUTH TOWARD SITE FROM FLANDERS DRIVE



SITE AFTER INSTALLATION



VICINITY MAP

DANIELLE GOLDMAN
(619) 972-4944



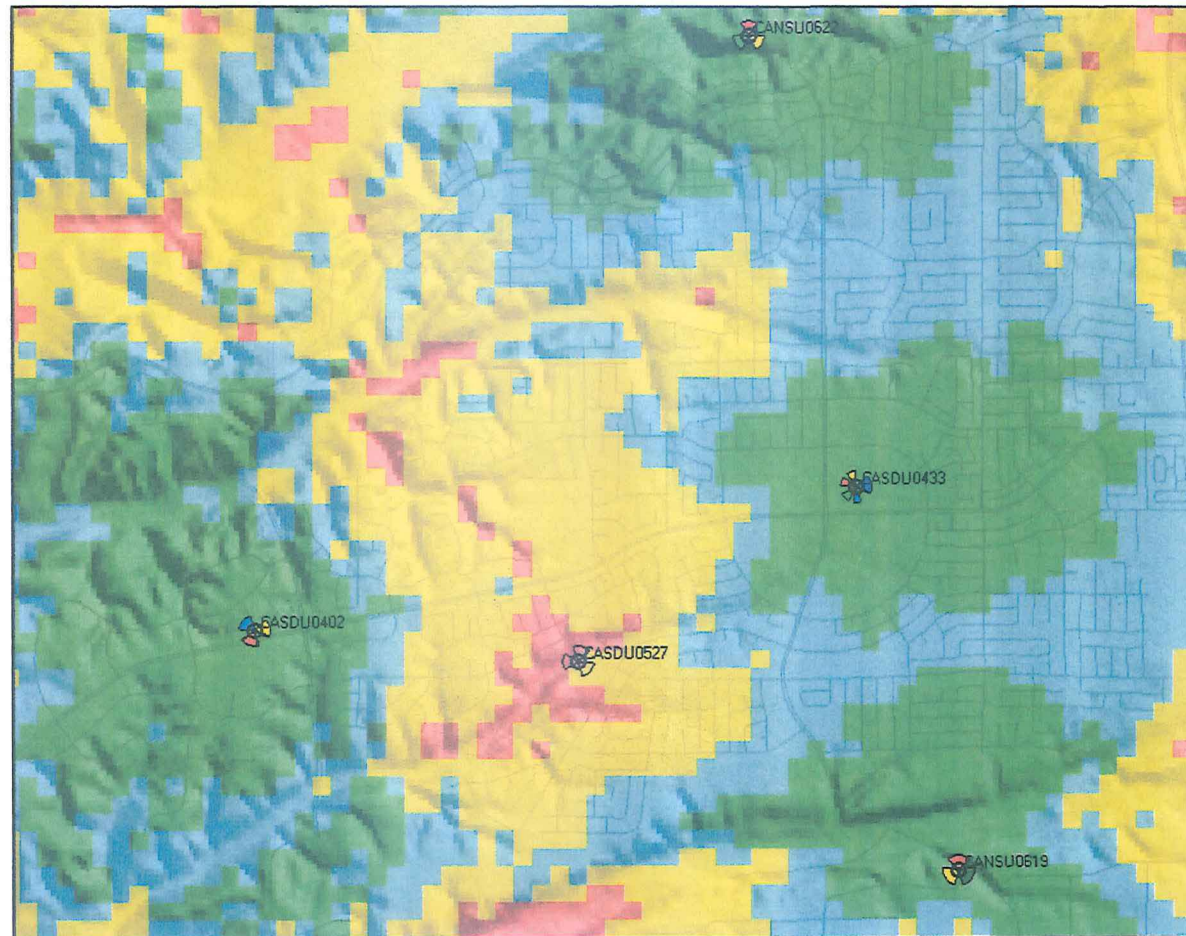
SD0527 MADDOX PARK
7799 FLANDERS DRIVE
SAN DIEGO, CA 92126



EXISTING COVERAGE WITHOUT SITE SD0527

LEGEND

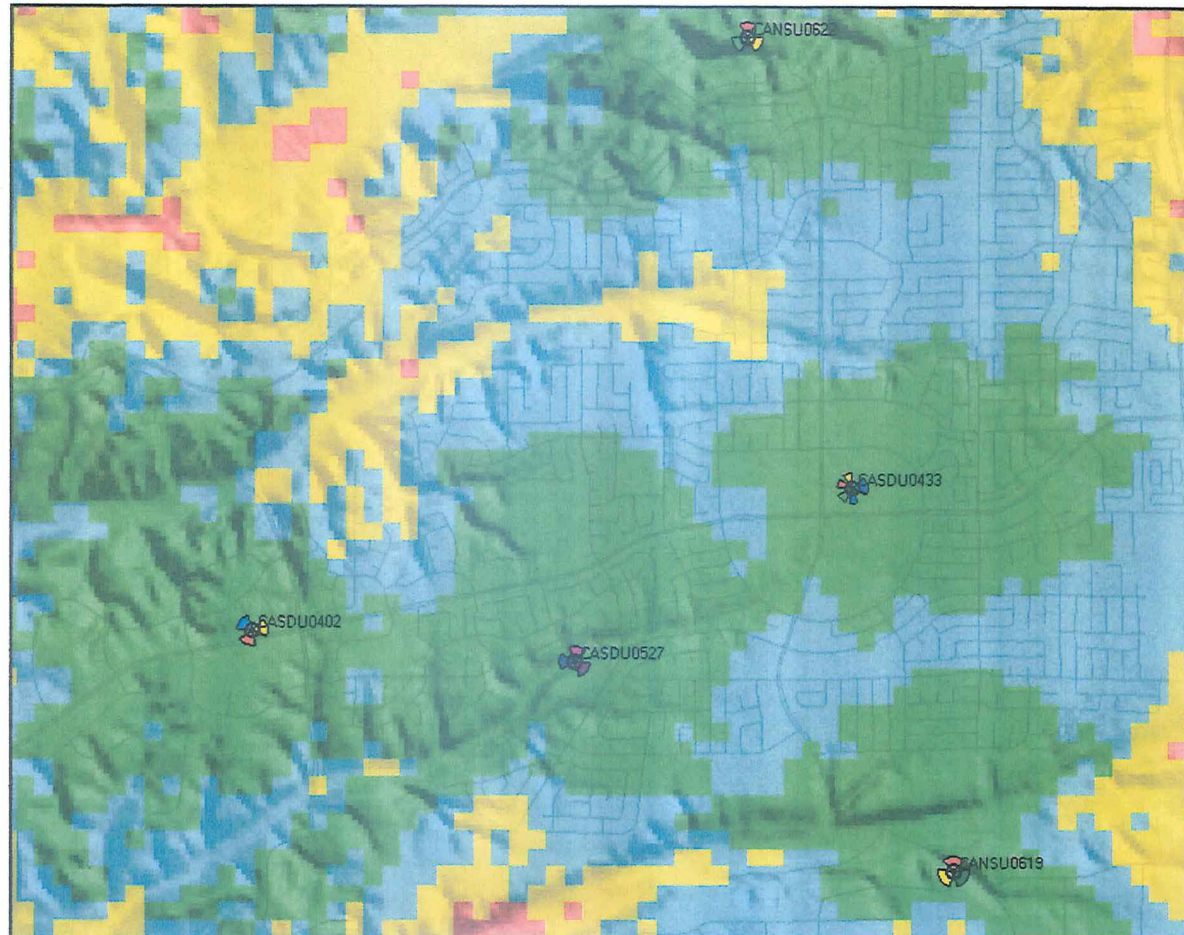
-  EXCELLENT COVERAGE
-  GOOD COVERAGE
-  AVERAGE COVERAGE
-  POOR COVERAGE
-  NO COVERAGE



SD0527 MADDOX PARK
7799 FLANDERS DRIVE
SAN DIEGO, CA 92126



NETWORK COVERAGE WITH PROPOSED SD0527



LEGEND

- EXCELLENT COVERAGE
- GOOD COVERAGE
- AVERAGE COVERAGE
- POOR COVERAGE
- NO COVERAGE

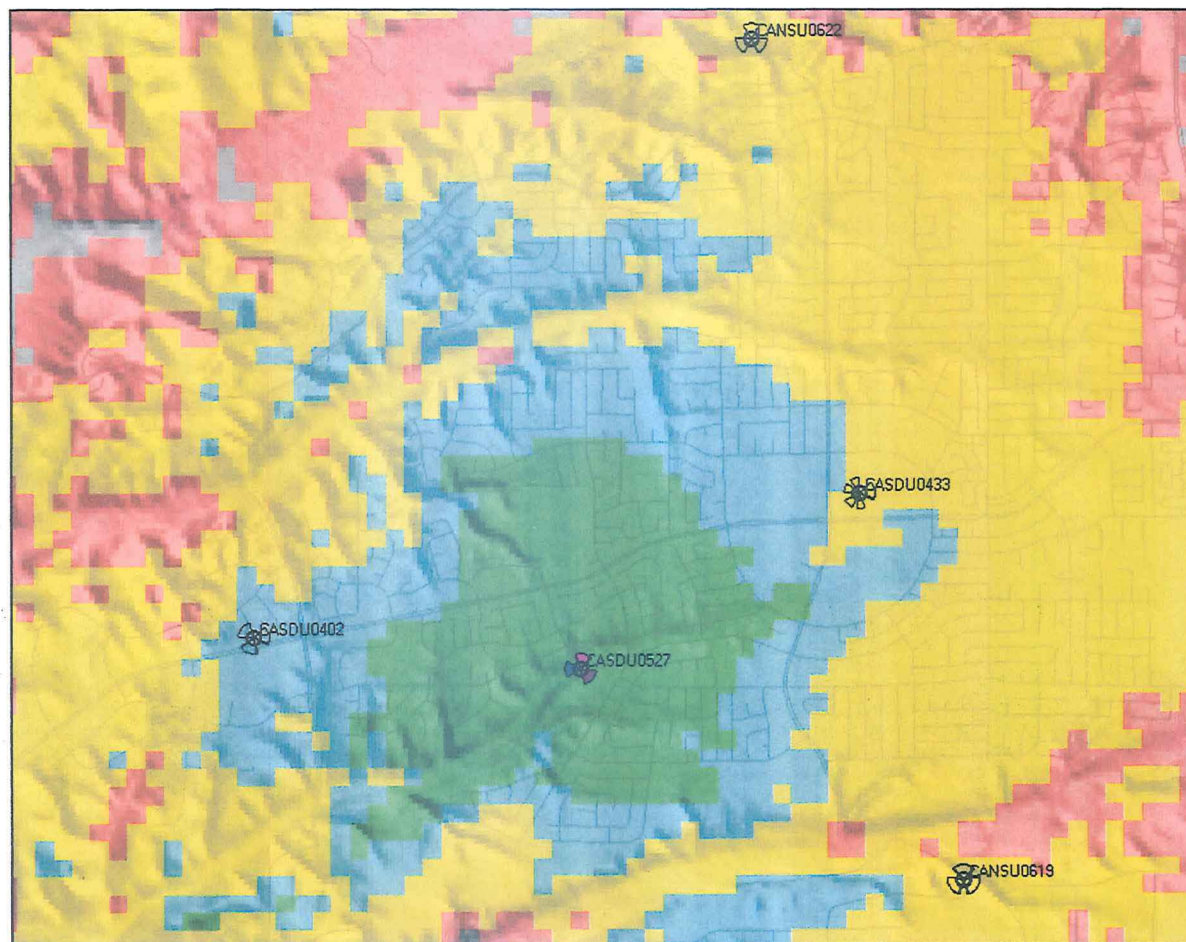
SD0527 MADDOX PARK
7799 FLANDERS DRIVE
SAN DIEGO, CA 92126



COVERAGE WITH PROPOSED SD0527 ONLY

LEGEND

-  EXCELLENT COVERAGE
-  GOOD COVERAGE
-  AVERAGE COVERAGE
-  POOR COVERAGE
-  NO COVERAGE



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 92101-2422

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

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

PROJECT TITLE/ No.: **AT&T MADDOX PARK / 325073**

PROJECT LOCATION-SPECIFIC: 7815 Flanders Drive, San Diego, California 92126

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT, NEIGHBORHOOD USE PERMIT, and SITE DEVELOPMENT PERMIT to construct, operate, and maintain a wireless communication facility that includes the following: installation of twelve antennas, twenty four radio units, and four surge protectors mounted to a 53'-0" monopine; two Global Positioning System antennas and ten equipment cabinets installed within an approximately 300-square-foot new concrete block equipment enclosure. The project would also include installation of telecom and electrical conduit within new trenches and landscaping. The project is located at 7815 Flanders Drive. The land use designation for the project site is Parks per the community plan. Furthermore, the project is located within the OP-1-1 zone, the Federal Aviation Administration Part 77 (MCAS Miramar) Noticing Area, the Residential Tandem Parking Overlay Zone, and the Mira Mesa Community Plan. (LEGAL DESCRIPTION: Lot 221 of Mira Mesa West, Unit No. 2, Map No. 9087).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Doug Munson, M&M Telecom Inc., 6886 Mimosa Drive, Carlsbad, California 92011, (760) 454-4505

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: 15303 (New Construction)
- ☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for installation of small new equipment and facilities for structures not exceeding 2,500 square feet. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Scott Cooper

TELEPHONE: 619.446.5378

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

ATTACHMENT 10

2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?

() YES () NO

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



SR. PLANNER

SIGNATURE/TITLE

SEPTEMBER 19, 2014

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Mira Mesa Community Planning Group Meeting Minutes

Date/Time: January 21, 2014 7:00pm

Location: Vulcan Materials, 7220 Trade Street, San Diego, CA 92121

Call to Order – In attendance:

- | | | |
|----------------|-------------------|--------------------|
| 1. Ted Brengel | 6. Jeff Stevens | 11. Joe Punsalan |
| 3. Bob Mixon | 7. Mike Linton | 12. Phil Lisotta |
| 4. Bruce Brown | 8. Marv Miles | 13. Julia Schriber |
| 5. Craig Radke | 10. Ralph Carolin | 14. Eileen Magno |

1. Non-Agenda Public Comments:

- a. Pacific Ridge HOA will investigate minimizing water use in common areas (such as median of Calle Cristobal.)

2. Adopt Draft Agenda: Remove Item 4C in agenda

3. Adopt Previous Meeting Minutes:

- a. Wangenheim spelling to be corrected
- b. Add Item 8.a.iii The Planning Group is not to promote or "brand" the planning community.
 - i. Should be verified by John Horst at next meeting.
 - ii. Chair agrees that the Planning Group does not take action to "brand" the community. Each member of the Planning Group, however, may engage in other community activities under the auspices of other community groups as they may wish. Membership in the Planning Group does not preclude or prevent such activities with other groups, promotion and "branding" included.

4. Old Business

- a. AT&T Antennae Maddox Park (Action)
 - i. Photo simulations and construction plans issued by Doug Munson (agent of AT&T).
 - ii. 50' tall Faux tree (Mono-pine) with antenna is proposed to be added in park in addition to new live trees (pines and deciduous). Antenna will have an accessory structure (for equipment surrounded by landscaping).
 - iii. Site was presented over a year ago, but this is a new full revision of previous submittal.
 - iv. Charlie Daniels does not support lighting in the park, although the MMCPG would prefer light poles in lieu of the faux tree.

Mira Mesa Community Planning Group Meeting Minutes

- v. Motion by Ted to "Accept the location of the tower but with a pole with safety lighting in lieu of a faux tree", Bob Mixon 2nd.
- vi. Motion carried: 12 For, 0 Against, 1 Abstain.

b. T-Mobile Windy Ridge (Action)

- i. Caitlyn Kes representing T-Mobile
- ii. Existing site at Calle Cristobal - 3 antennas will be swapped to a newer model
- iii. Additional shrubs to be added around
- iv. Motion to recommend approval by Ted Brengel, 2nd by Bruce Brown.
- v. Motion carried: 12 For, 0 Against, 1 Abstain

c. Ridgecrest SCR (Action)

- i. Jeff McComick
- ii. 23 lots off of Sorrento Valley Road
- iii. Additional 5 lots are already developed, currently overpriced and selling poorly. The existing homes are over 4,000 SF.
- iv. Approved as split level lots originally.
- v. Modern Architecture design style.
- vi. 2,200 to 2,800 SF plans.
- vii. Architecture review is required as part of the SCR.
- viii. Pacific Ridge HOA will need to be contacted and coordinated with brush management access.
- ix. Motion by Ted and 2nd by Julia to recommend approval.
- x. Motion carried: 11 For, 1 Against, 1 Abstain

d. Wateridge Landscaping SCR (Action)

- i. No show

e. Pacifica Companies: Carroll Canyon Business Park Design Preview

- i. Brian Grissinger, Jordan Architects
- ii. Camino Ruiz and Carrol Cyn Road
- iii. PID amendment for Self Storage units
- iv. PID allows storage use on Lot 1
- v. Requesting storage use to be allowed on Lot 2
- vi. In Nov meeting we discussed adding landscaping and other design items
- vii. 3 story, 142,555 SF facility
- viii. All loading occurs from the rear of the property
- ix. Landscaping focused on Date palms set up fairly high with lavender on ground level to soften edge of building from road

Mira Mesa Community Planning Group Meeting Minutes

- x. 45 foot height max parapets to screen all HVAC equipment
- xi. Drainage from adjacent slope to be captured.

- f. Joint Rec Council/Planning Group Park Planning Subcommittee (Action)
 - i. Bruce Brown presented meeting with City on 12/17/2013
 - ii. Committee members: Joe Frichtel, Bruce Brown, Ted Brengel, Mike Linton, Bob Mixon
 - iii. Motion to form subcommittee made/seconded by Bruce Brown/Joe Frichtel.
Motion carried 13, 0, 0.

5. New Business

- a. Appointment of Planning Group representation (Action):
 - i. Community Planners' Committee
 - 1. Motion to approve Pat O'Donohoe to CPC made/seconded by Ted Brengel/Bob Mixon
 - a. Motion carried 13/0/0
 - ii. Los Peñasquitos Canyon Preserve Citizens' Advisory Committee
 - 1. Motion to approve Pam Steven and Craig Radke as alternate by Bruce Bown/Joe Frichtel
 - a. Motion carried 13/0/0.
- b. Verizon Wireless Miramar Gate (343014)
 - i. Padget St @ Miramar Road
 - ii. On Commercial property
 - iii. 45' Mono-eucalyptus faux tree and equipment enclosure with landscape screening
 - iv. Motion to make it an Action Item by Marvin Miles, 2nd by Ted Brengel
 - 1. Motion carried 13/0/0
 - v. Motion to recommend approval by Ted Brengel, 2nd by Marvin Miles
 - 1. Motion carried 12/0/1

6. Elected Officials/Government Agencies

- a. United States Congress – Scott Peters, California 52nd District: No Info
- b. California Senate – Marty Block, District 39: No Info
- c. California Assembly – Brian Maienschein, District 77: No Info
- d. San Diego County – Dave Roberts, Board of Supervisors District 3: No Info
- e. City of San Diego – Mayor's Office: No Info
- f. City of San Diego – Lorie Zapf, City Council District 6: Kenny Nakayama,
 - i. Community engagement 2/1/2013
 - ii. Street Repave – Miramar Road,
 - iii. Street lines – Camino Ruiz north of Mira Mesa, due to bike lanes
 - iv. Ken can be reached at 619-236-7053
 - v. kpnakayama@sandiego.gov

Mira Mesa Community Planning Group Meeting Minutes

- g. San Diego Unified School District: No Info
- h. MCAS Miramar: COL Farnham
 - i. Marines have been out to neighborhood schools for the fitness challenge
 - ii. Congress and budgets have been moving forward.
 - iii. 4-5 construction projects have been completed, hangars, etc.
 - iv. Energy Use – use methane gas from landfill to make 50% of energy use, combined with micro-grid for energy redundancy
 - v. Noise complaints are always reviewed and addressed as needed
 - vi. Joint fighter to arrive ~2023. Won't be much louder in normal flight, but hover can be louder but not usual during takeoff.
- i. CalTrans: No Info

7. Announcements:

- a. Hopefully the Linkage Fee will get on ballot to be repealed. 52,000 signatures have been received. Could take 30 days for verification. Council can eliminate, change or put to vote of people in June.
- b. Ruben H Fleet Science Center talk on 1/13/14 "Can Pond Scum Save the World?"
- c. Fundraiser for Hickman Elementary School currently ongoing
- d. Sorrento Valley Town Council has requested neighborhood signs to be installed
 - i. Signs at Lusk @ Vista Sorrento Pkwy, Sorrento Valley Blvd @ Vista Sorrento Pkwy, Calle Cristobal @ Camino Santa Fe.

8. Reports:

- a. Report of the Chair – No info
- b. Transportation Subcommittee – Subcommittee will be put on hold and removed from future agendas
- c. Stone Creek Subcommittee – New items will come the next quarter.
- d. Community Planners Committee – No info
- e. Los Peñasquitos Canyon Citizen's Advisory Committee
 - i. Water tower shaped cell tower was approved for Verizon and would be sized to allow a second carrier. Perhaps made larger for signage opportunity.

Adjourn: 8:45 PM

**Project Chronology
AT&T – Maddox Park
PTS No. 325073**

Date	Action	Description	City Review Time	Applicant Response
5/21/13	Submittal for Completeness Check			
6/28/13	Completeness Review Assessment		38 days	
9/19/13	First Full Submittal	Deemed Complete		2 months, 22 days
10/18/13	First Assessment		29 days	
12/5/13	Second Submittal			1 month, 17 days
12/31/13	Second Assessment		26 days	
7/3/14	Third Submittal			6 months, 3 days
7/29/14	Third Assessment		26 days	
8/28/14	Fourth Submittal			30 days
9/17/14	Issues Resolved		20 days	
11/20/14	Planning Commission Hearing		2 months, 3 days	
TOTAL STAFF TIME**			6 months 22 days	
TOTAL APPLICANT TIME**				11 months, 12 days
TOTAL PROJECT RUNNING TIME**			1 year, 5 months, 30 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 5, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	November 20, 2014
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT/NEIGHBORHOOD DEVELOPMENT PERMIT/NEIGHBORHOOD USE PERMIT, PROCESS FOUR
PROJECT NUMBER:	325073
PROJECT NAME:	AT&T MADDOX PARK
APPLICANT:	Danielle Weizman, M&M Telecom, Inc.
COMMUNITY PLAN AREA:	Mira Mesa
COUNCIL DISTRICT:	6
CITY PROJECT MANAGER:	Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5351 / klynchash@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of a 53-foot tall faux pine tree supporting 12 panel antennas, 24 Remote Radio Units and four surge suppressors. The associated equipment is proposed within a 300-square foot concrete block enclosure. The WCF is proposed near the dog park at the back of Maddox Neighborhood Park at 7799 Flanders Avenue.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street,

ATTACHMENT 13

Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on September 19, 2014 and the opportunity to appeal that determination ended October 3, 2014.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003790

Revised 10-4-12 HMD-



AT&T APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 PLANNER: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 CONST. MGR.: _____ DATE: _____
 AT&T A&E MANAGER: _____ DATE: _____

SD0527
 MADDOX PARK
 7815 FLANDERS DRIVE
 SAN DIEGO, CA 92126

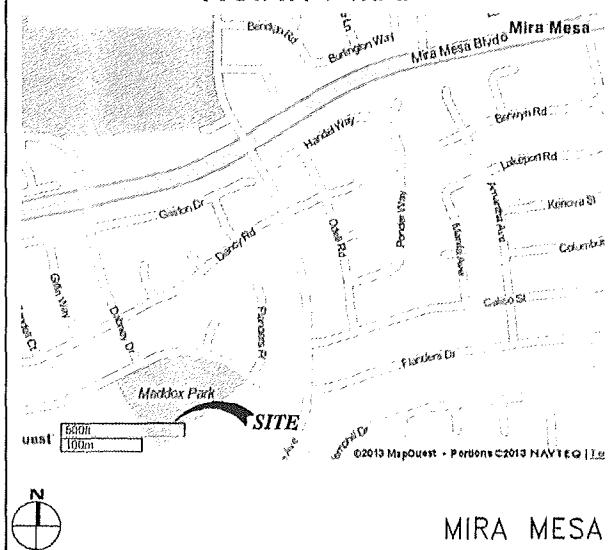
SPECIAL INSPECTIONS

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO THE 2013 CBC, SECTION 1704.3, SEE SHEET T-3, "STATEMENT OF SPECIAL INSPECTIONS".

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

VICINITY MAP



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

M&M TELECOM, INC.
 DANIELLE WEIZMAN - PLANNING
 MARLENE MCKENNA - SITE ACQUISITION
 PO BOX 65
 POWAY, CA 92074
 PHONE: (619) 972-4944
 CONTACT: DANIELLE WEIZMAN

ARCHITECT/ENGINEER:

TERRACOM DEVELOPMENT, INC. (TDI)
 555 N. EL CAMINO REAL, STE. #A303
 SAN CLEMENTE, CA 92672
 PHONE: (949) 235-9144
 FAX: (949) 481-6689
 CONTACT: CALVIN GOUGH

PROJECT SUMMARY

APPLICANT: AT&T MOBILITY
 7337 TRADE STREET
 SAN DIEGO, CA 92121

OWNER: CITY OF SAN DIEGO
 1222 FIRST AVENUE
 SAN DIEGO, CA 92101

PROJECT DESCRIPTION:
 AT&T MOBILITY PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. ALL EQUIPMENT IS PROPOSED. THIS FACILITY WILL CONSIST OF (1) NEW GROUND LEVEL CMU EQUIPMENT ENCLOSURE WITH WOOD TRELLIS, (10) NEW CABINETS, (12) NEW ANTENNAS, (24) NEW RRUS, (4) SURGE PROTECTORS MOUNTED ON NEW HORIZONTAL, (2) NEW GPS ANTENNAS MOUNTED ON NEW EQUIPMENT ENCLOSURE TRELLIS AND UTILITY RUNS FOR TELEPHONE AND ELECTRICAL SERVICE. REQUIRED PERMITS/APPROVALS ARE PLANNING AND BUILDING.

OTHER ON-SITE TELECOM FACILITIES: NONE
 PROJECT ADDRESS: 7815 FLANDERS DRIVE
 SAN DIEGO, CA 92126
 ASSESSORS PARCEL NUMBER: 311-030-41
 EXISTING ZONING: OP-1-1
 PROPOSED PROJECT LEASE AREA: 300 SF
 PROPOSED TYPE OF CONSTRUCTION: V-B
 PROPOSED OCCUPANCY: B
 EXISTING TYPE OF CONSTRUCTION: N/A
 EXISTING OCCUPANCY: N/A
 JURISDICTION: CITY OF SAN DIEGO
 LEGAL DESCRIPTION:

LOT 221 OF MIRA MESA WEST, UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, IN THE STATE OF CALIFORNIA, PER MAP NO. 9087, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CENTER OF PROPOSED ANTENNAS
 LATITUDE 32°54'22.31" N
 LONGITUDE 117°09'24.54" W

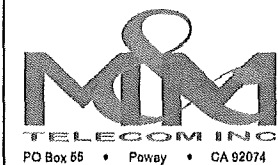
SHEET INDEX

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7337 TRADE STREET
 SAN DIEGO, CA 92121



REV	DATE	DESCRIPTION
10	08/20/14	ZD REVISED
9	07/23/14	ZD REVISED
8	06/23/14	ZD REVISED
7	05/15/14	ZD REVISED
6	11/25/13	ZD REVISED
5	09/25/13	ZD REVISED



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SD0527
 MADDOX PARK
 7815 FLANDERS DRIVE
 SAN DIEGO, CA 92126

SHEET TITLE

TITLE SHEET

SHEET NUMBER

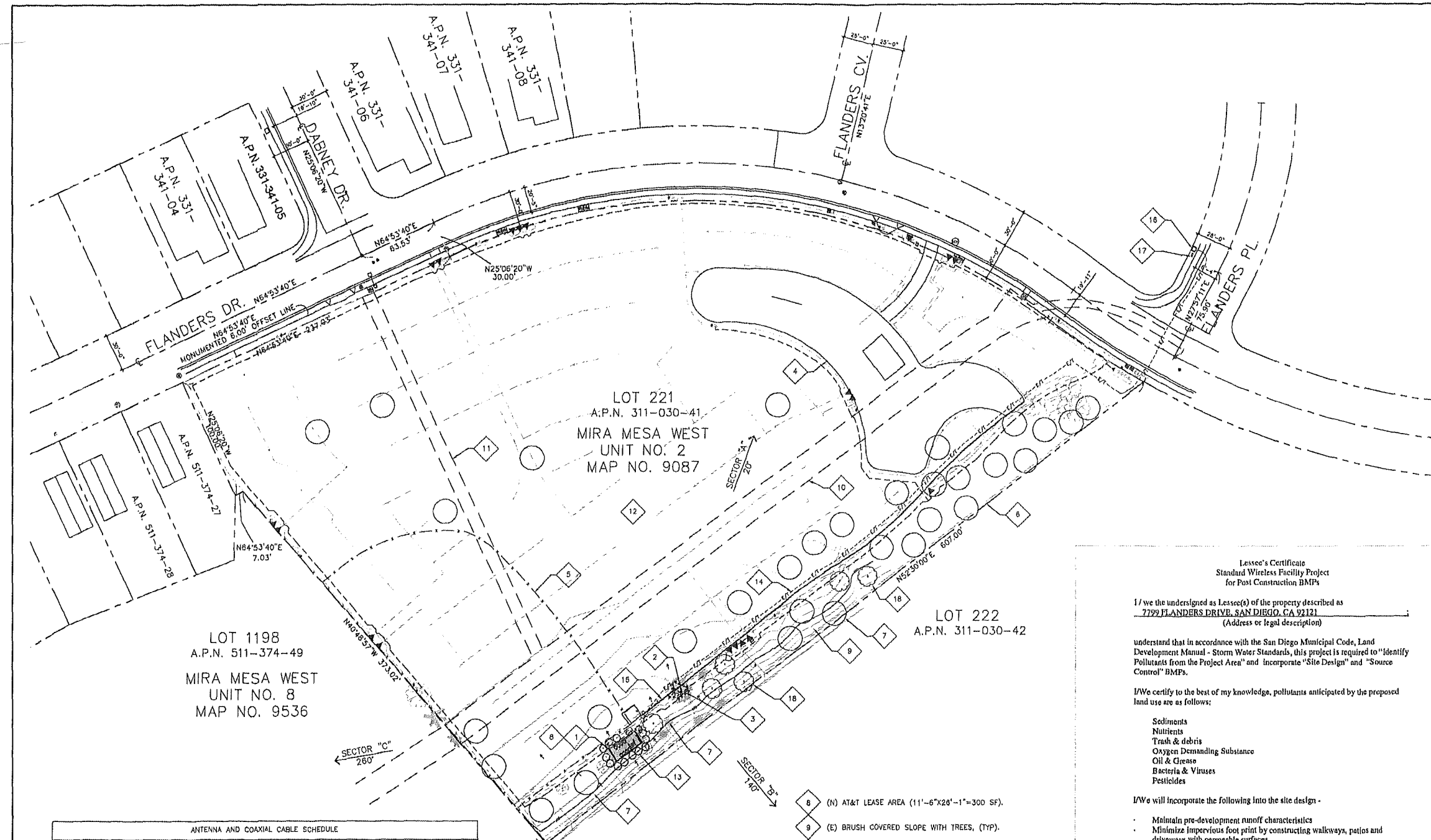
T-1

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA BUILDING CODE, TITLE 24, 2013 EDITION
 CALIFORNIA ELECTRICAL CODE, 2013 EDITION
 CALIFORNIA ENERGY CODE, 2008 EDITION
 CALIFORNIA PLUMBING CODE, 2013 EDITION
 CALIFORNIA MECHANICAL CODE, 2013 EDITION
 NATIONAL ELECTRICAL CODE, 2011 EDITION
 CALIFORNIA FIRE CODE (CFC), 2013 EDITION

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



ANTENNA AND COAXIAL CABLE SCHEDULE						
SECTOR	# OF ANTENNAS PER SECTOR	DIRECTION	AZIMUTH	FIBER LENGTH (±5')	FIBER/COAX TYPE	EQUIPMENT JUMPER LENGTH (±1')
A (ALPHA)	4	NORTH	20°	150'	FIBER	10'-0"
B (BETA)	4	SOUTHEASTERLY	140°	150'	FIBER	10'-0"
C (GAMMA)	4	SOUTHWESTERLY	260°	150'	FIBER	10'-0"

NOTES:
 1. ALL FACILITIES TO BE INSTALLED ARE UNMANNED.
 NO (E) PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
 2. CONTRACTOR TO CONFIRM COAX/FIBER LENGTHS REQUIRED PRIOR TO ORDER.
 3. MONOPINE TO BE MANUFACTURED BY CELL TREES, INC. (520-883-1330).

PARK AND RECREATION DEPARTMENT NOTES:
 1. IRRIGATION SYSTEM TO BE REPAIRED AND MODIFIED TO PARK AND RECREATION DEPARTMENT STANDARDS TO PROVIDE ADEQUATE COVERAGE OF NEW PLANTING.

SITE PLAN KEYNOTES

- 1 (N) AT&T CMU EQUIPMENT ENCLOSURE WITH SMOOTH PLASTER FINISH (11'-6"x28'-1"=300 SF) PAINTED LIGHT BROWN WITH WOOD TRELLIS PAINTED DARK BROWN.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL), MOUNTED ON (N) MONOPINE, WITH ANTENNA SOCKS, (TYP).
- 3 (N) RRU MOUNTED BEHIND ANTENNAS ON MONOPINE (8 PER SECTOR, 24 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY).
- 4 (E) PLAYGROUND EQUIPMENT AREA.
- 5 (E) 4'-6" HIGH CHAIN LINK FENCE FOR DOG PARK.
- 6 (E) PROPERTY LINE, (TYP).
- 7 (E) TREES, (TYP).

- 8 (N) AT&T LEASE AREA (11'-6"x28'-1"=300 SF).
- 9 (E) BRUSH COVERED SLOPE WITH TREES, (TYP).
- 10 (E) 20' WIDE EASEMENT FOR (E) UNDERGROUND 72" RCP STORM DRAIN.
- 11 (E) 10' WIDE EASEMENT FOR (E) UNDERGROUND 24" RCP STORM DRAIN.
- 12 (E) OPEN GRASS COVERED FIELD.
- 13 (N) LANDSCAPING, (TYP), SEE LANDSCAPE PLANS.
- 14 (N) UNDERGROUND CONDUIT FOR POWER AND TELCO FROM POC TO EQUIPMENT ENCLOSURE (APPROX. 650 LF).
- 15 (N) UNDERGROUND CONDUIT FOR FIBER FROM EQUIPMENT ENCLOSURE TO MONOPINE.
- 16 (E) SDG&E GROUND MOUNTED TRANSFORMER AND PROPOSED POINT OF CONNECTION (POC).
- 17 (E) GROUND MOUNTED TELCO PEDESTAL AND PROPOSED POINT OF CONNECTION (POC).
- 18 (N) CANARY ISLAND PINE TREES (QTY=6), SEE LANDSCAPE PLANS.

Lessee's Certificate
 Standard Wireless Facility Project
 for Post Construction BMPs
 I/we the undersigned as Lessee(s) of the property described as
7799 FLANDERS DRIVE, SAN DIEGO, CA 92121
 (Address or legal description)

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

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

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

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

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

Additionally I/we will;
 - Minimize the use of pesticides
 - Use efficient irrigation systems and landscape design - incorporating rain shut-off devices and flow reducers

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

Lessee: Kevin C. Becker Company Name: AT&T Mobility
 (print name)

Lessee: KCB Date: 07-12-13
 (signature)



7337 TRADE STREET
 SAN DIEGO, CA 92121



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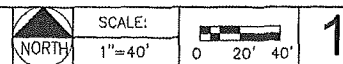
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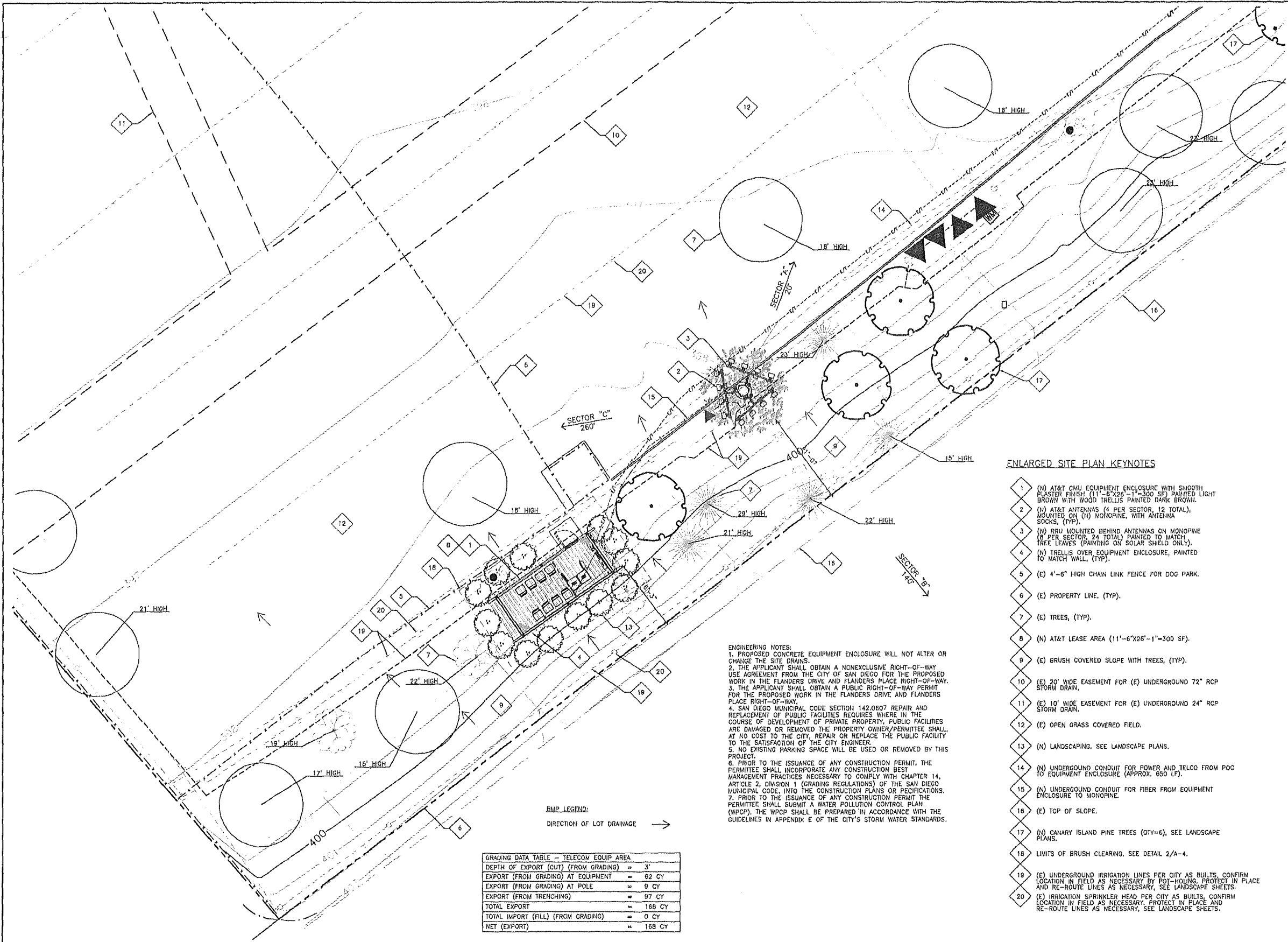
SITE PLAN

SHEET NUMBER

A-0

SITE PLAN





7337 TRADE STREET
SAN DIEGO, CA 92121

PO Box 65 • Poway • CA 92074

TERRACOM DEVELOPMENT, INC.
Architecture • Engineering • Telecommunications
355 N. El Camino Real, Ste. A303, San Clemente, CA 92672
Phone: 949-235-9144 Fax: 949-481-6688

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ENLARGED SITE PLAN

SHEET NUMBER

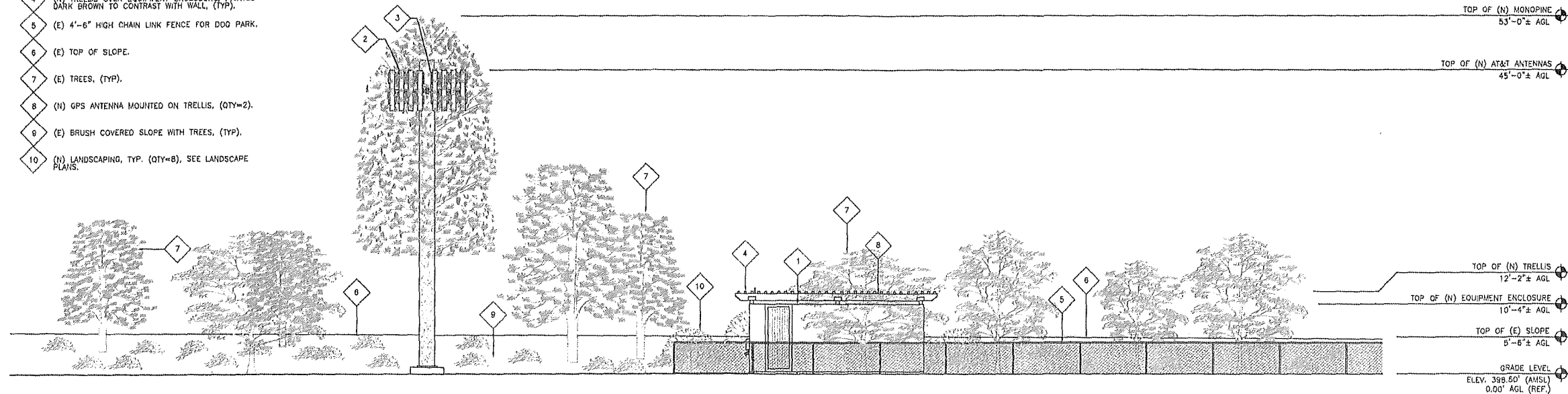
A-1

ENLARGED SITE PLAN

SCALE: 1"=10'
0 5' 10'

ELEVATION KEYNOTES

- 1 (N) AT&T CMU EQUIPMENT ENCLOSURE WITH SMOOTH PLASTER FINISH (11'-6"X26'-1"X300 SF) PAINTED LIGHT BROWN WITH WOOD TRELLIS PAINTED DARK BROWN.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL), MOUNTED ON (N) MONOPINE, WITH FRP ANTENNA SOCKS, (TYP).
- 3 (N) RRU MOUNTED BEHIND ANTENNAS ON MONOPINE (8 PER SECTOR, 24 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY).
- 4 (N) TRELLIS OVER EQUIPMENT ENCLOSURE, PAINTED DARK BROWN TO CONTRAST WITH WALL, (TYP).
- 5 (E) 4'-6" HIGH CHAIN LINK FENCE FOR DOG PARK.
- 6 (E) TOP OF SLOPE.
- 7 (E) TREES, (TYP).
- 8 (N) GPS ANTENNA MOUNTED ON TRELLIS, (QTY=2).
- 9 (E) BRUSH COVERED SLOPE WITH TREES, (TYP).
- 10 (N) LANDSCAPING, TYP. (QTY=8), SEE LANDSCAPE PLANS.



NORTHWEST ELEVATION

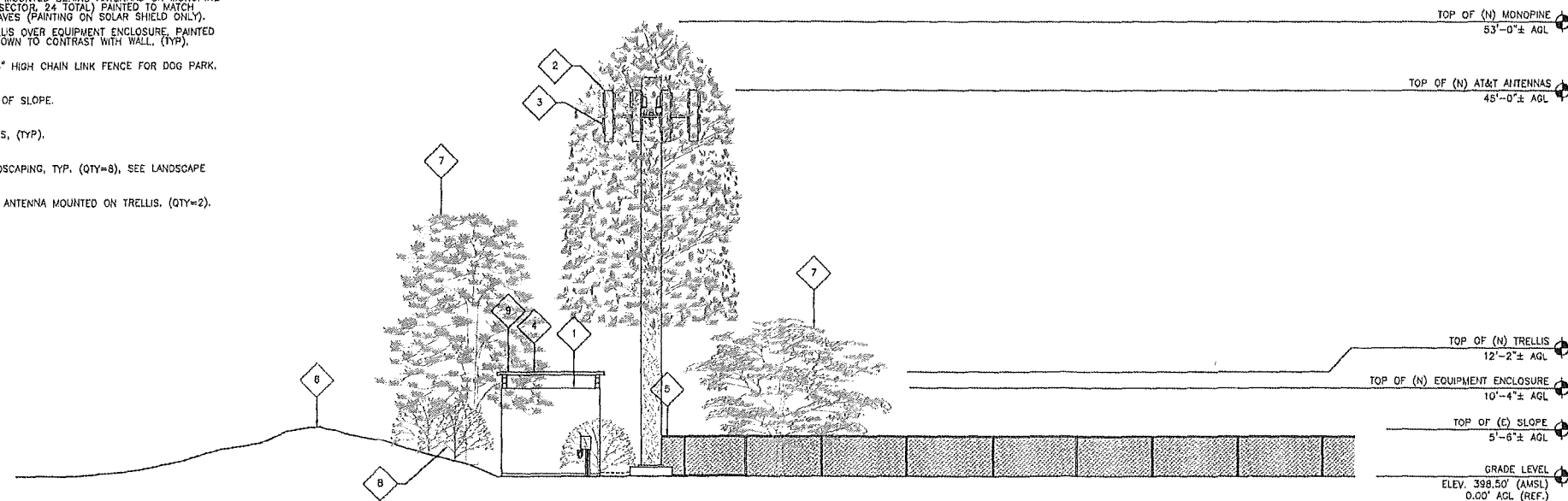
SCALE:

1/8"=1'-0" 0 4' 8'

1

ELEVATION KEYNOTES

- 1 (N) AT&T CMU EQUIPMENT ENCLOSURE WITH SMOOTH PLASTER FINISH (11'-6"X26'-1"X300 SF) PAINTED LIGHT BROWN WITH WOOD TRELLIS PAINTED DARK BROWN.
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- 4 (N) TRELLIS OVER EQUIPMENT ENCLOSURE, PAINTED DARK BROWN TO CONTRAST WITH WALL, (TYP).
- 5 (E) 4'-6" HIGH CHAIN LINK FENCE FOR DOG PARK.
- 6 (E) TOP OF SLOPE.
- 7 (E) TREES, (TYP).
- 8 (N) LANDSCAPING, TYP. (QTY=8), SEE LANDSCAPE PLANS.
- 9 (N) GPS ANTENNA MOUNTED ON TRELLIS, (QTY=2).



NORTHEAST ELEVATION

SCALE:

1/8"=1'-0" 0 4' 8'

2



7337 TRADE STREET
SAN DIEGO, CA 92121



PO Box 55 • Poway • CA 92074



Architecture • Engineering • Telecommunications
555 N. El Camino Real, Ste. A303, San Clemente, CA 92672
Phone: 949-233-9144 Fax: 949-481-6689

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7815 FLANDERS DRIVE
SAN DIEGO, CA 92126

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-2



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655 N. El Camino Real, Ste. A303, San Clemente, CA 92672
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SHEET TITLE

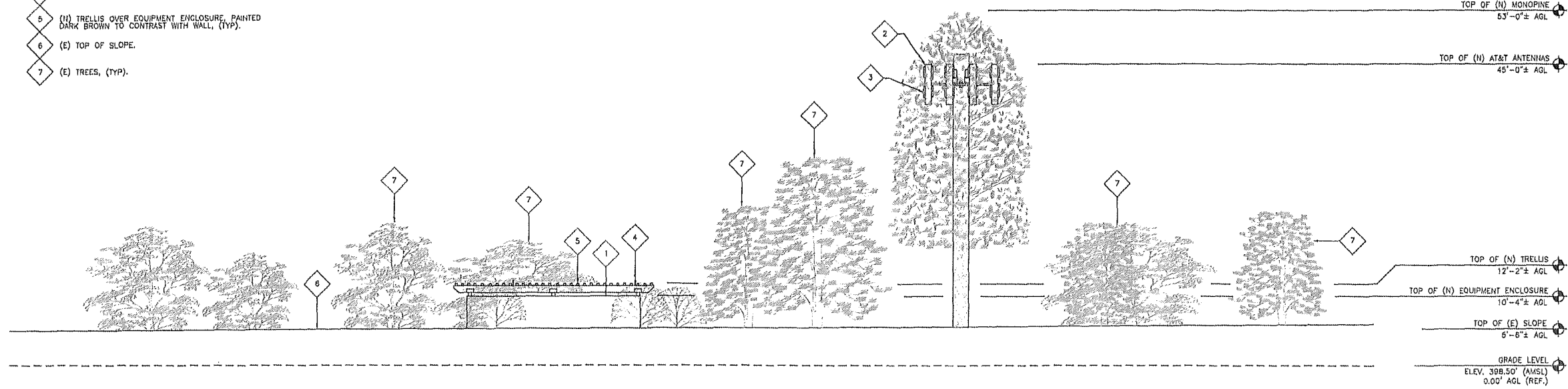
ELEVATIONS

SHEET NUMBER

A-3

ELEVATION KEYNOTES

- 1 (N) AT&T CMU EQUIPMENT ENCLOSURE WITH SMOOTH PLASTER FINISH (11'-6"X26'-1"=300 SF) PAINTED LIGHT BROWN WITH WOOD TRELLIS PAINTED DARK BROWN.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL), MOUNTED ON (N) MONOPINE, WITH FRP ANTENNA SOCKS, (TYP).
- 3 (N) RRU MOUNTED BEHIND ANTENNAS ON MONOPINE (8 PER SECTOR, 24 TOTAL) PAINTED TO MATCH TREE LEAVES (PAINTING ON SOLAR SHIELD ONLY).
- 4 (N) GPS ANTENNA MOUNTED ON TRELLIS (QTY=2).
- 5 (N) TRELLIS OVER EQUIPMENT ENCLOSURE, PAINTED DARK BROWN TO CONTRAST WITH WALL, (TYP).
- 6 (E) TOP OF SLOPE.
- 7 (E) TREES, (TYP).

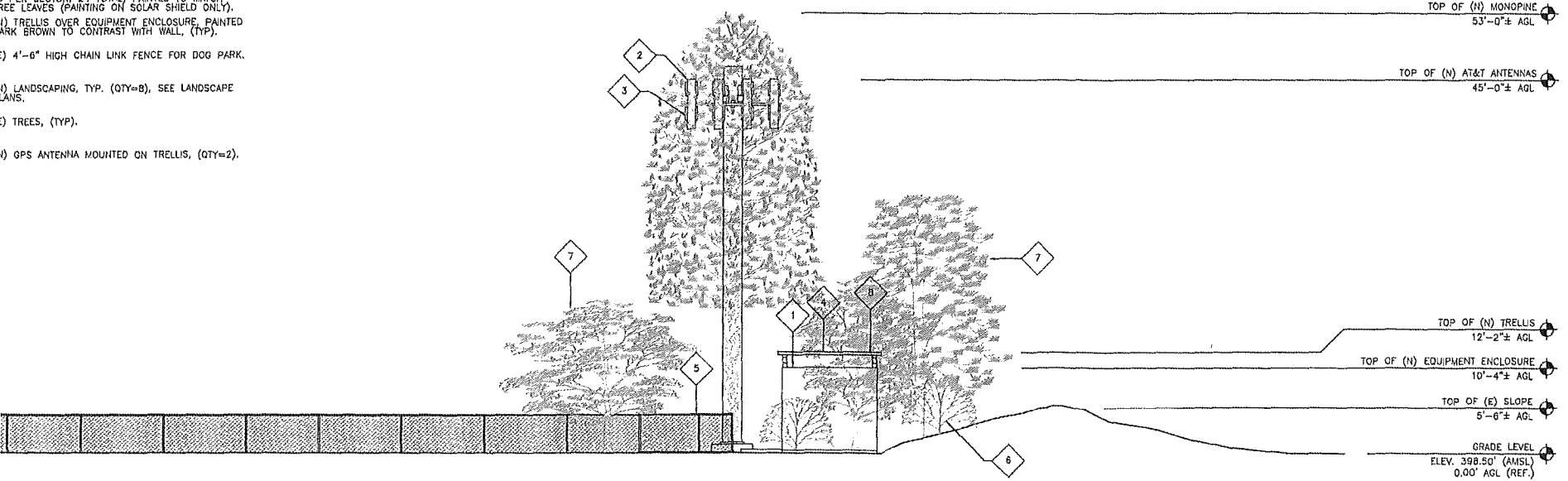


SOUTHEAST ELEVATION

SCALE:
1/8"=1'-0" 0 4' 8' 1

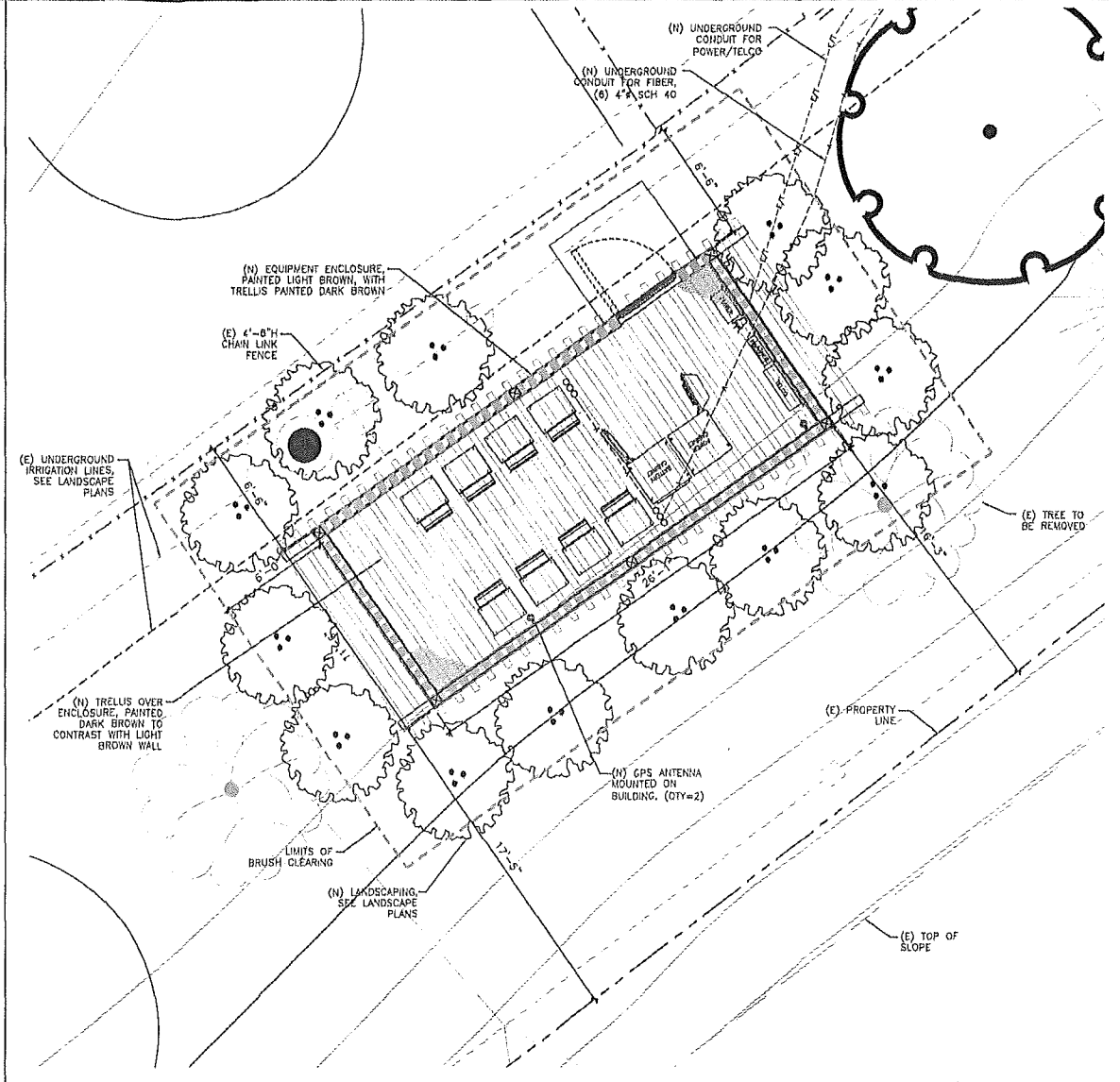
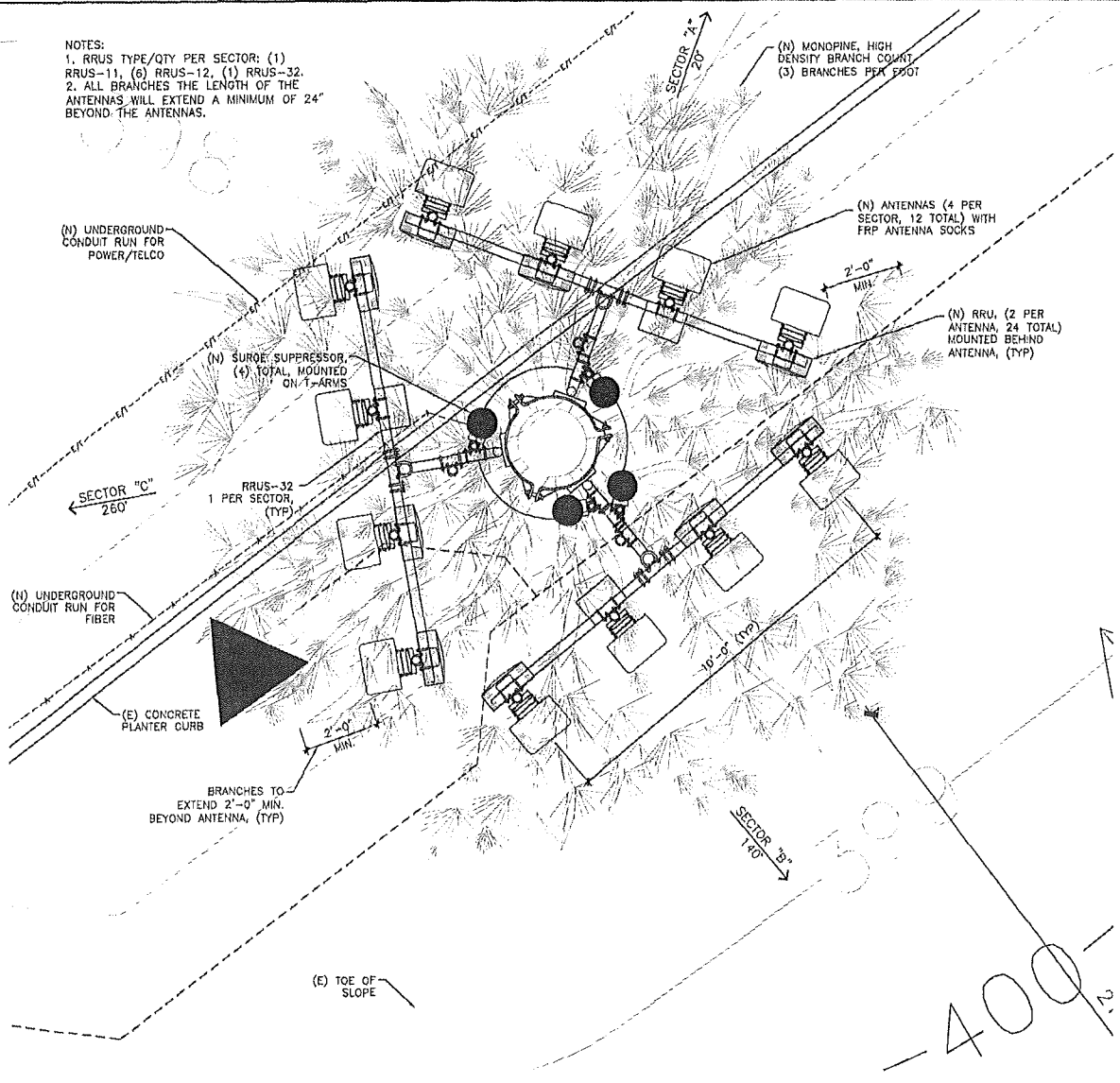
ELEVATION KEYNOTES

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- 5 (E) 4'-6" HIGH CHAIN LINK FENCE FOR DOG PARK.
- 6 (N) LANDSCAPING, TYP. (QTY=8), SEE LANDSCAPE PLANS.
- 7 (E) TREES, (TYP).
- 8 (N) GPS ANTENNA MOUNTED ON TRELLIS, (QTY=2).

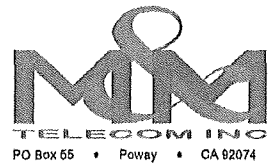


SOUTHWEST ELEVATION

SCALE:
1/8"=1'-0" 0 4' 8' 2



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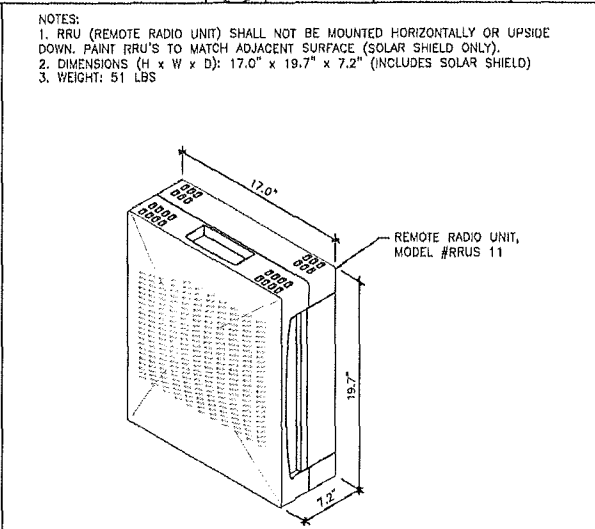
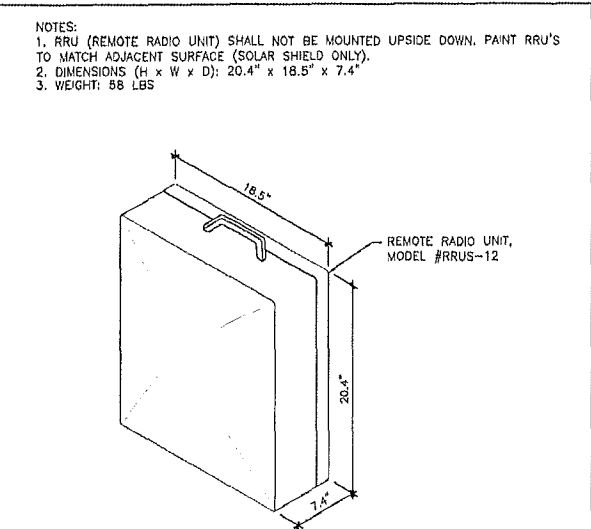
DETAILS

SHEET NUMBER

A-4

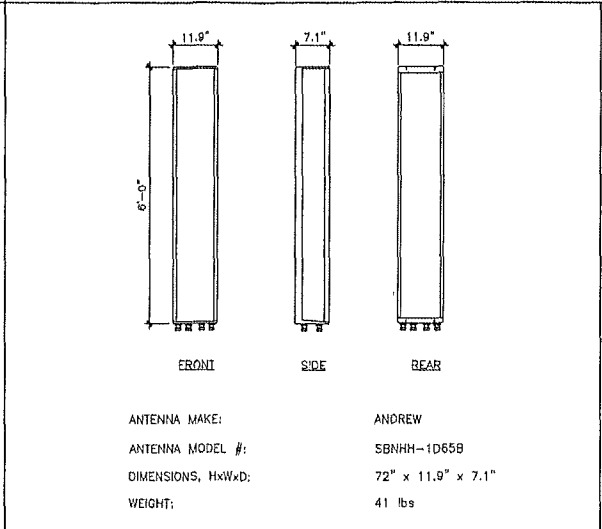
ANTENNA PLAN
SCALE: 1/2"=1'-0"
8

EQUIPMENT AREA PLAN
SCALE: 1/4"=1'-0"
2

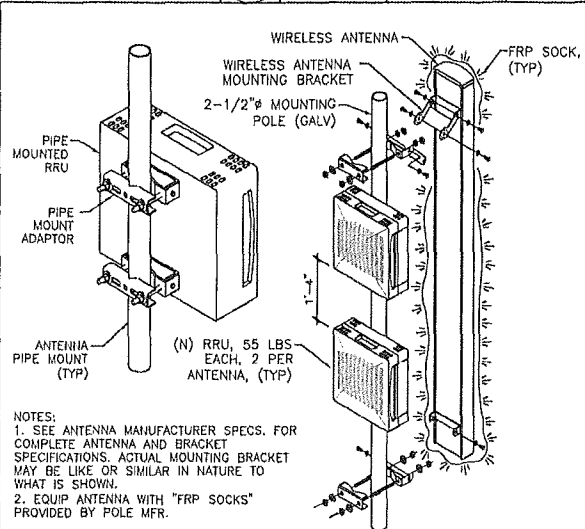


RRUS-12 DETAIL
SCALE: NONE
12

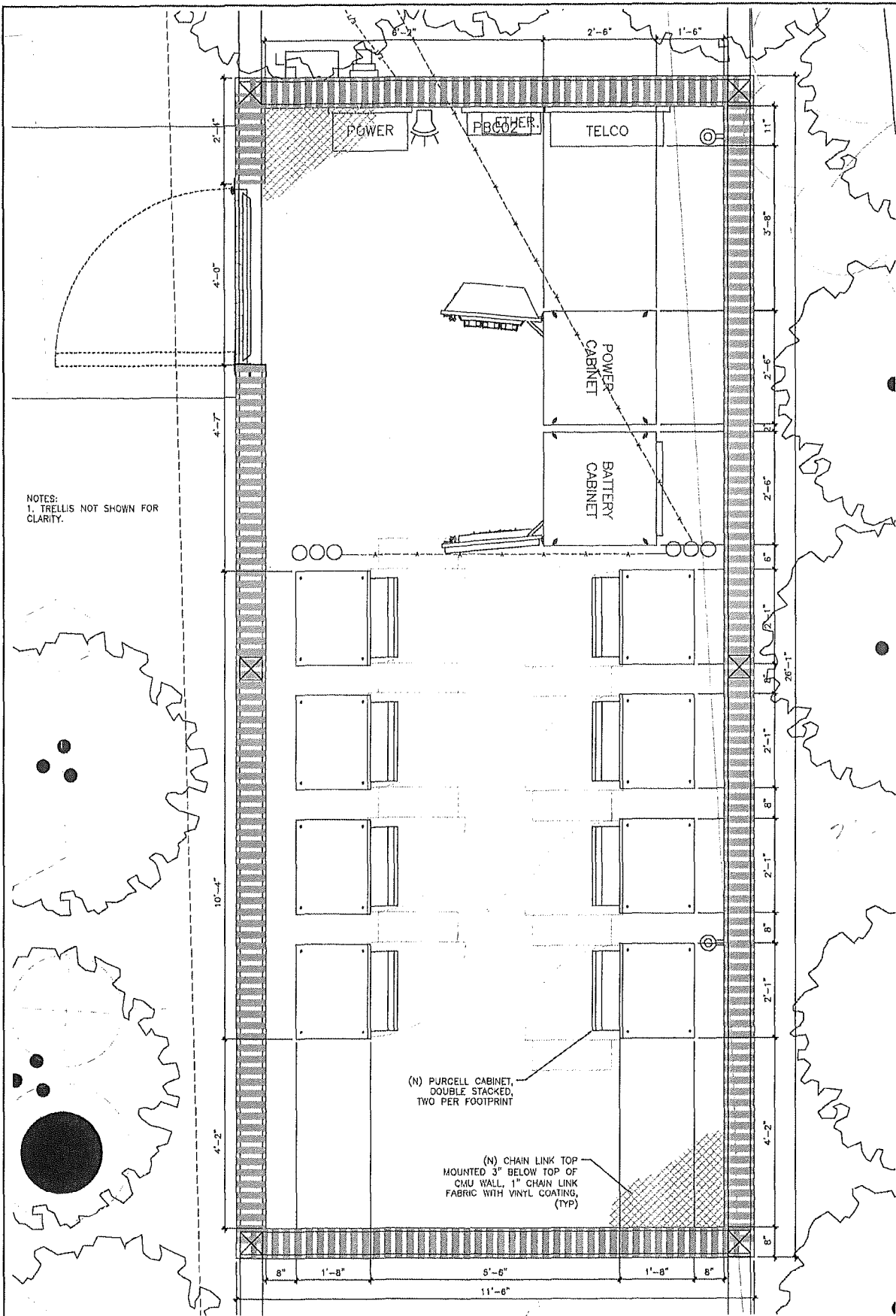
RRUS-11 DETAIL
SCALE: NONE
9



ANTENNA DETAIL
SCALE: NONE
6



ANTENNA/RRU PIPE MOUNT
SCALE: NONE
3



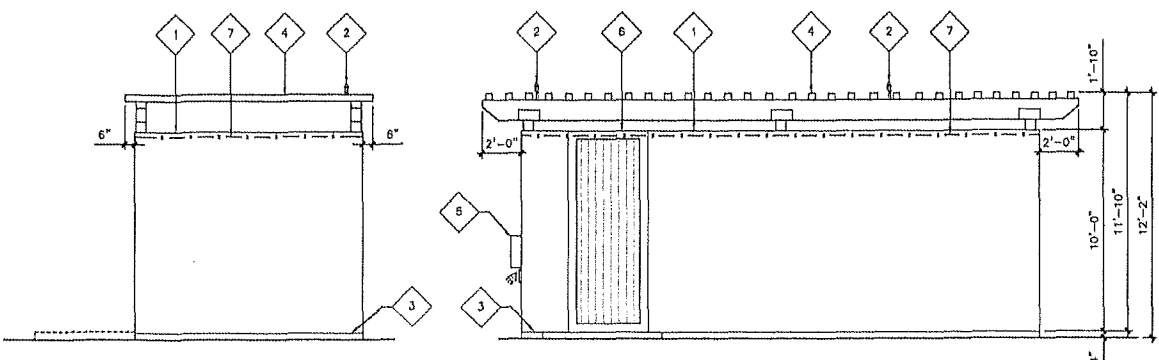
EQUIPMENT PLAN

SCALE: 3/4"=1'-0" 0 .5' 1' 2'

12

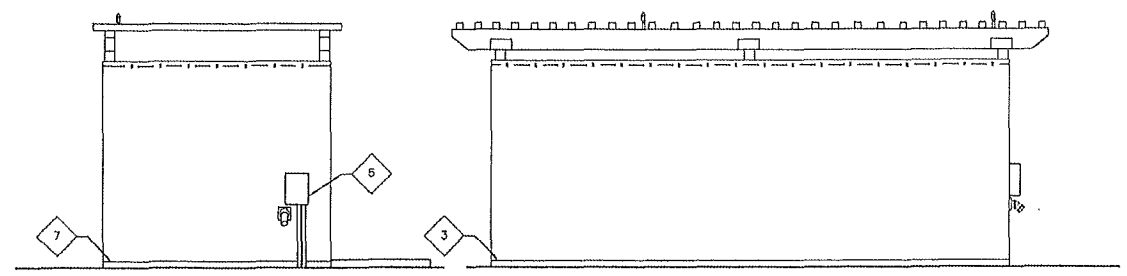
ELEVATION KEYNOTES

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- 2 (N) GPS ANTENNA MOUNTED ON TRELLIS, (QTY=2).
- 3 (N) RAISED CONCRETE SLAB AND FOOTING, 4" ABOVE FINISHED GRADE, (TYP).
- 4 (N) TRELLIS OVER EQUIPMENT ENCLOSURE, PAINTED DARK BROWN TO CONTRAST WITH WALL, (TYP).
- 5 (N) EGR (EMERGENCY GENERATOR RECEPTACLE) AND DISCONNECT SWITCH.
- 6 (N) 4'-0" WIDE METAL GATE, PAINTED TO MATCH WALL.
- 7 (N) CHAIN LINK TOP MOUNTED 3" BELOW TOP OF CMU WALL, 1" CHAIN LINK FABRIC WITH VINYL COATING ON ALL PIPE AND FITTINGS, (TYP).



SOUTHWEST

NORTHWEST



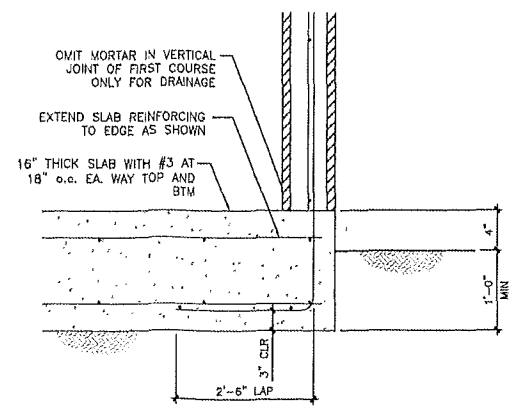
NORTHEAST

SOUTHEAST

EQUIPMENT ENCLOSURE ELEVATIONS

SCALE: 1/4"=1'-0" 0 2' 4'

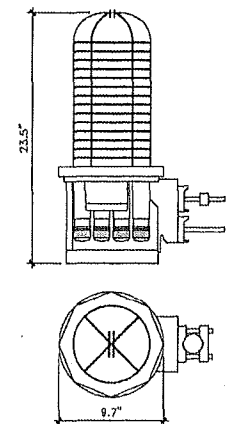
2



FOOTING

SCALE: NONE

12



EQUIP SURG RAYCAP DC6-48-60-18-8F
DATE: 2010/10/15
AKA: SQUID
NOTE: USED ON TOWER TOP
WEIGHT: 30 LBS

NOTES:
1. SQUID MOUNTED NEAR ANTENNAS,
MAX. 10'-0" AWAY, (QTY=4) TOTAL.

SURGE PROTECTOR (SQUID)

SCALE: NONE

3



7337 TRADE STREET
SAN DIEGO, CA 92121



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555 N. El Camino Blvd, Ste. A303, San Clemente, CA 92672
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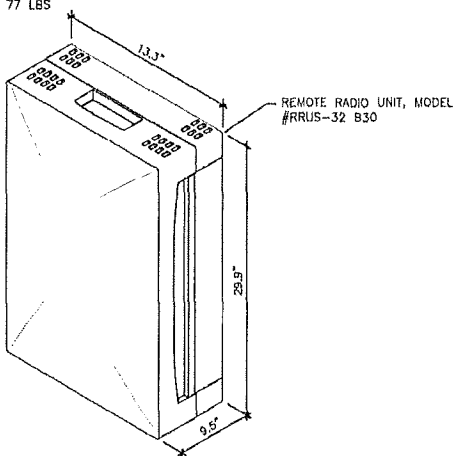




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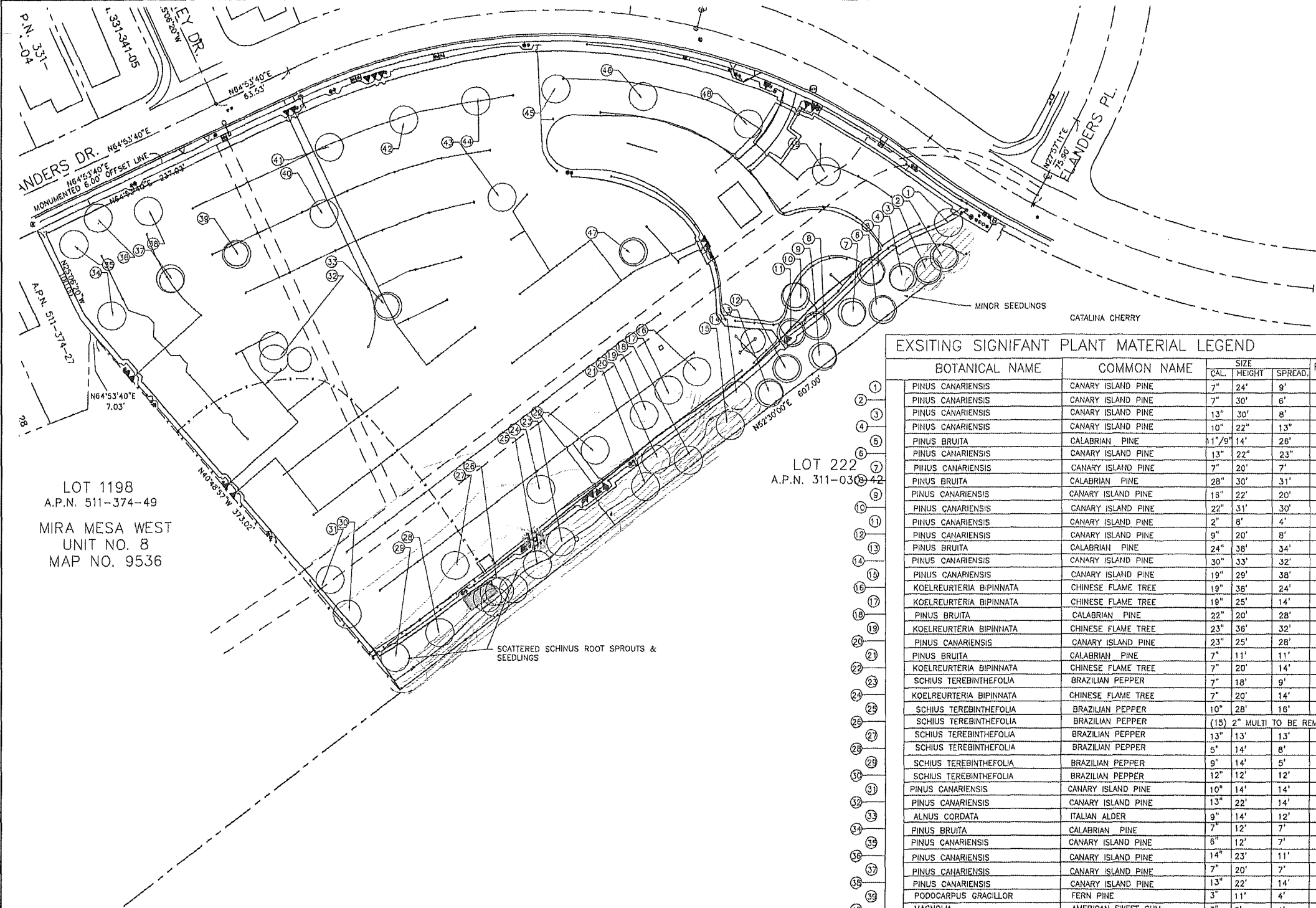
SHEET TITLE

DETAILS

SHEET NUMBER

A-5

									<div>NOTES: 1. RRU (REMOTE RADIO UNIT) SHALL NOT BE MOUNTED UPSIDE DOWN. PAINT RRU'S TO MATCH ADJACENT SURFACE (SOLAR SHIELD ONLY). 2. DIMENSIONS (H x W x D): 29.9" x 13.3" x 9.5" 3. WEIGHT: 77 LBS</div> <div></div>			<div> at&t</div> <div>7337 TRADE STREET SAN DIEGO, CA 92121</div>																															
NOT USED			SCALE: NONE	10	NOT USED			SCALE: NONE	7	NOT USED			SCALE: NONE	4	RRUS-32 DETAIL			SCALE: NONE	1	<div> TELECOM INC PO Box 65 • Poway • CA 92074</div>																							
																		<div> TERRACOM DEVELOPMENT, INC. Architecture • Engineering • Telecommunications 655 H. W. Cronin Blvd., Ste. A303, San Clemente, CA 92672 Phone: 949-233-9144 Fax: 949-461-6608</div>																									
NOT USED			SCALE: NONE	11	NOT USED			SCALE: NONE	8	NOT USED			SCALE: NONE	5	NOT USED			SCALE: NONE	2	<table><tr><td>10</td><td>08/20/14</td><td>ZD REVISED</td></tr><tr><td>9</td><td>07/23/14</td><td>ZD REVISED</td></tr><tr><td>8</td><td>06/23/14</td><td>ZD REVISED</td></tr><tr><td>7</td><td>05/15/14</td><td>ZD REVISED</td></tr><tr><td>6</td><td>11/25/13</td><td>ZD REVISED</td></tr><tr><td>5</td><td>09/25/13</td><td>ZD REVISED</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td></tr></table>			10	08/20/14	ZD REVISED	9	07/23/14	ZD REVISED	8	06/23/14	ZD REVISED	7	05/15/14	ZD REVISED	6	11/25/13	ZD REVISED	5	09/25/13	ZD REVISED	REV	DATE	DESCRIPTION
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																		<div></div> <div>IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.</div> <div>SD0527 MADDOX PARK 7815 FLANDERS DRIVE SAN DIEGO, CA 92126</div>																									
NOT USED			SCALE: NONE	12	NOT USED			SCALE: NONE	9	NOT USED			SCALE: NONE	6	NOT USED			SCALE: NONE	3	<div>SHEET TITLE</div> <div>DETAILS</div> <div>SHEET NUMBER</div> <div>A-6</div>																							

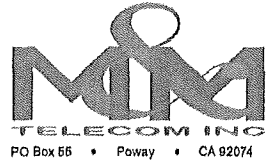


EXISTING SIGNIFANT PLANT MATERIAL LEGEND					
	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
			CAL.	HEIGHT	
1	PINUS CANARIENSIS	CANARY ISLAND PINE	7"	24'	9'
2	PINUS CANARIENSIS	CANARY ISLAND PINE	7"	30'	8'
3	PINUS CANARIENSIS	CANARY ISLAND PINE	13"	30'	8'
4	PINUS CANARIENSIS	CANARY ISLAND PINE	10"	22"	13"
5	PINUS BRUITA	CALABRIAN PINE	11"/9"	14'	26'
6	PINUS CANARIENSIS	CANARY ISLAND PINE	13"	22"	23"
7	PINUS CANARIENSIS	CANARY ISLAND PINE	7"	20'	7'
8	PINUS BRUITA	CALABRIAN PINE	28"	30'	31'
9	PINUS CANARIENSIS	CANARY ISLAND PINE	18"	22'	20'
10	PINUS CANARIENSIS	CANARY ISLAND PINE	22"	31'	30'
11	PINUS CANARIENSIS	CANARY ISLAND PINE	2"	8'	4'
12	PINUS CANARIENSIS	CANARY ISLAND PINE	9"	20'	8'
13	PINUS BRUITA	CALABRIAN PINE	24"	38'	34'
14	PINUS CANARIENSIS	CANARY ISLAND PINE	30"	33'	32'
15	PINUS CANARIENSIS	CANARY ISLAND PINE	19"	29'	38'
16	KOELREURTERIA BIPINNATA	CHINESE FLAME TREE	19"	38'	24'
17	KOELREURTERIA BIPINNATA	CHINESE FLAME TREE	19"	25'	14'
18	PINUS BRUITA	CALABRIAN PINE	22"	20'	28'
19	KOELREURTERIA BIPINNATA	CHINESE FLAME TREE	23"	36'	32'
20	PINUS CANARIENSIS	CANARY ISLAND PINE	23"	25'	28'
21	PINUS BRUITA	CALABRIAN PINE	7"	11'	11'
22	KOELREURTERIA BIPINNATA	CHINESE FLAME TREE	7"	20'	14'
23	SCHIUS TEREBINTHEFOLIA	BRAZILIAN PEPPER	7"	18'	9'
24	KOELREURTERIA BIPINNATA	CHINESE FLAME TREE	7"	20'	14'
25	SCHIUS TEREBINTHEFOLIA	BRAZILIAN PEPPER	10"	28'	16'
26	SCHIUS TEREBINTHEFOLIA	BRAZILIAN PEPPER	(15)	2"	MULTI TO BE REMOVED
27	SCHIUS TEREBINTHEFOLIA	BRAZILIAN PEPPER	13"	13'	13'
28	SCHIUS TEREBINTHEFOLIA	BRAZILIAN PEPPER	5"	14'	8'
29	SCHIUS TEREBINTHEFOLIA	BRAZILIAN PEPPER	9"	14'	5'
30	SCHIUS TEREBINTHEFOLIA	BRAZILIAN PEPPER	12"	12'	12'
31	PINUS CANARIENSIS	CANARY ISLAND PINE	10"	14'	14'
32	PINUS CANARIENSIS	CANARY ISLAND PINE	13"	22'	14'
33	ALNUS CORDATA	ITALIAN ALDER	9"	14'	12'
34	PINUS BRUITA	CALABRIAN PINE	7"	12'	7'
35	PINUS CANARIENSIS	CANARY ISLAND PINE	6"	12'	7'
36	PINUS CANARIENSIS	CANARY ISLAND PINE	14"	23'	11'
37	PINUS CANARIENSIS	CANARY ISLAND PINE	7"	20'	7'
38	PINUS CANARIENSIS	CANARY ISLAND PINE	13"	22'	14'
39	PODOCARPUS GRACILLOR	FERN PINE	3"	11'	4'
40	MAGNOLIA	AMERICAN SWEET GUM	3"	8'	4'
41	PODOCARPUS GRACILLOR	FERN PINE	3"	10'	5'
42	PODOCARPUS GRACILLOR	FERN PINE	3"	11'	4'
43	MAGNOLIA	AMERICAN SWEET GUM	4"	14'	6'
44	PODOCARPUS GRACILLOR	FERN PINE	3"	11'	5'
45	MAGNOLIA	AMERICAN SWEET GUM	3"	8'	3'
46	PODOCARPUS GRACILLOR	FERN PINE	3"	8'	4'
47	MAGNOLIA	AMERICAN SWEET GUM	3"	10'	5'
48	PINUS PINEN	STONE PINE	12"	12'	14'
49	MAGNOLIA	AMERICAN SWEET GUM	2"	10'	3'

EXISTING TECOMARIA CAPENSIS MASSES - STRESSED DUE TO MINIMUM WATER APPLICATION.



7337 TRADE STREET
SAN DIEGO, CA 92121



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7	05/15/14	2D REVISED
6	11/25/13	2D REVISED
5	09/25/13	2D REVISED



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SD0527
MADDOX PARK
7815 FLANDERS DRIVE
SAN DIEGO, CA 92126

SHEET TITLE
EXISTING
LANDSCAPE SITE PLAN

SHEET NUMBER

L-0

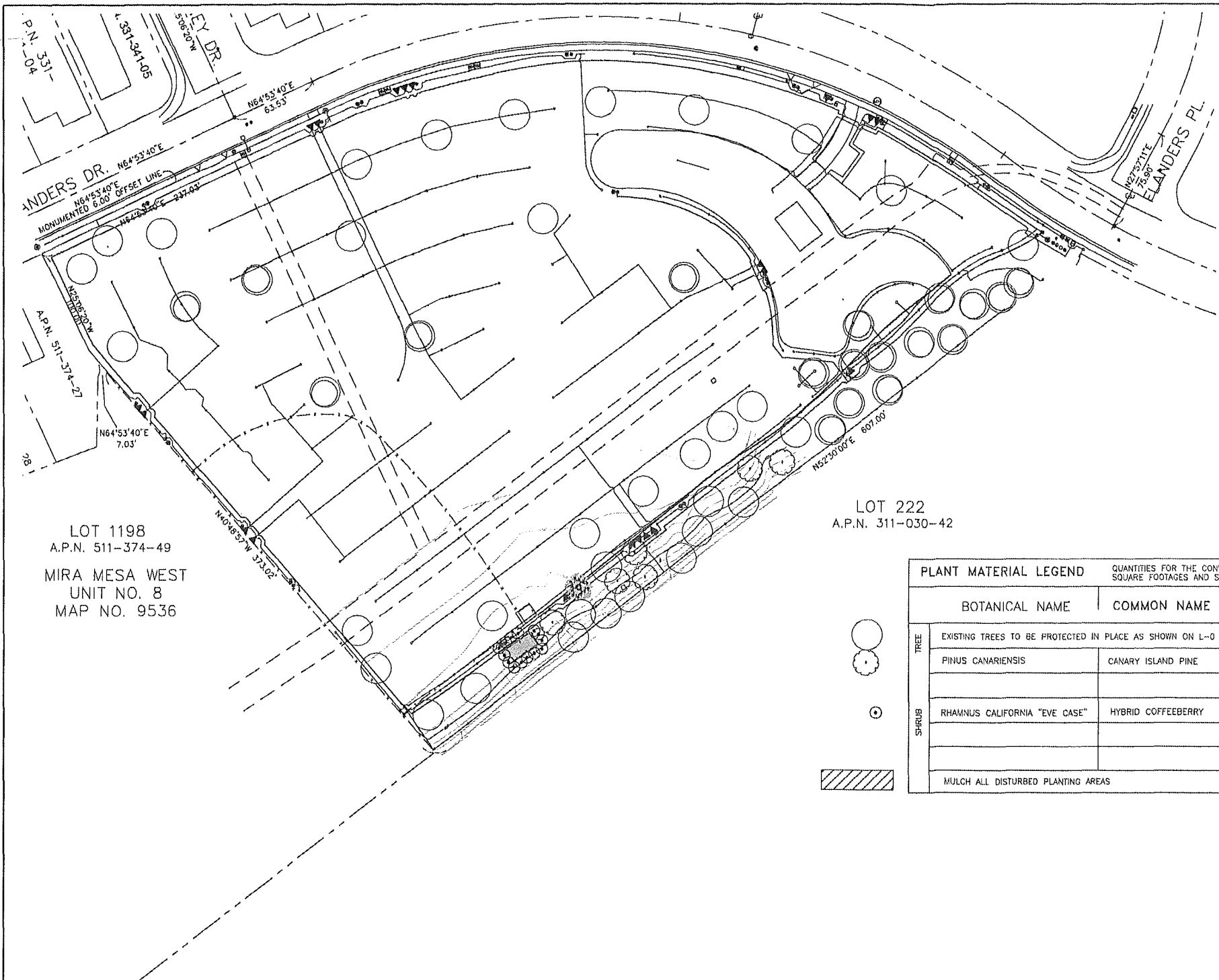
EXISTING LANDSCAPE SITE PLAN

SCALE:

1"=40'



1



SCOPE NOTES

- SCOPE IS TO PROVIDE THREE STREET & THREE SCREEN TREES WITH MODIFICATION TO EXISTING AUTOMATIC IRRIGATION TO SOFTEN ANTENNA AND 14 COLUMNAR SHRUBS TO SCREEN NEW ENCLOSURE.
- CONTRACTOR TO FINE GRADE ALL WORK AREAS AND PROVIDE A SMOOTH TRANSITION TO EXISTING.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE SIX MONTHS OF ESTABLISH MAINTENANCE.

CITY OF SAN DIEGO NOTES

- A. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- B. MINIMUM TREE SEPERATION DISTANCES FROM IMPROVEMENTS
 - 1. TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
 - 2. UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
 - 3. ABOVE GROUND UTILITY - 10 FEET
 - 4. DRIVEWAY (ENTRIES) - 10 FEET
 - 5. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- C. ALL STREET TREE PLANTINGS REQUIRE A 'NO FEE STREET TREE PERMIT' PRIOR TO PLANTING - CALL (619) 238-9500 TO REQUEST A PERMIT APPLICATION.
- D. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.041(A)].
- E. ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS WILL BE PROTECTED, FLUSHED AND CORRECTED AS NECESSARY DO TO ACTIVITIES ASSOCIATED WITH NEW WORK TO SUPPORT NEW AND EXISTING PLANTING. ALL EXISTING SYSTEMS ARE SPRAY, NEW VALVE FOR SUPPLEMENTAL TREE WATER IS DRIP.
- F. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY SAN DIEGO PARK AND RECREATION (OWNER OF THE PROPERTY). LANDSCAPE PLANTING IN THE PUBLIC ROW SHALL BE MAINTAINED BY SAN DIEGO PARK & RECREATION. 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.
- G. ANY REQUIRED PLANTING THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITH 15 GALLON OR 60 INCH BOX SIZE MATERIAL REEPECTIVELY. DEVELOPMENT SERVICES MAY AUTHORIZE ADJUSTMENTS OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHEN THE MATERIAL REPLACEMENT WOULD OCCURE IN INACCEPTABLE AREAS OR WHEN THE EXISTING PLANTING BEING REPLACED IS LARGER THAN A 15 GALLON SHRUB OR 60 INCH BOX TREE.

PLANT MATERIAL LEGEND

QUANTITIES FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY ALL PLANT COUNTS AND SQUARE FOOTAGES AND SITE CONDITIONS BY PLAN CHECK AND SITE INSPECTION

BOTANICAL NAME		COMMON NAME	REGIONAL STANDARD DETAIL	PLANT WATER FACTOR	QUANTITY		REMARKS
						SIZE	
TREE	EXISTING TREES TO BE PROTECTED IN PLACE AS SHOWN ON L-0		L-1			EXISTING	
	PINUS CANARIENSIS	CANARY ISLAND PINE	L-1	M	6	24' BOX	SCREEN TREES
SHRUB							
	RHAMNUS CALIFORNIA "EVE CASE"	HYBRID COFFEEBERRY	L-2	L	14	15 GAL	FULL COLUMNAR FORM
MULCH ALL DISTURBED PLANTING AREAS							

SOIL AMENDMENT SCHEDULE

- GENERAL PLANT PIT BACKFILL (PER CUBIC YARD)
 - 2/3 CUBIC YARD SITE TOP SOIL
 - 1/3 CUBIC YARD KELLOGG GROWMULCH
 - 2 POUNDS AGRICULTURAL GYPSUM
 - 3 POUNDS GRO-POWER PLUS
- GRO-POWER SLOW RELEASE TABLETS PER DETAIL

	10	50	150	24"
7 GRAM 12-6-8	3	6	12	15
21 GRAM 20-10-5	1	2	4	5

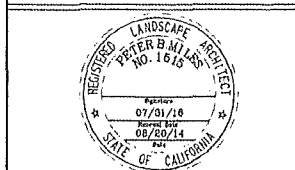
SOIL AMMENDMENTS
NOT TO SCALE

SCALE:
1"=40'

1



7337 TRADE STREET
SAN DIEGO, CA 92121



REV	DATE	DESCRIPTION
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5	09/25/13	ZD REVISED



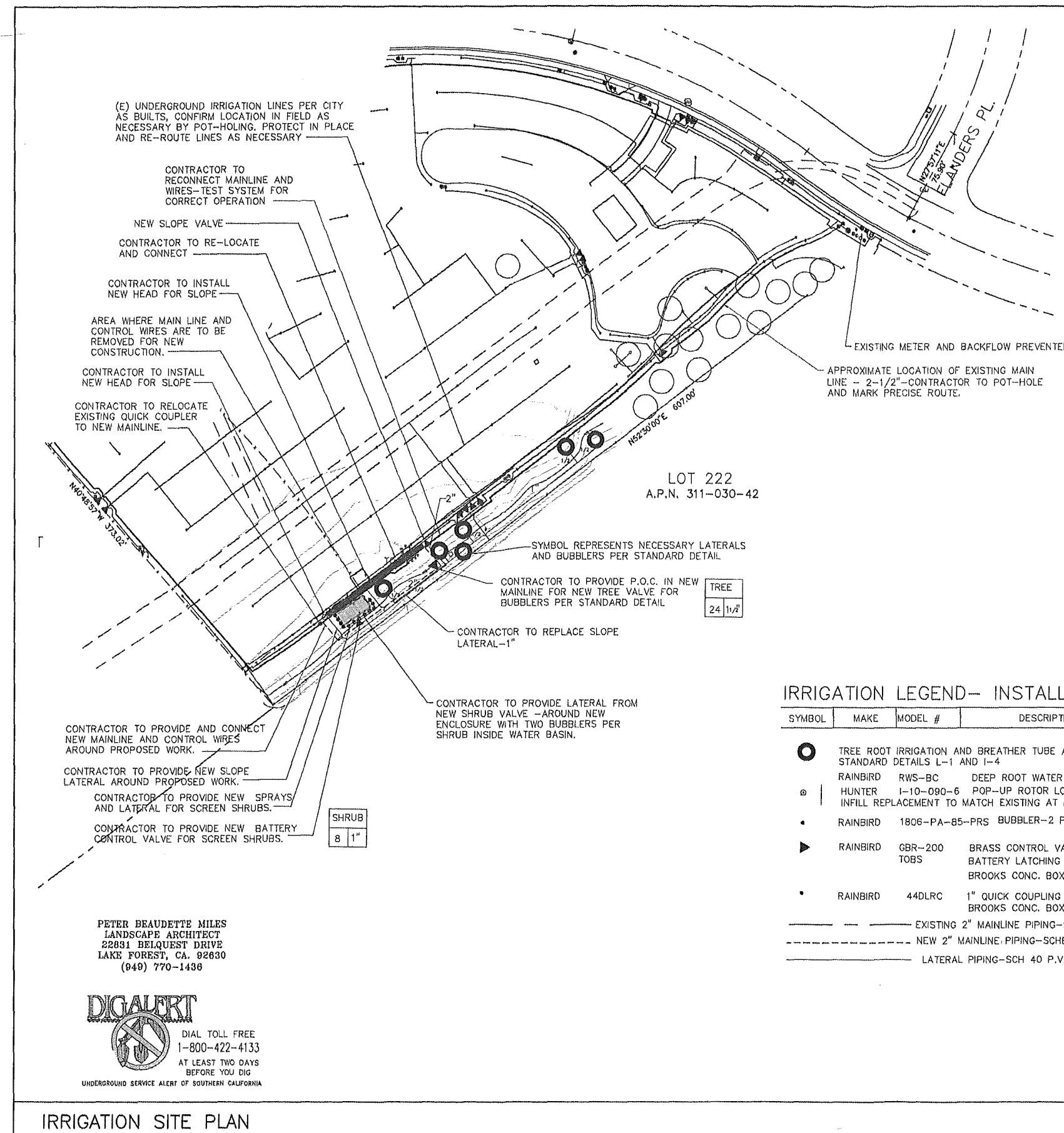
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SD0527
MADDOX PARK
7815 FLANDERS DRIVE
SAN DIEGO, CA 92126

SHEET TITLE
LANDSCAPE SITE PLAN

SHEET NUMBER
L-1

LANDSCAPE SITE PLAN



SCOPE NOTES

1. PRIOR TO START OF WORK; MEET ON SITE WITH PARKS AND RECREATION STAFF TO OBSERVE OPERATION OF EXISTING IRRIGATION SYSTEM AND VERIFY CONDITION.
2. PRIOR TO START OF WORK; POP HOLE AND MARK ALL BURIED PORTIONS OF IRRIGATION SYSTEM WITHIN AREAS OF NEW WORK.
3. PRIOR TO START OF DEMOLITION; RELOCATE EXISTING MAINLINE 6 FEET BEYOND NEW CONSTRUCTION, INCLUDING RELOCATION OF EXISTING QUICK COUPLER.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK NECESSARY TO INSTALL TWO NEW VALVES AND SYSTEMS TO ESTABLISH THE NEW PLANTING; AS WELL AS BI-PASSING CONSTRUCTION AREA TO MAINTAIN EXISTING PLANTING.
5. CONTRACTOR SHALL REPAIR OR REPLACE ANY IRRIGATION DAMAGES BY WORK RELATED TO THIS PROJECT. SEE SAN DIEGO MUNICIPAL CODE SECTION 142.0607, FOUND @ [HTTP://WWW.SANDIEGO.GOV/PARK-AND-RECREATION/GENERAL-INFO/DOCUMENTS/INDEX.SHTML](http://www.sandiego.gov/park-and-recreation/general-info/documents/index.shtml)

GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UNDERGROUND ELEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO THE JOB SITE.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
8. ALL PROGRESS INSPECTIONS CALLED FOR IN THE GENERAL CONDITIONS OF APPROVAL OR INDIVIDUAL SUB-SECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.

IRRIGATION LEGEND— INSTALL PER STANDARD DRAWINGS

SYMBOL	MAKE	MODEL #	DESCRIPTION	GALLONS PER MIN. FULL HALF QTR.			RAD.	P.S.I.
○	TREE ROOT IRRIGATION AND BREATHER TUBE ASSEMBLY APPROPRIATE FOR GROUND SLOPE PER REGIONAL STANDARD DETAILS L-1 AND I-4							
○	RAINBIRD	RWS-BC	DEEP ROOT WATER SYSTEM WITH EMITTER	2.0	-	-	-	35
○	HUNTER	I-10-090-6	POP-UP ROTOR LOW ANGLE INFILL REPLACEMENT TO MATCH EXISTING AT NEW ENCLOSURE	-	-	11	30	35
•	RAINBIRD	1806-PA-85-PRS	BUBBLER-2 PER SHRUB	-	-	0.5	5	35
▶	RAINBIRD	GBR-200 TOBS	BRASS CONTROL VALVE BATTERY LATCHING UNIT & FIELD TRANSMITTER BROOKS CONC. BOX 33-HL					
•	RAINBIRD	44DLRC	1" QUICK COUPLING VALVE, W/LOCKING VINYL COVER. BROOKS CONC. BOX 31-RD					
————— EXISTING 2" MAINLINE PIPING-SCHEDULE 40 P.V.C. SOLVENT WELD.								
----- NEW 2" MAINLINE PIPING-SCHEDULE 40 P.V.C. SOLVENT WELD.								
————— LATERAL PIPING-SCH 40 P.V.C. SOLVENT WELD.								

— AUTOMATIC VALVE SEQUENCE
— APPROX. G.P.M.
— VALVE SIZE



7337 TRADE STREET
SAN DIEGO, CA 92121



PO Box 55 • Poway • CA 92074



Architecture • Engineering • Telecommunications
456 N. El Comino Blvd., Ste. A333, San Clemente, CA 92672
Phone: 949-235-9144 Fax: 949-461-6686



REV	DATE	DESCRIPTION
10	08/20/14	ZD REVISED
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8	06/23/14	ZD REVISED
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5	09/26/13	ZD REVISED



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SD0527
MADDOX PARK
7815 FLANDERS DRIVE
SAN DIEGO, CA 92126

SHEET TITLE
IRRIGATION SITE PLAN

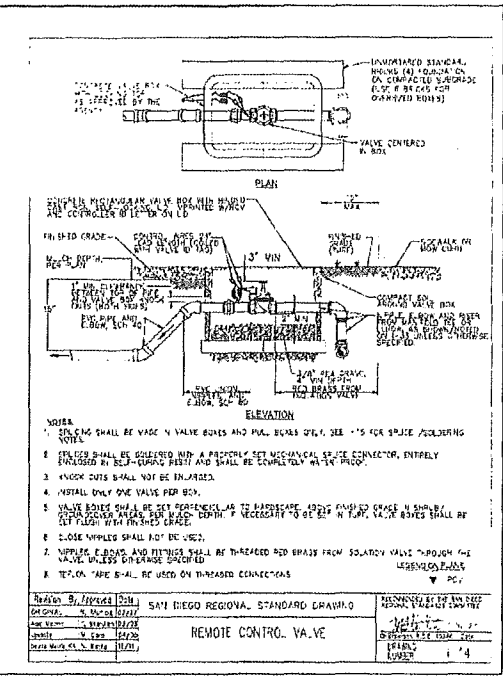
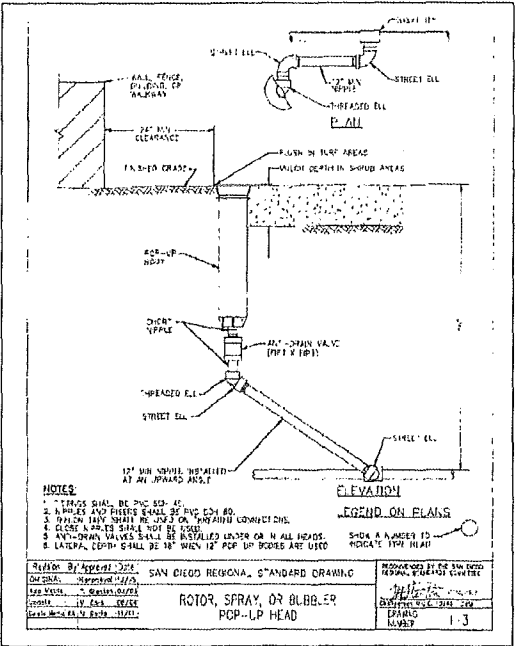
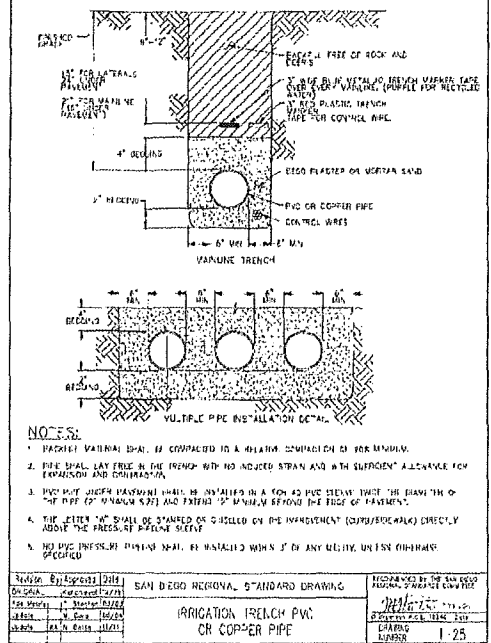
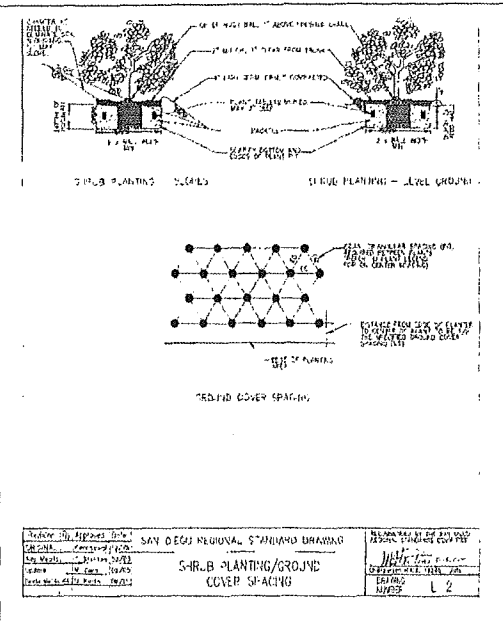
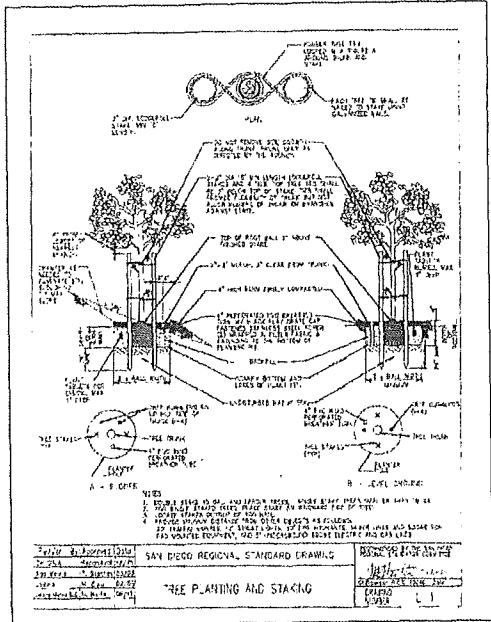
SHEET NUMBER
L-2

SCALE:
1"=40'

0 20' 40'

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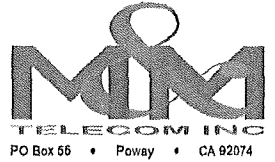
IRRIGATION SITE PLAN



PETER BEAUDETTE MILES
LANDSCAPE ARCHITECT
22831 BELQUEST DRIVE
LAKE FOREST, CA. 92630
(949) 770-1438



7337 TRADE STREET
SAN DIEGO, CA 92121



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5	09/25/13	ZD REVISED

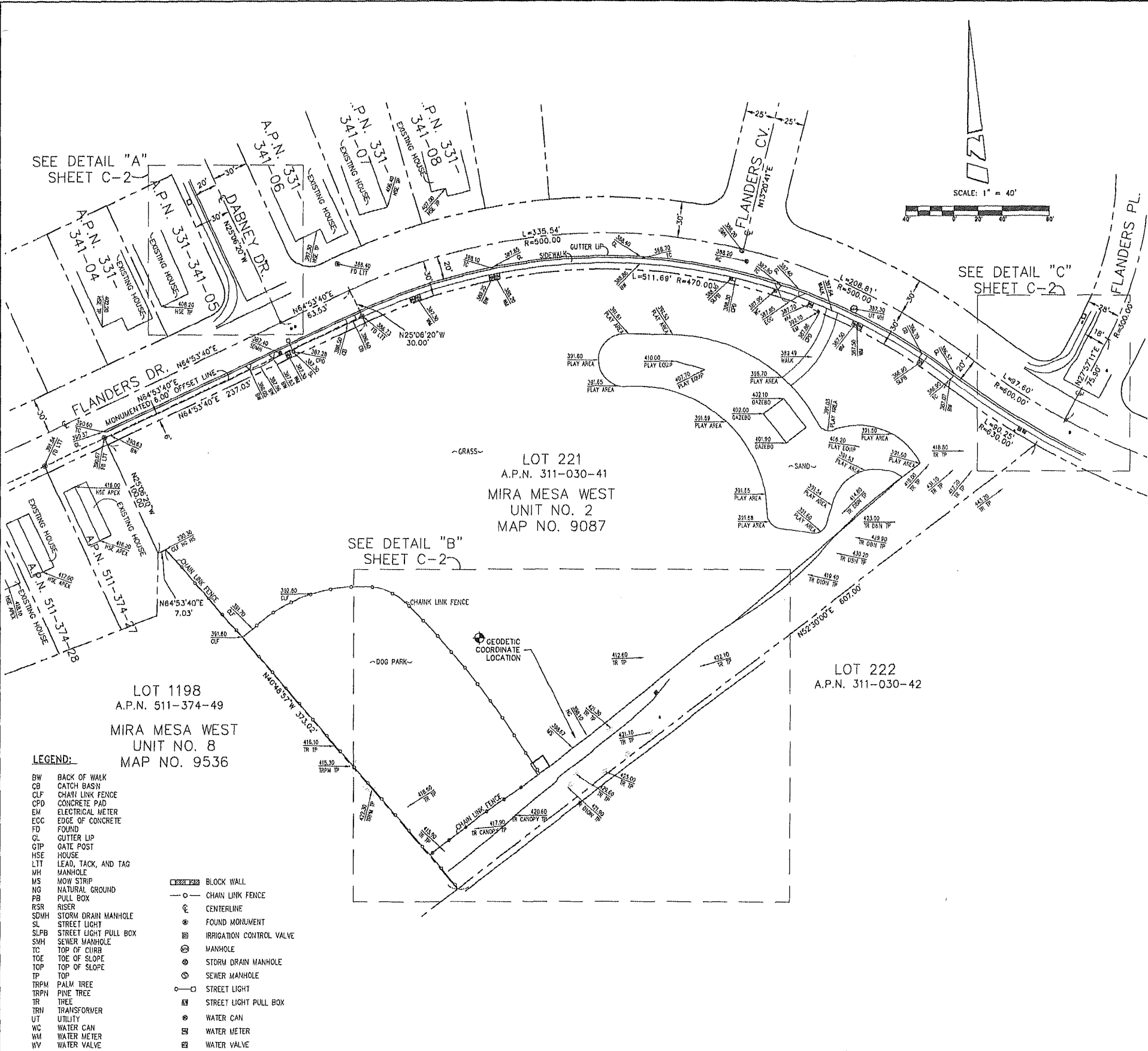


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MADDOX PARK
7815 FLANDERS DRIVE
SAN DIEGO, CA 92126

SHEET TITLE
STANDARD DRAWINGS

SHEET NUMBER
L-3



COORDINATES:
LATITUDE 32°54'22.31" N
LONGITUDE 117°09'24.54" W
HAD 1983 GEODETIC COORDINATES WERE ESTABLISHED
USING SURVEY GRADE "ASHTACH" G.P.S. RECEIVERS AND
ASHTACH SURVEY GRADE PRECISION SOFTWARE FOR
POST-PROCESSING.

BASIS OF BEARINGS:
THE MONUMENTED 6.00' OFFSET LINE OF THE NORTHWEST
PROPERTY LINE OF PARCEL 221, BEING NORTH 64°53'40"
EAST PER MAP NO. 9087, RECORDS OF SAN DIEGO
COUNTY.

ASSESSOR'S IDENTIFICATION:
SAN DIEGO COUNTY A.P.N. 311-030-41

AREA:
5.02± ACRES PER SAN DIEGO COUNTY ASSESSOR

BENCH MARK REFERENCE:
CITY OF SAN DIEGO BENCHMARK
VERTICAL CONTROL (E16-010)
FLANDERS DRIVE AND DABNEY DRIVE, NEBP TOP INLET
ELEVATION: 386.397 FEET A.M.S.L.

TITLE REPORT IDENTIFICATION:
(PENDING RECEIPT OF TITLE REPORT)

EASEMENT NOTES:
(PENDING RECEIPT OF TITLE REPORT)

LEGAL DESCRIPTION:
(PENDING RECEIPT OF TITLE REPORT)

DATE OF SURVEY:
APRIL 23, 2013

SURVEYORS NOTE:
THE BOUNDARY LINES AND THEIR DIMENSIONS SHOWN HEREON
ARE PER RECORD INFORMATION AND THEIR LOCATIONS ARE
APPROXIMATE, PENDING RECEIPT OF TITLE REPORT.

LIVING PLANTS STATEMENT:
THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND
OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED
APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS
SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND
SHOULD NOT BE USED FOR DESIGN PURPOSES.



7337 TRADE STREET
SAN DIEGO, CA 92121



Architecture • Engineering • Telecommunications
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Phone: 949-235-9144 Fax: 949-451-6869

PREPARED BY
BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3185 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 657-1887 OFFICE
714 657-1888 FAX
JL 605.626

REV	DATE	DESCRIPTION
2	08/05/13	REVISED DATUM AND ELEVATIONS (JA)
1	04/30/13	ISSUED FOR REVIEW (JA)



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SD0527
MADDOX PARK
7815 FLANDERS DRIVE
SAN DIEGO, CA 92126

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
C-1

SEE SHEET C-2 FOR SITE DETAILS

7337 TRADE STREET
SAN DIEGO, CA 92121

TDDI
TERRACOM DEVELOPMENT, INC.

Architecture • Engineering • Telecommunications

555 N. El Camino Real, Ste. A303, San Clemente, CA 92672
Phone: 949-235-9144 Fax: 949-451-5589

PREPARED BY
BERT HAZE
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3188 AIRWAY AVENUE, SUITE K1
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714 657-1667 OFFICE
714 657-1568 FAX
N. 805.026

2	08/05/13	REVISED DATUM AND ELEVATIONS (JA)
1	04/30/13	ISSUED FOR REVIEW (JA)
REV	DATE	DESCRIPTION



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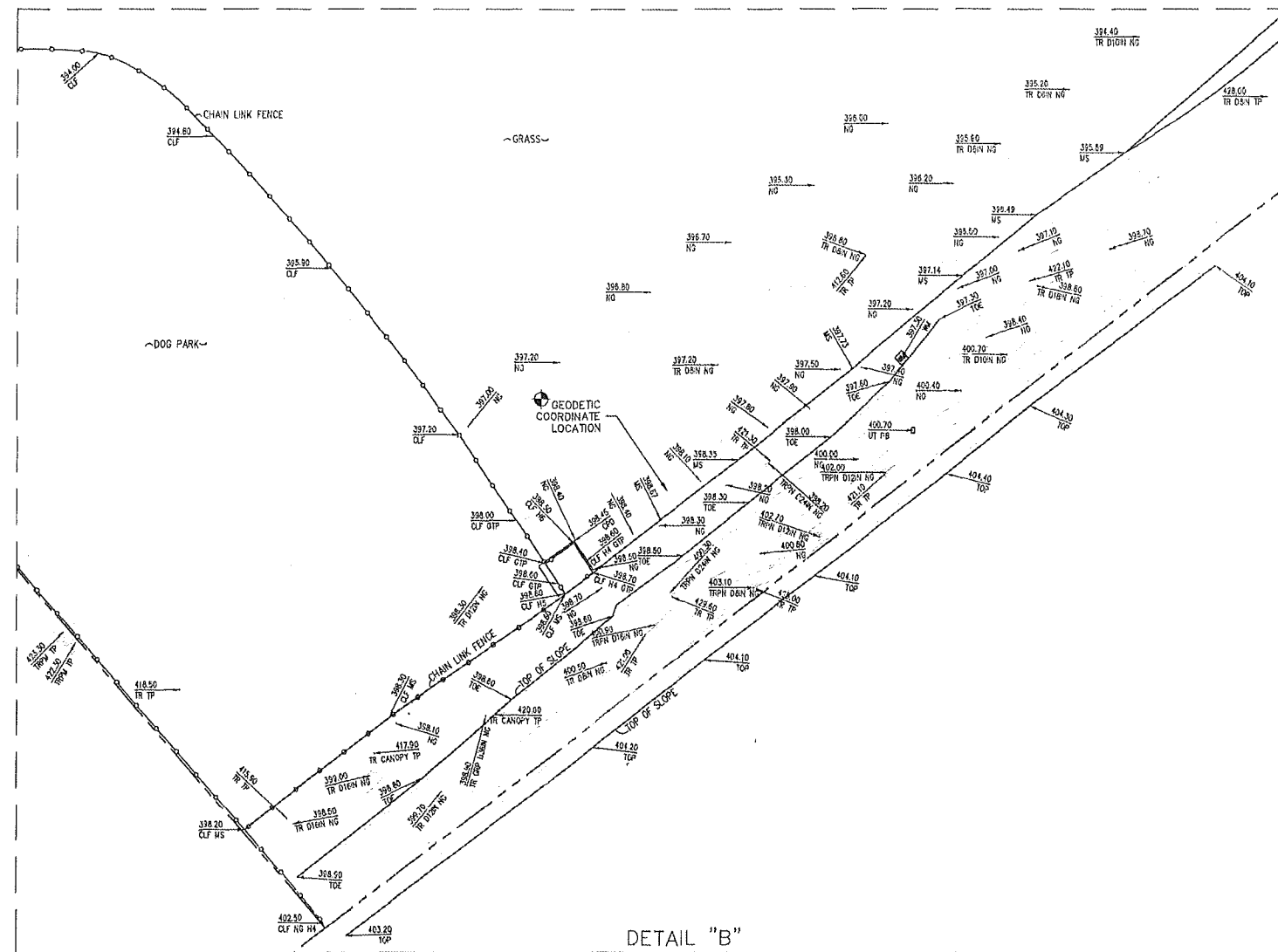
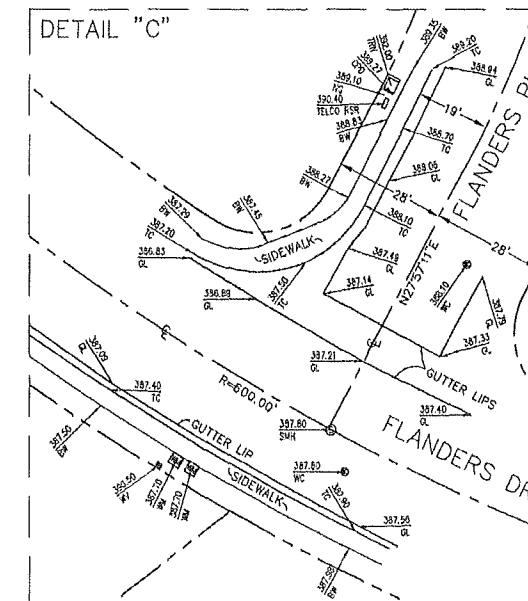
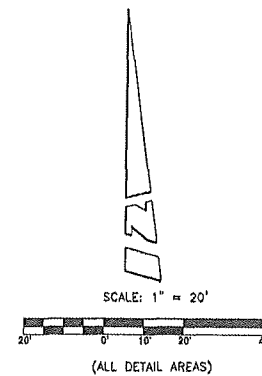
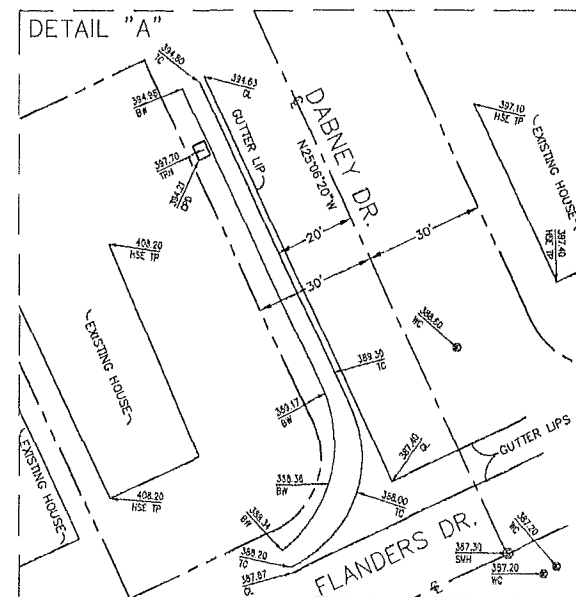
SD0527
MADDOX PARK
7815 FLANDERS DRIVE
SAN DIEGO, CA 92126

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

C-2



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO.