

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED:	December 11, 2014	REPORT NO. PC-14-075
ATTENTION:	Planning Commission, Agenda of December 18, 2014	
SUBJECT:	AT&T – Valley Centre (Chipotle) PROJECT NO. 358540. PROCESS 4.	
OWNER/ APPLICANT:	PIAZZA RETAIL, LLC/ AT&T	

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 3881 Valley Centre Drive, within the Carmel Valley community plan area?

Staff Recommendation: APPROVE Neighborhood Development Permit (NDP) No. 1376452, Site Development Permit (SDP) No. 1376453, and Planned Development Permit (PDP) No. 1376454.

<u>Community Planning Group Recommendation</u>: At their September 25, 2014 meeting, the Carmel Valley Community Planning Board voted to recommend approval of this project, by a vote of 9-2, with the condition that the employees be notified of the antenna installation. Consistent with the Land Development Code, the Notice of Public Hearing is mailed to all property owners and occupants within 300 feet of the property. Both Starbucks and Chipotle, located on this property, are included on the noticing list (Attachment 12).

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15303 (New Construction). The environmental exemption determination was made on October 28, 2014 and the opportunity to appeal that determination ended November 12, 2014 (Attachment 7).

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

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

AT&T – Carmel Valley (Chipotle) is an application for a Neighborhood Development Permit (NDP), Site Development Permit (SDP), and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 3881 Valley Centre Drive, in the Carmel Valley Planned District (CVPD) VC (Visitor Commercial) zone, which refers back to the City-wide CV-1-1 zone development regulations. The project is located in the Carmel Valley Community Plan area, Neighborhood 6 (Attachments 1, 2, 3, and 4).

WCFs are permitted in commercial zones as a Limited Use, Process 1 decision. In this case, an NDP, SDP, and PDP are also required. An NDP is required as the equipment enclosure exceeds 250 square-feet. A SDP is required as the project is located in the CVPD. A PDP is required to permit a deviation to allow the equipment enclosure to encroach into the setback.

DISCUSSION

Project Description:

This WCF proposes to install 12 panel antennas, behind radio-frequency (RF) transparent screening, on the roof of an existing commercial establishment. Equipment associated with the antennas will be located in a 264 square-foot equipment enclosure adjacent to the parking lot.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in a commercial zone, a Process 1 Limited Use approval would be required, however based on the project's location in the Carmel Valley Planned District, and project design, additional permits are required. The proposed location is one of the most preferred locations for locating a WCF.

Pursuant to the Telecommunications Act of 1996, local government agencies are not permitted to deny applications for WCF due to health-related concerns. Wireless carriers are under license from the Federal Communications Commission (FCC) to provide wireless coverage in a manner that is consistent with FCC regulations. The City does collect a report, prepared by a radio-frequency (RF) engineer, to demonstrate compliance with the FCC regulations. This project is consistent with the FCC regulations.

WCFs are required to "use all reasonable means to conceal or minimize the visual impact of the WCF through integration..." Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, the antennas are concealed on the roof of an existing building, behind RF-transparent material, designed to integrate with the existing building design. Equipment associated with the antennas will be located in an enclosure, at the rear of the property, adjacent to the parking lot. The

equipment location does require the removal and replacement of an existing required parking lot tree, and the replacement tree will be provided with the minimum 40 square-foot planting area required.

A deviation to the CVPD-CV zone setbacks is requested as the equipment enclosure is located within the setback. The equipment enclosure has been situated on the property to minimize visibility. The setback encroachment results in a more desirable design than if designed in strict conformance with the development regulations. The enclosure is adjacent to an embankment and will be integrated with the overall development.

Community Plan Analysis:

While the Carmel Valley Community Plan does not specifically address WCFs, the City's General Plan addresses WCFs in 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 antennas associated with this WCF are proposed to be concealed on the roof of an existing commercial building, behind RF-transparent screening, designed to integrate with the design of the existing building. Equipment associated with the antennas will be located adjacent to the parking area in an enclosure. The design of this facility enables the provision of wireless service to the surrounding community in a way that is aesthetically pleasing and respectful of the neighborhood context. Therefore, the WCF will not adversely affect the General Plan.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NDP No. 1376452, SDP No. 1376453, and PDP No. 1376454.

ALTERNATIVES

- 1. Approve NDP No. 1376452, SDP No. 1376453, and PDP No. 1376454, with modifications.
- 2. Deny NDP No. 1376452, SDP No. 1376453, and PDP No. 1376454, 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

VACCHI/AFH

Attachments:

- 1. Aerial Photo
- 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. Notice of (Environmental) Exemption
- 8. Photo Simulations
- 9. Site Justification and Coverage Maps
- 10. Photographic Survey
- 11. Project Plans
- 12. Community Planning Group Recommendation
- 13. Ownership Disclosure Statement
- 14. Project Chronology
- 15. Notice of Planning Commission Hearing

Alex Hempton, AICP Development Project Manager Development Services Department





Aerial Photo AT&T – Valley Centre (Chipotle) – Project Number 358540

3881 Valley Centre Drive





Community Plan Land Use Designation

AT&T - Valley Centre (Chipotle) - Project Number 358540

3881 Valley Centre Drive



PROJECT DATA SHEET PROJECT NAME: AT&T – Valley Centre (Chipotle) **PROJECT DESCRIPTION:** Wireless Communication Facility (WCF) consisting of 12 panel antennas, concealed behind roof-mounted radiofrequency (RF) transparent screening. Equipment located in an enclosure adjacent to the parking lot. **COMMUNITY PLAN** Carmel Valley **AREA:** DISCRETIONARY Neighborhood Development Permit, Site Development Permit, and Planned Development Permit (Process 4) **ACTIONS:** Visitor Commercial COMMUNITY PLAN LAND **USE DESIGNATION: ZONING INFORMATION: ZONE:** CVPD-VC (Visitor Commercial) [Refers to City-wide CV-1-1.] HEIGHT LIMIT: 60' FLOOR AREA RATIO: 2.0 FRONT SETBACK: 10' SIDE SETBACK: 10' **STREETSIDE SETBACK: -REAR SETBACK:** 10' LAND USE **EXISTING LAND USE ADJACENT PROPERTIES: DESIGNATION &** ZONE **NORTH:** Neighborhood Commercial/Residential Commercial, CVPD-NC Carmel Valley Rd./SR-**SOUTH: SR-56** 56, AR-1-2 EAST: SR-56/Residential, SR-56/Residential CVPD-SF2 WEST: Employment Center, Office/Commercial CVPD-SC **DEVIATIONS OR** Deviation to the required setback. **VARIANCES REOUESTED:** At the September 24, 2014 meeting of the Carmel Valley **COMMUNITY PLANNING** Planning Board, the group voted 9-2 to recommend GROUP approval of the project. **RECOMMENDATION:**

PLANNING COMMISSION RESOLUTION NO. PC-XXXX NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1376452 SITE DEVELOPMENT PERMIT NO. 1376453 PLANNED DEVELOPMENT PERMIT NO. 1376454 AT&T – VALLEY CENTRE (CHIPOTLE) PROJECT NUMBER 358540

WHEREAS, PIAZZA RETAIL, LLC, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1376452, 1376453, and 1376454);

WHEREAS, the site is located at 3881 Valley Centre Drive in the CVPD-CV zone of the Carmel Valley Community Plan area;

WHEREAS, the project site is legally described as: all that certain real property situated in the County of San Diego, State of California, described as follows: Lot 8 of Piazza Carmel II, Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 13138, filed in the Office of the County Recorder of San Diego County, September 13, 1994;

WHEREAS, on October 28, 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;

WHEREAS, on December 18, 2014, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. 1376452, Site Development Permit No. 1376453, and Planned Development Permit No. 1376454 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, 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 December 18, 2014:

FINDINGS:

Neighborhood Development Permit - Section 126.0404

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

While the Carmel Valley Community Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-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.

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The antennas associated with this WCF are proposed to be located on the roof of an existing commercial building, concealed behind radio-frequency (RF) transparent material, painted and textured to be compatible with adjacent building surfaces. The equipment associated with the antennas will be located in an equipment enclosure, located adjacent to the parking area. The design of the antenna screening will minimize the visual impact of the WCF, by blending the WCF in with the existing building. The equipment enclosure is an unobtrusive design, set at the rear of the property against an existing embankment. Even though the equipment enclosure exceeds 250 square-feet, at 264 square-feet, the enclosure is designed in such a way as to not preclude the placement of a required parking lot tree and is compatible with the overall design of this development. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

This project is located in Neighborhood 6 of the Carmel Valley Community Plan. The Precise Plan for this area identifies that this visitor commercial center, adjacent to SR-56, will make it "convenient for use by residents traveling to and from their places of employment as well as visitors to the area." The plan calls for views from Carmel Valley to the commercial component to be protected, by utilizing landscape, setbacks, and architectural treatments. Architectural compatibility with surrounding development shall be achieved, in part, by limiting the height to 50 feet. The proposed WCF is compatible with the requirements identified in the Precise Plan. The project does not preclude the intended commercial uses, and has been designed to be architecturally compatible with the surrounding neighborhood. For example, all roof-top equipment is screened and the overall height does not exceed 36 feet (the zone height limit is 60 feet). While the enclosure does encroach into the setback, it is set against an embankment and is not readily visible from the public right-of-way or adjacent properties.

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, and the Carmel Valley Neighborhood 6 Precise Plan. The proposed WCF does not adversely affect the applicable land use plans.

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

This project consists of 12 roof-mounted panel antennas, screened behind RF-transparent material, painted and textured to be compatible with the existing building. Equipment associated with the antennas will be located in a 264 square-foot equipment enclosure adjacent to the parking area. The project includes one deviation, in that the equipment enclosure encroaches into the required setback. The project is located at 3881 Valley Centre Drive, and is located in the Carmel Valley 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." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. 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.

WCFs are permitted in commercial zones as a Limited Use, Process 1 decision. In this case, a Neighborhood Development Permit (NDP), Site Development Permit (SDP), and Planned Development Permit (PDP) are also required. An NDP is required as the equipment enclosure exceeds 250 square-feet. An SDP is required as the project is located in the Carmel Valley Planned District, and a PDP is required to permit a deviation to allow the equipment enclosure to encroach into the setback.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." Twelve panel antennas will be located on the roof of an existing commercial building, behind RF-transparent material, painted and textured to be compatible with the existing building. Equipment associated with the antennas will be located in an enclosure, located adjacent to the parking lot. The antennas will be concealed within building elements that appear to be integral parts of the building design, which will result in a WCF that is compatible with the neighborhood context. The equipment is set back toward the rear of the property, against an embankment, and is not readily visible from the public right-of-way or adjacent properties.

The equipment enclosure encroaches into the setback, which is permitted with the processing of this PDP. This deviation can be supported, as the equipment enclosure does not preclude the placement of a required parking area tree, is located adjacent to an embankment, and is partially screened by landscape material. The project is more desirable than if the project complied with the strict application of the zone's development regulations, as the deviation allows AT&T to more effectively integrate the equipment with the site design. If the deviation request was not granted, the equipment could potentially be located elsewhere on the property, such as the rooftop or a landscaped area, which could make the equipment more visible and interfere with the commercial uses on the premises. The current design results in a project that is respectful of the neighborhood context and minimally visible.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

Site Development Permit - Section 126.0504

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

While the Carmel Valley Community Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-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. The antennas associated with this WCF are proposed to be located on the roof of an existing commercial building, concealed behind radio-frequency (RF) transparent material, painted and textured to be compatible with adjacent building surfaces. The equipment associated with the antennas will be located in an equipment enclosure, located adjacent to the parking area. The design of the antenna screening will minimize the visual impact of the WCF, by blending the WCF in with the existing building. The equipment enclosure is an unobtrusive design, set at the rear of the property against an existing embankment. Even though the equipment enclosure exceeds 250 square-feet, at 264 square-feet, the enclosure is designed in such a way as to not preclude the placement of a required parking lot tree and is compatible with the overall design of this development. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

This project is located in Neighborhood 6 of the Carmel Valley Community Plan. The Precise Plan for this area identifies that this visitor commercial center, adjacent to SR-56, will make it "convenient for use by residents traveling to and from their places of employment as well as visitors to the area." The plan calls for views from Carmel Valley to the commercial component to be protected, by utilizing landscape, setbacks, and architectural treatments. Architectural compatibility with surrounding development shall be achieved, in part, by limiting the height to 50 feet. The proposed WCF is compatible with the requirements identified in the Precise Plan. The project does not preclude the intended commercial uses, and has been designed to be architecturally compatible with the surrounding neighborhood. For example, all roof-top equipment is screened and the overall height does not exceed 36 feet (the zone height limit is 60 feet). While the enclosure does encroach into the setback, it is set against an embankment and is not readily visible from the public right-of-way or adjacent properties.

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, and the Carmel Valley Neighborhood 6 Precise Plan. The proposed WCF does not adversely affect the applicable land use plans.

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

This project consists of 12 roof-mounted panel antennas, screened behind RF-transparent material, painted and textured to be compatible with the existing building. Equipment associated with the antennas will be located in a 264 square-foot equipment enclosure adjacent to the parking area. The project includes one deviation, in that the equipment enclosure encroaches into the required setback. The project is located at 3881 Valley Centre Drive, and is located in the Carmel Valley community plan area.

ATTACHMENT 5

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." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. 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.

WCFs are permitted in commercial zones as a Limited Use, Process 1 decision. In this case, a Neighborhood Development Permit (NDP), Site Development Permit (SDP), and Planned Development Permit (PDP) are also required. An NDP is required as the equipment enclosure exceeds 250 square-feet. An SDP is required as the project is located in the Carmel Valley Planned District, and a PDP is required to permit a deviation to allow the equipment enclosure to encroach into the setback.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." Twelve panel antennas will be located on the roof of an existing commercial building, behind RF-transparent material, painted and textured to be compatible with the existing building. Equipment associated with the antennas will be located in an enclosure, located adjacent to the parking lot. The antennas will be concealed within building elements that appear to be integral parts of the building design, which will result in a WCF that is compatible with the neighborhood context. The equipment is set back toward the rear of the property, against an embankment, and is not readily visible from the public right-of-way or adjacent properties.

The equipment enclosure encroaches into the setback, which is permitted with the processing of this PDP. This deviation can be supported, as the equipment enclosure does not preclude the placement of a required parking area tree, is located adjacent to an embankment, and is partially screened by landscape material. The project is more desirable than if the project complied with the strict application of the zone's development regulations, as the deviation allows AT&T to more effectively integrate the equipment with the site design. If the deviation request was not

granted, the equipment could potentially be located elsewhere on the property, such as the rooftop or a landscaped area, which could make the equipment more visible and interfere with the commercial uses on the premises. The current design results in a project that is respectful of the neighborhood context and minimally visible.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

Planned Development Permit - Section 126.0604

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

While the Carmel Valley Community Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-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.

The antennas associated with this WCF are proposed to be located on the roof of an existing commercial building, concealed behind radio-frequency (RF) transparent material, painted and textured to be compatible with adjacent building surfaces. The equipment associated with the antennas will be located in an equipment enclosure, located adjacent to the parking area. The design of the antenna screening will minimize the visual impact of the WCF, by blending the WCF in with the existing building. The equipment enclosure is an unobtrusive design, set at the rear of the property against an existing embankment. Even though the equipment enclosure exceeds 250 square-feet, at 264 square-feet, the enclosure is designed in such a way as to not preclude the placement of a required parking lot tree and is compatible with the overall design of this development. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

This project is located in Neighborhood 6 of the Carmel Valley Community Plan. The Precise Plan for this area identifies that this visitor commercial center, adjacent to SR-56, will make it "convenient for use by residents traveling to and from their places of employment as well as visitors to the area." The plan calls for views from Carmel Valley to the commercial component to be protected, by utilizing landscape, setbacks, and architectural treatments. Architectural compatibility with surrounding development shall be achieved, in part, by limiting the height to 50 feet. The proposed WCF is compatible with the requirements identified in the Precise Plan. The project does not preclude the intended commercial uses, and has been designed to be architecturally compatible with the surrounding neighborhood. For example, all roof-top equipment is screened and the overall height does not exceed 36 feet (the zone height limit is 60 feet). While the enclosure does encroach into the setback, it is set against an embankment and is not readily visible from the public right-of-way or adjacent properties.

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, and the Carmel Valley Neighborhood 6 Precise Plan. The proposed WCF does not adversely affect the applicable land use plans.

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

ATTACHMENT 5

This project consists of 12 roof-mounted panel antennas, screened behind RF-transparent material, painted and textured to be compatible with the existing building. Equipment associated with the antennas will be located in a 264 square-foot equipment enclosure adjacent to the parking area. The project includes one deviation, in that the equipment enclosure encroaches into the required setback. The project is located at 3881 Valley Centre Drive, and is located in the Carmel Valley 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." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. 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 proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

WCFs are permitted in commercial zones as a Limited Use, Process 1 decision. In this case, a Neighborhood Development Permit (NDP), Site Development Permit (SDP), and Planned Development Permit (PDP) are also required. An NDP is required as the equipment enclosure exceeds 250 square-feet. An SDP is required as the project is located in the Carmel Valley Planned District, and a PDP is required to permit a deviation to allow the equipment enclosure to encroach into the setback.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." Twelve panel antennas will be located on the roof of an existing commercial building, behind RF-transparent material, painted and textured to be compatible with the existing building. Equipment associated with the antennas will be located in an enclosure, located adjacent to the parking lot. The antennas will be concealed within building

elements that appear to be integral parts of the building design, which will result in a WCF that is compatible with the neighborhood context. The equipment is set back toward the rear of the property, against an embankment, and is not readily visible from the public right-of-way or adjacent properties.

The equipment enclosure encroaches into the setback, which is permitted with the processing of this PDP. This deviation can be supported, as the equipment enclosure does not preclude the placement of a required parking area tree, is located adjacent to an embankment, and is partially screened by landscape material. The project is more desirable than if the project complied with the strict application of the zone's development regulations, as the deviation allows AT&T to more effectively integrate the equipment with the site design. If the deviation request was not granted, the equipment could potentially be located elsewhere on the property, such as the rooftop or a landscaped area, which could make the equipment more visible and interfere with the commercial uses on the premises. The current design results in a project that is respectful of the neighborhood context and minimally visible.

Based on this analysis, the project design, and permits required for the requested deviation, 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, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1376452, SITE DEVELOPMENT PERMIT NO. 1376453, and PLANNED DEVELOPMENT PERMIT NO. 1376454 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1376452, 1376453, and 1376454, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP Development Project Manager Development Services

Adopted on: December 18, 2014

Internal Order No. 24004426

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

WHEN RECORDED MAIL TO CITY CLERK

PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24004426

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 1376452 SITE DEVELOPMENT PERMIT (SDP) NO. 1376453 PLANNED DEVELOPMENT PERMIT (PDP) NO. 1376454 AT&T – VALLEY CENTRE (CHIPOTLE) PROJECT NO. 358540 PLANNING COMMISSION

This NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1376452, SITE DEVELOPMENT PERMIT NO. 1376453, and PLANNED DEVELOPMENT PERMIT NO. 1376454 are granted by the PLANNING COMMISSION of the City of San Diego to PIAZZA RETAIL, LLC, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 153.0101, 126.0402, 126.0502, and 126.0602. The site is located at 3881 Valley Centre Drive in the CVPD-CV zone of the Carmel Valley Community Plan area. The project site is legally described as: all that certain real property situated in the County of San Diego, State of California, described as follows: Lot 8 of Piazza Carmel II, Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 13138, filed in the Office of the County Recorder of San Diego County, September 13, 1994.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 18, 2014, on file in the Development Services Department.

The project shall include:

a. Twelve (12) 4' panel antennas, with the following dimensions: 48.0" by 14.8" by 9.0", located behind radio-frequency (RF) transparent screening on the roof of an existing building, with equipment located within a 264 square-foot equipment enclosure;

- b. The equipment enclosure encroaches into the setback, which is permitted with the processing of this PDP;
- c. The equipment enclosure exceeds 250 square-feet, which is permitted with this NDP;
- d. This structure is for the primary purpose of providing commercial services, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- e. 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 January 5, 2018.

2. This NDP, SDP, and PDP and corresponding use of this site shall **expire on January 5**, **2025.** Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

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

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

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

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

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

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

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

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

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify 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.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 1 cubic yard 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.

15. 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.

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.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be

maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

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

22. 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.

23. 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.

24. 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.

25. 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."

26. No overhead cabling is allowed for this project.

27. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

28. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

29. Prior to the issuance of a construction permit, the Permittee shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

30. 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.

31. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

32. Use of or replacement of any building façade with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

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 619-446-5349 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 December 18, 2014 and [Approved Resolution Number].

Permit Type/PTS Approval No.: NDP No. 1376452, SDP No. 1376453, and PDP No. 1376454 Date of Approval: 12/18/2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Alex Hempton, AICP 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.

PIAZZA RETAIL, LLC Owner

By

NAME TITLE

AT&T MOBILITY Permittee

By

NAME TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: October 28, 2014 NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

Internal Order 24004426 PROJECT NAME/NUMBER: AT&T Valley Centre/No. 358540 COMMUNITY PLAN AREA: Carmel Valley COUNCIL DISTRICT: 1 LOCATION: 3881 Valley Centre Drive, San Diego, CA 92130

PROJECT DESCRIPTION: NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), PLANNED DEVELOPMENT PERMIT (PDP) AND SITE DEVELOPMENT PERMIT (SDP) for a new Wireless Communication Facility (WCF) located at an existing commercial center. The project would consist of twelve (12) roof-mounted antennas; twenty-four (24) roof-mounted RRUs; and two (2) GPS antennas mounted to a proposed outdoor equipment area, which would also house associated equipment including batteries and cabinets. The roof-mounted equipment would be concealed behind proposed FRP panels which would be painted and textured to match the existing building. The equipment area would be located southeast corner of the existing parking lot, and would have finishes to match the existing building as well. The project site is located within the CVPD-VC zone of the Carmel Valley Community Plan area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission (Process 4)

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Sections 15303. This Class 3 exemption allows for the construction of limited numbers of new, small facilities or structures, including but not limited to, up to four commercial buildings in urban areas not exceeding 10,000 square feet or utility extensions. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

DEVELOPMENT PROJECT MANAGER: MAILING ADDRESS:

Alex Hempton 1222 First Avenue, MS 501, San Diego, CA 92101-4153 (619) 446-5349

PHONE NUMBER:

On October 28, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (November 12, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



5/28/2013









5/28/2013

Photosimulation of proposed telecommunications site: West elevation



SITE JUSTIFICATION AT&T: Chipotle 3881 Valley Centre Drive

PROJECT DESCRIPTION

The project proposes to locate a wireless communication facility at 3881Valley Centre Drive on the Chipotle building in the Carmel Valley Community Plan area. The project proposes to install twelve (12) antennas inside two new screen cupolas on the roof of an existing commercial building. The associated equipment will be located inside a split face block enclosure of approximately 297 square feet.

SITE DESIGN

The antennas will be located inside new boxes on the roof of the commercial building. The antennas will be completely concealed from view inside the two new boxes and an existing barrel top cupola on the roof of the building. The equipment will be located inside a block enclosure surrounded by landscaping.

PREFERENCE 1 LOCATION PROCESS 4 DESIGN

The proposed facility is located on a commercial property and therefore is a Preference 1 location. However, the equipment is located within the side and rear setbacks and exceeds the maximum 250 square foot requirement of the WCF requirements, therefore, a Planned Development Permit (PDP) Process 4 decision is required for this project. Due to the configuration of the property, which is surrounded by a street on two sides, an overpass on one side and the freeway on the other side, locating the equipment in the setback was the only option at this site. The equipment enclosure has been designed to match the existing walls on the property

CO-LOCATION OF FACILITIES ON SITE

There are no existing wireless carriers located on this property.



ACHMENT 9 **Valley Centre** 3881 Valley Centre Dr. San Diego, CA 92130



Coverage without site





Page 2 of 3

Coverage with site



1/27/2014



PHOTO STUDY & KEY MAP

SD725 Valley Centre 3881 Valley Centre Drive San Diego, CA 92130

Prepared for: City of San Diego Department of Planning 1222 First Avenue MS 301 San Diego, CA 92101

Prepared by:

PlanCom, Inc. Contractor Representatives for AT&T Wireless

302 State Place Escondido, CA 92029 Contact: Shelly Kilbourn, Planning Consultant (619) 208-4685

February 7, 2014

ATTACHMENT 10





Looking at north elevation



Looking at south elevation





Looking at east elevation



Looking at west elevation

ATTACHMENT 10





Looking north from site



Looking south from site




Looking east from site



Looking west from site





Aerial photo of site

			T
		FA NUMBER: 11568566 CASPR NUMBER: 3601460751	
ENGINEERING 2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA ELECTRIC CODE TA-222-0 GR LATEST EDITION			atet
CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION CALIFORNIA ELECTRICAL CODE, 2010 EDITION BASED ON 2008 N.E.C.	at&t		arar
CALIFORNIA PLUMBING CODE, 2010 EDITION BASED ON 2009 U.P.C. CALIFORNIA RECHANICAL CODE, 2010 EDITION BASED ON 2009 U.P.C. CALIFORNIA FIRE CODE, 2010 EDITION BASED ON 2009 I.F.C. CALIFORNIA BRERGY CODE, 2010 EDITION CALIFORNIA GREEN BLDG CODE, 2010 EDITION BASED ON 2008 I.F.C. CALIFORNIA RESIDENTIAL CODE, 2010 EDITION BASED ON 2008 I.F.C. CALIFORNIA RESIDENTIAL CODE, 2010 EDITION BASED ON 2008 I.F.C. IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAN		APPROVALS The following parties hereby approve and accept these documents and authorize	5738 PACIFIC CENTER BLVD. SAN DIEGO, CA 92121
CALIFORNIA GREEN BLOG CODE, 2010 EDITION BASED ON 2008 IF C. CALIFORNIA RESIDENTIAL CODE, 2010 EDITION BASED ON 2009 I.R.C. IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAL		THE FOLDENTIAG FARILES FAREFUL AFRAVE AND ACCEPT THESE DUGOMENTS AND ADDITIONALE 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.	(858) 232-3996
GENERAL NOTES		AT&T RF: DATE:	
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNFICANT	SD0725	SITE ACQUISITION: DATE:	- ₽
DISTURBANCE OR EFFECT ON DRAINAGE: NO SANITARY SEVER SERVICE, POLABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.	000720	PROPERTY OWNER:	BLACK&VEATCH
PROJECT DESCRIPTION	VALLEY CENTRE	AT&T PM: DATE:	12950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 68210
AT&T WRELESS PROPOSES TO CONSTRUCT AN UMMANNED WRELESS TELECOMMUNICATIONS SITE CONSISTING OF THE FOLLOWING:		RF INFORMATION	(913) 458-2000
 (12) 4'-0" ANTENNAS (24) RRU'S (8) RADIO CABINETS 	3881 VALLEY CENTRE DR.	LTE GSM UMTS 869 – 874.6 MHz	
(1) POWER CABINET (2) BATTERY CABINET (2) GPS ANTENNAS		Tx 704.0 ~ 716.0 MHz 890 ~ 891.4 MHz 874.6 ~ 879.6 MHz 1950 1952.8 MHz 1945 - 1950 MHz 1970 - 1980 MHz 1945 - 1950 MHz	
 (6) SURGE SUPPRESSORS; (2) DC-02, (4) DC-06 PROPOSED EQUIPMENT ENCLOSURE (264 S.F.) DEVIATIONS: SETBACK ENCROACHMENT 	SAN DIEGO, CA 92130	824 829.4 MHz 845 845.4 MHz 829.6 834.4 MHz 734.0 - 745.0 MHz 1870 - 1872.8 MHz 1865 1865 MHz	
	LOCATION MAPS		Mitchell J
SITE INFORMATION	VICINITY MAP LOCAL MAP	SHEET INDEX	MITCHELL J ARCHITECTURE, INC. 4883 RONSON COURT, SUITE N SAN DIEGO, CA 92111
ADDRESS: 427 COLLEGE BOULEVARD, SUITE K OCEANSIDE, CA 92057		SHEET NO. DESCRIPTION REV. NO.	858.650.3130 (PH) / 858.650.3140 (FAX)
SITE NAME: VALLEY CENTRE SITE ADDRESS: 38BI VALLEY CENTRE DR. SAN DIEGO CA 92130		IIILE SHEET IO A-1 SITE PLAN AND NOTES 11	REV DATE DESCRIPTION 11 07-19-14 REV.11 Plouning Comments 12 07-25-14 REV.12 Plouning Comments
SITE CONTACT: JOHN HICKMAN LATITUDE (NAD 83): 32° 56' 16.125" N		A-1.1 ENLARCED STE PLAN 10 A-2 EXTERIOR ELEVATIONS 10	12 07-28-14 REV.12 Homma Comments 13 07-28-14 REV.13 Londscape B 02-06-14 REV.8
LONGITUDE (NAD 83): 117" 13" 48.149" W		A-2.1 EXTERIOR ELEVATIONS 10 A-3 PROPOSED ANTENNA LAYOUTS 10	9 04-18-14 REV.9 equipment/landscape 10 05-20-14 REV.10 planning comments
GROUND ELEVATION: 74.67' AMSL ANTENNA TIP HEIGHT: 29'11"		A-4 EQJIPMENT AREA PLAN 10 A-5 EQUIPMENT DETAILS 10	<u>م</u>
ZONING JURISDICTION: CITY OF SAN DIEGO EXISTING CARRIERS: NONE	SITE STE	A-6 DETAILS 10 L-1.0 IRRIGATION PLAN 10	1 prom
ZONING DISTRICT: CVPD-VC EXISTING PERMITS: NONE	A DETAIL AND THE PROPERTY OF T	L-2.0 PLANTING PLAN 11 C-1 TOPOGRAPHIC SURVEY 10	LUSE TON
PARCEL #: 307-410-08	SITE		10 SERV
OCCUPANCY GROUP: A-2 CONSTRUCTION TYPE: TYPE V-B FULLY SPRINKLED			NO CONST
OTHER WIRELESS FACILITIES: NO POWER COMPANY: SDG&C TELEPHONE COMPANY: AT&T			
RF ENGINEER: RAM JINDALL	UNITE AND A DATA AND AND AND AND AND AND AND AND AND AN		IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCH TECT, TO ALTER THIS DOCUMENT.
LEASING AGENT: DUFFY DAUGHERTY 925-548-2050	nes constants of the second co		ARCHIECT, TO ALTER THIS DOCUMENT.
ZONING AGENT: KRYSTAL PATTERSCN 760-715-870.3 CONSTRUCTION MANAGER: JOHN CAPEBIANCO	A service restriction of the service s		SD0725 VALLEY CENTRE
619-200-7340 LEGAL DESCRIPTION			3881 VALLEY CENTRE DR. SAN DIEGO, CA 92130
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF	NO SCALE	11*X17" DRAWINGS WILL BE HALF SCALE	
LOT B OF PIAZZA CARMEL II, UNIT OLSOUBLD AS FOLLOWS: DEGO, COUNTY OF SAN DEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13138, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 13, 1994.	DRIVING DIRECTIONS	SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES	SHEET TITLE TITLE SHEET
CONTACT INFORMATION	1. HEAD EAST ON PACIFIC CENTER BLVD TOWARD PACIFIC 7. TAKE THE CA-56 BYPASS E EXIT MESA BLVD 8. MERGE ONTO INTERSTATE 5 LOCAL BYPASS N 2. TAKE THE 1ST RIGHT ONTO PACIFIC MESA BLVD 9. CONTINUE ONTO CA-56 E	THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME UNDERGROUND	
ENGINEER: BLACK & VEATCH CORPORATION 10089 WLLOW CREEK RD, SUITE 350 SAN DIEGO, CA 92131	3. TURN LEFT ONTO PACIFIC HEIGHTS BLVD 10. TAKE THE CARMEL CREEK RD EXIT 4. TAKE THE 1ST RIGHT ONTO MIRA MESA BLVD 11. TURN LEFT ONTO CARMEL CREEK RD	SERVICE ALERT UTILITIES PROTECTION CENTER, INC.	
SAN DIGGO, CA 92131 CONTACT: JAMES O'MALLEY 858-603-7647	5. TAKE THE 3RD RIGHT ONTO VISTA SORRENTO PKWY 6. TURN LEFT TO MERGE ONTO 1–805 N 13. TURN RIGHT ONTO KILROY DRIVEWAY	811	















			RAYCAP DC2-48-60-0-9EDMENSIONS, WADH:263x160x260mmNOMINAL OPERATING VOLTAGE:48 vDCNOMINAL DISCHARGE CURRENT:20 kA 8/20µsMAXIMUM DISCHARGE CURRENT:60 kA 8/20µsVOLTAGE PROTECTION RATING:500 VVOLTAGE PROTECTION RATING:500 VTOTAL WEIGHT:16 lbs10.4"10.4"10.4"10.4"	6.3 ⁻		WEIGHT: SYSTEM: 15.9 LBS MOUNT: 13.9 LBS TOTAL: 32.8 LBS NOTES: 1. ONE SOUID PER 6 RRUS MAX. 2. RECOMMENDED RRUS TO SOUID SEPARATION 6' MAX MOUNTING BRACKET 0C CU ^T 0C IN 0C IN 0
<u>NOT_USED</u>	NO SCALE	3	SURGE SUPPRESSOR DC2	SCALE: 1-1/2" = 1'-0"	2	SURGE_SUPPRESSOR_DC6
<u>NOT_USED</u>	NO SCALE	6	<u>NOT_USED</u>	NO SCALE	5	<u>NOT USED</u>



IRRIGATION SPECIFICATIONS

- ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- IRRIGATION PLAN IS DIAGRAMATIC ONLY
- CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS. З.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF THE WALKWAYS, WALLS, STREETS AND DRIVES.
- AS A MINIMUM, ALL IRRIGATION HEADS LOCATED ADJACENT TO VALKWAYS, STREETS AND DRIVES SHALL BE INSTALLED ON POP-UP BODIES.
- WHEN THE IRRIGATION SYSTEMS ARE COMPLETED. THE CONTRACTOR. IN THE PRESENCE OF THE WHEN THE INRIGATION SYSTEMS ARE COMPLETED. THE CUNINALTUR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COLVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADDEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COLVERAGE AT HIS OWN COST.
- PRIOR TO BURYING IRRIGATION LINES:
 - ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 150 PSI FOR A A> PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE. ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR DNE (1) HOUR.
 - THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE c LANDSCAPE ARCHITECT.
- 8. ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18) INCHES DEEP, AND ALL LATERAL LINES. SHALL BE BURIED TVELVE (12) INCHES DEEP. DEPTH FOR BOTH MAINLINE AND LATERAL LINES, WHEN PASSING UNDER FUTURE DRIVES, SHALL BE BURIED THIRTY (3D) INCHES DEEP INSIDE SCHEDULE 40 SLEEVES TWICE THE DIAMETER OF THE SLEEVED LINE.
- MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND OR SUPPLY SYSTEM AND CONTROL VALVES AS PER LOCAL CODE OR SHALL BE PVC SCHEDULE 40 OR CLASS 9. 315 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- 10. LATERAL LINES: ALL PIPING UNDER INTERMITTENT PRESSURE, DOWN STREAM OR CONTROL VALVES SHALL BE RIGID PVC 1120, SDR 21 OR CLASS 200 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- 11. ALL PLASTIC FITTINGS SHALL BE RIGID PDLYVINYL CHLORIDE, STANDARD SCHEDULE 40 TYPE I AND 11. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC,
- 12. ALL REMOTE CONTROL VALVES SHALL BE INSTALLED 18" FROM THE TOP DR TOE OF SLOPE A MINIMUM OF 12' ABOVE THE HIGHEST SPRINKLER HEAD ON THE SERVICED SYSTEM. BALL VALVES SHALL BE INSTALLED IN TEN (10) INCH ROUND VALVE BOXES WITH PEA GRAVEL BENEATH THE VALVE, SEE DETAIL.
- 13. ALL WIRE SHALL BE ANG-UF DIREST BURIAL TYPE, AND ALL CONNECTIONS SHALL BE MADE WITH 'PEN-TITE' CONNECTORS OR APPROVED EQUAL. SPLICES ARE NOT ACCEPTABLE. TWO (2) ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLER'S TO THE LAST VALVE ON THE MAINLINE. AN ADDITIONAL TWO (2) WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE.
- 14. ALL WIRE SHALL BE BUNDLED AND PLACED BENEATH THE MAINLINE AND TAPETLAT INTERVALS AREAS. SLEEVES SHALL BE IVICE THE DIAMETER OF THE BUNDLED WIRE OR A MINIMUM OF FOUR (4) INCHES IN DIAMETER.
- 15. ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40. A MINIMUM OF OF TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS.
- 16. AUTOMATIC CONTROLLER/S ARE TO BE VALL MOUNTED DUTSIDE BUILDING AREA. A 120 VDLT RECEPTICAL SHALL BE PROVIDED BY THE OWBER/DEVELOPER. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DIRECTIONS. VERIFY EXACT LOCATION OF THE CONTROLLER INSTALLATION WITH DWNER PRIOR TO FINAL
- ALL IRRIGATION LINES AND APPURTEMANCES, WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION OF AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED DUTSIDE THE PUBLIC RIGHT-OF-WAY.
- 18. CHECK VALVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM DECURING AT THE HEADS OF LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED
- 19. AFTER ALL NEW IRRIGATION PIPING AND RISERS ARE IN PLACE AND CONNECTED AND ALL OTHER NECESSARY WORK HAS BEEN COMPLETED, BUT PRIDR TO THE INSTALLATION OF IRRIGATION HEADS, REMOTE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE ENTIRE SYSTEM
- 20. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THE WORK OF THIS SECTION ON A DAILY BASIS.
- 21. THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (I) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY THE DVNER/DEVELOPER.
- 22. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF THIRTY (30) DAYS AND SHALL WATER ON A DAILY BASIS.
- 23. ALL DTHER LOCAL, HUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GUVERNING OR RELATING TO ANY PORTION DF THIS VORK ARE HERE'BY INCORPORATED INTO AND NADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION CONTRACTOR.



IRRIGATION LEGEND (EQUIPMENT)

2" NIN. FROM CONCRETE -----HEADER, SIDEWALK OR CURB.

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PRESSURE	RADIUS	GPM
0	POP-UP SPRAY	RAINBIRD	1806-15SST	30 PSI	4'X30'	1.2(H)
Ō	POP-UP SPRAY	RAINBIRD	1806-15EST	30 PSI	4'X15'	.6(Q)
ଷ	POP-UP SPRAY	RAINBIRD	1806-8H	30 PSI	8'	.7(H)
କ୍ଷ ପ	POP-UP SPRAY	RAINBIRD	18068Q	30 PSI	8'	.4(Q)
	CLASS 200 PVC LATERAL	PVC CLASS 200 BU	ry 12" deep minimum			
	CODE LANDSCAPE REGU	LATIONS, AND THE LAND D	WITH THE LAND DEVELOPMENT DEVELOPMENT MANUAL-LANDSCAPE			

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PLANTING SPECIFICATIONS:

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE CETY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- 2. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL
- LANDSCAPE CENTRACTOR SHALL RAKE AND FINE GRADE ALL AREAS TO BE PLANTED PRIOR TO THE З. COMMENCEMENT OF PLANTING OF RATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINISH GRADING OF THE SITE. SITE SHALL BE RECEIVED AT PLUS OR MINUS DNG (1) INCH.
- ALL NEW PLANTING AREAS AND SLOPES ARE TO BE WATERED FOR FIFTEEN (15) DAYS PRIOR TO HERBICIDE APPLICATION. 'ROUND-UP' HERBICIDE TO BE SPRAYED ON VEEDS PER MANUFACTURER'S DIRECTIONS. REPEAT APPLICATIONS MAY BE NECESSARY AFTER REQUIRED MINIMUM OF TWO (2), DEPENDING UPON WEED GROWTH. PLANTING TO COMENCE TWELVE (12) DAYS AFTER LAST APPLICATION
- ALL PLANTING AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1000 SQ. FT. RAKED INTO 5. THE TOP TWO (2) INCHES OF SOIL.
 - A) SIY (A) LBS OF 16+7+12+120N FERTILIZED THREE (3) POUNDS OF AGRICULTURAL GYPSUN
- PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY VATER ON A MANNER THAT YILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE. THIS PROCEDURE IS CALLED LEACHING AND THIS Y WHEN COMPLETED AND SOLUABLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
- FOR EACH CUBIC YARD OF BACKFILL CONSISTING OF 60 NITROGEN STABILIZED WOOD SHAVINGS, THE FOLLOWING AMENDMENTS SHALL BE INCORPORATED

A? 1 LB. AGRIFORM SLOW RELEASE FERTILIZER 12-12-12 B) 2 LBS. IRON SULFATE (DD NOT PLACE DN CONCRETE SURACES) C) 1 LB. SOTE SULPHUR

NOTE: THE ABOVE SOLL AMENDMENTS IN ITEMS SIX (6) AND EIGHT (8) ARE SPECIFIED FOR BIDDING PURPOSES DNLY. A MINIMUM OF THREE (2) SOIL SAMPLES SHALL BE TAKEN FROM VARIOUS POINTS IN THE SLOPE PLANTING AREAS AND ANALYZED BY SDIL TESTING LABORATORY. RECOMMENDATIONS FOR TREE AND SHRUB BACKFILL, AS WELL AS BROADCAST AMENDHENT RECOMMENDATIONS FOR ALL SLOPE AREAS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION

D) PLANTING TABLETS 20-10-5

2-21 GRAM TABLETS PER 1 GALLON CONTAINER 3-21 GRAM TABLETS PER 5 GALLON CONTAINER 4-21 GRAM TABLETS PER 15 GALLON CONTAINER 1-21 GRAM TABLET PER 4" DF BOX SIZE

- ALL TREES SHALL BE PLANTED DUTSIDE THE PUBLIC RIGHT-OF-WAY UNDER THE FOLLOWING CONDITIONS SHOULD IT BE NECESSARY TO PLANT WITHIN 10"-O" OF HARDSCAPE, WALLS AND/OR STRUCTURES, A ROOT CONTROL BARRIER SHALL BE UTILIZED. BARRIER SHALL EXTEND ALONG THE EDGE OF THE HARDSCAPE, WALL AND/OR STRUCTURE BEING PROTECTED TO THE EXTENT OF THE MATURE DRIP LINE OF THE TREE (MINIMUM 10'-0')
- 9. THAT THAT ATTACK IN ATTACK AND TWO (2) THAT STATE IN TRANSPORT THAT THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
- 10. ALL WATERING BASINS SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH. A ONE (1) CUBIC YARD SAMPLE OF MULCH TO BE USED SHALL BE DELIVERED TO THE SITE FOR INSPECTION BY THE DWNER/LANDSCAPE ARCHITECT.
- ALL STANDARD TREES SHALL BE DOUBLED STAKED AS PER DETAIL. 11.
- 12. PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTORS ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PLANT MATERIAL TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
- 13, TWENTY FOUR (24) HOURS PRIDE TO PLANTING, CONTRACTOR SHALL CONTACT DWNER/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT NATERIAL AND ITS INTENDED LOCATION ON SITE. PHOTOGRAPHS ARE REQUIRED FOR ALL 24" BOX OR LARGER TREES.
- 14. THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
- 15. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS, GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS AND ALL TREES FOR DIRE (1) YEAR. GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE DWNER AT THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.

NOTES-

- 1. TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE). ARE REMOVED OR SIGNFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF A SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
- "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."
- 3. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAYED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVECETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411 (A)).
- IRRIGATION: AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. IRRIGATION SYSTEM MILL BE SPRAY SYSTEM.
- "MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER, 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."



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPREAD	REMARKS	G.SYMBOL	QUANTITIES
TREES:						
CAS LEP	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	24"BOX/10'X5'X2"CA	STANDARD TREE FOR	× (¥)	1
SHRUBS:					\odot	
ESC FRA	ESCALLONIA FRADESI	ESCALLONIA	5GAL/12"X12"		0	6
VINES:						
FIC REP	FICUS REPENS	CREEPING FIG	5GAL/12"X12"	*****	-	6
CROUNDCO	VERS:					
A	2" DEEP WAL ON BARK MULCH SH	ALL BE INSTALLED IN ALL TREES	AND SHRUBS, 5'-0" RING ("	TYPICAL).		
EXISTIN	G LANDSCAPE LEGEND:					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPRE	ADXCA (CALIPER)	REMARKS	
EX. TREE#1	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	25'TALLX25'WDEX6"CA		REMOVE C	ONSTRUCTION
EX. TREE#2	EUCALYPTUS SPECIES	EUCALYPTUS	35'TALLX15'WIDEX8'		EXISTING 1	O REMAIN
EX. TREE #3	EUCALYPTUS SPECIES	EUCALYPTUS	25'TALLX10'WDEX6'	'CA	EXISTING T	O REMAIN

ATTACHMENT 11

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SD0725

SHEET TITLE

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at&t



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CARMEL VALLEY COMMUNITY PLANNING BOARD MEETING MINUTES

7 p.m., 25 September 2014 Carmel Valley Library, Community Room

3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. Hollie Kahn	Neighborhood 4/4A		X	
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6		X	
6. Steven Ross	Neighborhood 7		X	
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9			X
10. Laura Copic	Neighborhood 10	X		
11. Vacant	Pacific Highlands Ranch, District 11			
12. Jonathan Tedesco	Pacific Highlands Ranch, District 12	X		
13. VACANT	Business Representative		al sector in	
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Brian Brady	Investor Representative	X		

Chair Frisco White stated that there had been a request to continue the discussion of St. John Garabed, scheduled for action by the Planning Board tonight. Board Member Anne Harvey noted that the San Dieguito River Park JPA has not seen the Final EIR, and she made a motion to continue the item (action item 4) until next meeting. Board Member Nancy Novak seconded motion. The Board discussed the motion. Board member Christian Clews stated that this item has been well noticed and there is strong representation from community. The motion failed on a vote of 4-6.

Chair White announced that he received a request for reconsideration of Motion #1 for One Paseo. Board Member Novak stated that no one had a chance to review the motion before the meeting and felt that the board was under duress and time constraints which impacted the way they voted. She asked for a reconsideration of that motion. Board Member Debbie Lokanc seconded the motion. Chair White noted that the group would have to suspend the bylaws in order to reconsider the motion and could not discuss the reconsideration until the October 23 board meeting. The project is going to Planning Commission on October 2. The Board discussed the motion. Due to lack of support for the motion no vote was taken.

APPROVAL OF MINUTES

A motion was made by Board Member Novak and seconded by Board Member Laura Copic to approve the minutes from the August 28, 2014 meeting. The motion passed 8-0-2.

Chair White announced that he received a list of additional supporters of One Paseo that attended the meeting on August 28. He would like to add this list to the September 11, 2014 minutes as an attachment. The following corrections were made to the minutes for September 11:

- Board Member Rick Newman asked to change the language on page 6 that referred to traffic mitigation from "can be mitigated" to "shall be mitigated." The statement should be amended to "The traffic shall be mitigated without depending upon a major freeway improvement that may or may not happen in 14 -15 years."
- Board Member Novak asked for clarification that the retail square footage on page 6 was inclusive of the cinema.
- Frisco suggested deleting the 410,000 square foot reference for residential use on page 6 and just refer to the number of units.
- Board Member Copic asked for an addition on page 3 under Transportation. She asked the city if there had been a case study for technology improvements to signals. She wanted to add that the city mentioned that they did a pilot study and they were convinced by this study that the technology would work.
- A type on page 5 was pointed out. Change "the provide" to "provide the" in the second paragraph under Project Alternatives.
- Board Member Novak asked to add to the bottom of page 2, in her comment about the City of Villages plan, that she stated that the City of Villages strategic framework states that "community plans are final arbiter on issues of land use, density, and intensity."
- Board Member Hollie Kahn asked to add information to page 3 under Transportation that she stated she had done a parking analysis and found that there was a defecit of parking space, and she offered to give the city a copy of her study.
- Board Member Novak asked that the following be added to the minutes, prior to the discussion of Motions on page 6: "Board member Nancy Novak stated the proposed project was too big and should be rejected and the Applicant invited to come back with a Reduced Mixed- Use Alternative project with a new EIR. A project whereby the traffic can be mitigated without depending upon a major highway improvement that may or may not happen in 15 years and a project that is in keeping with the Carmel Valley character."

Board Member Novak made a motion to approve the minutes from the September 11, 2014 meeting, with the corrections noted above. The motion was seconded by Board Member Jonathan Tedesco and passed on a vote of 9-0-2.

CONSENT AGENDA

None.

PUBLIC COMMUNICATION

Jeanette Littler addressed the Board. She stated that she has observed the group for the last two years and she thanked the board members for their commitment. She noted that the Carmel Valley community is in desperate need of a community plan update. She would like to live in a community where uses are contemporary and forward-looking instead of relying on a plan that was conceived when she was born. She indicated she wants to dedicate time and recruit volunteers to help with this effort. She also expressed concern about the ongoing treatment of applicants, noting that some appear to be more favored than others. She cited the approval of Donahue Schreiber's expansion, and said they were not in compliance with their own traffic mitigation (they have not constructed the required bus terminal), but other projects, like One Paseo, are held to a different standard. We should be asking Donahue Schreiber to fulfill this requirement. She feels that applicants should be treated equitably and held to the same standard.

Chair White asked if she would be willing to serve on the Community Plan Update Committee, and she indicated that she would.

Ken Farinsky addressed the board and indicated that he would also like to see the Community Plan updated. He thanked the board for listening to the community and rejecting the proposed One Paseo project. He encouraged members to attend and speak at the Planning Commission meeting for One Paseo on October 2.

Victor Manoushakian announced that his business is celebrating 25 years in business. He thanked people for 25 years of support for his business in Carmel Valley.

ANNOUNCEMENTS

None.

SAN DIEGO POLICE REPORT

Officer Williams reported that this Saturday from 10 a.m. to 2 p.m. there will be another prescription drug take back at the Northwest Division Substation on El Camino Real. He also reported that burglaries are up in the community recently. The latest series appears to happen during the day. He urged people to call the police if they hear glass breaking or they notice any suspicious people in the neighborhood. He handed out a flyer about how to help yourself not be a victim of crime. He also encouraged residents to sign up on nextdoor.com to get helpful information from the police.

Board Member Clews mentioned that there have been break-ins in his parking lot. The city is not doing a good job of maintaining the vegetation. He asked police to come check the area out and Officer Williams indicated they will drive through.

Officer Williams stated that he would be bringing the new Chief to a meeting soon.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT 1 PRESENTATION

Mel Millstein announced that the Mayor will be hosting a forum at Westfield UTC on October 6 at 5:30 p.m. at the Forum Hall. Councilmember Lightner will be in attendance.

MAYOR'S REPORT

None.

COUNTY SUPERVISOR'S REPORT None.

STATE ASSEMBLY REPORT

Michael reported that Allen Kashani joined Assemblyman Maienschein recently for a meeting with the California Department of Fish & Wildlife to discuss the Del Mar Mesa Preserve. He stated that he understands that the outcome of the meeting was not what was hoped for, and the Assemblyman will be following up.

STATE SENATE REPORT None.

US CONGRESS REPORT None.

INFORMATION AGENDA

- 1. Del Mar Union School District: Update of District's Facilities Master Plan
 - Applicant Holly McClurg, Superintendnet, DMUSD

Chair White announced that this item has been postponed until the October 23 meeting.

ACTION ITEMS

1. Electric Charging Stations: Consider installation of four electric charging stations at CV Community Park.

• Applicant - Jacques Chirazi, City of San Diego

Mr. Chirazi made a presentation about electric vehi de charging stations. The city operates a number of electric vehicle charging stations and are proposing a station in this community. He presented to potential sites for a charging station in Carmel Valley: 1) At the Ocean Air Recreation Center, and 2) At Torrey Hills Community Park. He explained the proposed locations for each and how they would impact parking. Board Member Copic asked how the electric charge is paid for, and Mr. Chirazi answered that drivers pay for the charge with a credit or debit card. Board Member Copic noted that the Torrey Hills Community Park location is outside the Carmel Valley Planning Area, and she suggested that he present to the Torrey Hills Planning Group.

A motion was made by Board Member Copic to support locating the charging station at the Ocean Air Recreation Center site. The motion was seconded by Board Member Clews and passed 10-0-1.

2. **AT&T:** Consider proposed installation of wireless facility at Chipotle located at 3881 Valley Center Dr.

• Applicant - Shelly Kilbourn, PlanCom

Shelly Kilbourn presented on behalf of AT&T about their proposal to locate 12 cell antennas on top of a building in Carmel Valley. All antennas will be concealed inside screened boxes on the roofs. The equipment is located within the setback, so AT&T is seeking a variance. The equipment box is below the elevation of the road and not visible from the road. Board Member Clews asked if they were building this with an eye toward colocation. Ms. Kilbourn said they are always open to colocation but there will be a challenge finding location for equipment for other carriers. Bourd Member Manoushakian asked if this will provide revenue to landowners and Ms. Kilbourne indicated that the landowners will be paid rent. Board Member Copic asked if businesses were notified and Ms. Kilbourn said that they were notified. Board Member Lokanc asked about EMF, and Ms. Kilbourn answered that they comply with FCC standards. Chair White noted that the group's decision must be made based on planning issues and not EMF issues. Board Member Allen Kashani asked if there is a requirement for owners to disclose the location of the antennas to employees. Ms. Kilbourn did not know the answer to this questions but reiterated that businesses have been notified.

A motion was made by Board Member Clews and seconded by Board Member Manoushakian to approve the project, on the condition that employees be notified of the antennas being installed. The motion carried on a vote of 9-2.

2. **Corallina:** Consider the mixed-use Planned Development Permit, Rezone and Tentative Map for a 30ksf of commercial, 18 affordable units, 83 townhomes and 10 flats project in Pacific Highlands Ranch

• Applicant Randi Coopersmith, Latitude 33

Tara Lake with Latitude 33 presented an update on this mixed-use project. She showed elevations of the project and discussed design elements. She noted that alcoves have been added to the retail area for cafe seating and additional activation of the pedestrian areas. She noted that the last time they presented the project there was a concern that the project was too linear. Since then, the project has been redesigned to incorporate courtyards, articulation of the building, and decorative paving. She summarized that the project has kept a lot of what the community liked and made adjustments to the design to address concerns raised by the community. The applicant plans to resubmit the project to the city and keep working with the community group. She asked for a motion of support, but the applicant will keep working through the cycle review process and environmental document. Ms. Lake answered questions from the group about building height, interface with surrounding properties, affordable housing, parking, and pedestrian access.

A motion was made by Board Member Tedesco to support the conceptual rendering of the revised project as it has been presented, and that the applicant will continue to work with the Carmel Valley Planning Board throughout the project approval process. The motion was seconded by Board Member Clews.

Board Member Brian Brady expressed concern about making a motion at this stage in the project. Board Member Harvey pointed out that Pacific Highlands Ranch is a master planned community with a master EIR that anticipated this development. Chair White suggested that the motion be rescinded and this be an information item. The motion maker and second were fine with this and the motion was rescinded. Chair White asked the applicant to show pedestrian linkages and connections next time they come back.

4. **St. John Garabed**: Consideration of St. John Garabed's request to approve a 350-seat church and three accessory buildings - Multi-Purpose; Cultural/Educational; and Youth Recreational. Project approvals include a Conditional Use Permit (CUP), Site Development Permit (SDP), Planned Development Permit (PDP), Coastal Development Permit and a MSCP Boundary Line Adjustment (BLA).

Applicant - Ted Shaw, Atlantis Group

Board Member Kashani recused himself from this item.

Harry Kerkorian, volunteer and member of the St. John Garabed church introduced the project and provided some project history. He shared history of the Armenian community, and emphasized the importance of this church to San Diego's Armenian community. They purchased this property in 2008 to build a new church campus, and assembled a team and designed a project that would be compatible with the river valley and community.

Kathy Riser from Atlantis Group presented the details of the project. They have been going through the city process since 2011. She shared the project location and site details. The site is 13.4 acres and they are proposing to develop 4.2 acres with a 350-seat church and supporting uses. Nine acres of the property would be preserved. She indicated that the construction of this project would occur over many years, and the timing would be dependent on fundraising. In addition to the church, the project includes a 500-seat multi-purpose hall, a cultural and education center for religious instruction, and a youth center with recreational facilities.

She noted that many changes have been made as a result of comments from the community, city, and agencies. The location of the entrance road has been moved closer to the toe of the slope to avoid bisecting sensitive habitat. They have also pulled the buildings back 18 feet and lowered the youth center to reduce its massing.

The applicant is requesting some encroachments into setbacks. These encroachments are needed to implement some of the changes requested by the community. There is an encroachment into the setback of the adjacent vacant lot (next to the youth center). The owner of this property is OK with this, and the church will provide an access easement to the adjacent property owner. The other encroachment is into the setback for adjacent open space. Ms. Riser also discussed the height of the church and indicated that the proposed height is allowed per the zoning code. The highest point is the top of the cross at 93 feet. She noted that the project has been approved by the wildlife agencies.

Board Member Clews shared some history of the project and property and expressed his strong support. Board Member Brady stated he liked the project architecture and feels the applicant has done a good job preserving sensitive lands.

Board Member Lokanc asked why the educational building is not considered a school. Ms. Riser that it is for religious education, like Sunday school and would not be occupied every day.

Board Member Copic asked about the phasing of construction, and Mr. Kerkorian answered that it will all be driven by finances. They hope to be able to do all of the infrastructure, offsite improvements, and first building at the outset, but the rest will be constructed when the money is raised. She also asked about building materials. Architect Dennis Hyndman answered that it will have stone elements, but also stucco elements to fit in with the community.

Board Member Tedesco expressed concern that the church would be 50 feet taller than church next door at its highest point. He also expressed concern with the traffic as there are back-ups in that area during rush hour. Ms. Riser indicated that the traffic study found no impacts because the bulk of the church's use is on Sunday and the site will not be heavily utilized during peak traffic hours.

Board Member Harvey stated that this land was supposed to be a relief from urbanization, but the sanctuary is over twice as high as the adjacent church. The land was supposed to stay open or very low density residential.

Board Member Novak indicated she did not have time to read through the final EIR. She asked about access to the property from El Camino Real, and Ms. Riser answered that the access will be right in and right out. They have created an acceleration lane to allow cars to enter into traffic safely. There is also a 140 foot entrance lane for the right turn in.

Chair White indicated that the primary issue he has is the setback encroachments. He asked the design team if they have looked at all options for avoiding the setback encroachments. The team answered that they have looked at many different options and felt that the setback encroachment was a trade-off they made to preserve more sensitive habitat, and that the project looks less dense with more space between the buildings.

Board Member Clews compared the size of this church to other churches. St. Therese is a 1,500seat church and this is a 350-seat church. The neighbor is not objecting to the setback encroachment and he is getting access to his property in return. Chair White clarified that it is the setback adjacent to the open space that he has an issue with. Architect Hyndman explained that if you moved the building to avoid the setback encroachment it could impact the hammerhead turnaround required for fire access. Chair White also asked about the MSCP Boundary Line Adjustment, and the representative from Dudek & Co. explained the areas that are being impacted, and the areas being enhanced.

Board Member Clews made a motion to support the project, as presented, and Board Member Manoushakian seconded the motion. The Board discussed the motion. Chair White asked the design team for a commitment to look at the youth center one more time to see if they have done everything possible to avoid the setback encroachment into the open space. The team said they would look at this, but cautioned that any adjustments cannot impact fire safety, parking, or sensitive habitat.

The Board voted and the motion carried on a vote of 6-4.

5. Board Vice Chair: Nominate and Vote on new Vice-Chair to serve remaining term.

• Applicant - Chair

Chair White asked for nominations from the board for someone to serve as Vice Chair for the remainder of the term until March 2015. He nominated Board Member Tedesco because he would like a Pacific Highlands Ranch representative in a leadership position. Board Member Clews nominated himself for the position. Board Member Tedesco was elected Vice Chair with nine votes, to Board Member Clews' two votes.

6. Pacific Highland Ranch Appointment: Confirm Chair's appointment of Shreya Sasaki to serve remaining term of PHR District 11.

Applicant - Chair

Chair White asked for confirmation of Shreya Sasaki to fill out the remainder of the District 11 term, vacated by Manjeet Ranu's resignation. Ms. Sasaki lives in Pacific Highlands Ranch. She provided a summary of her background. She works in public health (Kaiser) and has served on the Parks and Livability subcommittees. Her primary interest is healthy communities and lowering obesity.

Board Member Novak made a motion to confirm her appointment, and the motion was seconded by Board Member Harvey. The motion carried on a vote of 11-0.

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues &	Harvey, Jan	None.	None noted
Design Review	Fuchs		
2. FBA	White	None	None noted
3. MAD	Newman	None	October 7, 4:30
			p.m.
4. MAD N10	Copic	None	None noted
5. MAD PHR	Tedesco	None	None noted
6. Bylaws/Elections	Clews	An effort to amend the bylaws to	None noted
Policies/Procedures		take the San Dieguito River Valley	
		into the planning area will be initiated	
		soon.	
7. Community	White	None	None noted
Concourse			
8. Trails	Harvey (Copic,	Manchester violations were	None noted
	alternate to	unanimously approved by Planning	
	LPCP CAC)	Commission. CVPB will get	
	Clews	\$250,000 for trail enhancements.	None noted
9. CVREP	Clews	City has not been maintaining their side of the parking lot and they have	INONE noted
		been allowing dumping.	
10 San Diamita	Цантон	None	None noted
10. San Dieguito River Park	Harvey		
	NI1	CDC surgers of the EPA fee 1 feed	Nana katal
11. CPC	Novak	CPC approved the FBA fee deferral	None noted

SUBCOMMITTEE REPORTS

Subcommittee	Representative	Report	Next Meeting
		program and final edits to policy 600- 24.	
12. Signage	John Dean	None	None noted
13. Livability	Moore	None	None noted

ADJOURNMENT

The meeting was adjourned at 10:40 p.m.

City of San Diego Davelopment Services 1222 First Ave., MS-302 San Diego, CA 92101 fra Citr or Bur Diego (619) 446-5000	Ownership Disclosure Statemen
pproval Type: Check appropriate box for type of approval (s) request X Neighborhood Development Permit IT Site Development Permit Variance IT Tentative Map I Vesting Tentative Map I Map W	Planned Development Parmit Conditional Use Parmit
roject Title	Project No. For City Use Only
SD0725 Valley Contro	358540
roject Address: 3881 Valley Centre Drive	
nt I - To be completed when property is held by individual	
ow the owner(s) and iscent(s). (if applicable) of the above reference o have an interest in the property. recorded at otherwise, and state th ividuals who own the property). <u>A signature is required of at least or</u> in the Assistant Executive Director of the San Diepo Redevelopment velopment Agreement (ODA) has been approved / executed by the mager of eny changes in ownership during the time the application is	with the intent to record an encumbrance against the corperty Please list of property The list must include the names and addresses of all persons in the people operty interest (e.g., henchis who will benaß from the permit, all one of the property interest (e.g., henchis who will benaß from the permit, all one of the property interest (e.g., henchis who will benaß from the permit, Agency shall be required for all project percess for which a Disposition and in City Council. Note: The applicant is responsible for notifying the Project a being processed or considered. Changes in devership are to be given to in the subject property. Failure to provide accurate and current contention
ame of Individual (type or print):	Name of Individual (type or print):
Owner Tenerullassee TRedevelopment Agency	Owner Tenant/Lessee Redevelopment Agency
teel Address.	Street Address.
ily/Slaie/ZJp:	Chy/Siste/Zip
hone No: Fax No:	Phone No Fax No:
ignakne : Dete:	Signalure Date:
ame of Individual (lypa or print):	Name of Individual (type or print):
Owner Tenan/Lesson Redevelopment Agency	Conner Tenent/Lessee TRedevelopment Agency
beet Address;	Slival Address.
hy/S1447Zip.	City/Stato/Zip:
hone No: Fax No:	Phone No Fax No:
igneture : Dale:	Signeture Date:
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Printed on recycled peper. Visit our wab site at www.sanjer.co.ov/deyelop/trent.sorvicop Upon reguest, this information is svalable in altomative formats for persons with disabilities DS-311 (5-05)

Project Title:	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporati	on or partnership
Legal Status (please check):	
Corporation XUmited Liability -or-	PCA Corporate Identification No 199809310039
By signing the Ownership Disclosure Statement, the owner(s) ack ns Identified above, will be filed with the City of San Diego on the s the property. Please list below the names, titles and addresses of otherwise, and state the type of property interest (e.g. tenants whi in a partnership who own the property). A signature is required of property. Attach additional pages if needed. Note: The applicant is ownership during the time the application is being processed or oc Manager at least thirty days prior to any public hearing on the sub information could result in a data in the hearing process. Additional	subject property with the intent to record an encumbrance against all persons who have an interest in the property, recorded or o will benefit from the permit, all corporate officers, and all partners at least one of the corporate officers or partners who own the responsible for notifying the Project Manager of any changes in insidered. Changes in ownership are to be given to the Project lect property. Failure to provide accurate and current ownership
Corporate/Partnership Name (type or print) Piazza Retail, LLC	Corporate/Partnership Name (type or print)
Cowner TenantLesse	Chuner Tenzniki Histore
Street Addinss 230 Newport Center Dr # 200	Steel Address:
Chylshater Zp: Newport Beach CA 92660 Phone NO. Faith	Chy/State21p Phone No Fax No
ALG - UHO- B300 Name of Corporate Officer/Partner (Type or (Start)	There of the Differ Pather Care of parts
Tille (type or pent)	liske theme is ended.
Signature When Alt	Segnidere Date
Corporato/Panership Name (type or print).	Corporate/Partnership Name (type or patal)
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Strends Antellifests	Content for Needy
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Corporate/Parlnership Name (type or pre-t)	Corporate/Parinershi, Nerr-4 (type or print)
Counce Trenanti 25520 Strinol Addresu	F Owner F Tonaga'up.com
City/State/Zip	1. th/ 5. 480/Zite
Phone Nor Payring	Physic Har Fair Hor
Nana of Company และ อาการสาวิสาร การสอบ	Name of Corporate Of Lock P. 1509 1 years of prod.
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	1000

AT&T Executive Bios



Randall L. Stephenson Chairman and Chief Executive Officer



William A. Blase, Jr. Senior Executive Vice President — Human Resources



James W. Cicconi Senior Executive Vice President — External and Legislative Affairs, AT&T, Inc.



Cathy M. Coughlin Senior Executive Vice President and Global Marketing Officer



Ralph de la Vega President and Chief Executive Officer - AT&T Mobile and Business Solutions



John Donovan Senior Executive Vice President, AT&T Architecture, Technology, Operations, AT&T Inc.



Lori Lee Senior Executive Vice President — Home Solutions



John T. Stankey Group President and Chief Strategy Officer



John Stephens Senior Executive Vice President and Chief Financial Officer



Wayne Watts Senior Executive Vice President and General Counsel

Project Chronology

AT&T – Valley Center (Chipotle) – Project No. 358540

Date	Action	Description	City Review Time	Applicant Response Time
5/22/2014	First Submittal	Project Deemed Complete		
7/7/2014	First Assessment Letter		46	
8/5/2014	Second Submittal			29
9/10/2014	Second Assessment Letter		36	
10/14/2014	Third Submittal			34
11/12/2014	All issues resolved		29	
12/18/2014	Public Hearing – Planning Commission		36	
TOTAL STAFF TIME			147	
TOTAL APPLICANT TIME				63
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	(in ca	210 lendar days)

.



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 4, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	
TIME OF HEARING:	
LOCATION OF HEARING:	

December 18, 2014 9:00 A.M. Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101

PROJECT TYPE:

PROJECT NUMBER: PROJECT NAME: APPLICANT:

COMMUNITY PLAN AREA: COUNCIL DISTRICT:

CITY PROJECT MANAGER: PHONE NUMBER/E-MAIL: NEIGHBORHOOD DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, AND PLANNED DEVELOPMENT PERMIT, PROCESS FOUR 358540 <u>AT&T VALLEY CENTRE (CHIPOTLE)</u> SHELLY KILBOURN, PLANCOM, INC., AGENTS REPRESENTING AT&T

CARMEL VALLEY District 1

Alex Hempton, Development Project Manager (619) 446-5349 / ahempton@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 panel antennas, located on the roof of an existing building behind radio-frequency (RF) transparent screening. Equipment associated with the antennas would be located within an enclosure, adjacent to the parking lot. The project is located at 3881 Valley Centre Drive.

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 <u>do not</u> e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at

<u>www.sandiego.gov/development-services</u> or in person at the office of the City Clerk, 202 "C" Street, 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 October 28, 2014 and the opportunity to appeal that determination ended November 12, 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 <u>Support</u> <u>Services at (619) 321-3208</u> 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: 24004426

Revised 10-4-12 HMD