



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 11, 2014 **REPORT NO.** PC-14-086

ATTENTION: Planning Commission, Agenda of December 18, 2014

SUBJECT: VERIZON – WRIGHT’S RANCH - PROJECT NO. 231240
PROCESS 5.

**OWNER/
APPLICANT:** Santa Luz Maintenance Association
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission recommend approval to the City Council of a Wireless Communication Facility (WCF) located at 7595 Montien Road in the Black Mountain Ranch Community?

Staff Recommendation(s): Recommend that City Council Approve Neighborhood Use Permit (NUP) No. 1088557, Planned Development Permit (PDP) No. 1378745, and Easement Vacation No. 1088562.

Community Planning Group Recommendation: On September 4, 2013, the Rancho Penasquitos Planning Board voted 13-1-0 to recommend approval of the Verizon – Wright’s Ranch project on the condition that Verizon work with the Santa Luz HOA on landscaping (Attachment 13).

Environmental Review: This project was determined to be exempt per the Categorical Exemption for New Construction, Section 15303 in accordance with State of California Environmental Quality Act (CEQA) Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 14, 2014, and the opportunity to appeal that determination ended December 2, 2014 (Attachment 8).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid for by the applicant.

Code Enforcement Impact: None.

BACKGROUND

Verizon is proposing a WCF consisting of a new 1,568-square foot faux adobe house designed to conceal up to three wireless carriers on a lot located at 7595 Montien Road in Santa Luz, a community of Black Mountain Ranch (Attachments 2, 3, and 12). The Verizon project will consist of 15 panel antennas, 12 Remote Radio Units and a 2-foot diameter microwave dish with associated equipment and an emergency generator all located within the faux adobe house. The site is zoned AR-1-1 and is designated as an amenity/open space lot in the Black Mountain Ranch Subarea Plan (Attachments 1, 2 and 3). The Multiple Habitat Planning Area (MHPA) is located across San Dieguito Road to the north and east, and single unit estate homes are located to the south and west of the project site.

WCFs are permitted in the AR-1-1 zone with a Conditional Use Permit unless it can be demonstrated that the antennas are a minimum of 100-feet away from the property line of day care, elementary or middle school uses, as well as residential uses. In this case, the antennas are more than 100-feet away from the closest residential use property line; therefore, an NUP is required. Condition no. 11(e) of the original Planned Residential Permit (PRD) required a non-building area designation to be illustrated on the associated map for any areas not shown as building sites also requiring those areas to be coupled with severalty interests of the owners of the dwelling units and maintained as open space. Condition no. 14(g) requires an amendment to the permit (PRD) if any changes are proposed. Pursuant to LDC Section 126.0113, a proposed revision to an approved development permit that is not in substantial conformance with the approved permit requires an amendment to the approved permit or an application for a new permit. In this case, a Planned Development Permit (PDP) is the process to amend a previous PRD.

The faux house is being proposed on Parcel 1 of Black Mountain Ranch Unit No. 7, which has a Building Restricted Easement designation. This project proposes to vacate a portion of that easement directly under the house and the access road which encompasses approximately .41-acres of a 5.06-acre site. Vacating an easement requires a City Council decision.

City owned open space that is part of the Multiple Habitat Planning Area (MHPA) is located to the north and east of the project site across San Dieguito Road and low density residential units are located to the south and west (Attachment 1). The project site was mass graded with the development of Black Mountain Ranch and the portions that were to be left in open space were hydroseeded with a mixture native grasslands and native plant mixes (Attachment 11).

DISCUSSION

Project Description:

Verizon is proposing to build a 1,568-square foot faux adobe home on an Amenity Open Space lot within the Black Mountain Ranch community of Santa Luz. The lot where the faux house is proposed is elevated above the adjacent residential uses and streets by at least ten feet. The faux house will be set back on the property and will include the addition of native trees and shrubs around the house.

The two-story house is designed in the Spanish ranch style and is conformance with the Community Design Element of the Black Mountain Ranch Subarea Plan (Attachment 12). The house will conceal up to three wireless carrier's facilities and those components that are not within the house are screened by courtyard walls that also have noise attenuation qualities. Verizon is proposing 15 panel antennas, a two-foot diameter microwave dish (within a chimney) and 12 Remote Radio Units (RRU) within the second story of the northern portion of the house. Their equipment is proposed on the first floor of the house below the antennas along with a 30 kw emergency generator with a 210-gallon diesel tank. Associated mechanical units, switch gear, and telco would be located outside of the house, but screened from view by the six-foot tall courtyard walls (Attachment 18).

Access to the site is from Northern Lights where an existing 14-foot wide dirt road exists. Verizon is proposing to continue the road southeasterly toward the house with an at-grade asphalt paved road, which will include three paved parking spaces in front of the house for use by each of the carrier's technicians. Service calls may be made every 4-6 weeks. Bollards and a chain are proposed at the access road entrance at Northern Lights and Verizon is proposing to install iron gates on the paved section of the access road along with an iron fence around the faux house (Attachment 18). The fence and gates will comply with the Subarea Plan Design Guidelines.

The project site was previously graded as part of the grading for Unit 7 of Black Mountain Ranch. The portion of the lot where the faux house is proposed is relatively flat with manufactured slopes on the north, west and south sides. The project site supports non-native grassland that was planted as part of the post grading landscape and erosion control. There are small pockets of native grasslands on site, but they make up less than 10-percent of the total area of grassland so the site was determined to be non-native grasslands in the Biological Resource Report prepared by RECON. Grading for the project will impact 1.19-acres of the grasslands, which is minimal and does not require any mitigation

The MHPA Land Use Adjacency Guidelines will be included as conditions of this permit due to the proximity to the MHPA, which is located to the north and east of the project site, across San Dieguito Road.

Community Plan Analysis:

The Black Mountain Ranch Subarea Plan did not contemplate WCFs at the time it was written; however, the City of San Diego's General Plan addresses Wireless Facilities 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 proposal to build a faux house to conceal up to three WCFs in an area that is primarily low density residential and open space complies with the recommendations in the General Plan to conceal and camouflage, while being respectful to the neighborhood context.

The Subarea Plan designates the project site as “Amenity Open Space,” which includes uses such as golf courses, Property Owner Association (POA) open space, desiltation basins and brush management lots (Attachment 14). The proposed building would be located on a POA open space lot. Although the Plan does not address WCFs, the proposed faux house would not adversely affect the Goals and Policies of the Subarea Plan. The proposed project site is adjacent to Very Low Density residential development and Amenity and Resource Based Open Space lands (Attachment 1). The proposal would emulate the architecture of the surrounding residential development and would not have an adverse impact on the visual quality of the surrounding area.

Council Policy 600-43:

Council Policy 600-43, “Wireless Communication Facilities,” assigns preference levels to the locations of WCF. This policy encourages WCFs be located away from residential uses. Typically, WCF proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower approval process level, such as a Limited Use or Neighborhood Use Permit. In this case, the project is proposed on an agriculturally zoned vacant lot within a low density residential area of the northern limits of the City, which technically qualifies as a Preference 2.

Project-Related Issues:

Wireless coverage within the City of San Diego is considered good, but there are areas within the City that due to topography or in this case, new development areas, that do not have reliable coverage. Residential areas are always a challenge to provide coverage and the City’s regulations and policies afford incentives to carriers to use non-residential properties. In this case, the project site is zoned AR-1-1 and typically residential uses are permitted, however when the VTM (95-0173) was approved, this lot along with many others were designated with a Building Restricted Easement (BRE). The approved density for Black Mountain Ranch was based on clustering the residential development, while retaining the remaining land for open space uses, such as golf courses, brush management lots, desiltation basins and POA lots. Verizon’s goal was to provide coverage in a difficult to cover area while designing a project that would completely integrate with the surrounding development.

Building Restricted Easement:

VTM/PRD 95-0173 designated this lot as Open Space. A condition in the PRD also requires that a non-building area designation be granted and shown on the map for all areas not shown as building sites. The condition goes on to say that these areas shall be coupled with the severalty interest of the owners of the dwelling units and shall be maintained as open space (Attachment 15). In 1999, an SCR was processed in conjunction with a subsequent parcel map which

redesignated the open space lot as a Property Owners Association (POA) lot. Parcel Map No. 19580, approved in 2004, included a restriction prohibiting the construction, erection or maintenance of any above-ground roofed building or covered structure, except as provided for in PRD 95-0173 across Parcel 1. This constraint necessitates an amendment to the PRD to allow the WCF on this lot.

Pursuant to Section 125.1001 of the San Diego Municipal Code, the California Streets and Highways Code Section 8311 provides for an alternative process to vacate public service or other easements granted to the public or the City of San Diego. The legislative body of a local agency may summarily vacate a public service easement when it has been superceded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easement. In this case, the property owner, Santa Luz Maintenance Association, has requested that the BRE for the footprint of the house and the access road be eliminated from Parcel 1. The Easement Vacation has been reviewed and approved by the City Engineer (Attachment 7).

Landscape

The Rancho Penasquito Planning Board recommended approval of the project contingent upon Verizon working with the Santa Luz Maintenance Association to address landscape concerns. The Santa Luz Maintenance Association is a co-applicant for the project and has approved the plans that were submitted for City review. Additionally, the project has been reviewed by the Park & Recreation Department, who manages the Black Mountain Ranch Maintenance Assessment District and all issues identified in the project review have been satisfactorily addressed.

Conclusion:

The proposed project complies with the WCF regulations, which requires a project to be designed to integrate with the structure or into the setting in which it is proposed through the use of architecture, landscape and siting solutions. Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Neighborhood Use Permit, Planned Development Permit and Easement Vacation (Attachment 5). Staff is recommending the Planning Commission recommend approval to the City Council of the project as proposed.

ALTERNATIVES

1. **Recommend Approval** to the City Council of Neighborhood Use Permit 1088557, Planned Development Permit No. 1378745 and Easement Vacation No. 1088562 **with modifications.**
2. **Recommend Denial** to City Council of Neighborhood Use Permit No. 1088557, Planned Development Permit No. 1378745 and Easement Vacation No. 1088562, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Karen Lynch
Project Manager
Development Services Department

VACCHI/KAL

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. B-Sheet Exhibit A/Exhibit B
8. Environmental Exemption
9. Draft Easement Vacation Resolution
10. Coverage Maps and Site Justification
11. Photo Survey
12. Phtosimulations
13. Community Planning Group Recommendation
14. Black Mountain Ranch Subarea Plan Open Space Map
15. PRD 95-0173
16. Ownership Disclosure Statement
17. Project Chronology
18. Project Plans

Rev 01-06/11 hmd

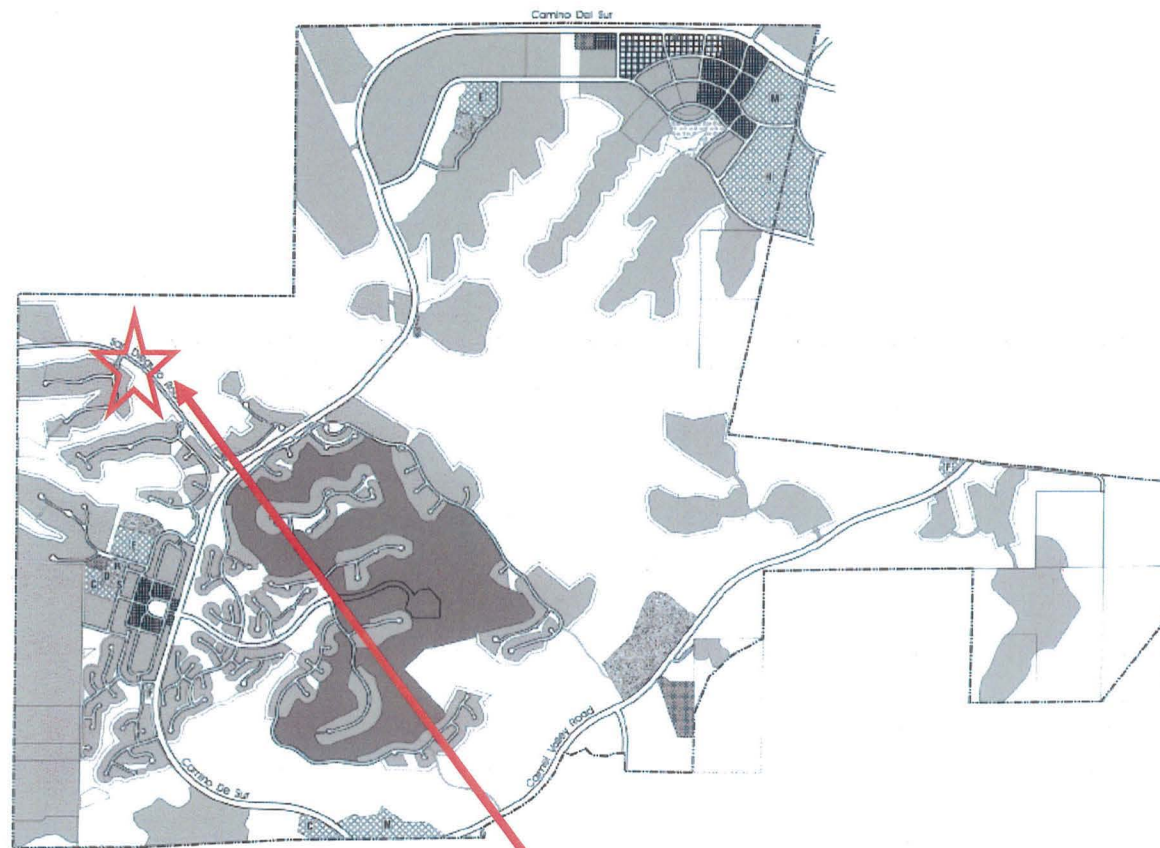


Aerial Photo

VERIZON-WRIGHT'S RANCH ROJECT NUMBER 231240

7595 Montien Road





Legend

	Residential (see figure 2.4)	1395 ac.
	Open Space (see figure 3.2)	2710 ac.
	Golf Course & Club House	320 ac.
	Employment	30 ac.
	Village Mixed Use Center	30 ac.
	Village Green	10 ac.
	Utilities	25 ac.
	Neighborhood/Community Parks	50 ac.
	Institutional	125 ac.
E	Elementary School	
M	Middle School	
H	High School	
F	Fire Station	
C	Church	
D	Day Care Center	
S	Seniors Center	
R	Recreation Center	
Streets		405 ac
TOTAL:		5100 ac

Note: Streets shown represent Collector and above
(North Village area)



May 2009

PROJECT SITE

*Black Mountain Ranch
Subarea Plan*

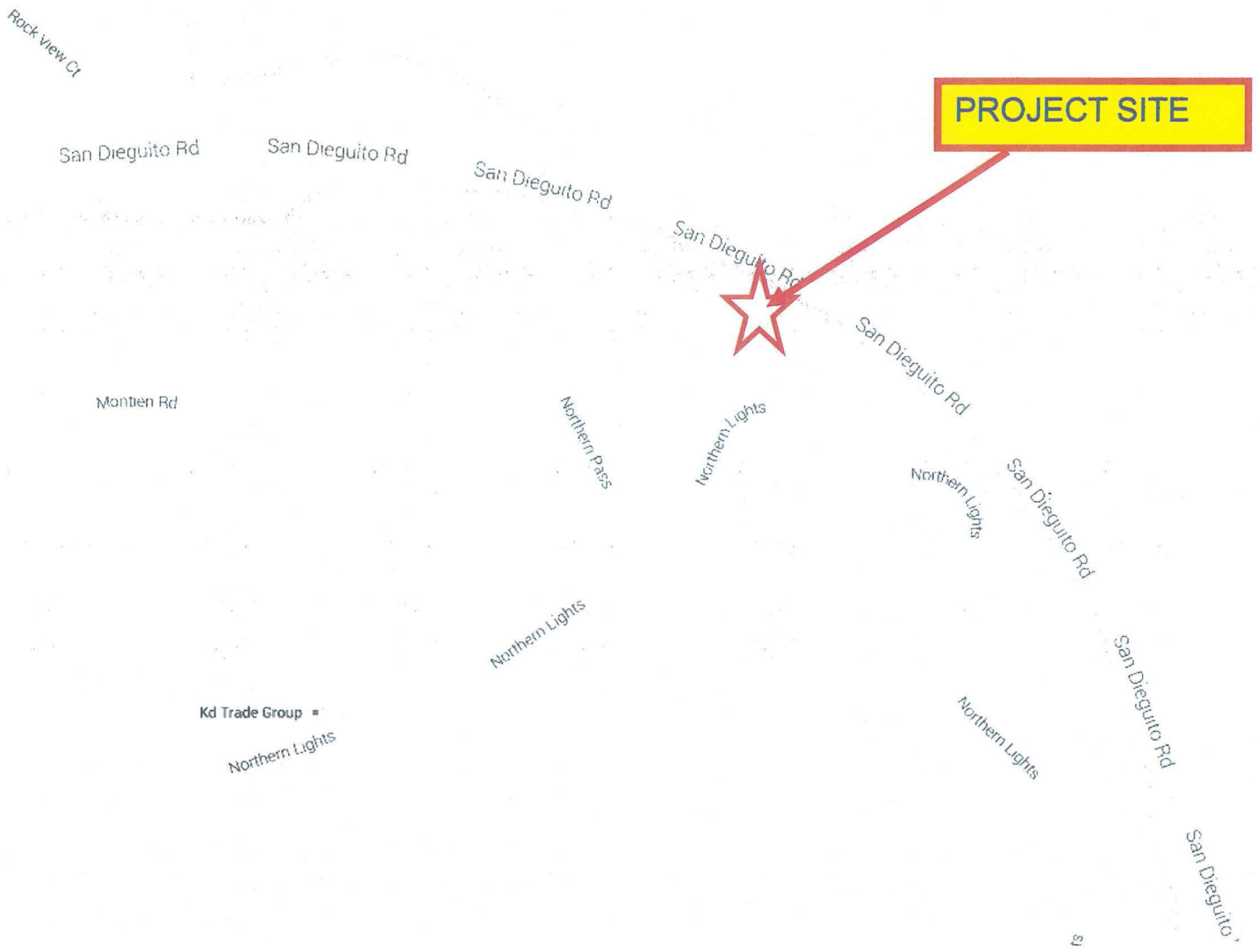
BLACK MOUNTAIN RANCH SUBAREA PLAN MAP



VERIZON- WRIGHT'S RANCH PROJECT NUMBER 231240

7595 Montien Road





Project Location Map
VERIZON- WRIGHT'S RANCH PROJECT NUMBER 231240
7595 Montien Road



PROJECT DATA SHEET

PROJECT NAME:	Verizon – Wright’s Ranch	
PROJECT DESCRIPTION:	A wireless communication facility consisting of a 1568-square foot faux house concealing 15 panel antennas, associated components, equipment and an emergency generator as well as space for two additional carriers.	
COMMUNITY PLAN AREA:	Black Mountain Ranch	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit/Planned Development/Easement Vacation.	
COMMUNITY PLAN LAND USE DESIGNATION:	Amenity Open Space	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: AR-1-1 HEIGHT LIMIT: 30-feet FRONT SETBACK: 25 feet. SIDE SETBACK: 20 feet. REAR SETBACK: 25 feet.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Resource Based Open Space; AR-1-1.	Open Space
SOUTH:	Residential; AR-1-1.	Open Space
EAST:	Resource Based Open Space; AR-1-1.	Open Space
WEST:	Amenity Open Space; AR-1-1.	Open Space
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 4, 2013, the Rancho Penasquitos Planning Board voted 13-1-0 to recommend approval of the Verizon – Wright’s Ranch project on the condition that Verizon work with the Santa Luz HOA on landscaping.	

**CITY COUNCIL RESOLUTION NO.
NEIGHBORHOOD USE PERMIT NO. 1088557
PLANNED DEVELOPMENT PERMIT NO. 1378745
VERIZON – WRIGHT'S RANCH
PROJECT NO. 231240
DRAFT**

WHEREAS, Santa Luz Maintenance Association, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1088557/1378745), on portions of an 18.34-acre site;

WHEREAS, the project site is located at 7595 Montien Road in the AR-1-1 zone of the Black Mountain Ranch Subarea Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 19580, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, September 21, 2004;

WHEREAS, on December 18, 2014, the Planning Commission of the City of San Diego considered Neighborhood Use Permit (NUP) No. 1088557 and Planned Development Permit No. 1378745 amending Planned Residential Development Permit No. 95-0173 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 14, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated December 18, 2014.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

The Black Mountain Ranch Subarea Plan does not address Wireless Communication Facilities (WCF), but the City of San Diego's General Plan, Section UD-15 requires that the visual impact of wireless facilities be minimized by concealing them in existing structures or using screening techniques to hide or blend them into the area in which they are proposed. The Plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. This project is a WCF that is

completely concealed within a proposed faux house. The 1,568-square foot house will be two stories and will accommodate up to three wireless carriers. The house is designed in the Spanish Ranch style and will integrate into the neighborhood of low density, estate type homes. Landscape is being proposed to further screen the house from surrounding properties. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code Section 141.0420, Wireless Communication Facilities, as well as the City's General Plan. The proposed WCF will not adversely affect the General Plan.

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

The project consists of a new 1,568-square foot faux house which will conceal up to three carriers' antennas and equipment. Verizon is currently proposing 15 panel antennas, 12 Remote Radio Units (RRU) and a two-foot diameter microwave dish to be located on the northern upper portion of the house. The associated equipment, as well as an emergency generator will be located below the antennas on the first floor. The house is proposed on a Property Owner Association lot that is designated for Amenity Open Space. The original Planned Residential Development Permit is being amended to allow development on the lot, which requires that the easement be vacated over the portion where the house is proposed as well as the access road from Northern Lights.

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 Reports 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 agricultural zones with the processing of a Conditional Use Permit (CUP), Process 3, except where it can be demonstrated that the antennas are more than 100-feet from the

property line of residential uses, day cares, elementary or middle schools, in which case an NUP, process 2 is required. The antennas associated with this project are more than 100-feet away from the nearest residential property line, therefore, an NUP is the appropriate permit. 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." In this case, the entire Verizon WCF will be concealed within the proposed faux house, which from outward appearances; will integrate well into the neighborhood context. The house complies with the AR-1-1 development regulations.

In 2004, a parcel map was approved for the current Unit 7 subdivision, which this project is located within. Besides including a Building Restricted Easement (BRE) on the property in question, the map contained language restricting the construction of above-ground roofed buildings or covered structures, except as provided for in the PRD. This application includes an amendment to the PRD to allow the faux house and it includes an easement vacation over that portion of the lot where the faux house and access road are located. The rest of the lot will remain within the BRE.

The proposed project will comply with the 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;

The Black Mountain Ranch Subarea Plan does not address Wireless Communication Facilities (WCF), but the City of San Diego's General Plan, Section UD-15 requires that the visual impact of wireless facilities be minimized by concealing them in existing structures or using screening techniques to hide or blend them into the area in which they are proposed. The Plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. This project is a WCF that is completely concealed within a proposed faux house. The 1,568-square foot house will be two stories and will accommodate up to three wireless carriers. The house is designed in the Spanish Ranch style and will integrate into the neighborhood of low density, estate type homes. Landscape is being proposed to further screen the house from surrounding properties. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code Section 141.0420, Wireless Communication Facilities, as well as the City's General Plan. The proposed WCF will not adversely affect the General Plan.

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

The project consists of a new 1,568-square foot faux house which will conceal up to three carriers' antennas and equipment. Verizon is currently proposing 15 panel antennas, 12 Remote Radio Units (RRU) and a two-foot diameter microwave dish to be located on the northern upper portion of the house. The associated equipment, as well as an emergency generator will be located below the antennas on the first floor. The house is proposed on a Property Owner Association lot that is designated for Amenity Open Space. The original Planned Development Permit is being amended to allow development on the lot, which requires that the easement be vacated over the portion where the house is proposed as well as the access road from Northern Lights.

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 Reports 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 agricultural zones with the processing of a CUP, Process 3, except where it can be demonstrated that the antennas are more than 100-feet from the property line of residential uses, day cares, elementary or middle schools, in which case an NUP, process 2 is required. The antennas associated with this project are more than 100-feet away from the nearest residential property line, therefore, an NUP is the appropriate permit. 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." In this case, the entire Verizon WCF will be concealed within the proposed faux house, which from outward appearances; will integrate well into the neighborhood context. The house complies with the AR-1-1 development regulations.

In 2004, a parcel map was approved for the current Unit 7 subdivision, which this project is located within. Besides including a Building Restricted Easement (BRE) on the property in question, the map contained language restricting the construction of above-ground roofed buildings or covered structures, except as provided for in the PRD. This application includes an amendment to the PRD to allow the faux house and it includes an easement vacation over that portion of the lot where the faux house and access road are located. The rest of the lot will remain within the BRE.

No deviations are proposed with this project. With the approval of the elimination of the Building Restricted Easement, construction of a faux house for the purposes of concealing a WCF will comply with the regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, NUP No. 1088557/PDP No. 1378745 is approved with the form, exhibits, terms and conditions as set forth in Permit No. 1088557/1378745, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: December 18, 2014

Job Order No. 24001506

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

WHEN RECORDED MAIL TO
CITY CLERK

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001506

NEIGHBORHOOD USE PERMIT NO. 1088557
PLANNED DEVELOPMENT PERMIT NO. 1378745
PROJECT NO. 231240
AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 93-0157
CITY COUNCIL
DRAFT

This Neighborhood Use Permit (NUP) No. 1088557 and Planned Development Permit No. 1378745 (Amendment to PRD 93-0157) is granted by the City Council of the City of San Diego to Santa Luz Maintenance Association, Owner and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0201, 126.0601 and 125.1001. The 18.34-acre site is located at 7595 Montien Road in the AR-1-1 zone of the Black Mountain Ranch Subarea Plan. The project site is legally described as: Parcel 1 of Parcel Map No. 19580, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, September 21, 2004.

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

The project shall include:

- a. A two-story, 1,568-square foot faux house for the accommodation of up to three wireless carriers. The Verizon project includes 15 panel antennas, 12 Remote Radio Units and a 2-foot diameter microwave dish on the second story of the house. The associated equipment will be located below the antennas on the ground floor;
- b. An associated 30kw emergency generator with a 210-gallon diesel tank located on the north side of the equipment room;

- c. Space availability for up to two additional carriers' antennas and associated equipment. Review of future WCFs will require a Substantial Conformance Review approval;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. The faux house is for the purpose of providing an architecturally integrated structure that integrates with the adjacent low density residential neighborhood, but may have the secondary purpose of accommodating Permittee's Operations on the Premises. The faux house may not be used for any other purpose.
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
3. Under no circumstances, does approval of this permit authorize the 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.
4. 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.

5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. The Owner/Permittee shall secure all necessary 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.
10. 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.
11. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

13. The project proposes to export no material from the project site. Any excavated material that is 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.
14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
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.
18. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including

Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

20. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

21. 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 Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

22. 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.

23. 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.

MULTIPLE SPECIES CONSERVATION PROGRAM:

24. Due to the adjacency to the MHPA, the development must conform to all applicable Land Use Adjacency Guidelines (LUAG) (Section 1.4.3) of the MCSP Subarea Plan. In particular, Permittee shall assure that lighting, drainage, landscaping, grading, access and noise must not adversely affect the MHPA. Prior to issuance of construction permits, provide the LUAG notes on the construction plans.

PARK AND RECREATION DEPARTMENT REQUIREMENTS:

25. The Permittee shall submit to the Black Mountain Ranch Maintenance Assessment District Grounds Maintenance Manager, a report by a certified arborist documenting the impacts to trees by the proposed trenching. Any tree that is failing or dies within 5 years of project installation, as a result of impacts by the project, shall be replaced with trees of equal value as determined by the Open Space Division, Maintenance Assessment District Section of the Park & Recreation Department.

26. The Permittee shall ensure protection of existing trees and shall not work within the dripline of any tree. Any tree damaged or determined to have died within a 5 year period as a result of impacts created by this project, shall be replaced with a tree of equal value as determined by the Open Space Division, Maintenance Assessment District Section of the Park & Recreation Department.

27. The Permittee shall ensure that all impacts to Maintenance Assessment District irrigation systems must not impede irrigation application frequency and be repaired within a 24 hour period.

28. The Permittee must ensure that the Park & Recreation Department review and approve all construction plans prior to building permit issuance.

29. The Permittee must provide notification, in writing, to the Park and Recreation Department Grounds Maintenance Manager for the Black Mountain MAD 72 hours prior to the pre-construction meeting or prior to commencing with construction. (GMM Michael Cook 619-685-1304)

PLANNING/DESIGN REQUIREMENTS:

30. 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.

31. Two additional carrier's WCFs are permitted to be located within the faux house and may be approved through the Substantial Conformance Review process. Each carrier's application must include an updated cumulative Radio Frequency compliance report demonstrating that the entire facility complies with Federal Communication Commission's standards for RF Guidelines

32. 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.

33. 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.

34. 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.

35. Prior to issuance of construction permits, the Permittee must provide a statement of authorization from the Santa Luz Maintenance Association for the design and construction of the faux house.

36. 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."

37. The approved antenna dimensions include: nine – 72.72" x 11.85" x 7.1"; three – 54" x 12" x 8"; and three – 53.7" x 20.7" x 7.1" as illustrated on the Exhibit "A" dated _____. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

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

39. 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.

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

41. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the main building facade. All FRP shall be painted and textured to match the entire 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) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

Permit Type/PTS Approval No.:

Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
Development Project Manager

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

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

Santa Luz Maintenance Association
Owner

By _____
NAME:
TITLE:

Verizon Wireless
Permittee

By _____
NAME:
TITLE:

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

EXHIBIT "A"

LEGAL DESCRIPTION

BUILDING RESTRICTED EASEMENT VACATION

BEING PORTIONS OF A BUILDING RESTRICTED EASEMENT GRANTED PER PARCEL MAP NO. 19580, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WITHIN PARCEL 1 OF SAID PARCEL MAP NO. 19580.

PARCEL NO 1:

14.00 FOOT WIDE STRIP LYING 7.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THE NORTHWEST RIGHT OF WAY LINE OF NORTHERN LIGHTS, A PRIVATE DRIVE, SAID LINE BEING SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 23°57'45" EAST 98.99" FEET PER SAID PARCEL MAP NUMBER 19580, SAID POINT BEING THE BEGINNING OF A 150.00 FOOT RADIUS TANGENT CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°59'01" AN ARC LENGTH OF 115.15 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 22°03'14" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE, THE FOLLOWING COURSES: NORTH 23°28'11" WEST 120.35 FEET TO THE BEGINNING OF A TANGENT 18.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°53'31" AN ARC LENGTH OF 26.67 FEET; THENCE NORTH 61°25'20" EAST 84.95 FEET TO THE BEGINNING OF A TANGENT 40.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'25" AN ARC LENGTH OF 3.29 FEET; THENCE NORTH 66°07'45" EAST 37.86 FEET TO THE BEGINNING OF A TANGENT 40.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'18" AN ARC LENGTH OF 7.14 FEET; THENCE NORTH 76°21'04" EAST 42.32 FEET TO THE BEGINNING OF A TANGENT 17.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°08'00" AN ARC LENGTH OF 16.66 FEET; THENCE SOUTH 47°30'56" EAST 154.56 FEET TO THE BEGINNING OF A TANGENT 23.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'56" AN ARC LENGTH OF 5.02 FEET; THENCE SOUTH 35°00'00" EAST 82.61 FEET TO THE POINT OF TERMINUS, SAID POINT BEING DESIGNATED AS POINT "A" HEREON.

THE SIDELINES OF SAID STRIP, AT THE TRUE POINT OF BEGINNING, ARE TO BE SHORTENED OR LENGTHENED SO AS TO TERMINATE AT THE NORTHWEST RIGHT OF WAY LINE OF SAID NORTHERN LIGHTS AND AT THE POINT OF TERMINUS, TO BE MEASURED AT RIGHT ANGLES TO THE SOUTHEAST TERMINUS OF THE LAST COURSE.

CONTAINING 8,141 SQUARE FEET, BEING 0.187 ACRES, MORE OR LESS

PARCEL NO 2:

BEGINNING AT POINT "A" DESIGNATED IN PARCEL NO 1; THENCE SOUTH 55°00'00" WEST 7.00 FEET TO THE SOUTHWESTERLY LINE OF THE TERMINUS COURSE IN SAID PARCEL NO 1, THENCE ALONG SAID LINE NORTH 35°00'00" WEST 2.58 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE

BEGINNING OF A TANGENT 5.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 7.85 FEET; THENCE SOUTH 55°00'00" WEST 15.00 FEET; THENCE NORTH 35°00'00" WEST 30.00 FEET; THENCE NORTH 55°00'00" EAST 15.00 FEET TO THE BEGINNING OF A TANGENT 5.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" 7.85 FEET TO THE SOUTHWESTERLY LINE OF THE TERMINUS COURSE OF SAID PARCEL NO 1; THENCE SOUTH 35°00'00" EAST, ALONG SAID LINE, 40.00 FEET RETURNING TO THE TRUE POINT OF BEGINNING.

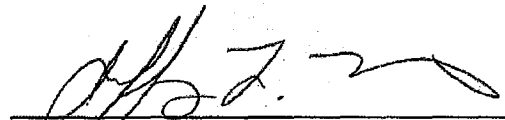
CONTAINING 611 SQUARE FEET, BEING 0.014 ACRES, MORE OR LESS

PARCEL NO 3:

BEGINNING AT POINT "A" DESIGNATED IN PARCEL NO 1; THENCE NORTH 55°00'00" EAST 7.00 FEET TO THE NORTHEASTERLY LINE OF THE TERMINUS COURSE OF PARCEL NO. 1; THENCE NORTH 35°00'00" WEST 1.00 FEET ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 55°00'00" EAST 32.67 FEET; THENCE SOUTH 35°00'00" EAST 98.67 FEET; THENCE SOUTH 55°00'00" WEST 79.33 FEET; THENCE NORTH 35°00'00" WEST 98.67 FEET; THENCE NORTH 55°00'00" EAST 12.66 FEET; THENCE NORTH 35°00'00" WEST 6.58 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 2; THENCE NORTH 55°00'00" EAST 15.00 FEET ALONG THE SOUTHEAST LINE OF SAID PARCEL NO. 2 TO THE BEGINNING OF A TANGENT 5.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 7.85 FEET ALONG THE SOUTHEAST LINE OF SAID PARCEL NO. 2 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING ON THE SOUTHWEST LINE OF PARCEL NO. 1; THENCE SOUTH 35°00'00" EAST 2.58 FEET ALONG SAID SOUTHWEST LINE TO THE SOUTHEAST LINE OF SAID PARCEL NO. 1; THENCE NORTH 55°00'00" EAST 7.00 FEET ALONG SAID SOUTHEAST LINE RETURNING TO THE POINT OF BEGINNING.

CONTAINING 7,940 SQUARE FEET, BEING 0.182 ACRES, MORE OR LESS.

ATTACHED HERETO IS CITY DRAWING NO. 37620-B AND BY THIS REFERENCE MADE A PART HEREOF.



JEFFERY L. MAYS, PLS 6379

PTS NO. 231240

I.O. NO. 24001506

DWG NO. 37620-B

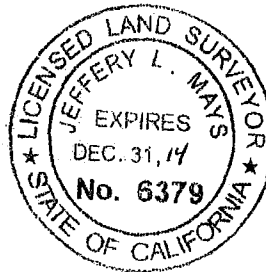


EXHIBIT "B"

ATTACHMENT 7

LEGEND:

INDICATES PORTIONS OF
BUILDING RESTRICTED -
EASEMENT, VACATED.

TOTAL AREA = 16,692 SQUARE FEET
0.383 ACRES

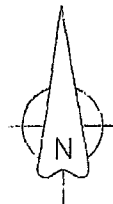
P.O.B. - POINT OF BEGINNING
T.P.O.B. - TRUE POINT OF BEGINNING

INDICATES RECORD DATA - ()
PER PARCEL MAP 19580

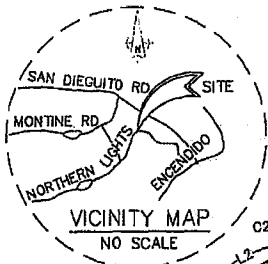
A.P.N. - 269-282-05

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS
EXHIBIT IS A PORTION OF THE
SOUTHWESTERLY LINE OF PARCEL 1 OF
PARCEL MAP NUMBER 19580.
I.E. N 23°57'45" E



SCALE = 1" = 80'



SEE SHEET 2
FOR PARCEL
NO.'S 2 & 3

TRUE POINT
OF BEGINNING
PARCEL NO 1
A=43°59'01"
R=150.00'
L=115.15'

POINT OF
BEGINNING
PARCEL NO 1
(N23°57'45"E)
(88.99')
BASIS OF
BEARINGS

BLACK MOUNTAIN RANCH
UNIT NO. 7
MAP NO. 14296

EASEMENT NOTE

1 A BUILDING RESTRICTED
EASEMENT GRANTED PER
PARCEL MAP NUMBER 19580
AFFECTING ALL OF PARCEL 1.



APN: 269-282-05

JRN CIVIL ENGINEERS

232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA. 92672
(949) 248-4585

Jeffery L. Mays DATE: 7/25/2014
JEFFERY L. MAYS, PLS 6379

BUILDING RESTRICTED EASEMENT VACATION IN

PORTION OF PARCEL 1. OF PARCEL MAP NO. 19580

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	✓	AAA	10-24-14	

STATUS

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 2 SHEETS

Jeffery L. Mays
FOR CITY ENGINEER

11/12/14
DATE

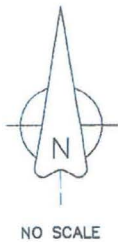
PIS NO. 231240
T.O. No. 24001506

1944-6279
NAD 83 COORDINATES

304-1719
LAMBERT COORDINATES

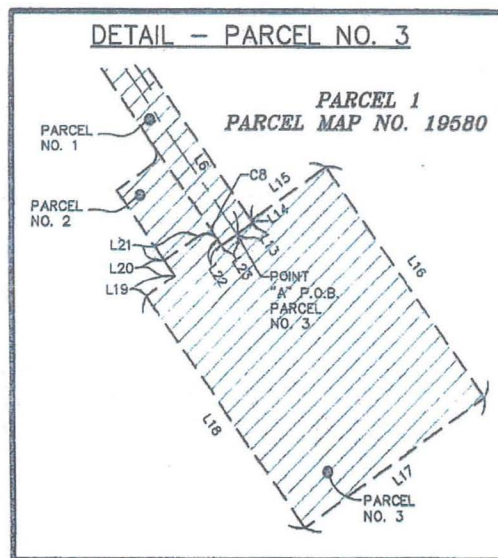
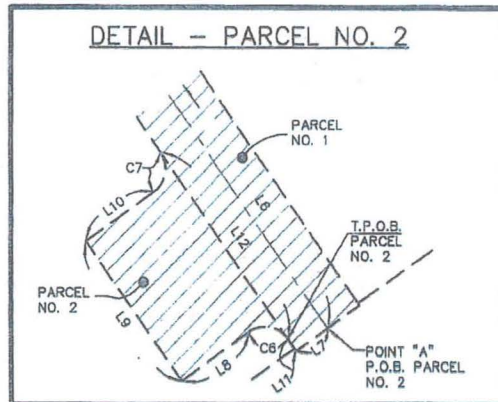
37620-1-B

REV 8/95 SMG



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	$\Delta=84^{\circ}53'31''$	18.00'	26.67'
C2	$\Delta=4^{\circ}42'25''$	40.00'	3.29'
C3	$\Delta=10^{\circ}13'18''$	40.00'	7.14'
C4	$\Delta=56^{\circ}08'00''$	17.00'	16.66'
C5	$\Delta=12^{\circ}30'56''$	23.00'	5.02'
C6	$\Delta=90^{\circ}00'00''$	5.00'	7.85'
C7	$\Delta=90^{\circ}00'00''$	5.00'	7.85'
C8	$\Delta=90^{\circ}00'00''$	5.00'	7.85'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°28'11"W	120.35'
L2	N61°25'20"E	84.95'
L3	N66°07'45"E	37.86'
L4	N76°21'04"E	42.32'
L5	S47°30'56"E	154.56'
L6	S35°00'00"E	82.61'
L7	S55°00'00"W	7.00'
L8	S55°00'00"W	15.00'
L9	N35°00'00"W	30.00'
L10	N55°00'00"E	15.00'
L11	N35°00'00"W	2.58'
L12	S35°00'00"E	40.00'
L13	N55°00'00"E	7.00'
L14	N35°00'00"W	1.00'
L15	N55°00'00"E	32.67'
L16	S35°00'00"E	98.67'
L17	S55°00'00"W	79.33'
L18	N35°00'00"W	98.67'
L19	N55°00'00"E	12.66'
L20	N35°00'00"W	6.58'
L21	N55°00'00"E	15.00'
L22	N35°00'00"W	2.58'
L23	N55°00'00"E	7.00'

**JRN CIVIL ENGINEERS**

232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA. 92672
(949) 248-4685

Jeffery L. Mays
DATE: 10/23/14
JEFFERY L. MAYS, PLS 6379

BUILDING RESTRICTED EASEMENT VACATION IN

PORTION OF PARCEL 1 OF PARCEL MAP NO. 19580

DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL				

CITY OF SAN DIEGO, CALIFORNIA

SHEET 2 OF 2 SHEETS

Jeffery L. Mays
FOR CITY ENGINEER

11/15/14
DATE

PTS NO. 231240

L.O.
No. 24001506

1944-6279
NAD 83 COORDINATES

304-1719
LAMBERT COORDINATES

37620-2-B

STATUS

NOTICE OF EXEMPTION

ATTACHMENT 8

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

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

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

PROJECT NO.: 231240

PROJECT TITLE: VERIZON WRIGHT'S RANCH

PROJECT LOCATION-SPECIFIC: UNADDRESSED PARCEL ON SOUTH SIDE OF SAN DIEGUITO ROAD, SOUTHEAST OF MONTIEN ROAD AND NORTH OF NORTHERN LIGHTS

PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), SITE DEVELOPMENT PERMIT (SDP) and PLANNED DEVELOPMENT PERMIT (PDP) to AMEND PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 95-0173 and EASEMENT VACATION for a new Wireless Communication Facility (WCF). The facility would consist of a 1,568-square-foot faux house that would conceal up to three (3) wireless carriers. The current permit would allow for Verizon to install: three (3) antenna sectors consisting of five (5) antennas per sector for a total of fifteen (15) antennas; twelve (12) Remote Radio Units (RRU); one (1) microwave dish; two (2) GPS antennas; associated equipment; one (1) enclosed emergency generator; and new electrical meter and telco service to serve the WCF. All of the antennas would be located behind RF transparent screens that would be detailed to match the faux house. Additionally, minor landscape and irrigation is planned for this project. The project site is zoned AR-1-1 and is within the Black Mountain Ranch Community Plan area of Council District 5.

NAME OF PUBLIC AGENCY APPROVING PROJECT: CITY OF SAN DIEGO

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: KERRIGAN DIEHL, PLANCOM, INC., 302 STATE PLACE, ESCONDIDO, 2ND FLOOR, CA 92029; 760-587-3003.

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
☒ CATEGORICAL EXEMPTION : SECTION 15303 (NEW CONSTRUCTION)

REASONS WHY PROJECT IS EXEMPT: Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M.BLAKE

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

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

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


M. BLAKE/SENIOR PLANNER

NOVEMBER 14, 2014
DATE

CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY
☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

EASEMENT VACATION NO. 1088562
DRAFT

A RESOLUTION SUMMARILY VACATING A PORTION OF
PARCEL 1 OF PARCEL MAP NO. 19580/ PROJECT NO. 231240

WHEREAS, California Streets and Highways Code section 8330 *et seq.* San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the summary vacation of public easements by City Council resolution; and

WHEREAS, it is proposed that Building Restricted Easement Vacation in Portion of Parcel 1 of Parcel Map No. 19580, Easement Vacation No. 1088562, be vacated; and

WHEREAS, The easement has been superseded by relocation and there are no other public facilities located within the easement; and

WHEREAS, the easement does not contain active public utility facilities that would be affected by the vacation; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Building Restricted Easement Vacation in Portion of Parcel 1 of Parcel Map No. 19580, the Council finds that:

(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

In October 1995, the City Council approved Black Mountain Ranch Vesting Tentative Map/Planned Residential Development (VTM/PRD) No. 95-0173 covering approximately 4,677-acres for the development of 942 single residential unit lots, 179 multi-residential units, and a series of subordinate uses including schools, churches, public facilities, and open space areas. Development of the Proposition A lands, which is where the subject parcel is located, was implemented either through the Rural Cluster Development alternative of the Planed Residential Permit development regulations, which allowed one dwelling unit per four acres in a clustered manner or through the density permitted by the underlying agricultural zone. The cluster alternative allowed specific undeveloped portions of the property to be retained in open space designations for uses including golf courses, clubhouses, parks, reclaimed water reservoirs, brush management zones and desiltation basins. The project site was designated as Amenity Open Space and encumbered with a Building Restricted Easement (BRE) in order to restrict the approved density to what was permissible through the VTM/PRD. The lot is owned by the homeowners association and designated as Amenity Open Space in the Black Mountain Ranch Subarea Plan.

The vacation is proposed to eliminate the BRE over the portion of the lot where the faux house and access road associated with Project No. 231240 are located, which totals approximately 0.383-acres of a 18.34-acre lot. The remainder of the property will retain the BRE. The Subarea Plan identifies uses such as golf courses, clubhouses, brush management lots, reclaimed water reservoirs, desiltation basins and Property Owner Association lots as allowable within the Amenity Open Space designated lots. A wireless communication facility, which serves a similar purpose to other public utility-like uses was determined to be a comparable use and will serve the public by providing wireless coverage for those living and passing through the area.

There is no present or prospective public use for the easement. The original intent of the easement was to limit residential density with the development of Black Mountain Ranch and eliminating the easement for the footprint of the faux house and access road will not invalidate the original intent of the easement.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

The easement vacation will allow Verizon to construct a faux house that will conceal up to three wireless carriers' facilities, providing wireless coverage to Black Mountain Ranch and the surrounding communities, which will benefit the public by improving communications. The faux house is proposed on a vacant open space lot that is part of a low density residential subdivision. The design of the WCF as a house integrates well into the neighborhood context and will not cause any potential land use or aesthetic impacts. The remainder of the lot will continue to be encumbered with the BRE. Other than a faux house to conceal wireless antennas and equipment,

the lot will continue to be restricted for any other type of construction. Maintenance of the lot will continue to be the responsibility of the homeowners association and Verizon will be required to maintain the faux house, access road and required landscaping. The public will benefit from the vacation by provision of wireless coverage to the area once construction of the faux house and installation of the wireless facilities has been completed.

(c) The vacation is consistent with any applicable land use plan.

Vacating the easement will allow the 1,568-square foot house, proposed by Verizon, to be built for the sole purpose of providing wireless services. The Black Mountain Ranch Subarea Plan designates the project site as Amenity Open Space and lists uses such as golf courses, clubhouses, brush management lots, Property Owner Association lots, desiltation basins and reclaimed water reservoirs. This WCF use is similar to public utility type uses such as a reclaimed water reservoir, a desiltation basin or a substation; uses that serve the community. In this case, the use is designed as a house to architecturally integrate into the community. The easement vacation will continue to provide necessary public improvements consistent with the Subarea Plan while simultaneously meeting the needs of the proposed project. Therefore, the proposed development will not adversely affect the applicable land use plan.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

In October 1995, the City Council approved Black Mountain Ranch Vesting Tentative Map/Planned Residential Development (VTM/PRD) No. 95-0173 covering approximately 4,677-acres for the development of 942 single residential unit lots, 179 multi-residential units, and a series of subordinate uses including schools, churches, public facilities, and open space areas.

Development of the Proposition A lands was implemented either through the Rural Cluster Development alternative of the Planned Residential Permit development regulations, which allowed one dwelling unit per four acres in a clustered manner or through the density permitted by the underlying agricultural zone. The cluster alternative allowed specific undeveloped portions of the property to be retained in open space designations for uses including golf courses, clubhouses, parks, reclaimed water reservoirs, brush management zones and desiltation basins. The project site was designated as Amenity Open Space and encumbered with a Building Restricted Easement (BRE) in order to restrict the approved density to what was permissible through the VTM/PRD. The lot is owned by the homeowners association and designated as Amenity Open Space in the Black Mountain Ranch Subarea Plan.

The purpose for which the easement was originally acquired was to ensure that residential density did not exceed what was originally intended for the Subarea Plan. The Santa Luz Maintenance Association owns the vacant lot and is a co-applicant with Verizon requesting that the easement be vacated in order to accommodate the faux house. The WCF is designed as a house to integrate with the residential nature of the area and it will conceal Verizon's WCF and up to two other WCFs for additional carriers. The remaining lot will continue to be encumbered with the BRE and the faux house is restricted to being used for the sole purpose of providing communications as a WCF. Therefore, Parcel 1 of Unit 7 of Parcel Map No. 19580 will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that the Building Restricted easement located within the Black Mountain Ranch Community Planning area in connection with Neighborhood Use Permit No. 1088557 and Planned Development Permit No. 1378745, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37620-1-B, marked as

Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____

Deputy City Attorney

SITE JUSTIFICATION
Verizon Wireless Wright's Ranch
San Dieguito Road

PROJECT DESCRIPTION/SITE DESIGN

The project proposes to construct a 1,568 square foot building for use as wireless communication facility located at San Dieguito Road and Montien Road in the Santa Luz community. The property is vacant and zoned AR-1-1. It is surrounded by San Dieguito Road and Northern Lights Road and more than 800 feet from the nearest residential structure.

Verizon Wireless is proposing to locate a wireless communication facility inside the new building. Space is available for future wireless carriers as well. The antennas and equipment will be completely concealed inside the new building, which has been designed to match the architecture found in Santa Luz. Verizon Wireless is proposing to install fifteen (15) antennas and associated equipment at this location.

PREFERENCE 2 LOCATION – PROCESS 4 DESIGN :

The project site is proposed on a Preference 2 location, because it is on an agriculturally zoned property with non-residential uses and is more than 100 feet from residential or other similar uses. Due to the significant open space and the primarily single family residential development within Santa Luz, there were no lower preference sites that could have accommodated a wireless facility. The project requires a Conditional Use Permit and a Planned Development Permit to allow the proposed wireless facility. The Planned Development Permit is required to amend the previously approved Planned Residential Development (PRD) permit which contains a building restrictive easement that allows public utility structures to be installed, but does not allow above-ground roofed buildings or covered structures. As part of the project, Verizon Wireless is proposing to amend Planned Residential Development Permit (PRD) No. 95-0173 to allow aboveground roofed buildings for public utility/communication facilities, such as the proposed structure. The Conditional Use Permit is a Process 2 decision, but the Planned Development Permit requires a Process 4 action.

CO-LOCATION OF WIRELESS FACILITIES

The proposed wireless communication facility can accommodate additional wireless carriers.

Alternative Sites for VZW "Wright's Ranch"
San Dieguito Road and Montien Road

The following sites were considered prior to selecting the proposed Wright's Ranch location:

Zorro Water Tank – County of San Diego

A proposed AT&T wireless communication facility at this location was denied by the County of San Diego. Two carriers exist at this location and the County was not willing to allow a third carrier at this location.

Gano Water Tank – County of San Diego

There was no available space to locate a wireless communication facility within the fenced water tank property. All of the property outside of the fenced property is sensitive habitat. A 50 foot setback from residentially zoned property is required for development. A location outside of the 50 foot setback could not be located at this site.

Santa Luz HOA Maintenance Yard

The ground elevation of the Santa Luz HOA Maintenance Yard was too low to accommodate the coverage objective of this search ring. Additionally, the maintenance yard was outside of the search ring.

South Village Neighborhood Park

The South Village Neighborhood Park's ground elevation is about 100' lower than the current site. Additionally, there are no existing vertical elements in the park in which to locate antennas. Stealth wireless structures in the AR-1-1 zoning district are restricted to the 30' maximum height limit with the antennas at 25'. This limitation would fail to provide the necessary coverage in-building to the homes within the Santaluz gates and would be insufficient in providing service west along San Dieguito Road and north towards Camino Del Sur.

The Santaluz Club

The Santaluz Club is situated in a small interior valley segment within the easterly section of the Santa Luz development. Three adjacent terrain features north, east and west of the Santaluz Club exist and significantly inhibit the radio signal to the broader coverage objectives. For this reason Verizon radio engineers have rejected this location.

The Farms Golf Club

The Farms Golf Club location is entirely outside of the intended coverage objective and site search ring. Additionally, the site is blocked to the north by the surrounding terrain near Spyglass Lane leaving coverage gaps along the roads and homes near San Dieguito Road and Camino Del Sur. This area is currently served by Verizon's wireless facility located at the Evergreen Nursery.

Right of Way Light Standard

The light standard installations result in a significant drop in ground elevation 30'- 40' as well as a handicapped site design. As a result the site would fail to cover the northern portion of Camino Del Sur as well as be deficient in provided the necessary in-building coverage to the homes along the northern portion of the Santaluz Golf Club.



**NS0062 Santaluz
Wrights Ranch**
San Dieguito Rd &
Montien Rd
San Diego , CA 9212

Official Zoning Map

Legend



Search Ring



Selected Site



Existing sites within
1 mile radius:

No sites within one mile



Alternative Sites:

4 **NS0062**
Gano Water Tank
6031 Artesian Trail
San Diego, CA 92067

Legend

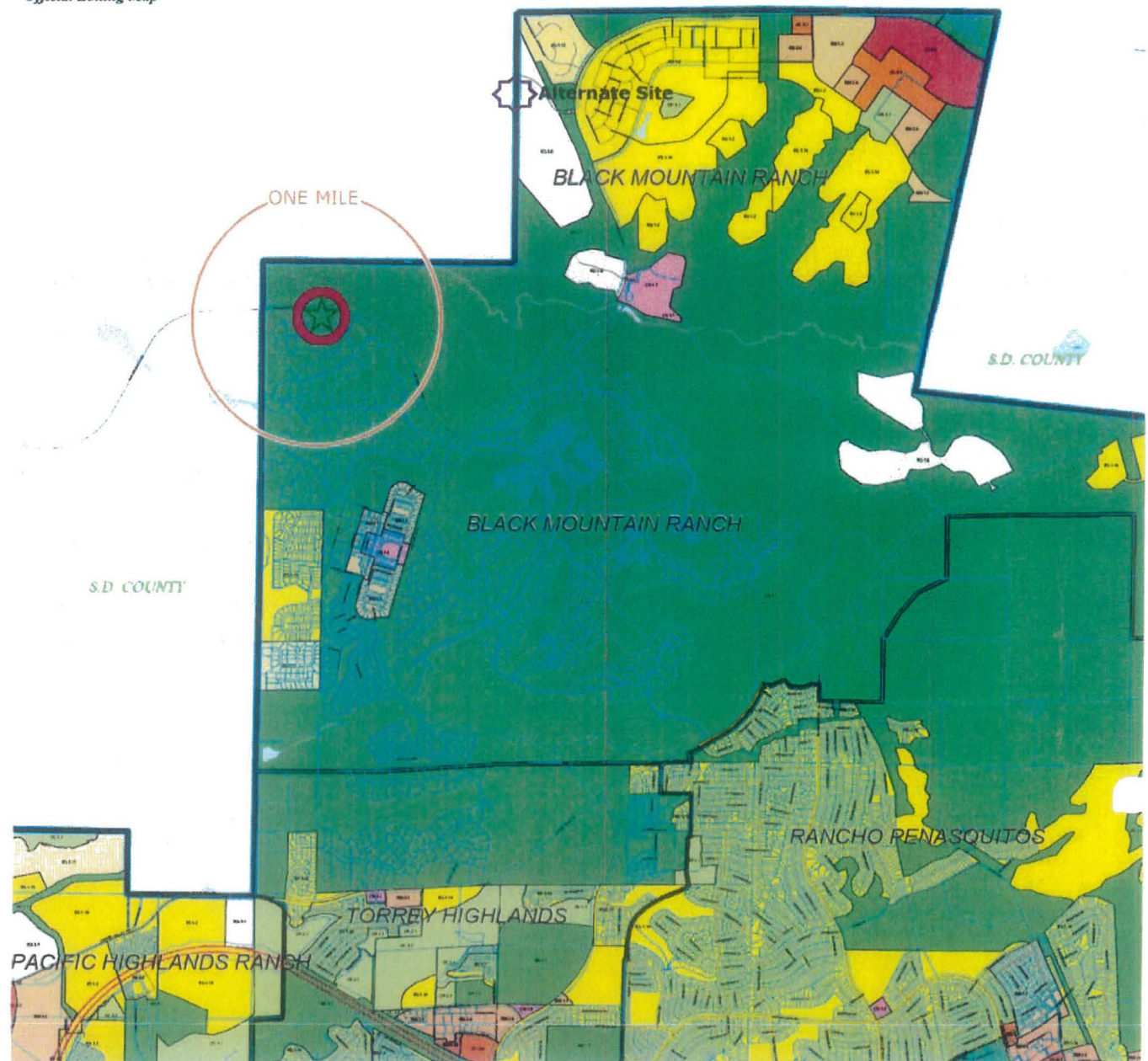
City of San Diego Boundary

Community Plan Areas
Parcels

Zoning

ZONE_NAME

AR-1-1
CC-1-3
CC-3-4
CN-1-2
CO-1-2
CP-1-1
CV-1-1
IP-2-1
OC-1-1
OP-1-1
OP-2-1
RM-1-1
RM-1-2
RM-1-3
RM-2-4
RM-2-5
RM-4-10
RS-1-11
RS-1-12
RS-1-13
RS-1-14
RS-1-8
RT-1-2
RX-1-1
RX-1-2



San Diego Planning Department
This map is a reproduction of the Official Zoning Map of the City of San Diego, California. It is not a legal document. For legal purposes, consult the Official Zoning Map as published in the San Diego County Register. The map is subject to change without notice. The map is not to be used for any purpose other than for reference. The map is not to be used for any purpose other than for reference. The map is not to be used for any purpose other than for reference.

This map is a reproduction of the Official Zoning Map of the City of San Diego, California. It is not a legal document. For legal purposes, consult the Official Zoning Map as published in the San Diego County Register. The map is subject to change without notice. The map is not to be used for any purpose other than for reference. The map is not to be used for any purpose other than for reference. The map is not to be used for any purpose other than for reference.

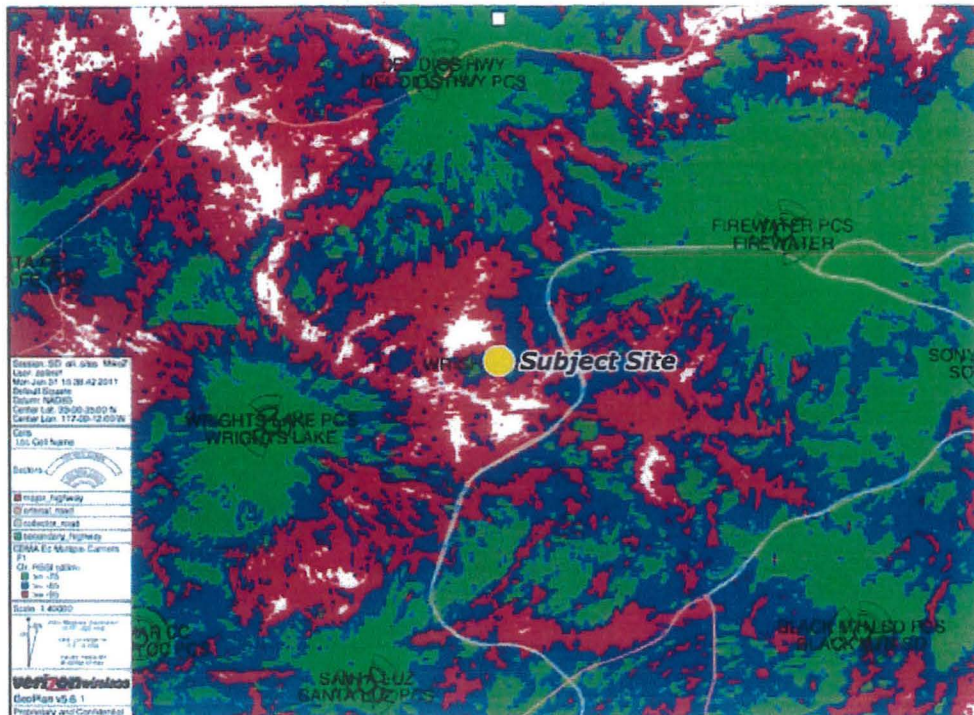


City of San Diego
Development Services Department

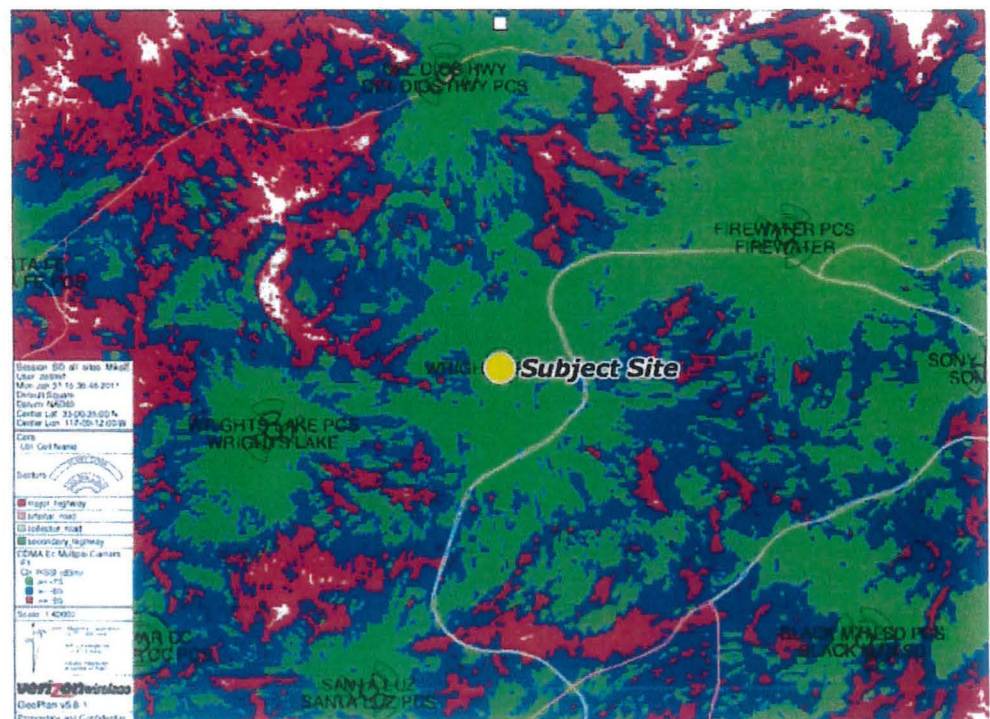


GRID TILE: 40
GRID SCALE: 800 & 42
DATE: 10/30/2006

ATTACHMENT 10



Existing coverage



Proposed coverage





Looking North



Looking Northeast



Looking East



Looking Southeast



Looking Southwest



Looking West



Looking Northwest



North Elevation



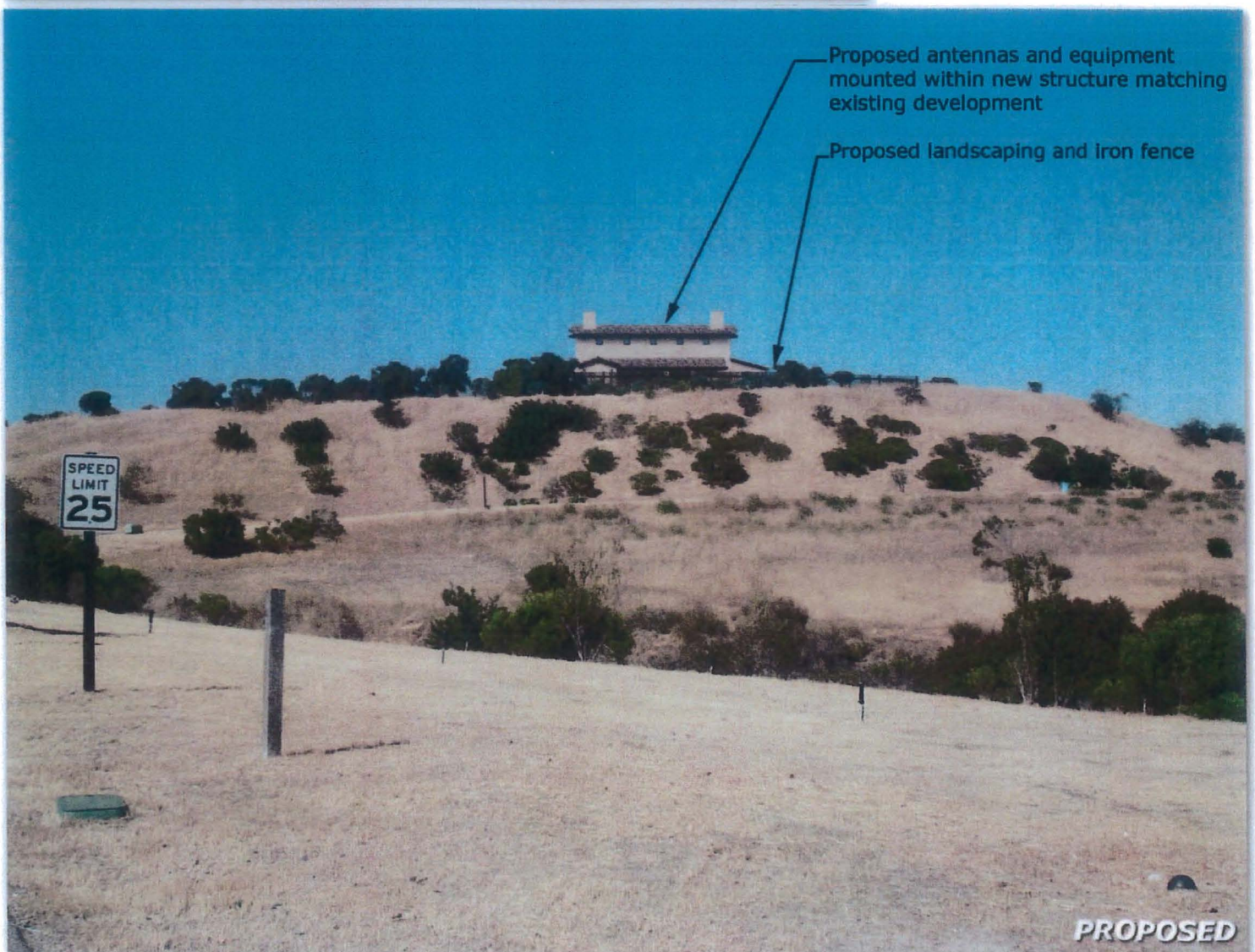
South Elevation



North Elevation

EXISTING

**NS0062 Santaluz
Wrights Ranch**
San Dieguito Rd &
Montien Rd
San Diego , CA 92127



9/4/2013

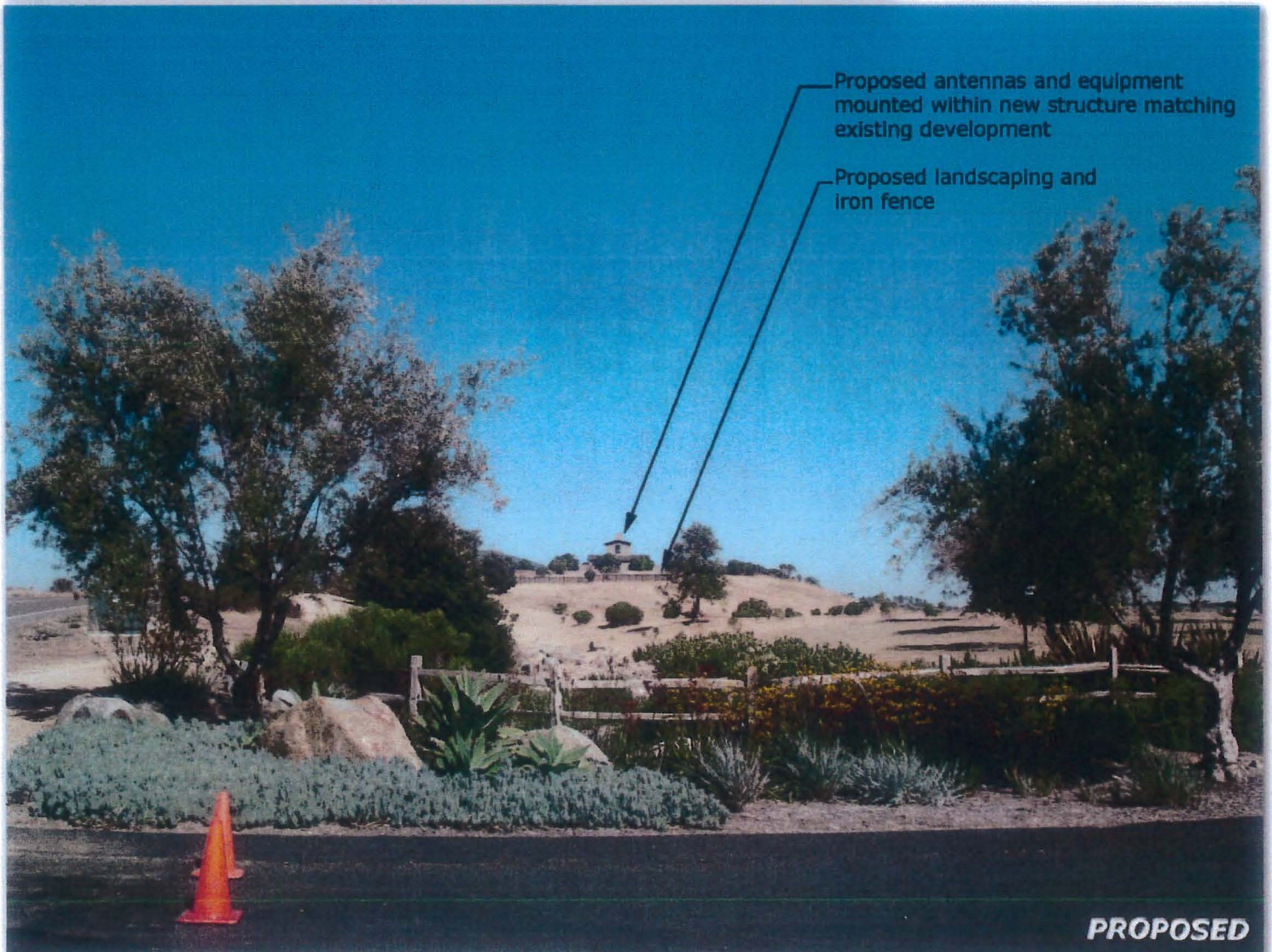
Photosimulation of proposed telecommunications site

EXISTING



at&t

**NS0062 Santaluz
Wrights Ranch**
San Dieguito Rd &
Montien Rd
San Diego , CA 92127



PROPOSED

Photosimulation of proposed telecommunications site

9/4/2013

EXISTING



**NS0062 Santaluz
Wrights Ranch**
San Dieguito Rd &
Montien Rd
San Diego , CA 92127



Photosimulation of proposed telecommunications site



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: Verizon - Wright's Ranch		Project Number: 231240	Distribution Date: 07/08/2013
Project Scope/Location: BLACK MTN RANCH CUP/SDP/PDP PROCESS 4 for a WCF consisting of a 4200 sq ft faux house concealing up to 3 carriers' antennas and equipment located on the south side of San Dieguito Rd southeast of Montien Rd AR-1-1, ESL CD.1. 3 Notice Cards			
Applicant Name: Kerrigan Diehl		Applicant Phone Number: (760) 587-3003	
Project Manager: Lynch, Karen	Phone Number: (619) 446-5351	Fax Number: (619) 446-5245	E-mail Address: KLynch@sanidiego.gov

Project Issues (To be completed by Community Planning Committee for initial review):

Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
Upon request, this information is available in alternative formats for persons with disabilities.



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Verizon - Wright's Ranch		Project Number: 231240	Distribution Date: 07/08/2013
Project Scope/Location: BLACK MTN RANCH CUP/SDP/PDP PROCESS 4 for a WCF consisting of a 4200 sq ft faux house concealing up to 3 carriers' antennas and equipment located on the south side of San Dieguito Rd southeast of Montien Rd AR-1-1, ESL CD:1 3 Notice Cards			
Applicant Name: Kerngan Diehl		Applicant Phone Number: (760) 587-3003	
Project Manager: Lynch, Karen	Phone Number: (619) 446-5351	Fax Number: (619) 446-5245	E-mail Address: KLynch@sandiego.gov
Committee Recommendations (To be completed for Initial Review): TO APPROVE VERIZON'S WRIGHT'S RANCH "PROJECT # 231240 - NEIGHBORHOOD USE PERMIT, A SITE PERMIT DEVELOPMENT PERMIT, A PLANNED DEVELOPMENT PERMIT (TO AMEND THE PREVIOUS PRD 95-0173) AND A TENTATIVE MAP (TO AMEND THE PREVIOUS TM 95-0173) LOCATED ON THE SOUTHWEST SIDE OF SAN DIEGUITO ROAD AND SOUTHEAST OF MONTIEN ROAD WITH ONE CONDITION:			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 13	Members No 1	Members Abstain 2 (Politte)
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: TO WORK WITH SANTALUZ HOA ON LANDSCAPING.			
NAME: THOMAS W. CLARK		TITLE: CHAIR, RPPB	
SIGNATURE:		DATE: 8/31/2014	
Attach Additional Pages If Necessary. Pgs 2-4 of RPPB MTA MINUTES DATED 4-4-2013		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

- Next Infrastructure meeting is Sept. 26 from 9-12.
 - Views West Park grand re-opening; ADA upgrades and new play/shade structures were installed.
 - Diehl asked about a barrier on his sidewalk to cover a broken water meter cover, which has since been replaced. Bende noted that the water department is probably doing routine inspection and repairs.
- c. San Diego City Council Member Lorrie Zapf, District 6 Report –Conrad Wear
- Code enforcement issues;; Salmon River Rd. water easement is being looked at regarding RV's being parked there.
 - New Sidewalk café/restaurant regulations city-wide to allow outside seating; reducing the cost to get permits.
 - Surban inquired on the status of enforcement on advertising vehicles previously discussed. He contacted staff and asked Wear to follow up.
 - Becker inquired about Community Forums advisory board's District 6 vacancy and appointment; asking to move those forward.
 - Thom Clark-Where about is the sidewalk café? Wear: BrooklynGirl. It used to be \$10,000 and now it cost \$400 to install 10 tables outside.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Tighe Jaffe
- Email from Tighe Jaffe read by Jeanine Politte:
 - There is a slow down during the summer legislatively speaking. There is fire protection legislation (item24) scheduled for next Tuesday's (9/10/13) board meeting and Disaster Preparedness (item 1).
 - Neighborhood Reinvestment Program Grants are being accepted by the Supervisor; basic info at <http://www.sdcountry.ca.gov/auditor/nrp.html>.
- e. 77th Assembly District, Member Brian Maienschein's Office Report – Michael Lieberman
- Assembly member Maienschein is slated to attend RPPB's meeting in October.
 - Bike path on SR-56 - Cal Trans has signed a minor contract to install barriers in 3 or 4 trouble spots and should be completed in FY2014/done in next couple months. K-rails will not be installed.
 - On the legislative front, there are only 8 days left in the session and we are done next Friday. There will be a big push in the next couple of weeks. The Governor has signed the Assembly member's bill pertaining to Youth Sports volunteer background checks. There are some other bills that need cleaning up of the language.
- f. 52nd District, U.S. Congressman Scott Peters' Office Report – Hugo Carmona
- Everyone's heard about Syria and the pending air strike. We are hosting a telephone town hall tomorrow night, 6-8pm. As of right now the Congressman is not leaning one way or another. He's looking forward to getting back to Congress next week to hear a full floor debate and review all documents. Feel free to email me or contact me to give the Congressman input.
 - Affordable Care Act - there will be a lot of workshops and mobile outreach on the program. He noted a lot of times seniors can't get out to our office. We are also hosting VA workshops to help get through the red tape.
 - As far as the budget, we are hoping that both parties will work together to get a budget passed. offered to distribute the August direct mail piece.
- g. Thom Clark-You just had a town hall last week in Poway and the one in August was cancelled last minute because a lot of people where not going to be able to attend. Do you have plans for another meeting? Carmona - I will let you know when the next Town Hall will be taking place.
8. BUSINESS-
- a. **Verizon Wright's Ranch Project #231240-Kerrigan Diehl/PlanCom, Inc. (Action Item)**
- Kerrigan Diehl – distributed handouts.
This is a project is located within the Santaluz HOA. We affectionately refer to it as a Fauxdobi (faux adobe design). Conceptually we have been working on it for the last 2-3 years. I am going to

introduce you to Joe Taylor, market consultant. My colleague Darrel Goroty has been largely working with the Santaluz HOA in developing this. We have developing it with the HOA. We call it the fauxdobi, because typically we are talking about antennas that are façade mounted, screened on some side of the building or a fake tree. We call it Fauxdobi because of the Spanish style architecture. It is capable of accommodating 3 carriers; Verizon, AT&T and a third carrier. It's a two story that mimics the residences in the neighborhood. We have a residential style in mind similar to a club house feel, a more residential feel. Verizon has 15 antennas proposed and all equipment is inside the structure and FRP material. We contemplated a microwave dish inside the faux-chimney. AT&T would have 12 antenna and room for another carrier. There is a completely enclosed generator and a spot for a third carrier equipment enclosure. We've got loggia architectural features, beams, stucco and curb walls to help with noise. This project that will be going to council. There is environmentally sensitive land on the site. We need a site development permit; however, environmental has recognized that it is already pre-disturbed so we are not impacting the ESL. There is no exception for that so that is why we are going forward with those permits. It's a standalone structure about 77 feet long, 30 ft wide, and about 28 1/2 ft tall (2-stories), 1,500 square feet, kind of club house type of feel. We are proud of, proud of the fact that we've done something unique in an area that lends itself to do something like this. And especially working with HOA they have been good partners with us providing design feedback/review. Certainly Joe and I are happy to take any questions and we can go from there.

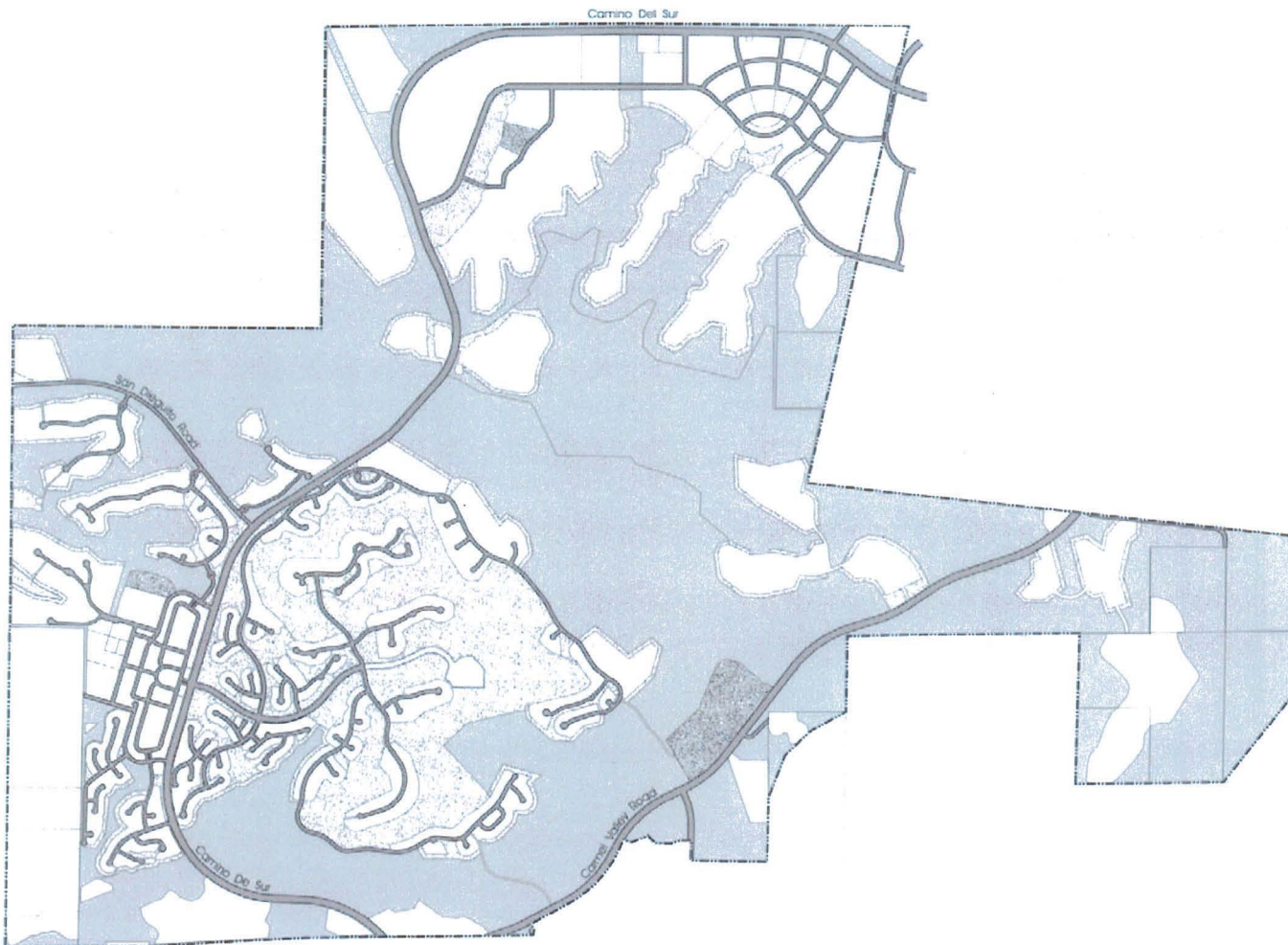
- Parker – Is the RF report only based on Verizon's use? Would like to see a full RF report to include all carriers.
- Parker - On your plans there is no landscaping or irrigation that I have seen, are they proposed? K. Diehl - There is no proposed landscaping, but they could add if requested. Parker added that it is an interesting design. They seem that they met all Santaluz HOA architectural requirements and there will be a 6 foot high perimeter wrought iron fencing.
- Tanton commented that it's an interesting design.
- Rhodes noted that it is a much better design than the faux trees all over our communities.
- Bende: This is a prime example of what can be extracted from wireless companies. We need to hold the bar higher for our community as well. Are there generators? Will they be tested once a month? K. Diehl: Yes, they are emergency backup generators and will be tested monthly.
- Bende – What are the walls constructed of and will it be stick-built? Kerrigan Diehl noted that it is stick built and they've done the noise study, is unsure of R-value.
- B. Diehl inquired about FBA fees as it is a commercial facility to be generated. Taylor said that Santaluz has a credit with the City. Diehl recommended that the FBA amount be attributed to BMR FBA fees collected.
- Becker – What was this site on the original tentative map? Taylor noted that it was open space and this project takes away the building restricted easement and all mitigation requirements. Becker asked for confirmation that the HOA is in approval of the project; K. Diehl said yes.
- Becker – There were no conditions to landscape? Taylor said that he believes that the HOA will approve that condition as it moves forward.
- Clark – can we make our approval contingent on landscaping per the HOA requirements; it is visible from San Dieguito Rd.? All the drawings say "proposed"; what does that mean? K. Diehl said the plans are moving forward and it was probably just the architect's keyword.
- Parker & K. Diehl noted that project is proposed for Verizon right now (the application in front of us) but AT&T is interested and will come forward with their use permit.
- Becker inquired about facility ownership and maintenance; K Diehl noted that Santaluz will own the facility and Verizon will be responsible for all maintenance.
- Politte inquired about additional security measures to avoid problems with bored youth. Taylor said that there shouldn't be problems as it is located in a gated community with private security services.

- Kenney asked when construction would begin because there is zero cell signal at this time.
 - Gore – Del Sur residents have no cell service either. Will this help their service as well? Would it be possible to increase the height to cover those residents to the north. There are more customers in Del Sur than Santaluz and a lot of money available if done. K. Diehl said there are height restrictions, but will talk with technicians.
 - Surban asked whether AT&T would need to come to us for their use permit for this facility; yes. Is there risk of fire with this type of structure.
 - Politte suggested for future projects that we get the plans/sims early to allow more time to review the proposed and make a more informed decision.
 - Bende noted that the plans say the generator size is 150 gallons.
 - **Motion: To approve Verizon "Wright's Ranch" Project #231240 - Neighborhood Use Permit, a Site Development Permit, a Planned Development Permit (to amend the previous PRD 95-0173) and a Tentative Map (to amend the previous TM 95-0173) located on the southwest side of San Dieguito Road and southeast of Montien Road with the following condition: to work with the Santaluz HOA on landscaping. M/S/C- Parker/Surban, Approved; I/O/A, 13/1 /0 (Politte).**
- b. **Proposed Plan Amendment Initiative 'Rhodes Crossing'-Paul Metcalf/Sea Breeze Properties (Information Item)**
- Clark: Handed out a summary page on the amendment process from the City's website that requires that the applicant show; (i) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria; (ii) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; (iii) Public facilities appear to be available to serve the proposed increase in density/intensity or their provision will be addressed as a component of the amendment process.
 - Metcalf - This project, originally part of the Rhodes Crossing prop, has been purchased by Sea Breeze. It is located next to the freeway between Carmel Mtn. Rd. and Camino del Sur, We would like to change the zoning from commercial regional and medium residential to local mixed use category for more flexibility. We are asking for the right to move forward in this process.
 - Michael Prinz/SDCDS-The staff has reviewed the draft plan amendment initiation and recommends the approval of the initiation to Planning Commission. They have identified some of the issues: appropriateness of the changes, mixed used designation impacts, site configuration, compatibility with adjacent sites and the integration with the other project (Kilroy), potential impact to the vernal pools and pedestrian circulation and transportation improvements.
 - Becker – The Land Use Committee reviewed and vetted some concerns, i.e. the residential and commercial component changes. Staff has agreed to review this proposal along with the other 2 projects (Kilroy/Diocese & Rhodes Crossing). LUC voted on a motion to approve the initiation; 8 in favor – 4 against - 2 abstentions.
 - Gore noted that what they are proposing will add a much needed element if the vision becomes reality.
 - Politte asked for specific details on what they are thinking of changing. Rhodes said that Sea Breeze bought not only the commercial element but the self-storage and multi-family areas. Politte said she is willing to look at their proposal.
 - Becker said that his only hesitation is that it has the same constrictions as the original approval including the widening of Carmel Mtn. Rd. over SR-56. Metcalf added that without the roads, there is no development; they would look at it. It was noted that they are subject to existing traffic requirements.

Open Space 3.2 figure

Legend

- Resource Based Open Space (2240 ac)**
 - Natural resource areas including MHPA
- Amenity Open Space (775 ac)**
 - Golf Course, Property Owner Association Open Space, Detention Basins and Brush Management Lots
- Active Use Open Space (50 ac)**
 - Parks, plazas, and active use open space areas
- Existing or Future Developed Land**



Note: Streets shown represent Collector and above (North Village area)

scale
1" = 2,000'
May 2009

*Black Mountain Ranch
Subarea Plan*

**RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT**

**AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PLANNED RESIDENTIAL DEVELOPMENT,
RESOURCE PROTECTION ORDINANCE ALTERNATIVE COMPLIANCE
(HILLSIDE REVIEW) PERMIT NO. 95-0173**

BLACK MOUNTAIN RANCH

This permit is granted by the Council of The City of San Diego to **BLACK MOUNTAIN RANCH LIMITED PARTNERSHIP**, Owner/Permittee, under the conditions contained in San Diego Municipal Code sections 101.0900 et. al.; 101.0462 et. al.; 101.0510 et. al.; 101.0454 et. al.; Council Policies 600-10, 600-29, 600-30; and other relevant sections of the San Diego Municipal Code subject to the following conditions:

1. **Legal Description:** Permission is granted to Owner/Permittee to develop portions of the subject vacant property described as portions of sections 35 & 36, Township 13 South, Range 3 West, San Bernardino Meridian; together with portions of sections 1 & 2, Township 14 South, Range 3 West, San Bernardino Meridian, together with a portion of section 31, Township 13 South, Range 2 West, San Bernardino Meridian; together with portions of section 1, Township 14 South, Range 3 West, San Bernardino Meridian, together with a portion of parcel 2 of Parcel Map 12443. In addition, section 25 and a portion of section 36, Township 13 South, Range 3 West, San Bernardino Meridian; together with the southwest quarter, the westerly half of the northeast quarter, the northwest quarter of the southeast quarter, Lots 4, 5, and 6 and a portion of the northwest quarter of section 30, Township 13 South, Range 2 West, San Bernardino Meridian; together with a portion of section 31, Township 13 South, Range 2 West, San Bernardino Meridian; together with the southerly half of the southwest quarter, the southwest quarter of the southeast quarter, and Lots 1, 2, 3, and 4 of Section 32, Township 13 South, Range 2 West, San Bernardino Meridian; together with Lot 1 and a portion of Lot 2, and a portion of the southerly half of the southwest quarter of section 33, Township 13 South, Range 2 West, San Bernardino Meridian; together with portions of the easterly half of the northwest and the easterly half of the southwest quarter of Section 4, Township 14 South, Range 2 West, San Bernardino Meridian; together with a portion of Parcel 1 of Parcel Map 12443; and

This A1-10/HR, R1-5000 zoned site is located within portions of the North City Future Urbanizing Area as identified by the City's Progress Guide and General Plan and the adopted Rancho Peñasquitos Community Planning Area.

2. **General Project Description:** This permit shall include the total of the following facilities and improvements inclusive of the development described in the approved Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department, (also described as "Phase 1, Black Mountain Ranch including but not limited to: the "Black Mountain Ranch Design Guidelines"; Vesting Tentative Map number 95-0173, Planned Residential Development Plans, Resource Protection Ordinance/Hillside Review Permit Plans, Landscape Plans, Brush Management Plans, Trail Plans (bicycle, pedestrian and equestrian) and associated site development plans.
 - a. A total of 1,121 residential units. Of this number, 179 units shall be made affordable based on affordability housing requirements contained within the associated Development Agreement No. 95-0173 adopted on November 20, 1995. by Ordinance No. OO-18230, 942 residential units are market rate; and
 - b. A 319-acre (approximately) private golf course (open to public membership) with an associated 10-acre lot for an approximately 33,400-square-foot clubhouse within the southern portion of the project and; a 288-acre (approximately) daily fee, public golf course with an approximately 25,300-square-foot clubhouse; and
 - c. Approximately 1,760 (1,810 with parks) acres of public natural open space or developed parkland; as indicated by location and dimension on the approved Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department for this project; and
 - d. Circulation Element Roads; and
 - e. Portions of a Village Center including predetermined sites for the following facilities: an administrative office for the property owners association within Black Mountain Ranch; a fire station; police/security office; a community center (meeting hall); a recreation center; a church which includes a senior citizen center and a day care center as accessory uses and a postal center & community center included in property; and
 - f. A reclaimed water reservoir covering approximately 43 acres to accommodate from 1,000-1,100-acre feet of reclaimed water; and
 - g. A potable water reservoir with a capacity of 15 mgd to be built under a shared participation agreement with the City; and
 - h. A 15-acre elementary school/park site (five-acre neighborhood park, and 10 acre elementary school site) located within the southern portion of the project and a

five-acre neighborhood park; a 10 acre elementary school site located within the northern portion of the project. A 38-acre high school site and a 17-acre middle school site; and

- i. A six-acre church site located within the southern portion of the project area; and
- j. Incidental accessory uses as may be determined and approved by the Development Services Director; and
- k. A 40 acre Community Park site in the southern portion of the project area.
- l. Associated site facilities and improvements necessary to implement the development as identified by size, dimension, and location on the approved Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department.

3. Construction and Grading Conditions:

- a. **Residential Development Required Approvals:** Prior to issuance of residential building or grading permits, residential development proposals will be required to:
 - a) submit plans for review to the Black Mountain Ranch Design Review Board. Said board will assist in monitoring compliance with the "Black Mountain Ranch Design Guidelines" and forward a recommendation to the Development Services Department; and b) Prior to application for residential building or grading permits, residential development plans shall be submitted to the Development Services Department for a determination of 'Substantial Conformance' with the approved permits, Exhibits and Design Guidelines. Refer to the Implementation section of the "Black Mountain Ranch Design Guidelines" filed in the office of the Development Services Director as Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department for detailed information on the required approval process.
- b. **Required Plans:** Prior to the issuance of building permits: building plans, including landscaping, irrigation, and brush management plans for the associated area of construction (and sign plans when applicable), shall be submitted to the Development Services Director for approval. All plans shall be in substantial conformity with the approved permits, exhibits and design guidelines defined as the Exhibits "A," dated October 31, 1995, on file in the Development Services Department. This requirement shall not apply to advanced grading permits for the golf course provided however, that all mitigation measures have been addressed and revegetation plans as necessary are included with any grading associated with the golf courses.

- c. **Uniform Building Code:** The permittee/applicant shall comply with all requirements of the Uniform Building Code (UBC) and secure all necessary building permits prior to construction.
- d. **Exterior Radio or Television Antennas:** Exterior radio or television antennas shall be prohibited, except for one master antenna for the project. The installation of any underground CATV cable in any public rights-of-way within or adjacent to the project shall require either a license or franchise with the City prior to such installation. Single-family residential antenna dishes shall be subject to city-wide regulations.
- e. **Accessory Structures:** All accessory structures require the approval of the Development Services Director and must meet all relevant zoning and design development criteria as described in this permit and the "Black Mountain Ranch Design Guidelines."
- f. **Building Additions/Patio Covers:** No building additions, including patio covers, shall be permitted unless approved by the Development Services Director and recommended for approval by the Black Mountain Ranch Design Review Board. Such building additions and patio covers may be permitted only if they are consistent with the architecture of the dwelling unit and conform with all applicable codes and regulations.
- g. **Sidewalks:** Prior to the issuance of any building permits, the applicant shall assure that each dwelling unit, both clubhouses and all other facilities are provided with walkways that lead to the public right-of-way, as required per the Street Design Manual; and sidewalks shall be provided from each multi-family unit to a sidewalk within the dedicated right-of-way; and, if the sidewalks are contiguous to the curb of private streets, a five-foot general utility easement must be provided behind this walk.
- h. **Sound Walls And All Other R.O.W. Improvements:** Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement, from the City Engineer, for the required sound walls, enhanced pavement, and any other non-standard improvement located within the public rights-of-way.
- i. **Development Criteria For the Affordable Housing in the Northern Village:** The Affordable Housing Units located on Lot 5, Unit 29 VTM 95-0173 shall be designed and maintained in accordance with the approved Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department. Said affordable housing units may be required to be further integrated into the town center location and subsequent development phases in accordance with the Affordable Housing Agreement as described in Development Agreement No. 95-0173 adopted on November 20, 1995, by Ordinance No. O-18230.

- j. **Lighting:** All public improvement plans and site development plans shall comply with any subsequent security lighting ordinances prior to issuance of building permits provided however that: all outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located. Development of properties immediately adjacent to natural open space areas shall be designed specifically so that light or glare shall not be cast on the open space. Night lighting of the golf courses, driving ranges and tennis courts is prohibited. Night lighting of the golf course and clubhouse parking lots within 150 feet of open space or habitat buffer zones is prohibited.
- k. **Maximum Slope Gradient:** No manufactured slope greater than 10 feet in height shall be steeper than a ratio of 2:1. All slopes shall be undulated in accordance with Exhibits "A" dated November 17, 1992, on file in the office of the Development Services Department to the satisfaction of the Development Services Director.
- l. **Sales Office/Temporary Signs:** Any sales office or temporary sales signs advertising the subdivision shall be approved by the Development Services Director and shall be consistent with the criteria established by the R-1-5000 zone.
- m. **Development Criteria For The Village (Including the Affordable Housing):** Development criteria for each of the village structures are described in Exhibits "A" dated October 31, 1995, on file in the office of the Development Services Department which describes the following: Minimum lot area, Maximum FAR, setbacks, maximum heights, and parking. Such development criteria shall apply to the Association Office, Fire Station, Postal Center, Community Center, Senior Citizen Center, Day Care Center, Church, Recreation Center, and Affordable Housing. The Affordable Housing shall also conform with the requirements of the Development Agreement No. 95-0173 adopted on November 20, 1995, by Ordinance No. O-18230.
- n. **Visually Sensitive Lots:** No tennis courts will be allowed on lots identified as sensitive on Exhibits "A" (Sensitive Grading Plan), dated October 31, 1995, on file in the Development Services Department. Pools and spas will be considered on these lots provided they satisfy the criteria as outlined in the Black Mountain Ranch Design Guidelines and administratively meet the Hillside Review Ordinance findings for development on hillsides.
- o. **Hillside Review Lots:** No tennis courts will be allowed within Hillside Review limits. Pools and spas may be considered within the HR limits through the substantial conformance review process provided that the Development Services Director can find the design of these facilities to be consistent with the Black Mountain Ranch Design Guidelines and the Hillside Review guidelines and the HR findings can be made administratively consistent with the approved Development Plan.

- p. **Carmel Valley Road:** Carmel Valley Road from Black Mountain Road West shall be landscaped with landscaped berms medians and walls in accordance with Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department and Vesting Tentative Map Resolution No. R-286502, Condition 25.
- q. **Sensitive Habitat and Species:** Prior to the issuance of grading permits the ordinances and regulations of the State Water Resource Control Board and Regional/ Water Quality Control ("WQC") Board concerning surface drainage in order to assure that sensitive habitat and species located downstream of the northeast portion of the property but upstream of and near Del Dios Highway will be preserved.

5. Parking Conditions:

- a. **Single-Family Detached (SFD) Residential Units:** A minimum total of 2,826 parking spaces shall be provided for the single-family residential element of the project (at a ratio of three spaces per dwelling unit). Of those spaces, a minimum of 942 shall be provided for guests (at a ratio of one space per unit). Each of the parking spaces shall be permanently maintained and not converted for any other use at any time. Each subsequent owner shall be informed of this requirement through the CC&R's. Each space shall be maintained on the subject property in the approximate location as shown on Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department. No charge shall be made at any time for use of these off-street parking spaces.
- b. **Affordable Housing Parking:** The affordable housing units located on Lots 7 & 8, Unit 23 & Lot 5, Unit 29 in Black Mountain Ranch shall be subject to the multi-family parking requirements described in Section 101.0835 of the Municipal Code. Each of the parking spaces shall be permanently maintained and not converted for any other use at any time. Each subsequent owner shall be informed of this requirement through the CC&R's. Each space shall be maintained on the subject property in the approximate location as shown on Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department. No charge shall be made at any time for use of these off-street parking spaces.
- c. **Village Center Public Facility Parking:** The parking requirements for the following public facilities must conform with the standards set forth on the approved Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department: community association office, police/security office fire station, postal center community center, church, day care center recreation center and senior citizen center.
- d. **Club House And Special Event Parking:** Prior to the issuance of the associated final subdivision map or building permits for the golf courses, the applicant shall

assure that adequate parking for cars and buses to serve special events is provided based upon a parking study submitted to and approved by the City Engineer. Said parking study shall be in substantial conformance to the Black Mountain Ranch Design Guidelines.

6. Landscape Conditions:

- a. **Timing of Landscape Installation:** The timely landscaping of the site identified herein is considered to be in the public interest and the developer shall initiate such landscaping within 90 days from the date that the grading of the designated site is (designated site as identified on the scope of work of the associated permits) deemed to be complete. Such landscaping and the supporting irrigation systems and appurtenances shall be installed in accordance with the plans approved by the Development Services Director and City Engineer. Said plans shall be in substantial conformance to Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department; and, the landscaping shall be properly maintained to ensure the survival and propagation of the plant material during the period prior to the acceptance of the public improvements or establishment of homeowner's association that will assure responsibility for the landscape maintenance (unless otherwise specified and approved by the Development Services Director and the City Engineer). All such landscaping shall be installed prior to issuance of an occupancy permit and is subject to field inspection(s) from the Development Services Department for conformance to this permit and subsequently approved construction documents.
- b. **Textured/Enhanced Paving:** The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Development Services Director and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.
- c. **Existing Landscape/Hardscape:** If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
- d. **Landscape In Medians, Turnarounds, And R.O.W's:** Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement, from the City Engineer for medians located in the cul-de-sac and turnarounds, and enhanced pavement located within the public rights-of-ways.
- e. **Landscape Berm and Noise wall:** A landscape berm and noise wall will be built adjacent to a portion of Carmel Valley Road. The actual location and size of the landscape berm and noise wall will be in accordance with Vesting Tentative Map No. 95-0173. The landscape berm and noise wall will be built concurrently with Carmel Valley Road.

- f **Hydroseed Prior to Dedication of Open Space Lots:** Prior to acceptance of the dedication of any open space lot by the City, the owner shall hydroseed all areas of bare earth (devoid of plants) on the subject lot which are over 400 square feet with a native plant seed mix acceptable to the Director of the Parks and Recreation Department.
7. **Landscape Maintenance District:** Maintenance responsibilities for all areas of the project shall be as designated in the **Black Mountain Ranch Design Guidelines** and the **Development Agreement**. The Developer shall establish a Landscape Maintenance District acceptable to the Park and Recreation Director.
8. **Brush Management Conditions:**
- a. **Lots Affected by Brush Management:** The applicant hereby grants and relinquishes to The City of San Diego, a Municipal Corporation, any and all right to construct, erect, or maintain any structure, based on "Zone 1" of the City of San Diego Landscape Technical Manual approved by the Council of The City of San Diego and on file in the office of the City Clerk as Document No. RR-274056, upon or across those portions of the following lots (as indicated on the Brush Management Plan, Exhibit "A"): Unit 4; lots 11-25, Unit 6; lots 16, 17, 18, 20-28, Unit 7; lots 17, 18 & 19, Unit 8; lots 14-25, Unit 18; lots 1-3, 5-17, Unit 19; lots 1-7, unit 20; lots 1-23, Unit 21; lots 12-17, 22, 23, 29-31, 33-56, Unit 22; lots 1-13, 16-20, Unit 23; lots 1, 2 & 9, Unit 24; lots POA 2, 4-9, 16-27, 47-49, 59-68, 76-79, Unit 25; lots 8-10, 20-23, 26-39, 47-53, 67 & 68, Unit 26; lots 17-24, 26-31, 37-44, 54, 55, 56, 58-62, Unit 27; lots 1-9, 16-26, POA 1, 41, 42 & 73 unless approved by the Fire Chief and the Development Services Director. The foregoing shall not be construed as grant of any rights to the general public.
- b. **Submittal and Implementation of Brush Management Requirements:** Prior to issuance of any grading or building permits (except for the land development permit for the PGA golf courses), a complete set of brush management working drawings shall be submitted to the Development Services Director for approval. The plans shall be in substantial conformity to Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department, and shall comply with the applicable provisions of the City of San Diego Landscape Technical Manual, Document No. RR-274506. The approved Brush Management Program shall be implemented before issuance of any occupancy permit on any building. Such brush management shall not be modified or altered unless this permit has been amended and is to be maintained, at all times, in accordance with the guidelines of the City of San Diego Landscape Technical Manual. The property owner will maintain Zone 1 as defined on Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department and the Property Owner's Association will maintain Zones 2 and 3 as defined on Exhibits "A," dated October 31, 1995, on file in the office of the Development

Services Department on a permanent basis in accordance with the City of San Diego Landscape Technical Manual.

- c. **Brush Management at Undeveloped Sites:** All undeveloped sites adjacent to occupied structures will be maintained by the developer in a fire safe condition so as not to be a fire hazard to occupants of the structures.
9. **Fire Department Conditions:** Prior to the issuance of any building permits, the applicant shall:
- a. **Building Addresses:** Ensure that building address numbers are visible and legible from the street (Uniform Fire Code ("UFC") § 10.208).
 - b. **Fire Hydrants:** The Owner/Permittee shall, immediately following the recordation of the subdivision maps and prior to the preparation of the final tentative maps, submit for approval by the City Fire Marshall, exact locations for all fire hydrants on the plot plan (UFC § 10.301); and shall install such fire hydrants at locations satisfactory to the Fire Department and the City Engineer prior to the issuance of any occupancy permits.
 - c. **Fire Access:** Provide access in conformance with Fire Department Policy A-89-1 (UFC § 10.207).
 - d. **Compliance with Brush Management:** Comply with the City of San Diego Landscape Technical Manual regarding brush and landscaping in accordance with Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Department.
 - e. **Fire Truck Access at Private Divided Road:** Prior to the issuance of any building permits, the applicant shall insure that the private divided road is designed with 20-foot wide minimum travel lanes on each side of the median, unless approved otherwise by the Fire Marshall and City Engineer.
 - f. **Provide access in conformance with Fire Department Policy A-89-1 (UFC § 10.207).**
 - g. **Provide temporary street signs.**
10. **School Final Agreement:** Prior to the recordation of final maps the Owner/Permittee of this permit must enter into an approved "final" agreement with the Poway Unified School District for the school facilities serving the subject permit as specified in Development Agreement No. 95-0173 adopted on November 20, 1995, by Ordinance No. O-18230.

11. Engineering Conditions:

- a. **Conformance With Vesting Tentative and Final Subdivision Map Conditions:** The permit shall comply at all times with the conditions of the final map for Vesting Tentative Map Nos. 95-0173.
- b. **Street Lighting:** Prior to the issuance of any building permits, the applicant shall install street lights at specific locations associated with such building construction, satisfactory to the City Engineer.
- c. **Driveways:** The slope for driveways may have a maximum 14% grade, without transitions, or a maximum 20% grade, provided that transitions of a minimum eight-foot length at half ($\frac{1}{2}$) of the ramp slope are installed at both ends of the ramp.
- d. **Driveways:** Driveways shall be of sufficient depth and width to provide storage for two standard-size vehicles without encroaching into the sidewalk area or within five feet from the face of curb on dedicated streets, in a manner satisfactory to the City Engineer.
- e. **Non-Building Area:** A "Non-Building Area" designation shall be granted and shown on said map on all areas not shown for building sites. Such areas shall be coupled with the severalty interests of the owners of the dwelling units and shall be maintained as open space.

12. Fees subject to the provisions of Development Agreement 95-0173 adopted on November 20, 1995, by Ordinance No. O-18230:

- a. **Building Permit Park Fees:** This property may be subject to a building permit park fee in accordance with San Diego Municipal Code section 96.0401 et seq.
- b. **Impact Fees:** This community may be subject to impact fees, as established by the Council, at the time of issuance of building permits.

13. Environmental Mitigation Conditions:

- a. Prior to the issuance of any residential building permit, the Design Review Guidelines shall be used in determining conformance with the PRD, and RPO (HRP) permits in addition to Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Director.
- b. Prior to the issuance of building permits, all trails as shown on Exhibits "A," dated October 31, 1995 and on file in the Development Services Department, shall be completed to the satisfaction of the Director of Parks and Recreation.

- c. Specific traffic circulation improvements relative to parking and access for the annual PGA golf tournament consistent with the EIR shall be in place prior to issuance of the first special event permit allowing the tournament. Verification of installation of the transportation improvements described in Table 10 and Figure 25 of the EIR shall be provided to the City Engineer and the Development Services Director prior to issuance of occupancy permits.
- d. Night lighting of the golf courses, driving ranges and tennis courts shall be prohibited. Night lighting of golf course and clubhouse parking lots within 150 feet of open space or habitat buffer zones is prohibited and development of properties immediately adjacent to natural open space areas shall be designed so that light or glare shall not be cast on the open space lots.
- e. The applicant shall provide a notice to each buyer prior to sale that risks to pets exist due to the presence of coyotes, bobcats, and other natural predators which inhabit the natural open space in the area.
- f. Sensitive plant species shall be identified in the brush management plan and a qualified biologist shall monitor the clearing activities of the approved brush management plan in order to restrict the removal of sensitive plant species.
- g. A field inspection shall be conducted by the Engineering and Development Department after grading has been completed and prior to issuance of a building permit to ensure mitigation measures for hydrology and water quality including permanent basins and all other drainage facilities have been implemented consistent with the EIR. The property owner's association shall be responsible for the maintenance of these basins.
- h. Best management practices shall be utilized for irrigation, control of fertilizers, pesticides, and herbicides and the provision of filter strips in buffer areas adjacent to wetlands and sediment and control measures to the satisfaction of the City Engineer.
- i. Procedures for water conservation, including the requirement to use reclaimed water if available, shall be required for the operation of the golf courses.
- j. Landscaping shall be in place along the developed roadways and development areas prior to issuance of building permits for each area.
- k. Mitigation measures concerning grading shall be specified on grading plans. The Development Services Director shall review the site preparation/grading and landscape plans for consistency with the mitigation measures prior to issuance of a grading permit. A field inspection shall be conducted by the Engineering and Development Department to ensure grading and contouring of slopes has been

done according to the tentative map requirements prior to issuance of building permits.

- l. A brief letter report shall be prepared and submitted to the Development Services Department summarizing the paleontological salvage program described in the EIR within three months of completion of grading and prior to the issuance of building permits.
- m. Prior to the issuance of building permits, noise barriers along the circulation element roadways, internal roadways and individual residential pads necessary to reduce exterior noise levels for residential, park and school uses to below 65 DBA CNEL based on future traffic volumes shall be constructed consistent with the requirements of the EIR.
- n. An interior noise analysis shall be conducted and specific mitigation measures necessary to reduce interior noise levels to 45 DBA CNEL based on future traffic volumes shall be included on building plans to the satisfaction of the Noise Abatement Officer. Said analysis shall only be required for those lots as identified in the Mitigation Monitoring and Reporting Program of EIR NO. 95-0173 and the Black Mountain Ranch Design Guidelines.
- o. Noise generated by the pump stations shall not exceed 45 DBA Leq at any residential property line. Prior to issuance of building permits for Lots 10 and 11 of Unit 20; Lots 26 and 27 of Unit 25; and the affordable housing in Unit 29, the Noise Abatement Officer shall verify that the pump stations have been designed so that noise levels generated by the pump stations would not exceed 45 DBA Leq at the residential lot line.
- p. If the City's curbside recycling program has not been established for the project area, the property owner's association shall provide recycling containers and enter into an agreement with a recycling contractor to handle recyclable materials. The requirement for recycling bins or containers shall be included in the Design Review Guidelines.
- q. Procedures for source reduction and reuse or disposal of green waste shall be included in the golf course operation.
- r. Service letters from the Fire Department shall be submitted to the Development Services Department at the time of building permit application. If the Fire Department can not guarantee a six-minute response time, then building plans shall include sprinkler systems, or other measures to satisfaction of the Fire Department.
- s. An implementation and maintenance program for measures described in the EIR to control mosquito populations shall be prepared prior to release of reclaimed water to the reservoir. It shall be approved by the Regional Water Quality Control

Board and provided to the Development Services Department. Annual reports detailing the measures implemented and success shall be prepared by the applicant for three years and submitted to the Development Services Department.

- t. The approval of a final school financing plan by the Poway Unified School District and proof of payment of school fees shall be required prior to issuance of building permits.
- u. The applicant shall provide a notice to each buyer prior to sale that discloses the potential for nuisance level impacts from aircraft overflights departing from Navel Air Station (NAS) Miramar consistent with the EIR.

14. General Conditions:

- a. **Effective Date and Length of This Permit:** The effective date of this permit shall be the date of final action by the City Council. This permit must be utilized in accordance with the terms and agreements specified within Development Agreement No. 95-0173, adopted on November 20, 1995, by Ordinance No. O-18230. Failure to utilize this permit in accordance with the terms and agreements specified within Development Agreement No. 95-0173, adopted on November 20, 199, by Ordinance No. O-18230 will automatically void this permit unless an extension of time has been granted by the City Council, as set forth in the Development Agreement 90-0332 and the San Diego Municipal Code. Provided this permit is utilized in accordance with the terms set forth in this permit, associated Exhibits "A," Development Agreement No. 95-0173 and EIR No. 95-0173, then the life of this permit shall run with the land.
- b. **Recordation of this Permit:** No development shall commence, nor shall any permit for construction be issued, until:
 - 1. The Permittee signs and returns the permit to the Development Services Department; and
 - 2. The permit is recorded in the Office of the County Recorder; and
- c. **Limitations of this Permit:** The property included within this development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Development Services Director or the permit has been revoked by the City of San Diego.
- d. **Cancellation/Revocation Of This Permit:** This permit may be canceled or revoked if there is any material breach or default in any of the conditions of this permit or the associated Development Agreement No. 95-0173, adopted on November 20, 1995, by Ordinance No. O-18230. Cancellation or revocation may be instituted by the City or Permittee.

- e. **Covenant Running with the Land:** This development shall constitute a covenant running with the land; all conditions and provisions shall be binding upon the permittee and any successor(s), and the interests of any successor(s) shall be subject to every condition herein.
- f. **Sale of Individual Lots:** This permit allows the sale of individual lots for the purpose of construction of residential units consistent with conditions and exhibits of the permit.
- g. **Changes to this Permit:** Subsequent to the approval of this permit, no changes shall be made until an appropriate application for an amendment to this permit shall have been granted consistent with the provisions of Development Agreement No. 95-0173, adopted on November 20, 1995, by Ordinance No. O-18230.
- h. **Posting of this Permit and Exhibits "A":** The applicant shall post a copy of the approved permit and associated Exhibits "A," including the Black Mountain Ranch Design Guidelines in the sales office for consideration by each prospective buyer.
- i. **Posting for Employment Opportunities:** If any structure or place is established within the project where interested persons can seek information regarding employment opportunities associated with projects construction, it will be located at least one-half mile from any residence existing as of the date of the Council approval of this project.
- j. **Completion of Golf Course Construction:** Construction of the two golf course facilities shall be in accordance with the conditions and limitations described in Development Agreement No. 95-0173 adopted on November 20, 1995, by Ordinance No. O-18230.
- k. **Annual Special Event Permit Required:** A "Special Event Permit" shall be required from the City of San Diego Police and the City Engineer prior to the operation of the annual PGA tournament.
- l. **Review of Permit Required:** Each of the two subject golf courses and the associated activities are subject to an annual administrative review by the Development Services Director for conformance to this permit. Annual Review shall be conducted for six years from the date the golf courses begin operations. After six years, the golf course operations shall be reviewed every five years for the life of the operations. The applicant shall provide written verification to the Development Services Director each year subsequent to the effective date of this permit demonstrating conformance with the conditions of this permit.
- m. **Costs for on-going City Review of this Permit:** The City shall collect sufficient fees/deposits from the current owner/applicant that are in place at the time of such review, to recover all costs incurred during the review and enforcement of this.

permit including but not limited to issuance of Special Use Permits, annual review of the Permit, and Substantial Conformance Review plan checks.

- n. **Golf Course Hours of Operation:** The operation of the two golf courses and any associated outdoor maintenance shall be limited to the hours of dawn until dusk.
- o. **Management of Facilities:** The developer shall be responsible to assure that each manager or operator of the golf course and associated facilities is fully knowledgeable of the conditions of this permit, Development Agreement No. 95-0173, EIR No. 95-0173, Exhibits "A," dated October 31, 1995, on file in the office of the Development Services Director and the Black Mountain Ranch Design Review Guidelines. Any successors in interest shall also be bound to the conditions of this permit and associated documents. A copy of this permit and any amendments, shall be posted on the premises and shall be available for review by any person who may desire to see the permit.
- p. **Applicable Policies and Regulations:** The construction and continued use of this permit shall be subject to the regulations of this or other applicable governmental agencies; and to the extent this condition is consistent with state and local laws, this project shall comply with the standards, policies and requirements in effect as defined by the Development Agreement No. 95-0173 adopted on November 20, 1995, by Ordinance No. 18230, or with subsequent amendments.
- q. **Amendments and Future Development Areas:** Any changes to the Development Plan shall require an amendment to this permit. However, Future Development areas shall not require an amendment to the RPO permit if no further impacts occur to resources as identified in the Resource Protection Ordinance. In the event that the Resource Protection Ordinance is replaced by a similar Sensitive Protection Ordinance, then the impacts analyzed under this permit shall be vested.

APPROVED by the City Council of the City of San Diego on October 31, 1995 by Resolution No. R-286503.



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

Ownership Disclosure Statement

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

Project Title

SANTALUZ

Project No. For City Use Only

Project Address:

Vacant Lot - San Dieguito Road and Montien Road, San Diego California 92127

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):

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

☐ Partnership

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

Corporate/Partnership Name (type or print): <u>SANTALUZ MAINTENANCE ASSOCIATION</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>8110 CAMINITO SANTALUZ EAST</u> City/State/Zip: <u>SAN DIEGO, CALIF. 92127</u> Phone No: <u>858-759-3121</u> Fax No: <u>858-759-3144</u> Name of Corporate Officer/Partner (type or print): <u>WILLIAM E. STEWART</u> Title (type or print): <u>ASSISTANT SECRETARY</u> Signature: <u>[Signature]</u> Date: <u>11/1/2011</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____

Project Chronology
Verizon – Wright's Ranch
PTS No. 231240

Date	Action	Description	City Review Time	Applicant Response
2/3/11	Submittal for Completeness Check			
3/23/11	Completeness Review Assessment	Multi-discipline review	48 days	
12/7/11	Second Completeness Check	Deemed Complete		8 months, 14 days
1/24/12	Second Completeness Review Assessment	Multi-discipline review	1 month, 17 days	
12/11/12	First Full Submittal			10 months, 17 days
2/8/13	Review Complete	Multi-discipline review	1 month, 28 days	
7/2/13	Second Full Submittal			4 months, 24 days
8/21/13	Review Complete	Multi-discipline review	1 month, 19 days	
10/4/13	Third Submittal			1 month, 13 days
11/8/13	Review Complete	Multi-discipline review	1 month, 4 days	
1/31/14	Fourth Submittal			2 months, 23 days
3/18/14	Review Complete	Multi-discipline review	1 month, 18 days	

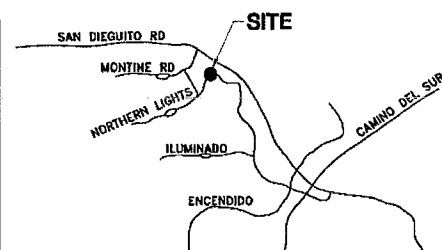
3/26/14	Fifth Submittal			18 days
4/4/14	Review Complete	Park & Rec Review	9 days	
4/15/14	Sixth Submittal			11 days
5/14/14	Review Complete	Landscape/ Park & Rec Review	29 days	
7/30/14	Seventh Submittal			2 months, 16 days
8/6/14	Review Complete	Park & Rec Review	7 days	
9/16/14	Eighth Submittal			1 month, 10 days
9/24/14	Review Complete	LDR Map Check	8 days	
9/25/14	Ninth Submittal			1 day
10/7/14	Review Complete	LDR Map Check	12 days	
10/21/14	Issues Resolved		14 days	
TOTAL STAFF TIME**			1 year, 3 days	
TOTAL APPLICANT TIME**				2 years, 8 months, 20 days
TOTAL PROJECT RUNNING TIME**			3 years, 10 months, 15 days	

**Based on 30 days equals to one month.



WRIGHTS RANCH
MONTIEN ROAD OFF SAN DIEGUITO ROAD
SAN DIEGO, CA 92127

VICINITY MAP



THOMAS GUIDE PAGE 1168, J5

ADDRESS

MONTIEN ROAD OFF SAN DIEGUITO ROAD
 SAN DIEGO, CA 92127

DIRECTIONS:

I-5 SOUTH, TO HWY 56 EAST, TO NORTH ON CAMINO DEL
 SUR, LEFT ON SAN DIEGUITO ROAD, LEFT ON MONTIEN ROAD

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE
 CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A
 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS
 SET IS NOT TO SCALE.

CONSULTANT TEAM

ARCHITECT:

BOOTH & SUAREZ ARCHITECTURE, INC.
 325 CARLSBAD VILLAGE DRIVE, SUITE 02
 CARLSBAD, CA 92008
 (760) 434-8474
 (760) 434-8596 (FAX)

SURVEYOR:

JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE, SUITE 107
 SAN CLEMENTE CA 92672
 (949) 248-4685

LEASING/PLANNING:

PLANCON, INC.
 GREG MOORAD
 302 STATE PLACE
 ESCONDIDO, CA 92029
 (858) 603-2336

TYPE OF PERMIT REQUIRED:

• PRD/NUP

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS
 TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN
 INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE
 ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
CONTACT: GREG MOORAD
PHONE: (858) 603-2336

OWNER: SANTALUZ MAINTENANCE ASSOCIATION
 8170 CAMINITO SANTALUZ EAST
 SAN DIEGO, CA 92127
CONTACT: BILL STEWART
PHONE: (858) 759-3121

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW MULTI-CARRIER FAUX ADOBE RANCH STYLE TELECOMMUNICATIONS EQUIPMENT BUILDING.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FIVE (5) ANTENNAS EACH (TOTAL OF FIFTEEN (15) ANTENNAS) MOUNTED BEHIND NEW RF TRANSPARENT SCREENS DETAILED TO MATCH PROPOSED EQUIPMENT BUILDING
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRUS) MOUNTED BEHIND PROPOSED ANTENNAS BEHIND RF TRANSPARENT SCREENS.
- INSTALLATION OF ONE (1) VERIZON WIRELESS 2'-0" MICROWAVE DISH MOUNTED BEHIND NEW RF TRANSPARENT SCREEN DETAILED TO MATCH PROPOSED EQUIPMENT BUILDING
- INSTALLATION OF A 30KW ENCLOSED EMERGENCY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE A GENERATOR ROOM INSIDE PROPOSED EQUIPMENT BUILDING
- INSTALLATION OF TWO (2) VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF NEW 200 AMP ELECTRICAL METER WITH UNDERGROUND ELECTRICAL CONDUIT FEED FROM EXISTING SDG&E TRANSFORMER
- INSTALLATION OF NEW UNDERGROUND TELCO SERVICE CONNECTION FROM EXISTING TELCO PEDESTAL
- MINOR LANDSCAPE & IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: MONTIEN ROAD OFF
 SAN DIEGUITO ROAD
 SAN DIEGO, CA 92127

ASSESSORS PARCEL NUMBER: 269-262-05 & 269-250-35

EXISTING ZONING: AR 1-1

TOTAL SITE AREA: 798,808 SF
 18.34 ACRES

PROPOSED BUILDING AREA: 1,568 SF

LOT COVERAGE: 0.2%

PROPOSED TYPE OF CONSTRUCTION: TYPE V-B

PROPOSED OCCUPANCY: S2

NOTE: THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-0.0	ENLARGED SITE PLAN
A-0.1	WATER POLLUTION CONTROL PLAN
A-1	BUILDING FLOOR PLAN & EQUIPMENT FLOOR PLAN
A-2	ANTENNA PLAN
A-3	ROOF PLAN
A-4	EXTERIOR ELEVATIONS
D-1	DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
L-2	PLANTING SCHEDULE
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
C-3	PRELIMINARY GRADING PLAN
C-4	SLOPE ANALYSIS EXHIBIT

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 18580, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 21, 2004.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
 CALIFORNIA PLUMBING CODE, 2010 EDITION
 CALIFORNIA MECHANICAL CODE, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION
 CALIFORNIA FIRE CODE, 2010 EDITION
 CALIFORNIA ENERGY CODE, 2010 EDITION

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

Booth & Suarez
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE SUITE 02
 CARLSBAD CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

WRIGHTS RANCH

MONTIEN RD OFF SAN DIEGUITO RD
 SAN DIEGO, CA 92127
 SAN DIEGO COUNTY

DRAWING DATES

10/26/11	90% ZD (se)
12/13/11	100% ZD (rd)
06/15/12	PLANNING REV. 100% ZD (se)
06/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (se)
03/22/13	REVISED 100% ZD (se)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (se)
01/28/14	REVISED 100% ZD (se)
04/10/14	REVISED 100% ZD (se)
05/14/14	REVISED 100% ZD (se)
07/16/14	REVISED 100% ZD (se)
09/24/14	REVISED 100% ZD (se)

SHEET TITLE

**TITLE SHEET
 &
 PROJECT DATA**

PROJECTS\VERIZON\11145

T-1

Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's

I/we the undersigned, as lessee of a portion of the property described as

MONTIEN ROAD OFF SAN DIEGUITO ROAD, SAN DIEGO, CA 92127
(Address or legal description)

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

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

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

I/we will incorporate the following into the site design:

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

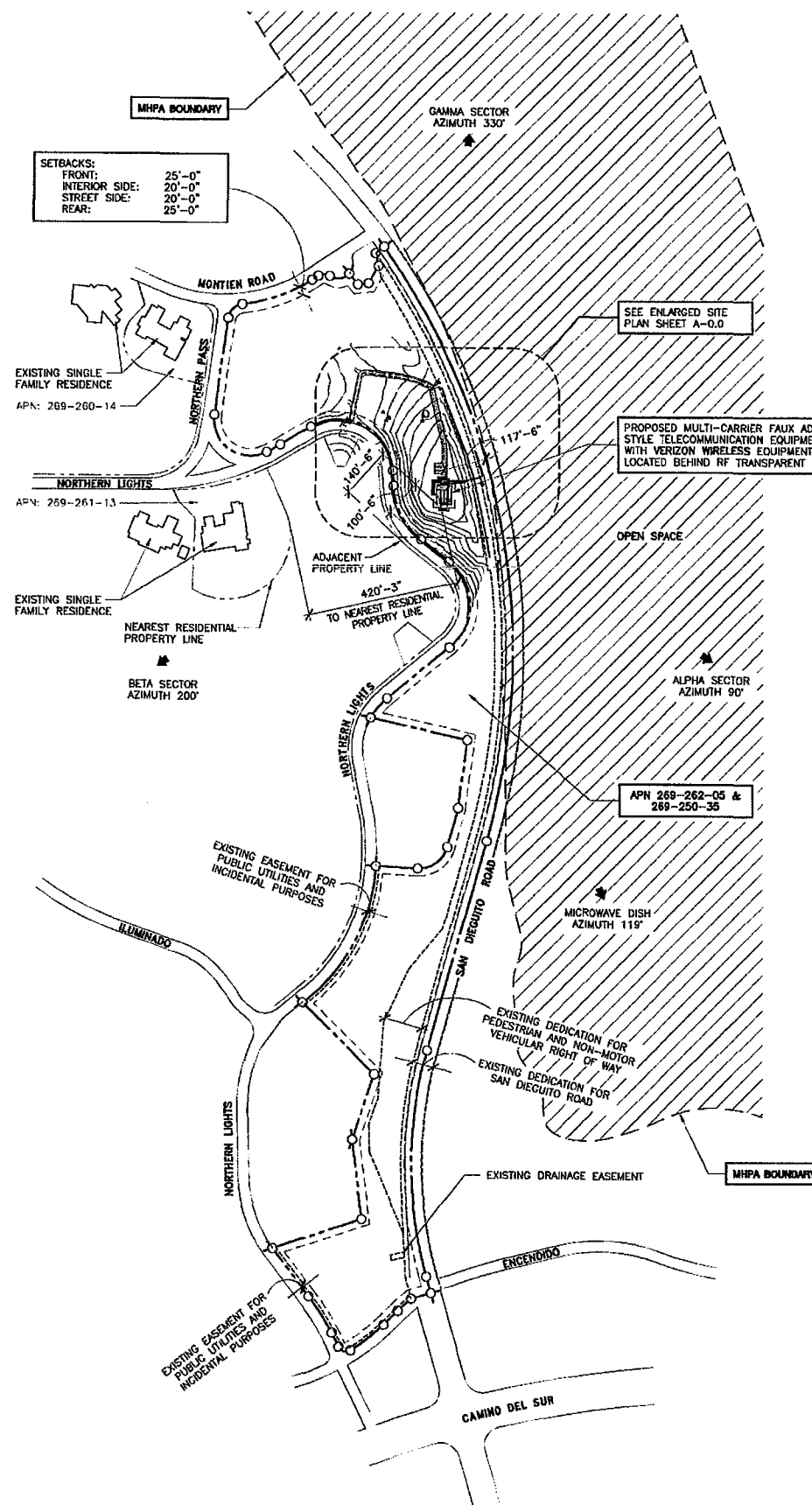
Additionally, I/we will:

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

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee: Dwight Woods Company Name: Verizon Wireless

Signature: [Signature] Date: 1-9-2008



SITE PLAN

SCALE: 1" = 200'-0"



VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER
FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz
TX POWER: 600W

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY RESEARCH OF
RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT.
EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT.
SEE SHEET C-1 FOR ADDITIONAL EASEMENT INFORMATION.

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS
APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY.
A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

BOOTH & SUAREZ

ARCHITECTURE INCORPORATED
305 CARLSBAD VILLAGE DRIVE, SUITE B2
CARLSBAD CA 92008 (760) 434-6474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

WRIGHTS RANCH
MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

10/26/11	90% ZD (se)
12/13/11	100% ZD (rel)
05/15/12	PLANNING REV. 100% ZD (se)
09/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (se)
03/22/13	REVISED 100% ZD (se)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (se)
01/28/14	REVISED 100% ZD (se)
04/10/14	REVISED 100% ZD (se)
05/14/14	REVISED 100% ZD (se)
07/16/14	REVISED 100% ZD (se)
09/24/14	REVISED 100% ZD (se)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\11145

A-0



APPROVALS

PROJECT NAME

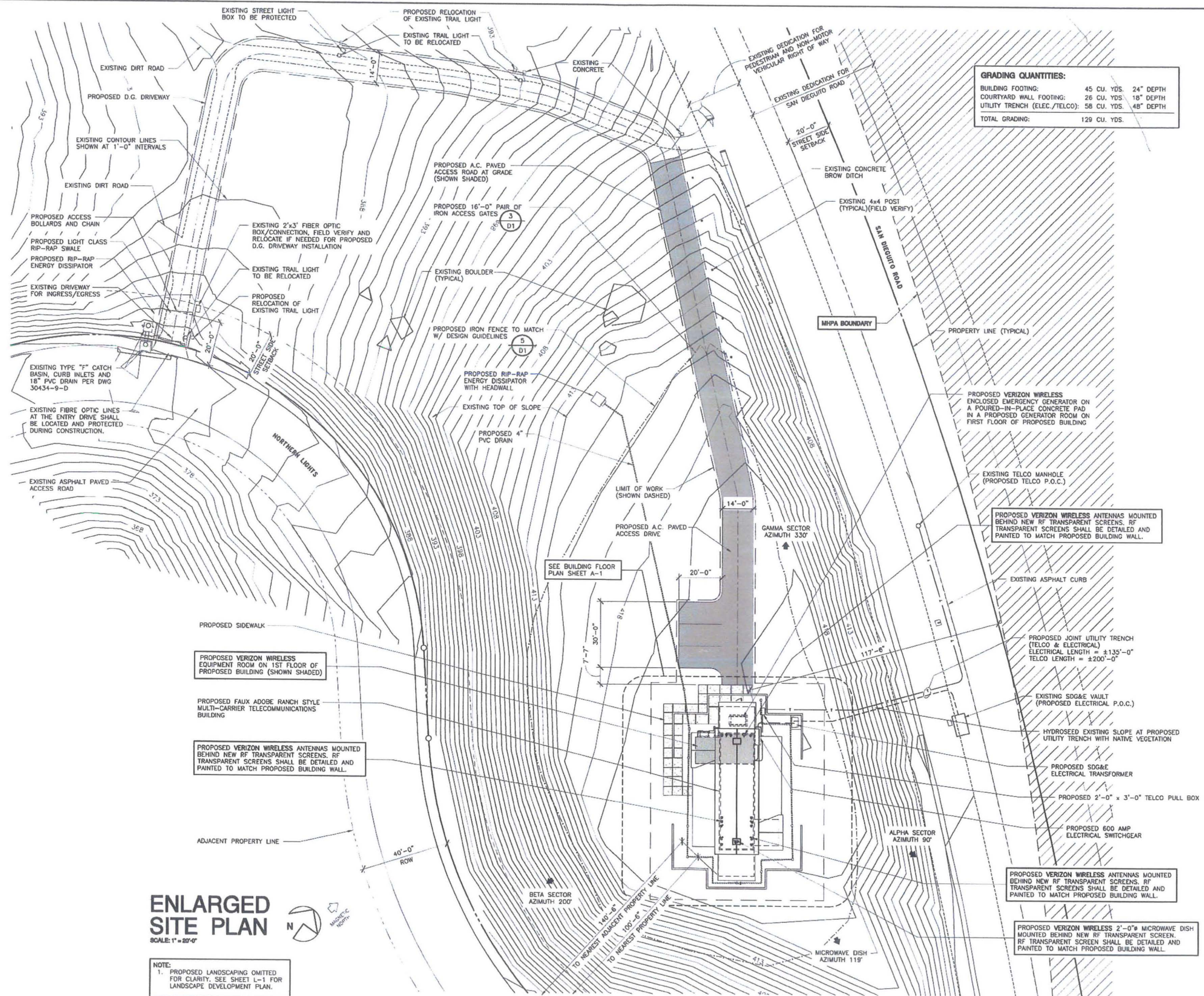
MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

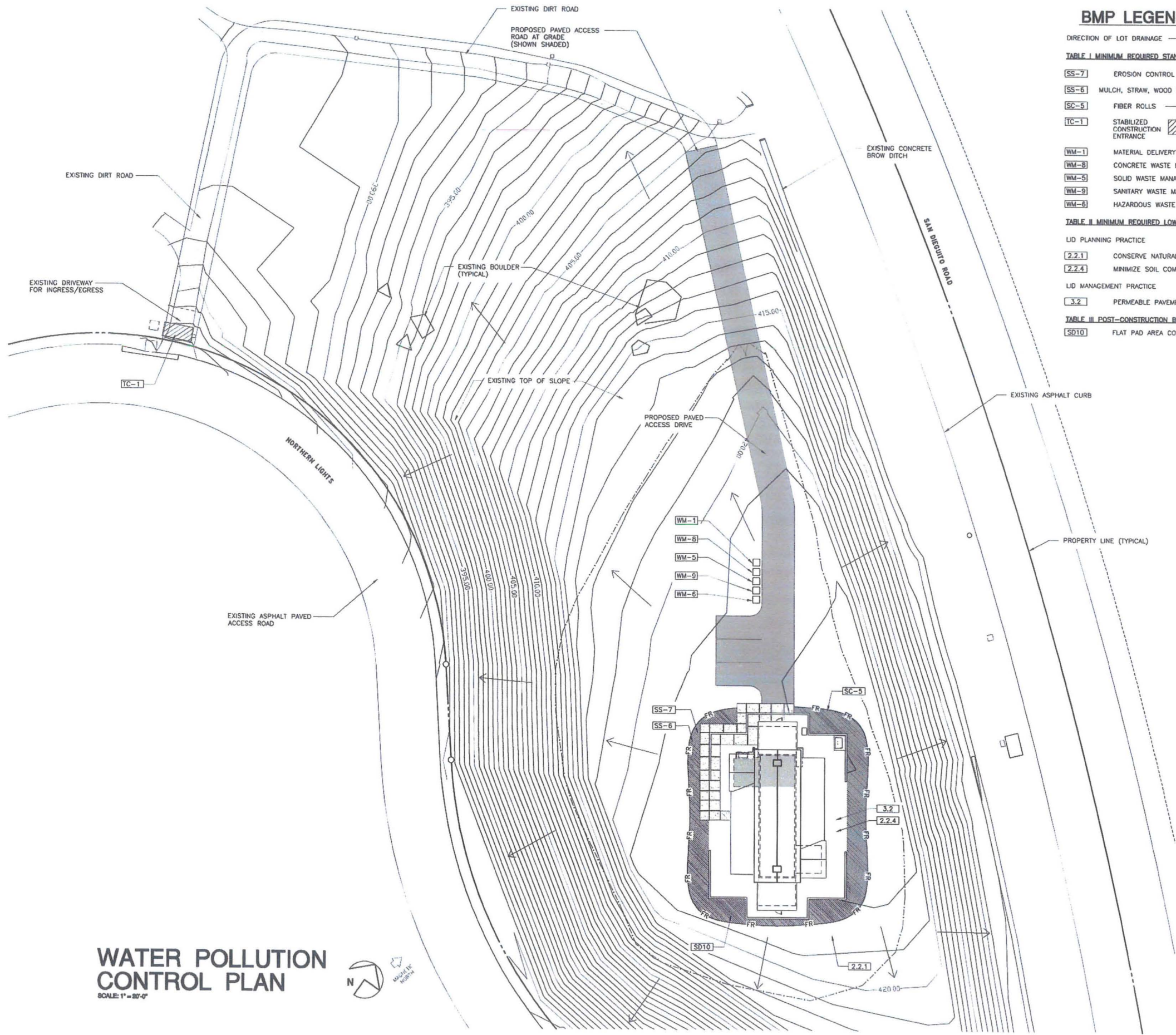
10/26/11	90% ZD (se)	
12/13/11	100% ZD (rd)	
06/15/12	PLANNING REV.	100% ZD (se)
09/05/12	PLANNING REV.	100% ZD (rd)
03/07/13	REVISED 100% ZD (se)	
03/22/13	REVISED 100% ZD (se)	
10/03/13	REVISED 100% ZD (rd)	
01/27/14	REVISED 100% ZD (se)	
01/28/14	REVISED 100% ZD (se)	
04/10/14	REVISED 100% ZD (se)	
05/14/14	REVISED 100% ZD (se)	
07/16/14	REVISED 100% ZD (se)	
09/24/14	REVISED 100% ZD (se)	

ENLARGED SITE PLAN

PROJECTS\VERIZON\11145

A-0.0





**WATER POLLUTION
CONTROL PLAN**
SCALE: 1" = 20'-0"



BMP LEGEND

DIRECTION OF LOT DRAINAGE → →

TABLE I MINIMUM REQUIRED STANDARD CONSTRUCTION:

SS-7	EROSION CONTROL BLANKET	
SS-6	MULCH, STRAW, WOOD CHIPS	
SC-5	FIBER ROLLS	FR-FR
TC-1	STABILIZED CONSTRUCTION ENTRANCE	
WM-1	MATERIAL DELIVERY & STORAGE	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-5	SOLID WASTE MANAGEMENT	
WM-9	SANITARY WASTE MANAGEMENT	
WM-6	HAZARDOUS WASTE MANAGEMENT	

TABLE II MINIMUM REQUIRED LOW IMPACT DEVELOPMENT BMPs:

LID PLANNING PRACTICE	
2.2.1	CONSERVE NATURAL AREAS, SOILS AND VEGETATION
2.2.4	MINIMIZE SOIL COMPACTION
LID MANAGEMENT PRACTICE	
3.2	PERMEABLE PAVEMENT DESIGN

TABLE III POST-CONSTRUCTION BMPs:

SD10	FLAT PAD AREA COVERAGE
------	------------------------

Booth & Suarez
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

WRIGHTS RANCH

MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

10/26/11	90% ZD (se)
12/13/11	100% ZD (rol)
06/15/12	PLANNING REV. 100% ZD (se)
09/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (se)
03/22/13	REVISED 100% ZD (se)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (se)
01/28/14	REVISED 100% ZD (se)
04/10/14	REVISED 100% ZD (se)
05/14/14	REVISED 100% ZD (se)
07/16/14	REVISED 100% ZD (se)
09/24/14	REVISED 100% ZD (se)

SHEET TITLE

**WATER POLLUTION
CONTROL PLAN**

PROJECTS\VERIZON\11145

A-0.1

Booth & Suarez
ARCHITECTURE INCORPORATED
355 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
WRIGHTS RANCH
MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

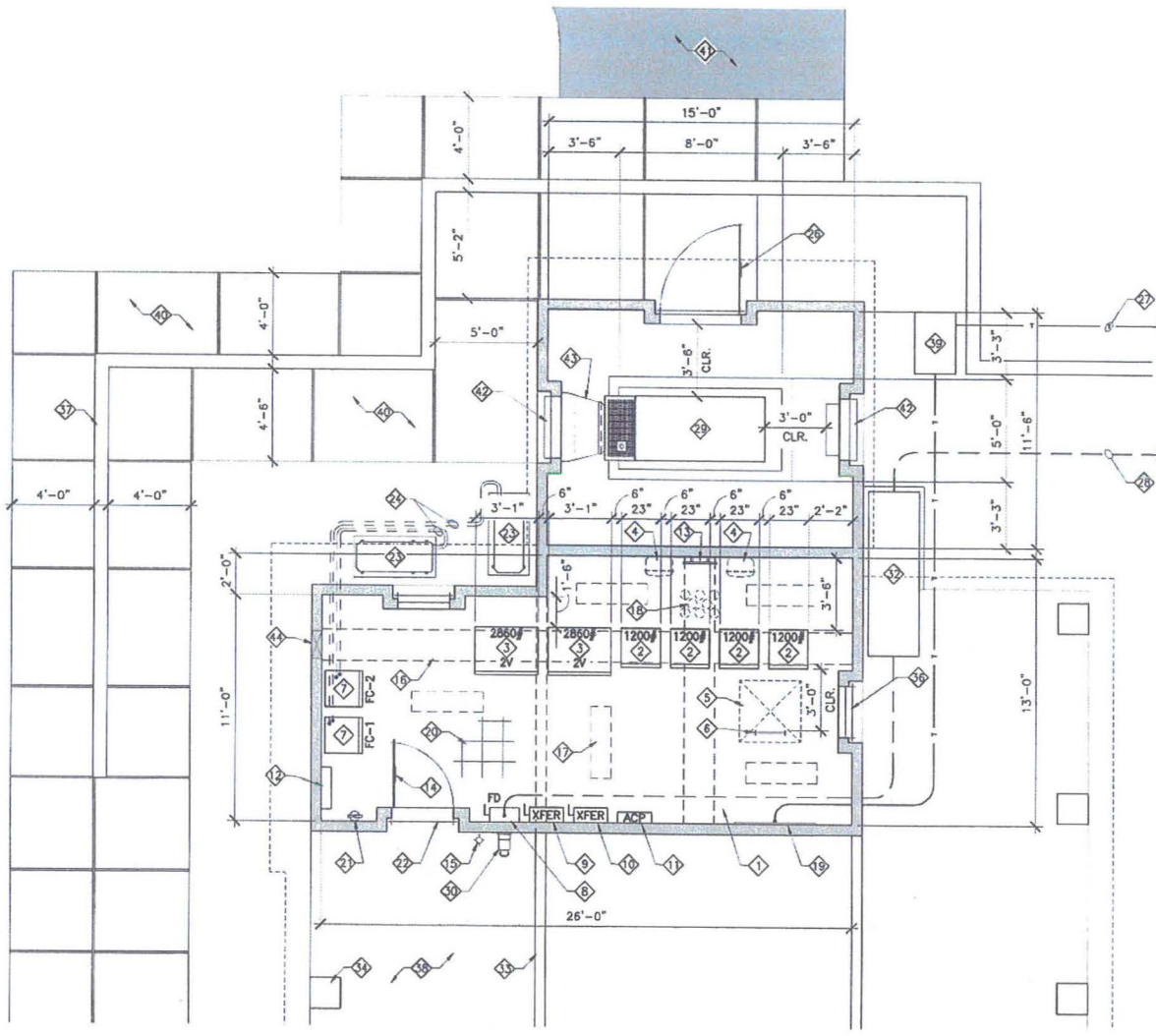
DRAWING DATES

10/26/11	90% ZD (se)
12/13/11	100% ZD (ral)
06/15/12	PLANNING REV. 100% ZD (se)
09/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (se)
03/22/13	REVISED 100% ZD (se)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (se)
01/28/14	REVISED 100% ZD (se)
04/10/14	REVISED 100% ZD (se)
05/14/14	REVISED 100% ZD (se)
07/16/14	REVISED 100% ZD (se)
09/24/14	REVISED 100% ZD (se)

SHEET TITLE
**BUILDING FLOOR
PLAN & EQUIPMENT
FLOOR PLAN**

PROJECTS\VERIZON\11145

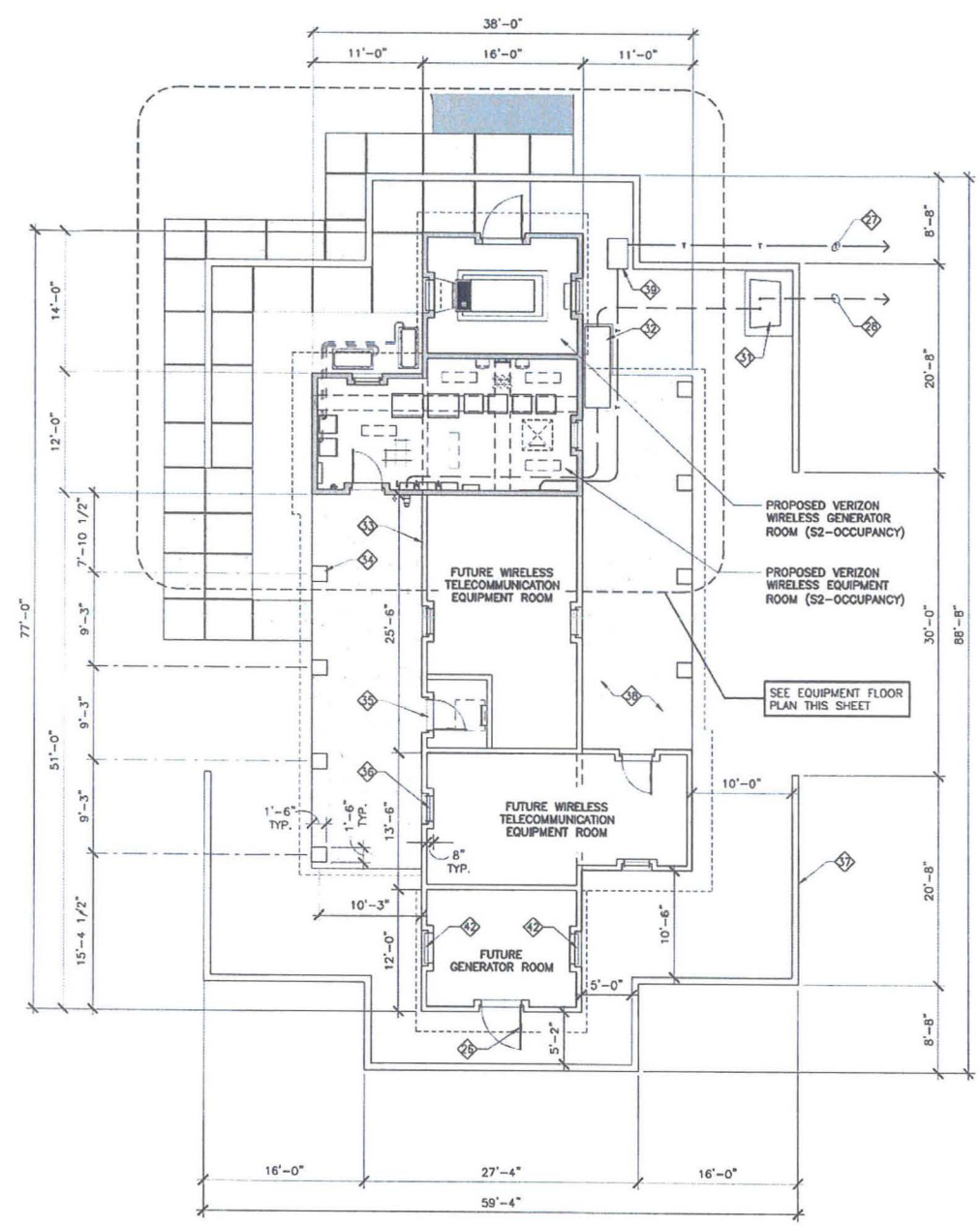
A-1



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

PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW EQUIPMENT ROOM INSIDE A NEW MULTI-CARRIER TELECOMMUNICATION BUILDING ON A CONCRETE PAD.
- 2 PROPOSED VERIZON WIRELESS EQUIPMENT RACK 23" WIDE x 84" HIGH x 23" DEEP. WEIGHT: 1200 LBS.
- 3 PROPOSED VERIZON WIRELESS 2V BATTERY RACK 37" WIDE x 37.66" HIGH x 27.66" DEEP. WEIGHT: 2860 LBS.
- 4 PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED HIGH UP ON WALL (TYPICAL OF 2)
- 5 PROPOSED ACCESS HATCH ABOVE (SHOWN DASHED)
- 6 PROPOSED GALVANIZED STEEL ACCESS LADDER
- 7 PROPOSED AIR HANDLERS
- 8 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9 PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12 PROVIDE AND INSTALL (1) BATTERY ACID SPILL KIT
- 13 PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 14 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 15 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 16 PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 17 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 5)
- 18 PROPOSED (8) 6" COAX CABLE CONDUITS
- 19 PROPOSED WALL MOUNTED TELCO BOARD
- 20 PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 21 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 22 PROPOSED ALUMINUM THRESHOLD
- 23 PROPOSED MECHANICAL UNITS ON A PREFABRICATED PAD (TYPICAL OF 2)
- 24 PROPOSED CONDENSATE DRAIN LINE ROUTING
- 25 PROPOSED CONCRETE LANDING
- 26 PROPOSED 4'-0" WIDE SOLID NOISE CONTROL DOOR



BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"

- 27 PROPOSED TELCO CONDUIT IN AN UNDERGROUND TRENCH
- 28 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND TRENCH
- 29 PROPOSED VERIZON WIRELESS 30kW ENCLOSED EMERGENCY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "GENERAC" SD030 GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 64 dBA AT A REFERENCE DISTANCE OF 23 FEET.
- 30 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 31 PROPOSED SDG&E ELECTRICAL TRANSFORMER
- 32 PROPOSED 800 AMP 120/240V, 3-PHASE, 4-WIRE ELECTRICAL SWITCHGEAR. APPROXIMATE SIZE: 8'-0" LONG x 2'-6" DEEP x 8'-0" HIGH
- 33 PROPOSED WOOD FRAME WALLS WITH STUCCO EXTERIOR FINISH AND GYP. BD. INTERIOR
- 34 PROPOSED STUCCO COLUMN (TYPICAL)
- 35 PROPOSED STEEL DOOR WITH WOOD CLAD EXTERIOR
- 36 PROPOSED VINYL CLAD WOOD WINDOW
- 37 PROPOSED 6'-0" HIGH STUCCO COURTYARD WALLS (NOISE CONTROL WALL)
- 38 PROPOSED CONCRETE LANDING
- 39 PROPOSED 2'-0" x 3'-0" TELCO PULL BOX
- 40 PROPOSED SIDEWALK
- 41 PROPOSED PAVED ACCESS DRIVE
- 42 PROPOSED 36" x 48" LOUVERED VENT WITH 12" THICK ACOUSTIC LOUVERS OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES
- 43 PROPOSED FLEXIBLE DUCT
- 44 PROPOSED 16" x 16" MOTORIZED EXHAUST FAN

Booth & Suarez
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD CA 92008 (760) 434-8474

PREPARED FOR
verizonwireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
WRIGHTS RANCH
MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

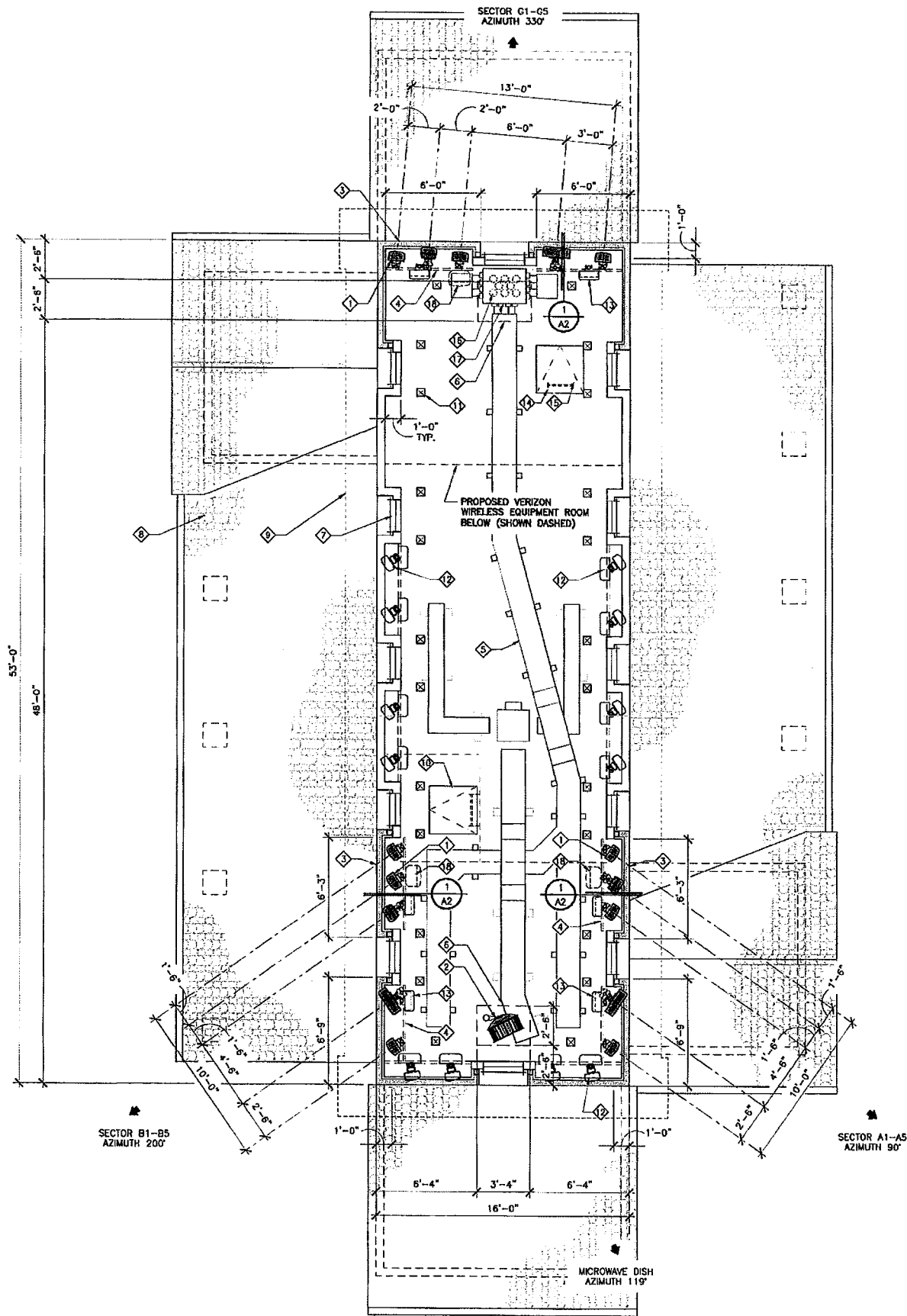
DRAWING DATES

10/26/11	90% ZD (ss)
12/13/11	100% ZD (rd)
06/15/12	PLANNING REV. 100% ZD (ss)
09/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (ss)
03/22/13	REVISED 100% ZD (ss)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (ss)
01/28/14	REVISED 100% ZD (ss)
04/10/14	REVISED 100% ZD (ss)
05/14/14	REVISED 100% ZD (ss)
07/16/14	REVISED 100% ZD (ss)
09/24/14	REVISED 100% ZD (ss)

SHEET TITLE
ANTENNA PLAN

PROJECTS\VERIZON\11145

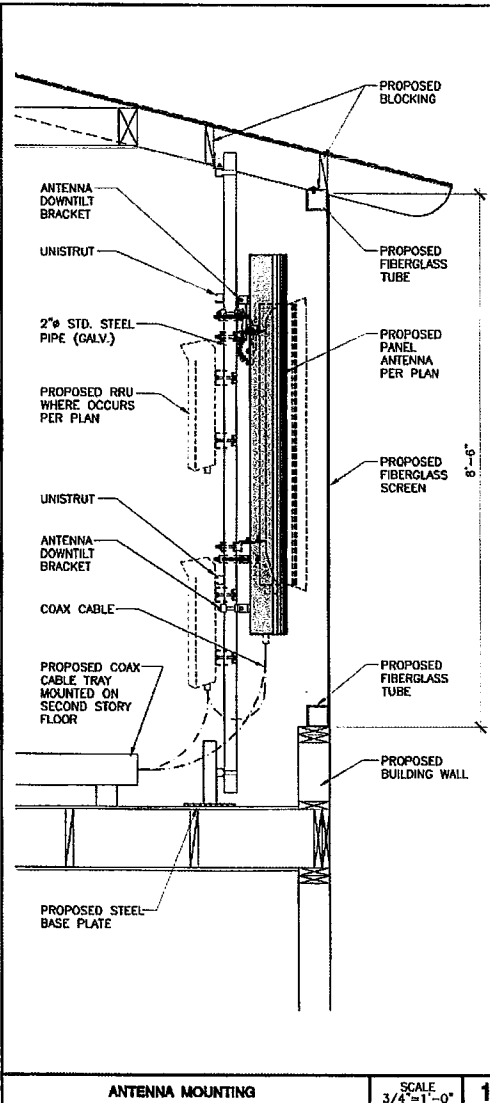
A-2



ANTENNA AND COAXIAL CABLE SCHEDULE

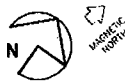
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 5')	COAX SIZE
ALPHA 1	EAST	90°	COMUSCOPE: SRNH-1065658	0°	0°	72.72" L x 11.85" W x 7.1" D	10 COAX + 1 FIBER	75'-0"	6'-0"	7/8"
ALPHA 2			ERICSSON: AR			54" L x 12" W x 8" D				
ALPHA 3			COMUSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D				
ALPHA 4			COMUSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D				
ALPHA 5			ANTELL: HTXC033517R000G			53.7" L x 20.7" W x 7.1" D				
BETA 1	SOUTH	200°	COMUSCOPE: SRNH-1065658	0°	0°	72.72" L x 11.85" W x 7.1" D	10 COAX + 1 FIBER	90'-0"	6'-0"	7/8"
BETA 2			ERICSSON: AR			54" L x 12" W x 8" D				
BETA 3			COMUSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D				
BETA 4			COMUSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D				
BETA 5			ANTELL: HTXC033517R000G			53.7" L x 20.7" W x 7.1" D				
GAMMA 1	NORTHWEST	330°	COMUSCOPE: SRNH-1065658	0°	0°	72.72" L x 11.85" W x 7.1" D	10 COAX + 1 FIBER	25'-0"	6'-0"	7/8"
GAMMA 2			ERICSSON: AR			54" L x 12" W x 8" D				
GAMMA 3			COMUSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D				
GAMMA 4			COMUSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D				
GAMMA 5			ANTELL: HTXC033517R000G			53.7" L x 20.7" W x 7.1" D				
MICROWAVE DISH		119°	T.B.D.	-	-	2'-0" DIAMETER	1	80'-0"	-	1-1/4"

- ANTENNA PLAN NOTES:
- 1. PROPOSED VERIZON WIRELESS ANTENNAS TO BE MOUNTED BEHIND NEW RF TRANSPARENT SCREENS INSIDE A CLERESTORY LEVEL OF PROPOSED BUILDING. (SHOWN SHADED)
 - 2. PROPOSED VERIZON WIRELESS 2'-0" MICROWAVE DISH TO BE MOUNTED BEHIND NEW RF TRANSPARENT SCREEN INSIDE A STUCCO FAUX CHIMNEY ABOVE. (SHOWN SHADED)
 - 3. PROPOSED RF TRANSPARENT SCREEN & FRAMING (SHOWN SHADED)
 - 4. PROPOSED UNISTRUT (SHOWN DASHED)
 - 5. PROPOSED COAX CABLE TRAY ON 4 x 4 PVC SLEEPERS
 - 6. PROPOSED STUCCO FAUX CHIMNEY ABOVE (TYP. OF 2)
 - 7. PROPOSED WINDOW (TYPICAL)
 - 8. PROPOSED ROOF BELOW
 - 9. OUTLINE OF ROOF ABOVE (SHOWN DASHED)
 - 10. PROPOSED ROOF ACCESS HATCH
 - 11. STRUCTURAL POST TO SUPPORT TILE ROOF ABOVE (TYPICAL)
 - 12. FUTURE AT&T MOBILITY ANTENNAS & RRU UNITS NOT PART OF THIS SUBMITTAL (SHOWN FOR REFERENCE ONLY)
 - 13. PROPOSED STACKED PAIR VERIZON WIRELESS RRU'S MOUNTED BEHIND ANTENNA ON MOUNTING PIPE (TYP.)
 - 14. PROPOSED TOWER ACCESS HATCH
 - 15. PROPOSED ACCESS LADDER (SHOWN DASHED)
 - 16. PROPOSED (8) 6" NON-COMBUSTIBLE SLEEVES AT FLOOR PENETRATION (SHOWN DASHED)
 - 17. PROPOSED 26" x 32" COAX CABLE HATCH
 - 18. PROPOSED RAYCAP DC SURGE PROTECTION UNIT MOUNTED TO STEEL PIPE



ANTENNA PLAN

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



ANTENNA MOUNTING

SCALE: 3/4" = 1'-0"

1



PREPARED FOR
verizonwireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS	
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

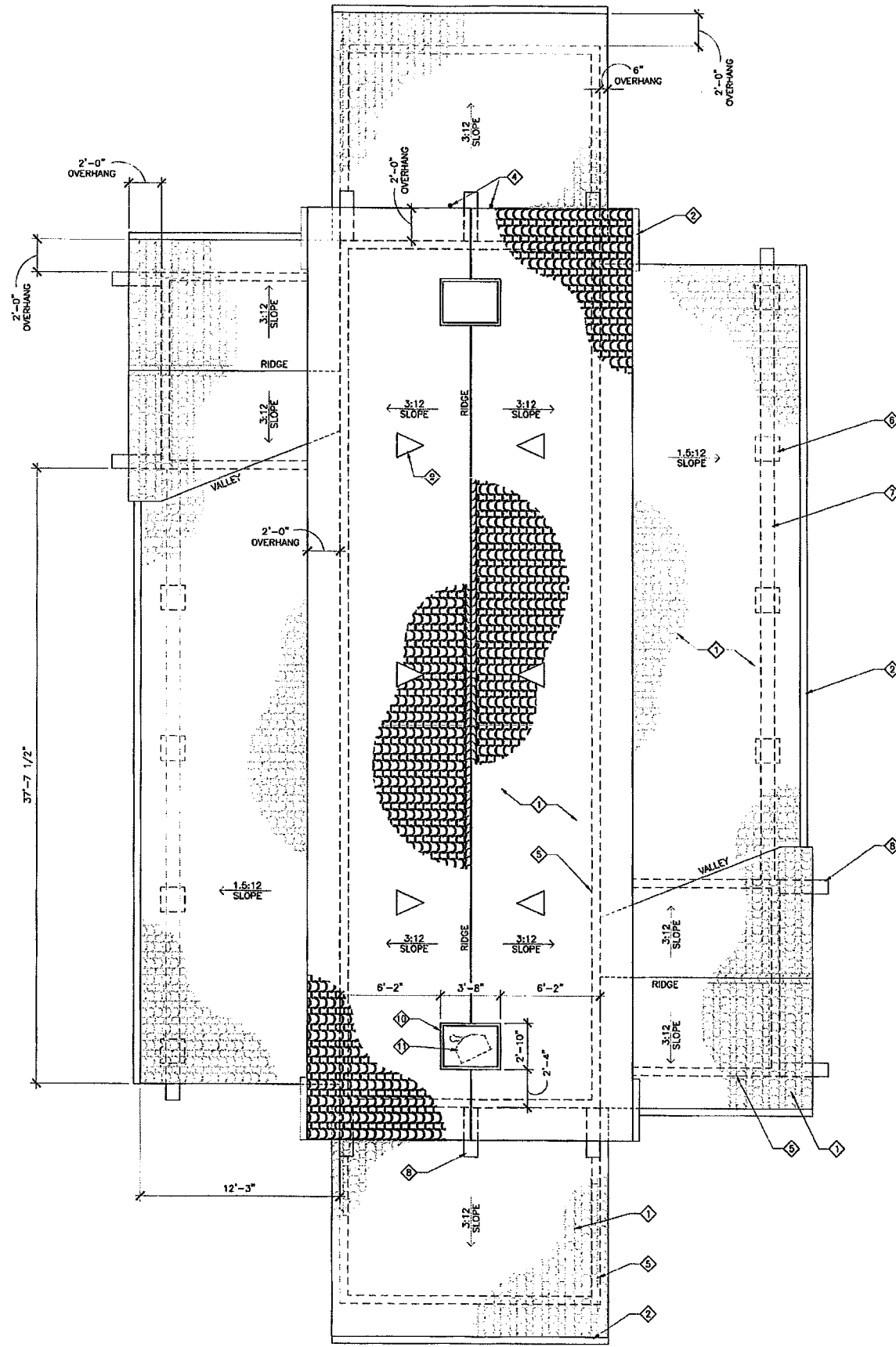
PROJECT NAME
WRIGHTS RANCH
MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES	
10/26/11	90% ZD (se)
12/13/11	100% ZD (rd)
06/15/12	PLANNING REV. 100% ZD (se)
09/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (se)
03/22/13	REVISED 100% ZD (se)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (se)
01/28/14	REVISED 100% ZD (se)
04/10/14	REVISED 100% ZD (se)
05/14/14	REVISED 100% ZD (se)
07/16/14	REVISED 100% ZD (se)
08/24/14	REVISED 100% ZD (se)

SHEET TITLE
ROOF PLAN

PROJECTS\VERIZON\11145

A-3



ROOF PLAN NOTES:

- 1. PROPOSED CLAY TILE ROOF
- 2. PROPOSED HALF ROUND GUTTER
- 3. PROPOSED STUCCO FAUX CHIMNEY (TYP. OF 2)
- 4. PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO ROOF FASCIA
- 5. OUTLINE OF WALL BELOW (SHOWN DASHED)
- 6. OUTLINE OF COLUMN BELOW (SHOWN DASHED)
- 7. PROPOSED BEAM BELOW (SHOWN DASHED)
- 8. PROPOSED OUTRIGGER (TYPICAL)
- 9. PROPOSED ROOF DORMER VENTS (TYP. OF 6)
- 10. PROPOSED FAUX CHIMNEY WITH RF TRANSPARENT SCREENS AND STUCCO FINISH
- 11. PROPOSED VERIZON WIRELESS 2'-0" MICROWAVE DISH BELOW (SHOWN DASHED)

ROOF PLAN
SCALE: 1/8" = 1'-0"
N
MANITEX NORTH

PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
DPS	DATE
EE/OUT	DATE

PROJECT NAME

WRIGHTS RANCH

MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

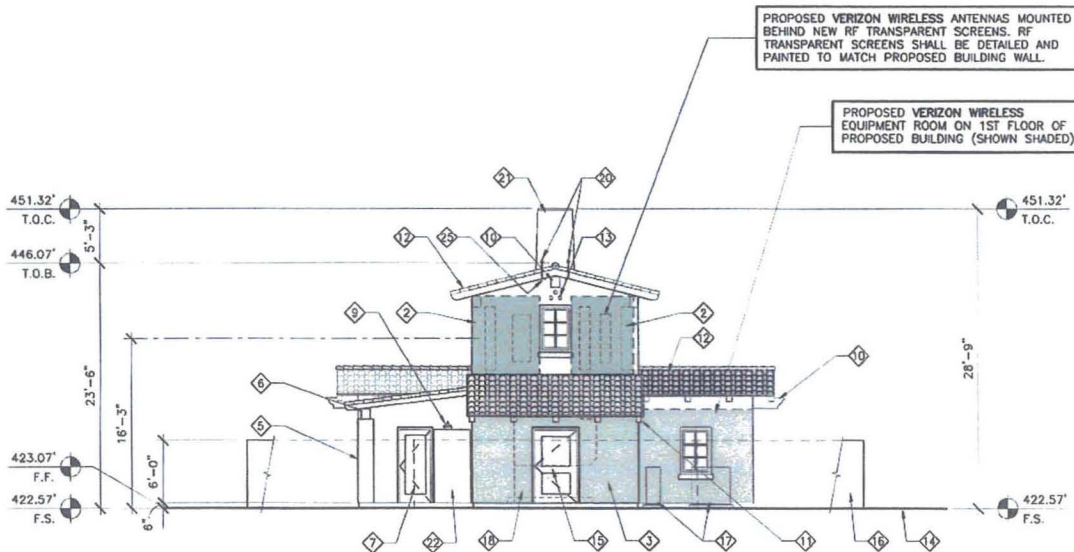
10/26/11	90% ZD (se)
12/13/11	100% ZD (rol)
06/15/12	PLANNING REV. 100% ZD (se)
09/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (se)
03/22/13	REVISED 100% ZD (se)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (se)
01/28/14	REVISED 100% ZD (se)
04/10/14	REVISED 100% ZD (se)
05/14/14	REVISED 100% ZD (se)
07/16/14	REVISED 100% ZD (se)
09/24/14	REVISED 100% ZD (se)

SHEET TITLE

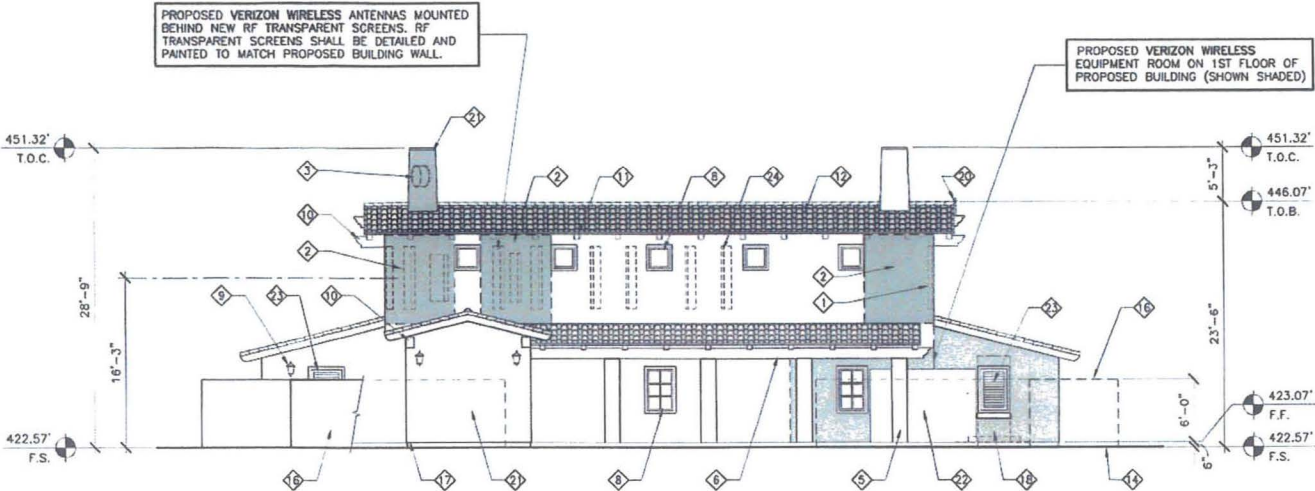
EXTERIOR
ELEVATIONS

PROJECTS\VERIZON\11145

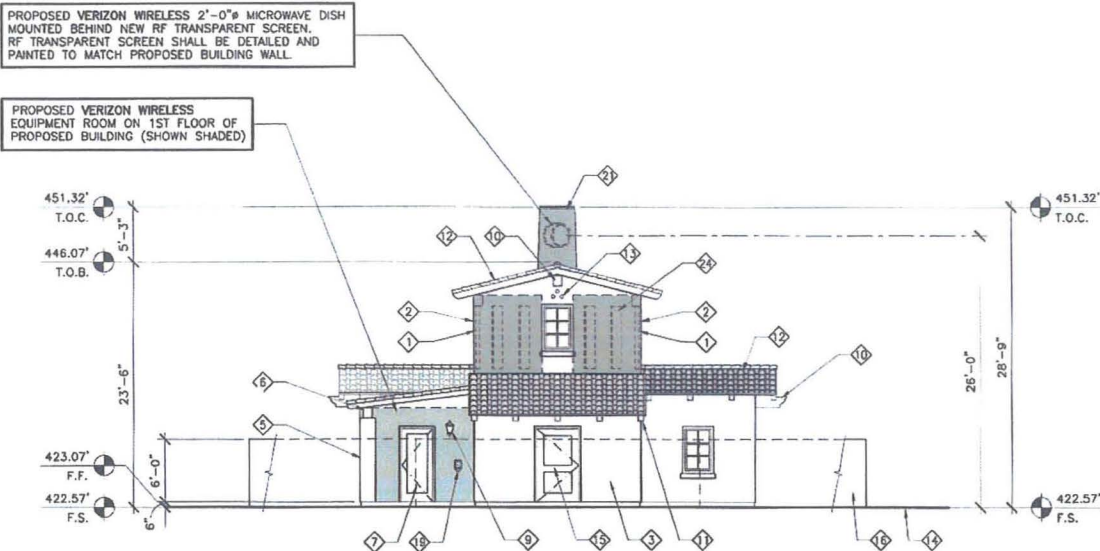
A-4



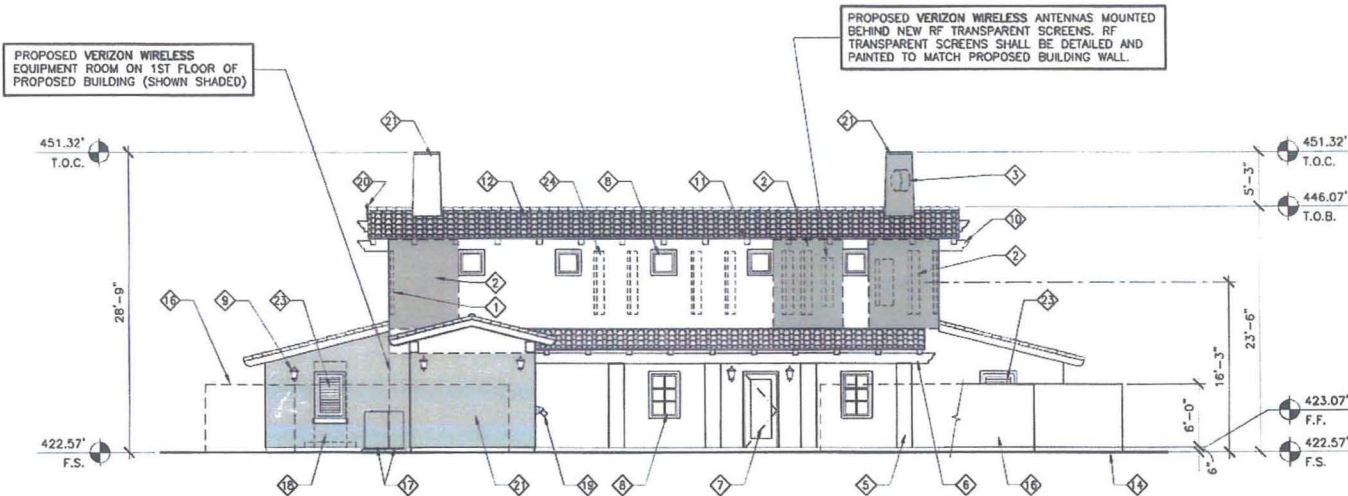
NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



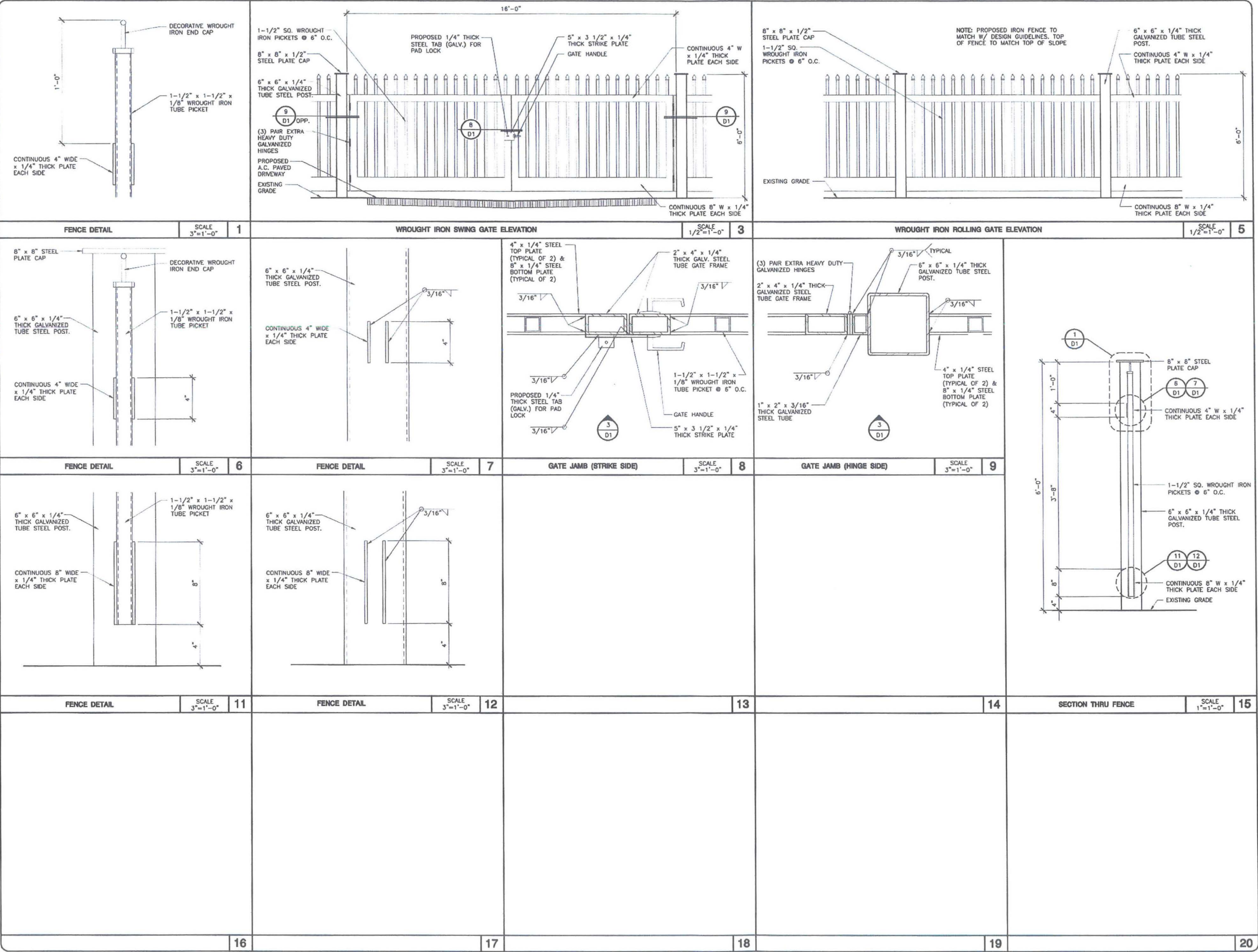
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

- PROPOSED VERIZON WIRELESS PANEL ANTENNAS
- PROPOSED RF TRANSPARENT SCREENS. RF TRANSPARENT SCREENS SHALL BE DETAILED TO MATCH PROPOSED STUCCO BUILDING. (SHOWN SHADED)
- PROPOSED VERIZON WIRELESS 2'-0" MICROWAVE DISH
- PROPOSED STUCCO BUILDING
- PROPOSED STUCCO COLUMN (TYPICAL)
- PROPOSED ROUGH SAWN BEAM
- PROPOSED DOOR (TYPICAL). ALL DOORS SHALL BE STEEL CLAD WITH TEXTURE AND STYLE SIMILAR TO DOORS ON EXISTING SURROUNDING RESIDENTIAL DWELLINGS
- PROPOSED WINDOW (TYPICAL). WINDOW TYPE AND MANUFACTURER SHALL BE SIMILAR TO WINDOWS ON EXISTING SURROUNDING RESIDENTIAL DWELLINGS
- PROPOSED EXTERIOR METAL LIGHT FIXTURE (TYPICAL)
- PROPOSED ROUGH SAWN OUTRIGGER (TYPICAL)
- PROPOSED ROUGH SAWN RAFTER TAILS (TYPICAL)
- PROPOSED SPANISH TILE ROOF
- PROPOSED FAUX GABLE VENTS
- EXISTING GRADE
- PROPOSED 4'-0" WIDE SOLID METAL NOISE CONTROL DOOR

- PROPOSED 6'-0" HIGH CONCRETE BLOCK COURTYARD WALLS WITH STUCCO (SHOWN DASHED FOR CLARITY)
- PROPOSED MECHANICAL UNITS ON A PREFABRICATED PAD (TYPICAL OF 2)
- PROPOSED VERIZON WIRELESS EMERGENCY GENERATOR ON A POURED-IN-PLACE CONCRETE PAD INSIDE PROPOSED GENERATOR ROOM. (SHOWN DASHED)
- PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE WITH METAL FINISH FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO ROOF FASCIA
- PROPOSED FAUX CHIMNEY WITH RF TRANSPARENT SCREENS AND STUCCO FINISH
- PROPOSED ELECTRICAL SWITCHGEAR. SEE SHEET A-1 FOR MORE INFORMATION.
- PROPOSED METAL LOULVERED VENT WITH 12" THICK ACOUSTIC LOUVERS OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES
- FUTURE AT&T MOBILITY ANTENNAS NOT PART OF THIS SUBMITTAL (SHOWN FOR REFERENCE ONLY)
- PROPOSED COAX JUMPER CABLE FOR E911/GPS ANTENNA

NOTE: ALL COAX CABLES FOR PANEL ANTENNAS AND MICROWAVE DISH WILL BE ROUTED INSIDE BUILDING. NO COAX CABLES, CONDUITS OR CABLE TRAYS ARE PROPOSED ON EXTERIOR OF BUILDING WITH EXCEPTION OF JUMPER CABLES FEEDING (2) PROPOSED E911/GPS ANTENNAS.



Booth Suarez &
ARCHITECTURE INCORPORATED
395 CARISBRO VILLAGE DRIVE SUITE D9
CARLSBAD CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

WRIGHTS RANCH

MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

10/26/11	90% ZD (se)
12/13/11	100% ZD (rol)
08/15/12	PLANNING REV. 100% ZD (se)
09/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (se)
03/22/13	REVISED 100% ZD (se)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (se)
01/28/14	REVISED 100% ZD (se)
04/10/14	REVISED 100% ZD (se)
05/14/14	REVISED 100% ZD (se)
07/16/14	REVISED 100% ZD (se)
09/24/14	REVISED 100% ZD (se)

SHEET TITLE

DETAILS

PROJECTS\VERIZON\11145

D-1



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

WRIGHTS RANCH

MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

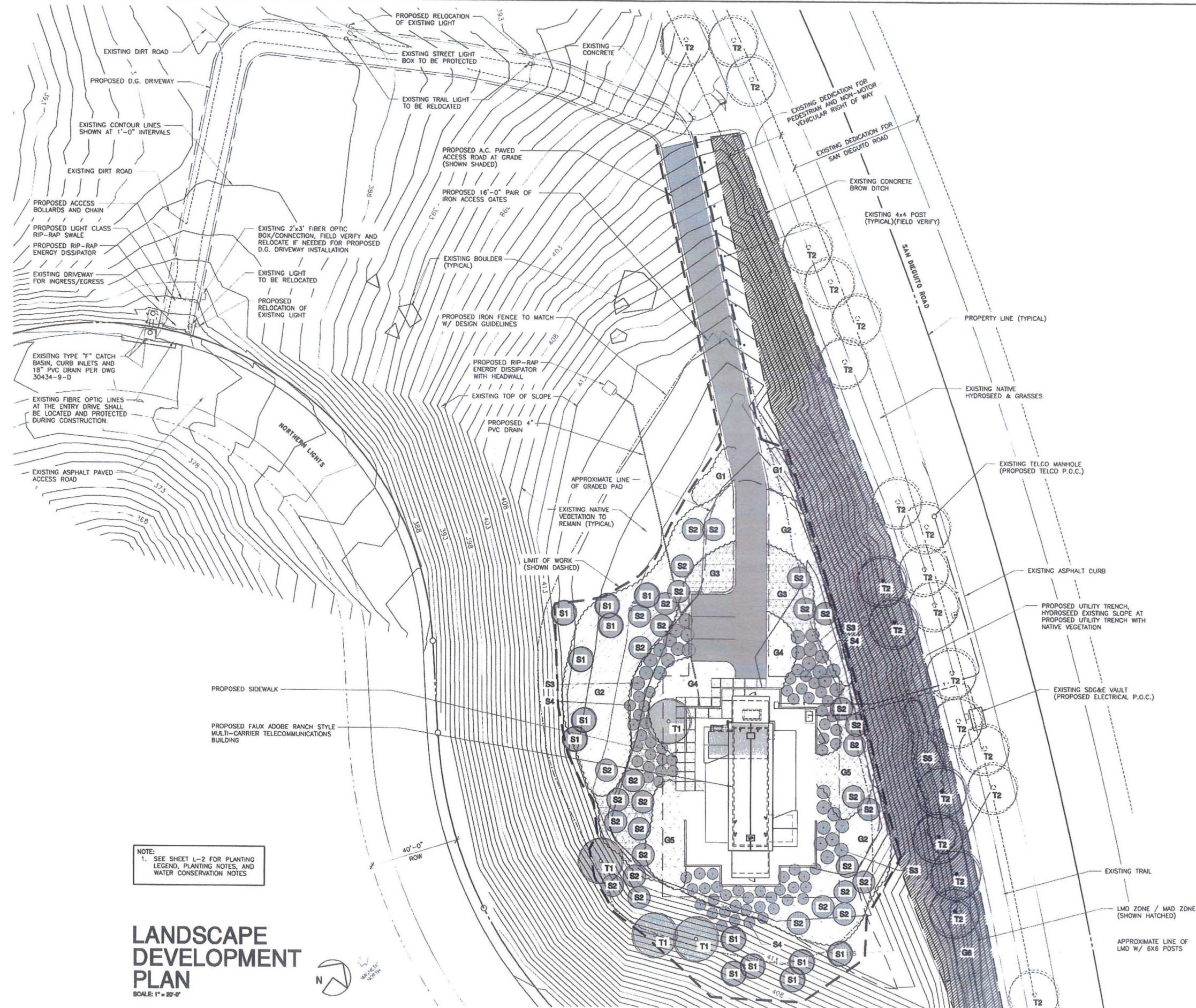
DRAWING DATES	
10/26/11	90% ZD (se)
12/13/11	100% ZD (ral)
06/15/12	PLANNING REV. 100% ZD (se)
09/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (se)
03/22/13	REVISED 100% ZD (se)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (se)
01/28/14	REVISED 100% ZD (se)
04/10/14	REVISED 100% ZD (se)
05/14/14	REVISED 100% ZD (se)
07/16/14	REVISED 100% ZD (se)
08/24/14	REVISED 100% ZD (se)

SHEET TITLE

LANDSCAPE
DEVELOPMENT PLAN

PROJECTS\VERIZON\11145

L-1



LANDSCAPE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"



WATER CONSERVATION NOTES

1. 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.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX EXISTING IRRIGATION SYSTEM TO BE RE-CALIBRATED FOR NEW IRRIGATION.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR
13. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(a)].
14. 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.

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREES TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE:
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
9. 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.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION 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.
11. IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
12. IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
13. REMOVE WEEDS AND PROVIDE A WEED BARRIER. PROVIDE A MINIMUM 2-INCH THICK BARK MULCH ABOVE THE WEED BARRIER

LANDSCAPE NOTES:

1. AREAS DISTURBED DURING CONSTRUCTION FROM EQUIPMENT, TRENCHING WILL BE REVEGETATED TO EXISTING CONDITION.
2. FOR AREAS OF BARE SOIL, NOT REVEGETATED WITH GROUND COVER, PROVIDE A 3 INCH LAYER OF BARK MULCH.
3. THE PROPOSED LANDSCAPE WILL NOT INTERFERE WITH THE EXISTING LANDSCAPE.
4. ALL IMPACTS TO IRRIGATION MUST NOT IMPEDE IRRIGATION APPLICATION FREQUENCY AND BE REPAIRED WITHIN A 24 HOUR PERIOD.
5. FOR EXISTING PLANTING AND IRRIGATION PLANS SEE ENGINEERING REFERENCE DRAWINGS 29175-54-D THROUGH 29175-58-D ON FILE AT CITY OF SAN DIEGO RECORDS DEPARTMENT.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	OLEA SWAN HILL OR RHUS LANCEA	SWAN HILL FRUITLESS OLIVE AFRICAN SUMAC	36" BOX 36" BOX	4	25' HEIGHT 25' SPREAD 20' HEIGHT 25' SPREAD
	ARGUTUS UNEDO COMPACTA OR HETEROMIELES ARBUTIFOLIA	COMPACT STRAWBERRY TREE TOYON	15 GAL. 15 GAL.	13	7' HEIGHT 8' SPREAD 15' HEIGHT 20' SPREAD
	MELALEUCA NESOPHILA	PINK MELALEUCA	15 GAL.	32	12' HEIGHT 10' SPREAD
	PHORMIUM ATROPURPUREUM	PURPLE FLAX	5 GAL.	31	6' HEIGHT 6' SPREAD
	ELAEAGNUS COMMUTATA	SILVERBERRY	5 GAL.	69	6' HEIGHT 6' SPREAD
	ROSA X NOARE	RED CARPET ROSE	2 GAL.	5' O.C.	2' HEIGHT 5' SPREAD
	ACACIA R. 'LOW BOY'	LOW BOY ACACIA	1 GAL.	8' O.C.	2' HEIGHT 10' SPREAD
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN CALLISTEMON	5 GAL.	36" O.C.	4' HEIGHT 5' SPREAD
	ROSMARINUS OFF. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	FLATS	6' O.C.	18" HEIGHT 5' SPREAD
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	4' O.C.	6' HEIGHT 6' SPREAD
	QUERCUS ILEX	HOLLY OAK	EXISTING	-	65' HEIGHT 65' SPREAD
	QUERCUS ILEX	HOLLY OAK	TREE LOCATION PER AS-BUILT DRAWINGS (NON EXISTING)	-	65' HEIGHT 65' SPREAD
	YUCCA WIPPLEI	SPANISH DAGGER	EXISTING	-	3' HEIGHT 8' SPREAD
	AGROSTIS PALLENS	DIEGO BENT GRASS	EXISTING	-	1' HEIGHT 1' SPREAD

Booth Suarez &
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE D3
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

WRIGHTS RANCH

MONTIEN RD OFF SAN DIEGUITO RD
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

10/26/11	90% ZD (ss)
12/13/11	100% ZD (rd)
06/15/12	PLANNING REV. 100% ZD (ss)
09/05/12	PLANNING REV. 100% ZD (rd)
03/07/13	REVISED 100% ZD (ss)
03/22/13	REVISED 100% ZD (ss)
10/03/13	REVISED 100% ZD (rd)
01/27/14	REVISED 100% ZD (ss)
01/28/14	REVISED 100% ZD (ss)
04/10/14	REVISED 100% ZD (ss)
05/14/14	REVISED 100% ZD (ss)
07/16/14	REVISED 100% ZD (ss)
09/24/14	REVISED 100% ZD (ss)

SHEET TITLE

PLANTING SCHEDULE

PROJECTS\VERIZON\11145

L-2

BOUNDARY NOTE:

BOUNDARY SHOWN HEREON ARE NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY. ALTERNATE BOUNDARIES MAY EXIST. VARIANCES IN THE RECORD MAP HAVE NOT BEEN RESEARCHED NOR RECONCILED. THE BOUNDARY HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES TO AID IN CREATING OF A SITE PLAN.

ITEMS CORRESPONDING TO SCHEDULE "B":

- BY: LAWYERS TITLE COMPANY
4100 NEWPORT PLACE DRIVE, STE. 120
NEWPORT BEACH, CA 92660
(949) 724-3170
- COMMITMENT NO.: 09304130-10
TITLE OFFICER: CHRIS MAZAR
DATED: OCTOBER 6, 2011
- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JANUARY 5, 1996 AS INSTRUMENT NO. 1996-0006505 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "A DEVELOPMENT AGREEMENT" BY AND BETWEEN THE CITY OF SAN DIEGO, BLACK MOUNTAIN RANCH LIMITED PARTNERSHIP AND PGA TOUR, INC. RECORDED AUGUST 3, 1993 AS FILE NO. 1993-0501589, THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "A FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT" RECORDED MARCH 26, 1996 AS INSTRUMENT NO. 1996-0148617, THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "A SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT" RECORDED JUNE 30, 1997 AS INSTRUMENT NO. 1997-0307774 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JUNE 16, 1998 AS INSTRUMENT NO. 1998-0367086, MODIFIED AND RECORDED FEBRUARY 28, 2005 AS INSTRUMENT NO. 2005-0161328 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- AN EASEMENT FOR THE PURPOSES STATED THEREIN AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1998 AS INSTRUMENT NO. 1998-0367086 AND RE-RECORDED JANUARY 26, 1999 AS INSTRUMENT NO. 1999-0044583 BOTH OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT, ASSUMPTION AND RELEASE AGREEMENT" RECORDED JULY 2, 1998 AS FILE NO. 1998-0411481 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT, ASSUMPTION AND RELEASE AGREEMENT" RECORDED JULY 2, 1998 AS FILE NO. 1998-0411481 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "A SITE IMPROVEMENT AGREEMENT" RECORDED APRIL 9, 1999 AS FILE NO. 1999-0240520 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "A PUBLIC ROAD ACCESS AGREEMENT" RECORDED JANUARY 7, 2000 AS FILE NO. 2000-009642 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "MASTER AFFORDABLE HOUSING AGREEMENT AND AGREEMENT AUTHORIZING AFFORDABLE HOUSING DENSITY BONUS AND IMPOSING COVENANTS, CONDITIONS AND RESTRICTIONS ON REAL PROPERTY AGREEMENT" RECORDED NOVEMBER 2, 2000 AS FILE NO. 2000-0585030 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "MEMORANDUM OF CONTINUING DISCLOSURE AGREEMENT CREATING COVENANT RUNNING WITH THE LAND" RECORDED NOVEMBER 2, 2000 AS FILE NO. 2000-0585032 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 2001 AS INSTRUMENT NO. 2001-0478809 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 30, 2001 AS INSTRUMENT NO. 2001-0620461, RECORDED FEBRUARY 28, 2002 AS INSTRUMENT NO. 2002-0170403, RECORDED JUNE 28, 2002 AS INSTRUMENT NO. 2002-0547852, RECORDED OCTOBER 21, 2004 AS INSTRUMENT NO. 2004-1000289, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 25, 2001 AS INSTRUMENT NO. 2001-0773308 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "COMMUNITY ENHANCEMENT FEE AGREEMENT" RECORDED OCTOBER 25, 2001 AS INSTRUMENT NO. 2001-0774679 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND KNOWN AS SAN DIEGUITO ROAD SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID TRACT. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN EASEMENT FOR "BUILDING RESTRICTED EASEMENT GRANTED HEREON", SHOWN ON PARCEL MAP NO. 19580. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COMMUNITY ENHANCEMENT FEE AGREEMENT" RECORDED DECEMBER 3, 2001 AS INSTRUMENT NO. 2001-0852441 AND RE-RECORDED MARCH 13, 2002 AS INSTRUMENT NO. 2002-0211607 AND RE-RECORDED MAY 7, 2002 AS INSTRUMENT NO. 2002-0386551 ALL OF OFFICIAL RECORDS, EXECUTED BY AND BETWEEN SANTALUZ COMMUNITY COUNCIL, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION AND SANTALUZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ENCROACHMENT REMOVAL OF PRIVATE STORM DRAINS, LANDSCAPE AND IRRIGATION RECORDED DECEMBER 21, 2001 AS INSTRUMENT NO. 2001-0945189 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "SHARED FACILITIES EASEMENT AGREEMENT" RECORDED MAY 13, 2002 AS INSTRUMENT NO. 2002-0402571 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "ASSIGNMENT OF DECLARANT'S RIGHT" RECORDED AUGUST 7, 2002 AS INSTRUMENT NO. 2002-0668554 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "MASTER AFFORDABLE HOUSING AGREEMENT AND AGREEMENT AUTHORIZING AFFORDABLE HOUSING DENSITY BONUS AND IMPOSING AFFORDABLE HOUSING RESALE RESTRICTION ON REAL PROPERTY" RECORDED DECEMBER 26, 2002 AS INSTRUMENT NO. 2002-1186539 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AGREEMENT BETWEEN BLACK MOUNTAIN RANCH LIMITED PARTNERSHIP AND SANTALUZ, LLC AND WESTERN PACIFIC HOUSING, INC. AND PARDEE HOMES" RECORDED FEBRUARY 7, 2003 AS INSTRUMENT NO. 2003-0145392 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "SECOND AMENDMENT TO SUBAREA I BLACK MOUNTAIN RANCH SCHOOL IMPACT MITIGATION AGREEMENT" RECORDED JANUARY 27, 2003 AS INSTRUMENT NO. 2003-0083406 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "COMMUNITY ENHANCEMENT FEE AGREEMENT" RECORDED OCTOBER 21, 2004 AS INSTRUMENT NO. 2004-1000290 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 30, 2001 AS INSTRUMENT NO. 2001-0620461 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED SEPTEMBER 28, 2004 AS INSTRUMENT NO. 2004-0923681 RECORDS OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ENCROACHMENT REMOVAL PRIVATE DG TRAIL, RECORDED MAY 24, 2005 AS INSTRUMENT NO. 2005-0437426 OF OFFICIAL RECORD, THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.

ITEMS IF SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 19580, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 21, 2004.

ASSESSOR'S PARCEL NUMBER: 269-262-05 AND 269-250-35

LEGEND:

- AB - AC BERM
- BR - CONCRETE BROW DITCH
- EB - ELECTRIC BOX
- FL - FLOW LINE
- HW - HEAD WALL
- ICB - IRRIGATION CONTROL BOX
- ICV - IRRIGATION CONTROL VALVE
- LIP - EDGE OF GUTTER
- NG - NATURAL GROUND
- RB - RECYCLED WATER BOX
- SDMH - STORM DRAIN MANHOLE
- SLB - STREET LIGHT PULLBOX
- TMH - TELEPHONE MANHOLE
- TOE - BOTTOM OF GRADE
- TOP - TOP OF GRADE
- UV - UTILITY VAULT

DATUM STATEMENT:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER STATION '444' AND '445' AS SHOWN ON RECORD OF SURVEY 14492.

BENCHMARK FOR THIS SURVEY IS SAN DIEGO CITY BENCHMARK ID 7183

ELEVATION: 197.913 MSL

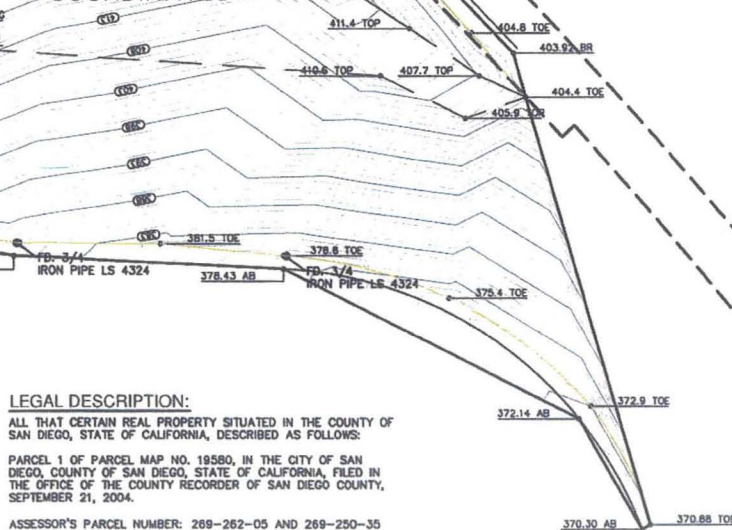
ASSESSOR'S PARCEL NUMBER
269-262-05 AND 269-250-35

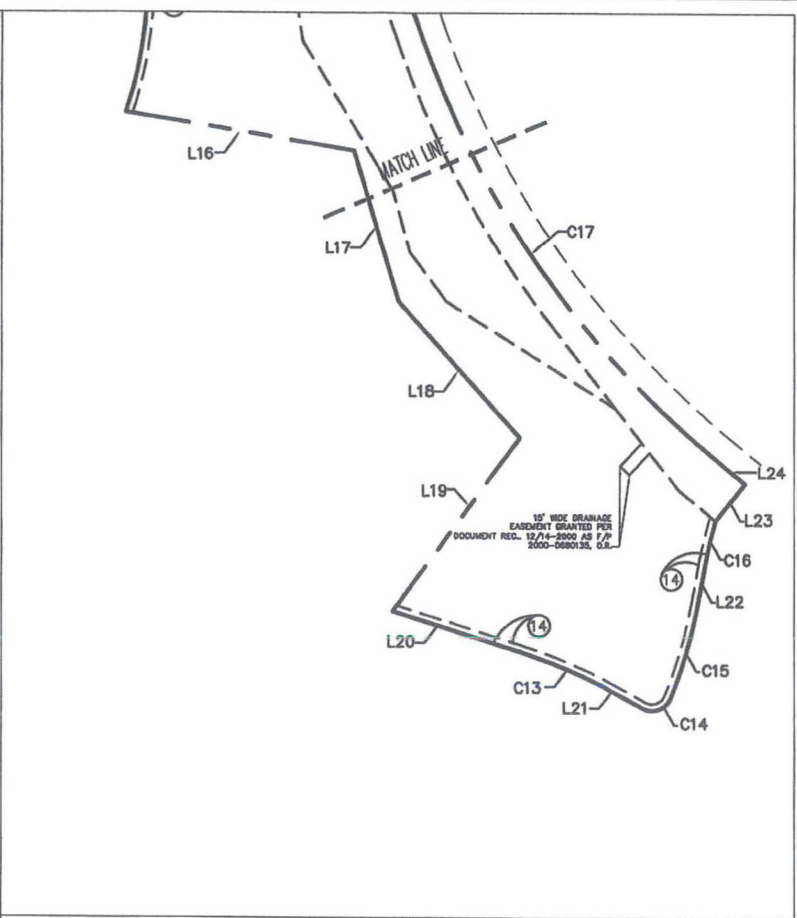
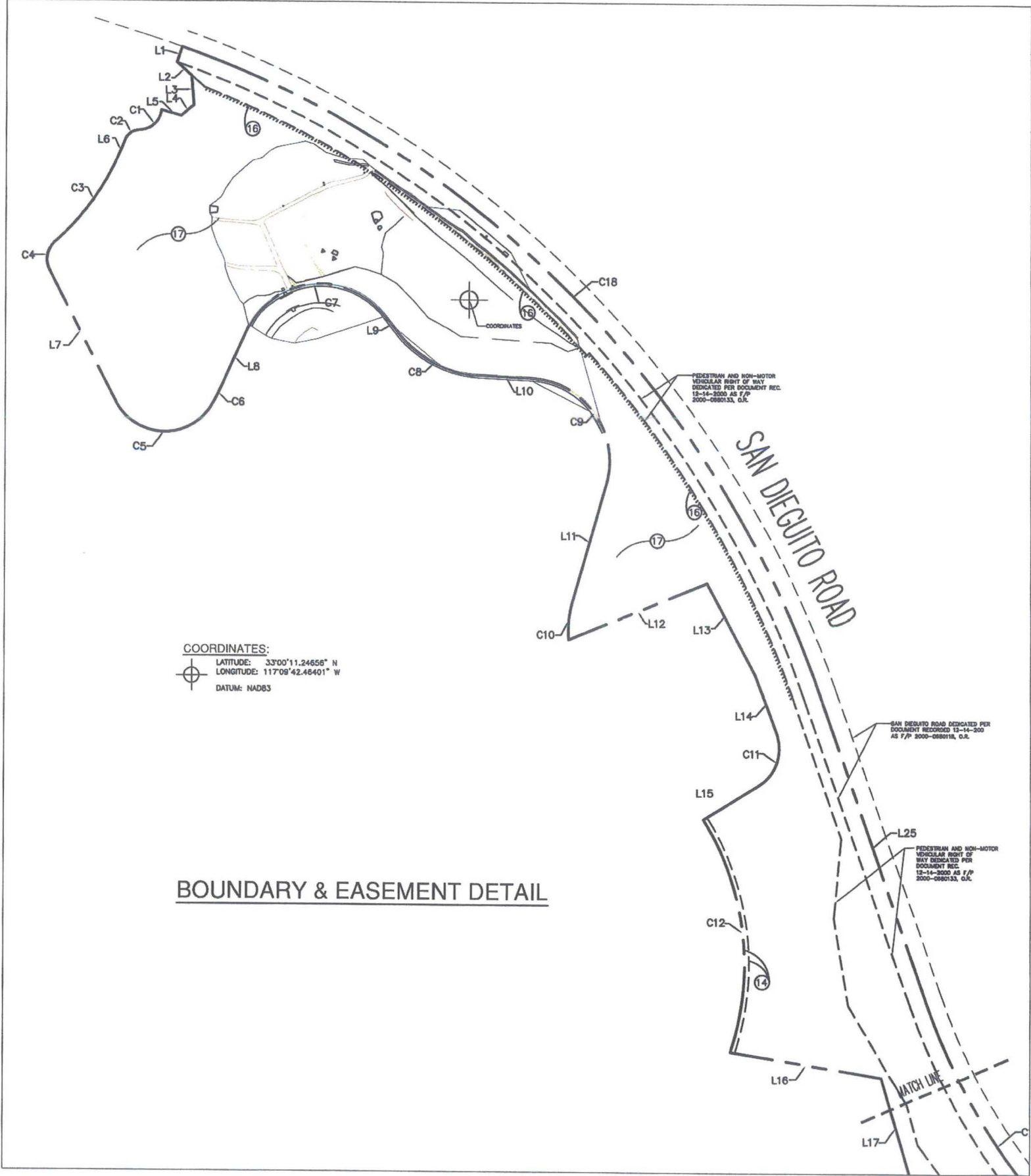
DATE OF SURVEY:
OCTOBER 20, 2011 - MAY 16, 2012

MIGUEL A. MARTINEZ L.S. 7443



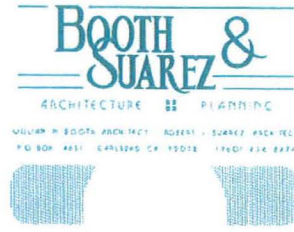
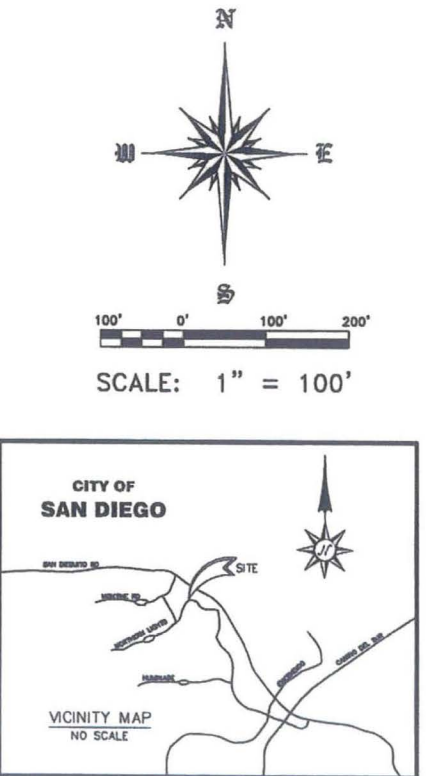
COORDINATES





LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N19°23'53"E
L2	36.34'	S48°11'58"E
L3	54.33'	S04°09'25"E
L4	29.80'	S49°29'43"W
L5	37.44'	N74°09'28"W
L6	20.68'	S22°01'24"W
L7	286.60'	S27°02'42"E
L8	98.99'	N23°57'45"E
L9	41.20'	S38°25'05"E
L10	97.66'	S87°08'15"E
L11	223.15'	S15°50'23"W
L12	273.76'	N67°30'09"E
L13	188.17'	S27°48'34"E
L14	113.58'	S20°02'18"E
L15	116.49'	S58°04'53"W
L16	278.89'	S80°31'45"E
L17	188.78'	S16°23'59"E
L18	219.47'	S42°09'22"E
L19	258.98'	S35°30'59"W
L20	163.20'	N72°40'59"W
L21	42.52'	N61°39'49"W
L22	55.41'	S10°48'15"W
L23	57.00'	S39°08'59"W
L24	46.55'	S50°50'01"E
L25	597.51'	S19°21'05"E

CURVE TABLE		
CURVE	DELTA	RADIUS
C1	82°36'22"	41.00'
C2	86°23'19"	29.00'
C3	26°35'05"	445.00'
C4	75°39'11"	44.00'
C5	124°37'21"	100.00'
C6	4°22'12"	560.00'
C7	117°37'10"	150.00'
C8	48°43'10"	200.00'
C9	102°38'38"	150.00'
C10	201°4'30"	200.00'
C11	78°07'12"	80.00'
C12	50°18'05"	500.00'
C13	11°01'10"	620.00'
C14	96°12'53"	24.00'
C15	11°18'03"	580.00'
C16	5°28'38"	520.00'
C17	31°28'58"	1140.00'
C18	51°15'02"	1810.00'



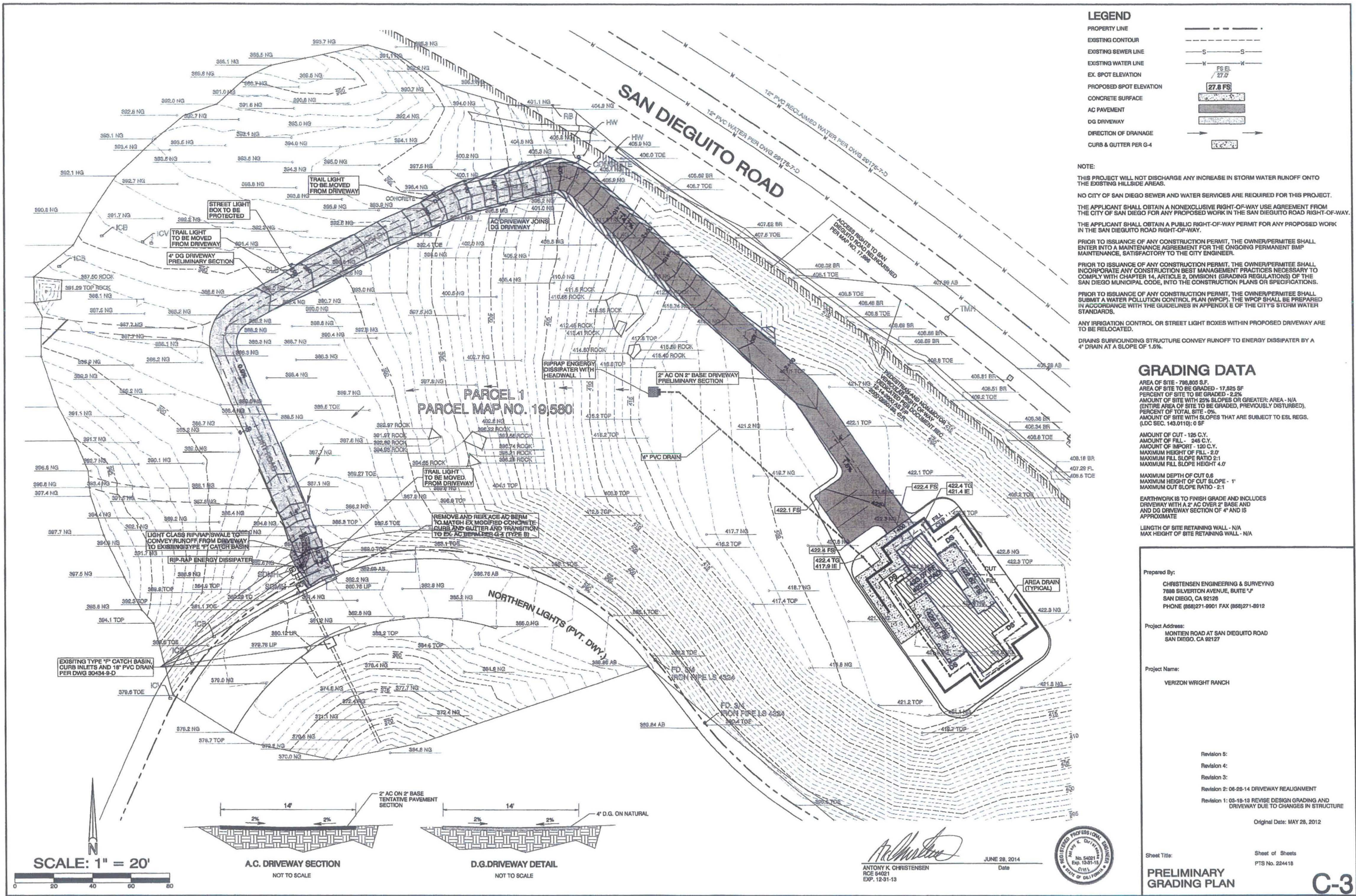
PREPARED FOR
verizonwireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

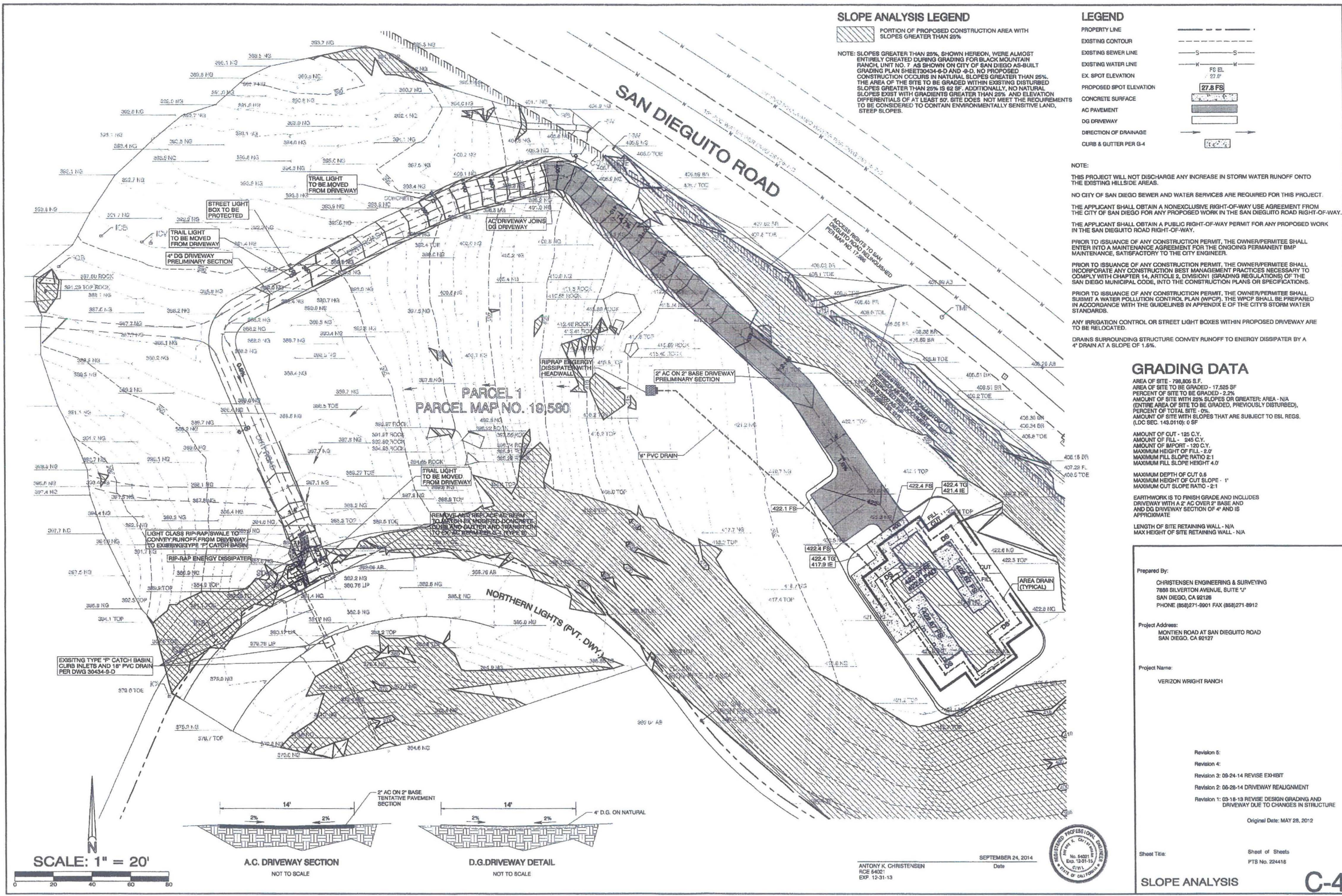
CONSULTANT
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92672
(949) 246-4665

PROJECT NAME
WRIGHTS RANCH
MONTIEN ROAD OF SAN DIEGUITO ROAD
SAN DIEGO, CA

DRAWING DATES

SHEET TITLE
TOPOGRAPHIC SURVEY





SLOPE ANALYSIS LEGEND

PORTION OF PROPOSED CONSTRUCTION AREA WITH SLOPES GREATER THAN 25%

NOTE: SLOPES GREATER THAN 25%, SHOWN HEREON, WERE ALMOST ENTIRELY CREATED DURING GRADING FOR BLACK MOUNTAIN RANCH, UNIT NO. 7 AS SHOWN ON CITY OF SAN DIEGO AS-BUILT GRADING PLAN SHEETS 30434-9-D AND 9-D. NO PROPOSED CONSTRUCTION OCCURS IN NATURAL SLOPES GREATER THAN 25%. THE AREA OF THE SITE TO BE GRADED WITHIN EXISTING DISTURBED SLOPES GREATER THAN 25% IS 82 SF. ADDITIONALLY, NO NATURAL SLOPES EXIST WITH GRADIENTS GREATER THAN 25% AND ELEVATION DIFFERENTIALS OF AT LEAST 50'. SITE DOES NOT MEET THE REQUIREMENTS TO BE CONSIDERED TO CONTAIN ENVIRONMENTALLY SENSITIVE LAND, STEEP SLOPES.

LEGEND

PROPERTY LINE
EXISTING CONTOUR
EXISTING SEWER LINE
EXISTING WATER LINE
EX. SPOT ELEVATION
PROPOSED SPOT ELEVATION
CONCRETE SURFACE
AC PAVEMENT
DG DRIVEWAY
DIRECTION OF DRAINAGE
CURB & GUTTER PER G-4

NOTE:
THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUNOFF ONTO THE EXISTING HILLSIDE AREAS.
NO CITY OF SAN DIEGO SEWER AND WATER SERVICES ARE REQUIRED FOR THIS PROJECT.
THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR ANY PROPOSED WORK IN THE SAN DIEGUITO ROAD RIGHT-OF-WAY.
THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR ANY PROPOSED WORK IN THE SAN DIEGUITO ROAD RIGHT-OF-WAY.
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
ANY IRRIGATION CONTROL OR STREET LIGHT BOXES WITHIN PROPOSED DRIVEWAY ARE TO BE RELOCATED.
DRAINS SURROUNDING STRUCTURE CONVEY RUNOFF TO ENERGY DISSIPATER BY A 4" DRAIN AT A SLOPE OF 1.5%.

GRADING DATA

AREA OF SITE - 788,805 S.F.
AREA OF SITE TO BE GRADED - 17,525 SF
PERCENT OF SITE TO BE GRADED - 2.2%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - N/A
(ENTIRE AREA OF SITE TO BE GRADED, PREVIOUSLY DISTURBED)
PERCENT OF TOTAL SITE - 0%
AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LOC. SEC. 143.0110): 0 SF

AMOUNT OF CUT - 125 C.Y.
AMOUNT OF FILL - 245 C.Y.
AMOUNT OF IMPORT - 120 C.Y.
MAXIMUM HEIGHT OF FILL - 2.0'
MAXIMUM FILL SLOPE RATIO 2:1
MAXIMUM FILL SLOPE HEIGHT 4.0'

MAXIMUM DEPTH OF CUT 0.8'
MAXIMUM HEIGHT OF CUT SLOPE - 1'
MAXIMUM CUT SLOPE RATIO - 2:1

EARTHWORK IS TO FINISH GRADE AND INCLUDES DRIVEWAY WITH A 2" AC OVER 2" BASE AND 4" AND IS APPROXIMATE

LENGTH OF SITE RETAINING WALL - N/A
MAX HEIGHT OF SITE RETAINING WALL - N/A

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 101
SAN DIEGO, CA 92126
PHONE (619) 271-9901 FAX (619) 271-8912

Project Address:
MONTIEN ROAD AT SAN DIEGUITO ROAD
SAN DIEGO, CA 92127

Project Name:
VERIZON WRIGHT RANCH

Revision 5:
Revision 4:
Revision 3: 09-24-14 REVISE EXHIBIT
Revision 2: 06-26-14 DRIVEWAY REALIGNMENT
Revision 1: 03-18-13 REVISE DESIGN GRADING AND DRIVEWAY DUE TO CHANGES IN STRUCTURE

Original Date: MAY 28, 2012

Sheet Title:
SLOPE ANALYSIS

Sheet of Sheets
PTS No. 224418

ANTHONY K. CHRISTENSEN
RCE 54021
EXP. 12-31-13

SEPTEMBER 24, 2014
Date

Professional Engineer Seal: ANTHONY K. CHRISTENSEN, No. 54021, Exp. 12-31-13, CIVIL, STATE OF CALIFORNIA

C-4
JN 2012-15