



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 12, 2015 **REPORT NO.** PC-15-028

ATTENTION: Planning Commission, Agenda of March 19, 2015

SUBJECT: Verizon -- Santa Luz
PROJECT NO. 325857. PROCESS FOUR.

**OWNER/
APPLICANT:** MARK L. COLLINS SEPARATE PROPERTY TRUST/
VERIZON WIRELESS

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 14191 Mira Zanja Corte, within the Torrey Highlands community plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1414800, Neighborhood Development Permit No. 1414801, and Planned Development Permit No. 1414802.

Community Planning Group Recommendation: The Rancho Penasquitos Planning Board voted 12-1-0 to recommend approval of this project at their September 10, 2014 meeting (Attachment 12). The group made a recommendation that three additional palm trees be planted and that the antennas be painted green. The applicant has updated plans to reflect the group's recommendations.

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15302 (Replacement or Reconstruction) and 15303 (New Construction). The environmental exemption determination was made on January 16, 2015 and the opportunity to appeal this determination ended February 2, 2015 (Attachment 7).

Fiscal Impact Statement: Verizon Wireless is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

Verizon – Santa Luz is an application for a Conditional Use Permit (CUP), Neighborhood Development Permit (NDP), and Planned Development Permit (PDP), for a Wireless Communication Facility (WCF), Process 4. The project is located at 14191 Mira Zanja Corte in the AR-1-1 zone of the Torrey Highlands community plan area. The WCF is surrounded by Evergreen Nursery, along with some residential uses immediately to the south (Attachments 1, 2, 3, and 4).

WCF are permitted in agricultural zones where the antennas are less than 100 feet from a residential use with a CUP. An NDP is required, as the equipment enclosure exceeds 250 square-feet. A PDP is required to allow a height deviation to the AR-1-1 zone 30-foot height limit and the front yard setback.

T-Mobile, AT&T, Sprint, and Cricket also operate WCFs consisting of monopalm trees of varying heights and equipment enclosures. The other WCFs are located adjacent to the Verizon WCF.

DISCUSSION

Project Description:

This project consists of twelve (12) panel antennas mounted to a 60-foot tall monopalm tree, with a 900 square-foot equipment enclosure. This WCF was originally approved July 12, 2004 under permit number 126482 which expired July 12, 2014. The current application is for a new permit to continue operating a WCF at this location, with some modifications. The new application is required to comply with the current regulations.

Verizon proposes to make minor modifications to the antennas and other equipment, replace a chain-link fence with a concrete masonry unit (CMU) wall, and install three 24-inch box palm trees. Antennas and other equipment attached to the monopalm will be painted to match the monopalm tree.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process One (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process Four (Planning Commission) approval. As this particular project is located in an agricultural zone with a residential use, a CUP is required. Carriers are required to provide coverage throughout their license area, which sometimes necessitates locating in a less preferable location. In this case, the proposed design allows the WCF to integrate with the surrounding nursery use and provide wireless coverage in an unobtrusive manner.

WCFs are required to “use all reasonable means to conceal or minimize the visual impact of the WCF through integration...” Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, a

camouflage technique is being employed to minimize the visibility of the WCF. Antennas are attached to a 60-foot tall monopalm tree. The palm fronds and painting of the antennas enable the WCF to blend in with the surroundings. Live palm trees, both existing and proposed, help to screen and integrate the monopalm.

Deviations:

Two deviations to the AR-1-1 zone development regulations are requested as part of this project. The monopalm, at 60 feet tall, exceeds the zone height limit by 30 feet. In addition, the WCF encroaches into the front yard setback. These two deviations are being permitted with the processing of this PDP. The 60-foot height of the monopalm allows Verizon to meet its coverage objective for the surrounding nursery and residential uses in a way that is not obtrusive. Existing and proposed live palm trees and other nearby monopalms help to screen and integrate Verizon's monopalm. If the height deviation was not permitted, Verizon could require additional WCFs to meet its coverage needs for the area. The project maintains a 4-foot setback along 30-feet of the property where a 25-foot setback is required. The encroachment into the front yard setback allows the Verizon WCF to cluster in a location on the property with other nearby monopalms (and live palm trees), which creates a "grove" of palms which more effectively camouflages the WCFs. Verizon's location in the front setback is compatible with existing uses on site and has not precluded the planting of live palm trees.

Community Plan Analysis:

While the Torrey Highlands Community Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The antennas associated with this WCF are proposed to be mounted to a 60-foot tall monopalm tree. Locating the antennas on a monopalm tree allows the antennas to be camouflaged, by painting the antennas to match the monopalm and screening with faux fronds. Equipment associated with the antennas, and an emergency generator, is located at the base of the monopalm in an enclosure. A concrete masonry unit (CMU) block wall has been provided around the enclosure to both screen views and reduce noise from leaving the compound. This WCF has been designed to be consistent with the City's General Plan; the antennas utilize a concealment method and the visibility of the equipment enclosure is minimal. This project respects the neighborhood context and will not adversely affect the General Plan.


Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 1414800, NDP No. 1414801, and PDP No. 1414802.

ALTERNATIVES

1. Approve CUP No. 1414800, NDP No. 1414801, and PDP No. 1414802, with modifications.
2. Deny CUP No. 1414800, NDP No. 1414801, and PDP No. 1414802, 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



Alex Hempton, AICP
Development Project Manager
Development Services Department

VACCHI/AFH

Attachments:

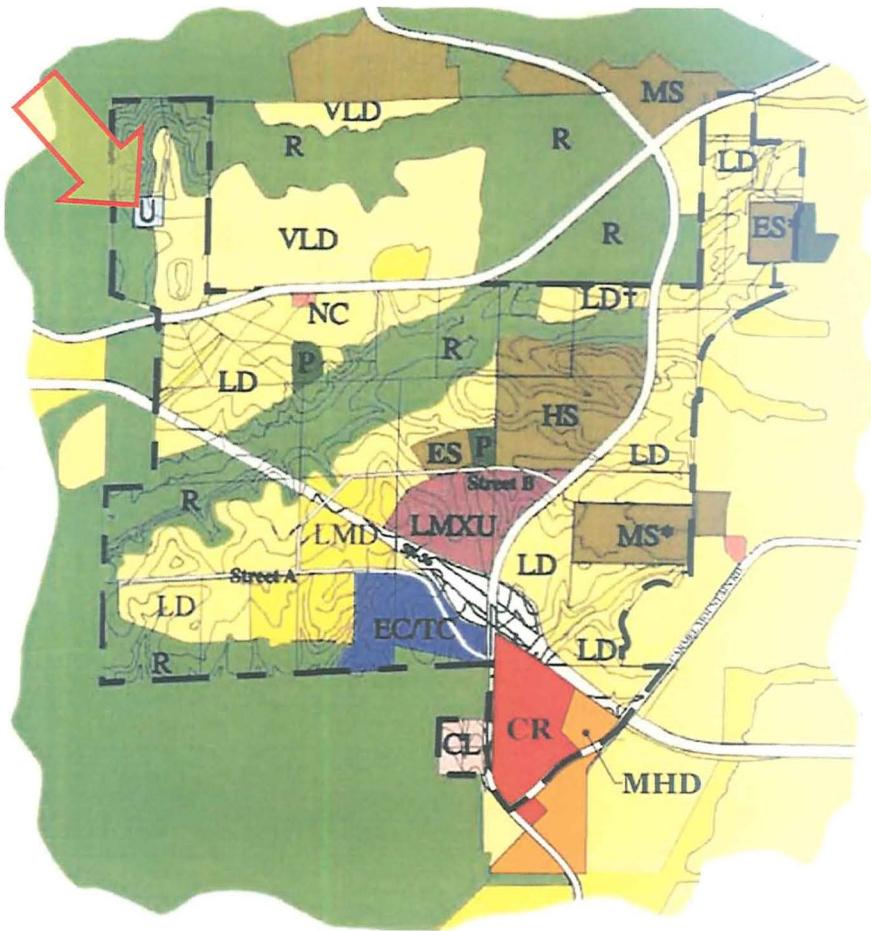
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing



Aerial Photo

Verizon – Santa Luz – Project Number 325857

14191 Mira Zanja Corte



VLD	Very Low-Density (Less than 1 D.U./Gross Acre)
LD	Low-Density (2.5 D.U./Gross Acre)
	Future Low-Density
LMD	Low Medium-Density (5-10 D.U./Gross Acre)
MHD	Medium High-Density (20-40 D.U./Gross Acre)
LMXU	Local Mixed Use
NC	Commercial Neighborhood
CR	Commercial Regional
CL	Commercial Limited
U	Utilities
EC/TC	Employment Center/Transit Center
HS	High School*
MS	Middle School
ES	Elementary School*
P	Neighborhood Park
R	Resource (Proposed MSCP Preserve)
OS	Open Space
	25-Foot Contour

* Elementary School and High School designated as LD for underlying land use. Development of the school sites as LD will require a rezoning.

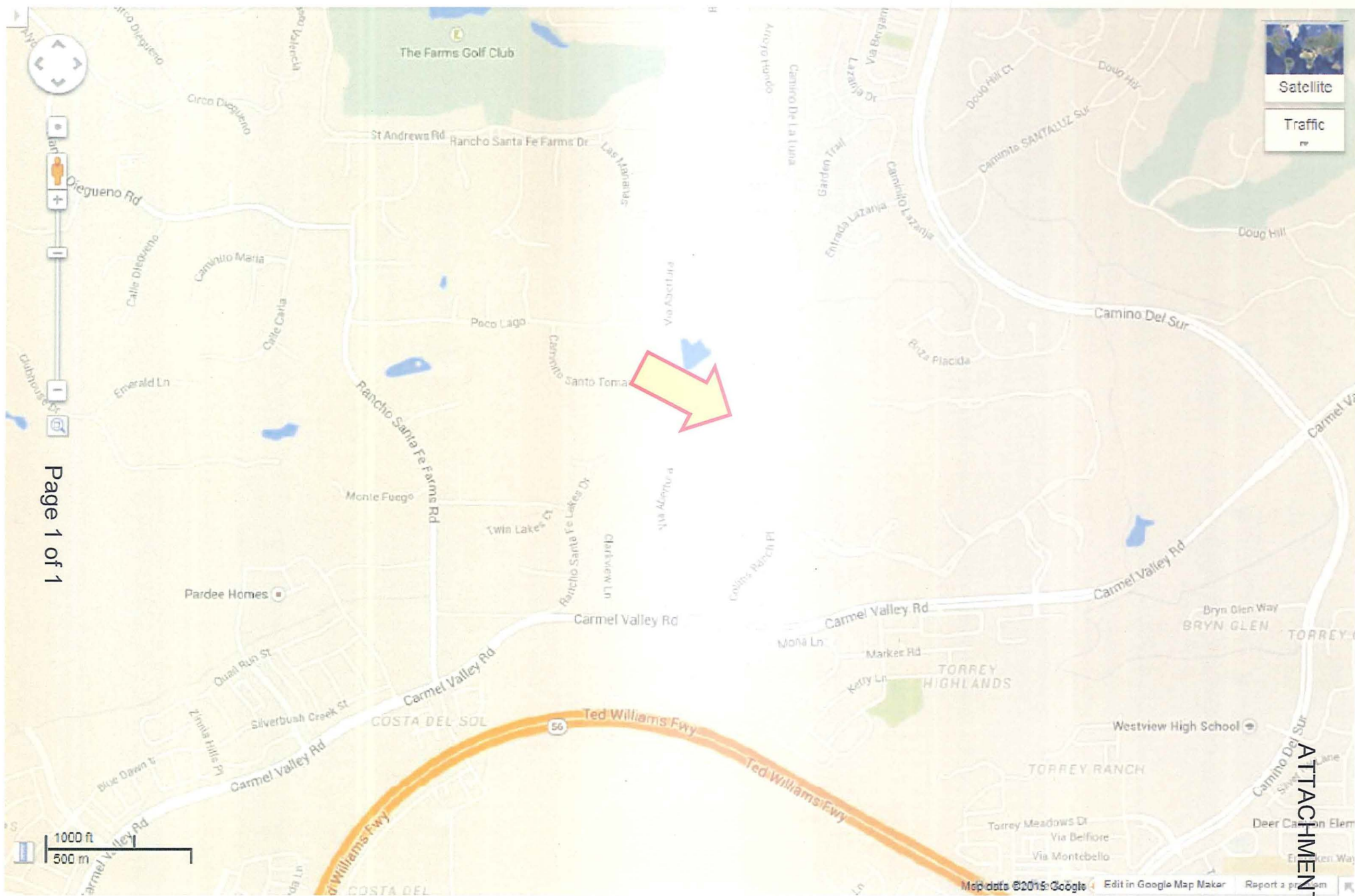
Identified as
Utilities/Residential



Community Plan Land Use Designation

Verizon – Santa Luz – Project Number 325857

14191 Mira Zanja Corte



Project Location Map

Verizon – Santa Luz – Project Number 325857

14191 Mira Zanja Corte



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	Verizon – Santa Luz	
PROJECT DESCRIPTION:	A Wireless Communication Facility (WCF) consisting of 12 panel antennas mounted to a 60-foot tall monopalm tree within a 30' by 30' equipment enclosure.	
COMMUNITY PLAN AREA:	Torrey Highlands	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Neighborhood Development Permit, and Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Utilities/Residential	
<p align="center"><u>ZONING INFORMATION:</u></p> <p align="center">ZONE: AR-1-1</p> <p align="center">HEIGHT LIMIT: 30'</p> <p align="center">FRONT SETBACK: 25'</p> <p align="center">SIDE SETBACK: 20'</p> <p align="center">REAR SETBACK: 25'</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, AR-1-1	Nursery
SOUTH:	Residential, AR-1-1	Nursery/Residential
EAST:	Residential, AR-1-1	Nursery
WEST:	Residential, AR-1-1	Nursery
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to the AR-1-1 zone 30-foot height limit and front setback. Monopalm is 60-feet tall and WCF encroaches into the front yard setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Rancho Penasquitos Planning Board voted 12-1-0 to recommend approval of this project at their September 10, 2014 meeting.	

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 1414800
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1414801
PLANNED DEVELOPMENT PERMIT NO. 1414802
VERIZON – SANTA LUZ
PROJECT NUMBER 325857

WHEREAS, MARK L. COLLINS SEPARATE PROPERTY TRUST, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1414800, 1414801, and 1414802);

WHEREAS, the site is located at 14191 Mira Zanja Corte in the AR-1-1 zone of the Torrey Highlands community plan area;

WHEREAS, the project site is legally described as: Parcel 2 of Parcel Map No. 11362, in the City of San Diego, according to Map Thereof filed in the Office of the County Recorder of San Diego County, June 5, 1981, being a division of a portion of the Northwest Quarter of the Northwest Quarter of Section 11, Township 14 South, Range 3 West, San Bernardino Meridian, according to Official Plat thereof;

WHEREAS, on January 16, 2015, 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 15302 (Replacement or Reconstruction) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 19, 2015, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1414800, Neighborhood Development Permit No. 1414801, and Planned Development Permit No. 1414802 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated March 19, 2015:

FINDINGS:

Conditional Use Permit - Section 126.0305

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

While the Torrey Highlands Community Plan does not specifically address WCFs, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these

facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are mounted to a 60-foot tall monopalm tree, which is designed to mimic the appearance of a live palm tree. The monopalm is capable of supporting antennas and other equipment among its palm fronds. The antennas and associated equipment located on the monopalm are painted to match the adjacent monopalm surfaces. Existing and proposed live palm trees provide a means to screen and integrate the monopalm with the surrounding nursery and residential uses. Other carriers also operate WCFs adjacent to Verizon's WCF. Each WCF at this location consists of monopalms, of varying heights, and equipment enclosures. The combination of live palm trees and the other monopalms creates a "grove" of palm trees, which acts to camouflage the WCFs in a way that is compatible with the neighborhood context. Equipment and an emergency generator associated with this WCF is located in a concrete masonry unit (CMU) block enclosure. The enclosure helps to improve the appearance and reduce noise from the WCF. The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of twelve (12) panel antennas mounted to a 60-foot tall monopalm tree. Equipment associated with the antennas and an emergency generator will be located in an equipment enclosure adjacent to the monopalm. The project is located at 14191 Mira Zanja Corte in the AR-1-1 zone of the Torrey Highlands community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Reconstruction or Replacement) and 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

WCFs are permitted in agricultural zones, with a residential use, with the processing of a CUP. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” Twelve (12) panel antennas will be mounted to a 60-foot tall monopalm tree, surrounded by live (and faux) palm trees. Existing live palm trees will be supplemented with three additional palm trees. Other wireless carriers also operate WCFs adjacent to Verizon’s monopalm, each with an equipment enclosure and monopalm tree. The monopalm is able to blend in with the surrounding grove of both live palm and monopalm trees. Equipment and an emergency generator associated with the antennas will be located in an enclosure, adjacent to the monopalm. The WCF is surrounded by existing nursery and residential uses. The WCF provides wireless coverage to the surrounding residential and commercial uses in a way that is respectful of the neighborhood context.

The project deviates from two AR-1-1 zone development regulations. The monopalm, at 60-feet tall, deviates from the 30-foot zone height limit. The WCF is also located in the AR-1-1 zone front setback. These two deviations are permitted with the processing of this PDP. In this case, the two deviations are appropriate for this location and result in a more desirable project than would be achieved if the project complied with the strict application of the development regulations for the following reasons. The height of the monopalm, at 60-feet tall, allows Verizon to meet its required coverage objective and is flanked by other palm trees of varying heights, which results in a natural appearance – especially as viewed at a distance from adjacent properties. If limited to 30-feet tall, Verizon would most likely have to install additional WCFs in the surrounding area to avoid coverage gaps. The project encroaches into the 25-foot front yard setback. For a 30-foot portion of the property line, the project maintains a 4-foot setback. The encroachment into the front setback can be supported, as the placement allows the WCF to collocate near other WCFs developed with monopalms, does not preclude the planting of live palm trees, and does not disrupt the surrounding nursery and residential development. The location of the WCF in the setback is compatible with existing development and allows the WCF to blend in with the other carrier WCFs on site. Based on the design of the facility, the requested deviations can be supported.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviations permitted with the PDP.

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

WCF are permitted throughout the City with varying permit process levels. Council Policy 600-43 identifies various preference levels for locating WCF. WCF located in commercial or industrial zones are generally permitted as a Process 1, Limited Use whereas WCF located in a residential zone with a residential use are permitted with a Process 4, Conditional Use Permit. More preferable locations correspond with lower permit process levels, as a way to

encourage carriers to locate in more preferred locations. Although the regulations encourage carriers to locate in more preferred locations, the carriers must provide coverage throughout their license area, which sometimes means that WCF are located in less preferred locations. In all cases, the WCF Regulations require that WCF be minimally visible and integrated with the community. With this project, Verizon is located on an agriculturally zoned property containing a residential and commercial garden nursery use. Verizon's WCF has been designed to be compatible with the surrounding uses. The WCF use is permitted at this location with the corresponding CUP, and based on the integrated design, the use is appropriate at this location.

Neighborhood Development Permit - Section 126.0404

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

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

The antennas associated with this WCF are mounted to a 60-foot tall monopalm tree, which is designed to mimic the appearance of a live palm tree. The monopalm is capable of supporting antennas and other equipment among its palm fronds. The antennas and associated equipment located on the monopalm are painted to match the adjacent monopalm surfaces. Existing and proposed live palm trees provide a means to screen and integrate the monopalm with the surrounding nursery and residential uses. Other carriers also operate WCFs adjacent to Verizon's WCF. Each WCF at this location consists of monopalms, of varying heights, and equipment enclosures. The combination of live palm trees and the other monopalms creates a "grove" of palm trees, which acts to camouflage the WCFs in a way that is compatible with the neighborhood context. Equipment and an emergency generator associated with this WCF is located in a concrete masonry unit (CMU) block enclosure. The enclosure helps to improve the appearance and reduce noise from the WCF. The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of twelve (12) panel antennas mounted to a 60-foot tall monopalm tree. Equipment associated with the antennas and an emergency generator will be located in an equipment enclosure adjacent to the monopalm. The project is located at 14191 Mira Zanja Corte in the AR-1-1 zone of the Torrey Highlands community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Reconstruction or Replacement) and 15303 (New Construction). The conditions of approval for the project will require compliance with several

operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

WCFs are permitted in agricultural zones, with a residential use, with the processing of a CUP. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” Twelve (12) panel antennas will be mounted to a 60-foot tall monopalm tree, surrounded by live (and faux) palm trees. Existing live palm trees will be supplemented with three additional palm trees. Other wireless carriers also operate WCFs adjacent to Verizon’s monopalm, each with an equipment enclosure and monopalm tree. The monopalm is able to blend in with the surrounding grove of both live palm and monopalm trees. Equipment and an emergency generator associated with the antennas will be located in an enclosure, adjacent to the monopalm. The WCF is surrounded by existing nursery and residential uses. The WCF provides wireless coverage to the surrounding residential and commercial uses in a way that is respectful of the neighborhood context.

The project deviates from two AR-1-1 zone development regulations. The monopalm, at 60-feet tall, deviates from the 30-foot zone height limit. The WCF is also located in the AR-1-1 zone front setback. These two deviations are permitted with the processing of this PDP. In this case, the two deviations are appropriate for this location and result in a more desirable project than would be achieved if the project complied with the strict application of the development regulations for the following reasons. The height of the monopalm, at 60-feet tall, allows Verizon to meet its required coverage objective and is flanked by other palm trees of varying heights, which results in a natural appearance – especially as viewed at a distance from adjacent properties. If limited to 30-feet tall, Verizon would most likely have to install additional WCFs in the surrounding area to avoid coverage gaps. The project encroaches into

the 25-foot front yard setback. For a 30-foot portion of the property line, the project maintains a 4-foot setback. The encroachment into the front setback can be supported, as the placement allows the WCF to collocate near other WCFs developed with monopalm trees, does not preclude the planting of live palm trees, and does not disrupt the surrounding nursery and residential development. The location of the WCF in the setback is compatible with existing development and allows the WCF to blend in with the other carrier WCFs on site. Based on the design of the facility, the requested deviations can be supported.

The equipment enclosure, at 900 square-feet, exceeds the 250 square-foot threshold established by the Land Development Code. The 900-square foot enclosure is permitted with this Neighborhood Development Permit. The larger equipment enclosure allows Verizon space for an emergency power generator (to provide cellular service in the event of a power outage) along with space allocated for the monopalm and the associated equipment building. The equipment enclosure is surrounded by a concrete masonry unit (CMU) block wall and is screened by landscape vegetation. While the equipment enclosure utilizes space that could otherwise be allocated to the surrounding commercial landscape nursery use, the larger equipment area size can be supported in this case as it does not negatively impact surrounding uses.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviations permitted with the PDP.

Planned Development Permit - Section 126.0604

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

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

The antennas associated with this WCF are mounted to a 60-foot tall monopalm tree, which is designed to mimic the appearance of a live palm tree. The monopalm is capable of supporting antennas and other equipment among its palm fronds. The antennas and associated equipment located on the monopalm are painted to match the adjacent monopalm surfaces. Existing and proposed live palm trees provide a means to screen and integrate the monopalm with the surrounding nursery and residential uses. Other carriers also operate WCFs adjacent to Verizon's WCF. Each WCF at this location consists of monopalm trees, of varying heights, and equipment enclosures. The combination of live palm trees and the other monopalm trees creates a "grove" of palm trees, which acts to camouflage the WCFs in a way that is compatible with the neighborhood context. Equipment and an emergency generator associated with this WCF is located in a concrete masonry unit (CMU) block enclosure. The enclosure helps to improve the appearance and reduce noise from the WCF. The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as

the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of twelve (12) panel antennas mounted to a 60-foot tall monopalm tree. Equipment associated with the antennas and an emergency generator will be located in an equipment enclosure adjacent to the monopalm. The project is located at 14191 Mira Zanja Corte in the AR-1-1 zone of the Torrey Highlands community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Reconstruction or Replacement) and 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

WCFs are permitted in agricultural zones, with a residential use, with the processing of a CUP. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." Twelve (12) panel antennas will be mounted to a 60-foot tall monopalm tree, surrounded by live (and faux) palm trees. Existing live palm trees will be supplemented with three additional palm trees. Other wireless carriers also operate WCFs adjacent to Verizon's monopalm, each with an equipment enclosure and monopalm tree. The monopalm is able to blend in with the surrounding grove

of both live palm and monopalm trees. Equipment and an emergency generator associated with the antennas will be located in an enclosure, adjacent to the monopalm. The WCF is surrounded by existing nursery and residential uses. The WCF provides wireless coverage to the surrounding residential and commercial uses in a way that is respectful of the neighborhood context.

The project deviates from two AR-1-1 zone development regulations. The monopalm, at 60-feet tall, deviates from the 30-foot zone height limit. The WCF is also located in the AR-1-1 zone front setback. These two deviations are permitted with the processing of this PDP. In this case, the two deviations are appropriate for this location and result in a more desirable project than would be achieved if the project complied with the strict application of the development regulations for the following reasons. The height of the monopalm, at 60-feet tall, allows Verizon to meet its required coverage objective and is flanked by other palm trees of varying heights, which results in a natural appearance – especially as viewed at a distance from adjacent properties. If limited to 30-feet tall, Verizon would most likely have to install additional WCFs in the surrounding area to avoid coverage gaps. The project encroaches into the 25-foot front yard setback. For a 30-foot portion of the property line, the project maintains a 4-foot setback. The encroachment into the front setback can be supported, as the placement allows the WCF to collocate near other WCFs developed with monopalms, does not preclude the planting of live palm trees, and does not disrupt the surrounding nursery and residential development. The location of the WCF in the setback is compatible with existing development and allows the WCF to blend in with the other carrier WCFs on site. Based on the design of the facility, the requested deviations can be supported.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviations permitted with the PDP.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 1414800, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1414801, and PLANNED DEVELOPMENT PERMIT NO. 1414802 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1414800, 1414801, and 1414802, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: March 19, 2015

Internal Order No. 24003810

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003810

CONDITIONAL USE PERMIT NO. 1414800
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1414801
PLANNED DEVELOPMENT PERMIT NO. 1414802
VERIZON – SANTA LUZ
PROJECT NUMBER 325857
PLANNING COMMISSION

This CONDITIONAL USE PERMIT (CUP) NO. 1414800, NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 1414801, and PLANNED DEVELOPMENT PERMIT NO. 1414802 are granted by the PLANNING COMMISSION of the City of San Diego to MARK L. COLLINS SEPARATE PROPERTY TRUST, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0302, 126.0402, and 126.0602. The site is located at 14191 Mira Zanja Corte in the AR-1-1 zone of the Torrey Highlands community plan area. The project site is legally described as: Parcel 2 of Parcel Map No. 11362, in the City of San Diego, according to Map Thereof filed in the Office of the County Recorder of San Diego County, June 5, 1981, being a division of a portion of the Northwest Quarter of the Northwest Quarter of Section 11, Township 14 South, Range 3 West, San Bernardino Meridian, according to Official Plat thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 19, 2015, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas mounted to a 60-foot tall monopalm tree. Equipment is located inside a 30-foot by 30-foot concrete masonry unit (CMU) block wall enclosure with an emergency generator;

- b. The project deviates from the AR-1-1 zone development regulations, in terms of the front yard setback and 30-foot height limit. The monopalm is 60-feet tall and the WCF encroaches into the 25-foot front yard setback (a 4-foot setback is maintained for 30-feet). These two deviations are permitted with this PDP.
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 3, 2018.
2. **This permit and corresponding use of this site shall expire on April 3, 2025.** Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
 7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 12. All of the conditions contained in this Permit have been considered and were 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 or Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the

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

ENGINEERING REQUIREMENTS:

14. 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.

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

LANDSCAPE REQUIREMENTS:

16. Landscape Construction Documents shall be submitted to the Development Services Department for review and approval prior to building permit issuance. Plans shall be in substantial conformance to Exhibit "A" and consistent with the Land Development Manual: Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

17. 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.

18. 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.

19. The 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.

20. 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."

21. No overhead cabling is allowed for this project.
22. The Permittee shall not cause or allow the antennas located on the monopalm to be different sizes (length, width, or height) than as shown on the stamped approved plans.
23. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
24. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
25. 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.
26. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
27. All antennas and equipment attached to the monopalm shall be painted to match the monopalm, to the satisfaction of the Development Services Department. No pipe mounts or other mounting apparatus, absent antennas, are permitted to remain on the monopalm.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 19, 2015 and PC-XXXX.

DRAFT

Permit Type/PTS Approval No.: CUP No. 1414800/NDP No. 1414801/PDP No. 1414802

Date of Approval: 3/19/2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

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

**MARK L. COLLINS SEPARATE
PROPERTY TRUST**

Owner

By _____
NAME
TITLE

VERIZON WIRELESS

Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: January 16, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 240043810

PROJECT NAME/NUMBER: Verizon Santa Luz/PTS 325857

COMMUNITY PLAN AREA: Torrey Highlands

COUNCIL DISTRICT: 5

LOCATION: The project is located at 14191 Mira Zanja Corte, San Diego, CA 92130 in the AR-1-1 zone within the Torrey Highlands Community Planning Area.

PROJECT DESCRIPTION: Conditional Use Permit (CUP), Neighborhood Development Permit (NDP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of an existing 60 foot tall monopalm with 12 antennas of which 6 antennas will be removed and replaced. The WCF would also include a 11'6" W x 16' L prefabricated equipment shelter with an emergency generator, surrounded by a concrete masonry unit (CMU) block wall measuring 30' W x 8'H – 11'H.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Development Services Department (DSD)

ENVIRONMENTAL DETERMINATION: 15302 - (Replacement or Reconstruction) and 15303 - (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department (DSD)

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines Sections 15302 - (Replacement or Reconstruction) and 15303 - (New Construction). 15302 allows for the replacement or reconstruction of existing structures and facilities and Section 15303 allows for new construction and installation of small new equipment and facilities in small structures. Since the project would replace six existing antennas and a chain link fence with a CMU wall, as well as modifications to the accessory equipment in the enclosure on a site lacking sensitive environmental resources the exemptions do apply and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 1st Avenue, MS 501, San Diego, CA
92101
PHONE NUMBER: (619) 446-5349

On January 16, 2015 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the Planning Commission. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. That appeal deadline date is February 2, 2015. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



SANTA LUZ

14191 MIRA ZANJA CORTE SAN DIEGO CA 92130

VIEW 1



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM ACCESS ROAD

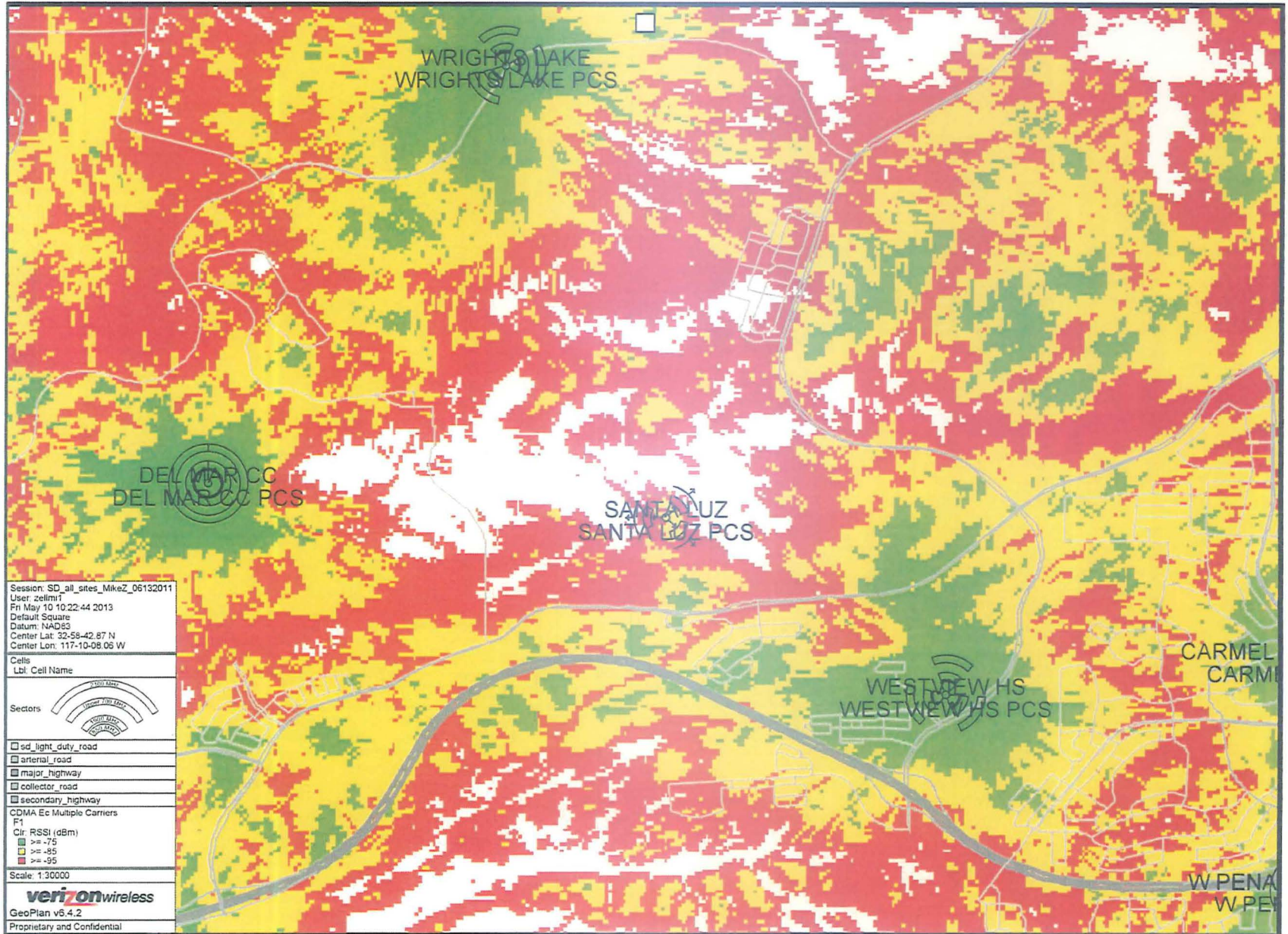


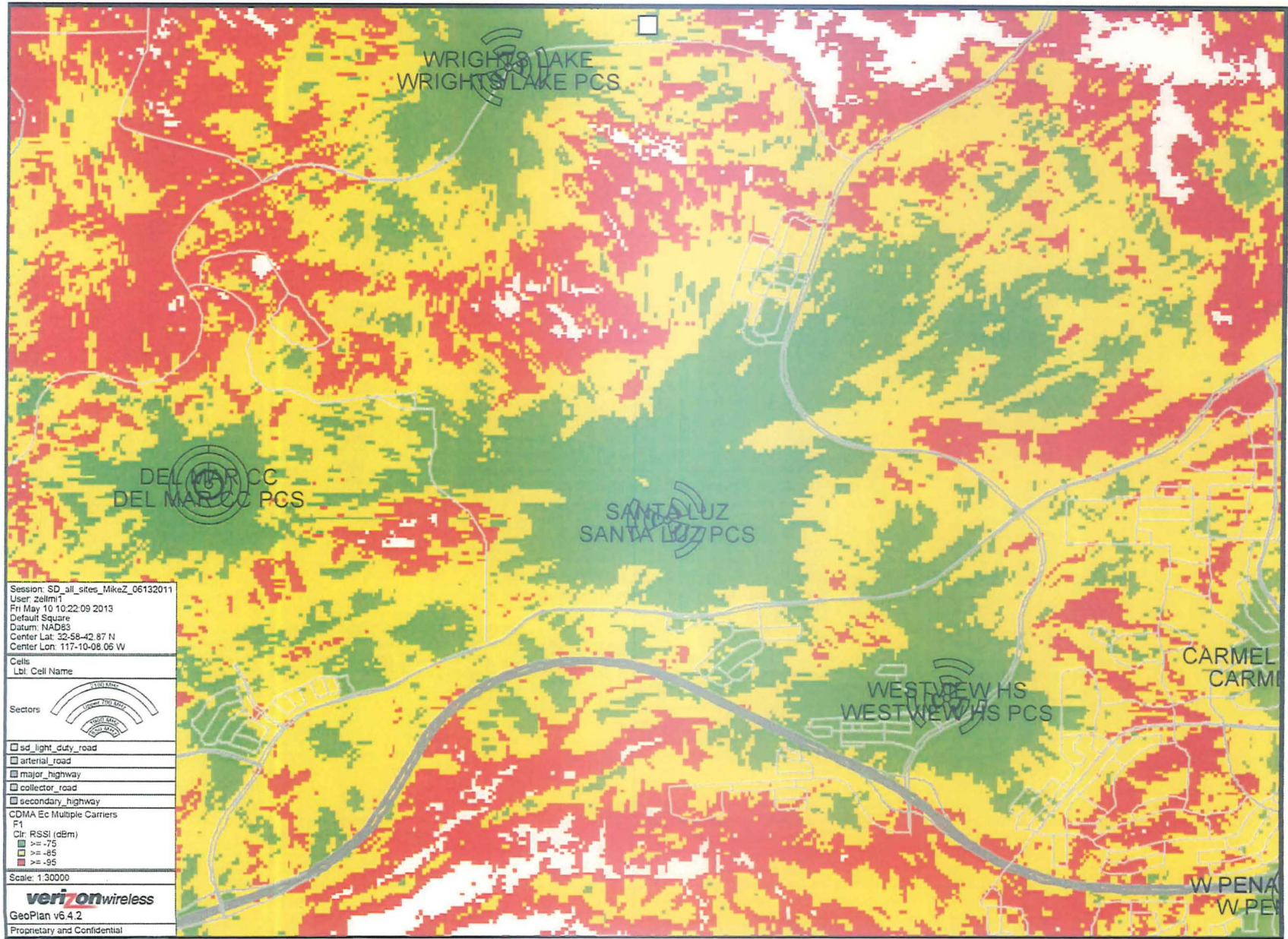
SANTA LUZ

14191 MIRA ZANJA CORTE SAN DIEGO CA 92130

VIEW 2

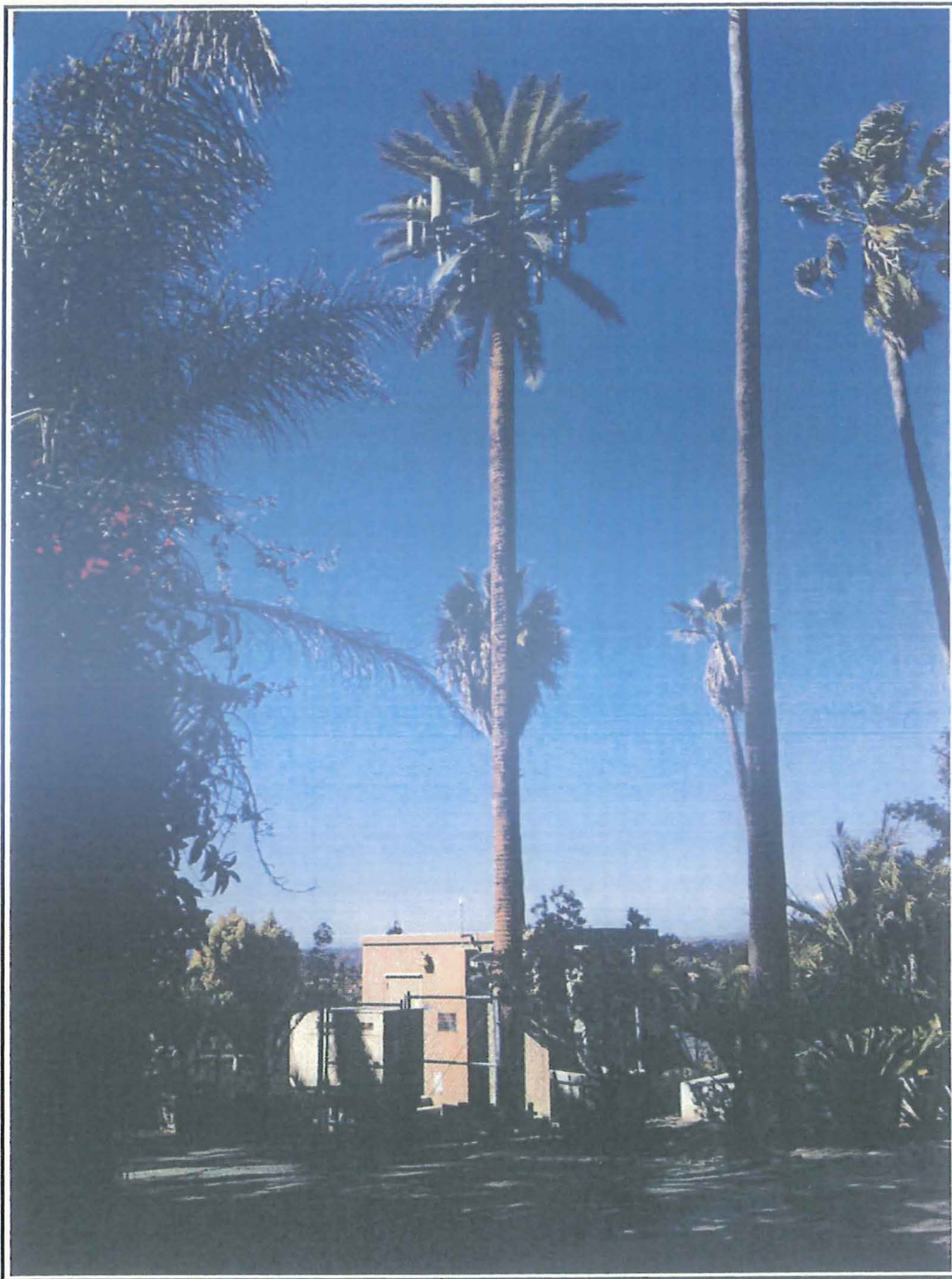








ATTACHMENT 10
S PHOTOGRAPHS FOR SANTA LUZ - LIE SECTOR SPLIT PHASE 2
14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
APN: 306-010-17



(1)VIEW LOOKING NW TOWARDS THE PROJECT SITE/EQUIPMENT AREA



ATTACHMENT 10
SI PHOTOGRAPHS FOR SANTA LUZ - L.V.2 SECTOR SPLIT PHASE 2
14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
APN: 306-010-17



(2)VIEW LOOKING E TOWARDS THE PROJECT SITE



ATTACHMENT 10
S. PHOTOGRAPHS FOR SANTA LUZ - L. E. SECTOR SPLIT PHASE 2
14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
APN: 306-010-17



(3) VIEW LOOKING SE TOWARDS THE PROJECT SITE



(4) VIEW LOOKING SW TOWARDS THE PROJECT SITE



ATTACHMENT 10
SITING PHOTOGRAPHS FOR SANTA LUZ - L.V. SECTOR SPLIT PHASE 2
14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
APN: 306-010-17

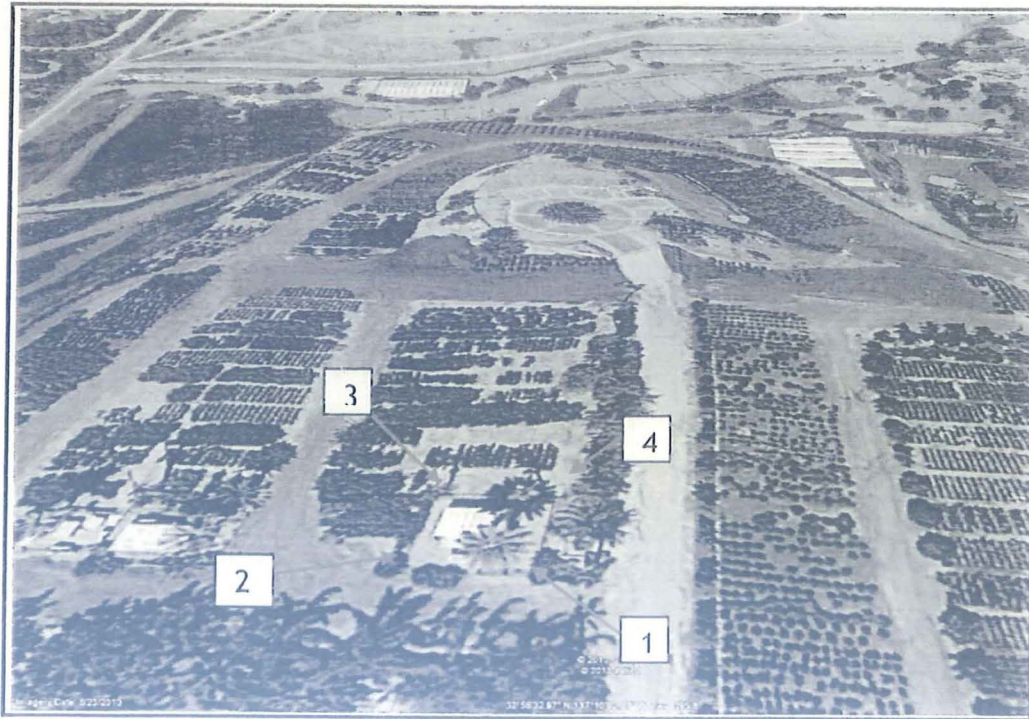


PHOTO KEY MAP



SANTA LUZ SECTOR SPLIT
MTX-54
14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130

VICINITY MAP

THOMAS GUIDE PAGE 1188, H2

ADDRESS
14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130

COORDINATES (NAD 27):
LATITUDE: 35° 58' 32.10" NORTH
LONGITUDE: 117° 10' 03.30" WEST

COMPLIANCE STATEMENT

THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

PLANNING:
SEQUOIA DEPLOYMENT SERVICES, INC.
MONICA MORETTA SWING
22471 ASPAN STREET, SUITE 290
LAKE FOREST, CA 92630
(714) 931-6011

LEASING:
SEQUOIA DEPLOYMENT SERVICES, INC.
ERICK ERICKSON
22471 ASPAN STREET, SUITE 290
LAKE FOREST, CA 92630
(714) 603-6389

PLANNING DEVIATIONS

- HEIGHT & SETBACK

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: MONICA MORETTA SWING
PHONE: (714) 931-6011

OWNER: MARK L. COLLINS SEPARATE PROPERTY TRUST
13650 CARHEL VALLEY RD.
SAN DIEGO, CA 92130
CONTACT: MONICA MORETTA SWING
PHONE: (714) 931-6011

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:
EXISTING VERIZON WIRELESS TELECOMMUNICATION FACILITY WHICH INCLUDES A 11'-6" x 16'-0" PREFABRICATED EQUIPMENT SHELTER, AN EMERGENCY GENERATOR & A 60'-0" HIGH MONOPALM WITH PANEL ANTENNAS (TOTAL OF 12 ANTENNAS).
THE FOLLOWING MODIFICATIONS ARE PROPOSED:
• REMOVE & REPLACE TWO (2) ANTENNAS PER SECTOR (TOTAL OF SIX (6))
• RELOCATE ONE ANTENNA PER SECTOR
• INSTALL TWO (2) SURGE DEVIATION JUNCTION BOXES
ONE (1) AT TOP OF MONOPALM & ONE (1) IN SHELTER
• INSTALL ONE (1) 2V BATTERY BANK INSIDE EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATIONS SHELTER
• INSTALL ONE (1) NETSURE 701 RACK INSIDE EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATIONS SHELTER
• REMOVE & REPLACE 6'-0" CHAINLINK FENCE WITH 8" CMU BLOCK WALL
• INSTALL TWO (2) RRUS UNITS PER SECTOR (TOTAL OF SIX (6))
• MINOR LANDSCAPE & IRRIGATION

LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP NO. 11362, IN THE CITY OF SAN DIEGO, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1981, BEING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF

PROJECT ADDRESS: 14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130

ASSESSORS PARCEL NUMBER: 306-010-17

SITE AREA: 74,285 SQ. FT. (1.71 ACRES)

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

EXISTING VERIZON: 184 SQ. FT.

EQUIPMENT SHELTER

YEAR OF CONSTRUCTION: 1998

LAND USE APPROVAL #: 126482

THERE ARE FOUR EXISTING CARRIERS ON SITE: AT&T, VERIZON, SPRINT/NEXTEL & T-MOBILE
TOWER OPERATORS: CROWN CASTLE & SBC

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN & ENLARGED SITE PLAN
A-1	EQUIPMENT ENCLOSURE PLAN
A-2	EXTERIOR ELEVATIONS
A-3	MONOPALM ELEVATION, ANTENNA PLAN & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN

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. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA FIRE CODE, 2013 EDITION
CALIFORNIA ENERGY CODE, 2013 EDITION

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

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



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

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
**SANTA LUZ SECTOR SPLIT
MTX-54**
14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
SAN DIEGO COUNTY

DRAWING DATES

03/22/13	PRELIM 2D REVIEW (cl)
04/02/13	FINAL 2D REVIEW (nc)
04/08/13	REVISED 2D #1 (cl)
09/30/13	REVISED 2D #2 (cl)
07/03/14	REVISED 2D #3 (cl)
07/25/14	REVISED 2D #4 (jd) : (UPDATED RFDD)
08/06/14	REVISED 2D #5 (jd) : (UPDATED OSOW)
08/15/14	REVISED 2D #6 (oo) : (PLAN GROUP)
09/29/14	REVISED 2D #7 (kmt) (LANDSCAPE)
10/28/14	REVISED 2D #8 (kmt) : (CMU WALL)
11/04/14	REVISED 2D #9 (oo) : (WALL STRUCTURAL)

SHEET TITLE
**TITLE SHEET
&
PROJECT DATA**

PROJECTS\verizon\13070zd

T-1

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

PREPARED FOR
verizon wireless

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

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
**SANTA LUZ
SECTOR SPLIT
MTX-54**
14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
SAN DIEGO COUNTY

DRAWING DATES

03/22/13	PRELIM 2D REVIEW (cl)
04/02/13	FINAL 2D REVIEW (nc)
04/08/13	REVISED 2D #1 (cl)
09/30/13	REVISED 2D #2 (cl)
07/03/14	REVISED 2D #3 (cl)
07/25/14	REVISED 2D #4 (jd) (UPDATED RFD)
08/06/14	REVISED 2D #5 (jd) (UPDATED DSW)
08/15/14	REVISED 2D #6 (ao) (PLAN GROUP)
09/29/14	REVISED 2D #7 (kmt) (LANDSCAPE)
10/28/14	REVISED 2D #8 (kmt) (CMU WALL)
11/04/14	REVISED 2D #9 (ao) (WALL STRUCTURAL)

SHEET TITLE
**SITE PLAN
&
ENLARGED SITE PLAN**

PROJECTS\verizon\13070zd

A-0

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:
14191 Mira Zanja Corte, San Diego, CA 92130
(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
- Bacteria & Viruses
- Pesticides

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

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

Additionally, I/we will:

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

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

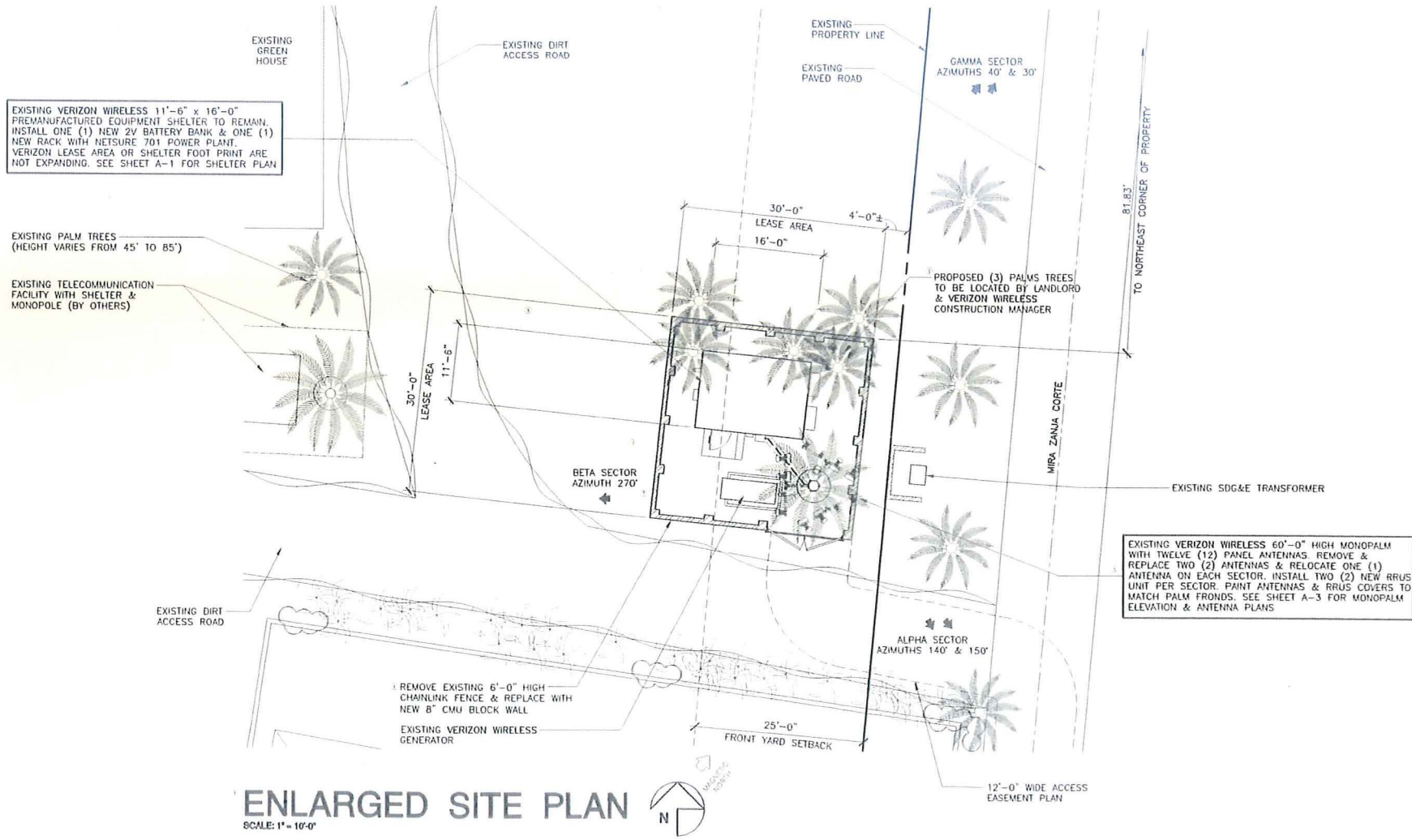
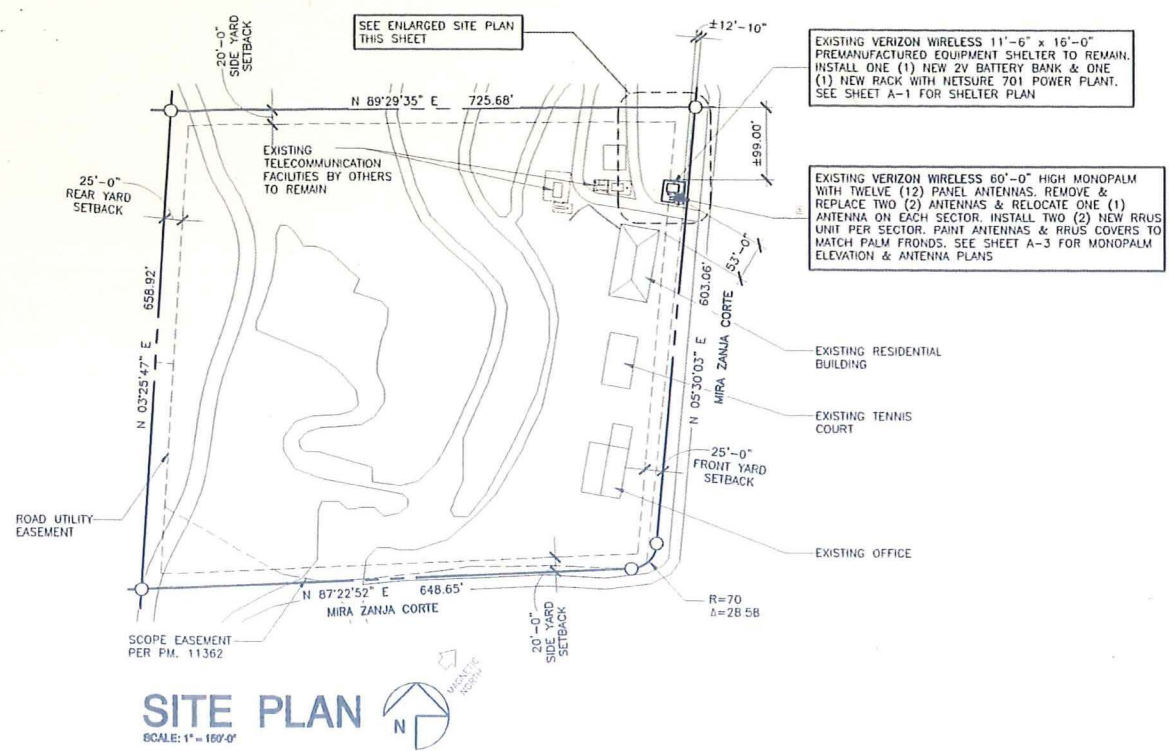
Lessee: Dwight Woods (print name) Company Name: Verizon Wireless

Lessee: Dwight Woods (signature) Date: 1-9-2008

**STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S**

NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
2. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
3. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
5. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



CITY NOTES:

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. ADD A NOTE THAT STATES: THIS IS AN ABOVE GROUND INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLES 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
5. 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 GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS

LAND DISTURBANCE:
NONE

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES LEVELS:

AWS EQUIPMENT:
TX FREQUENCY: 2115-2130 MHz
RX FREQUENCY: 1715-1730 MHz

LTE EQUIPMENT:
TX FREQUENCY: 776-787 MHz
RX FREQUENCY: 746-757 MHz

PCS EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1895-1890 MHz

CDMA EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-849 MHz

EASEMENTS:
NO PLOTTABLE EASEMENTS ARE SHOWN WHICH REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT.

BOUNDARY NOTE:
THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLEAD VILLAGE DRIVE SUITE B2
CARLSBAD CA 92008 (760) 434-8474

PREPARED FOR

verizonwireless

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

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

**SANTA LUZ
SECTOR SPLIT
MTX-54**

14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
SAN DIEGO COUNTY

DRAWING DATES

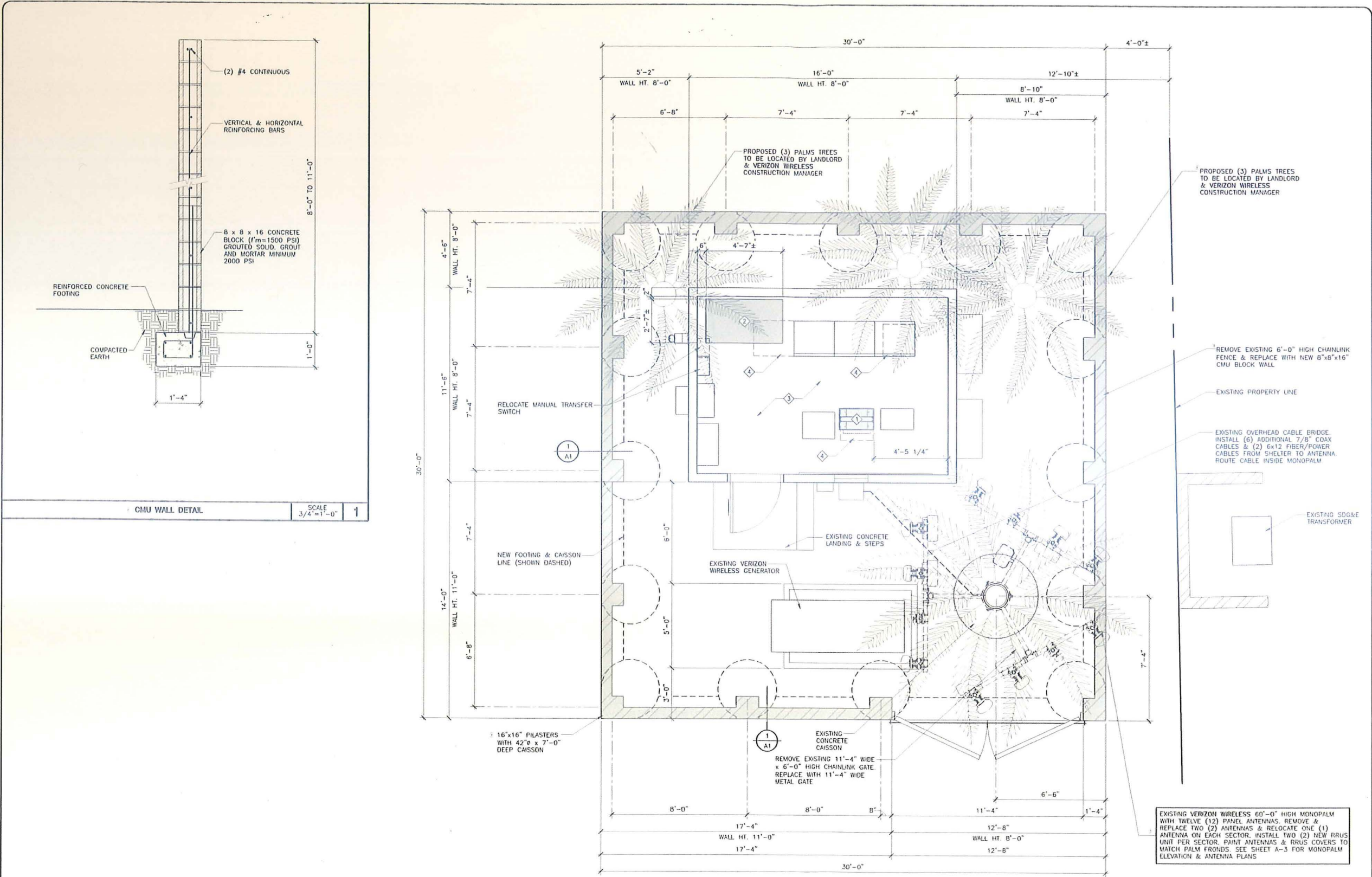
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10/28/14	REVISED 2D #8 (kml) (CMU WALL)
11/04/14	REVISED 2D #9 (ao) (WALL STRUCTURAL)

SHEET TITLE

**EQUIPMENT
ENCLOSURE PLAN**

PROJECTS\verizon\13070zd

A-1



Booth & Suarez

ARCHITECTURE INCORPORATED

395 CARLEBAD VILLAGE DRIVE SUITE 02
CARLEBAD CA 95006 (760) 434-8474

PREPARED FOR



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

APPROVALS

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SECTOR SPLIT
MTX-54

14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
SAN DIEGO COUNTY

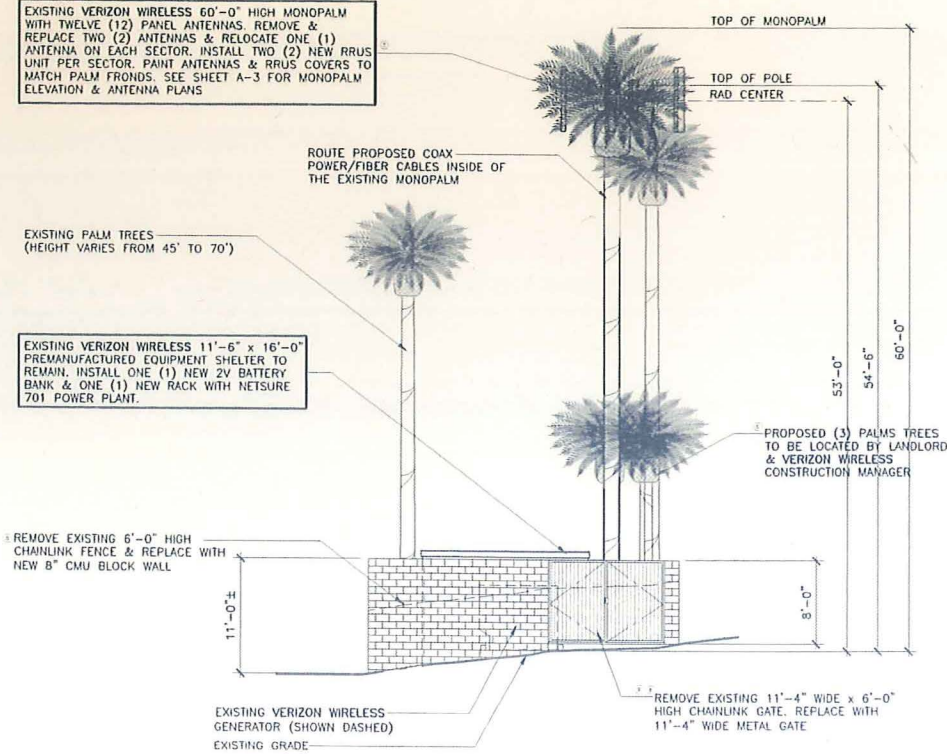
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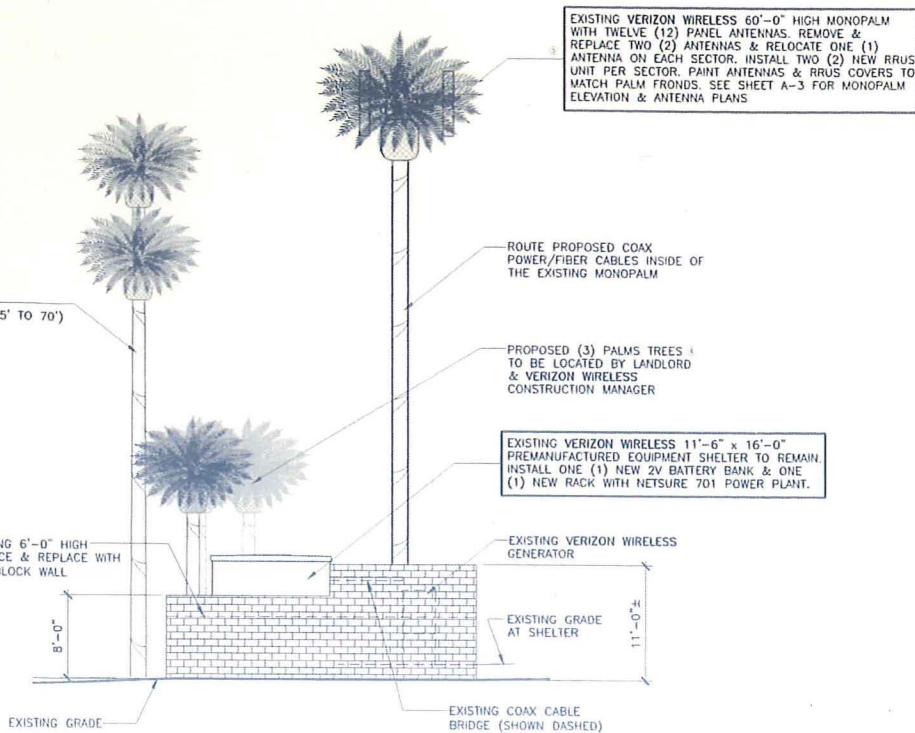
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\verizon\130702d

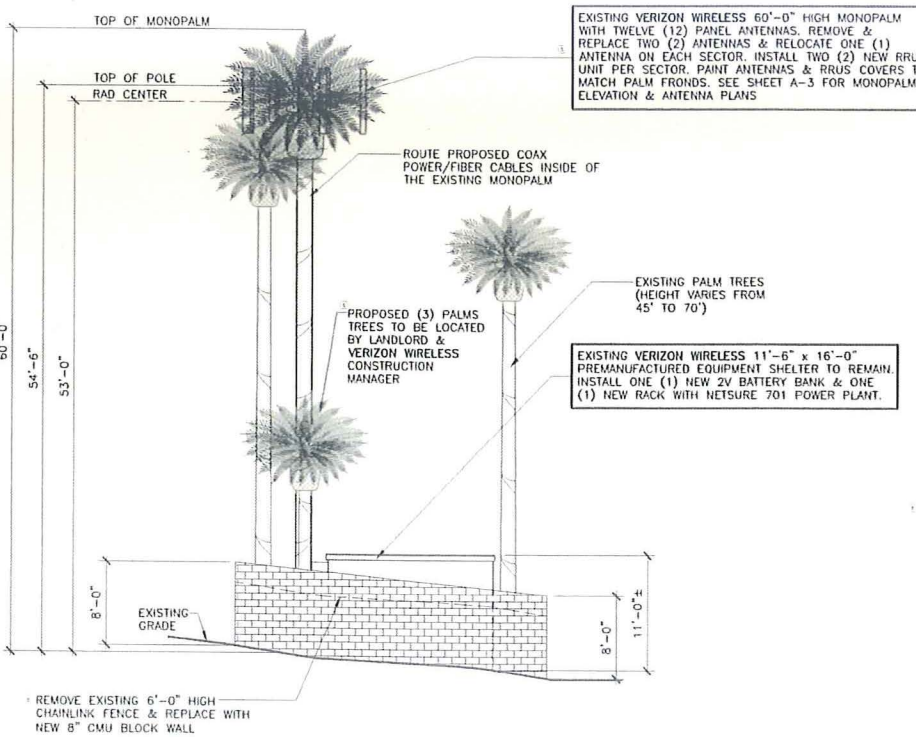
A-2



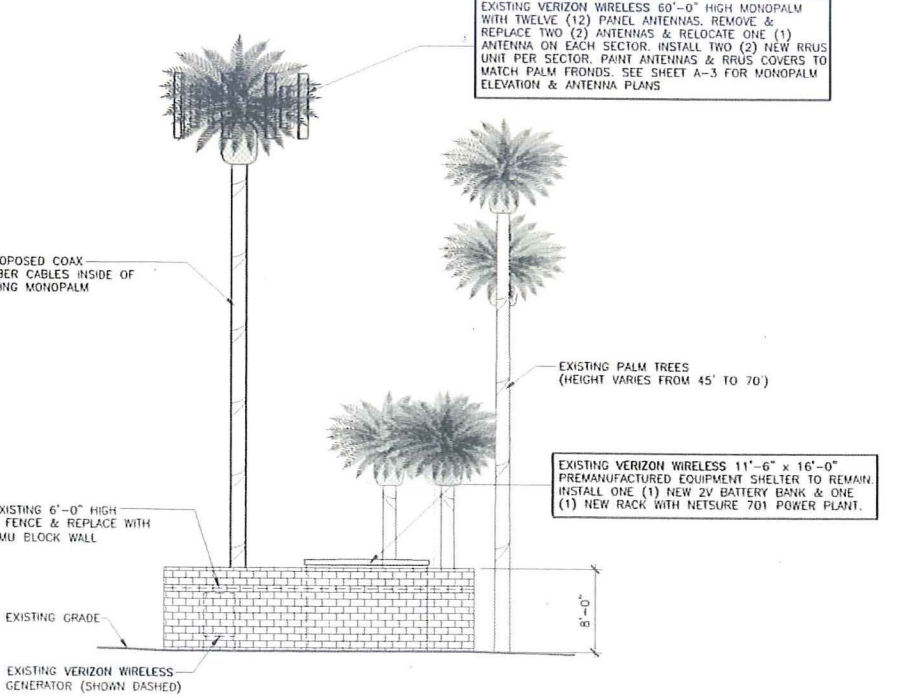
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

EXISTING 2" GALVANIZED STEEL PIPE MOUNT

PROPOSED ANTENNA

RRUS UNIT (TYPICAL OF TWO PER SECTOR)

EXISTING HAND HOLE & COAX CABLE

EXISTING MONOPALM TRUNK

PROPOSED DEMARCATION JUNCTION BOX

NOTE: ALL EXPOSED CABLES, BRACKETS & SUPPORTS SHALL BE PAINTED TO MATCH EXISTING MONOPALM

MOUNTING DETAIL

SCALE: N.T.S.

1

SIDE VIEW

BACK VIEW

PLAN VIEW

"ANTEL"
MODEL: BXA-70063/4CF
WEIGHT: 9.9 LBS.

ANTENNA

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

2

SIDE VIEW

BACK VIEW

PLAN VIEW

"AMPHENOL"
MODEL: CWWX063X19G00
WEIGHT: 36.7 LBS.

ANTENNA SPECS

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

3

FRONT VIEW

SIDE VIEW

TOP VIEW

WEIGHT: 74.0 LBS.

NOTE: RRUS UNITS SHALL NOT BE MOUNTED HORIZONTALLY OR UPSIDE DOWN

REMOTE RADIO UNIT (RRUS-A2 B12)

SCALE: NONE

4

FRONT VIEW

SIDE VIEW

BOTTOM VIEW

STAINLESS STEEL MANUFACTURER MOUNTING BRACKET

DISTRIBUTION BOX

SCALE: NONE

5

SECTOR	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 3')	COAX SIZE
ALPHA 1	SOUTHEAST	140°	(2) AMPHENOL: CWWX063X19G00	2'			6	EXISTING	-	7/8" & FIBER
ALPHA 2			EXISTING PCS ANTENNA	0'						
ALPHA 3			ANTEL: BXA 70063/4CF	2'						
ALPHA 4			AMPHENOL: CWWX063X19G00	0'						
BETA 1	WEST	270°	(2) AMPHENOL: CWWX063X19G00	2'			6	EXISTING	-	7/8" & FIBER
BETA 2			EXISTING PCS ANTENNA	5'						
BETA 3			ANTEL: BXA 70063/4CF	2'						
BETA 4			AMPHENOL: CWWX063X19G00	0'						
GAMMA 1	NORTHEAST	40°	(2) AMPHENOL: CWWX063X19G00				6	EXISTING	-	7/8" & FIBER
GAMMA 2			EXISTING PCS ANTENNA							
GAMMA 3			ANTEL: BXA 70063/4CF							
GAMMA 4			AMPHENOL: CWWX063X19G00							

NOTES:

1. REMOVE & REPLACE TWO (2) ANTENNAS WITH:
ANTEL: BXA 70063/4CF 47.4" LONG x 11.2" WIDE x 5.2" DEEP, WEIGHT: 9.9 LBS. (2) A3

AMPHENOL: CWWX063X19G00 75.0" LONG x 12.1" WIDE x 7.0" DEEP, WEIGHT: 36.7 LBS. (3) A3

2. RELOCATE EXISTING ANTENNA TO POSITION ONE (1) FOR EACH SECTOR

3. INSTALL (2) NEW 7/8" HYBRIFLEX POWER/FIBER CABLES

GAMMA SECTOR AZIMUTHS 40°

BETA SECTOR AZIMUTH 270°

ALPHA SECTOR AZIMUTHS 140°

PROPOSED ONE (1) DEMARCATION JUNCTION BOX MOUNTED TO EXISTING MONOPALM CROSSARM SUPPORT

PROPOSED RRUS UNIT TWO (2) PER SECTOR MOUNTED TO EXISTING ANTENNA MOUNTING PIPE BEHIND ANTENNA. PAINT RRUS COVERS TO MATCH PALM FRONDS

BRANCHES TO EXTEND 1'-6" BEYOND ANTENNA

RELOCATED ANTENNA (TYPICAL OF THREE (3))

EXISTING 60'-0" HIGH MONOPALM

EXISTING MONOPALM FOLIAGE

REMOVE & REPLACE THREE (3) VERIZON WIRELESS ANTENNAS PER SECTOR (SHOWN SHADED). PAINT ANTENNAS TO MATCH THE COLOR OF THE PALM FRONDS

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

ANTENNA PLAN

MONOPALM NOTES

1. PAINT ALL ANTENNAS, RRUS COVER, CABLES & MOUNTING BRACKETS TO MATCH FRONDS.

2. REMOVE & REPLACE ANY BROKEN FRONDS AFTER MODIFICATION HAVE BEEN COMPLETED

REMOVE & REPLACE THREE (3) ANTENNAS PER SECTOR. PAINT TO MATCH PALM FRONDS

TOP OF VERIZON WIRELESS MONOPALM FOLIAGE

TOP OF VERIZON WIRELESS MONOPALM

RAD CENTER

EXISTING 60'-0" HIGH MONOPALM

EXISTING MONOPALM FOLIAGE

ROUTE PROPOSED (6) 7/8" COAX & HYBRIFLEX CABLES INSIDE OF THE EXISTING MONOPALM

EXISTING (2) 9" x 24" CABLE PORTS

EXISTING STEEL MOUNTING PLATE

EXISTING OVERHEAD CABLE BRIDGE INSTALL (6) ADDITIONAL 7/8" COAX CABLES & (2) HYBRIFLEX CABLES FROM SHELTER TO ANTENNA ROUTE CABLE INSIDE MONOPALM

EXISTING GRADE

EXISTING CONCRETE PAD

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

MONOPALM ELEVATION

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

PREPARED FOR
verizonwireless

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

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
**SANTA LUZ
SECTOR SPLIT
MTX-54**
14191 MIRA ZANJA CORTE
SAN DIEGO, CA 92130
SAN DIEGO COUNTY

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	(LANDSCAPE)
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	(CUI WALL)
11/04/14	REVISED 2D #9 (oo)
	(WALL STRUCTURAL)

SHEET TITLE
**MONOPALM ELEVATION,
ANTENNA PLAN &
DETAILS**

PROJECTS\verizon\13070rd

A-3

Booth & Suarez
ARCHITECTURE INCORPORATED
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CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizonwireless

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SHEET TITLE
**LANDSCAPE
DEVELOPMENT PLAN**

PROJECTS\verizon\130702.d

L-1







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 TREE 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
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
STREETS - 25 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. VERIZON WIRELESS IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT: 15505 SAND CANYON AVENUE, IRVINE, CA 92618 (949) 286-8735
A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON WIRELESS. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

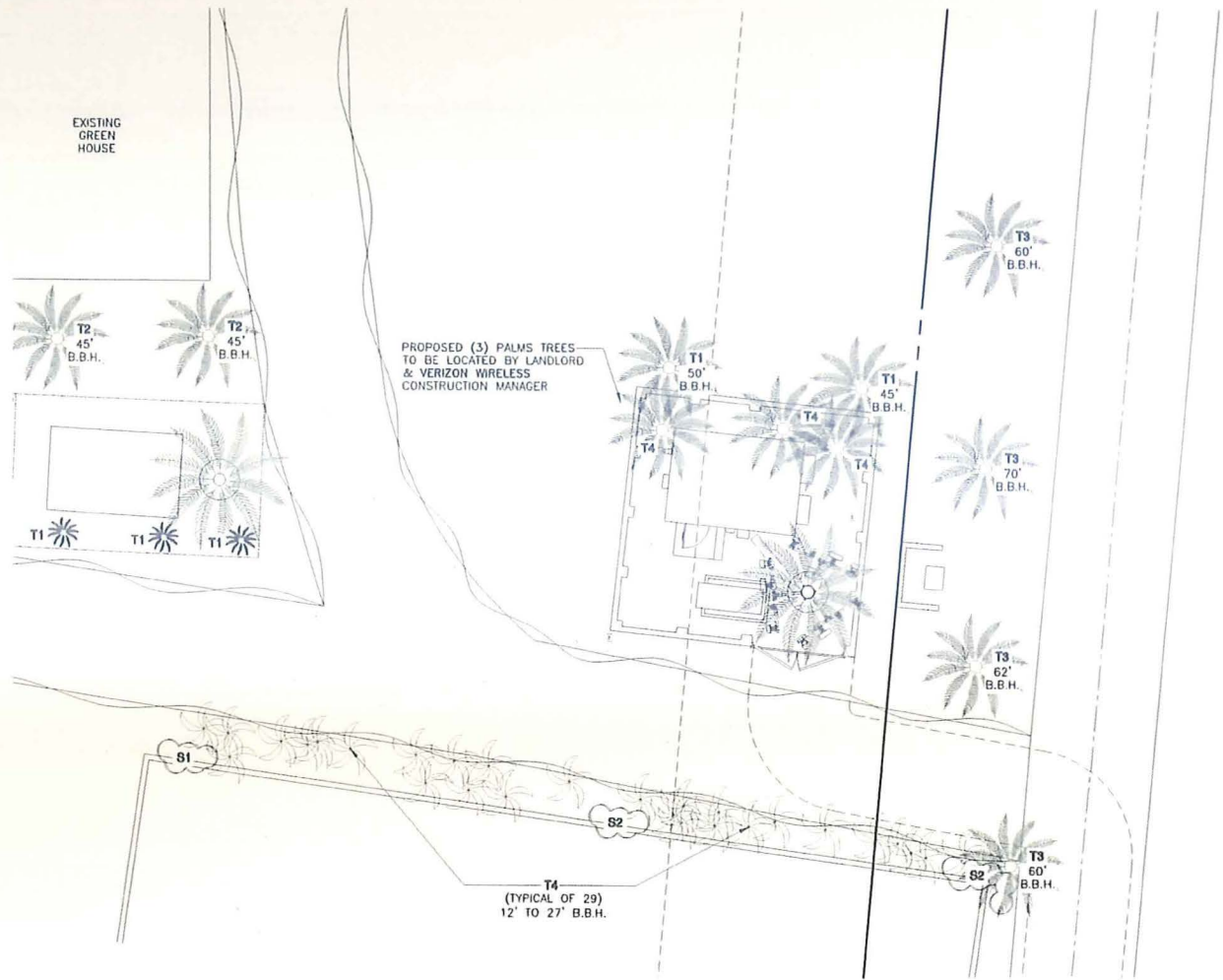
WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
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 USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
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 & PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	-	-	5	60' HGT. 15' SPD.
	PHOENIX DACTYLIFERA	TRUE DATE PALM	-	-	2	65' HGT. 20' SPD.
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	-	-	4	75' HGT. 12' SPD.
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	PROPOSED	24" BOX	3	75' HGT. 12' SPD.
	BOUGAINVILLEA SPECTABILIS	VARIATED BOUGAINVILLEA	-	-	1	30' HGT. 30' SPD.
	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	-	-	2	30' HGT. 30' SPD.

NOTE: B.B.H: BROWN BARK HEIGHT



LANDSCAPE DEVELOPMENT PLAN



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 Santa Luz		Project Number: 325857	Distribution Date: 4-2-2014
Project Scope/Location: TORREY HIGHLANDS: CUP & PDP, Process 4, for a WCF consisting of a 60-foot tall monopalm with antennas and an equipment shelter. 14191 Mira Zanja Corte in the AR-1-1 Zone. Council District 5, Notice Card = 3			
Applicant Name: Alan Casebier		Applicant Phone Number: (949) 753-7200	
Project Manager: Alexander Hempton	Phone Number: (619) 446-5349	Fax Number: (619) 446-5245	E-mail Address: AHempton@sandiego.gov
Committee Recommendations (To be completed for Initial Review): <i>MOTION: TO APPROVE THE VERIZON SANTA LUZ SECTOR SPLIT MTZ-59, PROJECT No. 325857 (EVERGREEN NURSERY) AS PRESENTED WITH THE FOLLOWING CONDITIONS: M/S/G - PARKER / VASQUEZ / APPROVED</i>			
<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 12	Members No (POLITE)	Members Abstain 0
<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: <i>TO PAINT THE ANTENNAS GREEN LIKE THEY WERE ORIGINALLY SUPPOSE TO AND ADD 3-24" BOX MEXICAN FAN PALMS.</i>			
NAME: <i>THOMAS CLARK</i>		TITLE: <i>RPPB, CHAIR</i>	
SIGNATURE: <i>[Signature]</i>		DATE: <i>SEPT 10, 2014</i>	
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.			



THE CITY OF SAN DIEGO

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

Santa Luz

Project No. For City Use Only

Project Address:

14191 Mira Zenja Corte, San Diego CA 92130

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

MARK L. COLLINS, TRUSTEE

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

13650 Carmel Valley Rd

City/State/Zip:

San Diego, CA 92130

Phone No:

858-481-1434

Fax No:

Signature:

* [Signature] 4/17/2013

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):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

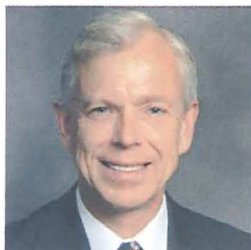
Title (type or print):

Signature :

Date:

Verizon Board of Directors

The Board of Directors is charged with maintaining the highest standards of corporate governance because it believes that an effective board will positively influence shareholder value and enhance Verizon's reputation. All of our Directors stand for election each year. Our Board as a whole reflects a range of viewpoints, backgrounds and expertise because we believe that diversity is a core attribute of a well-functioning Board. A summary of the Board's role and guiding principles can be found in our [Corporate Governance Guidelines](#).



Lowell C. McAdam

Lowell C. McAdam is chairman and chief executive officer of Verizon Communications, a leading provider of wireless, fiber-optic and global Internet networks and services. He was named CEO on Aug. 1, 2011, and chairman on Jan. 1, 2012.

[Full bio](#)



Shellye L. Archambeau

Ms. Archambeau, 51, is Chief Executive Officer of MetricStream, Inc., a leading provider of governance, risk, compliance and quality management solutions to corporations across diverse industries. Under her leadership, the privately-held MetricStream has grown 2,500% over the past ten years, with approximately 1,000 employees worldwide.

[Full bio](#)



Mark T. Bertolini

Mr. Bertolini is Chairman and Chief Executive Officer of Aetna Inc., a Fortune 100 diversified healthcare benefits company with more than \$47.2 billion in 2013 revenue. Prior to assuming the role of Aetna's CEO in 2010 and Chairman in 2011, Mr. Bertolini served as President from 2007, responsible for all of Aetna's businesses and operations across the company's range of healthcare products and related services, and as Executive Vice President and head of Aetna's regional businesses prior to that. He joined Aetna in 2003 as head of Aetna's Specialty Products after holding executive positions at Cigna, NYLCare Health Plans and SelectCare, Inc.

[Full bio](#)



Richard L. Carrión

Mr. Carrión, 61, has served for over 18 years as Chairman, President and Chief Executive Officer of both Popular Inc., a diversified bank holding company, and Banco Popular de Puerto Rico, Popular Inc.'s principal bank subsidiary. Popular Inc. is the largest financial institution based in Puerto Rico, with consolidated assets of \$35.7 billion, total deposits of \$26.7 billion and 8,050 employees as of December 31, 2013. In addition to his experience guiding these companies, Mr. Carrión has been a class A director of the Federal Reserve Bank of New York since 2008.

[Full bio](#)



Melanie L. Healey

Ms. Healey, 52, is Group President – North America and Global Hyper-Market, Super-Market and Mass Channel of The Procter & Gamble Company, a provider of branded consumer packaged goods to customers in over 180 countries around the world. In this role, Ms. Healey is responsible for the overall North America business, which in fiscal 2013 had net sales of \$32.8 billion. Since joining Procter & Gamble in 1990, Ms. Healey has held positions of increasing responsibility, including Group President, Global Feminine and Health Care, and President, Global Feminine Care & Adult Care.

[Full bio](#)



M. Frances Keeth

Ms. Keeth, 67, was Executive Vice President of Royal Dutch Shell PLC, an energy company, from 2005 to 2008. In this role, Ms. Keeth was accountable for Shell's global chemicals businesses, which produced \$36.3 billion in third-party revenue in 2006 and operated in 35 countries. From 2001 to 2006, she was also President and Chief Executive Officer of Shell Chemicals LP, Shell's U.S. operating company through which it conducted all of its operations in the United States.

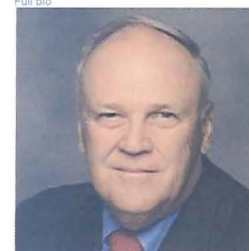
[Full bio](#)



Robert W. Lane

Mr. Lane, 64, served as Chairman and Chief Executive Officer of Deere & Company from 2000 to 2009. Deere & Company is an equipment manufacturer that in fiscal 2009 had net sales and revenues of \$23.1 billion and approximately 51,300 employees as of October 31, 2009. During his 28 years at Deere, Mr. Lane held positions of increasing responsibility across a wide variety of domestic and overseas units.

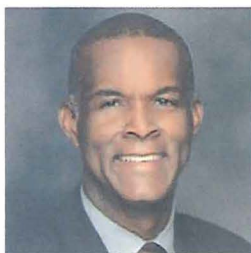
[Full bio](#)



Donald T. Nicolaisen

Mr. Nicolaisen, 69, was Chief Accountant of the U.S. Securities and Exchange Commission from 2003 to 2005. In that role, Mr. Nicolaisen was responsible for establishing and enforcing accounting and auditing policy applicable to all U.S. reporting companies and for improving the professional performance of public company auditors. Prior to joining the SEC, he was a Partner in PricewaterhouseCoopers and its predecessors, which he joined in 1967.

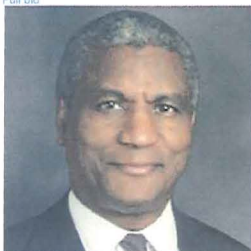
[Full bio](#)



Clarence Otis, Jr.

Mr. Otis, 58, served as Chief Executive Officer of Darden Restaurants, Inc., a restaurant holding company, from 2004 to 2014 and as Chairman from 2005 to 2014. Darden Restaurants is the largest company-owned and operated full-service restaurant company in the world. As of May 26, 2013, the company's 208,000 employees operated 2,138 restaurants in the United States and Canada and generated fiscal 2013 sales of \$8.5 billion.

[Full bio](#)



Rodney E. Slater

Mr. Slater, 59, is a partner at the law firm Squire Patton Boggs LLP, focusing his practice in the areas of transportation and infrastructure and public policy. Prior to joining Squire Patton Boggs, from February 1997 to January 2001, Mr. Slater was the U.S. Secretary of Transportation. In that position, Mr. Slater was responsible for overseeing national transportation policy, encouraging intermodal transportation, negotiating international transportation agreements and assuring the fitness of U.S. airlines.

[Full bio](#)



Kathryn A. Tesija

Ms. Tesija, 51, is Executive Vice President and Chief Merchandising and Supply Chain Officer and a member of the Executive Committee of Target Corporation, the second largest discount retailer in the United States with 1,917 stores, revenues of \$72.6 billion and approximately 366,325 employees in fiscal 2013. In this role, which she has held since 2008, Ms. Tesija oversees all merchandising functions, including product design and development, sourcing, inventory management, merchandising systems, presentation and operations as well as the company's global supply chain.

[Full bio](#)



Gregory D. Wasson

Mr. Wasson, 56, is the former President and Chief Executive Officer of Walgreens Boots Alliance, Inc. (NASDAQ: WBA). On December 31, 2014, Walgreens completed a global merger with Alliance Boots—the leading pharmacy-led health and beauty group across Europe with a presence in more than 25 countries—a strategic partnership launched in 2012. Prior to the merger, he was President and Chief Executive Officer of Walgreen Co., the nation's largest retail community pharmacy chain, which in fiscal 2014 had \$76.4 billion of sales, 8,309 locations, and 251,000 employees.

[Full bio](#)

Project Chronology

Verizon – Santa Luz – Project No. 344673258579

Date	Action	Description	City Review Time	Applicant Response Time
4/2/2014	First Submittal	Project Deemed Complete		
4/21/2014	First Assessment Letter		19	
8/29/2014	Second Submittal			130
9/25/2014	Second Assessment Letter		27	
12/16/2014	Third Submittal			82
1/8/2015	All issues resolved		23	
3/19/2015	Public Hearing – Planning Commission		70	
TOTAL STAFF TIME			139	
TOTAL APPLICANT TIME				212
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	351 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 5, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	March 19, 2015
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT, AND PLANNED DEVELOPMENT PERMIT, PROCESS FOUR
PROJECT NUMBER:	325857
PROJECT NAME:	<u>VERIZON – SANTA LUZ</u>
APPLICANT:	Monica Swing, Sequoia Deployment Services, agents representing Verizon Wireless
COMMUNITY PLAN AREA:	Torrey Highlands
COUNCIL DISTRICT:	District 5
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of a 60-foot tall monopalm tree supporting antennas and an associated equipment enclosure. The project is located at 14191 Mira Zanja Corte, within Evergreen Nursery.

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

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

This project was determined to be categorically exempt from the California Environmental Quality Act on January 16, 2015 and the opportunity to appeal that determination ended February 2, 2015.

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

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

Internal Order Number: 24003810

Revised 11-17-14