



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 18, 2015 **REPORT NO.** PC-15-071

ATTENTION: Planning Commission, Agenda of June 25, 2015

SUBJECT: Verizon – Carmel Highlands
PROJECT NO. 378613. PROCESS FOUR.

**OWNER/
APPLICANT:** PAIN IN SAN DIEGO, LLC/
VERIZON WIRELESS

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 15330 Avenue of Science, within the Rancho Bernardo community plan area?

Staff Recommendation: APPROVE Neighborhood Development Permit No. 1412565 and Planned Development Permit No. 1412566.

Community Planning Group Recommendation: The Rancho Bernardo Community Planning Board voted 13-0-0, at their November 20, 2014 meeting, to recommend approval of this project if the height of the monoecalyptus was reduced from 60-feet to 55-feet. The applicant has modified the plans accordingly (Attachment 12).

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15301 (Existing Facilities) and 15303 (New Construction/Conversion of Small Structures). The environmental exemption determination was made on April 6, 2015 and the opportunity to appeal this determination ended April 16, 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 – Carmel Highlands is an application for a Neighborhood Development Permit (NDP) and Planned Development Permit (PDP), Process Four, for a Wireless Communication Facility (WCF). The project is located at 15330 Avenue of Science in the IH-2-1 zone of the Rancho Bernardo community plan area. The WCF is surrounded by existing office/industrial development and Interstate 15 to the west (Attachments 1, 2, 3, and 4).

WCF are permitted in industrial zones as a Limited Use, Process One, staff-level approval. In this case, an NDP is required, as the equipment enclosure exceeds 250 square-feet. A PDP is required to allow an encroachment into the IH-2-1 side and rear setback.

DISCUSSION

Project Description:

This project consists of the installation of a 55-foot tall monoeucalyptus tree, capable of supporting twelve (12) panel antennas and one (1) microwave dish antenna (Attachment 8). Verizon currently operates a WCF on this property. The existing antennas, located on the roof of the office building, will be removed and relocated to the new monoeucalyptus tree. An existing equipment enclosure will be expanded to include space for an emergency power generator.

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 industrial zone, the project would be approved as a Limited Use, Process One; however due to the equipment area size and a setback encroachment, additional permits are required.

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 55-foot tall monoeucalyptus tree. The tree is situated in a line of existing live trees which will allow the faux tree to blend in with the existing development (Attachment 8).

Deviations:

One deviation is requested as part of this project. The monoeucalyptus is located within the side and rear setbacks of the property (Attachment 11). This deviation can be supported, as the location of the monoeucalyptus in the setback will enable the WCF to more effectively integrate with a line of trees located along the adjacent side and rear property lines. Locating the monoeucalyptus elsewhere on the property could result in a more visible WCF, whereas the proposed location allows for integration with existing and proposed live trees, in compliance with the WCF Design Requirements.

Community Plan Analysis:

While the Rancho Bernardo 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 will be located on a proposed 55-foot tall monoeucalyptus tree. The tree is proposed toward the rear of an existing office complex, and situated in a line of existing trees. Equipment, including an emergency power generator, associated with the antennas will be located in an enclosure adjacent to the office building (Attachment 11).

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 NDP No. 1412565 and PDP No. 1412566.

ALTERNATIVES

1. Approve NDP No. 1412565 and PDP No. 1412566, with modifications.
2. Deny NDP No. 1412565 and PDP No. 1412566, 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:

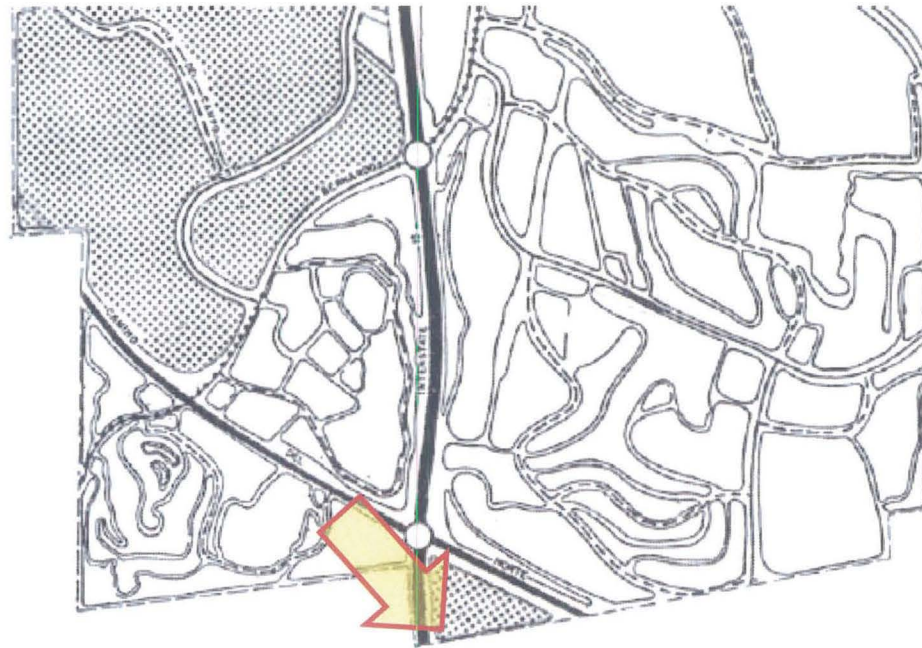
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project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



Aerial Photo

Verizon – Carmel Highlands – Project Number 378613

15330 Avenue of Science



INDUSTRIAL



Industrial Areas

FIGURE
6

Rancho Bernardo Community Plan

- 28 -

Identified as Industrial



Community Plan Land Use Designation

Verizon – Carmel Highlands – Project Number 378613

15330 Avenue of Science



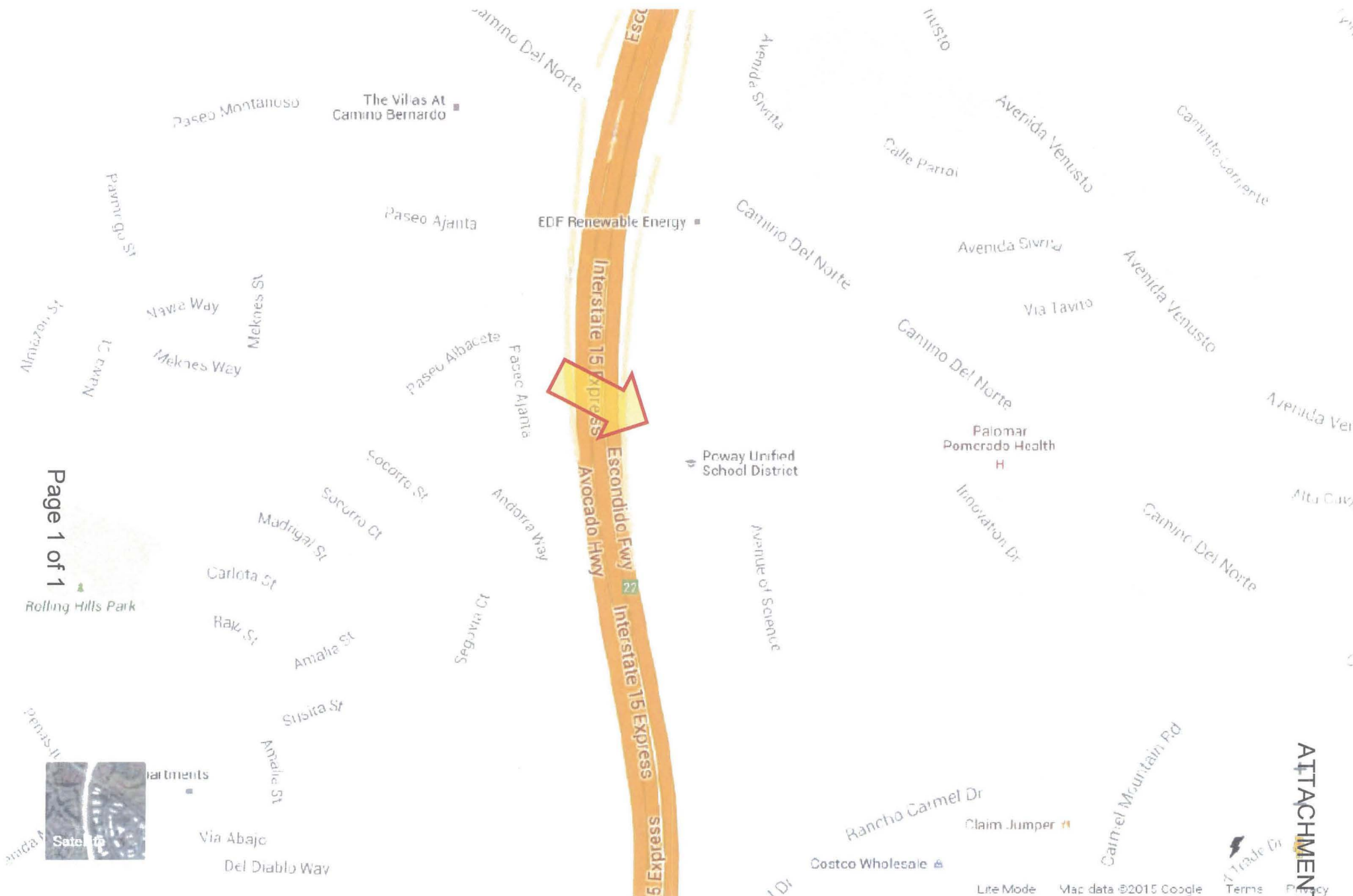
Project Location Map

Verizon – Carmel Highlands – Project Number 378613

15330 Avenue of Science



ATTACHMENT 3



PROJECT DATA SHEET		
PROJECT NAME:	Verizon – Carmel Highlands	
PROJECT DESCRIPTION:	A Wireless Communication Facility (WCF) consisting of 12 panel antennas and one microwave dish antenna mounted to a 55-foot tall monoecalyptus tree with an equipment enclosure and emergency power generator.	
COMMUNITY PLAN AREA:	Rancho Bernardo	
DISCRETIONARY ACTIONS:	Neighborhood Development Permit and Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
<p align="center"><u>ZONING INFORMATION:</u></p> <p align="center">ZONE: IH-2-1</p> <p align="center">HEIGHT LIMIT: -</p> <p align="center">FRONT SETBACK: 20'/25'</p> <p align="center">SIDE SETBACK: 15'</p> <p align="center">REAR SETBACK: 20'</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial, IH-2-1	Office Industrial
SOUTH:	Industrial, IH-2-1	Office Industrial
EAST:	Industrial, IP-2-1 and IL-2-1	Office Industrial
WEST:	Industrial, IH 2-1	Interstate 15
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to the IH-2-1 side and rear setbacks.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Rancho Bernardo Community Planning Board recommended approval of this project at their November 20, 2014 meeting.	

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1412565
PLANNED DEVELOPMENT PERMIT NO. 1412566
VERIZON – CARMEL HIGHLANDS
PROJECT NUMBER 378613

WHEREAS, PAIN IN SAN DIEGO, LLC, 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. 1412565 and 1412566);

WHEREAS, the site is located at 15330 Avenue of Science in the IH-2-1 zone of the Rancho Bernardo Community Plan;

WHEREAS, the project site is legally described as: Parcel 3 of Parcel Map No. 13090, in the City of San Diego, County of San Diego, State of California, according to the Map Thereof recorded December 29, 1983 as file 83-474919 of Official Records;

WHEREAS, on April 6, 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 15301 (Existing Facilities) and 15303 (New Construction/Conversion of Small Structures) 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 June 25, 2015, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. 1412565 and Planned Development Permit No. 1412566 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 June 25, 2015:

FINDINGS:

Neighborhood Development Permit - Section 126.0404

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

While the Rancho Bernardo 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 55-foot tall monoecalyptus tree, which is designed to mimic the appearance of a live eucalyptus tree. The monoecalyptus is capable of supporting antennas and other equipment among its leaves and multi-trunked branches. The antennas will be covered with leaf socks and the associated equipment will be painted to match the adjacent faux tree surfaces. Existing and proposed trees provide a means to screen and integrate the monoecalyptus with the surrounding developments. By locating the monoecalyptus in the setback, the tree is able to integrate with existing lines of trees along the side and rear property lines, which helps to make this a stealth installation. The equipment enclosure is 247 square-feet and the emergency generator enclosure is 200 square-feet for a total of 447 square-feet. Since the equipment enclosure exceeds 250 square-feet, an NDP is required. The equipment is located in an enclosure adjacent to the existing office building on-site. The architectural design of the enclosure is meant to coordinate with the existing building. Even though the enclosure exceeds 250 square-feet, by locating the equipment at the rear of the existing building, the enclosure is not readily visible and the additional square-footage does not negatively impact the property or surrounding development. 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 and one (1) microwave dish antenna mounted to a 55-foot tall monoecalyptus tree. Equipment associated with the antennas and an emergency generator will be located in an equipment enclosure adjacent to an existing office building. The project is located at 15330 Avenue of Science in the IH-2-1 zone of the Rancho Bernardo community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to sections 15301 (Existing Facilities) and 15303 (New Construction/Conversion of Small Structures). 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 industrial zones, with a Staff-level, Process One, Limited Use approval. 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 55-foot tall monoecalyptus tree, surrounded by live trees. Existing live trees will be supplemented with additional trees. The monoecalyptus will maintain the silhouette of a eucalyptus tree and be able to blend in with the surrounding lines of existing and proposed trees, situated along the side and rear property lines. Equipment and an emergency generator associated with the antennas will be located in an enclosure, adjacent to the existing on-site building. The WCF is surrounded by existing office/industrial developments. The WCF provides wireless coverage to the surrounding industrial uses and Interstate 15 in a way that is respectful of the neighborhood context.

The project deviates from one IH-2-1 zone development regulations. The monoecalyptus encroaches into the side and rear property lines. This deviation is permitted with the processing of this PDP. In this case, the deviation is appropriate for this location and will result in a more desirable project than would be achieved if the project complied with the strict application of the development regulations. By locating within the side and rear setbacks, the monoecalyptus is able to integrate with existing and proposed trees that surround the property, provided adjacent to the side and rear property lines. Furthermore, the location of the WCF in the setback is compatible with existing development and allows the WCF to be less visible than if located elsewhere on site, where live trees are not located. Based on the placement and setting of the faux tree and the stealth appearance, the requested deviation can be supported.

The equipment enclosure, at 447 square-feet, exceeds the 250 square-foot threshold established by the Land Development Code. The 447-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). The equipment enclosure is surrounded by a wall designed to integrate with the existing office building.

Based on this analysis, the stealth 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 Rancho Bernardo 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 55-foot tall monoecalyptus tree, which is designed to mimic the appearance of a live eucalyptus tree. The monoecalyptus is capable of supporting antennas and other equipment among its leaves and multi-trunked branches. The antennas will be covered with leaf socks and the associated equipment will be painted to match the adjacent faux tree surfaces. Existing and proposed trees provide a means to screen and integrate the monoecalyptus with the surrounding developments. By locating the monoecalyptus in the setback, the tree is able to integrate with existing lines of trees along the side and rear property lines, which helps to make this a stealth installation. The equipment enclosure is 247 square-feet and the emergency generator enclosure is 200 square-feet for a total of 447 square-feet. Since the equipment enclosure exceeds 250 square-feet, an NDP is required. The equipment is located in an enclosure adjacent to the existing office building on-site. The architectural design of the enclosure is meant to coordinate with the existing building. Even though the enclosure exceeds 250 square-feet, by locating the equipment at the rear of the existing building, the enclosure is not readily visible and the additional square-footage does not negatively impact the property or surrounding development. 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 and one (1) microwave dish antenna mounted to a 55-foot tall monoecalyptus tree. Equipment associated with the antennas and an emergency generator will be located in an equipment enclosure adjacent to an existing office building. The project is located at 15330 Avenue of Science in the IH-2-1 zone of the Rancho Bernardo community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to sections 15301 (Existing Facilities) and 15303 (New Construction/Conversion of Small Structures). 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 industrial zones, with a Staff-level, Process One, Limited Use approval. 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 55-foot tall monoecalyptus tree, surrounded by live trees. Existing live trees will be supplemented with additional trees. The monoecalyptus will maintain the silhouette of a eucalyptus tree and be able to blend in with the surrounding lines of existing and proposed trees, situated along the side and rear property lines. Equipment and an emergency generator associated with the antennas will be located in an enclosure, adjacent to the existing on-site building. The WCF is surrounded by existing office/industrial developments. The WCF provides wireless coverage to the surrounding industrial uses and Interstate 15 in a way that is respectful of the neighborhood context.

The project deviates from one IH-2-1 zone development regulations. The monoecalyptus encroaches into the side and rear property lines. This deviation is permitted with the processing of this PDP. In this case, the deviation is appropriate for this location and will result in a more desirable project than would be achieved if the project complied with the strict application of the development regulations. By locating within the side and rear setbacks, the monoecalyptus is able to integrate with existing and proposed trees that surround the property, provided adjacent to the side and rear property lines. Furthermore, the location of the WCF in the setback is compatible with existing development and allows the WCF to be less visible than if located elsewhere on site, where live trees are not located. Based on the placement and setting of the faux tree and the stealth appearance, the requested deviation can be supported.

The equipment enclosure, at 447 square-feet, exceeds the 250 square-foot threshold established by the Land Development Code. The 447-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). The equipment enclosure is surrounded by a wall designed to integrate with the existing office building.

Based on this analysis, the stealth 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, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1412565 and PLANNED DEVELOPMENT PERMIT NO. 1412566 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. 1412565 and 1412566, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: June 25, 2015

Internal Order No. 24004860

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: 24004860

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1412565
PLANNED DEVELOPMENT PERMIT NO. 1412566
VERIZON – CARMEL HIGHLANDS, PROJECT NO. 378613
PLANNING COMMISSION

This NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 1412565 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1412566 are granted by the PLANNING COMMISSION of the City of San Diego to PAIN IN SAN DIEGO, LLC, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The site is located at 15330 Avenue of Science in the IH-2-1 zone of the Rancho Bernardo Community Plan. The project site is legally described as: Parcel 3 of Parcel Map No. 13090, in the City of San Diego, County of San Diego, State of California, according to the Map Thereof recorded December 29, 1983 as file 83-474919 of Official Records.

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 June 25, 2015, on file in the Development Services Department.

The project shall include:

- a. A 55-foot tall monoecalyptus tree supporting twelve (12) 6-foot tall panel antennas and one (1) 4-foot diameter microwave dish antenna with equipment located in a 247 square-foot enclosure and an emergency generator located in a 200 square-foot enclosure;
- b. Existing roof-mounted antennas with the associated wall-mounted and roof-mounted cables trays shall be removed, prior to final Telecom Planning inspection sign-off and building permit completion;

- c. The monoeucalyptus is located within the rear and side setbacks. This deviation is permitted with this Planned Development Permit;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 10, 2018.
2. **This NDP and PDP and corresponding use of this site shall expire on July 10, 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/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.

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

15. The project proposes to export 12 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

LANDSCAPE REQUIREMENTS:

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

19. Complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree that is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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

21. If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the wireless communication facility, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager.

22. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

23. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material.

PLANNING/DESIGN REQUIREMENTS:

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

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

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

27. Branches shall extend a minimum of 24-inches beyond the face of all vertical surfaces of the antennas at all times to the satisfaction of the Development Services Department. No branches may be removed for future modifications without replacement branches to supplement and maintain the overall silhouette and stealth appearance of the tree.

28. Starting branch height shall be no higher than 15-feet, as illustrated on the stamped, approved Exhibit "A."

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

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

31. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.
32. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
33. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
34. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
35. 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."
36. No overhead cabling is allowed for this project.
37. Exposed mounting apparatus shall be removed and shall not remain on the monoeucalyptus absent antennas.
38. The approved antenna dimensions consist of 6-foot tall panel antennas and a 4-foot diameter microwave dish antenna as illustrated on the Exhibit "A" dated June 25, 2015. Use of any other size antennas must maintain the overall silhouette of a live tree and the stealth appearance of the monoeucalyptus. Additional branches sufficient to achieve antenna concealment may be required. Any future modifications must be consistent with the terms of this permit to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for Radio Frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies.
39. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
40. 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.

41. 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.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349/ahempton@sandiego.gov 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 June 25, 2015 and [Approved Resolution Number].

Permit Type/PTS Approval No.: NDP No. 1412565/PDP No. 1412566
Date of Approval: 6/25/2015

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.

PAIN IN SAN DIEGO, LLC
Owner

By _____
HOWARD APPEL
PRESIDENT

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: April 6, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004860

PROJECT NAME/NUMBER: Verizon Carmel Highlands/378613
COMMUNITY PLAN AREA: Rancho Bernardo
COUNCIL DISTRICT: 5
LOCATION: 15330 Avenue of Science, San Diego, CA 92128

PROJECT DESCRIPTION: PLANNED DEVELOPMENT PERMIT (PDP) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for the modification of an existing wireless communication facility in the IH-2-1 zone. The project consists of the removal of an existing roof mounted satellite dish and panel antennas, the installation of 12 panel antennas and 1 satellite dish antenna mounted to a new artificial 55-foot-tall monoeucalyptus tree. It also includes the installation of a new standby generator and enclosure.

ENTITY CONSIDERING PROJECT APPROVAL: Planning Commission (Process 4)

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction/Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Planning Commission

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Guidelines Section 15301 that allow minor alteration of existing sites involving a negligible expansion of the existing use, and the criteria of CEQA Guidelines Section 15303 that allow for new construction, installation of small new equipment and facilities in small structures. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego CA 92101
PHONE NUMBER: (619) 446-5349

On April 6, 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 City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (April 16, 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.

EXISTING



Carmel Highland
15330 Avenue of Science
San Diego, CA 92128



Proposed monoecalyptus
Proposed generator
enclosure and landscaping



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

11/14/2014

Photosimulation of proposed telecommunications site

EXISTING

Carmel Highland
15330 Avenue of Science
San Diego, CA 92128



Proposed mondeucalyptus

Proposed landscaping

Page 2 of 3

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

11/14/2014

Photosimulation of proposed telecommunications site

ATTACHMENT 8

EXISTING



Carmel Highland
15330 Avenue of Science
San Diego, CA 92128



Page 3 of 3

Proposed monoecucalyptus

Proposed generator
enclosure and
landscaping

Future picnic tables to be
installed by owner in this area

These simulations are intended for graphical purposes only and not intended
to be part of or to replace the information provided on the construction drawings

11/14/2014

PROPOSED

Photosimulation of proposed telecommunications site

ATTACHMENT 8



<p style="text-align: center;">SITE JUSTIFICATION Verizon Wireless Carmel Highland</p>
--

PROJECT DESCRIPTION

The project as previously approved consists of five (5) directional antennas and one (1) dish antenna screened on the roof of the building with an equipment room at the rear of the building. The proposed project includes relocating the existing rooftop antennas to a new 60' MonoEucalyptus at the southwest corner of the property, adjacent to the I-15 Freeway. The new MonoEucalyptus is set back behind the building with other mature trees on the property ranging from 52 to 60 feet. In addition, a new emergency generator is proposed, adjacent to Verizon's existing equipment room at the back of the property. Landscaping is proposed along one side of the new block wall for the generator, three (3) new trees along the west side of the building and two (2) new trees next to the proposed MonoEucalyptus. All rooftop equipment associated with the wireless facility will be removed as part of this proposal.

The existing wireless communication facility is located at 15330 Avenue of Science and the property consists of an industrial building. The I-15 Freeway is to the west of the property with other industrial/manufacturing uses surrounding the north, east and south of the property.

PREFERENCE 1 LOCATION

The existing facility is located on a heavy industrial zoned property with no surrounding residential uses. By removing the unscreened rooftop antennas and constructing a MonoEucalyptus to conceal the antennas, we believe that the facility as proposed is consistent with all other development standards. The proposed location of the MonoEucalyptus is well integrated within the property as it is at the furthest end from the street right of way, behind over 400' of existing mature trees, ranging in height. Both the north and south property lines are fully vegetated with mature trees, blocking the view from the adjacent parcels. The west property line slopes down significantly to the adjacent freeway, providing an ample distance visually as well as being set amongst existing mature trees. In addition, no parking spaces are being removed with this location.

We examined other locations along the property, specifically the rooftop and other ground space. The options were either more of a visual impact to the surrounding properties or impeded the primary use of the property.

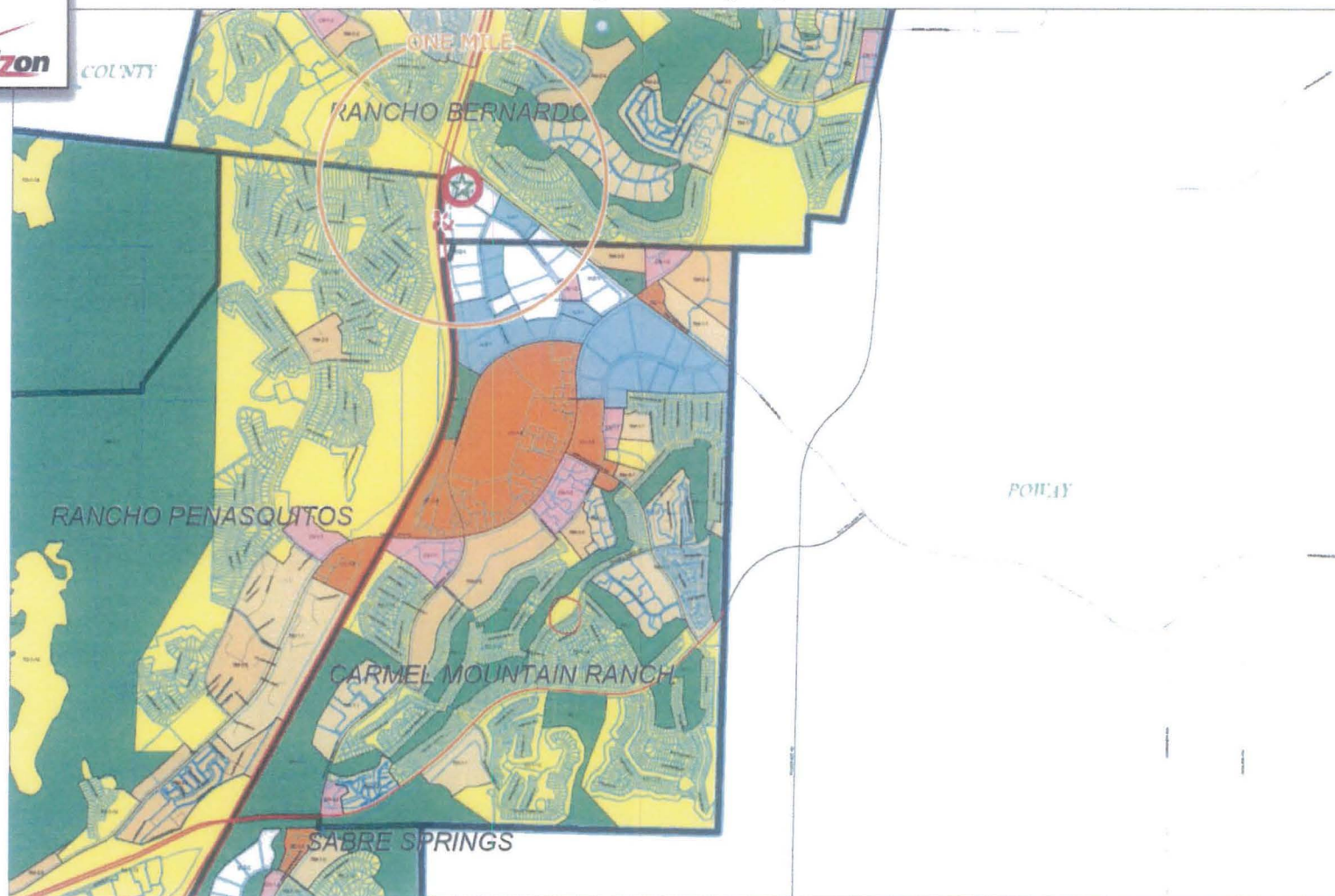
CO-LOCATION OF FACILITIES

There are currently no other wireless carriers on the property. Verizon would be open to collocation on the proposed MonoEucalyptus.



Official Zoning Map

No alternative sites



Zoning

ZONE_NAME

- AGU-1
- SL-1-2
- SL-2-2
- LG-DP
- CH-1-2
- CH-2-2
- CH-3-2
- R-2-1
- R-2-2
- RM-1-2
- RM-1-3
- RM-2-3
- RM-3-3
- RS-1-1A

QAPWS Subscore Accuracy

Example: when this subscore reflects the 50% of open books testing (25 %)

APWS Subscore of 80% reflects confidence level:

This subscore by the QAPWS Subscore for (Open) 1 open Subscore of 80% score of 1 - 0.2 (25% of 0.500)

This measurement assumes a median of the data on a 0.500 scale. A subscore of 80% reflects a confidence level of 80% of the 0.500 scale.

Many researchers have also made it a priority to identify the most effective methods for the prevention of the disease. However, the World Health Organization (WHO) has not yet established a clear consensus on the best way to prevent the disease.



City of San Diego
Development Services Department

DATE: 11/22/2005

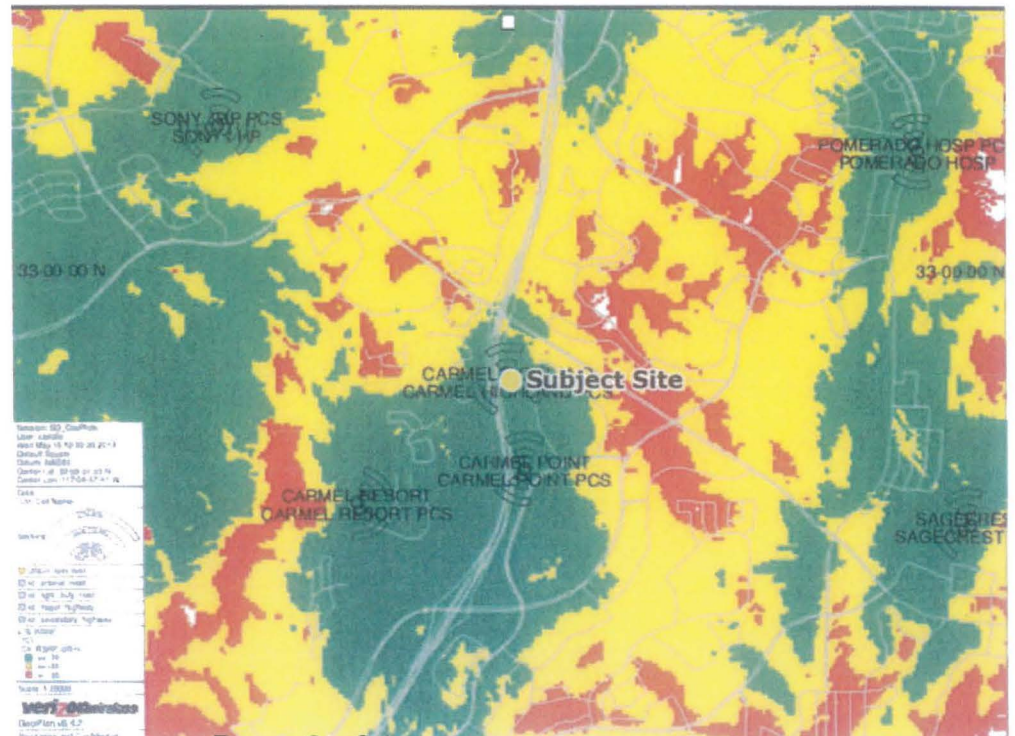
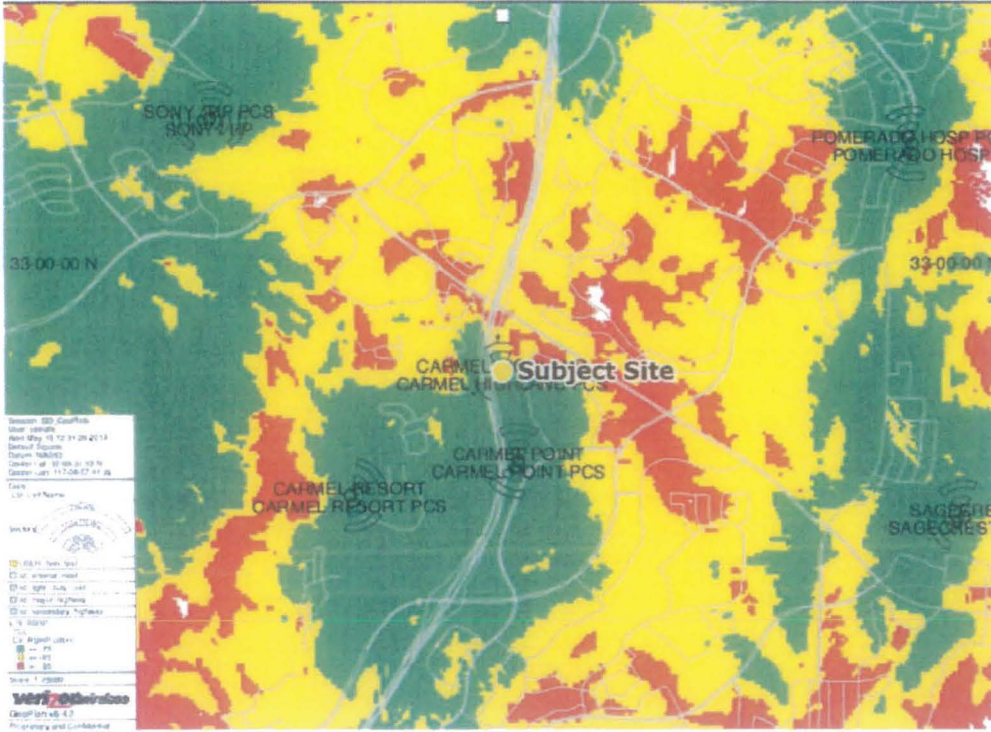
Page 2 of 4

ATTACHMENT 9

Carmel Highland
15330 Avenue of Science
San Diego, CA 92128



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

5/23/2013

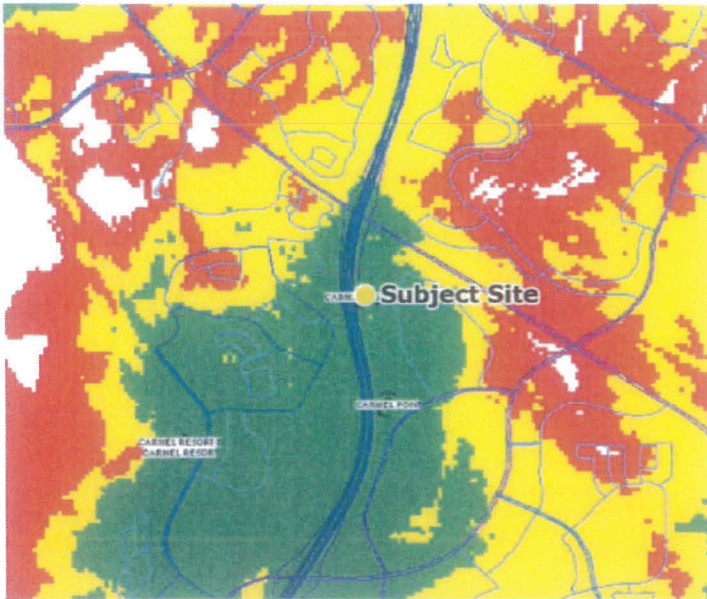
ATTACHMENT 9

Carmel Highland
15330 Avenue of Science
San Diego, CA 92128

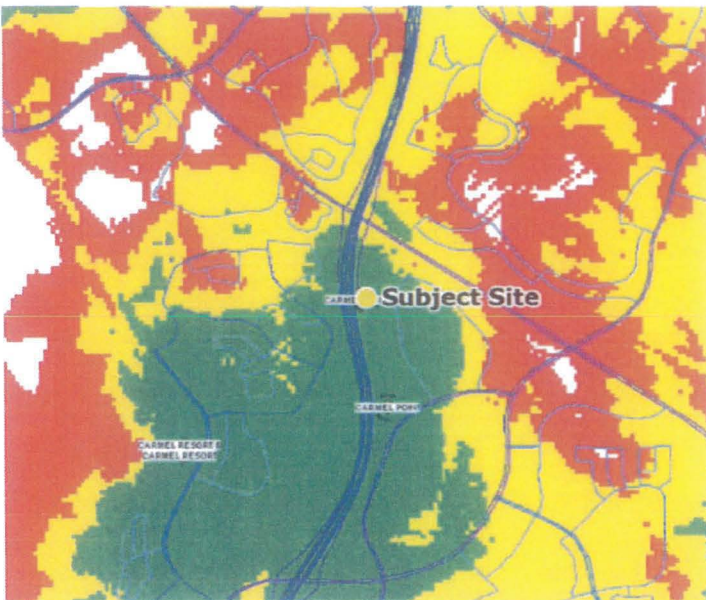


Coverage Levels:

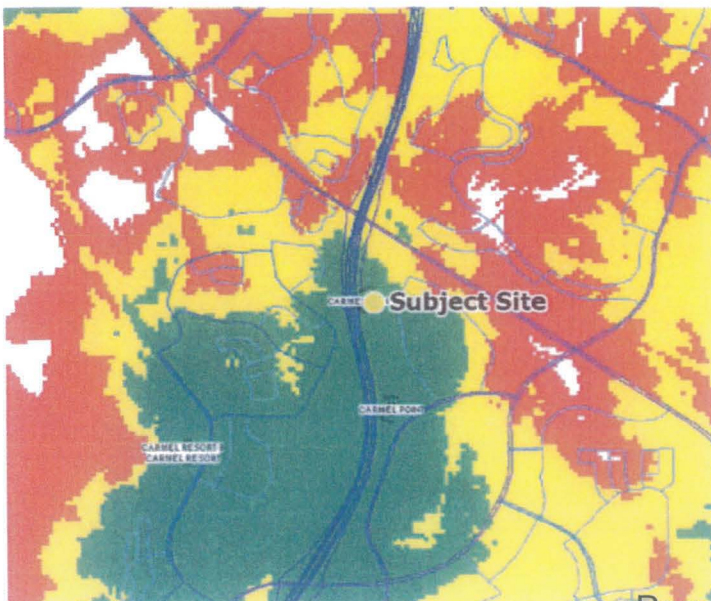
	Excellent
	Good/Variable
	Poor



Existing Coverage



Proposed coverage at 52' CL



Proposed coverage at 47' CL



PHOTOGRAPHIC SURVEY

PROPOSAL TO MODIFY AND RENEW PERMIT FOR WIRELESS COMMUNICATIONS FACILITY

Verizon Wireless
"Carmel Highland"
15330 Avenue of Science
San Diego, CA 92128

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Jill Cleveland, Planning Consultant
(760) 420-4833

June 30, 2014



View West toward site.



View East toward site.



View South toward site.



View Northeast toward site.



View South from property.



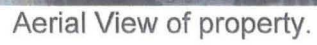
View North from property.



View of proposed MonoTree location.



View of proposed generator location.

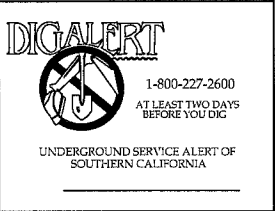




CARMEL HIGHLAND

15330 AVE OF SCIENCE
SAN DIEGO, CA 92128

[RF MOD AND GEN ADD PROJECT]



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 1. 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2. 2013 CALIFORNIA BUILDING CODE
- 3. 2013 CALIFORNIA ELECTRIC CODE
- 4. 2013 CALIFORNIA MECHANICAL CODE
- 5. 2013 CALIFORNIA PLUMBING CODE
- 6. 2013 CALIFORNIA FIRE CODE
- 7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- 8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, DIVISION 4.

PROJECT DESCRIPTION

VERIZON WIRELESS (VZW) IS PROPOSING THE FOLLOWING:

- PROPOSED VERIZON WIRELESS 55'-0" HIGH MONOEUCALYPTUS TO BE MANUFACTURED BY SOLAR COMMUNICATIONS INTERNATIONAL (SCI).
- PROPOSED VERIZON WIRELESS 3'-0" WIDE UNDERGROUND UTILITY TRENCH FROM EXISTING VERIZON WIRELESS EQUIPMENT SHELTER TO PROPOSED MONOEUCALYPTUS.
- PROPOSED TWELVE (12) 6' PANEL ANTENNAS MOUNTED ON PROPOSED MONOEUCALYPTUS (TYP.-4 PER SECTOR, 3 SECTORS TOTAL).
- PROPOSED ONE (1) 4' DIA. MICROWAVE ANTENNA MOUNTED ON PROPOSED MONOEUCALYPTUS.
- PROPOSED TWELVE (12) RRU's WITH A2 MODULE MOUNTED ON PROPOSED MONOEUCALYPTUS (TYP.-4 PER SECTOR, 3 SECTORS TOTAL).
- PROPOSED THREE (3) FIBER/POWER DEMARCATION JUNCTION BOX MOUNTED ON PROPOSED MONOEUCALYPTUS.
- PROPOSED TWENTY FOUR (24) COAX CABLES (8 COAX CABLES PER SECTOR)
- REMOVE EXISTING PANEL ANTENNAS AND MICROWAVE ANTENNAS ON BLDG. ROOFTOP.
- REMOVE EXISTING VERTICAL CABLE AND ROOF MOUNTED CABLE TRAY.
- PROPOSED 30KW STANDBY GENERATOR @ GROUND LEVEL, ENCLOSED BY 13'-6" HIGH CMU WALL.

DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE, IRVINE, CA

1. START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY.
2. MERGE ONTO I-405 S TOWARD SAN DIEGO.
3. I-405 S BECOMES I-5 S.
4. MERGE ONTO CA-78 E VIA EXIT 51B TOWARD ESCONDIDO/VISTA WAY.
5. MERGE ONTO I-15 S TOWARD SAN DIEGO.
6. TAKE THE CAMINO DEL NORTE EXIT, EXIT 22.
7. TURN LEFT ONTO CAMINO DEL NORTE.
8. TURN RIGHT ONTO CARMEL MOUNTAIN RD.
9. TAKE THE 1ST RIGHT ONTO RANCHO CARMEL DR.
10. TAKE THE 2ND RIGHT ONTO AVENUE OF SCIENCE. AVENUE OF SCIENCE IS 0.1 MILES PAST INNOVATION DR.
11. 15330 AVENUE OF SCIENCE IS ON THE LEFT.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

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A-5	DETAILS	3
L-1	PLANTING PLAN	4
L-2	IRRIGATION PLAN	4
L-3	PLANTING DETAILS AND NOTES	4
L-4	IRRIGATION DETAILS AND NOTES	4

APPROVALS

LANDLORD:	
CONSTRUCTION MANAGER:	
RF ENGINEER:	
SITE ACQUISITION MANAGER:	
ZONING MANAGER:	
UTILITY COORDINATOR:	
PROGRAM REGIONAL MANAGER:	
NETWORK OPERATIONS MANAGER:	

PROJECT TEAM

ENGINEER:

PDC CORPORATION
13225 DANIELSON ST., SUITE 200
POWAY, CA 92064
CONTACT: SOHAIL SHAH, PE
TEL: (858) 668-2828
FAX: (858) 668-2827
EMAIL: sohail@pdccorp.net

APPLICANT:

VERIZON WIRELESS
15505 SAND CANYON BLVD.
BUILDING "D"
IRVINE, CA 92618

APPLICANT REPRESENTATIVE:

PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CA 92029
CONTACT: JILL CLEVELAND
TEL: (760) 420-4833
EMAIL: jill.cleveland@plancominc.com

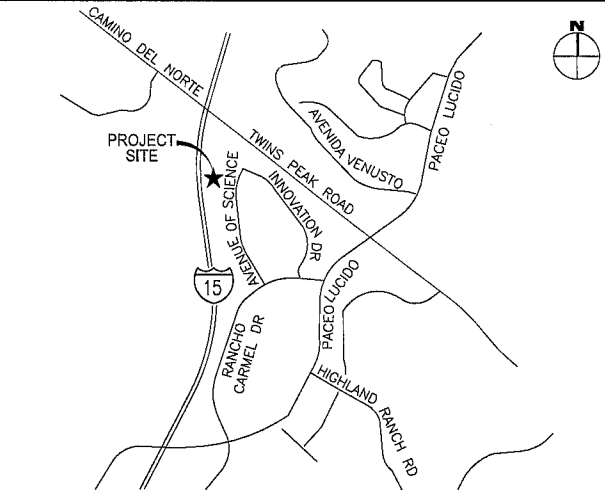
RF ENGINEER:

VERIZON WIRELESS
15505 SAND CANYON BLVD.
BUILDING "D", 1ST FLOOR
IRVINE, CA 92618-3114
CONTACT: CARLOS JIMENEZ
TEL: (619) 851-2164
EMAIL: carlos.jimenez2@verizonwireless.com

PROJECT INFORMATION

SITE ADDRESS:	15330 AVE OF SCIENCE SAN DIEGO, CA 92128
APN:	313-400-19
LAND OWNER:	PAIN IN SAN DIEGO, LLC 16981 VIA TAZON SAN DIEGO, CA 92127
CURRENT USE:	OFFICE/COMMERCIAL BUILDING
LATITUDE:	32° 59' 36.48" N
LONGITUDE:	117° 04' 58.04" W
GROUND ELEVATION:	821.7' AMSL
ZONING:	IH-2-1
JURISDICTION:	CITY OF SAN DIEGO
SIDE SETBACK:	15'
REAR SETBACK:	20'
EXISTING SQUARE FOOTAGE:	±247 SQ. FT [EQUIPMENT ROOM]
PROPOSED SQUARE FOOTAGE: (GENERATOR ENCLOSURE)	200 SQ. FT.
PROPOSED SQUARE FOOTAGE: (MONOEUCALYPTUS)	324 SQ. FT.
TOTAL PROPOSED SQUARE FOOTAGE:	524 SQ. FT.

VICINITY MAP



APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

CARMEL
HIGHLAND

15330 AVE. OF SCIENCE
SAN DIEGO, CA 92128

REVISIONS:

REV.	DATE	DESCRIPTION	BY
0	03/19/13	REVISED POLE LOCATION	SVF
1	05/31/13	ADDED STANDBY GENERATOR	CC
2	05/09/14	REVISED STANDBY GENERATOR LOCATION	SVF
3	05/29/14	REVISED ANTENNA PLAN PER RFDS	SVF
4	09/16/14	PLAN CHECK COMMENTS	RED
5	11/14/14	PLAN CHECK COMMENTS	SVF
6	01/06/15	PLAN CHECK COMMENTS	VM

CONSULTANT:



TELECOMMUNICATIONS PROJECT
MANAGEMENT
302 STATE PLACE
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

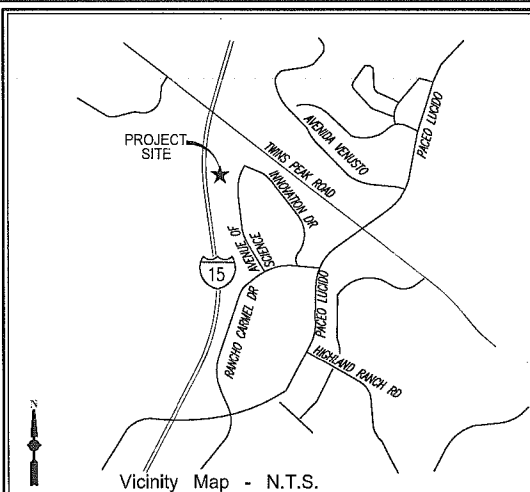
LICENSER:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



Title Insurance Report

PREPARED BY: LAWYERS TITLE COMPANY
FILE NO.: 09307428
DATED: NOVEMBER 12, 2014

Assessor's Parcel No.

313-400-19

Legal Description

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

PARCEL 3 OF PARCEL MAP NO. 13090, IN THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO THE MAP THEREOF RECORDED RECORDED
DECEMBER 29, 1983 AS FILE NO. 83-474919 OF OFFICIAL
RECORDS.

Geographic Coordinates
Cen. of Prop. Monopine

LAT: 32°59'36.48" N LONG: 117°04'58.04" W (NAD83)

Proposed Emergency Generator Enclosure

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

A PORTION OF LAND ALONG PARCEL 3 OF PARCEL MAP NO. 13090, IN THE CITY OF SAN DIRGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED RECORDED DECEMBER 29, 1983 AS FILE NO. 83-474919 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY PROPERTY CORNER OF THE PROPERTY DESCRIBED ABOVE; THENCE NORTH 11°54'44" WEST 61.04 FEET; THENCE LEAVING THE WESTERLY PROPERTY LINE NORTH 78°05'16" EAST 59.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 13°07'27" WEST 18.48 FEET; THENCE NORTH 78°52'33" EAST 1.55 FEET; THENCE NORTH 89°59'47" EAST 11.13 FEET; THENCE SOUTH 00°17'41" WEST 18.25 FEET; THENCE SOUTH 89°20'54" WEST 8.765 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 200.03 S.F OF LAND, MORE OR LESS.

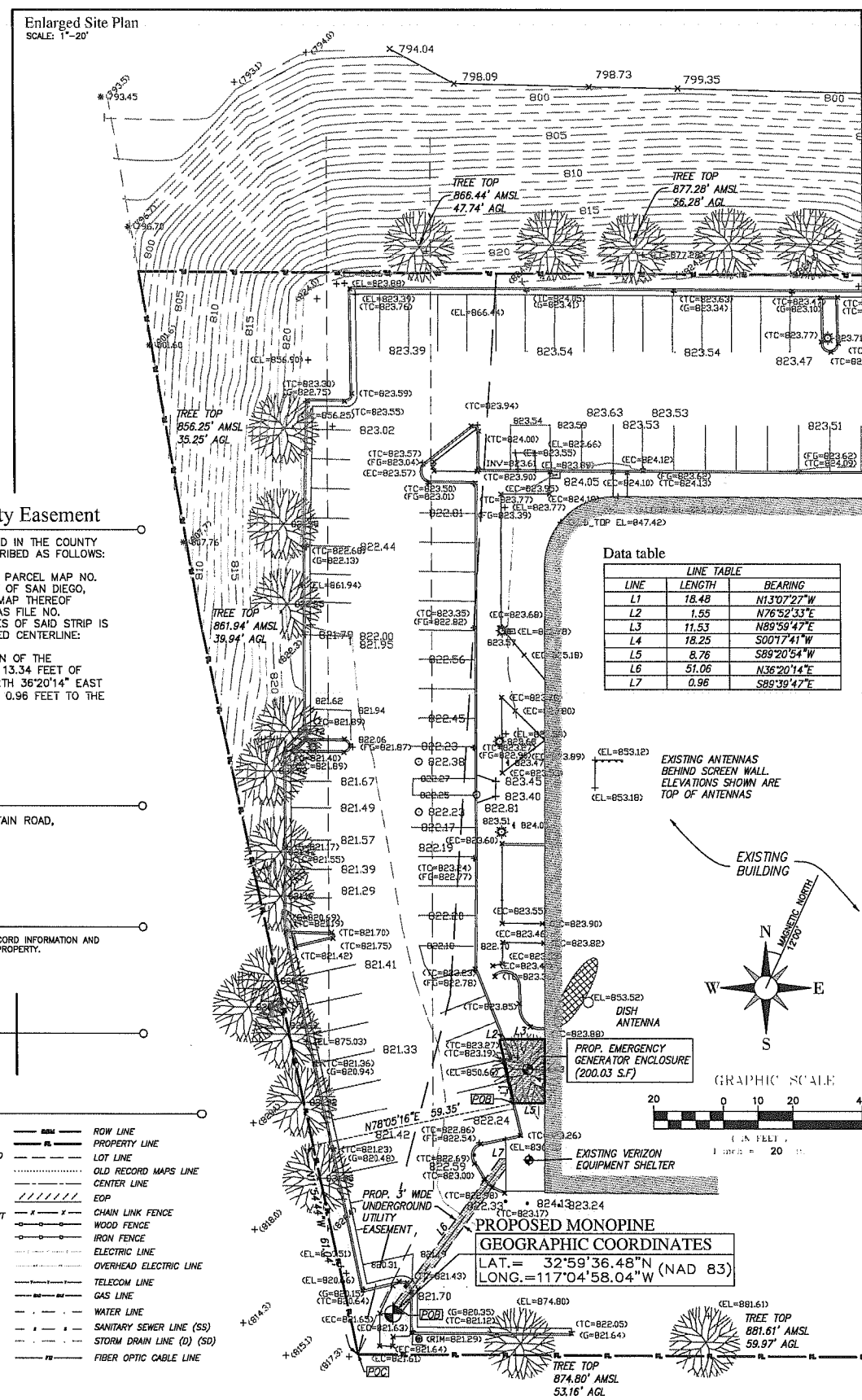
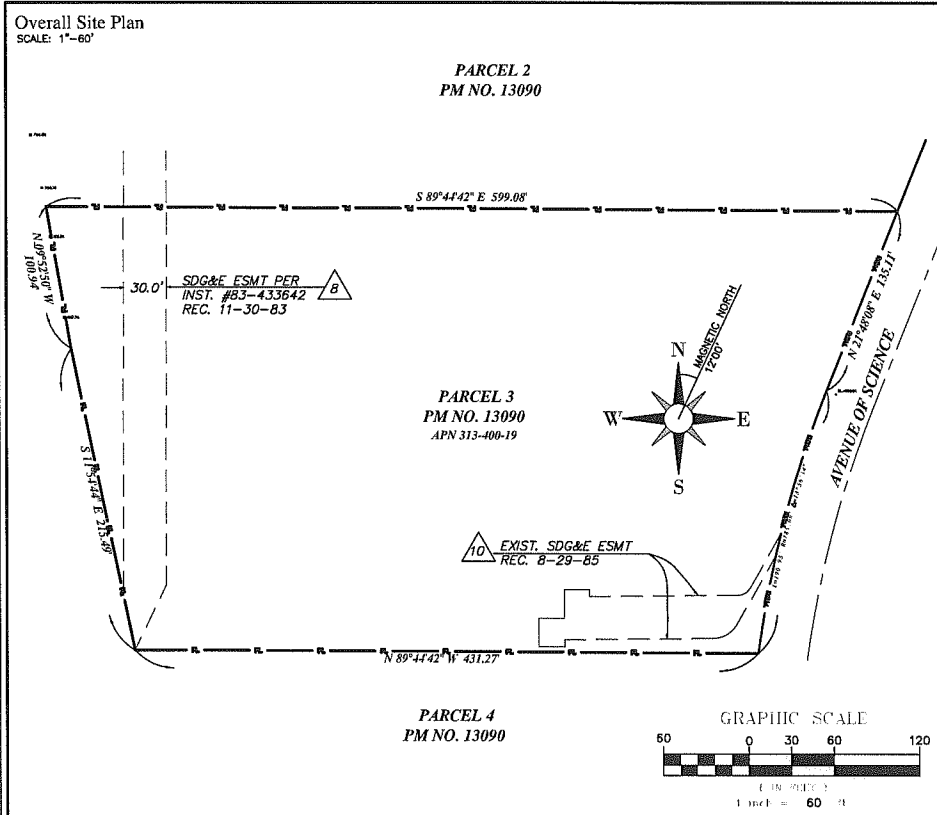
Easement Notes - Schedule B

AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES RECORDED NOVEMBER 30, 1983 AS INSTRUMENT NO. 83-433642 OF OFFICIAL RECORDS. AFFECT SAID LAND PARTICULARLY DESCRIBED THEREIN. SAID EASEMENT CONTAINS RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND. A CONSENT LETTER WAS RECORDED March 12, 1985 AS FILE NO. 85-080905, OFFICIAL RECORDS. DOES NOT AFFECT PROPOSED SITE.

10 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY TO ERECT, CONSTRUCT, CHANGE THE SIZE OF, REPAIR, MAINTAIN AND USE FACILITIES PURPOSES RECORDED AUGUST 29, 1985 AS INSTRUMENT NO. 85-315399 OF OFFICIAL RECORDS. AFFECTS SAID LAND PARTICULARLY DESCRIBED ON SAID DOCUMENT. DOES NOT AFFECT PROPOSED SITE.

Basis of Bearings

THE BEARING OF THE CENTERLINE OF AVENUE OF SCIENCE BEING NORTH 21°48'08" EAST AS SHOWN ON THE MAP NO. 13080, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA WAS USED AS BASIS OF BEARING_S FOR THIS SURVEY.



APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

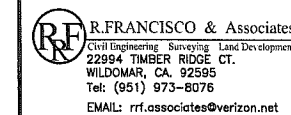
CARMEL HIGHLAND

15330 AVENUE OF SCIENCE
SAN DIEGO, CA. 92128

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	03/12/13	PRELIM SUBMITTAL	FR
B	03/18/13	REVISED POLE LOCATION	FR
0	05/31/13	FINAL SUBMITTAL	FR
1	12/22/14	REV. GENERATOR LOCATION	FR
2	01/05/15	REV. BENCHMARK	FR
3	02/25/15	REV. BENCHMARK	FR

CONSULTANT:



ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

Licenser:



RAY R. ZEQOLLARI, LS 8346

SHEET TITLE:

TOPOGRAPHIC
SURVEY

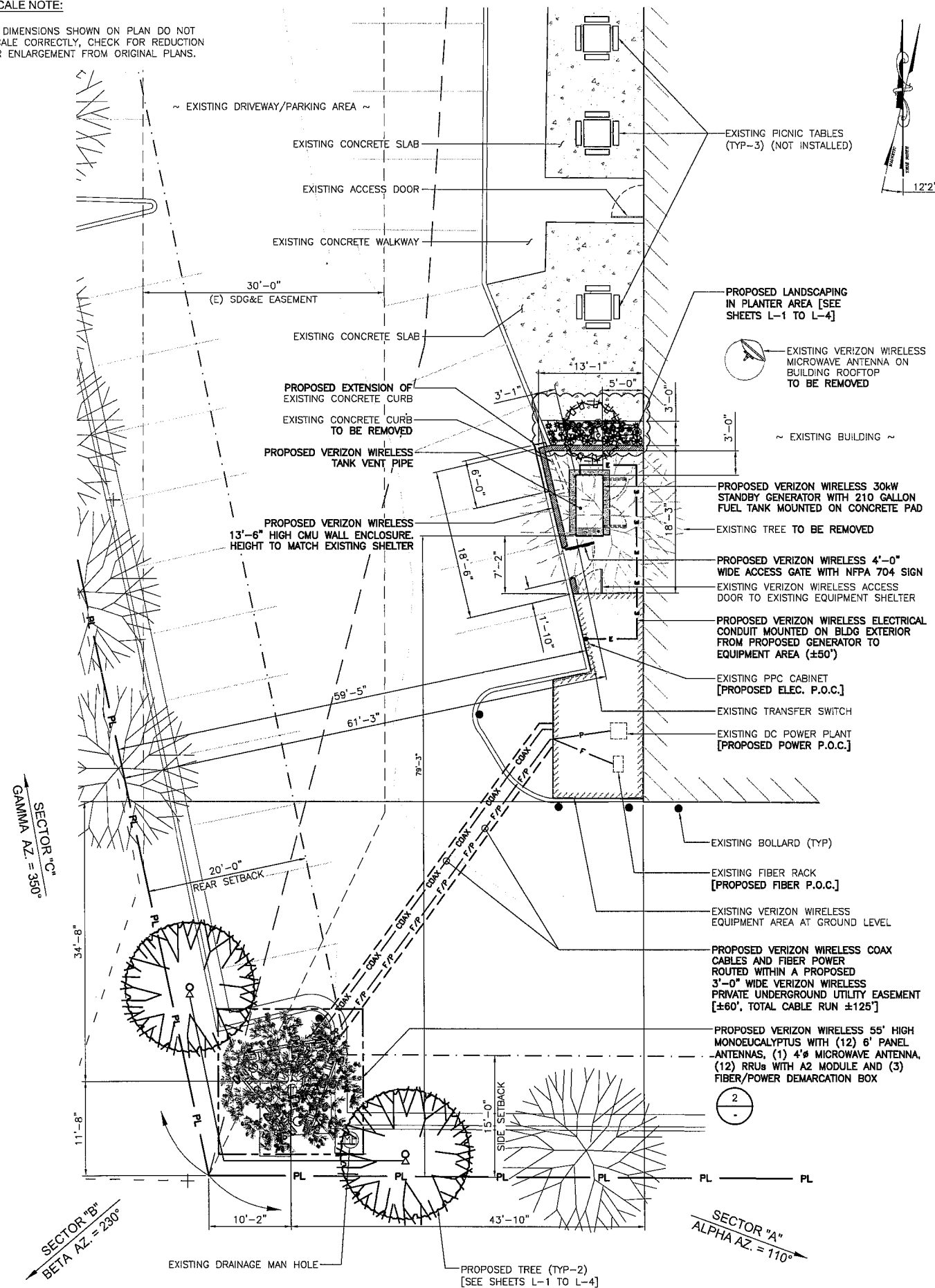
SHEET NUMBER:

LS-1

SHEET 1 OF 1

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

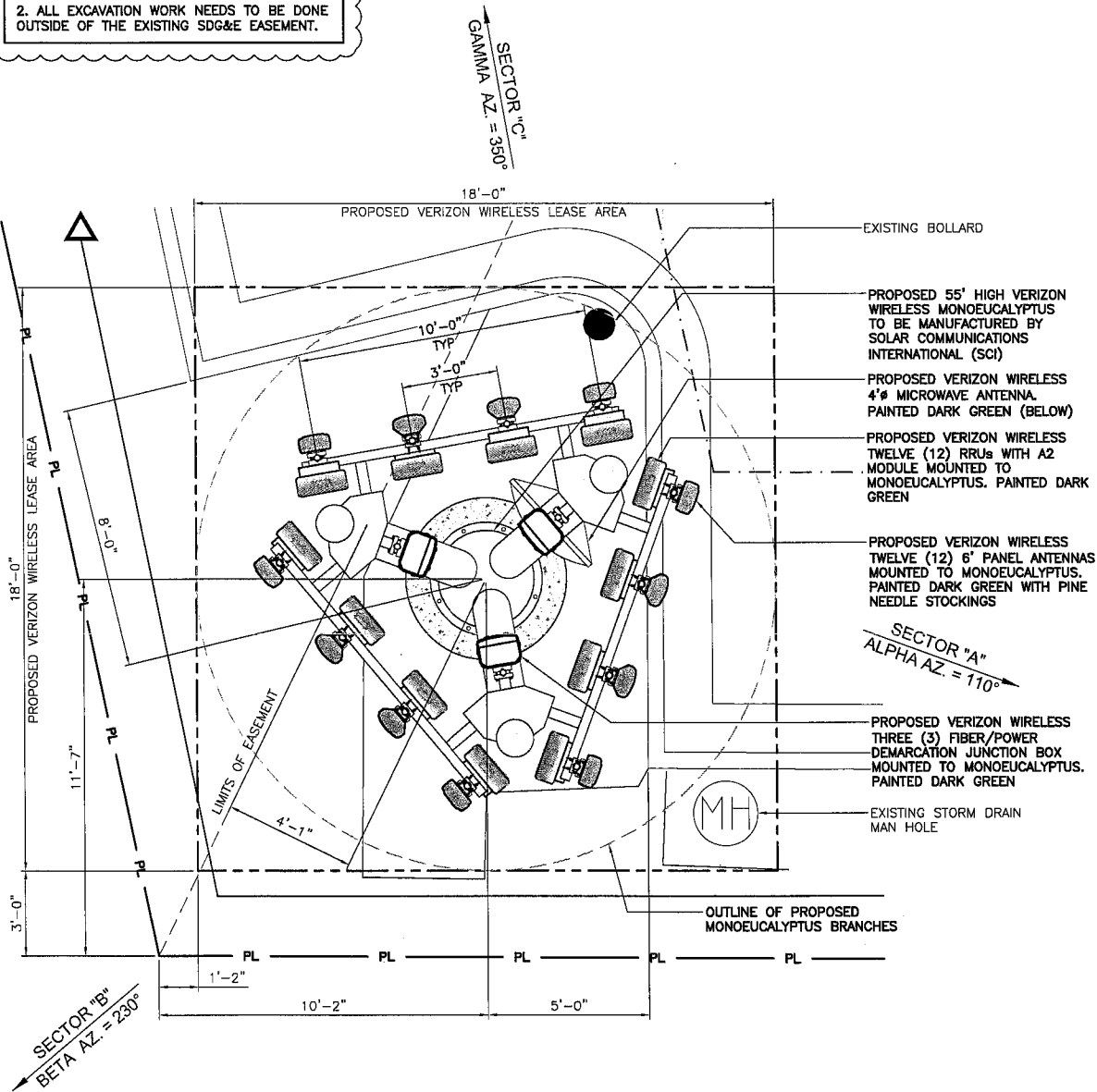


NOTE:

STORM DRAIN UNDERGROUND LOCATION WILL HAVE TO BE VERIFIED PRIOR TO CONSTRUCTION TO DETERMINE IF THE PROPOSED MONOEUCALYPTUS LOCATION WILL HAVE AN IMPACT ON THE EXISTING DRAINAGE SYSTEM.

NOTE:

1. THE PROPOSED CMU WALL WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERN.
2. ALL EXCAVATION WORK NEEDS TO BE DONE OUTSIDE OF THE EXISTING SDG&E EASEMENT.



APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

**CARMEL
HIGHLAND**

15330 AVE. OF SCIENCE
SAN DIEGO, CA 92126

REVISIONS:

REV.	DATE	DESCRIPTION	BY
0	03/19/13	REVISED POLE LOCATION	SVF
1	05/31/13	ADDED STANDBY GENERATOR	CC
2	05/09/14	REVISED STANDBY GENERATOR LOCATION	SVF
3	05/29/14	REVISED ANTENNA PLAN PER REFS	SVF
4	09/16/14	PLAN CHECK COMMENTS	RED
5	11/14/14	PLAN CHECK COMMENTS	SVF
6	01/06/15	PLAN CHECK COMMENTS	VM

CONSULTANT:



TELECOMMUNICATIONS PROJECT
MANAGEMENT

302 STATE PLACE
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

**ENLARGED SITE
PLAN AND
ANTENNA PLAN**

SHEET NUMBER:

A-2

ENLARGED SITE PLAN

0 8' 16' SCALE

11X17: 1/8" = 1'-0"
24X36: 1/8" = 1'-0"

1

ANTENNA PLAN

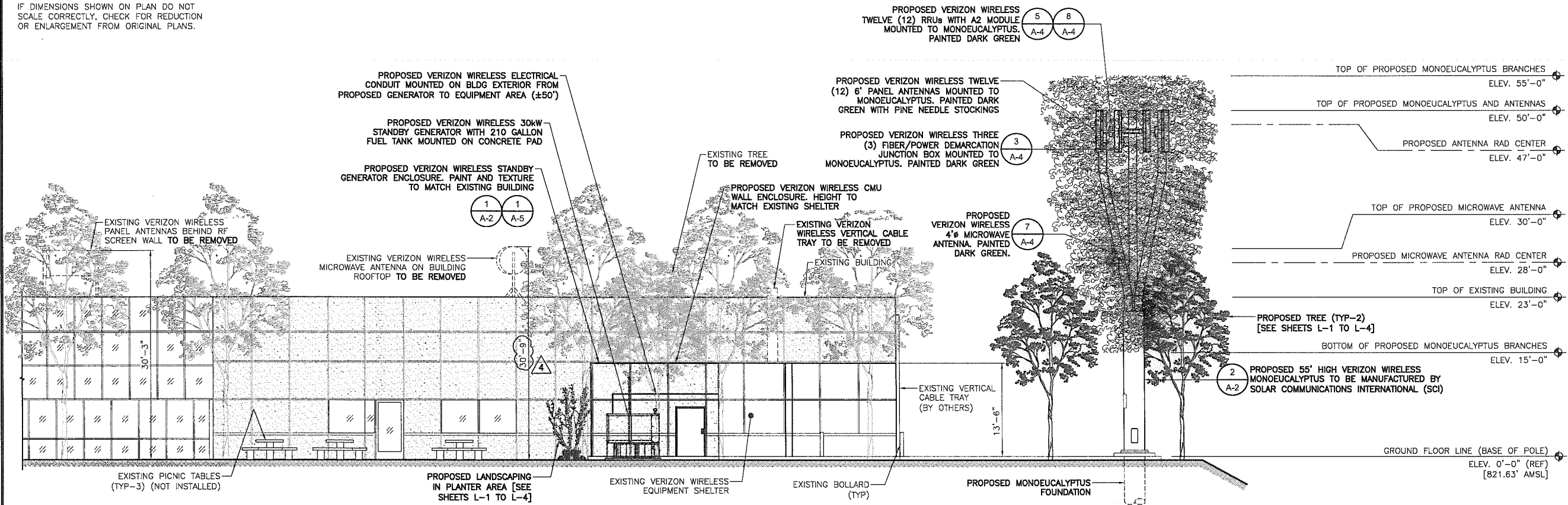
0 2' 4' SCALE

11X17: 3/16" = 1'-0"
24X36: 3/8" = 1'-0"

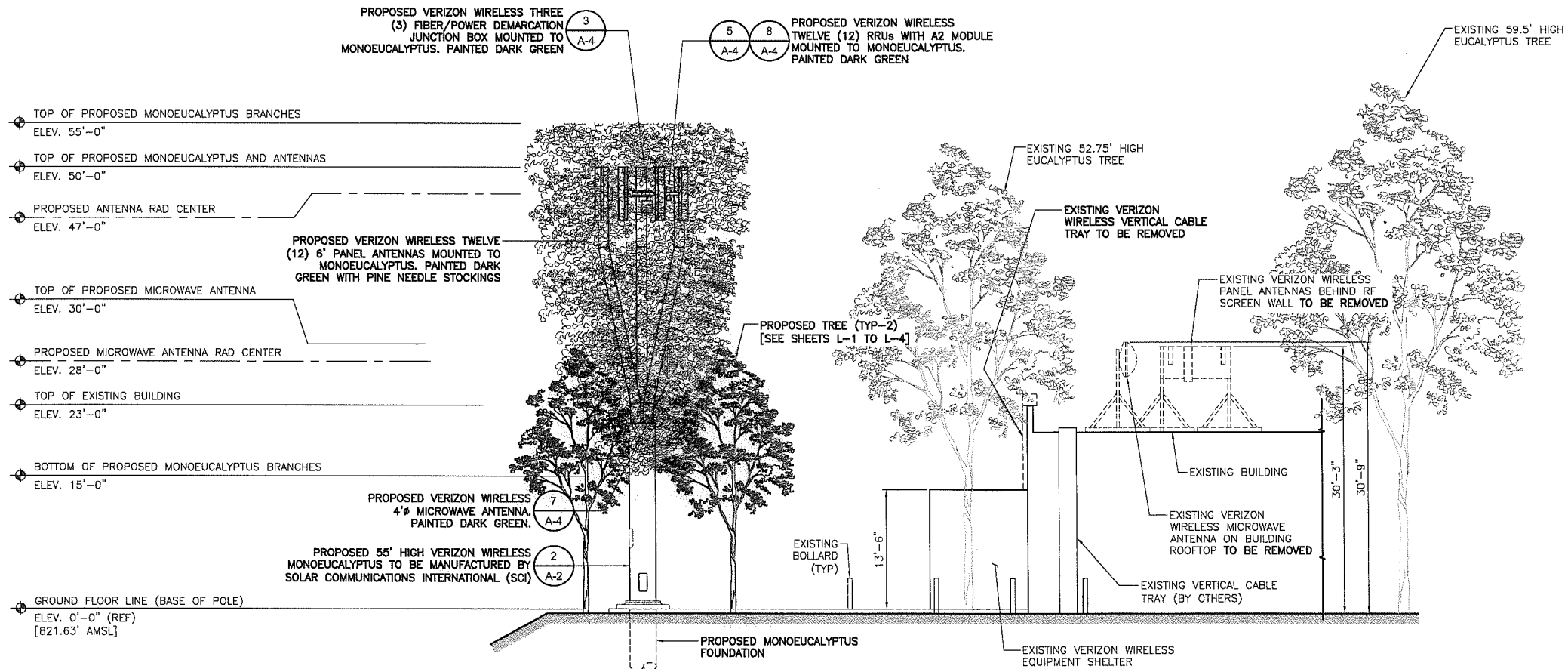
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SCALE NOTE:

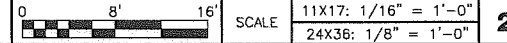
IF DIMENSIONS SHOWN ON PLAN DO NOT
SCALE CORRECTLY, CHECK FOR REDUCTION
OR ENLARGEMENT FROM ORIGINAL PLANS.



WEST ELEVATION (VIEW FROM I-15 FREEWAY)



SOUTH ELEVATION



APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

**CARMEL
HIGHLAND**

15330 AVE. OF SCIENCE
SAN DIEGO, CA 92128

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4	09/16/14	PLAN CHECK COMMENTS	RED
5	11/14/14	PLAN CHECK COMMENTS	SVF

CONSULTANT:



TELECOMMUNICATIONS PROJECT
MANAGEMENT
302 STATE PLACE
ESCONDIDO, CA 92029

ENGINEER:

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POWAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT
SCALE CORRECTLY, CHECK FOR REDUCTION
OR ENLARGEMENT FROM ORIGINAL PLANS.

TOP OF PROPOSED MONOEUCALYPTUS BRANCHES
ELEV. 55'-0"

TOP OF PROPOSED MONOEUCALYPTUS AND ANTENNAS
ELEV. 50'-0"

PROPOSED ANTENNA RAD CENTER
ELEV. 47'-0"

TOP OF PROPOSED MICROWAVE ANTENNA
ELEV. 30'-0"

PROPOSED MICROWAVE ANTENNA RAD CENTER
ELEV. 28'-0"

TOP OF EXISTING BUILDING
ELEV. 23'-0"

BOTTOM OF PROPOSED MONOEUCALYPTUS BRANCHES
ELEV. 15'-0"

PROPOSED TREE (FOREGROUND)
[SEE SHEETS L-1 TO L-4]

GROUND FLOOR LINE (BASE OF POLE) (BEYOND)
ELEV. 0'-0" (REF)
[821.63' AMSL]

3
A-4 PROPOSED VERIZON WIRELESS THREE (3)
FIBER/POWER DEMARCATION JUNCTION BOX MOUNTED
TO MONOEUCALYPTUS. PAINTED DARK GREEN.

5 8
A-4 A-4 PROPOSED VERIZON WIRELESS TWELVE
(12) RRUs WITH A2 MODULE MOUNTED TO
MONOEUCALYPTUS. PAINTED DARK GREEN

PROPOSED VERIZON WIRELESS TWELVE
(12) 6' PANEL ANTENNAS MOUNTED TO
MONOEUCALYPTUS. PAINTED DARK
GREEN WITH PINE NEEDLE STOCKINGS

7
A-4 PROPOSED VERIZON WIRELESS
4' MICROWAVE ANTENNA.
PAINTED DARK GREEN.

2
A-2 PROPOSED 55' HIGH VERIZON WIRELESS
MONOEUCALYPTUS TO BE MANUFACTURED BY SOLAR
COMMUNICATIONS INTERNATIONAL (SCI) (BEYOND)

EXISTING CABLE TRAY
(BEYOND)

EXISTING TRASH
ENCLOSURE WITH
CHAIN LINK ON TOP

EXISTING BOLLARD
(TYP)

EXISTING VERIZON WIRELESS
MICROWAVE ANTENNA ON BUILDING
ROOFTOP TO BE REMOVED

EXISTING VERIZON WIRELESS
PANEL ANTENNAS BEHIND RF
SCREEN WALL TO BE REMOVED

EXISTING BUILDING

EAST ELEVATION (VIEW FROM AVENUE OF SCIENCE)

0 8' 16' SCALE 11X17: 1/16" = 1'-0" 1
24X36: 1/8" = 1'-0"

NOT USED

0 8' 16' SCALE 11X17: 1/16" = 1'-0" 2
24X36: 1/8" = 1'-0"

APPLICANT:



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IRVINE, CA 92618

PROJECT INFORMATION:

CARMEL
HIGHLAND

15330 AVE. OF SCIENCE
SAN DIEGO, CA 92128

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5	11/14/14	PLAN CHECK COMMENTS	SVF

CONSULTANT:

PLANCON

TELECOMMUNICATIONS PROJECT
MANAGEMENT

302 STATE PLACE
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3.1

MANUFACTURER: COMMSCOPE
MODEL #: RCMDC-4750-PF-48
RCMDC-3315-PF-48

BOTTOM
15.73" 1.61"

SIDE
25.66" 10.25"

FRONT
19.18" 22.98"

ANTENNA MOUNTING KIT [COMMSCOPE DB5083 & DB380]

EXISTING OR NEW ANTENNA PIPE MAST

PINE NEEDLE ANTENNA SOCK

NEW PANEL ANTENNA

MOUNTING BRACKET PER MANUFACTURER

2" STD. PIPE MAST

4 screws

Screw: SXA 215 3525/0550 (included with the RRUS A2)

MOUNTING CLAMP PER MANUFACTURER, TYP. TOP AND BOTTOM

NOT USED

1 NOT USED

2 RAYCAP FIBER/POWER DEMARCATION BOX

3 ANTENNA MOUNTING DET.

4 RRU MOUNTING DETAIL

5

EXISTING GRADE

PROPOSED 60' MONOEUCALYPTUS

PROPOSED BASE PLATE

EXISTING VERIZON WIRELESS EQUIPMENT SHELTER WALL

PROPOSED COAX CABLE ROUTED THROUGH PROPOSED CAISSON

PROPOSED MONOEUCALYPTUS CAISSON FOOTING

PROPOSED COAX CABLE ROUTED UNDERGROUND

PROPOSED CONDUIT STUB UPS LOCATED INSIDE OF SHELTER

NOTE:
NO DOGHOUSE OR ICE-BRIDGE WILL BE USED AS PART OF THIS PROJECT.

MANUFACTURER: COMMSCOPE

ANTENNA TYPE: P-STANDARD PARABOLIC UNSHIELDED ANTENNA, SINGLE POLARIZED.

DIAMETER/NOMINAL: 4FT.

OPERATING FREQUENCY: 10.5-10.7 GHz

MOUNTING PIPE DIAMETER: 4.5IN

WEIGHT W/ 1/2" RADIAL ICE: 174lb

WIND VELOCITY OPERATIONAL: 68 mph

WIND VELOCITY SURVIVAL RATING: 124 mph

MICROWAVE ANTENNA

16.2"

14.2"

10.4"

MOUNTING HARDWARE

PIPE MOUNT

BACK VIEW

18.5"

21.4"

49.1"

11"

20.5"

MOUNTING HARDWARE

PIPE MOUNT

OPTIONAL RADOME

SIDE VIEW

COAX CONDUIT ROUTING DETAIL

6 MICROWAVE ANTENNA DETAIL

7

18.5"

7.4"

20.4"

RRUS-12

RRUS-A2

Band	PCS	AWS
Product Name	RRUS A2 B2	RRUS A2 B4
Product Number	KRC 161 286/1	KRC 161 280/1
TX power	N/A	N/A
RX branches	2	2
Dimensions (HxWxD)	16.4"x15.1"x3.4"	16.4"x15.1"x3.4"
Weight	22 lbs	22 lbs
HW Availability	Jan '14	Jan '14
SW Dependency	L13A	L13A

RRU WITH A2 MODULE DETAIL

8

APPLICANT:

verizonwireless

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

CARMEL HIGHLAND

15330 AVE. OF SCIENCE
SAN DIEGO, CA 92128

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CONSULTANT:

PLANCOM INC

TELECOMMUNICATIONS PROJECT MANAGEMENT

302 STATE PLACE
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION

CIP

13225 DANIELSON ST, SUITE 200
POWAY, CA 92064
TEL: (858) 668-2828
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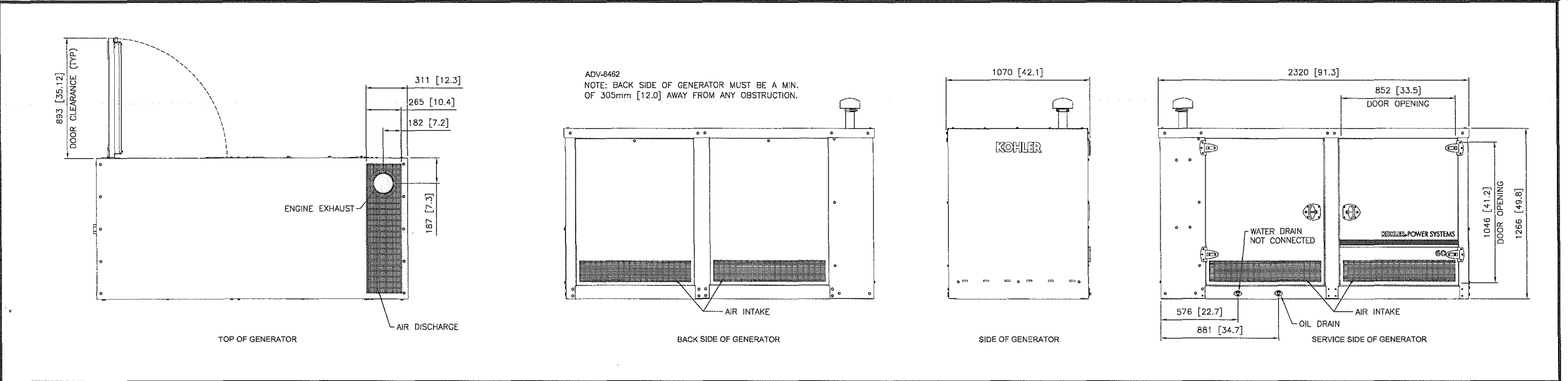
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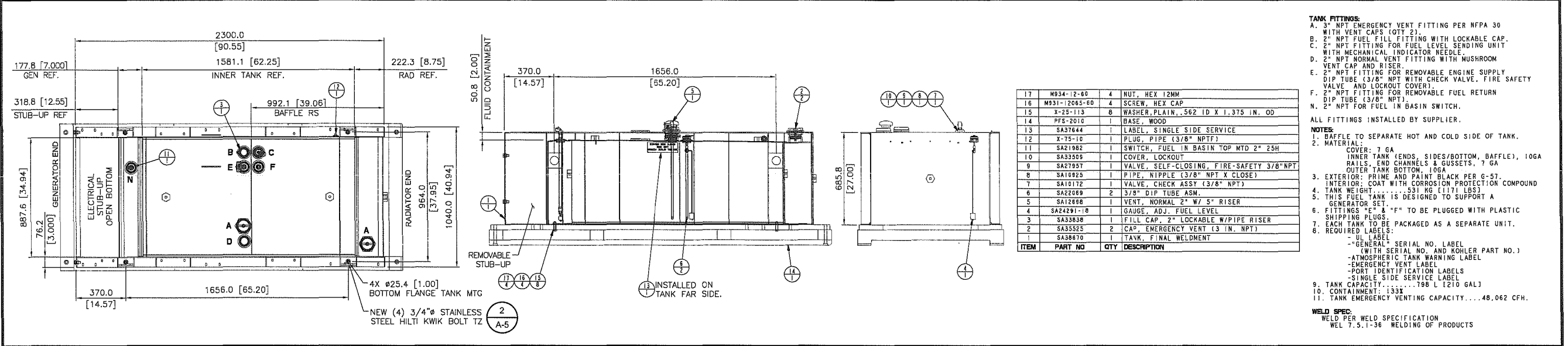
DETAILS

SHEET NUMBER:

A-4



30KW STANDBY GENERATOR DETAIL 1



STANDBY GENERATOR 210 GALLON TANK DETAIL 2

APPLICANT:

verizonwireless

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

**CARMEL
HIGHLAND**

15330 AVE. OF SCIENCE
SAN DIEGO, CA 92126

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3	05/29/14	REVISED ANTENNA PLAN PER RFDS	SVF

CONSULTANT:

PLANCON

TELECOMMUNICATIONS PROJECT
MANAGEMENT

302 STATE PLACE
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION

CIP

13225 DANIELSON ST, SUITE 200
POWAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

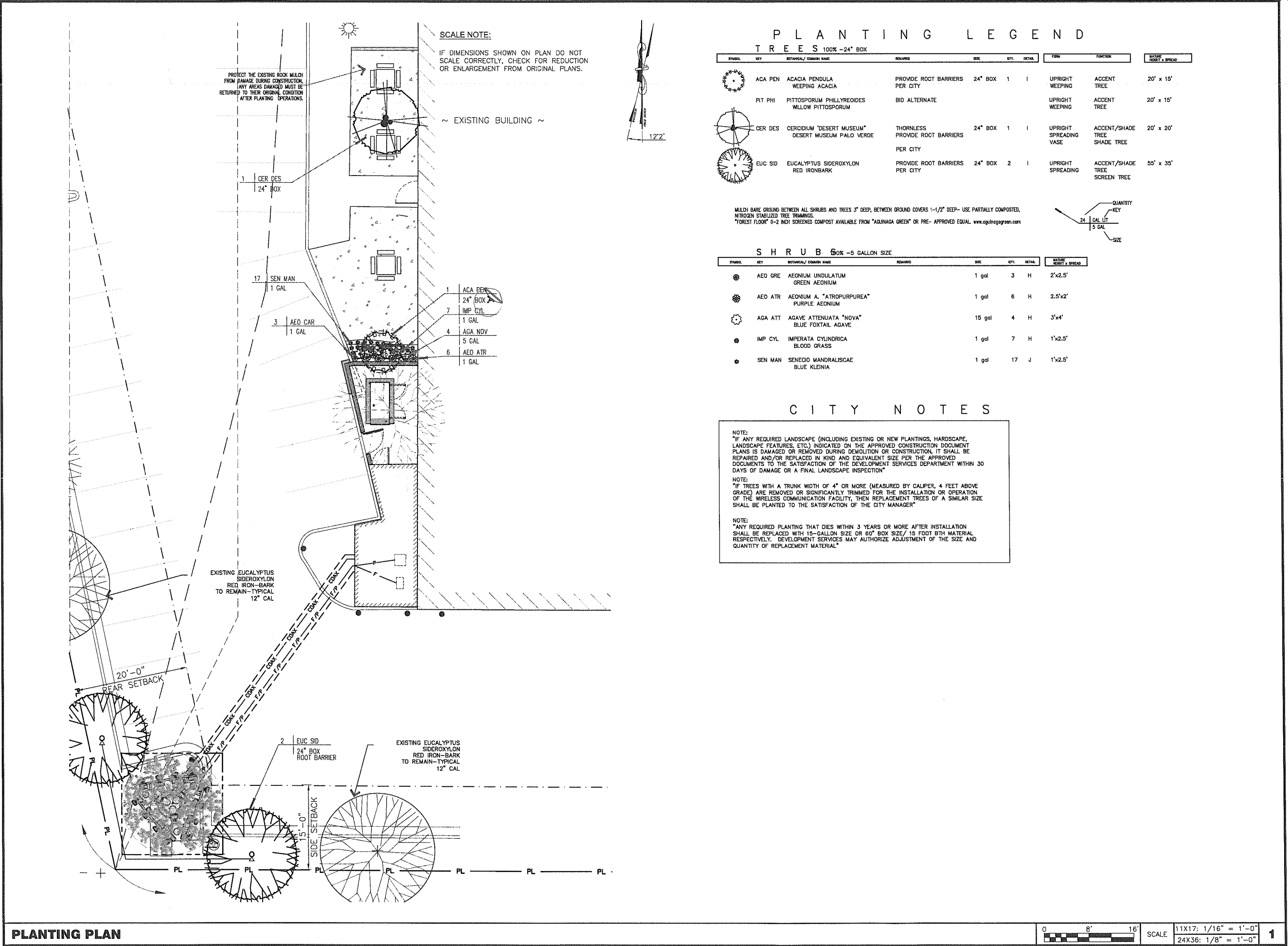
LICENSER:

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-5



APPLICANT:

verizonwireless

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

**CARMEL
HIGHLAND**

15330 AVE. OF SCIENCE
SAN DIEGO, CA 92128

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4	09/16/14	PLAN CHECK COMMENTS	RED

CONSULTANT:

PLANCON

TELECOMMUNICATIONS PROJECT
MANAGEMENT

302 STATE PLACE
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION

CIP

13225 DANIELSON ST, SUITE 200
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TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

DMLA
Landscape Architecture

34025 Alhambra Drive, Orange Point, Ca 92629 pdc@pdc.com

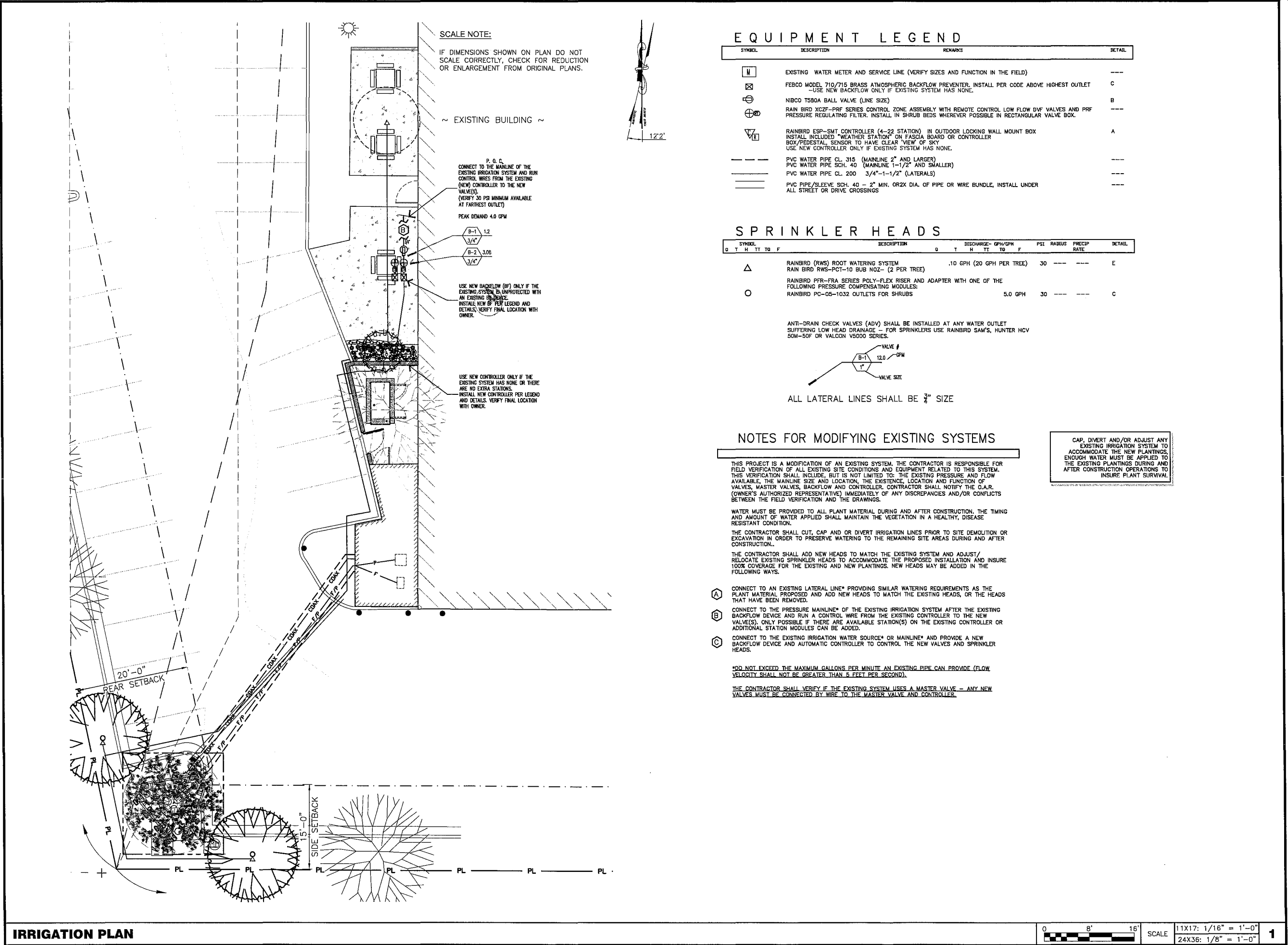
LANDSCAPE ARCHITECT
JULY 31, 2015
8-8-14
STATE OF CALIFORNIA

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L-1



APPLICANT:

verizonwireless

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

**CARMEL
HIGHLAND**

15330 AVE. OF SCIENCE
SAN DIEGO, CA 92128

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CONSULTANT:

PLANCON INC

TELECOMMUNICATIONS PROJECT
MANAGEMENT

302 STATE PLACE
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION

CIP

13225 DANIELSON ST, SUITE 200
POWAY, CA 92064
TEL: (858) 668-2826
FAX: (858) 668-2827

LICENSER:

DMLA
Landscape Architecture

34071 Alcazar Drive, Dana Point, CA 92621 p(949)368-3069

LANDSCAPE ARCHITECT
JAMES M. WERTSON
JULY 31, 2015
8-8-14
STATE OF CALIFORNIA

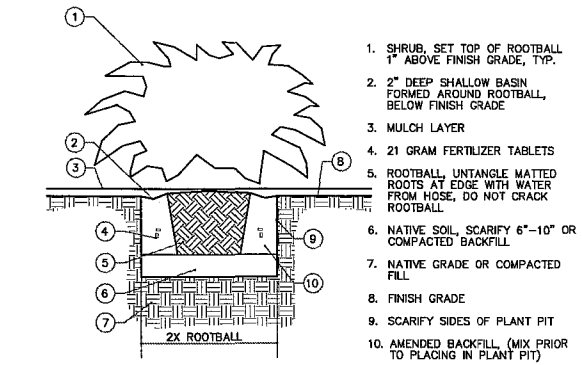
SHEET TITLE:

IRRIGATION PLAN

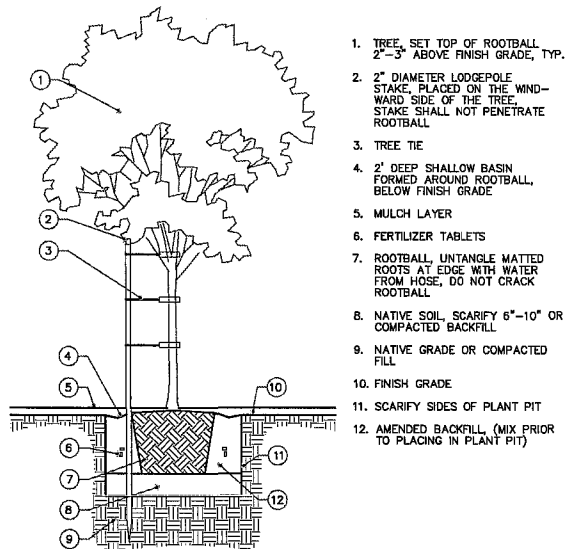
SHEET NUMBER:

L-2

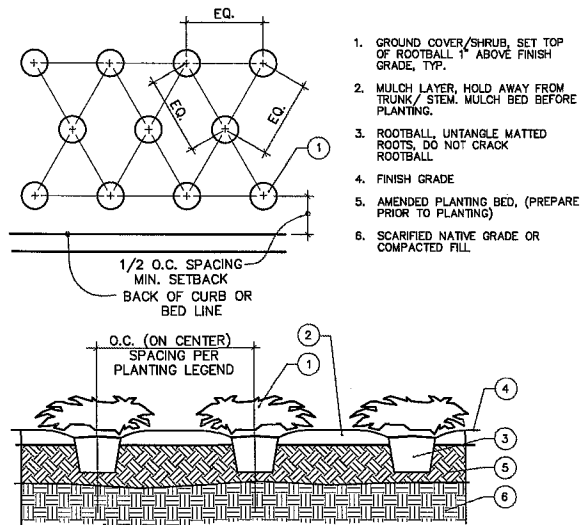
PLANTING SPECS. GENERAL NOTE



H SHRUB PLANTING



I SINGLE STAKED TREE PLANTING



J GROUND COVER PLANTING

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R. CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS. ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA. THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL.

CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTATORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY. SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSIPATE, PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R. CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY BLEND THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.

PER THOUSAND (1,000) SQUARE FEET:
TWO HUNDRED (200) POUNDS "GRO-POWER PLUS"
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC AMENDMENT
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE. GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE. CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION. EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL. EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE. INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GIRDLING THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE.

THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.

PER CUBIC YARD OF MIX: UNIFORMLY BLENDED:
SIX (6) PARTS BY VOLUME ON-SITE SOIL or NON SALINE, NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
TWENTY (20) POUNDS "GRO-POWER PLUS"
TWENTY (20) POUNDS AGRICULTURAL GYPSUM

BACKFILL PIT HALFWAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM or "AGRIFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY.

UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING.

LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING.

UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS. AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL LANDSCAPED AREAS, EXCLUDING TURF, WITH A 2" LAYER OF SINGLE GRIND SHREDDED BARK MULCH. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS.

UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

IX. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE IN A TIMELY MANNER, ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

X. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

- A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
- E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LITIGATION.
- F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.
- I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.
- J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.
- K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.
- O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.
- P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.
- R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.
- S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

CARMEL
HIGHLAND

15330 AVE. OF SCIENCE
SAN DIEGO, CA 92128

REVISIONS:

REV.	DATE	DESCRIPTION	BY
0	03/19/13	REVISED POLE LOCATION	SVF
1	05/31/13	ADDED STANDBY GENERATOR	CC
2	05/09/14	REVISED STANDBY GENERATOR LOCATION	SVF
3	05/29/14	REVISED ANTENNA PLAN PER RFDS	SVF
4	09/16/14	PLAN CHECK COMMENTS	RED

CONSULTANT:



TELECOMMUNICATIONS PROJECT
MANAGEMENT

302 STATE PLACE
ESCONDIDO, CA 92029

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:



SHEET TITLE:

PLANTING DETAILS
AND NOTES

SHEET NUMBER:

L-3

Rancho Bernardo Community Planning Board

P.O. Box 270831, San Diego, CA 92198

www.rbplanningboard.com

December 8, 2014

Alex Hempton, Development Project Manager
City of San Diego
Development Services Department
1222 First Avenue, 5th Floor (MS 501)
San Diego, CA 92101-4155

SUBJECT: PTS 378613 Verizon Carmel Highlands

Dear Mr. Hempton:

On November 20, 2014, the Rancho Bernardo Community Planning Board considered the proposal by Verizon to install a 55-foot-tall mono-eucalyptus faux tree, supporting antennas, and an emergency generator at 15330 Avenue of Science. The following motion was approved by the Board by a vote of 13-0-0.

The Rancho Bernardo Community Planning Board recommends approval of the Verizon Carmel Highlands project provided the height of the mono tree is reduced from 60 feet to 55 feet as requested by City staff.

The Rancho Bernardo Community Planning Board appreciates the opportunity to review and provide comments on this proposal.

Sincerely,



Lou Dell'Angela
Chair, Rancho Bernardo Community Planning Board

cc: Councilmember Mark Kersey, District 5



City of San Diego
Development Services
1222 First Ave. MS-302
San Diego, CA 92101
(619) 440-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Special 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

Project No. *For City Use Only*

Verizon Carmel Highland

Project Address:

15330 Avenue of Science

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

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

06/20/05/02

Project Title: Verizon Carmel Highland	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

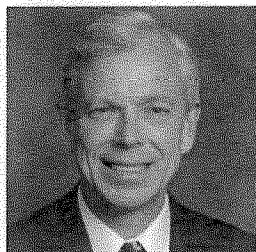
☐ Corporation
 ☒ Limited Liability -or-
 ☐ General What State? _____ Corporate Identification No. _____
☐ Partnership

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): PAIN IN SAN DIEGO, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 16981 VIA TAZON City/State/Zip: SAN DIEGO, CA 92127 Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): NOLWGN APPC1 Title (type or print): PRESIDENT Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____

Verizon Board of Directors

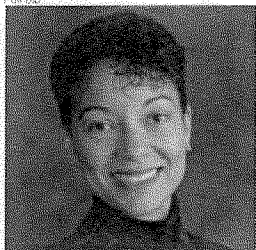
The Board of Directors is charged with maintaining the highest standards of corporate governance because it believes that an effective board will positively influence shareholder value and enhance Verizon's reputation. All of our Directors stand for election each year. Our Board as a whole reflects a 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.

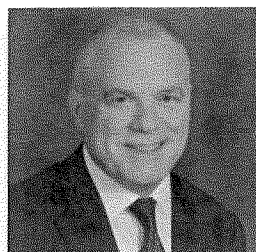
Full bio



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.

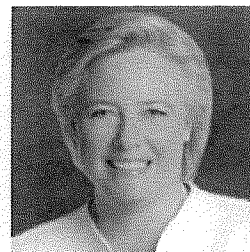
Full bio



Richard L. Carrion

Mr. Carrion, 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 \$28.7 billion and 8,050 employees as of December 31, 2013. In addition to his experience guiding these companies, Mr. Carrion has been a class A director of the Federal Reserve Bank of New York since 2008.

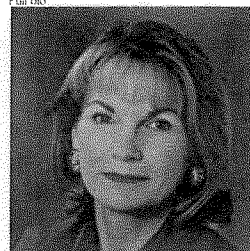
Full bio



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 160 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 2006. 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.

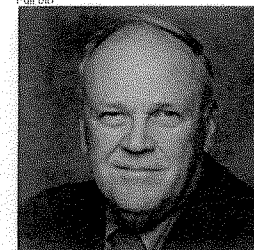
Full bio



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.

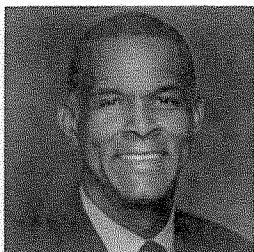
Full bio



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.

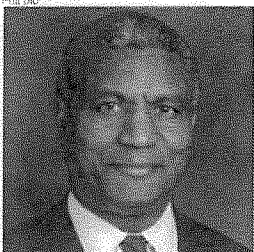
Full bio



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 206,000 employees operated 2,138 restaurants in the United States and Canada and generated fiscal 2013 sales of \$9.5 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.

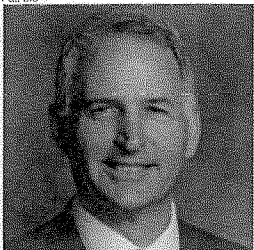
Full bio



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 368,325 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, 8,306 locations, and 251,000 employees.

Full bio

Project Chronology

Verizon – Carmel Highlands – Project No. 378613

Date	Action	Description	City Review Time	Applicant Response Time
9/22/2014	First Submittal	Project Deemed Complete		
10/27/2014	First Assessment Letter		35	
11/18/2014	Second Submittal			22
1/2/2015	Second Assessment Letter		45	
2/19/2015	Third Submittal			48
4/2/2015	All issues resolved		42	
6/25/2015	Public Hearing – Planning Commission		84	
TOTAL STAFF TIME			206	
TOTAL APPLICANT TIME				70
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	276 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 11, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	June 25, 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:	NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) and PLANNED DEVELOPMENT PERMIT (PDP), PROCESS FOUR
PROJECT NUMBER:	378613
PROJECT NAME:	<u>VERIZON – CARMEL HIGHLANDS</u>
APPLICANT:	Jill Cleveland, PlanCom, Inc., agents representing Verizon Wireless
COMMUNITY PLAN AREA:	Rancho Bernardo
COUNCIL DISTRICT:	District 5
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sanidiego.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 55-foot tall monoeucalyptus tree supporting panel antennas with equipment, including an emergency power generator, located adjacent to an existing building in an enclosure. The project is located at 15330 Avenue of Science.

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 4/6/2015 and the opportunity to appeal that determination ended 4/16/2015.

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: 24004860

Revised 11-17-14