



PLANNING COMMISSION

Agenda

Regular Meeting

Dec. 6, 2023, 5 p.m.

Council Chamber
1200 Carlsbad Village Dr.
Carlsbad, CA 92008
carlsbadca.gov

Welcome to the Planning Commission Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the Planning Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website.

How to watch

In Person



City Council Chamber
1200 Carlsbad Village Drive

Online



Watch the livestream at
carlsbadca.gov/watch

How to participate

If you would like to provide comments to the Planning Commission, please:

- Fill out a speaker request form, located in the foyer.
 - Submit the form to the Clerk before the item begins.
 - When it's your turn, the Clerk will call your name and invite you to the podium.
 - Speakers have three minutes, unless the presiding officer (usually the chair) changes that time.
 - You may not give your time to another person, but can create a group. A group must select a single speaker as long as three other members of your group are present. All forms must be submitted to the City Clerk before the item begins and will only be accepted for items listed on the agenda (not for general public comment at the beginning of the meeting). Group representatives have 10 minutes unless that time is changed by the presiding officer or the Planning Commission.
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- **In writing:** Email comments to planning@carlsbadca.gov. Comments received by 2 p.m. the day of the meeting will be shared with the Planning Commission prior to the meeting. When e-mailing comments, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record.

Reasonable accommodations

Reasonable Accommodations Persons with a disability may request an agenda packet in appropriate alternative formats as required by the Americans with Disabilities Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Manager's Office at 442-339-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov by noon on the Tuesday before the meeting to make arrangements. City staff will respond to requests by noon on Wednesday, the day of the meeting, and will seek to resolve requests before the start of the meeting in order to maximize accessibility.

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

PRESENTATIONS:

PUBLIC COMMENT: *The Brown Act allows any member of the public to comment on items not on the agenda. Please treat others with courtesy, civility, and respect. Members of the public may participate in the meeting by submitting comments as provided on the front page of this agenda. The Planning Commission will receive comments in the beginning of the meeting. In conformance with the Brown Act, no action can occur on these items.*

CONSENT CALENDAR: *The items listed under Consent Calendar are considered routine and will be enacted by one motion as listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the motion unless members of the Planning Commission, staff, or the public request specific items be discussed and/or removed from the Consent Calendar for separate action.*

PUBLIC HEARINGS:

1. **(CDP2021-0062) 4874 PARK DR. 92008 RESIDENCE** – Adoption of a resolution approving a Coastal Development Permit for the demolition of an existing residence and the construction of a new 2,603-square-foot single-family home within the Mello II segment of the city's Local Coastal Program located at 4874 Park Drive within Local Facilities Management Zone 1.

ACTION TYPE: Quasi-Judicial

STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt the resolution.

PLANNER: Mike Strong **ENGINEER:** Nichole Fine

2. **AMEND 2019-0005 CDP2019/0021 (DEV2019-0152) ARMY AND NAVY ACADEMY FACILITIES BUILDING** – Adoption of a resolution approving a Conditional Use Permit amendment and Coastal Development Permit for the Development of a 9,057 square foot facilities building located on the Army and Navy Academy campus at 2476 Mountain View Dr. within the Mello II segment of the city's Local Coastal Segment of the city's Local Coastal Program and Local Facilities Management Zone.

ACTION TYPE: Quasi-Judicial

STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt the resolution.

PLANNER: Jason Goff **ENGINEER:** Allison McLaughlin

3. **CUP 2022-2023 /CDP 2022-0070 (DEV2022-0206) POINTSETTIA PARK WCF (AT&T)** – Adoption of a resolution approving a Minor Conditional Use Permit amendment and Coastal Development Permit to allow the installation, operation and maintenance of a wireless communication facility consisting of six (6) panel antennas mounted within a 48 inch radome cylinder on a new 78-foot light pole that will replace an existing light pole and associated ground equipment within an eight-foot tall enclosure east of the southern parking lot of poinsettia community park generally located at 6600 Hidden Valley Road in the Mello II segment of the certified Local Coastal Program and in Local Facilities Management zone 20.

ACTION TYPE: Quasi-Judicial

STAFF RECOMMENDATION: Take public input, close the public hearing, and adopt the resolution.

PLANNER: Kyle Van Leeuwen **ENGINEER:** Linda Ontiveros

PUBLIC COMMENT: Continuation of the Public Comments

This portion of the agenda is set aside for continuation of public comments, if necessary, due to exceeding the total time allotted in the first public comments section. In conformance with the Brown Act, no Council action can occur on these items.

CITY PLANNER REPORT:

CITY ATTORNEY REPORT:

ADJOURNMENT:



Staff Report

Item 1

Meeting Date: Dec. 6, 2023

To: Planning Commission

Staff Contact: Mike Strong, Assistant Director of Community Development;
442-339-2721, mike.strong@carlsbadca.gov

Subject: 4874 Park Drive (Residence)

Location: 4874 Park Drive, Carlsbad, CA 92008 / 206-250-23-00 / District 1

Case Numbers: CDP 2021-0062

Applicant/Representative: Stefanie Yerkes, 619-816-0373, stephanieyerkes@gmail.com

CEQA Determination: ☐ Not a Project ☒ Exempt ☐ IS/ND or IS/MND ☐ EIR
☐ Other:

Permit Type(s): ☐ SDP ☐ CUP ☒ CDP ☐ TM/TPM ☐ GPA ☐ REZ ☐
LCPA
☐ Other:

CEQA Status: ☐ The environmental assessment IS on the Agenda for discussion
☒ A CEQA determination was already issued. That decision is final and IS NOT on the Agenda

Commission Action: ☒ Decision ☐ Recommendation to City Council ☐ Informational (No Action)

Recommended Actions

That the Planning Commission **ADOPT** Planning Commission Resolution (Exhibit 1), **APPROVING** Coastal Development Permit CDP 2021-0062 based upon the findings and subject to the conditions contained therein.

Existing Conditions & Project Description

Existing Setting

The subject site consists of a 0.28-acre lot, located at 2874 Park Dr. (Exhibit 2). The lot contained an existing 2,250-square-foot, one-story, four-bedroom, two bath single-family home with an attached two-car garage. The residence was constructed in 1971. The residence was red tagged in 2021 and demolished. It was required to complete this Coastal Development Permit. The parcel is relatively flat with landscaping largely consisting of varying shrubs and turf. The subject site is surrounded by

Site Map

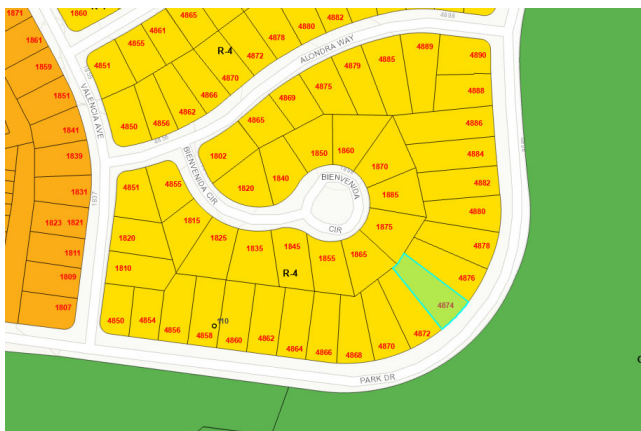


Table “A” below includes the General Plan designations, zoning and current land uses of the subject site and surrounding properties. Also refer to Exhibit 2 for a larger site map.

TABLE A – SITE AND SURROUNDING LAND USE

Location	General Plan Designation	Zoning Designation	Current Land Use
Site	Residential, 4 dwelling units per acre (R-4)	One-Family Residential Zone (R-1-8,000)	Single-Family Residential
North	Residential, 4 dwelling units per acre (R-4)	One-Family Residential Zone (R-1-8,000)	Single-Family Residential
South	Open Space (OS)	Open Space (OS)	Ague Hedionda upland
East	Open Space (OS)	Open Space (OS)	Ague Hedionda upland
West	Residential, 4 dwelling units per acre (R-4)	One-Family Residential Zone (R-1-8,000)	Single-Family Residential

General Plan Designation



Zoning Designation



Proposed Project

The applicant proposes the demolition of the existing single-family residence and construct a new 2,603-square-foot, single-story, single-family residence, accessory dwelling unit (ADU), and a pool. The new single-family residence is oriented towards Park Drive and will include three bedrooms and two bathrooms. The proposal also consists of adding a 525-square-foot pergola in the front entry and a 306-square-foot pergola behind the residence. The maximum height of the new residence is 15 feet and 6-inches.

The ADU is subject to administrative review and will be acted upon by the City Planner under a separate Minor Coastal Development Permit subsequent to the Planning Commission’s action on CDP 2021-0062.

The project also includes installation of improvements along the subject property’s frontage on Park Drive, including a new driveway apron and the removal of an existing wall that encroaches into the public right-of-way. The project is proposing to protect existing curb and gutter.

Proposed Grading: The proposed grading includes cut of 570 cubic yards of material, fill of 550 cubic yards of material and export of 20 cubic yards of material. Remedial grading includes 420 cubic yards of material. The maximum cut depth is 8 feet. The maximum fill depth is 1-foot.

Public Outreach & Comment

Public notice of the proposed Project was mailed on Jan. 6, 2023, to property owners within 600 feet of the subject property and all residents within 100 feet. No comments were received as a result of the public notice. A Notice of Determination of Exemption was posted on the city's website and an email was distributed to interested individuals on Oct. 27, 2023, no comments were received. Additionally, the Project is not subject to the enhanced stakeholder outreach in City Council Policy No. 84 (Development Project Public Involvement Policy).

Response to Public Comment & Project Issues

No comments were received.

Project Analysis

General Plan Consistency

The project site has a General Plan Land Use designation of R-4 Residential which allows for the development of single and multi-family residences at a density of 0-4 dwelling units per acre (du/ac) with a Growth Management Control Point (GMCP) of 3.2 du/ac. The City of Carlsbad General Plan includes several goals and policies that guide development and land use within the city. A discussion of how the project is consistent with the applicable General Plan policies is summarized in Exhibit 3.

Municipal Code Consistency

The City of Carlsbad Municipal Code, most notably Title 21 Zoning Code, includes requirements and provisions that guide development and land use within the city, consistent with the General Plan. The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the One-Family Residential Zone (R-1-8,000) (CMC Chapter 21.10). Specific compliance with these relevant requirements is described in Exhibit 3.

Local Coastal Program Consistency

The project site is in the Coastal Zone and requires a Coastal Development Permit. The project complies with the Local Coastal Program, including all goals and policies of the General Plan and all zoning code standards, as referenced above.

Inclusionary Housing Ordinance

The project is not adding additional housing units and is, therefore, not subject to inclusionary housing requirements.

Discretionary Actions & Findings

The proposed Project requires approval of a Coastal Development Permit which is discussed below.

Coastal Development Permit (CDP 2022-0052)

Approval of a Coastal Development Permit (CDP) is required to ensure that the project complies with the Local Coastal Program (CMC Chapter 21.201) and the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203). Staff finds that the required findings for this application can be met (Exhibit 3).

Environmental Review

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City Planner has determined that the project qualified for an exemption pursuant to CEQA Guidelines

section 15303(a). A notice of intended decision regarding the environmental determination was advertised on Oct. 27, 2023 and posted on the city's website. No comment letters or appeal was received and consistent with Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance the City Planner's written decision is final. Refer to Exhibit 5 for additional support and justification.

Conclusion

Considering the information above and in the referenced Exhibits, staff has found that the proposed Project is consistent with all applicable policies of the General Plan and Local Coastal Program, provisions of the Municipal Code and Local Facility Management Zone. All required public improvement and utilities are available to serve the proposed development. In addition, there are no environmental issues associated with the Project.

The Project is conditioned to ensure the proposed Project's compatibility with the surrounding properties and that the public health, safety, and welfare of the community are maintained. The Project would be required to comply with all applicable California Building Standards Codes and engineering standards through the standard building permit and civil improvement plan checking process. Staff recommends the Planning Commission adopt the resolutions, recommending approval of the proposed Project described in this staff report.

Exhibits

1. Planning Commission Resolution
2. Location Map
3. Project Analysis
4. Disclosure Form
5. Notice of CEQA Determination
6. List of Acronyms and Abbreviations
7. Reduced Exhibits
8. Full Size Exhibit(s) "A" – "P," dated Aug. 23, 2023 (on file in the Office of the City Clerk)

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING RESIDENCE AND THE CONSTRUCTION OF A NEW 2,603-SQUARE-FOOT SINGLE-FAMILY HOME WITHIN THE MELLO II SEGMENT OF THE CITY'S LOCAL COASTAL PROGRAM LOCATED AT 4874 PARK DRIVE WITHIN LOCAL FACILITIES MANAGEMENT ZONE 1
CASE NAME: 4874 PARK DRIVE (RESIDENCE)
CASE NO: CDP 2021-0062

WHEREAS, **Stefanie Yerkes**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **Jesus Monzon**, "Owner," described as

LOT 109 OF LAGUNA RIVIERA UNIT NO. 4, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6529, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY ON OCT. 30, 1969, EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING 500 FEET BELOW THE SURFACE OF THE LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS SET OUT IN DEED TO CARLSBAD BAY PROPERTIES, LTD., A LIMITED PARTNERSHIP, RECORDED JUNE 10, 1968, AS FILE NO. 96383 ("the Property");
and

WHEREAS, said verified application constitutes a request for a Coastal Development Permit as shown on Exhibit(s) "**A**" – "**P**" dated **Aug. 3, 2023**, attached hereto and on file in the Carlsbad Planning Division, **CDP 2021-0062**, as provided in Chapter 21.201.030 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Division studied the **Coastal Development Permit** application and performed the necessary investigations to determine if the project qualified for an exemption from further environmental review under the California Environmental Quality Act, (CEQA, Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA

consideration of all evidence presented, and studies and investigations made by the city planner and on its behalf, the city planner determined that the project was exempt from further environmental review pursuant to State CEQA Guidelines section 15303(a) – New construction of small structures. The project will not have a significant effect on the environment and all of the requirements of CEQA have been met; and

WHEREAS, on Oct. 27, 2023, the city distributed a notice of intended decision to adopt the “New construction” exemption. The notice was circulated for a 10-day period, which began on Oct. 27, 2023 and ended on Nov. 6, 2023. The city did not receive any comment letters on the CEQA findings and determination and that decision is final; and

WHEREAS, the Planning Commission did, on **Dec. 6, 2023**, hold a duly noticed public hearing as prescribed by law to consider said request;

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Coastal Development Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad, as follows:

- A) That the above recitations are true and correct.
- B) That based on the evidence presented at the public hearing, the Commission **APPROVES CDP 2021-0062**, based on the following findings and subject to the following conditions:

Findings:

1. That the proposed development is in conformance with the Certified Local Coastal Program and all applicable policies in that **the requested development is properly related to the site, surroundings, and environmental settings, will not be detrimental to existing development or uses or to development or uses specifically permitted in the area in which the proposed development or use is to be located, and will not adversely impact the site, surroundings, or traffic circulation. The development is consistent with the LCP**

Mello II policies, R-4 land use designation, and the R-1-8,000 Zone designation. No agricultural activities, sensitive resources, geological instability, flood hazard or coastal access opportunities exist onsite. Given that the project is located in a residential neighborhood where the majority of dwellings are one- and two-stories, the construction of a one-story residence, measuring 15 feet and 6 inches in height, will not obstruct views of the coastline as seen from public lands or public right-of-way, nor otherwise damage the visual beauty of the Coastal Zone.

2. The proposal is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act in that **the property is not located adjacent to the coastal shore nor are public recreation areas required of the project; therefore, it will not interfere with the public's right to physical access or water-oriented recreational activities.**
3. The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (Chapter 21.203 of the Zoning Ordinance) in that the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban runoff, pollutants, and soil erosion. No steep slopes or native vegetation is located on the subject property and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.
4. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone **1** and all city public policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,
 - a. The project has been conditioned to provide proof from the **Carlsbad Unified** School District that the project has satisfied its obligation for school facilities.
5. The Planning Commission expressly declares that it would not have approved this Coastal Development Permit application to use the Property for completing and implementing the project, except upon and subject to each and all of the conditions hereinafter set, each and all of which shall run with the land and be binding upon the Developer and all persons who use the Property for the use permitted hereby. For the purposes of the conditions, the term "Developer" shall also include the project proponent, owner, permittee, applicant, and any successor thereof in interest, as may be applicable. If the Developer fails to file a timely and valid appeal of this Coastal Development Permit within the applicable appeal period, such inaction by the Developer shall be deemed to constitute all of the following on behalf of the Developer:

- a. Acceptance of the Coastal Development Permit by the Developer; and
- b. Agreement by the Developer to be bound by, to comply with, and to do all things required of or by the Developer pursuant to all of the terms, provisions, and conditions of this Coastal Development Permit or other approval and the provisions of the Carlsbad Municipal Code applicable to such permit.

Conditions:

General

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to the issuance of grading or building permits, whichever occurs first.

1. Approval is granted for **CDP 2021-0062** as shown on Exhibits “A” – “P,” dated **Aug. 3, 2023** on file in the Planning Division and incorporated herein by reference. Development shall occur substantially as shown unless otherwise noted in these conditions.
2. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The Planning Commission is relying on the accuracy of this information and project-related representations in order to process and approve this Coastal Development Permit application. This permit may be rescinded if it is determined that the information and materials submitted are not true and correct. The Developer may be liable for any costs associated with rescission of such permits.
3. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city’s approval of this **Coastal Development Permit**.
4. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Coastal Development Permit** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.
5. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.
6. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are

challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

7. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) city's approval and issuance of this **Coastal Development Permit**, (b) city's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.
8. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.
9. This project shall comply with all conditions and mitigation measures which are required as part of the Zone 1 Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.
10. This approval shall become null and void if building permits are not issued for this project within 24 months from the date of project approval.
11. Prior to the issuance of the **grading or building permit, whichever occurs first**, Developer shall submit to the city a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a **Costal Development Permit** by Resolution on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.
12. The appropriate user development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development. Through plan check processing, the Developer shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer

Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended after the date of this permit's approval. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Community Development Department.

13. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the city that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy.

Engineering Conditions

NOTE: Unless specifically stated in the condition, all of the following conditions, upon the approval of this proposed development, must be met prior to approval of a building or grading permit whichever occurs first.

General

14. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, developer shall apply for and obtain approval from, the city engineer for the proposed haul route.
15. This project is approved upon the express condition that building permits will not be issued for the development of the subject property, unless the district engineer has determined that adequate water and sewer facilities are available at the time of permit issuance and will continue to be available until time of occupancy.

Fees/Agreements

16. Developer shall cause property owner to execute and submit to the city engineer for recordation, the city's standard form Geologic Failure Hold Harmless Agreement.
17. Developer shall cause property owner to execute and submit to the city engineer for recordation the city's standard form Drainage Hold Harmless Agreement.

Grading

18. Based upon a review of the proposed grading and the grading quantities shown on the site plan, a grading permit for this project is required. Developer shall prepare and submit plans and technical studies/reports as required by city engineer, post security and pay all applicable grading plan review and permit fees per the city's latest fee schedule.

Storm Water Quality

19. Developer shall comply with the city's Stormwater Regulations, latest version, and shall implement best management practices at all times. Best management practices include but are not limited to pollution control practices or devices, erosion control to prevent silt runoff during construction, general housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants to stormwater, receiving water or stormwater conveyance system to the maximum extent practicable. Developer shall notify prospective owners and tenants of the above requirements.
20. Developer shall complete and submit to the city engineer a Determination of Project's SWPPP Tier Level and Construction Threat Level Form pursuant to City Engineering Standards. Developer shall also submit the appropriate Tier level Storm Water Compliance form and appropriate Tier level Storm Water Pollution Prevention Plan (SWPPP) to the satisfaction of the city engineer. Developer shall pay all applicable SWPPP plan review and inspection fees per the city's latest fee schedule.
21. Developer shall complete the City of Carlsbad Standard Stormwater Requirement Checklist Form. Developer is responsible to ensure that all final design plans, grading plans, and building plans incorporate applicable best management practices (BMPs). These BMPs include site design, source control and Low Impact Design (LID) measures including, but not limited to, minimizing the use of impervious area (paving), routing runoff from impervious area to pervious/landscape areas, preventing illicit discharges into the storm drain and adding storm drain stenciling or signage all to the satisfaction of the city engineer.

Dedications/Improvements

22. Prior to any work in city right-of-way or public easements, Developer shall apply for and obtain a right-of-way permit to the satisfaction of the city engineer.
23. Developer shall design all proposed public improvements including but not limited to (driveways, sidewalk, water backflow, curb drains, etc.) as shown on the site plan. These improvements shall be shown on grading plans processed in conjunction with this project. Additional public improvements required in other conditions of this resolution are hereby included in the above list by reference. Developer shall pay plan check and inspection fees using improvement valuations in accordance with the city's current fee schedule. Developer shall apply for and obtain a right-of-way permit prior to performing work in the city right-of-way.
24. Developer is responsible to ensure utility transformers or raised water backflow preventers that serve this development are located outside the right-of-way as shown on the site plan and to the satisfaction of the city engineer. These facilities shall be constructed within the property.

Utilities

25. Developer shall meet with the fire marshal to determine if fire protection measures (fire flows, fire hydrant locations, building sprinklers) are required to serve the project.

NOTICE TO APPLICANT

An appeal of this decision to the City Council must be filed with the City Clerk at 1200 Carlsbad Village Drive, Carlsbad, California, 92008, within ten (10) calendar days of the date of the Planning Commission's decision. Pursuant to Carlsbad Municipal Code Chapter 21.54, section 21.54.150, the appeal must be in writing and state the reason(s) for the appeal. The City Council must make a determination on the appeal prior to any judicial review.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **Dec. 6, 2023**, by the following vote, to wit:

AYES:

NAYES:

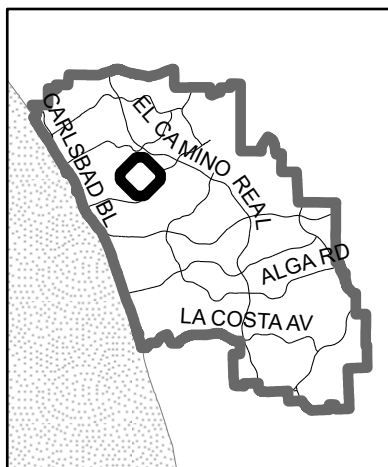
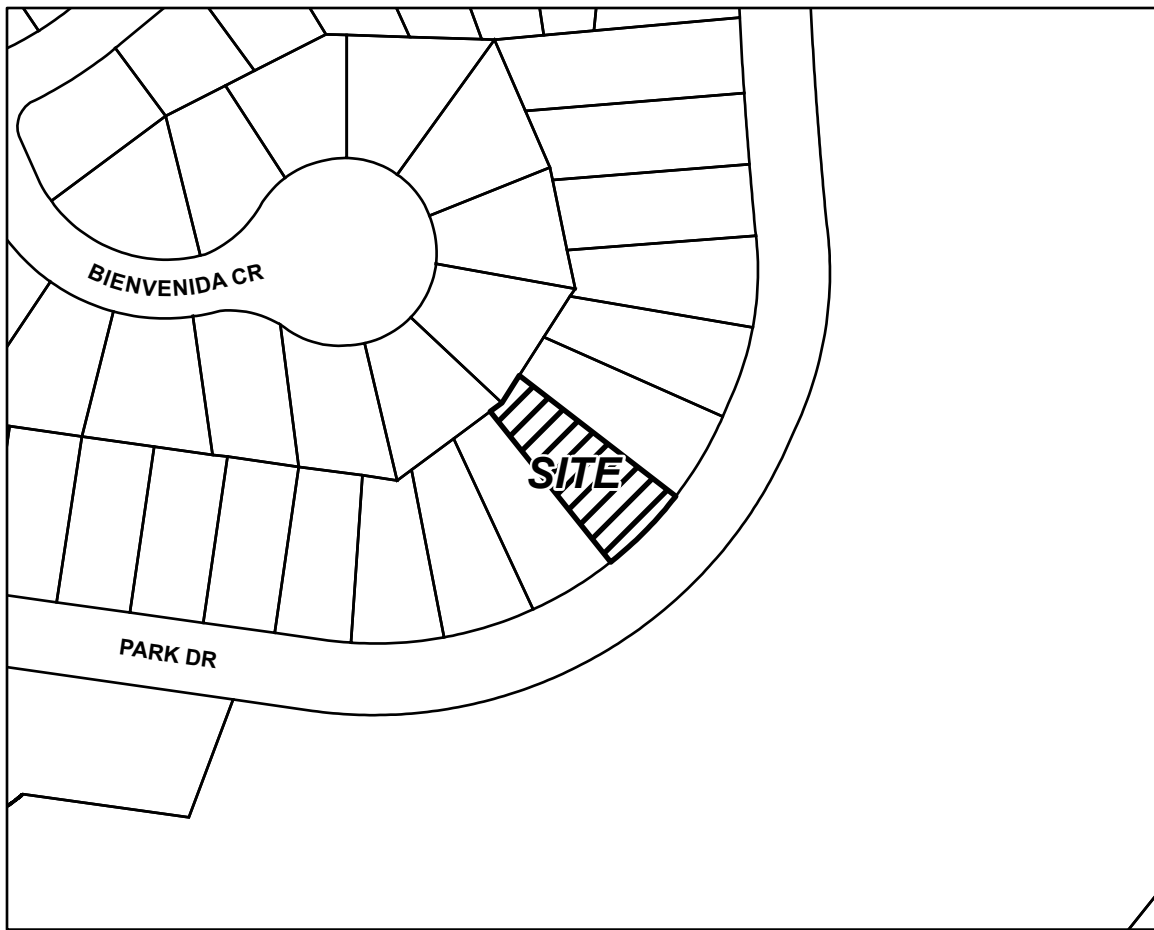
ABSENT:

ABSTAIN:

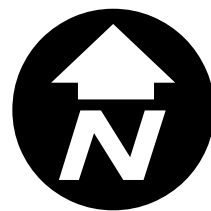
PETER MERZ, Chair
CARLSBAD PLANNING COMMISSION

ATTEST:

ERIC LARDY
City Planner



SITE MAP



NOT TO SCALE

**4874 Park Drive
CDP 2021-0062**

PROJECT ANALYSIS

The project is subject to the following regulations:

- A. General Plan R-4 Land Use Designation
- B. R-1-Zone (CMC Chapter 21.10)
- C. Local Coastal Program (Mello II Segment), Coastal Development Procedures for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201), and Coastal Resource Protection Overlay Zone (CMC Chapter 21.203);
- D. Growth Management (CMC Chapter 21.90)
- E. California Environmental Quality Act Exemption (Environmental Statement)

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail within the sections below.

Because this project proposed detached single-family home on a separate legal lot, it is not subject to City Council Policy No. 44 (Neighborhood Architectural Design Guidelines), therefore the project is not required to demonstrate compliance with the City of Carlsbad Neighborhood Architectural Design Guidelines.

A. General Plan R-4 Residential Land Use Designation

The project site has a General Plan Land Use designations of R-4 Residential which allows for the development of single-family residences at a density range of 0-4 dwelling units per acre (du/ac) with a Growth Management Control Point (GMCP) of 3.2 du/ac. The typical housing type will be detached single-family (one dwelling per lot); however, on sites containing sensitive biological resources, as identified in the Carlsbad Habitat Management Plan, development may be clustered on smaller lots and may consist of more than one detached single-family dwelling on a lot, two-family dwellings (two attached dwellings, including one unit above the other) or multi-family dwellings (three or more attached dwellings), subject to specific review and community design requirements.

The applicant proposes the demolition of the existing single-family residence and construct a new 2,603-square-foot, single-story, single-family residence, accessory dwelling unit (ADU), and a pool. The proposal also consists of adding a 525-square-foot pergola in the front entry and a 306-square-foot pergola behind the residence. The maximum height of the new residence is 15 feet and 6-inches. No additional residences are proposed nor are changes proposed to the approved subdivision. The existing density is below the minimum density range, however, pursuant to Land Use Element Policy 2-P.7, residential development below the minimum of the density range is allowed when one single-family dwelling is constructed on a legal lot that existed as of October

PROJECT ANALYSIS

(GENERAL PLAN, MUNICIPAL CODE, AND OTHER REGULATIONS)

28, 2004. The subject lot was legally created in 1969. Therefore, the existing single-family residence is consistent with the Elements of the city's General Plan.

B. One-Family Residential (R-1) Zone (CMC Chapter 21.10)

The project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the One-Family Residential Zone (CMC Chapter 21.10). Table "A" below shows how the project complies with the applicable requirements of the RD-M zone.

TABLE A – R-1 ZONE DEVELOPMENT STANDARDS

STANDARD	REQUIRED/ALLOWED	PROPOSED
Front Yard Setback	20 feet minimum	20 feet
Side Yard Setback	5 feet minimum, or 10% of the lot width (8.4 feet)*	8.9 feet (west side) and 8.6 feet (east side)
Rear Yard Setback	10 feet minimum, or twice the required side yard (16.8 feet)*	62 feet
Building Height	30 feet for roof pitch $\geq 3:12$ or 24 feet for roof pitch $< 3:12$	15 feet 6 inches
Lot Coverage	40 percent	31.2 percent
Parking	Two-car garage	Two-car garage

**The side and rear setback requirements are based on a percentage of the lot width. The lot width is 84 feet as measured at the horizontal distance of the required front yard setback.*

The project would an existing residence and replace it with a new one in an area developed primarily with other attached two-unit structures. The project maintains the existing character of the residential housing in the immediate area. The project design (site and building), bulk, and mass contributes positively to the existing community character and is compatible with the established neighborhood and surrounding area. The existing residential character of sing-family residential development would remain, consistent with the surrounding neighborhood. The project complies with the provisions of CMC Chapter 21.10 with respect to the placement of buildings, building height, lot coverage, and parking.

PROJECT ANALYSIS

(GENERAL PLAN, MUNICIPAL CODE, AND OTHER REGULATIONS)

C. Conformance with the Coastal Development Regulations for Local Coastal Program (Mello II Segment), the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)

The project site is located within the Mello II Segment of the Local Coastal Program and is in the appeal jurisdiction. The site is also located within and subject to the Coastal Resources Protection Overlay Zone. The project's compliance with each of these programs and ordinances is discussed below:

1. Mello II Segment of the Certified Local Coastal Program and all applicable policies.

The project is located in the Mello II Local Coastal Program Segment.

The subject site has an LCP Land Use Plan designation of R-4 Residential, which allows for single-family residences at a density range of 0-4 dwelling units per acre (du/ac) with a Growth Management Control Point (GMCP) of 3.2 du/ac. Therefore, the project is consistent with the Mello II Segment of the LCP.

The proposed residence will not obstruct views of the coastline as seen from public lands or public right-of-way, nor otherwise damage the visual beauty of the Coastal Zone. No agricultural uses or sensitive resources currently exist on this previously graded and developed site. The proposed single-family residence is not located in an area of known geologic instability or flood hazard. Given that the site does not have frontage along the coastline, no public opportunities for coastal shoreline access or water-oriented recreational activities are available from the subject site.

The project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban run-off, pollutants and soil erosion. The subject property does not include steep slopes (equal to or greater than 25% gradient) nor native vegetation. In addition, the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods or liquefaction.

D. Growth Management (CMC Chapter 21.90)

The proposed project is located within Local Facilities Management Zone 1 in the northwest quadrant of the city. There will be no impact to public facilities because the addition is proposed to be attached to an existing single-family residence and no addition residences are proposed.

E. Environmental Statement (California Environmental Quality Act)

The California Environmental Quality Act ("CEQA"), and its implementing regulations ("CEQA Guidelines") adopted by the Secretary of the California Natural Resources Agency, list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. City staff completed a

PROJECT ANALYSIS

(GENERAL PLAN, MUNICIPAL CODE, AND OTHER REGULATIONS)

review of the project and potential environmental impacts associated with the project pursuant to CEQA and concluded that the project qualified for an exemption pursuant to CEQA Guidelines section 15303(a) – New construction or conversion of small structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. One single-family residence in a residential zone is covered by this section.

A notice of intended decision regarding the environmental determination was advertised on Oct. 27, 2023 and posted on the city's website. The notice included a general description of the project, the proposed environmental findings, and a general explanation of the matter to be considered. The findings and determination contained in that notice was declared as final on the date of the noticed decision, unless appealed as provided by the procedures commencing in Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance.

During the 10-day public review period, the city received no comment letters from the public regarding the prospective environmental determination. Since no appeal was filed and no substantial evidence was submitted that would support a finding that the exemption requirements would not be satisfied, the project was determined by the city planner to not have a significant effect on the environment. The CEQA Determination letter is attached to this staff report as Exhibit 5 and demonstrates that the project is categorically exempt from further environmental review. The city planner's written decision is final and the CEQA determination is not within the Planning Commission's purview. With the appropriate environmental clearances in place, all the city's procedural requirements and relevant aspects of CEQA have been satisfied. In making this determination, the City Planner has found that the exceptions listed in Section 15300.2 of the state CEQA Guidelines and Chapter 19.04 of the Municipal Code do not apply to this project.



DISCLOSURE STATEMENT P- 1(A)

Development Services

Planning Division
1635 Faraday Avenue
(760) 602-4610
www.carlsbadca.gov

Applicant's statement or disclosure of certain ownership interests on all applications which will require discretionary action on the part of the City Council or any appointed Board, Commission or Committee.

The following information **MUST** be disclosed at the time of application submittal. Your project cannot be reviewed until this information is completed. Please print.

Note:

Person is defined as "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, in this and any other county, city and county, city municipality, district or other political subdivision or any other group or combination acting as a unit."

Agents may sign this document; however, the legal name and entity of the applicant and property owner must be provided below.

1. **APPLICANT** (Not the applicant's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person Stefanie Yerkes Corp/Part _____
Title designer/agent Title _____
Address 3815 Trieste Dr. Carlsbad 92010 Address _____

2. **OWNER** (Not the owner's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having any ownership interest in the property involved. Also, provide the nature of the legal ownership (i.e., partnership, tenants in common, non-profit, corporation, etc.). If the ownership includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person Jesus Monzon Corp/Part Stefanie Yerkes
Title Owner Title designer/Agent
Address 803 San Luis Rey Ave. Address 3815 Trieste Dr.
Coronado, CA 92118 Carlsbad CA 92010

3. **NON-PROFIT ORGANIZATION OR TRUST**

If any person identified pursuant to (1) or (2) above is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the non-profit organization or as trustee or beneficiary of the.

Non Profit/Trust _____

Non Profit/Trust _____

Title _____

Title _____

Address _____

Address _____

4. Have you had more than \$500 worth of business transacted with any member of City staff, Boards, Commissions, Committees and/or Council within the past twelve (12) months?

☐

Yes

☒

No

If yes, please indicate person(s): _____

NOTE: Attach additional sheets if necessary.

I certify that all the above information is true and correct to the best of my knowledge.

Signature of owner/date

Signature of applicant/date

Print or type name of owner

Print or type name of applicant

Signature of owner/applicant's agent if applicable/date

Print or type name of owner/applicant's agent

CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

City Planner Decision Date: October 27, 2023

Project Number and Title: CDP2021-0062 and CDP2022-0017

Project Location - Specific: 4874 Park Drive / APN 207-250-23-00

Project Location - City: Carlsbad

Project Location - County: San Diego

Description of Project: The project is a Coastal Development Permit (CDP2021-0062) to demolish an existing single-family residence and construct a new 2,603-square-foot, single-story, single-family residence and a pool. The site is subject to the R-4 General Plan Land Use Designation and is Zoned R-1-8000. Access would continue to be provided by a private driveway off Park Drive. A separate Minor Coastal Development Permit (CDP2022-0017) is being processed to construct an 800 SF detached accessory dwelling unit behind the new residence, in the near the rear of the property.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: City of Carlsbad

Name of Applicant: Stefanie Yerkes

Applicant's Address: 3255 Canyon ST Carlsbad, CA 92008-1123

Applicant's Telephone Number: 619-816-0373

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):
N/A

Exempt Status: (Check One)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- ☒ Categorical Exemption - State type and section number: Categorical Exemptions: Section 15303(a) and (e)
- ☐ Statutory Exemptions - State code number: _____
- ☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: Class 3 consists of new construction or conversion of small structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

The project is eligible for the categorical exemption and none of the exceptions to categorical exemptions listed in the CEQA Guidelines § 15300.2 or Chapter 19.04 of the Municipal Code have been triggered (see below), and no substantial evidence has been submitted to the city that would support a finding that the exemption requirements would not be satisfied. The project site is in an urbanized area zoned for residential use and the design of the map, site development, and the types of improvement would not cause serious public health or safety problems since the project would not degrade the levels of service

on the adjoining streets, drainage system, public facilities, and city sewer and water is available to the site or can be provided. The project's proposed street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and right-of-way; lot size and configuration; and traffic and emergency response access were all reviewed for compliance to relevant city policies and codes.

Exceptions to the Use of Categorical Exemptions:

Categorical exemptions are identified by the State Resources Agency for "classes" of projects as defined in the CEQA Guidelines (§§ 15300 - 15333) that have been determined not to have a significant effect on the environment and are therefore exempt from the provisions of CEQA to prepare environmental documents. Projects that may otherwise meet the qualifications for one of the classes of categorical exemptions may be excluded from using a categorical exemption based on a series of exceptions identified in CEQA Guidelines § 15300.2, that if triggered, prohibit the application of a categorical exemption. In accordance with CEQA, Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project (in accordance with CEQA Guidelines § 15300.2) and determined that none of these exceptions apply as explained below. The following providing herein establishes a framework for the city to conduct the preliminary review and proceed forward in a manner that is consistent with CEQA.

Cumulative Impact - "All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant." The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant. While several projects have been and will be implemented within the general area, this current project involves demolishing an existing residence and construction of a new single-family home and ADU in urbanized area zoned for residential use. The project is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available.

Significant Effect - "A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Examples include projects, which may affect scenic or historical resources." In general, the exceptions to the applicability of a categorical exemption underscore the need to pay attention to critical resource sensitivities and unusual circumstances. The "location" exception related to unusual circumstances applies where the project may result in a significant impact on a particularly hazardous or sensitive environmental resource of critical concern, or other impact due to the presence of unusual circumstances. Planning staff considered the totality of the administrative record and determined that no unusual conditions are present and the project would not result in a significant effect. The project does not involve any unusual circumstances, such as the presence of sensitive biological or cultural environmental resources. Regarding any potential traffic impacts, a Vehicle Miles Traveled (VMT) analysis was conducted, which utilized the City's VMT Analysis Guidelines to determine the appropriate analysis methodology and significance thresholds. The City's guidelines generally follow state guidance provided in the Office of Planning and Research's (OPR) Technical Advisory but add detail that is specific to the San Diego region and the City of Carlsbad. The project consists of demolishing an existing residence and construction of a new single-family home and ADU and does not have an impact to VMT.

Scenic Highway - "A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway." This exception applies when a project may result in damage to scenic resources within a duly designated scenic highway. There are no highways designated as a State Scenic Highway near, adjacent, or within the vicinity of the project area.

Hazardous Waste Site - "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code." This exception

applies when a project is located on a site or facility listed pursuant to California Government Code 65962.5. A review of available records and a field inspection did not identify any sites which are included on any list compiled pursuant to Section 65962.4 of the Government Code.


Historical Resources - "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." This exception applies when a project may cause a substantial adverse change in the significance of a historical resource. There is no potential for the project to impact historical resources as none exist on the property which would qualify as a historical resource or tribal cultural resource, as defined under CEQA.

Planning staff also evaluated the potential exceptions to the use of Categorical Exemptions as defined by Section 19.04.070 of the Carlsbad Municipal Code and determined that none of these exceptions apply as explained below:

Grading and clearing activities affecting sensitive plant or animal habitats - A categorical exemption shall apply when there is earth moving activities "which disturb, fragment or remove such areas as defined by either the California Endangered Species Act (Fish and Game Code Sections 2050 et seq.), or the Federal Endangered Species Act (16 U.S.C. Section 15131 et seq.); sensitive, rare, candidate species of special concern; endangered or threatened biological species or their habitat (specifically including sage scrub habitat for the California Gnatcatcher); or archaeological or cultural resources from either historic or prehistoric periods." This area is surrounded by urban development and has no connection to high quality habitat. No other plant or animal species would be impacted. No waters of the State or waters of the US would be impacted.

Impacts to biological species or their habitats or archeological or cultural resources - "Parcel maps, plot plans and all discretionary development projects otherwise exempt but which affect sensitive, threatened or endangered biological species or their habitat (as defined above), archaeological or cultural resources from either historic or prehistoric periods, wetlands, stream courses designated on U.S. Geological Survey maps, hazardous materials, unstable soils or other factors requiring special review, on all or a portion of the site." No previously recorded archeological or cultural resources were identified within the project area. There is no potential for the project to impact subsurface cultural resources which would qualify as a historical resource or tribal cultural resource, as defined under CEQA; therefore, the undertaking will result in no effect to historical resources or tribal cultural resources.

Lead Agency Contact Person: Mike Strong **Telephone:** 442-339-2721


ERIC LARDY, City Planner

10-27-2023
Date

LIST OF ACRONYMS AND ABBREVIATIONS

Exhibit 6

This is a list of acronyms and abbreviations (in alphabetical order) that are commonly used in staff reports.

Acronym	Description	Acronym	Description
APA	American Planning Association	LCPA	Local Coastal Program Amendment
APN	Assessor Parcel Number	LOS	Level of Service
AQMD	Air Quality Management District	MND	Mitigated Negative Declaration
BMP	Best Management Practice	NCTD	North County Transit District
CALTRANS	California Department of Transportation	ND	Negative Declaration
CC	City Council	PC	Planning Commission
CCR	Conditions, Covenants and Restrictions	PDP	Planned Development Permit
CEQA	California Environmental Quality Act	PEIR	Program Environmental Impact Report
CFD	Community Facilities District	PUD	Planned Unit Development
CIP	Capital Improvement Program	ROW	Right of Way
COA	Conditions of Approval	RWQCB	Regional Water Quality Control Board
CofO	Certificate of Occupancy	SANDAG	San Diego Association of Governments
CT	Tentative Parcel Map	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DIF	Development Impact Fee	SWPPP	Storm Water Pollution Prevention Program
DISTRICT	City Council Member District Number	TM	Tentative Map
EIR	Environmental Impact Report	ZC	Zone Change
EIS	Environmental Impact Statement (federal)		
EPA	Environmental Protection Agency		
FEMA	Federal Emergency Management Agency		
GP	General Plan		
GPA	General Plan Amendment		
GIS	Geographic Information Systems		
HCA	Housing Crisis Act 2019		
IS	Initial Study		

GENERAL REQUIREMENTS

- Contractor shall provide all labor, materials, equipment, permits, and services necessary for construction of the building and site improvements conforming to the contract documents. Drawings and specifications represent finished structure. The contractor shall be responsible for means and methods of all construction including shoring and temporary bracing and take all necessary measures to insure the safety of all persons and structures near or adjacent to the site. Contractor shall be liable to protect from any damage all trees and vegetation on the site and on adjoining properties. Any trimming or other alteration done to trees shall be done at the contractor's expense.
- The Designer will not be providing the Owner with regular on site contract administration and is available only at request of the Owner. The Contractor is solely responsible for the quality control and construction standards for this project.
- These plans are for general construction purposes only. They are not exhaustively detailed nor fully specified. The drawings were prepared to a level of completion satisfactory for building permit purposes and for construction by a knowledgeable and experienced contractor. The Contractor is responsible for preparation of any supplemental details, product specifications, coordination and installation of all materials and equipment.
- Mechanical, electrical, and plumbing systems are shown for intent only. These systems shall be designed/built by the Contractor. The Contractor shall be responsible for all necessary permits, drawings, calculations, and California Energy Code.
- These drawings and specifications are divided into sections for convenience only. Contractors, subcontractors and materials suppliers shall refer to all relevant sections in bidding and performing their work and shall be responsible for all aspects of the project, regardless of where the information occurs in the drawings.
- Clean-Up: The Contractor will remove all debris from the building site and in general keep the work as free of rubbish as possible during the course of the work. Before final project closeout, the building will be fully cleaned, including all glass polished, floors scrubbed and cleaned, and the building shall be suitable for immediate occupancy by Owner.

All work shall comply with applicable requirements of all governing codes, regulations and ordinances. These shall include the latest adopted versions of: The California Building Code (CBC), California Residential Code (CRC), California Electric Code (CEC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Energy Code (CENC), California Green Building Standards Code (CAL Green), OSHA regulations, and all other health and safety codes, and all applicable regulatory requirements adopted by governing agencies. In the case of conflicts between these regulations and the contract documents, the most restrictive shall apply.

The Contractor shall verify, at the site, at all conditions affecting work and shall review the contract documents for any areas of question affecting cost, construction and warranty and any drawing dimension or note conflict, discrepancy, illegibility or omission. All areas of question shall be brought to the attention of the Architect in writing before commencing any work under submitting any bid. Commencement of any work shall constitute acceptance by the Contractor of all conditions affecting work.

Workmanship throughout shall be of the highest quality of class trade involved.

The Contractor, before commencing work, shall notify the Owner in writing of any work that cannot be fully guaranteed or executed within the intent of the drawings prior to the bid submittal.

All construction shall be in strict conformance with manufacturers' latest written specifications. All discrepancies between these specifications and the contract documents prepared by the Designer and his consultants shall be brought to the attention of the Designer before commencing work.

Reference to product manufacturers or trade names are for minimum performance standards only. Submittal equals approval. No allowed use of approval by the Designer for materials and detail substitutions made by the Contractor without written approval by the Designer shall void any responsibility or liability of the Designer as to performance, repair, cost, ancillary damage or the performance of related materials and details.

Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition. Use materials for cutting and patching that are identical to existing materials.

Do not cut and patch structural work in a manner that would result in a reduction of load carrying capacity or load-deflection ratio. Submit proposal and obtain Designer's and Engineer's approval before proceeding with and cut and patch of structural work.

Quality control services include inspections and testing performed by independent agencies and governing authorities, as well as by the Contractor. Inspection and testing services are intended to determine compliance of the work and the Contractor's approval by a governing official does not mean approval or failure to comply with the contract documents. Inspections and testing shall be performed at the request of the Owner, the Designer and/or governing agencies and as set forth in these contract documents. Quality control services are the Contractor's responsibility, including those specified to be performed by an independent agency and not by the contractor. The Contractor shall employ and pay any independent agency, testing laboratory or other qualified firm to perform quality control services specified. Where results of inspections or tests do not indicate compliance with the contract documents, the Contractor shall be responsible for any repair, replacement, correction and retest that is required.

All dimensions shall take precedence over scales shown on the plans, sections, and details. Dimensions are to face of studs, face of foundation, face of concrete block, top of shafting, top of slab, or center of openings, U.O.D. Do not scale drawings. Contractor shall verify all dimensions and review any conflicts or discrepancies with the Designer prior to commencement of work.

Soils Report:

work shall be in conformance with the Soils, Compaction and Geospatial Report.

Contractor shall have the Soils Engineer review and approve in writing to the Building Official and Designer that the foundation and site design are in conformance with the Soils Report prior to commencement of work.

Contractor shall be solely responsible for compliance with all recommendations of the Soils Report.

As to the contractor requiring a foundation inspection by the building department, the Soils Engineer shall advise the building Official and Designer in writing that:

- Site graving, subgrade preparation, cutting slopes, excavation, placement of engineered fill material and compaction is in accordance with the Soils Report.
- The utility trenches have been properly backfilled and compacted.

The foundation excavations, forming, footing and pier depths, and reinforcement comply with the soils report and approved plans.

The site plan is not a survey. It is based on site information provided by the Owner and is for building and site work layout only. The Contractor shall verify on site all grades, soil conditions, ground water, existing improvements, property lines, easements, setbacks, utilities and substructures. Where discrepancies with the drawings occur, contact Design Group.

Grade surface of all under concrete slabs shall be smooth and even, free of voids, compaction as specified and to required elevation.

At raised foundations, pad grade under building shall have positive slope to a perforated drain set in gravel trench. Extend pipe to all portions of underfloor area. The drain shall discharge into the street or approved drainage facility.

Unless otherwise detailed or noted, a perforated drain set in a gravel trench shall be installed around the entire perimeter of the foundation. The drain shall discharge into the street or approved drainage facility. Use only rigid pipe, flexible pipe will not be allowed.

It shall be the responsibility of the Contractor to take proper erosion control measures. The Contractor shall be responsible for proper surface and subsurface drainage of the site. Slope all from grinding away from buildings, walks, drives or decks and provide catch basins where required.

Finish grades shall be held down in planting areas. The Contractor shall provide at least a 6" minimum thickness of clean select top soils in these areas.

Rough grading for slabs-on-grade shall be within 210mm of one, plus or minus.

Site grading shall be within 510mm of one, plus or minus.

All roof drainage shall be piped in a closed pipe system to street or approved drainage facility (U.O.N.).

Builder shall provide landscape development guidelines to Buyer that shall include information on site maintenance and development and state such items as "irrigation system shall be designed to prevent saturation of soil and avoid all utilities".

Buildings which indicate otherwise shall be installed under ground. The Contractor shall be responsible to insure that all trenching within building area shall be backfilled and compacted with structural soils material free of any rocks or other hard objects which may cause damage underground utilities.

Underground piping shall be laid to a minimum 24" depth below finished grades. When utilities are placed in a common trench, all utilities shall maintain separations and coverage both vertically and horizontally, as required by applicable codes.

- Provide underfloor vents as per CRC 1203.3 or CRC R408.1. Add two 6 x 14 vents to garage. All first floor double framed areas shall be vented.
- Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry standard (I.O.N.). Verify joint layout with Architect.
- Refer to architectural, structural, mechanical, plumbing and electrical drawings for all mounds, grooves and ornamental clips, location of sleeves, inserts, etc. to be cast in concrete and for extent of depressions, curbs and ramps.
- Finishes:
 - a. All interior slabs shall receive trowel smooth finish (I.O.N.).
 - b. All driveways, sidewalks, and stairs shall receive broom-smooth finish (I.O.N.).
 - c. Garage slabs and other interior slabs that will remain unfinished shall be treated with Lipidol's Hardener by Sonoborn, or equal.

- Glass Block: Minimum performance specifications shall be as Pittsburgh Coming glass block units. The units shall be the pattern and size indicated on the plans.
- Precast architectural concrete columns and trims: Concrete Designs Inc. (CDI) or equal.
- Grout for precast concrete: ASTM A118.6, Latex Portland Cement, color to match precast concrete.
- Epoxy Grout: ANSI A108.6 and A118.3. 4.02

- **Concrete Block**
Mortar joints to be "flush" (U.O.N.).
Bond shall be "running" (O.O.N.).
- **Brick**
Mortar joints shall be "raked" (U.O.N.). Raked joints shall be not more than 3/8" deep, and where exposed to weather, shall be tooled. Brick joints shall be concaved where subject to freezing.
Bond shall be "running" (O.O.N.).
- **Stone**
Field Sample:
A sample panel shall be built approximately 4 feet by 6 feet. This sample panel may be a part of the project. Veneer installation shall not occur until the sample panel is accepted by the Designer and Owner. Full size stone which has been selected and approved by the Designer and the Owner to show color range, maximum texture range, bond, mortar, tooling of joints, and quality of workmanship shall be used in the sample panel. The remainder of the veneer installation shall be installed with the approved sample panel.
- **Glass Block**
Mortar for glass block consisted on exterior walls and other damp location shall be waterproofed with Latexite 1510 or

- All bolt heads and nuts that bear on wood shall have malleable iron washers if exposed or cut washers if concealed.
- Exposed welds shall be ground smooth.
- All members of metal work except those members or portions of members to be embedded in concrete shall be protected with an approved fire-resisting material.
- The initial 2" of embedded installation is not to be painted surfaces which are to be welded or high strength bolted with friction type connections. After installation is complete, all welded and other abraded areas shall be touched up. On surfaces inaccessible after assembly or erection, apply two (2) coats of the specified primer.
- All exterior steel, exposed, concealed or embedded, or where called for on the Drawings, shall be thoroughly zinc-coated galvanized after fabrication by the hot-dipped method. Touch-up field welds with similar galvanizing product.
- All exterior surfaces in contact with concrete shall be treated with a zinc-rich primer to prevent galvanic or concrete action. Use epoxy pressure type, polyurethane/epoxy, or similar product.
- All metals in contact with pressure treated wood shall be hot dipped galvanized, see Simpson Strong-Tie for recommended finishes for their connectors. Also see structural engineering specifications for further information.

- Materials shall meet or exceed the following standards:

Lumber:

- Structural Lumber and their wood fasteners shall conform with CBC Chapter 23 and/or relevant chapters of the CRC.
- All wood in contact with concrete or masonry or located within 8" of finish grade shall be pressure treated Douglas or Hem Fir with an approved preservative.
- All timbers 6 x 8 and larger exposed to view shall be free of heart center (FCHC), maximum moisture content of 22% maximum.
- Max. deflection $(DL + LL)$ shall be:
- Floor with Tie = $L/720$

- **Blocking:**
 - Block floor joists at all supports. Line up double joists under all walls parallel to floor joists and space double joists under plumbing walls.
 - Provide solid full width blocking or post below all structural posts - continuous to foundation.
 - Provide blocking and nailers for all finishes and fixtures as required.
 - Provide blocking in walls at ceiling lines.
 - Cables, line braces, etc., shall be construction select materials. 6. At double framed floors "sleepers" shall be perpendicular to framing below.

- Provide attic and soffit ventilation as per CBC 11203.2 or CRC R806. Vent all double framed areas. See Roof Plan for calculations

- grade standards, latest edition
- All cabinets and millwork shall be selected by the owner.
- Provide 30" clear above kitchen range to unprotected underside of upper cabinetry or 24" clear to metal hood as per CMC Section 916.1 & 916.2.
- Plastic laminates and solid surfacing products shall meet or exceed ANSINEMA standards LD3.
- Install and anchor all cabinetry to preclude movement, overturning, or distortion to other materials or finishes. Install level and plumb. Comply with manufacturer's instructions for support of supplied units.
- Install all trim in as long of lengths as possible. All splices in finish members shall be bevel splices. Where joints within a piece are required they shall be as unobtrusive as possible.

[illegible][illegible]

- Sheathing Paper
 - a. Provide sheathing paper under exterior metal lath and plaster, under wood siding, under masonry veneer, under metal flashings and where indicated or detailed.
 - b. Use Forstner 2-1/2 psi 60-minute Super Jumbo Tex or approved equal.
- Lapping: Horizontal joints: Lap paper as detailed and not less than 3 inches; Wall Corners: Wrap corners and not less than 6 inches each side of corner; Vertical Joints: Lap paper not less than 6 inches.
- Flashings: Flash paper over head flashings and base screeds, roof and waterproof membranes, and under sill flashings. Treat penetrations and other details as necessary for adequate weather protection.
- Wall openings: Individually flash all exterior openings for fixtures such as windows, doors and vents as detailed to make them water tight.
- Flexible Flashings
 - a. Flashdoor systems.
 - b. Forcinitall 40 mil self adhesive flashing for drampproofing at all exterior door window heads and jambs.
 - c. Forcinitall 40 mil waterproof flashing for waterproofing at all horizontal platistat surfaces, horizontal penetrations, and windowsills.
 - d. Moiststop sealant for sealing around windows.

g. Minimum Performance Standard for Waterproof Membrane at Waterproof Deck Details: With the exception of the minimum performance standard for waterproofing at deck details, the manufacturer shall comply with the minimum performance standard for waterproofing at deck details. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.

h. Minimum Performance Standard for Traffic Coatings at Waterproof Deck Details:

- 1. **Minimum Performance Standard for Traffic Coatings at Waterproof Deck Details:** The membrane system of D-Ex-Tex Fire System for fire-rated decks by Crossfield Products Corp. All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
- 2. **Quality Assurance, Pre-installation conference:** A pre-installation conference shall be held prior to commencement of field operations to establish procedures to maintain optimum working conditions and to discuss the manufacturer's written instructions to assure waterproof integrity. The manufacturer shall provide details and flashing. This meeting shall include the representatives of the General Contractor, Applicator, Manufacturer, and Architect. A trained employee of the manufacturer shall be on site periodically during installation.
- 3. **Water Test:** Deck membranes shall be water tested and approved immediately before installation of finish materials. Water tests shall be witnessed by the Architect. A water test is conducted by closing any drains and filling the deck with water to a depth of 2" (50.8 mm). The water shall be held for 24 hours, then flooding the surface to a minimum depth of 2". Care must be taken so that the weight of water retained does not exceed the load carrying capacity of the structural deck, and that the height of the water does not exceed the height of the waterproofing membrane. If the water level drops below the deep water near drains. The water tests should be conducted on a warm day (i.e. 65 degrees F. minimum). The water should be allowed to remain on the deck for 24 hours minimum, during and after which the manufacturer shall be present to observe the test. If the water level drops below the deep water near drains, repairs made, and the area retested. When the test is successful, the drains should be opened and the temporary drains should be removed. Temporary protections boards should be placed over the drains and the area around the drains. The manufacturer shall install traffic across the surface until drainage composite or permanent protections board has been installed.

a. The minimum performance standard for prefabricated acrylic skylights shall be Bristolite "AL-CM-2" (ICC ER-2469) or equal as approved by Owner. Color as selected by owner. Install as per manufacturer's instructions.

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING OF FASTENERS
		Roof	
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 1/2" x 0.135") or 3-13d common nails (2" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss†
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	—
		Wall	
7	Built-up studs-face nail	10d (3" x 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 1/2" x 0.135")	12" o.c.
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	—
12	Double studs, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
		3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	—
17	Stud to sole plate, toe nail	2-16d (3 1/2" x 0.135")	—
18	Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/2"	—
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/2"	—
22	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples 1 1/2"	—
23	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples 1 1/2"	—
		Floor	
24	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" x 0.113")	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/2"	—
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	—
29	2" planks (girder & beam - Floor & roof)	2-16d (3 1/2" x 0.135")	at each bearing
30	Built-up girders and beams, 3-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each joist or rafter

CONSTRUCTION SPECIFICATIONS CONT.

- Firestopping
 - a. Furnish UL Design No. from the "Fire Resistance Directory - Volume II" for each required penetration type and configuration. Indicate which materials will be used in firestopping the penetration.
 - b. Firestopping materials shall conform to CBC Section 713 for fire resistance standards and requirements for penetrations in walls and partitions and floors.
 - c. Through-Penetration Firestopping Materials: Hilti Construction Chemicals, Inc., International Protective Coatings Corp., Specified Technologies, Inc., The Redcor/Seal Corporation, Tremco, Inc., 3M Fire Protection Products. Provide mortar, sealants and caulk, putty, wrap strips, pillows, bags, and other types required for UL Design No. for each penetration to receive firestopping.
 - d. Mineral Fiber Firestopping Materials: Semirigid mineral fiber insulation, nominal 4-pct density, complying with ASTM C612, Type IA and IB.
 - e. Firestopping of Electrical Boxes and Utility Outlets: Utility penetrations in walls, ceilings, or floors requiring protected openings shall be firestopped and sealed with an approved material securely installed, capable of maintaining its integrity when subjected to test temperature was specified in ASTM E814. Steel electrical outlet boxes which exceed 16-square inches in area shall be protected by 3M "Moldable Putty Pad", Specified Technologies, Inc. "Special Series SSP Putty Pads".
 - f. Provide solid continuous firestopping wherever the penetration or addition of a construction element through or adjacent to a fire-rated floor, wall or partition creates a discontinuity of such a rates separation. Application limited in size and configuration to tested systems.
 - g. Penetrations: Penetrations include conduit, cable, wire, pipe, duct and other elements which pass through one or both outer surfaces of a fire-rated floor, roof, wall, or partition. Fill penetrations which indicated in applicable UL Design No. Verify that annular space around sprinkler pipes through fire-rated walls and floors is provided as required by NFPA 13.
 - h. Fire Rated Partitions: Fire-rated or smoke-rated partitions shall be firestopped with a firestop sealant as listed in UL "Fire Resistance Directory." Apply minimum 3/8-inch bead at intersection of finish material and adjacent surface, both sides and along entire perimeter.
 - i. Identify firestop systems after installation. Identify the firestop system that has been installed and include the appropriate UL Design Number.
- Caulking and Sealants/Locations:
 - a. Sealant Locations: Locations such as ceramic tile, plumbing fixtures, and other where mildew resistant sealant is required. Location where high degree of movement is anticipated. Joints and cracks around windows, thresholds, door frames, wall penetrations, connections and other joints necessary to seal off building from outside air and moisture. Between exterior wall sole plate and slab on grade. All joints necessary to make the building watertight and to prevent the passage of dirt, dust, wind, air or water. At interior insulated sound walls. Fire stopping at penetrations of the fire rated assemblies.
 - b. Minimum product standards for sealants shall be as follows:
 - Exterior Window and Door Frames and Masonry to Cement Plaster: Sonolastic NP2, by Sonnborn or equal. Color: tomatoat wall surface.
 - Interior Sound Walls at Sill: Tremco Acoustical Sealant or equal.
 - Wood Sole Plate to Concrete, Window Sills and Door thresholds: Dow Corning 790 Silicone Building Sealant or equal.
 - Color: Natural Stone.
 - Painted Exterior Windows Frames to Metal Frames or Flashing: Dow Corning 999A Glazing Sealant or equal.
 - Color: Clear.
 - c. Caulking for Joints in Floor Slabs on Grade: PRC Rubber Caulk 230, two-part self-sealing polyurethane, Shore A hardness 35.
 - d. Joint Fillers: Closed cell inert polyurethane or polyethylene as recommended by caulking manufacturer. Width of damper of preformed backing material to be 1-1/4 to 1-1/3 times the width of the joint to be sealed. Fire stopping at penetrations of fire rated assemblies: 3M Fire Protection Products CP 250WB Caulk (U.O.N.), see details.
 - e. Caulking and sealants shall be installed per manufacturer's written specifications. Consult manufacturer when sealant cannot be applied within recommended temperature ranges. All exposed caulking shall be free of wrinkles, sags, air pockets, ridges and embedded impurities. After joints are completely filled, they shall be tooled to a slight, neat concave joint.
 - f. Sealants shall be compatible with all materials they are in contact with.

DOORS AND WINDOWS

- Quality Control
 - Materials shall meet or exceed the following standards:
 - Stucco - 3 coat system
 - a. Application shall be in compliance with applicable sections of ANSI A42.2 "Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and Interior" and ANSI A42.3 "Lathing and Furring for Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and Interior."
 - b. In addition, materials shall meet or exceed the following:
 - Portland cement: ASTM C 150, Type I, natural color.
 - Special finishing hydrated lime: ASTM C 206, Type S. Aggregates: ASTM C 144, all sand to pass No. 8 sieve.
 - Cement Plaster Finish Coat: A packaged blend of Portland cement (ASTM C 150), hydrated lime (ASTM C 206), and properly graded quality 20 mesh aggregate, with integral color and paint finish.
 - Mixes: Job-mixed cement plaster mix, Boncrete or Mortasael Mixture's Lime with Portland Cement and Sand in accordance with ANSI A42.2, Type L.
 - Proportions:
 - Scratch Coat: 1 bag Portland cement, 3/4 to 1 bag lime to 6 cu. ft. sand.
 - Brown Coat: 1 bag Portland cement, 1 bag lime, 6 to 7 cu. ft. sand.
 - Finish Coat: 1 bag Portland cement, 2 bags lime, 7 to 10 cu. ft. sand. See drawings for location of cement plaster finish coat.
 - Maximum Slump: 2-1/2 in. using Slump Test ASTM C143, modified slump cone 2 in. x 4 in. x 6 in.
 - Wall Metal Lath: At vertical surfaces: No. 17 gauge galvanized stucco netting meeting Federal specification QQ-L-101 with two horizontal No. 19 gauge galvanized wires at 6 inches O.C. over two layers of 5/8" Grade D" paper (60 min.).
 - See Division 07.
 - Lath at horizontal soffit: Galvanized mesh, 3/4 lbs/sq. yd. over 1 layer of Grade "D" paper (60 min.).
 - Staples: 14 gauge wire staples, divergent points, 3/4 inch crown, lin. legs.
 - Nails (if soffit supported by wood framing): 1 3/4 inch 11 gauge, 3/8" head, 3/4" washer.
 - Stucco accessories shall meet or exceed the criteria of ASTM C1063
 - Cement Plaster, General
 - a. Finish texture and color shall be as approved by Owner.
 - b. Climate conditions: Air temperature must be 40°F. minimum and rising when applying cement plaster or exterior finish coat. Air temperature must remain above 40°F. for a minimum of 24 hours. Consult National Weather Service before beginning work. Protect cement plaster and exterior finish coat from uneven and excessive evaporation during hot, dry weather.
 - c. Allowable Tolerances: Maximum deviation from true plan 1/8 inch in 10 feet as measured by straight edge placed at any location on surface.
 - d. Field Sample: A sample panel shall be prepared approximately 2 feet by 2 feet. This sample panel will be a separate part of the project. Installation shall not proceed until the sample panel is accepted by the Architect and Owner. The sample shall show color, texture, and workmanship of finished work. The sample panel shall remain on the project for comparison purposes with the actual work.
 - e. Other materials where applicable:
 - Polystyrene Board and Architectural Moldings: ASTM C-578 Type 1. Nominal 1 lb/c.f. cured expanded polystyrene. Flame spread and smoke development equal to or less than 24 and 450 respectively per ASTM E-84/UL listed. Insulation board shall carry the seal of the RADCO testing agency.
 - Fabric: A balanced, open weave, glass fiber fabric, complying with ASTM D1682, standard mesh, as recommended for wrapping polystyrene board and moldings.
 - Primer/Adhesive Mixture: A field-mixed blend of standard polymer-based primer adhesive and Portland cement. For use as a primer. For use as a primer and leveler over cement plaster brown coat and for use as an adhesive for fabric and polystyrene board and moldings.
 - Acrylic Resin Bonding Agent: Bonsel, Tammsway, or approved equal. For use on concrete or masonry before application of cement plaster.
 - Add Mixtures: No add mixtures or plastic cement will be allowed without approval of the Architect.
 - Synthetic Exterior Finish Coating: A 100% pure acrylic resin based, textured, factory-mixed coating having integral color, for exterior use. Minimum standards shall be Dry-Vit Systems Inc., or approved equal.
 - f. Curing: Wet base as necessary before application with fine fog spray to produce uniform moist condition. When required, apply bond coat to concrete base and moist cure for minimum of 24 hours before applying first coat of cement plaster.
 - Do not apply brown coat sooner than 48 hours after application of scratch coat.
 - Do not apply cement plaster finish coat sooner than 14 days after application of brown coat.
 - Inspect and repair base coats before application of finish coat.
 - Cure base coats minimum of 48 hours after application.
 - Maintain moist conditions by fine fog spray.
 - Cure finish coat for minimum of 7 days.
 - Doors, General Requirements
 - a. Accessible under-floor areas shall be provided with a minimum 18-inch by 24-inch opening unobstructed by pipes, ducts, and similar construction per CBC 1209.11 or CRC R408.4.
 - b. Provide attic access opening (22" x 30" min.) readily accessible with a 30" min. clear head room above access in all attic spaces with a minimum vertical height of 30" per CBC 1209.2 or CRC R807. See CMC 904.11.1 for FAU's in attics.
 - c. Doors between conditioned and unconditioned spaces shall be fully weatherstripped.
 - d. All hardware shall be located per industry recognized standards and shall comply with applicable fire and building code requirements.
 - e. Door stops shall be furnished wherever an open door or any item of hardware thereon strikes a wall, column, or part of the building construction.
 - f. All swinging doors shall be accurately hung to fit snug against all stops and shall hang free from hinge bind.

- sectional Doors
 - a. Insulated Steel Sectional Doors: Overhead Door Corporation, 297 Series, or equal.
 - Five (5) section doors, 19'8" h" h"
 - Panel thickness: 1"
 - Panel: Galvanized embossed smooth steel skin
 - Insulation: CFC Free Polyurethane, R = 9/31
 - Finish: Epoxy Primer and 2-coat baked on polyester paint.
 - Weather Seal: EPDM Premium bulb-type bottom
 - 2" Hot-dipped Galvanized vertical and horizontal tracks
 - Rollers: Self-lubricating nylon
 - Struts: Three (3) minimum per door.
 - Door opener: Overhead Door Corporations, Signature Screw Drive, Model 250, or equal
 - Motor: 1/2 hp
 - Controller: Multi-function remote
- Metal and Vinyl Windows and Sliding Glass Doors
 - a. Metal and vinyl units shall meet or exceed ANSIAAMA 101 specifications.
 - b. All units shall have a nail on flange (U.O.N.).
 - c. Frame color as selected by Owner.
 - d. The minimum performance standard shall be Milgard.
- Wood and Clad Windows and Doors
 - a. Wood and clad units shall meet or exceed the following AAMA/WDMA/CSA101/S.2/A440.
 - b. Frame color as selected by Owner.
 - c. The minimum performance standard shall be "Anderson."
- Glazing and Windows, General Requirements:
 - a. Provide tempered glass where required by the C.B.C. in all hazardous areas such as sliding glass doors, French doors, glass panels adjacent to doors and walking surfaces, glass panels in tub and shower enclosures, etc.
 - b. Provide screens at all operable sash.
 - c. All sash or rescue windows shall have a minimum net clear operable area of 5.7 square feet. The minimum net clear operable height dimension shall be 24 inches. The minimum net clear operable width dimension shall be 20 inches when windows are provided as a means of escape or rescue they shall have a finished opening height not more than 44 inches above the floor.
 - d. U-valves shall be determined in accordance to NFRC 100.
 - e. Air infiltration shall meet the air infiltration requirements of the CEC.
 - f. Water infiltration shall be tested in accordance to NFRC E 331.
 - g. Window system manufacturer shall certify that its system can structurally perform to the following criteria for the local project wind conditions:
 - Maximum deflection of 1/175 of the span
 - Allowable stress with safety factor of 1.65.
 - Test reports certified by an independent test laboratory must be made available upon request.
 - i. Mirrors shall be float glazing sealed shivering quality, electrically deposited copper-backed mirror glass.
 - j. All windows and doors shall be certified and labeled in accordance with California Energy Commission requirements and the National Fenestration Rating Council and comply with the California Energy Code compliance documentation.

FINISHES

- Quality Control
 - Materials shall meet or exceed the following standards:
 - Stucco - 3 coat system
 - a. Application shall be in compliance with applicable sections of ANSI A42.2 "Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and Interior" and ANSI A42.3 "Lathing and Furring for Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and Interior."
 - b. In addition, materials shall meet or exceed the following:
 - Portland cement: ASTM C 150, Type I, natural color.
 - Special finishing hydrated lime: ASTM C 206, Type S. Aggregates: ASTM C 144, all sand to pass No. 8 sieve.
 - Cement Plaster Finish Coat: A packaged blend of Portland cement (ASTM C 150), hydrated lime (ASTM C 206), and properly graded quality 20 mesh aggregate, with integral color and paint finish.
 - Mixes: Job-mixed cement plaster mix, Boncrete or Mortasael Mixture's Lime with Portland Cement and Sand in accordance with ANSI A42.2, Type L.
 - Proportions:
 - Scratch Coat: 1 bag Portland cement, 3/4 to 1 bag lime to 6 cu. ft. sand.
 - Brown Coat: 1 bag Portland cement, 1 bag lime, 6 to 7 cu. ft. sand.
 - Finish Coat: 1 bag Portland cement, 2 bags lime, 7 to 10 cu. ft. sand. See drawings for location of cement plaster finish coat.
 - Maximum Slump: 2-1/2 in. using Slump Test ASTM C143, modified slump cone 2 in. x 4 in. x 6 in.
 - Wall Metal Lath: At vertical surfaces: No. 17 gauge galvanized stucco netting meeting Federal specification QQ-L-101 with two horizontal No. 19 gauge galvanized wires at 6 inches O.C. over two layers of 5/8" Grade D" paper (60 min.).
 - See Division 07.
 - Lath at horizontal soffit: Galvanized mesh, 3/4 lbs/sq. yd. over 1 layer of Grade "D" paper (60 min.).
 - Staples: 14 gauge wire staples, divergent points, 3/4 inch crown, lin. legs.
 - Nails (if soffit supported by wood framing): 1 3/4 inch 11 gauge, 3/8" head, 3/4" washer.
 - Stucco accessories shall meet or exceed the criteria of ASTM C1063
 - Cement Plaster, General
 - a. Finish texture and color shall be as approved by Owner.
 - b. Climate conditions: Air temperature must be 40°F. minimum and rising when applying cement plaster or exterior finish coat. Air temperature must remain above 40°F. for a minimum of 24 hours. Consult National Weather Service before beginning work. Protect cement plaster and exterior finish coat from uneven and excessive evaporation during hot, dry weather.
 - c. Allowable Tolerances: Maximum deviation from true plan 1/8 inch in 10 feet as measured by straight edge placed at any location on surface.
 - d. Field Sample: A sample panel shall be prepared approximately 2 feet by 2 feet. This sample panel will be a separate part of the project. Installation shall not proceed until the sample panel is accepted by the Architect and Owner. The sample shall show color, texture, and workmanship of finished work. The sample panel shall remain on the project for comparison purposes with the actual work.
 - e. Other materials where applicable:
 - Polystyrene Board and Architectural Moldings: ASTM C-578 Type 1. Nominal 1 lb/c.f. cured expanded polystyrene. Flame spread and smoke development equal to or less than 24 and 450 respectively per ASTM E-84/UL listed. Insulation board shall carry the seal of the RADCO testing agency.
 - Fabric: A balanced, open weave, glass fiber fabric, complying with ASTM D1682, standard mesh, as recommended for wrapping polystyrene board and moldings.
 - Primer/Adhesive Mixture: A field-mixed blend of standard polymer-based primer adhesive and Portland cement. For use as a primer. For use as a primer and leveler over cement plaster brown coat and for use as an adhesive for fabric and polystyrene board and moldings.
 - Acrylic Resin Bonding Agent: Bonsel, Tammsway, or approved equal. For use on concrete or masonry before application of cement plaster.
 - Add Mixtures: No add mixtures or plastic cement will be allowed without approval of the Architect.
 - Synthetic Exterior Finish Coating: A 100% pure acrylic resin based, textured, factory-mixed coating having integral color, for exterior use. Minimum standards shall be Dry-Vit Systems Inc., or approved equal.
 - f. Curing: Wet base as necessary before application with fine fog spray to produce uniform moist condition. When required, apply bond coat to concrete base and moist cure for minimum of 24 hours before applying first coat of cement plaster.
 - Do not apply brown coat sooner than 48 hours after application of scratch coat.
 - Do not apply cement plaster finish coat sooner than 14 days after application of brown coat.
 - Inspect and repair base coats before application of finish coat.
 - Cure base coats minimum of 48 hours after application.
 - Maintain moist conditions by fine fog spray.
 - Cure finish coat for minimum of 7 days.
 - Painting
 - a. Application systems and materials shall comply to the P.D.C.A. "Architectural Specifications Manual."
 - b. Painting shall be included, but not limited to the following (U.O.N.):
 - 1. All exposed metal. This includes flashing, scuppers, gutters, downspouts, louvers, gates, railings, etc. Sheet metal roof valleys, roof flashings and valleys shall be painted to match roofing material.
 - 2. All exposed exterior wood shall be painted and touch primed.
 - 3. All precast exposed concrete shall be sealed.
 - 4. All doors and frames shall be painted after being hung and fitted, doors shall be painted on all six sides.
 - 5. All gypsum board shall be painted except in garage or mechanical closets.
 - 6. All gypsum board receiving wall covering shall be primed.
 - 7. All exposed interior wood shall be painted, including casework where indicated.
 - c. Surfaces to be painted shall include the following (U.O.N.):
 - 1. Prefinished materials such as acoustic ceiling board, baked and porcelain enamel, plated metals, laminated plastics, wylks, etc.
 - 2. Stainless steel, bronze, and aluminum.
 - 3. Do not paint any moving parts or operating units, mechanical and electrical parts, such as valve and damper operators, linkages, sensing devices, motor and fan shafts.
 - 4. Do not paint over any code-required labels, such as Underwriters Laboratories and Factory Mutual, or any equipment identification, performance rating, name, or nomenclature plate. Neatly mask all such items, and remove masking at completion of painting.
 - 5. Unless otherwise scheduled, the Owner shall select paint colors.
 - e. Paint all metal registers and grills to match adjacent surfaces (U.O.N.).
 - f. Paint all gutters to match fascia and paint all downspouts and vents to match adjacent surfaces (U.O.N.).
 - g. Kitchen and bathrooms shall receive semi-gloss enamel paint (U.O.N.)

EQUIPMENT

- Quality Control
 - All appliances will be selected by the Owner. All appliances shall be Energy Star rated.
 - Gas fired appliance shall be equipped with intermittent type ignition devices (except tank type water heaters).
 - Provide recessed connections in wall for water and waste at clothes washer space and water shut off for refrigerator icemaker. If washer is located on a second floor or above, provide a G.S.M. pan under washer with drain to outside. Washer standpipe shall extend between 18 and 30 inches above its trap. The trap shall be between 6 and 10 inches above the floor (CPC Section 804).
 - Clothes dryer exhaust duct will be limited to 14' maximum length including 2, 90° elbows and 4" minimum diameter CMC 504).
 - Kitchen hood and clothes dryer ducts shall be of metal and have a smooth interior surface. Kitchen hood ducts for downdraft grill-range may be Schedule 40 PVC when installed below concrete slab floors (CMC 504.2). Dryer duct may have six feet (maximum) of approved flexible duct (CMC 504.3).
 - Rooms containing bath tubs, showers, spas and similar bathing fixtures shall be mechanically ventilated in accordance with the CMC (CMC 1203.4.2.1).
 - Environmental air ducts (vent fans, range hoods, dryers, etc.) shall not terminate less than 3 feet from property line, or 3 feet from opening into the building (CMC 504.5).
 - Dishwasher shall be connected to a drainage system or food waste disposer with the use of an approved dishwasher airtap fitting (CPC Section 807.4).
- ADDIT. PLUMBING NOTES:
 - A. NEW PLUMBING FIXTURES SHALL COMPLY WITH DIVISION 4.3 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN). WATER CLOSETS SHALL NOT EXCEED A FLUSH VOLUM OF .28 GALLONS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED A FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE MEASURED AT 80 PSI.
 - B. WATER CLOSETS INSTALLED IN RESIDENTIAL OCCUPANCIES SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH EFFICIENCY TOILETS UNDER THE WATERSENSE PROGRAM SPONSORED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) (2019 CPC 411.2.3).

General Requirements

- Mechanical and plumbing systems shown on architectural drawings are shown for location intent only. These systems shall be engineered by others. The contractor shall be responsible for installation, placement, and performance.
- Fire sprinkler system when required shall be "design-build" and are not a part of the architectural documents. Fire sprinkler plans and calculations shall be submitted to the Building Department for review and approval prior to installation. Automatic fire sprinkler system shall be designed and installed in accordance with NFPA 13D or CRC R313.3 as a minimum.
- Anchor or strap water heater and HVAC units to structure to resist earthquake motion (CPC Section 508.2 and CMC Section 334.4).
- Water heater and HVAC units shall be accessible for inspection, service, repair, and placement without removing permanent construction (CMC Section 304.7).
- Furnaces and water heaters shall not be installed in or be accessible through rooms designed as bedrooms, bathrooms or wardrobe closets (CMC Section 304.5 and CPC Section 509).
- Water heating and HVAC units installed in garages where they may be subjected to damage shall be suitably guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles. Such equipment when located in a garage shall be installed so that the pilots or burners are at least 18" above the floor level (CMC Section 307 & CPC 508.14).
- Warm-air furnaces installed in attics or furrowed spaces shall be installed as per CMC Section 904.11 and include the following:
 - a. A minimum 22 inch by 30 inch access but large enough to accommodate the removal of the largest component of FAU (maximum 20 feet from furnace unless passageway height is over 6 feet).
 - b. Continuous solid flooring not less than 24 inches wide from access to furnace.
 - c. A level working platform minimum 30 inches in depth along entire firebox side of furnace.
 - d. A permanent 110V electrical outlet and lighting fixture (controlled by switch located at required access) at or near furnace.
 - e. FAU shall be listed for installation in attics and on combustible flooring - clearances shall be as specified in the listing and as per CMC Section 303.
 - f. Provide G.S.M. pan and drain below FAU with cooling coil at attic installed furnaces.

ating, Ventilation and Air Condition (HVAC)

- All work shall comply to the applicable standards of the ASHRAE handbooks and the SMACNA standards.
- A concrete pad shall be provided for grade mounted condensers.

Plumbing

- American Standard Inc. plumbing products or equal shall be the minimum performance product standard for plumbing fixtures. The Owner will select all plumbing fixtures. Water closets shall be 1.28 gallon/flush maximum (U.O.N.). Shower heads shall be 2.0 gallons per minute maximum measured at 80 psi. Lavatory faucets shall be 1.5 gallons per minute maximum measured at 80 psi. Kitchen faucets shall be 1.8 gallons per minute maximum measured at 80 psi.
- Waste and Vent Systems: All soil, waste and vent piping shall be approved ABS per local code (U.O.N.). All soil pipes penetrating or within rated fire walls shall be cast iron. All sewer pipes under driveway shall be cast iron. Provide minimum of 1/4" per foot slope for horizontal drainage pipe. (CPC Section 718). Cleanouts shall be installed as per CPC Section 719. Cleanout locations shall be located in least visible areas. All plumbing vents shall be combined into a minimum amount of roof penetrations. All roof penetrations shall occur to the rear of the main ridge.
- Domestic Water Piping System: Water service main piping shall be one inch minimum or larger as per load and pressure requirements. Provide shut-off valve at foundation wall. Hot and cold water supply shall be copper. No water supply will be allowed under concrete building slab. All runs shall be made so that branch connections occur at future locations where fittings can be installed. System shall be as free as possible from fittings and sharp turns. Provide hose bibbs as per drawings with tee fittings above ground for future sprinklers installation at front and rear of house (U.O.N.). Provide a non-removable backflow preventor or vacuum breaker at all hose bibbs (CPC Section 603).
- Water Heating System: Water heater shall be size and type as specified in the California Energy Code. Water heater shall have R-12 insulation blanket (U.O.N.). Insulate the first 5 feet of the hot and cold water pipes with R-4 insulation. If water heater is located on a second floor or above, provide a G.S.M. pan under water heater with drain to outside. Water heaters shall be provided with a pressure relief valve as per CPC Section 505.4.
- Domestic Gas Service: All gas piping shall be new and shall be black steel or galvanized (U.O.N.). No gas piping shall be installed in or on the ground under any building or structure and all exposed gas piping shall be securely supported and located where it will be protected from physical damage (CPC Section 1211).
- Plumbing projecting through or embedded in concrete or masonry shall be protected against the concrete and placed in an oversized sleeve or approved expansion wrap to allow for expansion, contraction and structural movement (CPC Section 313).
- All copper pipe connections to ferrous piping shall be made with dielectric couplings or isolation flanges.

ELECTRICAL

General Requirements

- Electrical systems shown on architectural drawings are shown for intent only. These systems shall be engineered by others. The contractor shall be responsible for proper installation, placement, and performance.
- Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc. (U.L.) and bear their label wherever standards have been established and their label service is regularly furnished.
- Service Distribution:
 - a. Main electrical service shall be 200 AMP minimum (U.O.N.).
 - b. Main service panel electrical load calculations shall conform to CEC Section 220.
 - c. Install a main service disconnect as per CEC 236-70.
 - d. Provide grounding at service entrance to comply with CEC Section 250.
 - e. Branch circuit load distribution shall conform to CEC Section 210.
 - f. Panels and sub-panels shall not be located in closets or similar confined spaces. (CEC 110-26).
 - g. Aluminum wire small than No. 6 A.W.G. shall not be used in electrical wiring.
 - h. Protection of wiring shall be as per CEC Sections 320-334.
- Receptacle Outlets:
 - a. Outlet boxes on opposite sides of rated walls (wall separating garage from dwelling) shall be separated by a horizontal distance of 24 inches (CEC Section 713.3.2).
 - b. Provide GFCI (GFI) protection per CEC Section 210-8(a).
 - c. Outlet locations shall comply with CEC Sections 210-50 and 210-52.
 - d. Switched outlets shall be one-half hot (U.O.N.).
- Lighting:
 - a. Unless otherwise scheduled, Owner shall select all lighting fixtures.
 - b. All light fixtures shall comply to CEC Section 410 for type, ratings, and installation.
 - c. Fixture locations shall comply to CEC Section 210-70 and 410.
 - d. Ceiling mounted junction boxes shall be capable of supporting 60# minimum (U.O.N.) and supported as per CEC Section 410-36.
 - e. Fixtures installed in closets shall comply to CEC Section 410-16.
 - f. Install switches at 47" above finished floor to top of switch box (U.O.N.).
 - Smoke Detectors: Install 110 volt smoke detectors with battery backup as per CBC Section 907.2.11.2 or CRC R314 and conforming to NFPA 72. Install the detector in strict accordance with the manufacturer's printed installation instructions.
 - Provide combustion air to HVAC units as per CMC Section 703; and to water heaters as per CPC Sec. 507.
 - Installation of HVAC and plumbing systems shall insure properly balanced and quiet operation.
 - All work shall comply to the California Energy Code.
 - Vibration isolation of mechanical equipment shall be incorporated into the installation.
 - Carbon Monoxide Detectors: Locate carbon monoxide alarms as per CBC 420.4 or CRC R315.

ADDITIONAL ELECTRICAL CONDITIONS:

- A. ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION SHALL BE PROVIDED FOR ALL NEW AND REPLACED 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT BY ANY MEANS DESCRIBED IN 210-12 (A)(1) THROUGH (6) OF ARTICLE 210.8.2 AND PER ARTICLE 406.4 (D)(4) OF THE 2019 CEC. (KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS).
- B. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION SHALL BE PROVIDED FOR ALL 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTABLES INSTALLED PER ARTICLE 210.8 (A)(1) THROUGH (10) OF THE 2019 CEC IN BATHROOMS, GARAGES, NON-HABITABLE ACCESSORY BUILDINGS, OUTDOOR LOCATIONS CREWLS SPACES, UNFINISHED BASEMENTS, KITCHENS, AREAS WITHIN 6 FEET OF A SINK OR BATHTUB AND SHOWER STALLS.
- C. THE BATHROOM EXHAUST FAN SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER AND SHALL BE ENERGY STAR COMPLIANT WITH A MINIMUM EXHAUST RATE OF 50 CFM.
- D. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE LISTED ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND CEILING. FIXTURES SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW (CEC 150.0)(c) 1C.
- E. LUMINAIRE RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING, AIR LEAKAGE, SEALING, MAINTENANCE AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN CEC 150.0 (N)(c). A JUNE-2019 THE LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY HAND INSPECTION IN ALL RECESSED CEILING DOWNLIGHT LUMINAIRES.
- F. A MINIMUM 15-AMP CIRCUIT FOR THE DISHWASHER AND A 15-AMP CIRCUIT FOR THE GARBAGE DISPOSAL SHALL BE PROVIDED.
- G. A DEDICATED CIRCUIT FOR THE KITCHEN HOOD SHALL BE PROVIDED. [CEC 210.52 (B)(2)].

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4874 PARK DR.

PROJECT ISSUE/DATE:
8.05.2023

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NOTES

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GENERAL NOTES:

1. SMOKE ALARMS SHALL BE PROVIDED IN EVERY EXISTING AND NEW BEDROOM. (HARD WIRED W/ BATTERY BACK-UP) (INSTALLATION OF SMOKE ALARM WILL COMPLY WITH CRC SEC R314)
2. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW OF 128 GALLONS FLUSH (GPF)
3. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GMP)
4. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM)
5. PROVIDE MIXING VALVES AT SHOWER AS PER UPC SEC 420
6. BATHROOMS REQUIRE EXHAUST FANS (MINIMUM 50 CM CFM AND NOISE RATING ("SONE") (GENERALLY 3 SONE MAX- AS USED INTERMITTENTLY). ALL INSTALLED EXHAUST FANS MUST BE SPECIFIED AT A NOISE RATING OF A MAXIMUM 1 "SONE" FOR THE CONTINUOUS USE OR MAXIMUM 3 "SONE" FOR THE INTERMITTENT USE.
7. EGRESS WINDOWS SHALL HAVE A MAX. OF 44" SILL HEIGHT.
8. NO PVC. STATE HEALTH & SAFETY CODE SEC. 714214 10d @ 12" O.C. F.N.
9. ALL EXTERIOR AND INTERIOR WALLS ARE 2x4 @ 16" O.C. U.N.O. PER PLAN
10. MINIMUM CLEARANCES OF 15" FROM THE CENTER LINE OF WATER CLOSET & 24" IN FRONT OF WATER CLOSETS.
11. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS'.
12. STATE HEALTH SAFETY CODE SEC. 174214 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
13. TUB/SHOWERS WALLS: COVER WALLS AND CEILINGS IN TUB & SHOWER COMPARTMENTS W/ 15# FELT. MATERIALS USED ON SUCH WALLS SHALL BE OF A TYPE NOT ADVERSELY AFFECTED BY MOISTURE.
14. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SEC. (R315.1)
15. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC SEC. 4303.1.
16. PER 2016 CGBSC SEC. 4303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.
17. PER CGBSC SEC. 4303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.
18. PER 2016 GREEN CODE SEC 4503.1 ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODNOTES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
19. PER 2016 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

- 1- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO GERMINATED OUTSIDE THE BUILDING
- 2- UNLESS FUNCTIONAL AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANG OF 50 TO 80 PERCENT.
20. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
21. ALL LUMINARIES MOUNTED TO HE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LUMINARIES OR MUST BE CONTROLLED BY A MOTION SENSOR AND CONTROLLED BY ONE OF THESE:

- PHOTOCONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS)
22. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
23. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINJTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS PER MINUTE AT 60 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE.
24. SPECIFY ON THE PLANS THAT ANY EXISTING SMOKE ALARMS THAT ARE MORE THAN 10 YEARS OLD WILL BE REPLACED.

NOT EVERY NOTE APPLIES TO THIS PROJECT.

NOTE:

ONLY DRIVEWAY IMPROVEMENT & 42" HIGH PERIMETER WALL WILL BE PERFORMED IN THE RIGHT-OF-WAY. ENCROACHMENT AGREEMENT REQUIRED.

NOTE:

ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM

NOTE:

PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4

GREEN BUILDING CODE REQUIREMENTS

- a.) PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASINS, B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2
- b.) SURFACE WATER TO BE DIRECTED AWAY FROM THE BUILDING FOUNDATION AT A GRADIENT OF 5% WITHIN THE FIRTS 10 FEET (2%) FOR IMPERVIOUS SURFACES. EXEPTION: ADDITION NOT ALTERING THE DRAINAGE PATH.
- e.) A MINIMUM OF 65% OF ALL CONSTRUCTION WASTE SHALL BE RECYCLED OR SALVAGED FOR REUSE. CGC 4.408.2
- g.) DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED. CGC 4.504.1
- h.) VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SEC. 4/504.3 AND TABLES 4/504.1, 4.504.2, 4.504.3, AND 4.504.5 FOR ADHESIVES, PAINTS AND COATING CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2
- i.) MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SEC. 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.
- j.) ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) IS REQUIRED IN NEW ONE- AND TWO- FAMILY DWELLINGS AND TOWNHOMES WITH ATTACHED GARAGES. A MIN. 1" CONDUIT ORIGINATING FROM A PANEL ORIGINATING FROM SERVICE PANEL TO HAVE A SPARE 40 AMPERE 240V CAPACITY TERMINATING IN BOX LOCATED IN CLOSE PROXIMITY TO FUTURE EV CHARGER.

NOTES:

1. SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS DIRECTLY ONTO PUBLIC STREET, ALLEY, YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.1 SQ. FT. OF OPERABLE AREA 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH. (CRC 2016 R310.1. / R310.1.2 / R31013
2. ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE *
3. MANUFACTURED WDINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATRIION RATING COUNCIL (NFRO) AND SHOWING COMPLIANCE WITH ENERGY CALCULATIONS.
- PLANS THAT THERE WILL BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THE LOCATIONS SPECIFIED IN ARTICLE 210.52(B), I.E. KITCHEN AND DINING AREAS
- EXISTING SMOKE ALARMS AND CARBON MONOXIDE ALARMS WILL BE FIELD VERIFIED BY THE CITY BUILDING INSPECTOR

MAIN RESIDENCE FORCE AIR UNIT:
AC PRO 5 TON 14 SEER W/ 100K BUT 95% AFUE FURNACE.
CONTRACTOR TO VERIFY.

ADU MINI-SPLIT SYSTEM:
FUJITSU 4RL2 MINI-SPLIT "EQUIVALENT" CAPACITY 4000 OUTPUT BTU'S.
CONTRACTOR TO VERIFY.

WATER HEATERS:
ADU: NAVIEN NPE 180A TANKLESS GAS WATER HEATER
15-150K BTU
CONTRACTOR TO VERIFY.

MAIN RESIDENCE: NAVIEN NPE 240A2 TANKLESS GAS WATER HEATER
199,900 BTU/HR
CONTRACTOR TO VERIFY.

FIXTURE TYPE	MAXIMUM FLOW RATE
WATER CLOSETS	1.28 GALLONS/FLUSH
URINALS (WALL-MOUNTED)	0.125 GALLON/FLUSH
URINALS (OTHERS)	0.5 GALLON/FLUSH
SHOWERHEADS	1.8 GPM @ 90 PSI
LAVATORY FAUCETS	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.20 GALLONS PER CYCLE

WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC SECTION 4.30313.2.

PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 1023.

THIS PROJECT SHALL COMPLY WITH THE:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

INDIO WHITE DOES NOT TAKE ANY RESPONSIBILITY FOR THE CONSTRUCTION OR CONTROL OF THE JOB. INDIO WHITE'S RESPONSIBILITY IS SOLELY LIMITED TO THE DRAWING OF THESE PLANS TO COMPLY WITH ALL STATE, COUNTY AND CITY BUILDING CODES FOR THE APPROVAL OF THE BUILDING OFFICIALS TO ISSUE A BUILDING PERMIT. ANY CHANGES TO THESE PLANS WITHOUT THE APPROVAL OF INDIO WHITE WILL ABSOLVE INDIO WHITE FROM ANY RESPONSIBILITY FOR THESE PLANS.

SHEET NOTES

- PERIMETER WALL TO HAVE 15" X 12" FOOTING
- FIRE SPRINKLER PLAN TO BE SUBMITTED W/ APPLICATION PACKET
- ADU PHOTOVOLTAIC TO BE RESIDENCE MOUNTED. 1.41 kWdc MIN.
- ADU TO BE PROCESSED UNDER SEPARATE PERMIT: CDP 2022-0017
- IF EX. CONC. SLAB DOES NOT MEET GEOTECHNICAL RECOMMENDATIONS THEN IT WILL NEED TO BE REMOVED AND REPLACED W/ NEW CONC. SLAB.

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4874 PARK DR.

PROJECT ISSUE/DATE:
8.05.2023

DRAWN BY
JF

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DRAWING NAME

NOTES

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4874 PARK DR.

PROJECT ISSUE/DATE:
8.05.2023

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DRAWING NAME
NEW CONSTRUCTION
PLAN

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

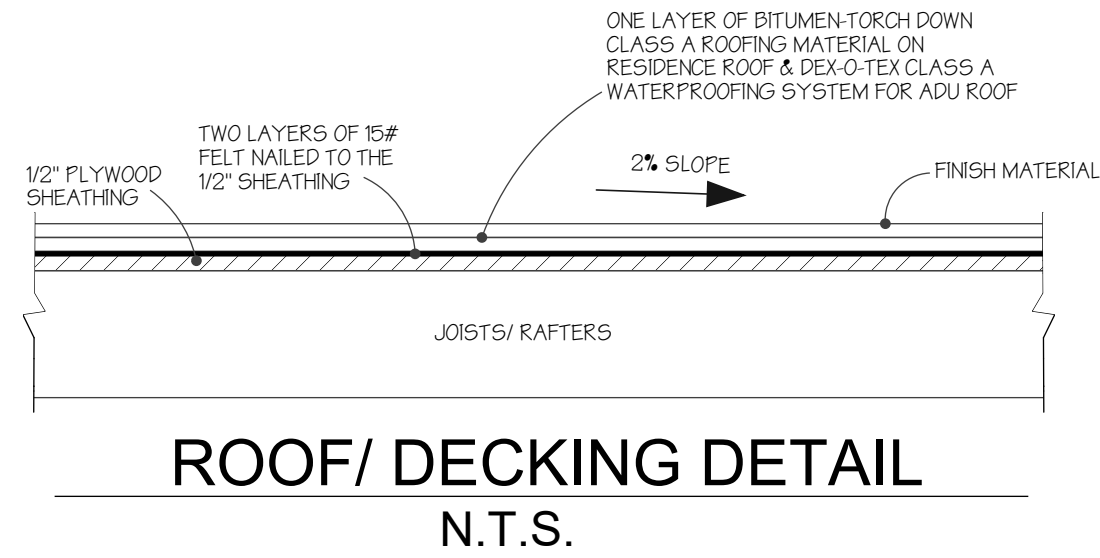
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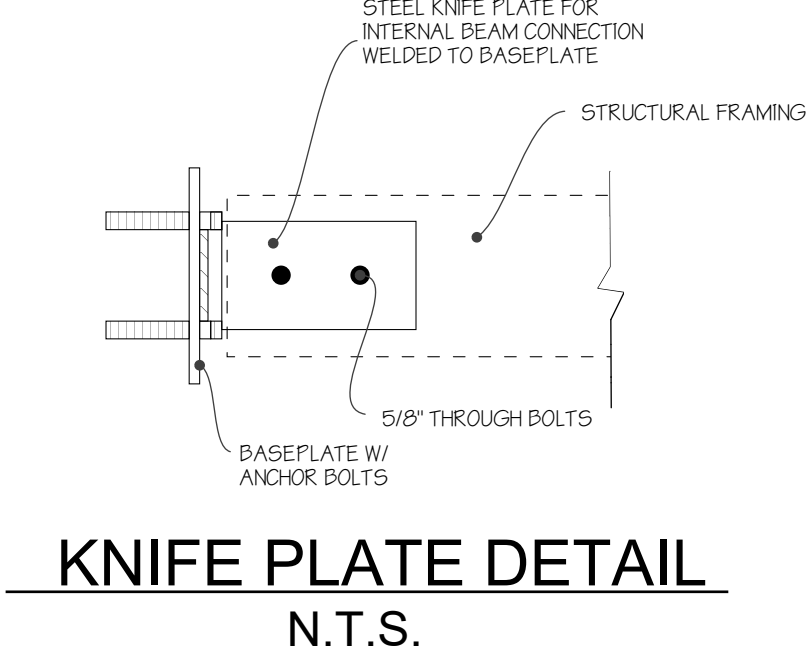
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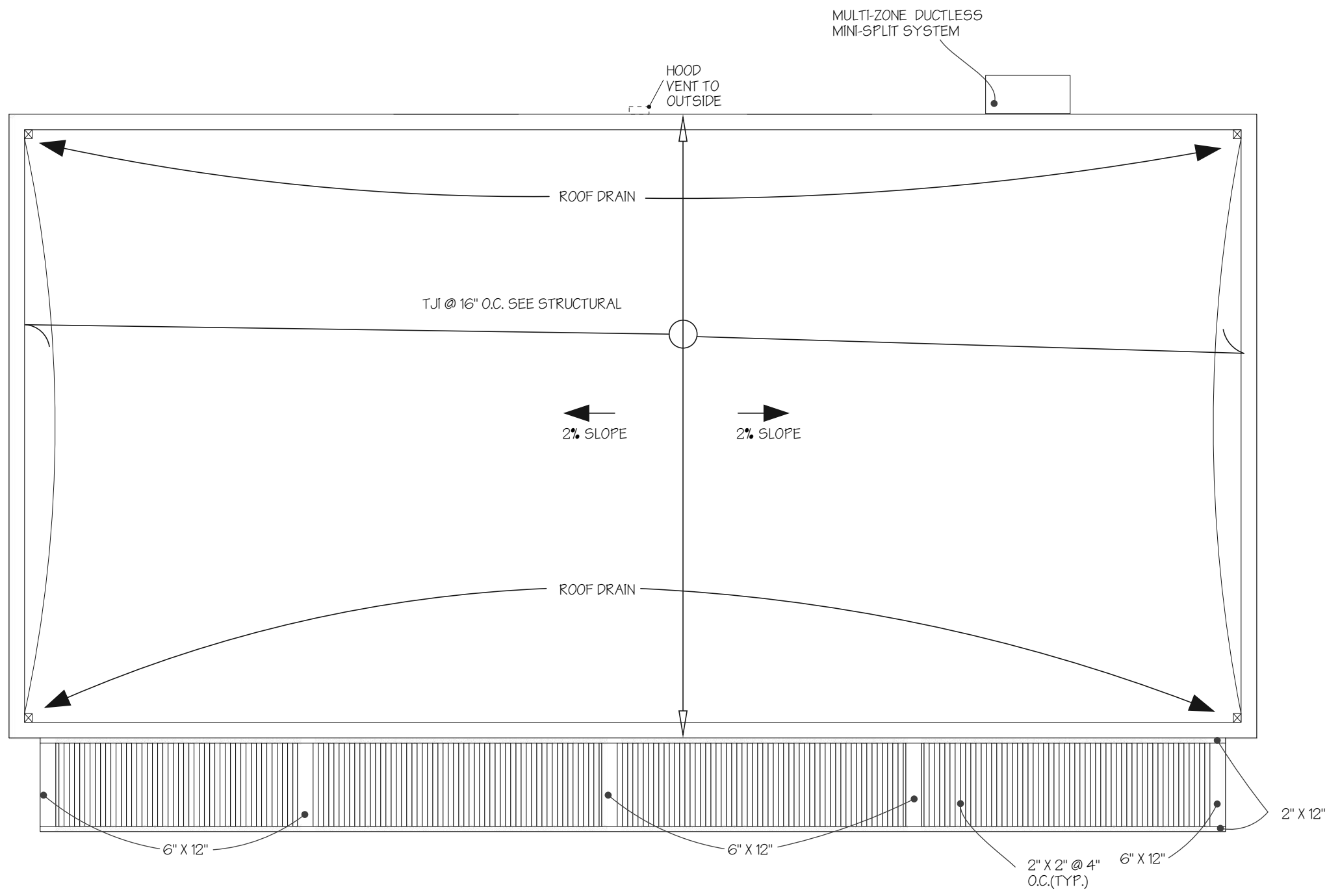
Scale: $1/4'' = 1' - 0''$



DEX-O-TEX NOTES
PRODUCT MEETS CLASS A SPECIFICATIONS
ACCORDING TO ICC ESR-1757 REPORT



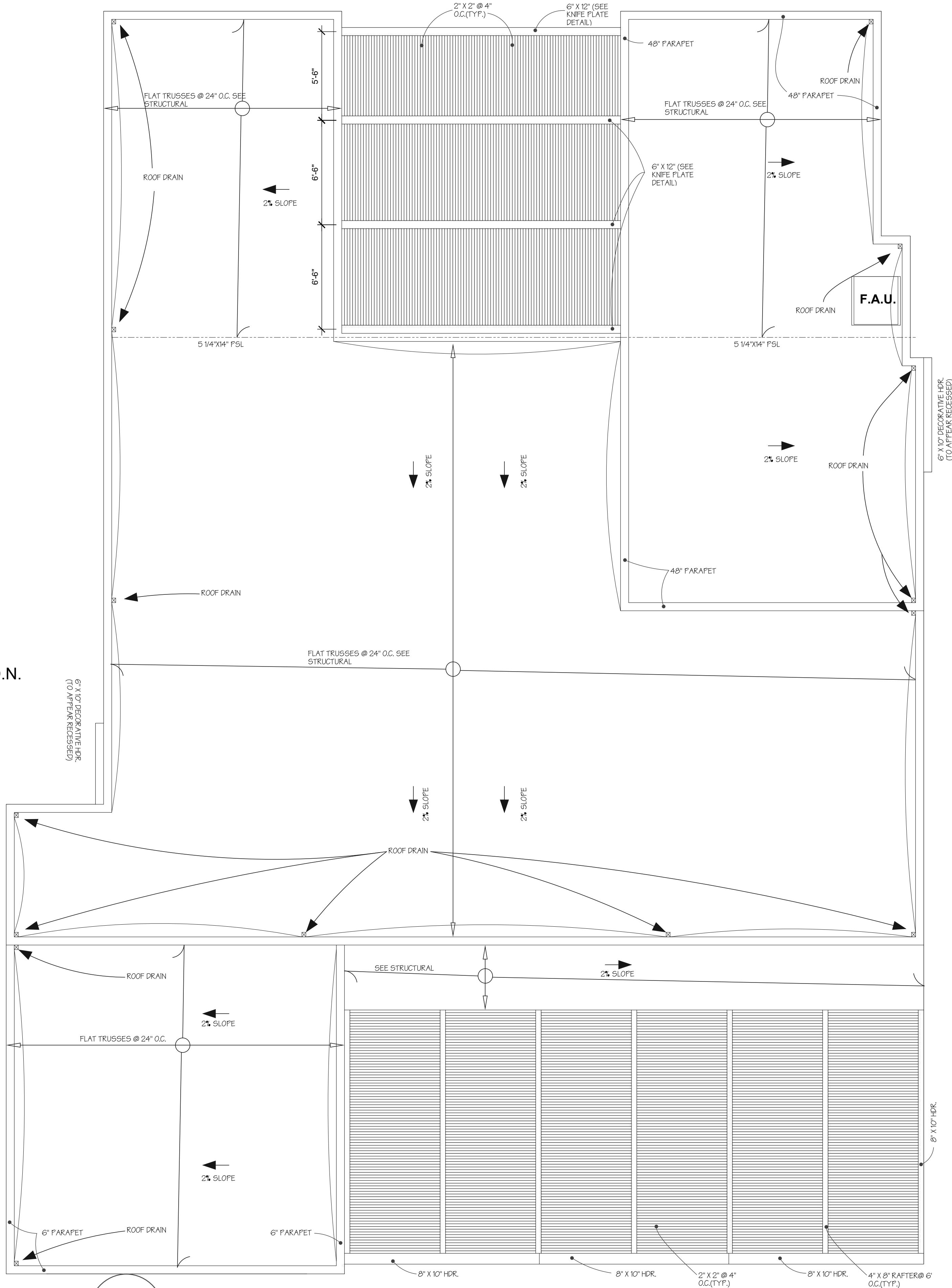
*** NOTE:**
24" PARAPET U.O.N.



2

PROPOSED ADU ROOF

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



1

PROPOSED RESIDENCE ROOF PLAN

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

SYMBOLS

- DUPLEX RECEPTACLE OUTLET 20A, 125V, +18"
- GFI GROUND FAULT INTERRUPT OUTLET
- CUSTOM WALL MOUNTED FIXTURE
- RECESSED CAN
- RECESSED VENT FAN
- SPECIALTY LIGHTING/ CEILING OUTLET
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SINGLE SWITCH
- 3- WAY SWITCH
- ELECTRIC VEHICLE READY OUTLET

ELECTRICAL NOTES:

1. ALL WIRING SHALL COMPLY WITH THE LATEST CEC.
2. ALL OUTLETS LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE WEATHERPROOF AND GFCI PROTECTED.
3. ALL CONVENIENCE OUTLETS IN BATHROOMS AND WITHIN 6' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED.
4. PROVIDE 100 AMPS SERVICE SHALL BE INSTALLED IN WEATHERPROOF BOXES.
5. ELECTRICAL SERVICE SHALL BE GROUNDED WITH UFER GROUND 1/2" DIA. X 20' REINFORCEMENT BAR AT PANEL.
6. ELETRICAL OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH CEC.
7. LIGHT FIXTURES INSTALLED IN CLOTHES SHALL COMPLY WITH CEC.
8. PROVIE FLUORESCENT LIGHTING IN KITCHEN AND BATHROOMS.
9. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND IN ALL HALLWAYS THAT LEAD TO THE BEDROOMS.
10. BATHROOM CIRCUITING SHALL BE EITHER:
a.) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
b.) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
11. ALL 125-VOLT SINGLE PHASE, 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT-CIRCUIT-INTERRUPTER, (AFCI)
12. ALL BEDROOMS, LIVING ROOMS, AND BATHROOMS SHALL HAVE HIGH EFFICACY, MANUAL-ON OCCUPANCY SENSOR OR DIMMER.
13. ALL RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT.
14. SMOKE ALARM AND CARBONMONOXIDE ALARM MUST BE POWERED BY THE BUILDING ELECTRICAL SYSTEM AND MUST BE EQUIPPED WITH BATTERY BACKUP. ALARMS MUST BE INTERCONNECTED THROUGHOUT THE DWELLING SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS OF EACH SMOKE ALARM OR CARBON MONOXIDE WHICH EVER IS SET OFF IN THE DWELLING TO SOUND.

INDIO
WHITE
INTERIOR DESIGN + DRAFTING

DRAWN BY:
INDIO WHITE DESIGN
DESIGN@INDIOWHITE.COM

THE PLANS AND SPECIFICATIONS ISSUED FOR THIS PROJECT HAVE BEEN PREPARED BY INDIO WHITE FROM DATA PROVIDED BY THE REPRESENTATIVE OF THE CLIENT. THE COMPLETENESS AND ACCURACY OF THIS DATA HAS BEEN RELIED UPON BY INDIO WHITE. DESIGNS ARE SUBJECT TO MODIFICATIONS OR CHANGES DUE TO FIELD VERIFICATIONS, EXISTING OR OTHER CONDITIONS AND BUILDING CODE REQUIREMENTS. THE DEVELOPER/CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT AND FOR COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT THE PLANS AND/OR SPECIFICATIONS ARE REQUIRED TO BE SEALED BY A LICENSED PROFESSIONAL, IT IS THE RESPONSIBILITY OF THE DEVELOPER/CLIENT TO RETAIN A LICENSED PROFESSIONAL TO SIGN AND SEAL THE PLANS. INDIO WHITE SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS UNLESS EXPRESSLY APPROVED BY INDIO WHITE IN WRITING.

4874 PARK DR.

PROJECT ISSUE/DATE:
8.05.2023

DRAWN BY
JF

A-4.0

DRAWING NAME
RCP/SPECIALTY POWER
PLAN

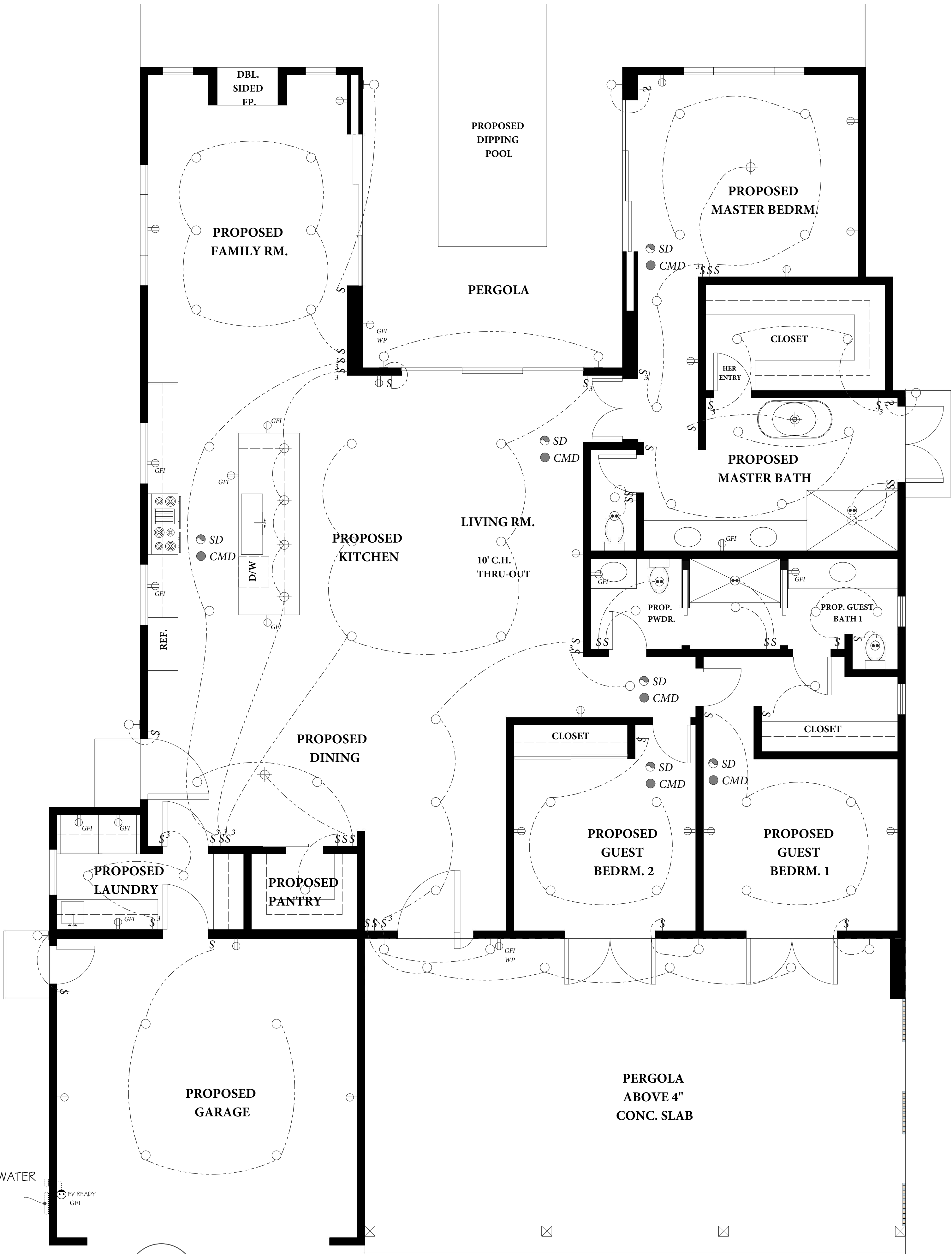
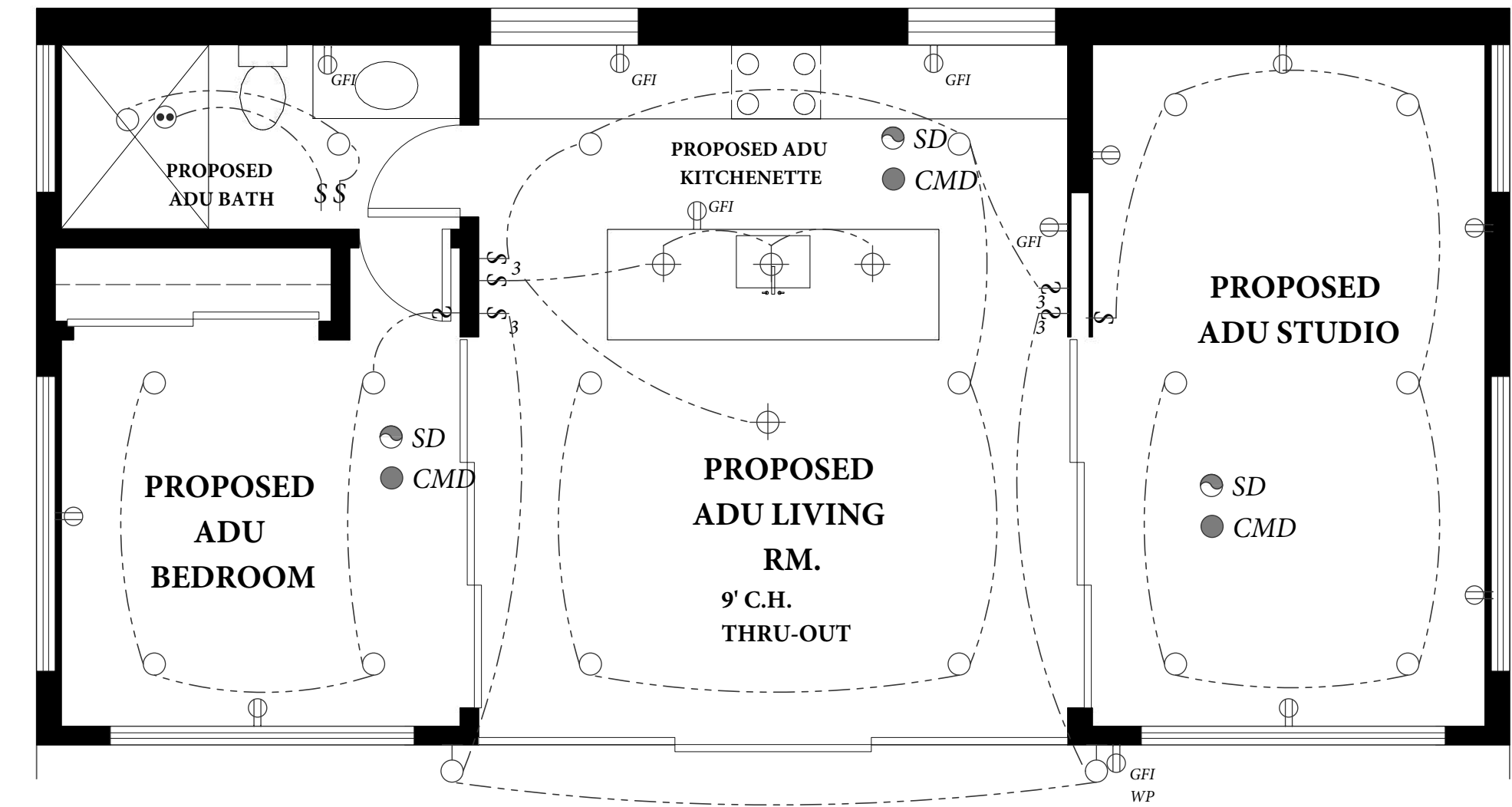
SCALE:
1/4" = 1'-0"

2 PROP. ADU RCP/ SPECIALTY POWER PLAN

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

1 PROP. RESIDENCE RCP/ SPECIALTY POWER PLAN

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



THE PLANS AND SPECIFICATIONS ISSUED FOR THIS PROJECT HAVE BEEN PREPARED BY INDIO WHITE FROM DATA PROVIDED BY THE REPRESENTATIVE OF THE CLIENT. THE COMPLETENESS AND ACCURACY OF THIS DATA HAS BEEN RELIED UPON BY INDIO WHITE. DESIGNS ARE SUBJECT TO MODIFICATIONS OR CHANGES DUE TO FIELD VERIFICATIONS. EXISTING OR OTHER CONDITIONS AND BUILDING CODE REQUIREMENTS. THE DEVELOPER/CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT AND FOR COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT THE PLANS AND/OR SPECIFICATIONS ARE REQUIRED TO BE SEALED BY A LICENSED PROFESSIONAL, IT IS THE RESPONSIBILITY OF THE DEVELOPER/CLIENT TO RETAIN A LICENSED PROFESSIONAL TO SIGN AND SEAL THE PLANS. INDIO WHITE SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS UNLESS EXPRESSLY APPROVED BY INDIO WHITE IN WRITING.

4874 PARK DR.

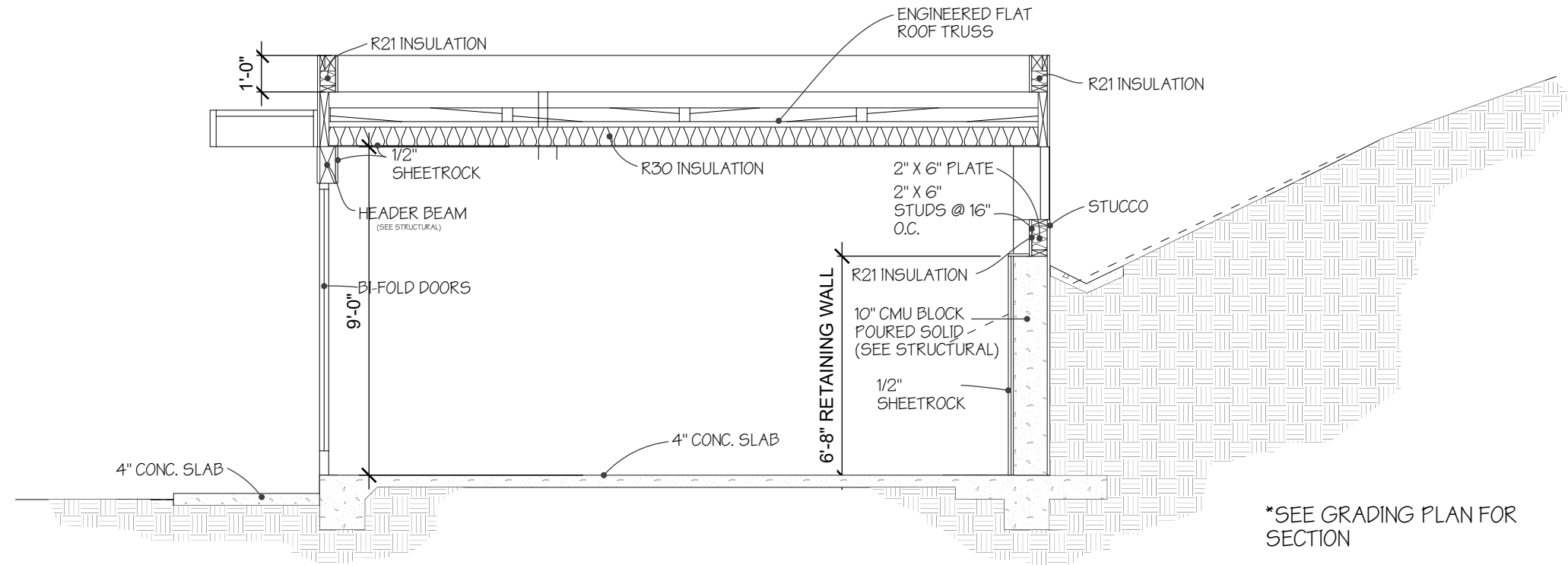
PROJECT ISSUE/DATE:
8.05.2023

DRAWN BY
JF

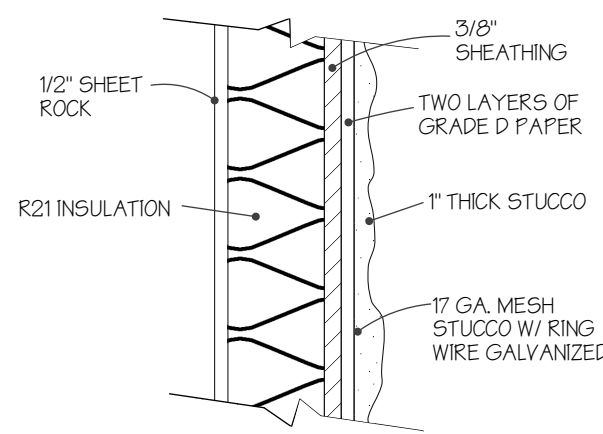
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DRAWING NAME
SECTION PLAN

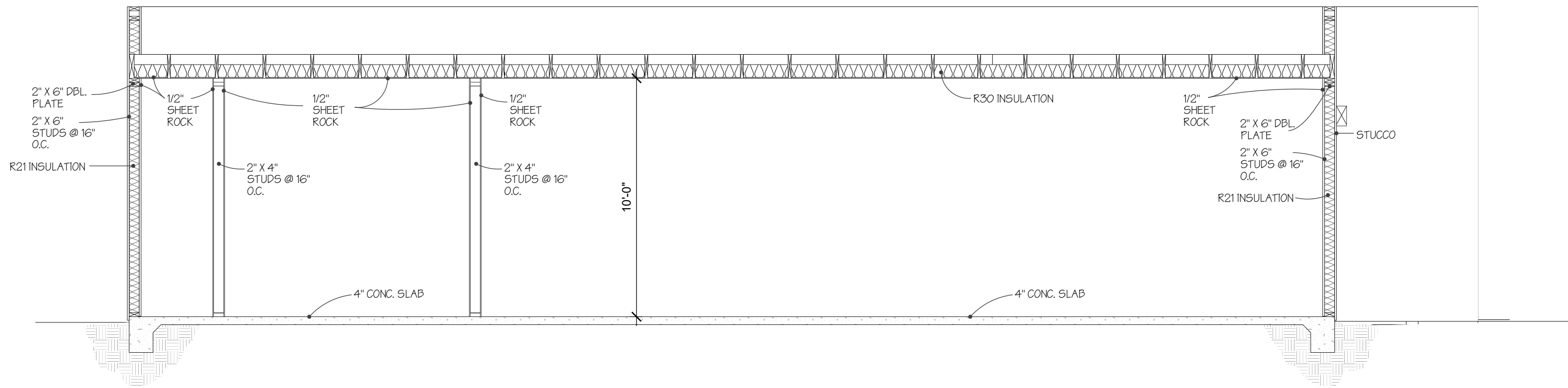
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1/4" = 1'-0"



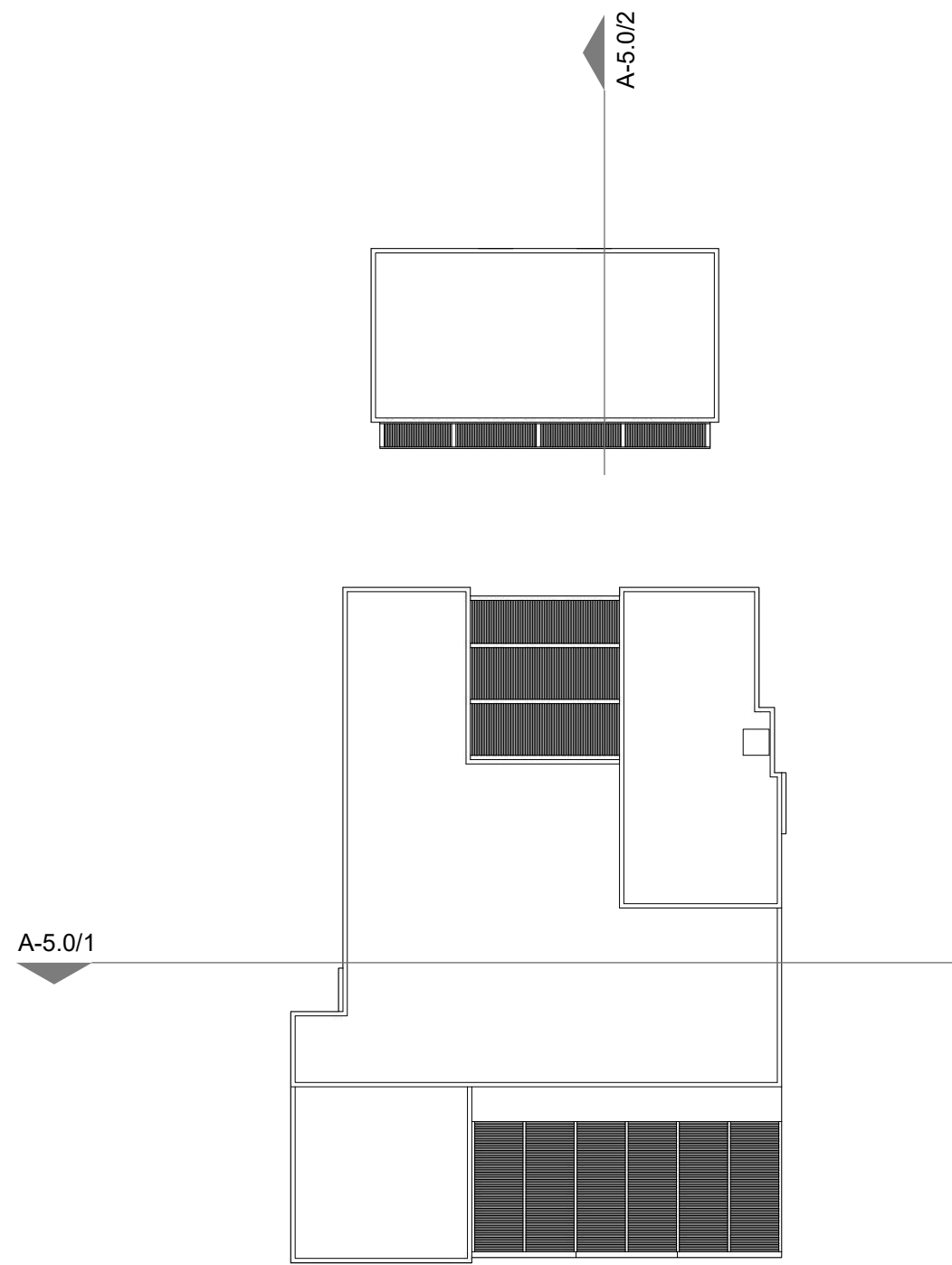
2 ADU SECTION
Scale: 1/4" = 1' - 0"



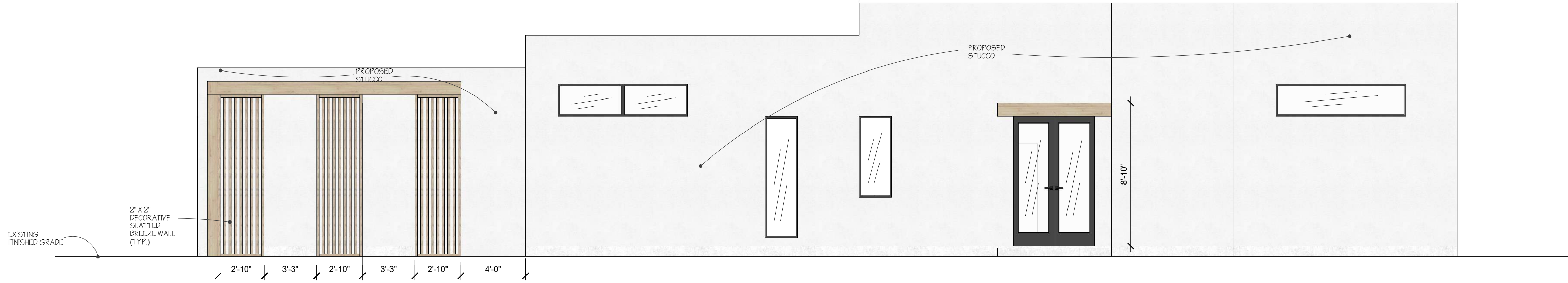
EXTERIOR WALL
DETAIL
NO SCALE



1 MAIN RESIDENCE SECTION
Scale: 1/4" = 1' - 0"



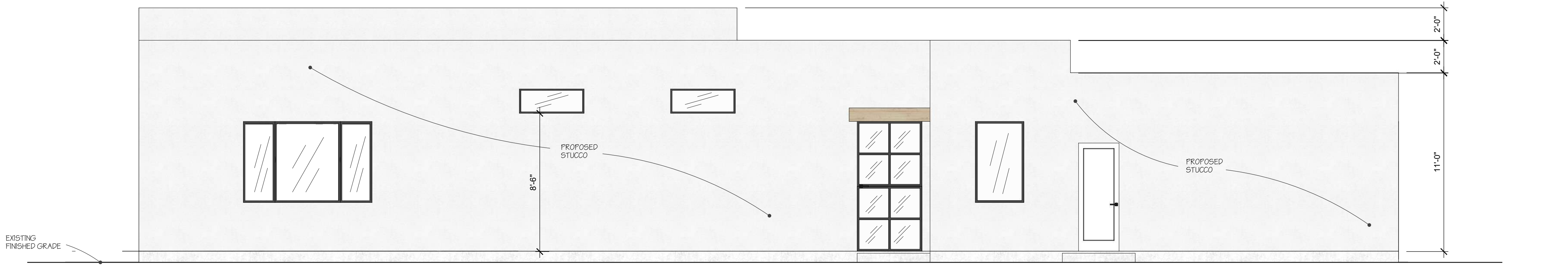
A SECTION KEYNOTE PLAN
Scale: N.T.S.



4

EAST ELEVATION

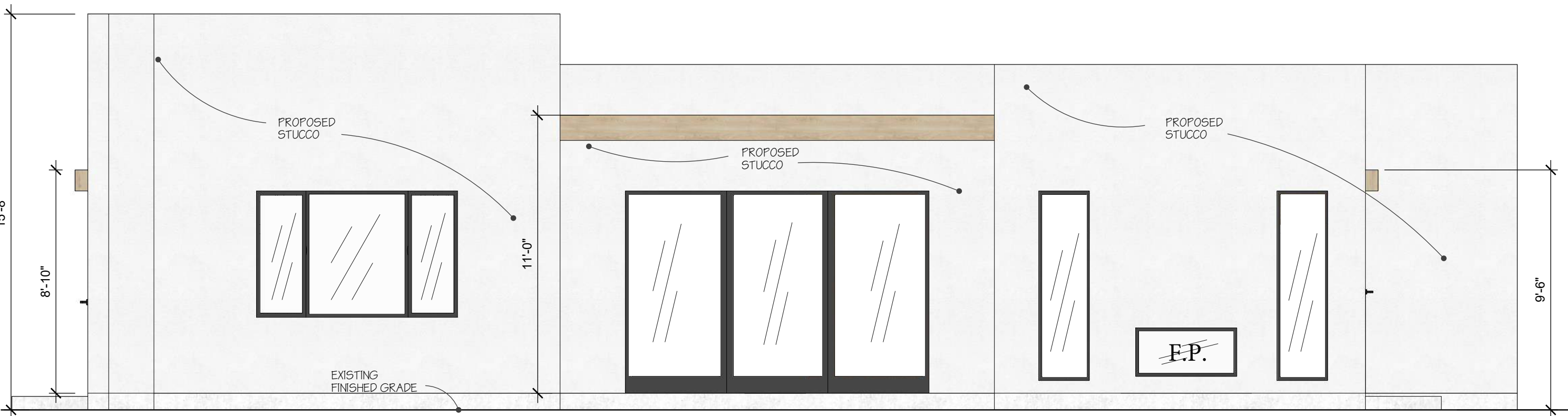
Scale: 1/4" = 1' - 0"



3

WEST ELEVATION

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



2

NORTH ELEVATION

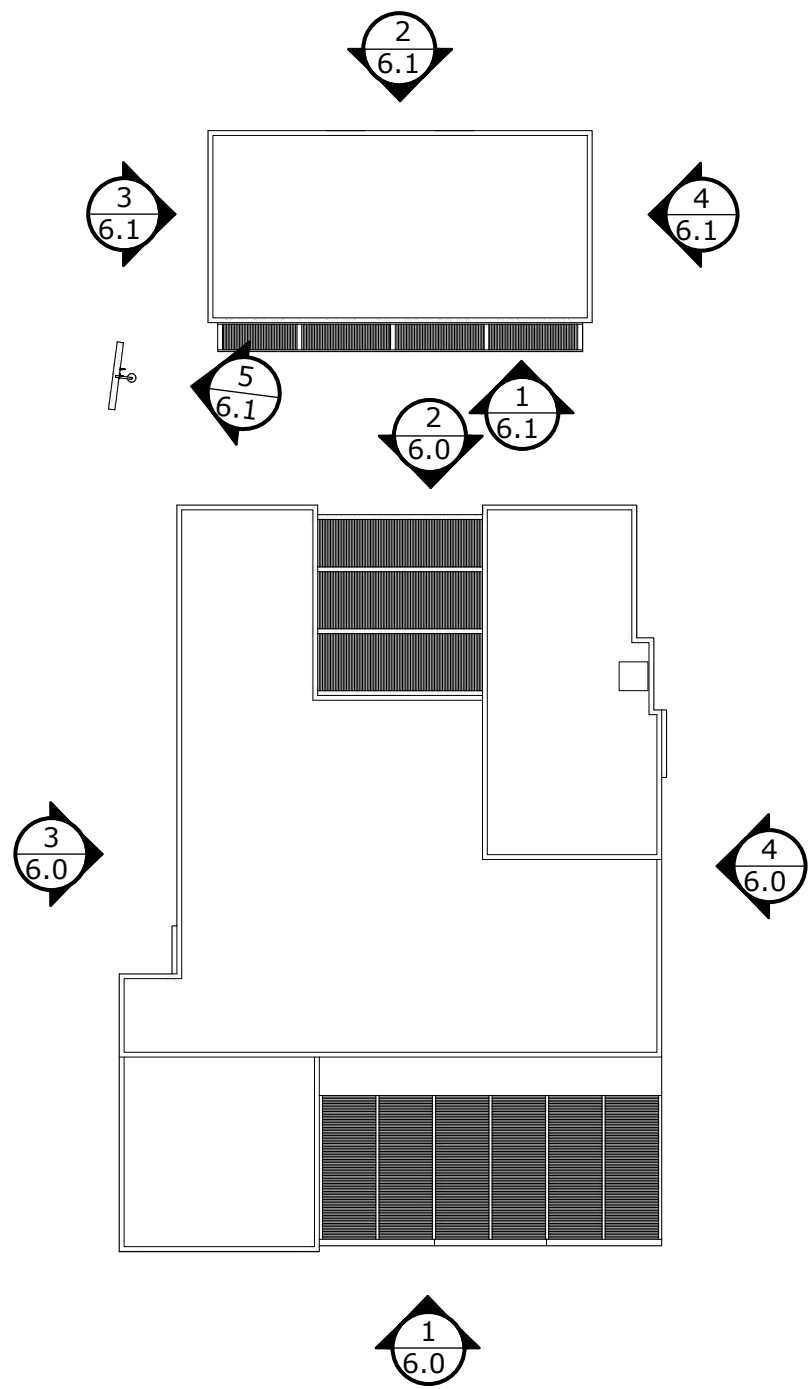
Scale: 1/4" = 1' - 0"



1

SOUTH ELEVATION

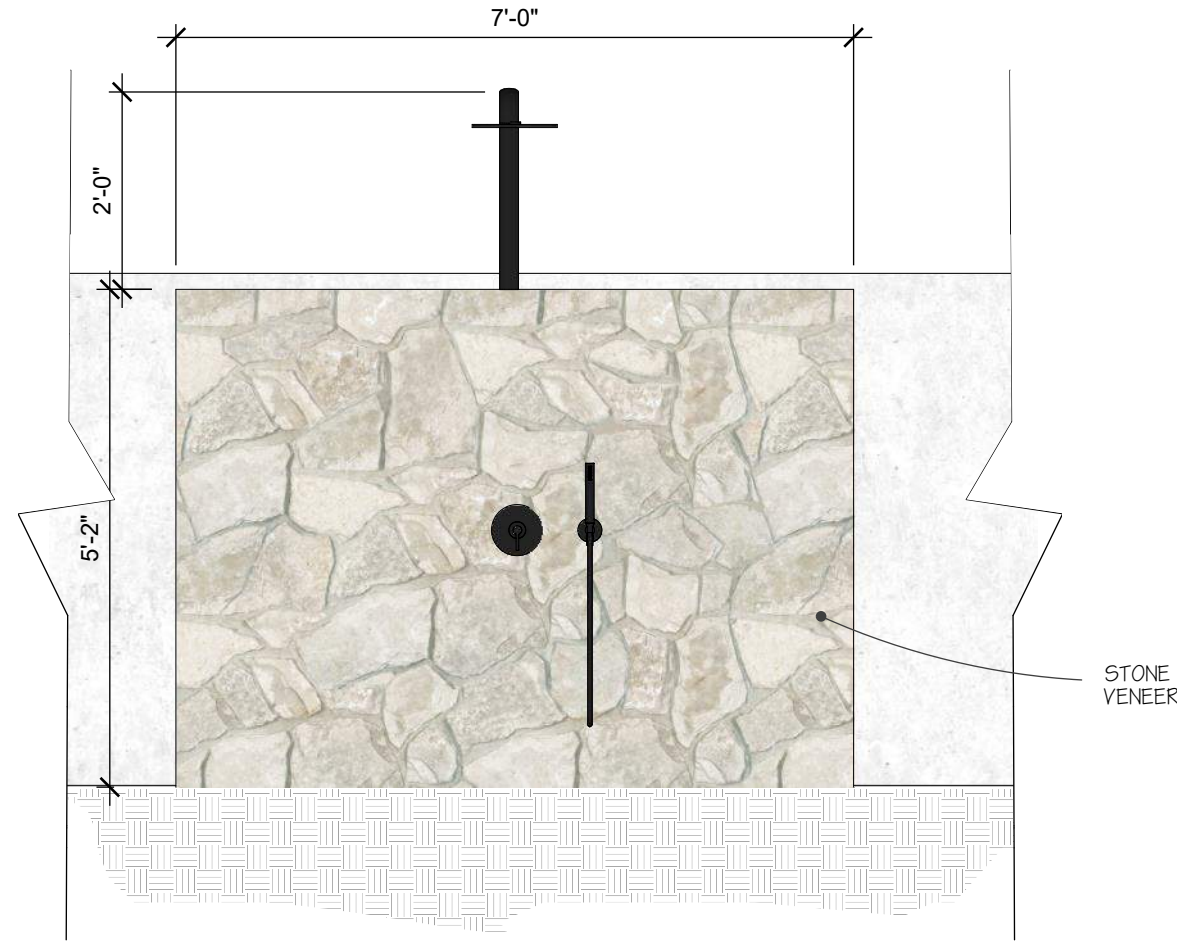
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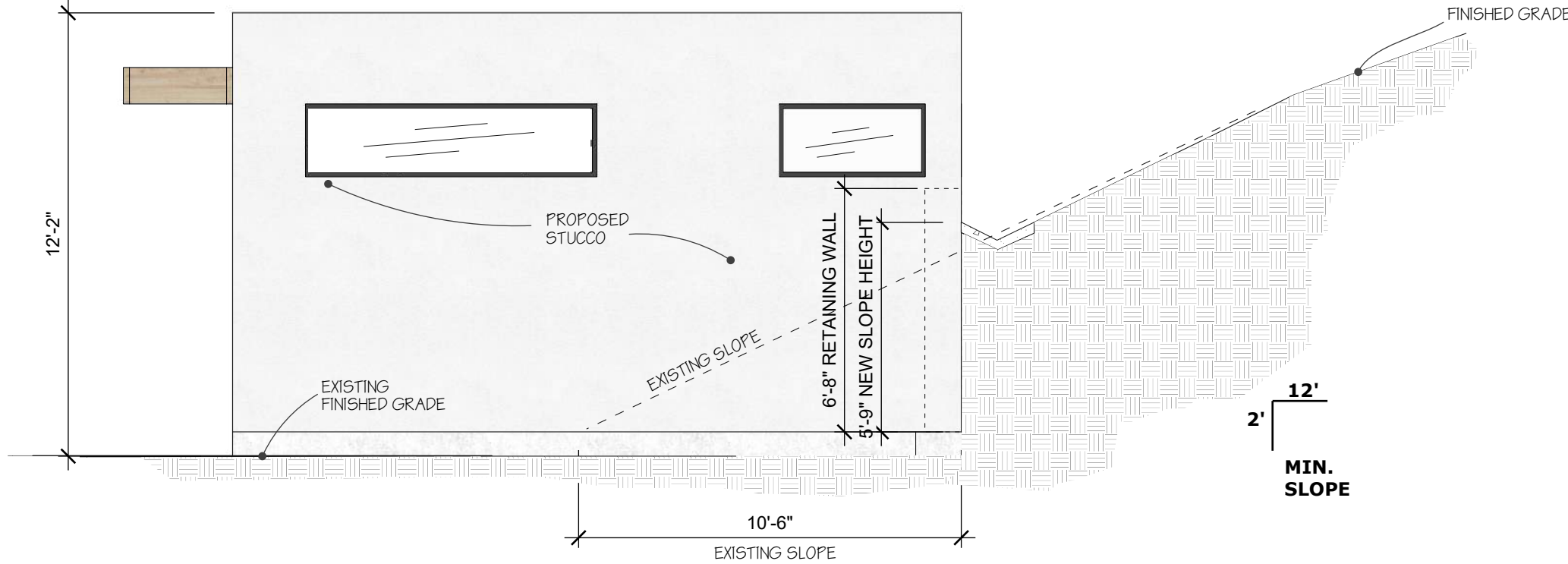
ELEVATION KEYNOTE PLAN

Scale: N.T.S.



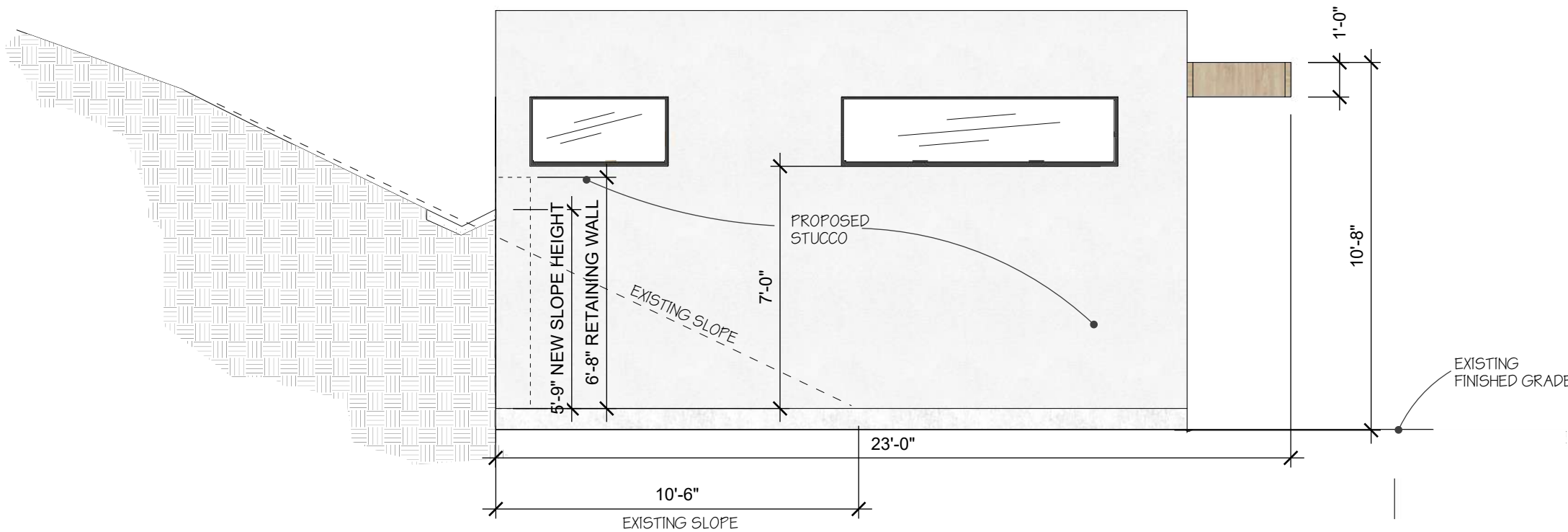
5 OUTDOOR SHOWER ELEVATION

Scale: 1/2" = 1' - 0"



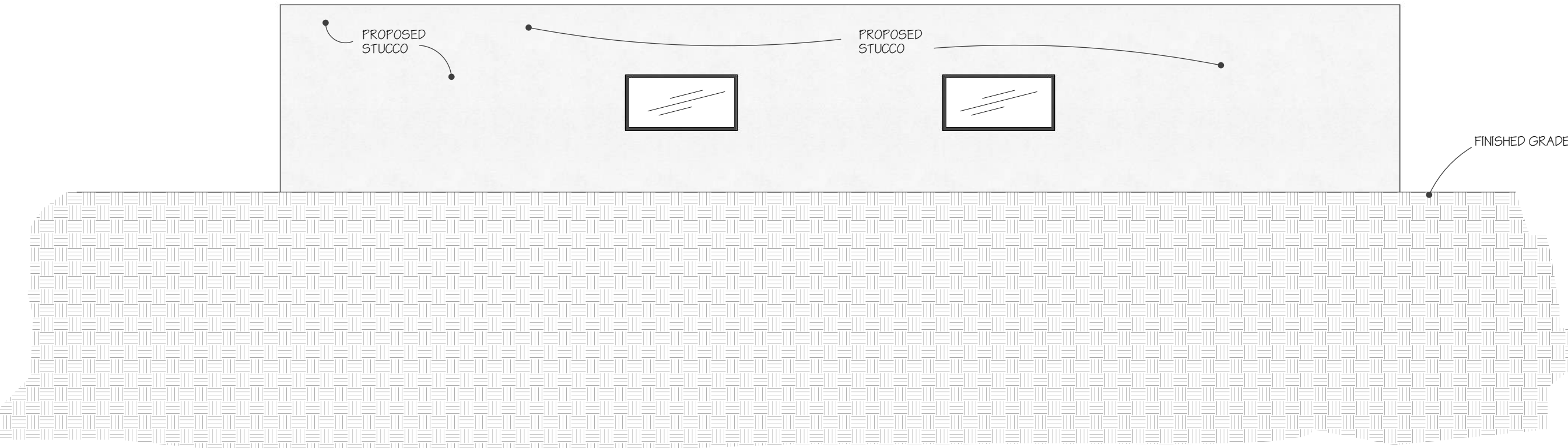
4 EAST ELEVATION

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



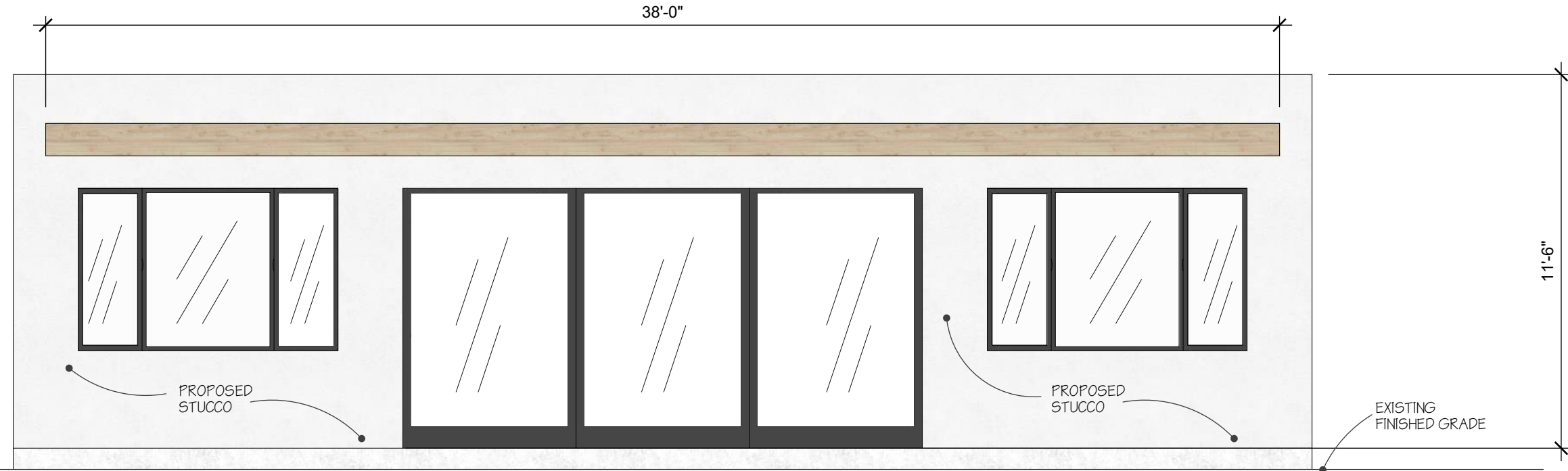
3 WEST ELEVATION

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



2 NORTH ELEVATION

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



1 SOUTH ELEVATION

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

C:\NPDATA\02-10101\CADD\DWG\101-TS.dwg 08/03/2023 09:45:55 AM Dec. 6, 2025

SPECIAL NOTES:

1. THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK.
2. THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NOR SHALL THE ENGINEER BE REQUIRED TO SUPERVISE CONDUCT OF THE WORK OF THE CONSTRUCTION PROCEDURES AND SAFETY PROCEDURES FOLLOWED BY THE CONTRACTOR OR SUBCONTRACTORS OR THEIR RESPECTIVE EMPLOYEES OR BY ANOTHER PERSON AT THE JOB SITE OTHER THAN THAT OF THE ENGINEER'S EMPLOYEES.
3. THE LOCATIONS OF ANY UNDERGROUND STRUCTURES AS SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT ALL UNDERGROUND OR OVERHEAD STRUCTURES WHETHER SHOWN OR NOT ON THESE DRAWINGS
4. FOR ELECTRONIC FILES OF THE HORIZONTAL CONTROL OF ONSITE IMPROVEMENTS, CONTRACTOR SHALL CONTACT THE ENGINEER OF WORK AT (619) 787-5566.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL EXISTING IMPROVEMENTS BEFORE AND DURING CONSTRUCTION.
6. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF LOCATION OF EXISTING UTILITIES.
7. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
8. IF ANY EXISTING HARDSCAPE OR LANDSCAPE, INCLUDING STRIPING, INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT IT SHALL BE REPAIRED OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.
9. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE FOLLOWING OWNERS OR UTILITIES OR STRUCTURES PRIOR TO ANY EXCAVATION FOR VERIFICATION AND LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OR WORK:

SDG&E-GAS & ELECTRIC

AT&T (UNDERGROUND SERVICE ALERT)

COX CABLE

WATER & SEWER (CITY OF CARLSBAD)

(800) 227-2600

(800) 422-4133

(619) 262-1181

(442) 339-2722

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE SAN DIEGO REGION.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PWP1070116-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), CURRENT EDITION
PWP1092816-07	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2014 EDITION
PWP1092816-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2015 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
	SAN DIEGO REGIONAL STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2015 EDITION
	CITY OF CARLSBAD ENGINEERING STANDARD DRAWINGS AND SPECIFICATIONS, 2022 EDITION
PWP1092816-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2015 EDITION

TOPOGRAPHY SOURCE

THE EXISTING TOPOGRAPHY AS SHOWN ON THESE PLANS WAS DETERMINED BY FIELD SURVEY CONDUCTED BY: 3D ALTITUDE, LLC ON JANUARY 23, 2022

BRIEF LEGAL DESCRIPTION

LOT 109 OF LAGUNA RIVERA UNIT NO. 4, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6529, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY ON OCTOBER 30, 1969, EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING 500 FEET BELOW THE SURFACE OF THE LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS SET OUT IN DEED TO CARLSBAD BAY PROPERTIES, LTD., A LIMITED PARTNERSHIP, RECORDED JUNE 10, 1968, AS FILE NO. 96383. APN: 207-250-23-00

BASIS OF BEARING

CITY OF CARLSBAD CONTROL R.O.S. 17271 STATION NAD83 1991.35	
STATION 111 AND STATION 117	
STATION 111	STATION 117
N 1998528.888	N 1997649.425
E 6236727.974	E 6234480.931

VERTICAL BENCHMARK

CITY OF CARLSBAD CONTROL R.O.S. 17271 STATION NUMBER 111 DESIGNATION - CLSB-111 MONUMENT IS THE NORTH SIDE CURB OF PARK DRIVE 246' FEET WEST OF KELLY DRIVE IN FRONT OF LAGUNA RIVERA PARK HAVING AN ELEVATION OF 18.385' NGVD 1929

GRADING AND GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH A SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED:

DISTURBED AREA CALS

TOTAL GROUND DISTURBANCE AREA: 11,100_SF

IF GREATER OR EQUAL TO ONE ACRE(43,560sf), PROVIDE WID#

EXISTING AMOUNT OF IMPERVIOUS AREA (A): 3,000_SF

PROPOSED AMOUNT OF IMPERVIOUS AREA TO BE REMOVED OR REPLACED (B): 3,000_SF

PROPOSED AMOUNT OF NEW OR REPLACED IMPERVIOUS AREA (C): 6,500_SF

TOTAL FINAL IMPERVIOUS AREA (A-B+C): 6,500_SF

EARTHWORK

TOTAL DISTURBED AREA:	11,100 SF
REMEDIAL CUT/FILL:	420 CY
TOTAL CUT QUANTITY:	570 CY
TOTAL FILL QUANTITY:	550 CY
NET IMPORT/EXPORT:	20 CY
MAX CUT DEPTH:	8 FT
MAX FILL DEPTH:	1 FT

NOTE: EARTHWORK VOLUMES ARE APPROXIMATE AND DO NOT ACCOUNT FOR SHRINKAGE/SWELLING, ETC. NOT TO BE USED FOR DETERMINING PROJECT COST.

CIVIL SHEET INDEX

DRAWING NAME	SHEET REFERENCE
CIVIL:	
GENERAL CIVIL NOTES	C0.1
DETAILS AND SECTIONS	C1.0
EXISTING CONDITIONS PLAN	C2.0
PRELIMINARY GRADING AND DRAINAGE PLAN	C3.0
PRELIMINARY UTILITY PLAN	C4.0
SITE DESIGN AND SOURCE CONTROL PLAN	C5.0



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	PCC	PORTLAND CEMENT CONCRETE
ACC	ACCESSIBLE	PV	POST INDICATOR VALVE
BFP	BACKFLOW PREVENTOR	POC	POINT OF CONNECTION
BW	BOTTOM OF WALL	PB	PULL BOX
CL	CENTERLINE	RIM	RIM OF STRUCTURE COVER
CO	CLEANOUT	RW	RECYCLED WATER
CONC	CONCRETE	R/W	RIGHT OF WAY
CYD	CUBIC YARDS	S	SEWER
EX	EXISTING	SCO	SEWER CLEANOUT
EOP	EDGE OF PAVEMENT	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SFM	SEWER FORCE MAIN
FEE	FINISH FLOOR ELEVATION	SMH	SEWER MANHOLE
FG	FINISH GRADE	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
FH	FIRE HYDRANT	TB	TOP OF BOX
FL	FLOWLINE	TB	THRUST BLOCK
FS	FIRE SERVICE	TC	TOP OF CURB
FS	FINISH SURFACE	TD	TRENCH DRAIN
GB	GRADE BREAK	TF	TOP OF FOOTING
G&O	GRIND AND OVERLAY	TG	TOP OF GRADE
HH	HANDHOLE	TP	TOP OF PIPE
IE	INVERT ELEVATION	TW	TOP OF WALL
IRR	IRRIGATION	TYP	TYPICAL
LF	LINEAR FEET	W	WATER
LG	LIP OF GUTTER	WM	WATER METER
LOW	LIMIT OF WORK	WV	WATER VALVE
P	PAVEMENT		

LEGEND

SYMBOL	ITEM
	PROPERTY LINE
	RIGHT OF WAY LINE
	EASMENT
EXISTING	
	WATER LINE
	FIRE SERVICE LINE
	IRRIGATION LINE
	SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	COMMUNICATION LINE
	ELECTRIC LINE
	ELEVATION CONTOUR
	WATER VALVE
	ELEC PULL BOX
	LIGHT
	SIGN
	BUILDING
	SPOT ELEVATION
	FIRE HYDRANT
	BENCHMARK
	FOUND MONUMENT
	IRRIGATION CONTROL BOX
	JUNCTION BOX
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL PULLBOX
	TREE
	WATER MANHOLE
	WATER METER
	FIRE HYDRANT

PROPOSED

	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	LIMIT OF WORK
	SURFACE FLOW DIRECTION
	DAYLIGHT
	BROW DITCH
	GRADE BREAK
	CURB
	CURB AND GUTTER
	RETAINING WALL
	FREESTANDING CMU WALL
	MINOR STORM DRAIN LINE
	DOMESTIC WATER LINE
	SANITARY SEWER LINE
	GATE VALVE
	STORM DRAIN CATCH BASIN
	SEWER CLEANOUT
	STORM DRAIN AREA DRAIN
	WATER METER
	PORTLAND CEMENT CONCRETE PAVING
	BUILDING

EXHIBIT 7

NOT FOR CONSTRUCTION

CITY PROJECT NO. : CDP 2021-0062 CDP 2022-0017

4000 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
PHONE: 619-787-5566
WWW.DELANEENGINEERING.COM

PROJECT:

4874 PARK DRIVE
CARLSBAD, CA
92008

Description: Date:
CDP 08/03/23
RESUBMITTAL

NOT FOR CONSTRUCTION

Project Number: 02-10101
Approved By: JP
Checked By: JP
Drawn By: AM

Sheet Title:

GENERAL CIVIL NOTES

SHEET NUMBER:

C0.1

NOT FOR
CONSTRUCTION

CITY PROJECT NO. :
CDP 2021-0062
CDP 2022-0017



PROJECT:

4874 PARK DRIVE
CARLSBAD, CA
92008

Description: Date:
CDP 08/03/23
RESUBMITTAL

NOT FOR
CONSTRUCTION

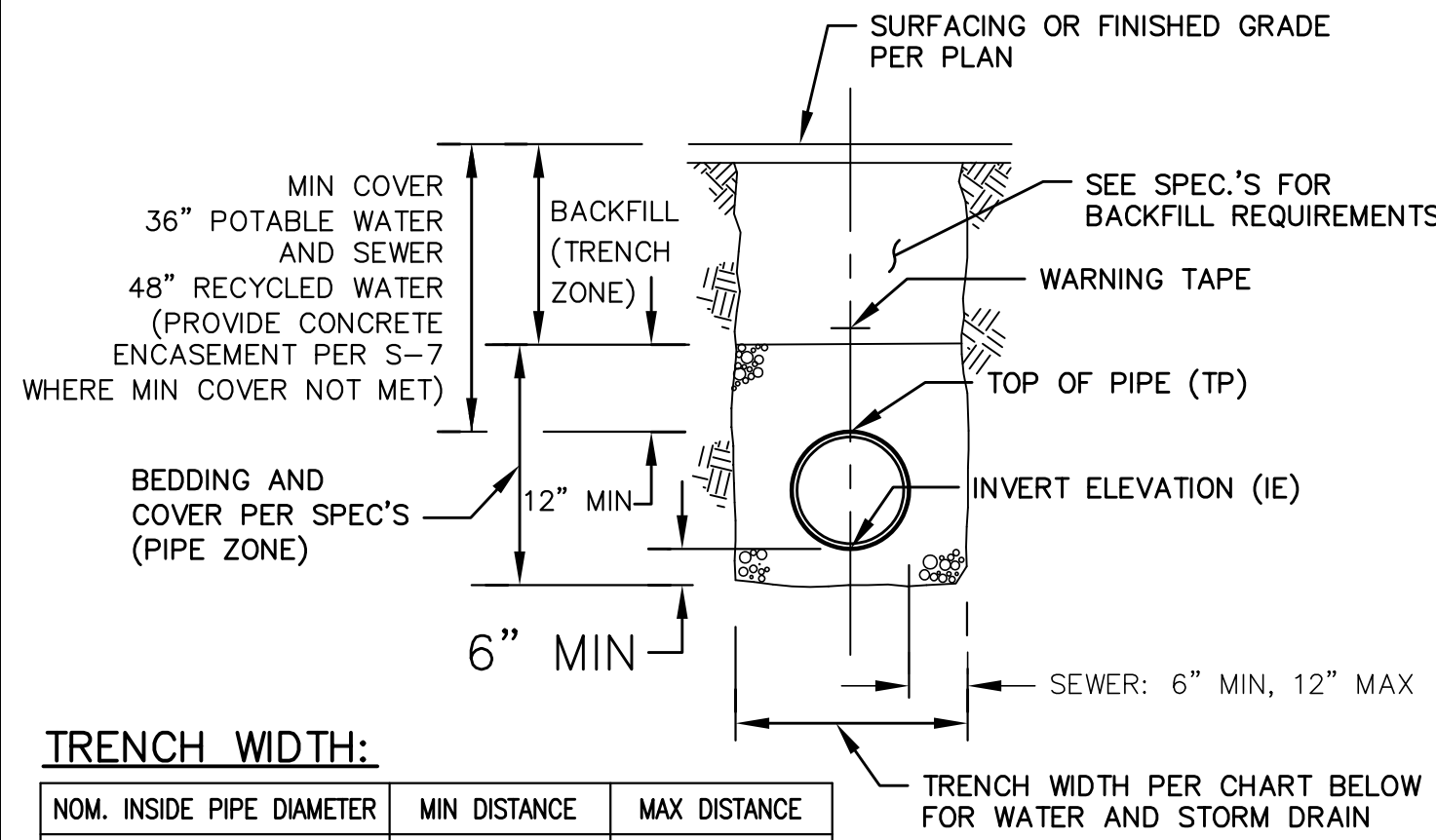
Project Number: 02-10101
Approved By: JP
Checked By: JP
Drawn By: AM

Sheet Title:

DETAILS
AND
SECTIONS

SHEET NUMBER:

C1.0



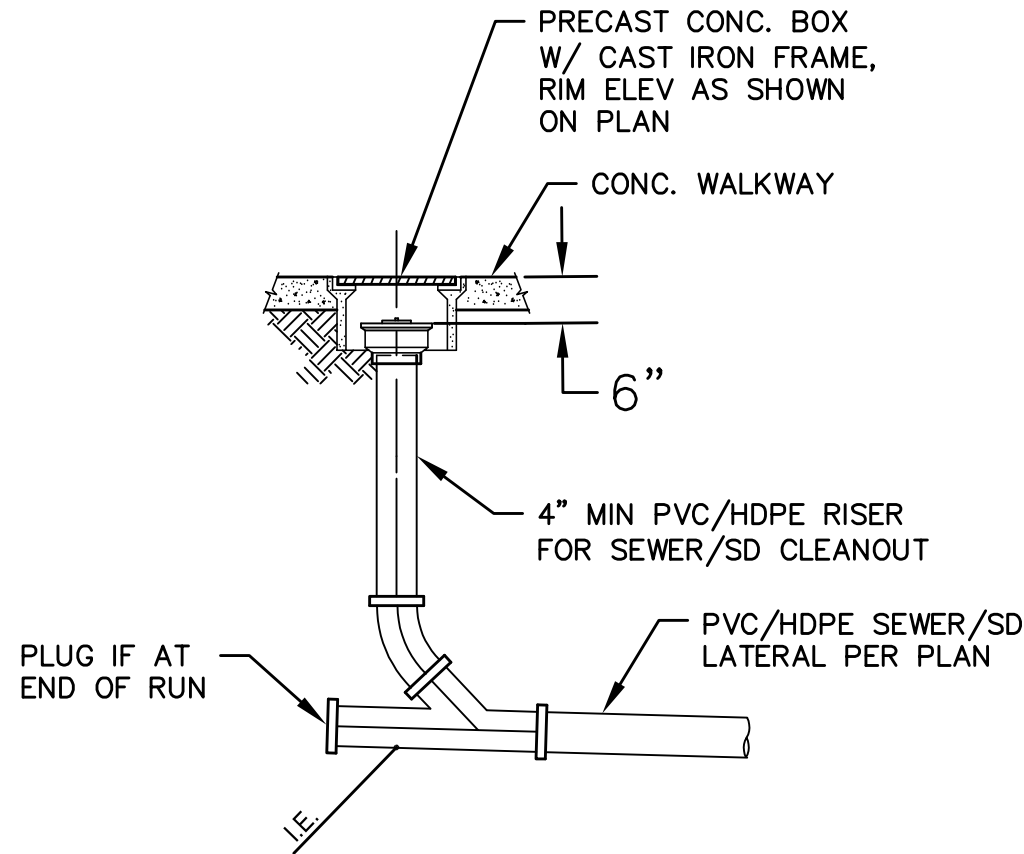
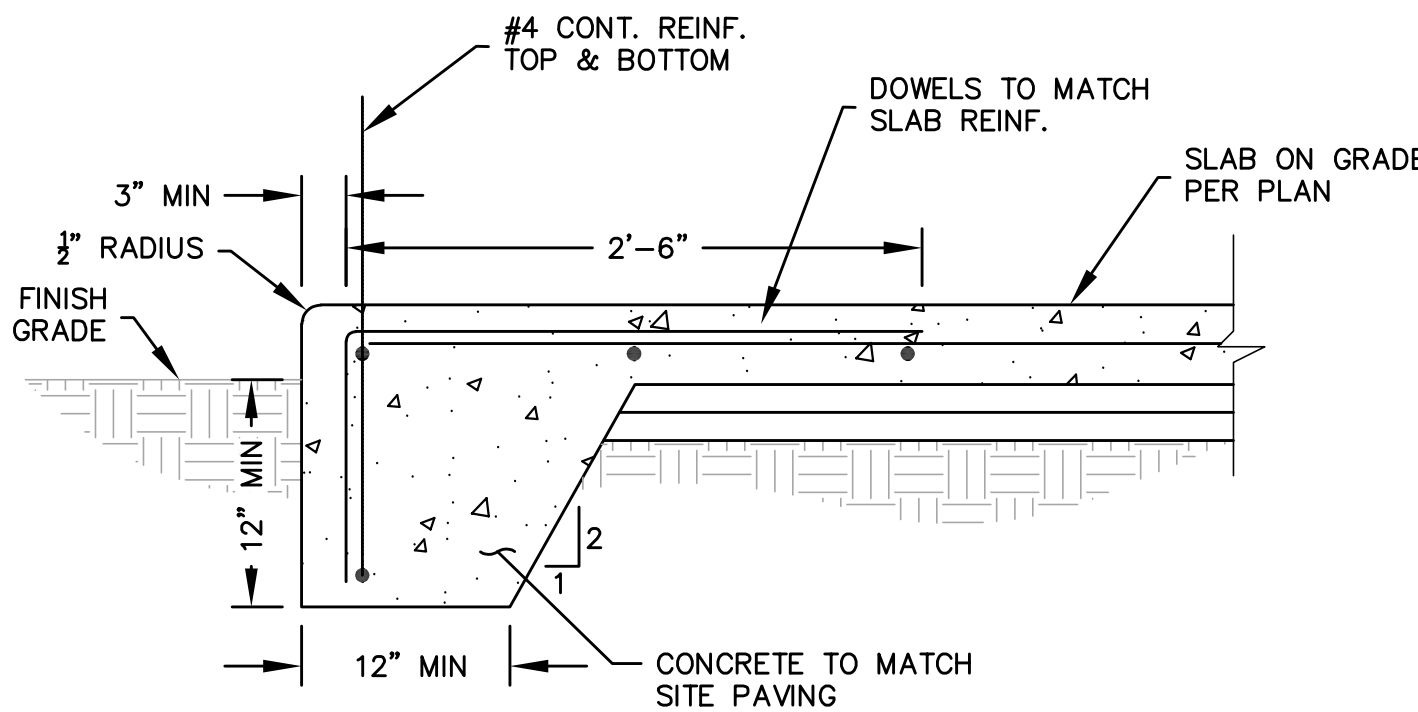
TRENCH WIDTH:

NOM. INSIDE PIPE DIAMETER	MIN DISTANCE	MAX DISTANCE
4" & SMALLER	18"	28"
6"-8"	24"	32"
10"-12"	28"	36"

NOTES:

1. FOR TRENCHING IN EXISTING PAVEMENTS, SEE STANDARD DRAWINGS G-24 OR G-25 FOR TRENCH RESURFACING
2. VERTICAL EXCAVATIONS GREATER THAN 4 FEET HIGH SHOULD NOT BE ATTEMPTED WITHOUT PROPER SHORING PER CAL-OSHA OR SLOTTED METHODS TO PREVENT LOCAL INSTABILITIES.
3. WHERE UTILITIES CROSS, SEE UTILITY CROSSING DETAIL

STD DWG REF: SP-02, G-24A, G-24B, G-25, G-33



NOTES:

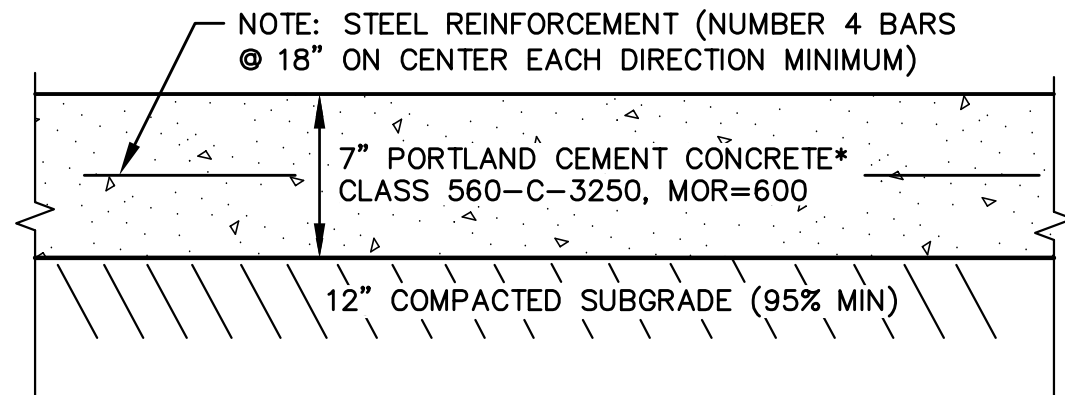
1. CLEANOUT PIPE SIZE SHALL MATCH LATERAL PIPE SIZE, MINIMUM 4".
2. SINGLE CLEANOUTS SHALL BE INSTALLED ON SERVICE LINES AS INDICATED ON PLANS.
3. SINGLE CLEANOUTS SHALL ALWAYS BE ORIENTATED TO FACILITATE CLEANING DOWN STREAM.

1 LATERAL CLEANOUT

2 NOT USED

3 UTILITY TRENCH

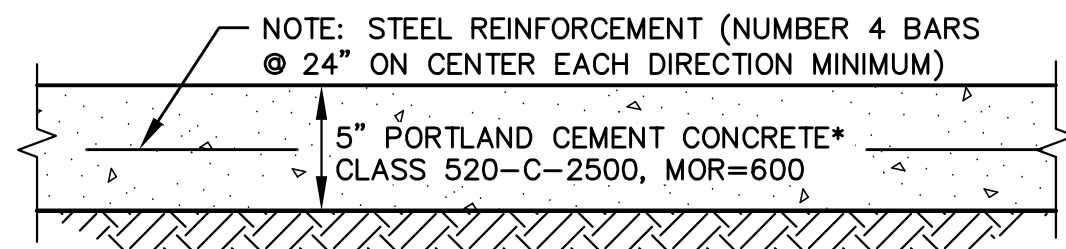
4 THICKENED EDGE



*CONTROL JOINTS AND SPACING PER DETAIL 7 THIS SHEET (UNLESS OTHERWISE SPECIFIED BY ARCHITECT)

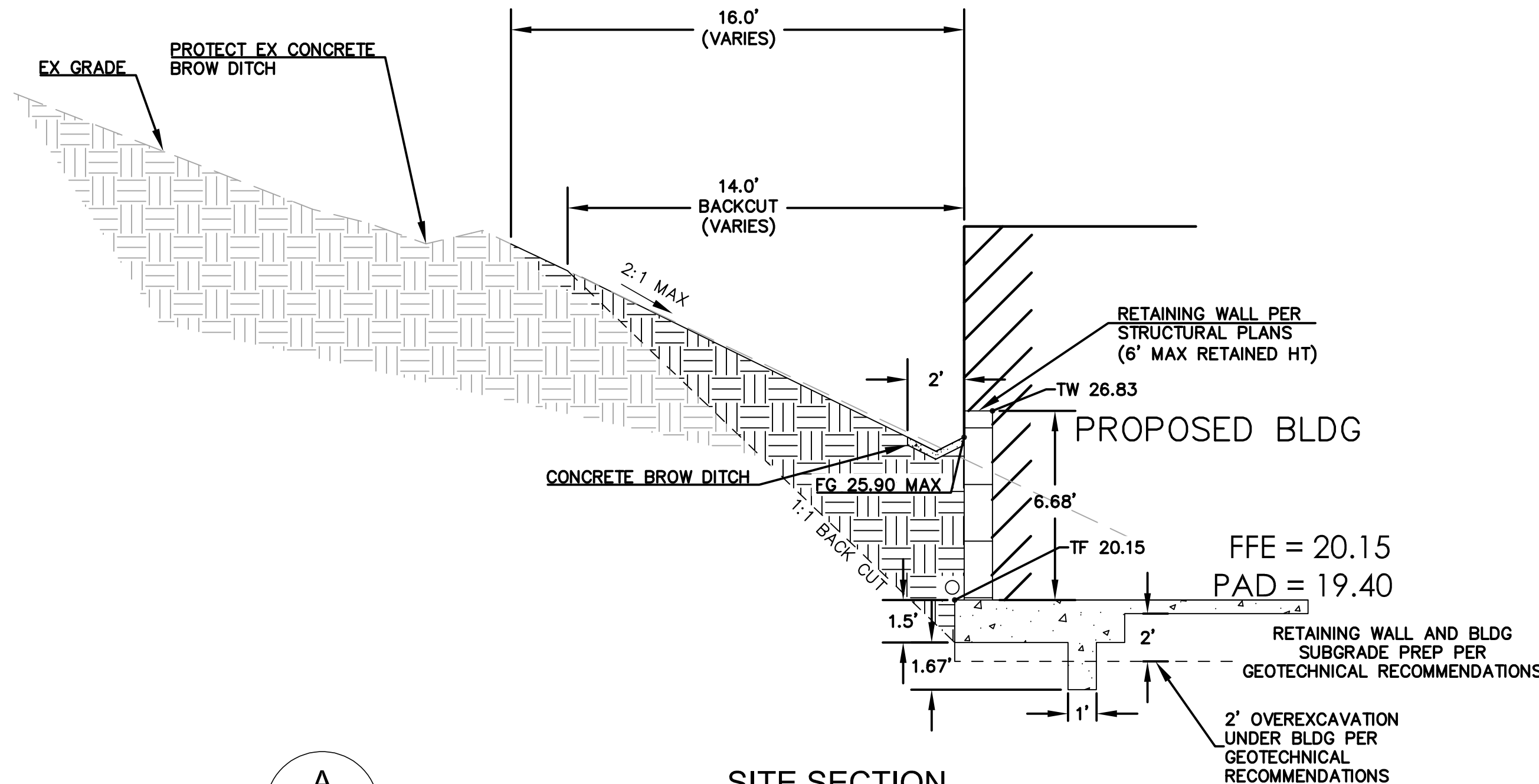
*ALL VALUES ARE PRELIMINARY. CONTRACTOR IS RESPONSIBLE FOR FINAL PAVEMENT SECTIONS AS DETERMINED BY GEOTECHNICAL ENGINEER AFTER R-VALUE TESTING AND TEST OF COMPLETED SUBGRADE. REBAR REINFORCEMENT AS REQUIRED PER SPEC.

5 VEHICULAR CONCRETE PAVEMENT SECTION



*CONTROL JOINTS AND SPACING PER DETAIL 7 THIS SHEET (UNLESS OTHERWISE SPECIFIED BY ARCHITECT)

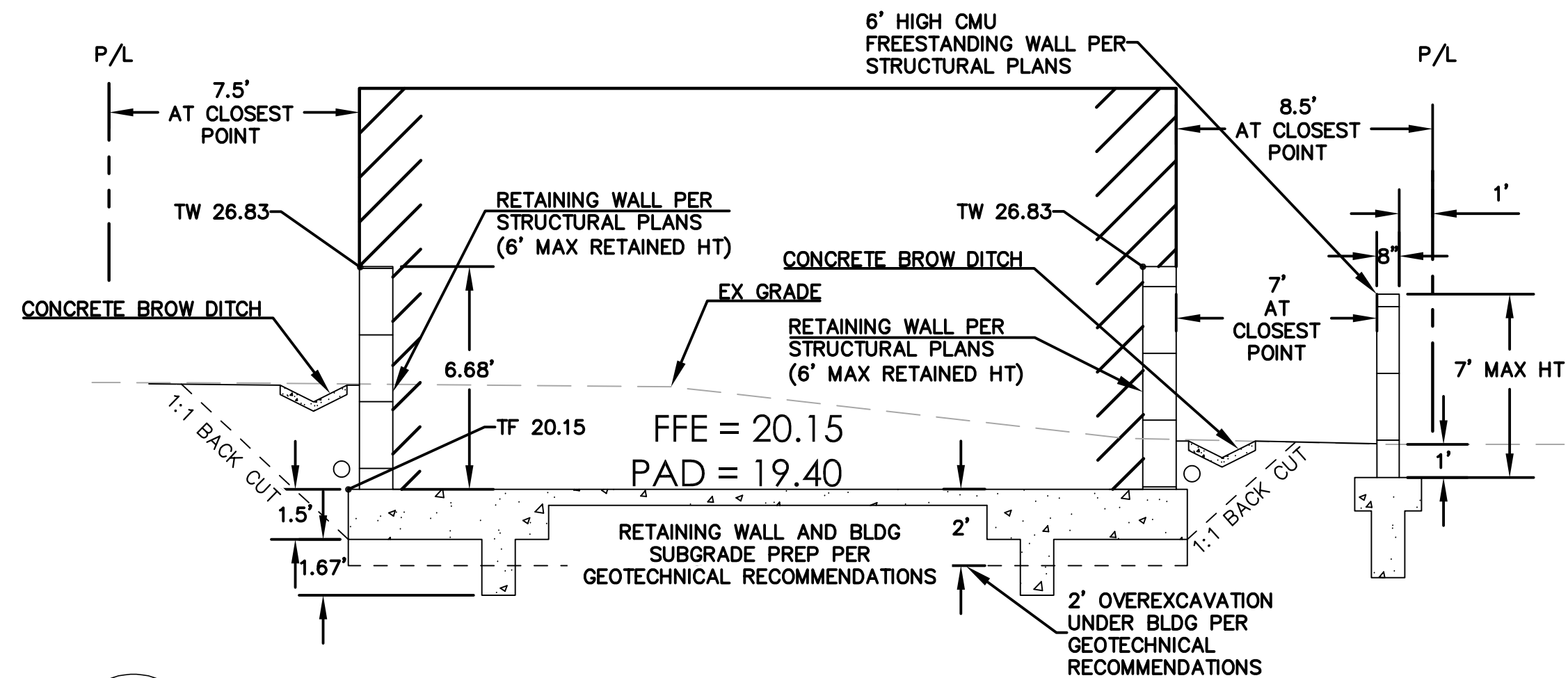
6 PEDESTRIAN CONCRETE PAVEMENT SECTION



A
C1.0

SITE SECTION

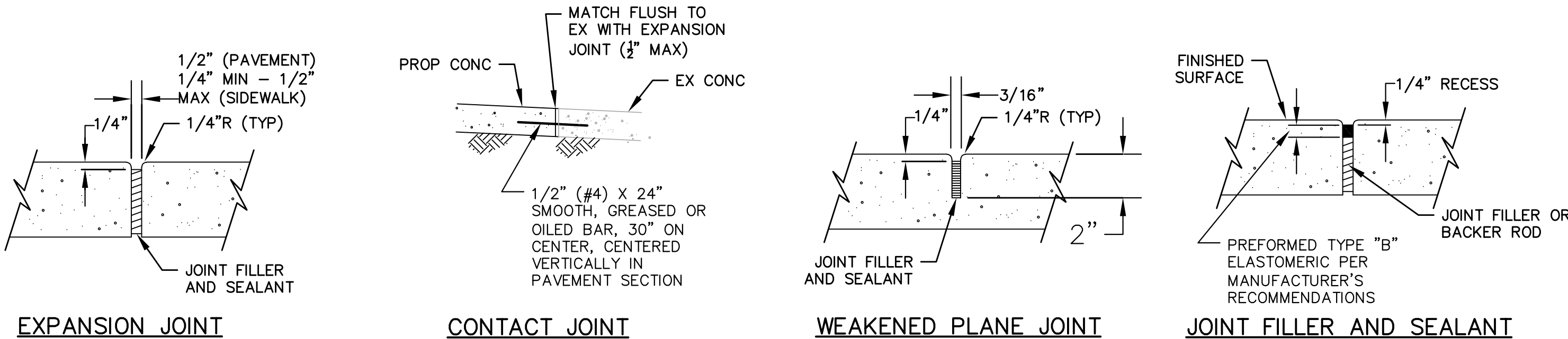
N.T.S.



B
C1.0

SITE SECTION

N.T.S.



REQUIRED JOINT LOCATIONS

UNLESS OTHERWISE SPECIFIED BY ARCHITECT:

- CONSTRUCT CONTACT OR KEYED JOINT AT CONNECTION TO EXISTING CONCRETE OR END OF POUR.
- CONSTRUCT WEAKENED PLANE JOINTS AT 15-FT MAX INTERVALS BOTH WAYS PER GB SPEC 201-3.5
- CONSTRUCT EXPANSION JOINTS AT 45-FT MAX INTERVALS BOTH WAYS, AND ADJACENT TO STRUCTURES, PER GB SPEC 201-3.5
- COORDINATE JOINT LOCATIONS TO ALIGN WITH BUILDING CORNERS, ENDS OF WALLS, AND OTHER STRUCTURES

STD DWG REF: G-10, G-18, G-19, G-20, G-21

7 CONCRETE JOINTS

NOT FOR
CONSTRUCTION

CITY PROJECT NO. :
CDP 2021-0062
CDP 2022-0017



PROJECT:

4874 PARK DRIVE
CARLSBAD, CA
92008

Description: CDP
RESUBMITTAL

Date: 08/03/23

NOT FOR
CONSTRUCTION

Project Number: 02-10101
Approved By: JP
Checked By: JP
Drawn By: AM

Sheet Title:

EXISTING
CONDITIONS
PLAN

SHEET NUMBER:

C2.0

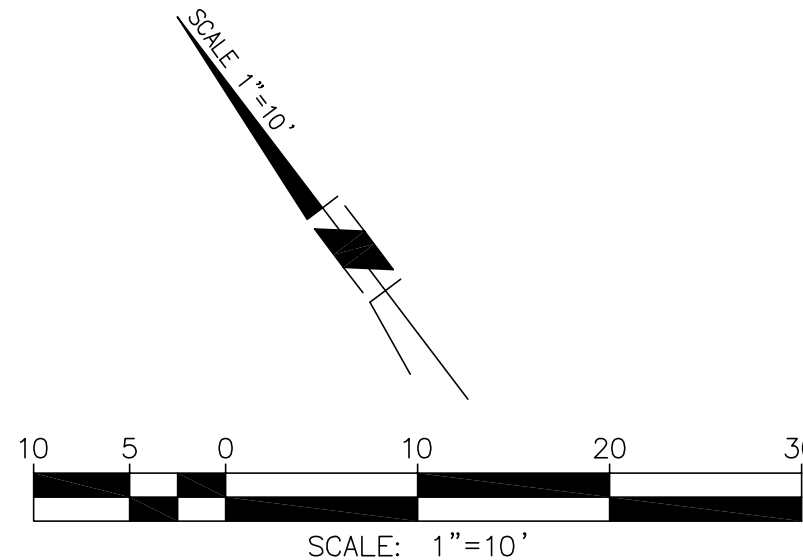
1875 BIENVENIDA CIRCLE
APN 207-250-45
LOT 131

LOT 110
4876 PARK DRIVE
APN 207-250-22

FF= 20.15'
TRACT MAP 6529
LOT 109
APN : 207-250-23

4872 PARK DRIVE
APN 207-250-24
LOT 108

PARK DRIVE



NOT FOR
CONSTRUCTION

CITY PROJECT NO. :
CDP 2021-0062
CDP 2022-0017



PROJECT:

4874 PARK DRIVE
CARLSBAD, CA
92008

Description: Date:
CDP 08/03/23
RESUBMITTAL

NOT FOR
CONSTRUCTION

Project Number: 02-10101
Approved By: JP
Checked By: JP
Drawn By: AM

Sheet Title:

PRELIMINARY
GRADING AND
DRAINAGE
PLAN

SHEET NUMBER:

C3.0

1875 BIENVENIDA CIRCLE
APN 207-250-45
LOT 131

LOT 110
4876 PARK DRIVE
APN 207-250-22

4872 PARK DRIVE
APN 207-250-24
LOT 108

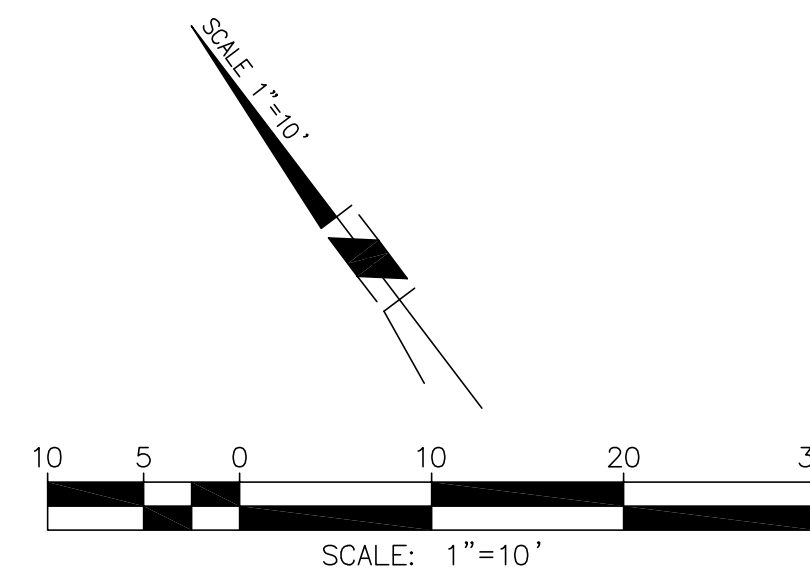
PARK DRIVE

NOTE TO CONTRACTOR

- 1) REFERENCE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION REQUIREMENTS FOR STRUCTURES AND PAVEMENT, INCLUDING OVEREXCAVATION AND RECOMPACTION.

CONSTRUCTION NOTES

- 1) PEDESTRIAN CONCRETE PAVEMENT
- 2) VEHICULAR CONCRETE PAVEMENT
- 3) GRADED EARTHEN SWALE
- 4) REMOVE EXISTING WALL
- 5) 12"x12" CATCH BASIN PER DETAIL 2/C1.0 TO DISCHARGE OUT BOTTOM OF SOUTHERN WALL FACE
- 6) DRIVEWAY PER SDRSD G-14F
- 7) FREESTANDING WALL DETAILS AND ELEVATIONS PER STRUCTURAL PLANS (MAX HEIGHT = 7')
- 8) BUILDING RETAINING WALL DETAILS AND ELEVATIONS PER STRUCTURAL PLANS
- 9) POOL PER ARCHITECTURAL PLANS
- 10) PROTECT EXISTING CURB & GUTTER
- 11) PROTECT EXISTING STAIRS AND SLOPE
- 12) REMOVE EXISTING STEPS
- 13) 3'X3'X1' (MIN) 6" COBBLE
- 14) CONCRETE BROW DITCH PER MODIFIED SDRSD D-75 (2-FT WIDE, 6" DEEP)
- 15) CLEAR OUT EXISTING VEGETATION IN EXISTING DRAINAGE DITCH
- 16) EX FOUNDATION PAD TO BE DEMOLISHED



NOT FOR
CONSTRUCTION

CITY PROJECT NO. :
CDP 2021-0062
CDP 2022-0017



PROJECT:

4874 PARK DRIVE
CARLSBAD, CA
92008

Description: Date:
CDP 08/03/23
RESUBMITTAL

NOT FOR
CONSTRUCTION

Project Number: 02-10101
Approved By: JP
Checked By: JP
Drawn By: AM

Sheet Title:

PRELIMINARY
UTILITY
PLAN

SHEET NUMBER:

C4.0

1875 BIENVENIDA CIRCLE
APN 207-250-45
LOT 131

LOT 110
4876 PARK DRIVE
APN 207-250-22

4872 PARK DRIVE
APN 207-250-24
LOT 108

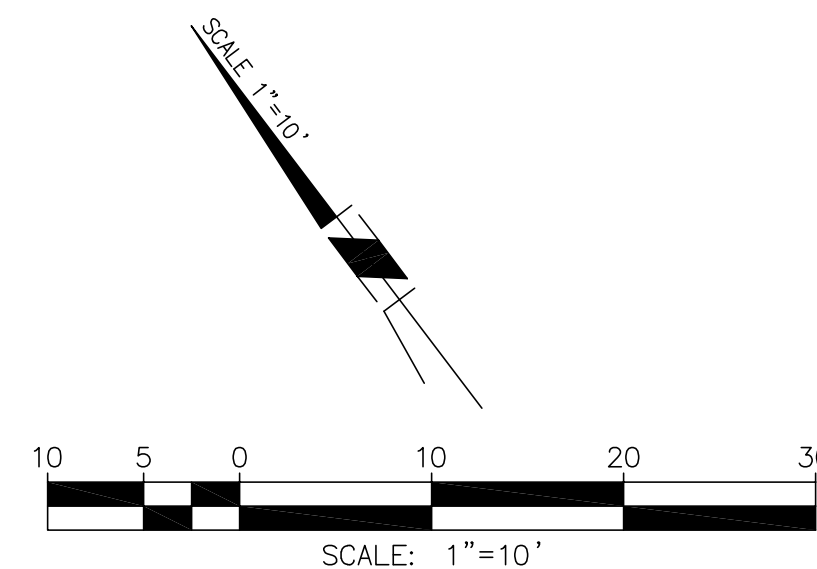
PARK DRIVE

NOTE TO CONTRACTOR

- 1) PROVIDE 36" MIN COVER ON WATERLINES
- 2) MAINTAIN 12" SEPARATION AT ALL UTILITY CROSSINGS
- 3) CONTRACTOR SHALL VERIFY POINTS OF CONNECTION TO EXISTING UTILITIES PRIOR TO CONSTRUCTION AND LOCATE/POTHOLE EXISTING UTILITIES TO REMAIN WHERE IN POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. SEE NOTIFICATION NOTES ON SHEET C1.0.
- 4) WHERE TRENCHING THROUGH CURB, GUTTER, AND SIDEWALK, REMOVE TO NEAREST JOINT AND REPLACE PER STANDARD DRAWINGS.

CONSTRUCTION NOTES

- ① PROTECT EXISTING 4" PVC SEWER LATERAL
- ② PROTECT EXISTING GAS METER AND LINE
- ③ PROTECT EXISTING ELECTRICAL METER AND LINE
- ④ EXISTING 1" COPPER WATER SERVICE
- ⑤ EXISTING 1" WATER METER
- ⑥ 4" PVC SEWER LINE AT 2% MIN SLOPE
- ⑦ SEWER CLEANOUT PER DETAIL 1/C1.0
- ⑧ ADJUST EXISTING UTILITY STRUCTURE TO GRADE
- ⑨ CONTRACTOR TO CONFIRM ELEVATION OF EX SEWER LINE AND THAT 2% MIN SLOPE TO ADJ IS FEASIBLE. IF NOT, NEW SEWER LATERAL TO MAIN IN STREET MAY BE REQUIRED.





STANDARD PROJECT
REQUIREMENT
CHECKLIST
E-36

Development Services

Land Development Engineering

1635 Faraday Avenue

442-339-2750

www.carlsbadca.gov

Project Information	
Project Name: 4874 Park Drive	
Project ID: CDP 2021-0062, CDP 2022-0017	
DWG No. or Building Permit No.:	

Baseline BMPs for Existing and Proposed Site Features

Complete the **Table 1 - Site Design Requirement** to document existing and proposed site features and the BMPs to be implemented for them. All BMPs must be implemented **where applicable and feasible**. Applicability is generally assumed if a feature exists or is proposed.


BMPs must be implemented for **site design** features **where feasible**. Leaving the box for a BMP unchecked means it will not be implemented (either partially or fully) either because it is inapplicable or infeasible. Explanations must be provided in the **area below**. The table provides specific instructions on when explanations are required.

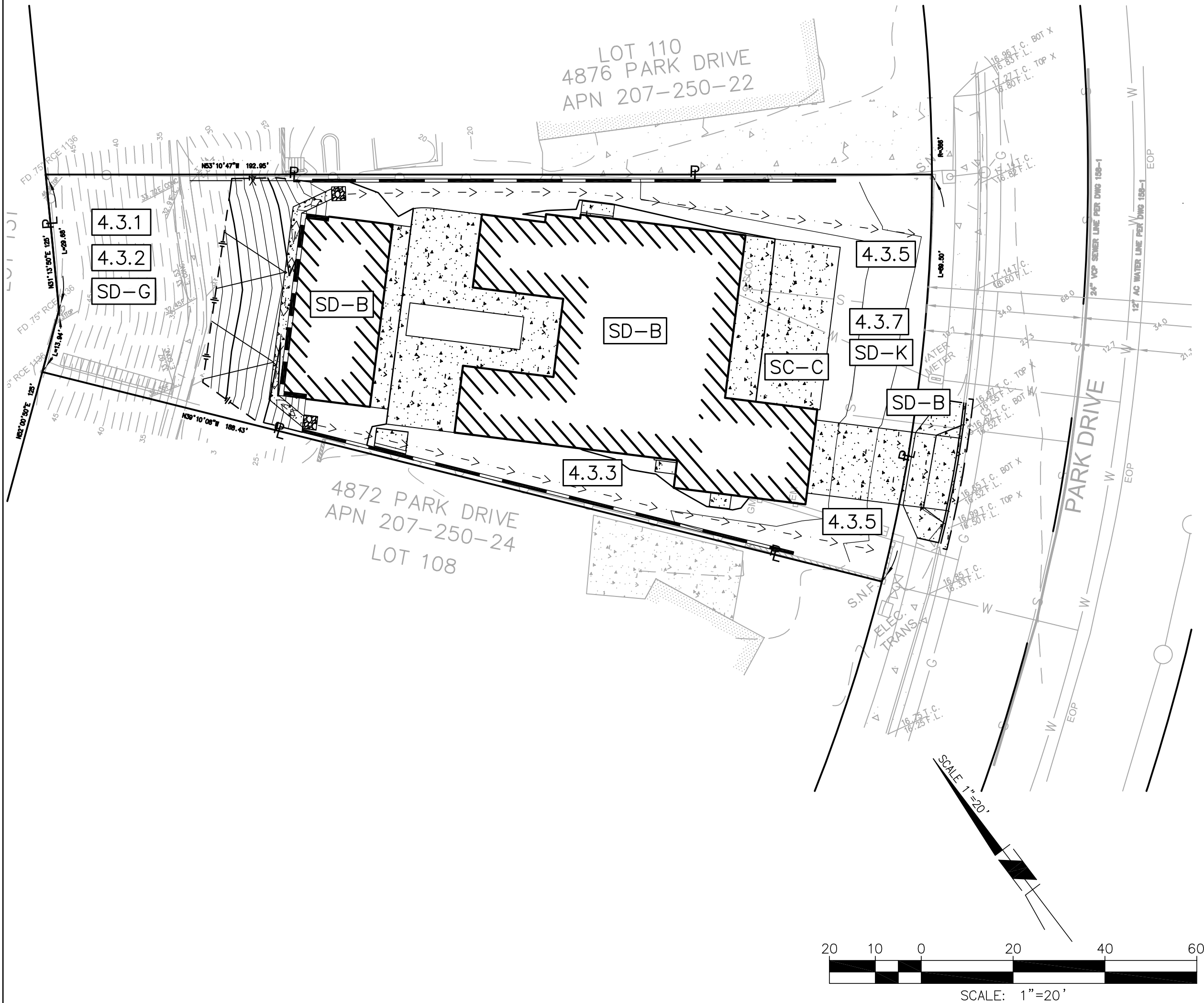
Table 1 - Site Design Requirement			
A. Existing Natural Site Features (see Fact Sheet BL-1)			
1. Check the boxes below for each existing feature on the site.		1. Select the BMPs to be implemented for each identified feature. Explain why any BMP not selected is infeasible in the area below.	
	SD-G Conserve natural features	SD-H Provide buffers around waterbodies	
<input type="checkbox"/> Natural waterbodies	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Natural storage reservoirs & drainage corridors	<input type="checkbox"/>	<input type="checkbox"/>	--
<input checked="" type="checkbox"/> Natural areas, soils, & vegetation (incl. trees)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--
B. BMPs for Common Impervious Outdoor Site Features (see Fact Sheet BL-2)			
1. Check the boxes below for each proposed feature.		2. Select the BMPs to be implemented for each proposed feature. If neither BMP SD-B nor SD-I is selected for a feature, explain why both BMPs are infeasible in the area below.	
	SD-B Direct runoff to pervious areas	SD-I Construct surfaces from permeable materials	Minimize size of impervious areas
<input type="checkbox"/> Streets and roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Check this box to confirm that all impervious areas on the site will be minimized where feasible.
<input type="checkbox"/> Sidewalks & walkways	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Parking areas & lots	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Patios, decks, & courtyards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Hardcourt recreation areas	<input type="checkbox"/>	<input type="checkbox"/>	If this box is not checked, identify the surfaces that cannot be minimized in area below, and explain why it is

<input checked="" type="checkbox"/> Loading & Unloading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Fueling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Maintenance & Repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Vehicle & Equipment Cleaning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Management of Storm Water Discharges (see Fact Sheet BL-7)							
Select one option for each feature below:							
• Storm drain inlets and catch basins ...	<input checked="" type="checkbox"/> are not proposed	<input type="checkbox"/> will be labeled with stenciling or signage to discourage dumping (SC-F)					
• Interior work surfaces, floor drains & sumps ...	<input checked="" type="checkbox"/> are not proposed	<input type="checkbox"/> will not discharge directly or indirectly to the MS4 or receiving waters					
• Drain lines (e.g. air conditioning, boiler, etc.) ...	<input checked="" type="checkbox"/> are not proposed	<input type="checkbox"/> will not discharge directly or indirectly to the MS4 or receiving waters					
• Fire sprinkler test water ...	<input checked="" type="checkbox"/> are not proposed	<input type="checkbox"/> will not discharge directly or indirectly to the MS4 or receiving waters					
Provide discussion/justification for source control BMPs that will not be implemented (either partially or fully):							

<input type="checkbox"/> Other:	<input type="checkbox"/>	<input type="checkbox"/>	Infeasible to do so.
C. <input checked="" type="checkbox"/> BMPs for Rooftop Areas: Check this box if rooftop areas are proposed and select at least one BMP below. If no BMPs are selected, explain why they are infeasible in the area below.			(see Fact Sheet BL-3)
<input checked="" type="checkbox"/> SD-B Direct runoff to pervious areas	<input type="checkbox"/> SD-C Install green roofs	<input type="checkbox"/> SD-E Install rain barrels	
D. <input checked="" type="checkbox"/> BMPs for Landscaped Areas: Check this box if landscaping is proposed and select the BMP below <input checked="" type="checkbox"/> SD-K Sustainable Landscaping If SD-K is not selected, explain why it is infeasible in the area below.			(see Fact Sheet BL-4)
Provide discussion/justification for site design BMPs that will not be implemented (either partially or fully):			

Baseline BMPs for Pollutant-generating Sources						
All development projects must complete Table 2 - Source Control Requirement to identify applicable requirements for documenting pollutant-generating sources/ features and source control BMPs. BMPs must be implemented for source control features where feasible . Leaving the box for a BMP unchecked means it will not be implemented (either partially or fully) either because it is inapplicable or infeasible. Explanations must be provided in the area below . The table provides specific instructions on when explanations are required.						
Table 2 - Source Control Requirement						
A. Management of Storm Water Discharges						
1. Identify all proposed outdoor work areas below		2. Which BMPs will be used to prevent materials from contacting rainfall or runoff? (See Fact Sheet BL-5) Select all feasible BMPs for each work area		3. Where will runoff from the work area be routed? (See Fact Sheet BL-6) Select one or more option for each work area		
<input checked="" type="checkbox"/> Check here if none are proposed		SC-A Overhead covering	SC-B Separation flows from adjacent areas	SC-C Wind protection	SC-D Sanitary sewer	SC-E Containment system
<input checked="" type="checkbox"/> Trash & Refuse Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Materials & Equipment Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Form Certification	
This E-36 Form is intended to comply with applicable requirements of the city's BMP Design Manual. I certify that it has been completed to the best of my ability and accurately reflects the project being proposed and the applicable BMPs proposed to minimize the potentially negative impacts of this project's land development activities on water quality. I understand and acknowledge that the review of this form by City staff is confined to a review and does not relieve me as the person in charge of overseeing the selection and design of storm water BMPs for this project, of my responsibilities for project design.	
Preparer Signature: 	Date: 04/17/2023
Print preparer name: Amanda Mitchiner	

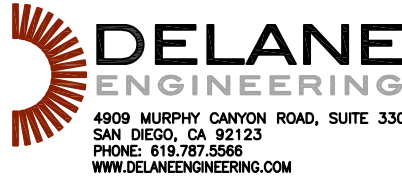


SITE DESIGN BMP CHECKLIST			
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S. REFER TO CHAPTER 4 AND APPENDIX C & E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST			
SITE DESIGN REQUIREMENT		APPLIED?	
4.3.1 – MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
4.3.2 – CONSERVE NATURAL AREAS, SOILS AND VEGETATION	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
4.3.3 – MINIMIZE IMPERVIOUS AREAS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
4.3.4 – MINIMIZE SOIL COMPACTION	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
4.3.5 – DISPERSE IMPERVIOUS AREAS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
4.3.6 – COLLECT RUNOFF	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
4.3.7 – LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
4.3.8 – HARVEST AND USE PRECIPITATION	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

SOURCE CONTROL BMP CHECKLIST			
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. REFER TO CHAPTER 4 AND APPENDIX C OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST			
SOURCE CONTROL REQUIREMENT		APPLIED?	
SC-A – OVERHEAD COVERING	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-B – BERMS AND GRADE BREAKS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-C – WIND PROTECTION	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
SC-D – SANITARY SEWER	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-E – CONTAINMENT AREAS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-F – STORM DRAIN SIGNAGE	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-G – EDUCATIONAL BMP SIGNAGE	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A

NOT FOR CONSTRUCTION

CITY PROJECT NO. :
CDP 2021-0062
CDP 2022-0017



PROJECT:

4874 PARK DRIVE
CARLSBAD, CA
92008

Description: Date:
CDP 08/03/23
RESUBMITTAL

NOT FOR CONSTRUCTION

Project Number: 02-10101
Approved By: JP
Checked By: JP
Drawn By: AM

Sheet Title:

SITE DESIGN
AND SOURCE
CONTROL PLAN

SHEET NUMBER:

C5.0

Full Size Exhibit(s) "A" – "P," dated Aug. 23, 2023 (on file in the Office of the City Clerk)

Meeting Date: Dec. 6, 2023 Item 2

To: Planning Commission

Staff Contact: Jason Goff, Senior Planner, 442-339-2643, jason.goff@carlsbadca.gov

Subject: Army and Navy Academy Facilities Building

Location: 2476 Mountain View Drive / APN 203-010-16-00 / District 1

Case Numbers: AMEND 2019-0005, CDP 2019-0021 (DEV2019-0152)

Applicant/Representative: Clint Jespersen, 760-547-5291, cjespersen@armyandnavyacademy.org

CEQA Determination: ☐ Not a Project ☒ Exempt ☐ IS/ND or IS/MND ☐ EIR
☐ Other:

Permit Type(s): ☐ SDP ☐ CUP ☒ CDP ☐ TM/TPM ☐ GPA ☐ REZ ☐ LPCA
☒ Other: Conditional Use Permit Amendment (AMEND)

CEQA Status: ☐ The environmental assessment IS on the Agenda for discussion.
☒ A CEQA determination was already issued. That decision is final and IS NOT on the Agenda.

Commission Action: ☒ Decision ☐ Recommendation to City Council ☐ Informational (No Action)

Recommended Actions

That the Planning Commission **ADOPT** Planning Commission Resolution (Exhibit 1), **APPROVING** an Amendment, AMEND 2019-0005, to Conditional Use Permit, CUP 94-02X1A, and a Coastal Development Permit, CDP 2019-0021, based upon the findings and subject to the conditions contained therein.

Existing Conditions & Project Description

Existing Setting

The subject property consists of two legal parcels of approximately 1.5 acres total located at 2476 Mountain View Drive (Exhibit 2). The property is part of the Army and Navy Academy campus, developed with a parking lot, two small storage sheds, two tennis courts, an outdoor sport court/roller hockey rink, archery range, landscaping, and walking paths. The subject site is flanked primarily by a residential neighborhood to the west consisting of single-family and multi-family residential and to the east by the railroad transportation corridor and Carlsbad Boulevard.

Site Map



Table “A” below includes the General Plan designations, zoning and current land uses of the subject site and surrounding properties.

TABLE A – SITE AND SURROUNDING LAND USE

Location	General Plan Designation	Zoning Designation	Current Land Use
Site	Residential (R-15)	Multiple-Family Residential (R-3) w/ Beach Area Overlay (BAO)	Army and Navy Academy campus consisting of parking lot, storage sheds, tennis courts, outdoor sport court/roller hockey rink, and archery range.
North	Transportation Corridor (TC) and Open Space (OS)	Transportation Corridor (T-C) and Open Space (OS)	Private driveway for a single-family home, railroad corridor, and an open space corridor owned by private HOA.
South	Village-Barrio (V-B) and R-15	Village-Barrio (V-B) and R-3	Mountain View Drive, Residential neighborhood with multiple-family and single-family homes, and the Army and Navy Academy campus.
East	TC	T-C	Railroad and Carlsbad Boulevard.
West	OS and R-15	OS and R-3 w/ BAO	Private driveway for a single-family home, and residential neighborhood with multiple-family and single-family homes.

General Plan Designation



Zoning Designation



Proposed Project

Proposed Construction: The project is proposing to construct a new one-story, 9,057 square foot building within the confines of an existing outdoor sport court/roller hockey rink. The building intends to use the existing concrete slab beneath the sport court/roller hockey rink as its floor and is proposing minimal demolition for

construction of post footings. The interior of the new building consists primarily of three rooms to be used for general campus storage and for maintenance and storage of a small fleet of campus golf carts. Two mezzanine areas, consisting of 694 square feet and 856 square feet, are included within the interior, as well as, two small offices, a breakroom, bathroom, and a small utility closet. The outside of the building proposes to utilize white stucco as the primary building material with a smooth trowel finish. Decorative columns, rounded arches, inset windows, and arched parapet features have been added to the exterior to be compatible with the Spanish Colonial Revival architectural style exhibited in many of the other campus buildings.

Lot Consolidation: The Project will consolidate the two existing lots through a subsequent lot line adjustment as noted on the proposed site plan and Condition 19 in the attached resolution (Exhibit 1).

Proposed Grading: No grading is proposed; and therefore, no grading permit is required.

Project plans are attached to the staff report (Exhibits 6 and 7). The improvements and uses described above are hereinafter referred to as the "Project."

Public Outreach & Comment

Public notice of the proposed Project was mailed on Jan. 10, 2023, to property owners located within 600 feet of the subject property and occupants of property located within 100 feet of the subject property. A notice of project application sign was posted at the site on Jan. 2, 2023. No public comments were generated from the notice of project application or posted sign. A CEQA Determination of Exemption was posted on the city's website and an email was distributed to interested individuals on Nov. 7, 2022, for a period of 10-days, and on Nov. 18, 2023, no comments were received.

Project Analysis

General Plan Consistency

The City of Carlsbad General Plan includes several goals and policies that guide development and land use within the city. A discussion of how the Project is consistent with the applicable General Plan policies is summarized in Exhibit 3.

Municipal Code Consistency

The City of Carlsbad Municipal Code, most notably Title 21 Zoning Code, includes requirements and provisions that guide development and land use within the city, consistent with the General Plan. Specific compliance with these relevant requirements is described in Exhibit 3.

Local Coastal Program Consistency

The project site is in the Coastal Zone and requires a Coastal Development Permit. The Project complies with the Local Coastal Program, including all goals and policies of the General Plan and all zoning code standards, as referenced above.

Discretionary Actions & Findings

The proposed Project requires approval of certain permit types, each of which is discussed below:

Conditional Use Permit Amendment (AMEND 2019-0005)

Approval of an Amendment (AMEND) to Conditional Use Permit, CUP 94-02x1A, is required for a proposed change to the existing private school use located in the R-3 zone involving the construction of a new accessory facilities/maintenance building in place of an existing outdoor sport court/roller hockey rink. Staff finds that the required findings for this application can be met as described in Exhibit 3.

Coastal Development Permit (CDP 2019-0021)

A Coastal Development Permit is required because the project site is located within the Mello II Segment of the Coastal Zone. Staff finds that the required findings for this application can be met (Exhibit 3).

The project's discretionary applications are all within the purview of the Planning Commission per the Carlsbad Municipal Code. The Planning Commission's action on the project will be an approval or denial, with appeal available to City Council. The project site is also located with the appeals jurisdiction of the California Coastal Commission; and therefore, the CDP is appealable to the State.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City Planner has determined that the project qualified for an exemption pursuant to CEQA Guidelines Sections 15332, In-fill Development Projects and Section 15305(a), Minor Alterations in Land Use Limitations. On Nov. 7, 2023, a notice of intended decision regarding the environmental determination was advertised and posted on the city's website, and an email was distributed to interested individuals. No comment letters or appeals were received and consistent with Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance the City Planner's written decision is final. Refer to Exhibit 5 for additional support and justification.

Conclusion

Considering the information above and in the referenced exhibits, staff has found that the proposed Project is consistent with all applicable policies of the General Plan and Local Coastal Program, provisions of the Municipal Code and Local Facility Management Zone. All required public improvement and utilities are available to serve the proposed development. In addition, there are no environmental issues associated with the Project.

The Project is conditioned to ensure its compatibility with the surrounding properties and that the public health, safety, and welfare of the community are maintained. The Project would be required to comply with all applicable California Building Standards Codes and engineering standards through the standard building permit and civil improvement plan checking process. Staff recommends the Planning Commission adopt the resolutions, recommending approval of the proposed Project described in this staff report.

Exhibits

1. Planning Commission Resolution
2. Location Map
3. Project Analysis
4. Disclosure Statement
5. CEQA Determination of Exemption
6. Reduced Project Exhibits
7. Full Size Project Exhibit(s) "A" – "M" dated Dec. 6, 2023 (On file in the Office of the City Clerk)
8. List of Acronyms and Abbreviations

PLANNING COMMISSION RESOLUTION NO _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AMENDMENT AND COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 9,057 SQUARE FOOT FACILITIES BUILDING LOCATED ON THE ARMY AND NAVY ACADEMY CAMPUS AT 2476 MOUNTAIN VIEW DR. WITHIN THE MELLO II SEGMENT OF THE CITY'S LOCAL COASTAL PROGRAM AND LOCAL FACILITIES MANAGEMENT ZONE 1

CASE NAME: ARMY AND NAVY ACADEMY FACILITIES BUILDING

CASE NO.: AMEND 2019-0005/CDP 2019-0021 (DEV2019-0152)

WHEREAS, **Army and Navy Academy**, "Developer/Owner," has filed a verified application with the City of Carlsbad regarding property described as **Assessor Parcel Number 203-010-16-00, and more thoroughly described as:**

Lot 131 of Granville Park No. 2, in the City of Carlsbad, County of San Diego, State of California, according to map thereof 2037, filed in the Office of the County Recorder of San Diego County, June 18, 1927; and

Together with a portion of lot 47 of Granville Park, in the County of San Diego, State of California, according to map thereof 1782, filed in the Office of the County Recorder of San Diego County, February 21, 1924; and

Also, together with that portion of Laguna Drive, now known as Ocean Street adjoining said lot 47 on the north, as vacated and closed to public use,

("the Property"); and

WHEREAS, said verified application constitutes a request for a Conditional Use Permit Amendment and Coastal Development Permit as shown on Exhibit(s) "**A**" – "**M**" dated **Dec. 6, 2023**, on file in the Planning Division **AMEND 2019-0005/CDP 2019-0021 – ARMY AND NAVY ACADEMY FACILITIES BUILDING**, as provided by Chapters 21.42, 21.201 and 21.203 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Division studied the Conditional Use Permit Amendment and Coastal Development Permit applications and performed the necessary investigations to determine if the

project qualified for an exemption from further environmental review under the California Environmental Quality Act, (CEQA, Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq. After consideration of all evidence presented, and studies and investigations made by the City Planner and on its behalf, the City Planner determined that the project was exempt from further environmental review pursuant to State CEQA Guidelines section 15332 – In-Fill Development Projects and section 15305(a) – Minor Alterations in Land Use Limitations, in that project is consistent with the General Plan and Zoning Ordinance; the project site is located within the City limits, on a development area of less than five acres in size, and substantially surrounded by urban uses; there is no evidence that the project site has value as habitat for endangered, rare, or threatened species; approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality; the site can be adequately served by all required utilities and public services; and lastly, the minor lot line adjustment does not result in the creation of any new parcels. The project will not have a significant effect on the environment and all the requirements of CEQA have been met; and

WHEREAS, on Nov. 7, 2023, the city distributed a notice of intended decision to adopt the “In-Fill Development Projects” and “Minor Alterations in Land Use Limitations” exemptions. The notice was circulated for a 10-day period, which began on Nov. 7, 2023 and ended on Nov. 18, 2023. The city did not receive any comment letters on the CEQA findings and determination. The effective date and order of the City Planner CEQA determination was Nov. 18, 2023; and

WHEREAS, on Oct. 4, 1995, the Planning Commission approved Conditional Use Permit, CUP 94-02, as described and conditioned in Planning Commission Resolution No. 3797.

WHEREAS, on Nov. 5, 2008, the Planning Commission approved Conditional Use Permit Amendment and extension, CUP 94-02x1(A), as described and conditioned in Planning Commission Resolution No. 6495.

WHEREAS, the Planning Commission did, on Dec. 6, 2023, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the CUP amendment; and

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

- A) That the foregoing recitations are true and correct.
- B) That based on the evidence presented at the public hearing, the Commission **APPROVES AMEND 2019-0005/CDP 2019-0021 – ARMY AND NAVY ACADEMY FACILITIES BUILDING** based on the following findings and subject to the following conditions:

Findings:

Conditional Use Permit Amendment, AMEND 2019-0005

1. That the requested use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located in that **the use is a) considered necessary and desirable to satisfy the educational needs of students in the community; b) the architecture and scale of the proposed building is compatible with existing school buildings on campus and surrounding residential land uses; and c) the school has successfully coexisted with the surrounding residential neighborhood since 1937.**
2. That the site for the proposed conditional use is adequate in size and shape to accommodate the yards, setbacks, walls, fences, parking, loading facilities, buffer areas, landscaping and other development features prescribed in this code and required by the City Planner, Planning Commission or City Council, in order to integrate the use with other uses in the neighborhood, in that **the project can be fit within the proposed development area without the need for any development standard modification. Furthermore, project has been designed to incorporate all of the required development standards of the Multiple-Family Residential (R-3) and Beach Area Overlay (BAO) Zone; and landscaping is being provided to visually screen parking areas and enhance the surrounding public streets and areas within the site adjacent to the building, to ensure compatibility of the project with the surrounding community.**
3. That the street system serving the proposed use is adequate to properly handle all traffic generated by the proposed use, in that **the proposed facilities building, considered an ancillary use to the primary school use, is designed to accommodate existing operations that already**

exist on the school campus, and which have been previously analyzed as part of the existing school use.

Coastal Development Permit, CDP 2019-0021

4. That the proposed development is in conformance with the Certified Local Coastal Program (Mello II Segment) and all applicable policies in that **the site is previously graded and developed. Furthermore, the Local Coastal Program (LCP) Land Use designation for the property is R-15 Residential (R-15); and, the LCP Zoning designation is Multiple-family Residential (R-3) consistent with both the city's General Plan Land Use and Zoning designations. The R-3 zone implements the R-15 land use designation. Private schools are an allowed use in the R-3 zone with a conditional use permit. An approved conditional use permit for the Army and Navy Academy private school use has been in place since 1995. The proposed facilities/maintenance building is an ancillary use consistent with general operations of the existing private school primary use. The project involves construction of a new 9,057 square foot facilities/maintenance building to support the Army and Navy Academy in an area that is already approved for a private boarding school use and is developed with existing campus structures. The proposed one-story structure is compatible with the surrounding development of one- and two-story single-family residences, school buildings, and the occasional three-story structure. The one-story structure will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone. No agricultural uses or sensitive resources exist on this previously graded and developed site. The proposed structure is not located in an area of known geologic instability or flood hazard. The site is near the coast, but no public opportunities for coastal shoreline access or water-oriented recreational activities are available from the site.**
5. The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (Chapter 21.203 of the Zoning Ordinance) in that **the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban run-off, pollutants, and soil erosion. The project site does not include steep slopes (equal to or greater than 25% gradient) or native vegetation; and, is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.**

General

6. The Planning Commission finds that the project, as conditioned herein, is in conformance with the Elements of the city's General Plan, **in that the 16-acre Army and Navy Academy school campus, situated within the Carlsbad Village, consists primarily of a Village-Barrio (V-B) General Plan Land Use designation with some parts of the campus, the subject 1.5-acre property included, consisting of an R-15 Residential General Plan Land Use designation. The proposed facilities building, considered an ancillary use to the Army and Navy Academy's primary use, is important in supporting the private school's continued success. The proposed project is consistent with the goals and objectives for the Village, as outlined within the General Plan, because it enhances an existing civic and cultural use in an accepted location within the Village as described in Goal 2-G.29. This in turn serves to enhance and maintain the Army and Navy Academy as it is the only military boarding school in California. The project**

address's Goal 2-G.30 by reinforcing the pedestrian-orientation desired for the downtown area because the school's proximity to the Village provides students of the Army and Navy Academy and its employees an opportunity to walk to shopping, recreation, and mass transit functions. The academy and proposed project being close to existing bus routes and mass transit, also helps to further the goal of providing economic development near transportation corridors and assists in encouraging complementary uses in the Village and adding diversity to the Village population, which helps to create and/or enhance a livelier and more interesting social environment. The project address's Goal 2-G.2 by allowing for the continued operation of a school, which is conveniently located near residential uses, close to job locations, easily accessible by transit, and near parks and beaches of the Village.

7. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for **Zone 1** and all city public policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,
 - a. The Public Facility Fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.
 - b. All necessary public improvements have been provided or are required as conditions of approval.
8. That the project is consistent with the city's Landscape Manual and Water Efficient Landscape Ordinance (Carlsbad Municipal Code Chapter 18.50).
9. The City Planner has determined that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for preparation of environmental documents pursuant to **section 15332 – In-Fill Development Projects, and section 15305(a) – Minor Alterations in Land Use Limitations** of the State CEQA Guidelines. In making this determination, the City Planner has found that the exceptions listed in Section 15300.2 of the State CEQA Guidelines do not apply to this project.
10. The **Planning Commission** has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to **issuance of building permits**.

1. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained

according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city's approval of this **Conditional Use Permit Amendment and Coastal Development Permit**.

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Conditional Use Permit Amendment and Coastal Development Permit** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.
3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.
4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.
5. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the city arising, directly or indirectly, from (a) city's approval and issuance of this **Conditional Use Permit Amendment and Coastal Development Permit**, (b) city's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.
6. Prior to submittal of the building plans, improvement plans, grading plans, or final map, whichever occurs first, developer shall submit to the City Planner, a 24" x 36" copy of the **Site Plan**, grading plans, and preliminary utility plan reflecting the conditions approved by the final decision making body. The copy shall be submitted to the City Planner, reviewed and, if found acceptable, signed by the city's project planner and project engineer. If no changes were required, the approved exhibits shall fulfill this condition.
7. This project shall comply with all conditions and mitigation measures which are required as part of the Zone 1 Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

8. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the city that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy. **A note to this effect shall be placed on the Final Parcel Map.**
9. Developer shall pay the Citywide Public Facilities Fee imposed by City Council Policy #17, the License Tax on new construction imposed by Carlsbad Municipal Code Section 5.09.030, and CFD #1 special tax (if applicable), subject to any credits authorized by Carlsbad Municipal Code Section 5.09.040. Developer shall also pay any applicable Local Facilities Management Plan fee for Zone 1, pursuant to Chapter 21.90. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, this approval will not be consistent with the General Plan and shall become void.
10. This approval shall become null and void if building permits are not issued for this project within 24 months from the date of project approval.
11. Prior to the issuance of the **building permit**, Developer shall submit to the city a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a(n) **Conditional Use Permit Amendment and Coastal Development Permit** on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.
12. Developer shall submit and obtain City Planner approval of a Final Landscape and Irrigation Plan showing conformance with the approved Preliminary Landscape Plan and the city's Landscape Manual. Developer shall construct and install all landscaping and irrigation as shown on the approved Final Plans. All landscaping shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris. All irrigation systems shall be maintained to provide the optimum amount of water to the landscape for plant growth without causing soil erosion and runoff.
13. The first submittal of Final Landscape and Irrigation Plans shall be pursuant to the landscape plan check process on file in the Planning Division and accompanied by the project's building, improvement, and grading plans.
14. **AMEND 2019-0005** shall be reviewed by the City Planner annually to determine if all conditions of this permit have been met and that the use does not have a substantial negative effect on surrounding properties or the public health, safety and general welfare. If the City Planner determines that: 1) the Conditional Use Permit was obtained by fraud or misrepresentation; or 2) the use for which such approval was granted is not being exercised; or 3) the Conditional Use Permit is being or recently has been exercised contrary to any of the terms or conditions of approval or the conditions of approval have not been met; or 4) the use for which such approval

was granted has ceased to exist or has been suspended for one year or more; or 5) the use is in violation of any statute, ordinance, law or regulation; or 6) the use permitted by the Conditional Use Permit is being or has been so exercised as to be detrimental to the public health, safety or welfare or so as to constitute a nuisance, the City Planner shall recommend that the Planning Commission hold a public hearing and after providing the permittee the opportunity to be heard, the Planning Commission may revoke and terminate the Conditional Use Permit in whole or in part, reaffirm the Conditional Use Permit, modify the conditions or impose new conditions.

15. This Conditional Use Permit Amendment is granted without an expiration date. This permit may be revoked at any time after a public hearing, if it is found that the use has a substantial detrimental effect on surrounding land uses and the public's health and welfare, or the conditions imposed herein have not been met.

Engineering Conditions

General

16. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, developer shall apply for and obtain approval from, the City Engineer for the proposed haul route.
17. This project is approved upon the express condition that building permits will not be issued for the development of the subject property, unless the District Engineer has determined that adequate water and sewer facilities are available at the time of permit issuance and will continue to be available until time of occupancy.
18. The developer shall complete processing of a lot line adjustment between lot 74 and lot 131 as shown on the site plan.

Fees/Agreements

19. Developer shall cause property owner to enter into a Neighborhood Improvement Agreement with the city on a city standard form for the future public improvement of Mountain View Drive along the property frontage for the half street width. Public improvements shall include but are not limited to paving, base, sidewalks, curbs and gutters, grading, clearing, and grubbing, undergrounding or relocation of utilities, and pedestrian ramps.

Storm Water Quality

20. Developer shall comply with the city's Stormwater Regulations, latest version, and shall implement best management practices at all times. Best management practices include but are not limited to pollution control practices or devices, erosion control to prevent silt runoff during construction, general housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants to stormwater, receiving water or stormwater conveyance system to the maximum extent practicable. Developer shall notify prospective owners and tenants of the above requirements.

21. Developer shall complete and submit to the City Engineer a Determination of Project's SWPPP Tier Level and Construction Threat Level Form pursuant to City Engineering Standards. Developer shall also submit the appropriate Tier level Storm Water Compliance form and appropriate Tier level Storm Water Pollution Prevention Plan (SWPPP) to the satisfaction of the City Engineer. Developer shall pay all applicable SWPPP plan review and inspection fees per the city's latest fee schedule.
22. Developer is responsible to ensure that all final design plans (grading plans, improvement plans, landscape plans, building plans, etc.,) incorporate all source control, site design, pollutant control BMP and applicable hydromodification measures.
23. Developer shall complete the City of Carlsbad Standard Stormwater Requirement Checklist Form. Developer is responsible to ensure that all final design plans, grading plans, and building plans incorporate applicable best management practices (BMPs). These BMPs include site design, source control and Low Impact Design (LID) measures including, but not limited to, minimizing the use of impervious area (paving), routing run-off from impervious area to pervious/landscape areas, preventing illicit discharges into the storm drain and adding storm drain stenciling or signage all to the satisfaction of the City Engineer.

Dedications/Improvements

24. Developer shall cause owner to dedicate to the city and/or other appropriate entities an easement for public street purposes as shown on the site plan. The offer shall be made by a separate recorded document. All land so offered shall be free and clear of all liens and encumbrances and without cost to the city. Streets that are already public are not required to be rededicated.
25. Prior to any work in city right-of-way or public easements, Developer shall apply for and obtain a right-of-way permit to the satisfaction of the city engineer.
26. Developer is responsible to ensure all existing overhead utilities servicing the subject property are to be undergrounded as shown on the site plan and to the satisfaction of the city engineer. No new or relocated utility poles are allowed. Any proposed transformer shall be placed outside of the right-of-way.

Utilities

27. Developer shall meet with the Fire Marshal to determine if fire protection measures (fire flows, fire hydrant locations, building sprinklers, etc.,) are required to serve the project.
28. Developer shall upgrade existing water services and meters to current standards and install new water services and meters at locations approved by the District Engineer.
29. The developer shall agree to install sewer laterals and clean-outs at locations approved by the city engineer.

...

NOTICE TO APPLICANT

An appeal of this decision to the City Council must be filed with the City Clerk at 1200 Carlsbad Village Dr., Carlsbad, California, 92008, within ten (10) calendar days of the date of the Planning Commission's decision. Pursuant to Carlsbad Municipal Code Chapter 21.54, section 21.54.150, the appeal must be in writing and state the reason(s) for the appeal. The City Council must make a determination on the appeal prior to any judicial review.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a Regular Meeting of the Planning Commission of the City of Carlsbad, California, on the 6th day of by the following vote, to wit:

AYES:

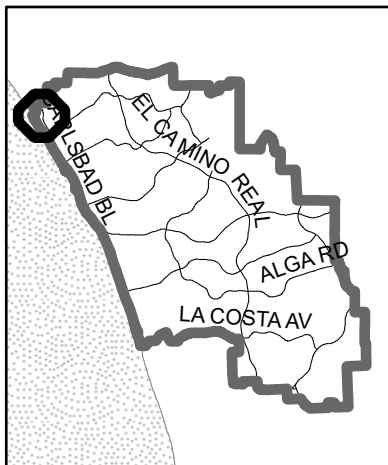
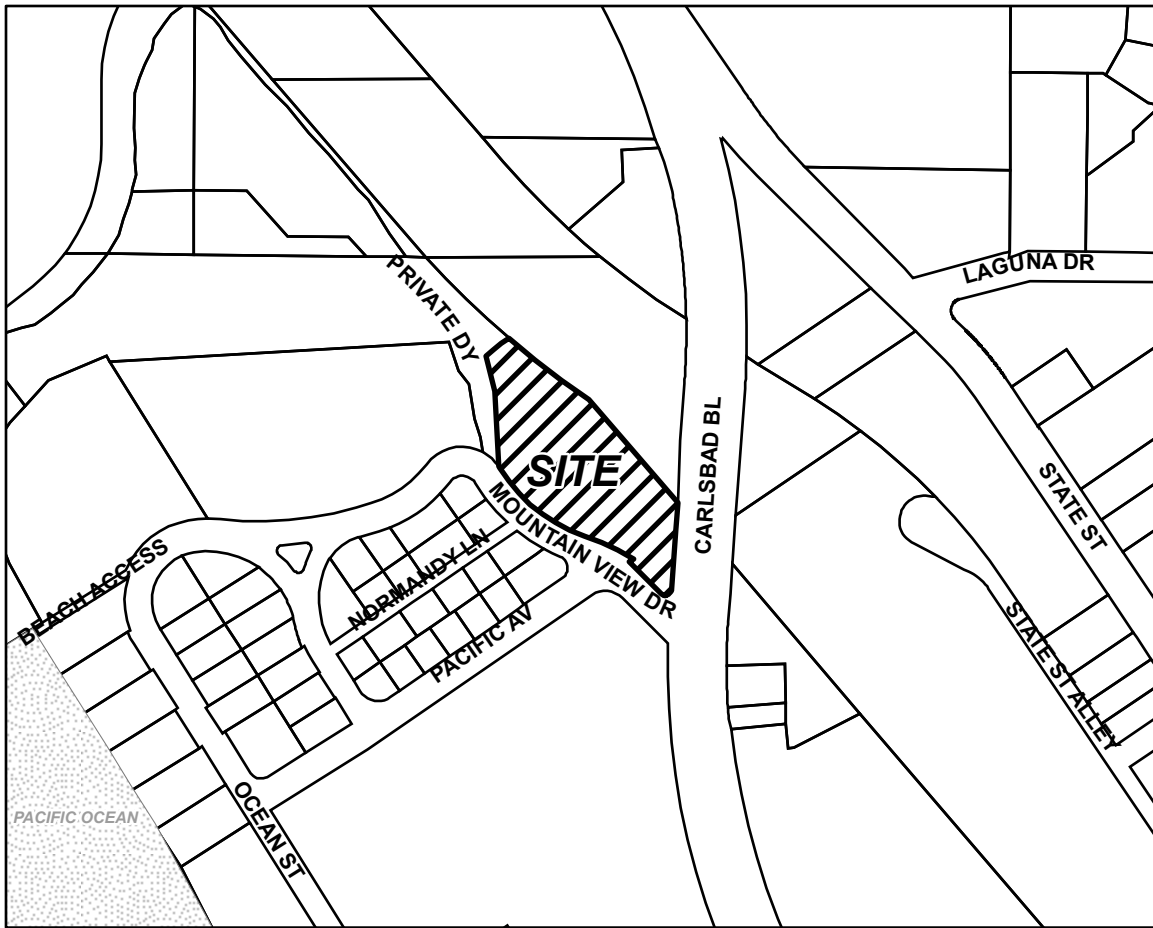
NAYS:

ABSTAIN:

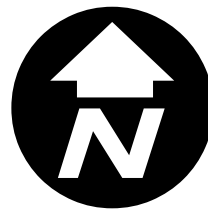
ABSENT:

PETER MERZ, Chair
CARLSBAD PLANNING COMMISSION

ERIC LARDY, City Planner



SITE MAP



NOT TO SCALE

ARMY AND NAVY ACADEMY FACILITIES BUILDING AMEND 2019-0005 / CDP 2019-0021

PROJECT ANALYSIS

The project is subject to the following regulations:

- A. General Plan Land Use Designation, R-15 Residential (R-15).
- B. Multiple-Family Residential (R-3) Zone (CMC Chapter 21.16) and Beach Area Overlay (BAO) Zone (CMC Chapter 21.82).
- C. Coastal Development Procedures for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201); and Coastal Resource Protection Overlay Zone (CMC Chapter 21.203).
- D. Growth Management Ordinance (CMC Chapter 21.90) and Local Facilities Management Plan Zone 1.
- E. California Environmental Quality Act Exemption (Environmental Statement).

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail within the sections below.

A. General Plan Land Use Designation, R-15 Residential (R-15)

The 16-acre Army and Navy Academy campus, situated within the Carlsbad Village, consists primarily of a Village-Barrio (V-B) General Plan Land Use designation with some parts of the campus, the subject 1.5-acre property included, consisting of an R-15 Residential General Plan Land Use designation. The proposed facilities building, considered an ancillary use to the Army and Navy Academy's primary use, is important in supporting the private school's continued success.

The Carlsbad General Plan includes the following goals for the Village: 1) maintain and enhance the Village as a center for residents and visitors with commercial, residential, dining, civic, cultural, and entertainment activities (Land Use Element Goal 2-G.29); and 2) develop a distinct identity for the Village by encouraging a variety of uses and activities, such as a mix of residential, commercial, office, restaurants and specialty retail shops, which traditionally locate in a pedestrian-oriented downtown area and attract visitors and residents from across the community by creating a lively, interesting social environment (Land Use Element Goal 2-G.30). The General Plan also includes the following general land use goal for the city: Promote a variety of compatible land uses throughout the city, to enable people to live close to job locations, adequate and convenient commercial services, and public support systems such as transit, parks, schools, and utilities (Land Use Element Goal 2-G.2).

The proposed project is consistent with the goals and objectives for the Village, as outlined within the General Plan, because it enhances an existing civic and cultural use in an accepted location within the Village as described in Goal 2-G.29. This in turn serves to enhance and maintain the Army and Navy Academy as it is the only military boarding school in California. The project address's Goal 2-G.30 by reinforcing the pedestrian-orientation desired for the downtown area because the school's proximity to the Village provides students of the Army and Navy Academy and its employees an opportunity to walk to shopping, recreation, and mass transit functions. The academy and proposed project being close to existing bus routes and mass transit, helps to further the goal of providing economic development near transportation corridors and assists in encouraging complementary uses in the Village and adding diversity to the Village population, which also helps to create and/or enhance a livelier and more interesting social environment. The project address's Goal 2-G.2 by allowing for the continued operation

of a school, which is conveniently located near residential uses, close to job locations, easily accessible by transit, and near parks and beaches of the Village.

B. Multiple-Family Residential (R-3) Zone (CMC Chapter 21.16) and Beach Area Overlay (BAO) Zone (CMC Chapter 21.82).

The Project is required to comply with all applicable regulations and development standards of the Carlsbad Municipal Code (CMC) including the Multiple-Family Residential (R-3) zone (CMC Chapter 21.16) and the Beach Area Overlay (BAO) zone (CMC Chapter 21.82). Private Schools are allowed in the R-3 zone with a Conditional Use Permit. The Army and Navy Academy has an approved CUP for the private school use and the proposed facilities/maintenance building is considered an ancillary use to the primary use.

Additionally, the proposed project meets all applicable requirements of the R-3 and BAO zones as demonstrated in Tables “B” below.

TABLE B – R-3/BAO ZONE DEVELOPMENT STANDARDS

STANDARD	REQUIRED/ALLOWED	PROVIDED	COMPLY
Setback – Front (Along Carlsbad Boulevard)	20 feet minimum	> 20 feet	Yes
Setback – Street/Interior Side (Along Mountain View Drive)	10 feet minimum	> 10 feet / 10 feet	Yes
Setback – Interior Side (Along Railroad Corridor)	10 feet minimum	≥ 10 feet	Yes
Setback – Rear	20 feet minimum	20 feet	Yes
Lot Coverage	60 percent	12 percent	Yes
Building Height	30 feet for roof pitch ≥ 3:12 or 24 feet for roof pitch < 3:12	Flat roof < 22 feet 27'-8" (high parapet) * 22'-2" (low parapet) *	Yes

* Pursuant to CMC Section 21.46.020, parapet walls are allowed protrusions above height limits.

C. Coastal Development Procedures for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201); and Coastal Resource Protection Overlay Zone (CMC Chapter 21.203).

The project site is located within the appeals area of the Coastal Zone and within the Mello II Segment of the Local Coastal Program (LCP). The site is also located within and subject to the Coastal Resources Protection Overlay Zone (Chapter 21.203). The project’s compliance with each of these programs and ordinances is discussed below:

1. Mello II Segment of the Certified Local Coastal Program and all applicable policies.

The Local Coastal Program (LCP) Land Use designation for the property is R-15 Residential (R-15); and, the LCP Zoning designation is Multiple-family Residential (R-3) consistent with both the city’s General

Plan Land Use and Zoning designations. The R-3 zone implements the R-15 land use designation. Private schools are an allowed use in the R-3 zone with a conditional use permit. An approved conditional use permit for the Army and Navy Academy private school use has been in place since 1995. The proposed facilities/maintenance building is an ancillary use consistent with general operations of the existing private school primary use.

The Project involves construction of a new 9,057 square foot facilities/maintenance building to support the Army and Navy Academy located in an area that is already approved for a private boarding school use and developed with existing campus structures. The proposed one-story structure is compatible with the surrounding development of one- and two-story single-family residences, school buildings, and the occasional three-story structure. The one-story structure will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone. No agricultural uses or sensitive resources exist on this previously graded and developed site. The proposed structure is not located in an area of known geologic instability or flood hazard. The site is near the coast, but no public opportunities for coastal shoreline access or water-oriented recreational activities are available from the site.

2. Coastal Resource Protection Overlay Zone

The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203 of the Zoning Ordinance) in that the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban run-off, pollutants, and soil erosion. The project site does not include steep slopes (equal to or greater than 25% gradient) or native vegetation; and, is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.

D. Growth Management Ordinance (CMC Chapter 21.90) and Local Facilities Management Plan Zone 1.

The proposed project is located within Local Facilities Management Zone 1 in the northwest quadrant of the city. The impacts on public facilities created by the project, and its compliance with the adopted performance standards, are summarized in Table "C" below.

TABLE C – GROWTH MANAGEMENT COMPLIANCE

STANDARD	IMPACTS/DEMAND	COMPLIANCE
City Administration	N/A	N/A
Library	N/A	N/A
Wastewater Treatment	5 EDU	Yes
Parks	N/A	N/A
Drainage	1.1 CFS, Basin A	Yes
Circulation	N/A	N/A
Fire	Fire District No. 1	Yes
Open Space	N/A	N/A
Schools	N/A	N/A
Sewer Collection System	5 EDU	Yes
Water	1.5 GPM	Yes



DISCLOSURE STATEMENT P-1(A)

Development Services
Planning Division
1635 Faraday Avenue
(442) 339-2610
www.carlsbadca.gov

Applicant's statement or disclosure of certain ownership interests on all applications which will require discretionary action on the part of the City Council or any appointed Board, Commission or Committee.

The following information **MUST** be disclosed at the time of application submittal. Your project cannot be reviewed until this information is completed. Please print.

Note:

Person is defined as "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, in this and any other county, city and county, city municipality, district or other political subdivision or any other group or combination acting as a unit."

Agents may sign this document; however, the legal name and entity of the applicant and property owner must be provided below.

1. **APPLICANT** (Not the applicant's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person CHIT JENSEN

Corp/Part Army & Navy Academy

Title DIRECTOR OF CM

Title _____

Address 2605 CARLSBAD BLVD

Address CARLSBAD, CA 92008

2. **OWNER** (Not the owner's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having any ownership interest in the property involved. Also, provide the nature of the legal ownership (i.e., partnership, tenants in common, non-profit, corporation, etc.). If the ownership includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person PEBBY CORRE

Corp/Part Army and Navy Academy

Title PRESIDENT

Title _____

Address 2605 CARLSBAD BLVD

Address _____

CARLSBAD, CA 92008

3. **NON-PROFIT ORGANIZATION OR TRUST**

If any person identified pursuant to (1) or (2) above is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the non-profit organization or as trustee or beneficiary of the.

Non Profit/Trust _____
Title _____
Address _____


Non Profit/Trust _____
Title _____
Address _____

4. Have you had more than \$500 worth of business transacted with any member of City staff, Boards, Commissions, Committees and/or Council within the past twelve (12) months?

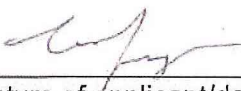
☐ Yes ☒ No If yes, please indicate person(s): _____

NOTE: Attach additional sheets if necessary.

I certify that all the above information is true and correct to the best of my knowledge.



Signature of owner/date



Signature of applicant/date

PEGGY COMBS, PRESIDENT

Print or type name of owner

CLINT JENSEN

Print or type name of applicant

Signature of owner/applicant's agent if applicable/date

Print or type name of owner/applicant's agent

CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

City Planner Decision Date: November 7, 2022

Project Number and Title: AMEND 2019-0005 / CDP 2019-0021 – ARMY NAVY FACILITIES BUILDING

Project Location - Specific: 2476 Mountain View Drive (APN 203-010-16-00)

Project Location - City: Carlsbad

Project Location - County: San Diego

Description of Project: The project consists of a Conditional Use Permit Amendment (AMEND 2019-0005) and Coastal Development Permit (CDP 2019-0021) to allow for consolidation of two legal lots and the development of an approximately 8,000 square foot facilities building within the footprint of an existing sport court/roller hockey rink located on the campus of the Army & Navy Academy. An existing parking lot and access from Mountain View Drive will remain. Additional landscaping is being provided for general enhancement of the site and to provide for additional screening along the southeasterly sides of the building visible to Carlsbad Boulevard.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: City of Carlsbad

Name of Applicant: Army & Navy Academy (Clint Jespersen, Director of Construction Management)

Applicant's Address: 2605 Carlsbad Boulevard, Carlsbad, CA 92008

Applicant's Telephone Number: 760-547-5291

Exempt Status: Categorical Exemption: Class 32, Section 15332 (In-fill Development Projects) and Class 5, Section 15305(a) (Minor Alterations in Land Use Limitations)

Reasons why project is exempt: Categorical Exemptions: Pursuant to Section 15332 of CEQA exemptions (Class 32) the project is consistent with the General Plan and Zoning Ordinance; development occurs within City limits; the site is less than five (5) acres in size and is substantially surrounded by urban uses; there is no evidence that the site has value as habitat for endangered, rare, or threatened species; the approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Lastly, Section 15305(a) of CEQA exemptions (Class 5) exempts minor lot line adjustments not resulting in the creation of any new parcels.

Lead Agency Contact Person: Jason Goff, Senior Planner

Telephone: 442-339-2643



ERIC LARDY, City Planner

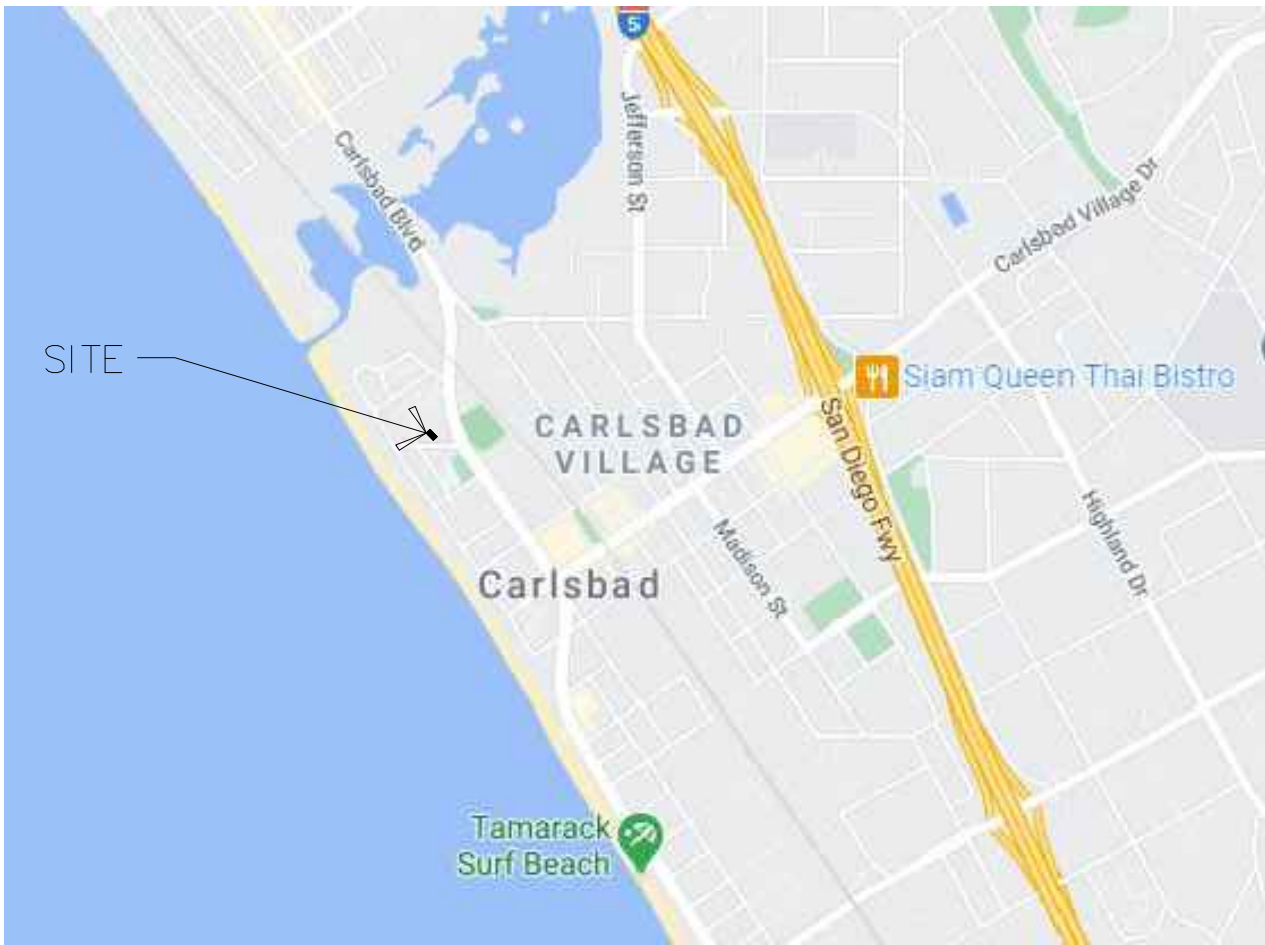
11/7/22

Date

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PROJECT DIRECTORY		
OWNER:	ARCHITECT:	STRUCTURAL ENGINEER:
ARMY AND NAVY ACADEMY 2605 CARLSBAD BLVD. CARLSBAD, CA 92008 TEL: 760-547-5291 CONTACT: CLINT JESPERSEN	DOUGLAS PATERSON ARCHITECT 4653 CARMEL MOUNTAIN ROAD SUITE 308/309 SAN DIEGO, CA 92130 TEL: 858-200-6864 CONTACT: DOUG PATERSON AIA	QUALLS ENGINEERING 4403 MANCHESTER AVENUE SUITE 203 ENCINITAS, CA 92024 TEL: 760-652-9257 CONTACT: BRIAN QUALLS, SE
LANDSCAPE ARCHITECT:	CIVIL ENGINEER:	MECH. / ELEC. ENGINEER:
GMP LANDSCAPE ARCHITECTS 4010 SORRENTO VALLEY BLVD SUITE 200 SAN DIEGO, CA 92121 TEL: 858-558-8977 CONTACT: ROBERT STREZA	LATITUDE33 PLANNING & ENGINEERING 9968 HIBERT STREET 2ND FLOOR SAN DIEGO, CA 92131 TEL: 858-751-0633 CONTACT: SEAN DRAKE, P.E.	H+W ENGINEERING 1810 GILLESPIE WAY SUITE 207 EL CAJON, CA 92020 TEL: 619-659-8234 CONTACT: BRYAN WAYNE, PE TOM HARMON, PE

PROJECT INFORMATION		
PROJECT NAME:	ARMY & NAVY ACADEMY FACILITIES BUILDING PROJECT	
PROJECT ADDRESS:	2476 MOUNTAIN VIEW DRIVE CARLSBAD, CALIFORNIA 92008	
EXISTING USE:	EXISTING SITE IS USED AS AN EXTERIOR HOCKEY RINK	
PROPOSED USE:	GROUP S-1 (STORAGE) & GROUP B (OFFICES)	
GENERAL PLAN INFO:	R-15, RESIDENTIAL (8-15 du/ac)	
ZONING INFO:	MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE AND BEACH AREA OVERLAY (BAO) ZONE	
SITE AREA:	ASSESSED ACREAGE: 1.51 ACRES (65,776 SF) FOR APN 203-010-16-00	
SITE SETBACKS:	FRONT: 20' SIDE: 10' REAR: 20'	
LOT COVERAGE:	ALLOWED: 60% PROPOSED: 12%	
PARKING CALCULATIONS:	EXISTING PARKING SPACES = 28 PROPOSED PARKING SPACES = 21 (20 STD + 1 ACCESSIBLE)	
OCCUPANCY GROUP:	GROUP S-1 (STORAGE) & GROUP B (OFFICE)	
TYPE OF CONSTRUCTION:	TYPE VB	
BUILDING AREA:	1,357 SF OFFICE & SUPPORT AREAS (GROUP B) 4,709 SF INTERIOR STORAGE AREA (GROUP S-1) 1,442 SF EXTERIOR STORAGE AREA (GROUP S-1) 1,549 SF MEZZANINE AREA (GROUP S-1) 9,057 SF TOTAL BUILDING AREA (GROSS FLOOR AREA)	
BUILDING HEIGHT:	27 FT - 8 IN TOP OF HIGH PARAPET 22 FT - 2 IN TOP OF LOW PARAPET	
BUILDING HEIGHT LIMIT:	30 FEET	
NUMBER OF STORIES:	1 STORY ABOVE GRADE	
OCCUPANCY SEPARATIONS:	NONE - NO OCCUPANCY SEPARATIONS ARE PROPOSED	
FIRE SUPPRESSION:	NONE - NO AUTOMATIC FIRE SPRINKLER SYSTEM PROPOSED	
FIRE ALARM:	YES - NEW FIRE ALARM SYSTEM IS PROPOSED	
FIRE PROTECTION:	NONE - NO FIRE RATED CONSTRUCTION IS PROPOSED	
ALTERATION AREAS:	EXISTING EXTERIOR HOCKEY RINK, PARTIAL SLAB REMOVAL	
PERMITS REQUIRED:	COASTAL DEVELOPMENT PERMIT (CDP 2019-0021) CONDITIONAL USE PERMIT (AMEND 2019-0005)	



VICINITY MAP
N
NOT TO SCALE

PROJECT DESCRIPTION & SCOPE OF WORK	
ARMY AND NAVY ACADEMY FACILITIES BUILDING PROJECT INCLUDES THE FOLLOWING:	
1. DEMOLISH EXISTING CHAIN LINK FENCING AND CLEAN/GRUB SITE TO PREPARE FOR NEW BUILDING CONSTRUCTION.	
2. EXISTING SLAB ON GRADE TO REMAIN IN PLACE TO SERVE AS THE NEW SLAB ON GRADE / FINISHED FLOOR FOR THE NEW BUILDING.	
3. EXISTING PARKING AREA TO REMAIN IN PLACE TO SERVE THE NEW BUILDING. MINOR IMPROVEMENTS TO STRIPING AND DRAINAGE ARE PROPOSED.	
4. CONSTRUCT NEW WOOD FRAMED BUILDING WITH NEW CONCRETE FOUNDATIONS AND NEW STEEL COLUMNS IN LOCATION OF EXISTING EXTERIOR HOCKEY RINK.	
5. PROVIDE NEW CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE ALARM SYSTEMS IN THE NEW BUILDING CONSTRUCTION TO SUPPORT NEW OFFICES AND RESTROOMS.	

PARCEL INFORMATION		EARTHWORK QUANTITIES:
ASSESSORS PARCEL #:	203-010-16-00	EXPORT = 0
MAIN PARCEL:	PORTION OF LOT 47, MAP NO. 1782	IMPORT = 0
ADJACENT PARCEL:	LOT 131, MAP NO. 2037	FILL = 0
		CUT = 0
		REMEDIAL = 0
NOTE: PARCELS ABOVE TO BE MERGED INTO A SINGLE PARCEL AND RECORDED WITH THE CITY OF CARLSBAD AND THE COUNTY OF SAN DIEGO.		NOTE:
GRANT DEEDS: BOOK 1128, PAGE 289 BOOK 285, PAGE 461		NO EARTHWORK OR GRADING IS PROPOSED AS PART OF THIS PROJECT (= 0).
RECORDED EASEMENTS: 141573, AUG. 12, 1963 197823, NOV. 4, 1963 197290, OCT. 27, 1969		

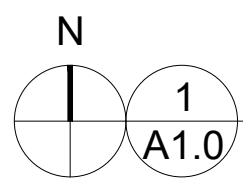
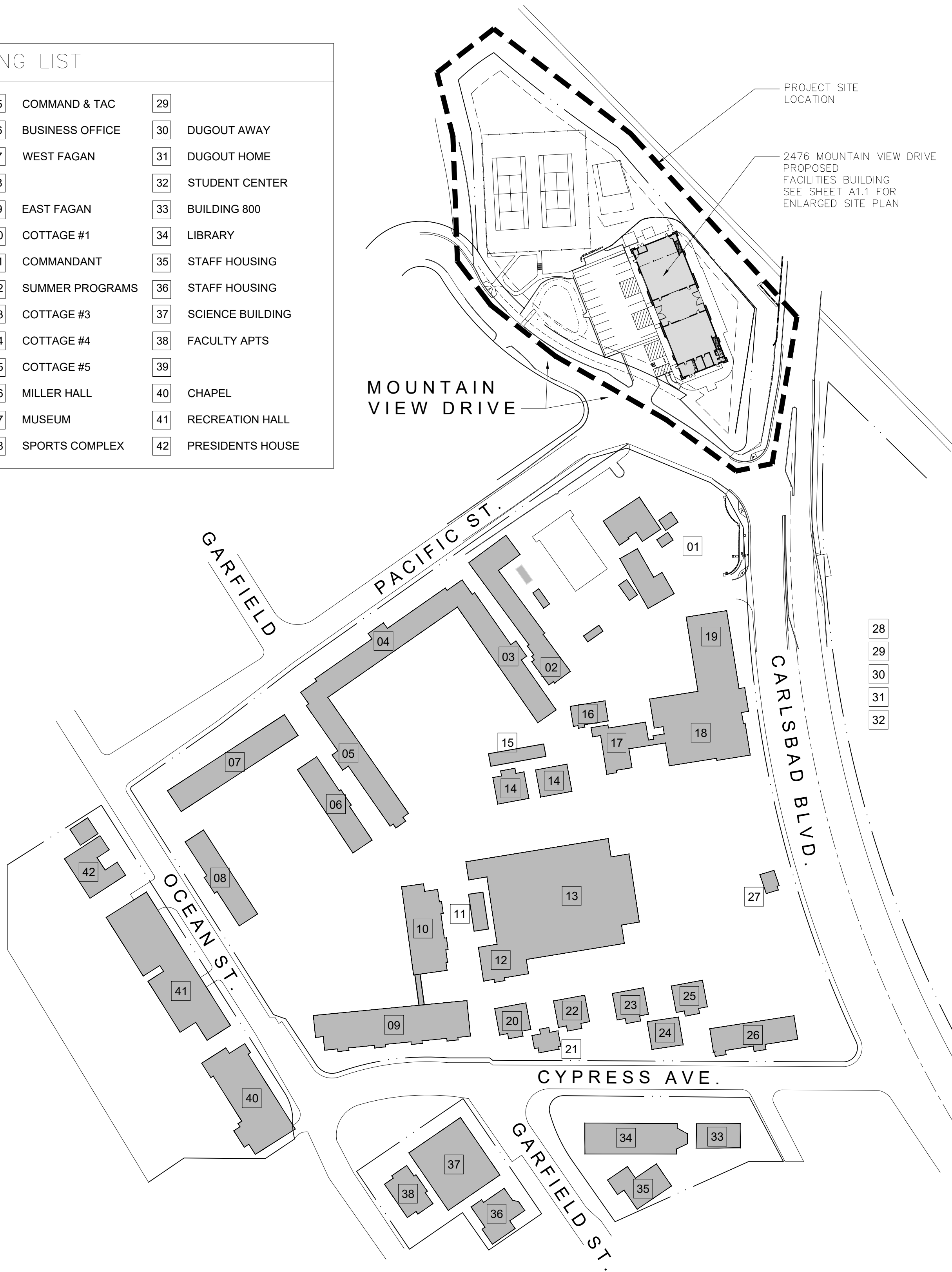
LIST OF DRAWINGS		
SHEET NUMBER	SHEET NAME	ISSUE DATE
ARCHITECTURAL		
A1.0	PROJECT INFORMATION & OVERALL SITE PLAN	08/22/2023
A1.1	GENERAL NOTES & ENLARGED SITE PLAN	08/22/2023
A2.0	NEW GROUND FLOOR PLAN	08/22/2023
A2.1	NEW CLERESTORY & CEILING PLAN	08/22/2023
A2.2	NEW ROOF PLAN	08/22/2023
A3.0	NEW EXTERIOR ELEVATIONS	08/22/2023
A4.0	NEW BUILDING SECTIONS	08/22/2023
SURVEY		
TP3.0	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	10/21/2019
TP3.1	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	10/21/2019
LANDSCAPE		
L-CP	LANDSCAPE CONCEPT PLAN	08/14/2023
L-FPP	LANDSCAPE FIRE PROTECTION PLAN	08/14/2023
L-WCP	WATER CONSERVATION PLAN	08/14/2023
L-WUP	WATER USE PLAN	08/14/2023
13 SHEETS TOTAL ISSUED 08/22/2023		

APPLICABLE CODES	
APPLICABLE CODES & STANDARDS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:	
1. TITLE 24, PART 1	2022 BUILDING STANDARDS ADMINISTRATIVE CODE
2. TITLE 24, PART 2	2022 CALIFORNIA BUILDING CODE (CBC)
3. TITLE 24, PART 3	2022 CALIFORNIA ELECTRICAL CODE
4. TITLE 24, PART 4	2022 CALIFORNIA MECHANICAL CODE
5. TITLE 24, PART 5	2022 CALIFORNIA PLUMBING CODE
6. TITLE 24, PART 6	2022 CALIFORNIA ENERGY CODE
7. TITLE 24, PART 9	2022 CALIFORNIA FIRE CODE
8. TITLE 24, PART 11	2022 CALIFORNIA GREEN BUILDING STANDARDS
9. CITY OF CARLSBAD MUNICIPAL CODE	

ARMY & NAVY ACADEMY FACILITIES BUILDING

2476 MOUNTAIN VIEW DRIVE, CARLSBAD CA 92008
CUP/CDP FINAL SUBMITTAL 08/22/2023

CAMPUS BUILDING LIST		
01 FACILITIES	15 COMMAND & TAC	29
02 BUILDING 400	16 BUSINESS OFFICE	30 DUGOUT AWAY
03 HOOVER HALL	17 WEST FAGAN	31 DUGOUT HOME
04 ANDERSON HALL	18	32 STUDENT CENTER
05 MCLENDON HALL	19 EAST FAGAN	33 BUILDING 800
06 MCINTOSH HALL	20 COTTAGE #1	34 LIBRARY
07 BUILDING 300	21 COMMANDANT	35 STAFF HOUSING
08 LEWIS HALL	22 SUMMER PROGRAMS	36 STAFF HOUSING
09 CREAN HALL	23 COTTAGE #3	37 SCIENCE BUILDING
10 ATKINSON HALL	24 COTTAGE #4	38 FACULTY APTS
11 TAC COUNSELING	25 COTTAGE #5	39
12 BAND ROOM	26 MILLER HALL	40 CHAPEL
13 DAVIS HALL	27 MUSEUM	41 RECREATION HALL
14 COTTAGE #6 & #7	28 SPORTS COMPLEX	42 PRESIDENTS HOUSE



OVERALL CAMPUS SITE PLAN
W/ PROPOSED PROJECT LOCATION

SCALE: 1" = 80'-0"



ARMY & NAVY
ACADEMY

FACILITIES
BUILDING

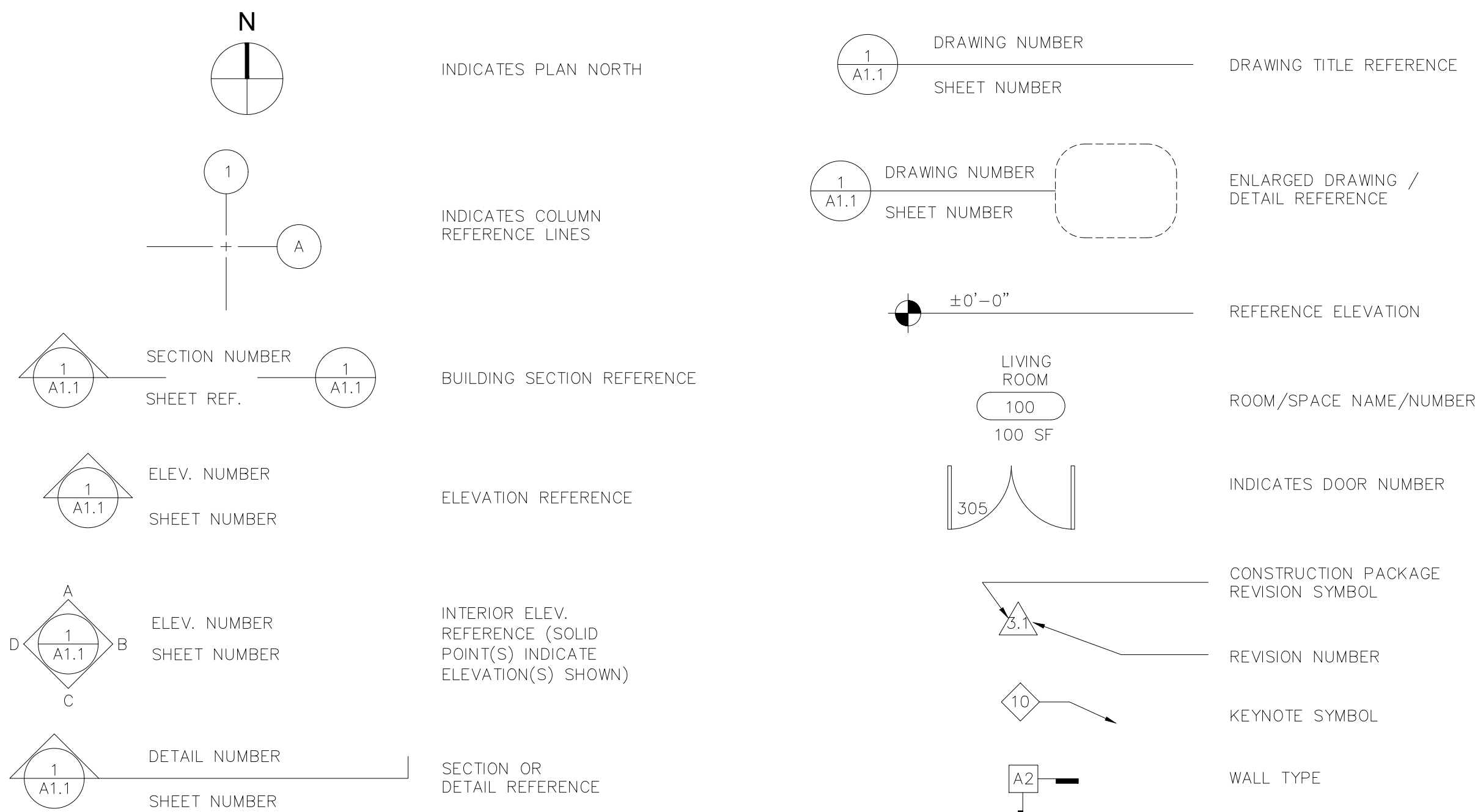
2476
MOUNTAIN VIEW DRIVE
CARLSBAD, CA
92008

ISSUE:
CUP/CDP RE-SUBMITTAL 08/22/2023

SHEET NAME:
PROJECT INFO
& OVERALL
SITE PLAN

SHEET NO:
A1.0

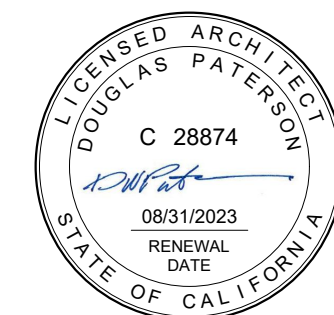
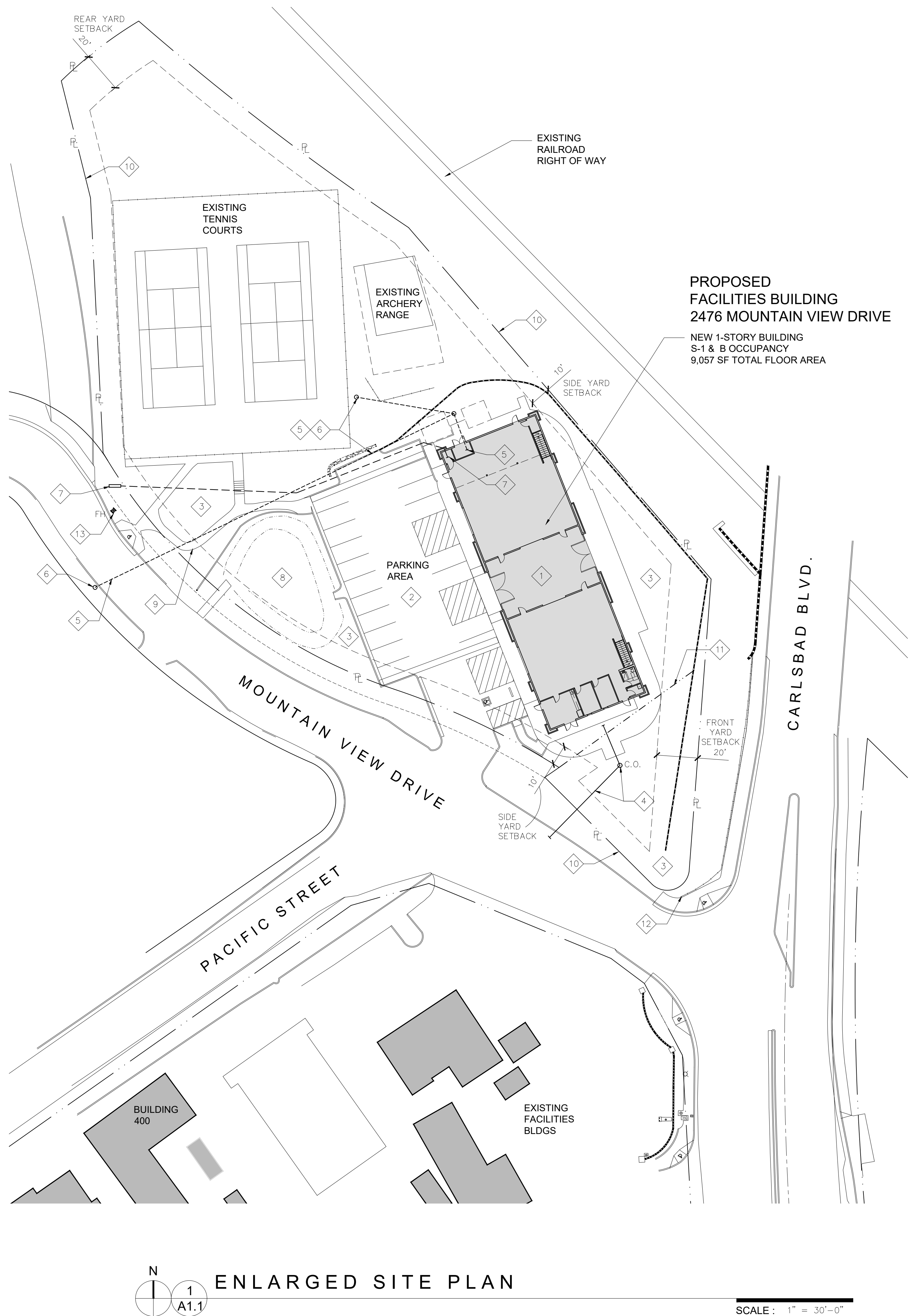
NOTATION SYMBOLS



ABV	AT	E	EAST	HB	HOSE BIB	PERF	PERFORATE(D)
AC	ABOVE	(E)	EXISTING	HD	HEAVY DUTY	PL	PLATE
ACC	ASPHALT CONCRETE	EJ	EACH	HDR	HEADER	PLAM	PLASTIC LAMINATE
ACC	ACCESSIBLE (HANDICAPPED)	EA	EXPANSION JOINT	HDW	Hardware	PSF	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	EL	ELEVATION	HM	HOLLOW METAL	PSI	POUNDS PER SQUARE INCH
ADJ	ADJACENT/ADJUSTABLE	ELEC	ELECTRIC(AL)	HOR	HORIZONTAL	PT	POINT/PAINT
AFF	ABOVE FINISH FLOOR	ELEV	ELEVATOR	HR	HOOR	PVC	POLYVINYL CHLORIDE
AGG	AGGREGATE	ENC	ENCLOSE (URE)	HT	HEIGHT		
ALT	ALTERNATE	ENS	EDGE OF SLAB	HVAC	HEATING/VENTILATING/ AND AIR CONDITIONING	RCP	REFLECTED CEILING PLANK
AL	ALUMINUM	EQ	EQUAL			ROD	ROOF DRAIN
AP	ACCESS PANEL	EQUIP	EQUIPMENT			REF	REFERENCE
ARCH	ARCHITECT(URAL)	EST	ESTIMATE	ID	INSIDE DIAMETER	REQ'D	REQUIRED
AUTO	AUTOMATIC	EXP	EXPOSED	INCL	INCLUDE(D), (ION)	REV	REVISION(S), REWSED
AV	AUDIO VISUAL	EXT	EXTERIOR/EXTRUDE(D)	INT	INTERIOR	RH	RIGHT HAND
				JAN	JANITOR	RM	ROOM
BEL	BELOW	FA	FIRE ALARM	JT	JOINT	RO	ROUGH OPENING
BET	BETWEEN	FD	FLOOR DRAIN				
BIT	BITUMINOUS	FE	FIRE EXTINGUISHER	KIT	KITCHEN	S	SOUTH
BLDG	BUILDING	FEC	FIRE EXTINGUISHER CABINET	KJ	KEYED COLD JOINT	SD	SCHEDULE
BLKG	BLOCKING	FF	FINISHED FLOOR	KO	KNOCKOUT	SH	STORM DRAIN
BSM	BOTTOM	FFE	FURNITURE, FIXTURES & EQUIP.			SHT	SHEET
BSMT	BASEMENT	FF	FINISHED FLOOR	LAB	LABORATORY	SIM	SIMILAR
		FG	FINISH GRADE	LAM	LAMINATE(D)	SPEC	SPECIFICATION(S)
C	COMPACT	FHC	FIRE HOSE CABINET	LH	LAVATORY	SQ	SQUARE
CAB	CABINET	FIN	FINISH(ED)	LV	LEFT HAND	SS	STAINLESS STEEL
CB	CATCH BASIN	FLR	FLOOR(ING)	LL	LIVE LOAD	STD	STANDARD
CIP	CAST-IN-PLACE	FND	FOUNDATION			STL	STEEL
C	CENTER LINE	FOC	FACE OF CONCRETE	MAG	MAGNETIC	STRUC	STRUCTURAL
CLG	CEILING	FOF	FACE OF FINISH	MAX	MAXIMUM	SYM	SYMMETRY (ICAL)
C	CLEARANCE	FOM	FACE OF MASONRY	MECH	MECHANICAL		
CMU	CONCRETE MASONRY UNIT	FOS	FACE OF STUDS	MFR	MANUFACTURE(R)	T&G	TONGUE & GROOVE
COL	COLUMN	FP	FIREPROOF	MH	MANHOLE	TEL	TELEPHONE
COMB	COMBINATION	FRP	FIBER REINFORCED PANEL	MIN	MINIMUM	THK	THICK(NESS)
CONC	CONCRETE	FT	FOOTING	MSC	MISCELLANEOUS	TOC	TOP OF CURB
CONF	CONFERENCE	FTG	FOOTING	MSL	MEAN SEA LEVEL	TOS	TOP OF SLAB
CONT	CONTINUOUS/CONTINUE	FUR	FURRED (ING)	MTL	METAL	TS	TUBE STEEL
CT	CARPET(ED)					TV	TELEVISION
CT	CERAMIC TILE	CA	GACE, GAUCE	N	NORTH	TY	TYPICAL
		GALV	GALVANIZED	NIC	NOT IN CONTRACT		
DEMO	DEMOLISH/DEMOLITION	GD	GRADE, GRADING	NOM	NOMINAL		
DEF	DEPRESSED	GFRC	GLASS FIBER REINFORCED CONC.	NTS	NOT TO SCALE	UON or UNO	UNLESS OTHERWISE NOTED
DF	DRINKING FOUNTAIN	GL	GLASS, GLAZING			VCT	VINYL COMPOSITION TILE
DIAG	DIAGONAL	GPWD	GYPNUM WALLBOARD	Q/ OC	OVER ON CENTER(S)	VERT	VERTICAL
DIA	DIAMETER (ø)	GYP. BD.	GYP. WALLBOARD	OH	OUTSIDE DIAMETER		
DM	DIMENSION			OD	OVERHEAD	W	WEST, WIDTH, WIDE
DIN	DOWN			OPH	OPPOSITE H/W	WC	WATER CLOSET
DOR	DOOR			OTS	OPEN TO STRUCTURE	WD	WOOD
DS	DOWNSPOUT						
DWG	DRAWING						

KEYNOTES APPLY TO DETAIL #1 ON THIS SHEET

- | | | | |
|---|--|----|--|
| 1 | PROPOSED SINGLE STORY W/O FRAME BUILDING, REFER TO SHEET 2.0 FOR ENLARGED FLOOR PLAN | 8 | EXISTING STORM WATER BASIN TO REMAIN, REFER TO LANDSCAPE PLANS FOR INFORMATION |
| 2 | EXISTING ASPHALT PARKING AREA TO REMAIN, PROVIDE SLURRY SEAL AND RESTRIPIING FOR EXISTING PARKING SPACES AND NEW ACCESSIBLE SPACE | 9 | EXISTING CONCRETE WALKWAYS TO REMAIN |
| 3 | NEW LANDSCAPED AREA, REFER TO LANDSCAPE DRAWINGS FOR INFORMATION | 10 | EXISTING PROPERTY LINE TO REMAIN |
| 4 | PROPOSED LOCATION OF NEW SANITARY SEWER LOCATION AND CLEANOUT | 11 | EXISTING PROPERTY LINE TO BE REMOVED AS PART OF LOT MERGE. NEW PARCEL BOUNDARY TO BE FILED AND RECORDED WITH CITY OF CALSBAD AND COUNTY OF SAN DIEGO |
| 5 | EXISTING LOCATION OF OVERHEAD ELECTRICAL SERVICE TO REMAIN AND TO SERVE NEW BUILDING | 12 | EXISTING DECORATIVE WOOD FENCE TO REMAIN |
| 6 | EXISTING SDG&E UTILITY POLE TO REMAIN | 13 | EXISTING FIRE HYDRANT TO REMAIN |
| 7 | EXISTING LOCATION OF DOMESTIC WATER METER, BACKFLOW PREVENTER, AND UNDERGROUND WATER SERVICE TO SERVE NEW BUILDING, REFER TO LANDSCAPE DWGS FOR INFO | | |



ARMY & NAVY
ACADEMY

FACILITIES BUILDING

2476
MOUNTAIN VIEW DRIVE
CARLSBAD, CA
92008

ISSUE:
CUP/CDP RE-SUBMITTAL 08/22/2023

SHEET NAME:
GEN. NOTES
& ENLARGED
SITE PLAN

SHEET NO:

A1.1

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ARMY & NAVY
ACADEMY

FACILITIES
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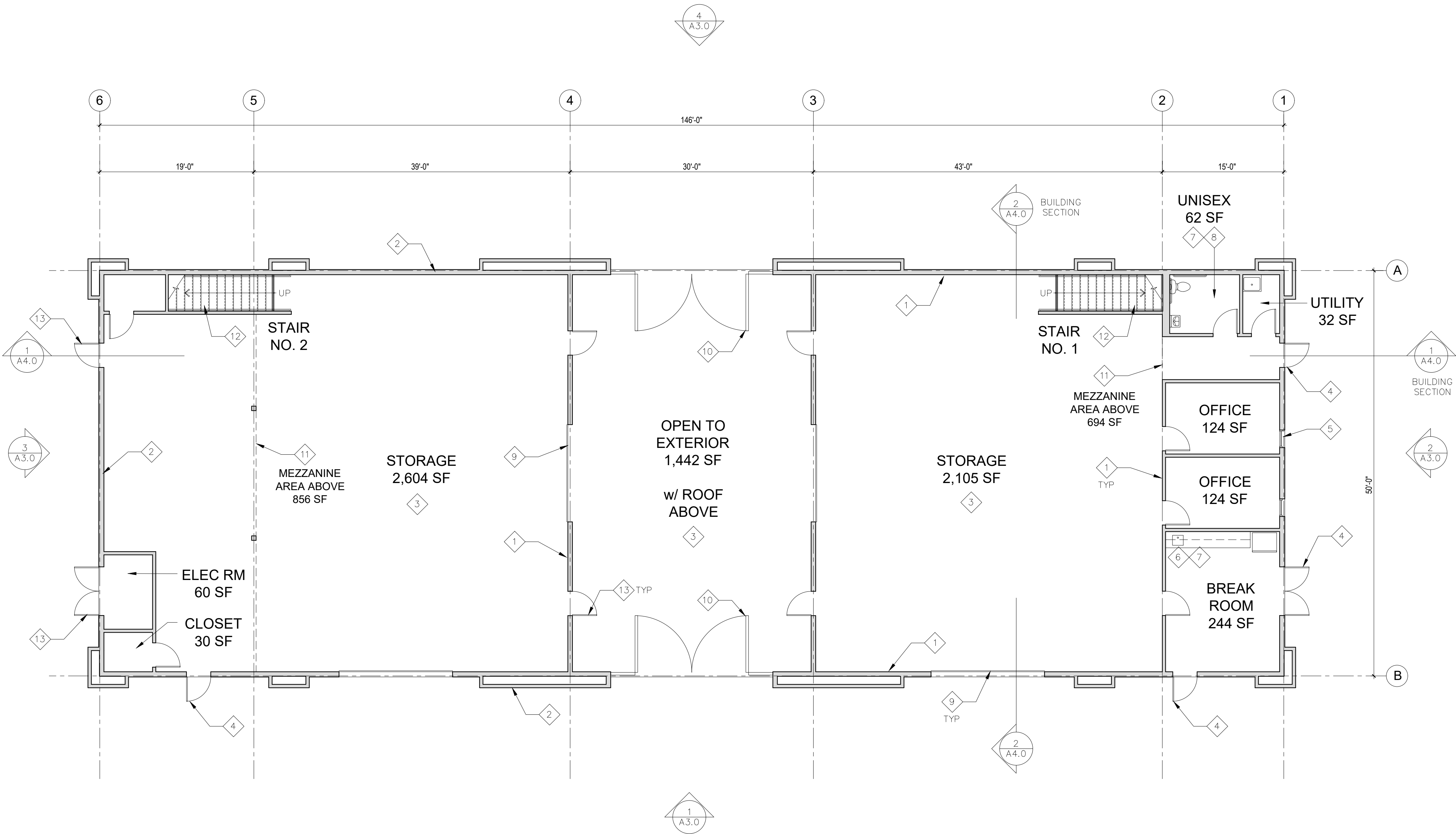
ISSUE:
CUP/CDP RE-SUBMITTAL 08/22/2023

SHEET NAME:

NEW GROUND
FLOOR PLAN

SHEET NO:

A2.0



TOTAL BUILDING FLOOR AREA = 9,057 SF

NEW GROUND FLOOR PLAN

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

NEW FLOOR PLAN KEYNOTES

KEYNOTES APPLY TO DETAIL #1 ON THIS SHEET

- 1 NEW WOOD STUD WALL WITH GYP BD SHEATHING BOTH SIDES, REFER TO STRUCTURAL DWGS FOR STUD SIZES
- 2 NEW 7/8" EXTERIOR CEMENT PLASTER SYSTEM O/ GALV. EXPANDED METAL LATH O/ WATERPROOFING MEMBRANE O/ 5/8" DENS GLAS SHEATHING. REFER TO STRUCT DWGS FOR SHEAR WALL LOCATIONS
- 3 EXISTING CONCRETE FLOOR SLAB TO REMAIN. PATCH AND REPAIR SLAB WHERE REMOVALS OCCUR FOR TRENCHING OF UTILITIES AND FOUNDATION CONSTRUCTION. SLAB TO BE SANDBLASTED AND PREPARED FOR EPOXY SEALER
- 4 NEW ALUMINUM & GLASS DOOR AND ALUM FRAME PER PLAN
- 5 NEW ALUMINUM AND GLASS WINDOW SYSTEM WITH INSULATED TEMPERED GLAZING, REFER TO CLERESTORY PLAN FOR LOCATIONS
NOTE: NEW WINDOWS AND DOORS SHALL BE RECESSED INTO THE BUILDING AND THE EXTERIOR PLANE OF THE WINDOW GLASS AND/OR DOOR SHALL BE SET BACK FROM THE EXTERIOR WALL PLANE. TO BE IN KEEPING WITH THE HISTORIC AND TRADITIONAL FEEL OF OTHER BUILDINGS AT THE ACADEMY
- 6 30" X 48" CLEAR FLOOR AREA FOR FRONT APPROACH TO ACCESSIBLE SINK AT 34"H ACCESSIBLE COUNTER IN BREAK ROOM
- 7 NEW PLUMBING FIXTURE, REFER TO PLUMBING SHEETS
- 8 NEW CERAMIC TILE WALL FINISHES IN RESTROOM
- 9 NEW STEEL ROLL-UP DOOR WITH POWDER COAT PAINTED FINISH
- 10 NEW STEEL GATE WITH POWDER COAT PAINTED FINISH
- 11 DASHED LINE INDICATES LINE OF MEZZANINE ABOVE
- 12 NEW WOOD FRAMED STAIR WITH 1-1/2" DIA. STEEL HANDRAILS
- 13 NEW HOLLOW METAL DOOR AND FRAME WITH VISION LITE

NOTES

1. REFER TO ENLARGED PLANS AND ELEVATIONS FOR FINISH DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
3. MILLWORK CONTRACTOR TO PREPARE SHOP DRAWINGS BASED ON HARD WALL AND FINISHES LOCATIONS PRIOR TO FABRICATING MILLWORK.
4. ALL INTERIOR WALLS TO BE PAINTED U.N.O., RE TO INTERIOR FINISH PLANS FOR INFO
5. CONTRACTOR TO PROVIDE CEMENT BOARD SUBSTRATE AT ALL WALL TILE AREAS EXPOSED TO WET CONDITIONS

NEW FLOOR PLAN LEGEND

- NEW GYPSUM BOARD OVER WOOD STUD WALL PER PLAN
- SYMBOL INDICATES NEW DOOR AND FRAME
- SYMBOL INDICATES SHELL BUILDING STRUCTURAL GRID LINE
- SYMBOL INDICATES NEW WALL TYPE, NON-LOADBEARING WOOD STUDS WITH GYPSUM BOARD SHEATHING



ARMY & NAVY
ACADEMY

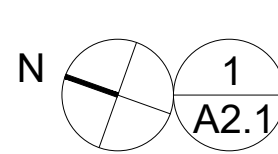
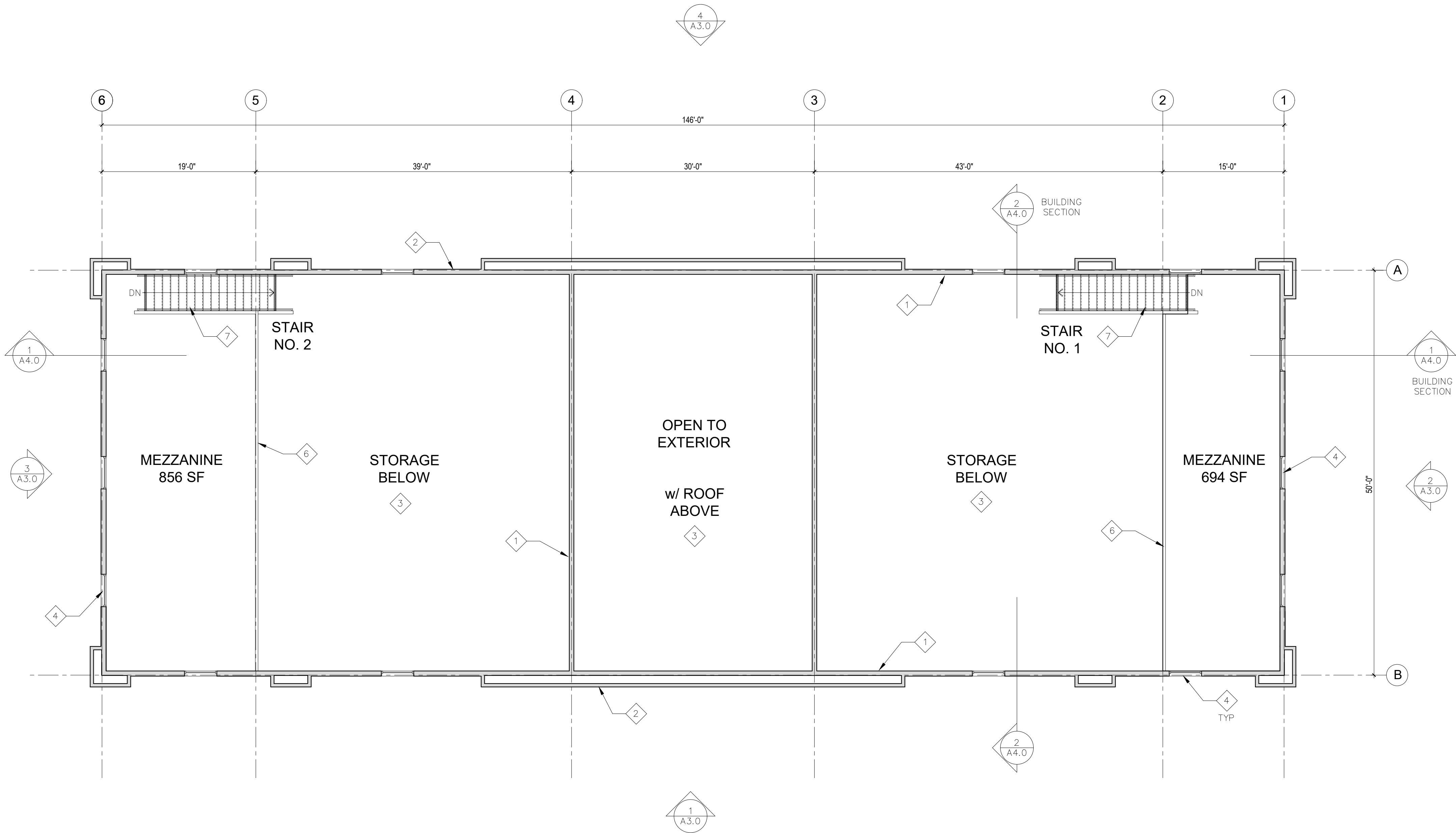
FACILITIES
BUILDING

2476
MOUNTAIN VIEW DRIVE
CARLSBAD, CA
92008

ISSUE:
CUP/CDP RE-SUBMITTAL 08/22/2023

SHEET NAME:
NEW
CLERESTORY
& CLG PLAN

SHEET NO:
A2.1



NEW CLERESTORY & CEILING PLAN

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

CEILING PLAN KEYNOTES

KEYNOTES APPLY TO DETAIL #1 ON THIS SHEET

- 1 NEW GYP BD O/ WOOD STUD WALL PER SHEET A2.0
- 2 NEW 7/8" EXTERIOR CEMENT PLASTER SYSTEM O/ GALV. EXPANDED METAL LATH O/ WATERPROOFING MEMBRANE O/ 5/8" DENS GLAS SHEATHING. REFER TO STRUCT DWGS FOR SHEAR WALL LOCATIONS
- 3 NEW HARD-LID GYPSUM BOARD CEILING, WITH 5/8" GYP BD O/ 20 GA. 6" METAL STUDS AT 24" O.C., SPAN NOT TO EXCEED 8 FT
- 4 NEW EXTERIOR ALUMINUM WINDOW SYSTEM WITH INSULATED TEMPERED GLAZING
- NOTE: NEW WINDOWS AND DOORS SHALL BE RECESSED INTO THE BUILDING AND THE EXTERIOR PLANE OF THE WINDOW GLASS AND/OR DOOR SHALL BE SET BACK FROM THE EXTERIOR WALL PLANE TO BE IN KEEPING WITH THE HISTORIC AND TRADITIONAL FEEL OF OTHER BUILDINGS AT THE ACADEMY
- 5 REFER TO ELECTRICAL DWGS FOR LIGHT FIXTURES AND DEVICES AT ALL EXISTING AND NEW CEILING AREAS, TYP
- 6 NEW 3'-6" HIGH WOOD FRAMED GUARDRAIL W/ GYP BD FINISH
- 7 NEW WOOD FRAMED STAIR WITH 1-1/2" DIA. STEEL HANDRAILS

CEILING PLAN LEGEND

- NEW GYPSUM BOARD OVER WOOD STUD WALL PER PLAN
- NEW SUSPENDED CEILING GRID AND ACOUSTICAL TILES IN OFFICE AREAS
- NEW HARD LID GYPSUM BOARD CEILING IN TOILET ROOM AREAS
- NEW RETURN AIR GRILLE, REFER TO MECHANICAL DWGS FOR INFO
- NEW SUPPLY AIR DIFFUSER, REFER TO MECHANICAL DWGS FOR INFO
- NEW LAY-IN LED LIGHTING FIXTURE, REFER TO ELECTRICAL DWGS FOR INFO AND FOR EMERGENCY BATTERY BACK-UP FIXTURE LOCATIONS
- NEW SURFACE MOUNTED LED LIGHTING FIXTURE, REFER TO ELECTRICAL DWGS FOR INFO
- NEW ILLUMINATED EXIT SIGN, RE TO ELECTRICAL DWGS FOR INFO
- SYMBOL INDICATES NEW ALUMINUM WINDOW SYSTEM WITH INSULATED TEMPERED GLAZING
- SYMBOL INDICATES SHELL BUILDING STRUCTURAL GRID LINE



ARMY & NAVY
ACADEMY

FACILITIES
BUILDING

2476
MOUNTAIN VIEW DRIVE
CARLSBAD, CA
92008

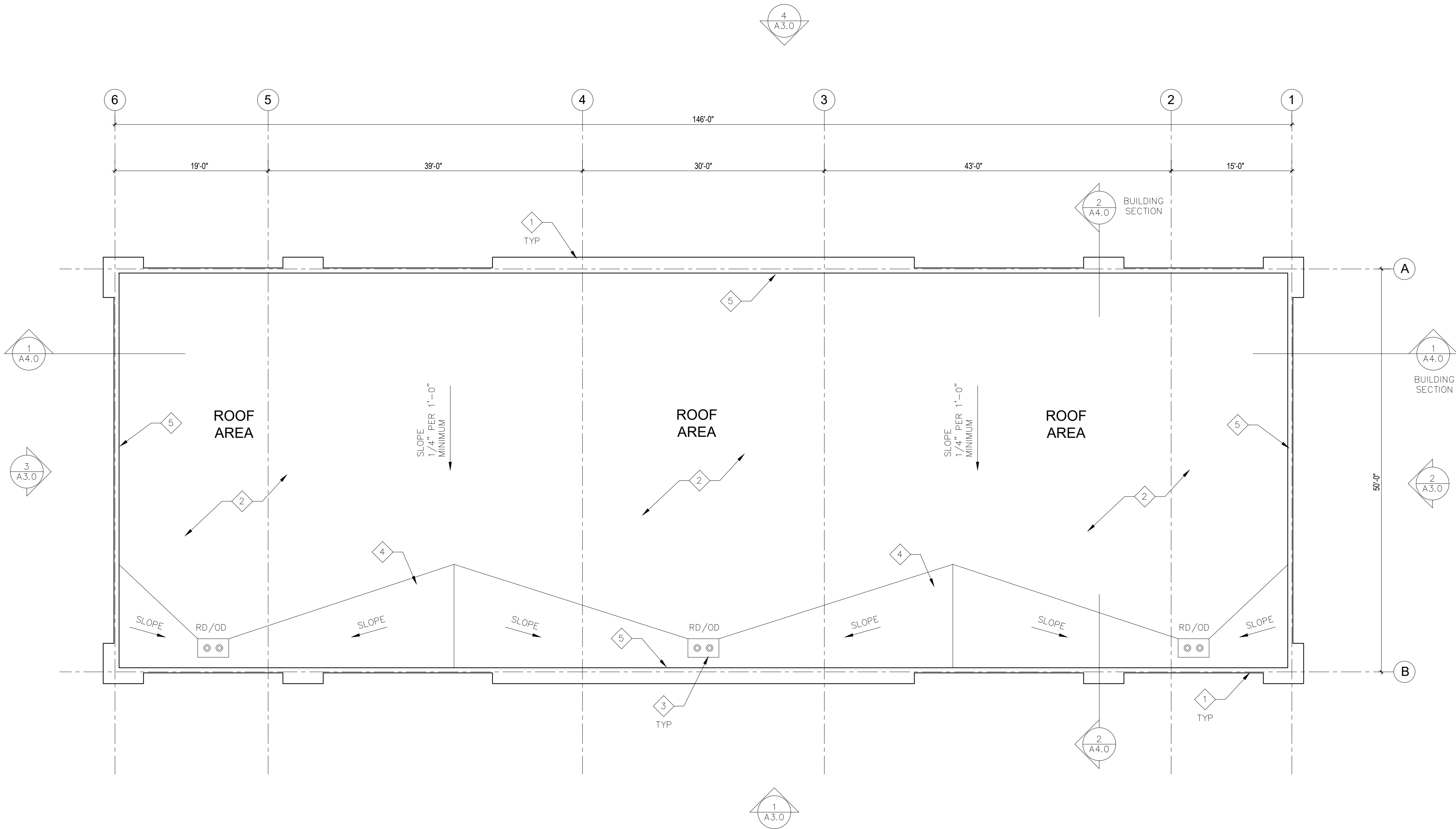
ISSUE:
CUP/CDP RE-SUBMITTAL 08/22/2023

SHEET NAME:

NEW
ROOF PLAN

SHEET NO:

A2.2



N  1
A2.2 NEW ROOF PLAN

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

ROOF PLAN KEYNOTES

KEYNOTES APPLY TO ALL DRAWINGS ON THIS SHEET

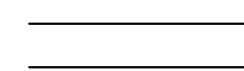
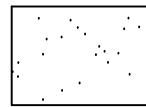

- 1 NEW PARAPET WITH PREFINISHED ALUM PARAPET CAP AND COUNTERFLASHING. PROVIDE HIGH TEMP RATED SELF-ADHESIVE WATERPROOFING MEMBRANE UNDER PARAPET CAP
- 2 NEW SINGLE-PLY THERMOPLASTIC ROOF MEMBRANE, MFR TO BE SARNAFIL OR EQUAL
- 3 NEW ROOF DRAIN AND OVERFLOW DRAIN, REFER TO PLUMBING DRAWINGS FOR SIZES AND ROUTING
- 4 NEW ROOF CRICKET, SLOPE TO ROOF DRAIN AS INDICATED
- 5 NEW PARAPET COUNTERFLASHING PER ROOFING MFR REQ'S

NOTE:
THE REAR SIDE (INTERIOR SIDE) OF HIGH PARAPET WALLS THAT ARE EXPOSED TO EXTERIOR VIEWS FROM THE PUBLIC WAY SHALL RECEIVE THE SAME EXTERIOR CEMENT PLASTER SMOOTH TROWEL COLOR AND FINISH AS THE OPPOSITE EXTERIOR SIDE OF THE WALL

NOTES

- 1. REFER TO ENLARGED PLANS AND ELEVATIONS FOR FINISH DIMENSIONS.
- 2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
- 3. MILLWORK CONTRACTOR TO PREPARE SHOP DRAWINGS BASED ON HARD WALL AND FINISHES LOCATIONS PRIOR TO FABRICATING MILLWORK.
- 4. ALL INTERIOR WALLS TO BE PAINTED U.N.O, RE TO FINISH PLANS FOR INFO

ROOF PLAN LEGEND

-  NEW ROOF PARAPET, REFER TO ELEVATIONS FOR HEIGHTS
-  NEW SINGLE PLY THERMOPLASTIC ROOFING MEMBRANE, SARNAFIL OR EQUAL
-  SYMBOL INDICATES SHELL BUILDING STRUCTURAL GRID LINE

2023 COPYRIGHT DOUGLAS PATERSON ARCHITECT. ALL IDEAS, CONCEPTS, DESIGNS, AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF DOUGLAS PATERSON ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS EXPRESSLY APPROVED BY THE ARCHITECT IN WRITING. NO CHANGES OR DEVIATIONS SHALL BE MADE TO THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.



ARMY & NAVY
ACADEMY

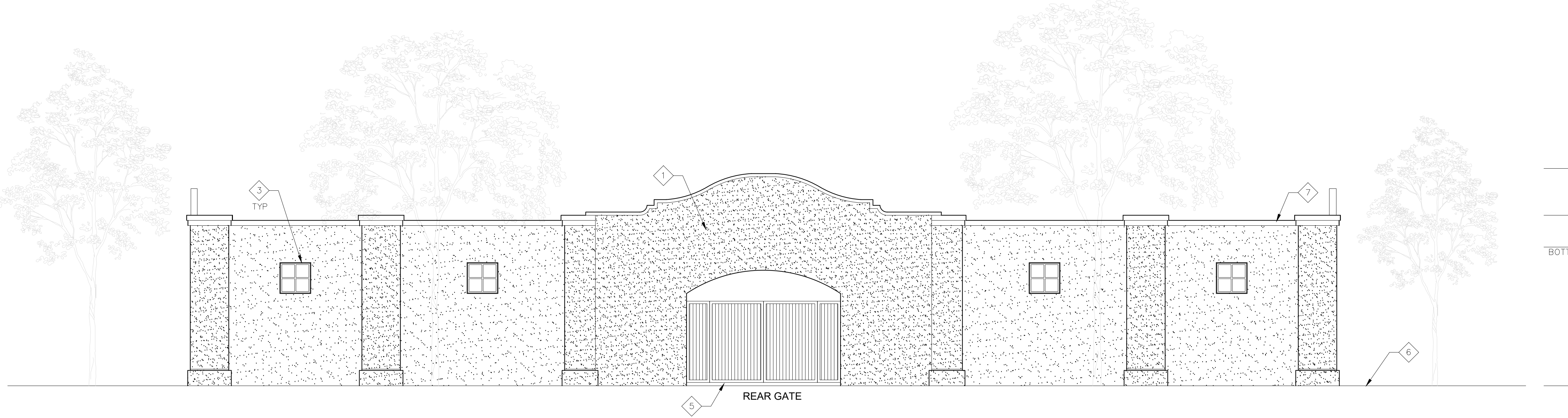
FACILITIES
BUILDING

2476
MOUNTAIN VIEW DRIVE
CARLSBAD, CA
92008

ISSUE:
CUPICDP RE-SUBMITTAL 08/22/2023

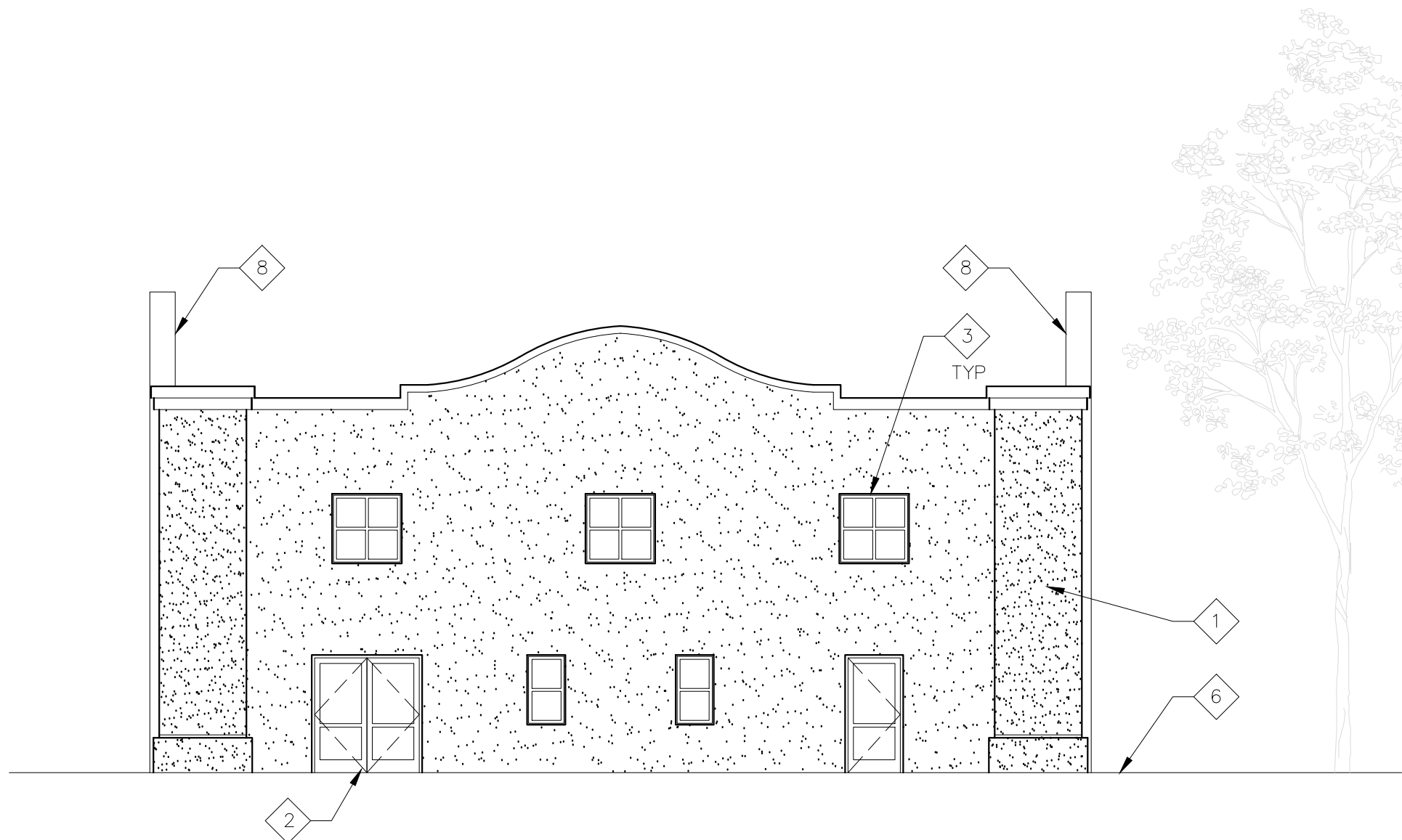
SHEET NAME:
**NEW
EXTERIOR
ELEVATIONS**

SHEET NO:
A3.0



4
A3.0
EAST ELEVATION

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



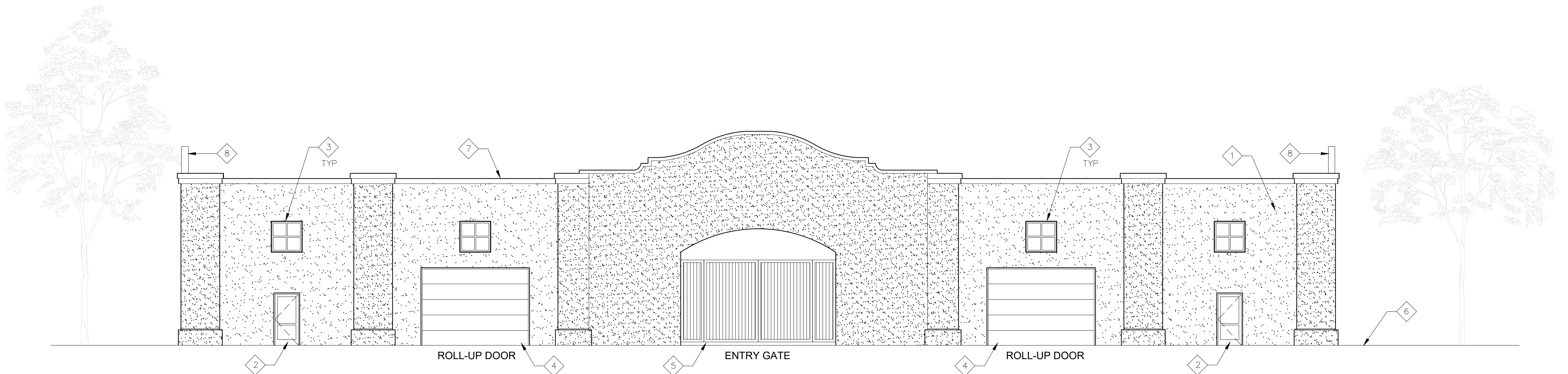
2
A3.0
SOUTH ELEVATION

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



3
A3.0
NORTH ELEVATION

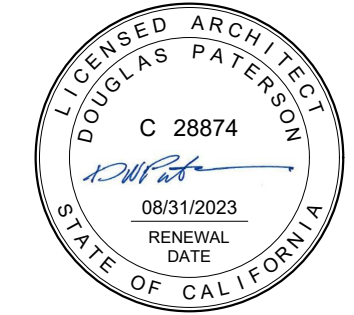
SCALE : 1/8" = 1'-0"



1
A3.0
WEST ELEVATION

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

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ARMY & NAVY
ACADEMY

FACILITIES
BUILDING

2476
MOUNTAIN VIEW DRIVE
CARLSBAD, CA
92008

ISSUE:
CDP/CDP RE-SUBMITTAL 08/22/2023

SHEET NAME:
NEW
BUILDING
SECTIONS

SHEET NO:
A4.0

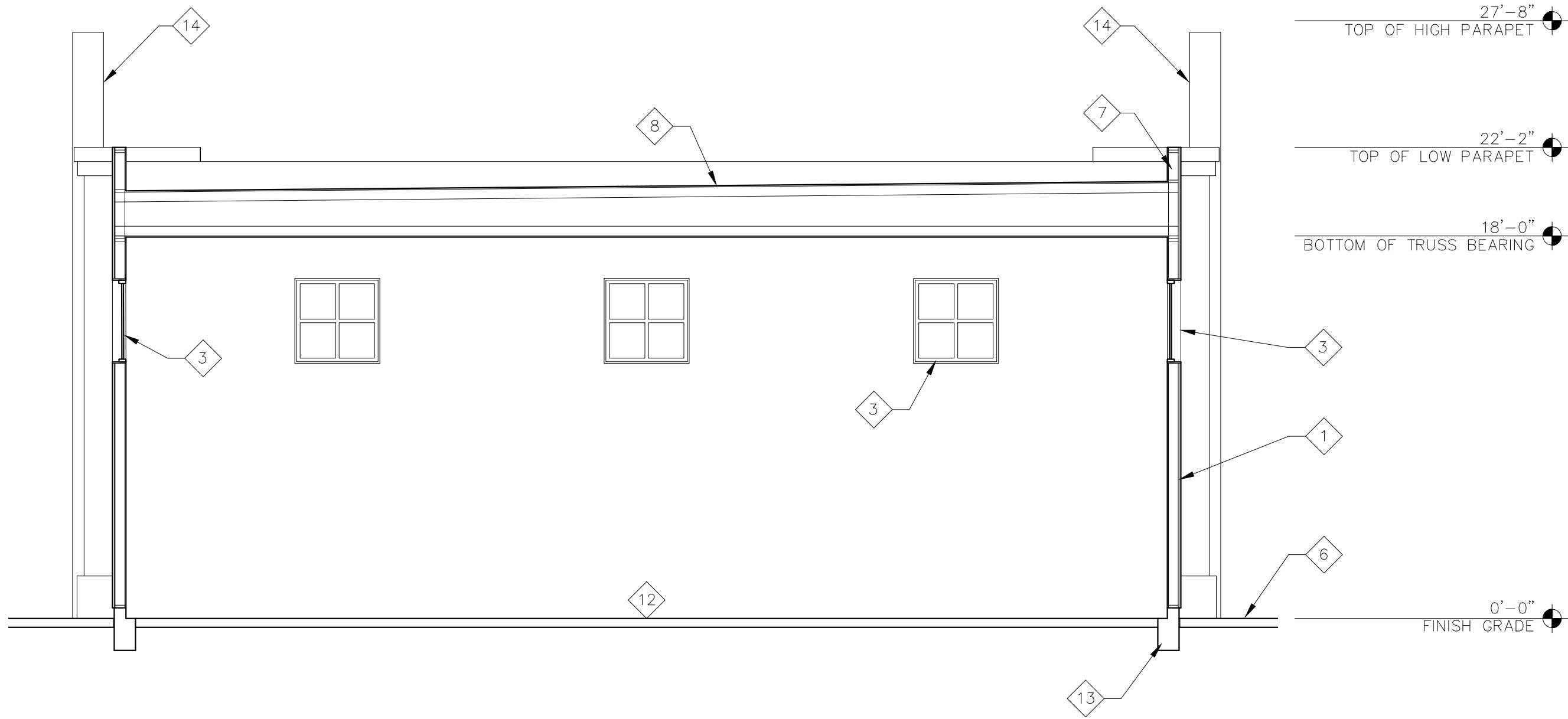
SECTION KEYNOTES

KEYNOTES APPLY TO ALL DRAWINGS ON THIS SHEET

- 1 NEW 7/8" EXTERIOR CEMENT PLASTER SYSTEM O/ GALV. EXPANDED METAL LATH O/ WATERPROOFING MEMBRANE O/ 5/8" DENS GLAS SHEATHING.

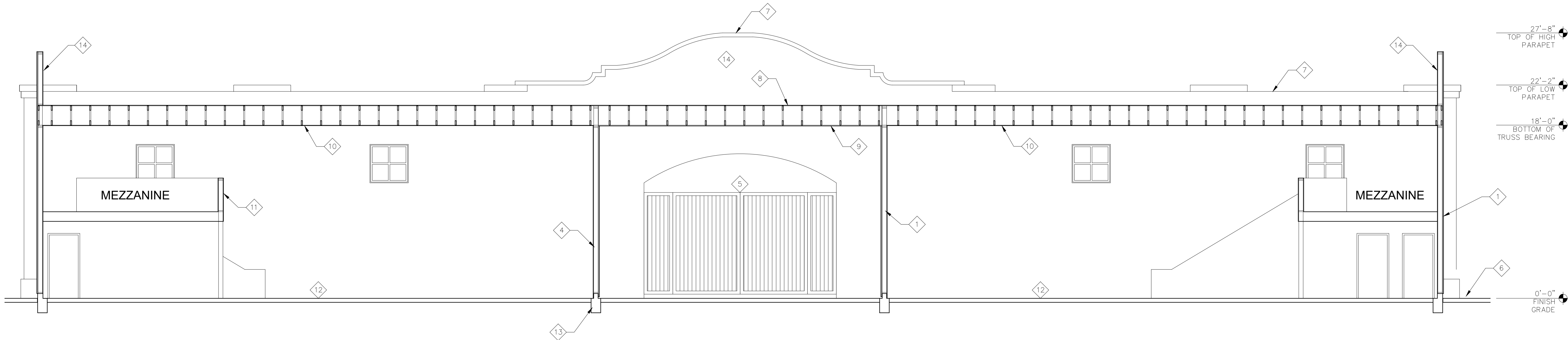
THE PROPOSED EXTERIOR WALLS WILL BE SMOOTH TROWEL TYPE STUCCO FINISH, PAINTED/FINISHED IN A WHITE COLOR TO CORRESPOND WITH THE SMOOTH TROWEL TYPE FINISH AND COLOR OF THE BUILDINGS ON THE MAIN CAMPUS. THE EXTERIOR STUCCO FINISH WILL BE CONSISTENT WITH THE MOST RECENT BUILDINGS THAT WERE CONSTRUCTED AT THE FOOTBALL STADIUM. THIS SPECIFICATION FOR THE EXTERIOR BUILDING FINISH IS INTENDED TO BE IN KEEPING WITH THE HISTORIC AND TRADITIONAL FEEL OF THE ACADEMY.
- 2 NEW HOLLOW METAL DOOR AND FRAME PER PLAN, TYP
- 3 NEW ALUMINUM AND GLASS WINDOW SYSTEM WITH INSULATED TEMPERED GLAZING, REFER TO CLERESTORY PLAN FOR LOCATIONS

NOTE: NEW WINDOWS AND DOORS SHALL BE RECESSED INTO THE BUILDING AND THE EXTERIOR PLANE OF THE WINDOW GLASS AND/OR DOOR SHALL BE SET BACK FROM THE EXTERIOR WALL PLANE TO BE IN KEEPING WITH THE HISTORIC AND TRADITIONAL FEEL OF OTHER BUILDINGS AT THE ACADEMY
- 4 NEW STEEL ROLL-UP DOOR WITH POWDER COAT PAINTED FINISH
- 5 NEW STEEL GATE WITH POWDER COAT PAINTED FINISH
- 6 FINISH GRADE
- 7 NEW PREFINISHED ALUMINUM PARAPET COPING
- 8 NEW SINGLE PLY ROOFING MEMBRANE O/ ROOF SHEATHING O/ ROOF TRUSSES PER STRUCT DWGS
- 9 NEW 7/8" CEMENT PLASTER CEILING O/ WATERPROOFING MEMBRANE O/ DENS GLAS SHEATHING
- 10 NEW 5/8" GYP BOARD CEILING ATTACHED TO UNDERSIDE OF ROOF TRUSSES
- 11 NEW 5/8" GYP BOARD O/ 2X WOOD STUDS FOR NON-LOAD BEARING INTERIOR WALLS AT OFFICES, BREAK ROOM, TOILET ROOM, AND MEZZANINE GUARDRAILS
- 12 EXISTING CONCRETE FLOOR SLAB TO REMAIN. PATCH AND REPAIR SLAB WHERE REMOVALS OCCUR FOR TRENCHING OF UTILITIES AND FOUNDATION CONSTRUCTION. SLAB TO BE SANDBLASTED AND PREPARED FOR EPOXY SEALER
- 13 NEW CONCRETE FOUNDATIONS PER STRUCT DWGS
- 14 THE REAR SIDE (INTERIOR SIDE) OF HIGH PARAPET WALLS THAT ARE EXPOSED TO EXTERIOR VIEWS FROM THE PUBLIC WAY SHALL RECEIVE THE SAME EXTERIOR CEMENT PLASTER SMOOTH TROWEL COLOR AND FINISH AS THE OPPOSITE EXTERIOR SIDE OF THE WALL



2
A4.0
NEW BUILDING SECTION

SCALE : 3/16" = 1'-0"



1
A4.0
NEW BUILDING SECTION

SCALE : 3/16" = 1'-0"

BASIS OF BEARINGS

BEING THE SOUTHEASTERLY RIGHT-OF-WAY OF PACIFIC STREET PER MAP NO. 2037 AS SHOWN ON COUNTY OF SAN DIEGO RECORD OF SURVEY MAP NO. 12348, I.E. NORTH 54°15'57" EAST.

VERTICAL BENCHMARK

CITY OF CARLSBAD SURVEY CONTROL NETWORK

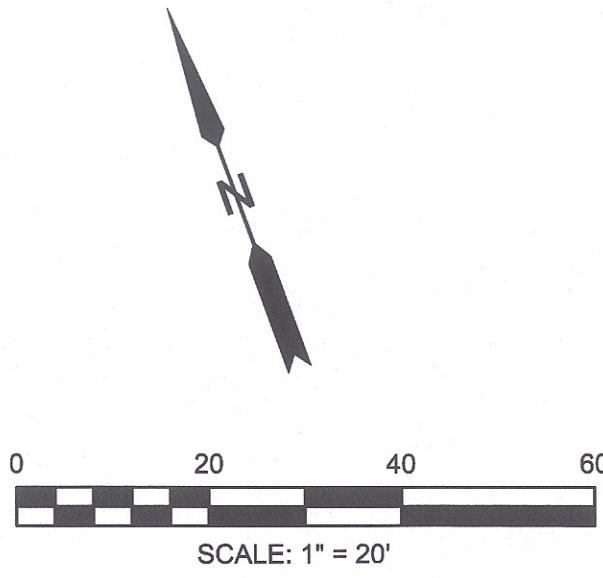
STATION: CLSB-130
ELEVATION: 40.91'
DATUM: NGVD 29
DATE: 05/18/2001

2.5" BRASS DISK STAMPED "CLSB-130" LOCATED AT THE NE'LY CORNER OF GRAND AVE. AND WASHINGTON ST.

EASEMENT NOTE:

EASEMENTS COMPILED FROM PRELIMINARY REPORT PREPARED BY TICOR TITLE AS ORDER NUMBER 00618861-993-CAB, DATED JULY 19, 2019, NUMBERS CORRESPOND TO SCHEDULE "B" OF SAID REPORT:

- [A] PORTION OF OCEAN STREET - 40' WIDE (FORMERLY LAGUNA DRIVE) VACATED BY RESOLUTION 918 AND MADE A PART OF THE PARCEL HEREIN BY CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1975 AS FILE/PAGE NO. 75-342060 O.R.
- [6] AN EASEMENT FOR REPAIR & MAINTENANCE OF TENNIS COURT FACILITIES IN FAVOR OF ARMY & NAVY ACADEMY RECORDED APRIL 16, 1975 AS FILE/PAGE NO. 75-087331 O.R. (PLOTTED)
- [9] AN EASEMENT FOR ELECTRICAL POLE LINE PURPOSES GRANTED TO SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY RECORDED MARCH 3, 1925 IN BOOK 1070, PAGE 121 DEEDS. (NOT PLOTTED - LOCATION AND WIDTH NOT ASCERTAINABLE FROM RECORD DATA. MATTERS DISCLOSED HEREIN ONLY AFFECT LOT 47, MAP NO. 1782)
- [10] AN EASEMENT FOR STATE HIGHWAY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED ON OCTOBER 15, 1925 IN BOOK 1128, PAGE 289 DEEDS. (PLOTTED)
- [12] AN EASEMENT FOR STATE HIGHWAY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED ON MAY 4, 1934 IN BOOK 285, PAGE 461 DEEDS. (PLOTTED, MATTERS DISCLOSED HEREIN ONLY AFFECT LOT 131 OF MAP NO. 2037)
- [13] AN EASEMENT FOR ELECTRICAL POLE LINE PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED ON AUGUST 12, 1963 AS FILE/PAGE NO. 141573 O.R. (PLOTTED)
- [14] AN EASEMENT FOR GAS LINE PURPOSES IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA RECORDED ON NOVEMBER 4, 1963 AS FILE/PAGE NO. 197823 O.R. (PLOTTED)
- [15] AN EASEMENT FOR WATER SYSTEMS AND EMBANKMENT FACILITIES IN FAVOR OF THE CITY OF CARLSBAD RECORDED ON MAY 19, 1964 AS FILE/PAGE NO. 1964-89987 O.R. (PLOTTED)
- [16] AN EASEMENT FOR DRAINAGE SYSTEMS AND EMBANKMENT FACILITIES IN FAVOR OF THE CITY OF CARLSBAD AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA RECORDED ON MAY 19, 1964 AS FILE/PAGE NO. 89988 O.R. (PLOTTED)
- [17] AN EASEMENT FOR ELECTRICAL POLE LINE PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED ON OCTOBER 27, 1969 AS FILE/PAGE NO. 197290 O.R. (PLOTTED)
- [18] AN EASEMENT FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF NANCY KEITH TENAGLIA RECORDED ON NOVEMBER 11, 1971 AS FILE/PAGE NO. 262891 O.R. (PLOTTED)
- [20] AN EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF CARLSBAD RECORDED FEBRUARY 13, 1973 AS FILE/PAGE NO. 73-038725 O.R. (PLOTTED)

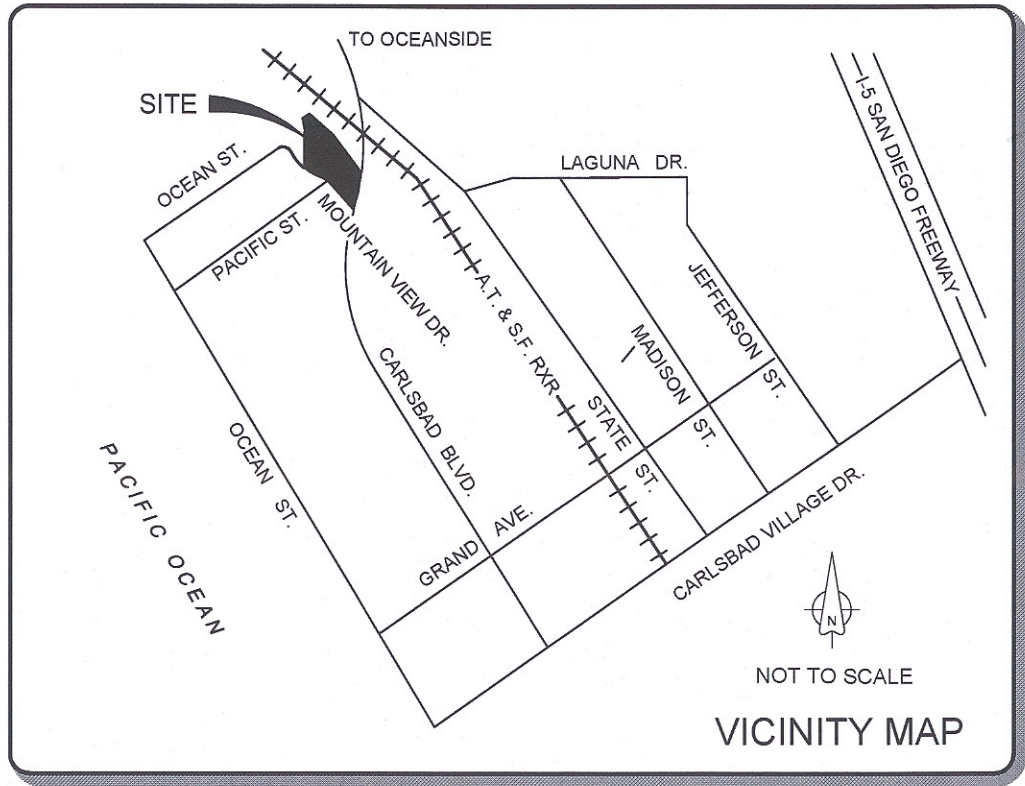


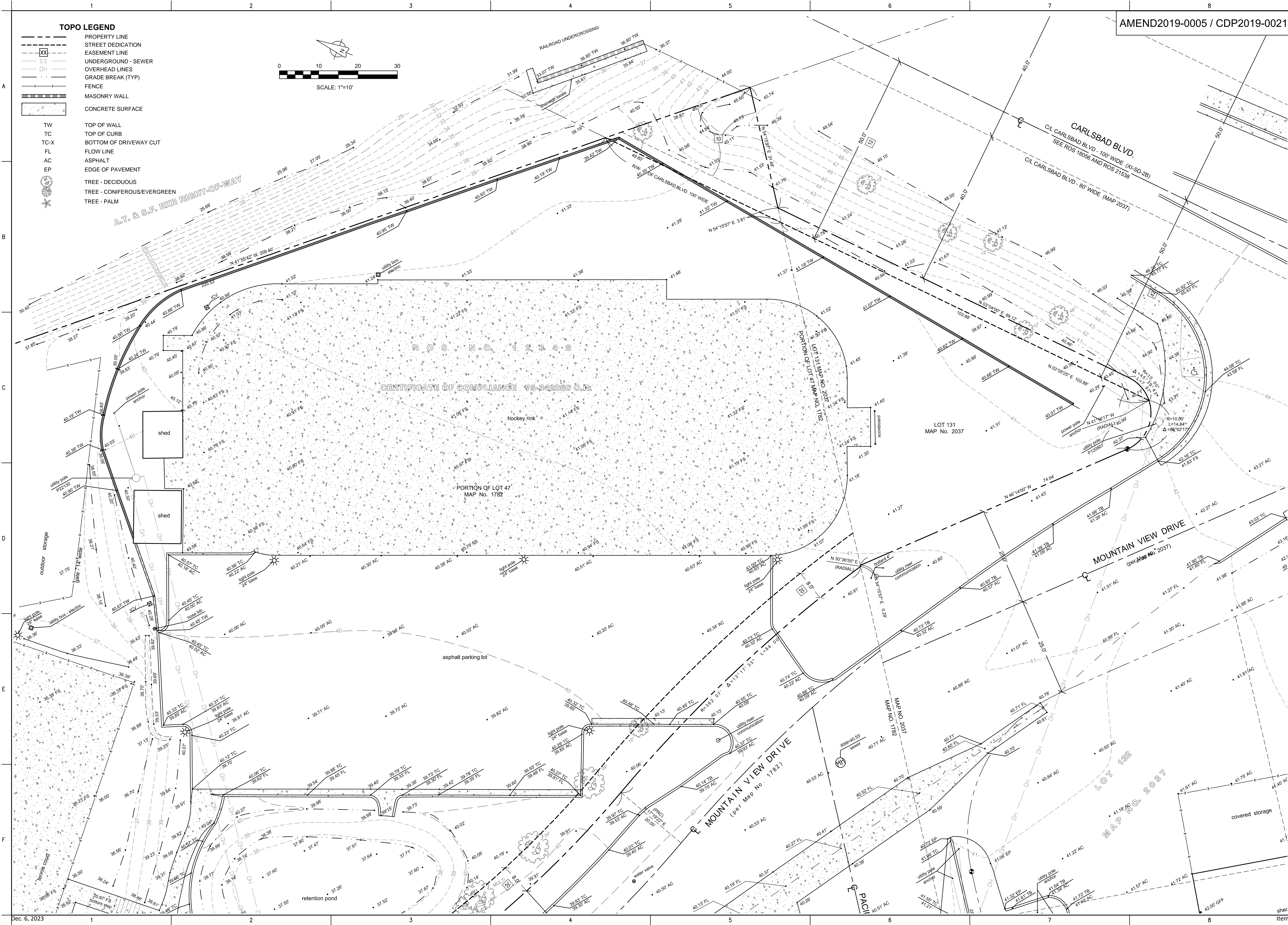
R O S N O. 1 2 3 4 8
CERTIFICATE OF COMPLIANCE 75-342060 O.R.

PORTION OF LOT 47
MAP No. 1782

NOTE:

THIS LOT LINE TO BE REMOVED AND LOTS 47 AND 131 TO BE MERGED.





Dec. 6, 2023

LAGUNA SURVEY & MAPPING
609 BROOKS STREET
OCEANSIDE, CA 92054
phone: 619.987.5338
fax: 270.918.8927
JDouglas@LagunaSurvey.com
https://www.LagunaSurvey.com

AMEND2019-0005 / CDP2019-0021

DATE	APVD.	DATE	BY	SUBMITTALS / R E V I S I O N S
04/30/2019		10/21/2019		1.1 ADD CONTOURS OVER PAVEMENT
				3.0 SUBMITTAL No. 2 WITH PLOTTED EASEMENTS

ANA - MAINTENANCE FACILITY
PROJECT: 2605 Carlsbad Blvd., Carlsbad, CA 92008
ADDRESS: Portion of Lot 47, Map No. 1782, Lots 130-133 of Map No. 2037
LEGAL: 203-010-16, 203-041-02
APN: 203-010-16, 203-041-02

TOPOGRAPHIC SURVEY		
ISSUE DATE:	10/21/2019	DG. NO.
SURVEY DATE:	04/01/2019	TP3.0
JOB NO.	19-105	SHEET
	2	OF
		2

LANDSCAPE CONCEPT NOTES

LANDSCAPE SLOPES:
SLOPES 6:1 OR STEEPER REQUIRING EROSION CONTROL MEASURES AS SPECIFIED HEREIN SHALL BE TREATED WITH ONE OR MORE OF THE FOLLOWING PLANTING STANDARDS:

- A. STANDARD 1 - COVER CROP/REINFORCED STRAW MATTING:
COVER CROP SHALL BE A SEED MIX TYPICALLY MADE UP WITH QUICK GERMINATING AND FAST COVERING GRASSES, CLOVERS, AND/OR WILD FLOWERS. SUBMIT THE SPECIFIC SEED MIX FOR CITY APPROVAL PRIOR TO APPLICATION. THE COVER CROP SHALL BE APPLIED AT A RATE AND MANNER SUFFICIENT TO PROVIDE 90% COVERAGE WITHIN THIRTY (30) DAYS.

TYPE OF REINFORCED STRAW MATTING SHALL BE AS APPROVED BY THE CITY AND STAKED TO THE SLOPE AS RECOMMENDED BY THE MANUFACTURER.
REINFORCED STRAW MATTING SHALL BE REQUIRED WHEN PLANTING OCCURS BETWEEN AUGUST 15 AND APRIL 15TH.

- B. STANDARD 2 - GROUND COVER

ONE HUNDRED (100%) PERCENT OF THE AREA SHALL BE PLANTED WITH A GROUND COVER KNOWN TO HAVE EXCELLENT SOIL BINDING CHARACTERISTICS (PLANTED FROM A MINIMUM SIZE OF FLATTED MATERIAL AND SPACED TO PROVIDE FULL COVERAGE WITHIN ONE YEAR).

- C. STANDARD 3 - LOW SHRUBS/LOW SPREADING WOODY SHRUBS
(PLANTED FROM A MINIMUM OF 1 GALLON CONTAINERS PER THE CURRENT LANDSCAPE MANUAL) SHALL COVER MINIMUM OF SEVENTY (70%) PERCENT OF THE SLOPE FACE (AT MATURE SIZE).

- D. STANDARD 4 - TREES AND/OR LARGE SHRUBS TREES AND/OR LARGE SHRUBS SHALL BE (PLANTED FROM A MINIMUM OF 1 GALLON CONTAINERS) AT A MINIMUM RATE OF (1) PER TWO HUNDRED (200) SQUARE FEET.

SLOPES - 6:1 OR STEEPER AND:

- A. 3' OR LESS IN VERTICAL HEIGHT AND ARE ADJACENT TO PUBLIC WALKS OR STREETS REQUIRE AT MINIMUM STANDARD #1.
B. 3' TO 8' IN VERTICAL HEIGHT REQUIRE STANDARDS #1, #2, AND #3.
C. IN EXCESS OF 8' IN VERTICAL HEIGHT REQUIRE STANDARD #1, #2, #3, AND #4.

AREAS GRADED FLATTER THAN 6:1 REQUIRE STANDARD #1 (COVER CROP) WITH TEMPORARY IRRIGATION WHEN THEY HAVE ONE OR MORE OF THE FOLLOWING CONDITIONS.

- A. SHEET GRADED PADS NOT SCHEDULED FOR IMPROVEMENTS WITHIN 6 MONTHS OF COMPLETION OF ROUGH GRADING.
B. A POTENTIAL EROSION PROBLEM AS DETERMINED BY THE CITY.
C. IDENTIFIED BY THE CITY AS HIGHLY VISIBLE AREAS TO THE PUBLIC OR HAVE SPECIAL CONDITIONS THAT WARRANT IMMEDIATE TREATMENT.

ALL UTILITIES ARE TO BE SCREENED. LANDSCAPE CONSTRUCTION DRAWINGS WILL BE REQUIRED TO SHOW AND LABEL ALL UTILITIES AND PROVIDE APPROPRIATE SCREENING.

POSITIVE SURFACE DRAINAGE (2% GRADE MINIMUM IN PLANTING AREAS) AWAY FROM STRUCTURES AND TERMINATING IN AN APPROVED DRAINAGE SYSTEM.

MAINTENANCE RESPONSIBILITY

THE LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE NAVY / ARMY ACADEMY.

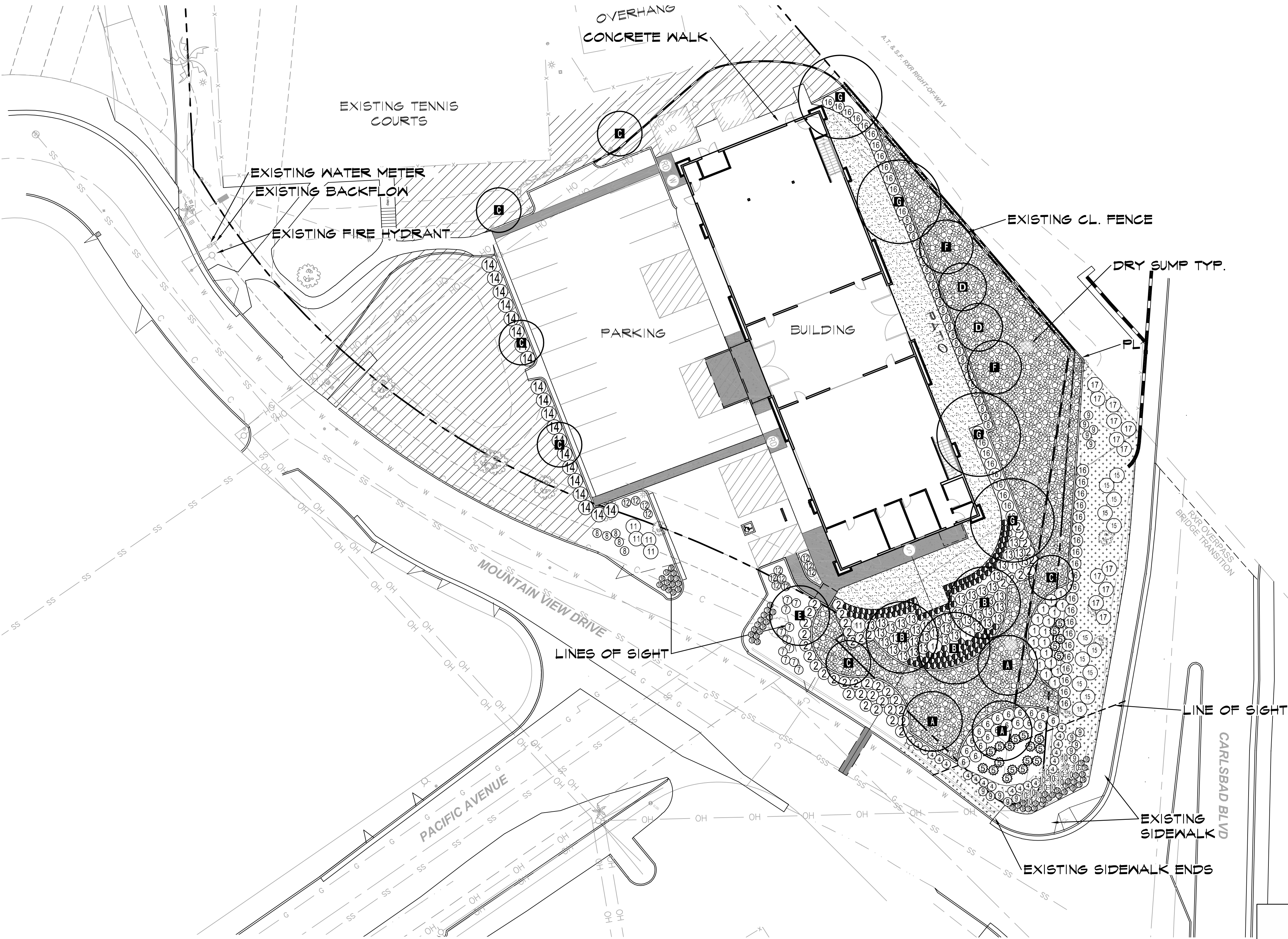
LEGEND

- EXISTING LANDSCAPE AND IRRIGATION PROTECT IN PLACE
- MYOPORUM PARVIFOLIUM - G.C. FLATS AT 18' O.C.
- 1" CRUSHED DECORATIVE GRAVEL 'CANYON CLAY' 2" THICK LAYER OVER WEED BARRIER FABRIC
- EXISTING TREE TO REMAIN PROTECT IN PLACE

PLANTING LEGEND

SYM	QTY	SIZE	BOTANICAL NAME	COMMON NAME	Co
A	3	24"B	ARBUTUS U. 'MARINA'	MARINA ARBUTUS	L
B	3	24"B	BRACHYCHITON POPULNEUS	BOTTLE TREE	L
C	2	24"B	CERCIS OCCIDENTALIS	WESTERN REDBUD	L
D	6	24"B	GEIHERA PARVIFLORA	AUSTRALIAN WILLOW	L
E	1	24"B	MELALEUCA QUINQUENERVIA	CAJUPUT TREE	L
F	2	24"B	PARKINSONIA FLORIDA	BLUE PALO VERDE	L
G	4	24"B	PINUS BRUTIA VAR. ELDARICA	MONDELL PINE	L
I	18	1GAL	ANICANTHUS Q. 'MEXICAN FIRE'	DESERT HONEYSUCKLE	L
2	42	5GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L
6	114	1GAL	ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	L
4	20	5GAL	GALVEZIA SPECIOSA 'BOCA ROSA'	ISLAND BUSH SNAPDRAGON	L
5	21	5GAL	HESPERALOE PARVIFLORA	RED YUCCA	L
6	19	5GAL	JUNIPERUS CHINENSIS 'BAKAUREA'	GOLD STAR JUNIPER	L

SYM	QTY	SIZE	BOTANICAL NAME	COMMON NAME	Co
1	11	1GAL	LANTANA M. 'ALBA'	LANTANA	L
8	32	1GAL	LANTANA X 'CONFETTI'	LANTANA	L
9	15	5GAL	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	L
10	15	1GAL	KNIPHOFIA T. 'ORANGE FLAME'	TORCH LILY	L
11	8	15GAL	LEPTOSPERMUM SCOPARIUM 'SNOW WHITE'	WHITE NEW ZEALAND TEA TREE	L
12	12	5GAL	LAVENDULA S. 'OTTO QUAST'	SPANISH LAVENDER	L
13	47	5GAL	CISTUS FULVERULENTUS 'SUNSET'	ROCK ROSE	L
14	20	5GAL	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	L
15	12	5GAL	RHAMNUS CALIFORNICA 'LEATHERLEAF'	LEATHERLEAF COFFEEBERRY	L
16	43	5GAL	ROSMARINUS OFFICINALIS	ROSEMARY	L
17	12	5GAL	TEUCRIUM FRUTICANS	BUSH GERMANDER	L
18	55	1GAL	TEUCRIUM X LUCIDRY'S 'PROSTRATUM'	WALL GERMANDER	L



AMEND2019-0005 / CDP2019-0021

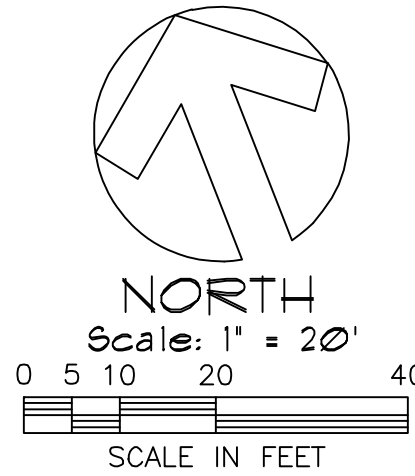
REVISIONS:

gmp

4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8977

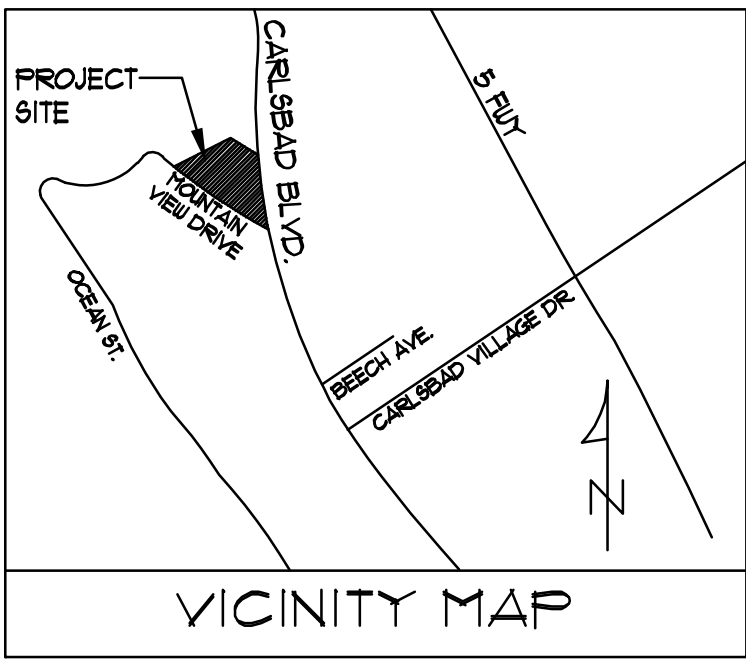


ARMY AND NAVY ACADEMY
FACILITIES BUILDING
2605 CARLSBAD BLVD, CARLSBAD CA 92008



SCALE:
DATE: 08/14/2023

LANDSCAPE
CONCEPT
PLAN
L-CP



AB-1881: WATER BUDGET FORMULA

MAXIMUM APPLIED WATER ALLOWANCE
MAWA = (ETO X 0.45 X LA X 0.62)
MAWA = (40)(.45)(8029)(0.62) =

MAWA: 89,603
ESTIMATED TOTAL WATER USAGE

ETWU = (ET 0)(.62) (PF X HA + SLA)
(40)(.62) (3 X 8029)
0.75

ETWU = 79,647

TOTAL PLANTING AREA: 8,029 SQ.FT.
TOTAL GRAVEL AREA: 4,844 SQ.FT.
TOTAL LANDSCAPE AREA: 12,873 SQ.FT.

WATER CONSERVATION STATEMENT

THE FOLLOWING CONCEPTS AND IRRIGATION DESIGN FEATURES WILL BE INCORPORATED INTO THE IRRIGATION SYSTEM TO MAXIMIZE EFFICIENCY AND CONSERVE WATER.

1. PLANT MATERIAL HAS BEEN SELECTED FOR DROUGHT RESISTANCE.
2. ALL PLANTING AREAS ARE TO BE MULCHED WITH 3" LAYER OF BARK MULCH.
3. IRRIGATION VALVE ZONES HAVE BEEN SEGREGATED TO GROUP PLANTS BASED ON PLANT TYPE, SUN AND SHADE EXPOSURES.
4. ALL PLANTING AREAS TO INCORPORATE SOIL AMENDMENTS FOR WATER ABSORPTION AND WATER HOLDING CAPACITY.
5. USE OF DRIP IRRIGATION SYSTEM TO ELIMINATE RUN OFF AND WATER LOSS DUE TO EVAPORATION.
6. AN AUTOMATIC IRRIGATION CONTROLLER WILL BE CAPABLE TO REGISTER ETO, MULTIPLE PROGRAMS, AND MULTIPLE START TIMES.
7. AN AUTOMATIC RAINSHUT-OFF DEVICE WILL BE INSTALLED.
8. ALL IRRIGATION MATERIAL AND EQUIPMENT TO BE INSTALLED FOR FUTURE RECLAIM WATER SYSTEM.

THE PLAN SHALL PROVIDE THAT ONLY SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN TWENTY-FOUR INCHES OF AN IMPERMEABLE SURFACE UNLESS THE ADJACENT IMPERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO CAUSE WATER TO DRAIN ENTIRELY INTO A LANDSCAPED AREA.

MAINTENANCE RESPONSIBILITY

THE LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ARMY / NAVY ACADEMY.

NOTE

"I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF CARLSBAD'S WATER EFFICIENT LANDSCAPE REGULATIONS. I UNDERSTAND THAT CONSTRUCTION DRAWINGS ARE TO BE PREPARED IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL. I CERTIFY THAT THE PLANS WILL BE PREPARED IMPLEMENTING THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

SIGNATURE: [Signature] DATE: 8/4/23

ALL IRRIGATION MATERIAL INSTALLED TO BE FOR FUTURE RECLAIMED WATER RETROFIT, PIPES, VALVES, HEADS, ETC.

CONSTRUCTION DRAWINGS

THESE "RECORD" DRAWINGS WERE PREPARED FROM INFORMATION FURNISHED ENTIRELY OR IN PART BY OTHERS. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE BY THE LANDSCAPE ARCHITECT OF RECORD, AS TO COMPLETENESS

OR ACCURACY OF DATA INCORPORATED INTO THESE DRAWINGS AS RESULT OF WORK BY OTHERS. THE ARCHITECT OF RECORD SHALL NOT BE HELD LIABLE NOR RESPONSIBLE FOR ANY UNAUTHORIZED USE AND OR REPRODUCTION OF SAID "RECORD" DRAWINGS WITHOUT AUTHORIZED PERMISSION.

Hydrozone Table for Calculating ETWU
Please complete the hydrozone table(s). Use as many tables as necessary.

CITY OF CARLSBAD ESTIMATED TOTAL WATER USE (ETWU)						
		Hydrozone Number (1 - 5 with SLA Zone Below - use as many tables as necessary to complete all hydrozones)				
	Process Step No. (Below)	1	2	3	4	5
Evapotranspiration Rate (ETO)*	1	40				
Conversion Factor	2			0.62		
(Step 1 x Step 2)	3	24.8				
Plant Factor (PF)** (From WUCOLS) (VLW - HW) (0.1 - 0.8)	4		0.3	0.3		
Area of Hydrozone (sq. ft.) (HA)	5		5159	2870		
(Step 3 x Step 5)	6		1548	861		
Irrigation Efficiency (IE)***	7		0.8	.70		
(Step 6 x Step 7)	8		1935	1230		
(Total All Step 8 + Total SLA sq. ft. in Step 5)	9	3165				
Estimated Total Water Use in gallons per year (ETWU) - Total shall not exceed MAWA	10	78492				

ETO*
West of I-5 = 40.0
East of I-5 and West of El Camino Real = 44.0
East of El Camino Real = 47.0
Applicant may provide a different ETO if supported by documentation subject to approval by the City Planning Division

** Plant Factor & Water Use
0.1 = VLW - Very Low Water Use Plants
0.3 = LW - Low Water Use Plants
0.5 = MW - Moderate Water Use Plants
0.8 = HW - High Water Use Plants

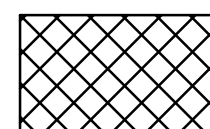
***IE
Micro-spray = .80
Spray = .55
Rotor = .70
Bubbler = .75
Drip = .80
Applicant may provide a different IE if supported by documentation subject to approval by the City Planning Division (Turf and Landscape Irrigation Best Management Practices, April 2005)

P-25(C)

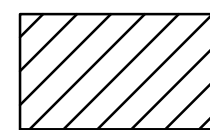
Page 4 of 4

Revised 10/21

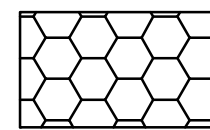
LEGEND



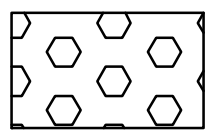
EXISTING LANDSCAPE AREA TO REMAIN: 7,645 SQ.FT.



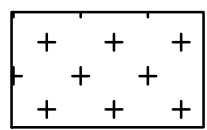
LANDSCAPE ZONE - REFINED 1,055 SQ.FT.
NEW 1,170 SQ.FT.
TREE BUBBLER AREA: 16 SQ.FT.



LANDSCAPE ZONE - NEW / GRAVEL: 4,844 SQ.FT.
TREE BUBBLER AREA: 112 SQ.FT.



HYDROZONE 2 - DRIP 2,934 SQ.FT. TREE BUBBLER AREA: 96 SQ.FT.



HYDROZONE 3 - STREAM ROTOR 2,870 SQ.FT.

AMEND2019-0005 / CDP2019-0021

REVISIONS:



4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8977



ARMY AND NAVY ACADEMY
FACILITIES BUILDING
2605 CARLSBAD BLVD, CARLSBAD CA 92008

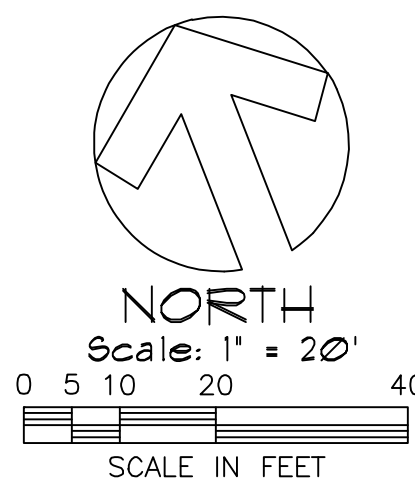


SCALE:

DATE: 08/14/2023

WATER CONSERVATION PLAN

L-WCP



REVISIONS:

gmp
4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8977



ARMY AND NAVY ACADEMY
FACILITIES BUILDING
2605 CARLSBAD BLVD, CARLSBAD CA 92008

SCALE:

DATE: 08/14/2023

WATER
USE
PLAN

L-WUP

MAINTENANCE RESPONSIBILITY

THE LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ARMY / NAVY ACADEMY.

IRRIGATION WATER NOTE

ALL IRRIGATION WATER WILL BE FOR FUTURE RECYCLED WATER. THIS APPLIES FOR BOTH THE PROPOSED IRRIGATION SYSTEM AND THE EXISTING SYSTEM ON SITE.

DATE	Water Management Supervisor
Water Use Plan #	Development Services Supervisor

NOTE

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SIGNATURE  DATE 8/4/23

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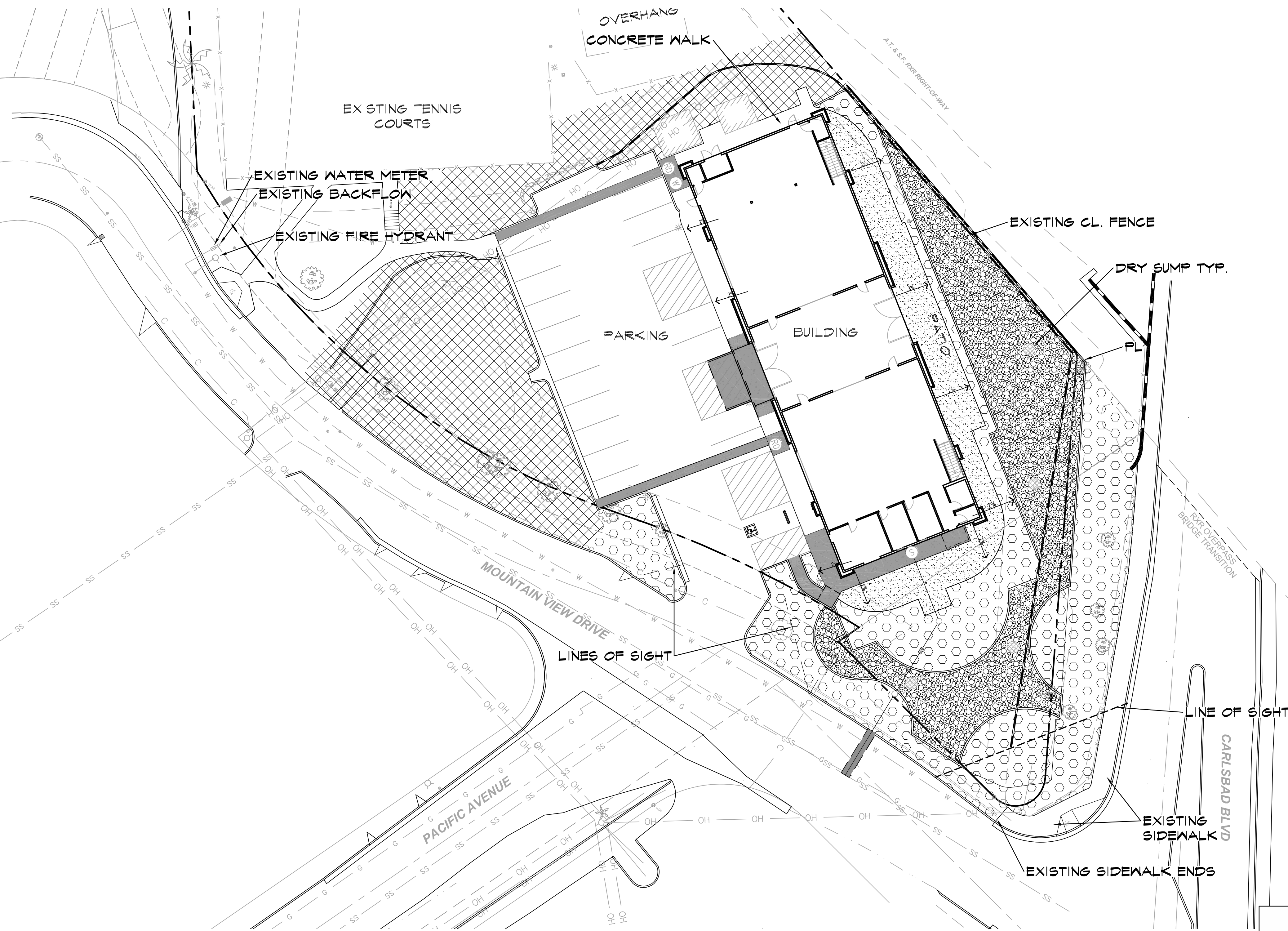
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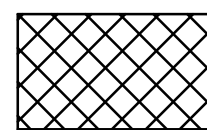
Call before you Dig
Avoid cutting underground
utility lines. It's costly.



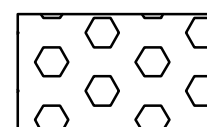
OR
1-800-227-2600



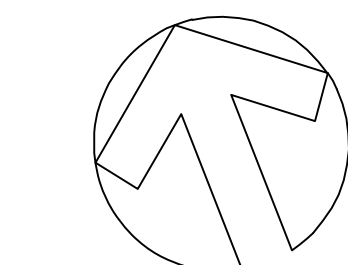
LEGEND



EXISTING WATER USE AREA



PROPOSED WATER USE AREA
AREA: 7,368 SQ.FT.



NORTH
Scale: 1" = 20'
0 5 10 20 40
SCALE IN FEET

Full Size Project Exhibit(s) "A" – "M" dated Dec. 6, 2023 (On file in the Office of the City Clerk)

This is a list of acronyms and abbreviations (in alphabetical order) that are commonly used in staff reports.

Acronym	Description	Acronym	Description
APA	American Planning Association	LCPA	Local Coastal Program Amendment
APN	Assessor Parcel Number	LOS	Level of Service
AQMD	Air Quality Management District	MND	Mitigated Negative Declaration
BMP	Best Management Practice	NCTD	North County Transit District
CALTRANS	California Department of Transportation	ND	Negative Declaration
CC	City Council	PC	Planning Commission
CCR	Conditions, Covenants and Restrictions	PDP	Planned Development Permit
CEQA	California Environmental Quality Act	PEIR	Program Environmental Impact Report
CFD	Community Facilities District	PUD	Planned Unit Development
CIP	Capital Improvement Program	ROW	Right of Way
COA	Conditions of Approval	RWQCB	Regional Water Quality Control Board
CofO	Certificate of Occupancy	SANDAG	San Diego Association of Governments
CT	Tentative Parcel Map	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DIF	Development Impact Fee	SWPPP	Storm Water Pollution Prevention Program
DISTRICT	City Council Member District Number	TM	Tentative Map
EIR	Environmental Impact Report	ZC	Zone Change
EIS	Environmental Impact Statement (federal)		
EPA	Environmental Protection Agency		
FEMA	Federal Emergency Management Agency		
GP	General Plan		
GPA	General Plan Amendment		
GIS	Geographic Information Systems		
HCA	Housing Crisis Act 2019		
IS	Initial Study		



Staff Report

Meeting Date: Dec. 6, 2023 Item 3

To: Planning Commission

Staff Contact: Kyle Van Leeuwen, Associate Planner, 442-339-2611
kyle.vanleeuwen@carlsbadca.gov

Subject: Poinsettia Park WCF (AT&T): A request to install a new wireless communication facility (WCF) within Poinsettia Community Park

Location: 6600 Hidden Valley Road, Carlsbad, CA 92011/ 214-140-13-00/ District 3

Case Numbers: CUP 2022-0023 / CDP 2022-0070 (DEV2022-0206)

Applicant/Representative: Harold Thomas Jr., MD7, 858-750-1798, hthomasjr@md7.com

CEQA Determination: ☐ Not a Project ☒ Exempt ☐ IS/ND or IS/MND ☐ EIR

Permit Type(s): ☐ SDP ☒ CUP ☒ CDP ☐ TM/TPM ☐ GPA ☐ REZ ☐ LCPA

CEQA Status: ☐ The environmental assessment IS on the Agenda for discussion.
☒ A CEQA determination was already issued. That decision is final and IS NOT on the Agenda

Commission Action: ☒ Decision ☐ Recommendation to City Council ☐ Informational (No Action)

Recommended Actions

That the Planning Commission Resolution **ADOPT** Planning Commission Resolution (Exhibit 1) **APPROVING** a Minor Conditional Use Permit CUP 2022-0023 and Coastal Development Permit CDP 2022-0070, based upon the findings and subject to the conditions contained therein.

Existing Conditions & Project Description

Existing Setting

The subject site consists of a 30-acre parcel within a 42-acre public park at 6600 Hidden Valley Road (Exhibit 2). The park contains a variety of sports facilities including tennis courts, pickleball courts, softball/baseball fields, soccer fields, a multi-sport area, and basketball courts, as well as playgrounds, restrooms, picnic areas, and dog-park. The parcel is largely flat, containing some slopes and lower elevations along the west portion of the property and some elevation changes between sports fields. Primary access to the park is provided via Hidden Valley Road to the east. The project site is within the Zone 20

Site Map



Specific Plan (SP 203) and is zoned Open Space (OS). A public park is a permitted use within the Open Space zone.

Table “A” below includes the General Plan designations, zoning and current land uses of the subject site and surrounding properties. Also refer to Exhibit 2 for a larger map.

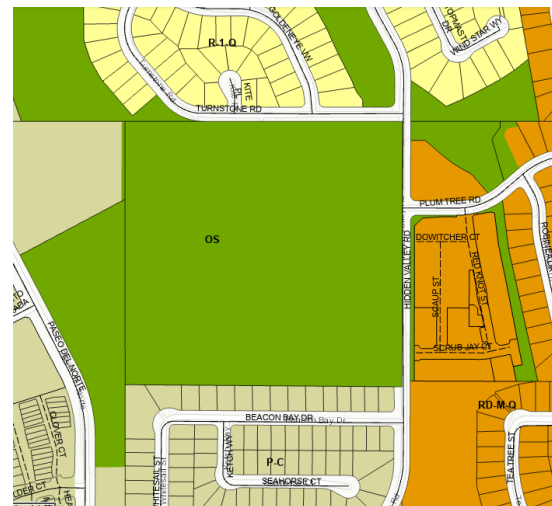
TABLE A – SITE AND SURROUNDING LAND USE

Location	General Plan Designation	Zoning Designation	Current Land Use
Site	Open Space (OS)	Open Space (OS)	Public Park
North	Residential, 4-8 dwelling units (R-8)	One-Family Residential, Qualified Development Overlay (R-1-Q)	Single-Family Dwellings
South	Residential, 4-8 dwelling units (R-8)	Planned Community (P-C)	Single-Family Dwellings
East	Residential, 4-8 dwelling units (R-8)	Residential Density- Multiple, Qualified Development Overlay (RD-M-Q)	Single-Family Dwellings / Preschool Facility
West	Open Space (OS)	Open Space (OS)	Public Park Ball Field / Natural Resource Preservation

General Plan Designation



Zoning Designation



Proposed Project

The project consists of the installation, operation, and maintenance of a wireless communication facility (WCF) consisting of a baseball field light pole, with six panel antennas, nine remote radio units (RRU), and three surge protectors installed on the pole. The light pole will be 78 feet in total height, with the panel antennas installed between 50 feet and 67 feet high on the pole, and the RRU and surge protectors installed between 37 feet and 49 feet high on the pole. The proposed WCF light pole will replace an existing baseball field light pole, which is consistent with the overall height of the existing

light pole, and the equipment installed on the new light pole will be screened from view by a four-foot-diameter, radome cylinder.

A ground level equipment enclosure is also proposed. The equipment enclosure will be located on the same footprint of an existing trash enclosure in the northwest portion of the park's southern parking lot, just east of the proposed light pole. The subject trash enclosure is no longer needed within the park. The method of maintenance of the park was shifted from in-house to a contractual service several years ago. With that shift, the maintenance contractor assumed responsibility for the daily removal of trash collected from the park. The other trash enclosure, located in the northern parking lot, will remain in place. The proposed equipment enclosure has been designed to be compatible with the adjacent and remaining park maintenance building, utilizing materials, colors, and textures that will match. The project would also include the installation of an approximately 1,600-foot-long conduit to connect the WCF to existing communication infrastructure located near the park's vehicle entrance.

The WCF is proposed to be approximately 177 feet from the nearest property line to the south, with the equipment enclosure more than 160 feet from the southern property line. The site will be accessed through the existing parking lot and driveway, taking access from Hidden Valley Road. The facility will operate 24 hours a day, seven days a week. Since the facility is unmanned, it will not generate any traffic. Maintenance of the facility by the carrier is needed no more than once a month, except in cases of emergencies. Scheduled maintenance is subject to CMC Section 8.48.010, construction hours limitations, which does not allow maintenance work: after 6:00 p.m.; before 7:00 a.m. (8:00 a.m. on Saturdays); or any work to take place on Sunday. If an emergency arises, it is expected that maintenance crews will be immediately dispatched to correct the situation. The application is proposing a backup generator, located within the equipment enclosure.

Public Outreach & Comment

The Developer has completed the Early Public Notice procedures pursuant to City Council Policy No. 84 (Development Project Public Involvement Policy). A notice of project application was mailed on Jan. 23, 2023, to property owners within 600 feet and occupants within 100 feet of the subject property. One, two-foot-tall by three-foot-wide yellow sign was posted at the project site on Jan. 4, 2023, notifying all pass-by traffic of the project, which provides project name, application numbers, description, as well as both Developer and city staff contact information. A total of 361 notifications were mailed to property owners and occupants.

Response to Public Comment & Project Issues

A total of 28 individuals sent emails to city staff with questions and concerns about the project during the months of January and February. This feedback included: a) concerns about design, height, and visual impact; b) health concerns about radio frequency emission (RF) exposure; c) concerns about potential effects to real estate value; and d) impacts to residence during construction/installation of the facility. While the vast majority of the response to the Early Public Notice was generally not in favor of the project, two emails in support of the project were received, citing inadequate cellphone reception in the adjacent neighborhoods. Correspondence received has been included as Exhibit 14.

Aesthetic impacts are typically a concern associated with this type of use due to the height of towers, which are used to support communication antennas. The visibility of a tower is a function of its height, design, and its visual exposure in the park and to surrounding properties. In response to concerns about design, height, and visual impact, the applicant worked with the city staff to improve the design of the project and increase screening/stealthing of the equipment on the light pole. The initial proposal of the project included 15 antennas and 24 RRUs placed above the ballfield lights (90-foot overall height) with no screening of the equipment. Planning Division staff shared with the applicant the requirements of City Council Policy 64 (Exhibit 5) for shielding and stealthing requirements. Over the course of six-months, the applicant twice redesigned the project to lower the overall height to be consistent with the height of the existing light poles, reduce the amount of equipment proposed on the light pole, and incorporate adequate screening/stealthing of that mounted equipment. The existing light pole, and the original, intermediate, and final design of the project, is shown in Figure A, right. The WCF is proposed to be approximately 177 feet from the nearest property line to the south.

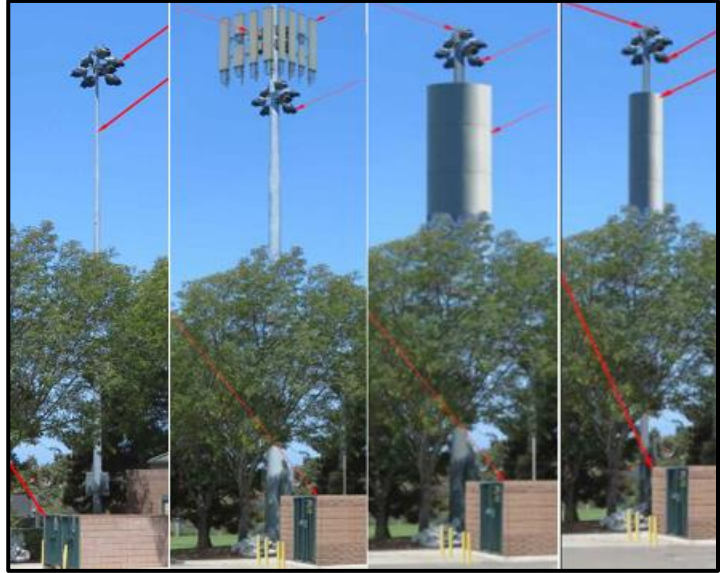


Figure A: Existing Pole & Project Design Changes

Possible health risks from exposure to the radiofrequency emissions generated by wireless communication facilities have also generated public concern. The Federal Communications Commission (FCC) requires facilities to comply with radio frequency (RF) exposure guidelines, and is the regulating authority related to radiofrequency exposure limits generated by wireless communication facilities. The city, during its permitting review process, ensures compliance with the FCC rules and regulations. Based on the 1996 Telecommunications Act, a local government city cannot evaluate or deny the project based on perceived health hazards of RF exposure, so long as the project complies with federally set exposure limits. However, Policy 64 requires a submission of a compliance report and the reduction in the number of antenna panels in the revised design also reduced the amount of RF the site would produce. Exhibit 8 contains a RF Electromagnetic Fields Exposure Study prepared by EBI Consulting (Oct. 25, 2023) demonstrating that the cumulative exposure levels from this facility will be below the FCC's Maximum Permissible Exposure (MPE) limits for the public.

Project Analysis

General Plan Consistency

The City of Carlsbad General Plan includes several goals and policies that guide development and land use within the city. A discussion of how the project is consistent with the applicable General Plan policies is summarized in Exhibit 3.

Zone 20 Specific Plan (SP 203)

The Zone 20 Specific Plan, originally approved in 1993 and last amended in 2010, has no policies, restrictions, or requirements applicable to the request for a wireless communication facility. The project is therefore consistent with the Zone 20 Specific Plan.

Municipal Code Consistency

The City of Carlsbad Municipal Code, most notably Title 21 Zoning Code, includes requirements and provisions that guide development and land use within the city, consistent with the General Plan. Specific compliance with these relevant requirements is described in Exhibit 3.

Local Coastal Program Consistency

The project site is in the Coastal Zone and requires a Coastal Development Permit. The project complies with the Local Coastal Program (Exhibit 3), including all goals and policies of the General Plan and all zoning code standards, as referenced above.

Wireless Communication Facilities Policy (City Council Policy Statement No. 64)

The project is subject to City Council Policy Statement 64 (Policy 64, Exhibit 5), which sets review and operational guidelines for wireless communication facilities. A discussion of how the project is consistent with Policy 64 is summarized in Exhibit 3.

Discretionary Actions & Findings

The proposed Project requires approval of two permit types (Minor Conditional Use Permit and Coastal Development Permit), each of which is discussed below.

Minor Conditional Use Permit (CUP 2022-0023)

The proposed project is a use which is allowed in the Open Space (OS) Zone subject to the approval of a minor conditional use permit (MCUP) or conditional use permit (CUP). Pursuant to Carlsbad Municipal Code (CMC) Section 21.42.140.B.165.b, a wireless communication facility (WCF) application that complies with both the preferred location and the stealth design guidelines of City Council Policy Statement No. 64 (Policy 64) is processed as a minor conditional use permit (MCUP). The proposed project is located in a preferred location and exhibits “stealth” design techniques. Chapter 21.42 of the Carlsbad Municipal Code requires that four findings be made in order to approve a CUP. All of these findings can be made for this project as discussed below (Exhibit 3).

The Minor Conditional Use Permit would normally be acted upon by the City Planner as the final decision-maker. However, the Coastal Development Permit requires action by the Planning Commission. Therefore, per CMC Section 21.54.040, Decision-making authority for multiple development permits, both applications require Planning Commission action.

Coastal Development Permit (CDP 2021-0031)

Approval of a Coastal Development Permit (CDP) is required because the project proposes development within the coastal zone. (CMC Section 21.06.030.) Staff finds that the required findings for this application can be met (Exhibit 3).

Environmental Review

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City Planner has determined that the project qualified for an exemption pursuant to CEQA Guidelines section 15303 – New Construction or Conversion of Small Structures. A notice of intended decision regarding the environmental determination was advertised on Oct. 13, 2023 and posted on the city’s website. No

comment letters or appeal was received and consistent with Chapter 21.54 (Procedures, Hearings, Notices, and Fees) of the Zoning Ordinance the City Planner's written decision is final. Refer to Exhibit 11 for additional support and justification.

Conclusion

Considering the information above and in the referenced attachments, staff has found that the proposed project is consistent with all applicable policies of the General Plan, Local Coastal Program, and City Council Policies, provisions of the Municipal Code and Local Facility Management Zone. All required public improvement and utilities are available to serve the proposed development. In addition, there are no environmental issues associated with the project.

The project is conditioned to ensure the proposed project's compatibility with the surrounding properties and that the public health, safety, and welfare of the community are maintained. The project would be required to comply with all applicable California Building Standards Codes and engineering standards through the standard building permit and civil improvement plan checking process. Staff recommends the Planning Commission adopt the resolutions, recommending approval of the proposed project described in this staff report.

Exhibits

1. Planning Commission Resolution
2. Location Map
3. Project Analysis
4. Disclosure Statement
5. Council Policy Statement No. 64 – Wireless Communications Facilities
6. Alternative Site Analysis
7. Photo Simulations
8. Radio Frequency Study
9. Generator Noise Assessment Letter
10. Reduced Exhibits
11. Notice of CEQA Determination
12. List of Acronyms and Abbreviations
13. Full Size Exhibits "A" – "K" dated Dec. 6, 2023 (on file in the office of the City Clerk)
14. Public Correspondence

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A MINOR CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION, OPERATION AND MAINTENANCE OF A WIRELESS COMMUNICATION FACILITY CONSISTING OF SIX (6) PANEL ANTENNAS MOUNTED WITHIN A 48 INCH RADOME CYLINDER ON A NEW 78-FOOT LIGHT POLE THAT WILL REPLACE AN EXISTING LIGHT POLE AND ASSOCIATED GROUND EQUIPMENT WITHIN AN EIGHT-FOOT TALL ENCLOSURE EAST OF THE SOUTHERN PARKING LOT OF POINSETTIA COMMUNITY PARK GENERALLY LOCATED AT 6600 HIDDEN VALLEY ROAD IN THE MELLO II SEGMENT OF THE CERTIFIED LOCAL COASTAL PROGRAM AND IN LOCAL FACILITIES MANAGEMENT ZONE 20

CASE NAME: POINSETTIA PARK WCF (AT&T)
CASE NO.: CUP 2022-0023/CDP 2022-0070
(DEV2022-0206)

WHEREAS, **AT&T Wireless**, “Developer”, has filed a verified application with the City of Carlsbad regarding property described as

THAT PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY.

(“the Property”); and

WHEREAS, said verified application constitutes a request for a Conditional Use Permit and Coastal Development Permit as shown on Exhibit(s) **“A” – “K”** dated **Dec. 6, 2023**, on file in the Planning Division, **CUP 2022-0023/ CDP 2022-0070 (DEV2022-0206) – POINSETTIA PARK WCF (AT&T)**, as provided by Chapter 21.42 and Chapter 21.201.030 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Division studied the **Conditional Use Permit** and **Coastal Development Permit** application and performed the necessary investigations to determine if the

project qualified for an exemption from further environmental review under the California Environmental Quality Act, (CEQA, Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq. After consideration of all evidence presented, and studies and investigations made by the city planner and on its behalf, the city planner determined that the project was exempt from further environmental review pursuant to State CEQA Guidelines section 15303 – New Construction or Conversion of Small Structures, in that the project is consistent with the General Plan, Zoning Ordinance and Local Coastal Program; the project includes the construction and location of small facilities or structures, and the installation of small equipment and facilities in small structures. The project will not have a significant effect on the environment and all the requirements of CEQA have been met; and

WHEREAS, on Oct. 16, 2023, the city distributed a notice of intended decision to adopt the “New Construction or Conversion of Small Structures” exemption. The notice was circulated for a 10-day period, which began on Oct. 16, 2023, and ended on Oct. 26, 2023. The city did not receive any comment letters on the CEQA findings and determination. The effective date and order of the city planner CEQA determination was Oct. 26, 2023; and

WHEREAS, the Planning Commission did, on **Dec. 6, 2023**, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Conditional Use Permit and Coastal Development Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

- A) That the foregoing recitations are true and correct.
- B) That based on the evidence presented at the public hearing, the Commission APPROVES CUP 2022-0023/ CDP 2022-0070 (DEV2022-0206) – POINSETTIA PARK WCF (AT&T), based on the following findings and subject to the following conditions:

Findings:

Conditional Use Permit, CUP 2022-0023

1. That the requested use is necessary or desirable for the development of the community and is in harmony with the various elements and objectives of the general plan, including, if applicable, the certified local coastal program, specific plan or master plan, in that **the use is consistent with the General Plan in that the Open Space Land Use designation does not preclude the provision of WCF uses. Within the Open Space (O-S) zone, CMC Chapter 21.33; WCFs are conditionally permitted uses. The requested WCF is necessary and desirable for the development of the community because of the benefit and demand for digital communications and data transmissions for businesses, residences, individuals, public agencies and emergency service systems in this part of the city. The use is consistent with the General Plan in that the Open Space Land Use designation does not preclude the provision of WCF uses. The use is in harmony with objectives that seek to maintain and enhance Carlsbad's appearance in that the WCF is integrated into a light pole; is designed so that the antennas will be attached as close to the light pole as possible with a concealing radome; and associated equipment is located within an enclosure designed to be compatible with the adjacent maintenance building, utilizing materials, colors, and textures that will match the maintenance building.**
2. That the requested use is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located in that **the antennas are proposed to be mounted to a replacement light pole that is the same height as the existing light pole, and antennas are mounted as close to the light pole as technology will allow, thus reducing an outward noticeable appearance and minimizing visual impacts.**

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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's

regulations for wireless facilities. The project complies with the FCC RF Exposure Guidelines.

Lastly, a Generator Noise Assessment Letter was prepared by EBI Consulting (Oct. 28, 2022) in accordance with the City of Carlsbad's Noise Element of the General Plan and Noise Guidelines. The analysis concludes that the noise produced from operation of the proposed emergency back-up generator will comply with the Carlsbad Exterior Noise Limits at all receiving property lines.

Therefore, based on the above, the project would not result in any detriment or significant health or safety risks to the surrounding area.

3. That the site for the proposed conditional use is adequate in size and shape to accommodate the yards, setbacks, walls, fences, parking, loading facilities, buffer areas, landscaping and other development features prescribed in this code and required by the City Planner, planning commission or City Council, in order to integrate the use with other uses in the neighborhood, in that **the light pole on which the proposed antennas are to be located is the same height as the existing pole; the associated equipment is proposed to be located within an enclosure designed to be compatible with the adjacent remaining maintenance building, utilizing materials, colors, and textures that will match the maintenance building; the light pole and equipment are not within any required front, rear or side yard setbacks; and the proposed pole and equipment enclosure are located more than 160 feet from the nearest adjacent residential property.**
4. That the street system serving the proposed use is adequate to properly handle all traffic generated by the proposed use, in that **the unmanned WCF will require, on average, only monthly maintenance visits and occasional visits in response to operational issues. The existing street system is adequate to properly handle any traffic generated by the use.**
5. That the proposed WCF is consistent with City Council Policy No. 64 in that **the location, a public park, is a "preferred" location. The WCF is proposed to be installed on a structure that already exists, which will reduce its visibility and will be the least disruptive to the appearance of the park. The WCF will not be located on an exposed ridgeline and is satisfactorily screened and disguised by being located on a structure which will light an athletic field. The new antennas will be mounted as close to the light pole as technologically feasible within a four-foot diameter radome. The radome will be painted to match the color of the light pole, thereby minimizing visual impacts. The proposed ground mounted equipment will be located within an enclosure, which is designed and treated to match and compliment the adjacent maintenance building. The proposed light pole is consistent with the height requirements of the Open Space zone and will be the same height as the existing light pole to be replaced and the other existing light poles for the baseball field. The proposed installation is more than 160 feet away from the adjacent residentially zoned properties, which is more than double the 78-foot setback called for by the policy. Site selection information was provided**

that indicates other locations are not feasible. Color photo-simulations have been provided to show that the project will not substantially alter views to the site from surrounding viewpoints. A Generator Noise Assessment Letter was prepared by EBI Consulting (Oct. 28, 2022) in accordance with the City of Carlsbad's Noise Element of the General Plan and Noise Guidelines. The analysis concludes that the noise produced from operation of the proposed emergency back-up generator will comply with the Carlsbad Exterior Noise Limits at all receiving property lines.

Coastal Development Permit, CDP 2021-0031

6. That the proposed development is in conformance with the Certified Local Coastal Program and all applicable policies in that **the site is designated for non-residential uses and is already developed with an athletic-fields with field lights and other park amenities. The project consists of replacing one of the existing field light poles with a new pole that is the same height as the existing, and installing an unmanned WCF on the light pole. The WCF will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone. No agricultural activities, sensitive resources, geological instability, flood hazard or vertical coastal access opportunities exist onsite. Furthermore, the WCF facility is not in an area of known geologic instability or flood hazards.**
7. The proposal is in conformity with the public access and recreation policies of Chapter Three of the Coastal Act in that **the project is located outside of the coastal shoreline development overlay zone. Therefore, compliance with the public access and recreation policies of Chapter 3 of the Coastal Act is not required.**
8. The project is consistent with the provisions of the Coastal Resource Protection Overlay Zone (Chapter 21.203 of the Zoning Ordinance) in that the project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban runoff, pollutants, and soil erosion. No steep slopes or native vegetation are located on the subject property and the site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods, or liquefaction.

General

9. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

NOTE: Unless otherwise specified herein, all conditions shall be satisfied prior to **building permit, whichever occurs first.**

1. Approval is granted CUP 2022-0023/CDP 2022-0070 (DEV 2022-0206) – POINSETTIA PARK WCF (AT&T) as shown on Exhibits “A” – “K”, dated Dec. 6, 2023, on file in the Planning Division and incorporated herein by reference. Development shall occur substantially as shown unless otherwise noted in these conditions.
2. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the city shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the city’s approval of this **Conditional Use Permit** and **Coastal Development Permit**.
3. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Conditional Use Permit** and **Coastal Development Permit** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.
4. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.
5. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.
6. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney’s fees incurred by the city arising, directly or indirectly, from (a) city’s approval and issuance of this **Conditional Use Permit** and **Coastal Development Permit**, (b) city’s approval or issuance of any permit or action, whether

discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the city's approval is not validated.

7. Prior to the issuance of a building permit, the Developer shall provide proof to the Building Division from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.
8. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **10** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.
9. This approval shall become null and void if building permits are not issued for this project within 24 months from the date of project approval.
10. Developer shall pay the Citywide Public Facilities Fee imposed by City Council Policy #17, the License Tax on new construction imposed by Carlsbad Municipal Code Section 5.09.030, and CFD #1 special tax (if applicable), subject to any credits authorized by Carlsbad Municipal Code Section 5.09.040. Developer shall also pay any applicable Local Facilities Management Plan fee for Zone **10** pursuant to Chapter 21.90. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, this approval will not be consistent with the General Plan and shall become void.
11. Prior to the issuance of the **Conditional Use Permit** and **Coastal Development Permit**, Developer shall submit to the city a Notice of Restriction executed by the owner of the real property to be developed. Said notice is to be filed in the office of the County Recorder, subject to the satisfaction of the City Planner, notifying all interested parties and successors in interest that the City of Carlsbad has issued a **Conditional Use Permit** and **Coastal Development Permit** by Resolution(s) No. 7492 on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The City Planner has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.
12. **CUP 2022-0070** shall be reviewed by the City Planner annually to determine if all conditions of this permit have been met and that the use does not have a substantial negative effect on surrounding properties or the public health, safety and general welfare. If the City Planner determines that: 1) the Conditional Use Permit was obtained by fraud or misrepresentation; or 2) the use for which such approval was granted is not being exercised; or 3) the Conditional Use Permit is being or recently has been exercised

contrary to any of the terms or conditions of approval or the conditions of approval have not been met; or 4) the use for which such approval was granted has ceased to exist or has been suspended for one year or more; or 5) the use is in violation of any statute, ordinance, law or regulation; or 6) the use permitted by the Conditional Use Permit is being or has been so exercised as to be detrimental to the public health, safety or welfare or so as to constitute a nuisance, the City Planner shall recommend that the Planning Commission hold a public hearing and after providing the permittee the opportunity to be heard, the Planning Commission may revoke and terminate the Conditional Use Permit in whole or in part, reaffirm the Conditional Use Permit, modify the conditions or impose new conditions.

13. This Conditional Use Permit is granted for a period of **ten (10) years** from **Dec. 6, 2023**, through **Dec. 6, 2033**. This permit may be revoked at any time after a public hearing, if it is found that the use has a substantial detrimental effect on surrounding land uses and the public's health and welfare, or the conditions imposed herein have not been met. This permit may be extended for a reasonable period of time not to exceed **10** years upon written application of the permittee made no less than 90 days prior to the expiration date. The Planning Commission may not grant such extension, unless it finds that there are no substantial negative effects on surrounding land uses or the public's health and welfare. If a substantial negative effect on surrounding land uses or the public's health and welfare is found, the extension shall be denied or granted with conditions which will eliminate or substantially reduce such effects. There is no limit to the number of extensions the Planning Commission may grant.
14. Developer shall report, in writing, to the City Planner within 30 days, any address change from that which is shown on the permit application, any change in the telecommunications provider, or any transfer in ownership of the site.
15. Developer/Operator shall comply with the Federal Communication Commission's guidelines on limits for human exposure to radio frequency (RF) electromagnetic fields. Within six (6) months after the issuance of occupancy, and with any time extension or amendment request, the Developer/Operator shall submit to the City Planner either (1) verification that the project is categorically excluded from having to determine compliance with the RF exposure guidelines per 47 CFR §1.1307(b)(1); or (2) a project implementation report which provides cumulative field measurements of RF emissions of all antennas installed at the subject site. The report shall quantify the RF emissions and compare the results with the exposure limits established by the FCC guidelines. Said report shall be subject to review and approval by the City Planner for consistency with the Project's preliminary report on RF exposure submitted with the initial project application and for consistency with the FCC guidelines. If, on review, the City finds that the Project does not meet the FCC guidelines, the City may revoke or modify this conditional use permit.

16. **Except in an emergency posing an immediate public health and safety threat, maintenance activities shall only occur between 7 AM (8 AM on Saturdays) and sunset. Maintenance shall not take place on Sundays or holidays.**
17. **Future modifications to the facility shall not be approved unless the screening proposed and approved with this application, a four-foot radius radome cylinder, will continue to adequately screen new or replacement equipment. No expansion in size of the radome is allowed unless an amendment to CUP 2022-0023 and CDP 2022-0070 is approved.**
18. **No installed antennas or equipment shall be energized or activated unless the approved screening, a four-foot radius radome cylinder, is in place and secured on the light pole. This applies to any new or replacement equipment or antennas installed at a future date.**
19. **All installation activities shall be coordinated with the Community Development Department and the Parks & Recreation Department to avoid impacts to events within the public park.**
20. **The Developer/Operator shall maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the force of law (“laws”) applicable to the Developer/Operator, the subject property, the wireless communication facility or other infrastructure deployment or any use or activities in connection with the use authorized by this resolution, which includes without limitation any laws applicable to human exposure to RF emissions and any standards, specifications or other requirements identified by the city planner or engineering manager (such as, without limitation, those requirements conditioned with this resolution). If the city planner or engineering manager finds good cause to believe that the facility is not in compliance with any laws applicable to human exposure to RF emissions, the city planner or engineering manager may require the Developer/Operator to submit a written report certified by a qualified radio frequency engineer familiar with the facility that certifies that the facility is in compliance with all such laws. The city planner or engineering manager may order the facility to be powered down if, based on objective evidence, the city planner or engineering manager finds that the facility is in fact not in compliance with any laws applicable to human exposure to RF emissions until such time that the Developer/Operator demonstrates actual compliance with such laws. The Developer/Operator expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the Developer/Operator’s obligations to maintain compliance with all laws. No failure or omission by the City to timely notice, prompt or enforce compliance with any applicable provision in the Carlsbad Municipal Code, this Policy, any permit, any permit condition or any applicable law or regulation, shall be deemed to relieve, waive or lessen Developer/Operator’s obligation to comply in all respects with all applicable**

provisions in the Carlsbad Municipal Code, this Policy, any permit, any permit condition or any applicable law or regulation.

Code Reminders:

1. Approval of this request shall not excuse compliance with all applicable sections of the Zoning Ordinance and all other applicable City ordinances in effect at time of building permit issuance, except as otherwise specifically provided herein.

NOTICE TO APPLICANT

An appeal of this decision to the City Council must be filed with the City Clerk at 1200 Carlsbad Village Drive, Carlsbad, California, 92008, within ten (10) calendar days of the date of the Planning Commission's decision. Pursuant to Carlsbad Municipal Code Chapter 21.54, section 21.54.150, the appeal must be in writing and state the reason(s) for the appeal. The City Council must make a determination on the appeal prior to any judicial review.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on **Dec. 6, 2023**, by the following vote, to wit:

AYES:

NAYES:

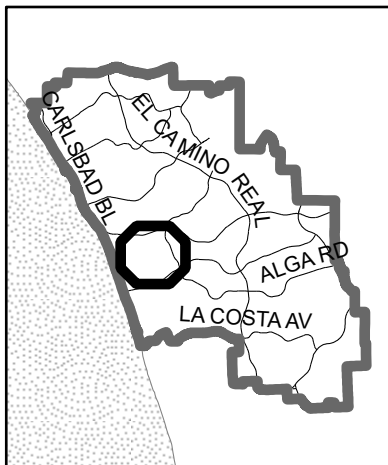
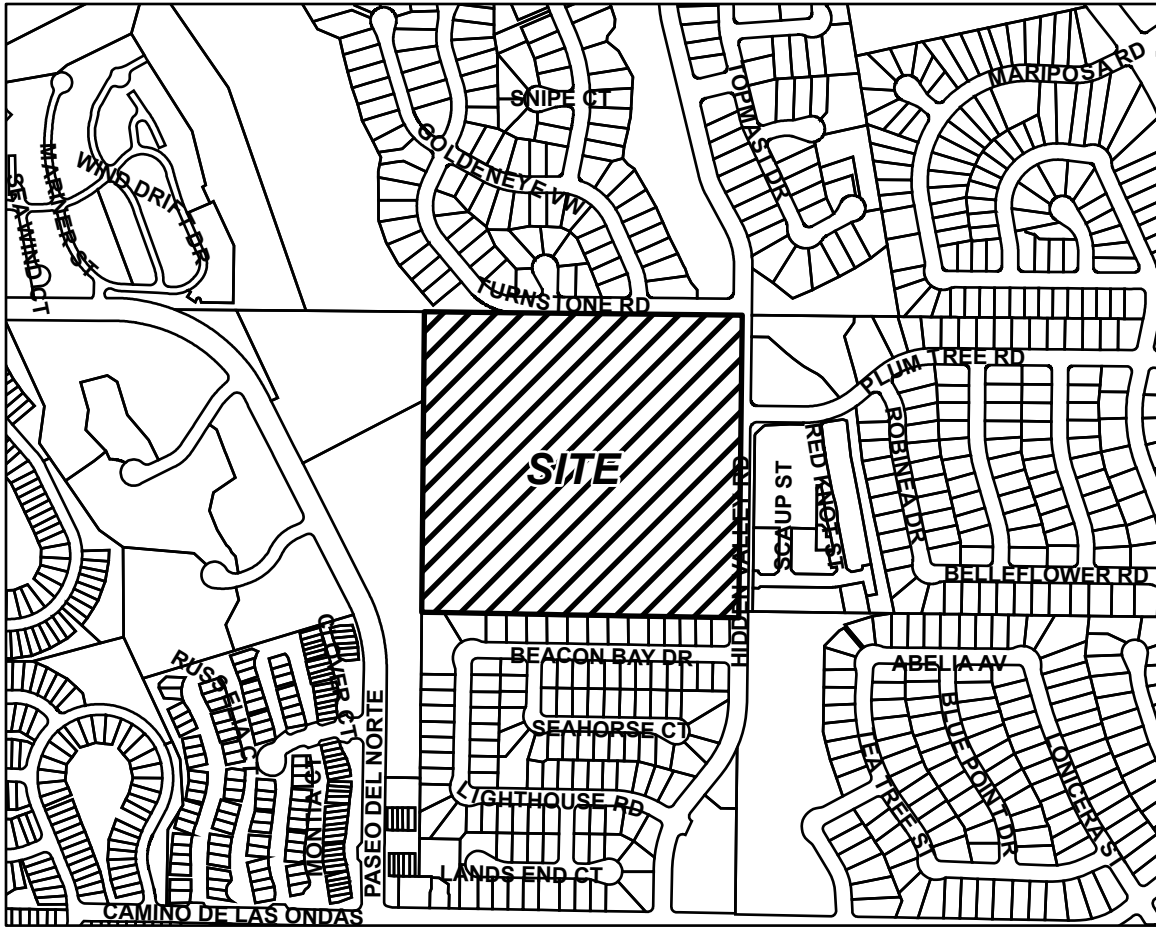
ABSENT:

ABSTAIN:

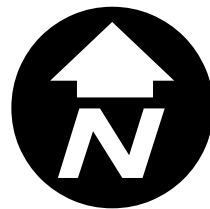
PETER MERZ, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

ERIC LARDY
City Planner



SITE MAP



NOT TO SCALE

POINSETTIA PARK WCF DEV 2022-0206

PROJECT ANALYSIS

The project is subject to the following regulations:

- A. Open Space (OS) General Plan Land Use Designation
- B. Open Space (OS) Zone (CMC Chapter 21.33) and Minor Conditional Use Permits and Conditional Use Permits (21.42)
- C. Local Coastal Program (Mello II Segment)
- D. Wireless Communication Facilities Policy (City Council Policy Statement No. 64)

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail within the sections below.

A. General Plan Open Space (VC) Land Use Designation

The project site is designated Open Space (OS) on the city's General Plan Land Use Map. The proposed WCF is consistent with the OS General Plan Land Use designation in that the OS Land Use designation does not preclude the use of WCF's. Furthermore, a Public Park is a permitted land use within the OS designation, and WCFs are allowed with permits in public parks. The proposed use will serve and benefit the residential and business community and region as a whole, including emergency service providers. Therefore, the proposed WCF use is consistent with the OS General Plan Land Use designation. The project also complies with the noise exposure limits of the Noise Element of the General Plan and Noise Guidelines Manual. Residential use areas are limited to 60 decibels (dB) of exterior exposure, and the Generator Noise Assessment Letter provided by the applicant (EBI Consulting, Oct. 28, 2022) calculates 53.8 dBs of noise will be generated as measured from the adjacent residential property line. Additionally, the study does not include any noise attenuation of the generator noise due to the equipment being located within a walled enclosure, or that the proposed generator will only run for routine cycling/testing for a duration of no more than 15 minutes one time per week during daytime hours, or in the event of a loss of power.

B. Open Space (OS) Zone (Chapter 21.20); and Minor Conditional Use Permits and Conditional Use Permits (Chapter 21.42)

The proposed WCF consisting of a 78-foot tall, baseball field light pole, with six panel antennas, nine remote radio units (RRU), and three surge protectors installed on a the light pole is located within Open Space (OS) zone, which allows for a stealth wireless communication facilities (WCFs) subject to approval of a minor conditional use permit (CUP), if consistent with the preferred location and the stealth design review and approval guidelines of city council policy statement No. 64. The project is required to comply with the development standards of the O-S zone. The

PROJECT ANALYSIS

(GENERAL PLAN, MUNICIPAL CODE, AND OTHER REGULATIONS)

O-S zone does not specify any setbacks, lot coverage or lot size requirements. It does, however, specify that structures shall not exceed 25 feet tall unless a higher elevation is approved by a minor conditional use permit issued by the City Planner.

The proposed project is a use which is allowed in the Open Space Zone subject to the approval of a minor conditional use permit (MCUP) or conditional use permit (CUP). Chapter 21.42 of the Carlsbad Municipal Code requires that four findings be made in order to approve a CUP. All of these findings can be made for this project as discussed below.

Conditional uses such as Wireless Communications Facilities (WCF) possess unique and special characteristics that make it impractical to include them as permitted uses “by right” in any of the various zoning classifications (i.e. residential, commercial, office, industrial, and open space). The authority for the location and operation of these uses is subject to City Council Policy Statement No. 64 – Wireless Communication Facilities Policy (see discussion D below) and the issuance of a MCUP or CUP. Staff has reviewed the proposed project and found that all of the necessary findings can be made to approve the MCUP. The required findings and satisfaction of these findings are provided below.

1. That the requested use is necessary or desirable for the development of the community, and is in harmony with the various elements and objectives of the general plan, including, if applicable, the certified local coastal program, specific plan or master plan.

The use is consistent with the General Plan in that the Open Space Land Use designation does not preclude the provision of WCF uses. Within the Open Space (O-S) zone, CMC Chapter 21.33; WCFs are conditionally permitted uses.

The proposed project has been designed and conditioned to comply with all applicable zoning regulations and Federal Communications Commission (FCC) standards for radio frequency (RF) exposure. The WCF is proposed to be installed on a structure that already exists, which will reduce its visibility and will be the least disruptive to the appearance of the park. The WCF will not be located on an exposed ridgeline and is satisfactorily screened and disguised by being located on a structure, which will light an athletic field. The new antennas will be mounted as close to the light pole as technologically feasible within a four-foot diameter radome. The radome will be painted to match the color of the light pole, thereby minimizing visual impacts.

City Council Policy No. 64 – Wireless Communication Facilities Guidelines indicate that there is a need to accommodate new communication technology and must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding community. According to the applicant’s response to the Wireless Communication Facility Guidelines, the applicant examined the search for co-location opportunities and did not locate any existing freestanding co-locatable wireless towers within the search area that would provide the required height. Per the applicant, the entirety of the targeted search area is located within residentially zoned parcels or open spaces; therefore,

PROJECT ANALYSIS

(GENERAL PLAN, MUNICIPAL CODE, AND OTHER REGULATIONS)

more favorably zoned parcels, such as commercial or industrial, were infeasible. No co-location opportunities were available. All of this resulted in the subject proposal for a new telecommunication facility.

The proposed project would help alleviate an area of poor coverage and overloaded capacity within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. The requested WCF is necessary for the development of the community because of the benefit and demand for digital communications and data transmissions for businesses, residences, individuals, public agencies and emergency service systems in this part of the city.

Federal and California law require cities provide access to telecommunications infrastructure as outlined in the restrictions contained within Policy 64. The use is consistent with the General Plan in that the Open Space Land Use designation does not preclude the provision of WCF uses. The use is in harmony with objectives that seek to maintain and enhance Carlsbad's appearance in that the WCF is integrated into a light pole; is designed so that the antennas will be attached as close to the light pole as possible with a concealing radome; and associated equipment is located within an enclosure designed to be compatible with the adjacent maintenance building, utilizing materials, colors, and textures that will match the maintenance building.

2. That the requested use is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located in.

The antennas are proposed to be mounted to a replacement light pole that is the same height as the existing light pole, and antennas are mounted as close to the light pole as technology will allow, thus reducing an outward noticeable appearance and minimizing visual impacts.

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 RF emissions to the extent that such facilities comply with the FCC standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. The project complies with the FCC RF Exposure Guidelines. The project complies with the FCC Radio Frequency (RF) Exposure Guidelines as detailed in Exhibit 8. Lastly, a Generator Noise Assessment Letter was prepared by EBI Consulting (October 28, 2022) in accordance with the City of Carlsbad's Noise Element of the General Plan and Noise Guidelines. The analysis, detailed in Exhibit 9, concludes that the noise produced from operation of the proposed emergency back-up generator will comply with the Carlsbad Exterior Noise Limits at all receiving property lines. While the Noise Element does not establish a community park as a noise-sensitive land use, the provided study does indicate that the level of noise from the generator would be compliant with daytime and nighttime limits at a distance of 21 feet from the generator (65 dB). Additionally, the study does not include any noise attenuation of the generator noise due to the equipment being located within a walled enclosure, or that the proposed generator will only run for routine cycling/testing for a duration

PROJECT ANALYSIS

(GENERAL PLAN, MUNICIPAL CODE, AND OTHER REGULATIONS)

of no more than 15 minutes one time per week during daytime hours, or in the event of a loss of power.

- 3. That the site for the proposed conditional use is adequate in size and shape to accommodate the yards, setbacks, walls, fences, parking, loading facilities, buffer areas, landscaping and other development features prescribed in this code and required by the City Planner, planning commission or City Council, in order to integrate the use with other uses in the neighborhood.**

The light pole on which the proposed antennas are to be located is the same height as the existing pole; the associated equipment is proposed to be located within an enclosure designed to be compatible with the adjacent maintenance building, utilizing materials, colors, and textures that will match the remaining maintenance building; the light pole and equipment are not within any required front, rear or side yard setbacks; and the proposed pole and equipment enclosure are located more than 160 feet from the nearest adjacent residential property.

- 4. That the street system serving the proposed use is adequate to properly handle all traffic generated by the proposed use.**

The unmanned WCF will require, on average, only monthly maintenance visits and occasional visits in response to operational issues. The existing street system is adequate to properly handle any traffic generated by the use. Construction is not expected to generate or impact the circulation network and will be coordinated to avoid impacts to any events within the park.

C. Conformance with the Coastal Development Regulations for the Mello II Segment of the Local Coastal Program (CMC Chapter 21.201) and the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203)

The project site is located within the Mello II Segment of the Local Coastal Program and is not in the appeal jurisdiction. The site is also located within and subject to the Coastal Resources Protection Overlay Zone. The project's compliance with each of these programs and ordinances is discussed below:

1. Mello II Segment of the Certified Local Coastal Program and all applicable policies

The proposed site is in the Mello II Segment of the Local Coastal Program (LCP) and is not within the appealable jurisdiction of the California Coastal Commission.

The proposed WCF use is not precluded by Local Coastal Program. Furthermore, staff finds the proposed project to be consistent with the Mello II segment of the Local Coastal Program in that the site is designated for non-residential uses and is already developed with athletic fields with field lights and other park amenities. The project consists of replacing one of the existing

PROJECT ANALYSIS

(GENERAL PLAN, MUNICIPAL CODE, AND OTHER REGULATIONS)

field light poles with a new pole that is the same height as the existing and installing an unmanned WCF on the light pole. The WCF will not obstruct views of the coastline as seen from public lands or the public right-of-way, nor otherwise damage the visual beauty of the coastal zone. No agricultural activities, sensitive resources, geological instability, flood hazard or vertical coastal access opportunities exist onsite. Furthermore, the WCF facility is not in an area of known geologic instability or flood hazards.

2. Coastal Resource Protection Overlay Zone

The development is subject to the Coastal Resource Protection Overlay Zone (CMC Chapter 21.203). The Coastal Resource Protection Overlay Zone identifies areas of protection: a) preservation of steep slopes and vegetation; b) drainage, erosion, sedimentation, habitat; c) seismic hazards, landslides, and slope instability; and d) floodplain development. The project's compliance with each of these areas of concern is discussed below:

- a. *Preservation of Steep Slopes and Vegetation.* Slopes greater than 25% and possessing endangered plant/animal species and/or coastal sage scrub and chaparral plant communities are considered "dual criteria" slopes and are protected in the Coastal Zone. The project does not support any "dual criteria" slopes.
- b. *Drainage, Erosion, Sedimentation, Habitat.* The project will adhere to the city's Master Drainage Plan, Grading Ordinance, Storm Water Ordinance, BMP Design Manual and Jurisdictional Runoff Management Program (JRMP) to avoid increased urban run-off, pollutants, and soil erosion.
- c. *Seismic Hazards, Landslides and Slope Instability.* The site is not located in an area prone to landslides, or susceptible to accelerated erosion, floods or liquefaction.
- d. *Flood Plain Development.* No structures or fill are being proposed within a one-hundred-year floodplain area as identified by the FEMA Flood Map Service Center.

D. Wireless Communication Facilities Policy (City Council Policy Statement No. 64)

The City Council adopted Policy No. 64, Wireless Communication Facilities, on Dec. 14, 2021, establishing review and approval guidelines for WCFs. The project is consistent with City Council Policy No. 64 in that the proposed location, a public park in a residential area, is a "preferred" location. The WCF is proposed to be installed on a structure that already exists, which will reduce its visibility and will be the least disruptive to the appearance of the park. The WCF will not be located on an exposed ridgeline and is satisfactorily screened and disguised by being located on a structure, which will light an athletic field. The new antennas will be mounted as close to the light pole as technologically feasible within a four-foot diameter

PROJECT ANALYSIS

(GENERAL PLAN, MUNICIPAL CODE, AND OTHER REGULATIONS)

radome. The radome will be painted to match the color of the light pole, thereby minimizing visual impacts.

The proposed ground mounted equipment will be located within an enclosure, which is designed and treated to match and compliment the adjacent maintenance building. The proposed light pole is consistent with the height requirements of the Open Space zone and will be the same height as the existing light pole to be replaced and the other existing light poles for the baseball field. The proposed installation is more than 160 feet away from the adjacent residentially zoned properties, which is more than double the 78-foot setback called for by the policy. Site selection information was provided that indicates other locations are not feasible. Color photo-simulations have been provided to show that the project will not substantially alter views to the site from surrounding viewpoints. All aspects of the proposed WCF, including the supports, antennas, screening methods, and equipment feature “stealth” design techniques so they visually blend into the background or the surface on which they are mounted.

The applicant examined the search for co-location opportunities and did not locate any existing freestanding co-locatable wireless towers within the search area that would provide the required height. Per the applicant, the entirety of the targeted search area is located within residentially zoned parcels or open spaces; therefore, more favorably zoned parcels, such as commercial or industrial, were infeasible. No co-location opportunities were available. All of this resulted in the subject proposal for a new telecommunication facility.

The FCC, which regulates the wireless communications industry, has referenced prior studies concluding that RF emission exposure levels associated with this type of facility have been determined to be safe. RF emissions generated from the proposed WCF would be below the FCC accepted guidelines/standards. Pursuant to federal law, a local government agency may not regulate the placement and modification of a WCF based on the environmental or health effects of RF emissions to the extent that such facilities comply with federal law concerning emissions. To ensure that the FCC standards are being met, a condition has been added to the permit that requires that the applicant submit a RF study to demonstrate compliance with the applicable FCC regulations. Therefore, staff does not anticipate concerns regarding RF emissions as it relates to the park or residential development in the area.

A Generator Noise Assessment Letter was prepared by EBI Consulting (October 28, 2022) in accordance with the City of Carlsbad’s Noise Element of the General Plan and Noise Guidelines. The analysis concludes that the noise produced from operation of the proposed emergency back-up generator will comply with the Carlsbad Exterior Noise Limits at all receiving property lines.

E. Growth Management Plan

The proposed Wireless Communications Facility (WCF) is located in Local Facilities Management Plan Zone 20. Installation of the WCF on the existing site and monthly facility maintenance visits

PROJECT ANALYSIS

(GENERAL PLAN, MUNICIPAL CODE, AND OTHER REGULATIONS)

will not result in increased public facilities demands; therefore, the proposal will not exceed performance standards for public facilities.



DISCLOSURE STATEMENT P- 1(A)

Development Services

Planning Division
1635 Faraday Avenue
(442) 339-2610
www.carlsbadca.gov

Applicant's statement or disclosure of certain ownership interests on all applications which will require discretionary action on the part of the City Council or any appointed Board, Commission or Committee.

The following information **MUST** be disclosed at the time of application submittal. Your project cannot be reviewed until this information is completed. Please print.

Note:

Person is defined as "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, in this and any other county, city and county, city municipality, district or other political subdivision or any other group or combination acting as a unit."

Agents may sign this document; however, the legal name and entity of the applicant and property owner must be provided below.

1. **APPLICANT** (Not the applicant's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person _____	Corp/Part <u>AT&T Wireless</u>
Title _____	Title _____
Address _____	Address <u>7337 Trade Street, San Diego, CA 92121</u>

2. **OWNER** (Not the owner's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having any ownership interest in the property involved. Also, provide the nature of the legal ownership (i.e., partnership, tenants in common, non-profit, corporation, etc.). If the ownership includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person <u>Curtis Jackson</u>	Corp/Part <u>City of Carlsbad</u>
Title <u>Real Estate Manager</u>	Title _____
Address <u>3096 Harding Street</u>	Address <u>3096 Harding Street, Carlsbad, CA 92008</u>

3. **NON-PROFIT ORGANIZATION OR TRUST**

If any person identified pursuant to (1) or (2) above is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the non-profit organization or as trustee or beneficiary of the.

Non Profit/Trust N/A

Non Profit/Trust _____

Title _____

Title _____

Address _____

Address _____

4. Have you had more than \$500 worth of business transacted with any member of City staff, Boards, Commissions, Committees and/or Council within the past twelve (12) months?

☐ Yes ☒ No If yes, please indicate person(s): _____

NOTE: Attach additional sheets if necessary.

I certify that all the above information is true and correct to the best of my knowledge.

Signature of owner/date

Signature of applicant/date

Print or type name of owner

Harold Thomas Jr

Print or type name of applicant

Harold Thomas Jr

Digitally signed by Harold Thomas Jr
DN: cn=Harold Thomas Jr, o=MD7, LLC, ou,
email=hthomasjr@md7.com, c=US
Date: 2022.11.02 10:16:51 -07'00'

Signature of owner/applicant's agent if applicable/date

Print or type name of owner/applicant's agent



Policy No. 64
 Date Issued: 9/26/2017
 Effective Date: 12/14/2021
 Resolution No. 2021-289
 Cancellation Date:
 Supersedes No. 64 04/10/12

Council Policy Statement

Category: WIRELESS COMMUNICATION FACILITIES
Specific Subject: Review and Operation Guidelines for Wireless Communication Facilities

PURPOSE:

Wireless communication facilities, or WCFs, refer to the many facilities with antennas and supporting equipment that receive and transmit signals and together enable mobile or other “wire-free” communication and information services. Unlike wireline communications, such as the land-based telephone system, wireless communication technologies, by their operational nature, require a network of antennas mounted at various heights and attached typically to buildings, structures and poles. A common name for a WCF is “cell site.”

WCF proposals to the city became commonplace in the mid-1990s. Since then, Carlsbad has processed dozens of new WCF applications and numerous permit renewals for existing facilities, all without benefit of specific review criteria. As the city’s population and the popularity and variety of wireless services grow, providers are expected to install more facilities to improve coverage and gain user capacity.

The following Review and Operation Guidelines (Guidelines) have been developed to supplement and clarify the requirements of Carlsbad Municipal and Zoning codes, including chapter 21.42 of the Carlsbad Zoning Code. These requirements are meant to provide a general overview of the procedures and requirements for installation of WCFs, while accommodating and supporting deployment of WCFs to provide adequate coverage and capacity throughout the city. They also outline definitions that are quantifiable and measurable and detail development standards and design requirements which the city will use to review proposed facilities. This policy’s purpose is to guide the public, applicants, boards and commissions, and staff in reviewing the placement, construction, and modification of WCFs. The goal is to assure WCFs in Carlsbad:

- Are reviewed and provided within the parameters of law.
- Protect the health, safety, and welfare of the public to the extent permitted by applicable laws.
- Are encouraged to locate away from residential and other sensitive areas, except as allowed by Sections A, B and C of this policy.
- Represent the fewest possible facilities necessary to complete a network without discriminating against providers of functionally equivalent services or prohibiting the provision of wireless services.
- Use, as much as possible, “stealth” techniques so they are not seen or easily noticed.
- Operate consistent with Carlsbad’s quality of life.

This policy applies to all commercial providers of wireless communication services. It does not apply to amateur (HAM) radio antennas, dish antennas, collocations and/or modifications covered under Federal Communications Commission (FCC) regulations at 47 C.F.R. §§ 1.6100 *et seq.* (implementing Section 6409(a) of the Spectrum Act (codified as 47 C.F.R. § 1455(a)) for non-substantial modifications to existing wireless towers and base stations)¹ and other antennas installed on a residence for an individual's private use.

The Guidelines shall not relieve a person from the responsibility of complying with all other applicable regulations of any other local, state, or federal agencies. These Guidelines supplement existing regulations and provide clear standards and guidelines for all wireless infrastructure deployments unless specifically prohibited by applicable law. The standards and procedures contained in these Guidelines are intended to, and should be applied to, protect and promote public health, safety and welfare, and balance the benefits that flow from robust, advanced wireless services with the city's local values. Except as expressly provided otherwise, these Guidelines shall be applicable to all applications and requests for authorization to construct, install, attach, operate, collocate, modify, reconstruct, replace, relocate or otherwise deploy WCFs, inclusive of applications which affect existing facilities.

These Guidelines are also intended to establish clear procedures for application intake and completeness review. Conditional use permit applications for WCFs that were denied shall follow the process in Carlsbad Municipal Code Section 21.54.130 for reapplication of a new CUP. Building permit and ROW permit applications for facilities that were denied may be submitted to the Community Development Department as new applications at any time, without prejudice. Said new application will be processed as a completely separate application, with new submittal materials and fees required, and shall demonstrate compliance with these Guidelines.

BACKGROUND:

To secure the right to provide personal wireless services to a region, companies often must obtain airwave licenses that are auctioned by the FCC, the federal agency that regulates the communications industry. For radio services that use license spectrum, the FCC mandates the licensees establish their service networks as quickly as possible.

In Carlsbad, there are three common types of WCF systems: Cellular, PCS (Personal Communications Services), and ESMR (Enhanced Specialized Mobile Radio).

POLICY:

REVIEW RESTRICTIONS:

The Federal Telecommunications Act of 1996 (TCA) preserves the city's ability to regulate the placement, construction, and modification of wireless communication facilities subject to the following restrictions.

¹ If the city determines that an application submitted for approval pursuant to Section 6409(a) is, in fact, not covered by the applicable federal regulations, the applicant may resubmit the request for approval pursuant to the applicable provisions in this policy.

- ***The city may not favor any carrier.***
Regulations may not unreasonably discriminate among functionally equivalent service providers. A “functionally equivalent provider” means a competitor.
- ***The city may not prevent completion of a network.***
Regulations may not prohibit or have the effect of prohibiting the provision of personal wireless services. According to the FCC’s recent order in 2018, the denial of a single permit application may cause an effective prohibition if it “materially inhibits or limits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment.” *Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84, 33 FCC Rcd. 9088 at ¶ 37 (2018) (*Small Cell Order*). In addition, local aesthetic requirements may be prohibitory unless they are reasonable and published in advance. *Small Cell Order* at ¶ 40, *rev’d in part, City of Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020).
- ***Applications are to be processed in a reasonable time.***
A city must act on an application for WCFs within a “reasonable” amount of time, which the FCC generally defines as either 60, 90, or 150 days from the time an application is submitted and depending on the nature and scope of the proposed wireless facility.
- ***Failure to approve or deny applications may result in automatic approvals and court orders.***
Under California Government Code 65964.1, an application for a wireless facility may be “deemed approved” if a city or county fails to act within the presumptively reasonable timeframes established by the FCC. This provision contains some exceptions but generally applies to new facilities and very large modifications to existing facilities both on private property and in the public rights-of-way. The FCC’s regulations contain a similar “deemed granted” remedy for less-than substantial collocations and modifications to existing facilities. In addition, the *Small Cell Order* establishes that a permitting agency’s failure to act within the referenced timeframes will amount to a presumptive prohibition on the provision of personal wireless services, the remedy for which may be a court injunction.
- ***The city cannot deny an application because of perceived radio frequency health hazards.***
If federal standards are met, cities may not deny permits on the grounds that radio frequency emissions (RF) are harmful to the environment or to the health of residents. However, local governments may require wireless carriers to prove compliance with the standards. The FCC has established procedures to enforce compliance with its rules.
- ***The city cannot deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station (Section 6409(a) non-substantial modifications).***
The FCC promulgated detailed regulations for this restriction, including a definition for “substantial change” and procedural rules for processing these applications, which can be found at 47 C.F.R. §§ 1.6100 *et seq.*
- ***Certain collocation facilities are not subject to discretionary permit requirements.***
Under California Government Code section 65850.6, a collocation facility (where two or more wireless operators have located their antennas at a common location) shall be a permitted use not subject to discretionary permit requirements if it satisfies the requirements of that statute.
- ***A decision to deny an application must be supported by substantial evidence.***
A decision to deny a WCF application must be in writing and supported by substantial evidence contained in a written record. The reasons for the denial must also be contained in a written record contemporaneously available with the written denial notice and must be clear enough to enable judicial review.

HEALTH CONCERNS & SAFEGUARDS:

Possible health risks from exposure to the RF electromagnetic fields generated by WCFs are a significant community concern. Accordingly, the FCC requires facilities to comply with RF exposure guidelines published in the Code of Federal Regulations (see 47 CFR § 1.1307 and 47 CFR §1.1310). The limits of exposure established by the guidelines are designed to protect the public health with a very large margin of safety as they are approximately 50 times below the levels that generally are accepted as having the potential to cause a measurable change in human physiology. Both the Environmental Protection Agency and Food and Drug Administration have endorsed the FCC's exposure limits, and courts have upheld the FCC rules requiring compliance with the limits.

Most WCFs create maximum exposures that are only a small fraction of the limits. Furthermore, because the antennas in a PCS, cellular, or other wireless network operate more efficiently when in a line of sight arrangement to effectively transmit, their power is focused on the horizon instead of toward the sky or ground. Generally, unless a person is physically next to and at the same height as an antenna, it is not possible to be exposed to RF emissions that exceed the maximum permissible exposure.

The FCC requires providers, upon license application, renewal, or modification, to demonstrate compliance with RF exposure guidelines. Where two or more wireless operators have located their antennas at a common location (called "collocation"), the total exposure from all antennas taken together must be within FCC guidelines. Many facilities are exempt from routine compliance demonstrations under FCC guidelines, however, because their low power generation or height above ground level is highly unlikely to cause exposures that exceed the guidelines in areas accessible by people.

PERMIT PROCESS:

Wireless communication facilities (WCFs) are defined in Carlsbad Municipal Code Section 21.04.379. Carlsbad Municipal Code Section 21.42.140(B)(165) allows WCFs in all zones with the approval of a minor conditional use permit (MCUP) or a conditional use permit (CUP) and subject to this policy. New WCFs are allowed in the public right-of-way of roads (ROW) subject to the requirements of this policy and the processing requirements of Table A below.

Small wireless facilities (SWFs) are WCFs that also meet the definition in FCC regulations at 47 C.F.R. §§ 1.6002(l).

For WCFs and SWFs to be located in the public right-of-way of roads, which generally is not zoned, a right-of-way permit pursuant to Title 11 of the Carlsbad Municipal Code may be used as outlined in Table A – WCF and SWF Processing Requirements.

Table A – WCF and SWF Processing Requirements

Category	Code reference/ definition	Application Review Process		Coastal Zone and Coastal Development Permit (CDP) requirements	Applicable Policy 64 Guidelines
New WCFs on public or private property	Carlsbad Municipal Code (CMC) Section 21.04.379	CUP or Minor CUP ¹		CDP or Minor CDP required per CMC Chap. 21.201 unless specifically exempted	A, B, D, and E
New WCFs in the public right-of-way of roads	CMC Section 21.04.379	ROW permit ² , Minor CUP ³ or CUP ⁴		Exempt per CMC Section 21.201.B.11 ⁵	A, B, D and E
Existing WCF – Section 6409(a) eligible facilities request	CMC Section 21.04.379 and 47 U.S.C. § 1455(a)	Section 6409(a) worksheets		Exempt per CMC Section 21.201.B.11 ⁵	N/A – Policy 64 does not apply
Existing WCF – Emergency Generators	CMC Section 21.04.379 and Government Code Section 65850.75	Building Permit		Exempt per CMC Section 21.201.B.11 ⁵	N/A – Policy 64 does not apply
Small Wireless Facilities (SWF)	CMC Section 21.04.379 and the definition in FCC regulations at 47 C.F.R. § 1.6002(l)	Within the public right-of-way of roads:	Right-of-way Permit	Exempt per CMC Section 21.201.B.11 ⁵	C, D, and E
		Outside the public right-of-way of roads:	MCUP	Minor CDP required per CMC Chap. 21.201 unless specifically exempted ⁵	B, C, D, and E

Notes:

- These guidelines apply in the review of CUPs or Minor CUPs for new WCFs.
- A right of way permit shall be required instead of a CUP for a WCF that is (i) to be located on an existing or replacement pole, (ii) is consistent with the preferred locations in Location Guideline A.1 (or if in a discouraged location in Location Guideline A.2, has all equipment underground), and (iii) is consistent with Design Guidelines for WCFs in the Public Right-of-Way C
- A minor CUP by Process 1 shall be required for a WCF that is (i) to be located on an existing or replacement pole, (ii) is in a discouraged location in Section A with above-ground equipment, and (iii) is consistent with Design Guidelines for WCFs in the Public Right-of-Way C
- A CUP by Process 2 shall be required for all other WCFs not meeting the criteria for approval subject to a right of way permit or a minor CUP by process 1
- When located within the city's jurisdiction of the Coastal Zone.

REVIEW AND APPROVAL GUIDELINES

A. *Location Guidelines for Placement of WCFs (excluding SWFs)*

1. *Preferred Locations* – WCFs are encouraged to locate on existing buildings and structures. In addition, WCFs should be located in the following zones and areas, which are listed in order of descending preference:
 - a. Industrial zones.
 - b. Commercial zones.
 - c. Other non-residential zones, except open space.
 - d. Public right-of-way of roads adjacent to industrial and commercial zones and identified on the map attached as Exhibit A.
 - e. Public property (e.g., city facilities) not in residential areas.
 - f. Major power transmission towers in non-residential zones or areas.
 - g. Public and private utility installations (not publicly accessible) in residential and open space zones (e.g., water tanks, reservoirs, or the existing communication towers near Maerkle Reservoir).
 - h. Parks and community facilities (e.g., places of worship, community centers) in residential zones or areas.
 - i. Public right-of-way of roads adjacent to residential zones and identified on the map attached as Exhibit A.
2. *Discouraged Locations* – WCFs should not locate in any of the following zones or areas unless the applicant demonstrates that alternatives in more-preferred locations are not technically feasible or potentially available as required by Application and Review Guideline E.3.
 - a. Open space zones and lots (except as noted in Location Guideline A.1.).
 - b. Residential zones or areas (except as noted in Location Guideline A.1.).
 - c. Major power transmission towers in corridors located in/or next to a residential zone or area.
 - d. Environmentally sensitive habitat.
 - e. Public right-of-way of roads not identified on the map attached as Exhibit A.
 - f. On vacant land.
3. *Visibility to the Public* – In all areas, WCFs should be located where least visible to the public and where least disruptive to the appearance of the host property. Furthermore, no WCF should be installed on an exposed ridgeline or in a location readily visible from a public place, recreation area, scenic area or residential area unless it is satisfactorily located and/or screened so it is hidden or disguised.
4. *Collocation* – Collocating with existing or other planned wireless communication facilities is recommended whenever feasible and appropriate. Service providers are also encouraged to collocate with water tanks, major power transmission and distribution towers, and other utility structures when in compliance with these guidelines. The city must approve collocation applications unless the expansion adds significantly to the height or width of a facility.

5. *Monopoles* – No new ground-mounted WCF monopoles should be permitted unless the applicant demonstrates no existing monopole, building, or structure can accommodate the applicant’s proposed antenna as required by Application and Review Guideline E.4.

B. *Design Guidelines for WCFs and SWFs Outside the Public Right-Of-Way of Roads*

1. *Stealth Design* – All aspects of WCFs and SWFs, including the supports, antennas, screening methods, and equipment should exhibit “stealth” design techniques so they visually blend into the background or the surface on which they are mounted. Subject to city approval, developers should use false architectural elements (e.g., cupolas, bell towers, dormers, and chimneys), architectural treatments (e.g., colors, textures and materials), elements replicating natural features (e.g., trees and rocks), landscaping, and other creative means to hide or disguise the facilities. Stealth can also refer to facilities completely hidden by existing improvements, such as parapet walls.
2. *Equipment* – Equipment should be located within existing buildings to the extent feasible. If equipment must be located outside, it should be screened with walls and plants. If small outbuildings or extensions to existing structures are constructed specifically to house equipment, they should be designed and treated to match nearby architecture or the surrounding landscape.
3. *Collocation* – Whenever feasible and appropriate, design and placement should promote and enable collocation.
4. *Height* – facilities should adhere to the existing height limitations of the zone in which they are located. When installed on an existing structure, new facilities and collocations should not exceed the height of the existing/replacement structure on which they are being installed.
5. *Setbacks* – WCFs and SWFs, including all equipment and improvements, should adhere to the building setback requirements of the zone in which they are located, with the following clarifications:
 - a. If on a site next to a residential zone, a setback should be maintained from the residential zone boundary a minimum distance equal to the above-ground height of the overall support structure’s height.
 - b. If in a residential zone and in a public utility installation, park, or community facility, a setback should be maintained from the property boundaries of the utility installation, park, or community facility a minimum distance equal to the above-ground height of the overall support structure’s height.
 - c. The decision-maker for WCFs may decrease or increase these setbacks if it finds such changes would improve the overall compatibility of the WCF based on the factors contained in Application and Review Guideline E.4.
6. *Building or Structure-Mounted WCFs and SWFs* –
 - a. Antennas and their associated mountings should generally not project outward more than 24 inches from the face of the building.
 - b. Roof-mounted antennas should be located as far away as possible from the outer edge of a building or structure and should not be placed on roof peaks.

- c. If permitted, WCFs and SWFs on residential buildings should only be allowed if disguised as a typical residential feature (e.g., a chimney, a dormer) and if all equipment is located inside, not outside, the building.
- 7. *Ground-mounted Monopole WCFs –*
 - a. All antennas should be mounted as close as possible to the monopole to improve facility appearance.
 - b. The placement, screening, and disguise of the monopole should fit with the surrounding site design, architecture, and landscaping. Tree disguises, such as a “mono-palm,” may be acceptable depending on their quality and compatibility with landscaping nearby.
 - c. Landscaping should be provided as necessary to screen, complement, or add realism to a monopole. Landscaping should include mature shrubs and trees. Some of the trees should be tall enough to screen at least three-quarters of the height of the monopole at the time of planting. Sometimes, landscaping may not be needed because of the monopole’s location or vegetation already nearby.
 - d. When possible and in compliance with these guidelines, monopoles should be placed next to tall buildings, structures, or tall trees.
- 8. Pole mounted SWFs shall comply with the Design Guidelines in section C.2 of this policy as applicable, including height limits.
- 9. *Lattice Towers –* New lattice towers should not be permitted in the city. On existing lattice towers:
 - a. All antennas should be mounted as close as possible to the tower so they are less noticeable, and should match the color of the tower.
 - b. Wiring must be concealed in conduit that is flush-mounted to the tower. The conduit and mounting hardware shall match the color of the tower.
 - c. Non-antenna equipment mounted on the tower should be placed behind the antennas to conceal them from view, and should be enclosed in a cabinet that matches the color and finish of the structures on which they are mounted. Ground mounted equipment shall comply with B.2 above.
- 10. *Undergrounding –* All utilities should be placed underground.
- 11. *Regulatory Compliance –* WCFs should comply with all FCC, FAA (Federal Aviation Administration), CPUC (California Public Utilities Commission) and local zoning and building code requirements.

C. *Design Guidelines for WCFs and SWFs in the Public Right-of-Way of Roads*

The general intent of these design and development standards is to preserve the character of the city’s neighborhoods and corridors by requiring WCFs and SWFs to utilize the least intrusive design available with regard to appearance, size, and location, and to blend into the existing streetscape as much as possible. They also seek to prevent conflict with existing and planned roadway, utility, and storm drain improvements.

- 1. *Support pole installation preferences for the right-of-way of roads*

- a. The city prefers WCFs and SWFs to be installed on support poles in the public rights-of-way of roads, ordered from most preferred to least preferred, as follows:
 - (1) Existing or replacement streetlight poles.
 - (2) Existing or replacement wood utility poles.
 - (3) Existing or replacement traffic signal poles.
 - (4) New, non-replacement streetlight poles.
 - (5) New, non-replacement poles (not wood).
 - b. The city prohibits WCFs and SWFs facilities to be installed on the following support poles or structures:
 - (1) Signs.
 - (2) Any utility pole scheduled for removal or relocation within 12 months from the time the approval authority acts on the small wireless facility application.
 - (3) New, non-replacement wood poles.
 - (4) Pieces of public art, structures placed in the in the right-of-way through charitable donations, commemorative memorial structures or archways over roads and pedestrian walkways, or other similar structures as determined by the engineering manager.
 - c. The engineering manager shall determine whether an application for a WCF or SWF utilizes the least intrusive design available or if there is a more preferred support pole type within 500 feet of the proposed location. For purposes of these guidelines, least intrusive design available means the most preferred design or development standard as provided in these Guidelines that is technically feasible. For individual antennas, shrouds/radomes, accessory equipment, mounting brackets/attachments and any other physical aspect of a facility, the city strongly prefers the smallest such item that is technically feasible. If the application does not propose the least intrusive design, or if there is a more preferred support pole within 500 feet, the application shall provide written evidence of the following:
 - (1) A clearly defined technical service objective
 - (2) A technical analysis that includes the factual reasons why the least intrusive design or a more preferred support pole type within 500 feet of the proposed location is not technically feasible.
2. *Requirements applicable to all WCFs and SWFs in the public right-of-way of roads*
- a. Overall height. WCFs and SWFs mounted to existing poles shall not exceed the height of a support pole by more than five feet measured from the top of the pole, except as necessary to comply with CPUC General Order 95 relating to utility poles. Replacement poles and new non-replacement poles shall not exceed the city height standards for streetlight poles or traffic signal poles, as applicable, by more than ten percent, plus five feet for the antenna. Replacement utility poles shall not exceed ten percent of the height of the existing utility pole, plus five feet for the antenna.
 - b. Antenna stealth/concealment. The antenna(s) associated with the installation shall be stealth to the maximum extent feasible and concealed with a radome(s), shroud(s) or other cover(s) that also conceals the cable connections, antenna mount, and other hardware. The radome, shroud or other cover must be a flat, non-reflective color to match the underlying support structure.

- c. Antenna size.
 - (1) Each antenna shall not exceed 3 cubic feet in volume.
 - (2) Top-mount antennas (including the shroud) shall be no more than 16 inches wide when placed on light poles, and shall not exceed the width of any wooden utility pole on which they are mounted.
 - (3) Any top-mounted antennas which are wider than the light pole on which they are mounted shall be tapered to match the width of the pole at the point of attachment to the pole.
- d. Equipment location. Accessory equipment may be both pole mounted and non-pole mounted. Pole mounted limits are described in Section C.2.e , the balance located according to the following preference: (1) underground, (2) above ground and screened consistent with Section C.2.f. The city's preferences is for non-pole mounted equipment to be placed underground to the extent possible, unless the applicant demonstrates that it is technically infeasible or there are conflicts with other utilities, obstructions or it is otherwise not feasible, as determined by the engineering manager. If undergrounding is not feasible, the city prefers the equipment to be pole-mounted.
- e. Pole mounted equipment.
 - (1) Design and stealth/concealment. Accessory equipment must be stealth to the maximum extent feasible and/or concealed within a cabinet or shroud, and should be flush mounted and centered on the pole, except to the extent necessary to comply with CPUC General Order 95 for wood utility poles. The installation should be designed to minimize the overall visual profile, and installations that are partially or completely wrapped around the pole are encouraged. All equipment cabinets or shrouds shall be painted to match the color of the surface of the pole on which they are attached to reduce their visibility. Equipment may be installed behind street, traffic or other signs (between the pole and sign) to the extent that the installation complies with applicable regulations. All cables and conduits associated with the equipment shall be concealed from view within the same shroud or other cover and routed directly through the pole when feasible. Microwave or other wireless backhaul shall not have a separate and unconcealed antenna.
 - (2) Size limits. All non-antenna equipment mounted to the pole is included in the equipment volume limit. Electric meters and disconnect switches that are mounted on the pole are not included in the equipment volume limit. All pole mounted non-antenna equipment, including cabinets, shall not exceed:
 - (a). A width of 24 inches; and
 - (b). Nine (9) cubic feet in volume if installed within or adjacent to a residential district or within 500 feet from any structure approved for a residential use; or
 - (c). Seventeen (17) cubic feet in volume if installed within or adjacent to a non-residential district.
- f. Ground mounted equipment. If underground equipment is not feasible because there are conflicts with other utilities, obstructions or it is otherwise not technically feasible, as determined by the engineering manager per section (d) above, then all above ground equipment shall be: (1) placed in a ground-mounted

equipment shroud or cabinet that contains all equipment associated with the small wireless facility other than the antenna; and (2) set back at least 2.5 feet from the back of the curb and within the parkway or greenway or 2.5 feet back from the edge of the sidewalk when it is contiguous to the curb. All cables and conduits associated with the equipment shall be concealed from view, routed directly through the pole, and placed underground between the pole and the ground-mounted cabinet. All ground mounted equipment shall be stealth and/or screened completely, unless it is disguised to the satisfaction of the engineering manager. Volume limits for ground-mounted equipment shall be the same as applicable to pole-mounted equipment. The engineering manager may elect to waive volumetric limits for equipment that is installed or placed underground.

- g. All equipment associated with the WCF or SWF shall be located so as to avoid impacts to pedestrian access and vehicular site distance and safety. Pole mounted equipment should be mounted a minimum of eight feet above grade.
- h. To reduce clutter and deter vandalism, excess fiber optic or coaxial cables shall not be spooled, coiled, or otherwise stored on the pole unless concealed within a cabinet.
- i. If the proposed WCF or SWF would damage or displace any street trees or trees on public property, the applicant shall comply with CMC Chapter 11.12 and City Council Policy No. 4 and will be responsible for planting replacement trees to the satisfaction of the Parks & Recreation Director or designee.
- j. If an applicant proposes to replace a streetlight pole, the replacement pole should be substantially similar to the existing pole and comply with city standards and specifications for streetlight poles.

3. *Supplemental requirements for WCFs and SWFs on New Poles for the right-of-way of roads*

- a. All WCFs on new poles require a CUP by Process 2.
- b. Any new pole and/or equipment and other improvements associated with a new pole or an existing pole must be set back from intersections, alleys, and driveways and placed in locations where it will not obstruct motorists' sight lines or pedestrian access. In general, there is a presumption of no obstruction where a new pole and/or equipment is set back at least:
 - i. A minimum of 50-feet from the extension of the curb of the intersecting street at intersections. Distances of less than 50-feet may be allowed through approval of the engineering manager and the city traffic engineer;
 - ii. Six feet from any driveway cut or alley entrance or exit;
 - iii. Six feet from any permanent object or existing lawfully-permitted encroachment in the public right-of-way, including without limitation bicycle racks, traffic signs and signals, trees, open tree wells, benches or other street furniture, streetlights, door swings, gate swings, or sidewalk café enclosures.
- c. The city may, in its discretion, require an additional setback for a specific pole when the city determines that the presumptively acceptable setback would obstruct motorists' sight lines or pedestrian access.
- d. The city may require the applicant to install a stealth pole, which may include without limitation functional streetlights and/or banners when technically feasible and the city determines that such additions would enhance the overall appearance and usefulness of the new pole.

- e. The city will consider new pole designs proposed by an applicant if they meet the intent of this policy for stealth and attractive designs that adequately conceal equipment, as determined by the engineering manager. If a new pole without a streetlight is proposed, antennas and all equipment not installed underground must be concealed and integrated into the overall design of the pole, no exterior equipment boxes or shrouds attached to the pole will be permitted.

4. *Areas with decorative streetlight poles.*

- a. Replacement poles and new non-replacement poles installed within the following areas shall be substantially similar in color, style and design to the existing decorative streetlights, as determined by the engineering manager in consultation with the city planner. Poles in each area shall use a single consistent design theme to maintain the existing character established by existing streetlights:
 - (1) Carlsbad Village
 - (2) Villages of La Costa Master Plan
 - (3) Bressi Ranch Master Plan
 - (4) La Costa Master Plan (MP 149)
 - (5) Various roads including El Camino Real and Aviara Parkway that utilize the mission bell streetlight design
 - (6) Any other areas as determined by the city planner or engineering manager

5. *Supplemental requirements for WCFs and SWFs on existing wood utility poles.*

- a. All antennas must be installed within a radome, shroud or other cover mounted to the pole at the top, side, or on a stand-off bracket or extension arm that is attached to the pole. The city's preference is for side-mounted antennas located in the communications space below the electric lines.²
- b. All cables, wires and other connectors must be concealed within the antenna shroud, stand-off bracket/extension arm and conduit that is flush-mounted to the pole to the maximum extent feasible and of the smallest diameter and shortest length necessary to serve the facility. No loose, exposed, or dangling wiring or cables shall be allowed.
- c. All shrouds, conduit or other items stealth/concealing antennas, equipment and wires shall be painted to match the color of the pole.

D. Performance Guidelines

- 1. *Noise* – All equipment, such as emergency generators and air conditioners, should be designed and operated consistent with the city noise standards.
- 2. *Maintenance* – All facilities, related equipment, and landscaping should be maintained in good condition and free from trash, debris, graffiti, and any form of vandalism. All required landscaping should be automatically irrigated. Damaged equipment and

² Strand-mount antennas are also considered a preferred installation type.

damaged, dead, or decaying landscaping should be replaced promptly. Replacement of landscaping that provides facility screening should be, as much as possible, of similar size (including height), type, and screening capability at the time of planting as the plant(s) being replaced.

3. *Maintenance Hours* – Except in an emergency posing an immediate public health and safety threat, maintenance activities in or within 100 feet of a residential zone should only occur between 7 AM (8 AM on Saturdays) and sunset. Maintenance should not take place on Sundays or holidays.
4. *Lighting* – Security lighting should be kept to a minimum and should only be triggered by a motion detector where practical.
5. *Compliance with laws and FCC RF Exposure Guidelines* – The permittee shall maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the force of law (“laws”) applicable to the permittee, the subject property, the WCR, SWF or other infrastructure deployment or any use or activities in connection with the use authorized by a required permit, which includes without limitation any laws applicable to human exposure to RF emissions and any standards, specifications or other requirements identified by the city planner or engineering manager (such as, without limitation, those requirements affixed to a required permit). If the city planner or engineering manager finds good cause to believe that the facility is not in compliance with any laws applicable to human exposure to RF emissions, the city planner or engineering manager may require the permittee to submit a written report certified by a qualified radio frequency engineer familiar with the facility that certifies that the facility is in compliance with all such laws. The city planner or engineering manager may order the facility to be powered down if, based on objective evidence, the city planner or engineering manager finds that the facility is in fact not in compliance with any laws applicable to human exposure to RF emissions until such time that the permittee demonstrates actual compliance with such laws. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the permittee’s obligations to maintain compliance with all laws. No failure or omission by the City to timely notice, prompt or enforce compliance with any applicable provision in the Carlsbad Municipal Code, this Policy, any permit, any permit condition or any applicable law or regulation, shall be deemed to relieve, waive or lessen the permittee’s obligation to comply in all respects with all applicable provisions in the Carlsbad Municipal Code, this Policy, any permit, any permit condition or any applicable law or regulation. .
6. *Abandonment of antennas and equipment*- Any WCF or SWF that is not operated for a continuous period of 180 days will be considered abandoned. Within 90 days of receipt of notice from the city notifying the owner of such abandonment, the facility owner must remove the facility and restore the site, as much as is reasonable and practical, to its prior condition. If such facility is not removed within the 90 days, the facility will be considered a nuisance and in addition to any other available remedy, will be subject to abatement under Chapter 6.16 of the Carlsbad Municipal Code. If there are two or more users of a single WCF, then this provision will not become effective until all users stop using the

WCF. The provider or owner must give notice to the city of the intent to discontinue use of any facility before discontinuing the use.

E. *Application and Review Guidelines*

1. Application requirements for WCFs. In addition to the typical submittal requirements for a CUP or Minor CUP (see Planning Division Form P-2), right-of-way permit or building permit (including plans, landscape details, and color and material samples, as appropriate), all WCF applications shall include the following items:
 - a. A description of the site selection process undertaken for the WCF proposed. Technical service objectives and the reasons for selecting the proposed site and rejecting other sites should be provided.
 - b. A description or map of the applicant's existing and other proposed sites.
 - c. A description of the wireless system proposed (e.g., cellular, PCS, etc.) and its consumer features (e.g., voice, video, and data transmissions).
 - d. Verification that the proposed WCF will either comply with the FCC's guidelines for human exposure to RF electromagnetic fields or will be categorically excluded from having to determine compliance with the guidelines per 47 CFR §1.1307(b)(1). If WCFs are proposed for collocation, the verification must show the total exposure from all facilities taken together meets the FCC guidelines. The applicant shall submit an RF exposure compliance report that certifies that the proposed facility, both individually and cumulatively as applicable under 47 C.F.R. § 1.1307(b)(5), will comply with applicable federal RF exposure standards and exposure limits.
 - e. Color photo-simulation exhibits, prepared to scale, of the proposed WCF to show what the project would look like at its proposed location and from surrounding viewpoints. The city planner or engineering manager may waive the requirement to provide the exhibits if he/she determines they are unnecessary.
 - f. Provide confirmation that an environmental assessment, or other application determination, has been completed by or on behalf of the FCC for any facility proposed in a location identified in 47 C.F.R. 1.307 (including a floodplain) or as otherwise required by National Environmental Policy Act or the National Historic Preservation Act.
2. Application requirements for SWFs. In addition to the typical submittal requirements for a right-of-way permit or building permit (including plans, landscape details, and color and material samples, as appropriate), all SWF applications shall include the following items:
 - a. A description of the wireless system proposed (e.g., cellular, PCS, etc.) and its consumer features (e.g., voice, video, and data transmissions).
 - b. For new poles that are least preferred, a description of the site selection process undertaken for the proposed SWF. A technical service objective and the reasons for selecting the proposed site and rejecting other sites should be provided.
 - c. Verification that the proposed SWF will either comply with the FCC's guidelines for human exposure to RF electromagnetic fields or will be categorically excluded from having to determine compliance with the guidelines per 47 CFR §1.1307(b)(1). The applicant shall submit an RF exposure compliance report that certifies that the proposed facility, both individually and cumulatively as

- applicable under 47 C.F.R. § 1.1307(b)(5), will comply with applicable federal RF exposure standards and exposure limits.
- d. Color photo-simulation exhibits, prepared to scale, of the proposed WCF to show what the project would look like at its proposed location and from surrounding viewpoints. The city planner or engineering manager may waive the requirement to provide the exhibits if he/she determines they are unnecessary.
 - e. Environmental impact assessment form to determine whether the proposed project is categorically exempt under Article 19 of the CEQA Guidelines, or whether the proposed project will require a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report. In addition, provide confirmation that an environmental assessment, or other application determination, has been completed by or on behalf of the FCC for any facility proposed in a location identified in 47 C.F.R. 1.307 (including a floodplain) or as otherwise required by National Environmental Policy Act or the National Historic Preservation Act.
3. For WCFs proposed in a zone or area that is a discouraged WCF location as listed in Location Guideline A.2., the applicant shall provide evidence that no location in a preferred zone or area as listed in Location Guideline A.1. is technically feasible or potentially available to accommodate the applicant's proposed facility. Evidence should document that preferred zone or area locations do not meet engineering, coverage, location, or height requirements, or have other unsuitable limitations.
 4. For proposed new ground-mounted monopole WCFs, the applicant shall also provide evidence to the city's satisfaction that no existing monopole, building, structure, or WCF site ("existing facility") could accommodate the proposal. Evidence should demonstrate any of the following:
 - a. No existing facility is located within the geographic area or provides the height or structural strength needed to meet the applicant's engineering requirements.
 - b. The applicant's proposed WCF would cause electromagnetic interference with the existing antennae array or vice versa.
 - c. The fees, costs, or contractual provisions required by the owner to locate on an existing facility or to modify the same to enable location are unreasonable. Costs exceeding new monopole development are presumed to be unreasonable.
 - d. The applicant demonstrates to the decision-maker's (Planning Commission or city planner) satisfaction that there are other limiting factors that render an existing facility unsuitable.
 5. In approving a WCF or SWF, the decision-maker (Planning Commission, city planner or engineering manager) shall make the findings in Carlsbad Municipal Code Section 21.42.020 if applicable, and shall give consideration to the following factors:
 - a. Compliance with these guidelines.
 - b. Height and setbacks.
 - c. Proximity to residential uses.
 - d. The nature of uses on adjacent and nearby properties.
 - e. Surrounding topography and landscaping.
 - f. Quality and compatibility of design and screening.
 - g. Impacts on public views and the visual quality of the surrounding area.

- h. Availability of other facilities and buildings for collocation.
6. Conditional Use Permits (CUPs)/Minor CUPs for WCFs shall be granted for a period not to exceed ten years unless public safety reasons and/or substantial land use reasons justify a shorter term. A WCF that is decommissioned, discontinued, or otherwise abandoned by the owner or operator for a continuous one-year period is subject to revocation under Section 21.42.120 of the Carlsbad Municipal Code. Upon a request for either an extension or an amendment of a CUP or Minor CUP, the WCF will be reevaluated to assess the impact of the facility on adjacent properties, the record of maintenance and performance with reference to the conditions of approval, and consistency with these guidelines. Additionally, the city will review the appropriateness of the existing facility's design, and that the applicant documented that the WCF maintains the design that is the smallest, most efficient, and least visible and that there are not now more appropriate and available locations for the facility, such as the opportunity to collocate or relocate to an existing building.
7. Collocation for WCFs. Pursuant to California Government Code Section 65850.6, qualifying collocation facilities for WCFs shall not be approved with a conditional use permit or conditional use permit amendment. This section does not apply to SWFs.
- a. For the purposes of collocation, the following definitions apply:
 - (1) "Collocation facility" means the placement or installation of WCFs, including antennas, and related equipment, on or immediately adjacent to, a wireless telecommunications collocation facility.
 - (2) "Wireless telecommunications facility" means equipment and network emergency power systems that are integral to providing wireless telecommunications services.
 - (3) "Wireless telecommunications collocation facility" or "WTCF" means a wireless telecommunications facility that includes Collocation facilities.
 - b. A building permit shall be required for a proposed WCF Collocation facility which will be placed on a previously approved WTCF provided that:
 - (1) The new WCF Collocation facility is consistent with requirements for the existing WTCF installation; and
 - (2) The modification of an existing wireless tower or base station does not physically change the dimensions of such tower or base station.
 - c. Approval of an application to construct or reconstruct a WCF wireless facility shall not require an escrow deposit for removal of the WCF Collocation facility or any component thereof.
 - d. Notwithstanding subsection (b) above, the city may require a performance bond or other surety or another form of security if the amount required is rationally related to the cost of removal.
8. Applications from a single provider of wireless communication services for up to 10 SWF permits may be batched and processed together. A single provider may not submit more than one batch of applications at one time. Batched applications will only be accepted prior to 4:00pm Monday through Thursday.

9. Applications must be submitted in-person and with an appointment. Application materials delivered by U.S. mail or other delivery service will not be processed and do not constitute a submitted and duly filed application. An application is not considered duly filed and submitted unless it is provided in-person to a representative of the Community Development Department and assigned a case number or permit number as appropriate.
10. SWFs that propose to use an existing pole, replacement pole or other existing structure shall be required to provide authorization from the pole or structure owner. Authorization may include signatures, letters, agreements or other similar methods acceptable to the city planner or engineering manager. Authorization from the owner in connection with joint utility poles may be evidenced by documentation that shows that authorization has been granted in accordance with the joint pole committee's rules, which may include authorization deemed granted by lapse of time.
11. Exceptions to this policy. The city may grant an exception to the requirements of this policy but only to the extent necessary to avoid conflict with applicable federal or state law. When the applicant requests an exception, the approval authority shall consider the findings in subsection (a) of this section. Each exception is specific to the facts and circumstances in connection with each application. An exception granted in one instance shall not be deemed to create a presumption or expectation that an exception will be granted in any other instance.
 - a. The decision maker may grant an exception to any provision or requirement in this policy only if the decision maker finds that:
 - (1) A denial based on the application's noncompliance with a specific provision or requirement would violate federal law, state law or both; or
 - (2) A provision in this policy, as applied to the applicant, would violate any rights or privileges conferred on the applicant by federal or state law.
 - b. If the decision maker finds that an exception should be granted, the exception shall be narrowly tailored so that the exception deviates from this policy to least extent necessary for compliance with federal or state law.
 - c. The applicant shall have the burden to prove to the decision maker that an exception should be granted pursuant to this section. The standard of evidence shall be the same as required by applicable federal or state law for the issue raised in the applicant's request for an exception.
12. Pre-Application Meetings. Federal laws and policies establish time limitations (referred to as a "shot clock") related to processing of all types of WCFs and SWFs permits. The city is required to act on a WCF or SWF permit within the established shot clock timeframes. Pre-application meetings are strongly encouraged in order to ensure that proposed facilities comply with the requirements of these Guidelines and that application materials include adequate and accurate information. A pre-application meeting is voluntary and is intended to streamline the review process through informal discussion between the potential applicant and staff that includes, without limitation, the appropriate project classification and review process; any latent issues in connection with the proposed project, including compliance with generally applicable rules for public health and safety; potential concealment issues or concerns (if applicable); coordination with other city

departments responsible for application review; and any foreseen application completeness issues.

13. Pre-approved designs. To expedite the review process, encourage collaborative designs among applicants and the city, and ensure cohesive and high-quality designs for new or replacement poles in areas such as those with decorative streetlights, the engineering manager in consultation with the city planner, may designate one or more pre-approved designs for small wireless facilities and other infrastructure deployments.
 - a. Any applicant may propose a design for consideration as a pre-approved design. The city may, in its discretion, establish a pre-approved design when the proposed pre-approved design exceeds the design guidelines in this policy.
 - b. The city may modify or repeal any pre-approved design by written notice to any applicants who have used the pre-approved design, and by posting the notice at the Land Use Engineering counter. The modification or repeal shall be effective immediately.
 - c. Any applicant may propose to use any pre-approved design whether the applicant initially requested that the city adopt such pre-approved design or not. The city's decision to adopt a preapproved design expresses no preference or requirement that applicants use the specific vendor or manufacturer that fabricated the design depicted in the pre-approved plans. Any other vendor or manufacturer that fabricates a facility to the standards and specifications in the pre-approved design with like materials, finishes and overall quality shall be acceptable as a pre-approved design.
14. A master license agreement or other authorization is required prior to permit submittals for WCF or SWF installations that will locate on city-owned property or facilities.
15. At the time of filing the application, the applicant shall pay all applicable fees contained in the most recent fee schedule adopted by the city council.
16. An applicant may voluntarily elect to defer submittal of any permit or agreement which is otherwise required as part of a whole application. The voluntary deferral of any such permit or agreement shall toll the shot clock on that item. Once the voluntarily deferred item is received, the city will provide comments on any deferred submittal in the same manner as if it was a new application. The city will continue to process all other permits and agreements that are not deferred.

SEVERABILITY:

If any sections, subsections, sentence, clause, or phrase of the policy is for any reason held to be invalid or unconstitutional by the decision or legislation of any court of competent jurisdiction, or by reason of preemptive legislation, such decision or legislation shall not affect the validity of the remaining portions of the policy. The City Council declares that it would have approved this policy, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that one or more of the sections, subsections, sentences, clauses, or phrases thereof is declared invalid or unconstitutional.

These Guidelines have been adopted, and may be amended, by resolution of the City Council. Revisions to address clerical errors may be made administratively by the Director of Community Development.

May 1, 2023

**To:**

City of Carlsbad
 Planning Development Services
 Department
 1635 Faraday Ave., San Diego, CA 92130 Carlsbad, CA 92008 (858) 750-1798

From:

Harold Thomas Jr, MD7, LLC
 obo. AT&T Wireless
 10590 W. Ocean Air Drive, Suite 250
 (858) 750-
hthomasjr@md7.com

Alternative Site Analysis Report

Development Approval for a New Wireless Telecommunication Facility

Project Description:

AT&T is seeking Development Approval to allow for the construction of a new Telecommunications facility to be located at 6600 Hidden Valley Rd., Carlsbad, CA 92011. The APN for the address is 214-140-13-00 and within an OS zone in the Hidden Valley Road Community. The proposed facility will be a 78-foot-tall light pole that will replace the (e) light pole C3. AT&T aims to establish compliance by instating entitlements for this facility following the guidelines outlined by the city. This proposed facility will also meet all guidelines and regulations that the FCC has outlined for telecommunications facilities. AT&T has also looked for viable alternatives in both design and location to ensure that the facility best supports the community. We will be installing the 78-foot-tall tower along with an 8- foot-high CMU wall equipment enclosure. As well as the installation of: (2) panel antennas per sector for a total of (6), (9) Remote Radio Units, (3) surge protectors at the antenna area, (2) surge protectors in equipment enclosure area, (1) VERTIV DC Power Cabinet, (2) Purcell Cabinets, (1) GPS Antenna, (1) Generator, (2) Fiber Cable Trunks and (9) DC power cable trunks. Along with the installation of a Telco / Fiber Service, and a 200A Electrical Power Service.

Candidate #1 - Industrial

When evaluating potential candidates to build a cell tower, AT&T sought to establish a tower within one of the City of Carlsbad's preferred zones. Beginning with an industrial zone, as the primary target. However, as we were researching thorough the city's, city map, we were unable to locate an industrial zone where our tower would be suitable. This is largely because, locations in industrial zones had dependable coverage. As a result, we were unable to proceed further with the establishment of a cell site.

AT&T had considered a site located at 901 Palomar Airport Road. With the site being in a C-T-Q zone, AT&T would be within one of the cities preferred zones for wireless telecommunication facilities. The proximity of the freeway along with the local businesses were appealing, as the facility would be able to provide them with dependable coverage. However, upon further review of the site the location of the project was no longer feasible. There was no feasible location as to where we could have placed our facility due to there being no room on the site. A rooftop facility was also proposed as an option for the site, however the property owner ultimately declined. In addition, when comparing differences in elevation, this site would have been lower than the proposed site by 73 feet. This would compromise and strain the coverage even further. After much discussion, AT&T withdrew interest in proceeding forward with the site.

Candidate #3 - *Other non-residential zones, except open space*

AT&T had also considered, when establishing a cell site would have been at the Carlsbad Car Rental Center at 6030 Avenida Encinas Suite E. As we looked at this site, it looked promising as it was still within the top sites that the city would prefer for a cell site to be located. During our outreach we proposed our initial idea to the property owner. However, despite negotiations they property owner was not interested in having a cell site on their property. In addition to the coverage report maps, produced by our RF engineer, establishing a site at this location would not have been the best use of resources. As this location had a fair amount of existing coverage. Thereby adding a site here would have, done little to improve an already fair amount of coverage. In turn, having a cell site established for the sake of having a site.

Candidate #4 – *Public right-of-way of roads adjacent to industrial and commercial zones*

The next site that AT&T was considering was located at parcel number 214-010-95-00. With the site being located within a P.U. (public utility) zone, AT&T would be within one of the cities preferred zones for wireless telecommunications facilities. Similar to the previous site this location, this site would have been located near the San Diego Freeway. Unlike the previous candidate, this location provided various places to where we would be able to construct our standalone structure. As a result, we brought our proposal to the property owner. However, we were unable to proceed with the candidate. The property owner declined our proposal as they were uninterested in having a cell tower at their site.

Candidate #5 – *Public Property (i.e City Facilities) not in residential areas*

AT&T had also considered placing a facility at Aviara Community Park as a potential candidate for the cell tower. Like the location that we are proposing, this park is a city owned property. While this site garnered some interest, we were unable to pursue this site as a viable candidate. Upon review of our coverage maps as provided by the RF engineer, this area was already doing fairly well in coverage. Therefore, if we were to proceed to establish a site here it would not be meeting any objective in assisting the community.



Candidate #6 - Major power

transmission towers in non-resident

AT&T had also sought to collocate onto an existing facility located at 5800 The Crossings Dr. The site would have been located within a preferred zone and would have been a city owned property as well. However, like the previous sites, the site would have been in a site that was doing well in coverage. This site would have been located outside of the Target Area that AT&T had established when determining viable candidate options. As a result we were unable to proceed with this site as a viable option.

Candidate #7 – Public and private utility installations (not publicly accessible) in residential and open spaces (i.e water tanks, reservoirs, or the existing communication towers near Maerkle River

AT&T had also sought opportunities to locate onto a private utility installation located at 705 Palomar Airport Rd. Similar to candidate 4 this site would have been located near the I-5 Freeway. The site was located towards the edges of the desired Target search area; however, it was a viable candidate for a cell tower. However, upon further review of the site, we were unable to proceed with the site as a viable candidate. Given how close the site would have been to the shoreline, there would have been an elevational disadvantage than the proposed site location. Where Poinsettia Park has an elevation of 175 feet, this location has an elevation of roughly 63-feet. With a significant elevational disadvantage of a little over half, we were unable to proceed with this site as a viable candidate.

Alternate Site #8 – Public right-of-way of roads adjacent to residential zones

AT&T had also sought opportunities to locate onto a public right-of-way road, along Paseo El Norte. This location would have closer within the target area. However, this site would not have been a viable option as the location also presented elevational disadvantage. The proposed site has an elevation of 168 compared to the 63-foot elevation that we would have if we moved to the roadway along Paseo El Norte. Leading to a 105 foot disadvantage. Therefore we were unable to proceed with this location.

Conclusion

AT&T chose the site at 6600 Hidden Valley Road for numerous factors. The proposed site was located within an open space zone. This site also provided the possibility of a stealth design; an aspect that was not easily available with the previous sites. With every proposed site AT&T wanted to ensure that any structure they produced, would serve to its maximum potential. That whatever height was proposed, it would be to a height that would integrate to the existing landscape to avoid distraction and serve to its potential, and not for greed. As we evaluated the area, we noticed the existing light poles and sought a design that would integrate with the existing features in the area.

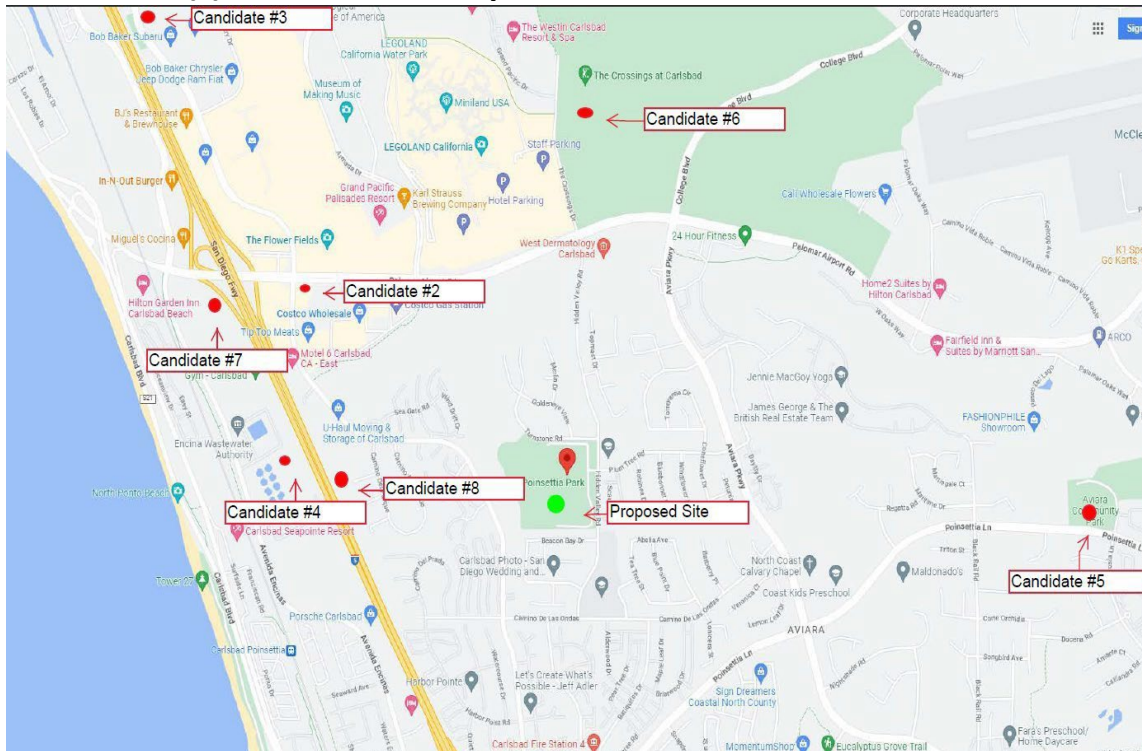
Before we decided to proceed with this candidate, we contacted City of Carlsbad to present our proposal. As we presented our proposal, and how it would be beneficial to the community. In addition, the tower would implement a stealth design. The National Institute of Health's Wireless Substitution Report for the second half of 2020 estimates that 65.3% of adults and 75.5% of children live in wireless- only homes

(<https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202108-508.pdf>), and it is estimated that in many areas of the US, 80% or more of 911 calls are made from a wireless device (<https://www.nena.org/page/911Statistics>). Enhanced wireless also allows businesses to flourish, from being able to have a media presence to person-to-person sales and banking apps that are common on smartphones. While AT&T prides itself on providing

connectivity, in a manner that respects the landscape and is beneficial for residents.

Our site will be able to best serve: the neighboring residences, Poinsettia Kinder Care and Pacific Rim Elementary School, Carlsbad Fire Station 4, and nearby local businesses. Our site will allow people to work remotely from home because it can enhance connectivity through phone hotspots if service is dependable. This is less time on the road, greater flexibility, and a consistent connective source. When we created our coverage map, our priority was to ensure that the height and location we chose, will be following the existing standards governing health safety, and welfare. The facility will be engineered and constructed in accordance the standards in effect at the time of building permit application, including current building, fire, energy, mechanical and structural codes. The city will have the opportunity to review plans and verify the correct standards are applied.

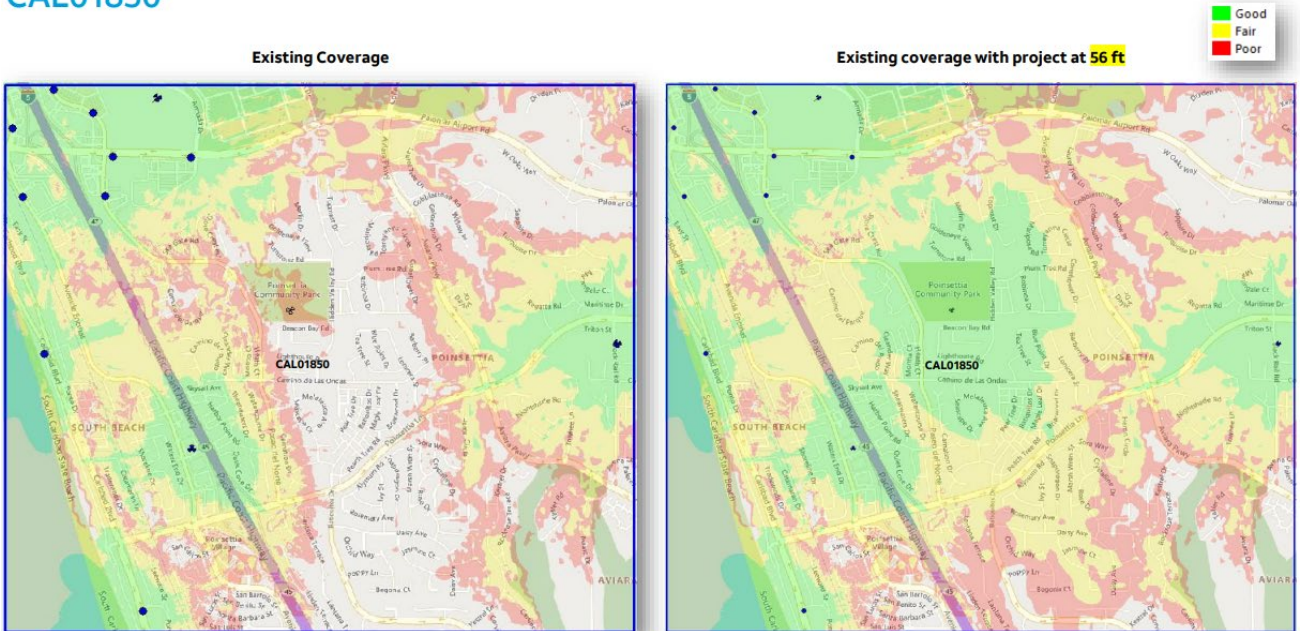
Candidate(s) Location Site Map



Coverage Map

10590 WEST OCEAN AIR DRIVE / SUITE 300 / SAN DIEGO, CA 92130

CAL01850



CAL01850



10590 WEST OCEAN AIR DRIVE / SUITE 300 / SAN DIEGO, CA 92130



Please let me know if you have any questions or concerns.

Best,

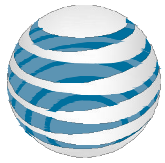
Harold Thomas Jr

Harold Thomas Jr

Land Use-I

hthomasjr@md7.com

(858) 750-1798



at&t

CAL01850
POINSETTIA PARK
6600 "A" HIDDEN VALLEY RD.,
CARLSBAD, CA 92011

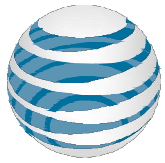
Exhibit 7

MDR AIR DRIVE, SUITE 250
SAN DIEGO, CA 92130
Exhibit 6

TELECOM
MANAGEMENT GROUP
Solutions Done Right

LOCATION





at&t

CAL01850
POINSETTIA PARK
6600 "A" HIDDEN VALLEY RD.,
CARLSBAD, CA 92011

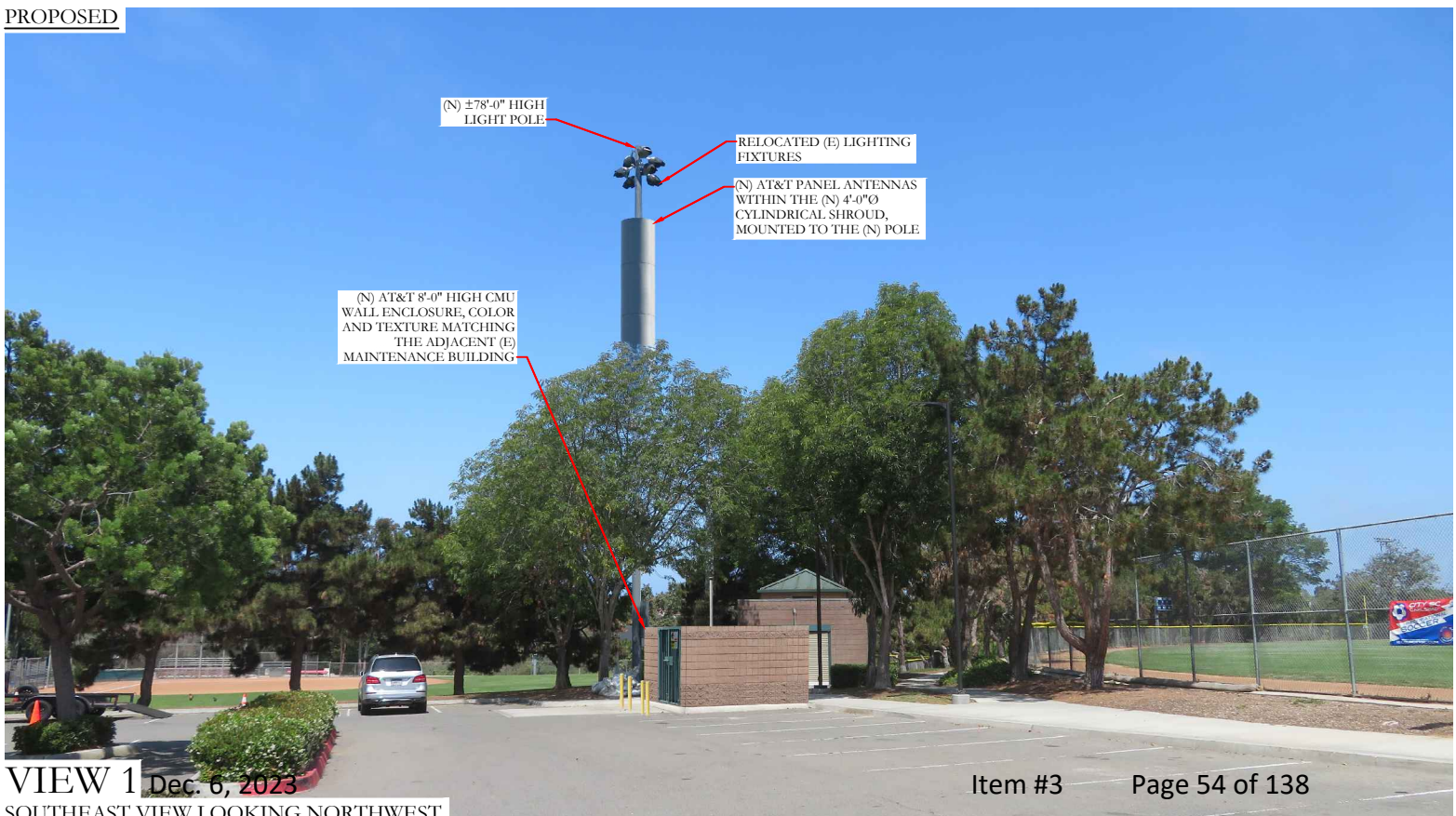
MD7 10590 WEST OCEAN
AIR DRIVE, SUITE 250
SAN DIEGO, CA 92130

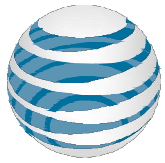
TELECOM
MANAGEMENT GROUP
Solutions Done Right

EXISTING



PROPOSED





at&t

CAL01850
POINSETTIA PARK
6600 "A" HIDDEN VALLEY RD.,
CARLSBAD, CA 92011

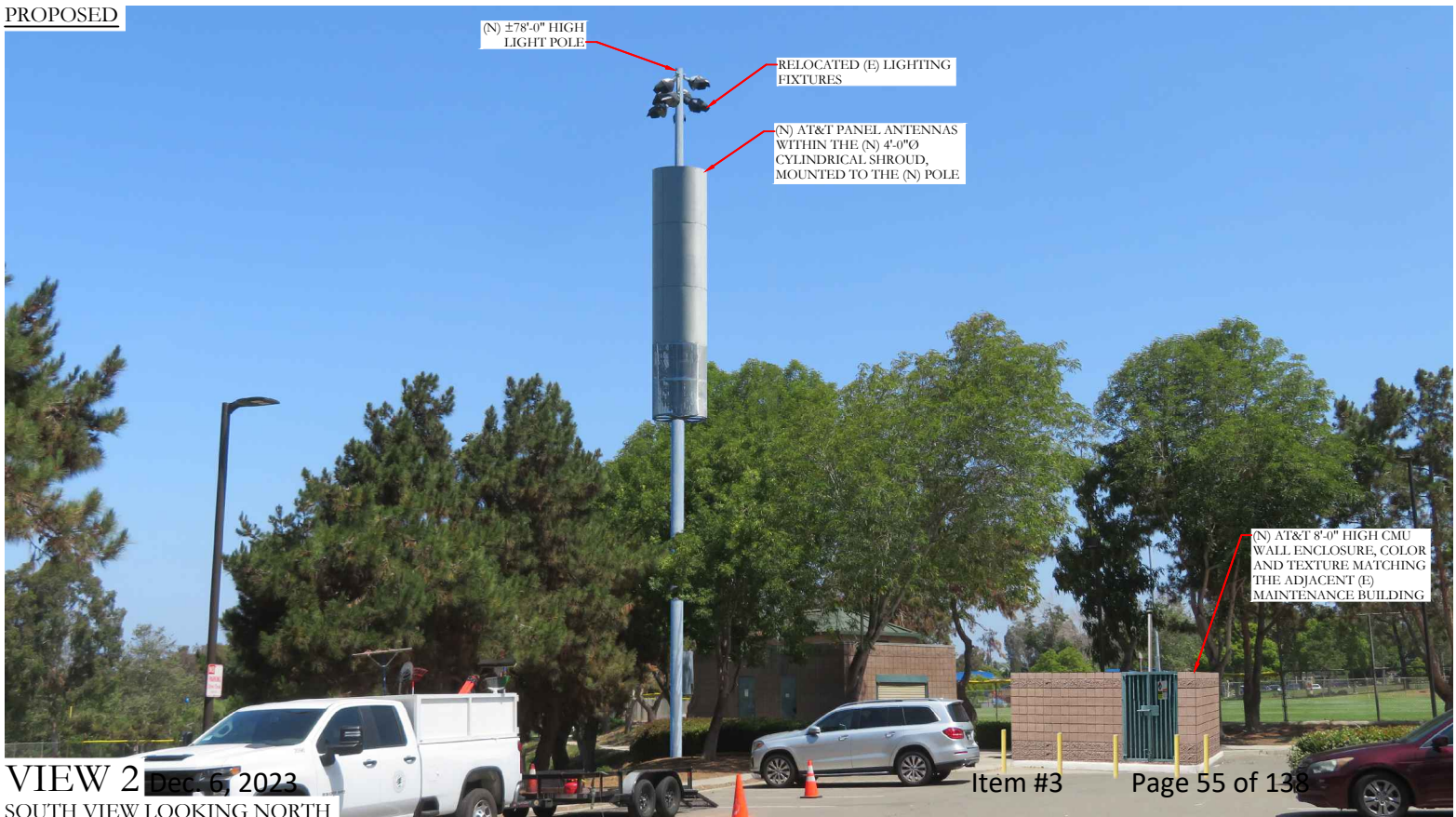
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AIR DRIVE, SUITE 250
SAN DIEGO, CA 92130

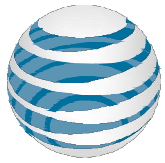
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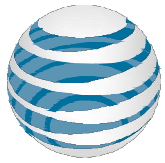
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EXISTING



PROPOSED



Radio Frequency – Electromagnetic Energy (RF-EME) Jurisdictional Report

Site Name:	Poinsettia Park
FA#:	14292179
USID:	321857
Site ID:	CAL01850
Address:	6600 "A" Hidden Valley Road Carlsbad, California 92011 San Diego County
Latitude:	33.11390200 NAD83
Longitude:	-117.30756700 NAD83
Structure Type:	Light Pole
RFDS ID:	5662803
RFDS Technology:	eNode B
EBI Project Number:	6222005431
Report Date:	October 25, 2023
Pace Job:	MRSDL022412, MRSDL028406, MRSDL028395, MRSDL022409, MRSDL018605, MRSDL040392, MRSDL040393



The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.

Prepared for:

AT&T Mobility, LLC
c/o MD7, LLC
10590 West Ocean Air Drive,
Suite 300
San Diego, CA 92130

Prepared by:



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Appendix B	Compliance/Signage Plan
Appendix C	Antenna Inventory

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CAL01850 located at 6600 "A" Hidden Valley Road in Carlsbad, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible light fixture level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow 7 by 7 inch CAUTION signs on opposite sides of the light pole, 6 feet below the bottom of the antennas. Signs should denote a stay-back distance of 44 feet from the face of the antennas.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. To reduce the risk of exposure and/or injury, EBI recommends that access to the light pole or areas associated with the active antenna installation be restricted and secured where possible. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

I.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

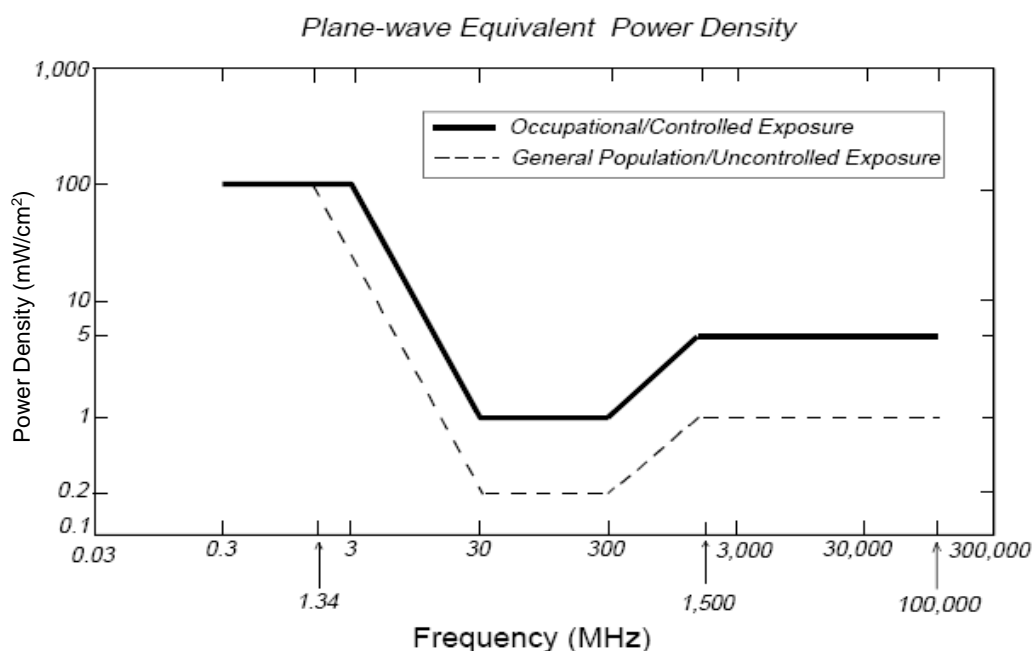
Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-sight paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site light fixture level and ground-level and/or nearby rooftops resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit. A statistical power factor may be applied to the antenna system based on guidance from the carrier and system manufacturers.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible light fixture level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Modeling indicates that the worst-case emitted power density may exceed the FCC's general public limit within approximately 44 feet of the antenna face and the occupational limit within approximately 19 feet of the antenna face. Modeling also indicates that the worst-case emitted power density may exceed the FCC's general population limit within approximately 6 feet below the bottom of the AT&T antennas and the occupational limit within approximately 5 feet below the bottom of the AT&T antennas.

At the nearest walking/working surfaces to the AT&T antennas on the light fixture level, the maximum power density generated by the AT&T antennas is approximately 51.62 percent of the FCC's general public limit (10.32 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 51.62 percent of the FCC's general public limit (10.32 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. It should be noted that percentage of MPE is based on spatially-averaged power densities over a height of six feet, with the height of the light fixture being centered within that spatial range. Based on worst-case predictive modeling, there are no areas at ground/street level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground/street level, the maximum power density generated by the antennas is approximately 4.04 percent of the FCC's general public limit (0.808 percent of the FCC's occupational limit).

A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

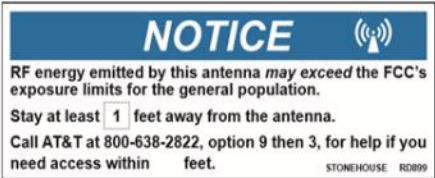

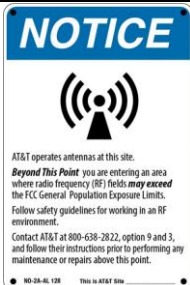
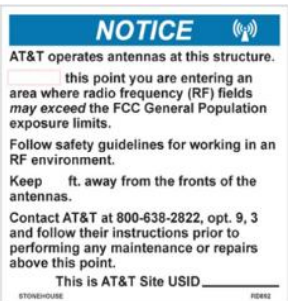


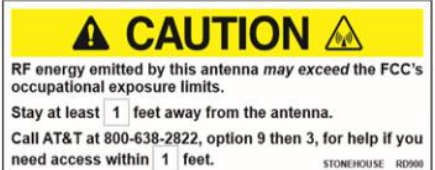





Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	NOTICE DECAL		
	NOTICE SIGN		
	CAUTION DECAL		
	CAUTION SIGN		

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow 7 by 7 inch CAUTION signs on opposite sides of the light pole, 6 feet below the bottom of the antennas. Signs should denote a stay-back distance of 44 feet from the face of the antennas.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 6600 "A" Hidden Valley Road in Carlsbad, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible light fixture level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

To reduce the risk of exposure and/or injury, EBI recommends that access to the light pole or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment include a statistical factor reducing the power to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

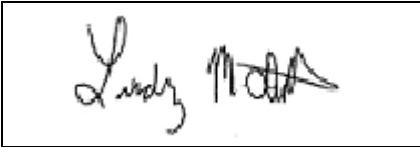
Appendix A

Personnel Certifications

Preparer Certification

I, Lindsey Dutton, state that:

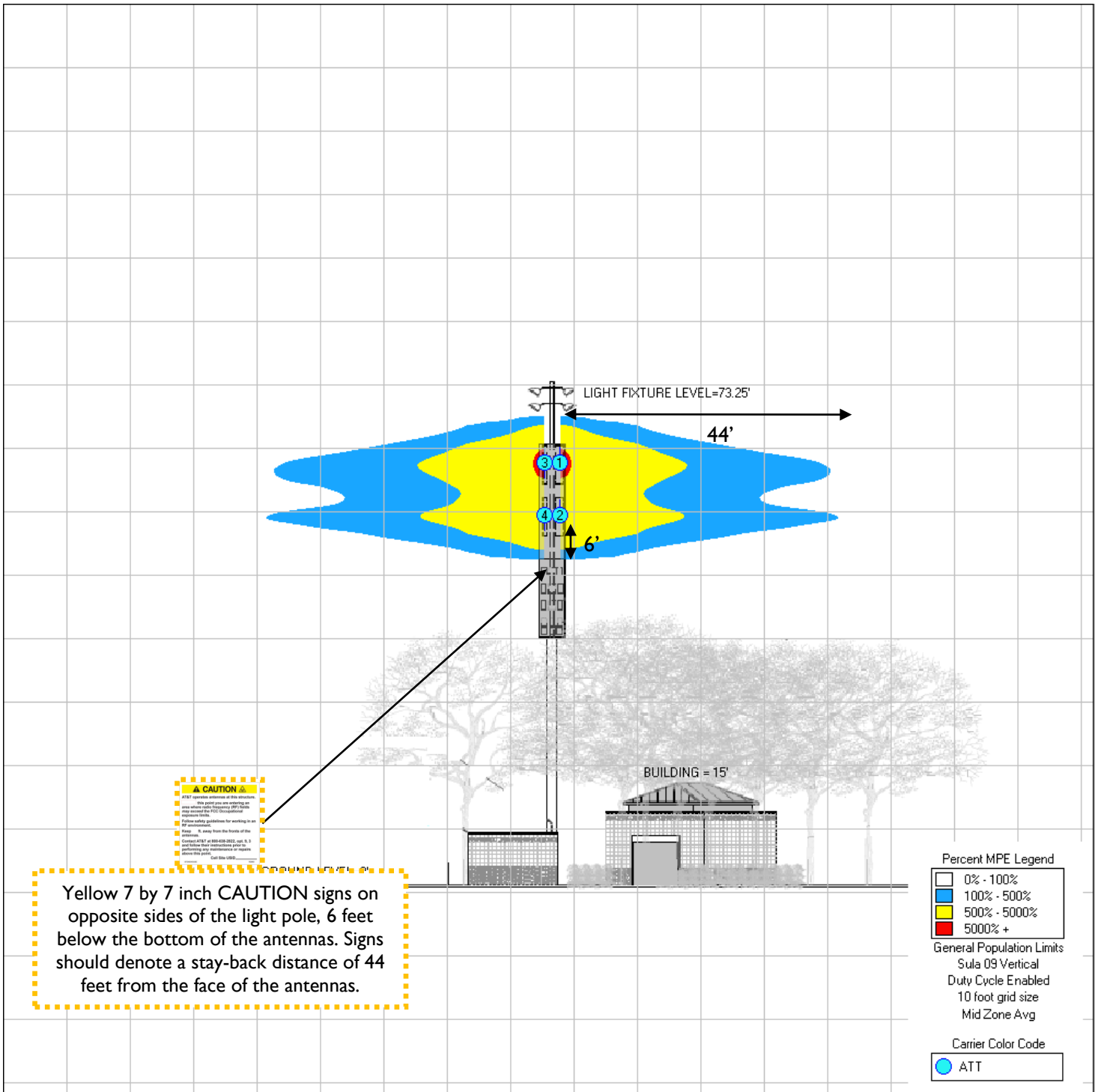
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

A rectangular box containing a handwritten signature in black ink. The signature appears to read "Lindsey Dutton" with a stylized, cursive script.

Appendix B

Compliance/Signage Plan

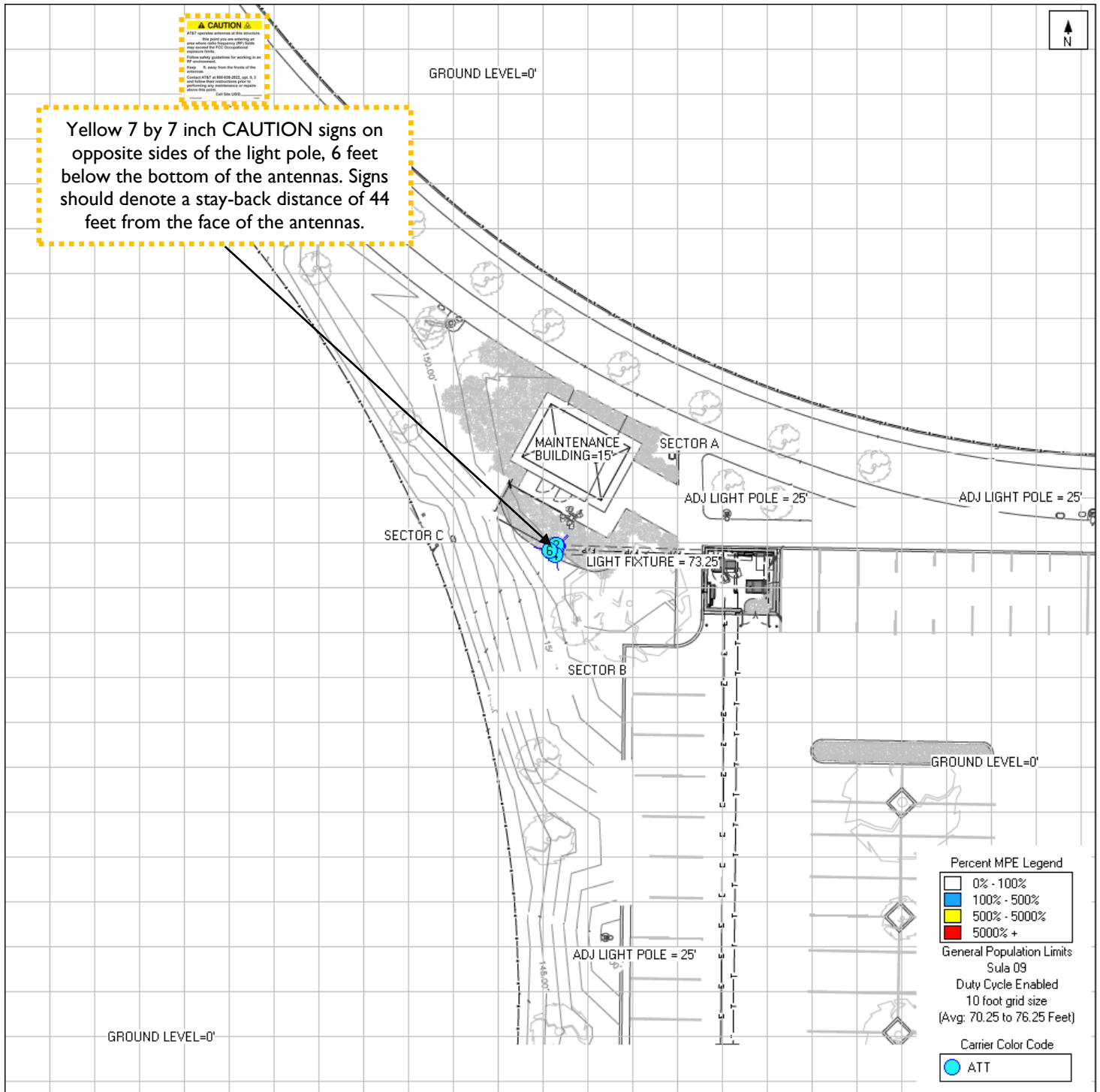
Elevation Simulation



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

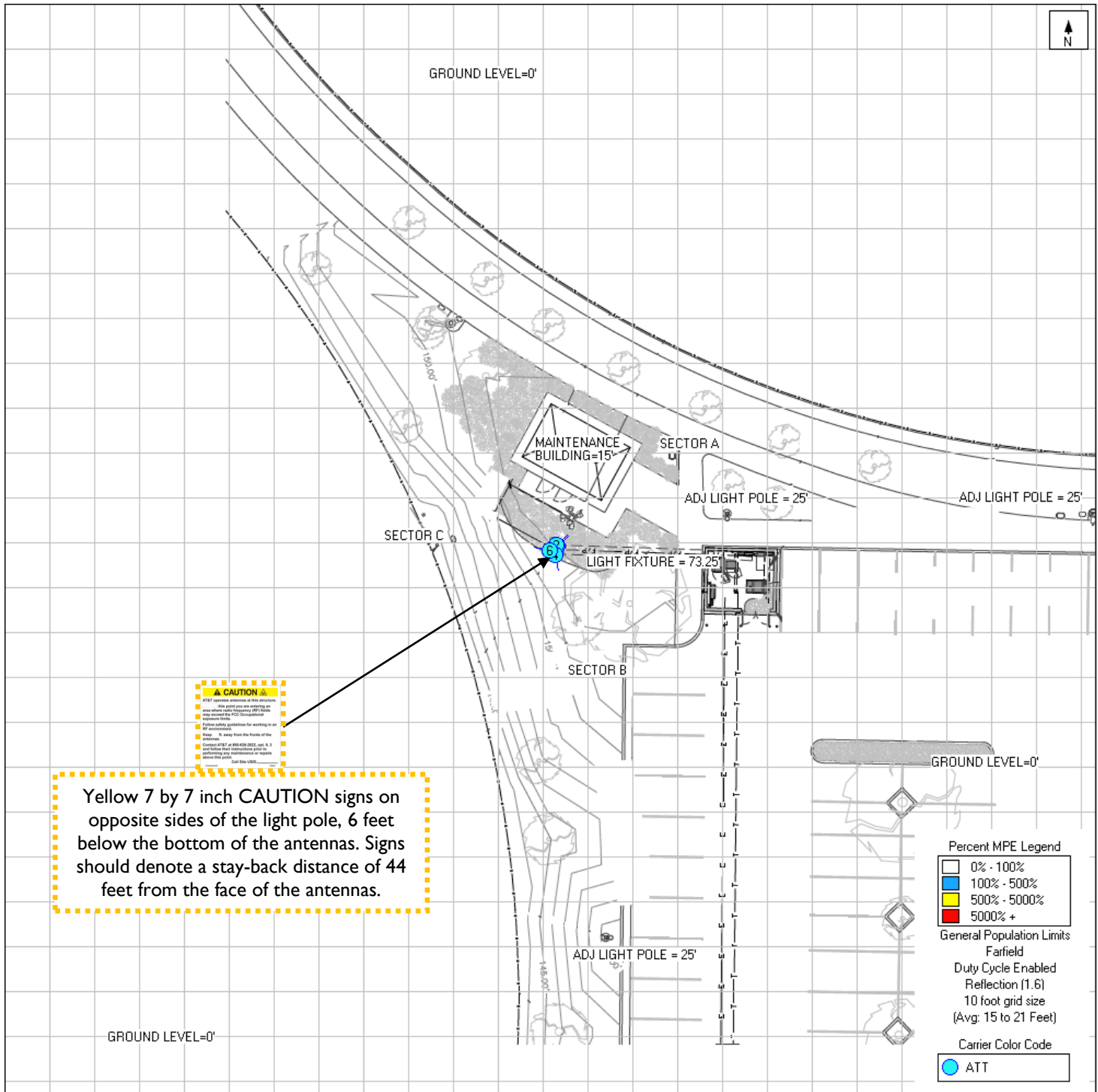
Light Fixture Level Simulation



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

Maintenance Building Level Simulation



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 - Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B - Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C - Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

Appendix C

Antenna Inventory

Antenna #	Operator	Frequency (MHz)	Azimuth (Degrees)	Power Input (Watts)	Transmitter Count	Total ERP (Watts)	Total EIRP (Watts)
1	ATT	700	50	40	4	2239.34	3672.52
1	ATT	850	50	40	4	2323.38	3810.34
1	ATT	1900	50	40	4	4910.44	8053.11
1	ATT	3500	50	30	4	9530.59	15630.17
2	ATT	700	50	40	4	2239.34	3672.52
2	ATT	2100	50	40	4	5560.58	9119.35
2	ATT	3700	50	30	8	23886.36	39173.63
3	ATT	700	170	40	4	2239.34	3672.52
3	ATT	850	170	40	4	2323.38	3810.34
3	ATT	1900	170	40	4	4910.44	8053.11
3	ATT	3500	170	30	4	9530.59	15630.17
4	ATT	700	170	40	4	2239.34	3672.52
4	ATT	2100	170	40	4	5560.58	9119.35
4	ATT	3700	170	30	8	23886.36	39173.63
5	ATT	700	280	40	4	2239.34	3672.52
5	ATT	850	280	40	4	2323.38	3810.34
5	ATT	1900	280	40	4	4910.44	8053.11
5	ATT	3500	280	30	4	9530.59	15630.17
6	ATT	700	280	40	4	2239.34	3672.52
6	ATT	2100	280	40	4	5560.58	9119.35
6	ATT	3700	280	30	8	23886.36	39173.63

- Note there are 2 AT&T panel antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.
- A 75% duty cycle was applied to NR technologies.

Generator Noise Assessment Letter
for AT&T Site Number: CAL01850
Site Name: Poinsetta Park
Address: 6600 "A" Hidden Valley Rd. Carlsbad, California
October 28, 2022

1. Site Description:

Site CAL01850 includes a proposed Wireless Facility monopole located in Carlsbad, California. This project involves the installation of one emergency back-up generator inside a ground level equipment compound, located at 6600 "A" Hidden Valley Rd. in Carlsbad, California.

2. Purpose:

This letter provides calculated sound pressure levels from the proposed emergency back-up generator when measured at identified receiving property lines. Calculations were performed using site drawings dated September 6, 2022, information provided by MD7, and data from the equipment manufacturer, per the calculation methodology shown in Appendix A. Subsequent changes to the site design may yield changes in the projected post construction noise levels or compliance with applicable regulations and guidelines.

3. Regulatory Setting

The City of Carlsbad limits noise in residential use areas to 60 dBA CNEL (Community Noise Exposure Limit). The CNEL applies penalty factors to noise occurring during certain times of the evening and/or nighttime. A 5 dB penalty is added to noise occurring during the evening (7:00 p.m. to 10:00 p.m.) and a 10 dB penalty is added for noise occurring during nighttime hours between 10:00 p.m. and 7:00 a.m.

Table I – Carlsbad Exterior Noise Limits*	
Receiving Land Use Category	Exterior Noise Standard
Residential	60 dBA CNEL

*Adapted from the Carlsbad Noise Guidelines Manual, July 2013.

4. Relevant Proposed Equipment

The proposed site design includes installation of one (1) emergency back-up generator. Calculations were performed to project the noise contribution of the generator when operating at full load at the nearest receiving property line identified through review of the site drawings and aerial photographs. Noise properties of the proposed generator are described in Table 2. Receiving property line locations and calculated generator noise levels are described in Table 3.

The following generator is proposed for installation at this site:

Table 2 – Proposed Equipment					
Quantity	Description	Manufacturer	Model Number	Sound Pressure Level (dBA)	Distance (feet)
1	20 kW Diesel Emergency Back-up Generator	Generac	SDC020 2.2L	65	21

*Manufacturer acoustic data specifies an average sound pressure level per each unit when measured at a distance of seven (7) meters. See Appendix B.

Available specifications and product information were reviewed for the equipment listed in Table 2. Any other equipment that may be proposed such as equipment cabinets, air conditioners, RRUs, antennas, coaxial cables and battery cabinets, are excluded from this study. Other exclusions include ambient noise, existing equipment, fencing, walls, landscaping, topography and property line setbacks.

The proposed generator will only run for routine cycling/testing for a duration of no more than fifteen (15) minutes one (1) time per week during daytime hours, or in the event of a loss of power. For the purposes of this study, the generator was assumed to be running at full-load 24-hours per day in order to simulate a worst-case scenario.

5. Calculated Sound Levels.

Sound level propagation calculations were performed to determine the sound pressure level of the proposed generator when measured at the distances referenced below. The source and receiver were assumed to be at the same reference height in order to account for balconies, open windows and changes in elevation at adjacent properties. All calculations shown in Table 3 assume a free-field environment with no ground absorption, reflecting surfaces, barriers, or other obstructions. Actual results may vary due to field and environmental conditions.

Table 3 – Calculated Sound Pressure Levels Generac SDC020 2.2L / 20 kW Diesel Emergency Back-up Generator				
Receiving Land Use Category	Property Line Direction from Proposed Generator	Estimated Distance to Proposed Generator (feet)	Calculated Generator Contribution at Property Line (dBA CNEL)	Lowest Applicable Noise Limit (dBA CNEL)
Residential*	South	180	53.8	60

*All other property lines receivers are located considerably farther away from the proposed generator.

6. Statement of Compliance

Based on the results of this analysis, and as presented in Table 3, EBI concludes that the noise produced from operation of the proposed emergency back-up generator will comply with the Carlsbad Exterior Noise Limits at all receiving property line locations.

7. Limitations

This report was prepared for the use of MD7 and AT&T. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Calculations contained in this report should be considered accurate to within one decibel. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Calculation Methodology

NOISE CALCULATION METHODOLOGY

All sounds originate from a source. The sound energy, produced by a source, creates variations in air pressure which travel in all directions much like a wave ripples across the water. The “loudness” or intensity of a sound is a function of the sound pressure level, defined as the ratio of two pressures: the measured sound pressure from the source divided by a reference pressure (i.e. threshold of human hearing). Sound level measurements are most commonly expressed using the decibel (dB) scale. The decibel scale is logarithmic to accommodate the wide range of sound intensities to which the human ear is capable of responding. On this scale, the threshold of human hearing is equal to 0 dB, while levels above 140 dB can cause immediate hearing damage.

One property of the decibel scale is that the combined sound pressure level of separate sound sources is not simply the sum of the contributing sources. For example, if the sound of one source of 70 dB is added to another source of 70 dB, the total is only 73 dB, not a doubling to 140 dB. In terms of human perception of sound, a 3 dB difference is the minimum perceptible change for broadband sounds (i.e. sounds that include all frequencies). A difference of 10 dB represents a perceived halving or doubling of loudness.

Environmental sound is commonly expressed in terms of the A-weighted sound level (dBA). The A-weighting is a standard filter to make measured sound levels more nearly approximate the frequency response of the human ear. Table I and Figure 1 show the adjustments made at each octave band frequency to contour un-weighted sound levels (dB) to A-weighted sound levels (dBA). This frequency response is defined in the American National Standards Institute Standard No. 5.1 and most other relevant standards related to measurement of noise levels.

Table I
A-Weighted Octave Band Adjustment (+/- dB)

Octave Band Center Frequency (Hz)	32	64	125	250	500	1000	2000	4000	8000	16000
A-weighting Adjustment (±dB)	-39.4	-26.2	-16.1	-8.6	-3.6	0.0	+1.2	+1.0	-1.1	-6.6

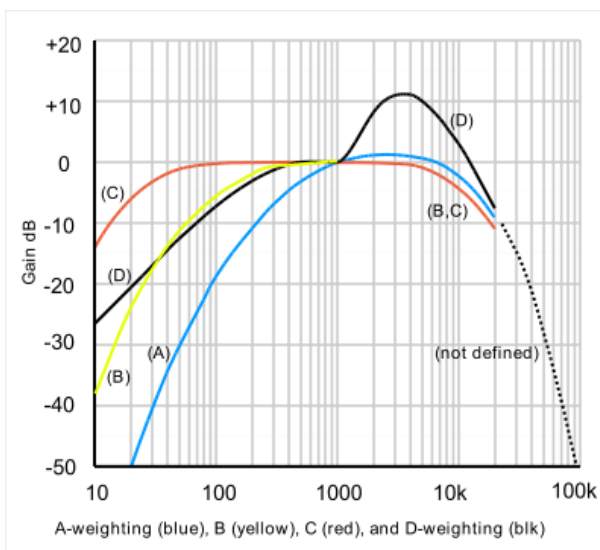


FIGURE I - WEIGHTED OCTAVE BAND ADJUSTMENTS (±dB)

Environmental sound varies depending on environmental conditions. Some sounds are sharp impulses lasting for short periods, while others rise and fall over longer periods. There are various measures (metrics) of sound pressure designed for different purposes. The Leq, or equivalent sound level, is the steady-state sound level over a period of time that has the same acoustic energy as the fluctuating sound that was measured over the same period. The Leq is commonly referred to as the average sound level and is calculated automatically by the sound level meter using methods defined in ANSI S1.4-1983¹.

Manufacturer-provided data for noise-generating equipment typically includes a measured sound pressure level (L_p), expressed in A-weighted decibels, taken at a specific distance from the equipment, known as a reference distance. For the purposes of this report, L_1 refers to the measured sound level, and r_1 refers to the reference distance from the source.

Sound varies inversely as the square of the distance from the source increases. This property of sound propagation is used to determine the sound levels at various distances from the source when L_1 and r_1 have been provided. In an unobstructed free-field environment, without any barriers or reflecting surfaces, sound pressure drops by 6 dBA with each doubling of distance. This relationship is expressed in the following equation:

$$L_2 = L_1 - |20 * \log\left(\frac{r_1}{r_2}\right)|$$

Where r_2 refers to the distance at distance 2 and L_2 refers to the sound level in dBA at distance 2.

When multiple sound sources are combined, the L_p values for each source must first be converted to sound power (L_w).

$$L_w = L_p + |10 * \log\left(\frac{Q}{4\pi * r^2}\right)|$$

In this report, EBI has assumed Q (directionality) is equal to 1 to represent full-sphere propagation.

The resultant L_w values are then added together, using logarithmic decibel addition, where L_Σ refers to the total level, and L_1 , L_2 , etc. refer to the sound power of different individual sources.

$$L_\Sigma = 10 * \log_{10} \left(10^{\frac{L_1}{10}} + 10^{\frac{L_2}{10}} + \dots 10^{\frac{L_n}{10}} \right) dB$$

¹ American National Standards Institute, ANSI S1-4-1983, American National Standard Specification for Sound Level Meters, 1983

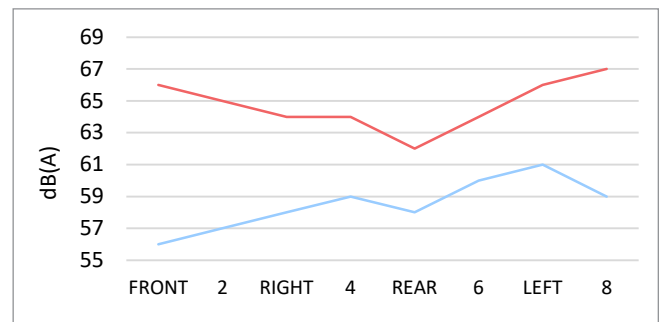
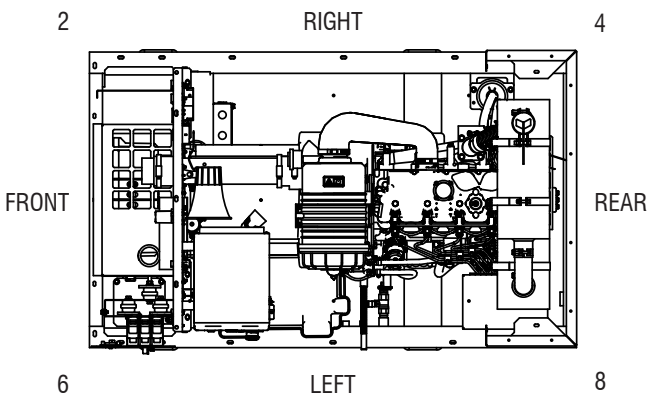
Appendix B

Equipment Specifications

SOUND ATTENUATED ENCLOSURE D2.2, Generac SDC020

NO-LOAD, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY (Hz)									
	31.5	63	125	250	500	1,000	2,000	4,000	8,000	dB(A)
FRONT	20	40	53	50	50	50	46	44	35	56
2	19	43	50	50	55	51	48	44	38	57
RIGHT	18	50	47	51	56	50	48	46	37	58
4	21	56	49	50	53	53	50	46	38	59
REAR	21	56	51	51	50	50	46	44	35	58
6	20	56	49	50	54	54	48	43	35	60
LEFT	18	53	47	52	59	53	50	47	39	61
8	19	43	54	52	55	54	48	44	38	59
AVERAGE	20	50	50	51	54	52	48	45	37	59

FULL-LOAD, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY (Hz)									
	31.5	63	125	250	500	1,000	2,000	4,000	8,000	dB(A)
FRONT	21	57	65	52	55	53	50	50	40	66
2	19	59	61	52	57	55	51	51	43	65
RIGHT	19	59	59	54	57	54	52	52	44	64
4	21	60	58	54	55	54	52	51	42	64
REAR	23	58	59	52	53	52	49	49	38	62
6	21	60	55	53	57	55	52	49	39	64
LEFT	19	62	58	55	60	55	53	51	43	66
8	19	60	64	55	57	56	52	51	44	67
AVERAGE	20	59	60	53	57	54	51	51	42	65



- All positions at 23 feet (7 meters) from side faces of generator set.
- Test conducted on a 100 foot diameter asphalt surface.
- Sound pressure levels are subject to instrumentation, installation and testing conditions.
- Sound levels are ± 2 dB(A).

CODE COMPLIANCE	
2022	CALIFORNIA ADMINISTRATIVE CODE, C.C.R., TITLE 24, PART 1
2022	CALIFORNIA BUILDING CODE, C.C.R., TITLE 24, PART 2, VOLUMES 1 & 2
2022	CALIFORNIA ELECTRICAL CODE, C.C.R., TITLE 24, PART 3
2022	CALIFORNIA MECHANICAL CODE, C.C.R., TITLE 24, PART 4
2022	CALIFORNIA PLUMBING CODE, C.C.R., TITLE 24, PART 5
2022	CALIFORNIA ENERGY CODE, C.C.R., TITLE 24, PART 6
2022	CALIFORNIA FIRE CODE, C.C.R., TITLE 24, PART 9
2022	CALIFORNIA REFERENCED STANDARDS CODE, C.C.R., TITLE 24, PART 12
TIA-222, REVISION H	
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL	

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

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO BUILD A WIRELESS COMMUNICATION FACILITY. THE SCOPE CONSISTS OF THE FOLLOWING:

- REMOVAL OF (E) 78'-0" TALL LIGHT POLE C3
- REMOVAL OF (E) TRASH ENCLOSURE
- CONSTRUCTION OF 78'-0" TALL LIGHT POLE AS REPLACEMENT TO THE (E) LIGHT POLE C3 TO BE REMOVED
- CONSTRUCTION OF 8'-0" HIGH CMU WALL EQUIPMENT ENCLOSURE AS REPLACEMENT TO THE (E) TRASH ENCLOSURE TO BE REMOVED
- INSTALLATION OF CYLINDRICAL FRP SHROUD FOR THE ANTENNAS AND PERFORATED CYLINDRICAL METAL SHROUD FOR THE RRUS AND SURGE PROTECTORS
- INSTALLATION OF (2) PANEL ANTENNAS PER SECTOR. TOTAL OF (6)
- INSTALLATION OF (9) REMOTE RADIO UNITS (RRU)
- INSTALLATION OF (3) SURGE PROTECTORS AT THE ANTENNA AREA
- INSTALLATION OF (2) SURGE PROTECTORS AT THE EQUIPMENT AREA
- INSTALLATION OF (1) VERTIV DC POWER PLANT
- INSTALLATION OF (2) PURCELL CABINET
- INSTALLATION OF (1) GPS ANTENNA
- INSTALLATION OF (1) GENERATOR
- INSTALLATION OF (2) FIBER CABLE TRUNKS AND (9) DC POWER CABLE TRUNKS.
- INSTALLATION OF TELCO / FIBER SERVICE
- INSTALLATION OF A NEW 200A AC ELECTRICAL SERVICE

- REMOVAL OF (E) 78'-0" TALL LIGHT POLE C3
- REMOVAL OF (E) TRASH ENCLOSURE
- CONSTRUCTION OF 78'-0" TALL LIGHT POLE AS REPLACEMENT TO THE (E) LIGHT POLE C3 TO BE REMOVED
- CONSTRUCTION OF 8'-0" HIGH CMU WALL EQUIPMENT ENCLOSURE AS REPLACEMENT TO THE (E) TRASH ENCLOSURE TO BE REMOVED
- INSTALLATION OF CYLINDRICAL FRP SHROUD FOR THE ANTENNAS AND PERFORATED CYLINDRICAL METAL SHROUD FOR THE RRU'S AND SURGE PROTECTORS
- INSTALLATION OF (2) PANEL ANTENNAS PER SECTOR. TOTAL OF (6)
- INSTALLATION OF (9) REMOTE RADIO UNITS (RRU)
- INSTALLATION OF (3) SURGE PROTECTORS AT THE ANTENNA AREA
- INSTALLATION OF (2) SURGE PROTECTORS AT THE EQUIPMENT AREA
- INSTALLATION OF (1) VERTIV DC POWER PLANT
- INSTALLATION OF (2) PURCELL CABINET
- INSTALLATION OF (1) GPS ANTENNA
- INSTALLATION OF (1) GENERATOR
- INSTALLATION OF (2) FIBER CABLE TRUNKS AND (9) DC POWER CABLE TRUNKS.
- INSTALLATION OF TELCO / FIBER SERVICE
- INSTALLATION OF A NEW 200A AC ELECTRICAL SERVICE

SITE INFORMATION	
PROPERTY OWNER:	CITY OF CARLSBAD
APPLICANT:	AT&T WIRELESS 5855 COPLEY DR. STE 100, SAN DIEGO, CA 92111
APPLICANT REPRESENTATIVE:	MD7 10590 W. OCEAN AIR DRIVE, STE. 250 SAN DIEGO, CA 92130
ZONING JURISDICTION:	CITY OF CARLSBAD
ZONING DISTRICT:	CITY OF CARLSBAD
LATITUDE (NAD 83):	33° 6' 50.0472" N
LONGITUDE (NAD 83):	117° 18' 27.2412" W
PARCEL #:	214-140-13-00
OCCUPANCY GROUP:	U-UNMANNED
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	SDG&E
TELEPHONE COMPANY:	AT&T

RF ENGINEER:
JORGE MELCHOR
AT&T
5855 COPLEY DR. STE 100,
SAN DIEGO, CA 92111
PHONE: (858) 762-2161
EMAIL: JM934@ATT.COM

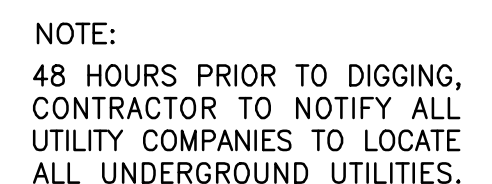


**6600 "A" HIDDEN VALLEY RD.,
CARLSBAD, CA 92011**

GET ON I-805 N FROM COPLEY DR, HICKMAN FIELD DR AND CONVOY CT. HEAD SOUTHWEST TOWARD COPLEY DR. RESTRICTED USAGE ROAD. TURN LEFT ONTO COPLEY DR. TURN RIGHT ONTO HICKMAN FIELD DR. TURN LEFT ONTO CONVOY CT. TURN RIGHT ONTO SHAWLINE ST. USE THE RIGHT LANE TO TURN RIGHT AFTER ARBY'S (ON THE LEFT). USE THE RIGHT LANE TO TAKE THE RAMP ONTO I-805 N. TAKE I-5 N TO POINSETTIA LN IN CARLSBAD. TAKE EXIT 45 FROM I-5 N. MERGE ONTO I-805 N. MERGE ONTO I-5 N. TAKE EXIT 45 FOR POINSETTIA LN TOWARD AVARA PKWY. TAKE PASEO DEL NORTE AND HIDDEN VALLEY RD TO YOUR DESTINATION. TURN RIGHT ONTO POINSETTIA LN. USE THE LEFT 2 LANES TO TURN LEFT ONTO PASEO DEL NORTE. TURN RIGHT ONTO CAMINO DE LAS ONDAS. TURN LEFT ONTO HIDDEN VALLEY RD. TURN LEFT ONTO PLUM TREE RD. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

Exhibit 10

SITE OWNER: _____ DATE: _____

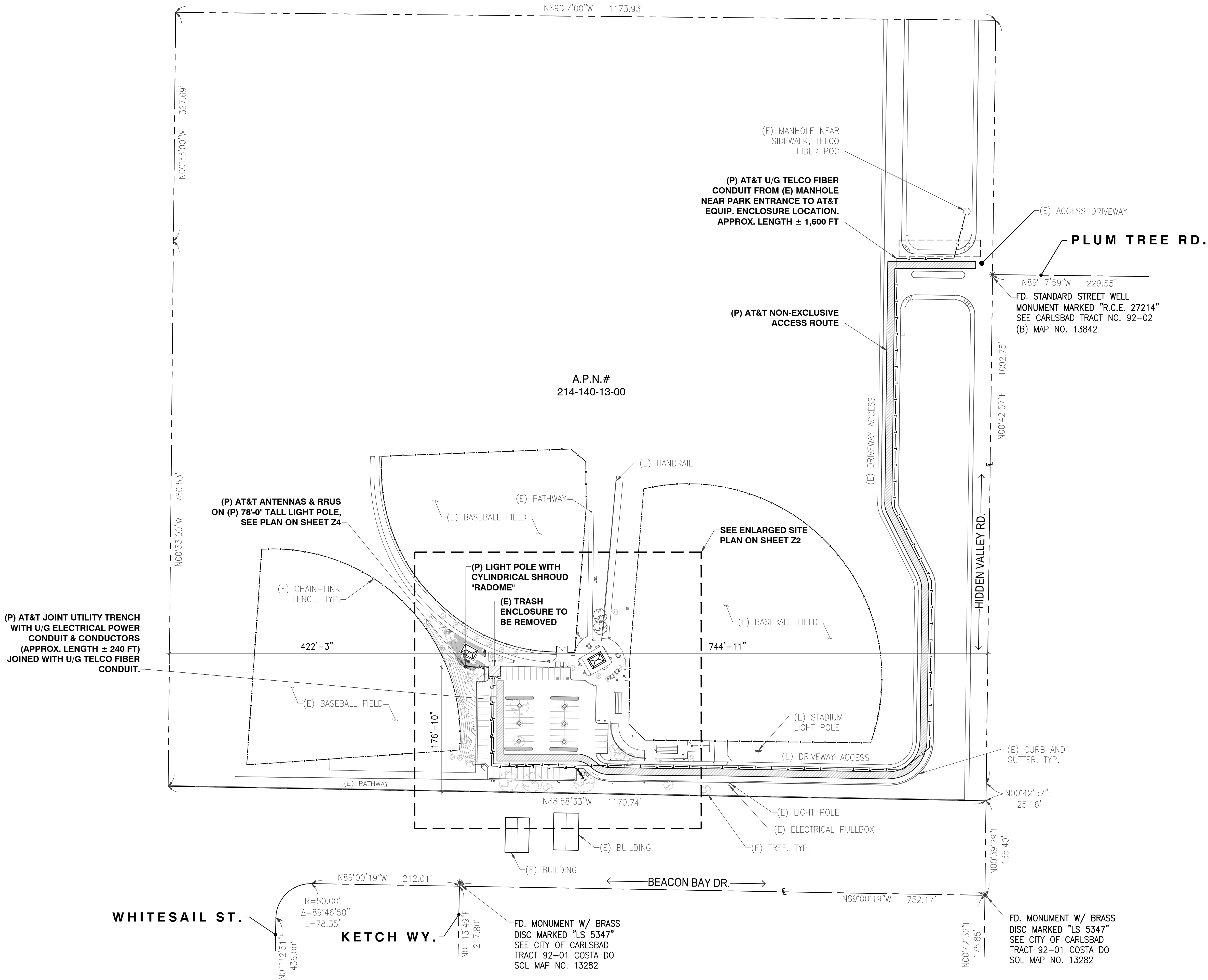
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LEGEND

— — — — — CENTER LINE
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- x - - - CHAIN-LINK FENCE

MONUMENTS

● FD. MONUMENT



24"x36" SCALE: 1" = 70'-0" 0" 35' 70' 140'
11"x17" SCALE: 1" = 140'-0"

SITE PLAN

1" = 70'-0"

1

Rev.	Description	Date:
6	100% ZD ENCL. TRELLIS	10-16-23
5	100% ZD CITY COMMENTS	07-31-23
4	100% ZD CITY COMMENTS	03-21-23
3	100% ZD CITY COMMENTS	12-15-22
2	100% ZD RF CHANGES	10-31-22
1	100% ZD	09-06-22
0	90% ZD	08-05-22



SITE PLAN



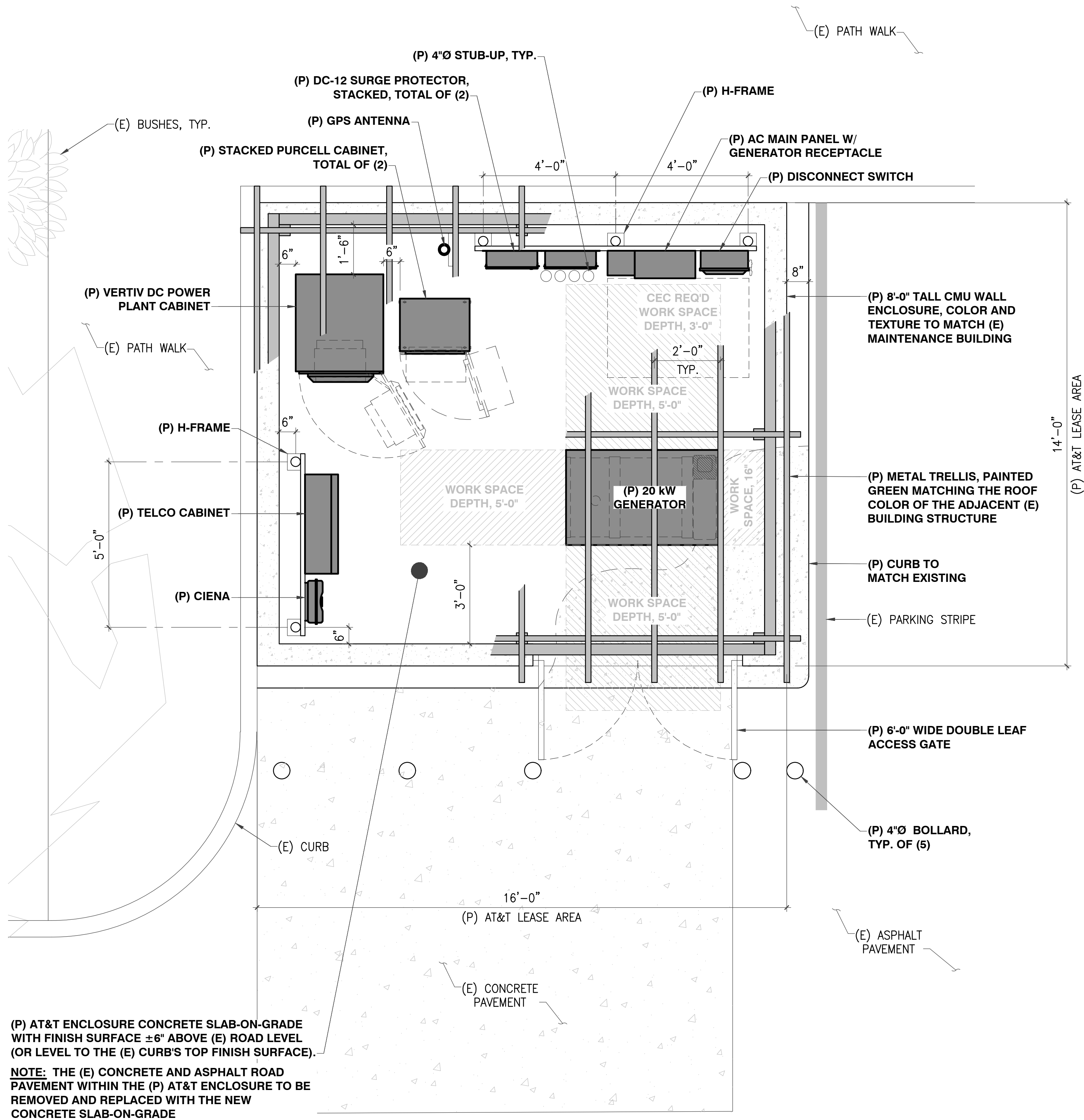
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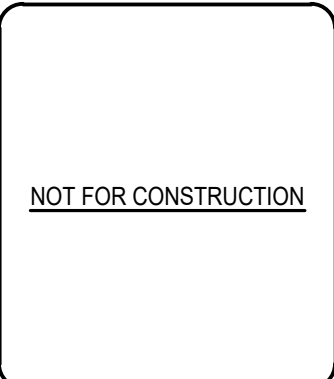
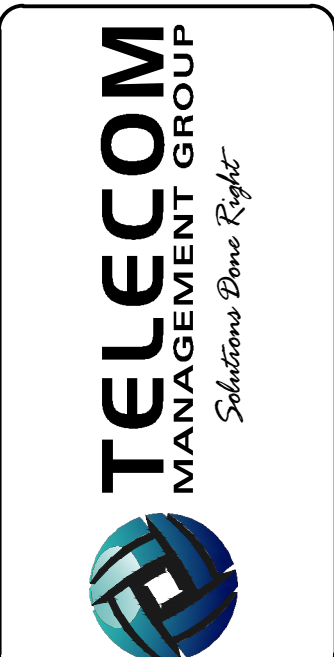
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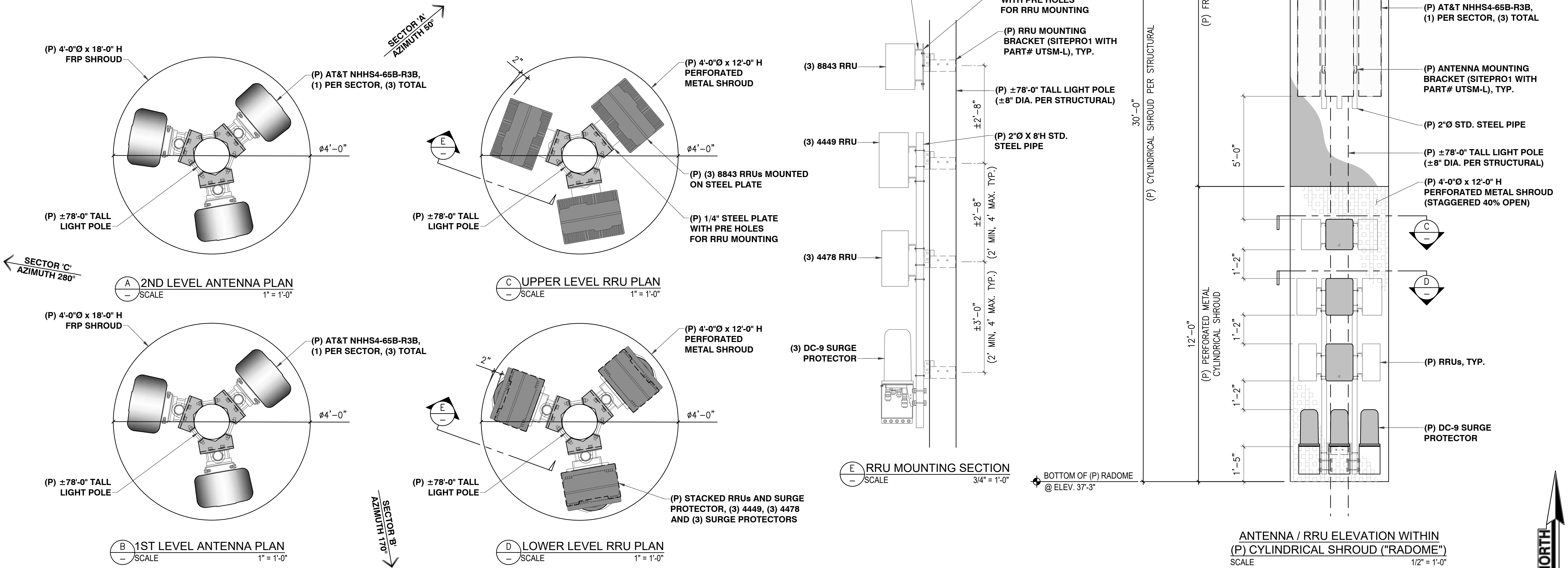
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2	100% ZD RF CHANGES	10-31-22
1	100% ZD	09-06-22
0	90% ZD	08-05-22



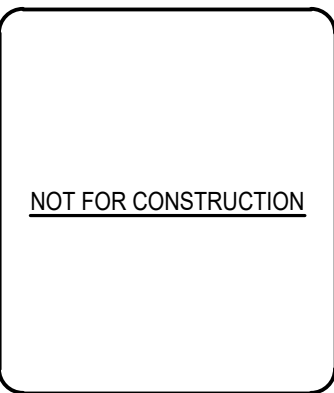
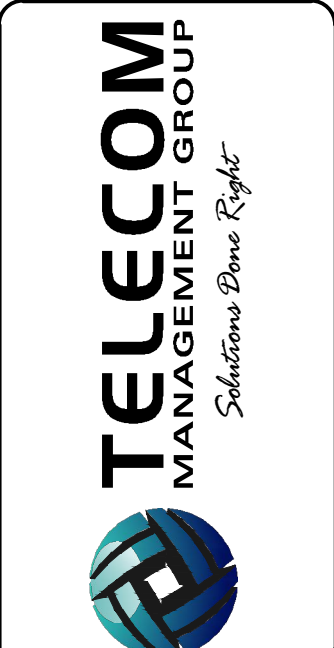
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PROPOSED ANTENNA / RRU SCHEDULE									
SECTOR	ANTENNA MODEL	AZ	TIP HEIGHT	RAD CENTER	TECHNOLOGY	RRU's / QTY.	TMA / MULTIPLEXER / FILTER	TRANSMISSION TYPE / LENGTH	
Alpha	A1	NHHS4-65B-R3B	50°	67'-11"	64'-11"	LTE 700/1900/AWS 5G 850/1900/AWS	4449 B5/B12 (1) 8843 B2/B66A (1)	-	FIBER / ± 100'
	A2	NHHS4-65B-R3B	50°	59'-11"	56'-11"	FIRSTNET	4449 B5/B12 (1)	-	FIBER / ± 100'
	A3	-	-	-	-	-	-	-	-
	A4	-	-	-	-	-	-	-	-
Beta	B1	NHHS4-65B-R3B	170°	67'-11"	64'-11"	LTE 700/1900/AWS 5G 850/1900/AWS	4449 B5/B12 (1) 8843 B2/B66A (1)	-	FIBER / ± 100'
	B2	NHHS4-65B-R3B	170°	59'-11"	56'-11"	FIRSTNET	4478 B14 (1)	-	FIBER / ± 100'
	B3	-	-	-	-	-	-	-	-
	B4	-	-	-	-	-	-	-	-
Gamma	C1	NHHS4-65B-R3B	280°	67'-11"	64'-11"	LTE 700/1900/AWS 5G 850/1900/AWS	4449 B5/B12 (1) 8843 B2/B66A (1)	-	FIBER / ± 100'
	C2	NHHS4-65B-R3B	280°	59'-11"	56'-11"	FIRSTNET	4478 B14 (1)	-	FIBER / ± 100'
	C3	-	-	-	-	-	-	-	-
	C4	-	-	-	-	-	-	-	-

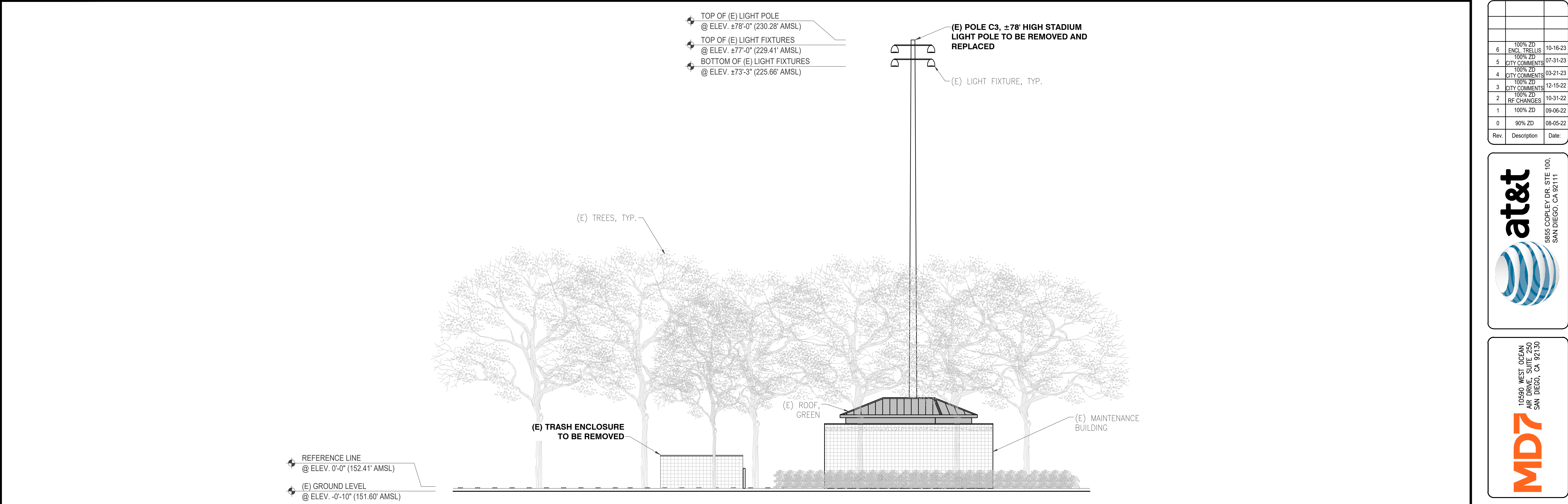
- NOTES:
- CONTRACTOR TO CONFIRM AND VERIFY THE REQUIRED RRUS, EQUIPMENT MODELS, COAX SIZE, RF WIRING CONNECTION AND DETAILS WITH THE FINAL RFDS FROM SAQ MANAGER OR AT&T RF ENGR
 - EXISTING LIGHT FIXTURE NOT SHOWN FOR CLARITY.



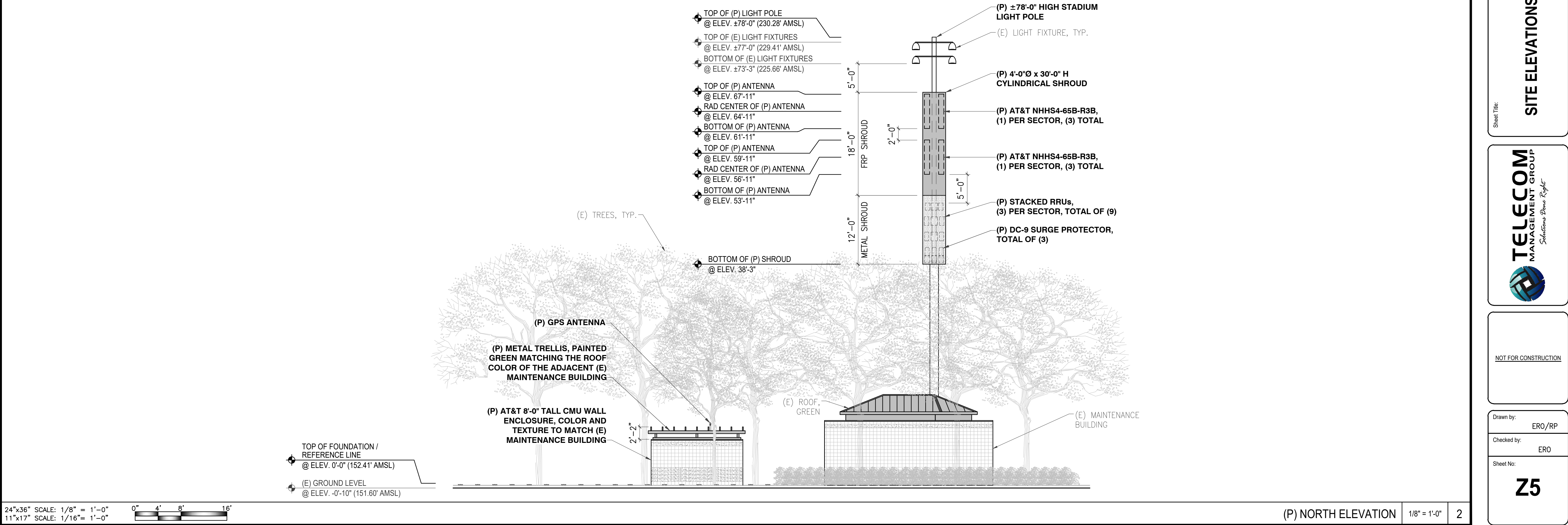
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3	100% ZD CITY COMMENTS	12-15-22
2	100% ZD RF CHANGES	10-31-22
1	100% ZD	09-06-22
0	90% ZD	08-05-22



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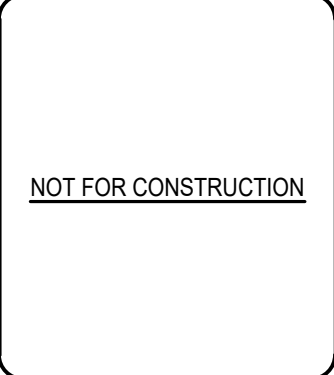


24"x36" SCALE: 1/8" = 1'-0" 0" 4' 8' 16' (E) NORTH ELEVATION 1/8" = 1'-0" 1



24"x36" SCALE: 1/8" = 1'-0" 0" 4' 8' 16' (P) NORTH ELEVATION 1/8" = 1'-0" 2

Rev.	Description	Date:
6	100% ZD ENCL. TRELLIS	10-16-23
5	100% ZD CITY COMMENTS	07-31-23
4	100% ZD CITY COMMENTS	03-21-23
3	100% ZD CITY COMMENTS	12-15-22
2	100% ZD RF CHANGES	10-31-22
1	100% ZD	09-06-22
0	90% ZD	08-05-22



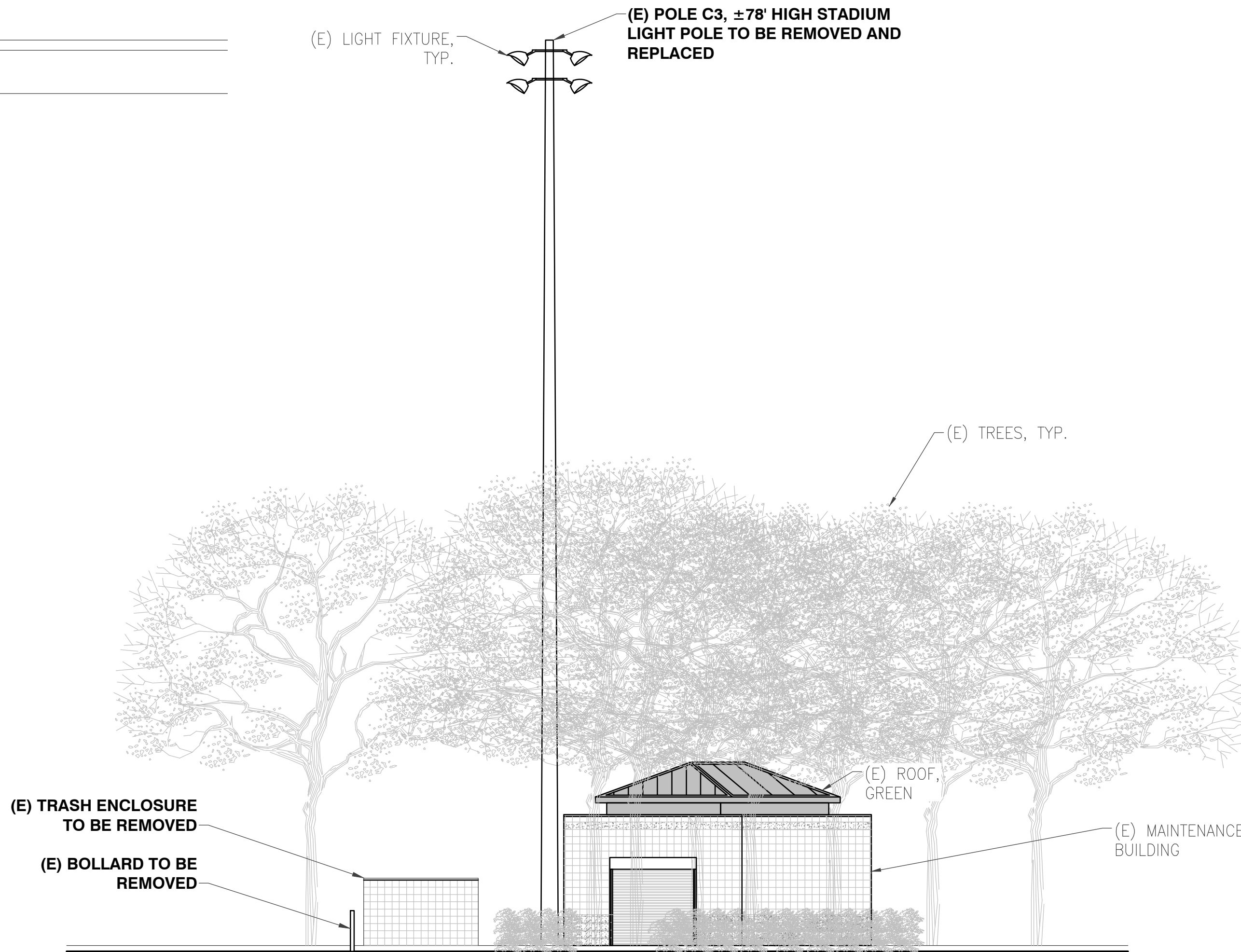
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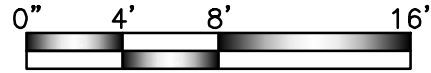
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- TOP OF (E) LIGHT POLE
@ ELEV. ±78'-0" (230.28' AMSL)
- TOP OF (E) LIGHT FIXTURES
@ ELEV. ±77'-0" (229.41' AMSL)
- BOTTOM OF (E) LIGHT FIXTURES
@ ELEV. ±73'-3" (225.66' AMSL)

- REFERENCE LINE
@ ELEV. 0'-0" (152.41' AMSL)
- (E) GROUND LEVEL
@ ELEV. -0'-10" (151.60' AMSL)



24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

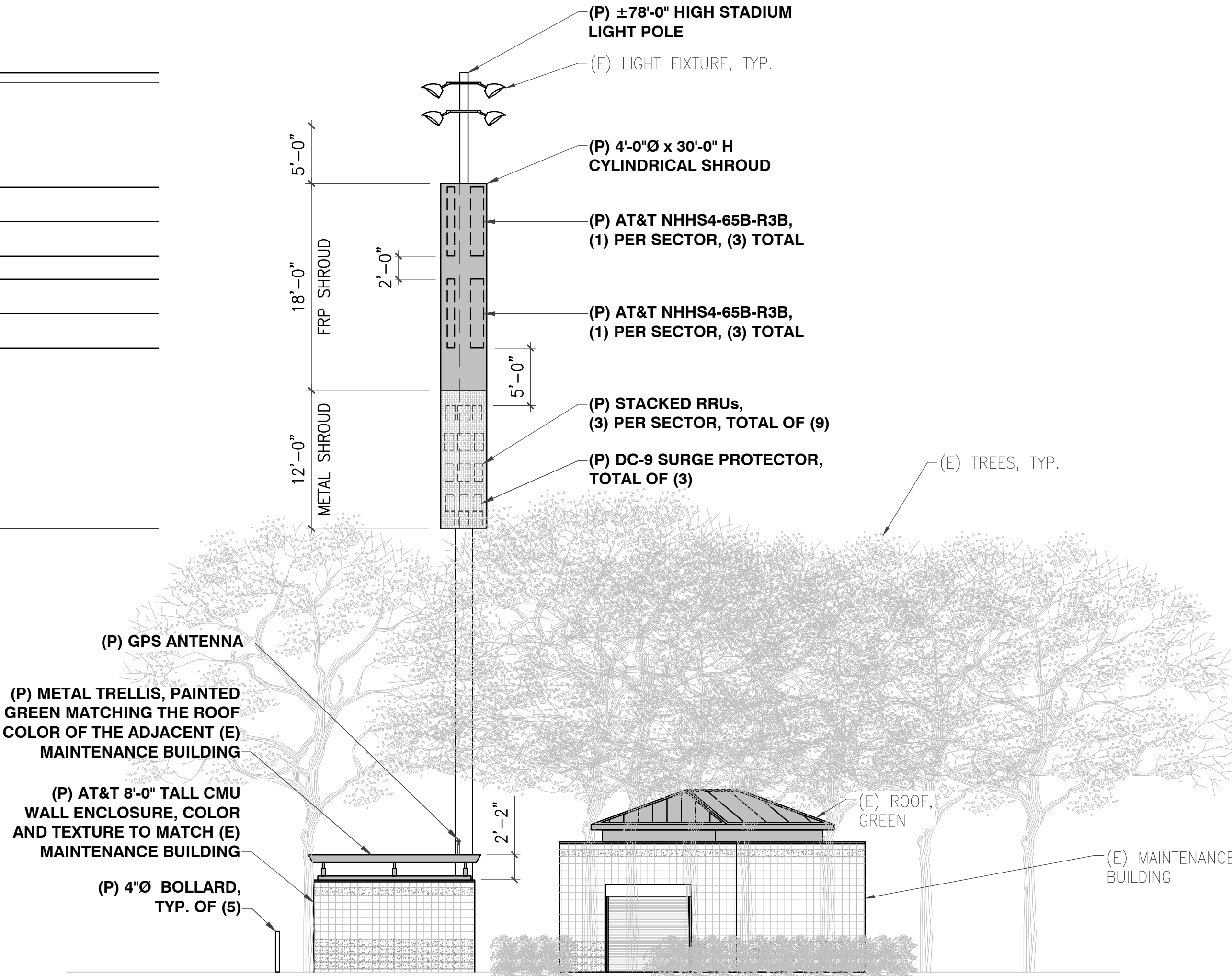


(E) EAST ELEVATION 1/8" = 1'-0" 1

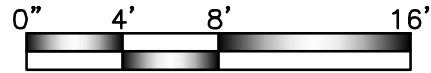
- TOP OF (P) LIGHT POLE
@ ELEV. ±78'-0" (230.28' AMSL)
- TOP OF (E) LIGHT FIXTURES
@ ELEV. ±77'-0" (229.41' AMSL)
- BOTTOM OF (E) LIGHT FIXTURES
@ ELEV. ±73'-3" (225.66' AMSL)
- TOP OF (P) ANTENNA
@ ELEV. 67'-11"
- RAD CENTER OF (P) ANTENNA
@ ELEV. 64'-11"
- BOTTOM OF (P) ANTENNA
@ ELEV. 61'-11"
- TOP OF (P) ANTENNA
@ ELEV. 59'-11"
- RAD CENTER OF (P) ANTENNA
@ ELEV. 56'-11"
- BOTTOM OF (P) ANTENNA
@ ELEV. 53'-11"

- BOTTOM OF (P) SHROUD
@ ELEV. 38'-3"

- TOP OF FOUNDATION /
REFERENCE LINE
@ ELEV. 0'-0" (152.41' AMSL)
- (E) GROUND LEVEL
@ ELEV. -0'-10" (151.60' AMSL)



24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



(P) EAST ELEVATION 1/8" = 1'-0" 2

Rev.	Description	Date:
6	100% ZD ENCL. TRELLIS	10-16-23
5	100% ZD CITY COMMENTS	07-31-23
4	100% ZD CITY COMMENTS	03-21-23
3	100% ZD CITY COMMENTS	12-15-22
2	100% ZD RF CHANGES	10-31-22
1	100% ZD	09-06-22
0	90% ZD	08-05-22

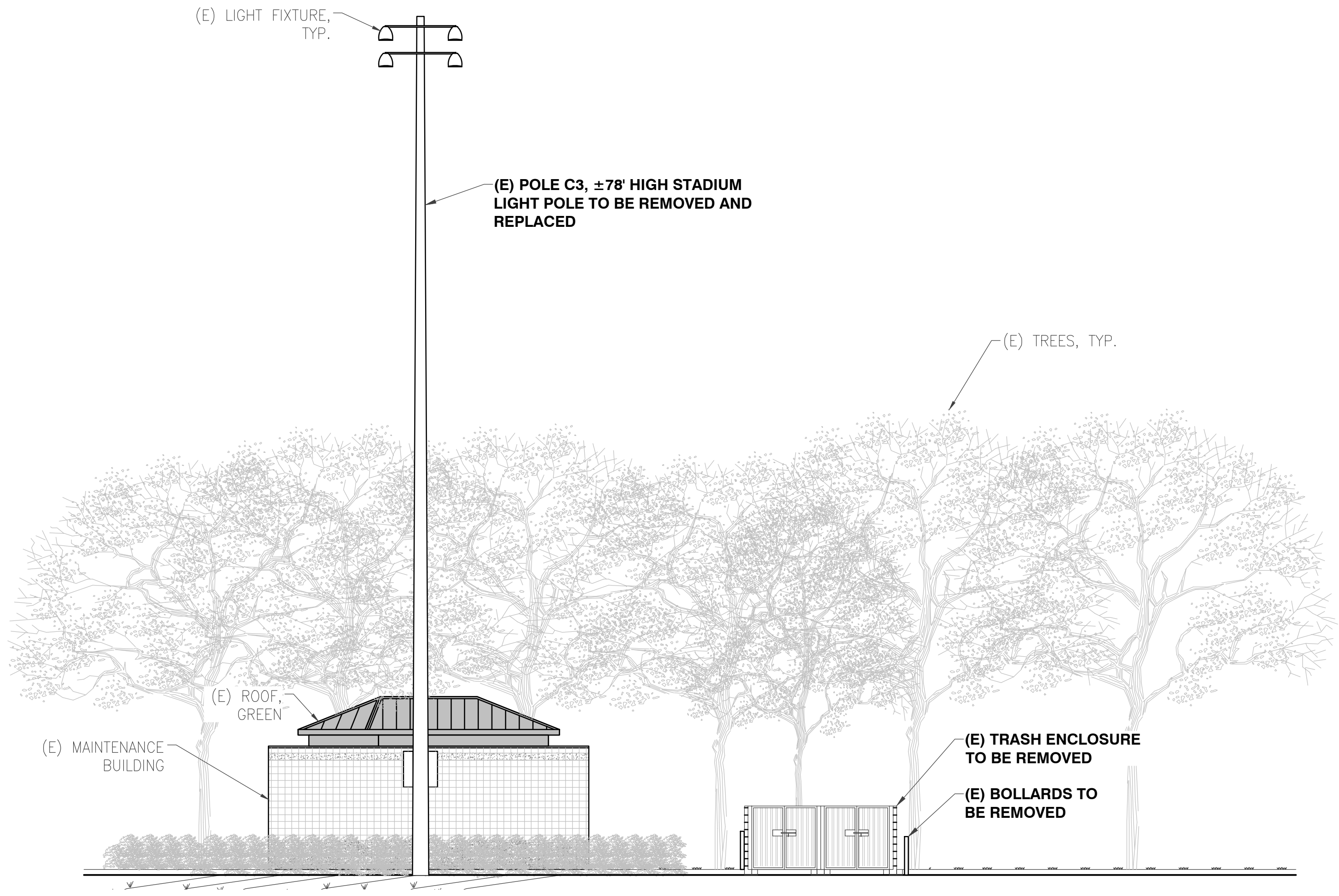


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Checked by: ERO
Sheet No: Z6

- TOP OF (E) LIGHT POLE
@ ELEV. ±78'-0" (230.28' AMSL)
- TOP OF (E) LIGHT FIXTURES
@ ELEV. ±77'-0" (229.41' AMSL)
- BOTTOM OF (E) LIGHT FIXTURES
@ ELEV. ±73'-3" (225.66' AMSL)

- REFERENCE LINE
@ ELEV. 0'-0" (152.41' AMSL)
- (E) GROUND LEVEL
@ ELEV. -0'-10" (151.60' AMSL)



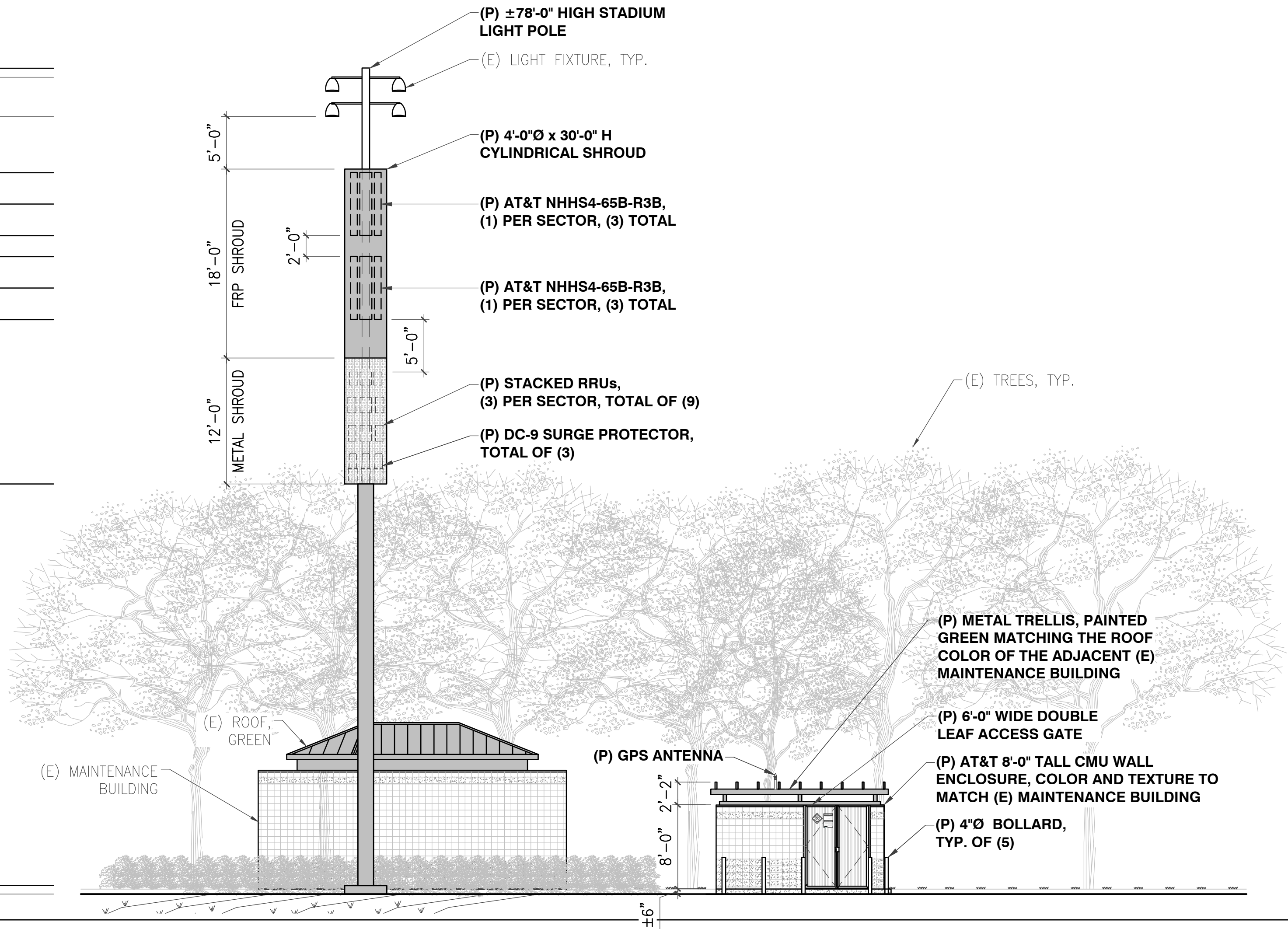
24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

(E) SOUTH ELEVATION 1/8" = 1'-0" 1

- TOP OF (P) LIGHT POLE
@ ELEV. ±78'-0" (230.28' AMSL)
- TOP OF (E) LIGHT FIXTURES
@ ELEV. ±77'-0" (229.41' AMSL)
- BOTTOM OF (E) LIGHT FIXTURES
@ ELEV. ±73'-3" (225.66' AMSL)
- TOP OF (P) ANTENNA
@ ELEV. 67'-11"
- RAD CENTER OF (P) ANTENNA
@ ELEV. 64'-11"
- BOTTOM OF (P) ANTENNA
@ ELEV. 61'-11"
- TOP OF (P) ANTENNA
@ ELEV. 59'-11"
- RAD CENTER OF (P) ANTENNA
@ ELEV. 56'-11"
- BOTTOM OF (P) ANTENNA
@ ELEV. 53'-11"

- BOTTOM OF (P) SHROUD
@ ELEV. 38'-3"

- TOP OF FOUNDATION /
REFERENCE LINE
@ ELEV. 0'-0" (152.41' AMSL)
- (E) GROUND LEVEL
@ ELEV. -0'-10" (151.60' AMSL)



24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

(P) SOUTH ELEVATION 1/8" = 1'-0" 2

Rev.	Description	Date:
6	100% ZD ENCL. TRELLIS	10-16-23
5	100% ZD CITY COMMENTS	07-31-23
4	100% ZD CITY COMMENTS	03-21-23
3	100% ZD CITY COMMENTS	12-15-22
2	100% ZD RF CHANGES	10-31-22
1	100% ZD	09-06-22
0	90% ZD	08-05-22



NOT FOR CONSTRUCTION

Drawn by: RP
Checked by: ERO/EA
Sheet No: 27

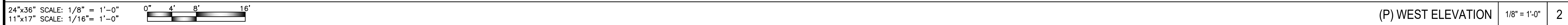


at&t
5855 COPLEY DR., STE 100,
SAN DIEGO, CA 92111

Sheet Title: **SITE ELEVATIONS**

NOT FOR CONSTRUCTION

Drawn by:	RP
Checked by:	ERO/EA
Sheet No:	Z8

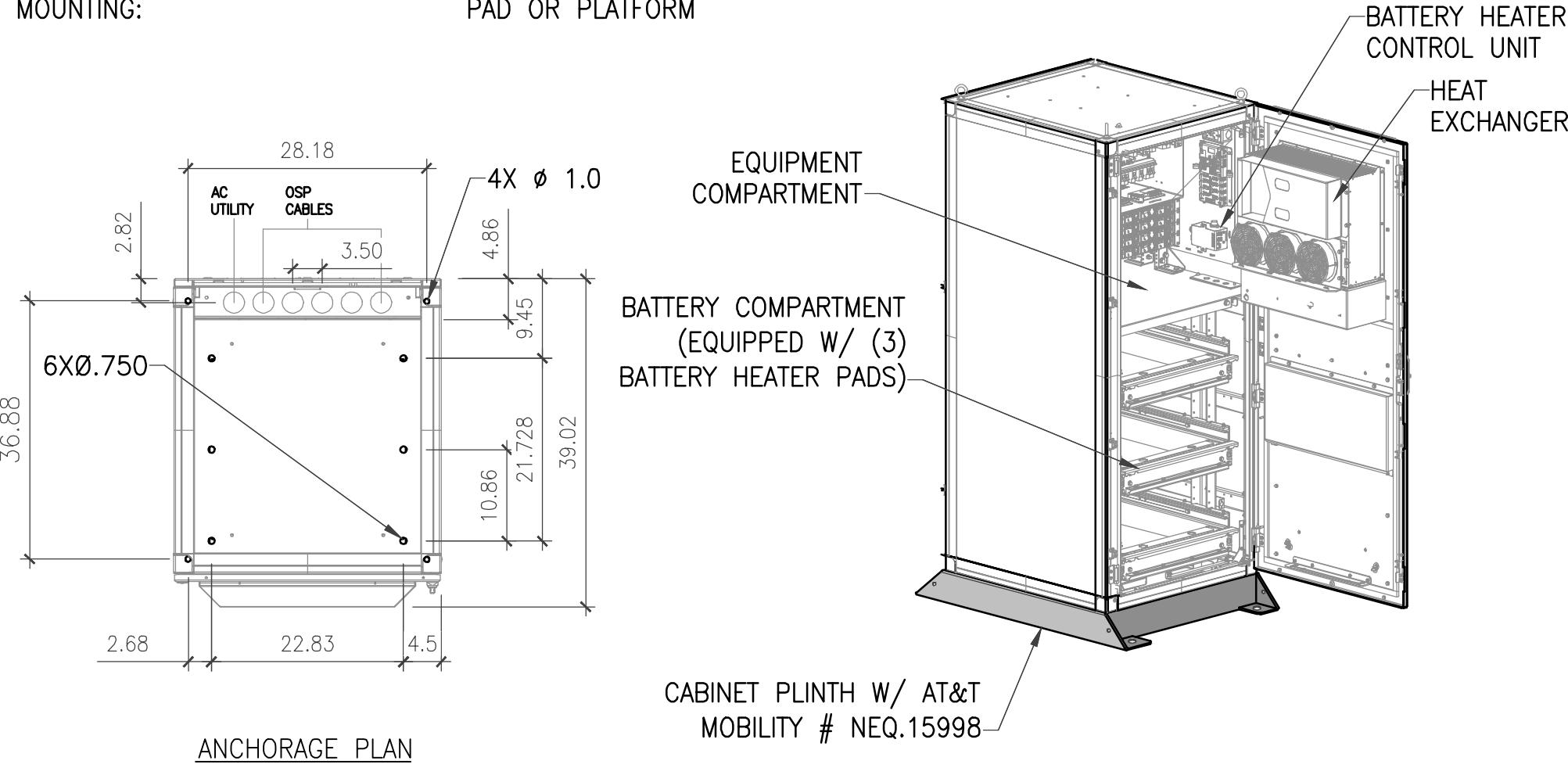


Outdoor NetSure 512 DC Power System

THE NETXTEND™ FLEX SERIES –48VDC/+24VDC POWER/BATTERY ENCLOSURE

TECHNICAL SPECIFICATIONS

BATTERY: BATTERY FOR TELECOM & ELECTRIC UTILITY APPLICATIONS
72"x32"x39"
DIMENSIONS, HxWxD: 752 LB (314 KG) WITHOUT BATTERIES AND RECTIFIERS
WEIGHT: 2500 LB (1134 KG) WITH FULL COMPLEMENT OF BATTERIES
MOUNTING: PAD OR PLATFORM



Intersect™ , Inc.

PTLC-ATS-3S-12200-CL-ATT

240/120, 200A, 3–src PTLC ASCO Series 300–G ATS
NEQ.20110

DIMENSIONS, 32"H x 22"W x 10" D
TOTAL WEIGHT: 80 lbs (APPROX.)
UL 891 LISTED

CABINET WITH CAMLOK CONNECTOR PANEL,
240 VAC / 120 VAC, 200A POWER TRANSFER LOAD CENTER
WITH AUTOMATIC TRANSFER BETWEEN UTILITY AND AN ALTERNATIVE
POWER SOURCE PERMANENTLY CONNECTED OR TEMPORARILY
CONNECTED VIA CAMLOK STYLE CONNECTORS. PTLC INCLUDES ASCO
510 SERIES TVSS SURGE PROTECTION, A 30–POSITION SQUARED NQ
PANELBOARD, AND AN ALARM MONITOR FOR UTILITY POWER LOSS SPD
FAIL, AND GENERATOR. (VERTIV P/N 151840.)

NOTE:
GENERATOR INPUT SIDE MOUNT RECEPTACLE (ICL, INTERSECT CAM LOK)
MAY BE ORDERED SEPARATELY AND INSTALLED ON EITHER SIDE OF
THE PANEL OR INSTALLED ON THE PREFERRED LOCATION AT SITE.



(P) DC POWER CABINET SPECIFICATIONS

NTS

1

(P) MAIN AC PANEL SPECIFICATIONS

NTS

4

NOT USED

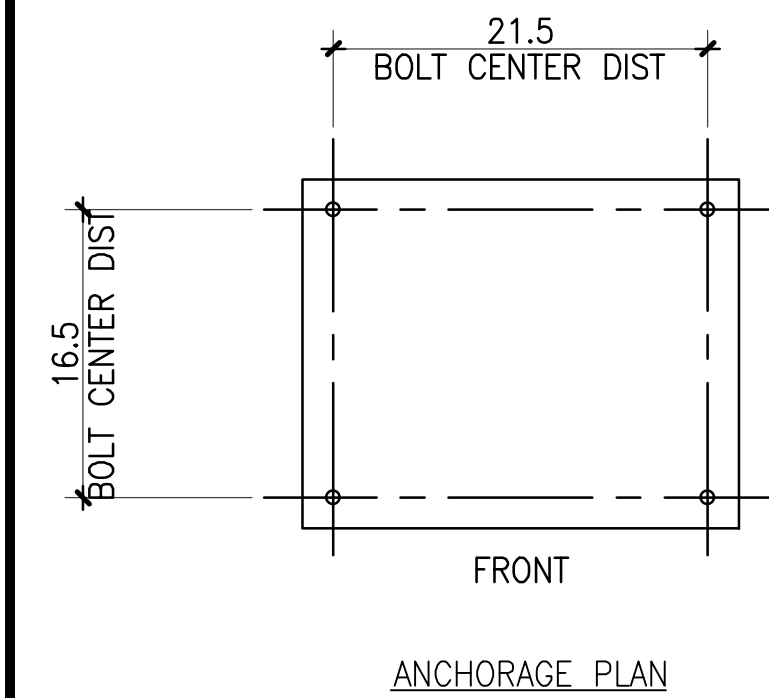
NTS

7

FLX21-2520

FlexSure® WS OUTDOOR ENCLOSURE

DIMENSIONS, WxDxH: 25.27"x29.99"x39.70"
COLOR: ULTRA LIGHT GRAY POLYESTER POWDER COAT FINISH
MAXIMUM TEMPERATURE: 46° C
WEIGHT: 140 LBS (ENCLOSURE ONLY) ±207 LBS (FULLY LOADED)
MOUNTING OPTIONS: POLE, 4" OR 12" RISER PLINTH, WALL/H–FRAME
PAD, STACKING – NO ADDITIONAL KIT REQUIRED
FLX21–2520 IS STACKABLE ON
TOP OF FLX12–2420 &
FLX16–2520 ENCLOSURES



USE HEX BOLT 1/2–13,
1.25" LONG W/ SPLIT AND
LOCK WASHERS ON 4
PLACES WHERE LIFTING
EYE BOLTS WERE LOCATED

(P) PURCELL CABINET
STACK MOUNTED

RISER PLINTH PER MFR.,
SEE MOUNTING OPTIONS

(P) PURCELL CABINET SPECIFICATIONS

NTS

2

(P) CIENA SPECIFICATIONS

NTS

5

NOT USED

NTS

8

SDC020 | 2.2L | 20 kW

STANDBY POWER RATING
20 kW, 25 kVA, 60 Hz
LEVEL 2 SOUND ATTENUATION ENCLOSURE
RUN TIME HOURS: 64.4
USABLE CAPACITY GAL (L) 103 (390)
L x W x H in (mm) 56 x 34.5 x 99.1
(1422 x 876 x 2515)
WEIGHT lbs (kg): 2090 (948)
SOUND LEVEL: 71 dBA
(WET ENGINE/DRY TANK)
FUEL SYSTEM
FUEL TYPE: ULTRA LOW SULFUR DIESEL FUEL
FUEL SPECIFICATIONS: ASTM
ENGINE TYPE: DIESEL



CONFORMS TO UL STD 2200
FUEL TANK IS UL 142 LISTED

(P) GENERATOR SPECIFICATIONS

NTS

3

NOT USED

NTS

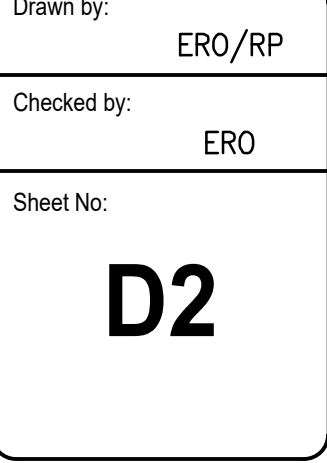
6

NOT USED

NTS

9

Rev.	Description	Date:
6	100% ZD ENCL TRELLIS	10-16-23
5	100% ZD CITY COMMENTS	07-31-23
4	100% ZD CITY COMMENTS	03-21-23
3	100% ZD CITY COMMENTS	12-15-22
2	100% ZD RF CHANGES	10-31-22
1	100% ZD	09-06-22
0	90% ZD	08-05-22



CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

Project Number and Title: CUP 2022-0023/CDP 2022-0070 (DEV2022-0206) – POINSETTIA PARK WCF (AT&T)

Project Location - Specific: 6600 Hidden Valley Road (APN: 214-140-13-00)

Project Location - City: Carlsbad

Project Location - County: San Diego

Description of Project: Minor Conditional Use Permit and Coastal Development Permit to install a new wireless communication facility (WCF). The project includes the demolition of an existing trash enclosure and removal of an existing, 78-foot tall, baseball field light pole, and the installation of a 78-foot light pole with six (6) wireless antennas and nine (9) remote radio units placed around the pole with a four-foot diameter cylindrical screening shroud and ground-level equipment enclosure.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: City of Carlsbad

Name of Applicant: Harold Thomas Jr., MD7 (obo AT&T Wireless)

Applicant's Address: 7337 Trade Street, Suite 250, San Diego, CA 92121

Applicant's Telephone Number: 858-750-1789

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):
NA

Exempt Status: (Check One)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- ☒ Categorical Exemption - State type and section number: New Construction or Conversion of Small Structures – Section 15303
- ☐ Statutory Exemptions - State code number: _____
- ☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: Section 15303 exempts construction and location of small facilities or structures, and the installation of small equipment and facilities in small structures.

Lead Agency Contact Person: Kyle Van Leeuwen

Telephone: 442-339-2611

Erin Lane

10/16/23

LIST OF ACRONYMS AND ABBREVIATIONS

Exhibit 12

This is a list of acronyms and abbreviations (in alphabetical order) that are commonly used in staff reports.

Acronym	Description	Acronym	Description
APA	American Planning Association	LCPA	Local Coastal Program Amendment
APN	Assessor Parcel Number	LOS	Level of Service
AQMD	Air Quality Management District	MND	Mitigated Negative Declaration
BMP	Best Management Practice	NCTD	North County Transit District
CALTRANS	California Department of Transportation	ND	Negative Declaration
CC	City Council	PC	Planning Commission
CCR	Conditions, Covenants and Restrictions	PDP	Planned Development Permit
CEQA	California Environmental Quality Act	PEIR	Program Environmental Impact Report
CFD	Community Facilities District	PUD	Planned Unit Development
CIP	Capital Improvement Program	ROW	Right of Way
COA	Conditions of Approval	RWQCB	Regional Water Quality Control Board
CofO	Certificate of Occupancy	SANDAG	San Diego Association of Governments
CT	Tentative Parcel Map	SDP	Site Development Permit
CUP	Conditional Use Permit	SP	Specific Plan
DIF	Development Impact Fee	SWPPP	Storm Water Pollution Prevention Program
DISTRICT	City Council Member District Number	TM	Tentative Map
EIR	Environmental Impact Report	ZC	Zone Change
EIS	Environmental Impact Statement (federal)		
EPA	Environmental Protection Agency		
FEMA	Federal Emergency Management Agency		
GP	General Plan		
GPA	General Plan Amendment		
GIS	Geographic Information Systems		
HCA	Housing Crisis Act 2019		
IS	Initial Study		

Exhibits “A” – “K” dated Dec.6, 2023 (on file in the office of the City Clerk)

Kyle Van Leeuwen

From: Michelle Backus <michwilsoncali@yahoo.com>
Sent: Saturday, February 4, 2023 8:06 AM
To: Lauren Yzaguirre
Subject: 90' Cellular Pole Replacing 78' Light Pole @ Poinsettia Park

Hi Lauren,

I have two young children and we live very close to this cellular pole. I completely disagree with replacing the 78' light pole with a 90' pole as it's unsafe. Here are the reasons why I am against this project:

Project Details: **CUP 2022-0023** (Conditional Use Permit) > 90' cellular/light pole to replace existing 78' light pole

- > 12 more feet is TOO HIGH
- > Exposed antennas will be hung near top of pole IMPAIRED LINE OF SIGHT
- > In parking lot next to the bathrooms by the field where Jazz in the Park is held TOO CLOSE TO PEOPLE
- > First cellular structure at Poinsettia Park NOT NEEDED
- > RF Radiation Dangers .. near where people live and children playing at the park DANGEROUS TO HEALTH

This cannot happen! Please let me know what I need to do to prevent this from happening!

Thanks,
 Michelle Backus
 321-278-1044

CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.

Drs. G. Douglas & Rita M. Barkett
6563 Petunia Place
Carlsbad, California 92011
Phone: 619-933-1229
E-Mail: rmbarkett@gmail.com

February 18, 2023

VIA EMAIL

Kyle Van Leeuwen
kyle.vanleeuwen@carlsbadca.gov

RE: MD7 Poinsettia Park transmission tower proposal

Dear Mr. Leeuwen,

Besides the beautiful location and unparalleled good weather, one of the greatest benefits of our area is the lack of 'communication towers' and the resultant poor cell service. We are undoubtedly being exposed to a lower level of radiation than in other areas, and the poor cell service is a concrete demonstration of this.

It is well known, and there are a plethora of studies demonstrating, the deleterious effects of this cell tower radiation to both human and animal life. It is both deceitful and disingenuous to attempt to state otherwise.

There are adults and children living in close proximity to Poinsettia Park. Never mind the adults, children, and their animals who regularly spend time in the park.

Currently, the nesting ospreys are back preparing for this year's hatchlings on one of the light poles on the south side of this park. That is only one of the myriad of wildlife species enjoying and thriving in this park. The bio-

density, biodiversity, and health of all the animals in this area will rapidly decline if the radiation exposure is increased.

We are adamantly opposed to the installation of this device, and implore the City of Carlsbad to deny this request in order to continue to maintain the healthy lives of its citizens, their animals, and all animal life in this area which is the responsibility of the government to its constituents.

Thank you,

A handwritten signature in blue ink, appearing to read "G. Douglas Barkett", with a stylized flourish extending from the end.

G. Douglas Barkett, D.D.S., M.S.D.

A handwritten signature in blue ink, appearing to read "Rita M. Barkett", with a stylized flourish extending from the end.

Rita M. Barkett, D.D.S.

Kyle Van Leeuwen

From: rich breyer <rpbreyer@gmail.com>
Sent: Sunday, February 26, 2023 1:13 PM
To: Lauren Yzaguirre
Subject: Relocate the cellular pole at Poinsettia Park

Hello Ms Yzaguirre, I am writing this to requesting that they **RELOCATE** the proposed cellular antenna pole **AWAY FROM NEARBY RESIDENTIAL HOMES AND CHILDREN/YOUTH AT THE PARK AND PAC RIM ELEMENTARY SCHOOL** . I am sure they can find a suitable location in another area. There are know health risks with cell towers and I hope the city can stand up for our citizens.

Thanks

Richard Breyer
760-473-2489

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Kyle Van Leeuwen

From: Katherine <kc_lord@yahoo.com>
Sent: Sunday, February 5, 2023 2:04 PM
To: Lauren Yzaguirre
Subject: Project : CUP 2022-0023 (City of Carlsbad Conditional Use Permit) > 90' cellular/light pole

A 90 feet high cellular pole with exposed antennas hanging near the very top of the pole in the middle of the Poinsettia park?

Not only it is an eyesore to blemish the beautiful skyline and the park, the RF radiation danger will impact everyone who lives, works, plays or visits the area. It is also too close to Pac Rim elementary school for comfort.

Please do NOT issue such permit or our city may take on all the unknown liabilities.

Thank you,
Katherine Chang
6733 Tea Tree St.

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Kyle Van Leeuwen

From: Silvia Chang <kandmmom@yahoo.com>
Sent: Monday, February 6, 2023 3:00 PM
To: Lauren Yzaguirre
Subject: Proposed cell tower for Poinsettia Park

Dear Ms. Yzaguirre,

I am very concerned about putting a cell tower in Poinsettia Park. I live in the Greystone Cove which is one of the neighborhoods adjacent to the park. I specifically bought this house 21 years ago because it was in an area that was away from the power lines that are pervasive in the Aviara/Poinsettia region of Carlsbad. Now you are proposing to put up a cell tower that could pose significant health hazards to the residents in the area. This area is densely populated, there is a school nearby, and numerous people go to the park for recreation. Why would you put something that could emit dangerous radiation so close to so many people.

We already have to contend with the lights from the park lighting up our neighborhood until late at night, the increased traffic and parking in our neighborhood (also increased pollution as a result), planes flying overhead or taking off over our houses because there is no enforcement of the rules at the airport. This is another slap in the face to the people in this part of Carlsbad.

Please consider rejecting this proposal and putting it somewhere where there are not so many children and other people.

Thank you,
Silvia Chang

Silvia Chang 760-310-2570

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Kyle Van Leeuwen

From: Mary Crotty <marycrotty4@gmail.com>
Sent: Wednesday, February 1, 2023 9:34 PM
To: Lauren Yzaguirre
Subject: Fwd: 90' Cellular Pole Replacing 78' Light Pole @ Poinsettia Park

I wholeheartedly second all the reasons in this forwarded message to deny this application.

Mary Crotty
6713 Camphor Place
Carlsbad, CA 92011

Begin forwarded message:

From: "AT&T Inc." <cheryllinzey@sbcglobal.net>
Subject: Fw: 90' Cellular Pole Replacing 78' Light Pole @ Poinsettia Park
Date: February 1, 2023 at 9:12:43 PM PST
To: Mary Crotty <marycrotty4@gmail.com>, Dave Steffy <dsteffy@sbcglobal.net>

Please send your objection to Lauren Aguirre at the City of Carlsbad before it's too late!

----- Forwarded Message -----

From: AT&T Inc. <cheryllinzey@sbcglobal.net>
To: lauren.yzaguirre@carlsbadca.gov <lauren.yzaguirre@carlsbadca.gov>
Sent: Wednesday, February 1, 2023 at 09:08:57 PM PST
Subject: 90' Cellular Pole Replacing 78' Light Pole @ Poinsettia Park

The application for CUP2022-0023 should be denied on the basis of the following;

1. The height of the pole and tower will add to a negative view impact for all surrounding homes. We don't want anymore than what is already excessive man made view pollution in our area. The Cellular towers are not pleasant to look at and are a negative impact on home values.
2. RF Radiation Dangers are near residents and will cause children and anyone playing in the park exposed to Dangerous health hazards.

The City of Carlsbad and its elected officials must understand the above and protect the citizens of Carlsbad from the possible and these negative impacts. I realize that the City is looking for revenue flow from AT&T but should not be at the cost of making our area worst for it.

David and Cheryl Linzey
6705 Camphor Place
Carlsbad CA, 92011

Kyle Van Leeuwen

From: Scott Chadwick
Sent: Thursday, March 23, 2023 8:21 AM
To: Eric Lardy; Jeff Murphy
Cc: Geoff Patnoe; Gary Barberio
Subject: FW: Thank you for infrastructure improvements in Carlsbad

Good morning-

Forwarding the below input related to referenced project on poinsettia.

Scott Chadwick
City Manager
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008
www.carlsbadca.gov



[Facebook](#) | [Twitter](#) | [You Tube](#) | [Pinterest](#) | [Enews](#)

From: Dan <dan@dan.pm>
Sent: Thursday, March 23, 2023 12:01 AM
To: Scott Chadwick <Scott.Chadwick@carlsbadca.gov>; Priya Bhat-Patel <Priya.Bhat-Patel@carlsbadca.gov>
Subject: Thank you for infrastructure improvements in Carlsbad

Hello Scott and Priya,

Frank likes to send out mass messages where he BCCs everyone so that nobody can reply and disagree with him. Don't get me started on his opposition to *any* improvements at the airport, which would be a boon to Carlsbad residents and businesses.

Frank says "my neighbors" "are totally against" the project at the park. Well, I'm one of his neighbors and as far as I know, I don't know anyone else who is against this AT&T/Verizon equipment. That area is notoriously poor for good service and in 2023, people rely on connectivity more than ever.

I know you know this, but the science tells us pretty clearly that a) there's no health risk known at this time and b) there are a lot more risks associated with standing in the sun at the park or getting an x-ray from that park-related sports injury. Comparing non-ionizing radiation vs. ionizing radiation is like comparing drinking non-alcoholic beer to drinking Samuel Adams Utopias craft beer (28%) beer.

"Electromagnetic fields (EMFs) are invisible areas of energy caused by electromagnetic radiation being emitted. There are ionizing and nonionizing EMFs. The latter describes low-level radiation, or emission of energy through space and objects. Sources that transmit these waves include phones, computers, Bluetooth devices, power lines and even microwaves. Meanwhile, ionizing EMFs have much higher radiation, with sources including sunlight and x-rays.

The difference between the two matters greatly in terms of health and safety, notes Collins. "In human tissues, ionizing radiation at high enough doses is associated with an increase in cancer, most often skin cancer from the ultraviolet energy in sunlight."

5G operates on two frequencies, the highest of which ranges from 24.25 GHz to 52.6 GHz notes *Frontiers in Public Health*^[1]. "It is at those frequencies that the big gains in speed of data transfer are really expected," says Collins. But he adds that the frequency in which electromagnetic radiation starts to ionize and becomes dangerous is about 3 million GHz, nowhere close to 5G.

While ionizing radiation at high doses may be linked to cancer, both experts say nonionizing radiation has currently not been proven to do the same. Additionally, the Food and Drug Administration's team of medical doctors, scientists and researchers who study radiofrequency reports "the current limit on radiofrequency energy set by the [FCC] remains acceptable for protecting public health." And research published in the *Journal of Exposure Science and Environmental Epidemiology* found "no confirmed evidence that low-level RF fields above 6GHz such as those used by the 5G network are hazardous to human health^[2]." "

Dan

----- Forwarded message -----

From: **Frank Sung** <franksung01@gmail.com>

Date: Wed, Mar 22, 2023 at 10:14 PM

Subject: Why Would City Put HOT SPOTS In City Parks?

To: Scott Chadwick <scott.chadwick@carlsbadca.gov>

Cc: Priya Bhat-Patel <Priya.Bhat-Patel@carlsbadca.gov>

Hi Scott - My neighbors and I are totally against the City putting cellular transmission equipment in Poinsettia Park .. near where people live and children play. We have been working with the Planning Department once we were alerted to the AT&T WCF CUP submission .. only to find out that there's also a Verizon WCF CUP submission in the queue. (see attached picture CUP 2022-0023 & CUP 2021-0002) .. near to each other .. near homes and the children's playground and baseball fields.

This is insane! Why would the City put HOT SPOTS in our beautiful parks near where people live and children play? This is not consistent with the spirit and intent of the City's guidelines on cellular equipment placement (Policy #64). The City does have some leeway in this matter. See what Encinitas just passed >

<https://www.sandiegouniontribune.com/communities/north-county/story/2019-10-31/encinitas-to-ban-5g-wireless-antennas-near-schools-daycares-residences>

Would you please look into how the residents' desires can be blended with the cellular companies goals? What exists today at Calavera Park (4 WCFs clustered) is NOT good planning and is disgraceful. You should take a drive up to the Community Center and see what happened. Please let me know your thoughts. Thx

Frank Sung

Mariners Point HOA Board Member

(m) 760-213-9036

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Kyle Van Leeuwen

From: Kimberly <kdhuston2003@yahoo.com>
Sent: Wednesday, February 1, 2023 7:23 PM
To: Lauren Yzaguirre
Subject: Cell tower planned for Poinsettia Park

Hi Lauren,

I am reaching out today in regards to a notice received from MD7 for installation of a 90 ft cell tower at Poinsettia Park by AT&T.

I do not support this at all. I live one street over from where they want to put that tower and I feel there are other parts of carlsbad they can find that is not as intrusive to the people who live near our park. Here are my reasons:

1. They really don't know what the health risks are. Depends on where you get your information. We are talking about a park with close proximity to a grade school. Just not OK. What are you thinking by considering this?
2. Property Values. Statistics will show that people are less likely to buy a home near power lines. Cell towers are no different. I prefer to not have to worry about that.
3. A 90 ft pool is an eye sore. We want to preserve our beautiful place. People who live on the hill whose homes have views of the ocean and sunsets I'm pretty sure don't want to look through cell towers. Nor do I wish for people who visit from all over the world come and see how we mucked up one of the most beautiful places in the world with towers of antennas. Have some control here. Why do we have to be that kind of city? Find a different spot less conspicuous please.
4. AT&T would just be the start of it. Once they put their up the others follow. It's a given. What are we thinking here? What monster are we really creating. Find a different spot less conspicuous please.
5. Cell towers will be obsolete in the near future. Why do we feel the park is a good place to be a temporary housing place for late technology. AT&T wants to make it easy for them to access our power and resources for energy. That's not OK. Find a different spot less conspicuous please.

I don't feel this is a good plan for our community and the city needs to come up with a different location other than our parks and near our schools.

I will recommend to my HOA board to prepare a letter on behalf of our community that this is not a good place to install a cell tower for reasons above.

Thank you so much. I appreciate your time and consideration.

Kimberly Desmarais

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Kyle Van Leeuwen

From: Kimberly <kdhuston2003@yahoo.com>
Sent: Friday, February 24, 2023 10:42 PM
To: Lauren Yzaguirre; Frank Sung
Cc: ed jago; AT&T Inc.; Michelle Backus; Richard Heimlich; Susan LeClair; Robert Hampton; sharilynschultz1111@gmail.com; Mary Crotty; Christa Ritchie; Kevin Fritz; Tom Rhatigan; Ben Martin; Katherine; Vilas Koinkar; The Hoa; Silvia Chang; Mark Frushone; Aileen Heimlich; dsteffy@sbcglobal.net
Subject: Re: Poinsettia Park Wireless Communication Facility (WCF)

Hello, Agreed. I want to also point out that cell towers this close to residential homes, the park, and school will affect the property values and deter people from buying near a cell tower by as much as 20%.

<https://www.nationalbusinesspost.com/cell-towers-impact-home-values/>

<https://www.businesswire.com/news/home/20140703005726/en/Survey-by-the-National-Institute-for-Science-Law-Public-Policy-Indicates-Cell-Towers-and-Antennas-Negatively-Impact-Interest-in-Real-Estate-Properties>

My suggestion is to find another location in a less densely populated area.

Thank you.

Kimberly Desmarais

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On Friday, February 24, 2023 at 04:11:44 PM PST, Frank Sung <franksung01@gmail.com> wrote:

Hi Lauren - Thank you for beginning to set some boundaries (height and design) on what cellular facilities are to be permitted in the City of Carlsbad. **My neighbors and I OBJECT TO THE LOCATION of this proposed facility at Poinsettia Park.** Carlsbad Council Policy #64 (see below) clearly says that locations of new cellular facilities are to be away from residential areas. This is NOT the case for this proposed facility.

Our parks are a treasure to the community. Children play and people congregate at our parks. Residential neighborhoods are adjacent to our parks. Please have the project applicant identify locations away from our parks .. ie away from where people live and play. Thank you!

Frank Sung
(m) 760-213-9036

A. Location Guidelines for Placement of WCFs (excluding SWFs)

1. Preferred Locations – WCFs are encouraged to locate on existing buildings and structures. In addition, WCFs should be located in the following zones and areas, which are listed in order of descending preference: a. Industrial zones. b. Commercial zones. c. Other non-residential zones, except open space. d. Public right-of-way of roads adjacent to industrial and commercial zones and identified on the map attached as Exhibit A. e. Public property (e.g., city facilities) not in residential areas. f. Major power transmission towers in non-residential zones or areas. g. Public and private utility installations (not publicly accessible) in residential and open space zones (e.g., water tanks, reservoirs, or the existing communication towers near Maerle Reservoir). h. Parks and community facilities (e.g., places of worship, community centers) in residential zones or areas. i. Public right-of-way of roads adjacent to residential zones and identified on the map attached as Exhibit A.

2. Discouraged Locations – WCFs should not locate in any of the following zones or areas unless the applicant demonstrates that alternatives in more-preferred locations are not technically feasible or potentially available as required by Application and Review Guideline E.3. a. Open space zones and lots (except as noted in Location Guideline A.1.). b. Residential zones or areas (except as noted in Location Guideline A.1.). c. Major power transmission towers in corridors located in/or next to a residential zone or area. d. Environmentally sensitive habitat. e. Public right-of-way of roads not identified on the map attached as Exhibit A. f. On vacant land.

3. Visibility to the Public – In all areas, WCFs should be located where least visible to the public and where least disruptive to the appearance of the host property. Furthermore, no WCF should be installed on an exposed ridgeline or in a location readily visible from a public place, recreation area, scenic area or residential area unless it is satisfactorily located and/or screened so it is hidden or disguised.

4. Collocation – Collocating with existing or other planned wireless communication facilities is recommended whenever feasible and appropriate. Service providers are also encouraged to collocate with water tanks, major power transmission and distribution towers, and other utility structures when in compliance with these guidelines. The city must approve collocation applications unless the expansion adds significantly to the height or width of a facility. Dec. 14, 2021 Item #16 Page 16 of 252

5. Monopoles – No new ground-mounted WCF monopoles should be permitted unless the applicant demonstrates no existing monopole, building, or structure can accommodate the applicant's proposed antenna as required by Application and Review Guideline E.4.

On Tue, Feb 14, 2023 at 2:22 PM Lauren Yzaguirre <Lauren.Yzaguirre@carlsbadca.gov> wrote:

Good Afternoon,

Kyle Van Leeuwen

From: Kevin Fritz <kf99@nethere.net>
Sent: Monday, February 6, 2023 1:24 PM
To: Lauren Yzaguirre
Subject: Poinsettia Park proposed cell tower / No vote

Dear Lauren,

I am strongly opposed to installing a new cell tower at Poinsettia Park for the following reasons.

1. RF transmissions create a health hazard to my family and neighbors living in close proximity.
2. No one wants to live next to a large tower. This will negatively affect the surrounding property values. Better cell coverage does not increase property value.
3. The proposed design is a very large commercial cell site. This size is too big to just improve service to the immediate neighborhoods. This is a large revenue source for ATT and the city but the surrounding neighbors receive nothing of benefit.
4. Extending the light standard and adding dozens of antennas creates an eyesore. ATT proposed no mitigation to otherwise disguise the structure.
5. The extra tall pole height will probably have a bright beacon light at night due to its close proximity to the airport. This will be a nuisance to surrounding neighbors.
6. The extra tall pole is in the landing path of Lifelight or REACH emergency helicopter when they land on the soccer field. This creates a much more dangerous landing approach for this necessary service, especially at night.
7. There is an Osprey nest less than 150' from the proposed tower. Is it fair to expose this wildlife to same RF radiation too? Who speaks for that nesting pair?
8. We were promised by city officials that when this latest park improvements (dog park, pickleball, new playground, new bathrooms) that the park was, "built out" and no further construction would occur.

Thank you for collecting our feedback.

Kevin and Ellen Fritz
1002 Beacon Bay Dr.

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Kyle Van Leeuwen

From: Mark Frushone <mjfrushone@gmail.com>
Sent: Sunday, February 5, 2023 7:25 AM
To: Lauren Yzaguirre
Subject: Proposed cell tower, Poinsettia Park

Good morning

As a father of two younger children, who often play sports at poinsettia park. I am not in favor of placing a cell tower so close to there a developing brains.

One of the benefits of living in Carlsbad is our wonderful public services.

In my opinion, the long term affects of RV and UV have not fully been realized.

I oppose putting the new cell tower in poinsettia park.

Mark

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Kyle Van Leeuwen

From: Nora George <norageorge7@gmail.com>
Sent: Tuesday, February 21, 2023 7:20 PM
To: Lauren Yzaguirre
Subject: Re: Proposed cell tower at Poinsettia Park

Hello Lauren,

Wow, I am very surprised the city has no power to prevent this from being installed in a highly populated area. Can the city request the proposed location to be moved to an area further away from homes, thus, minimizing RF exposure to nearby residents? As you can see, it is VERY close to our property line. In fact, all the properties on Beacon Bay Drive share a green easement with the park - THAT is how close we are. Even to the geographical center of the park would be better. Would it be possible for you to send me a copy of the RF Electromagnetic Energy Jurisdictional Report showing the applicant as compliant? It is good to hear the applicant is willing to work with the public; however, a shorter tower would bring the radiation closer to people. Safety should always take precedence over aesthetics. Thanks for all your information.

Kind regards,

Nora J George

Arts Commissioner
City of Carlsbad
California
(760)930-0065
(619)252-5136 text

On Feb 21, 2023, at 11:27 AM, Lauren Yzaguirre <Lauren.Yzaguirre@carlsbadca.gov> wrote:

Hi Ms. George,

Thank you for providing your comments. I am taking over this project until Kyle returns.

The Federal Communication Commission (FCC) regulated radio frequency (RF) emissions. By federal law, the city is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission's (FCC) regulations concerning RF emissions. The applicant has submitted a Radio Frequency - Electromagnetic Energy Jurisdictional Report to show compliance with FCC regulations.

The initial application included a total of 15 antennas (5 per sector, 3 sectors).

The city has received a number of concerns from the community regarding the initial design and height of the tower. As result, the city has encouraged the applicant to redesign the project. The applicant is currently working on a new design, so the number of antennas and the RF Electromagnetic Energy Jurisdictional Report may change with a new design.

Please see the blue marker in the aerial below for the approximate location of the proposed wireless site.

Kyle Van Leeuwen

From: Nora George <norageorge7@gmail.com>
Sent: Monday, February 20, 2023 5:50 PM
To: Kyle Van Leeuwen
Cc: Priya Bhat-Patel
Subject: Proposed cell tower at Poinsettia Park

Hello Kyle,

Our neighborhood has received correspondence on a proposed cellphone tower at Poinsettia Park and we are extremely concerned about the health issues and drop in housing values that come with such towers. In short, this is a HUGE danger to our youth, their parents and the many residents that regularly use this park. I'm sure you are familiar with the basic and minimal safety requirements for such towers and the homes on Beacon Bay Drive, nor the many ball courts at Poinsettia Park, are NOT at the standard and minimal distance of a quarter mile. Please provide me with specific information on the unit that is being proposed and of the radio frequency and EMFs that it will emit. You know the health and economic dangers of this project so I will not bother at this point to list them.

Fortunately, we live in a neighborhood full of engineers, scientists, medical doctors and teachers that each have valid and serious concerns in their respective fields and we are prepared to prevent this project from coming to fruition. I am confident in staff's ability to find alternative sites for this cell tower, such as the golf course or water tower (both on higher ground), away from so many vulnerable residents and park users.

Thank you much for your assistance.

Kind regards,

Nora J George

Arts Commissioner
City of Carlsbad
California
(760)930-0065
(619)252-5136 text

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Kyle Van Leeuwen

From: Nora George <norageorge7@gmail.com>
Sent: Friday, March 3, 2023 1:26 PM
To: Eric Lardy
Cc: Priya Bhat-Patel; Lauren Yzaguirre; Kyle Lancaster; Kyle Van Leeuwen
Subject: Proposed cell tower at Poinsettia Park

Dear Eric,

I live adjacent to Poinsettia Park so I share the plethora of concerns over the proposed cell phone tower at Poinsettia Park with my community ranging from potential health concerns to devaluation of property values. I urge you and your staff to find an alternative location for such tower that is not so close to housing and not in the middle of our busiest active park. My biggest (of many) three concerns are as follow:

1. City officials have gone through the trouble of creating and adopting City Council Policy 64 yet staff is not adhering to the policy's "preferred" and "discouraged" locations for such towers. Under "preferred", section A1(h), parks and residential zones are ranked as the penultimate choice. Under "discouraged", section A2(b), parks and residential zones are ranked as the second most discouraged. Clearly, there is a disparity.
2. The RF Electromagnetic Energy Jurisdictional Report, page 8, states that the "report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines". It further states that the modeling methodology including inputs and parameters were dictated by AT&T; moreover, a statistical reduction of "the power to 32% of maximum theoretical power" was used to achieve favorable results. I also question if the modeling took in consideration the amount of metals surrounding the proposed location - smack in the middle of multiple ball fields with lots of fencing. I realize that there are certain industry accepted standards and factors when it comes to modeling but for AT&T to dictate their own criteria seems self-serving and dangerous. It would behoove the city to exercise some due diligence.
3. I understand that the consultant is attempting to appease community concerns with a "stealth" design similar to what is present at Calaveras Park; however, that design involves using a shorter pole which brings the radiation closer to the ground. This design is counterintuitive to addressing community concerns which, essentially, revolve around the unknown long term affects of RFs which manifest as social concerns vis-à-vis visual reminders of potential health concerns leading to decreased property values.

Ms. Yzaguirre has done an excellent job of fielding community concerns and providing us with information. I am confident that you, Eric, and your staff will find an alternative location that is not so close to residents, park users, and schools that will prove satisfactory with AT&T as well as the community you serve. Many thanks!

Kind regards,

Nora J George
Arts Commissioner
City of Carlsbad
California
(760)930-0065
(619)252-5136 text

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Kyle Van Leeuwen

From: Robert Hampton <thesouthhamptons@gmail.com>
Sent: Tuesday, February 7, 2023 8:17 PM
To: Lauren Yzaguirre
Subject: Cell Tower at Poinsettia Park

Dear Lauren,

I live behind Poinsettia Park and feel very concerned about the proposed cell tower. This seems way to close to schools, playgrounds, sports fields and houses to be safe. From what I read, there is not definitive research on the long term exposure from RF waves. There can't be, since this technology is so new. So why would we want to risk having this tower installed some place where so many children spend so much time? I know that when my kids were playing sports our entire family spent hours at their practices/events every week. Multiply that by 3 kids and over 15 years of sports, that is a lot of exposure. Not to mention the houses, and school and pre school that are near by. There must be a better location with more open space around it. Thankfully, Carlsbad has so much open space. It seems an odd choice to put this right in the middle of a park.

I used to work for a chemical production company in the computer chip industry. We regularly had safety trainings and had to read MSDS sheets. One piece of safety advice I always remember was that we never want to get close to the recommended exposure limits. Because anytime the exposure limits changed, it was always because the existing limits were too high.

I look forward to hearing that a safer location has been found for this tower.

Sincerely,
Anne Hampton

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Kyle Van Leeuwen

From: Aileen Heimlich <treasuresfound1995@yahoo.com>
Sent: Wednesday, March 22, 2023 1:50 PM
To: Eric Lardy; Kyle Van Leeuwen; Curtis Jackson; Cliff Jones; Shared Building; Scott Chadwick; Kyle Lancaster
Cc: Priya Bhat-Patel
Subject: Poinsettia Park AT&T and Verizon Wireless Cell Facility (WCF) Tower CUPs

Follow Up Flag: Follow up
Flag Status: Completed

Greetings Staff:

As there are now two WCF proposals awaiting approval, we are concerned that they may be approved without intentional consideration of Policy 64 with THE purpose "to GUIDE the public, applicants, boards and commissions and staff in reviewing the placement, construction, and modifications of WCFs." We are concerned, as well, that other WCF applicants may propose installation at this park.

Poinsettia Park serves as a major recreational feature of the city with many children and adults recreating there on a daily basis. There are several neighborhoods as well as Pacific Rim Elementary School with a large playfield in close proximity to the park. Additionally, there is an osprey nest on a light post within 150 feet of the two proposed locations which has been utilized two years in a row, having produced two chicks that matured last year, and the return of the ospreys to reinforce their nest and utilize it again this year. The osprey had built a nest three years ago in the same location but it was removed.

Two of the goals of Policy 64 are to protect the health, safety and welfare of the public as well as to encourage location of such facilities away from residential and other sensitive areas. In conjunction with the goals, The Federal Telecommunications Act of 1996 preserves a city's ability to regulate the placement of wireless communication facilities as there is to be no gap in coverage and states that no entity can prevent the completion of a network. We appreciate that the City tightened up Policy 64 after the construction of four WCFs at Calavera Park in close proximity to homes and within a well-utilized park.

We have several questions for which we would appreciate responses that shed some light as to why a park location is more preferential to the applicants contrary to Policy 64's purpose and goals? Where is the City's guidance in this regard other than to ask for analysis(es) of other more preferred locations?

The permit process in Policy 64 clearly states that "new WCFs are allowed in the public right-of-way- of roads (ROW) subject to the requirements" of said Policy. Additionally, Policy 64 lists 7 more preferred locations than one adjacent to residences/sensitive areas. Have the applicants analyzed and demonstrated that alternatives in more-preferred locations have been proven not technically feasible or available?

What is the documentation AT&T has provided that the locations for CUP 2021-002 and CDP 2021-001 are not feasible? We request a copy of said documentation.

As the FCC requires environmental review for a selected site and ospreys return to the same nest year after year, how and when is the applicant held responsible to the guidelines set forth by the FCC? We now wonder if future applicants should be required to submit such an analysis as part of the application process so as not to simply pick the easiest potential location.

It is our understanding that "(FCC) rules impose enforceable duties on licensees/applicants in order to meet NEPA obligations." As the nearby environment is residential and riparian with federally threatened California Coastal Gnatcatchers and (Audubon endangered species) ospreys returning regularly to a previously utilized nest, has an analysis taken place as to potential effects on the environment and the wildlife living there? IF not, when will this analysis take place?

Have total RF emissions from the Hidden Valley Road 5G facility as well as both proposed locations at Poinsettia Park been taken into consideration in conjunction with other (possible) nearby existing locations?

Thank you for the opportunity to be involved in the decision-making process of this matter, for our community as well as for other Carlsbad communities.

Respectfully,

Aileen and Richard Heimlich

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Kyle Van Leeuwen

From: Richard Heimlich <rheimlich@icloud.com>
Sent: Wednesday, February 8, 2023 10:49 AM
To: Lauren Yzaguirre
Cc: Eric Lardy
Subject: AT&T cell tower at Poinsettia Park

Hi Lauren and Eric - as a resident of Mariner's Point I am opposed to this tower in Poinsettia park near my house.

It should be put in business zone along Paseo Del Norte to the northwest. Higher elevation there better for cell coverage.

Doesn't belong where kids play and adults gather every day with RF dangers. It is proposed next to baseball field where we host Jazz in the Park, TGIF series.

Also proposed to go 90 feet because location is in a valley. Taller than existing playing field light towers. Visual pollution as well is an issue for us whose view looks to the park.

Thanks for your consideration,

Richard Heimlich
6729 Tea Tree St
Carlsbad, Ca 92011
619-301-2433

Sent from my iPhone

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Kyle Van Leeuwen

From: Vilas Koinkar <vkoinkar@yahoo.com>
Sent: Sunday, February 5, 2023 8:50 AM
To: Lauren Yzaguirre
Cc: The Hoa
Subject: Proposed Cell Tower at Poinsettia Park

Dear Lauren,

We own a home in Poinsettia Cove, you are posing a serious health risk to our neighborhood and people in park from RF radiations by installing cell towers right in our back yard. We strongly vote against this proposed cell tower project.

Best Regards,
Vilas Koinkar, Ph. D.
Seema Koinkar

Sent from my iPhone

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Kyle Van Leeuwen

From: Susan LeClair <sleclair@wccmonitoring.com>
Sent: Monday, February 6, 2023 4:35 PM
To: Lauren Yzaguirre
Subject: ATT Cell Tower at Poinsettia Park

Hello Lauren

I am emailing to note that I and my husband, residents of mariner's Point for the last 5 years and prior to that 25 year residents at The Cove are 100 percent opposed to the proposition for a new cell tower at Poinsettia Park. Please advise if there is anyone else I should contact in regards to this matter. Thank you.

Regards,

Susan E. LeClair

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Kyle Van Leeuwen

From: AT&T Inc. <cheryllinzey@sbcglobal.net>
Sent: Wednesday, February 1, 2023 9:09 PM
To: Lauren Yzaguirre
Subject: 90' Cellular Pole Replacing 78' Light Pole @ Poinsettia Park

The application for CUP2022-0023 should be denied on the basis of the following;

1. The height of the pole and tower will add to a negative view impact for all surrounding homes. We don't want anymore than what is already excessive man made view pollution in our area. The Cellular towers are not pleasant to look at and are a negative impact on home values.

2. RF Radiation Dangers are near residents and will cause children and anyone playing in the park exposure to Dangerous health hazards.

The City of Carlsbad and its elected officials must understand the above and protect the citizens of Carlsbad from the possible and these negative impacts. I realize that the City is looking for revenue flow from AT&T but should not be at the cost of making our area worst for it.

David and Cheryl Linzey
6705 Camphor Place
Carlsbad CA, 92011

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Kyle Van Leeuwen

From: Ben Martin <benslens1@yahoo.com>
Sent: Tuesday, February 7, 2023 12:09 PM
To: Lauren Yzaguirre
Subject: Opposition to MD7 cell phone tower proposal

Attn: Lauren Yzaguirre
Associate Planner
Community Development Department
1635 Faraday Ave.
Carlsbad, CA 92008
442-339-2634 direct

Hello Lauren,

Thank you for listening and being an advocate for the people. I am writing this letter as a concerned resident owning 6713 Whitesail St. .

A recent notification letter had been sent out to anyone within a 600 foot radius of a proposed permit by "MD7" - Application number CUP2022-0023 space project name CALO1850 Poinsettia park new site build (no mention of a cell tower) regarding a cell tower to be built on the southern portion of the Poinsettia park property.

To keep this brief and clear we are opposed to this proposal. The reasons for opposing would be the fact that it's near our residence as well as the fact that it would be in a public space that is constantly occupied by hundreds of all ages and animals. Everybody's proximity to equipment like this has been proven to have negative impacts. Not only is this proposed in a public park, but in one of the most regularly and densely populated areas of the park, right in between two sports fields. Additionally, I do not understand why projects like this are even considered in areas like a large public park when there are streets like Avenida Encinas (specifically where the water treatment plant is located) or golf courses/ country clubs that would have no problem housing projects like this and have minimal impact on any surrounding areas.

A resounding and definite opposition would be our voice regarding MD7's proposal.

We trust that you will do what is needed to prevent sneaky non transparent deals like this from taking place. Please keep us updated.

Community development
not corporate! :)

Thank you,

Ben Martin & Family

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Kyle Van Leeuwen

From: Gianlorenzo Masini <gianlorenzo.masini@gmail.com>
Sent: Sunday, February 26, 2023 10:10 PM
To: Lauren Yzaguirre
Subject: concerns about new cell phone tower plan in Poinsettia Park

Dear Ms. Yzaguirre,

We are residents of the Cove HOA and we are writing to express our strong opposition to the planned installation of a new cell phone tower in the Poinsettia Park, in close proximity to the Pacific Rim Elementary school campus and in a densely developed residential area.

First, we believe the chosen location does not match the recommendation clearly expressed in CCC Policy 64, A. 1. which lists "Parks and Community facilities" as the second last preferred place (in a list of 9), and residential areas in general as a "discouraged location". If indeed this is a last resort choice, the motivation should be abundantly supported by documentation on which more preferable (in the sense of the cited document) alternative sites have been considered and discarded. We have not seen this.

In addition, the result of the technical evaluation of the level of exposure in the neighborhood of the antenna shows that at the antenna level, an area of approximately 96' around the tower is actually potentially passing the limits for general public. This is likely considered safe because of the height of the antenna but it is not clear how the significant difference in ground levels the surrounding developments have been taken into account in this assessment. Also the simulation does not seems to take into account the presence of other metal structures (light poles, metal fences of the baseball fields) in the vicinity of the antenna that could change the radiation shape by reflection and focusing. Moreover the calculation has been performed using a "32% of maximum theoretical power" factor as suggested by AT&T (pag.8). Since AT&T is the customer for this report it would be probably good to double check this de-rating value with a third party for consistency.

I know the concerns expressed above are shared by numerous members of our community, and I hope this Administration will help us to convince the interested Company to revisit their choice and found a more appropriate location.

With best regards,
Gianlorenzo Masini and Gabriella Maiello

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Kyle Van Leeuwen

From: Bryan Phillips <bryan.g.phillips@sbcglobal.net>
Sent: Saturday, February 25, 2023 4:23 PM
To: Lauren Yzaguirre
Subject: Poinsettia Park Wireless Communication Facility (WCF)
Attachments: cell tower location in Feb2023 notification mail.jpeg

Dear Ms. Yzaguirre:

This email to to express my objection to the proposed installation location of the Poinsettia Park Wireless Communication Facility (WCF) cellular tower. It is my hope that the City of Carlsbad will take measures to locate this tower elsewhere, away from concentrated, young populations.

My concerns extend beyond the three, below, but I will remain brief:

- 1) The cell tower being installed near a school (Pacific Rim Elementary) and directly in a (highly populated) park.
- 2) Old map used to notify surrounding residents: The surrounding residents were notified late Jan / early Feb 2023 via USPS mail of the application which contained a 1994 Thomas Bros map for tower location that conveniently did not show the park nor school in the proposed location (attached). In my opinion, the omission of the park and school by using a 29 year old map seems highly suspect.
- 3) Per CCC Policy 64, A.1., the applicant is resorting to nearly the last preferred location out of 9 (8th, "h. Parks and community facilities").

Thank you for your attention. Your help will be greatly appreciated.

Bryan Phillips
1035 Beacon Bay Drive
Carlsbad, CA 92011
7605858050

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Kyle Van Leeuwen

From: Scott Chadwick
Sent: Thursday, March 23, 2023 8:17 AM
To: Jeff Murphy; Eric Lardy
Cc: Gary Barberio; Geoff Patnoe
Subject: FW: Poinsettia Park AT&T and Verizon Wireless Cell Facility (WCF) Tower CUPs

Forwarding along the input that was sent to me related to this project.

Scott Chadwick
City Manager
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008
www.carlsbadca.gov



[Facebook](#) | [Twitter](#) | [You Tube](#) | [Pinterest](#) | [Enews](#)

From: josette pyper <josettepyper@hotmail.com>
Sent: Wednesday, March 22, 2023 10:14 PM
To: Scott Chadwick <Scott.Chadwick@carlsbadca.gov>
Cc: Priya Bhat-Patel <Priya.Bhat-Patel@carlsbadca.gov>
Subject: Poinsettia Park AT&T and Verizon Wireless Cell Facility (WCF) Tower CUPs

Greetings Staff:

As there are now two WCF proposals awaiting approval, we are concerned that they may be approved without intentional consideration of Policy 64 with THE purpose "to GUIDE the public, applicants, boards and commissions and staff in reviewing the placement, construction, and modifications of WCFs." We are concerned, as well, that other WCF applicants may propose installation at this park.

Poinsettia Park serves as a major recreational feature of the city with many children and adults recreating there on a daily basis. There are several neighborhoods as well as Pacific Rim Elementary School with a large playfield in close proximity to the park. Additionally, there is an osprey nest on a light post within 150 feet of the two proposed locations which has been utilized two years in a row, having produced two chicks that matured last year, and the return of the ospreys to reinforce their nest and utilize it again this year. The osprey had built a nest three years ago in the same location but it was removed.

Two of the goals of Policy 64 are to protect the health, safety and welfare of the public as well as to encourage location of such facilities away from residential and other sensitive areas. In conjunction with the goals, The Federal Telecommunications Act of 1996 preserves a city's ability to regulate the placement of wireless communication facilities as there is to be no gap in coverage and states that no entity can prevent the completion of a network. We appreciate that the City tightened up Policy 64 after the construction of four WCFs at Calavera Park in close proximity to homes and within a well-utilized park.

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The permit process in Policy 64 clearly states that "new WCFs are allowed in the public right-of-way- of roads (ROW) subject to the requirements" of said Policy. Additionally, Policy 64 lists 7 more preferred locations than one adjacent to residences/sensitive areas. Have the applicants analyzed and demonstrated that alternatives in more-preferred locations have been proven not technically feasible or available?

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It is our understanding that "(FCC) rules impose enforceable duties on licensees/applicants in order to meet NEPA obligations." As the nearby environment is residential and riparian with federally threatened California Coastal Gnatcatchers and (Audubon endangered species) ospreys returning regularly to a previously utilized nest, has an analysis taken place as to potential effects on the environment and the wildlife living there? IF not, when will this analysis take place?

Have total RF emissions from the Hidden Valley Road 5G facility as well as both proposed locations at Poinsettia Park been taken into consideration in conjunction with other (possible) nearby existing locations?

Thank you for the opportunity to be involved in the decision-making process of this matter, for our community as well as for other Carlsbad communities.

Respectfully,

Josette Pyper
josettepyper@hotmail.com

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Kyle Van Leeuwen

From: Tom Rhatigan <rhatigantom62@gmail.com>
Sent: Sunday, February 5, 2023 3:29 PM
To: Lauren Yzaguirre
Subject: Poinsettia Park cell tower

Hello, I live on Beacon Bay Drive and want to let you know that my wife and I are in favor of the new cell tower in the park We've never had any decent reception on our phones and are hopeful that will improve with the new tower. We have been getting emails and texts from people who do NOT live in our neighborhood to vote down the tower. They obviously have never had cellphone reception problems but still want to have a say in what is happening in OUR neighborhood.

Thank you for trying to help our community. I hope this email in the affirmative is more of the majority than the minority.

Tom Rhatigan

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Kyle Van Leeuwen

From: Christa Ritchie <christamritchie@gmail.com>
Sent: Sunday, February 5, 2023 9:06 PM
To: Lauren Yzaguirre
Subject: I oppose the cell tower in Poinsettia Park

To whom this may concern,

I am a homeowner here in Carlsbad. I live in the Cove neighborhood at 6709 Whitesail St. . I live with my husband and small baby. I strongly oppose the proposed cell tower to our neighboring park, Poinsettia park. I am extremely uncomfortable knowing something that can harm the health of me and my growing family could be right next to us. We moved here because of the park, elementary school and family lifestyle. Please for the sake of the families in this area, do not build something so horrid to our health. Especially the young who will be most greatly impacted. Please read more studies about the effect these cell towers have on communities. It is not worth it. It will greatly devalue our area. Consider the impact it will have on YOUR community. Health is far greater than money and convenience.

Thank you,

Christa Ritchie
858-472-4583

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Kyle Van Leeuwen

From: Christa Ritchie <christamritchie@gmail.com>
Sent: Sunday, February 26, 2023 7:28 AM
To: Lauren Yzaguirre
Subject: Relocate the Cell Tower

Hi Lauren,

My plead was not taken into account when I emailed. It is important for you to listen to the taxpayers who LIVE in the area where this cell tower is proposed to go.

As I'm sure you have been made very aware, our children live, play, and attend school in the very area this proposed cell tower would go. Is there no other location? Is the city really "selling out" at the cost of our youth? There are several provisions we, the taxpayers, have been made aware of regarding the placements of these poles. It is very clear this shouldn't even have been entertained as an option for its proposed location. Now the people are having to fight back in order to protect the youth. The LAST place should NOT be in a residential location.

Shame on the city for going against its own provisions. Those provisions were made for a reason. I find it hard to believe that there would be no better place for this pole. I ask that the city do its due diligence and do what's morally right. I ask that the city **relocate the proposed cellular antenna pole away from nearby residential homes and children at the park and pac rim elementary.**

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Kyle Van Leeuwen

From: Sharilyn Schultz <sharilyschultz1111@gmail.com>
Sent: Monday, January 30, 2023 2:14 PM
To: HThomasJr@md7.com; Kyle Van Leeuwen
Subject: Proposed cell tower at Poinsettia Park

Good afternoon,

I am a Carlsbad resident who lives directly across the street from Poinsettia Park, and I am writing you to express my emphatic DISAPPROVAL of the installation of this cell tower.

The specific reason for my disapproval is my extreme concern over EMF exposure. As you are aware, these cell towers emit a large amount of EMF radiation, which has direct negative effects on our bodies. I do not want myself, my family, or anyone else exposed to such radiation 24/7.

Thank you for taking the health risks into account as you move forward. I am hopeful that you will make the decision that is best for everyone's well being, rather than profit.

Sincerely,

Sharilyn Schultz

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Kyle Van Leeuwen

From: Sharilyn Schultz <sharilyschultz1111@gmail.com>
Sent: Friday, February 24, 2023 9:45 PM
To: Susan LeClair
Cc: AT&T Inc.; Aileen Heimlich; Ben Martin; Christa Ritchie; Frank Sung; Katherine; Kevin Fritz; Kimberly; Lauren Yzaguirre; Mark Frushone; Mary Crotty; Michelle Backus; Richard Heimlich; Robert Hampton; Silvia Chang; The Hoa; Tom Rhatigan; Vilas Koinkar; dsteffy@sbcglobal.net; ed jago
Subject: Re: Poinsettia Park Wireless Communication Facility (WCF)

I agree as well!!

On Fri, Feb 24, 2023 at 7:38 PM Susan LeClair <sleclair@wccmonitoring.com> wrote:
Absolutely agree!!!!

Susan LeClair

Sent from my iPhone

On Feb 24, 2023, at 4:11 PM, Frank Sung <franksung01@gmail.com> wrote:

Hi Lauren - Thank you for beginning to set some boundaries (height and design) on what cellular facilities are to be permitted in the City of Carlsbad. My neighbors and I **OBJECT TO THE LOCATION** of this proposed facility at Poinsettia Park. Carlsbad Council Policy #64 (see below) clearly says that locations of new cellular facilities are to be away from residential areas. This is NOT the case for this proposed facility.

Our parks are a treasure to the community. Children play and people congregate at our parks. Residential neighborhoods are adjacent to our parks. Please have the project applicant identify locations away from our parks .. ie away from where people live and play. Thank you!

Frank Sung
(m) 760-213-9036

A. Location Guidelines for Placement of WCFs (excluding SWFs)

1. Preferred Locations – WCFs are encouraged to locate on existing buildings and structures. In addition, WCFs should be located in the following zones and areas, which are listed in order of descending preference: a. Industrial zones. b. Commercial zones. c. Other non-residential zones, except open space. d. Public right-of-way of roads adjacent to industrial and commercial zones and identified on the map attached as Exhibit A. e. Public property (e.g., city facilities) not in residential areas. f. Major power transmission towers in non-residential zones

or areas. g. Public and private utility installations (not publicly accessible) in residential and open space zones (e.g., water tanks, reservoirs, or the existing communication towers near Maerkle Reservoir). h. Parks and community facilities (e.g., places of worship, community centers) in residential zones or areas. i. Public right-of-way of roads adjacent to residential zones and identified on the map attached as Exhibit A.

2. Discouraged Locations – WCFs should not locate in any of the following zones or areas unless the applicant demonstrates that alternatives in more-preferred locations are not technically feasible or potentially available as required by Application and Review Guideline E.3. a. Open space zones and lots (except as noted in Location Guideline A.1.). b. Residential zones or areas (except as noted in Location Guideline A.1). c. Major power transmission towers in corridors located in/or next to a residential zone or area. d. Environmentally sensitive habitat. e. Public right-of-way of roads not identified on the map attached as Exhibit A. f. On vacant land.

3. Visibility to the Public – In all areas, WCFs should be located where least visible to the public and where least disruptive to the appearance of the host property. Furthermore, no WCF should be installed on an exposed ridgeline or in a location readily visible from a public place, recreation area, scenic area or residential area unless it is satisfactorily located and/or screened so it is hidden or disguised.

4. Collocation – Collocating with existing or other planned wireless communication facilities is recommended whenever feasible and appropriate. Service providers are also encouraged to collocate with water tanks, major power transmission and distribution towers, and other utility structures when in compliance with these guidelines. The city must approve collocation applications unless the expansion adds significantly to the height or width of a facility. Dec. 14, 2021 Item #16 Page 16 of 252

5. Monopoles – No new ground-mounted WCF monopoles should be permitted unless the applicant demonstrates no existing monopole, building, or structure can accommodate the applicant's proposed antenna as required by Application and Review Guideline E.4.

On Tue, Feb 14, 2023 at 2:22 PM Lauren Yzaguirre <Lauren.Yzaguirre@carlsbadca.gov> wrote:

Good Afternoon,

Kyle Van Leeuwen

From: Kyle Van Leeuwen
Sent: Monday, November 20, 2023 11:23 AM
To: Kyle Van Leeuwen
Subject: FW:

From: Cameron St.Clair <cstclair@rincongrp.com>
Sent: Wednesday, November 1, 2023 12:36 PM
To: Planning <Planning@CarlsbadCA.gov>
Subject:

Planning Commissioners,

With the lack of evidence on 5G cell towers I strongly urge the planning commission to deny the application to allow a 5G cell tower on the New Song Church property. These towers should not be put in our neighborhoods or near schools. It is the responsibility of the commissioners to keep our neighborhoods safe.

Thank you,

Cameron St.Clair
Owner of a property on Adams Street

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Kyle Van Leeuwen

From: Frank Sung <franksung01@gmail.com>
Sent: Friday, February 24, 2023 4:11 PM
To: Lauren Yzaguirre
Cc: ed jago; AT&T Inc.; Michelle Backus; Richard Heimlich; Susan LeClair; Robert Hampton; Kimberly; sharilyschultz1111@gmail.com; Mary Crotty; Christa Ritchie; Kevin Fritz; Tom Rhatigan; Ben Martin; Katherine; Vilas Koinkar; The Hoa; Silvia Chang; Mark Frushone; Aileen Heimlich; dsteffy@sbcglobal.net
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On Tue, Feb 14, 2023 at 2:22 PM Lauren Yzaguirre <Lauren.Yzaguirre@carlsbadca.gov> wrote:

Good Afternoon,

I am reaching out to you in response to your expressed concerns about the proposed Poinsettia Wireless Communication Facility (CUP2022-0023) located in Poinsettia Park at 6600 Hidden Valley Road. I would like to draw your attention to the attached second review letter for this project.

The concerns expressed by the community have been taken into consideration by staff. As a result, the applicant has been presented with the following two options:

1. Withdraw the project and resubmit a new application featuring a redesigned structure that incorporates a stealth design, with the replacement pole being limited in height to that of the existing pole.
2. Proceed with the current application as proposed, providing additional documentation to support the request. The applicant has been advised that although a decision has not been determined, in this scenario the city could recommend denial to the decision-making body (Planning Commission) at the public hearing.

Please review the attached documentation and contact me directly should you have any questions or concerns.

Kyle Van Leeuwen

From: Laura Leigh Wantz <lauraleighwantz2021@gmail.com>
Sent: Sunday, February 26, 2023 6:38 PM
To: Lauren Yzaguirre
Cc: Priya Bhat-Patel
Subject: Re: Proposed cell phone tower

Dear Ms. Yzaguirre:

We want to thank you for telling MD7/AT&T to lower the cell pole height and to add a stealth design at Poinsettia Park.

Please have them relocate the proposed cell pole far away from where people live and where our child play and out of the visual line of the upslope neighborhood.

It is inappropriate to locate these facilities so close to homes and youth sports fields and our local elementary school.

Please keep in mind that, since there has been no new developments in this neighborhood, there is no real need for additional cell service.

Thank you.

Jim and Laura Wantz
6713 Tea Tree Street
Carlsbad

Email: LauraLeighWantz2021@gmail.com
Cell: 949/322-4673
Landline: 760/448-5243

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