



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 3, 2012

TO: Planning Commission Chair and Members of the Planning Commission

FROM: Karen Lynch-Ashcraft, Development Project Manager, Development Services *ka*

SUBJECT: Report No. PC-12-020 Verizon – Scripps Ranch, Project No. 223834
Agenda of July 12, 2012

On April 26, 2012, the Planning Commission reviewed Verizon's proposal to maintain and continue operating two 43-foot tall monopoles on the same property as the Scripps Ranch Water Tank. The project was continued to July 12, 2012 in order to provide Verizon time to redesign the project so that it conformed with the Wireless Communication Facilities regulations.

Verizon has redesigned the project to replace the monopoles with one 48-foot tall monoecalyptus tree, supporting 12 panel antennas and one 4-foot diameter microwave dish. The additional five-feet in height provides for a canopy top that gives the faux tree a more natural appearance. The monoecalyptus tree is proposed where one of the existing monopoles is located, at the top of the driveway entrance to the water tank. Verizon is proposing to add six 24-inch box Red River Gum Eucalyptus Trees to better integrate the faux tree into the property and reduce any visual impacts associated with the project. No changes are proposed to the equipment shelter.

Staff has reviewed the revised plans and believes that Verizon has addressed the WCF faux tree requirements and for that reason, staff recommends approval of CUP No. 797438 and PDP No. 880135.

Attachments:

1. Revised Draft Permit
2. Revised Draft Resolution
3. Revised Photosimulations
4. Revised Verizon Plans

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

**PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001269

**CONDITIONAL USE PERMIT NO. 797438
PLANNED DEVELOPMENT PERMIT NO. 880135
VERIZON – SCRIPPS RANCH
PROJECT NO. 223834
PLANNING COMMISSION
DRAFT**

This Conditional Use Permit No. 797438 and Planned Development Permit No. 880135 is granted by the Planning Commission of the City of San Diego to City of San Diego, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 14, Article 3, Division 4. The 1.67-acre site is located at 12225 Spring Canyon Road in the RS-1-8 zone of the Scripps Miramar Ranch Community Planning area. The project site is legally described as: Lot 891 of Scripps Ranch Unit No. 11 according to Map thereof No. 8223 in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 12, 2012, on file in the Development Services Department.

The project shall include:

- a. Replacement of two monopoles with a 48-foot tall (where 35-feet is permitted) faux eucalyptus tree supporting 12 panel antennas and a 4-foot diameter microwave dish;
- b. A 237-square foot equipment shelter;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality

Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 11, 2015.
2. This Conditional Use Permit and corresponding use of this site shall **expire on July 12, 2022**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Verizon to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

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

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

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

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

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

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
15. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
16. Prior to final inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.
17. Prior to final inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.
18. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
19. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

20. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
21. Within 60 days of approval of this permit or prior to the issuance of any required construction permits, whichever is sooner, Verizon Wireless shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
22. Prior to issuance of construction permits, provide the tree manufacturer's specifications and photos for approval.

23. All proposed hand-holes shall be covered with bark material to match the monoecalyptus trunk to the satisfaction of the Development Services Department.
24. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
25. Branches shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.
26. Starting branch height shall be no lower than 12-feet.
27. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
28. RF socks fully covering the front and back of the antennas (and any other components) shall be used.
29. The applicant shall provide color samples of the monoecalyptus branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built monoecalyptus.
30. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
31. No overhead cabling is allowed for this project.
32. Exposed mounting apparatus shall be removed and shall not remain absent antennas.
33. The Permittee shall not cause or allow the antennas to be different sizes (length, width, or height) than as shown on the stamped approved plans.
34. All equipment, including transformers, emergency generators and air conditioners belonging to Verizon shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
35. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on July 12, 2012 by Resolution No. XXXXXXXX.

Permit Type/PTS Approval No.: CUP No.797438/PDP No. 880135

Date of Approval: July 12, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

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

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

Verizon Wireless
Permittee

By _____
NAME
TITLE

City Of San Diego
Permittee

By _____
David Sandoval, CCIM
Deputy Director, Real Estate Assets

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

**PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 797438
PLANNED DEVELOPMENT PERMIT NO. 880135
Verizon – Scripps Ranch
PROJECT NO. 223834
DRAFT**

WHEREAS, Verizon Wireless, Permittee and the City of San Diego, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 797438/880135, on portions of a 1.67-acre site;

WHEREAS, the project site is located at 12225 Spring Canyon Road in the RS-1-8 zone of the Scripps Miramar Ranch Community Planning area;

WHEREAS, the project site is legally described as: Lot 891 of Scripps Ranch Unit No. 11 according to Map thereof No. 8223 in the City of San Diego, County of San Diego, State of California.;

WHEREAS, on January 27, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 26, 2012, the Planning Commission of the City of San Diego reviewed the project, heard testimony and continued the project to July 12, 2012 to give Verizon time to redesign the facility in compliance with the Wireless Communication Facility regulations;

WHEREAS, on July 12, 2012, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 797438/Planned Development Permit No. 880135, pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated July 12, 2012.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

(1) The proposed *development* will not adversely affect the applicable *land use plan*;

The City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them

into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of replacing two 43-foot tall monopoles supporting a total of 15 panel antennas and 4-foot diameter microwave dish with a 48-foot tall monoecalyptus supporting 12 panel antennas and a 4-foot diameter microwave dish. The height limit in the RS-1-8 zone is 35-feet; however, mature Eucalyptus trees surround the reservoir, which will help to integrate the proposed 48-foot tall monoecalyptus and provide intermittent screening of the reservoir from the neighboring homes. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

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.” Lawrence Behr Associates, Inc. prepared an EME Audit Report in October of 2008, which concluded that the Verizon monopoles complied with the current FCC RF human exposure regulations at ground level. Modifications have been made at the site to other WCF’s subsequent to that report so a condition has been added to the permit to require that Verizon perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior within 60 days of approval of a permit or prior to issuance of a building permit, whichever the case may be. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

(3) The proposed *development* will comply to the maximum extent feasible with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code; and

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, Verizon is proposing to replace two monopoles with one 48-foot tall monoecalyptus. Existing mature Eucalyptus trees surround the reservoir property and will help to integrate the monoecalyptus from neighboring properties.

Land Development Code Section 141.0420 requires that WCF’s be minimally visible through the use of architecture, landscape and siting solutions. The development regulations for the RS-1-8 zone have a maximum height limit of 35-feet. At 48-feet, the monoecalyptus deviates from the zone height limit and requires a Planned Development Permit (PDP). The purpose and intent of a PDP is to encourage imaginative and innovative planning to assure that the development will comply with the Community Plan and would be preferable to what could be achieved with strict conformance to the regulations. In order to maintain current coverage, Verizon proposes to replace the monopoles with a structure that integrates into the property through the use of architecture, landscape and siting solutions. Based on the design, the monoecalyptus complies with the WCF regulations, including the allowed deviation being processed with the PDP.

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

WCF's on a non-residential use in a residential zone such as this project, located on a City water tank property is considered a Preference 3 Location as identified in City Council Policy 600-43, Wireless Communication Facilities. The Policy is meant to promote preferred locations in order to minimize land use and visual impacts to surrounding communities.

The water tank property is elevated above the surrounding residential uses by approximately 30-feet. At 31-feet in height, the water tank is low scale and is surrounded by mature eucalyptus trees. The specific location of the proposed monoecalyptus tree is close to the entrance of the water tank property and very close to the current location of one of the monopoles. The monoecalyptus will be visible primarily from the east, but due to its design as a faux tree, it will harmonize more effectively with the neighborhood. Additionally, Verizon is proposing to incorporate six 24-inch box Red River Gum Eucalyptus trees to the immediate area around the faux tree to help with integration. Locating within a strictly residential area always proves to be challenging, but non-residentially used properties provide opportunities that allow wireless coverage to be maintained for the community and in this case, also reduce visual impacts.

Planned Development Permit - Section 126.0604**(1) The proposed development will not adversely affect the applicable land use plan;**

The City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of replacing two 43-foot tall monopoles supporting a total of 15 panel antennas and 4-foot diameter microwave dish with a 48-foot tall monoecalyptus supporting 12 panel antennas and a 4-foot diameter microwave dish. The height limit in the RS-1-8 zone is 35-feet; however, mature Eucalyptus trees surround the reservoir, which will help to integrate the proposed 48-foot tall monoecalyptus and provide intermittent screening of the reservoir from the neighboring homes. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

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." Lawrence Behr Associates, Inc. prepared an EME Audit Report in October of 2008, which concluded that the Verizon monopoles complied with the current FCC RF human exposure regulations at ground level. Modifications have been made at the site to other WCF's subsequent to that report so a condition has been added to the permit to require that Verizon perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior within 60 days of approval of a permit or prior to issuance of a building permit, whichever the case may be. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

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

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, Verizon is proposing to replace two monopoles with one 48-foot tall monoecalyptus. Existing mature Eucalyptus trees surround the reservoir property and will help to integrate the monoecalyptus from neighboring properties.

Land Development Code Section 141.0420 requires that WCF's be minimally visible through the use of architecture, landscape and siting solutions. The development regulations for the RS-1-8 zone have a maximum height limit of 35-feet. At 48-feet, the monoecalyptus deviates from the zone height limit and requires a Planned Development Permit (PDP). The purpose and intent of a PDP is to encourage imaginative and innovative planning to assure that the development will comply with the Community Plan and would be preferable to what could be achieved with strict conformance to the regulations. In order to maintain current coverage, Verizon proposes to replace the monopoles with a structure that integrates into the property through the use of architecture, landscape and siting solutions. Based on the design, the monoecalyptus complies with the WCF regulations, including the allowed deviation being processed with the PDP.

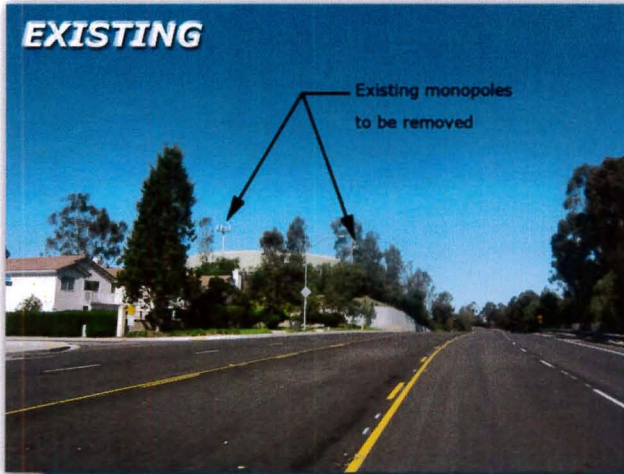
BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 797438/Planned development Permit No. 880135, is hereby DENIED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.797438/880135, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: July 12, 2012

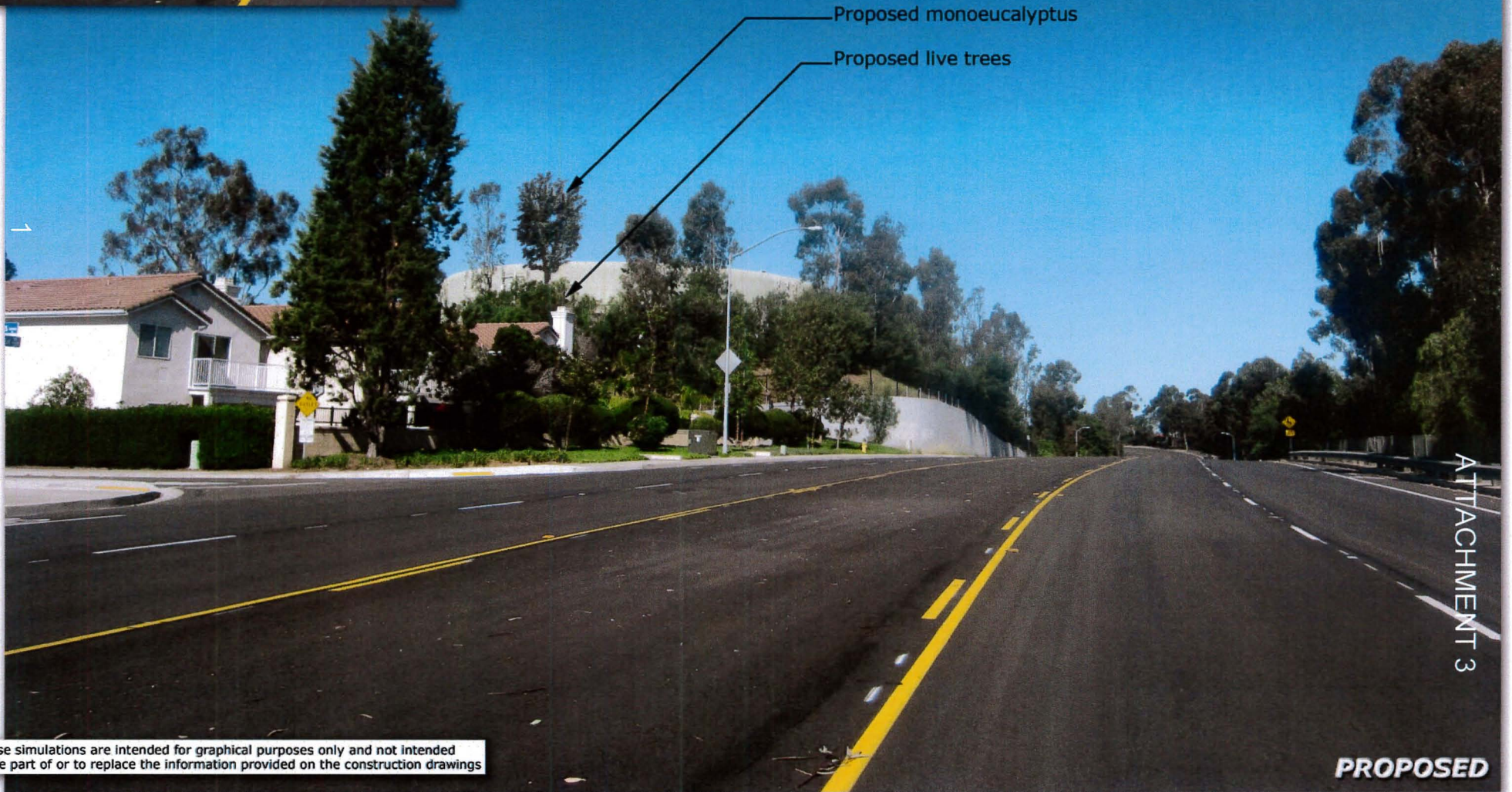
Job Order No. 24001269

EXISTING



Existing monopoles
to be removed

Scripps Ranch Water Tank
12227 Spring Canyon Road
San Diego, CA 92131



Proposed monoecalyptus

Proposed live trees

ATTACHMENT 3

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

PROPOSED

Photosimulation of changes to existing telecommunications site: East view

5/21/2012

EXISTING

Existing monopole
to be removed



Scripps Ranch Water Tank
12227 Spring Canyon Road
San Diego, CA 92131



Proposed monoecalyptus

Proposed live trees

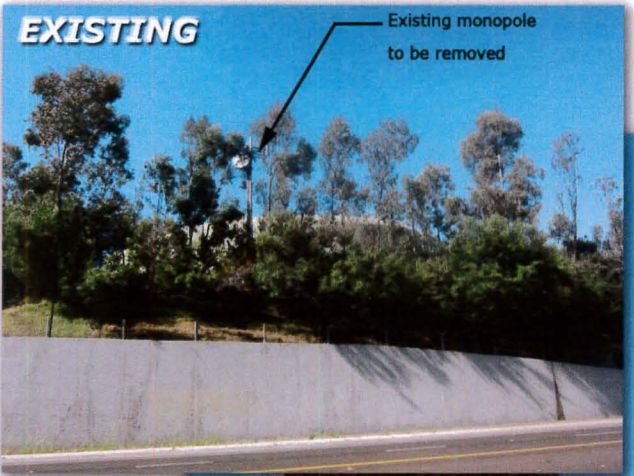


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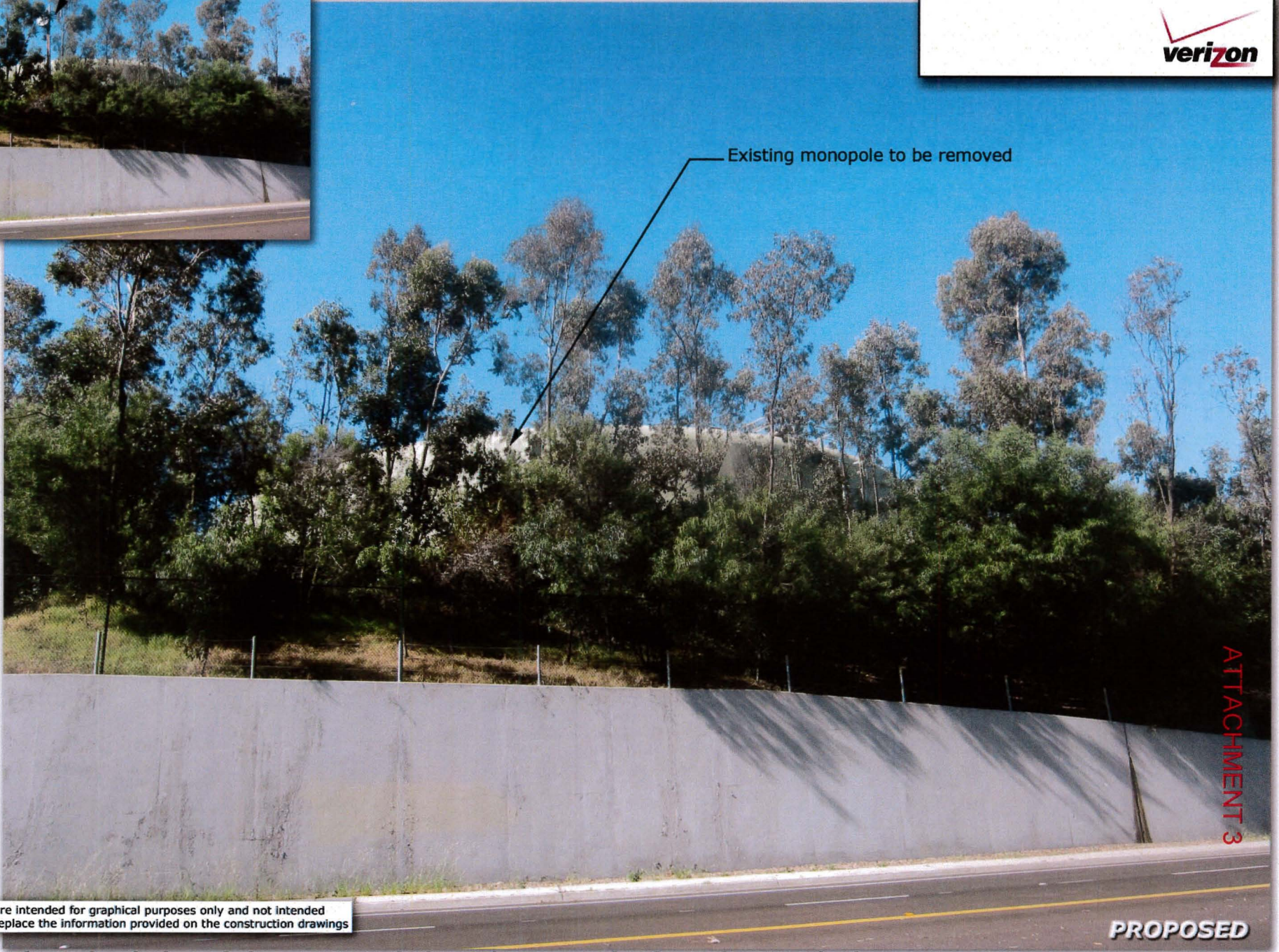
ATTACHMENT 3

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

PROPOSED



Scripps Ranch Water Tank
12227 Spring Canyon Road
San Diego, CA 92131



3

ATTACHMENT 3

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

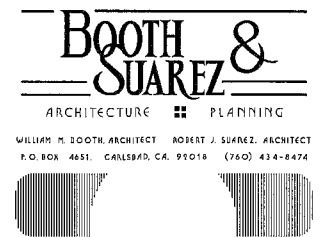
PROPOSED

5/21/2012

Photosimulation of changes to existing telecommunications site: North view



**SCRIPPS RANCH WATER TANK
12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131**



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

APPROVALS

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

PROJECT NAME
**SCRIPPS RANCH
WATER TANK**
12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131
SAN DIEGO COUNTY
DRAWING DATES
05/19/11 ZD REVIEW (cl)
09/08/11 CITY COMMENTS (cl)
05/17/12 ZD REVIEW MODIFICATIONS (cl)
(MONO-EUCALYPTUS)
06/07/12 ZD REVIEW MOD. #2 (cl)

SHEET TITLE
**TITLE SHEET
&
PROJECT DATA**

PROJECTS\verizon\11094zd\11094zt1.DWG

T-1

VICINITY MAP

THOMAS GUIDE PAGE: 1210-B2

DIRECTIONS:
(FROM VERIZON WIRELESS OFFICES IN IRVINE): TAKE I-5 SOUTH TO RT 56 EAST TO I-15 SOUTH TO MIRAMAR/POMERADO ROAD EXIT. PROCEED EAST ON POMERADO ROAD TO SPRING CANYON ROAD. TURN LEFT ON SPRING CANYON ROAD AND HEAD NORTH. THE ACCESS ROAD TO THE WATER TANK IS DIRECTLY NORTH AND WILL BE ON YOUR LEFT HAND SIDE.

ADDRESS:
12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131

COORDINATES (NAD 83):
LATITUDE: 32° 55' 18.32" NORTH
LONGITUDE: 117° 04' 00.63" WEST

COORDINATES (NAD 27):
LATITUDE: 32° 55' 18.15" NORTH
LONGITUDE: 117° 03' 57.52" WEST

CONSULTANT TEAM

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

PLANNING:
PLANCOM, INC.
SHELLY KILBOURN
302 STATE PLACE
ESCONDIDO, CA 92029
(619) 208-4685

LEASING:
PLANCOM, INC.
BRENT HELMING
302 STATE PLACE
ESCONDIDO, CA 92029
(760) 533-6065

ACCESSIBILITY DISCLAIMER

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

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: SHELLY KILBOURN
(619) 208-4685

OWNER: CITY OF SAN DIEGO
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101
CONTACT: CAROL YOUNG
(619) 236-6081

PROJECT DESCRIPTION:
THE EXISTING VERIZON WIRELESS FACILITY CONSISTS OF TWO (2) EXISTING 41'-1" POLES WITH A TOTAL OF FOURTEEN (14) EXISTING VERIZON WIRELESS ANTENNAS, ONE EXISTING MICROWAVE DISH AND AN EXISTING 11'-8" x 20'-4" EQUIPMENT ENCLOSURE. THE PROJECT WILL CONTINUE TO OPERATION OF AN EXISTING WIRELESS COMMUNICATION FACILITY.

THE FOLLOWING CHANGES ARE PROPOSED:

- PROPOSED INSTALLATION OF A 48'-0" HIGH MONO-EUCALYPTUS
- REMOVAL OF TWO (2) EXISTING 41'-1" WOOD POLES & ANTENNAS
- INSTALL THREE (3) SECTORS OF FOUR (4) VERIZON WIRELESS ANTENNAS PER SECTOR (TOTAL OF 12 ANTENNAS) MOUNTED TO CROSS ARM OF PROPOSED MONO-EUCALYPTUS
- MINOR LANDSCAPE & IRRIGATION CHANGES

LEGAL DESCRIPTION:
LOT 891 OF SCRIPPS RANCH UNIT NO. 11, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED AS MAP NO. 8223, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

CURRENT USE: CITY OF SAN DIEGO WATER FACILITY & MULTI-CARRIER TELECOM SITE

PROJECT ADDRESS: 12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131

ASSESSORS PARCEL NUMBER: 319-211-35

EXISTING ZONING: RS 1-B

EXISTING SITE AREA: 72,745 SQ. FT.
= 1.67 ACRES

EXISTING PROJECT AREA: 35 SQ. FT.

TYPE OF CONSTRUCTION: V-B

EXISTING OCCUPANCY: B

NOTE: THERE ARE SIX EXISTING TELECOMMUNICATIONS FACILITIES ON SITE (VERIZON, AT&T MOBILITY, NEXTEL, CRICKET, SPRINT/CLEARWIRE, AND T-MOBILE)

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	ANTENNA PLANS & MONO-EUCALYPTUS ELEVATION
L-1	LANDSCAPE DEVELOPMENT PLAN

SCALE

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

APPLICABLE CODES

"ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES."

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

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



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

SCRIPPS RANCH WATER TANK

12227 SPRING CANYON ROAD
 SAN DIEGO, CA 92131
 SAN DIEGO COUNTY

DRAWING DATES

05/19/11	ZD REVIEW (cl)
05/08/11	CITY COMMENTS (cl)
05/17/12	ZD REVIEW MODIFICATIONS (cl) (MONO-EUCALYPTUS)
06/07/12	ZD REVIEW MOD. #2 (cl)

SHEET TITLE

SITE PLAN

PROJECTS\verizon\11094zd\11094za0.DWG

A-0

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

I, we the undersigned, as lessee of a portion of the property described as
 12227 SPRING CANYON ROAD, SAN DIEGO, CA 92131
 (Address or legal description)

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

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

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

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

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

Additionally, I/we will:

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

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

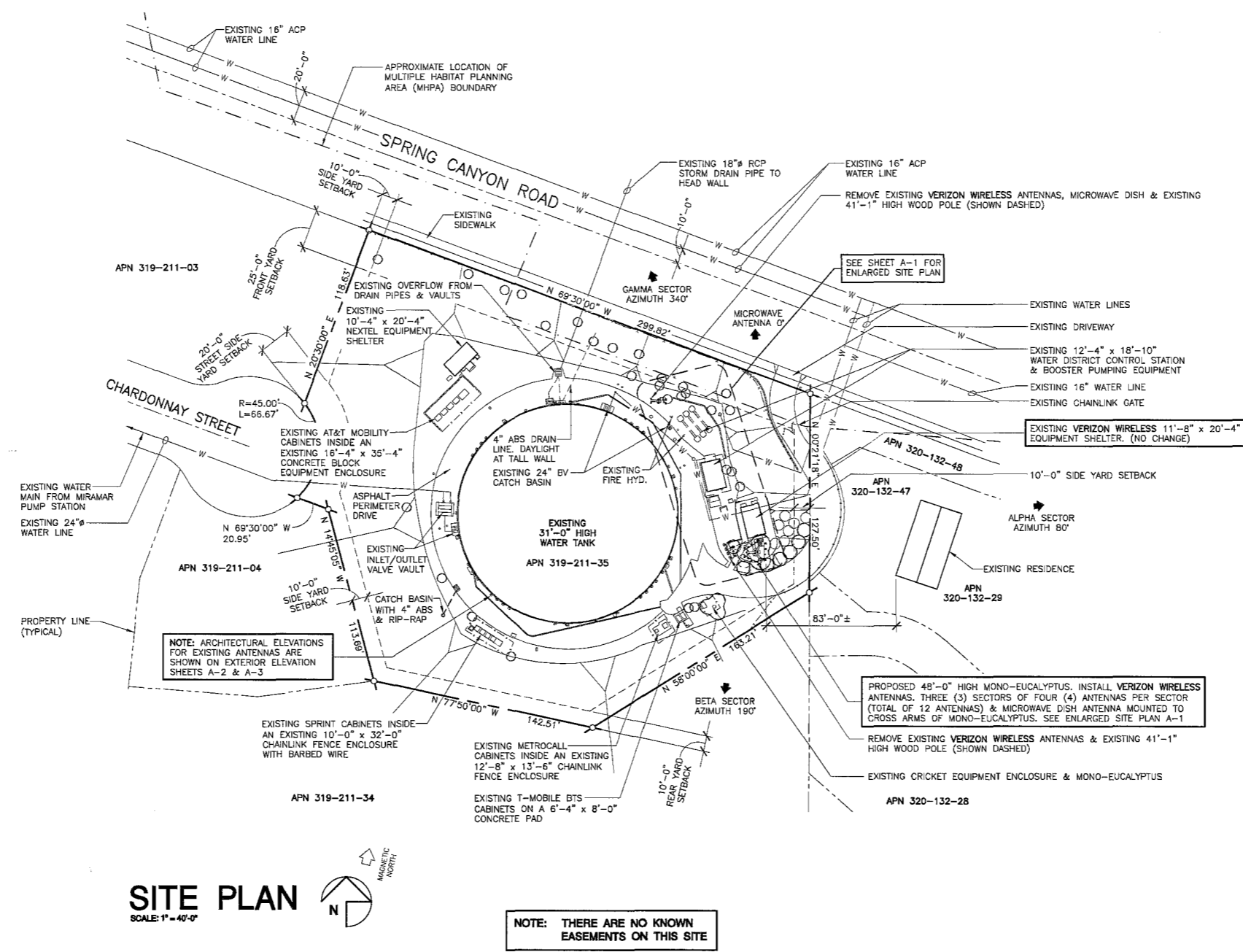
Lessee: JAMES KELLY Company Name: VERIZON WIRELESS
 (print name)

Date: 7/27/2010
 (signature)

STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S

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

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



SITE PLAN
 SCALE: 1" = 40'-0"

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

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

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

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

EASEMENTS:
 EASEMENTS SHOWN REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS AND PRELIMINARY TITLE REPORT.

Booth & Suarez
 ARCHITECTURE ■ PLANNING
 WILLIAM R. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
 P.O. BOX 4651, CARLSBAD, CA 92018 (760) 434-8474

PREPARED FOR

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

APPROVALS

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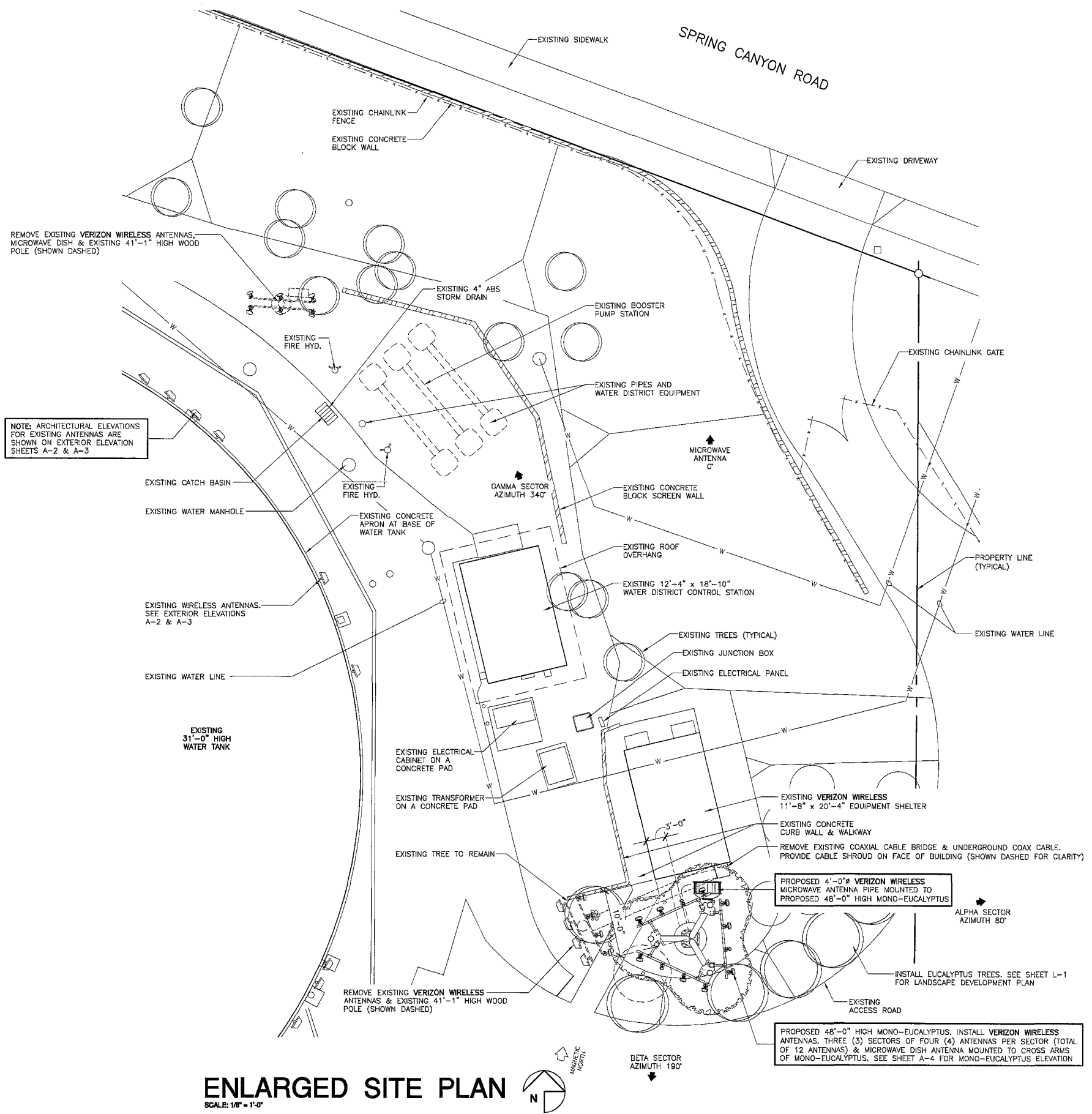
PROJECT NAME
SCRIPPS RANCH WATER TANK
 12227 SPRING CANYON ROAD
 SAN DIEGO, CA 92131
 SAN DIEGO COUNTY

DRAWING DATES

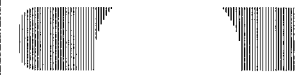
05/19/11	ZD REVIEW (cl)
09/08/11	CITY COMMENTS (cl)
05/17/12	ZD REVIEW MODIFICATIONS (cl) (MONO-EUCALYPTUS)
06/07/12	ZD REVIEW MOD. #2 (cl)

SHEET TITLE
ENLARGED SITE PLAN

PROJECTS\verizon\11094zd\11094za1.DWG



ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"



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SAN DIEGO, CA 92131
SAN DIEGO COUNTY

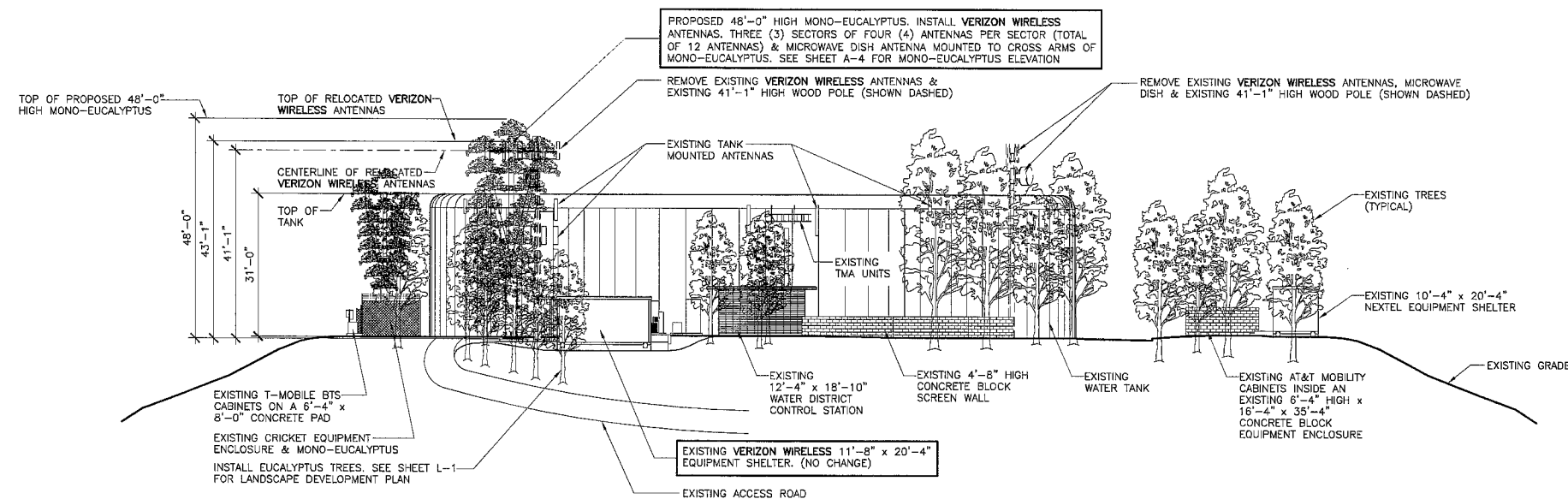
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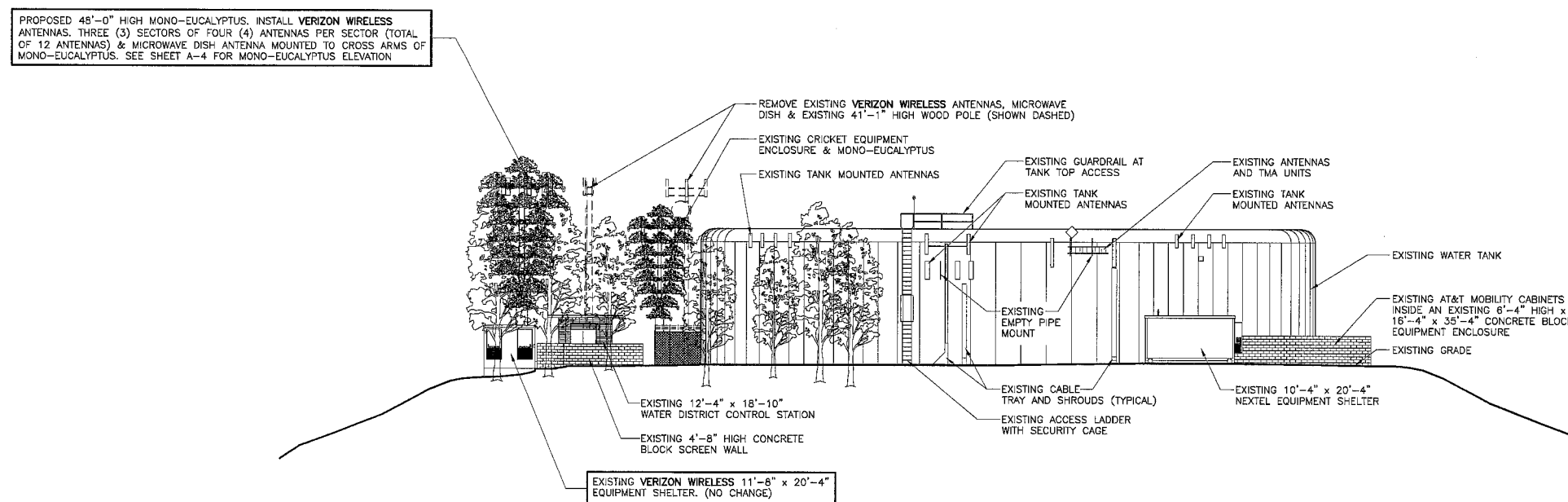
SHEET TITLE

**EXTERIOR
ELEVATIONS**

PROJECTS\verizon\11094zd\11094z2A.DWG



EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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PROJECT NAME

**SCRIPPS RANCH
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12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131
SAN DIEGO COUNTY

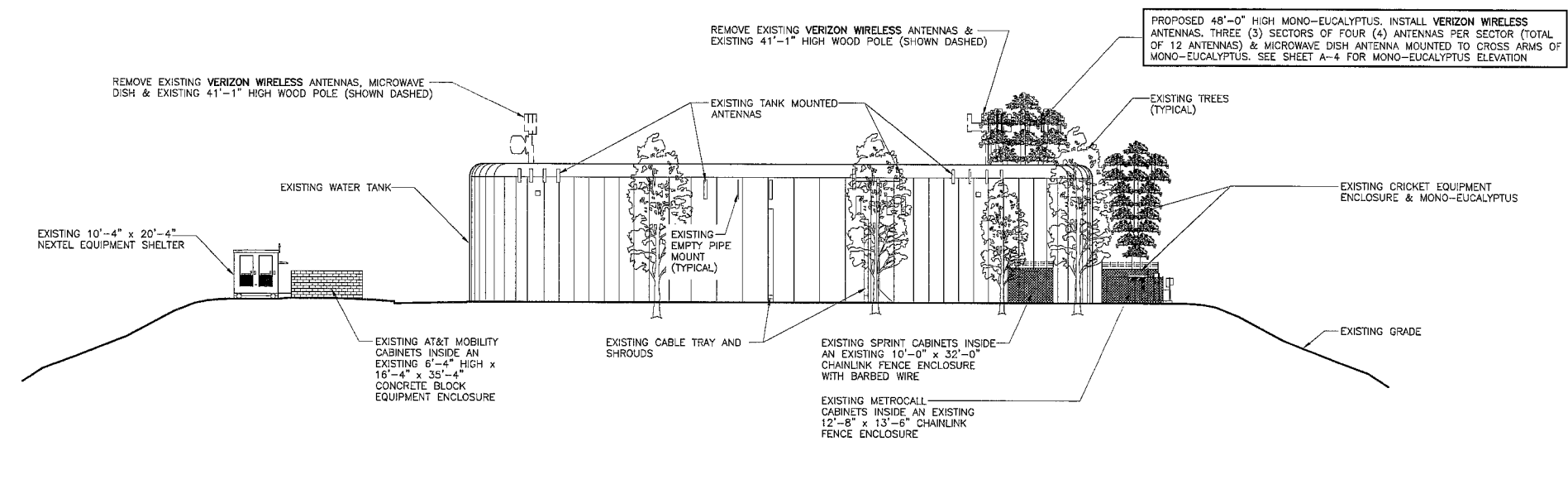
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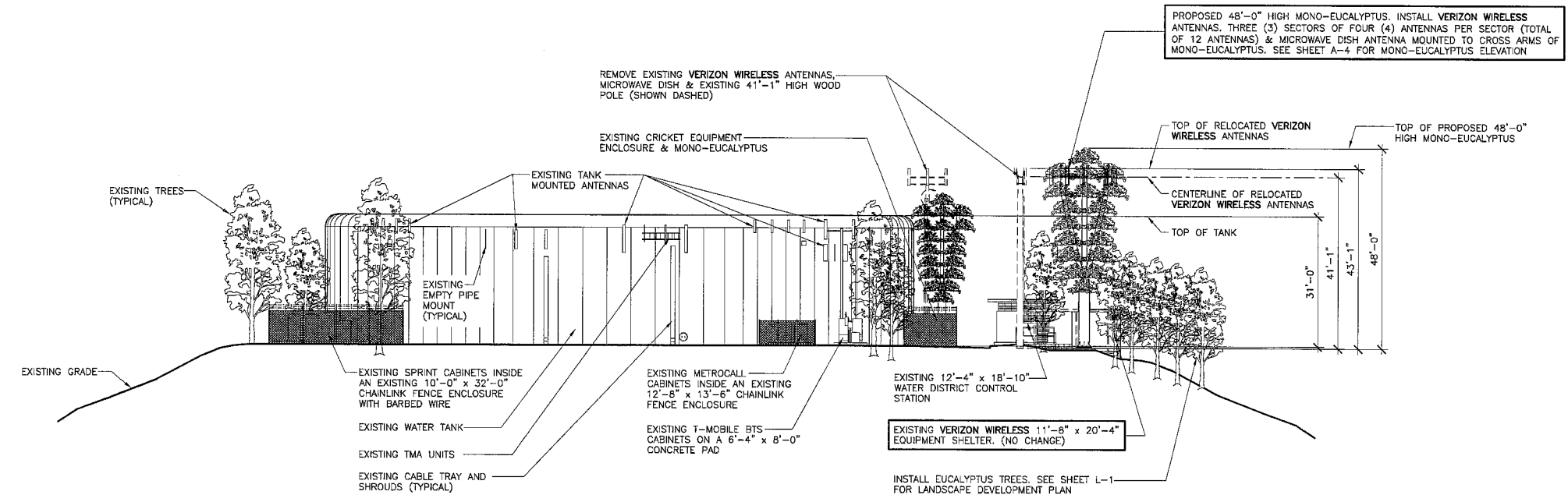
SHEET TITLE

**EXTERIOR
ELEVATIONS**

PROJECTS\verizon\11084zd\11094za3.DWG



WEST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 355 CARLSBAD VILLAGE DRIVE SUITE 09
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

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 (949) 222-7000

APPROVALS

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PROJECT NAME
SCRIPPS RANCH WATER TANK MOD.
 12227 SPRING CANYON ROAD
 SAN DIEGO, CA 92131
 SAN DIEGO COUNTY

DRAWING DATES

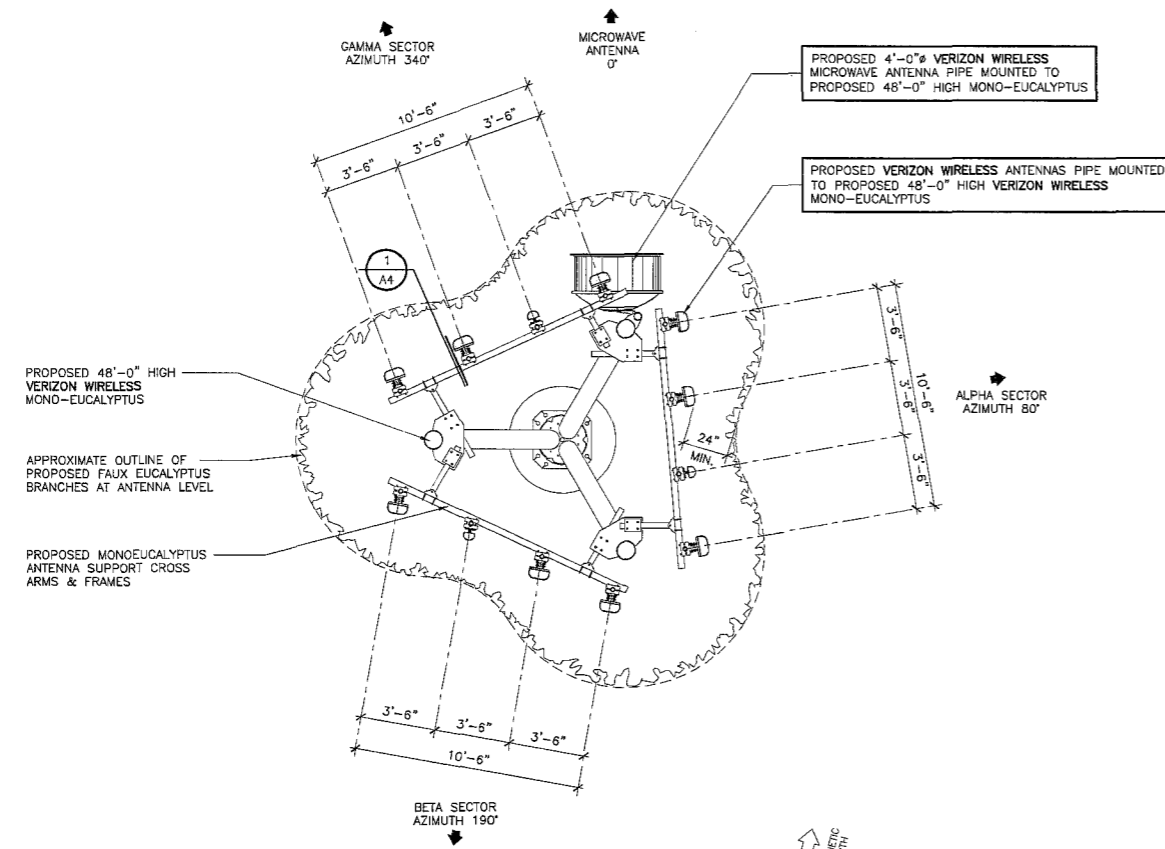
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SHEET TITLE
ANTENNA PLAN & MONO-EUCALYPTUS ELEVATION

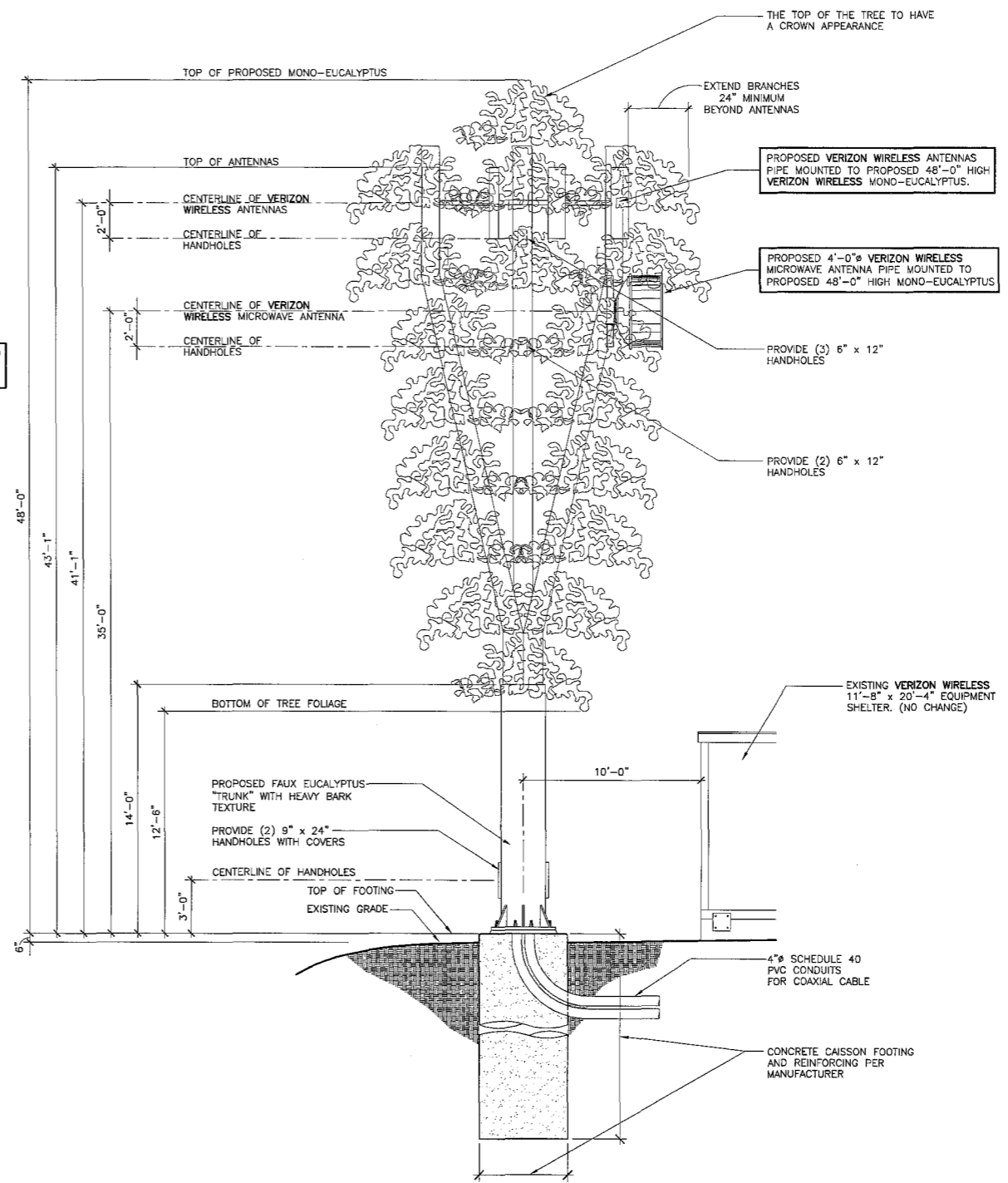
PROJECTS\verizon\11094zd

ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKIEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	EAST	80°	AMPHENOL ANTEL: BXA-70063/4CF	0°	N/A		8	60'-0"	6'-0"	7/8"
ALPHA2			AMPHENOL ANTEL: BXA-80063/4CF	0°						
ALPHA3			AMPHENOL ANTEL: BXA-171063/8CF	0°						
ALPHA4			AMPHENOL ANTEL: BXA-70063/4CF	0°						
BETA1	SOUTH	190°	AMPHENOL ANTEL: BXA-70063/4CF	5°	N/A		8	60'-0"	6'-0"	7/8"
BETA2			AMPHENOL ANTEL: BXA-80063/4CF	5°						
BETA3			AMPHENOL ANTEL: BXA-171063/8CF	5°						
BETA4			AMPHENOL ANTEL: BXA-70063/4CF	5°						
GAMMA1	NORTH	340°	AMPHENOL ANTEL: BXA-70063/4CF	5°	N/A		8	60'-0"	6'-0"	7/8"
GAMMA2			AMPHENOL ANTEL: BXA-80063/4CF	5°						
GAMMA3			AMPHENOL ANTEL: BXA-171063/8CF	5°						
GAMMA4			AMPHENOL ANTEL: BXA-70063/4CF	5°						
MICROWAVE DISH		0°	4'-0" DIAMETER	-	-		1	55'-0"	-	1 1/4"

NOTES:
 1. ANTENNAS: AMPHENOL ANTEL: BXA-70063/4CF & BXA-80063/4CF 47.4" LONG x 11.2" WIDE x 5" DEEP, WEIGHT: 9.9 LBS
 AMPHENOL ANTEL: BXA-171063/8CF 48.5" LONG x 6.1" WIDE x 4.1" DEEP, WEIGHT: 10.5 LBS

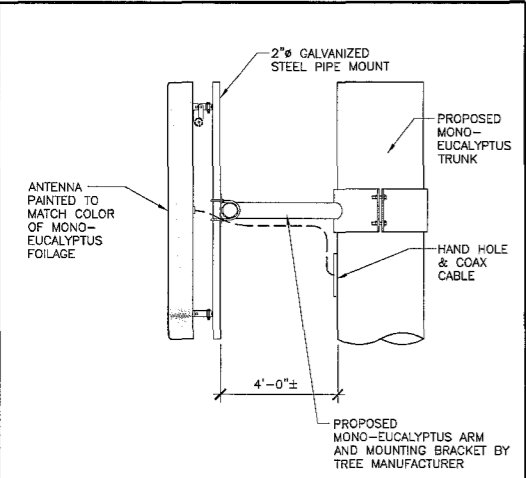


ANTENNA PLAN
 SCALE: 1/4" = 1'-0"



MONO-EUCALYPTUS ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: NO EXPOSED PIPES ABSENT ANTENNAS SHALL BE INSTALLED AT ANY TIME.



NOTE: ALL EXPOSED CABLES, BRACKETS & SUPPORTS SHALL BE PAINTED TO MATCH MONO-EUCALYPTUS

TYPICAL ANTENNA MOUNT

SCALE N.T.S. 1

Booth & Suarez
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PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
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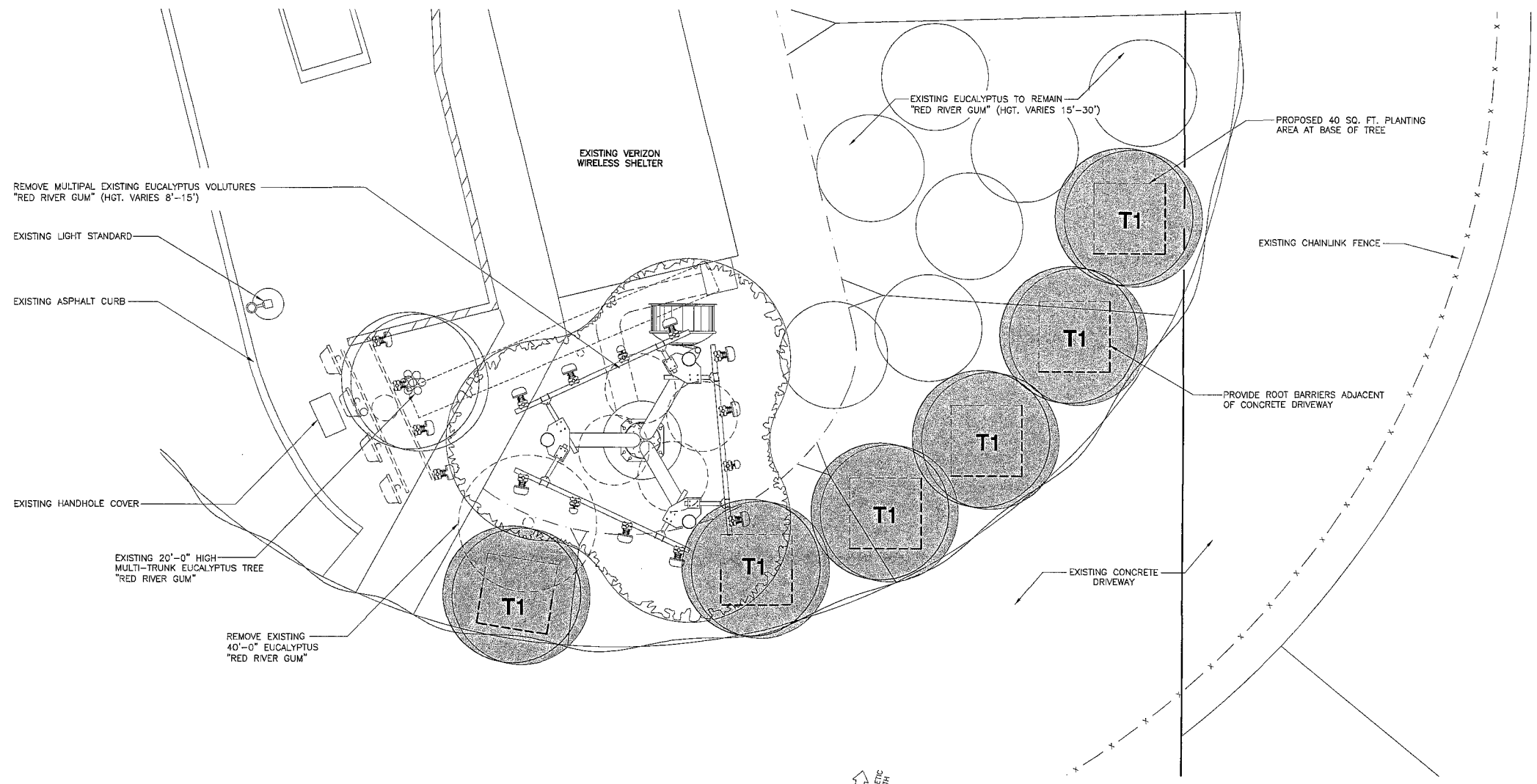
PROJECT NAME
**SCRIPPS RANCH
 WATER TANK**
 12227 SPRING CANYON ROAD
 SAN DIEGO, CA 92131
 SAN DIEGO COUNTY

DRAWING DATES

05/17/12	ZD REVIEW MODIFICATIONS (c1) (MONO-EUCALYPTUS)
06/07/12	ZD REVIEW MOD. #2 (c1)

SHEET TITLE
**LANDSCAPE
 DEVELOPMENT PLAN**


PROJECTS\verizon\11094zd



LANDSCAPE DEVELOPMENT PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	EUCALYPTUS CAMALDULENSIS	RED RIVER GUM	24" BOX	6	50'-0" HEIGHT 40'-0" SPREAD

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
 2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
 3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
 4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
 5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
 6. PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
 7. PLANTING MAINTENANCE CRITERIA:
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENTS MANUAL LANDSCAPE STANDARDS.
 8. MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 UNDERGROUND UTILITY LINES - 5 FEET DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 10. VERIZON WIRELESS IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
 CONTACT: P.O. BOX 19707,
 IRVINE, CA 92623 (949) 222-7000
- A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON WIRELESS. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.