



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: August 16, 2012 **REPORT NO. PC-12-075**

ATTENTION: Planning Commission, Agenda of August 23, 2012

SUBJECT: VERIZON-EL CAJON AND COLLEGE; PROJECT NO. 265876;
PROCESS 4

**OWNER/
APPLICANT:** College Avenue Baptist Church of San Diego/Verizon Wireless

SUMMARY

Issue: Should the Planning Commission approve an application for a new Wireless Communication Facility located at 4747 College Avenue within the College Area Community Planning Area?

Staff Recommendation: APPROVE Planned Development Permit No. 935633 and Neighborhood Use Permit No. 1011774.

Community Planning Group Recommendation: On May 9, 2012, the College Area Community Planning Group voted 11-0-3 to recommend approval, with no conditions (Attachment 11).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15301 (Existing Facilities), of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on June 15, 2012 and the opportunity to appeal that determination ended June 29, 2012 (Attachment 12). This project is not pending an appeal of the environmental determination.

Fiscal Impact Statement: All costs associated with processing of this project are recovered from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project site is located at 4747 College Avenue (Attachment 1), north of El Cajon Boulevard (Attachment 2). The site is located in the RM-1-1, RS-1-7, and the CU-2-4 zones of the Central Urbanized Planned District (Attachment 3) within the College Area Community Planning Area (Attachment 4) and the Crossroads Redevelopment Project Area. Additionally the following overlay zones apply: Airport Land Use Compatibility Overlay Zone, Airport Influence Areas (AIA)-Reviews-Area 2 for Montgomery Field, and the Parking Impact Overlay Zone -Campus Impact. The community plan designates the site for Single-Family and Multi-Family Residential, and General Commercial uses.

The 9.01-acre site has been owned by the College Avenue Baptist Church of San Diego since 1940 and over the years various buildings have been constructed. On February 28, 1992, Conditional Use Permit (CUP) No. C-16601 was approved for the construction of a three-story classroom building within the portion of the property that is zoned RS-1-7. This permit approved an overall building height of 46-feet 6-inches where the zone allows a maximum height of 30-feet. In 1992, deviations were permitted with the approval of a CUP. The classroom building is located in the center of the project site and surrounded on the west and south by two- and three-story buildings, and parking lots on the north and east. The three-story, 47-foot 4-inch high building directly to the west of the classroom building is the main Sanctuary building that was designed and constructed from 1962-1966, and completed in early 1966. The State Office of Historic Preservation (OHP) and the State Historic Preservation Officer (SHPO) previously determined that the Sanctuary building is eligible for listing on the National Register of Historic Places.

DISCUSSION

Project Description:

Verizon is proposing a Wireless Communication Facility (WCF) consisting of twelve panel antennas behind Fiberglass Reinforced Panel (FRP) screens within a new roof-mounted cupola on the existing church classroom building; and a new equipment building containing seven equipment cabinets, an emergency generator, and two GPS antennas. Under the current WCF regulations pursuant to Land Development Code (LDC) Section 141.0420(d)(2)- WCFs on a premises containing a non-residential use within a Residential zone are permitted with a Process 2 Neighborhood Use Permit (NUP) where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas will be located approximately 117-feet from the closest property line.

LDC Section 141.0420(g)(3), allows for a maximum 250-square foot equipment enclosure. The proposed equipment building is a total of 525-square feet. The proposed roof mounted cupola on the existing classroom building shall have an overall building height of 56-feet 6-inches with a 4-foot cross on top of the cupola where the zone allows a maximum height of 30-feet. Therefore, a Planned Development Permit (PDP) is required to deviate from the WCF design requirements for the size of the equipment building and to deviate from the development regulations to exceed

the height limit. A portion of the site is located within the CU-2-4 zone of Central Urbanized Planned District (CUPD); however, none of the proposed work is located within this portion of the property. Therefore, a Site Development Permit (SDP) for development within the CUPD is not required for the proposed WCF.

Staff supports the deviations based on the architectural integration of the facility into the building and site, the negligible view from the public right-of-way, and the incorporation of new landscaping surrounding the new equipment building. Strict conformance with the development regulations would require the removal of approximately 275-square feet from the proposed equipment building, exposing the emergency generator, which could create a visual impact as viewed from the surrounding properties.

The existing classroom building currently exceeds the 30 foot maximum height allowed in the zone. The Sanctuary building was evaluated for a possible location of the WCF, but the eligibility for the National Register and constraints of the building made it not viable. The design and height of the cupola provides wireless coverage for the surrounding area, while camouflaging the antennas from public view. A Radio Frequency report was submitted by Verizon Wireless demonstrating compliance with the Federal Communication Commission's regulations. The proposed facility would provide wireless communication services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations. Therefore, the proposed development when considered as a whole will be beneficial to the community.

Airport Land Use Compatibility Overlay Zone:

On February 24, 2012, the application was deemed complete and is subject to the Airport Land Use Compatibility Overlay Zone regulations (LDC Chapter 13, Article 2, Division 15) that became effective on January 1, 2012. The project site is located in the Airport Land Use Compatibility Overlay Zone and the Airport Influence Areas (AIA)-Reviews-Area 2 for Montgomery Field.

The proposed WCF is an unmanned facility and is permitted use within AIA, and the site is not located within a Safety Zone. On February 9, 2012, the WCF received a Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation (Attachment 8); therefore, the facility is in compliance with the FAA Part 77 notification requirements. No additional airport review or aviation easements are required for the project.

Community Plan Analysis:

The project site is designated for Single-Family (Low Density, 5-10 DU/AC) and Multi-Family (Low-Med. Density, 10-15 DU/AC) Residential, and General Commercial with residential uses in the College Area Community Plan. The community plan does not contain specific policies on wireless communication facility development; therefore, there are no community plan land use issues associated with the location of the proposed project.

General Plan:

The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The proposed cupola and equipment building has been designed to be architecturally integrated into the building and site, while camouflaging the antennas from public view. Therefore, the WCF is in conformance with the purpose and intent of the General Plan.

Council Policy 600-43:

The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 2 location according to Council Policy 600-43, which categorizes WCF's according to the land use in which it is located. The project is located on a premise containing a non-residential use within a Residential zone and is permitted with an NUP when antennas are located greater than 100-feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas will be located approximately 117-feet from the closest property line. The applicant submitted a site justification letter explaining why a Preference 2 level site was selected over the lower Preference 1 level sites, and submitted existing and proposed wireless communication service coverage maps (Attachment 9). The design and height of the cupola provides wireless coverage for the surrounding area, while camouflaging the antennas from public view.

Conclusion:

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Staff recommends that the Planning Commission approve the project as presented.

ALTERNATIVES

1. **APPROVE** Planned Development Permit No. 935633 and Neighborhood Use Permit No. 1011774, with modifications.
2. **DENY** Planned Development Permit No. 935633 and Neighborhood Use Permit No. 1011774, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photographs
3. Zoning Plan
4. Community Plan Land Use Map
5. Project Data Sheet
6. Project Plan
7. Photosimulations
8. FAA Determination of No Hazard to Air Navigation
9. Site Justification Letter and Service Coverage Maps
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. Community Planning Group Recommendation
13. Environmental Exemption Determination
14. Project Chronology

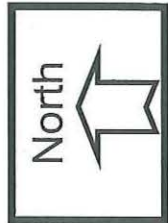
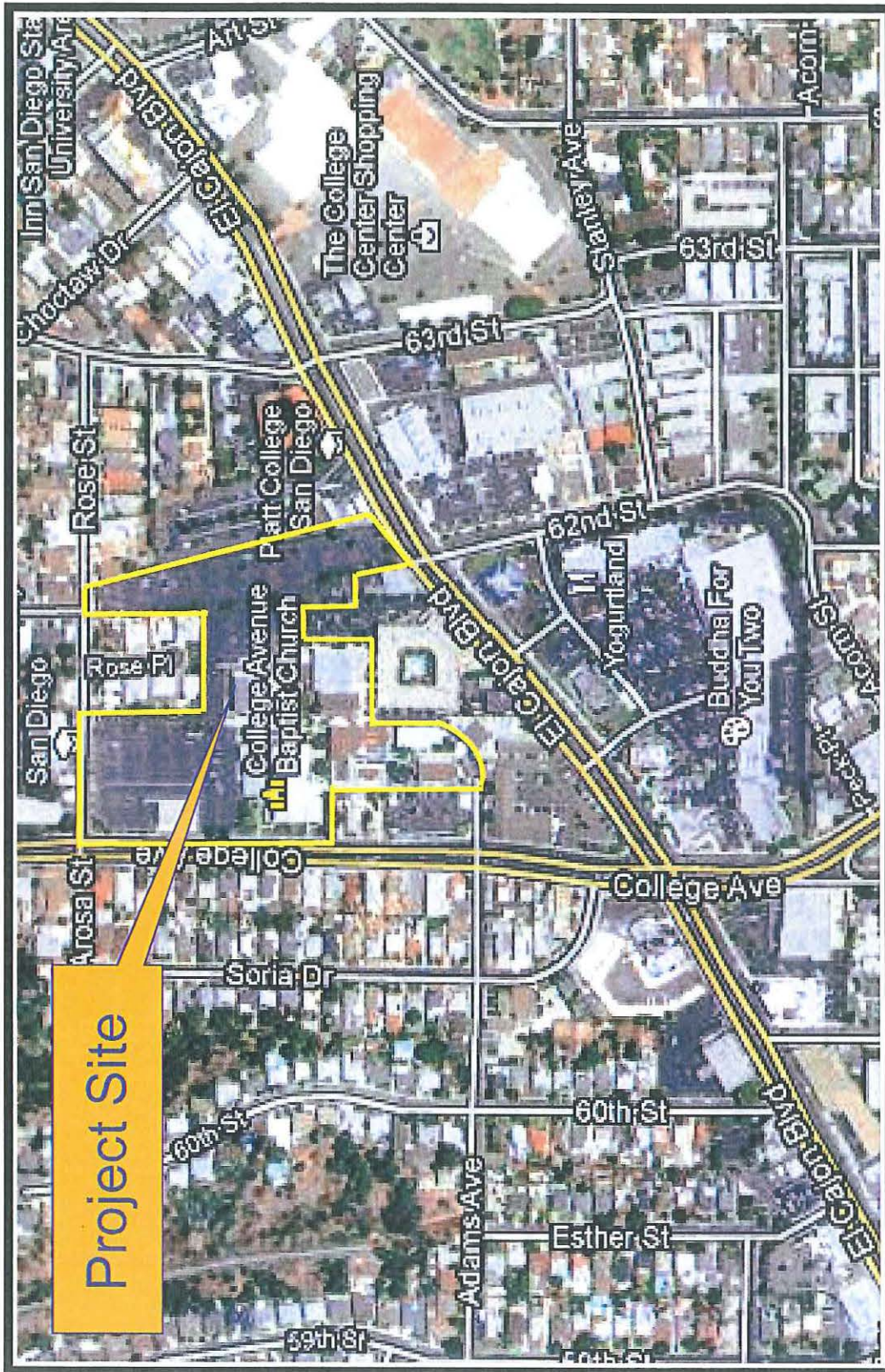
Internal Order No. 24002378



Location Map

Verizon El Cajon and College- Project No. 265876
 4747 College Avenue





Aerial Photograph

Verizon El Cajon and College- Project No. 265876
4747 College Avenue

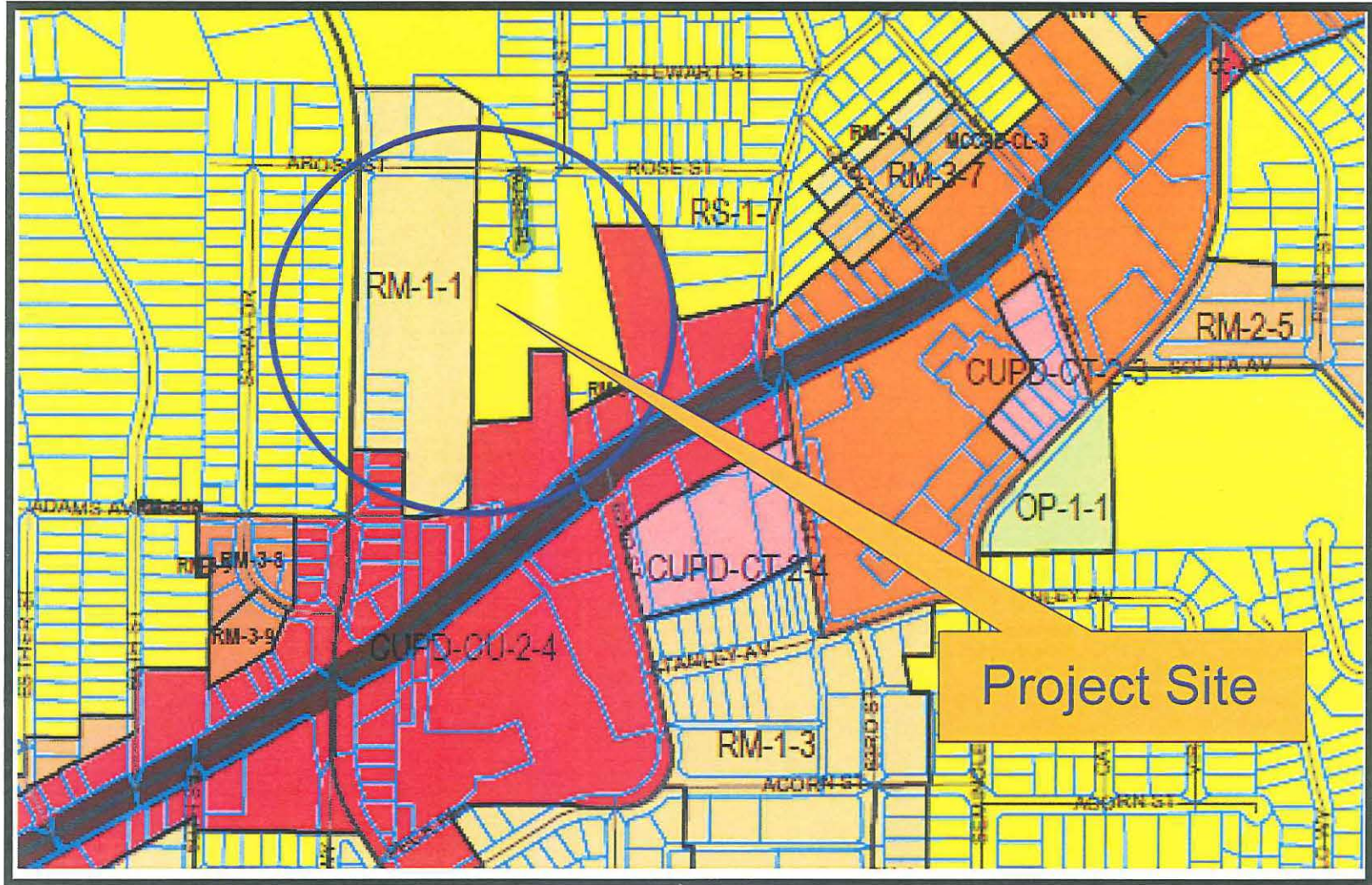




Aerial Photograph (Enlarged Bird's Eye View)

Verizon El Cajon and College- Project No. 265876
4747 College Avenue





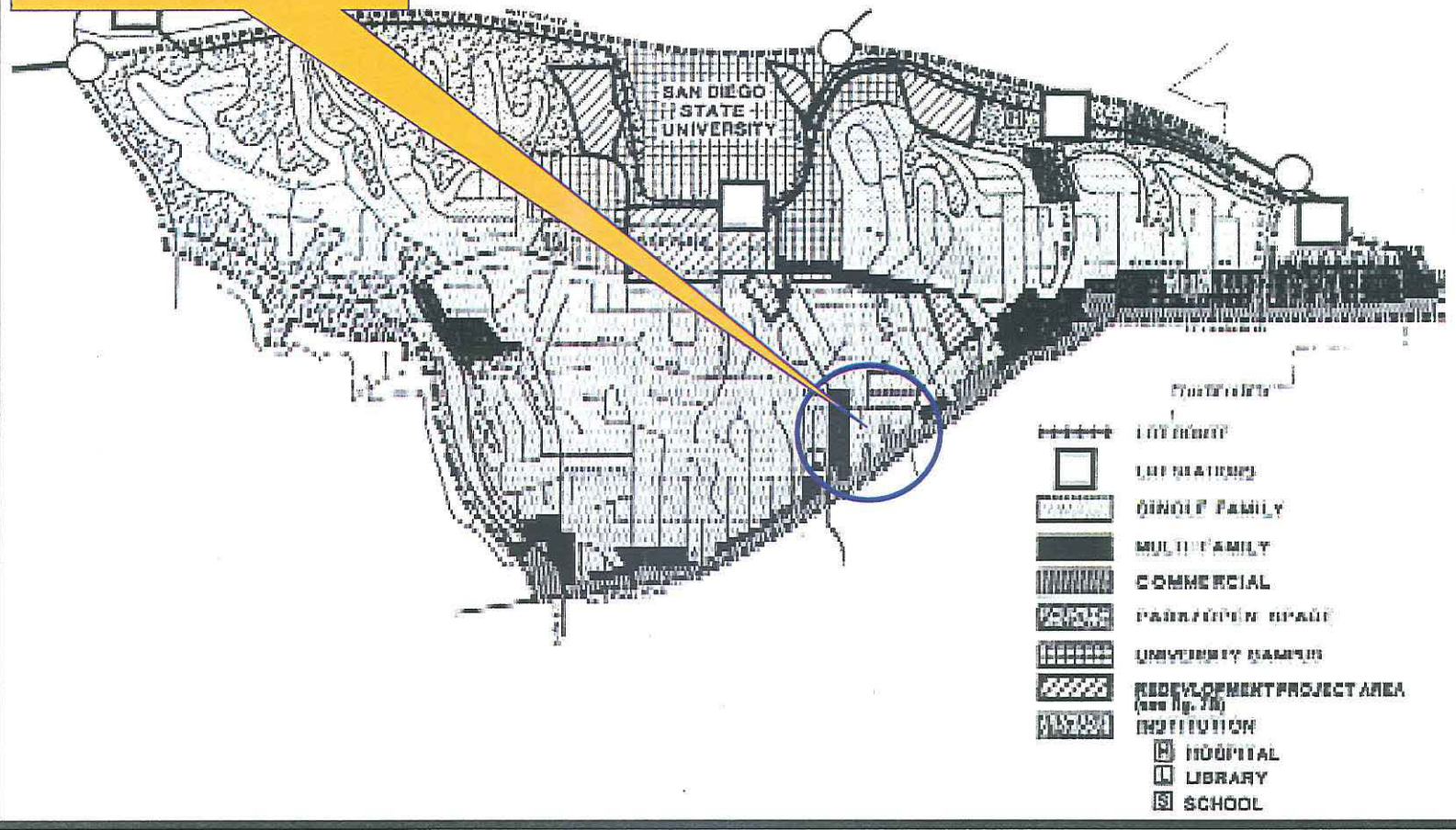
Zoning Map (RM-1-1, RS-1-7, and the CU-2-4 zones)

Verizon El Cajon and College- Project No. 265876

4747 College Avenue



Project Site



Community Map

Verizon El Cajon and College- Project No. 265876
4747 College Avenue



PROJECT DATA SHEET

PROJECT NAME:	Verizon-El Cajon and College; Project No. 265876	
PROJECT DESCRIPTION:	Verizon is proposing a WCF consisting of a twelve panel antennas behind Fiberglass Reinforced Panel (FRP) screens within a new roof mounted cupola on the existing church classroom building; a new equipment building containing seven equipment cabinets, an emergency generator, and two GPS antennas.	
COMMUNITY PLAN AREA:	College Area	
DISCRETIONARY ACTIONS:	Planned Development Permit and Neighborhood Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Single-Family and Multi-Family Residential, and General Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: RM-1-1, RS-1-7, and CU-2-4 zone of CUPD		
HEIGHT LIMIT: 24 feet (angled) and 30 feet maximum		
LOT SIZE: 5,000 square feet		
FLOOR AREA RATIO: 0.45 percent (9.01-acre lot)		
LOT COVERAGE: NA		
FRONT SETBACK: 15 feet minimum		
SIDE SETBACK: 4 feet		
STREETSIDE SETBACK: 10 feet		
REAR SETBACK: 13 feet		
PARKING: NA for WCF		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single- and Multi-Family Residential Park; RM-1-1 and RS-1-7	Single- and Multi-Family Residential
SOUTH:	General Commercial; CU-2-4	Commercial
EAST:	Single-Family Residential and General Commercial; RS-1-7 and CU-2-4	Single- and Multi-Family Residential, and Commercial
WEST:	Single-Family Residential and General Commercial; RS-1-7 and CU-2-4	Single- and Multi-Family Residential, and Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to LDC Section 141.0420(g)(3), to exceed the maximum 250-square foot equipment enclosure and or building regulations, and a deviation to exceed the height of the zone.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 9, 2012, the College Area Community Planning Group voted 11-0-3 to recommend approval, with no condition.	



EL CAJON & COLLEGE
4747 COLLEGE AVENUE
SAN DIEGO, CA 92115

VICINITY MAP

THOMAS GUIDE PAGE 1270, C3

ADDRESS
4747 COLLEGE AVENUE
SAN DIEGO, CA 92115

DIRECTIONS:
(FROM VERIZON WIRELESS OFFICES IN IRVINE): TAKE I-5 SOUTH TO I-8 EAST; CONTINUE ON I-8 EAST TO COLLEGE AVENUE EXIT; EXIT AT COLLEGE AVENUE AND TURN RIGHT; CONTINUE SOUTH OF COLLEGE AVENUE TO SITE LOCATION

FCC COMPLIANCE STATEMENT

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

ENERGY NOTE:
0% FROM ON-SITE RENEWABLE POWER SOURCE

CONSULTANT TEAM

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

LEASING/ZONING:
PLANCON, INC.
BRENT HELMING
302 STATE PLACE
ESCONDIDO, CA 92029
(760) 533-6055

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

OVERLAY ZONE:

- THE PROPERTY IS LOCATED AT 4747 COLLEGE AVENUE IN THE RM-1-1, RS-1-7, AND THE CU-2-4 ZONES OF CENTRAL URBANIZED PLANNED DISTRICT (CUPD) WITHIN THE COLLEGE AREA COMMUNITY AREA COMMUNITY PLAN, THE CROSSROADS REDEVELOPMENT PROJECT AREA, PARKING IMPACT OVERLAY ZONE-CAMPUS IMPACT, AIRPORT INFLUENCE AREA (AIA)-REVIEW AREA 2 FOR THE MONTGOMERY FIELD, AND COUNCIL DISTRICT 7. THE EXISTING BUILDING IS LOCATED WITHIN THE PORTION OF THE PROPERTY THAT IS ZONED RS-1-7.

TYPE OF PERMIT REQUIRED:

- WCF ON PREMISES CONTAINING A NON-RESIDENTIAL USE WITHIN A RESIDENTIAL ZONE (RS-1-7) IS PERMITTED WITH A PROCESS 2 NEIGHBORHOOD USE PERMIT (NUP) [GREATER THAN 100' FROM A SFR USE], AND A PROCESS 4 PLANNED DEVELOPMENT PERMIT (PDP) FOR DEVIATIONS (HEIGHT & EQUIPMENT ENCLOSURE SIZE). THE RESIDENTIAL ZONE THAT ALLOWS FOR A MAXIMUM 24'- AND 30'-FOOT STRUCTURE HEIGHT AND THE NEW ROOF MOUNTED CURPULA IS PROPOSED A HEIGHT OF 56 FEET 3-INCHES. A SITE DEVELOPMENT PERMIT (SDP) FOR DEVELOPMENT WITH THE CUPD SHALL NOT BE REQUIRED, NONE OF THE PROPOSED WORK IS LOCATED WITHIN THE PORTION OF THE PROPERTY.

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.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: BRENT HELMING
PHONE: (760) 533-6055

OWNER: COLLEGE AVENUE BAPTIST CHURCH OF SAN DIEGO
4747 COLLEGE AVENUE
SAN DIEGO, CA 92115
CONTACT: BRUCE ROBERTSON
PHONE: (619) 287-4747

PROJECT DESCRIPTION:

- PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK EQUIPMENT BUILDING ON A CONCRETE PAD WITH SMOOTH STUCCO FINISH AND COLOR TO MATCH EXISTING BUILDING
- INSTALLATION OF THREE ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS) PIPE MOUNTED INSIDE NEW CURPULA BEHIND BY TRANSPARENT SCREENS ON EXISTING BUILDING ROOF. RF TRANSPARENT SCREENS SHALL BE DETAILED AND PAINTED TO MATCH EXISTING BUILDING WALLS.
- INSTALLATION OF A VERIZON WIRELESS 30kw EMERGENCY GENERATOR MOUNTED ON A CONCRETE PAD WITH A CONTAINMENT CURB
- INSTALLATION OF (2) NEW GPS ANTENNAS
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING ELECTRICAL ROOM AT GRADE LEVEL
- INSTALLATION OF NEW TELCO SERVICE FROM PROPOSED COX TELCO PULL BOX IN RIGHT-OF-WAY AT GRADE LEVEL
- MINOR LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:
FOR FULL LEGAL DESCRIPTION SEE EXHIBIT "A" ON SHEET T-2

PROJECT ADDRESS: 4747 COLLEGE AVENUE
SAN DIEGO, CA 92115

ASSESSORS PARCEL NUMBER: 467-420-44

EXISTING ZONING: RM-1-1/RS-1-7/CU-2-4 ZONES OF CENTRAL URBANIZED PLANNED DISTRICT

TOTAL SITE AREA: 392420 SF (9.0 ACRES)

PROPOSED PROJECT AREA:
EQUIPMENT BUILDING: 300 SF
GENERATOR ENCLOSURE: 225 SF

EXISTING TYPE OF CONSTRUCTION: TYPE V-A (SPRINKLERED)

PROPOSED OCCUPANCY: U

NOTE:
THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON SITE

SHEET SCHEDULE

T-1	TITLE SHEET
T-2	LEGAL DESCRIPTION
A-0	SITE PLAN
A-0.0	WATER POLLUTION CONTROL PLANS
A-1	EQUIPMENT FLOOR PLAN
A-2	ROOF PLANS
A-3	ANTENNA PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY

APPLICABLE CODES

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

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

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.

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

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
EL CAJON & COLLEGE
4747 COLLEGE AVENUE
SAN DIEGO, CA 92115
SAN DIEGO

DRAWING DATES

03/31/11	100% ZD (rel)
04/26/11	REVISED 100% ZD (se)
04/27/11	REVISED 100% ZD (se)
05/17/11	REVISED 100% ZD (se)
05/23/11	REVISED 100% ZD (se)
11/28/11	REVISED 100% ZD (rel)
11/29/11	90% ZD (se)
12/09/11	100% ZD (rel)
01/10/12	REVISED 100% ZD (rel)
01/12/12	REVISED 100% ZD (rel)
01/13/12	REVISED 100% ZD (rel)
02/13/12	REVISED 100% ZD (se)
05/07/12	REVISED 100% ZD (se)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\11056

T-1

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



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
EL CAJON & COLLEGE
 4747 COLLEGE AVENUE
 SAN DIEGO, CA 92115
 SAN DIEGO

DRAWING DATES

03/31/11	100% ZD (rel)
04/26/11	REVISED 100% ZD (se)
04/27/11	REVISED 100% ZD (se)
05/17/11	REVISED 100% ZD (se)
05/23/11	REVISED 100% ZD (se)
11/28/11	REVISED 100% ZD (rel)
11/29/11	90% ZD (se)
12/09/11	100% ZD (rel)
01/10/12	REVISED 100% ZD (rel)
01/12/12	REVISED 100% ZD (rel)
01/13/12	REVISED 100% ZD (rel)
02/13/12	REVISED 100% ZD (se)
05/07/12	REVISED 100% ZD (se)

SHEET TITLE
LEGAL DESCRIPTION
 PROJECTS\VERIZON\11056

T-2

EXHIBIT "A"

PARCEL A:

All of Parcel Map No. 3096, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on October 7, 1974, being a consolidation of Lot 1 of College Avenue Baptist Church Subdivision, according to Map thereof No. 3751 and Lots 3, 4, 5 and 7 in Block 4 of El Retiro according to Map thereof No. 1996, both filed in the Office of the County Recorder of San Diego County.

PARCEL B:

All that portion of Lot 10 of La Mesa Colony, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 346, filed in the Office of the County Recorder of San Diego County, March 8, 1887, described as follows:

Commencing at a point on the Northerly line of said Lot 10, which is 93 feet East of the Northwest corner of said Lot, said Point of Commencement being the Northeast corner of the land conveyed by Mary A. Pearson and James Pearson to William Sturgess and Emily C. Sturgess by Deed dated January 31, 1921, and recorded in Book 840, Page 390 of Deeds, records of said County; thence South 4°07'00" East along the East line of the land so conveyed to Sturgess, 614.4 feet to the Northwest corner of a Tract of Land conveyed by Mary A. Pearson and James Pearson to William B. King, by Deed dated November 14, 1921, and recorded in Book 863, Page 282 of Deeds, records of said County; thence North 85°53'00" East, along the Northerly line of the land so conveyed to King; 58 feet to the Northeast corner of the land so conveyed to King; thence South 12°22'00" East, 162.9 feet to a point in the Northerly line of Cajon Avenue which is 97 feet Northeastly from the most Southerly corner of the land so conveyed to King; thence Northeastly along said Cajon Avenue, 112.23 feet; thence North 12°22'00" West, 726 feet, to a point in the Northerly line of said Lot 10, 77 feet East of the Point of Commencement; thence West 77 feet to the Point of Commencement, EXCEPTING THEREFROM that portion described in Deed to the State of California for Highway XI-SD-12-SD recorded February 10, 1953 in Book 4743, Page 257 as Instrument No. 18554 of Official Records, being that portion of the above described property lying Southeastly of the following described line:

Beginning at a point on the Westerly line of said Lot 10, distant thereon North 3°16'10" West, 24.97 feet from a 3/4 inch iron pipe with tag marked "R.E. 32" set for the most Southerly corner of said Lot; thence leaving said Westerly line along a line parallel with and distant 50 feet Northwestly, at right angles, from the center line of the Department of Public Works' Survey, made in 1950, along El Cajon Boulevard between Estier Street and La Mesa Boulevard, Road XI-SD-12-SD, North 50°08'50" East, 30.91 feet to a point which bears North 39°51'10" West, 50.00 feet from Engineer's Station 385+61.22 B.C., on the center line of said Department of Public Works' Survey; thence continuing along

said parallel line along a tangent curve to the right with a radius of 2,050 feet, through an angle of 8°32'48", a distance of 305.79 feet to a point on the Westerly line of that parcel of land described in Deed to John W. Anderson, a married man, recorded August 10, 1950 in Book 3732, Page 234 of Official Records, filed in the Office of the County Recorder of San Diego County, distant along said Westerly line, South 12°29'15" East, 99.48 feet from a 3/4 inch iron pipe with tag marked "R.E. 32", set for the Northwest corner of said Anderson Parcel.

PARCEL C:

Lots 1 and 2 in Block 4 of El Retiro, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1996, filed in the Office of the County Recorder of San Diego County, February 2, 1927.

PARCEL D:

Lot 6, Block 4 of El Retiro, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1998, filed in the Office of the County Recorder of San Diego County, February 2, 1927.

PARCEL E:

Lot 13 in Block 4 of El Retiro, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1998, filed in the Office of the County Recorder of San Diego County, February 2, 1927.

PARCEL F:

PARCEL F1:

That portion of the West 187 feet of Lot 5 of La Mesa Colony, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 346, filed in the Office of the County Recorder of San Diego County, March 8, 1887, described as follows:

Beginning at the Easterly terminus of the center line of Adams Avenue, being also the Westerly terminus of a 208.93 foot radius curve, concave Northwestly in the boundary of College Avenue Baptist Church Subdivision, according to the Map thereof No. 5751, filed in the Office of the County Recorder of San Diego County; thence along said boundary Northeastly along said curve 231.74 feet to the East line of the West 187 feet of said Lot; thence along said East line South 0°48'30" West 218.53 feet to a line drawn parallel with and 20 feet Northwestly from the Southeastly line of said Lot; thence along said parallel line South 50°16'30" West 76 feet; thence North 0°48'30" East to the Easterly prolongation of the South line of Adams Avenue; thence along said prolongation North 89°16'30" West 74 feet to the East line of the West 55 feet of said Lot; thence along said East line North 0°43'30" East 25 feet to the prolongation of the center line of Adams Avenue; thence along said prolongation North 89°16'30" West 55 feet to the Point of Beginning.

PARCEL F2:

An easement for ingress and egress 15 feet wide in said Lot 5 described in Conditional Easement Deed to O.D. Arnold and sons, recorded January 20, 1966 as File No. 11729 of Official Records, the North line of said easement being described as follows:

Beginning at the most Westerly corner of Parcel F1 above; thence South 89°16'30" East 55 feet to an angle point therein.

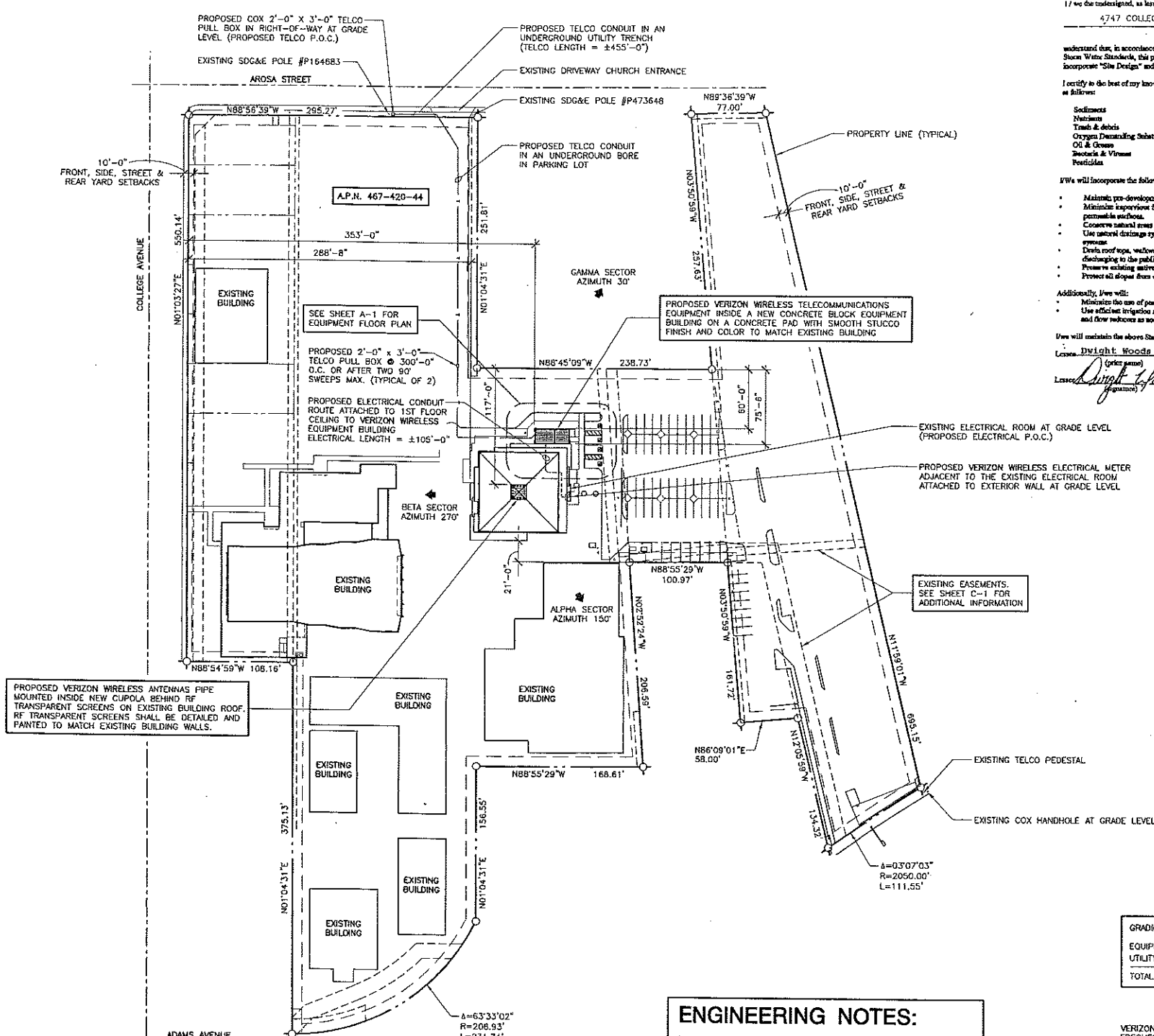
PARCEL F3:

An easement for ingress and egress over, along and across those portions of Lot 5 of La Mesa Colony, according to Map thereof No. 346, filed in the Office of the County Recorder of San Diego County, March 8, 1887 and of Lot 1 of College Avenue Baptist Church Subdivision, according to Map thereof No. 5751, filed in the Office of the County Recorder of San Diego County, July 5, 1966, all being in the City of San Diego, County of San Diego, State of California, described as a whole as follows:

Beginning at the most Southerly corner of said Lot 1, being also the Easterly terminus of the center line of Adams Avenue, as shown on said Map No. 5751; thence along the Westerly line of said Lot 1, North 00°48'30" East, 15.00 feet to a point on the arc of a 193.93 foot radius curve, concave Northwestly, a radial line of said curve bears South 00°48'30" West to said point; thence Northeastly along the arc of said curve to the Easterly line of the Westerly 75.00 feet of said Lot 5; thence along said Easterly line South 00°48'30" West to the Easterly prolongation of the center line of said Adams Avenue; thence along said prolongation North 89°16'30" West, 75.00 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion thereof lying within Lot 5 of said La Mesa Colony according to Map thereof No. 346, filed in the Office of the County Recorder of San Diego County, March 8, 1887.

APN: 467-420-44; 467-420-38; 467-403-22;



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

- ENGINEERING NOTES:**
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

GRADING QUANTITIES:

EQUIPMENT BUILDING FOOTING:	14 CU. YDS. 18" DEPTH
UTILITY TRENCH (TELCO):	101 CU. YDS. 48" DEPTH
TOTAL GRADING:	115 CU. YDS.

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

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

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

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

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

Lessor'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
4747 COLLEGE AVE. SAN DIEGO, CA 92113
(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 "Minimize Pollution from the Project Area" and incorporate "Site Design" and "Source Control" BMP's.

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

- Sediment
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Pesticides & Herbicides
- Pathogens

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

- Minimize 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 sheet drains or underground drainage systems
- Direct roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Protect 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 shut-off devices and flow reducers as needed.

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

Lessor: Dwight Woods Company Name: Verizon Wireless
Lessee: Dwight Woods Date: 1-9-2008

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE SUITE 021
CARLSBAD, CA 92008 (760) 434-8474

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
EL CAJON & COLLEGE
4747 COLLEGE AVENUE
SAN DIEGO, CA 92115
SAN DIEGO

DRAWING DATES


03/31/11	100% ZD (rat)
04/26/11	REVISED 100% ZD (se)
04/27/11	REVISED 100% ZD (se)
05/17/11	REVISED 100% ZD (se)
05/23/11	REVISED 100% ZD (se)
11/28/11	REVISED 100% ZD (rat)
11/29/11	90% ZD (se)
12/09/11	100% ZD (rat)
01/10/12	REVISED 100% ZD (rat)
01/12/12	REVISED 100% ZD (rat)
01/13/12	REVISED 100% ZD (rd)
02/13/12	REVISED 100% ZD (se)
05/07/12	REVISED 100% ZD (se)

SHEET TITLE
SITE PLAN
PROJECTS\VERIZON\11056

A-0

Booth & Suarez
 ARCHITECTURE INCORPORATED
 393 CARLSBAD VILLAGE DRIVE SUITE 09
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

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 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
EL CAJON & COLLEGE
 4747 COLLEGE AVENUE
 SAN DIEGO, CA 92115
 SAN DIEGO

DRAWING DATES

03/31/11	100% ZD (rel)
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04/27/11	REVISED 100% ZD (se)
05/17/11	REVISED 100% ZD (se)
05/23/11	REVISED 100% ZD (se)
11/28/11	REVISED 100% ZD (rel)
11/28/11	90% ZD (se)
12/08/11	100% ZD (rel)
01/10/12	REVISED 100% ZD (rel)
01/12/12	REVISED 100% ZD (rel)
01/13/12	REVISED 100% ZD (rel)
02/13/12	REVISED 100% ZD (se)
05/07/12	REVISED 100% ZD (se)

SHEET TITLE
WATER POLLUTION CONTROL PLANS

PROJECTS\VERIZON\11056

A-0.0

A. Site Management Requirements

Construction is a dynamic operation where changes are expected. Storm water BMPs for construction sites are usually temporary measures that require frequent maintenance to maintain their effectiveness and may require relocation, revision and re-installation, particularly at project grading progressions. Therefore, owner/contractor self-inspections are required. They shall be performed by the owner's/contractor's Qualified Contact Person specifically trained in storm water pollution prevention site management and storm water BMPs, including the installation and maintenance of sediment and erosion control measures. Additional qualified persons may assist with the inspection activities under the direction of the Qualified Contact Person. A Qualified Contact Person is required for all sites during both wet and dry weather conditions.

There are four primary purposes of the self-inspections conducted by owners and contractors:

- To ensure that the owner/contractors take full responsibility for managing storm water pollution caused by their activities.
- To ensure that storm water BMPs are properly documented and implemented and are functioning effectively.
- To identify maintenance (e.g., sediment removal) and repair needs.
- To ensure that the project proponents implement their storm water management plans.

A self-inspection checklist, noting date, time, conditions and inspection date, must be kept on-site and made available for inspection. If requested (note: the State General Construction Permit has additional inspection requirements that must be met to comply with the permit). Self-inspections must be performed by a Qualified Contact Person according to the following schedule:

- Daily forecasting at all times
- At 24-hour intervals during extended rainfall events
- Daily evaluations as earth moving/grading is being conducted during the wet season
- Weekly (every 7 days) in the dry season as earth moving/grading is progressing

Storm water pollution prevention site management requirements include:

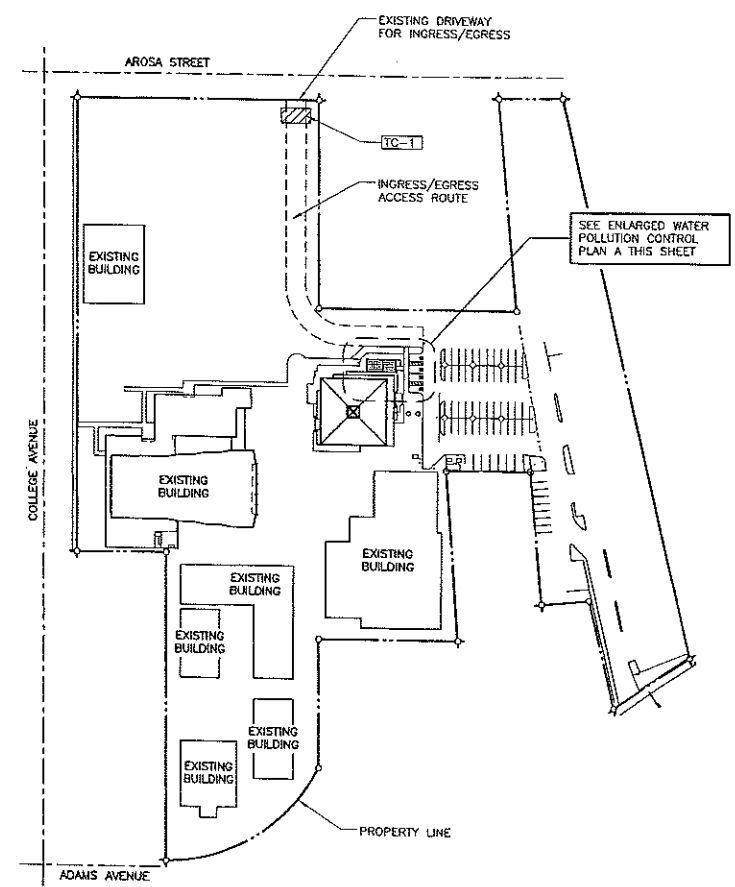
- A qualified person who is trained and competent in the use of BMPs shall be on site daily, although not necessarily full time, to evaluate the conditions of the site with respect to storm water pollution prevention. This qualified contact person shall represent the contractor/owner on storm water issues.
- The qualified person shall implement the conditions of the Storm Water Pollution Prevention Plan, contract documents and/or local ordinances with respect to erosion and sediment control and other waste management regulations.
- The qualified person is responsible for monitoring the weather and implementation of any emergency plans as needed. The weather shall be monitored on a 5-day forecast prior and a full BMP protection plan shall be activated when there is a 40% or greater chance of rain.
- The qualified person is responsible for overseeing any site grading and operations and evaluating the effectiveness of the BMPs. This person shall modify the BMPs as necessary to keep the dynamics of the site in compliance. This person or other qualified persons are responsible for checking the BMPs routinely for maintenance and documenting the BMPs being implemented.

STORM WATER QUALITY NOTES FOR CONSTRUCTION BMPs

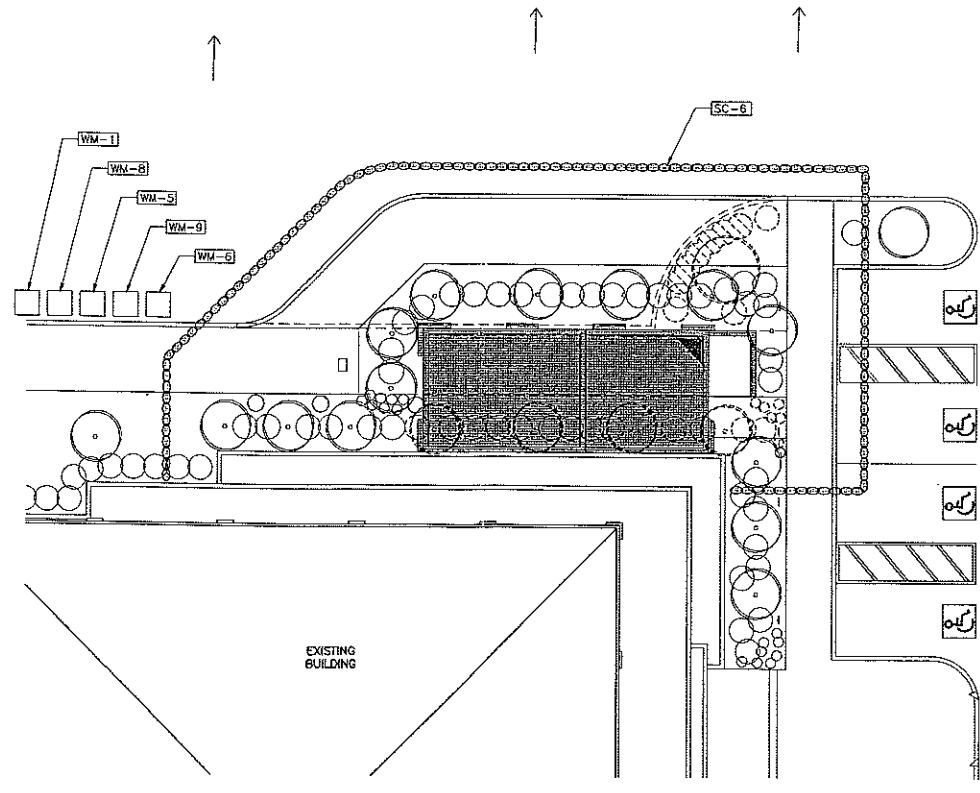
NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

- 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.
- SUFFICIENT BMPs 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 BMPs.
- 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.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

- STANDARD LID BMPs:**
- 1 MINIMIZE IMPERVIOUS FOOTPRINT
- SOURCE CONTROL BMPs:**
- NOT APPLICABLE
- CONSTRUCTION STORMWATER BMPs:**
- DIRECTION OF LOT DRAINAGE → →
- SC-8 GRAVEL BAGS ○○○○
 - TC-1 STABILIZED CONSTRUCTION ENTRANCE [diagonal hatching]
 - WM-1 MATERIAL DELIVERY & STORAGE
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-9 SANITARY WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
- PRIORITY: LOW**
- IDENTIFY POLLUTANTS FROM THE PROJECT AREA
- COMMERCIAL DEVELOPMENT:
- SEDIMENT - POTENTIAL
 - NUTRIENTS - POTENTIAL
 - ORGANIC COMPOUNDS - N/A
 - TRASH & DEBRIS - ANTICIPATED
 - OXYGEN DEMANDING SUBSTANCES - ANTICIPATED
 - BACTERIA & VIRUSES - N/A
 - PESTICIDES - POTENTIAL



WATER POLLUTION CONTROL PLAN
 SCALE: 1" = 100'-0"



ENLARGED WATER POLLUTION CONTROL PLAN A
 SCALE: 1" = 10'-0"

BOOTH & SUAREZ
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PREPARED FOR

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 (949) 222-7000

APPROVALS

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

PROJECT NAME
EL CAJON & COLLEGE
 4747 COLLEGE AVENUE
 SAN DIEGO, CA 92115
 SAN DIEGO

DRAWING DATES

03/31/11	100% ZD (ral)
04/26/11	REVISED 100% ZD (se)
04/27/11	REVISED 100% ZD (se)
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01/12/12	REVISED 100% ZD (ral)
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05/07/12	REVISED 100% ZD (se)

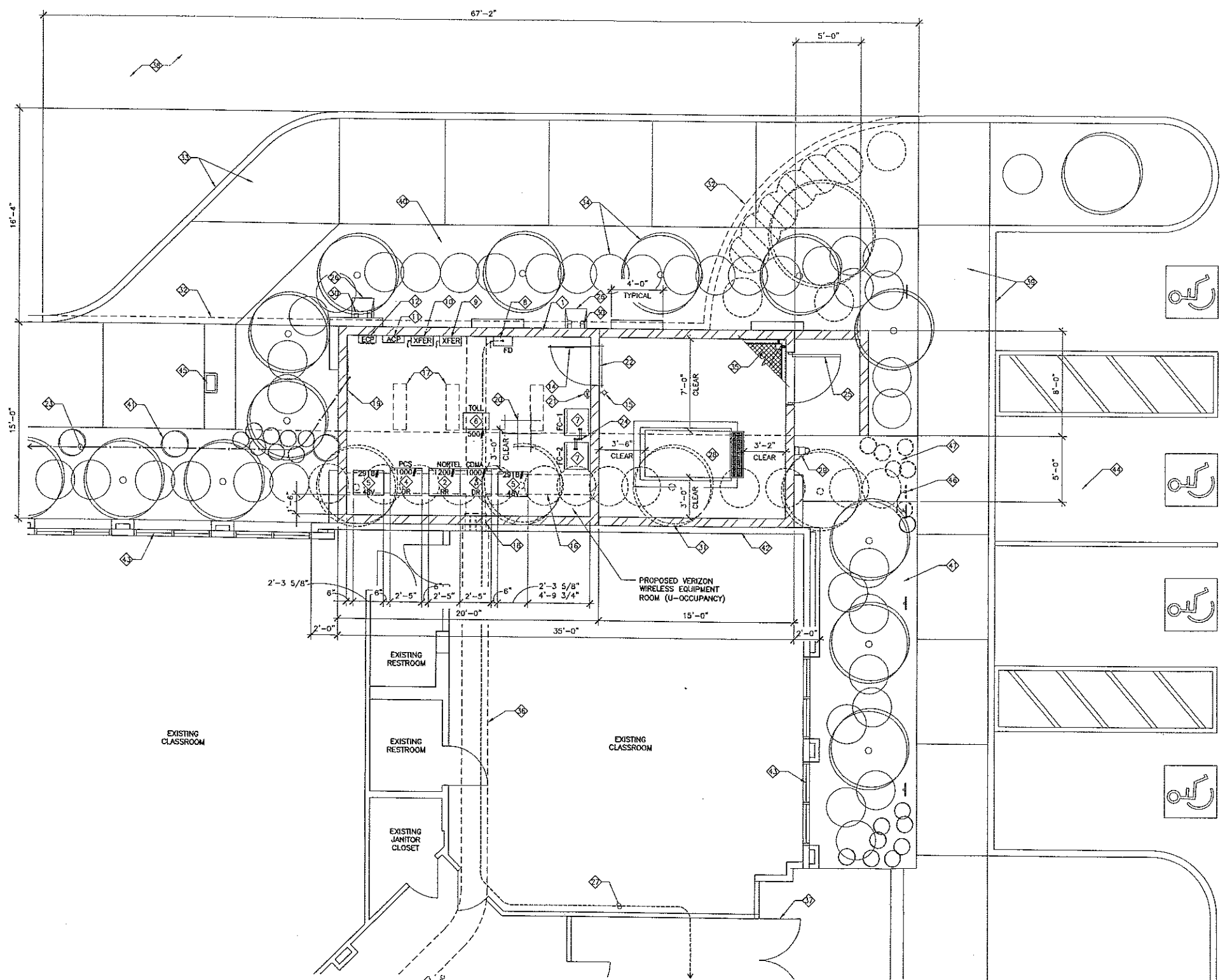
SHEET TITLE
EQUIPMENT FLOOR PLAN

PROJECTS\VERIZON\11056

A-1

EQUIPMENT FLOOR PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW 15'-0" x 35'-0" CONCRETE BLOCK EQUIPMENT BUILDING ON A CONCRETE PAD WITH SMOOTH STUCCO FINISH AND COLOR TO MATCH EXISTING BUILDING
- 2 PROPOSED VERIZON WIRELESS NORTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
- 3 PROPOSED VERIZON WIRELESS NORTEL CDMA EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 4 PROPOSED VERIZON WIRELESS PCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 5 PROPOSED VERIZON WIRELESS BATTERY RACK 27'-5/8" WIDE x 57" HIGH x 22'-1/2" DEEP. WEIGHT: 2918 LBS.
- 6 PROPOSED VERIZON WIRELESS TOLL RACK 24" WIDE x 57" HIGH x 15" DEEP. WEIGHT: 500 LBS.
- 7 PROPOSED AIR HANDLERS
- 8 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9 PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12 PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
- 13 PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 14 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 15 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 16 PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 17 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 3)
- 18 PROPOSED COAX CABLE PENETRATION TO COAX CABLE ROUTE THROUGH 1ST FLOOR CEILING (SHOWN DASHED)
- 19 PROPOSED WALL MOUNTED TELCO BOARD
- 20 PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MOND WHITE WITH 4" COVER BASE
- 21 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 22 PROPOSED ALUMINUM THRESHOLD
- 23 PROPOSED TELCO CONDUIT IN AN UNDERGROUND TRENCH
- 24 PROPOSED CONDENSATE DRAIN LINE ROUTING UP TO ROOF
- 25 PROPOSED 2'-0" WIDE STEEL GATE & FRAME PAINTED TO MATCH THE COLOR OF EXISTING BUILDING
- 26 PROPOSED SPLASH BLOCK
- 27 PROPOSED ELECTRICAL CONDUIT THROUGH 1ST FLOOR CEILING
- 28 PROPOSED VERIZON WIRELESS 30kw ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD, "KOHLER" JOREZUC-VER GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 85 dBA AT A REFERENCE DISTANCE OF 23 FEET.
- 29 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 30 PROPOSED DOWNSPOUTS
- 31 REMOVE EXISTING TREES & LANDSCAPING (SHOWN DASHED)
- 32 REMOVE EXISTING CONCRETE SIDEWALK & CURBS (SHOWN DASHED)
- 33 PROPOSED SIDEWALK & CURBS
- 34 PROPOSED TREES & LANDSCAPING
- 35 PROPOSED CHAINLINK LD
- 36 PROPOSED COAX CABLE ROUTE THROUGH 1ST FLOOR CEILING (SHOWN DASHED)
- 37 EXISTING COAX
- 38 EXISTING ASPHALT PAVING
- 39 EXISTING CONCRETE SIDEWALK & CURBS TO REMAIN
- 40 PROPOSED LANDSCAPE AREA
- 41 EXISTING LANDSCAPE AREA TO REMAIN
- 42 EXISTING BUILDING WALL
- 43 EXISTING BUILDING WINDOW
- 44 EXISTING HANDICAP PARKING STALLS
- 45 EXISTING WATER METER
- 46 MOVE EXISTING HANDICAP SIGN
- 47 NEW SIDEWALK



EQUIPMENT FLOOR PLAN

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



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 IRVINE, CA 92623-9707
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APPROVALS

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

PROJECT NAME
EL CAJON & COLLEGE
 4747 COLLEGE AVENUE
 SAN DIEGO, CA 92115
 SAN DIEGO

DRAWING DATES

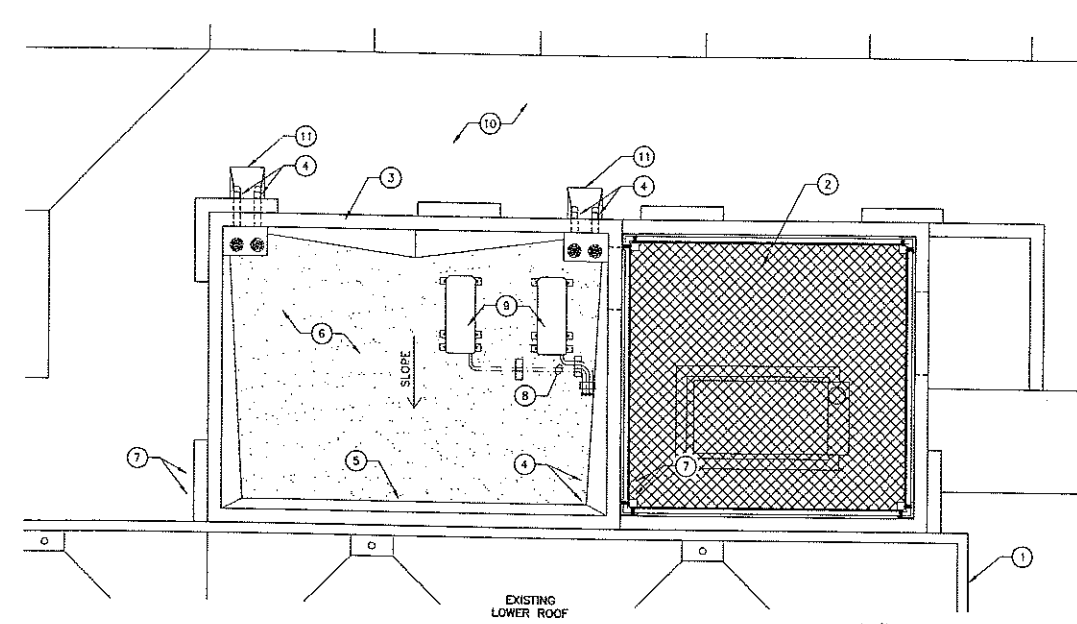
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04/26/11	REVISED 100% ZD (se)
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01/13/12	REVISED 100% ZD (rel)
02/13/12	REVISED 100% ZD (se)
05/07/12	REVISED 100% ZD (se)

SHEET TITLE
ROOF PLAN & EQUIPMENT ROOF PLAN

PROJECTS\VERIZON\11056

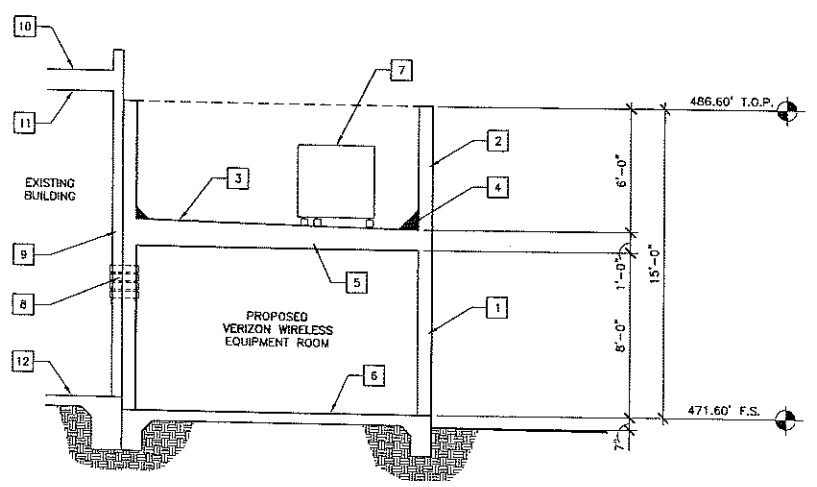
A-2

ATTACHMENT 6



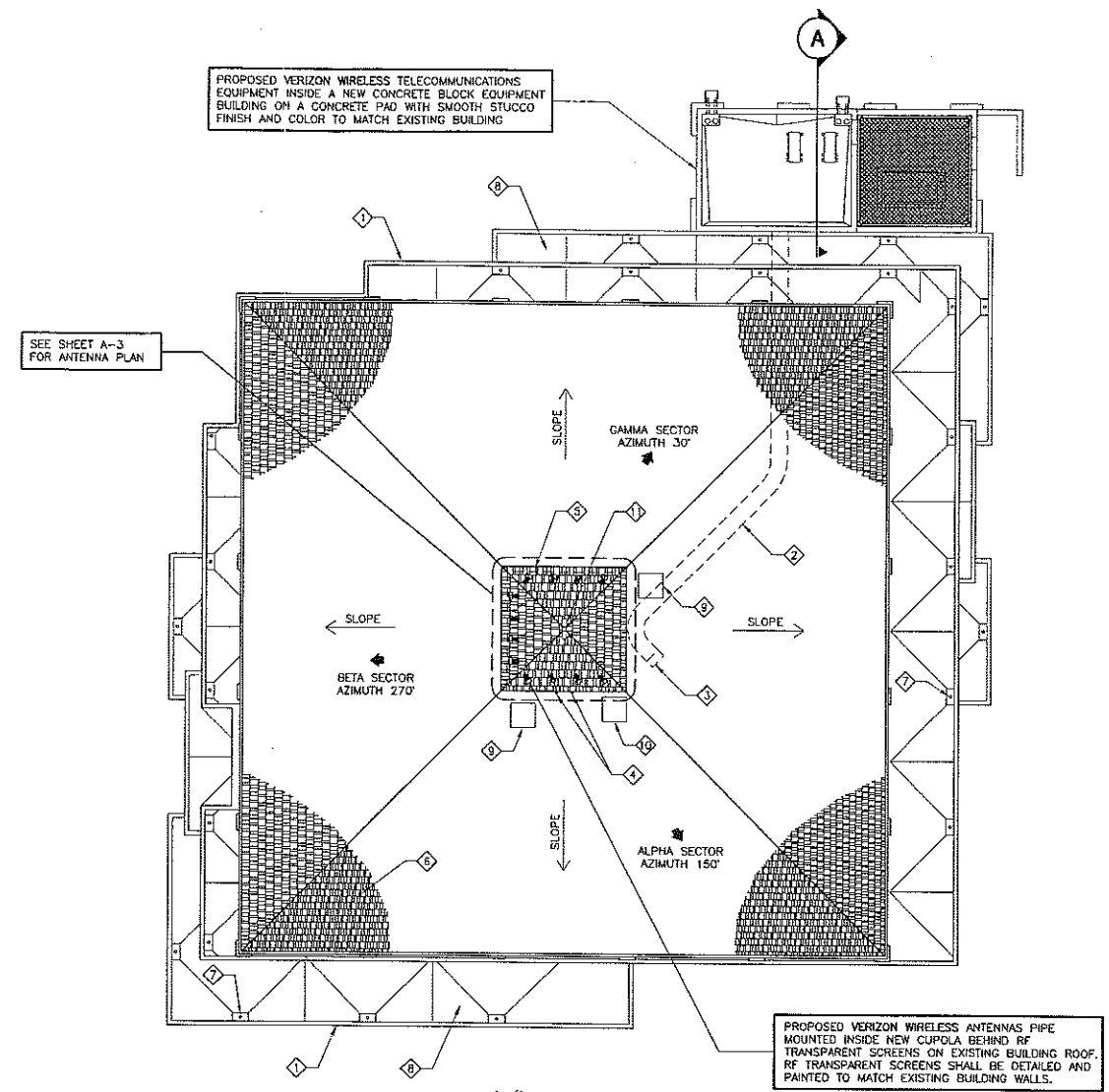
EQUIPMENT ROOF PLAN
 SCALE: 1" = 30'-0"

- EQUIPMENT ROOF PLAN NOTES:**
- | | |
|--|---|
| 1 EXISTING BUILDING PARAPET WALL | 7 PROPOSED DOWNSPOUTS |
| 2 PROPOSED CHAINLINK LID | 8 PROPOSED CONDENSATE DRAIN LINE ROUTING ON PVC SLEEPERS |
| 3 PROPOSED PARAPET WALL | 9 PROPOSED MECHANICAL UNITS ON PVC SLEEPERS (TYPICAL OF 2) (SHOWN DASHED) |
| 4 PROPOSED ROOF DRAIN AND OVERFLOW SCUPPER | 10 EXISTING LANDSCAPE AREA |
| 5 PROPOSED ROOF CRICKET | 11 PROPOSED SPLASH BLOCK |
| 6 BUILT-UP ROOFING | |



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

- SECTION NOTES:**
- | | |
|--|-----------------------------------|
| 1 PROPOSED CONCRETE BLOCK WALL | 8 PROPOSED COAX CABLE PENETRATION |
| 2 PROPOSED PARAPET WALL | 9 EXISTING BUILDING WALL |
| 3 PROPOSED BUILT-UP ROOFING | 10 EXISTING BUILT-UP ROOFING |
| 4 PROPOSED ROOF CRICKET | 11 EXISTING ROOF FRAMING |
| 5 PROPOSED ROOF FRAMING | 12 EXISTING BUILDING FOUNDATION |
| 6 PROPOSED CONCRETE PAD | |
| 7 PROPOSED MECHANICAL UNITS ON PVC SLEEPERS (TYPICAL OF 2) | |

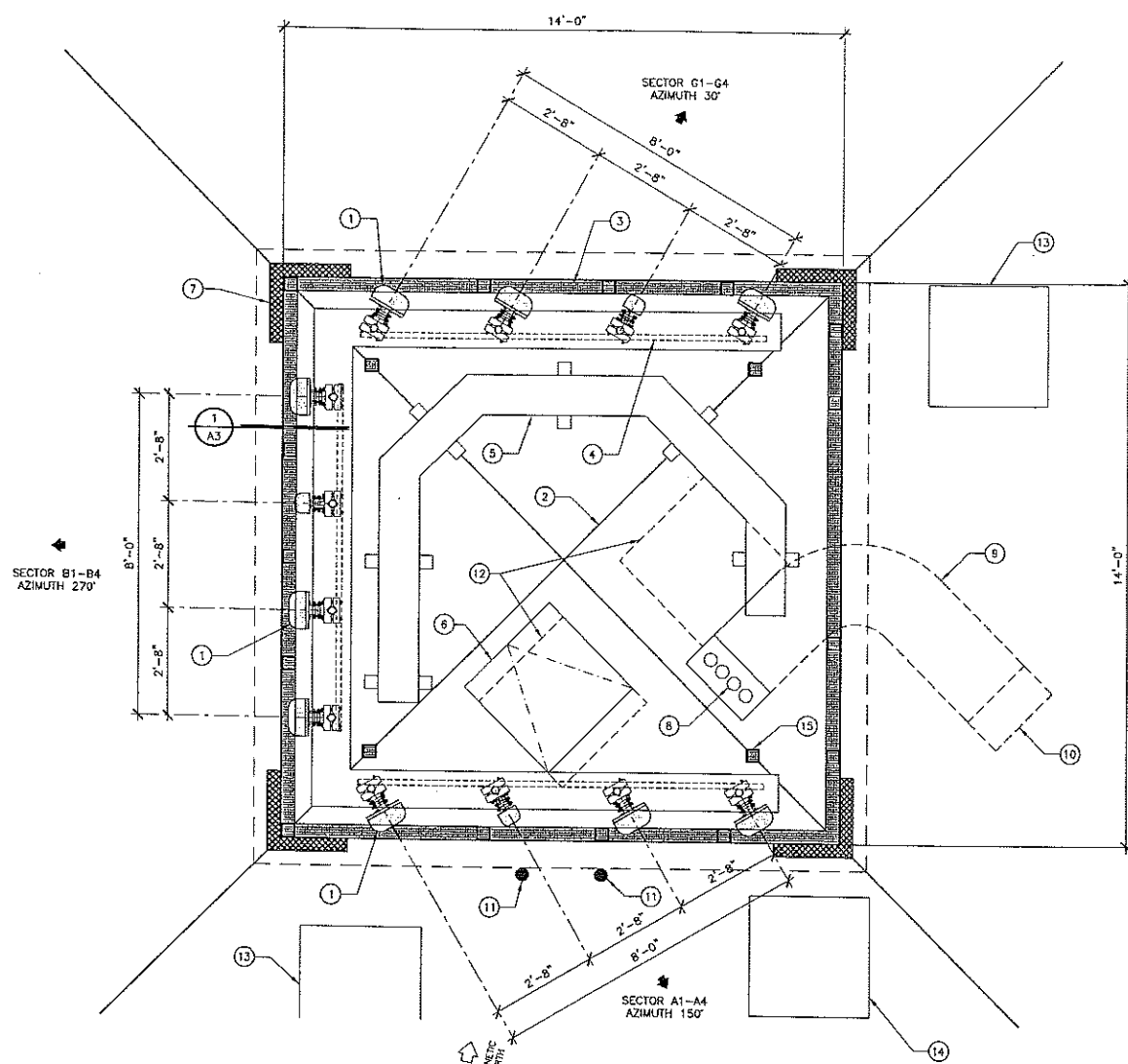


ROOF PLAN
 SCALE: 1" = 10'-0"

- ROOF PLAN NOTES:**
- 1 EXISTING BUILDING PARAPET WALL
 - 2 PROPOSED COAX CABLE ROUTE THROUGH 1ST FLOOR CEILING (SHOWN DASHED)
 - 3 PROPOSED COAX CABLE CHASE FROM 1ST FLOOR UP TO 3RD FLOOR
 - 4 PROPOSED (2) E/911 GPS ANTENNAS TO BE MOUNTED TO CUPOLA FASCIA
 - 5 PROPOSED ASPHALT SHINGLE ROOF TO MATCH EXISTING BUILDING
 - 6 EXISTING ASPHALT SHINGLE ROOF
 - 7 EXISTING ROOF DRAIN (TYPICAL)
 - 8 EXISTING BUILT-UP ROOF
 - 9 RELOCATED EXISTING SKYLIGHT (TYPICAL OF 2)
 - 10 EXISTING VENT
 - 11 PROPOSED CROSS

PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED INSIDE NEW CUPOLA BEHIND RF TRANSPARENT SCREENS ON EXISTING BUILDING ROOF. RF TRANSPARENT SCREENS SHALL BE DETAILED AND PAINTED TO MATCH EXISTING BUILDING WALLS.

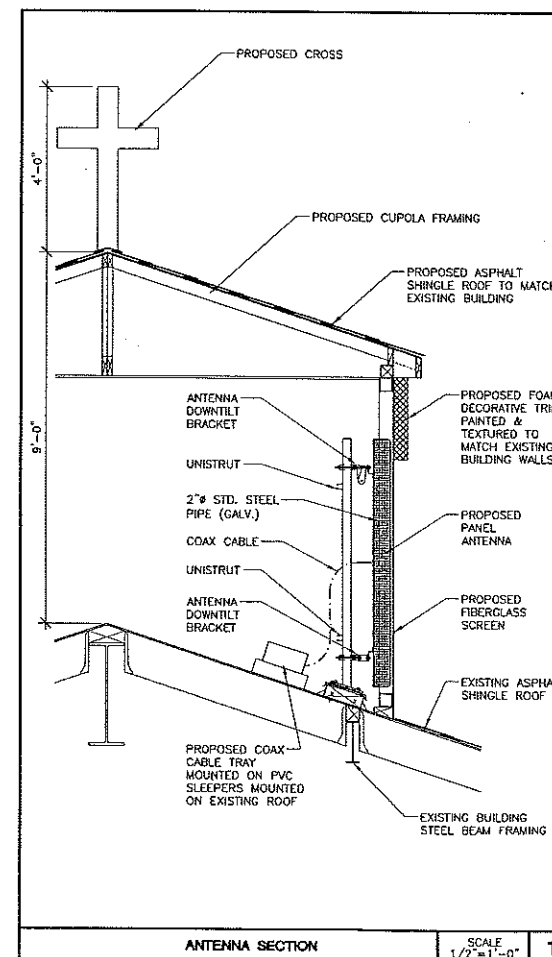
ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA 1	SOUTHEAST	150°	BXA-70063/6CF_5	0°	0°	71.0"L x 11.2"W x 5.2"D	8	125'-0"	6'-0"	7/8"
ALPHA 2			BXA-80063/6CF_5			71.0"L x 11.2"W x 5.2"D				
ALPHA 3			BXA-171063/12CF_2			72.4"L x 6.1"W x 4.1"D				
ALPHA 4			BXA-70063/6CF_5			71.0"L x 11.2"W x 5.2"D				
BETA 1	WEST	270°	BXA-70063/6CF_5	0°	0°	71.0"L x 11.2"W x 5.2"D	8	130'-0"	6'-0"	7/8"
BETA 2			BXA-80063/6CF_5			71.0"L x 11.2"W x 5.2"D				
BETA 3			BXA-171063/12CF_2			72.4"L x 6.1"W x 4.1"D				
BETA 4			BXA-70063/6CF_5			71.0"L x 11.2"W x 5.2"D				
GAMMA 1	NORTHEAST	30°	BXA-70063/6CF_5	0°	0°	71.0"L x 11.2"W x 5.2"D	8	135'-0"	6'-0"	7/8"
GAMMA 2			BXA-80063/6CF_5			71.0"L x 11.2"W x 5.2"D				
GAMMA 3			BXA-171063/12CF_2			72.4"L x 6.1"W x 4.1"D				
GAMMA 4			BXA-70063/6CF_5			71.0"L x 11.2"W x 5.2"D				



ANTENNA PLAN
SCALE: 1/2" = 1'-0"

ANTENNA PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED INSIDE NEW CUPOLA BEHIND RF TRANSPARENT SCREENS ON EXISTING BUILDING ROOF (SHOWN SHADED)
- 2 EXISTING RIDGE
- 3 PROPOSED RF TRANSPARENT SCREEN & FRAMING (SHOWN SHADED)
- 4 PROPOSED UNISTRUT (SHOWN DASHED)
- 5 PROPOSED COAX CABLE TRAY MOUNTED ON PVC SLEEPERS MOUNTED ON EXISTING ROOF
- 6 PROPOSED CUPOLA ACCESS HATCH
- 7 PROPOSED FOAM DECORATIVE TRIM PAINTED & TEXTURED TO MATCH EXISTING BUILDING WALLS
- 8 PROPOSED NON-COMBUSTIBLE COAX CABLE SLEEVES TO COAX CABLE CHASE ON 3RD FLOOR
- 9 PROPOSED COAX CABLE ROUTE THROUGH 3RD FLOOR CEILING (SHOWN DASHED)
- 10 PROPOSED COAX CABLE CHASE FROM 3RD FLOOR DOWN TO 1ST FLOOR
- 11 PROPOSED (2) E/911 GPS ANTENNAS TO BE MOUNTED TO CUPOLA FASCIA
- 12 REMOVE EXISTING SKYLIGHT (TYPICAL OF 2) (SHOWN DASHED)
- 13 RELOCATED EXISTING SKYLIGHT (TYPICAL OF 2)
- 14 EXISTING VENT
- 15 PROPOSED STEEL COLUMN (TYPICAL OF 4)



ANTENNA SECTION
SCALE: 1/2" = 1'-0" 1

Booth Suarez & Associates, Inc.
ARCHITECTURE INCORPORATED
325 CANTERBURY VILLAGE DRIVE SUITE 02
CANISTO, CA 92008 (760) 434-8474

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
EL CAJON & COLLEGE
4747 COLLEGE AVENUE
SAN DIEGO, CA 92115
SAN DIEGO

DRAWING DATES

03/31/11	100% ZD (rel)
04/26/11	REVISED 100% ZD (se)
04/27/11	REVISED 100% ZD (se)
05/17/11	REVISED 100% ZD (se)
05/25/11	REVISED 100% ZD (se)
11/28/11	REVISED 100% ZD (rel)
11/29/11	90% ZD (se)
12/09/11	100% ZD (rel)
01/10/12	REVISED 100% ZD (rel)
01/12/12	REVISED 100% ZD (rel)
01/13/12	REVISED 100% ZD (rel)
02/13/12	REVISED 100% ZD (se)
05/07/12	REVISED 100% ZD (se)

SHEET TITLE
ANTENNA PLAN AND DETAILS

PROJECTS\VERIZON\11056

A-3

Booth & Suarez
 ARCHITECTURE INCORPORATED

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APPROVALS

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EE/OUT	DATE

PROJECT NAME

EL CAJON & COLLEGE

4747 COLLEGE AVENUE
 SAN DIEGO, CA 92115
 SAN DIEGO

DRAWING DATES

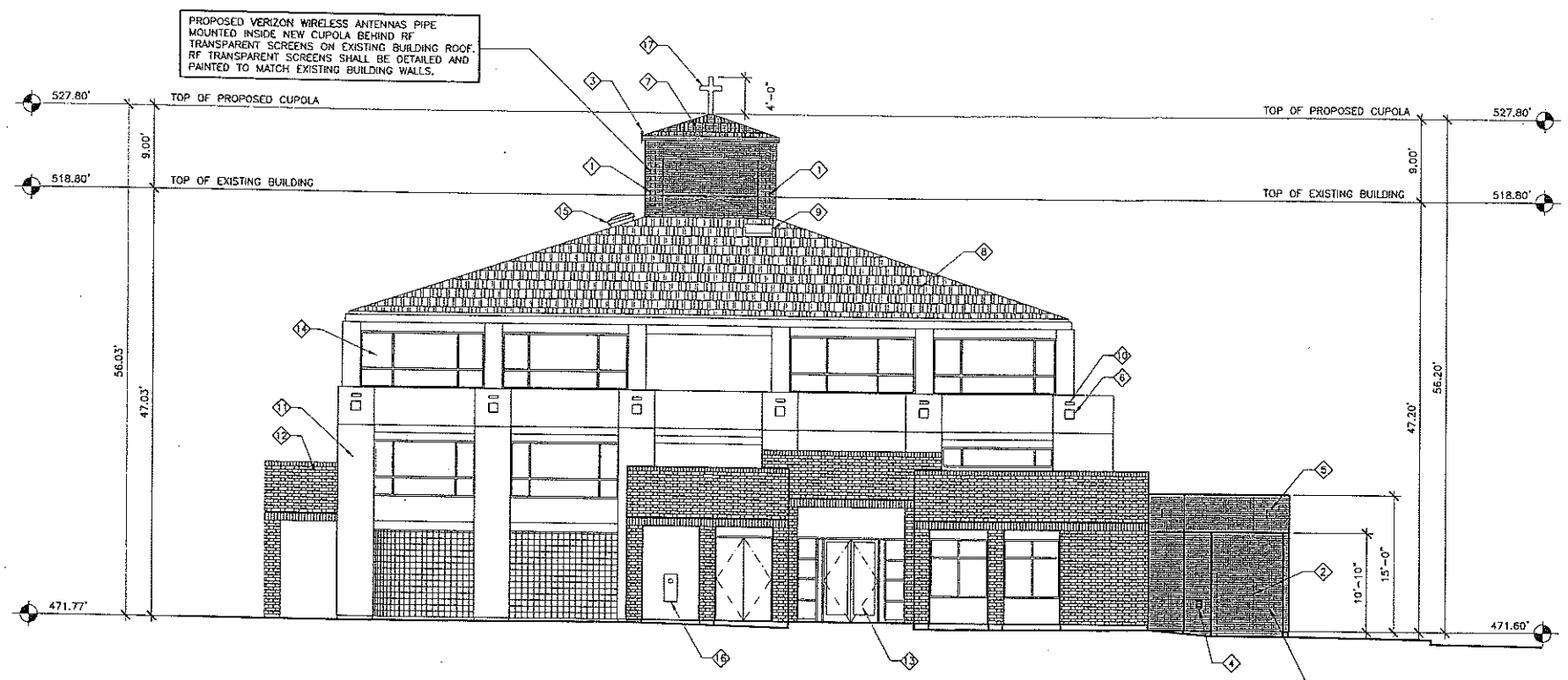
03/31/11	100% ZD (rel)
04/26/11	REVISED 100% ZD (se)
04/27/11	REVISED 100% ZD (se)
05/17/11	REVISED 100% ZD (se)
05/23/11	REVISED 100% ZD (se)
11/28/11	REVISED 100% ZD (rel)
11/28/11	90% ZD (se)
12/09/11	100% ZD (rel)
01/10/12	REVISED 100% ZD (rel)
01/12/12	REVISED 100% ZD (rel)
01/13/12	REVISED 100% ZD (rd)
02/13/12	REVISED 100% ZD (se)
05/07/12	REVISED 100% ZD (se)

SHEET TITLE

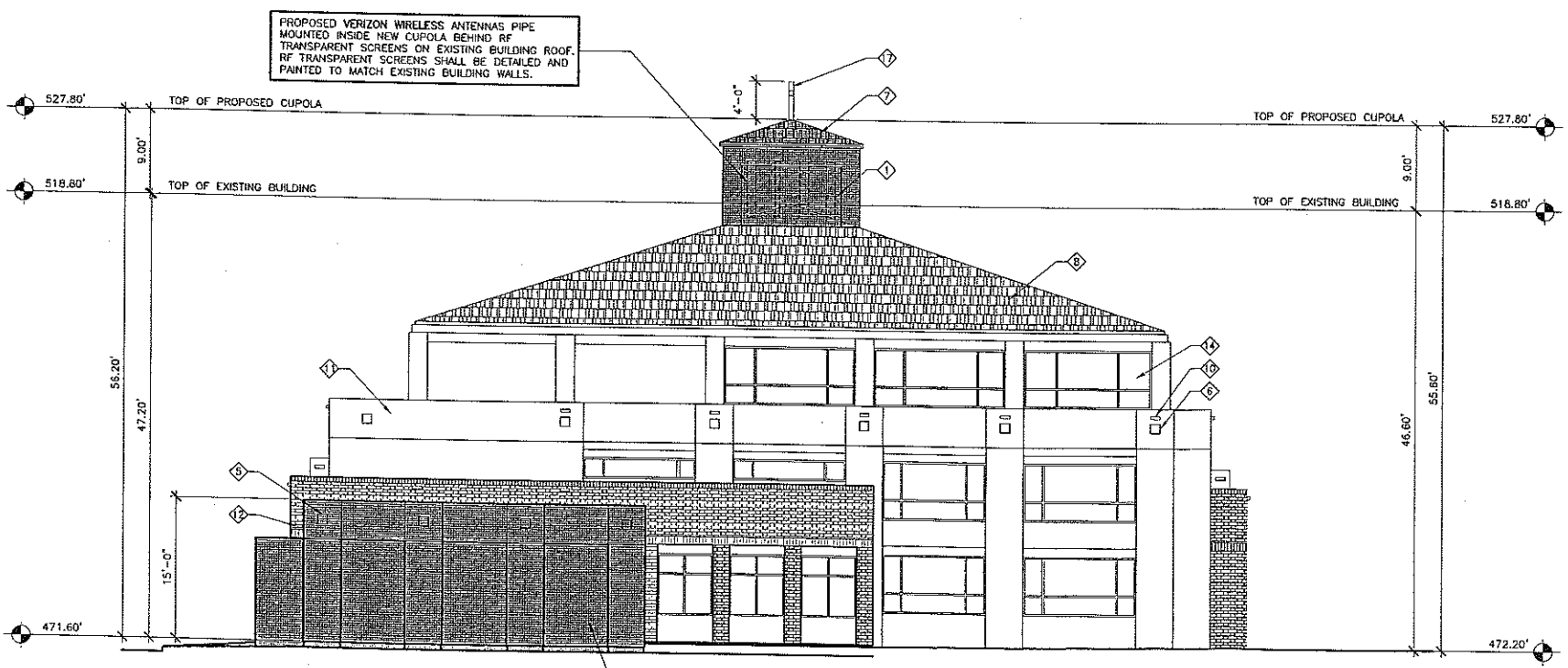
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\11056

A-4



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



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

ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS
- 2 PROPOSED STEEL GATE & FRAME PAINTED TO MATCH THE COLOR OF EXISTING BUILDING (SHOWN DASHED)
- 3 PROPOSED (2) E/911 GPS ANTENNAS TO BE MOUNTED TO CUPOLA FASCIA
- 4 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 5 PROPOSED TILE
- 6 EXISTING TILE
- 7 PROPOSED ASPHALT SHINGLE ROOF TO MATCH EXISTING BUILDING
- 8 EXISTING ASPHALT SHINGLE ROOF
- 9 RELOCATED EXISTING SKYLIGHT (TYPICAL OF 2)
- 10 EXISTING OVERFLOW DRAIN
- 11 EXISTING STUCCO FINISH WALL
- 12 EXISTING BRICK TEXTURE FINISH WALL
- 13 EXISTING DOOR (TYPICAL)
- 14 EXISTING WINDOW (TYPICAL)
- 15 EXISTING VENT
- 16 PROPOSED VERIZON WIRELESS ELECTRICAL METER ADJACENT TO THE EXISTING ELECTRICAL ROOM ATTACHED TO EXTERIOR WALL AT GRADE LEVEL
- 17 PROPOSED CROSS

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APPROVALS

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

PROJECT NAME

EL CAJON & COLLEGE

4747 COLLEGE AVENUE
 SAN DIEGO, CA 92115
 SAN DIEGO

DRAWING DATES

03/31/11	100% ZD (rel)
04/28/11	REVISED 100% ZD (se)
04/22/11	REVISED 100% ZD (se)
05/17/11	REVISED 100% ZD (se)
05/23/11	REVISED 100% ZD (se)
11/28/11	REVISED 100% ZD (rel)
11/29/11	50% ZD (se)
12/09/11	100% ZD (rel)
01/10/12	REVISED 100% ZD (rel)
01/12/12	REVISED 100% ZD (rel)
01/13/12	REVISED 100% ZD (rel)
02/13/12	REVISED 100% ZD (se)
05/07/12	REVISED 100% ZD (se)

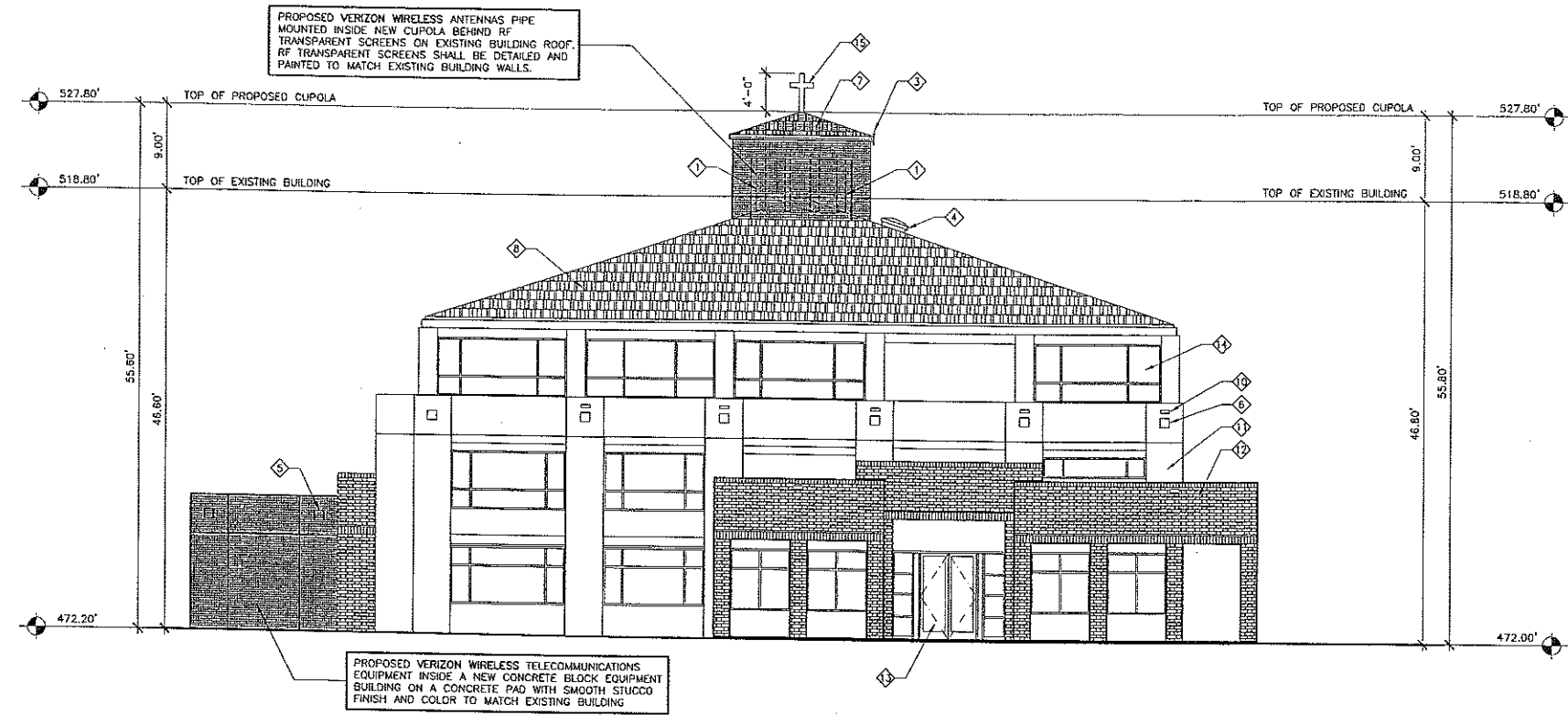
SHEET TITLE

EXTERIOR ELEVATIONS

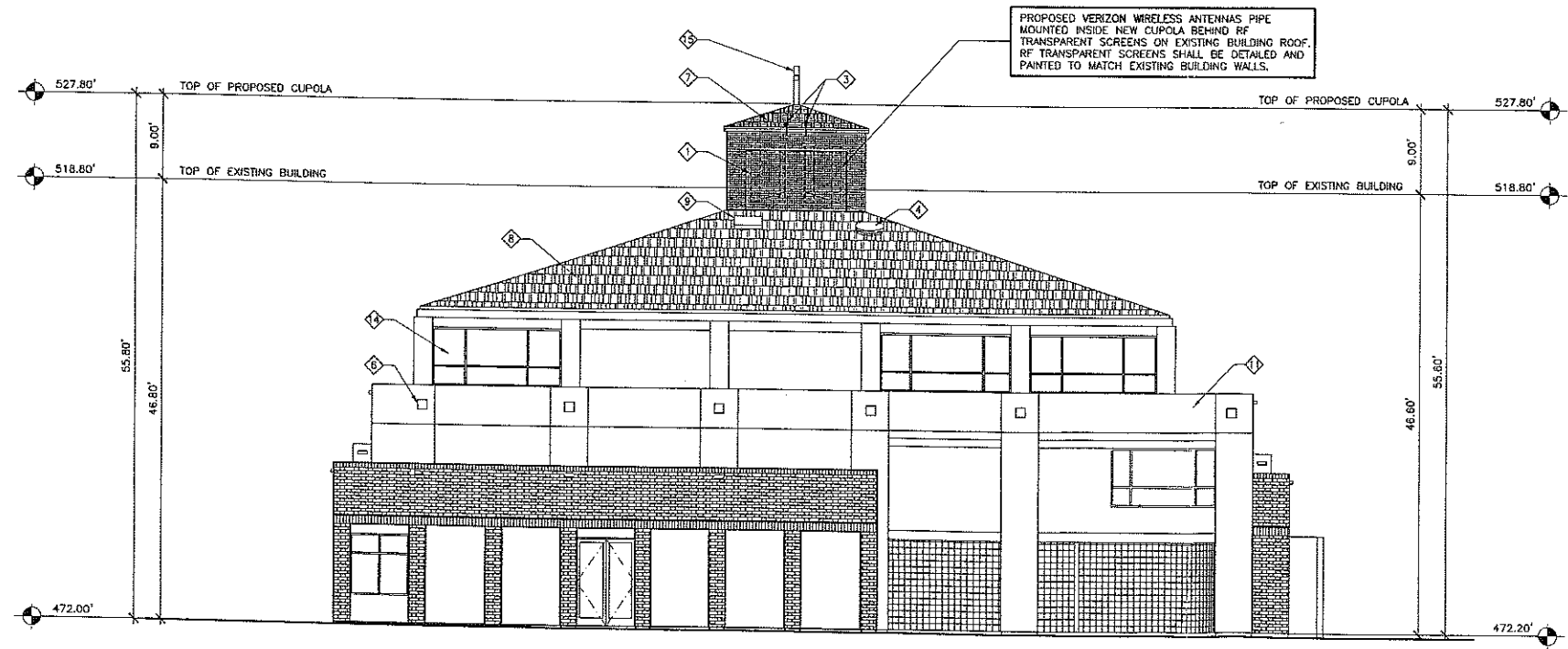
PROJECTS\VERIZON\11056

A-5

ATTACHMENT 6



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

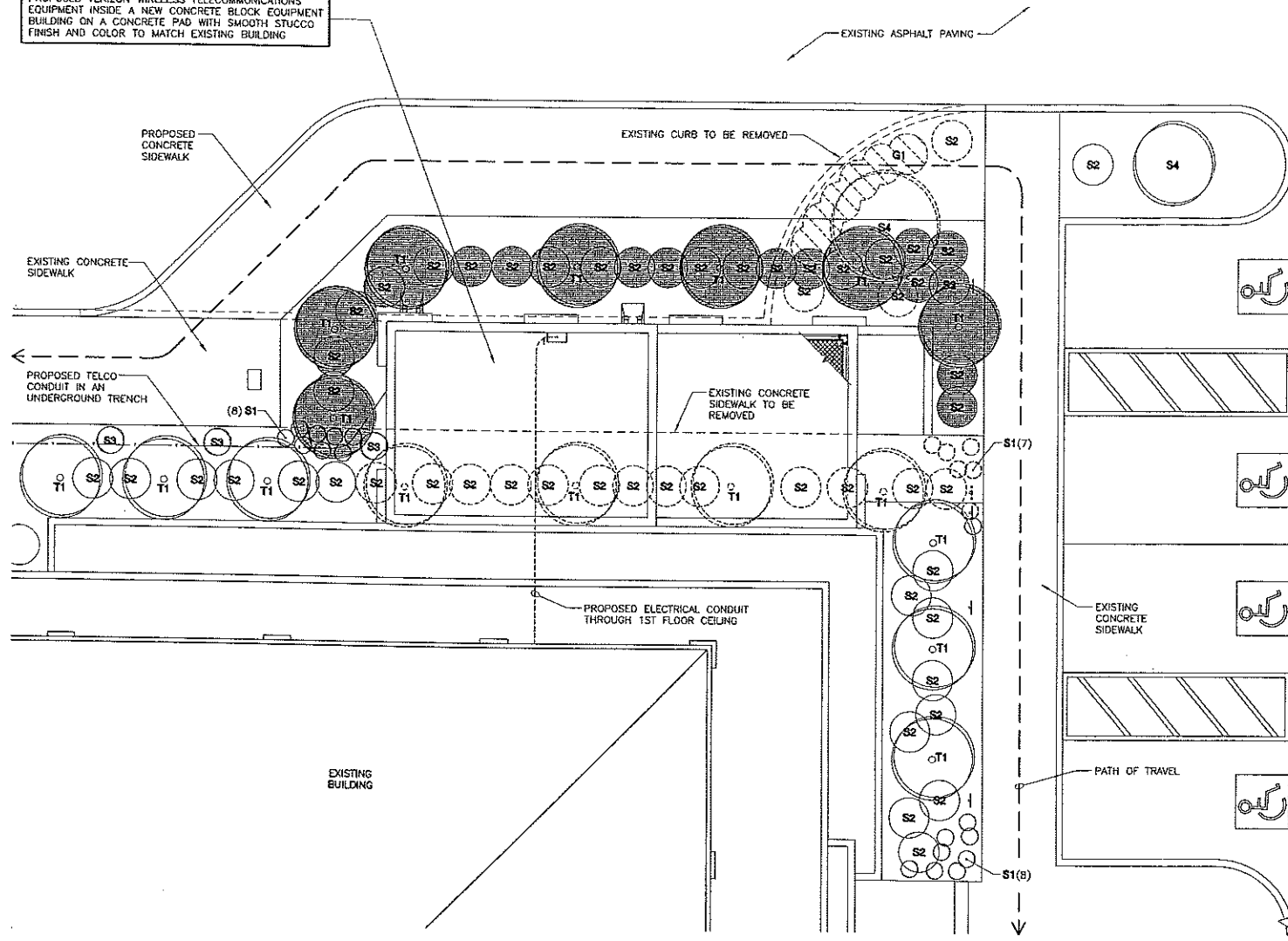


SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

- 1. PROPOSED VERIZON WIRELESS ANTENNAS
- 2. PROPOSED STEEL GATE & FRAME PAINTED TO MATCH THE COLOR OF EXISTING BUILDING
- 3. PROPOSED (2) E/911 GPS ANTENNAS TO BE MOUNTED TO CUPOLA FASCIA
- 4. EXISTING VENT
- 5. PROPOSED TILE
- 6. EXISTING TILE
- 7. PROPOSED ASPHALT SHINGLE ROOF TO MATCH EXISTING BUILDING
- 8. EXISTING ASPHALT SHINGLE ROOF
- 9. RELOCATED EXISTING SKYLIGHT (TYPICAL OF 2)
- 10. EXISTING OVERFLOW DRAIN
- 11. EXISTING STUCCO FINISH WALL
- 12. EXISTING BRICK TEXTURE FINISH WALL
- 13. EXISTING DOOR (TYPICAL)
- 14. EXISTING WINDOW (TYPICAL)
- 15. PROPOSED CROSS

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK EQUIPMENT BUILDING ON A CONCRETE PAD WITH SMOOTH STUCCO FINISH AND COLOR TO MATCH EXISTING BUILDING



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 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. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. 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.
12. IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
13. IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.

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PROJECT NAME
EL CAJON & COLLEGE
4747 COLLEGE AVENUE
SAN DIEGO, CA 92115
SAN DIEGO

DRAWING DATES

03/31/11	100% ZD (raf)
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11/29/11	90% ZD (se)
12/09/11	100% ZD (raf)
01/10/12	REVISED 100% ZD (raf)
01/12/12	REVISED 100% ZD (raf)
01/13/12	REVISED 100% ZD (raf)
02/13/12	REVISED 100% ZD (se)
05/07/12	REVISED 100% ZD (se)

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECTS\VERIZON\11058

L-1

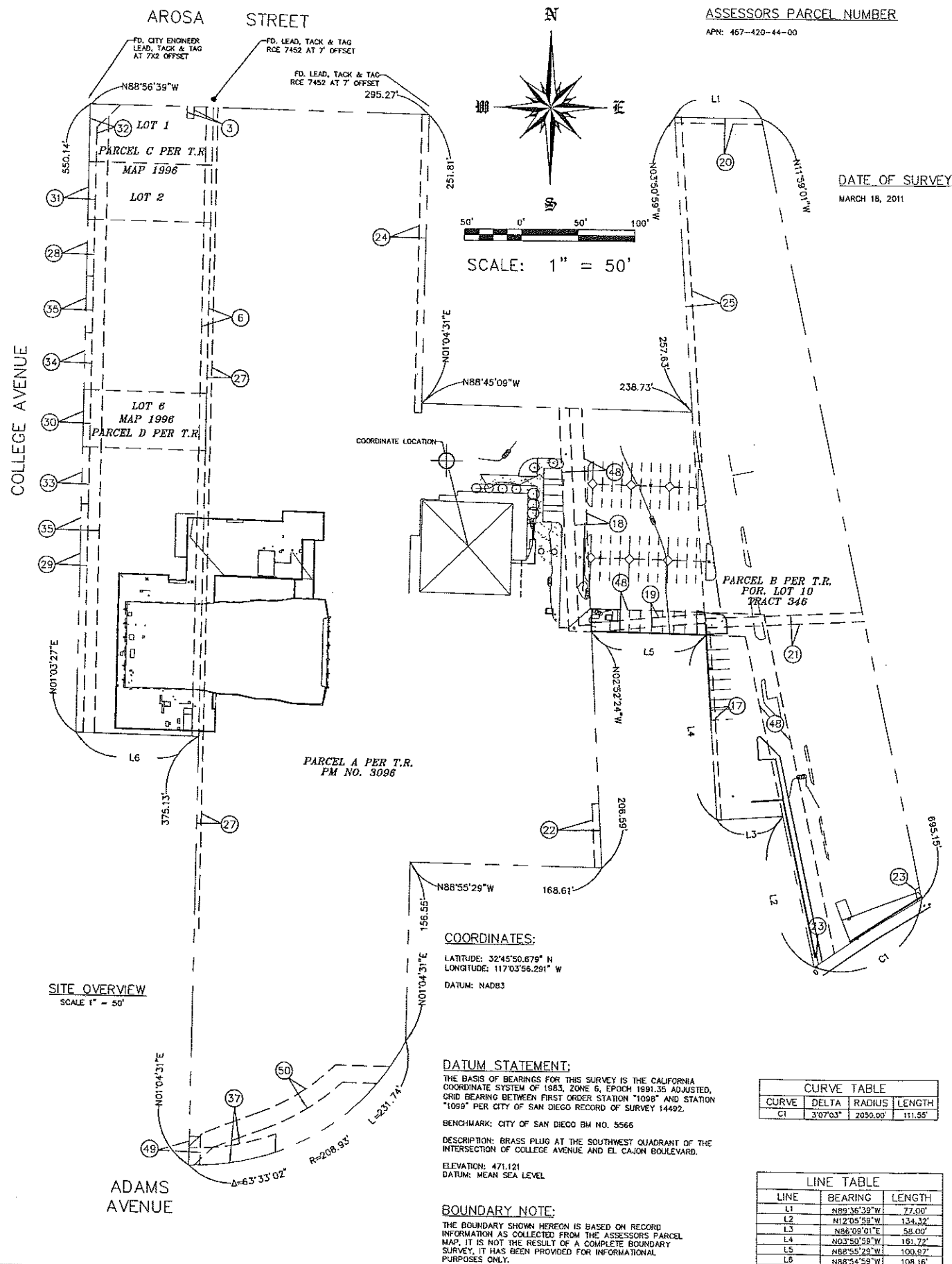
LANDSCAPE DEVELOPMENT PLAN
SCALE 3/16" = 1'-0"

PLANTING LEGEND

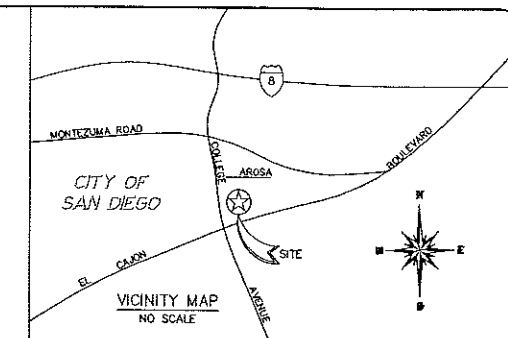
SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	LAGERSTROEMIA FAUCRII	CRAPE MYRTLE	TREE	EXISTING	6	25'-0" HEIGHT 15'-0" SPREAD
T1	LAGERSTROEMIA FAUCRII	CRAPE MYRTLE	TREE	REMOVE	4	-
T1	LAGERSTROEMIA FAUCRII	CRAPE MYRTLE	TREE	24" BOX	7	25'-0" HEIGHT 15'-0" SPREAD
S1	HEMEROCALLIS	DAY LILY	SHRUB	EXISTING	17	1'-6" HEIGHT 2'-0" SPREAD
S1	HEMEROCALLIS	DAY LILY	SHRUB	REMOVE	6	1'-6" HEIGHT 2'-0" SPREAD
S2	STRELITZIA REGINAE	BIRD OF PARADISE	SHRUB	EXISTING	16	3'-0" HEIGHT 8'-0" SPREAD
S2	STRELITZIA REGINAE	BIRD OF PARADISE	SHRUB	REMOVE	16	-
S2	STRELITZIA REGINAE	BIRD OF PARADISE	SHRUB	5 GAL.	23	3'-0" HEIGHT 8'-0" SPREAD

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
S3	AGAPANTHUS AFRICANUS	BLUE LILY OF THE Nile	SHRUB	EXISTING	3	3'-0" HEIGHT 1'-0" SPREAD
S4	RHUS INTEGRIFOLIA	LEMONADE BERRY	SHRUB	EXISTING	1	10'-0" HEIGHT 15'-0" SPREAD
S4	RHUS INTEGRIFOLIA	LEMONADE BERRY	SHRUB	REMOVE	1	-
G1	PELARGONIUM DOMESTICUM	REGAL GERANIUM	GROUND COVER	REMOVE	-	2'-0" HEIGHT 3'-0" SPREAD

- NOTE:
1. PATCH & REPAIR GROUND COVER WHERE DAMAGED BY TRENCHING AND INSTALLATION OF LANDSCAPE SHRUBS.
2. NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW TREES PLACED WITHIN 5 FEET OF CURBS, SIDEWALKS, OR CONCRETE SURFACES. DO NOT WRAP ROOT BARRIER AROUND THE ROOT BALL.



- ITEMS CORRESPONDING TO SCHEDULE "B":**
- BY: LAWYERS TITLE COMPANY
4100 NEWPORT PLACE DRIVE
SUITE 120
NEWPORT BEACH, CA 92660
(949) 724-3170
- TITLE NO: 12630895-10
TITLE OFFICER: CHRIS MAZAR
DATED: FEBRUARY 16, 2011
- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS AND EGRESS MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NO SHOWN BY THE PUBLIC RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - AN EASEMENT FOR PIPELINES, AQUEDUCTS AND RIGHTS INCIDENTAL, THE EXTENT OF THIS ITEM CANNOT BE DETERMINED DUE TO THE OMISSION OF RECORD INFORMATION WITHIN THE TITLE REPORT.
 - AN EASEMENT FOR DRAIN PIPE RECORDED APRIL 6, 1927 IN BOOK 1315, PAGE 391 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 25, 1929 IN BOOK 1596, PAGE 459 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 14, 1929 IN BOOK 1687, PAGE 439 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED OCTOBER 22, 1929 IN BOOK 1706, PAGE 52 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 6, 1935 IN BOOK 419, PAGE 292 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 6, 1935 IN BOOK 424, PAGE 184 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 10, 1935 IN BOOK 427, PAGE 192 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 30, 1935 IN BOOK 442, PAGE 358 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 12, 1936 IN BOOK 489, PAGE 79 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 29, 1936 IN BOOK 544, PAGE 187 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 19, 1937 IN BOOK 612, PAGE 429 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 10, 1938 IN BOOK 636, PAGE 242 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 23, 1939 IN BOOK 657, PAGE 443 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED MAY 16, 1945 IN BOOK 1876, PAGE 104 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THIS ITEM IS NOT SPECIFIED OF RECORD AND IT IS NOT PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC SEWER RECORDED JULY 18, 1947 IN BOOK 2456, PAGE 154 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC SEWER RECORDED JULY 18, 1947 IN BOOK 2456, PAGE 155 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC SEWER RECORDED JULY 18, 1947 IN BOOK 2456, PAGE 160 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR RIGHT OF WAY FOR PUBLIC STREET RECORDED SEPTEMBER 3, 1947 IN BOOK 2471, PAGE 410 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC SEWER RECORDED JULY 30, 1948 IN BOOK 2893, PAGE 257 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED MARCH 24, 1953 IN BOOK 4784, PAGE 448 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED APRIL 24, 1953 IN BOOK 4834, PAGE 108 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED JUNE 30, 1954 IN BOOK 5028, PAGE 595 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED JULY 1, 1954 IN BOOK 5287, PAGE 72 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR SEWERS AND INCIDENTAL PURPOSES RECORDED JUNE 6, 1958 IN BOOK 7110, PAGE 184 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THIS ITEM CANNOT BE PLOTTED DUE TO ILLEGIBLE RECORD DOCUMENT AND IT IS NOT PLOTTED HEREON.
 - A 4' UTILITY EASEMENT AS SHOWN ON MAP NO. 4103. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED FEBRUARY 21, 1963 AS FILE NO. 31136 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED MARCH 18, 1963 AS FILE NO. 46001 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED MARCH 19, 1963 AS INSTRUMENT NO. 46883. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREET RECORDED MARCH 25, 1963 AS INSTRUMENT NO. 50389 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREET RECORDED MAY 6, 1963 AS INSTRUMENT NO. 77608 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED MAY 6, 1963 AS FILE NO. 79243 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED JUNE 11, 1963 AS FILE NO. 101055 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED JUNE 30, 1964 AS FILE NO. 116792 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 29, 1965 AS FILE NO. 132767 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IT IS NOT PLOTTED HEREON.
 - AN EASEMENT FOR INGRESS AND EGRESS RECORDED AUGUST 25, 1975 AS FILE NO. 75-227241 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - A COVENANT AND AGREEMENT RECORDED AUGUST 5, 1977 AS FILE NO. 77-318503 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM AND IT IS NOT PLOTTED HEREON.
 - AN AGREEMENT RECORDED APRIL 5, 1979 AS FILE NO. 79-145050 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.



- AN AGREEMENT RECORDED MAY 21, 1980 AS FILE NO. 80-166601 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED JANUARY 28, 1981 AS FILE NO. 81-457816 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION IS NOT DISCLOSED OF RECORD AND IT IS NOT PLOTTED HEREON.
- A COVENANT AGREEMENT RECORDED APRIL 16, 1981 AS FILE NO. 81-117037 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM AND IT IS NOT PLOTTED HEREON.
- A COVENANT AGREEMENT RECORDED SEPTEMBER 11, 1981 AS FILE NO. 81-251184 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM AND IT IS NOT PLOTTED HEREON.
- AN AGREEMENT RECORDED JUNE 19, 1982 AS FILE NO. 1982-381572 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- A DOCUMENT RECORDED DECEMBER 18, 1998 AS FILE NO. 1998-0830561 OF OFFICIAL RECORDS. THIS ITEM CONTAINS A 10' PARKING SETBACK ALONG COLLEGE WHICH AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN ENCROACHMENT REMOVAL AGREEMENT RECORDED FEBRUARY 5, 1999 AS INSTRUMENT NO. 1999-0070903 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM AND IT IS NOT PLOTTED HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 16, 2002 AS INSTRUMENT NO. 2002-0786029 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION IS NOT DISCLOSED OF RECORD AND IT IS NOT PLOTTED HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 13, 2003 AS INSTRUMENT NO. 2003-0170378 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN EASEMENT FOR SEWER FACILITIES RECORDED AUGUST 11, 2004 AS INSTRUMENT NO. 2004-0763147 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- MATTERS CONTAINED IN THE DOCUMENT ENTITLED "SHARED PARKING AGREEMENT" RECORDED JULY 1, 2010 AS INSTRUMENT NO. 2010-0334070 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LEGAL DESCRIPTION:

PARCEL A:
ALL OF PARCEL MAP NO. 3096, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON OCTOBER 7, 1974, BEING A CONSOLIDATION OF LOT 1 OF COLLEGE AVENUE BAPTIST CHURCH SUBDIVISION, ACCORDING TO MAP THEREOF NO. 5751 AND LOTS 3, 4, 5 AND 7 IN BLOCK 4 OF EL RETIRO ACCORDING TO MAP THEREOF NO. 1996, BOTH FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL B:
ALL THAT PORTION OF LOT 10 OF LA MESA COLONY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 348, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 8, 1965, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHERLY OF SAID LOT 10, WHICH IS 93 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT, SAID POINT OF COMMENCEMENT BEING THE NORTHEAST CORNER OF SAID LOT AND CONVEYED BY MARY A. PEARSON AND JAMES PEARSON TO WILLIAM STURGES AND EMILY C. STURGES BY DEED DATED JANUARY 31, 1921, AND RECORDED IN BOOK 540, PAGE 338 OF DEEDS, RECORDS OF SAID COUNTY;
THENCE SOUTH 47° 00' 00" EAST ALONG THE EAST LINE OF LAND SO CONVEYED TO STURGES, 614.4 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY MARY A. PEARSON AND JAMES PEARSON TO WILLIAM B. RING BY DEED DATED NOVEMBER 14, 1921, AND RECORDED IN BOOK 663, PAGE 282 OF DEEDS, RECORDS OF SAID COUNTY;
THENCE NORTH 80° 53' 00" EAST, ALONG THE NORTHERLY LINE OF THE LAND SO CONVEYED TO RING, 58 FEET TO THE NORTHEAST CORNER OF THE LAND SO CONVEYED TO RING;
THENCE SOUTH 12° 22' 00" EAST, 162.3 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 10, 77 FEET FROM THE POINT OF COMMENCEMENT;
THENCE WEST 77 FEET TO THE POINT OF COMMENCEMENT, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE STATE OF CALIFORNIA FOR HIGHWAY 28-50-12-50 RECORDED FEBRUARY 10, 1953 IN BOOK 4745, PAGE 257 AS INSTRUMENT NO. 18554, OF OFFICIAL RECORDS, BEING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 10, DISTANT THEREON NORTH 3° 18' 10" WEST, 24.97 FEET FROM A 1/4" IRON PIPE WITH TAG MARKED "R.L. 32" SET FOR THE MOST SOUTHWESTLY CORNER OF SAID LOT;
THENCE LEAVING SAID WESTERLY LINE ALONG A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHWESTERLY, AT RIGHT ANGLES, FROM THE CENTER LINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY, BEING ALONG SAID CENTER LINE OF SAID DEPARTMENT OF PUBLIC WORKS SURVEY, AND LA MESA BOULEVARD, ROAD X-50-12-50, NORTH 50° 08' 50" EAST, 30.81 FEET TO A POINT WHICH BEARS NORTH 30° 51' 10" WEST, 50.00 FEET FROM ENGINEER'S STATION 805-22 B.C., ON THE CENTER LINE OF SAID DEPARTMENT OF PUBLIC WORKS SURVEY, THENCE CONTINUING ALONG SAID PARALLEL LINE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2,050 FEET, THROUGH AN ANGLE OF 8° 32' 46", A DISTANCE OF 305.79 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO JOHN W. ANDERSON, A MARRIED MAN, RECORDED AUGUST 10, 1950 IN BOOK 3732, PAGE 234, OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DISTANT ALONG SAID WESTERLY LINE, SOUTH 12° 22' 10" EAST, 98.48 FEET FROM A 3/4" IRON PIPE WITH TAG MARKED "R.L. 32", SET FOR THE NORTHEAST CORNER OF SAID ANDERSON PARCEL.

PARCEL C:
LOTS 1 AND 2 IN BLOCK 4 OF EL RETIRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1996, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1927.

PARCEL D:
LOT 6, BLOCK 4 OF EL RETIRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1996, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1927.

ASSESSOR'S PARCEL NUMBER: 467-420-44-00

Booth & Suarez
ARCHITECTURE INCORPORATED
355 CARLSBAD HILLGATE DRIVE, SUITE D9
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless

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

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

PROJECT NAME
EL CAJON & COLLEGE
4747 COLLEGE AVENUE
SAN DIEGO, CA 92115

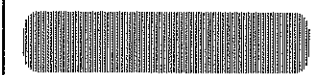
DRAWING DATES

SHEET TITLE
TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\11056

C-1

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 375 CARLSBAD VILLAGE DRIVE, SUITE D2
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

CONSULTANT

JRN
CIVIL ENGINEERS

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

PROJECT NAME

EL CAJON & COLLEGE

4747 COLLEGE AVENUE
 SAN DIEGO, CA 92113
 SAN DIEGO

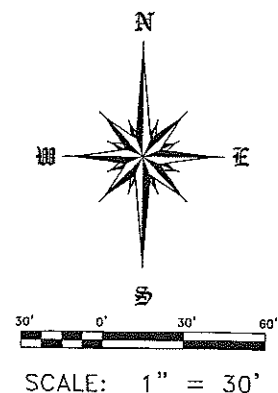
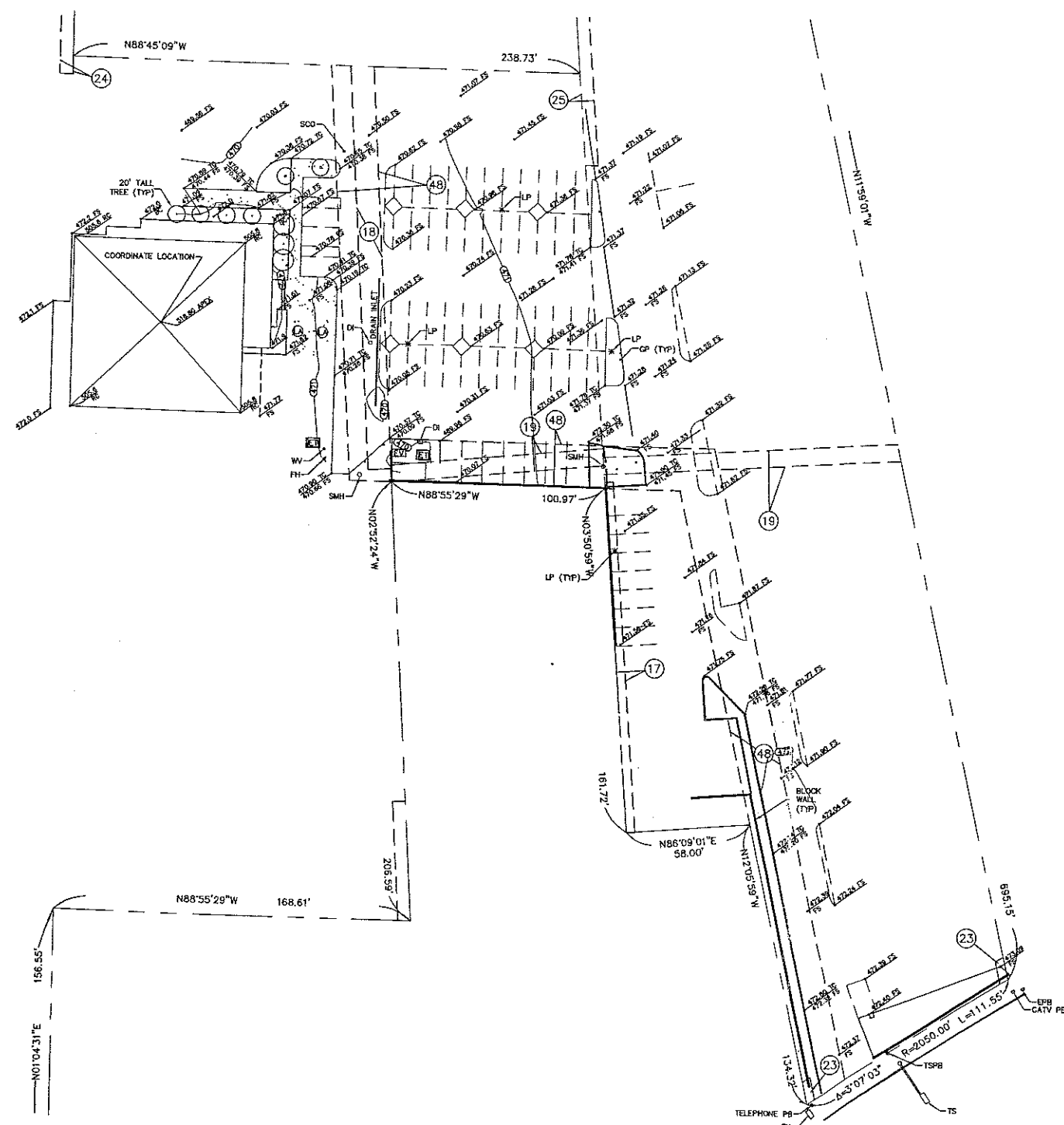
DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\11056

C-2



LEGEND:

- ACU - AIR CONDITIONING UNIT
- APN - ASSESSORS PARCEL NUMBER
- CATV - CABLE TELEVISION
- CONC. - CONCRETE
- DI - DRAIN INLET
- E - EAST
- EB - ELECTRIC BOX
- EPB - ELECTRIC FULL BOX
- EV - ELECTRIC VAULT
- FG - FINISH GRADE
- FS - FINISH SURFACE
- L/A - LANDSCAPED AREA
- LP - LIGHT POLE
- N - NORTH
- PB - PULL BOX
- RS - ROOF SURFACE
- S - SOUTH
- SMH - SEWER MANHOLE
- TC - TOP CURB
- TP - TOP PARAPET
- TS - TRAFFIC SIGNAL
- TSPB - TRAFFIC SIGNAL PULL BOX
- (TYP) - TYPICAL
- W - WEST

PARKING LOT DETAIL
 SCALE 1" = 30'

El Cajon & College
4747 College Ave.
San Diego, CA 92113



Proposed antennas mounted within new rooftop screen matching existing building

Proposed equipment building matching existing building

Photosimulation of proposed telecommunications site

12/6/2011

El Cajon & College
4747 College Ave.
San Diego, CA 92113



Proposed antennas mounted within
new rooftop screen matching existing
building

Proposed equipment building
matching existing building

Proposed landscaping



Photosimulation of proposed telecommunications site

12/6/2011

El Cajon & College
4747 College Ave.
San Diego, CA 92113



Proposed equipment building
matching existing building

Proposed landscaping

PROPOSED

Photosimulation of proposed telecommunications site

12/6/2011



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2012-AWP-550-OE

Issued Date: 02/09/2012

Melissa Hunt
 Verizon Wireless (VAW) LLC
 1120 Sanctuary Parkway
 Alpharetta, GA 30009

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	El Cajon & College
Location:	San Diego, CA
Latitude:	32-45-50.68N NAD 83
Longitude:	117-03-56.29W
Heights:	473 feet site elevation (SE) 56 feet above ground level (AGL) 529 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 08/09/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-550-OE.

Signature Control No: 157682722-158655877

(DNE)

Joan Tengowski
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

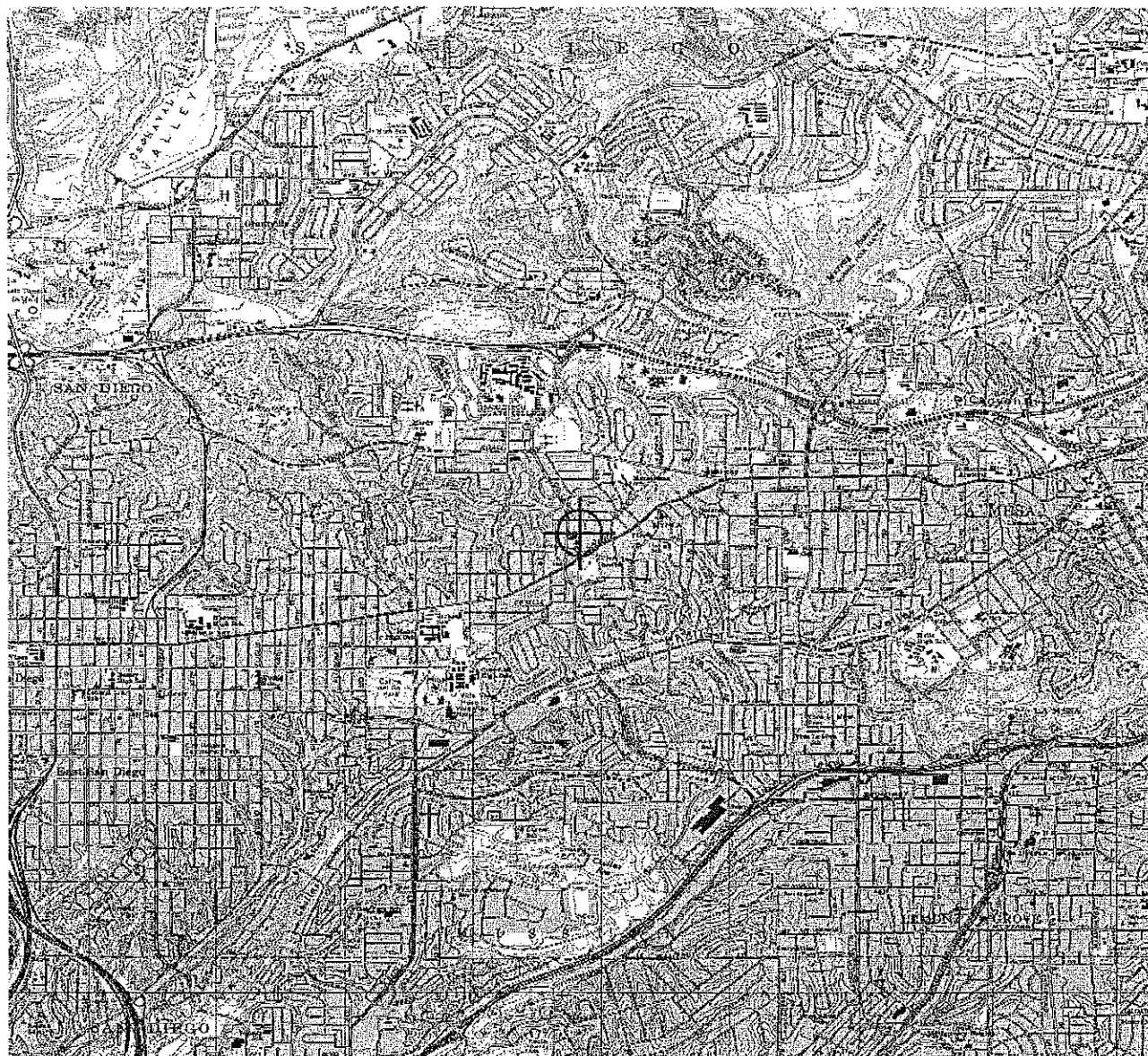
Additional information for ASN 2012-AWP-550-OE

Any appurtenances that will increase the overall height above 56' above ground level (AGL) require e-filing of a new study at the higher height.

Frequency Data for ASN 2012-AWP-550-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

TOPO Map for ASN 2012-AWP-550-OE





PROJECT DESCRIPTION

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

"El Cajon & College"
4747 College Boulevard
San Diego, CA 92113

Prepared for:

City of San Diego
Land Development Review
Planning Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029

(619) 223-1357
Contact: Shelly Kilbourn, Planning Consultant

December 7, 2011



PROJECT DESCRIPTION

Verizon Wireless (VZW) is proposing to construct, operate, and maintain a wireless telecommunication facility consisting of the installation of (12) panel antennas configured in 3 sectors of 4 antennas each and (1) 4' MW dish antenna concealed behind an FRP Cupola element. The associated equipment will be located within a 300 square foot equipment room at grade. The enclosure will be designed to match the building's aesthetics. Additionally, a 225 square foot enclosure is necessary for the 30Kw emergency back-up generator also located at grade directly adjacent to the equipment location. A Photographic Survey and Photo simulations are provided with the application for the city's review, along with a Technical Analysis and Coverage Maps which visually represent Verizon's need for increase coverage in this area. The specific location and design of the proposed facility is illustrated in further detail on the site plan and elevation drawings.

PROJECT JUSTIFICATION

Verizon Wireless is a public utility, licensed and regulated by the Federal Communications Commission (FCC) and informally by the California Public Utilities Commission (CPUC), and authorized to develop and operate wireless telecommunications networks throughout the United States. VZW engineers responsible for the overall design and operation of the network want to ensure that network coverage is available throughout the San Diego County. The proposed site location is essential to meeting the network's current capacity and coverage needs in the College Area and the highly traveled El Cajon Boulevard and College Avenue adjacent to San Diego State University. At present, there is insufficient network coverage to the roadways, homes, and public venues located in this portion of the City of San Diego. The proposed facility is intended to address this need, and by design will interface with neighboring sites to provide high quality, consistent network operations to VZW customers.

SITE CHARACTERISTICS

The land use designation of the proposed portion of the property where the site is located is – RM-1-1 although the property also has 2 other zoning designations including CUPD-CU-2-4. The project site is currently fully developed with a large Church Campus.

The surrounding land uses are as follows:

North:	Parking Lot
South:	Commercial
East:	Residential
West:	Residential



SITE SELECTION/PREFERRED SITES R-1-7

The proposed project site is designated ~~RM-1-1~~ however there is no residential use. This is an established Church campus. This project would otherwise require a Neighborhood Use Permit – Process 2 however in this case Verizon's equipment footprint exceeds the 250 square foot equipment requirement in order to locate the necessary 30Kw emergency back-up generator. Therefore, a Planned Development Permit – Process 4 would be required.

OPERATION & MAINTENANCE

Once constructed and operational, the communications facility will provide 24-hour service to its users seven (7) days a week. Apart from initial construction activity, a VZW technician will service the facility on an as-needed basis. Generally, this is likely to occur once per month during normal working hours, although a computer may handle much of the operational adjustments remotely. A VZW technician in a service van or pickup truck-size vehicle will perform the routine maintenance operations. Beyond this routine maintenance service, VZW typically requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted during an emergency.

NOISE/ACOUSTICAL INFORMATION

Verizon is proposing to use outdoor equipment cabinets housed inside a 300 square foot CMU equipment enclosure. Because Verizon will be using outdoor equipment cabinets AC units are not necessary at this site. The project will comply with the City's established noise requirements.

LANDSCAPING

Please refer to the zoning drawings for the Landscape Development Plan – L-1 sheet. Verizon is proposing to incorporate the same palette that exists to help the site visually integrate.

HAZARDOUS MATERIALS

Sealed lead acid batteries are used for back-up power in the event of a power failure on most Verizon Wireless facilities. The batteries are often referred to as "gel cell" type batteries. Prior to the issuing of Building Permits Verizon will complete the Hazardous Materials Questionnaire and get the appropriate approvals from County Hazmat.

CO-LOCATION OF OTHER CARRIERS

Currently there are no existing carriers on site.

**LEASE AREA**

The lease area is shown on the plot plan drawings and is called out as approximately 240' (10' x 18') square feet. In addition there is 150 square foot emergency generator enclosure. The total area exceeds the 250 equipment requirement which requires a Planned Development Permit-Process 4, in lieu of a Neighborhood Use Permit – Process 2.

OPERATIONAL FREQUENCY CRITERIA

The FCC has allocated a portion of the radio spectrum to VZW for the provision of cellular, broadband and paging technologies. The proposed communications facility will transmit and receive at a frequency range of 835-894 MHz and 1885-1970MHz. The power required to operate the facility typically does not exceed 200 watts per channel. By design, the VZW facility is a low-power system. Depending upon characteristics of the site, the actual power requirements may be reduced. When operational, the transmitted signals from the site will consist of non-ionizing waves generated at less than one (1) microwatt per square centimeter, which is significantly lower than the Federal Communications Commission (FCC) standard for continuous public exposure of 900 microwatts per square centimeter. The proposed PCS communications facility will operate in full compliance with the standards for radio frequency emissions as adopted by the FCC.

El Cajon & College
 4747 College Ave.
 San Diego, CA 92113

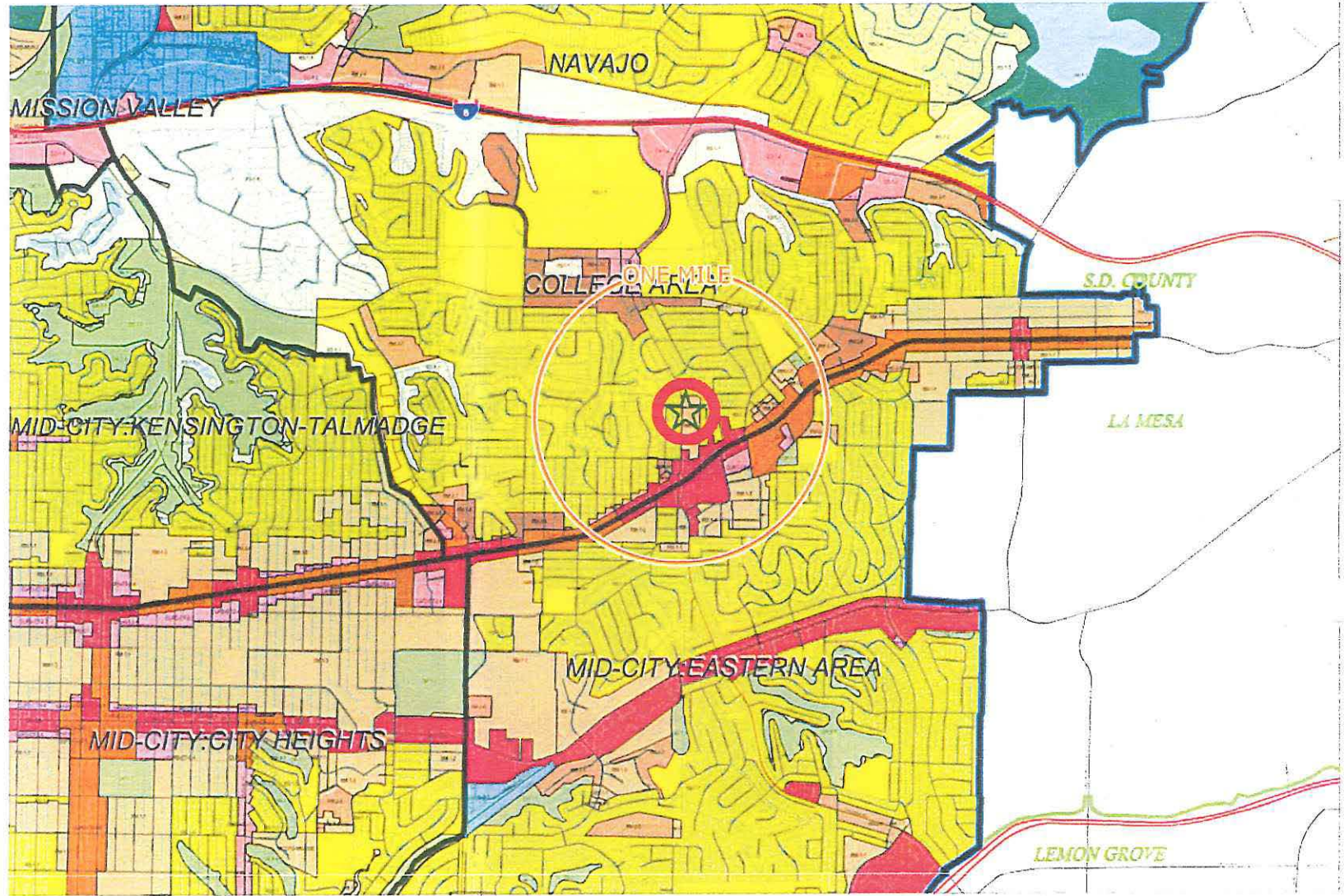


Legend

-  Search Ring
-  Selected Site
-  Existing sites within 1 mile radius:
- No existing sites within 1 mile
-  Alternative Sites:
- No alternative sites

Legend

- City of San Diego Boundaries
 Community Plan Areas
-  Parks
 -  Area 3000
 -  24-1.1
 -  24-1.2
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City of San Diego
Development Services Department

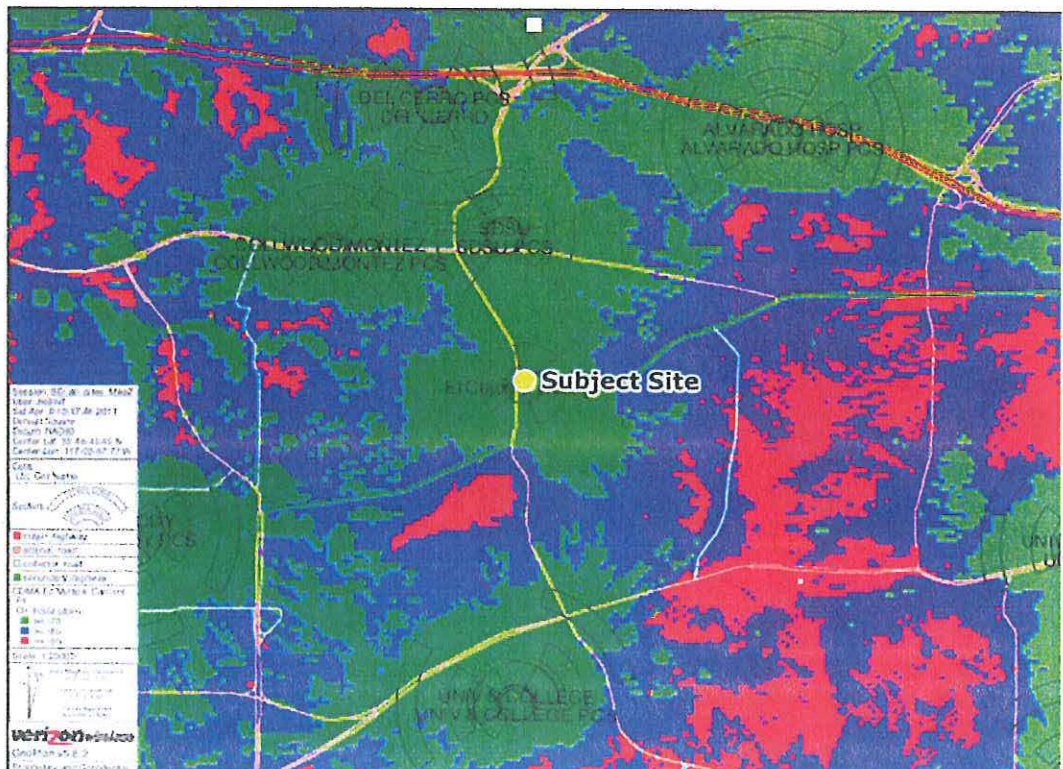
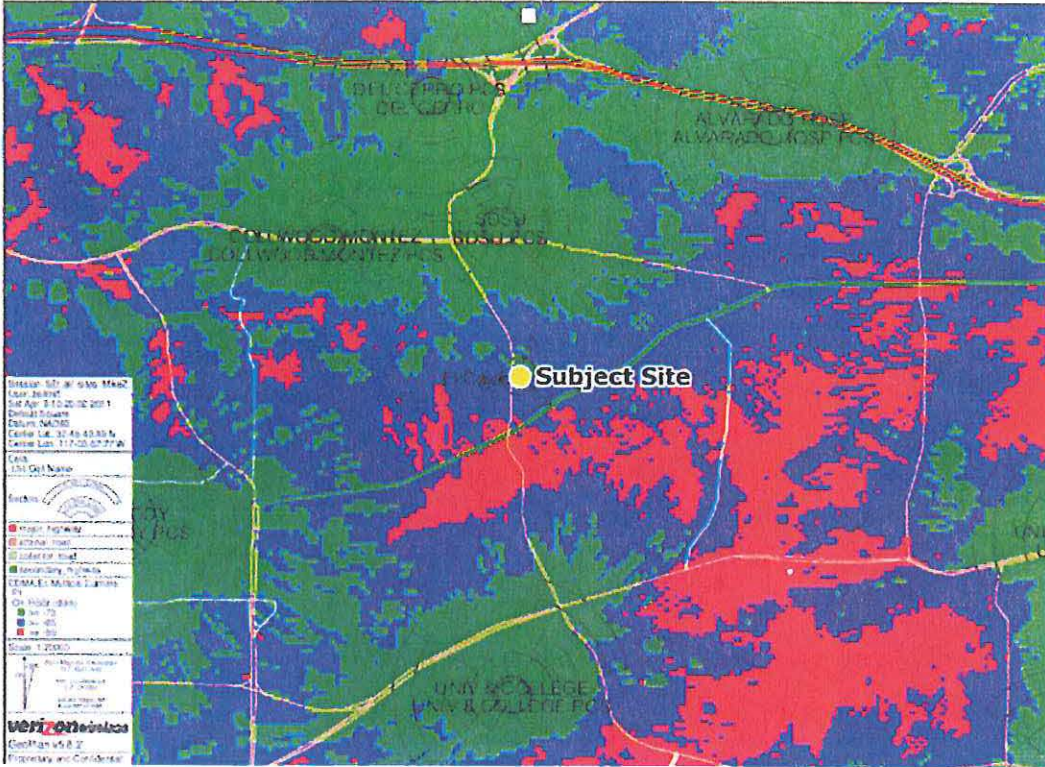


GRID TILE: 20
 GRID SCALE: 800
 DATE: 6/10/2009 6:13:37 PM

San Diego State University & San Diego Community College District
 San Diego State University
 4747 College Ave.
 San Diego, CA 92113



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Proposed coverage

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002378

PLANNED DEVELOPMENT PERMIT NO. 935633
NEIGHBORHOOD USE PERMIT NO. 1011774
VERIZON EL CAJON AND COLLEGE - PROJECT NO. 265876
PLANNING COMMISSION

This Planned Development Permit No. 935633 and Neighborhood Use Permit No. 1011774 is granted by the Planning Commission of the City of San Diego to the COLLEGE AVENUE BAPTIST CHURCH OF SAN DIEGO, a California Non-Profit Corporation, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 141.0420, 126.0205, and 126.0604. The 9.01-acre site is located at 4747 College Avenue, in the RM-1-1, RS-1-7, and the CU-2-4 zones of Central Urbanized Planned District within the College Area Community Planning Area, the Crossroads Redevelopment Project Area, and Council District 7 (future Council District 9). Additionally the following overlay zones apply: Airport Land Use Compatibility Overlay Zone, Airport Influence Areas (AIA)-Reviews-Area 2 for Montgomery Field, and the Parking Impact Overlay Zone -Campus Impact. The project site is legally described as: All of Parcel Map No. 3096, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on October 7, 1974, being a consolidation of Lot 1 of the College Avenue Baptist Church Subdivision, according to Map thereof No. 5751 and Lots 1-7 in Block 4 of El Retiro according to Map thereof No. 1996, both filed in the Office of the County Recorder of San Diego County. All that portion of Lot 10 of La Mesa Colony, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, March 8, 1887. Lot 13 in Block 4 of El Retiro according to Map thereof No. 1998, filed in the Office of the County Recorder of San Diego County, February 2, 1927.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 23, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility consisting of twelve panel antennas behind Fiberglass Reinforced Panel screens within a new roof mounted cupola on the existing church classroom building; a new equipment building containing seven equipment cabinets, an emergency generator, and two GPS antennas;
- b. Deviation to SDMC Section 141.0420(g)(3) to allow for a maximum 525-square foot equipment building;
- c. Deviation to SDMC Section 131.0431(b) to allow for a building height of 56-feet 6-inches with a 4-foot cross on top where the zone allows a maximum height of 30 feet;
- d. Landscaping (planting, irrigation and landscape related improvements); and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.
2. 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.
3. 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.
4. 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.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.
8. 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.
9. 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.

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

control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AIRPORT REQUIREMENTS:

11. Prior to issuance of any building permits, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

ENGINEERING REQUIREMENTS:

12. The project proposes to export 115 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

14. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

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

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

LANDSCAPE REQUIREMENTS:

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

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

19. For existing landscaping, submit landscape and irrigation construction documents for Area of Work, consistent with, the Land Development Manual, Municipal Code, and Landscape Standards, to the Development Services Department for approval. Plans shall show connectivity to existing irrigation and include a rain sensor. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.
20. If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the wireless communication facility, then replacement trees of a similar size shall be planted to the satisfaction of the Development Services Department.
21. Any required planting that dies within three (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.
22. Required shrubs or trees that die three (3) years or more after installation shall be replaced with container sizes and quantities as authorized by Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

23. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
24. 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.
25. 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.
26. 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.
27. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the 'Exhibit A.'
28. No overhead cabling is allowed for this project.
29. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

30. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.
31. All equipment, including transformers, emergency generators and air conditioners belonging to Verizon Wireless 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.
32. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
33. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

INFORMATION ONLY:

- Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5237 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.
- 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 August 23, 2012, and [Approved Resolution Number].

Permit Type/PTS Approval No.: PDP No. 935633

NUP No. 1011774

Date of Approval: August 23, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
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.**

COLLEGE AVENUE BAPTIST CHURCH OF SAN DIEGO,
a California Non-Profit Corporation
Owner

By _____
NAME:
TITLE:

VERIZON WIRELESS
Permittee

By _____
NAME:
TITLE:

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

PLANNING COMMISSION
RESOLUTION NO. XXX-PC
PLANNED DEVELOPMENT PERMIT NO. 935633
NEIGHBORHOOD USE PERMIT NO. 1011774
VERIZON EL CAJON AND COLLEGE - PROJECT NO. 265876

WHEREAS, COLLEGE AVENUE BAPTIST CHURCH OF SAN DIEGO, a California Non-Profit Corporation, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a Planned Development Permit for a Wireless Communication Facility (WCF). The WCF consists of twelve panel antennas behind Fiberglass Reinforced Panel screens within a new roof mounted cupola on the existing church classroom building; a new equipment building containing seven equipment cabinets, an emergency generator, and two GPS antennas (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 935633 and Neighborhood Use Permit No. 1011774);

WHEREAS, the 9.01-acre project site is located at 4747 College Avenue, in the RM-1-1, RS-1-7, and the CU-2-4 zones of Central Urbanized Planned District within the College Area Community Planning Area, the Crossroads Redevelopment Project Area, and Council District 7 (future Council District 9). Additionally the following overlay zones apply: Airport Land Use Compatibility Overlay Zone, Airport Influence Areas (AIA)-Reviews-Area 2 for Montgomery Field, and the Parking Impact Overlay Zone - Campus Impact;

WHEREAS, the project site is legally described as all of Parcel Map No. 3096, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on October 7, 1974, being a consolidation of Lot 1 of the College Avenue Baptist Church Subdivision, according to Map thereof No. 5751 and Lots 1-7 in Block 4 of El Retiro according to Map thereof No. 1996, both filed in the Office of the County Recorder of San Diego County. All that portion of Lot 10 of La Mesa Colony, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, March 8, 1887. Lot 13 in Block 4 of El Retiro according to Map thereof No. 1998, filed in the Office of the County Recorder of San Diego County, February 2, 1927;

WHEREAS, on August 23, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 935633 and Neighborhood Use Permit No. 1011774 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 15, 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;

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 August 23, 2012.

FINDINGS:

I. Neighborhood Use Permit – Section 126.0205

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

The project site is located at 4747 College Avenue, north of El Cajon Boulevard, in the RM-1-1, RS-1-7, and the CU-2-4 zones of Central Urbanized Planned District (CUPD) within the College Area Community Plan (CACP). The Wireless Communication Facility (WCF) shall be located on the portion of the site that is zoned RS-1-7. The WCF consists of twelve panel antennas behind Fiberglass Reinforced Panel (FRP) screens within a new roof mounted cupola on the existing church classroom building, and a new equipment building along the northern elevation that contains the new equipment cabinets and emergency generator. Under the current WCF regulations pursuant to Land Development Code (LDC) Section 141.0420(d)(2)- WCFs on a premise containing a non-residential use within a Residential zone are permitted with a Process 2 Neighborhood Use Permit (NUP) where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas will be located approximately 117-feet from the closest property line.

A Planned Development Permit (PDP) is included in the application for deviations to the WCF design requirements for the size of the equipment building and to deviate from the development regulations to exceed the height limit of the zone. LDC Section 141.0420(g)(3), allows for a maximum 250-square foot equipment enclosure and or building. The proposed equipment building is a total of 525-square feet and the proposed roof mounted cupola on the existing classroom building will have an overall building height of 56-feet 6-inches with a 4-foot cross on top of the cupola where the zone allows a maximum height 30-feet.

The community plan designates the site for Single-Family (Low Density, 5-10 DU/AC) and Multi-Family (Low-Med. Density, 10-15 DU/AC) Residential, and General Commercial with residential uses and does not contain specific policies on WCF development. The City of San Diego General Plan recommends that all WCFs be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The proposed cupola and equipment building has been designed to be architecturally integrated into the building and site, and provides the necessary features to maintain wireless coverage and performance while camouflaging the antennas from public view while being respectful of the neighborhood context.

With the approval of the PDP, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC,

and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

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.” Verizon submitted a Radio Frequency (RF) Report, which concluded that the project complies with FCC RF Standards. 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 applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The WCF consists of twelve panel antennas behind FRP screens within a new roof mounted cupola on the existing church classroom building, and a new equipment building along the northern elevation that contains the new equipment cabinets and emergency generator. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(2)- WCFs on a premise containing a non-residential use within a Residential zone are permitted with a Process 2 NUP where antennas are located greater than 100-feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas will be located approximately 117-feet from the closest northern property line.

A PDP is included in the application for deviations to the WCF design requirements for the size of the equipment building and to deviate from the development regulations to exceed the height limit of the zone. LDC Section 141.0420(g)(3), allows for a maximum 250-square foot equipment enclosure and or building. The proposed equipment building is a total of 525-square feet and the proposed roof mounted cupola on the existing classroom building will have an overall building height of 56-feet 6-inches with a 4-foot cross on top of the cupola where the zone allows a maximum height 30-feet.

The proposed deviations can be supported based on the architectural integration of the facility into the building and site, the negligible view from the public right-of-way, and the incorporation of new landscaping surrounding the new equipment building. Strict conformance with the development regulations would require the removal of approximately 275-square feet from the proposed equipment building, exposing the emergency generator, which could create a visual impact as viewed from the surrounding properties. In addition, the existing classroom building currently exceeds the 30-foot maximum height allowed in the zone.

The design and height of the cupola provides wireless coverage for the surrounding area, while camouflaging the antennas from public view. The proposed facility would provide wireless

communication services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations. Therefore, the proposed development when considered as a whole will be beneficial to the community.

II. Planned Development Permit - Section 126.0604(a)

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

The project site is located at 4747 College Avenue, north of El Cajon Boulevard, in the RM-1-1, RS-1-7, and the CU-2-4 zones of CUPD within the CACP. The WCF shall be located on the portion of the site that is zoned RS-1-7. The WCF consists of twelve panel antennas behind FRP screens within a new roof mounted cupola on the existing church classroom building, and a new equipment building along the northern elevation that contains the new equipment cabinets and emergency generator. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(2)- WCFs on a premise containing a non-residential use within a Residential zone are permitted with a Process 2 NUP where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas will be located approximately 117-feet from the closest northern property line.

A PDP is included in the application for deviations from the WCF design requirements for the size of the equipment building and to deviate from the development regulations to exceed the height limit of the zone. LDC Section 141.0420(g)(3), allows for a maximum 250-square foot equipment enclosure and or building. The proposed equipment building is a total of 525-square feet and the proposed roof mounted cupola on the existing classroom building will have an overall building height of 56-feet 6-inches with a 4-foot cross on top of the cupola where the zone allows a maximum height 30 feet.

The community plan designates the site for Single-Family (Low Density, 5-10 DU/AC) and Multi-Family (Low-Med. Density, 10-15 DU/AC) Residential, and General Commercial with residential uses and does not contain specific policies on WCF development. In addition, the City of San Diego General Plan recommends that all WCFs be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The proposed cupola and equipment building has been designed to be architecturally integrated into the building and site, and provides the necessary features to maintain the coverage and performance while camouflaging the antennas from public view while being respectful of the neighborhood context.

With the approval of the PDP, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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 RF emissions to the extent that such facilities comply with the FCC standards for such emissions.” Verizon submitted a Radio Frequency (RF) Report, which concluded that the project complies with FCC RF Standards. 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.

The WCF consists of twelve panel antennas behind FRP screens within a new roof mounted cupola on the existing church classroom building, and a new equipment building along the northern elevation that contains the new equipment cabinets and emergency generator. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(2)- WCFs on a premise containing a non-residential use within a Residential zone are permitted with a Process 2 NUP where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas will be located approximately 117-feet from the closest property line.

A PDP is included in the application for deviations to the WCF design requirements for the size of the equipment building and to deviate from the development regulations to exceed the height limit of the zone. LDC Section 141.0420(g)(3), allows for a maximum 250-square foot equipment enclosure and or building. The proposed equipment building is a total of 525-square feet and the proposed roof mounted cupola on the existing classroom building will have an overall building height of 56-feet 6-inches with a 4-foot cross on top of the cupola where the zone allows a maximum height 30-feet.

The proposed deviations can be supported based on the architectural integration of the facility into the building and site, the negligible view from the public right-of-way, and the incorporation of new landscaping surrounding the new equipment building. Strict conformance with the development regulations would require the removal of approximately 275-square feet from the proposed equipment building, exposing the emergency generator, which could create a visual impact as viewed from the surrounding properties. In addition, the existing classroom building currently exceeds the 30-foot maximum height allowed in the zone.

The design and height of the cupola provides wireless coverage for the surrounding area, while camouflaging the antennas from public view. The proposed facility would provide wireless

communication services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations. Therefore, the proposed development when considered as a whole will be beneficial to the community and the deviations are appropriate for this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 935633 and Neighborhood Use Permit No. 1011774 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 935633 and No. 1011774, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted on: August 23, 2012

Internal Order No. 24002378

Peterson, Jeff

From: Doug Case [dcase@mail.sdsu.edu]
Sent: Thursday, May 10, 2012 1:36 PM
To: Peterson, Jeff
Subject: Verizon El Cajon & College, Project 265876

The following action was taken at the College Area Community Planning Board last night:

Verizon request for a Process 4 Wireless Communication Facility cell phone tower and equipment at an ex-church building at College & El Cajon -- IO#24002378, NUP and PDP for 12- panel antennas (4 sectors) and one 4' microwave dish behind FRP screens within new roof cupola, 7 equipment cabinets in new equipment room, 30 kw emergency generator w/150 gallon tank, and 2 GPS antennas on site at 4747 College Ave. RM-1-1, RS-1-7, and CU-2-4 Zones, City Project # 265876. (ACTION ITEM).

The representative from Verizon presented the project. There were three speakers in opposition, concerned about the health effects of the radiation from the towers, especially since there was a pre-school on the church grounds, and two speakers in favor -- one from the College Area BID and one from the College Baptist Church. The Verizon consultant noted that the proposed facility would meet FCC standards for radiation, and if a wireless telecommunications facility meets technical emissions standards set by the FCC, it is presumed safe, and a local government may not deny a request to construct a facility on grounds that its radio frequency emissions would be harmful to the environment or the health of residents.

The motion to recommend approval of the project passed 11-0-3.

The minutes will be approved at our next meeting on June 13. If you need draft minutes in the interim, please let me know.

Doug Case, Chair
College Area Community Planning Board



THE CITY OF SAN DIEGO

Date of Notice: June 15, 2012

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT
Internal Order No. 24002378

PROJECT NAME/NUMBER: Verizon El Cajon & College/265876

COMMUNITY PLAN AREA: College Area Community Plan

COUNCIL DISTRICT: 7

LOCATION: 4747 College Avenue, San Diego, California 92115

PROJECT DESCRIPTION: Planned Development Permit (PDP) and Neighborhood Use Permit (NUP) to allow for a Wireless Communication Facility (WCF) consisting of a total of 12 panel antennas behind Fiberglass Reinforced Panel (FRP) screens within a new roof mounted cupola on an existing church building. Associated equipment cabinets would be located inside a new 13'-0" by 25'-0" equipment building adjacent to the church building.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed project is exempt from CEQA pursuant to Section 15301 – Which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a PDP and NUP, to allow a WCF consisting of antennas behind FRP screens, and associated equipment cabinets in a new equipment building adjacent to the existing church facility involves a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Jeff Peterson

MAILING ADDRESS: 1222 First Avenue, MS 501
San Diego, California 92101

PHONE NUMBER: (619) 446-5237

On June 15, 2012, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to

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

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

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

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
 VERIZON EL CAJON AND COLLEGE - PROJECT NO. 265876

Date	Action	Description	City Review Time (Working Days)	Applicant Response
2/24/2012	First Submittal	Project Deemed Complete	-	-
4/9/2012	First Assessment Letter		30 days	
5/14/2012	Second Submittal			25 days
6/13/2012	Second Review Completed	All review issues resolved	21 days	
6/15/2012	Environmental Exemption	Notice of Right to Appeal (NORA) posted	2 days	
8/23/2012	Public Hearing	First available date	48 days	
TOTAL STAFF TIME		(Does not include City Holidays or Furlough)	101 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or Furlough)		25 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	126 working days (182 calendar days)	