



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 9, 2013 **REPORT NO.** PC-13-030

ATTENTION: Planning Commission, Agenda of May 16, 2013

SUBJECT: VERIZON – MT. ADA - PROJECT NO. 255230. PROCESS 5

**OWNER/
APPLICANT:** Buckel Trust/
Verizon Wireless

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval or denial of a Wireless Communication Facility (WCF) located at 6426 Mt. Ada Road in the Clairemont Community Planning Area?

Staff Recommendation: Staff recommends that Planning Commission forward the item to City Council with a recommendation of **Approval or Denial** based on the information contained in this report and evidence offered as part of the public hearing.

Planning Commission Actions:

1. **Recommend** to the City Council **Approval or Denial** of Site Development Permit (SDP) No. 898690 and Planned Development Permit (PDP) No. 898689.
2. **Recommend** to the City Council **Certification** of Negative Declaration No. 255230 if an action on the project is taken.

Community Planning Group Recommendation: On November 15, 2011, the Clairemont Community Planning Group voted 7-2-1 to deny a tower at this height at this location (Attachment 12).

Other Recommendations: The Clairemont Town Council, a group dedicated to providing a forum for discussing community issues, set up an online opinion poll for people to vote on design options provided by Verizon. The options included a faux palm tree, a faux pine tree, a slim line monopole, an open tower and the subject community

monument tower design. Eighty-seven people cast votes with 56% voting on the community monument design option. On March 1, 2012, the Board of Directors voted to endorse the community monument design as their preferred option (Attachment 13).

Environmental Review: The City of San Diego conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required. A Negative Declaration No. 255230 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: All project related costs associated with processing this permit are paid out of a deposit account maintained by the applicant.

Code Enforcement Impact: The Settlement Agreement between Verizon and the City states that during the period that Verizon's application is pending at the City, "the City agrees not to take any code enforcement action or seek any fines or penalties against" Verizon.

Housing Impact Statement: Not Applicable.

BACKGROUND

Verizon has a monopole approximately 133-feet in height supporting a number of panel and microwave antennas located at 6426 Mt. Ada Road (Attachment 9). The property is zoned CC-1-3 and is designated for Commercial Community Core in the Clairemont Mesa Community Plan. (Attachments 1, 2 and 3) Surrounding uses include multi-unit residential units to the south and commercial uses to the east, west and north. Large residential subdivisions exist beyond the multi-unit residential to the south and there is an elementary school approximately 500-feet to the east of the project site.

The original Conditional Use Permit (CUP) No. 83-0629, issued to Pac Tel Mobile, permitted a 145-foot tall monopole (constructed to 133-feet in height), with no specification on the number of antennas, and a 484-square foot equipment shelter. The original CUP was approved by the City Council on November 20, 1984 for a period of twenty years. The original CUP expired October 25, 2004. Pac Tel Mobile became Verizon. At some point, American Tower Corporation (ATC) started managing the site for Verizon.

In December 2005, ATC submitted an application for a new permit (project number 91178) to allow Verizon to continue use of the monopole. When ATC applied for new permits, the prevailing issues included the height of the existing monopole and the design. The project was submitted under previous WCF regulations which resulted in the requirement for a Conditional Use Permit (CUP) for non-compliance with design regulations for WCFs and an SDP for the deviation from the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ). ATC did not propose changes to the project to comply with the regulations, resulting in a recommendation of denial at Planning Commission on June 28, 2007 and denial at City Council on April 14, 2008.

ATC filed a complaint against the City challenging the denial of this project as well as six other projects. Verizon Wireless and the City ultimately settled the litigation and entered into a Settlement Agreement (Attachment 7). The Settlement Agreement provides in part that Verizon would submit a new application for this site and that City staff would not make an ultimate recommendation on the application, but would instead prepare a balanced staff report to provide the necessary information for the ultimate decision maker to act on the application. The parties also agreed to a third party technical review of the site under certain conditions. In this case, a third party technical report was prepared and is included as Attachment 10 to this report.

Verizon has submitted a new application to replace the monopole with a community monument tower approximately 140-feet in height.

DISCUSSION

Project Description:

Verizon is proposing a community monument tower, approximately 140-feet tall, to replace the current 133-foot tall monopole. The tower would conceal all of the panel and microwave antennas. "Clairemont" would be spelled out vertically on the north and west elevations. The existing 484-square foot equipment enclosure would remain and the existing generator will be relocated so that half of it would be inside the new monument tower and the other half would be screened by a 7-foot, 4-inch stucco finished concrete wall with steel frame louvered gates. Screening of the existing rooftop mechanical units on the equipment enclosure is proposed as well as the addition of landscape to the base of the tower (Attachment 9).

Community and General Plan Information:

The Clairemont Mesa Community Plan does not specifically address WCFs; however recommendations for height and scale are outlined in the Plan. It recommends that harmony be promoted in visual relationships and that new structures should be sympathetic to the scale, form and texture of the surrounding neighborhood, which can be achieved by utilizing the Community Plan Implementation Overlay Zone B (Site Development Permit) for new and redeveloped commercial projects along Balboa Avenue. It goes on to state that new structures should relate to the height of existing development and that abrupt differences in scale should be avoided. The project site is located within the Community Core and as such, objectives regarding unifying architectural, sign and landscape themes are recommended for the area (pages 11 and 39).

Additionally, the City's General Plan, Section UD-A.15, addresses WCFs as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.

- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

PROJECT RELATED ISSUES:

Design/Height

The current Verizon project proposes to replace the existing 133-foot tall monopole with an approximately 140-foot tall community monument tower. The antennas would be concealed within the new community monument tower. The remaining ground-mounted equipment is proposed to be upgraded in appearance with screening and landscape.

WCF Regulations

Enclosure Size/WCF Integration: The WCF regulations (LDC Section 141.0420(g)(2)) require applicants to use all reasonable means to conceal or minimize the visual impacts of WCFs through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. At approximately 140-feet in height, the community monument tower will be the tallest structure in the immediate vicinity. This section of Balboa Avenue is developed with primarily low scale commercial and residential buildings. The only other building in the immediate area with a similar height is .63-miles to the west of this project, although there are other structures exceeding 30-feet in Clairemont.

Permits Required

WCFs are permitted in commercial zones as a Limited Use subject to compliance with the WCF regulations (LDC Section 141.0420) and the underlying zone development regulations. This project requires an SDP and a PDP for the following deviations:

1. The community monument tower, at a height of approximately 140-feet, deviates from the CMHLOZ height limit of 30-feet by 110-feet.
2. The community monument tower also deviates from the CC-1-3 zone height limit of 45-feet.
3. The equipment area, at 484-square feet, deviates from the 250-square foot maximum permitted by the WCF Design Requirements.

PDP (LDC Section 126.0601): “The purpose of these procedures is to establish a review process for *development* that allows an *applicant* to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the *development* achieves the purpose and

intent of the applicable *land use plan* and that it would be preferable to what would be achieved by strict conformance with the regulations.”

Enclosure Size: The WCF regulations (LDC Section 141.0420(g)(3)) restrict equipment enclosures to 250-square feet. The existing equipment enclosure is 484-square feet. Verizon is not proposing to modify the enclosure, but they are proposing to relocate the generator so that it is partially embedded within the base of the new tower with the remaining portion behind a 7’-4” block wall with gates.

CC-1-3 Development Regulations: The maximum height limit in the CC-1-3 zone is 45-feet, and a PDP is required to deviate from this development regulation.

A PDP is required to deviate from this section of the WCF Design Requirement regulations and the CC-1-3 development regulations. Pursuant to the Settlement Agreement, signed in March 2011, “The City agrees that it will process the new Verizon Wireless Applications under the ordinances and policies currently in effect.” Therefore the findings listed below and in Attachment 5 are those that were in effect in March 2011. All of the findings for the PDP would have to be made in the affirmative to approve the PDP:

1. The proposed development will not adversely affect the applicable land use plan;
2. The proposed *development* will not be detrimental to the public health, safety, and welfare; and
3. The proposed development will comply with the regulations of the Land Development Code; and
4. The proposed development, when considered as a whole, will be beneficial to the community; and
5. Any proposed deviations pursuant to Section 126.0602(b)(1) 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.

SDP (LDC Section 126.0501): “The purpose of the Site Development Permit procedures is to establish a review process for proposed *development* that, because of its site, location, size, or some other characteristic, may have significant impacts on resources or on the surrounding area, even if developed in conformance with all regulations. The intent of these procedures is to apply site-specific conditions as necessary to assure that the *development* does not adversely affect the applicable *land use plan* and to help ensure that all regulations are met.”

CMHLOZ: The 30-foot height limit in Clairemont was originally established to protect views of the Pacific Ocean in the western portion of Clairemont. The ordinance was subsequently amended to include the entire community of Clairemont. The proposed monument tower would exceed the height limit by 110-feet and would require an SDP to deviate from the overlay zone.

All of the findings for an SDP are required to be made in the affirmative to approve the project. The following findings listed are the standard SDP findings followed by the SDP findings specific to granting an exception to the CMHLOZ:

1. The proposed *development* will not adversely affect the applicable *land use plan*;
2. The proposed *development* will not be detrimental to the public health, safety, and welfare; and
3. The proposed *development* will comply with the regulations of the Land Development Code.

The CMHLOZ requires the following supplemental findings:

1. The granting of an exception will not significantly interfere with public views from western Clairemont Mesa to Mission Bay and the Pacific Ocean within the surrounding area; and
2. The granting of an exception is appropriate because there are existing *structures* over 30 feet in height and the proposed *development* will be compatible with surrounding one, two, or three-story *structures*; or the granting of an exception is appropriate because there are topographic constraints peculiar to the land; or the granting of the exception is needed to permit roofline and facade variations, accents, tower elements, and other similar elements and the elements will not increase the *floor* area of the *structure*.

In accordance with LDC section 126.0105, "An application for a development permit may be approved only if the decision maker determines that the development, as proposed or as conditioned, meets all findings for all required permits. If the decision maker determines that any of the findings are not met, the application shall be denied. The decision maker shall record the decision in writing and shall specify the evidence or statements presented that support the findings."

Third Party Review Technical Analysis

As noted earlier, the Settlement Agreement allowed for "technical review by a neutral, third party expert." The City and Verizon agreed upon RCC Consultants, Inc. to conduct the third party review. Based on the project submittal package, technical information provided by Verizon, and a field visit to each of the four sites, RCC was tasked with an analysis of the information and to provide responses to five questions (Attachment 11). The questions were primarily related to the height of the monopoles and the relationship to existing coverage, but also requested an analysis of other potential network changes. RCC's conclusions are set forth

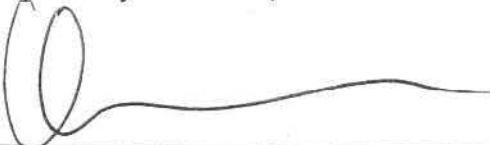
on pages 5-7 and under Task 2 on page 12 of the Wireless Facility Engineering Review (Attachment 10). For the Mt. Ada site, the parties also requested an evaluation of coverage if the site were reduced in height (or eliminated altogether) if Verizon had a new site at 5252 Balboa Avenue, which is a 124-foot tall building, approximately .63-miles to the west. RCC used propagation modeling software to determine the effect of coverage (i) if the antennas were lowered in 20-foot increments and (ii) if the site were relocated to 5252 Balboa Avenue. RCC's conclusions are set forth on pages 13-15 of the Wireless Facility Engineering Review (Attachment 10).

Verizon Wireless' response to the RCC Report was submitted with its Response to Staff's 3rd Review Assessment on January 10, 2013. Verizon Wireless may provide an updated version of this response to the Planning Commission under separate cover.

Conclusion:

Pursuant to the Settlement Agreement, staff has presented the facts associated with this project and outlined the required permit process. No draft findings either to approve or deny the project have been provided, however, the required findings have been listed in Attachment 5. The Planning Commission will need to articulate specific findings to approve or deny the project.

Respectfully submitted,



Kelly Broughton
Director
Development Services Department

BROUGHTON/KLA

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. List of Draft Findings
6. Draft Permit with Conditions
7. Settlement Agreement
8. Surrounding Land Use Photos
9. Photosimulations
10. Third Party Review - RCC Wireless Facility Engineering Review

11. Questions for Third Party Review
12. Clairemont Community Planning Group Recommendation
13. Clairemont Town Council Endorsement
14. Ownership Disclosure Statement
15. Project Chronology
16. Planning Commission Notice
17. Site Justification Report
 - a. Aerial Photo and Existing Photo
 - b. Justification Map
 - c. Coverage Maps
 - d. Google Earth Overlay Coverage Map
 - e. As Built With Microwave ID'S
 - f. Coverage Maps With Height Reductions
18. Project Plans

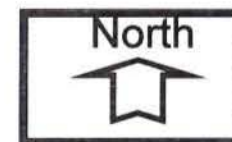
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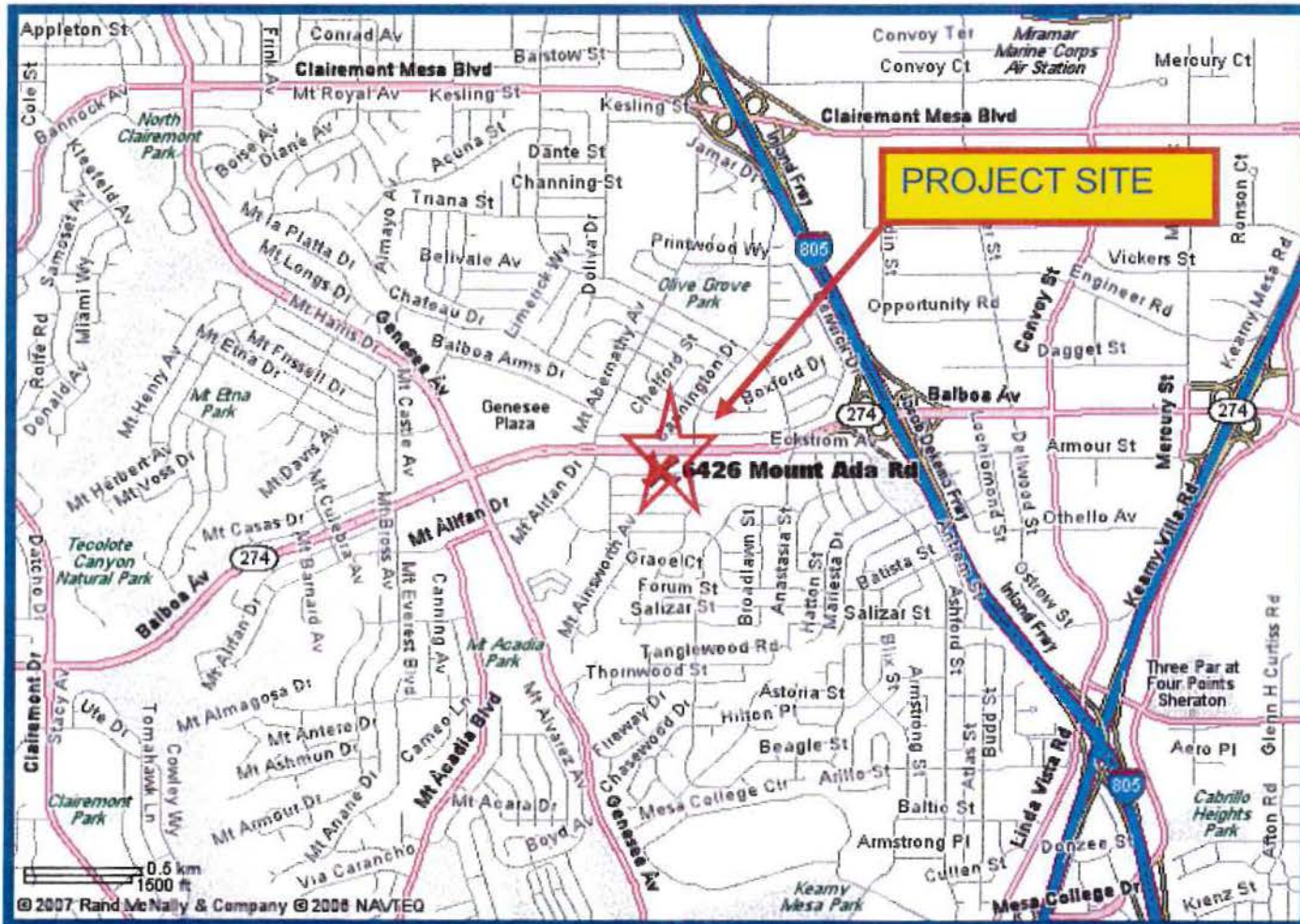


Aerial Photo

VERIZON- MT. ADAS PROJECT NUMBER 255230

6426 MT. ADA ROAD



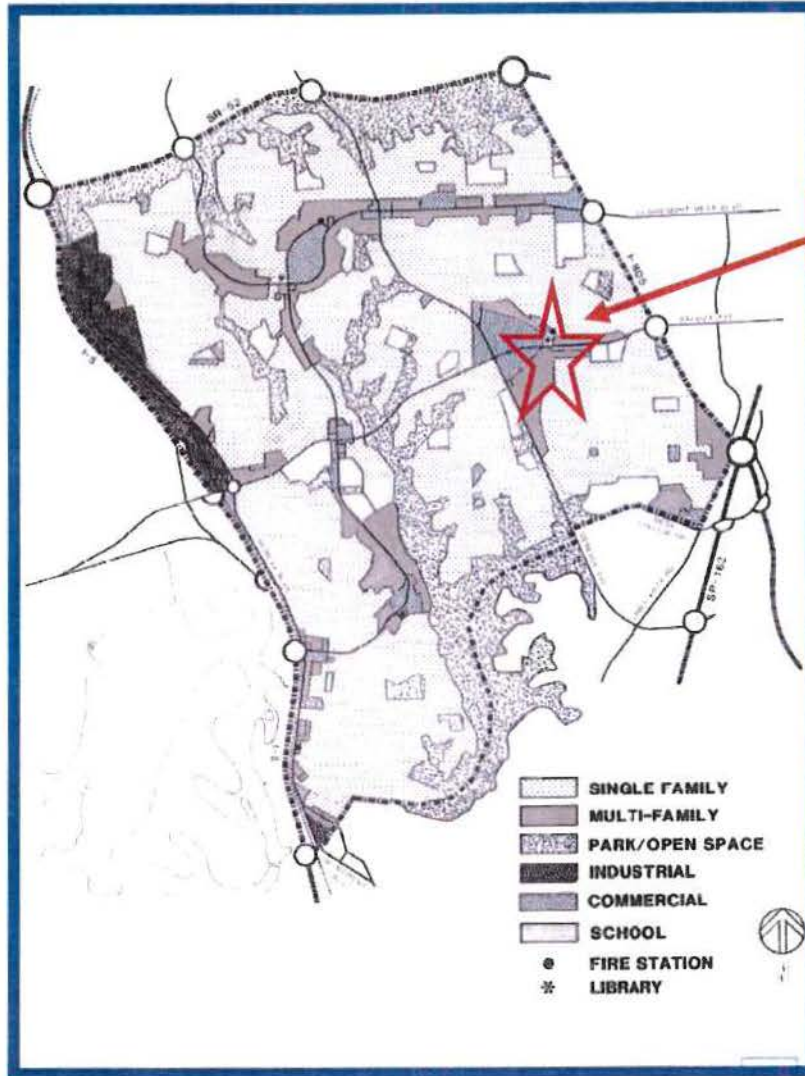


Project Location Map

VERIZON- MT. ADA PROJECT NUMBER 255230

6426 MT. ADA ROAD





PROJECT SITE



Clairemont Mesa Community Plan Map

VERIZON- MT. ADA PROJECT NUMBER 255230

6426 MT. ADA ROAD



PROJECT DATA SHEET		
PROJECT NAME:	Verizon – Mt. Ada	
PROJECT DESCRIPTION:	A wireless communication facility consisting of a community monument tower, approximately 140-feet tall concealing 15 panel antennas and two microwave dishes. Equipment is located in an existing 484-square foot enclosure. A generator will be screened at the base of the tower.	
COMMUNITY PLAN AREA:	Clairemont Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit/Site Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial Community Core	
<u>ZONING INFORMATION:</u>		
ZONE: CC-1-3 HEIGHT LIMIT: 45-feet FRONT SETBACK: -- SIDE SETBACK: 10- or 0-feet REAR SETBACK: 10- or 0-feet CLAIREMONT MESA HEIGHT LIMIT OVERLAY ZONE (CMHLOZ): 30- feet		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial Community Core; CC-1-3	Commercial
SOUTH:	Multi-Unit Residential; RM-3-7	Multi-Unit Residential
EAST:	Commercial Community Core; CC-1-3	Commercial
WEST:	Commercial Community Core; CC-1-3	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	1. Deviation to allow an equipment enclosure greater than 250-square feet; 2. Deviation to exceed the CC-1-3 zone height of 45'; 3. Exemption from the CMHLOZ of 30'.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 15, 2011, the Clairemont Community Planning Group voted 7-2-1 to recommend denial of the Verizon – Mt. Ada project.	

**PLANNING COMMISSION RESOLUTION NO. XXXX-PC
RECOMMENDING TO THE CITY COUNCIL XXXXX OF
PLANNED DEVELOPMENT PERMIT NO. 898689
SITE DEVELOPMENT PERMIT NO. 898690
VERIZON – MT. ADA - PROJECT NO. 255230
DRAFT**

WHEREAS, Buckel Trust, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego for a Planned Development Permit (PDP) and a Site Development Permit(SDP) for a wireless communication facility known as the Verizon – Mt. Ada project, located at 6426 Mt. Ada, and legally described as Parcel B of Map No. 227, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, April 7, 1970, as Instrument No. 60371 of official records, in the Clairemont Mesa Community Plan area, in the CC-1-3 zone; and

WHEREAS, on May 16, 2013, the Planning Commission of the City of San Diego considered PDP No. 898689 and SDP No. 898690, and pursuant to Resolution No. XXXX-PC voted to recommend xxxxxx of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on

_____, testimony having been heard, evidence having been

submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to PDP No. 898689 and SDP No. 898690:

A. Planned Development Permit - Section 126.0604

- 1. The proposed development will not adversely affect the applicable land use plan;**
- 2. The proposed development will not be detrimental to the public health, safety, and welfare;**
- 3. The proposed development will comply with the regulations of the Land Development Code;**
- 4. The proposed development, when considered as a whole, will be beneficial to the community;**
- 5. Any proposed deviations pursuant to Section 1260.0602(b)(1) 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.**

B. Site Development Permit - Section 126.0504

Findings for all Site Development Permits:

- 1. The proposed development will not adversely affect the applicable land use plan;**
- 2. The proposed development will not be detrimental to the public health, safety, and welfare; and**
- 3. The proposed development will comply with the applicable regulations of the Land Development Code;**

Supplemental Findings – Clairemont Mesa Height Limit Overlay Zone

- 1. The granting of an exception will not significantly interfere with public views from western Clairemont Mesa to Mission Bay and the Pacific Ocean within the surrounding area; and**

2. The granting of an exception is appropriate because there are existing structures over 30 feet in height and the proposed development will be compatible with surrounding one, two, or three-story structures; or the granting of an exception is appropriate because there are topographic constraints peculiar to the land; or the granting of the exception is needed to permit roofline and facade variations, accents, tower elements, and other similar elements and the elements will not increase the floor area of the structure.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that PDP No. 898689 and SDP No. 898690 are

XXXXXX..

Document4

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

WHEN RECORDED MAIL TO
CITY CLERK

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002116

PLANNED DEVELOPMENT PERMIT NO. 898689
SITE DEVELOPMENT PERMIT NO. 898690
VERIZON – MT. ADA
PROJECT NO. 255230
CITY COUNCIL
DRAFT

This Planned Development Permit No. 898689 and Site Development Permit No. 898690 is granted by the City Council of the City of San Diego to Buckel Trust, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Divisions 5 and 6. The .24-acre site is located at 6426 Mt. Ada Road in the CC-1-3 zone of the Clairemont Mesa Community Planning area. The project site is legally described as: Parcel B of Map No. 227, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, April 7, 1970, as Instrument No. 60371 of official records.

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

The project shall include:

- a. Removal of the existing 133'-2" tall monopole and replacement with a 139'-9" community monument tower;
- b. Fifteen (15) panel antennas, with the following dimensions: 72.7" by 11.9" by 7.1" concealed inside the new community monument tower
- c. Two (2) 2'-2" diameter microwave dish antennas:

- d. Relocation of an existing emergency generator to the base of the community monument tower so that it is partially enclosed within the tower base and partially screened by a new 7'-4" stucco finished block enclosure with steel framed louvered gates;
- e. Equipment associated with the antennas located within an existing 22-foot by 22-foot split-face concrete block shelter with a 48" tall louvered vent mechanical screen concealing existing mechanical units;
- f. This project requests the following deviations which are permitted with the Planned Development Permit:
 - 1. The community monument tower, at 139'-9", deviates from the CC-1-3 zone height limit of 30-feet by 109'-9".
 - 2. The equipment area, at 484-square feet, deviates from the 250-square foot maximum permitted by the WCF Design Requirements, Land Development Code (LDC) section 141.0420(g)(3).
- g. This project also requests the following deviation which is permitted with the Site Development Permit:
 - 1. The community monument tower, at 139'-9", deviates from the Clairemont Mesa Height Limit Overlay Zone.
- h. Landscaping (planting, irrigation and landscape related improvements);
- i. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by XXXXXXXXXX.
- 2. This Planned Development Permit/Site Development Permit and corresponding use of this site shall expire on [insert date] . Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Verizon or its successors to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is

required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

AIRPORT REQUIREMENT:

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

ENGINEERING REQUIREMENTS:

15. The project proposes to export 8.20 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"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2,

Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

18. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the BMP maintenance, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

19. 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.

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

21. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

22. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

23. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

24. [Add landscape conditions here.]

PLANNING/DESIGN REQUIREMENTS:

25. 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.

26. 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.

27. 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.

28. 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.

29. 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."

30. No overhead cabling is allowed for this project.

31. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

32. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

33. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

34. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

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

36. Replacement of the tower façade with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building materials. All FRP shall be painted and textured to match the original tower.

37. Within 180 days, or no later than XXXXX, 2013, the Owner/Permittee shall submit construction documents, to the Development Services Department, implementing the changes described in this permit.

38. Within 365 days, or no later than XXXXX, 2014, the Owner/Permittee shall pass a final Telecom Planning Inspection and complete applicable building, electrical, and mechanical permits.

39. Failure to comply with these deadlines will result in Code Enforcement action, which may include fines and penalties.

40.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on XXXXXXXX by [Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: SDP No. 898690/PDP No. 898689
Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Kelly Broughton
Development Services Director

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

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

Verizon Wireless
Permittee

By _____
Leslie Vartanian
Real Estate Manager

Buckel Trust
Owner

By _____
NAME:
TITLE:

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

Settlement Agreement

This Agreement ("Agreement") is made and effective as of March ___, 2011, by and among Verizon Wireless (VAW) LLC (hereinafter "Verizon Wireless") on the one hand, and the City of San Diego, California (hereinafter, "the City"). Verizon Wireless and the City may each be referred to as a "Party" or collectively as "the Parties" to this Agreement.

Recitals

- A. In December 2005, American Tower Corporation (hereinafter, "ATC"), acting in its capacity as agent for Verizon Wireless, filed applications for permits associated with four existing Verizon Wireless-owned wireless sites ("ATC Applications"). The four Verizon Wireless-owned sites are located at 4586 Federal Boulevard ("Federal"); 797 1/3 30th Place ("30th Place"); 6426 Mt. Ada Road ("Mt. Ada") and 6770 Aviation Drive ("Aviation") and are collectively referred to herein as the "Sites." The City subsequently denied each of the ATC Applications.
- B. Verizon Wireless and ATC, acting in its capacity as agent for Verizon Wireless, have individually filed Actions against the City in the United States District Court, Southern District of California, seeking relief for claims related to the City's denial of the ATC Applications. (A list of the individual Actions and the sites and permits at issue in each case is attached hereto as Exhibit 1. The cases are collectively referred to herein as the "Actions").
- C. The City has filed answers to each of the Actions, denying all liability.
- D. The Parties wish to avoid the expense, delay and uncertainty of litigation and to settle the disputes among them.
- E. To settle their disputes, the Parties hereto have negotiated a settlement which is set forth below.

THEREFORE, the Parties agree as follows:

AGREEMENT

1. **New Applications for Permits:** Verizon Wireless has agreed that it will file a new application to obtain the appropriate use permit(s) for each of the existing Sites (hereinafter collectively, "New Verizon Wireless Applications") within ninety (90) days of dismissal of the claims and Actions identified in Paragraph 4

2. **Processing of New Verizon Wireless Applications:** The City agrees that it will process the New Verizon Wireless Applications under the ordinances and policies currently in effect. (Municipal Code Section 141.0420 et seq.). The Parties agree that they will work cooperatively and make a good faith effort to set the New Verizon Wireless Applications individually for hearing. Based upon this good faith agreement, Verizon Wireless agrees not to enforce or make claims in any future litigation challenges under the Permit Streamlining Act and/or Federal Communications Commission ("FCC") Order 09-99 with respect to the New Verizon Wireless Applications. This agreement extends only to the New Verizon Wireless Applications and to no other Verizon Wireless application currently pending before or filed in the future with the City. City staff will accept and analyze all permit information but will not make an ultimate recommendation for approval or denial of any of the permits sought by the New Verizon Wireless Applications and will prepare a balanced staff report that provides the necessary support for the decision makers' approval or denial of the applications. The Director of the Development Services Department will meet with representatives of Verizon Wireless before issuing any report to decision makers on the New Verizon Wireless Applications to discuss the contents of the staff draft report and to allow Verizon Wireless to comment on the balance of the report required by this provision. As a general practice, the City does not have meetings to

discuss and allow comment on the staff report or require that the Director attend a meeting to discuss the staff report, but for purposes of this settlement, City agrees to this procedure for the New Verizon Wireless Applications. The Director of the Development Services Department will have the final authority to determine the contents of the staff report consistent with the requirements of this Agreement. To the extent that Verizon Wireless proposes to replace any current monopole with a new structure and the City grants a new permit for such site, the City will consider including within the new permit conditions a process for streamlined renewal of the new permit. Where the complexity of the methodology or analysis required to review an application for any one of the New Verizon Wireless Applications warrants the City's retention of a third party for technical review, the City may require Verizon Wireless to pay for a technical review by a neutral, third party expert, the costs of which up to \$2400 per application shall be borne by Verizon Wireless in addition to other applicable fees. The Parties will work together cooperatively to select the neutral third party expert. If Verizon Wireless chooses a neutral, third party expert above the \$2400 amount, Verizon Wireless shall bear the additional applicable fees.

3. **Discretionary Decision.** The Parties acknowledge and agree that the City decision maker has discretion to decide whether or not to approve or deny each of the New Verizon Wireless Applications. The Parties agree that nothing in this Agreement is intended to divest the City decision maker of that discretion.

4. **Dismissal of Claims without Prejudice.** Verizon Wireless will dismiss Case No. 09cv681 (relating to the Aviation, Mt. Ada, and 30th Place sites) in its entirety without prejudice and will direct ATC, as its agent, to dismiss Case Nos. 08cv0864 (relating to the 30th Place and Mt. Ada sites) and 09cv00439 (relating to the Aviation site) in their entirety without prejudice and to dismiss from Case No. 07cv00399 all claims relating to the Verizon Wireless-owned site

(Federal) at issue in that case. The remaining claims in Case No. 07cv00399 would not be affected by this Agreement.

5. **Support for Request for Dismissal.** The Parties will join in a Joint Motion for an Order dismissing these Actions and claims without prejudice within thirty (30) days of execution of this agreement.

6. **No Enforcement Action.** During the period that the New Verizon Wireless Applications are pending at the City, the City agrees not to take any code enforcement action or seek any fines or penalties against any of the Sites.

7. **No Prejudice.** The City agrees that the New Verizon Wireless Applications are timely filed, notwithstanding the fact that the applications will have been filed a number of years after the alleged expiration dates of the permits for the Sites. The Parties shall not use the New Verizon Wireless Applications, this Agreement or dismissal of the Actions pursuant to this Agreement as a basis for asserting waiver, estoppel, laches, res judicata, collateral estoppel, ripeness, mootness, failure to exhaust, unclean hands, or any other legal or equitable defenses or claims based on or related to the passage of time with respect to the New Verizon Wireless Applications. Except as expressly provided herein, the Parties shall preserve any and all claims and defenses each has as to the Sites.

8. **Validity of Agreement.** The Parties may not raise as a defense in any subsequent proceeding or action related to these Sites or any other proceeding or action that this Agreement is invalid or void.

9. **No Third-Party Beneficiaries.** This Agreement is solely for the benefit of each Party individually and the Parties collectively. There are no intended third-party beneficiaries.

10. **Representations and Warranties.** Each Party represents and warrants that it has full and complete power, capacity, and authority to enter into this Agreement and to consummate all transactions and perform all obligations contemplated hereby. Each Party represents and warrants that it has not assigned or transferred its rights, demands, claims, causes of action, and/or any interest related to this Agreement, either in full or in part, and further, that such Party is not a party to any agreement that could require it to sell, transfer, assign, or otherwise dispose of such rights, demands, claims, causes of action, and/or interest related to this Agreement, either in full or in part.

11. **Assignment.** No Party may assign its rights, duties, or obligations under this Agreement or any part thereof to any third person without the prior written consent of the other Party, which consent shall not be unreasonably withheld. Any purported assignment contrary to this section shall be void.

12. **Voluntary and Informed Consent.** The Parties warrant and represent that they have read and understand the foregoing provisions of this Agreement, that they have had the opportunity to discuss this Agreement with an attorney of their choosing, and that they and their respective signatories are fully authorized and competent to execute this Agreement on their behalf.

13. **Common Contribution.** This Agreement is drafted by a common contribution and editing among all the Parties to it; no inference shall arise or be applied against any Party on the theory that fewer than all the Parties drafted this Agreement.

14. **Entire Agreement.** This Agreement is an integrated agreement containing the entire understanding of the Parties with respect to the matters addressed herein and, except as set forth in this Agreement, no representations, warranties or promises have been made or relied on by the

Parties. This Agreement shall prevail over any prior communications between the Parties or their representations relative to matters addressed herein. The Parties acknowledge that in signing this Agreement, they have relied only on the promises set forth herein.

15. **No Admission.** Nothing in this Agreement shall be construed as an admission or estoppel on the part of any Party as to any matter, including the legal necessity of the permitting process specified in this Agreement. This Agreement may not be introduced into evidence in any action or proceeding other than an action or proceeding to enforce the Agreement
16. **Governing Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of California.
17. **Attorneys' Fees and Costs.** Each Party shall each bear its own costs and expenses, including attorneys' fees, including those incurred in connection with the Actions or the negotiation and execution of this Agreement and expressly waives any right to seek or claim any right to fees, costs or damages incurred as of the date this Agreement is executed. In the event of any proceedings to enforce this Agreement, the prevailing Party shall be entitled, in addition to any other appropriate relief, to recover its reasonable costs and attorneys' fees.
18. **Severability.** If any portion, provision, or part of this Agreement is determined or adjudicated to be invalid, unenforceable, or void for any reason whatsoever, each such portion, provision or part shall be severed from the remaining portions, provisions, or parts of this Agreement and shall not affect the validity or enforceability of any remaining portions, provisions, or parts.
19. **Counterparts.** This Agreement may be signed in counterparts which together shall constitute a single document. Facsimile, portable document format ("PDF"), and other electronic signatures shall have the same effect as manually signed originals.

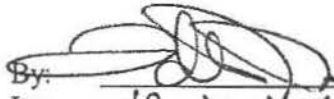
20. **Headings.** The section headings of this Agreement are for the convenience of reference only and shall have no effect on the interpretation of this Agreement.

21. **Effective Date.** "Effective Date" means and refers to the date on which this Agreement is signed by the Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

Dated: March 24, 2011

VERIZON WIRELESS (VAW) LLC

By: 
Its: VP - NETWORK, WEST
WALTER L. JONES, JR.

Dated: March __, 2011

THE CITY OF SAN DIEGO

By: _____
Its: _____

20. **Headings.** The section headings of this Agreement are for the convenience of reference only and shall have no effect on the interpretation of this Agreement.

21. **Effective Date.** "Effective Date" means and refers to the date on which this Agreement is signed by the Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

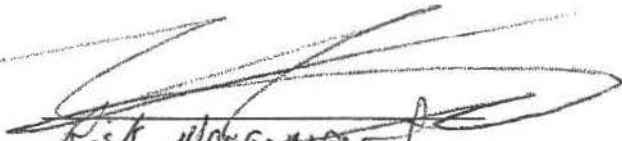
Dated: March __, 2011

VERIZON WIRELESS (VAW) LLC

By: _____
Its: _____

Dated: March 25, 2011

THE CITY OF SAN DIEGO

By: 
Its: R-SK 1/10/2011

*United States District Court, Southern District of California Case No. 07cv0399:
American Tower Corporation, a Delaware corporation, Plaintiff, v.
the City of San Diego, California, the City Council of the City of San Diego, California, and
the Development Services Department of the City of San Diego, California, Defendants*

*Later Consolidated (11/19/2009) in re Cell Tower Litigation: Case Nos. 07cv0399 (LEAD CASE),
08cv00864, 09cv00439, 09cv0681, 09cv435, 09cv1879, 09cv1888*

EXHIBIT 1 - LIST OF CASES INVOLVING VERIZON WIRELESS CELL SITES

Date of Initial Complaint	Case No.	Case Name	Permit numbers¹	Cell Site/Address
3/2/07	07cv0399	<i>ATC v. City of San Diego</i>	CUP No. 292612	Federal Boulevard Site 4586 Federal Boulevard <i>[Note: This case also includes claims regarding the Verus Site (CUP No. 94-0471) which is not owned by Verizon Wireless].</i>
5/14/08	08cv00864	<i>ATC v. City of San Diego</i>	CUP No. 296127 PDP No. 453612 CUP No. 292627 SDP No. 450714	30 th Place Site 797 1/3 30 th Place Mt. Ada Site 6426 Mt. Ada Road
3/5/09	09cv00439	<i>ATC V. City of San Diego</i>	CUP No. 296155 PDP No. 296156	Aviation Site 6770 Aviation Drive
4/3/09	09cv0681	<i>Verizon Wireless v. San Diego</i>	CUP No. 296155 PDP No. 296156 CUP No. 296127 PDP No. 453612 CUP No. 292627 SDP No. 450714	Aviation Site 6770 Aviation Drive 30 th Place Site 797 1/3 30 th Place Mt. Ada Site 6426 Mt. Ada Road

¹ "CDP" refers to Conditional Use Permit; "PDP" refers to "Planned Development Permit"; and "SDP" refers to Site Development Permit.



LOOKING EAST ON BALBOA AVENUE



LOOKING SOUTH FROM BALBOA AVENUE



LOOKING EAST ON MT. ADA TOWARD PROJECT SITE



EQUIPMENT AREA



LOOKING WEST DOWN MT. ADA ROAD



LOOKING NORTH TOWARD THE MT. ADA SITE



LOOKNIG WEST DOWN BALBOA AVENUE

Mt. Ada
6424 Mt. Ada Rd
San Diego CA, 92111



ATTACHMENT 9

2/8/2012

Photomontage of proposed telecommunications site: Option 4, Community Monument



Mt. Ada
6424 Mt. Ada Rd
San Diego CA, 92111



Proposed antennas within new monument structure

ATTACHMENT 9

PROPOSED

Wireless Facility Engineering Review

**Verizon Wireless Sites:
Mt. Ada, 30th Place, Aviation and Federal**

November 12, 2012



RCC Consultants, Inc. - Western Regional Office
266 E. 33rd Street, San Bernardino, CA 92404
909.881.0250 Tel, 909.881.8979 Fax

Table of Contents

Section 1—Executive Summary	1
Background and Objectives	1
Methodology	2
General Findings.....	4
Section 2—Analysis	5
Task 1 – Coverage and Tower Height Analysis.....	5
Task 2 – Other Possible Network Changes.....	12
Task 3 – Mt. Ada Alternative.....	13
Task 4 – 30 th Place Antenna Configuration Analysis	15
Task 5 – Microwave Antenna Analysis.....	15
Section 3—Summary.....	17
Summary of Specific Findings	17
Section 4—Appendices.....	19
Appendix 1 – Mt. Ada Coverage Maps.....	19
Appendix 2 – 30 th Place Coverage Maps	25
Appendix 3 – Aviation Coverage Maps.....	31
Appendix 4 – Federal Coverage Maps	36

Section

1

Executive Summary**Background and Objectives**

On July 3, 2012, RCC Consultants, Inc. entered into an agreement with the City of San Diego (City) and Verizon Wireless to provide Professional Services in connection with the parties' settlement in regard to Cell Tower Litigation, Case No. 07cv0399. The scope of services was subject to the joint direction of the City and Verizon Wireless.

RCC was engaged to conduct a review of technical information and conclusions submitted for each of four Verizon sites: Mt. Ada, 30th Place, Federal and Aviation. The specific focus was on the following four questions submitted to RCC by the City:

Task 1 – Coverage and Tower Height Analysis

Review the provided Verizon coverage maps and provide an analysis of what coverage would look like at lower, reasonable heights, if any.

Task 2 – Possible Network Changes

What other changes, if any, could be made to the network (existing sites as well as new sites) to compensate for any reduction in height?

Task 3 – Mt. Ada Alternative

For Mt. Ada, evaluate coverage if the monopole was reduced in height or eliminated, assuming a new site was approved at 5252 Balboa Avenue.

Task 4 – 30th Place Antenna Configuration Analysis

For 30th Place, the west sector antennas appear to be non-operational based on the provided coverage maps. Please verify this.

Task 5 – Microwave Dish Antenna Analysis

Please identify any existing microwave dishes on each of these projects that are non-operational.

Methodology

RCC was provided copies of various Verizon submittals and City responses for the four subject sites. In addition, RCC participated in a joint site visit with the City and Verizon Wireless of the four sites on August 7, 2012, to gain first hand familiarity with the sites, including equipment shelters, system electronics, antennas and antenna mounting structures.

Upon identification of the specific scope of work to be accomplished, RCC submitted a request for technical data needed to conduct a review and submitted this document to the City and Verizon on August 10, 2012. In response, RCC was provided the following documents which were considered in the analysis:

- September 21, 2012 - Site justification and coverage maps for Mt. Ada, Federal 30TH Place and Aviation. Mt. Ada-Balboa location comparison.
- September 21, 2012 – Specifications sheets for microwave and associated antennas. Comsearch Path Data Sheets.
- September 21, 2012 – Site plans for Mt. Ada, Federal 30TH Place, Aviation and Balboa.
- September 21, 2012 – 850 MHz system site data and channel capacity for 850 MHz, 1900 MHz and 700 MHz
- September 21, 2012 – Power Point Presentation of system configurations
- September 21, 2012 – Response to RCC data request
- October 2, 2012 – Response to RCC data request (revised)
- October 17, 2012 - 850 MHz system site data and channel capacity for 850 MHz, 1900 MHz and 700 MHz (revised to include Padre Gold site)

One of the core questions for each of these sites was the impact of lowering antennas on the resulting signal coverage. RCC's methodology for the alternative height analysis was to first enter the information provided by Verizon (location, antenna heights, antenna type and azimuth, down-tilts, signal strength thresholds and other information) for the subject sites and the surrounding sites into RCC's own propagation modeling software and generate coverage maps. Since the Verizon's maps were produced by different modeling software than RCC's maps, there are some differences between the Verizon maps and RCC's, as expected. Nonetheless, the underlying approach to the analysis is valid in determining the effect of lowering the effective antenna heights. RCC varied the

antenna heights of the subject site's antennas in 20' increments and produced new coverage maps to determine what effect the reduced antenna heights would have on overall network coverage in a defined core coverage area.

In order to quantify the effects of reduced antenna height on signal coverage, a polygon of a core coverage area was defined for each of the four subject sites which were then used to establish a baseline for determining the level of coverage from the subject site as the antennas are lowered. For purposes of this analysis, RCC defined the core coverage area as the area inside a polygon whose vertices are the nearest adjacent sites. See Figure 1, below, as an example for Mt. Ada.

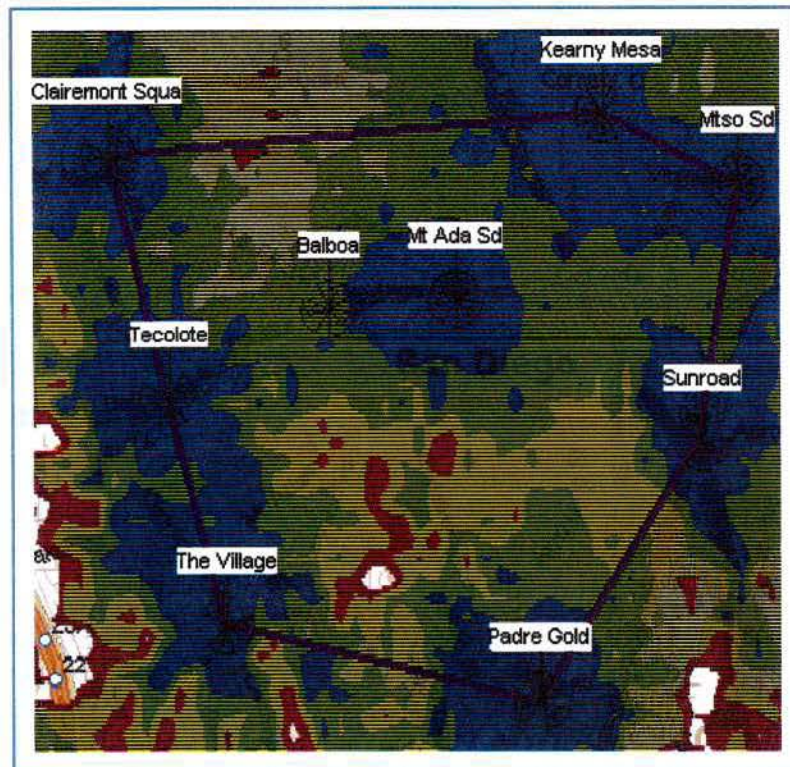


Figure 1 – Example of Core Coverage Area (inside polygon)

This analysis takes into consideration the signals provided from the subject site as well as those from the immediate adjacent sites within the defined core coverage area. This would account for scenarios whereby signals from adjacent sites would be sufficient to cover a void left by lowering the antennas at the subject site.

ComSiteDesign™ provides data representing the percentage of the core coverage area served at a minimum signal threshold level. In this case, RCC used the same RSSI thresholds as defined in the Verizon coverage maps: ≥ -75 dBm, ≥ -85 dBm, ≥ -95 dBm, and ≥ -105 dBm.

General Findings

Utilizing the described methodology and the RCC ComSiteDesign™ tools it was determined that there are possibilities for reductions in antenna heights and alternative site use without significant effects on existing coverage.

A detailed description of the findings can be found in Section 2 of this document.

Section 2

Analysis

Task 1 – Coverage and Tower Height Analysis

Antenna Height Analysis of Mt. Ada Site (870 MHz)

Visual examination of the coverage maps submitted by Verizon show a gradual reduction in the effective area of coverage as the antennas were lowered in 20' increments from the existing height. Using the RCC propagation model, similar reductions in effective coverage were indicated. Appendix 1 contains the coverage maps generated by RCC for antenna heights of 136', 116', 96', 76' and 56'. Table 1 below shows the quantitative results of lowering the antenna heights.

Antenna Height	Polygon (6.7 sq.-miles)			
	% of area \geq -75dBm	% of area \geq -85dBm	% of area \geq -95dBm	% of area \geq -105dBm
136	35	74	96	100
116	34	72	95	100
96	33	71	94	100
76	32	70	93	99
56	31	67	93	99

Table 1 – Mt. Ada Coverage without Adjustment of Down Tilt

RCC noted that the existing antennas at Mt. Ada are configured with significant down tilt. Down tilt, by either mechanical or electrical methods, is a technique used to prevent high gain antennas with a relatively small vertical radiation pattern from overshooting the intended coverage area. It is also used to control the amount of coverage a site provides without causing excessive overlap with signals from adjacent sites which may be detrimental to the overall network performance. Verizon clarified that it did not make any adjustments in down tilt in the various height reduction scenarios.

Therefore, RCC repeated the analysis but gradually reduced the down tilt parameter with reductions in antenna height to determine to what extent this could compensate for any coverage loss.

The results, shown in Table 2, indicate that coverage losses due to lowering of antenna height may be mitigated substantially by reducing the antenna down tilt angles. Based on the site plans for Mt. Ada, the height of existing trees at the site is approximately 60 feet. Therefore, antenna mounting heights of 56' would not be workable without significant trimming.

Antenna Height	Polygon (6.7 sq.-miles)			
	% of area \geq -75dBm	% of area \geq -85dBm	% of area \geq -95dBm	% of area \geq -105dBm
136	35	74	96	100
116	35	74	96	100
96	35	74	94	100
76	35	75	94	100
56	34	72	93	100

Table 2 – Mt. Ada Coverage with Adjustment of Down Tilt

RCC recommends that Verizon consider antenna height reduction to the 76' level. We would like to point out that additional optimization is likely possible but would require extensive further analysis beyond RCC's existing scope of services. This could include the refinement of down tilt angles for Mt. Ada, and decreases in the antenna down tilt of some adjacent sites to compensate for any changes at Mt. Ada. Also, the use of antennas with different characteristics may be considered.

Results of our propagation modeling indicates that, even with an antenna height of 136' at Mt. Ada, an area of poor to marginal coverage may exist south-southwest of Mt. Ada (see Figure 2, below). This would need further investigation, including performance of drive tests to measure actual signal levels in these areas. Upon validation of a coverage gap, Verizon may want to consider construction of a new site to provide coverage in this area. Not only would this provide improved coverage and capacity in these weak signal areas, but it would also mitigate potential effects caused by reduction of antenna height at Mt. Ada.

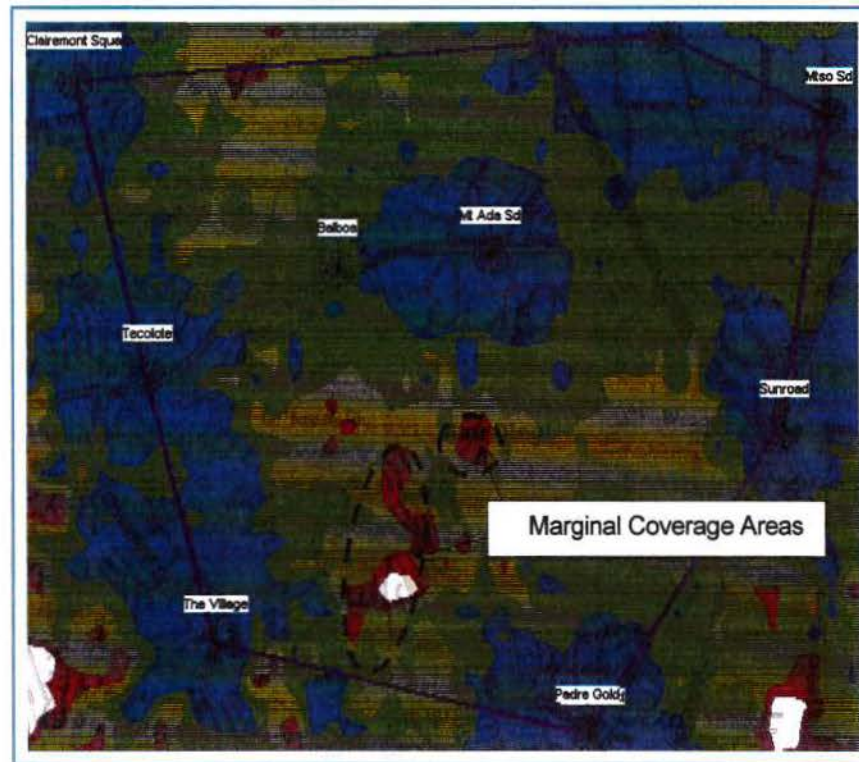


Figure 2 – Potential Marginal Coverage Areas

Antenna Height Analysis of 30th Place Site (870 MHz)

Visual examination of the coverage maps submitted by Verizon show a gradual reduction in the effective area of coverage as the antennas were lowered in 20' increments from the existing height of 135'. RCC noted that according to the latest site plans made available, a 130' antenna centerline was proposed. Therefore RCC used 130', 90', 70' and 50' antenna mounting heights in its analysis.

Using the RCC propagation model, similar reductions in effective coverage were indicated. Appendix 2 contains the coverage maps generated by RCC for 30th Place. Table 3 below shows the quantitative results of lowering the antenna height.

Antenna Height	Polygon (4.9 sq.-miles)			
	% of area \geq -75dBm	% of area \geq -85dBm	% of area \geq -95dBm	% of area \geq -105dBm
130	36	80	100	100
110	35	78	99	100
90	34	76	99	100
70	33	74	98	100
50	33	74	98	100

Table 3 – 30th Place Coverage without Adjustment of Down Tilt

As was the case at the Mt. Ada site, RCC noted that the existing antennas at 30th Place are configured with significant down tilt. Therefore, RCC repeated the analysis but gradually reduced the down tilt parameter with reductions in antenna height. The results, shown in Table 4, indicate that coverage losses due to lowering of antenna height may be mitigated substantially by reducing the antenna down tilt angles.

Antenna Height	Polygon (4.9 sq.-miles)			
	% of area \geq -75dBm	% of area \geq -85dBm	% of area \geq -95dBm	% of area \geq -105dBm
130	36	80	100	100
110	35	80	99	100
90	35	81	99	100
70	35	79	99	100
50	35	79	99	100

Table 4 – 30th Place Coverage with Adjustment of Down Tilt

RCC recommends that Verizon consider antenna height reduction to the 70' level or below. We would like to point out that additional optimization is likely possible but would require extensive further analysis beyond RCC's existing scope of services. This could include the refinement of down tilt angles at 30th Place, and decreases in the antenna down tilt of some adjacent sites to compensate for any changes at 30th Place. Also, the use of antennas with different characteristics may be considered.

Antenna Height Analysis of Aviation Site (870 MHz)

Visual examination of the coverage maps submitted by Verizon show a gradual reduction in the effective area of coverage as the antennas were lowered in 20' increments from a height of 120'. Using the RCC propagation model, similar reductions in effective coverage were indicated. RCC also noted that the Aviation Core Coverage area may already be experiencing areas of marginal coverage in several areas to the north and west of the site. See Figure 3, below. This of course was exacerbated as the antenna heights were further reduced.

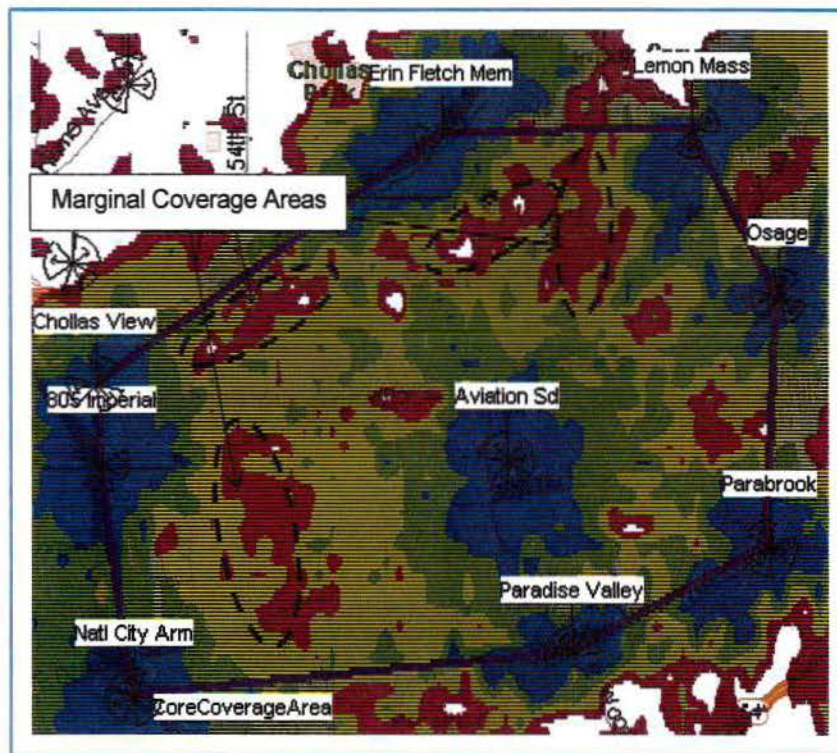


Figure 3– Potential Marginal Coverage Areas

Appendix 3 contains the coverage maps generated by RCC for Aviation Site. Table 5 below shows the quantitative results of lowering the antenna height.

Antenna Height	Polygon (10.4 sq.-miles)			
	% of area \geq -75dBm	% of area \geq -85dBm	% of area \geq -95dBm	% of area \geq -105dBm
120	21	48	83	99
100	20	45	81	99
80	20	44	79	98
60	19	42	77	97

Table 5 – Aviation Coverage without Adjustment of Down Tilt

As was the case at the Mt. Ada and 30th Place sites, RCC noted that the existing antennas at Aviation are configured with significant down tilt. Therefore, RCC repeated the analysis but gradually reduced the down tilt parameter with reductions in antenna height. The results, shown in Table 6, indicate that coverage losses due to lowering of antenna height may be mitigated substantially by reducing the antenna down tilt angles.

Antenna Height	Polygon (10.4 sq.-miles)			
	% of area \geq -75dBm	% of area \geq -85dBm	% of area \geq -95dBm	% of area \geq -105dBm
120	21	48	83	99
100	21	46	82	99
80	20	46	81	99
60	20	45	80	98

Table 6 – Aviation Coverage with Adjustment of Down Tilt

RCC first off recommends that Verizon examine potential marginal coverage as are shown in Figure 3 and determine if additional sites are required to provide adequate coverage and capacity in these areas. Regarding antenna height reduction at Aviation, RCC believes that an antenna height of somewhere between the 80' and 60' level would be achievable with only minimal impact on existing coverage. We would like to point out that additional optimization is likely possible but would require extensive further analysis beyond RCC's existing scope of services. This could include the refinement of down tilt angles at Aviation, and decreases in the antenna down tilt of some adjacent sites to

compensate for any changes at Aviation. Also, the use of antennas with different characteristics may be considered.

Antenna Height Analysis of Federal Site (870 MHz)

Visual examination of the coverage maps submitted by Verizon show a gradual reduction in the effective area of coverage as the antennas were lowered in 20' increments from a height of 98' to 58'. We also noted that Verizon's map does not include the Chollas View site which is located between the Federal site and the 805 Imperial site.

Using the RCC propagation model, similar reductions in effective coverage were indicated, even with the inclusion of the Chollas View site. Appendix 4 contains the coverage maps generated by RCC for the Federal Site. Table 7 below shows the quantitative results of lowering the antenna height.

Antenna Height	Polygon (6.5 sq.-miles)			
	% of area ≥-75dBm	% of area ≥-85dBm	% of area ≥-95dBm	% of area ≥-105dBm
98	37	75	97	100
78	35	71	97	100
58	33	67	95	100

Table 7 – Federal Coverage without Adjustment of Down Tilt

RCC noted that the level of antenna down tilt configured at the Federal site is only 5 degrees, which is significantly less than at the other three sites under analysis. For example, Aviation is configured for 13 and 14 degrees of down tilt. Given the relatively low down tilt angle, site elevation and area topography, our modeling of the propagation indicated that reduction in antenna down tilt will not adequately compensate for reductions in antenna height. See Table 8, below.

Antenna Height	Polygon (6.5 sq.-miles)			
	% of area \geq -75dBm	% of area \geq -85dBm	% of area \geq -95dBm	% of area \geq -105dBm
98	37	75	97	100
78	35	71	97	100
58	33	67	95	100

Table 8 – Federal Coverage with Adjustment of Down Tilt

While reduction of antenna height would decrease coverage within the core coverage area, the effects could be mitigated by construction of new sites northwest, northeast and southeast of the Federal site, similar to the construction of the Chollas View site to cover between the Federal site (94/805) and 805 Imperial. This would improve coverage and capacity in the area and would allow lowering of the antennas at Federal.

Task 2 – Other Possible Network Changes

Several potential network changes were identified as part of the analysis under Tasks 1, 3, 4 and 5. Based on Verizon's coverage maps and RCC's own coverage maps, some existing areas of sub optimal coverage are indicated. To what extent areas of weak coverage affect the carrier's overall service objectives and business model can only be determined by Verizon. Generally speaking, network coverage design is driven by coverage, capacity and reliability objectives balanced in the context of the carrier's business model. One way to achieve improved capacity and coverage, especially in-building coverage, is through the concept of cell splitting whereby a large area served by a single site is subdivided or split into multiple smaller areas each served by lower powered sites with lower antenna heights. This is part of a general trend in the industry and alleviates the need to have tall towers, especially in areas of high population concentrations.

Task 3 – Mt. Ada Alternative

Analysis of the Balboa site to substitute for or complement of the Mt. Ada Site

In regards to the use of the Balboa site, RCC first reviewed the coverage maps provided by Verizon. Balboa is located approximately 0.63 miles to the west of Mt. Ada. Visual examination of the coverage maps provided by Verizon reflects a corresponding shift of the main coverage area to the west. However, a noticeable overall improvement of coverage is depicted in the areas to the northwest, southwest and south of Mt. Ada. (See Figures 4 and 5)

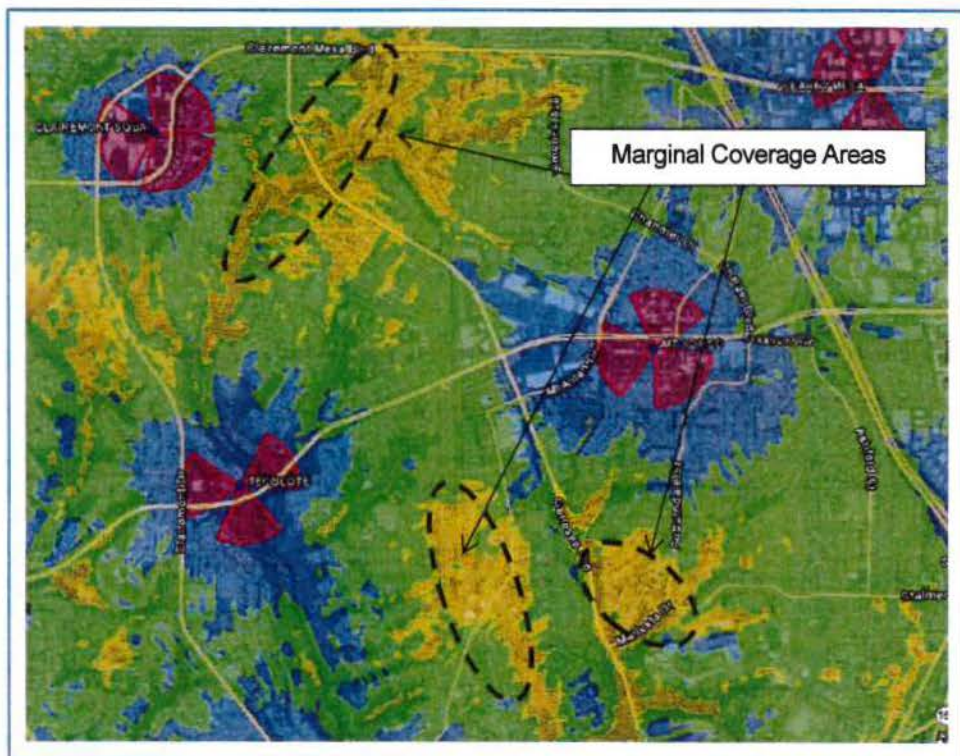


Figure 4 – Verizon Coverage Map – Mt. Ada, Existing

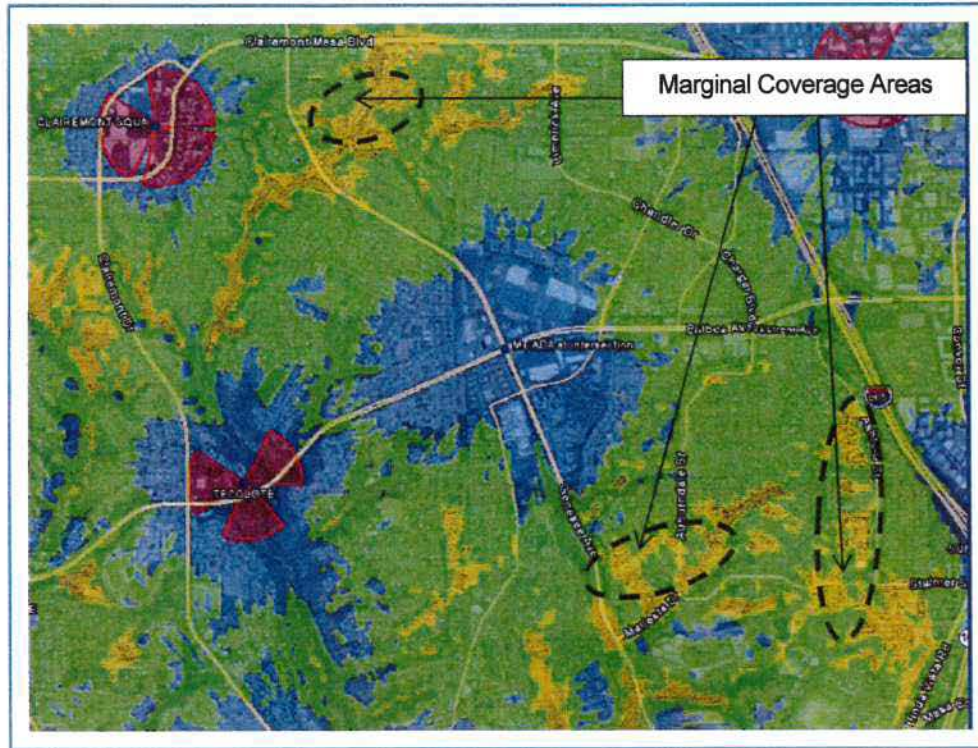


Figure 5– Verizon Coverage Map - Balboa

RCC modeled the coverage from Balboa based on an effective antenna height of 124'. Coverage maps are shown in Appendix 1. Retaining the same core coverage polygon for the analysis, the quantitative results with and without changes of existing down tilt parameters are shown in Table 9, below.

Antenna Height	Polygon (6.7 sq-miles)			
	% of area ≥-75dBm	% of area ≥-85dBm	% of area ≥-95dBm	% of area ≥-105dBm
Mt. Ada at 136'	35	74	96	100
Balboa at 124' (without change in down tilt)	35	74	97	100
Balboa at 124' (with adjustment of down tilt)	36	76	98	100

Table 9 – Mt. Ada/Balboa Comparison

The results indicate that the Balboa site can provide equal or better coverage of the defined core coverage area as Mt. Ada. It has to be recognized though, that a shift of the site to the west of may reduce some in-building coverage in the immediate area of Mt. Ada while improving some in-building coverage in the immediate area of Balboa. RCC cannot assess the business impact this may

have on Verizon's service, if any. However, if this were to be a concern, Verizon may want to consider retaining the Mt. Ada site at a reduced antenna height in conjunction with a new site at Balboa.

Task 4 – 30th Place Antenna Configuration Analysis

Regarding the question relating to the number of active sectors in use at 30th Place, Verizon, in its response to RCC, confirmed that all three sectors are active at this site. This is consistent with our analysis of the coverage maps provided.

Task 5 – Microwave Antenna Analysis

Based on examination of the documents submitted and the brief site visits, RCC cannot determine conclusively if there are any unused microwave antennas at any of the four sites. However, we question the need to retain microwave backhaul in the long run due to the need for increased bandwidth to backhaul LTE traffic and other high speed data services which drives the need for high-capacity fiber optic backhaul services compared to the relatively constrained microwave backhaul. While Verizon did not provide information on its fiber topology, fiber optic connectivity seemed to be available at each of the four subject sites.

Although Verizon may consider these microwave links necessary to provide emergency backup in case of loss of fiber connectivity, these microwave links as currently implemented do not have sufficient bandwidth to support the full backhaul transmission requirements of the site, especially in consideration of bandwidth capacity of the 700 MHz LTE service currently in place at the subject sites. Moreover, fiber optic networks can be designed with redundancy and route diversity to deliver even higher levels of reliability and availability as microwave system, thus obviating the need to retain microwave backhaul at any of these sites.

In the event, Verizon deems it necessary to retain microwave service at the subject sites, antenna heights can be reduced by redesigning the microwave network to include the use of intermediate relay sites as is indicated in the sample diagram below for the link between Mt. Ada and Padre Gold.

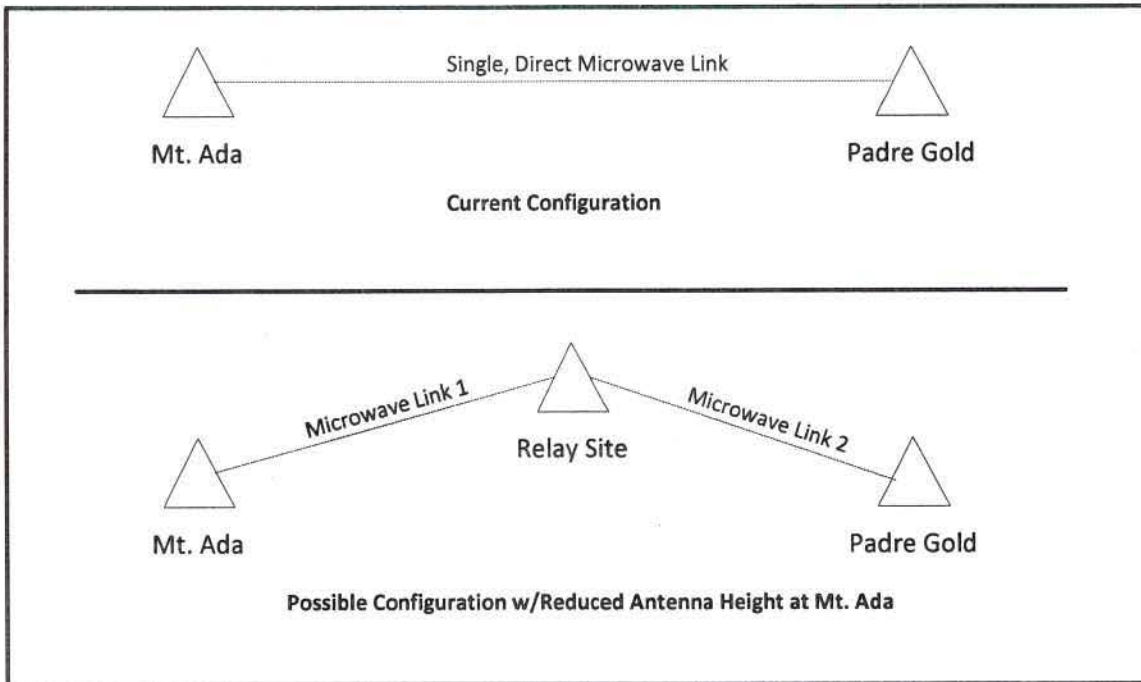


Figure 6 – Microwave Relay Concept

Section

3

Summary and Conclusions**Summary of Specific Findings**

Based on the information presented to RCC for evaluation, we render the following opinions:

Task 1 – Coverage and Tower Height Analysis

- At Mt. Ada, an antenna height reduction to 76' seems feasible with minimal reduction in coverage by the decrease of antenna down tilt.
- At 30th Place, an antenna height reduction to 70' seems feasible with minimal reduction in coverage by the decrease of antenna down tilt. .
- At Aviation, RCC identified several existing areas of marginal coverage to the north and west of Aviation which may need to be mitigated by construction of new sites. Nonetheless, antenna height reduction to 80' or below seems feasible with minimal reduction in existing coverage by adjusting the antenna down tilt.
- At Federal, while reduction of antenna height would decrease coverage within the core coverage area, the effects could be mitigated by construction of new sites northwest, northeast and southeast of the site. This would improve coverage and capacity over the core coverage area.

Task 2 – Other Possible Network Changes

- Aside for the changes identified in Tasks 1, 3, 4 and 5, through the concept of cell splitting, the need for high tower structures may be alleviated.

Task 3 – Mt. Ada Alternative

- 5252 Balboa Avenue would provide somewhat better overall coverage in the core coverage area.
- Operation of the Balboa site in conjunction with Mt. Ada at a lower antenna height would further enhance coverage and capacity.

Task 4 – 30th Place Antenna Analysis

- The 30th Place antenna site has all three sectors active based on the coverage maps provided.

Task 5 – Microwave Dish Antenna Analysis

- Antennas heights may be reduced by deploying intermediate relay sites.
- The need for retention of microwave backhaul is questioned considering increased bandwidth requirements of new high speed and high capacity services such as LTE. This will drive the need for greater capacity fiber optic backhaul which, with proper design, can provide equal or better reliability than microwave.

Date: November 12, 2012

Dieter J. Preiser

Dieter J. Preiser, PMP

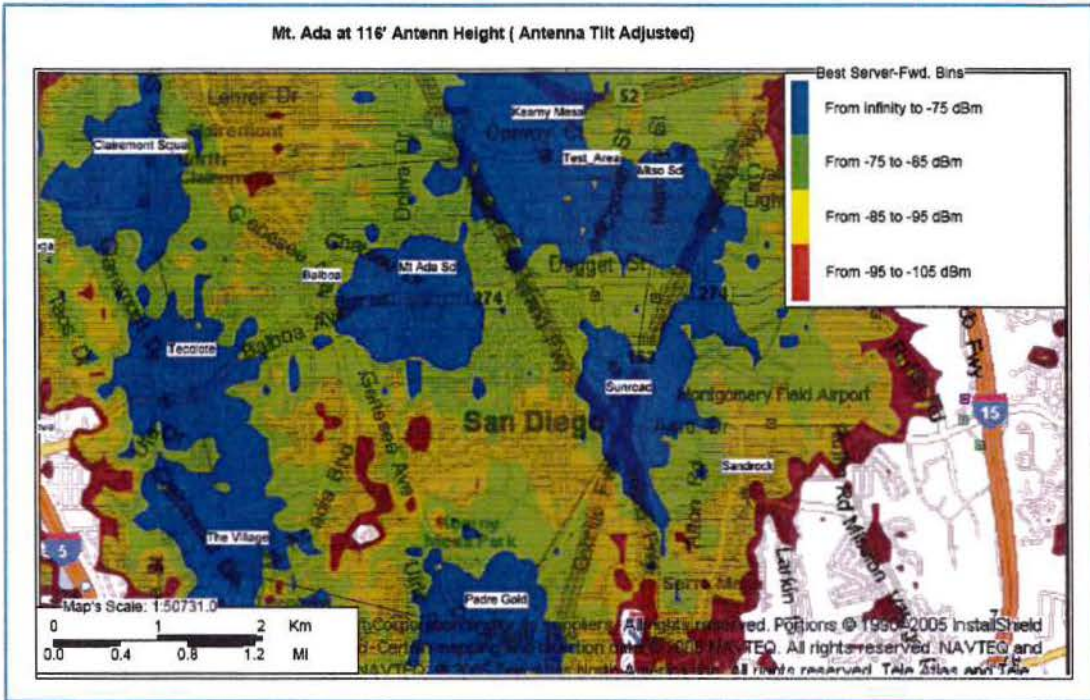
Section

4

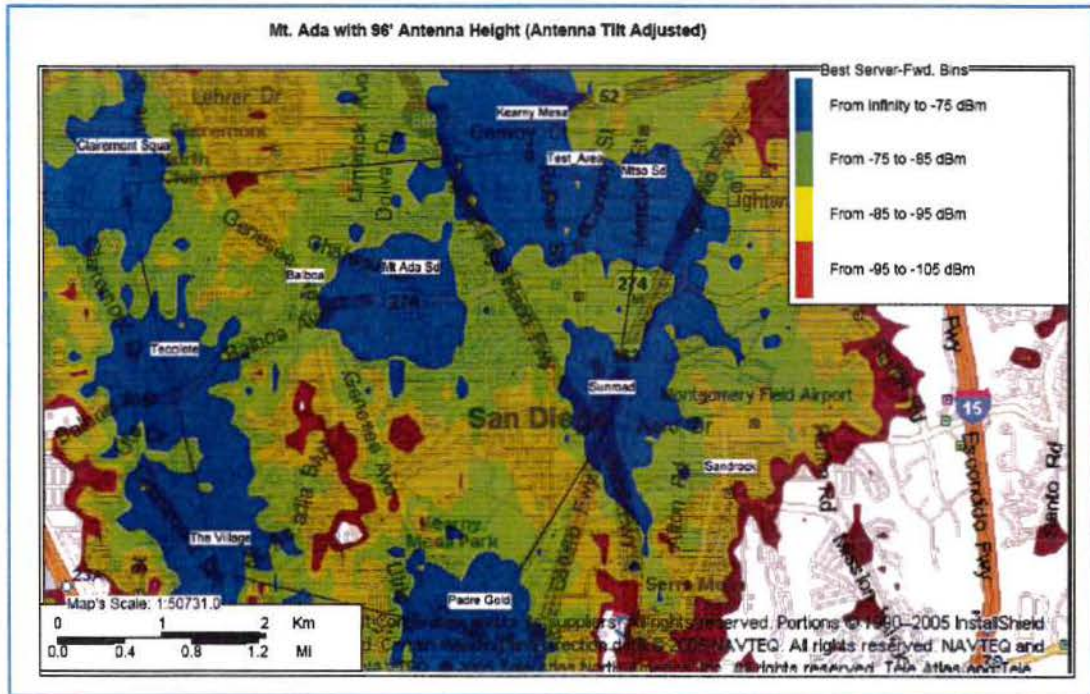
Appendices

Appendix 1 – Mt. Ada Coverage Maps

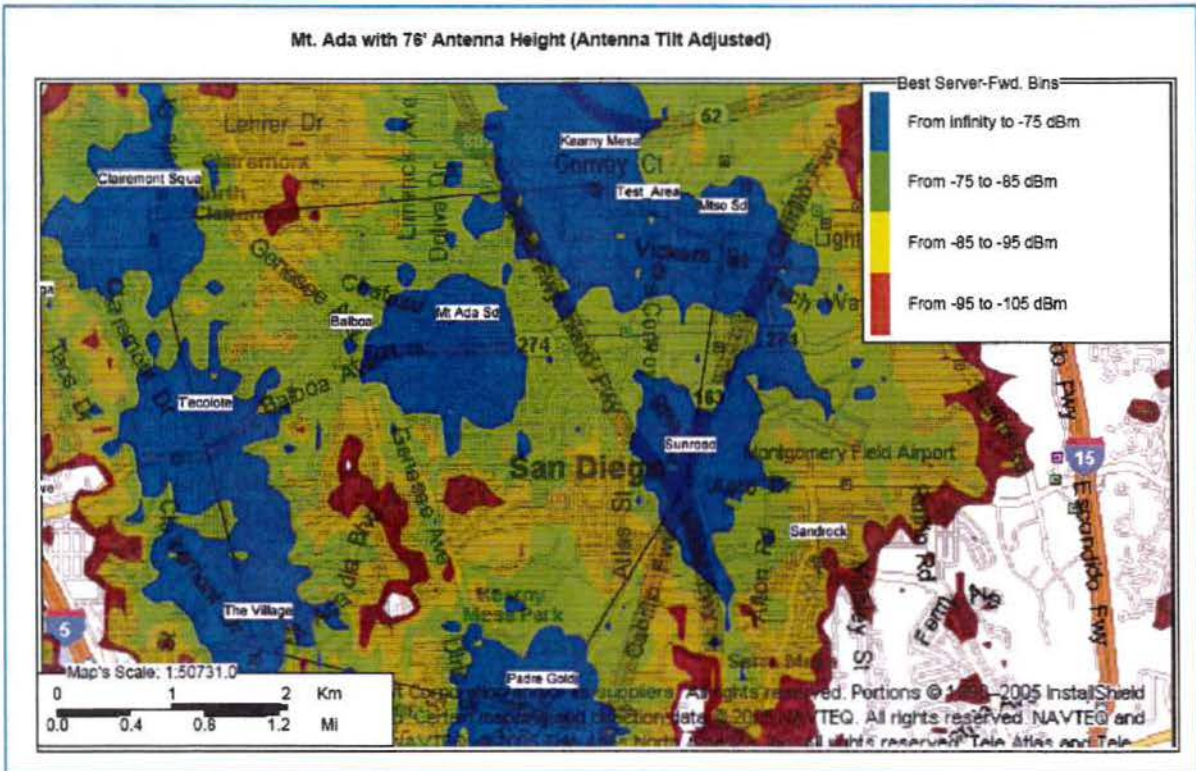
Mt. Ada at 116' Antenn Height (Antenna Tilt Adjusted)



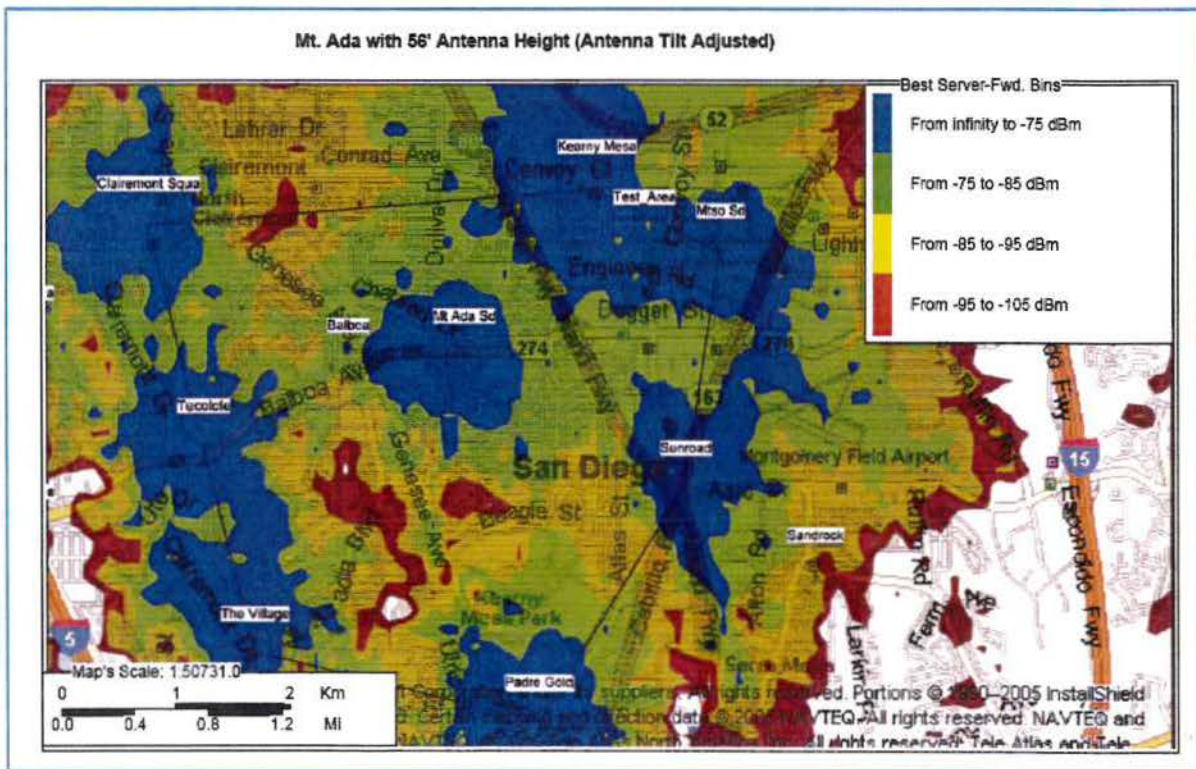
Mt. Ada with 96' Antenna Height (Antenna Tilt Adjusted)



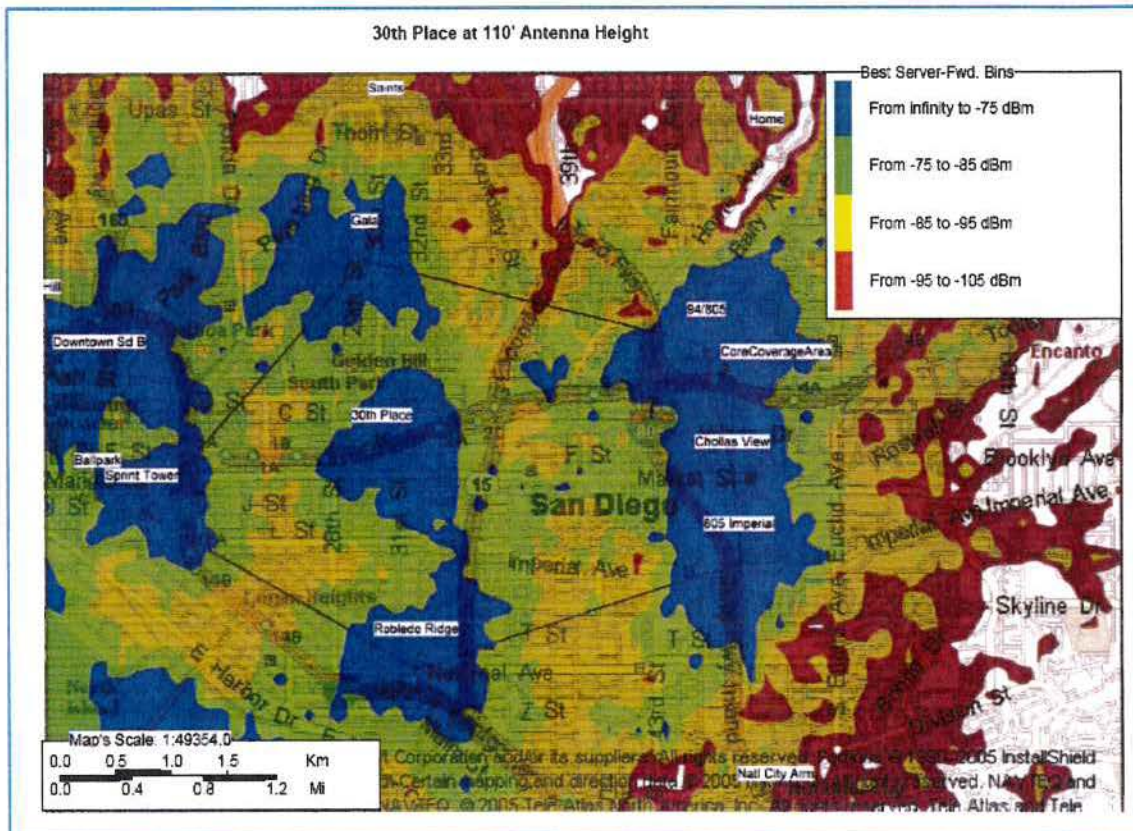
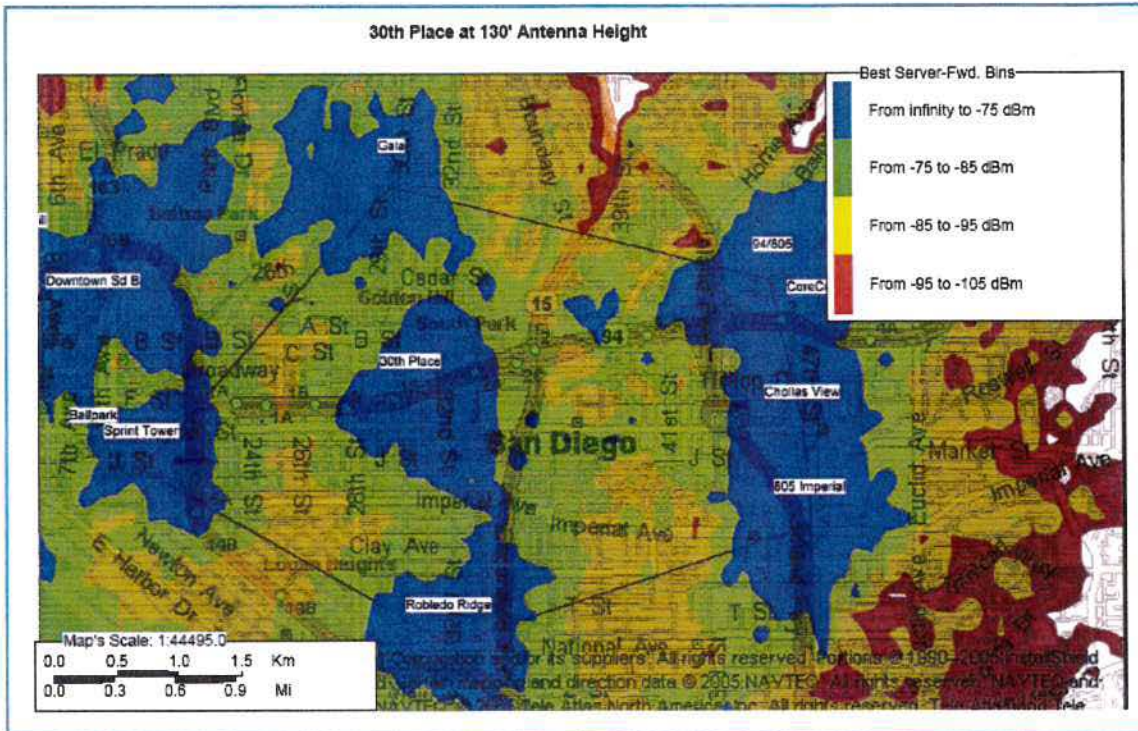
Mt. Ada with 76' Antenna Height (Antenna Tilt Adjusted)

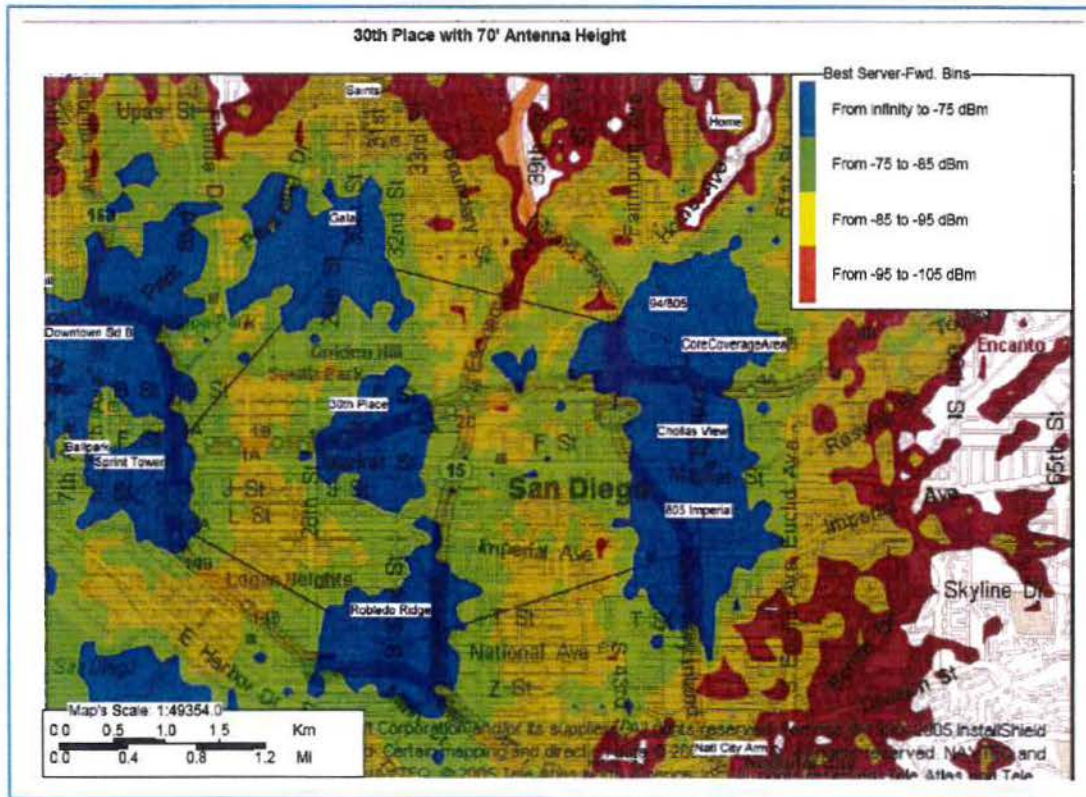
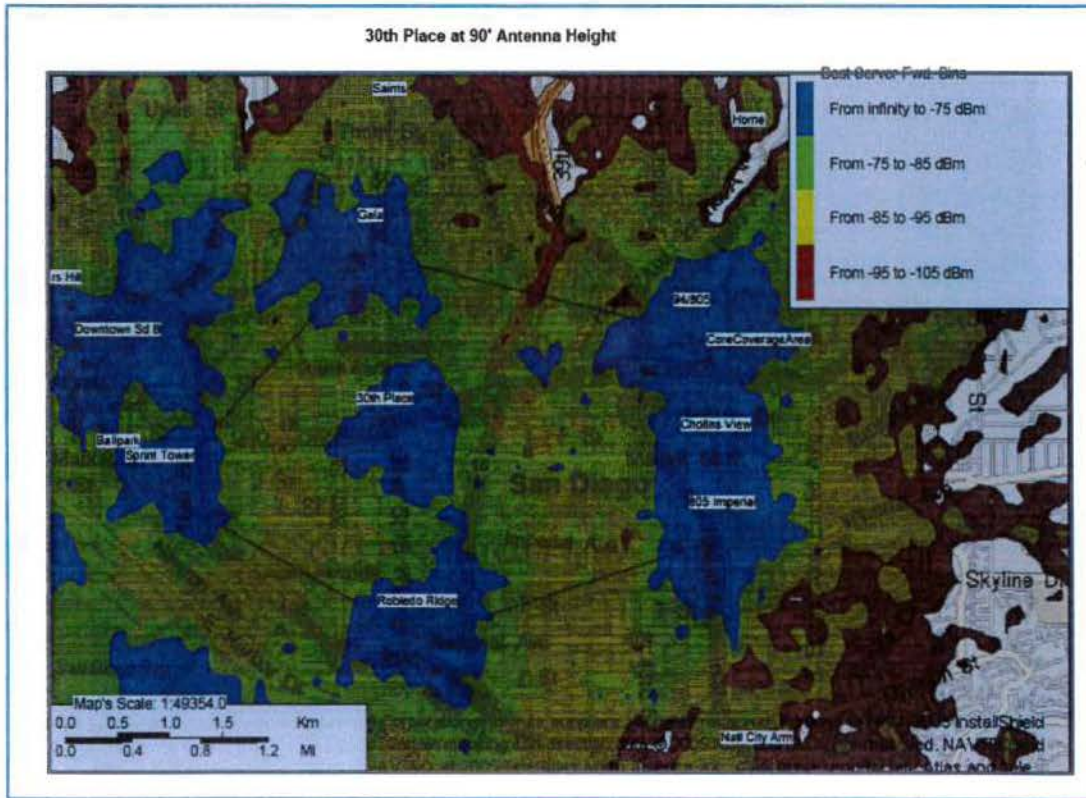


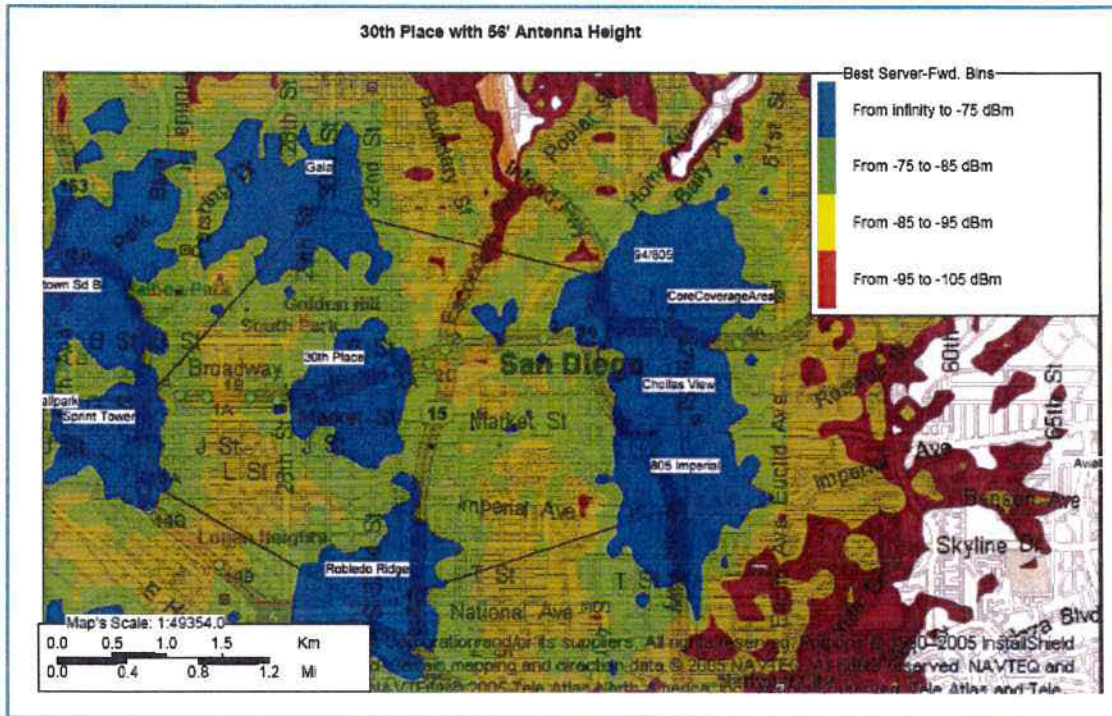
Mt. Ada with 56' Antenna Height (Antenna Tilt Adjusted)

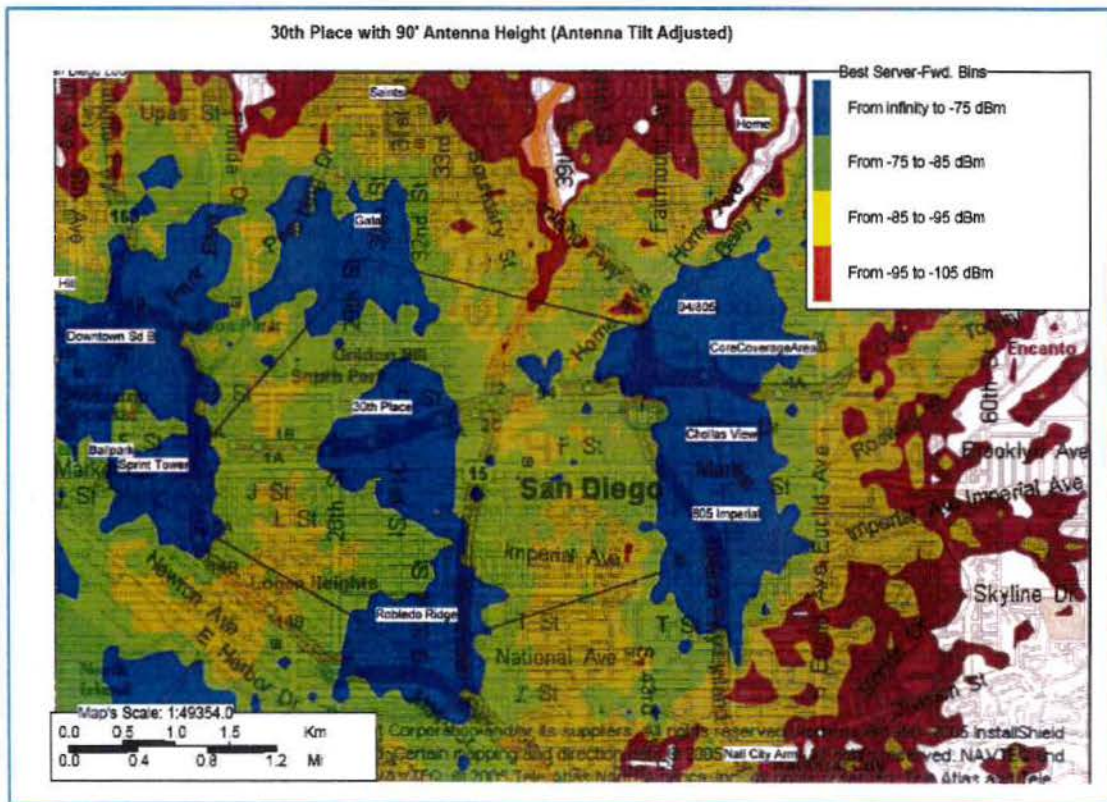
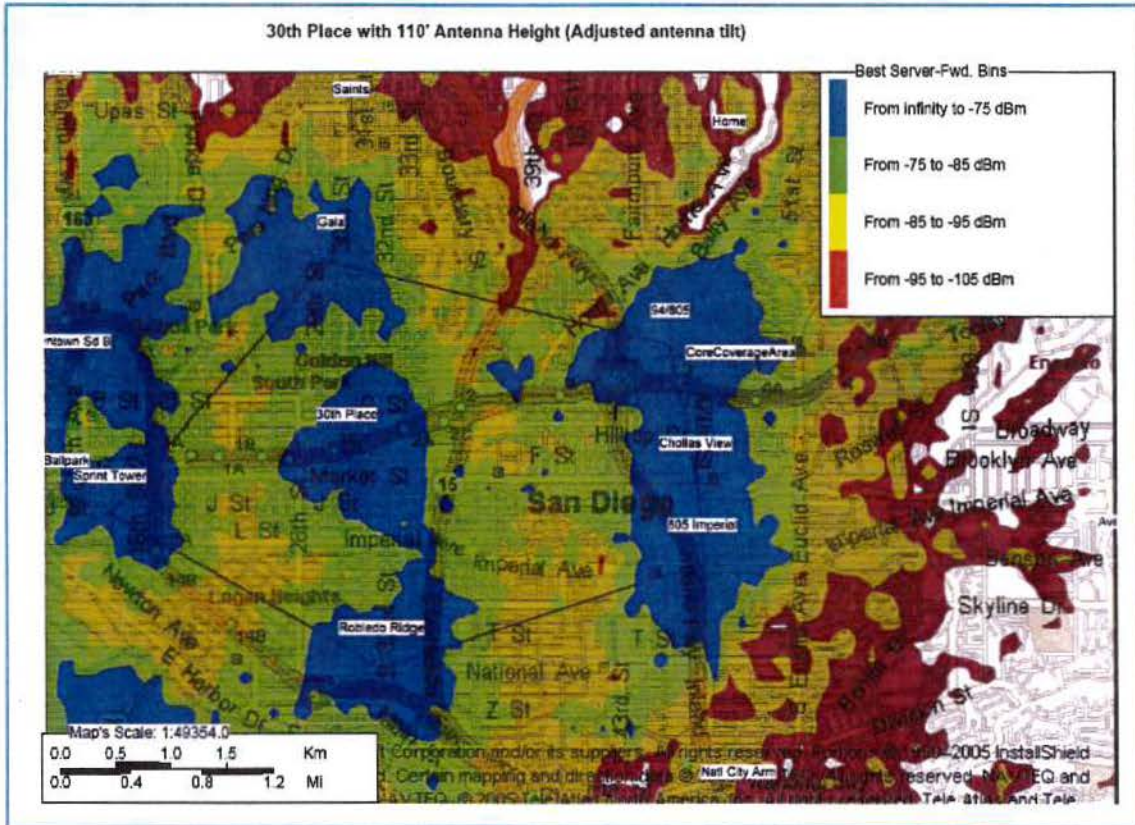


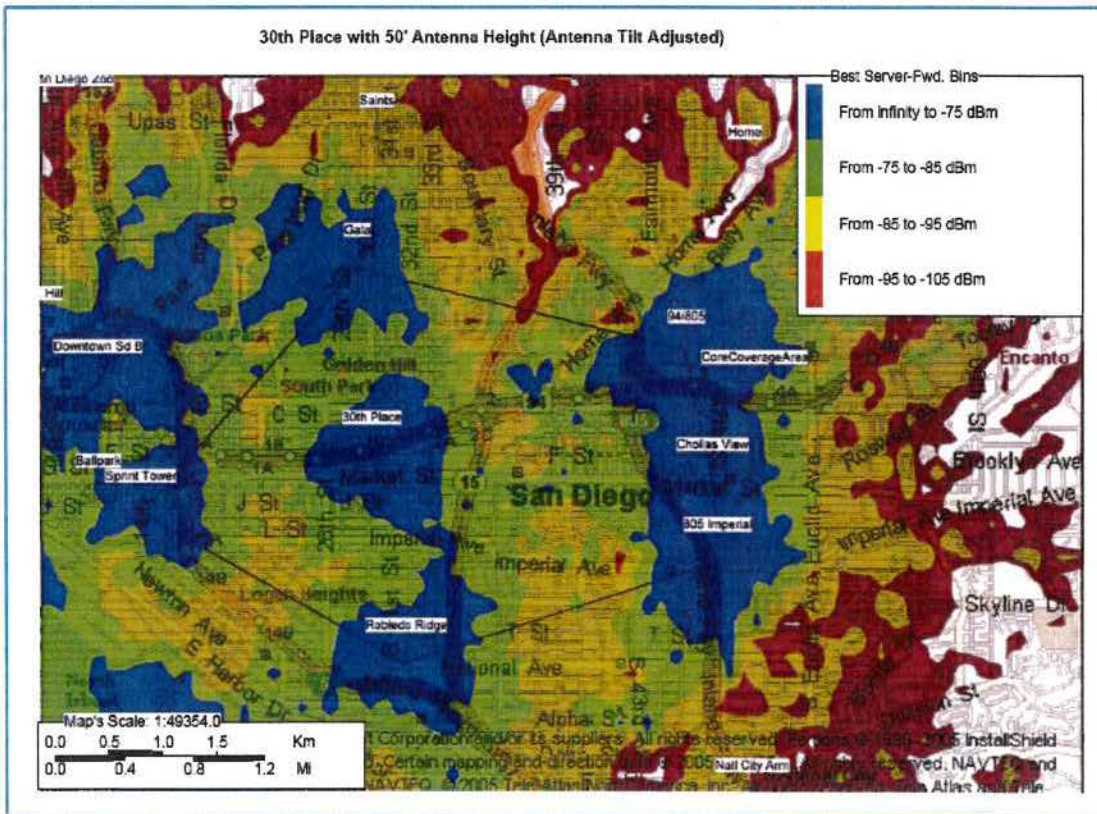
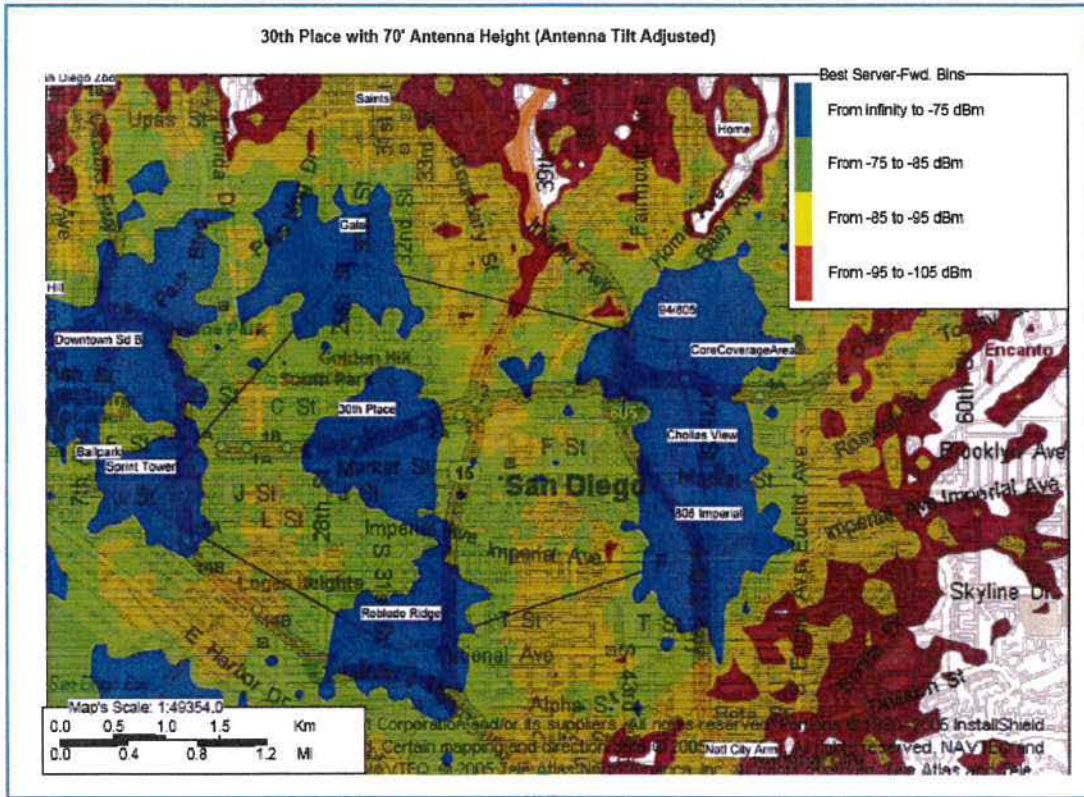
Appendix 2 – 30th Place Coverage Maps



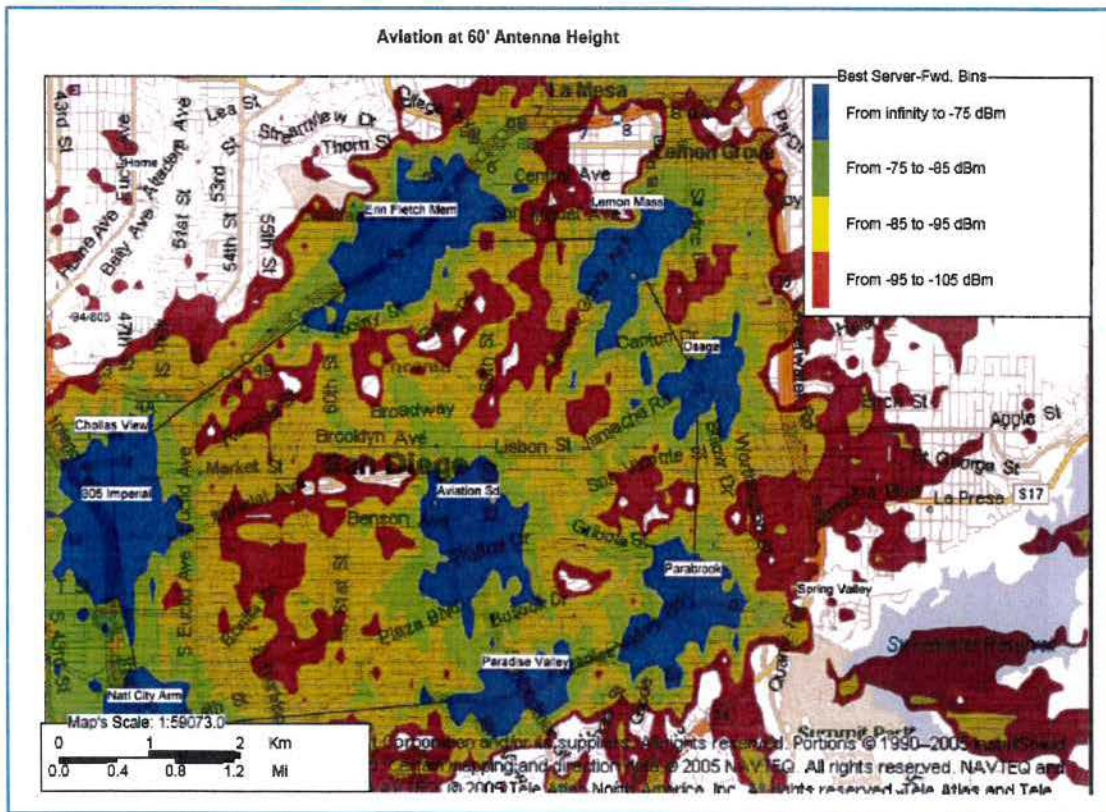
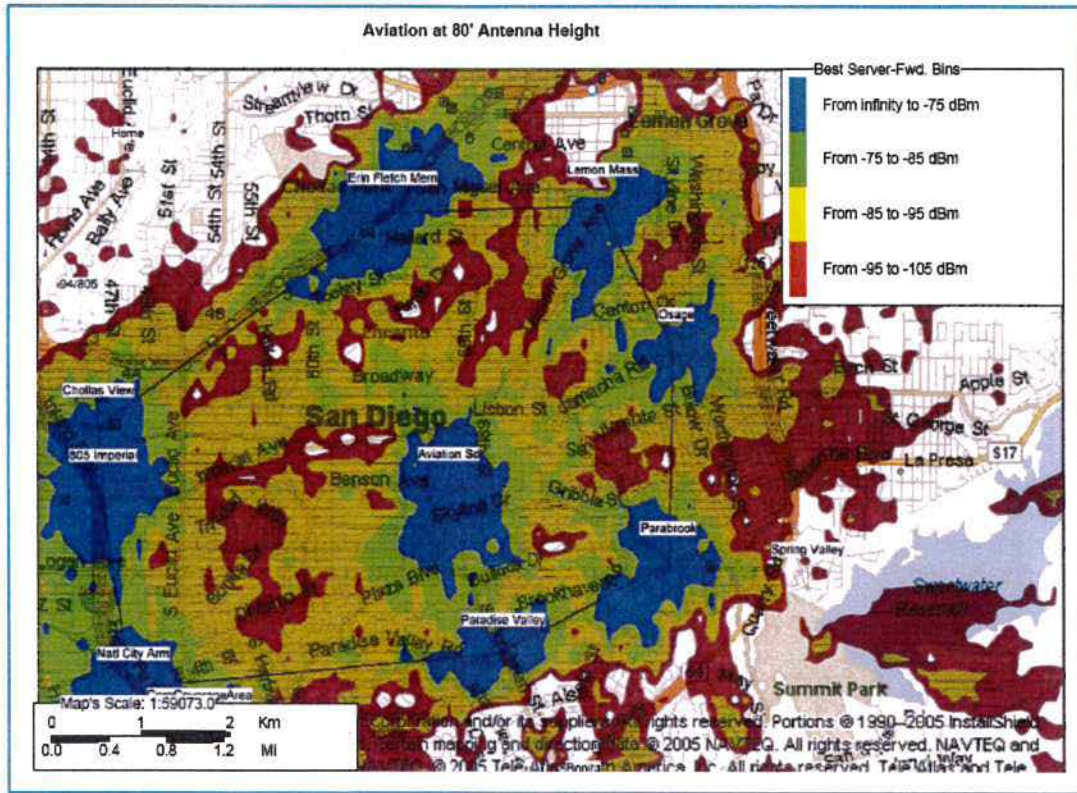


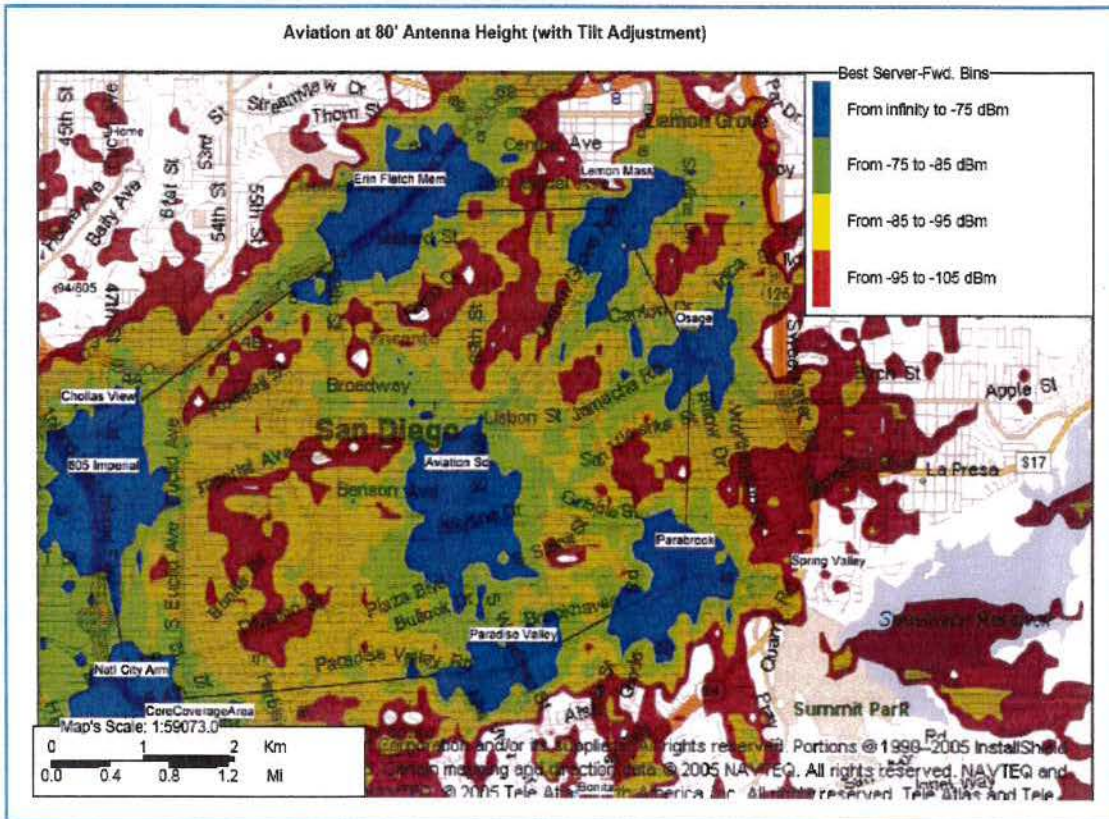
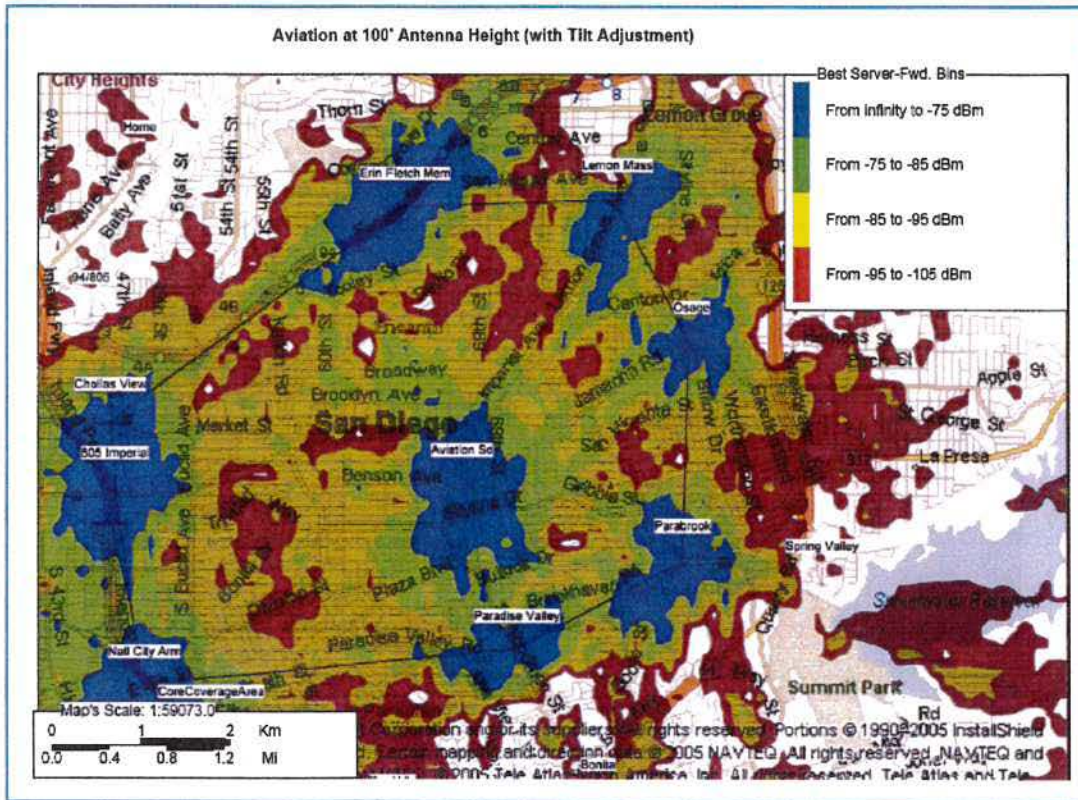


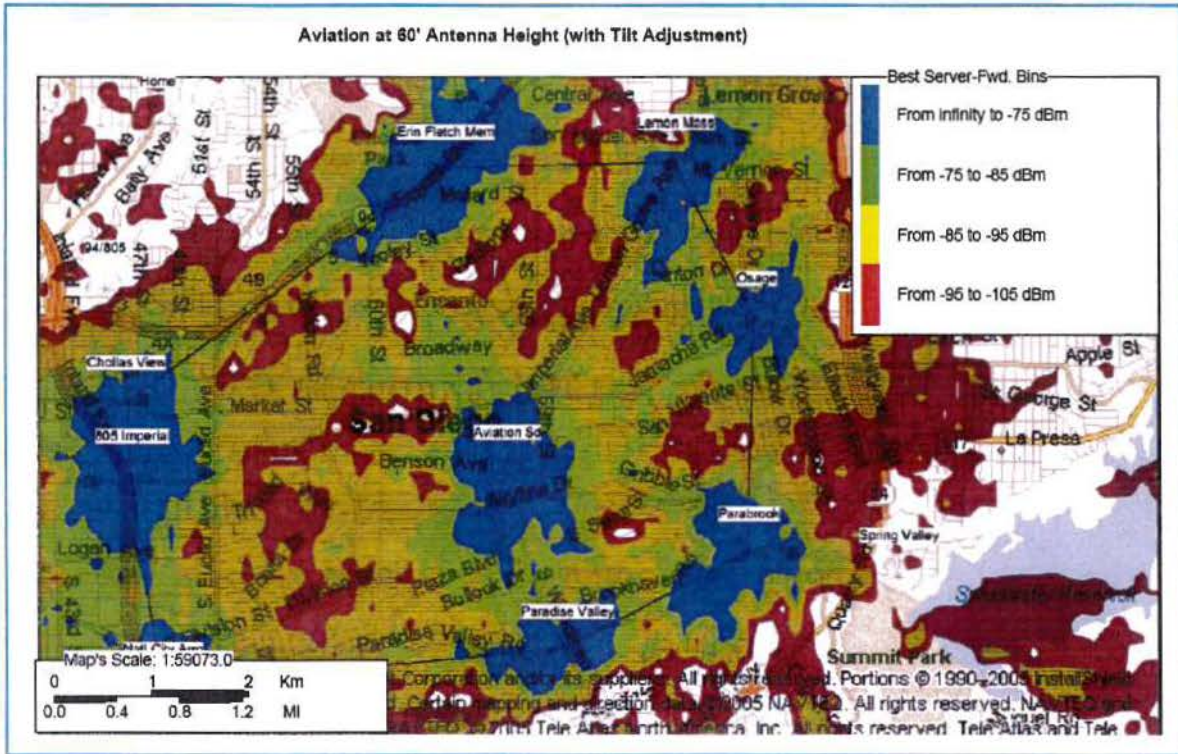




Appendix 3 – Aviation Coverage Maps

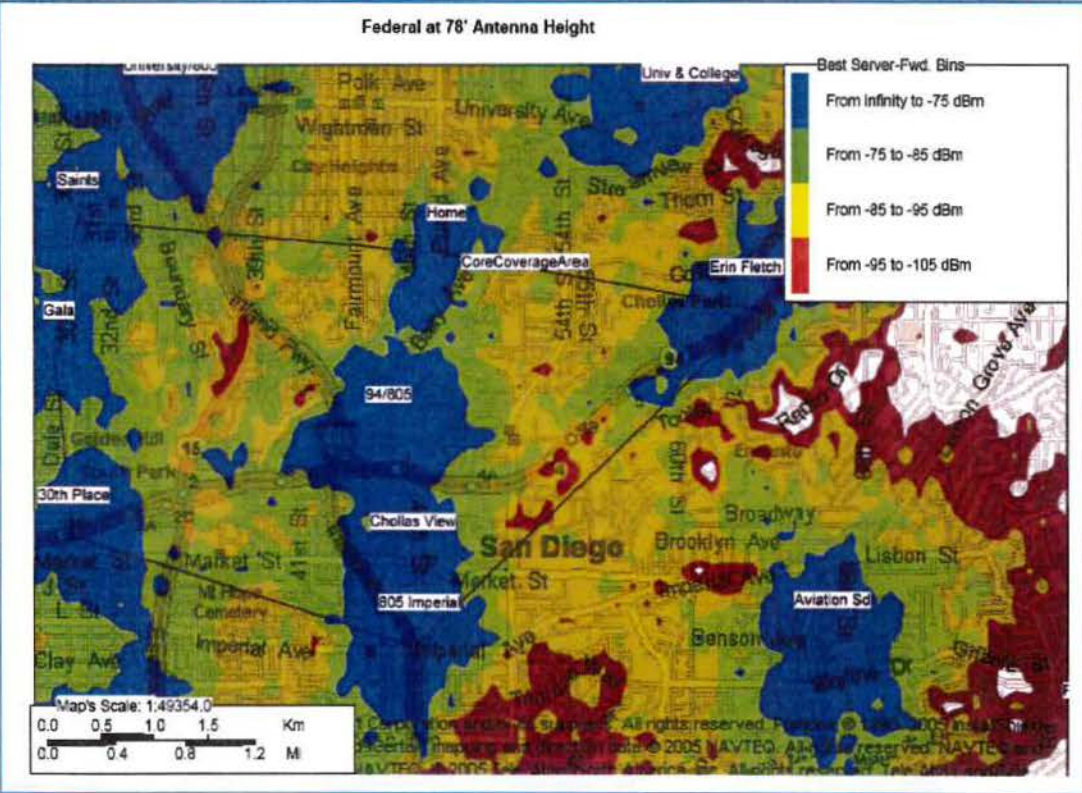
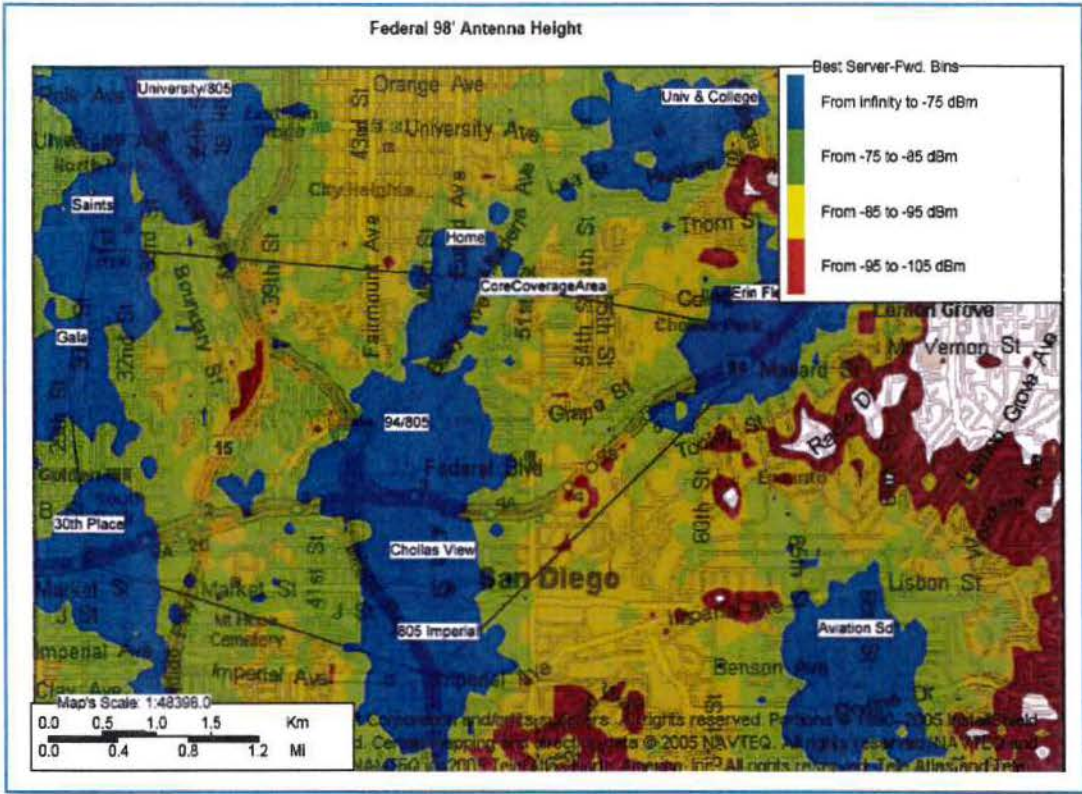


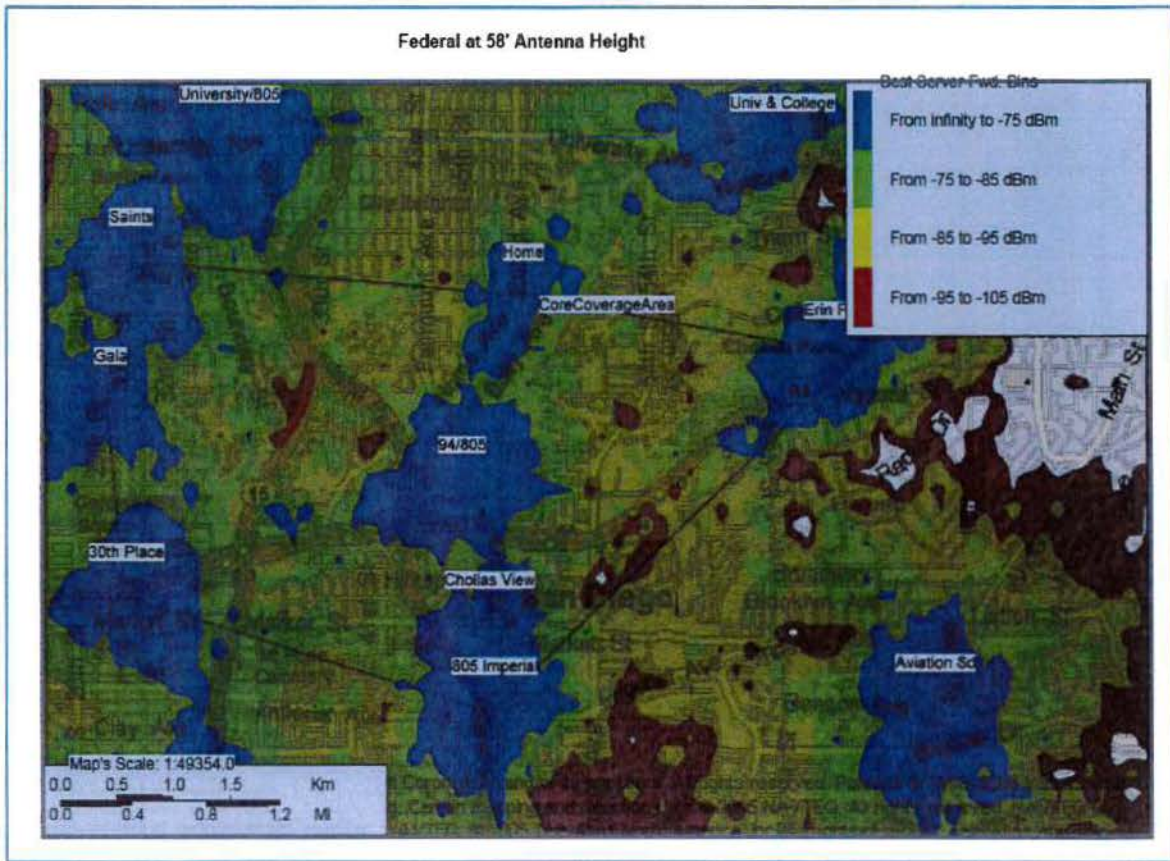




Appendix 4 – Federal Coverage Maps







THIRD PARTY TECHNICAL REVIEW OF THE FOUR VERIZON PROJECTS

Objective: Review the technical information and conclusions submitted for each of the four Verizon projects with a focus on the following:

1. Review the provided Verizon coverage maps and provide an analysis of what coverage would look like at lower, reasonable heights, if any.
2. What other changes, if any, could be made to the network (existing sites as well as new sites) to compensate for any reduction in height?
3. For Mt. Ada, evaluate coverage if the monopole was reduced in height or eliminated, assuming a new site was approved at 5252 Balboa Avenue.
4. For 30th Place, the west sector antennas appear to be non-operational based on the provided coverage maps. Please verify this.
5. Please identify any existing microwave dishes on each of these projects that are non-operational.

Clairemont Community Planning Group

Minutes of the Meeting of
November 15, 2011
North Clairemont Friendship Center

P Jeff Barfield- Secretary P Jack Carpenter P Delana Hardacre	P Richard Jensen P Sheri Mongeau - A Kathy Monsour P Susan Mournian- Treasurer	A Billy Paul A Brooke Peterson – Chair P Margie Schmidt	P Donald Steele P Fiona Theseira- Vice Chair P Jacob Welhouse P Scott Wentworth
-------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

P – Present A – Absent

1. Call to Order / Roll Call

Meeting called to order at 6: 35 p.m. by Fiona Theseira, roll call was taken and quorum present.

2. Non-Agenda Public Comment

Public: Greg Mazewisch reported that Bonnie Dumanis has a gang unit that should be contacted if the graffiti appears gang related. He related a good experience with Officer Schnell concerning a homeless man and his efforts to get him housing.

Committee Members: Fiona Theseira introduced Jeff Murphy and Greg Mazewisch as possible new members.

Scott Wentworth reported the outcome of a report he made to code compliance about the resident building a putting green in the canyon below a home on Chipawaa st.

Scott also reported on a report he made about graffiti on the wall west of I 805, south of Clairemont Mesa. No action appears to have taken place. Susan Mournian also reported on the growing graffiti problem at the vacated gas station at Balboa Ave. and Clairemont Dr.

3. Modifications to the Agenda

Two modifications were presented by Fiona Thesiera; 1) table the informational item at the request of Karen Johnson because the presenter is coming down from L.A. and will be arriving late.

Motion: Donald Steele , second by Sheri Mongeau to trail the item as necessary.

Vote: 10-0-0, motion passes to trail info item until later in the meeting.

Fiona reported that the applicant requests Item 301, be tabled until January .

Motion by Donald Steele, second by Delana Hardacre, to table until Jan.

Vote: 10-0-0, motion passes.

4. Approval of Minutes

Motion by Donald Steele, second by Scott Wentworth , to approve the minutes from the October 18, 2011, with correction on Items 101 and 303 as noted.

Vote: 7- 1-2, Richard Jensen voting no for lack of adequate time to review, and Sheri and Jacob Welhouse abstained due to their absence.

5. Council Representative Report

District 6 Council Report -Ernie Navarro, Community Liaison, enavarro@sandiego.gov Presented by Shirley Owen. She reported on the concern about getting a Jutland Station for the mid coast Trolley. Councilmember Zapf met with SanDag concerning the matter. The Jutland station would have the lowest ridership, and be the highest cost. The model follows the federal government's MTA (Mass Transit Administration) protocol for determining need and allocation of funding.

Ernie Navaro reported that Bayview Terrace did sell to an Egyptian investor group. They are looking for an anchor store and plans may change.

He reported on the outcome of regulatory relief day at city council on Monday night. It was very well attended and good ideas in an effort to reduce regulatory burden, particularly on small business.

He announced an effort to install fire and carbon monoxide alarms for free to homes owned by seniors (62 and older) on Sat Dec 3. He requested we submit the names of seniors 62 or older we know of who may need new or replacement alarms.

6. Information Items

Speed Bumps

Item trailed until later in the agenda to allow presenter time to arrive from L.A.

7. Workshop Item

None

8. Action Items

301. Sprint/Nextel - Jutland

Item tabled until January.

302. AT & T East Mission Bay (Deborah Gardner AT & T)

Deborah Gardner reported that this is a renewal of an existing facility, with no new antennas being added, just repair of existing screen. A Process 5 SDP/CUP is required because the existing antennas exceed the zoning height limit.

Motion by Scott Wentworth, second by Jack Carpenter to approve as proposed.

Vote: 10-0-0 , motion passes .

303. Verizon – 6426 Mt. Ada Rd. (Shelly Kilbourne)

Darrell _____?, for Shelly Kilbourne, presented the history of the application and past discussion with the project review committee. He described the site and the antenna tower. He described the coverage and what the antennas anchor. He described what

happens if the tower moves to Balboa and Genessee in terms of coverage. It reduces service from existing subscribers which Verizon would not accept. The current tower is existing at 133 feet.

Bill Booth, architect, led the presentation on the possible versions, that did not include modifications on its height. Any solution that mimics something or makes something architectural will increase size at the base. The narrowest version streamlines the tower and reduces the number of antennas from 30 to 15 antennas, and removes the lower batch of antennas. The micro wave dishes remain but will be replaced with new ones and can be painted a different color and mounted with less visibility. Darren suggested a committee could continue to meet to look at design element, and continue the discussion.

The planning group had significant discussion concerning the desire for an architectural element and possible relocation of the tower.

Motion by Jack Carpenter that we go on record to oppose a tower at this height at this location, second by Susan Mournian.

Vote: 7-2-1, motion passes

Jack Carpenter makes a second motion: If the city council overrides our recommendation, that we be given an opportunity to meet and come up with a preferred design, Jacob Welhouse seconds.

Discussion followed that we would be diluting our motion if we pass this motion and that we can always work on a preferred solution. Motion was withdrawn.

304. Speed Limit Increases: Mt . Acadia Ave., Morage Avenue, Luna Avenue, Limerick Ave.

Don Steele moved, Delana Hardacre second, to table to January as there were questions about the subject and Brooke Peterson, who placed on the agenda, is not present to discuss.

Vote: 10-0-0 , motion passes.

Item 8. Reports to Group

Planning Department- Brian Schoenfisch

Brian reported that it is possible for him or other staff to attend future meetings when important items are to be heard. We need to make a request to him. His time at present is mostly devoted to updating the city's housing element.

Brian reported on approval of grant to study and update the Clairemont Community Plan for areas around the planned trolley stations along Morena Ave. for surrounding land uses and necessary connections. This study would lead to amendments to the Clairemont Community Plan.

Town Council- Sheri Mongeau

Sheri reported on the Mayoral forum and that December 1 is the Council's holiday party, from 7 pm to 9 pm.

BACAC

No report

North Bay Redevelopment Project Area Committee

Meeting on Dec 7 to be reported on by Jeff Barfield.

Chair, (Fiona Theseira for Brook Peterson)

No report other than CPC. A motion was put forward that for houses in foreclosure, the banks be notified that the houses are to be kept in good repair. Also, a motion to expand backyard agriculture (urban farming) with goats, chickens and other allowances. The study is underway, with some stakeholder groups opposing the measures.

Secretary

No report

Treasurer

\$157 is in the account.

CPC Report.

See above report from the Chair.

Traffic and Transportation

No report.

Project Review

No report

Airports

No report.

Parking

No report.

Schools Liason

No report.

Project Review Committee

No report

Additional Items

None

Motion to adjourn made collectively by the CCPG, passes unanimously.

Adjournment at 8: 50 pm



P.O. Box 17793

San Diego, CA 92177-7793

858-480-9430

March 2, 2012

Re: Endorsement of Verizon Wireless Tower Design

At our March General Meeting of the Clairemont Town Council, held on March 1, 2012, we voted to endorse the "Community Monument" design as our preferred option of the proposed designs for the Verizon Wireless cell tower on Mount Ada Road.

To ensure a fair vote of the Clairemont community, we setup an online vote for Town Council members and members of the Clairemont community to vote on which of the proposed designs they preferred, along with the option to submit comments regarding the designs with their vote.

87 people within our community cast votes, with nearly 56% of those votes having been in favor of the "Community Monument" design. The Board of Directors of the Clairemont Town Council then recommended an endorsement for the winning design.

Given the debate regarding the location of the tower itself on Mount Ada Road, we want to remain clear that this endorsement is not necessarily an endorsement of the tower's location itself, but merely a support of the proposed "Community Monument" design.

The Clairemont Town Council respectfully submits this letter confirming our endorsement to you for your records.

Respectfully,

A handwritten signature in black ink that reads "Ryan Trabuco". The signature is written in a cursive style with a large, looped 'R' and a long, sweeping tail.

Ryan Trabuco
President
Clairemont Town Council



Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other Limited Use Permit

Project Title: Verizon Mt. Ada **Project No. For City Use Only:** 255230
Project Address: 6426 Mt. Ada Road

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

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

Additional pages attached Yes No

Name of Individual (type or print): Buckel Trust
 Owner Tenant/Lessee Redevelopment Agency
Street Address: 10313 boulder Creek Road
City/State/Zip: Descanso, CA 91916
Phone No: (619)445-2238 **Fax No:**
Signature: *Harry R. Buckel* **Date:** 7/28/11 *Trustee*

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature: **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature: **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature: **Date:**

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

**PROJECT CHRONOLOGY
VERIZON – MT. ADA
PTS NO. 255230**

Date	Action	Description	City Review Time	Applicant Response
8/29/11	Submittal for Completeness Check			
9/19/11	Completeness Review Assessment		21 days	
11/17/11	First Full Submittal	Deemed Complete		1 month, 29 days
12/27/11	First Assessment		1 month, 10 days	
2/2/12	Second Submittal			1 month, 6 days
3/8/12	Second Assessment		1 months, 6 days	
4/4/12	Third Submittal			29 days
5/25/12	Third Assessment		1 month, 21 days	
11/28/12	Negative Declaration Issued			
11/12/12	3 rd Party Technical Report submitted			
1/11/13	Fourth Submittal (25-days beyond 60-day extension)			2 months, 24 days
2/11/13	Final Review Cycle Closed		1 month	
5/2/13	Notice of Public Hearing sent out via US Mail.			
5/16/13	Planning Commission Hearing			
TOTAL STAFF TIME**			5 months, 20 days	
TOTAL APPLICANT TIME**				1 year, 13 days
TOTAL PROJECT RUNNING TIME**			1 year, 8 months, 17 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 2, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: May 16, 2013
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California

PROJECT TYPE: PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT
PERMIT, CEQA: NEGATIVE DECLARATION
PROCESS FIVE

PROJECT NUMBER: 255233
PROJECT NAME: VERIZON – MT. ADA
APPLICANT: SHELLY KILBOURN, PLANCOM, INC. (619) 223-1357
302 State Place
Escondido, CA 92029

COMMUNITY PLAN AREA: Clairemont Mesa

COUNCIL DISTRICT: 6

CITY PROJECT MANAGER: Karen Lynch-Ashcraft, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5351 / klynchash@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council for a wireless communication facility consisting of removal of the existing 133-foot tall monopole and replacing it with an approximate 140-foot tall community monument tower concealing 15 panel antennas and two microwave dish antennas. Associated equipment will continue to be housed in the existing 484-square foot enclosure and the existing generator will be relocated to the base of the tower and screened by a concrete block enclosure. The project is located at 6426 Mt. Ada Road.

ATTACHMENT 16

The decision to approve, conditionally approve, modify or deny the **wireless communication facility** will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

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

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

Internal Order Number: 24002116

Revised 10-04-12 HMD



Telecommunications Project Management

**VERIZON WIRELESS – MT. ADA
SITE JUSTIFICATION REPORT
6426 MT. ADA ROAD**

PROJECT DESCRIPTION

Verizon Wireless is requesting approval to continue operating an existing wireless communication facility on a commercial property located at 6426 Mt. Ada Road in the Clairemont Mesa community ("Mt. Ada site"). The property is located at the corner of Mt. Rias Place and Mt. Ada Road and is directly behind properties fronting on Balboa Avenue. The surrounding area is mixed with commercial and residential development. An aerial photograph of the property and surrounding area and a photograph of the existing monopole have been provided behind Tab 1.

The Mt. Ada property is a Preference 1 location under Council Policy 600-43. It is zoned CC-1-3 and designated in the community plan for commercial uses. A zoning justification map has been provided behind Tab 2 to demonstrate the commercial zone of the subject property. A Limited Use Permit is required for the operation of the Mt. Ada site; however, due to the size of the equipment enclosure and the height of the tower, a Planned Development Permit (Process 4) and Site Development Permit (Process 5) are also required.

The existing wireless facility consists of an approximately 133-foot monopole and associated equipment enclosure located on the side of the property between the parking lots of two commercial uses. The monopole currently houses 30 directional antennas and two microwave dishes and provides service to the surrounding commercial and residential areas.

Verizon Wireless is proposing to replace the 133-foot monopole with a new streamline design monopole. The replacement monopole has been designed to minimize visual impacts by replacing the older monopole with a cleaner pole (without climbing pegs) and it reduces the projection of the antenna array off the pole. Verizon Wireless has met with the Community Planning Group several times; discussions are ongoing.

COVERAGE CONSIDERATIONS

The existing wireless facility has been located on this property since 1984, providing critical voice and data service for more than 25 years throughout the Clairemont Mesa, Linda Vista, Kearny Mesa and University communities, as well as to Mesa College and along the 805 freeway. Continued operation of the Mt. Ada site is necessary to maintain the existing levels of service to these areas and to Verizon Wireless customers. The Mt. Ada site is a core site and integral part of Verizon Wireless' wireless network. It was one of the first sites Verizon Wireless' predecessor built in San Diego, and the company's entire network was designed around this and several other key legacy sites.

302 STATE PLACE ESCONDIDO, CA 92029 619-208-4685 760-735-4913 FAX

Mt. Ada Site Justification Rev 1/30/12
Page 2

Coverage maps have been provided behind Tab 3 to demonstrate the existing coverage provided by the Mt. Ada site and the predicted loss of coverage without the site. As indicated on the maps, loss of the existing coverage footprint from the Mt. Ada site would result in significant impacts to those living and working within the surrounding area as well as those traveling through this area along the 805 freeway. Since over one-quarter of US households are "wireless-only," this degradation of service would have a significant negative impact on customers' essential communications services, including their ability to access emergency services.

In addition to the coverage maps described above, Google Earth maps that overlay the updated coverage plots have been provided behind Tab 4 to enable City staff to identify streets, canyons and other geographic information.

In addition to providing wireless coverage to the immediate area surrounding the site, the Mt. Ada site supports two (2) microwave dishes that provide connectivity to Verizon Wireless' mobile switching center ("MSC") and its Padre Gold site.¹ Verizon Wireless installs microwave at certain key sites in the City because it is a more reliable technology than landline service to connect sites to its switch and the public switched telephone network. This increased reliability is especially critical in the case of a disaster or emergency when landline facilities are subject to being cut or otherwise disabled. In such cases, Verizon Wireless can deploy its microwave network to keep core portions of its wireless network "up and running" even when the landline network is not functioning.

SITE CONSIDERATIONS

The Mt. Ada site is an existing site and any change in location or reduction in height would negatively impact customers' existing service and could impact the ability to connect this site via microwave.² Coverage maps showing the impacts on coverage from reducing the height of the tower in 20 foot increments (starting at the site's current height and ending at 35') are provided behind Tab 5.³ As is evident from the maps, the reduction of height of the subject site to the approximate height limit in the zone would create a significant gap in coverage and would degrade wireless service to existing customers. Even a reduction to an intermediate height (e.g., 50') would still result in a coverage gap and resulting degradation in service for many customers who live in the area and travel through it. Additionally, Verizon Wireless explored what the coverage impact would be if the current site were relocated to the Balboa Towers. (Verizon

¹ The microwave dishes are at 72' and 80'.

² As a "point-to-point" technology, microwave depends on having "line-of-sight" between two dishes. As a result, any reduction in height or change in location of the Mt. Ada Site could impact the functionality of other facilities as well.

³ Verizon Wireless has provided maps showing the reduction in height in 20' increments in lieu of the requested 15' increments and ending at 35 rather than 30 feet, because Verizon Wireless had these maps readily available. Verizon Wireless respectfully submits that the attached maps provide sufficient information for the City to confirm the impact of height reduction on existing wireless service.

Mt. Ada Site Justification Rev 1/30/12

Page 3

Wireless has not explored whether there is available space for this site on the Balboa Towers or what the lease terms would be if space were available.) Coverage maps demonstrating the resulting impact on coverage if Mt. Ada were relocated to the Balboa Towers (at the intersection of Balboa and Genesee) at its approximate current height have been provided behind Tab 6. As the maps demonstrate, the relocation of the site would result in a significant degradation of existing wireless coverage to the South and West of the relocated site. The "gap" areas are predominantly residential and thus would be difficult to fill with additional sites.

More specifically, every location on the maps where there is a change in color from blue to green to yellow to red, indicates that a customer will have worse service than s/he does today. How the customer experiences the degradation of service depends on whether the customer is using the wireless service to make a voice call or to send data.⁴

- Voice customers will experience an increase in dropped calls and call accessibility/delivery problems. In practical terms, this means that some customers will no longer be able to initiate calls and others will lose calls in progress.
- On the data side, as signal strength is reduced due to degradation in coverage, customers' data speeds significantly decline. Referring to the maps, as a rough rule of thumb, one can assume that customers in the areas shaded blue will experience full data speeds and throughput while those in the green will experience 60% data speeds and throughput. Those in the yellow areas will experience 30% data speeds and throughput. Practically speaking, customers who experience this level of "slowness" on their device (whether personal computer or handset) will have an unacceptable customer experience and will not use the wireless device to access data.

The degradation of service will be experienced most acutely by customers trying to use their wireless devices "in building"—i.e., in their homes or offices. This loss of signal strength "in building" becomes increasingly important as more and more consumers "cut the cord" and rely on wireless devices as their primary communications device for both voice and broadband.

Although numerous other designs for this site have been considered, alternative locations and heights have not been proposed because replicating the exact coverage footprint from a different location is impossible. The resulting degradation in service would directly contravene Verizon Wireless' commitment to improving the reliability and performance of its network and its customers' wireless experience. Allowing the Mt. Ada site to continue operating at its current location and height will ensure that existing customers are not impacted.

⁴ Verizon Wireless is experiencing a fundamental shift in network usage from voice to data. At some point in the not too distant future voice will run as an application over the data network.

Mt. Ada Site Justification Rev 1/30/12

Page 4

Attachments:

Tab 1 – Aerial photograph and existing facility photograph

Tab 2 – Zoning Justification Map

Tab 3 – Radio Frequency Coverage Map

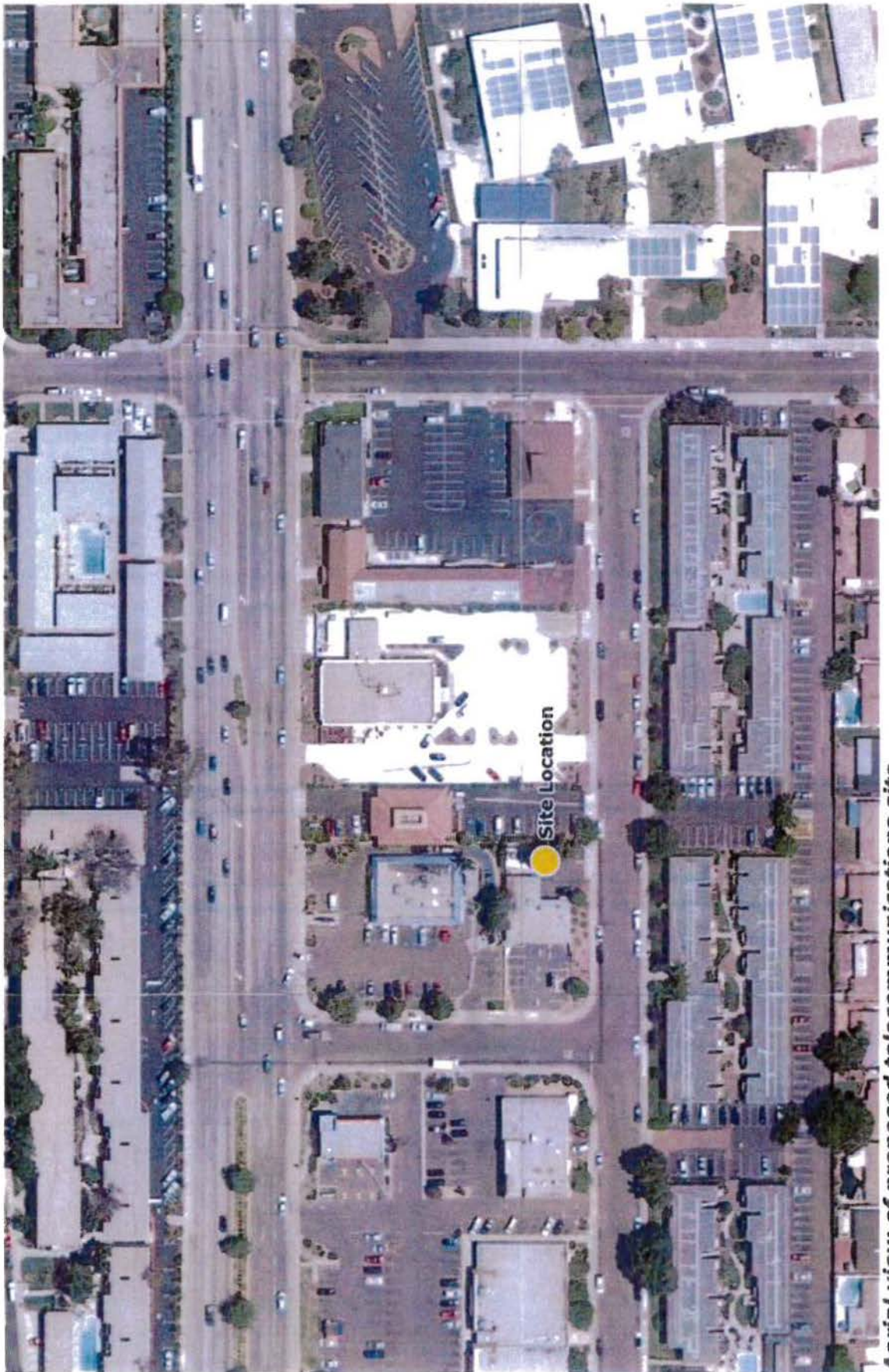
Tab 4 – Google Earth Overlay Map

Tab 5 – Coverage Map with Incremental Height Reductions

Tab 6 – Coverage Map for Balboa Tower Relocation

Tab 1
Aerial Photograph
And
Existing Condition
Photograph

Mt. Ada
6424 Mt. Ada Rd
San Diego CA, 92111

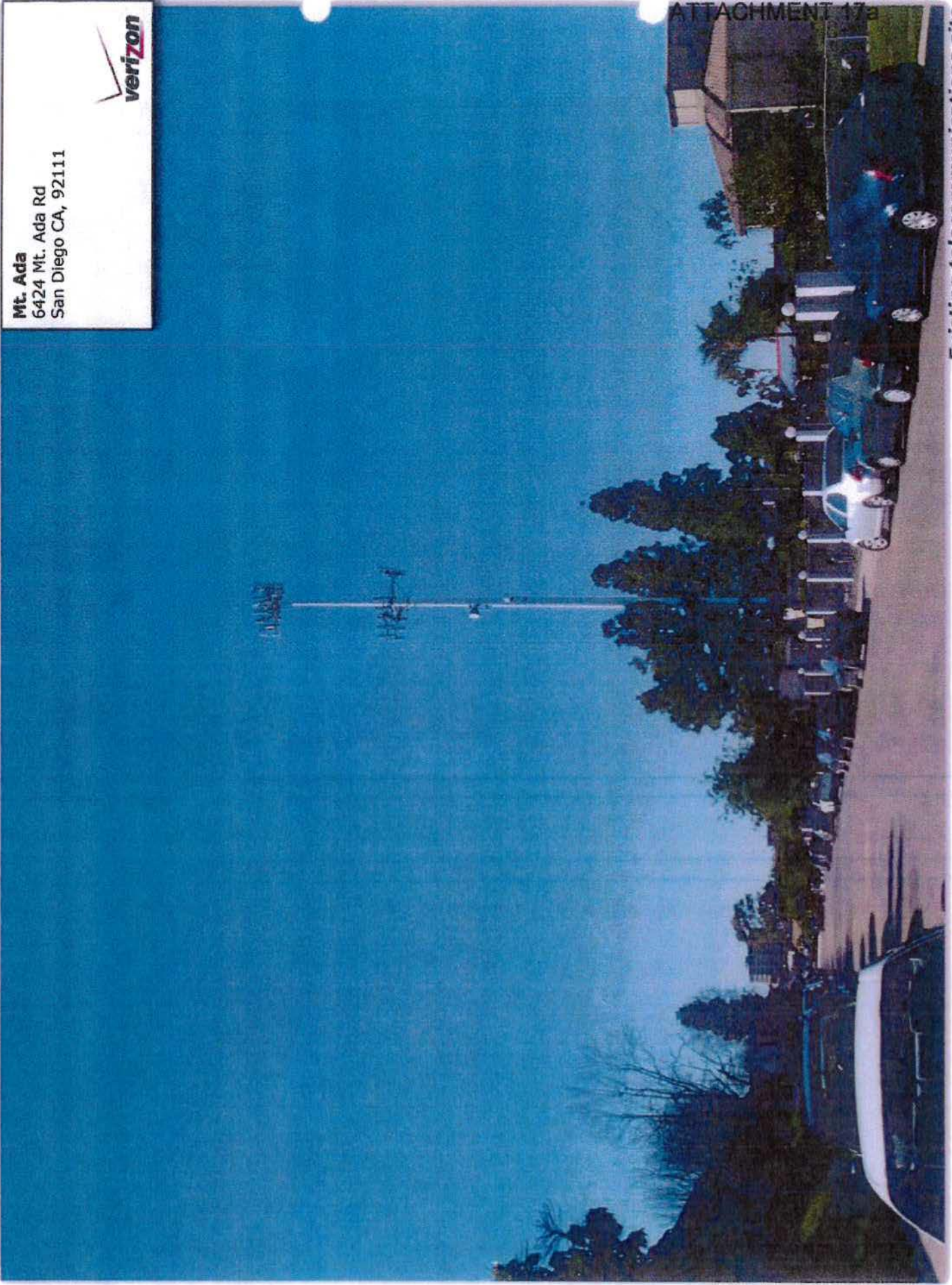


Aerial view of proposed telecommunications site

Mt. Ada
6424 Mt. Ada Rd
San Diego CA, 92111



ATTACHMENT 17a



Existing telecommunications site

Tab 2
Zoning Justification
Map

Mt. Ada
 6426 Mt. Ada
 San Diego CA, 92111



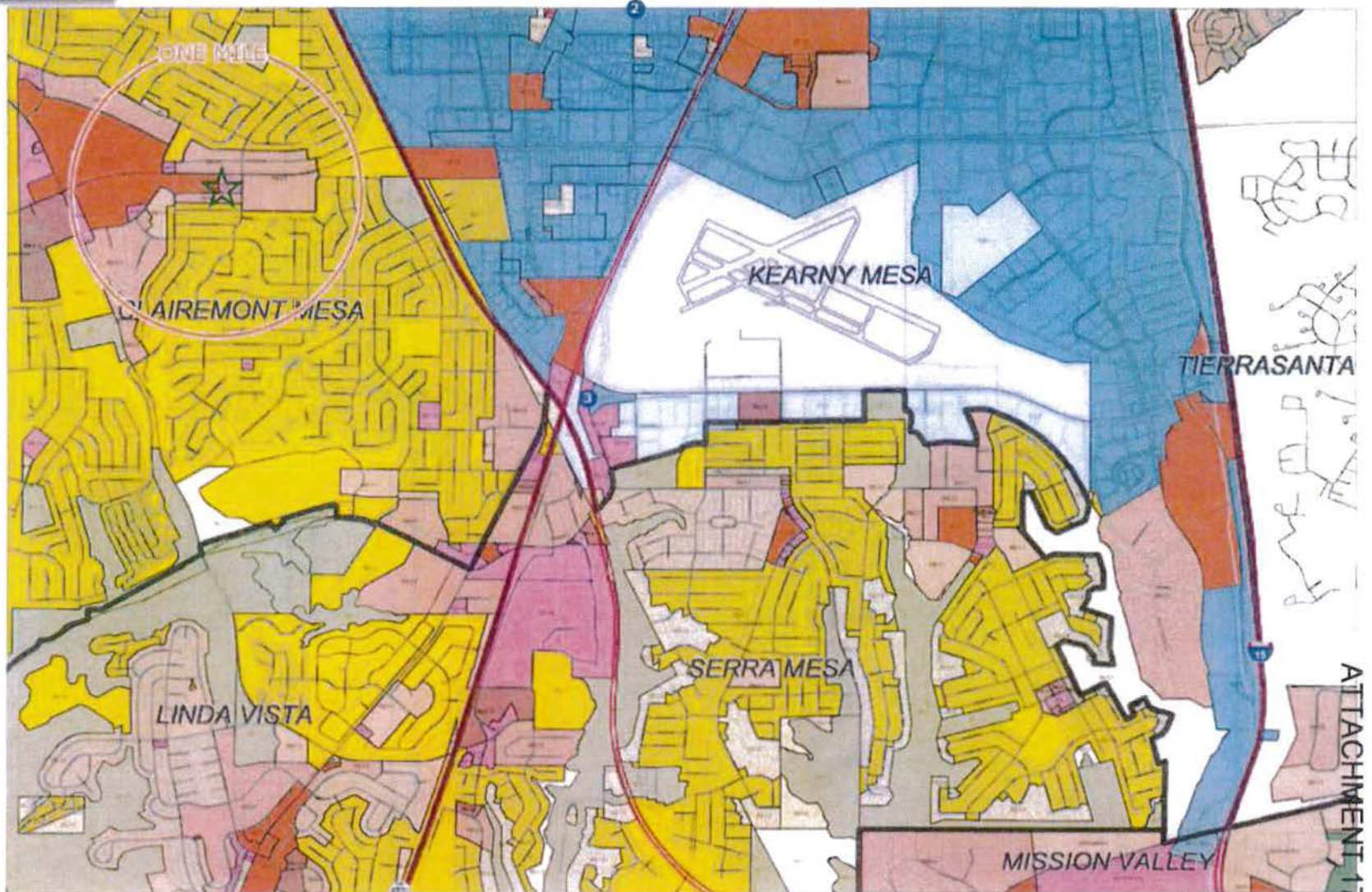
Legend

- ☆ Site
- ⊙ Existing sites within 1 mile radius:
 No existing sites within 1 mile
- ⊙ Alternative Sites:
 No alternative sites

- Surrounding sites:**
- 1 Kearny Mesa - 7380 Clairemont Mesa Blvd.
 - 2 MTSO SD - 4777 Mercury Street
 - 3 Sunroad - 3666 Kearny Villa Road
 4. 52/Genessee - 5763 Lodi Street
 - 5 Clairemont Square - 3962 Clairemont Drive
 6. Iacote - 4292 Balboa Ave

Legend
 City of San Diego Boundaries
 Community Plan Areas

City	City of San Diego
Plan Area	Plan Area
Zone	Zone
AR-1.2	AR-1.2
CC-1.1	CC-1.1
CC-1.2	CC-1.2
CC-1.3	CC-1.3
CC-1.4	CC-1.4
CC-1.5	CC-1.5
CC-1.6	CC-1.6
CC-1.7	CC-1.7
CC-1.8	CC-1.8
CC-1.9	CC-1.9
CC-1.10	CC-1.10
CC-1.11	CC-1.11
CC-1.12	CC-1.12
CC-1.13	CC-1.13
CC-1.14	CC-1.14
CC-1.15	CC-1.15
CC-1.16	CC-1.16
CC-1.17	CC-1.17
CC-1.18	CC-1.18
CC-1.19	CC-1.19
CC-1.20	CC-1.20
CC-1.21	CC-1.21
CC-1.22	CC-1.22
CC-1.23	CC-1.23
CC-1.24	CC-1.24
CC-1.25	CC-1.25
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CC-1.28	CC-1.28
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CC-1.43	CC-1.43
CC-1.44	CC-1.44
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CC-1.61	CC-1.61
CC-1.62	CC-1.62
CC-1.63	CC-1.63
CC-1.64	CC-1.64
CC-1.65	CC-1.65
CC-1.66	CC-1.66
CC-1.67	CC-1.67
CC-1.68	CC-1.68
CC-1.69	CC-1.69
CC-1.70	CC-1.70
CC-1.71	CC-1.71
CC-1.72	CC-1.72
CC-1.73	CC-1.73
CC-1.74	CC-1.74
CC-1.75	CC-1.75
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CC-1.87	CC-1.87
CC-1.88	CC-1.88
CC-1.89	CC-1.89
CC-1.90	CC-1.90
CC-1.91	CC-1.91
CC-1.92	CC-1.92
CC-1.93	CC-1.93
CC-1.94	CC-1.94
CC-1.95	CC-1.95
CC-1.96	CC-1.96
CC-1.97	CC-1.97
CC-1.98	CC-1.98
CC-1.99	CC-1.99
CC-1.100	CC-1.100
UNZONED	UNZONED



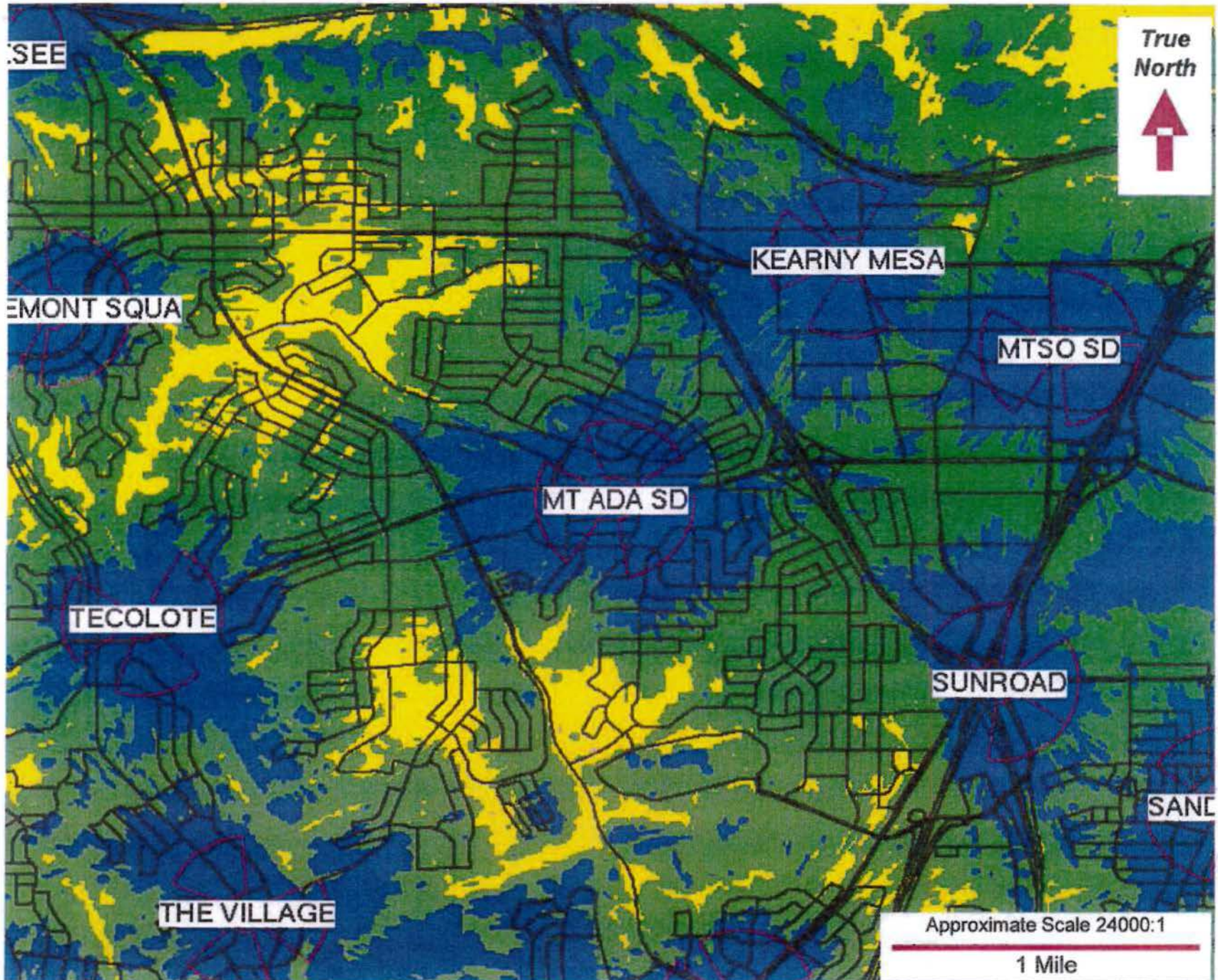
City of San Diego
Development Services Department

GRID TILE: 23
 GRID SCALE 800
 DATE 3/23/2010 10:35:41 AM

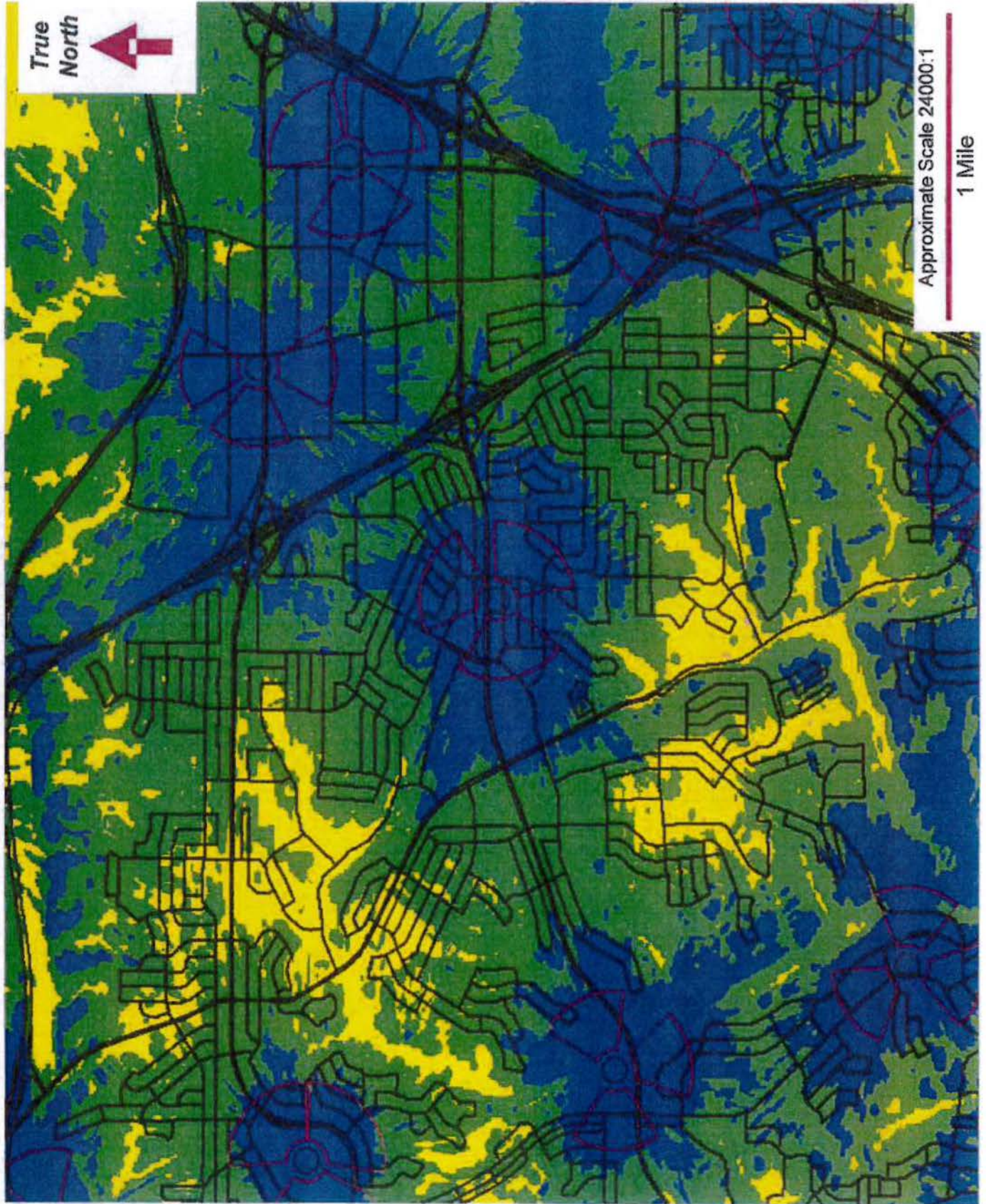
ATTACHMENT 17b

Tab 3
Radio Frequency
Coverage Map

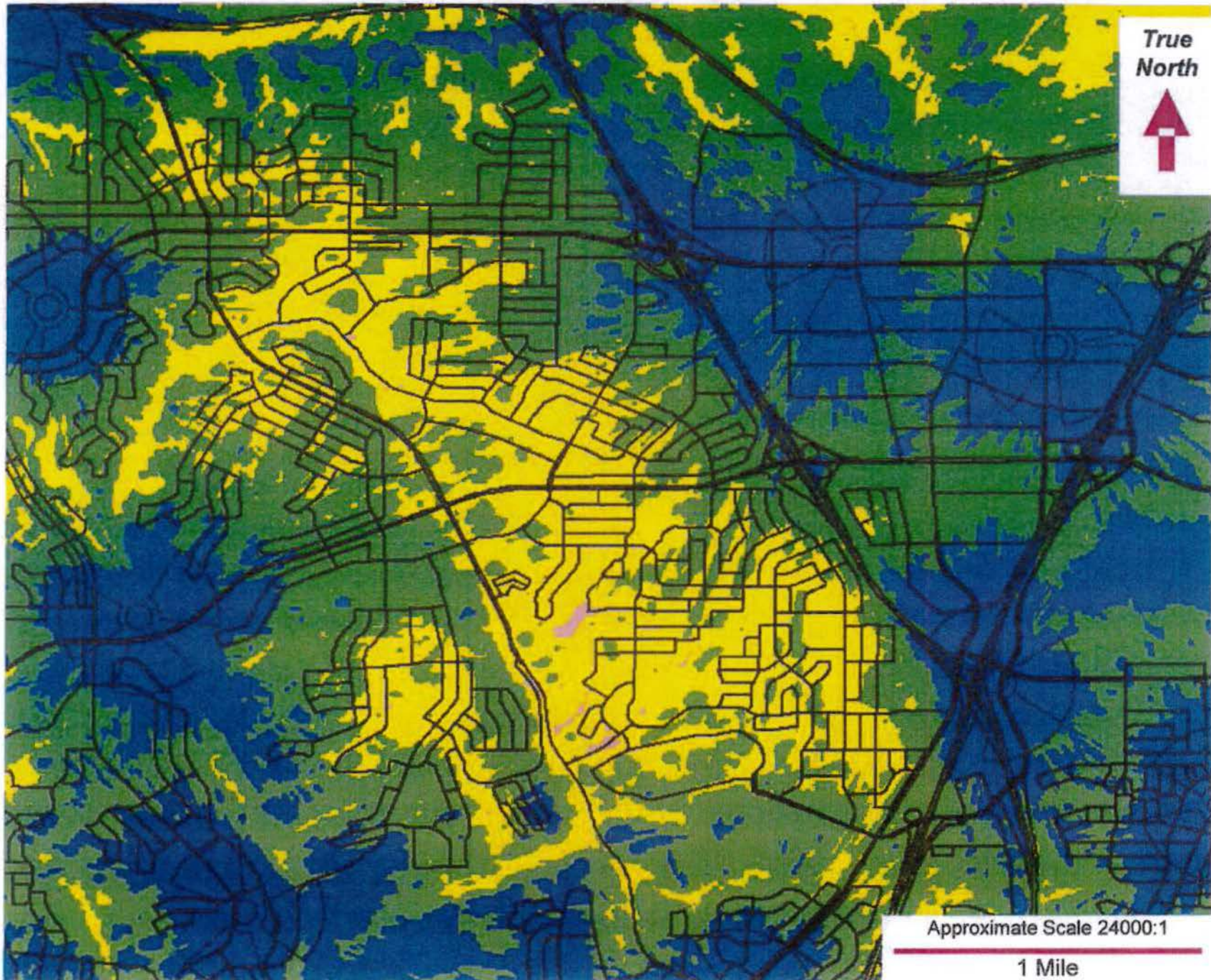
Existing Mt. Ada Cell Coverage (with cell site names)



Existing Mt. Ada Cell Coverage



Coverage without Mt. Ada Cell



Tab 4
Google Earth
Overlay Coverage
Map

Mt. Ada
6426 Mt. Ada
San Diego CA, 92111



Coverage With Site



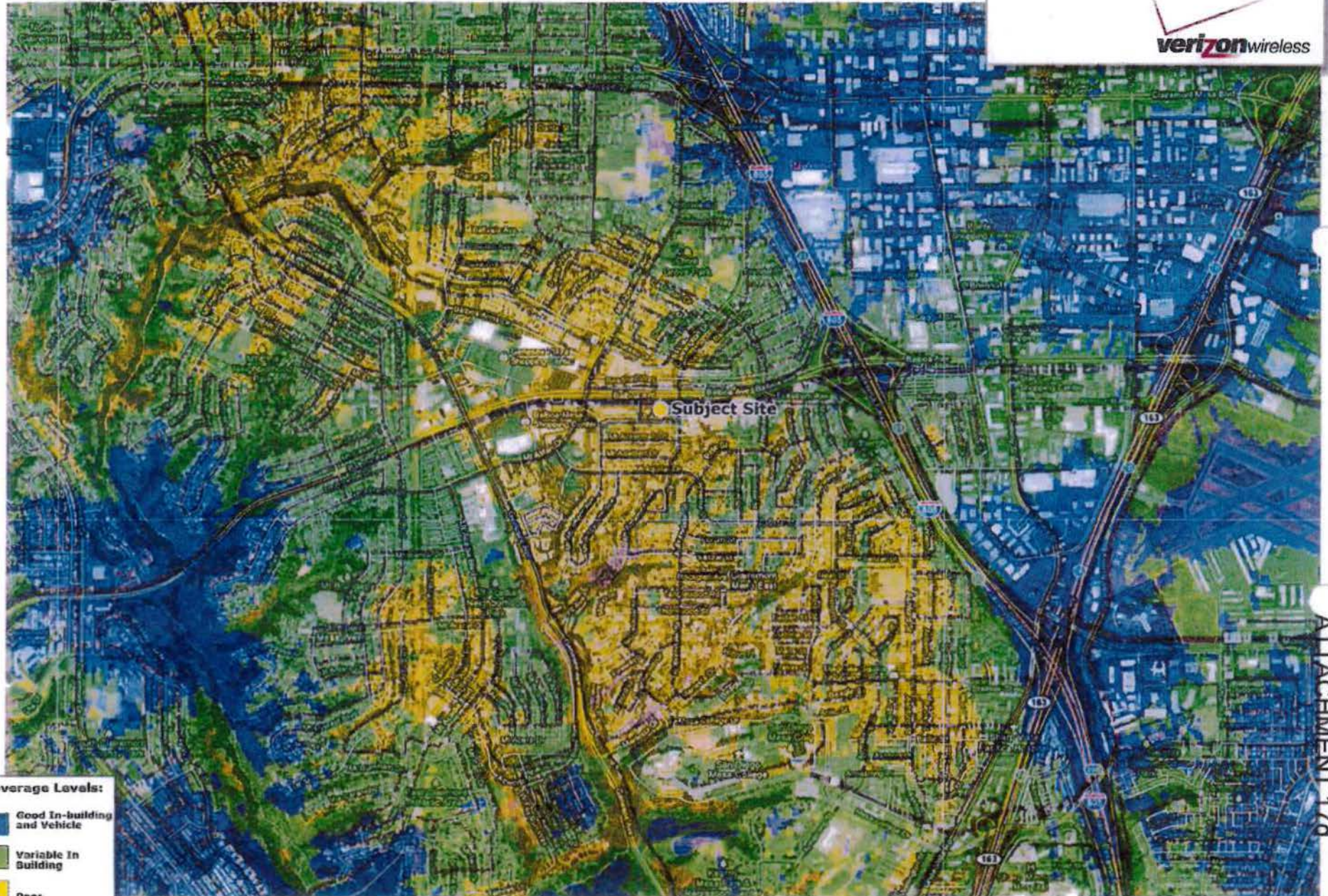
Coverage Levels:

	Good In-building and Vehicle
	Variable in Building
	Poor

Mt. Ada
6426 Mt. Ada
San Diego CA, 92111



Coverage Without Site



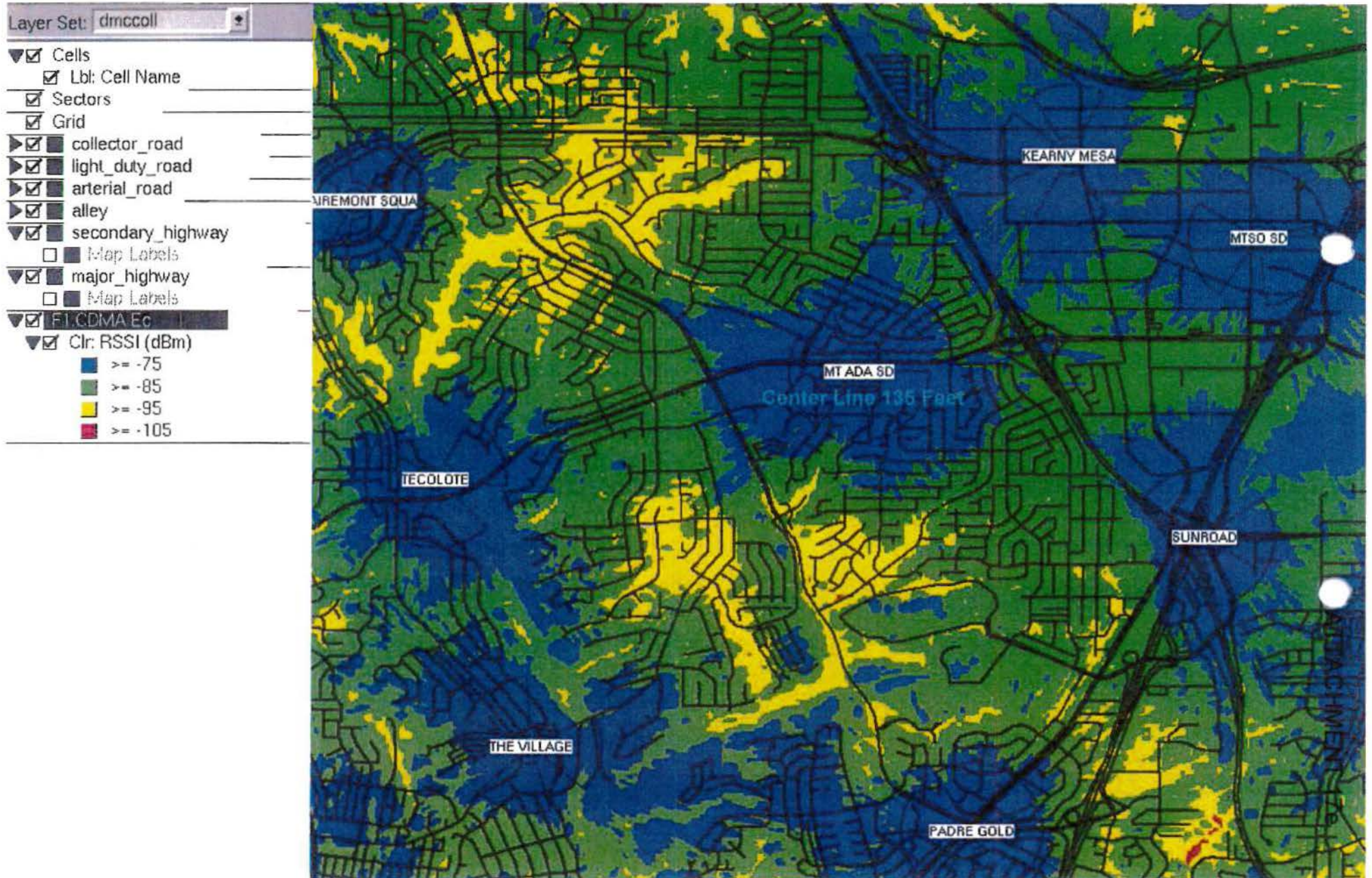
Coverage Levels:

- Good In-building and Vehicle
- Variable In Building
- Poor

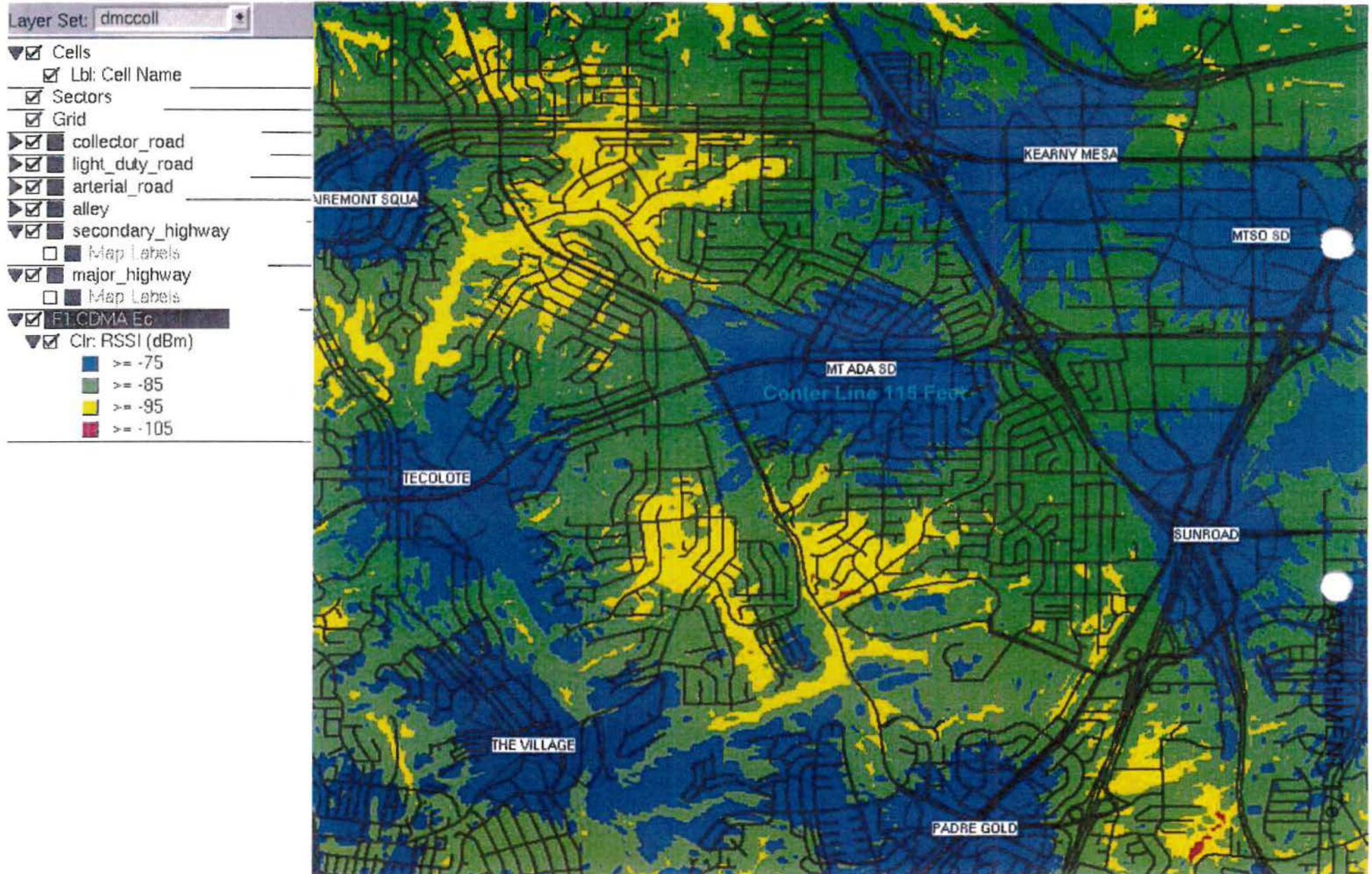
ATTACHMENT 17D

Tab 5
Coverage Maps with
Incremental Height
Reduction

Mt. Ada – 135'



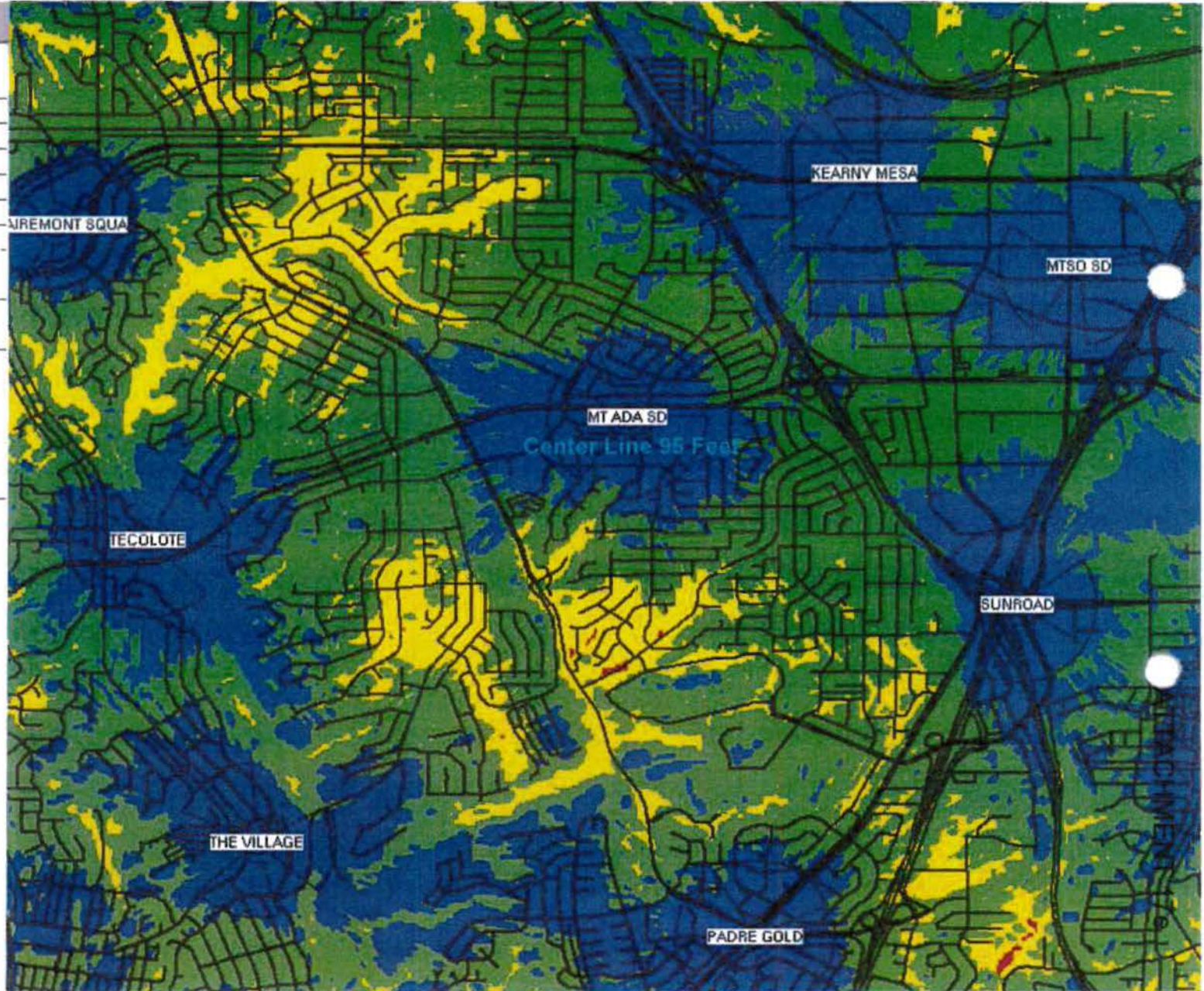
Mt. Ada – 115'



Mt. Ada – 95'

Layer Set: dnmccoll

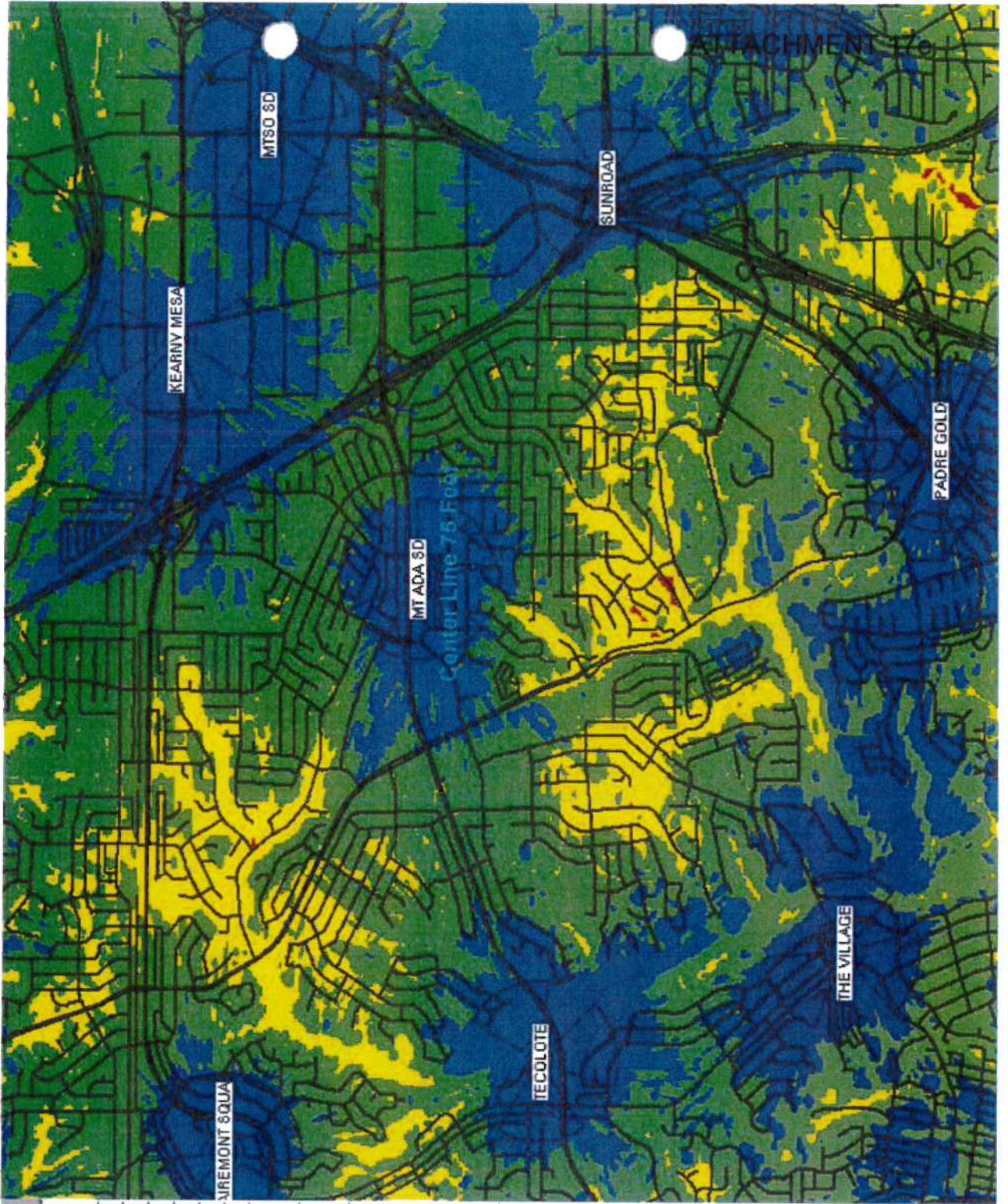
- ▼ Cells
 - Lbl: Cell Name
- Sectors
- Grid
- ▶ collector_road
- ▶ light_duty_road
- ▶ arterial_road
- ▶ alley
- ▼ secondary_highway
 - Map Labels
- ▼ major_highway
 - Map Labels
- ▼ F1.CDMA Ec
 - ▼ Clr: RSSI (dBm)
 - ≥ -75
 - ≥ -85
 - ≥ -95
 - ≥ -105



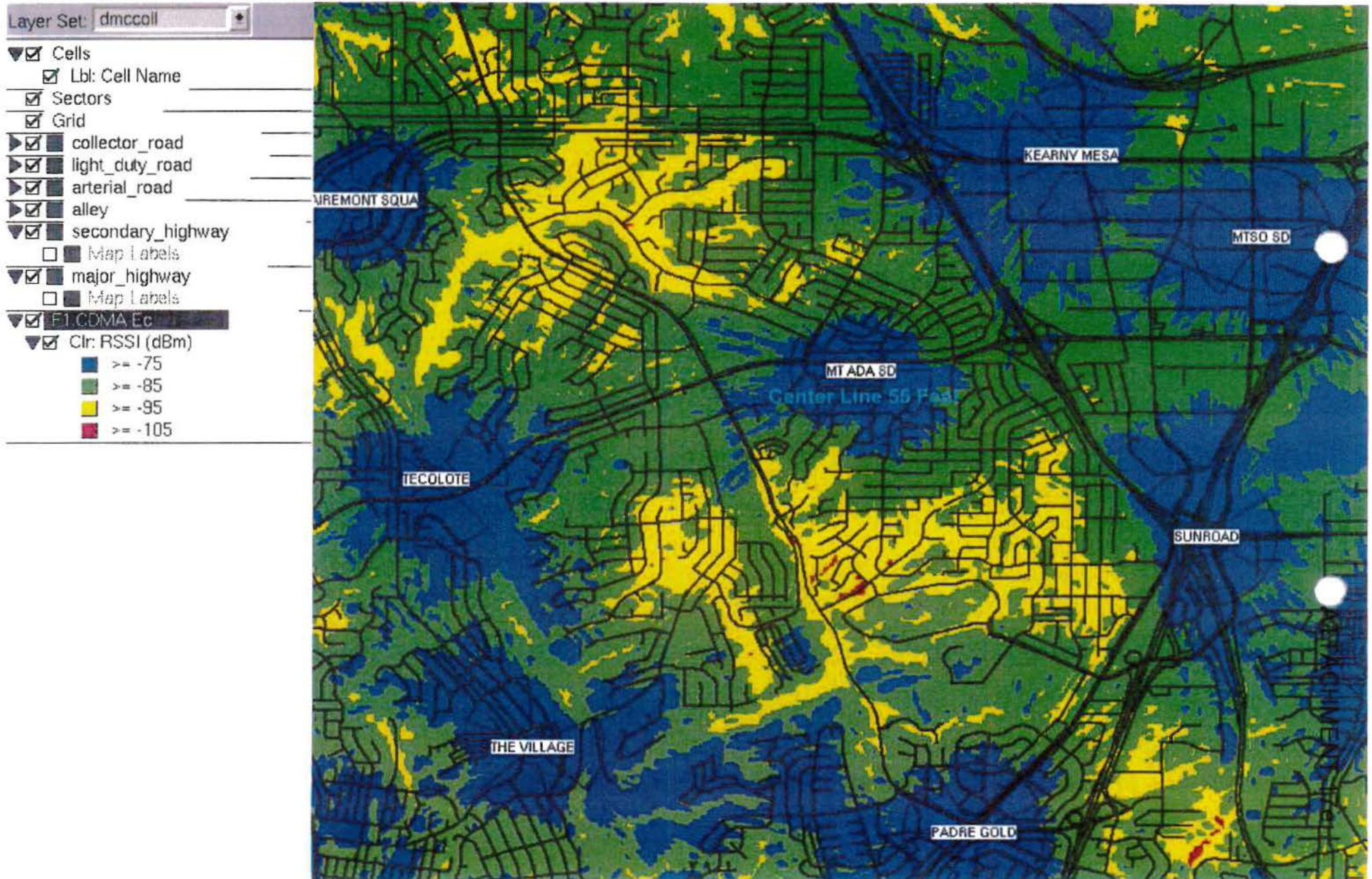
Mt. Ada - 75'

Layer Set: dmccoll

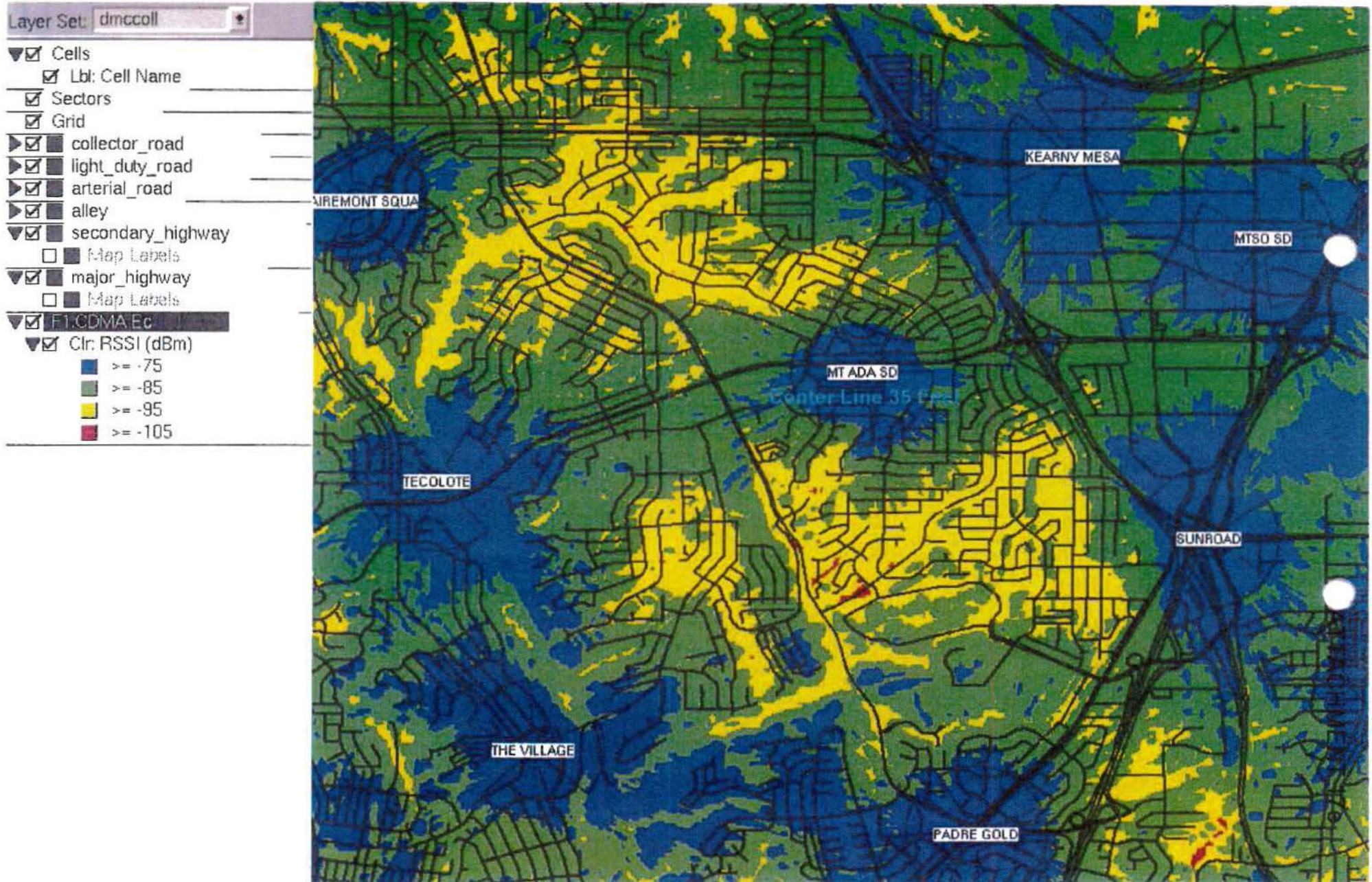
- Cells
- Lbl: Cell Name
- Sectors
- Grid
- collector_road
- light_duty_road
- arterial_road
- alley
- secondary_highway
- Map Labels
- major_highway
- Map Labels
- E1.CDMA Ec
- Cir: RSSI (dBm)
 - >= -75
 - >= -85
 - >= -95
 - >= -105



Mt. Ada – 55'

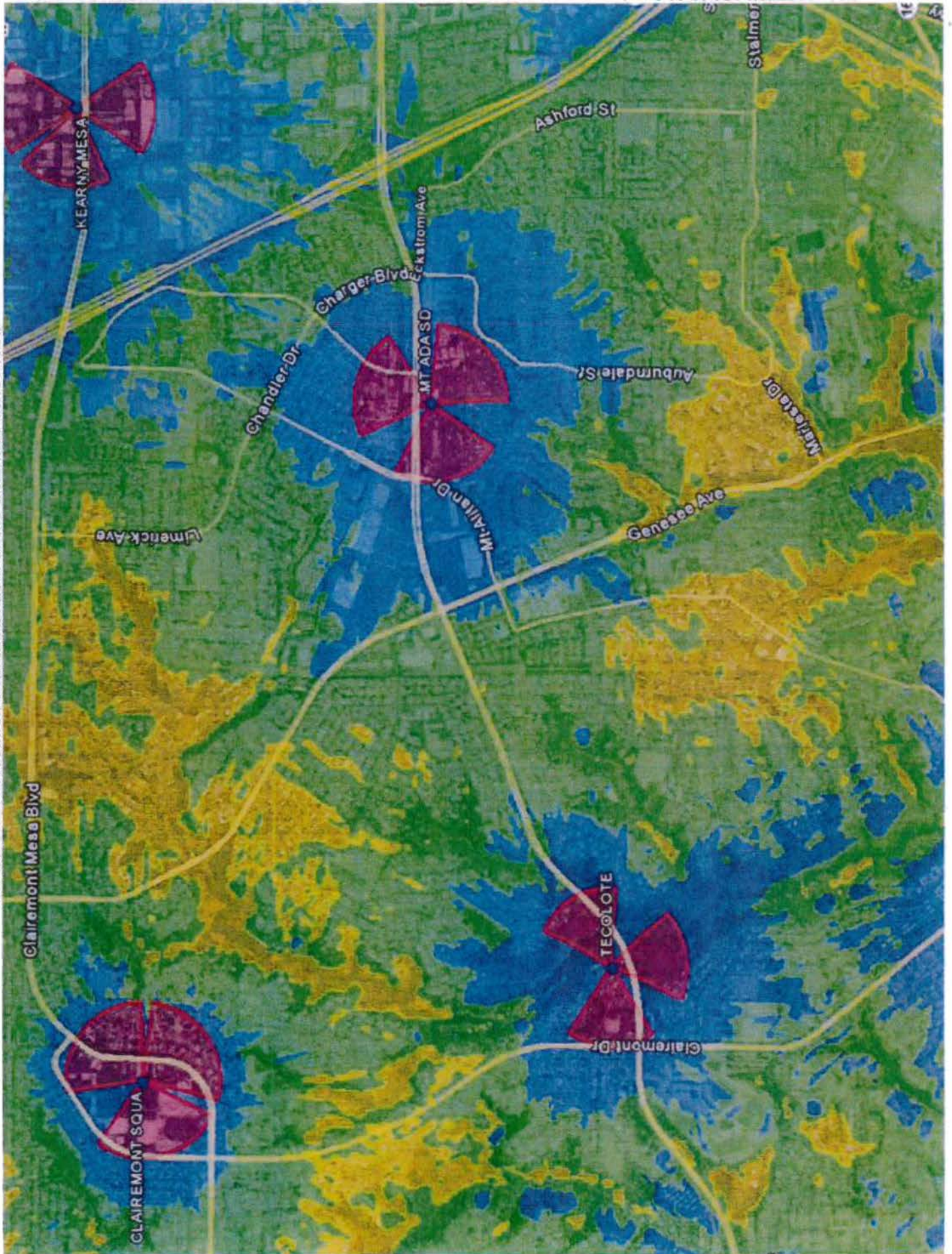


Mt. Ada – 35'

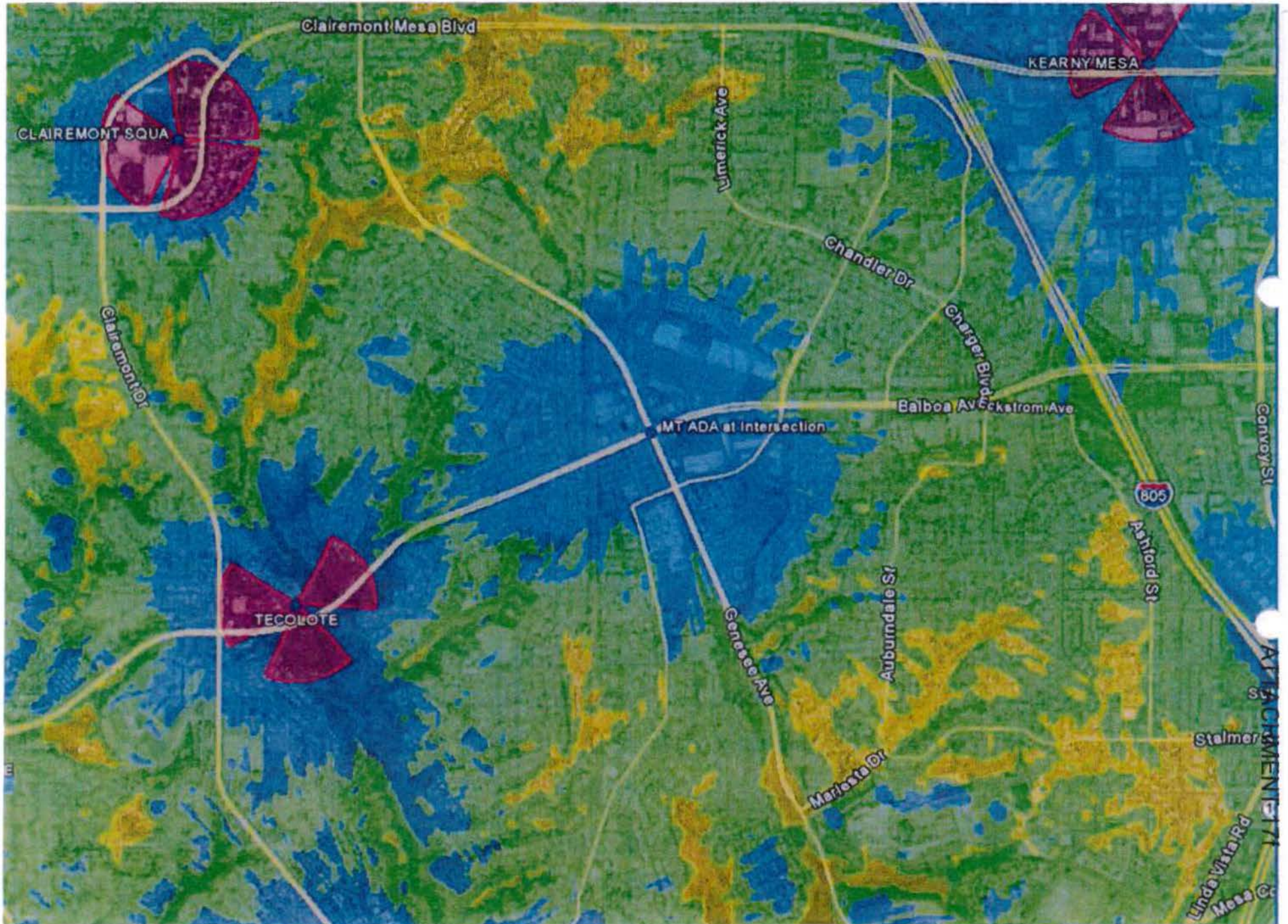


Tab 6
Coverage Map for
Balboa Tower
Relocation

Mt Ada current location with the bottom of the antennas at 130 feet.



Mt Ada at the intersection with the bottom of the antennas at 130 feet.





MT. ADA
6426 MOUNT ADA ROAD
SAN DIEGO, CA 92111

VICINITY MAP

THOMAS GUIDE PAGE: 1248, J-3

ADDRESS:
6426 MOUNT ADA ROAD
SAN DIEGO, CA 92111

COORDINATES (NAD 83):
LATITUDE: 32° 49' 10.35" NORTH
LONGITUDE: 117° 10' 24.40" WEST

LAND USE PERMITS REQUIRED

- LIMITED USE PERMIT/PDP/SDP
- PROPOSED DEVIATIONS: PDP FOR HEIGHT, EQUIPMENT SIZE AND SETBACK ENCROACHMENT

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.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8556 (FAX)

LANDSCAPE ARCHITECT:
GROVE LANDSCAPE ARCHITECTURE
2644 BRESSN RANCH WAY
CARLSBAD, CA 92009
CONTACT: BRIAN GROVE
(760) 530-9757

SURVEYOR:
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 240-4555

PLANNING:
PLANCON, INC.
302 STATE PLACE
ESCONDIDO, CA 92029
SHELLY KILBOURN
(619) 208-4665

R.F. ENGINEERING
VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: MIKE ZELLER
(919) 787-4940

FAR CALCULATION

ALLOWABLE FAR PER TABLE 1512-03K	= 0.75
SITE AREA:	10,278 SQ. FT.
EXISTING BLDG AREA:	
EXISTING VERIZON EQUIPMENT SHELTER:	154 SQ. FT.
PROPOSED VERIZON GENERATOR ENCLOSURE:	35 SQ. FT.
PROPOSED VERIZON COMMUNITY MONUMENT:	88 SQ. FT.
EXISTING COMMERCIAL RETAIL BUILDING (BUILDING #1)	2,575 SQ. FT.
TOTAL AREA EXISTING	3,052 SQ. FT.
TOTAL AREA AFTER CONSTRUCTION	3,192 SQ. FT.
CURRENT FAR= 3,052 SQ. FT./10,278	=.296
PROPOSED FAR= 3,192 SQ. FT./10,278	=.311
DEVIATION: NONE	DEVIATION: NONE

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
SITE CONTACT: SHELLY KILBOURN
(619) 208-4965

OWNER: BUCKEL TRUST
10313 BOULDER CREEK ROAD
VESCANO, CA 92016
(619) 445-2236

PROJECT DESCRIPTION:

- EXISTING VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT ENCLOSURE INSIDE AN EXISTING 22'-0" X 22'-0" SPLIT-FACE CONCRETE BLOCK EQUIPMENT SHELTER TO REMAIN
- REMOVE EXISTING 133'-0" HIGH MONOPOLE (EXISTING FAA LIGHT AT 134'-1")
- INSTALLATION OF A NEW 139'-0" HIGH COMMUNITY MONUMENT (NEW FAA LIGHT AT 141'-0")
- (18) REPLACEMENT VERIZON WIRELESS PANEL ANTENNAS MOUNTED BEHIND R.F. TRANSPARENT SCREENS INSIDE A NEW 139'-0" HIGH COMMUNITY MONUMENT
- (2) EXISTING MICROWAVE ANTENNAS TO BE RELOCATED BEHIND R.F. TRANSPARENT SCREENS AT SAME HEIGHT AND ORIENTATION INSIDE A NEW 139'-0" HIGH COMMUNITY MONUMENT
- INSTALLATION OF 6'-0" HIGH SMOOTH FINISHED CONCRETE BLOCK ENCLOSURE AT EXISTING VERIZON WIRELESS EMERGENCY GENERATOR (OVERLAPS MONUMENT)
- INSTALLATION OF ADDITIONAL LANDSCAPE AND IRRIGATION IS PROPOSED (SHEETS L-1 & L-2)

LEGAL DESCRIPTION:
PARCEL "B" OF PARCEL MAP 227, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO APRIL 7, 1970, AS INSTRUMENT NO 60374 OF OFFICIAL RECORDS

PROJECT ADDRESS: 6426 MOUNT ADA ROAD
SAN DIEGO, CA 92111

ASSESSORS PARCEL NUMBER: 419-120-07

EXISTING ZONING: CC-1-3

TOTAL SITE AREA: 10,279 SQ. FT.
0.24 ACRES

VERIZON LEASE AREA: 634 SQ. FT.

VERIZON BUILDING AREA:
EQUIPMENT SHELTER (CONSTRUCTED 1965): 484 SQ. FT.
PERMIT# A34735

PROPOSED GENERATOR ENCLOSURE: 106 SQ. FT.

EXISTING-COMMERCIAL RETAIL BUILDING: (CONSTRUCTED 1971) 2,575 SQ. FT.

TOTAL BUILDING AREA ON SITE: 3,165 SQ. FT.
SEE SHEET A-6 FOR BUILDING AREA BREAKDOWN

EXISTING TYPE OF CONSTRUCTION: TYPE III A (VERIZON)

EXISTING OCCUPANCY: B

NOTE:
THERE ARE NO OTHER TELECOMMUNICATION FACILITIES ON SITE

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-0.1	ENLARGED SITE PLAN
A-1	EQUIPMENT SHELTER FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	ANTENNA PLANS, MICROWAVE PLAN & TOWER ELEVATION
A-4.1	MICROWAVE PLAN
A-6	DETAILS
L-1	EXISTING LANDSCAPE CONDITIONS
L-2	PLANTING PLAN
C-1	TOPOGRAPHIC SURVEY

TELECOMMUNICATIONS ACT

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

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA 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 WRITING INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

Booth & Suarez
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

ACC	DATE
RE	DATE
RF	DATE
INT	DATE
EL/IN	DATE
GPS	DATE
EE/OUT	DATE

PROJECT NAME

MT. ADA

6426 MOUNT ADA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

08/23/11	2D SUBMITTAL (job)
11/18/11	CITY RESUBMITTAL (job)
01/12/12	CITY RESUBMITTAL-2 (job)
03/21/12	DESIGN REVISIONS (job)
03/21/12	CITY RESUBMITTAL-3 (job)
12/18/12	CITY COMMENTS (job)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\verizon\11017

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 345 CALLEBAR VILLAGE DRIVE SUITE 20
 CRESTHILL, CA 92028 (760) 411-6474



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
DPS	DATE
EE/OUT	DATE

PROJECT NAME

MT. ADA

8428 MOUNT ADA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

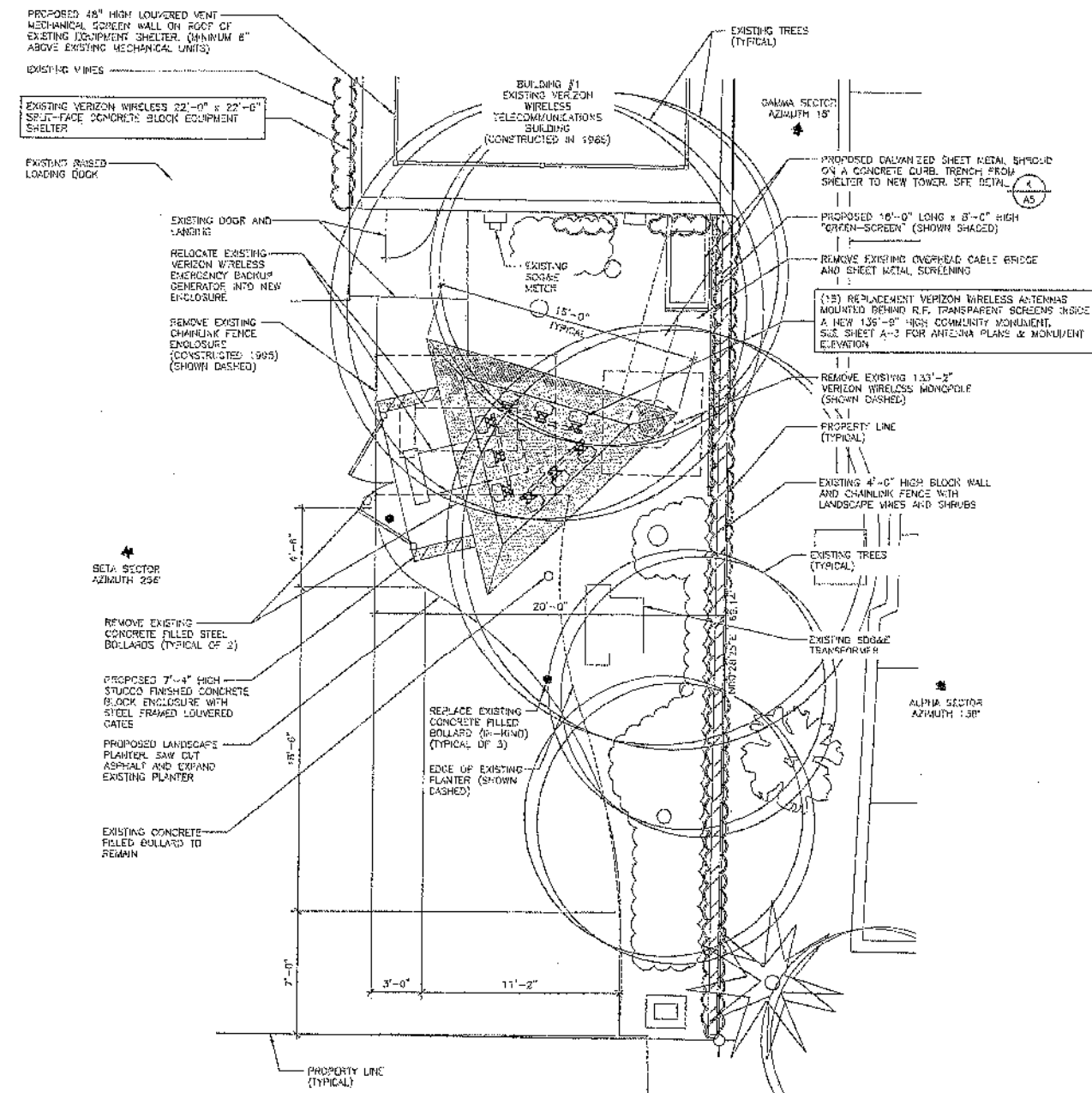
08/21/11	2D SUBMITTAL (job)
11/16/11	CITY RESUBMITTAL (job)
01/12/12	CITY RESUBMITTAL-2 (ct)
03/21/12	DESIGN REVISIONS (job)
05/21/12	CITY RESUBMITTAL-3 (job)
12/18/12	CITY COMMENTS (job)

SHEET TITLE

ENLARGED SITE PLAN

PROJECTS\verizon\11017

A-0.1



ENLARGED SITE PLAN
 SCALE: 1/4" = 1'-0"

PROJECT NOTES:

1. ANY ARTIFICIAL LIGHTING SHALL BE DIRECTED OR SHIELDED SO AS NOT TO FALL ONTO ADJACENT PROPERTY
2. NO EXISTING FARMING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE Ongoing PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 3, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
6. 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

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 365 CARLSBAD PALMAGE DRIVE SUITE 02
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

 P.O. BOX 19767
 IRVINE, CA 92623-9707
 (949) 222-7030

APPROVALS

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

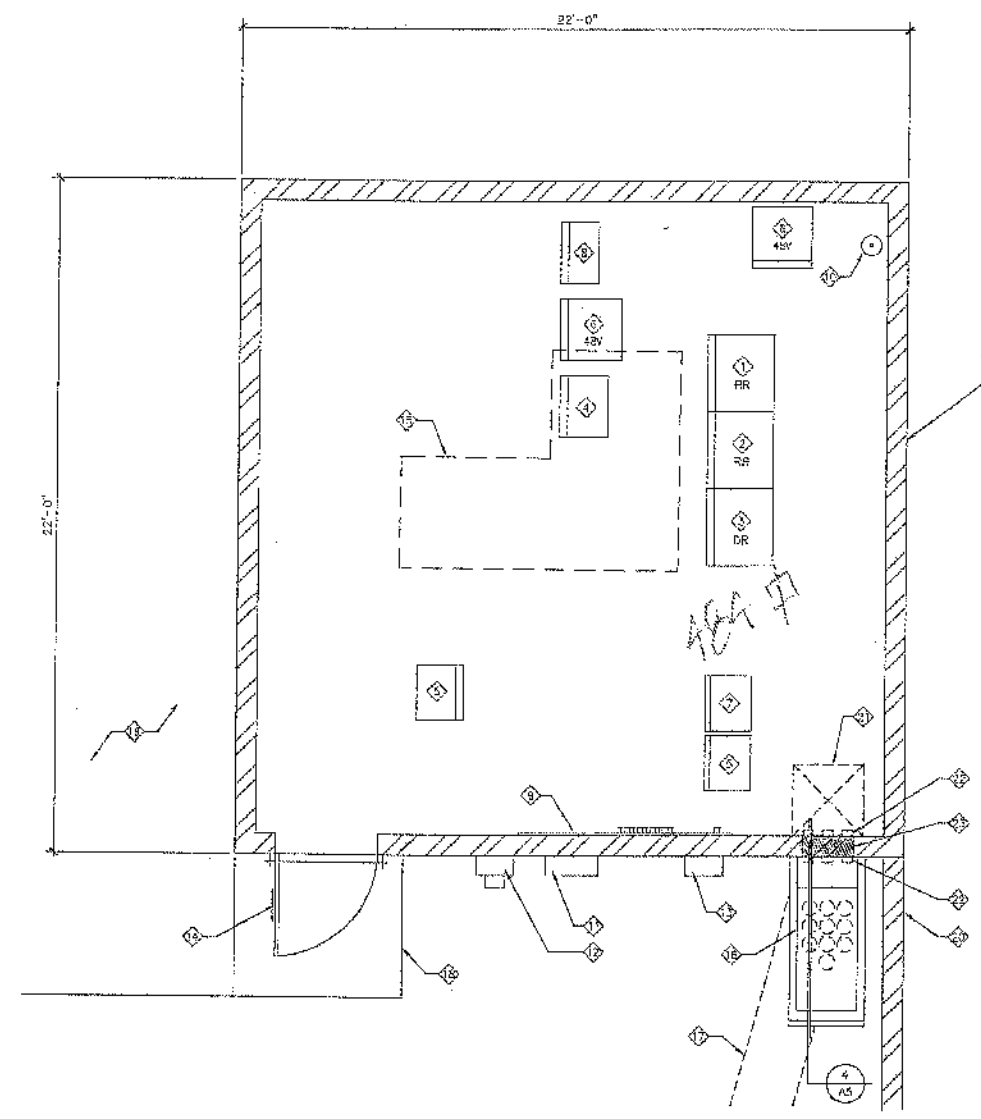
PROJECT NAME
MT. ADA
 6426 MOUNT ADA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

08/23/11	Z0 SUBMITTAL (job)
11/18/11	CITY RESUBMITTAL (job)
01/12/12	CITY RESUBMITTAL-2 (el)
03/21/12	DESIGN REVISIONS (job)
03/21/12	CITY RESUBMITTAL-3 (job)
12/18/12	CITY COMMENTS (job)

SHEET TITLE
EQUIPMENT SHELTER FLOOR PLAN
 PROJECTS\AT&T\11017

A-1



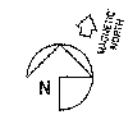
EXISTING VERIZON WIRELESS 22'-0" x 22'-0" SPLAT-FACE CONCRETE BLOCK EQUIPMENT SHELTER

NOTE:
 ALL INTERIOR EQUIPMENT SHOWN IS EXISTING & SHALL REMAIN

EQUIPMENT PLAN NOTES:

- 1 EXISTING VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RACK (DR) 28" WIDE x 64" HIGH x 25" DEEP, WEIGHT: 1000 LBS.
- 2 EXISTING VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 34" HIGH x 25" DEEP, WEIGHT: 1200 LBS.
- 3 EXISTING VERIZON WIRELESS NORTTEL FCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP, WEIGHT: 1000 LBS.
- 4 EXISTING VERIZON WIRELESS ERICSSON RBS 6201 EQUIPMENT CABINET 34" WIDE x 58" HIGH x 19" DEEP, WEIGHT: 1500 LBS.
- 5 EXISTING VERIZON WIRELESS MW RACK (TYPICAL OF 2)
- 6 EXISTING VERIZON WIRELESS BATTERY RACK
- 7 EXISTING VERIZON WIRELESS TOOL RACK 24" WIDE x 57" HIGH x 15" DEEP, WEIGHT: 500 LBS.
- 8 EQUIPMENT RACK
- 9 EXISTING TELCO BOARD
- 10 EXISTING HALON TANK
- 11 EXISTING TELCO JUNCTION BOX MOUNTED TO WALL
- 12 EXISTING SDOE ELECTRICAL METER AND CASE
- 13 EXISTING LANDSCAPE IRRIGATION CONTROLLER MOUNTED TO WALL
- 14 EXISTING ACCESS DOOR AND SIGNAGE
- 15 ROOF TOP MECHANICAL EQUIPMENT ABOVE (SHOWN DASHED)
- 16 PROVIDE NEW GALVANNEZED STEEL METAL SHROUD ON A CONCRETE PAD. PAINT TO MATCH EXISTING SHELTER. SEE DETAIL 4/AS
- 17 PROPOSED COAXIAL CABLE TRENCH TO NEW MONOPOL.
- 18 EXISTING CONCRETE LANDING
- 19 EXISTING LOADING DOCK
- 20 EXISTING 4'-0" HIGH UNCOVERED CONCRETE BLOCK AND CHAINLINK FENCE
- 21 RELOCATE COAXIAL CABLE DOWNWARD ON INSIDE FACE OF EXISTING WALL TO NEW CABLE PORT
- 22 PROPOSED "MICROFLECT" BIFURC CABLE PORT @ 43'-0"
- 23 REMOVE EXISTING COAXIAL CABLE PORTS IN EXTERIOR WALL. IN-FILL EXISTING OPENING IN WALL WITH STEEL STUD FRAMING. (SHOWN SHADED) STUCCO FINISH AT EXTERIOR AND GYPSUM BOARD FINISH ON INTERIOR. PAINT TO MATCH EXISTING ADJACENT SURFACE

EQUIPMENT SHELTER FLOOR PLAN
 SCALE: 3/8" = 1'-0"





PREPARED FOR
Verizon Wireless
 P.O. BOX 197C7
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

A/C	DATE
RC	DATE
RP	DATE
INT	DATE
EE/SH	DATE
SPS	DATE
EE/OUT	DATE

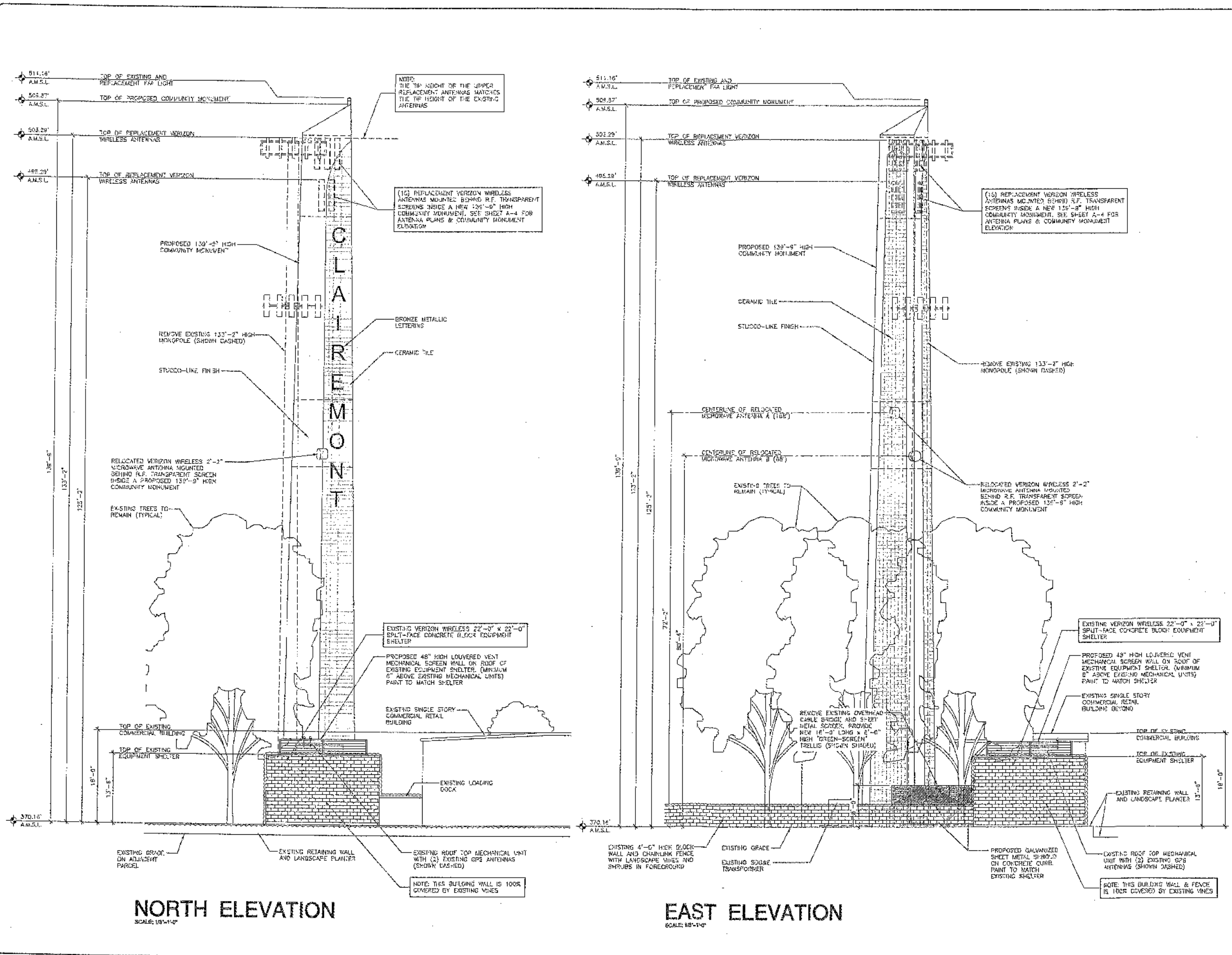
PROJECT NAME
MT. ADA
 6426 MOUNT ADA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

08/23/11	2D SUBMITTAL (jeb)
11/15/11	CITY RESUBMITTAL (jeb)
01/12/12	CITY RESUBMITTAL-2 (jeb)
03/21/12	DESIGN REVISIONS (jeb)
05/21/12	CITY RESUBMITTAL-3 (jeb)
12/18/12	CITY COMMENTS (jeb)

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\ATAT\11017



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

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



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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

MT. ADA

6426 MOUNT ADA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

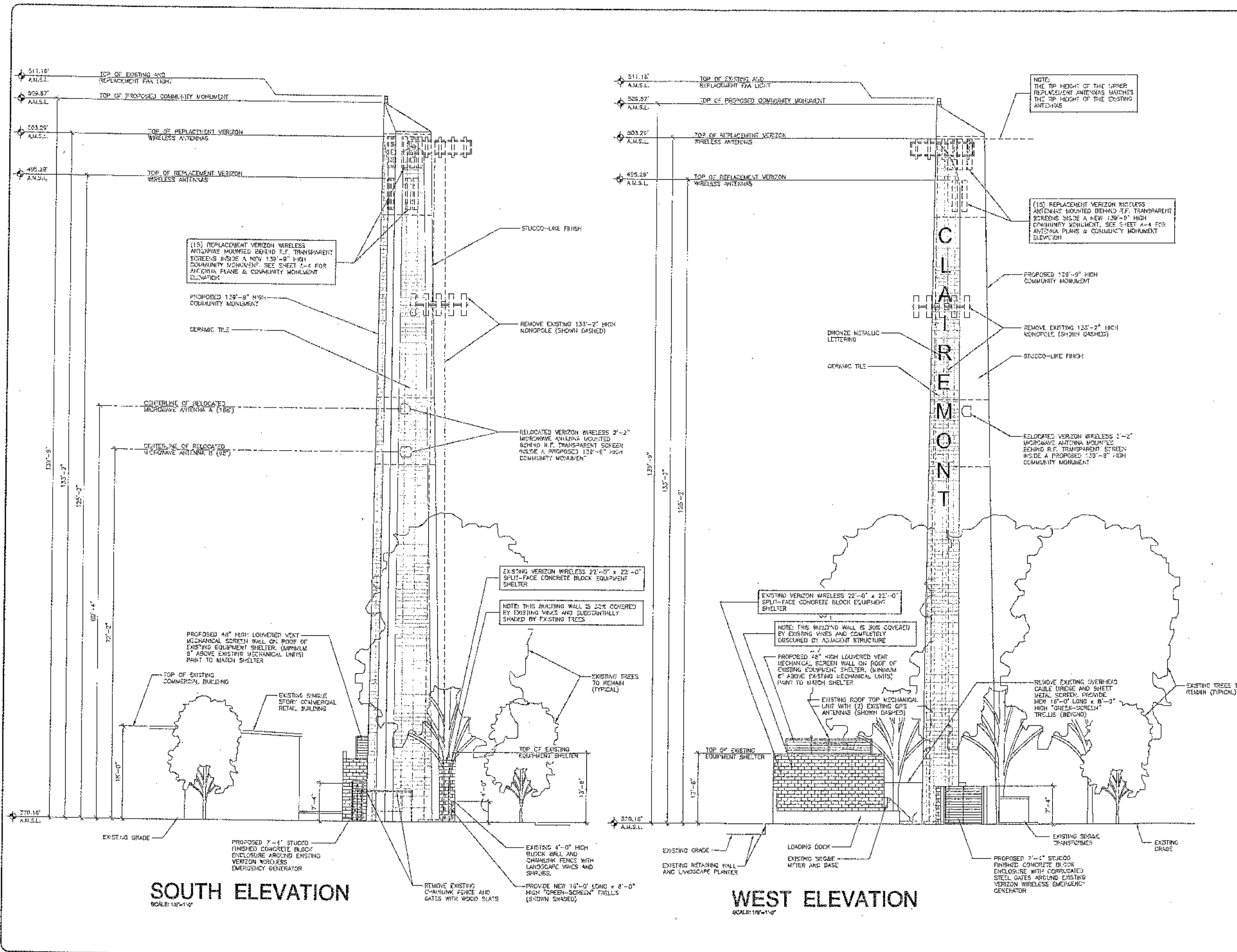
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11/16/11	CITY RESUBMITTAL (job)
01/12/12	CITY RESUBMITTAL-2 (d)
03/21/12	DESIGN REVISIONS (job)
03/21/12	CITY RESUBMITTAL-3 (job)
12/18/12	CITY COMMENTS (job)

SHEET TITLE

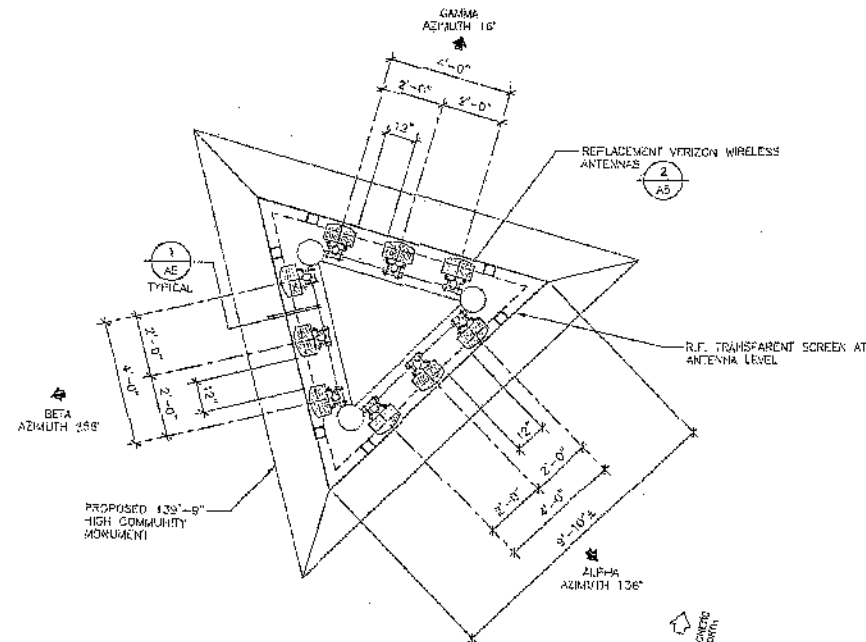
EXTERIOR ELEVATIONS

PROJECT/SAT/11017

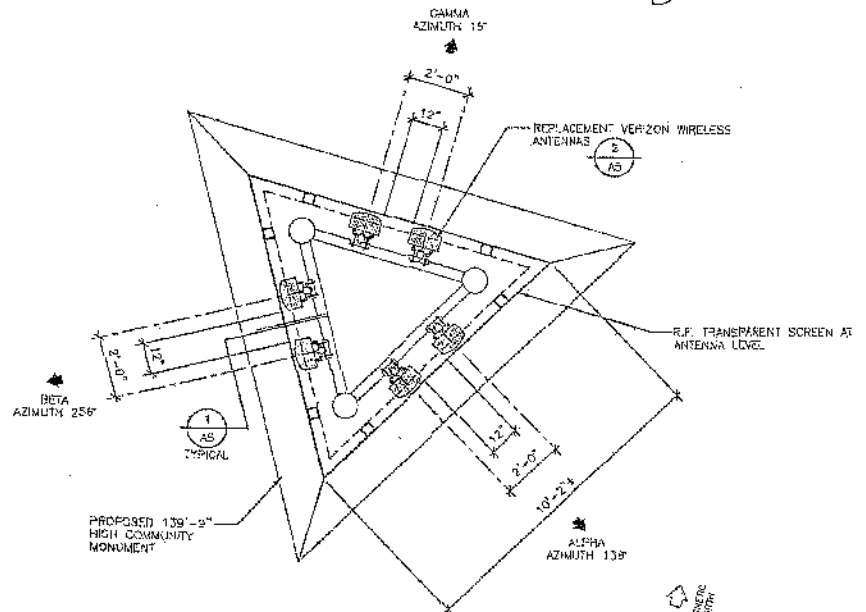
A-3



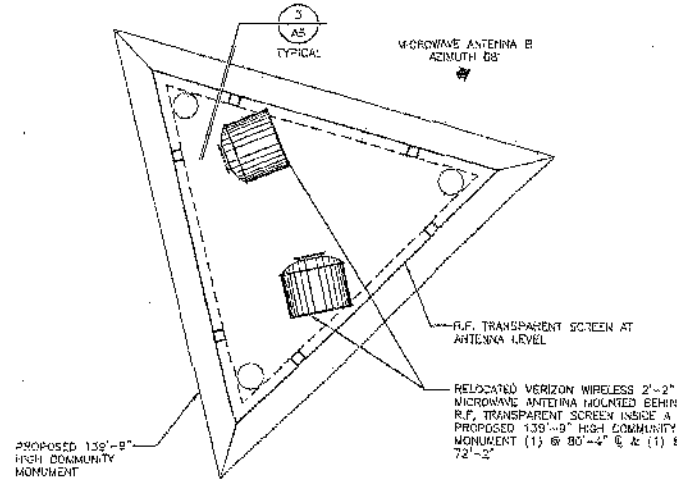
ANTENNA AND COAXIAL CABLE SCHEDULE											
SECTION	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	TYPE	ORIENTATION	SERP. ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTION	COAX. CABLE LENGTH (F - S)	JUNCTION LENGTH (F - S)	COAX. SIZE
GAMMA	NORTHEAST	15°	DEWH-85638-VTM	V	0°	N/A		8	178'-0"	6'-0"	7/8"
			DEWH-85638-VTM								
			DEWH-85638-VTM								
ALPHA	SOUTHWEST	136°	DEWH-85638-VTM	V	0°	N/A		6	175'-0"	6'-0"	7/8"
			DEWH-85638-VTM								
			DEWH-85638-VTM								
BETA	SOUTHWEST	256°	DEWH-85638-VTM	V	0°	N/A		4	157'-0"	6'-0"	7/8"
			DEWH-85638-VTM								
			DEWH-85638-VTM								
BETA	SOUTHWEST	256°	DEWH-85638-VTM	V	0°	N/A		5	175'-0"	6'-0"	7/8"
			DEWH-85638-VTM								
BETA	SOUTHWEST	256°	DEWH-85638-VTM	V	0°	N/A		4	157'-0"	6'-0"	7/8"
			DEWH-85638-VTM								
MICROWAVE DISH		85°	2-2"					1	82'-0"	3'-0"	7/8"
MICROWAVE DISH		169°	2-2"					1	101'-0"	6'-0"	7/8"



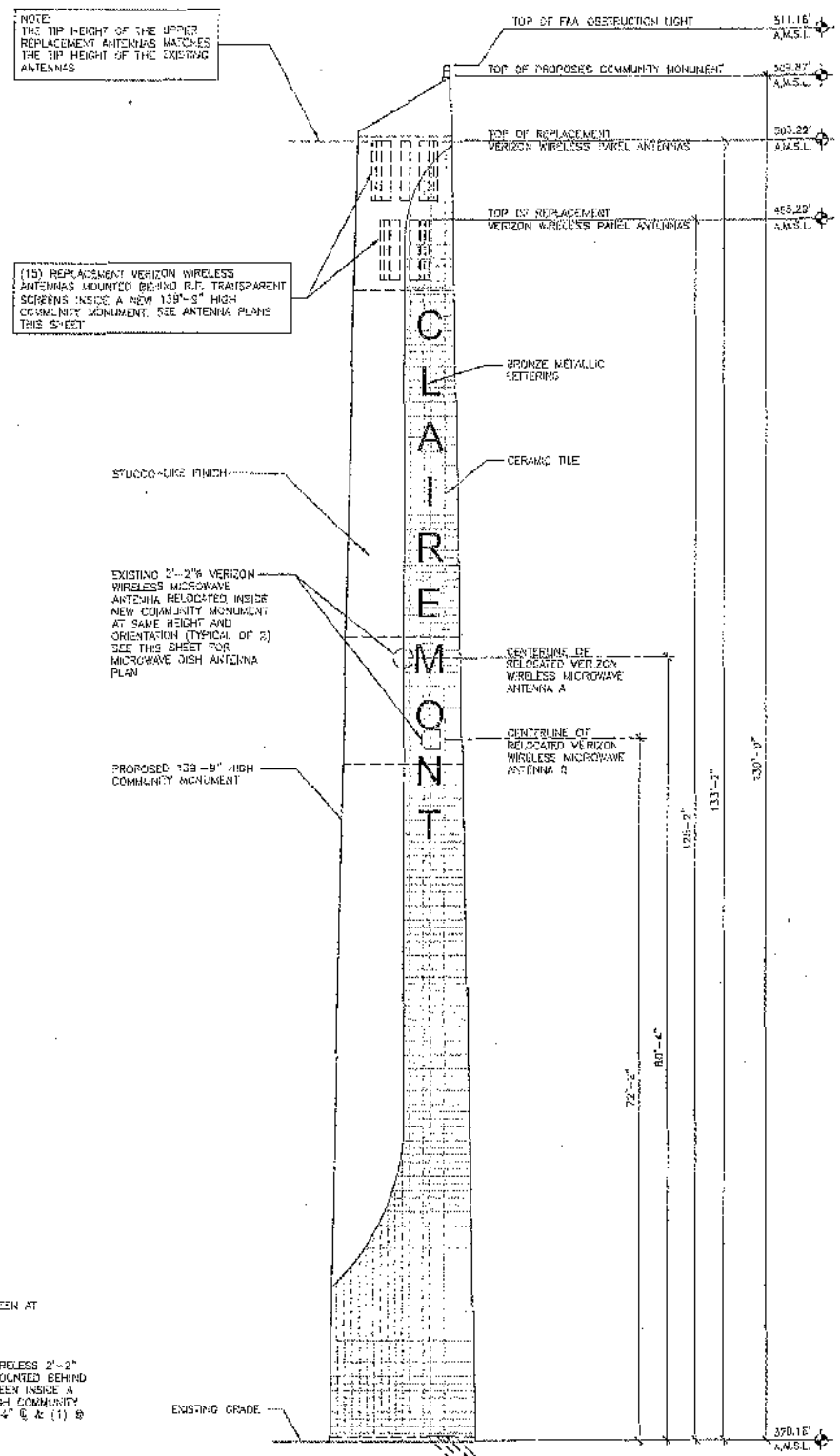
UPPER ANTENNA PLAN
SCALE: 8/8" = 1'-0"



LOWER ANTENNA PLAN
SCALE: 8/8" = 1'-0"



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



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

NOTE:
THE TIP HEIGHT OF THE UPPER REPLACEMENT ANTENNAS MATCHES THE TIP HEIGHT OF THE EXISTING ANTENNAS

(15) REPLACEMENT VERIZON WIRELESS ANTENNAS MOUNTED BEHIND R.F. TRANSPARENT SCREENS INSIDE A NEW 139'-9" HIGH COMMUNITY MONUMENT. SEE ANTENNA PLANS THIS SHEET.

Booth & Suarez
ARCHITECTURE INCORPORATED
555 CALLEAS HILLTOP DRIVE, SUITE B9
CARLSBAD, CA 92008 (760) 434-4474

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

APPROVALS

A&C	DATE
RC	DATE
RF	DATE
INT	DATE
EE/IN	DATE
DPS	DATE
EE/DUT	DATE

PROJECT NAME
MT. ADA
6426 MOUNT ADA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

08/23/11	ZD SUBMITTAL (Job)
11/18/11	CITY RESUBMITTAL (Job)
01/12/12	CITY RESUBMITTAL-2 (ct)
05/21/12	DESIGN REVISIONS (Job)
05/21/12	CITY RESUBMITTAL-3 (Job)
12/16/12	CITY COMMENTS (Job)

SHEET TITLE
**ANTENNA PLANS,
MICROWAVE PLAN &
TOWER ELEVATION**

PROJECTS\AT&T\11017

Booth & Suarez
 ARCHITECTURE INCORPORATED
 355 CAMBRIDGE VILLAGE DRIVE SUITE 202
 CARLSBAD, CA 92008 (760) 434-1474



PREPARED FOR



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

APPROVALS

A/C	DATE
SE	DATE
EF	DATE
INT	DATE
EE/IN	DATE
DPS	DATE
EE/OUT	DATE

PROJECT NAME

MT. ADA

6426 MOUNT ADA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

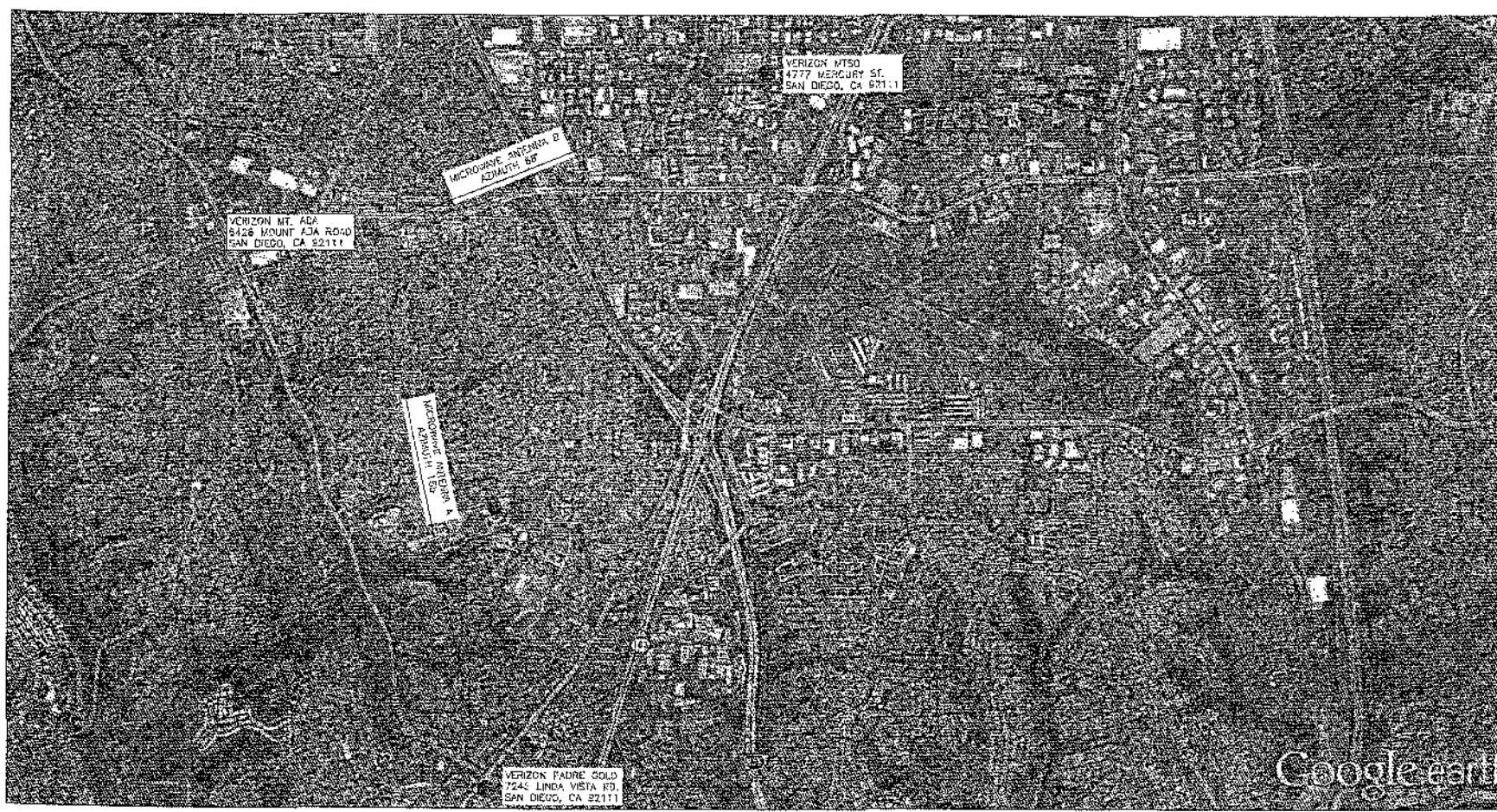
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11/16/11	CITY RESUBMITTAL (job)
01/12/12	CITY RESUBMITTAL-2 (job)
03/21/12	DESIGN REVISIONS (job)
03/21/12	CITY RESUBMITTAL-3 (job)
12/18/12	CITY COMMENTS (job)

SHEET TITLE

MICROWAVE PLAN

PROJECTS\AT&T\11017

A-4.1

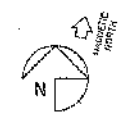


MICROWAVE PLAN NOTES:

1. IN AN EMERGENCY SCENARIO, A MICROWAVE SYSTEM CAN STILL BE USED TO TRANSPORT CALLS FROM THIS AREA TO THE MAIN SWITCH (MT50) WHEN FIBER OR COPPER GROUND LINES HAVE BEEN DISRUPTED. THIS MT ADA SITE IS A LINK IN THE TRANSPORT OF CALLS FROM THE FAHRE GOLD SITE TO THE MAIN SWITCH (MT50) AS WELL.
2. THERE IS NO ALTERNATIVE TECHNOLOGY THAT CAN PROVIDE THIS SERVICE.
3. MICROWAVE SIGNALS ARE DIRECT POINT TO POINT SIGNALS. THESE MICROWAVE ANTENNAS AT MT ADA CAN ONLY BE MOVED A FOOT OR LESS.

MICROWAVE PLAN

SCALE: N.T.S.



A-5

PROJECT: A18171

DETAILS

SHEET TITLE

DRAWING DATES

08/23/11 2D SUBMITAL (04b)
 11/18/11 CITY RESUBMITAL (04b)
 01/12/12 CITY RESUBMITAL-2 (04b)
 03/21/12 DESIGN REVISIONS (04b)
 03/21/12 CITY RESUBMITAL-3 (04b)
 12/18/12 CITY COMMENTS (04b)

6426 MOUNT ADA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

MT. ADA

PROJECT NAME

DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
APP	REV	REV	REV	REV	REV	REV	REV
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE

APPROVALS

P.O. BOX 19707
 IRVINE, CA 92623-5707
 (949) 222-7000

VERTIZON Wireless

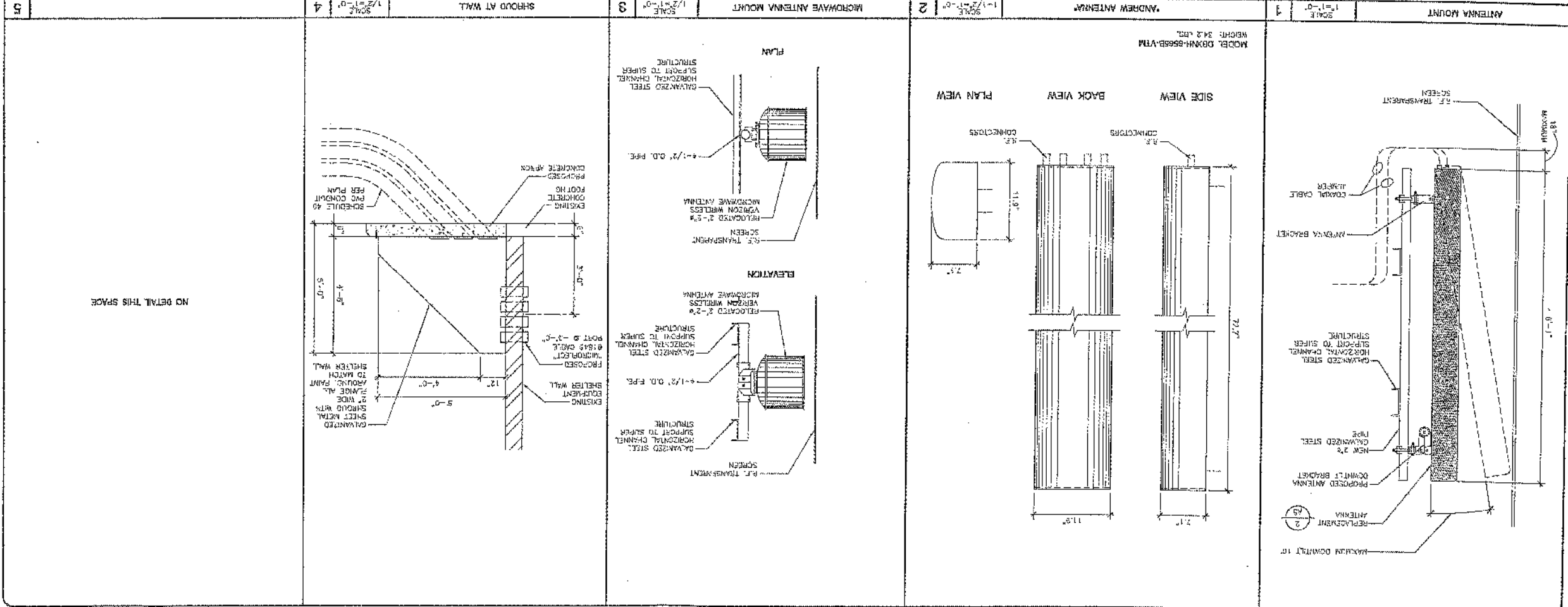
PREPARED FOR



ARCHITECTURE & ENGINEERING
 305 CALIFORNIA TRILITE DRIVE SUITE 20
 CHULA VISTA, CA 92008 (619) 434-2424

BOOTH & SUAREZ

ATTACHMENT 18



Booth & Suarez
 ARCHITECTURE INCORPORATED
 333 CARLETON WALKER DRIVE, SUITE 05
 CARLSBAD, CA 92008 (760) 434-5474



PREPARED FOR
Verizon Wireless
 P.O. BOX 18707
 IRVINE, CA 92623-8707
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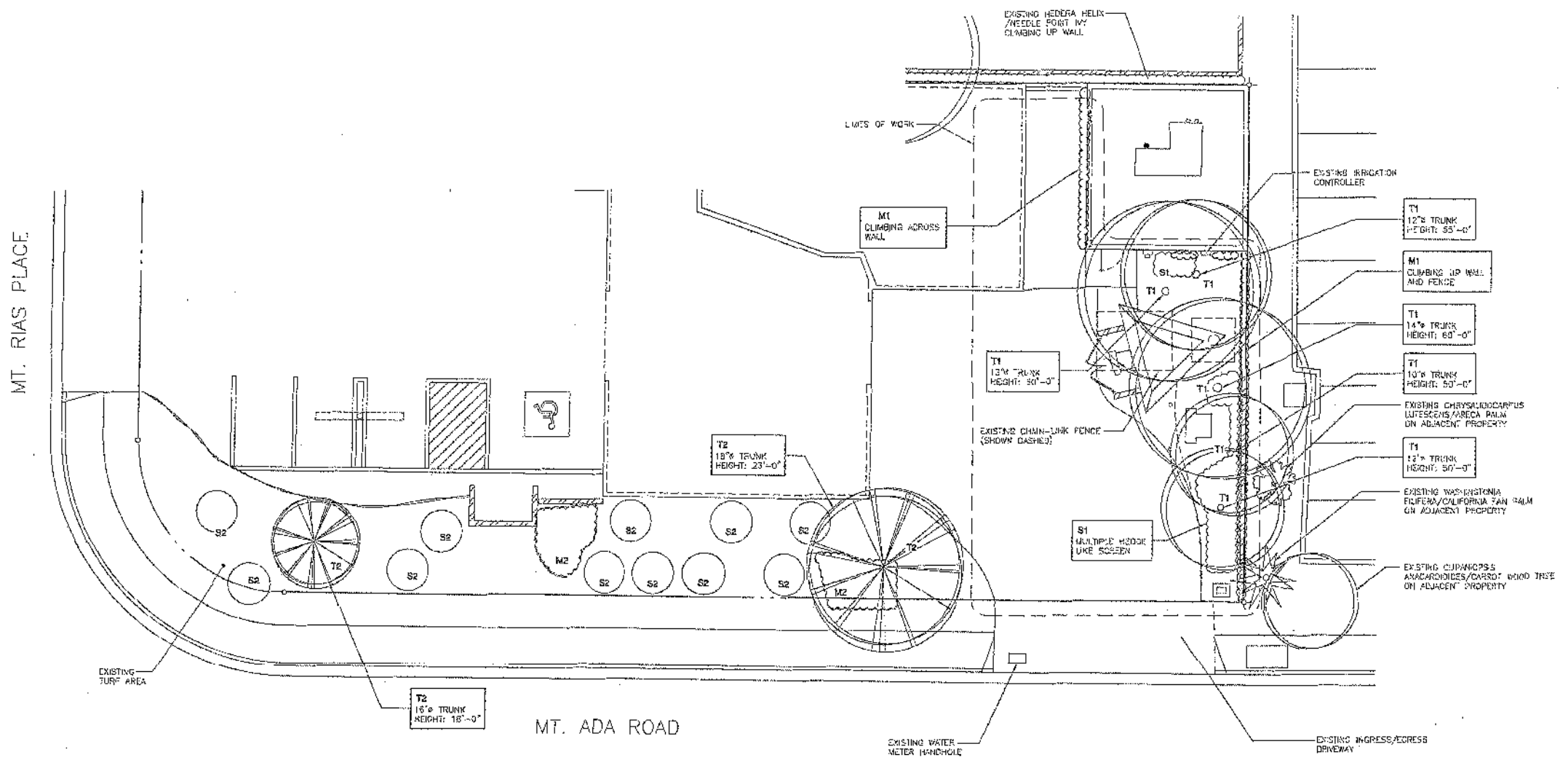
PROJECT NAME
MT. ADA
 8426 MOUNT ADA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES
 08/25/11 2D SUBMITAL (job)
 11/16/11 CITY RESUBMITAL (job)
 01/12/12 CITY RESUBMITAL-3 (ed)
 03/21/12 DESIGN REVISIONS (job)
 03/21/12 CITY RESUBMITAL-3 (1-c)
 12/15/12 CITY COMMENTS (job)

SHEET TITLE
EXISTING LANDSCAPE CONDITIONS

PROJECTS/AT&T/11017

L-1



EXISTING LANDSCAPE CONDITIONS



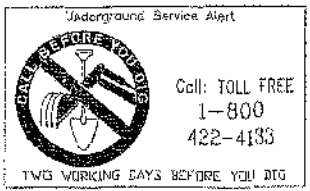
EXISTING PLANTING LEGEND -- TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	FORM / FUNCTION	PLANTING SIZE	QUANTITY
	EXISTING PINUS CANARIENSIS TO REMAIN	CANARY ISLAND PINE	80' HEIGHT 40' SPREAD	VERTICAL COLUMN SCREEN	EXISTING	5
	EXISTING SCHIMBUS TEBERTHIFOLIUS TO REMAIN	BRAZILIAN PEPPER TREE	35' HEIGHT 30' SPREAD	SCREENING	EXISTING	2
	EXISTING CARISSA MACROCARPA TO REMAIN	HAZEL PLUM	7' HEIGHT 10' SPREAD	SCREENING	EXISTING	-
	EXISTING JUNIPERUS CHINENSIS TO REMAIN	PRITZER JUNIPER	5' HEIGHT 10' SPREAD	DECORATIVE	EXISTING	11
	EXISTING FICUS FUMIDA TO REMAIN	CREeping FIG	15' HEIGHT 10' SPREAD	SCREENING	EXISTING	-
	EXISTING OLEA FRUTICOSA TO REMAIN	CAROLINA JASMINE	20' HEIGHT 10' SPREAD	SCREENING	EXISTING	2

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND 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 SOIRED 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 LANDSCAPE AREAS.
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. CONTRACTOR IS TO FIELD VERIFY EXISTING IRRIGATION SYSTEM IS IN WORKING ORDER. VERIFY PROPER COVERAGE.
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.

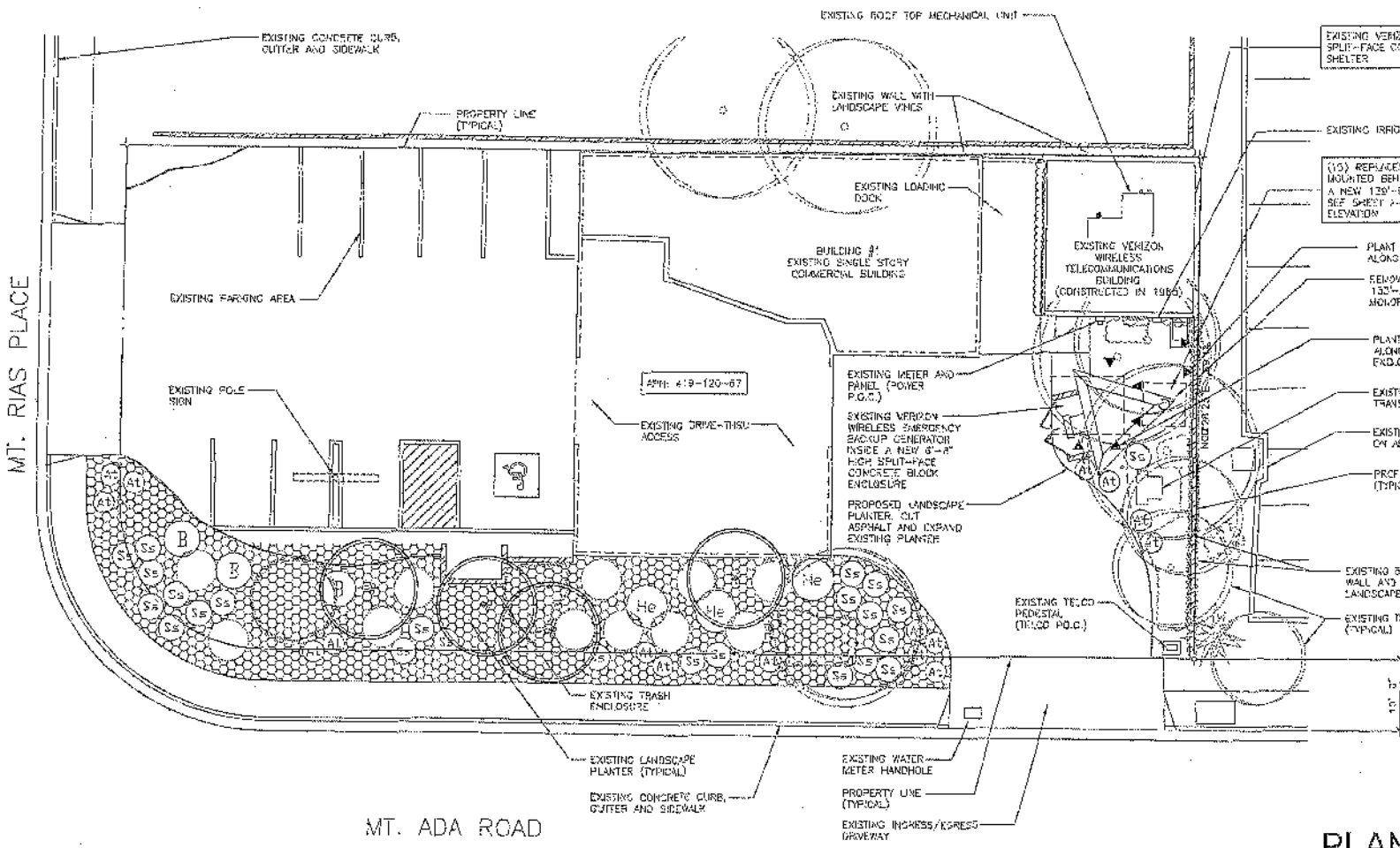
NOTES:
 1. ALL EXISTING PLANTING AND IRRIGATION SHOWN ON THE PLANS IS TO REMAIN.
 2. ANY LANDSCAPING THAT IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND PRIOR TO FINAL INSPECTION.



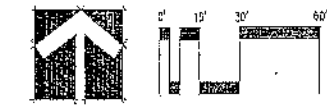
PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IN SUBSTANDARD IN SIZE, QUALITY, OR HEALTH.
3. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
4. PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLAN.
5. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS THOROUGHLY SOAKED PRIOR TO PLANTING.
6. LANDSCAPE CONTRACTOR SHALL REMOVE EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK AND OTHER DEBRIS IN PLANTING AREAS. RAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. EXISTING LANDSCAPING ON AND ADJACENT TO THE SITE SHALL BE PROTECTED BY PLANTS AND SUPPLEMENTED OR REPLACED TO MEET THE SATISFACTION OF THE PLANNING DEPARTMENT.
7. PLANTING PITS SHALL BE TWICE THE CONTAINER WIDTH AND OF EQUAL DEPTH. PLANTING PITS AND PLANTERS SHALL BE BACKFILLED WITH EXISTING SITE SOIL AND 1/4 (BY VOLUME) NITRIFIED TOP SOIL MIX.
8. TREES AND SHRUBS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH 21-GRAM AGRIFORM TABLETS AT THE FOLLOWING RATES:
 - 1 GAL. - 1 TABLET
 - 5 GAL. - 3 TABLETS
 - 15 GAL. - 5 TABLETS
 - 1 TABLET FOR EACH 6" OF BOXED TREE SIZE
 - GROUNDCOVER - (3 GRAM 20-10-5 TABLET)
9. DOUBLE STAKE 15 GALLON AND 24" BOX TREES. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE STABILITY DURING LENGTH OF THE GUARANTEE PERIOD.
10. VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDSPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN A 24 HOUR PERIOD.
11. ALL PLANTING AREAS EXCEPT SLOPES SHALL BE PREPARED BY APPLYING THE FOLLOWING AMENDMENTS TO THE SOIL AND TILLING INTO THE TOP 6" OF SOIL:
 3 CU. YD./1000 S.F. NITRIFIED WOOD SHAVINGS
 100 LBS./1000 S.F. AGRICULTURAL GYPSUM
 25 LBS./1000 S.F. 12-12-12 FERTILIZER
- NOTE: SUBJECT TO CHANGE PER SOIL TEST RECOMMENDATIONS.
12. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE CITY). THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:
 A. ORGANIC MATTER CONTENT
 B. N.P.K.
 C. PH
 D. ED
 E. SOIL TEXTURE (SILT, CLAY, SAND)
 F. RECOMMENDATIONS FOR AMENDMENTS, LEACHING, AND MAINTENANCE
 THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY. POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, AND 90 DAYS AFTER PLANTING.
13. PLANTS SHALL NOT BE PLACED WITHIN 12" OF SPRINKLER HEADS.
14. ROOT BARRIERS (INCLUDING BIO-BARRIERS) SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK. FOR A TOTAL DISTANCE UP TO 10 FEET. ROOT BARRIERS SHALL BE 24" IN DEPTH.
15. GROUNDCOVER SHALL BE PLANTED USING TRIANGULAR SPACING AS NOTED IN LEGEND.
16. PROVIDE A 2" LAYER OF "WALK ON BARK" FOR ALL NON-TURF AREAS LESS STEEP THAN 3:1. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO "BULK DELIVERY" TO SITE.
17. WINES SHALL BE SECURED TO ADJACENT FENCES POSTS OR WALLS USING WINE TIES.
18. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF THREE MONTHS AFTER CITY ACCEPTANCE. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED-FREE. ALL DEAD OR DYING PLANTS SHALL BE REPLACED DURING THE MAINTENANCE PERIOD ACCORDING TO THE SPECIAL PROVISIONS.
19. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES-ONE YEAR, SHRUBS & GROUNDCOVER-SIX MONTHS.
20. THE LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER IN PERPETUITY PER CITY OF SAN DIEGO REQUIREMENTS AND PER THE TERMS OF THE PERMIT.

PROPERTY OWNER (BUCKEL TRUST) IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
 6426 MOUNT ADA ROAD
 SAN DIEGO, CA 92111



PLANTING PLAN



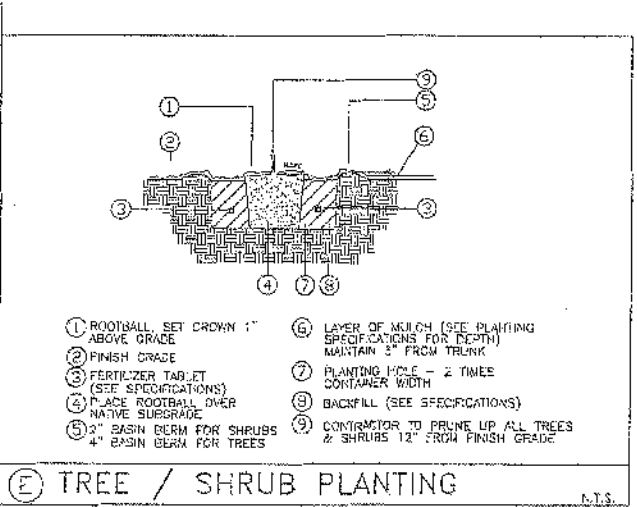
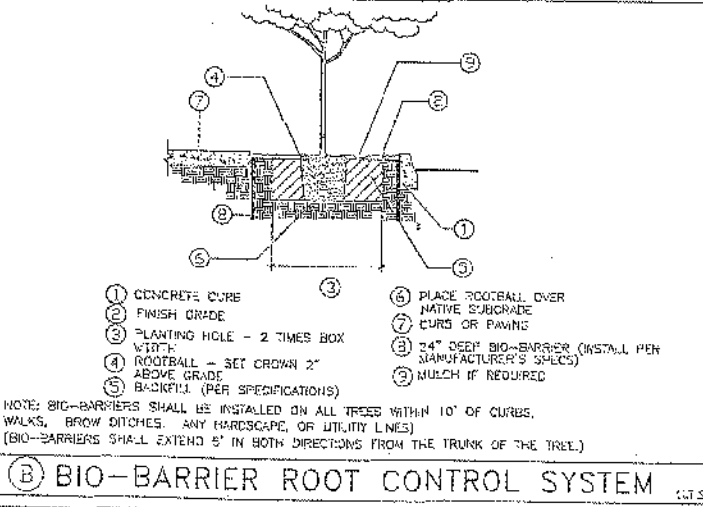
PLANTING LEGEND - TREES

SYM#	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	CUPRESSOCYPRIS LEYLANDII	LEYLAND CYPRESS	24" BOX	4	DOUBLE STAKE

PLANTING LEGEND - SHRUBS / GROUNDCOVER

SYM#	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
He	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	3	
Ss	SALVIA 'SANTA BARBARA'	SANTA BARBARA SAGE	1 GAL.	24	
At	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	16	AVAILABLE THRU RANCHO SERRANO NURSERY
B	BOUDANVILLEA BRASILIENSIS	PURPLE BOUDANVILLEA	5 GAL.	3	PURPLE
▼	FICUS PUMILA	CREeping FIG	5 GAL.	7	
	BACCHARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	PLANTS OR LINERS		12" O.C. TRIANGULAR SPACING

COVERAGE NOTE:
 EQUIPMENT ENCLOSURES SHALL BE SOIL SCREENED WITHIN TWO YEARS OF INSTALLATION WITH A COMBINATION OF PROPOSED AND EXISTING LANDSCAPING.



NOTES:
 1. ALL EXISTING PLANTING AND IRRIGATION SHOWN ON THE PLANS IS TO REMAIN.
 2. ANY LANDSCAPING THAT IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND PRIOR TO FINAL INSPECTION.
 3. CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPLACE EXISTING RAINBIRD ESP CLOCK TO ACCOMMODATE ADDITIONAL VALVES (STATIONS) IF NECESSARY.

Underground Service Alert

 Call: TOLL FREE 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

Booth & Suarez
 ARCHITECTURE INCORPORATED
 325 CARLETON VILLAGE DRIVE, SUITE 97
 CARLSBAD, CA 92008 (760) 431-0474

PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7030

GROVE
 landscape architecture
 design | consulting | project management
 760.559.9757
 www.grove-landscape.com

PROJECT NAME
MT. ADA
 6426 MOUNT ADA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES
 08/23/11 2D SUBMITAL (jeb)
 10/28/11 CITY COMMENTS (jeb)
 01/12/12 CITY RESUBMITAL-2 (dj)
 03/21/12 DESIGN REVISIONS (jeb)
 03/21/12 CITY RESUBMITAL-3 (jeb)
 12/12/12 CITY COMMENTS (jeb)

SHEET TITLE
PLANTING PLAN

PROJECTS \verizon\11017

L-2

Booth & Suarez
 ARCHITECTURE INCORPORATED
 395 CARLSBAD VILLAGE DRIVE SUITE B7
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

P.O. BOX 18707
 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

MT. ADA

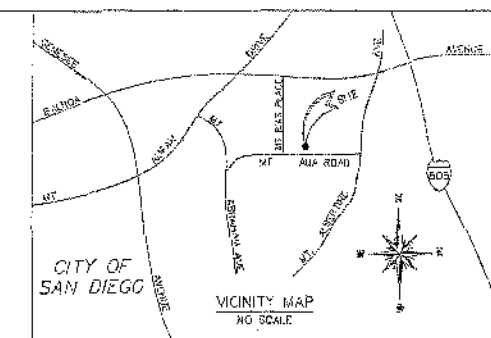
6124 MOUNT ADA ROAD
 SAN DIEGO, CA. 92111
 SAN DIEGO COUNTY

DRAWING DATES

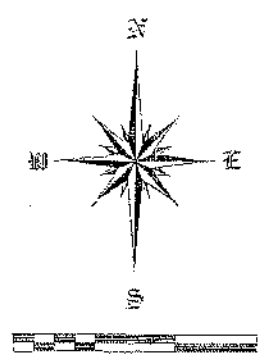
SHEET TITLE

TOWER PROFILE

C-1



COORDINATES:
 LATITUDE: 32°49' 0.354" N
 LONGITUDE: 117°10' 22.394" W
 DATUM: NAD83



- LEGEND:**
- A/C - ASPHALTIC CONCRETE
 - BW - BLOCK WALL
 - E - EAST
 - ET - ELECTRIC TRANSFORMER
 - EP - EDGE OF PAVEMENT
 - FD - FLOOR
 - FL - FLUTE LINE
 - FG - FINISH GRADE
 - FS - FINISH SURFACE
 - L/A - LANDSCAPED AREA
 - LP - EDGE OF CUTTER
 - L&T - LEAD AND TACK
 - L&T&T - LEAD, TACK AND TAG
 - N - NORTH
 - N/S - NORTH/SOUTH
 - RCE - REGISTERED CIVIL ENGINEER
 - S - SOUTH
 - TB - TOP OF BASE
 - TYP - TYPICAL
 - W - WEST
 - CONC - CONCRETE
 - - TREE CANOPY

LEGAL DESCRIPTION:
 PARCEL B OF PARCEL MAP NO. 227, 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, APRIL 7, 1970 AS INSTRUMENT NO. 60371 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 418-120-07-00;
 418-120-08-00

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°28'25"E	69.14'
L2	N50°32'23"E	49.10'
L3	N00°32'08"E	24.00'
L4	N69°27'32"W	23.00'
L5	N00°28'25"E	30.00'
L6	N42°22'17"W	30.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	44°00'00"	20.00'	31.42'

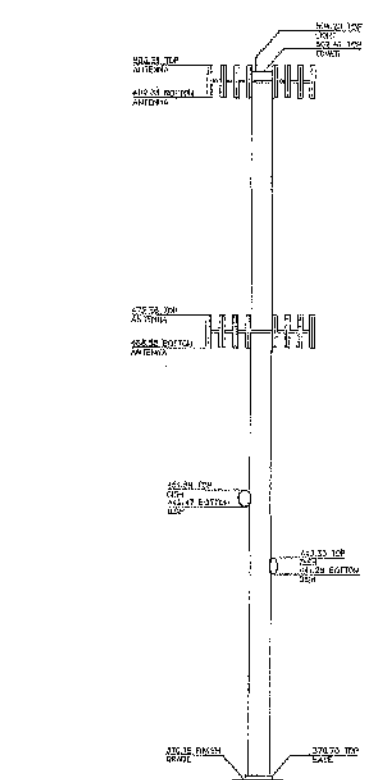
BOUNDARY NOTE:
 THE BOUNDARY SHOWN HEREON IS DERIVED FROM RECORD DATA AND IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY.

DATE OF SURVEY:
 OCTOBER 6, 2011

ASSESSOR'S PARCEL NUMBER:
 APR: 418-120-07-00 & 418-120-08-00

DATUM STATEMENT:
 BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 2011.00, AS DETERMINED THROUGH LOCAL OBSERVATIONS CONSTRAINED TO THE "CORS" "CORS" STATIONS "P422" AND "P423".

BENCHMARKS:
 CITY OF SAN DIEGO BENCHMARK NO. 13633
 DESCRIPTION: BRASS PLUG AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MOUNT AUBREY AVENUE AND BALBOA AVENUE.
 ELEVATION: 308.235
 DATUM: MEAN SEA LEVEL



TOWER PROFILE
 SOUTHEAST ELEVATION
 NOT TO SCALE

ITEMS CORRESPONDING TO SCHEDULE "B":
 BY: LAWYERS TITLE COMPANY TITLE NO.: 06003830-10
 4100 NEWPORT PALCE DRIVE TITLE OFFICER: CHRIS MAZAR
 SUITE 120 DATED: AUGUST 24, 2011
 NEWPORT BEACH, CA 92660 (949) 724-3170

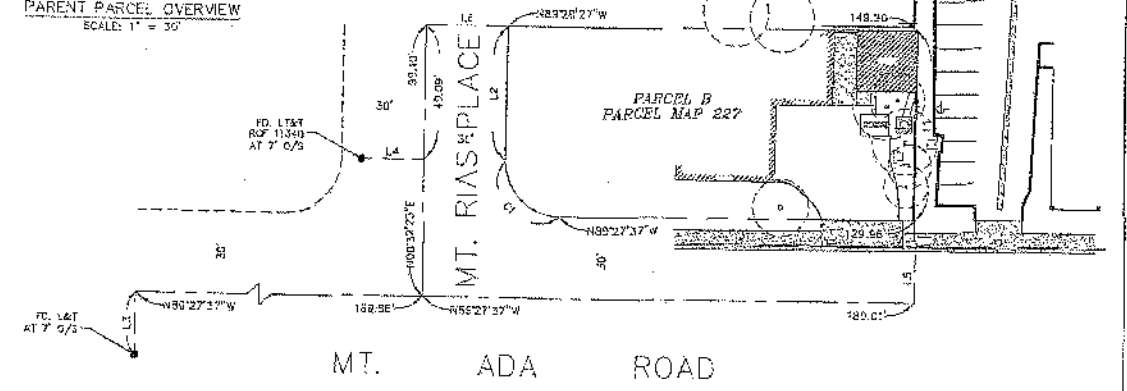
THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN PROVISIONS THAT AFFECT THE SUBJECT PROPERTY. COMMENTS MUST BE REVIEWED TO DISPERN SPECIFICS.

- 2 AN UNRECORDED SUBLEASE DISCLOSED BY THE MEMORANDUM RECORDED APRIL 21, 1992 AS INSTRUMENT NO. 32-172807 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 3 THE TERMS CONTAINED IN THE CONDITIONAL USE PERMIT 03-0628 AS DISCLOSED BY INSTRUMENT RECORDED MARCH 4, 1995 AS INSTRUMENT NO. 05-074748 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 4 AN EASEMENT FOR INGRESS AND EGRESS RECORDED MAY 2, 1994 AS INSTRUMENT NO. 55-163723 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION IS NOT DISCLOSED OF RECORD AND IT IS NOT PLOTTED HEREON.
- 5 AN UNRECORDED SUBLEASE DISCLOSED BY THE MEMORANDUM RECORDED NOVEMBER 20, 2000 AS INSTRUMENT NO. 2000-0544576 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #3 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.

PROFESSIONAL LAND SURVEYOR
 JEFFERY L. HANES
 EXP. 12/31/2012
 No. 68776
 STATE OF CALIFORNIA

PARENT PARCEL OVERVIEW
 SCALE: 1" = 30'



PROJECT AREA DETAIL
 SCALE: 1" = 10'

