



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: FEBRUARY 7, 2024 REPORT NO. HO-24-008

HEARING DATE: FEBRUARY 14, 2024

SUBJECT: VERIZON NIMITZ, Process Three Decision

PROJECT NUMBER: [PRJ-1055823](#)

OWNER/APPLICANT: The Rector, Wardens and Vestrymen of All Souls' Parish, Point Loma, San Diego, Owner, and Verizon Wireless, Permittee

SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 1475 Catalina Boulevard within the Peninsula Community Plan Area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 3150574.

Community Planning Group Recommendation: On November 17, 2022, the Peninsula Community Planning Group voted 12-0-0 to recommend approval of the proposed project without conditions. (Attachment 9).

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15302 (Replacement or Reconstruction). The environmental exemption determination for this project was made on April 28, 2023, and the opportunity to appeal that determination ended May 12, 2023 (Attachment 7).

Fiscal Considerations: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project application is for a wireless communication facility and is not associated with residential development.

BACKGROUND

The Verizon Nimitz (Project) proposes the modification of a WCF by Verizon Wireless. The existing wireless facility conceals 12 rooftop panel antennas and 9 Remote Radio Units (RRUs) behind existing Fiberglass Reinforced Plastic (FRP), which is located on top of the building within an existing dormer and faux chimney. Additionally, the Project includes modifications to ancillary equipment which supports the WCF. Equipment continues to operate inside an existing 209-square-foot enclosure located on the ground level.

The WCF is located on a site containing a church and associated buildings at 1475 Catalina Boulevard in the Residential Single Unit Zone (RS-1-7) zone, the Coastal Height Limit Overlay Zone and Federal Aviation Administration (FAA) Part 77 Noticing Area of the Peninsula Community Plan area. The previous approval for this site included a Conditional Use Permit No. 661262 and Planned Development Permit No. 661263 approved by Development Service on July 16, 2009 to install twelve (12) antennas consisting of three (3) antenna sectors with four (4) antennas each. Two (2) sectors are located within a new faux chimney and one (1) sector is located within a new dormer. The purpose and intent of an expiration date is to allow the City to analyze the WCF design with the current surrounding development and upgrade the WCFs to address any advancements in designs and innovations. To continue the use of the WCF, this new application was created on March 25, 2022. The Project's CUP permit will include a 10-year expiration date. This is a collocation site. Dish, AT&T and Sprint/T-Mobile are all present and continue to operate on the proposed site.

DISCUSSION

Project Description:

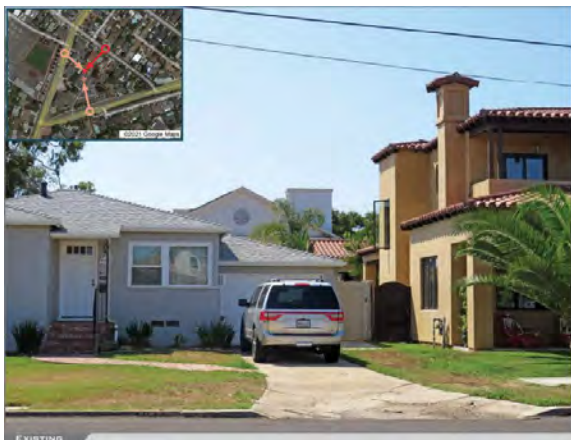
The Project proposes the continued use of a WCF by Verizon Wireless. The Project consists of replacing six (6) existing panel antennas and retaining six (6) existing panel antennas for a total of twelve (12) panel antennas. The Project is also installing six (6) new RRUs, relocating three (3) existing RRUs and retaining six (6) existing RRUs with a total of fifteen (15) RRUs. Also, the Project is installing four (4) new raycaps and retaining two (2) existing raycaps with a total of six (6) raycaps. Additionally, the Project includes modifications to ancillary equipment to support the WCF. The antenna level equipment is concealed behind existing FRPs, located on top of the building within an existing dormer and faux chimney. The existing FRPs are maintained and are in good condition; no replacement FRPs are required. The existing FRPs are painted and textured to match adjacent building surfaces. If necessary, these surfaces should be re-painted/re-textured to retain consistency. The ancillary equipment continues to operate inside an existing 209-square foot enclosure located on the ground level.



(Figure No. 1)



(Figure No. 2)



(Figure No. 3)

Figure No. 1 is a photo simulation of the existing dormer looking north from Chatsworth Boulevard. The existing dormer is concealing four (4) antennas, five (5) RRUs and one (1) raycap. Figure No. 2 is a photo simulation of the existing faux chimney looking Southeast from Catalina Boulevard. It is concealing four (4) antennas, five (5) RRUs and one (1) raycap. Figure No. 3 is a photo simulation of the same existing faux chimney as Figure No. 2 but looking southeast from Orchard Boulevard. It consists of four (4) antennas, five (5) RRUs, and one (1) raycap.

WCFs are permitted in all zones Citywide with the appropriate permit process. [Council Policy 600-43](#) assigns preference location levels for where WCFs are located within different land uses, with Preference Location 1 being the most preferred and Preference Location 4 the least preferred. Preference 1 Locations generally include non-residential land uses and zones and are permitted ministerially. Preference 4 Locations include residential land uses in residential zones and require a Process Four Planning Commission approval. The Project is located in the RS-1-7 zone, a residential zone, however, it is on a church religious facility premise that does not contain residential development and is considered a Preference 3 Location.

The WCF has been located on the project site since 2009. This site provides coverage for Verizon Wireless customers in this primarily residential area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon Wireless. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation of the WCF. A degradation of the existing service could have a significant impact on adjacent customers and essential emergency communication services. No significant changes have occurred on site or in the surrounding neighborhood and the location remains an appropriate site for wireless facilities. Therefore, the proposed use is appropriate at the proposed location.

Pursuant to San Diego Municipal Code (SDMC) [Section 141.0420\(c\)\(1\)\(A\)\(i\)](#), the Project requires a CUP, Process 3, Hearing Officer approval as the Project is located in a residential zone on a premises that does not contain residential development but is located less than 100 feet from a residential property. Communication antennas are permitted in all zones Citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view. The existing building envelope and existing FRP will remain the same with no new modifications and no visual changes. No alterations are proposed to the exterior, and rooftop antennas and associated equipment are all behind the existing FRP enclosure, concealed from view.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report dated July 14, 2022, from Pramira was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers. The report will be stamped as Exhibit "A" and provided within the project file.

Community Plan Analysis:

The Peninsula Community Plan does not address communication antennas. However, the City of San Diego's General Plan ([UD-A.15](#)) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed aesthetically pleasing and respectful of the neighborhood context. Furthermore, the General Plan states that equipment associated with wireless facilities shall be concealed from view. The Project's rooftop antennas and associated equipment are screened within the existing dormer and faux chimney, which is well integrated with the existing architecture of the building. The Peninsula Community Plan designates the Project site as Single-Family Residential land use with a density of 9 dwelling units per acre. However, the site is developed as a church, and the existing dormer and faux chimney are aesthetically pleasing as they were designed to match the existing church building, which integrates effectively with the neighborhood. As a result, the design of the WCF will respect its neighborhood context and minimize any potential visual impacts.

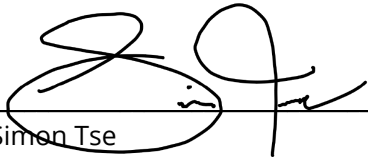
Conclusion:

The Project's design effectively integrates with the architecture of the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the [Wireless Design Guidelines](#) and [Council Policy 600-43](#). City staff has prepared a draft permit with conditions of approval and draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3150574 (Attachments 4 and 5).

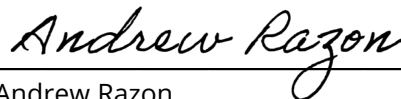
ALTERNATIVES

1. Approve CUP No. 3150574, with modifications; or
2. Deny CUP No. 3150574, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Simon Tse
Supervising Development Project Manager
Development Services Department

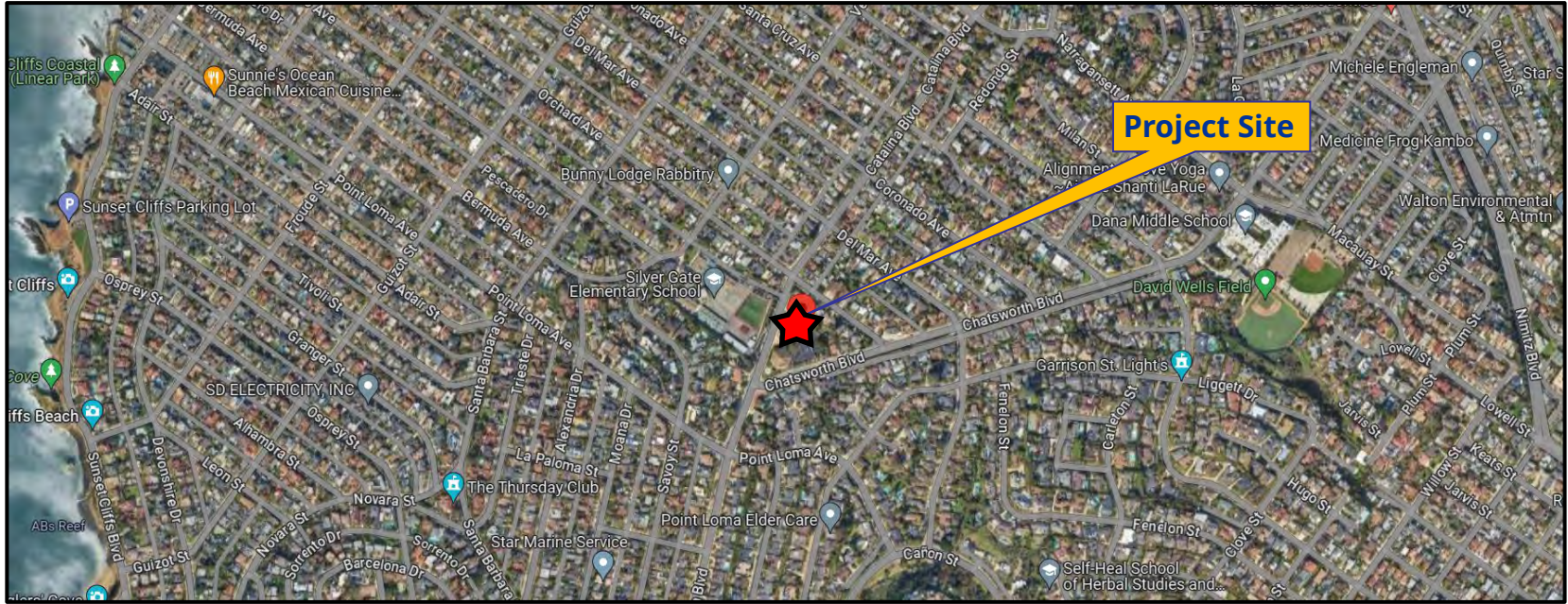


Andrew Razon
Development Project Manager
Development Services Department

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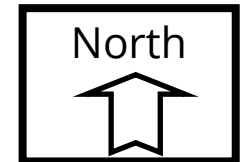
Attachments:

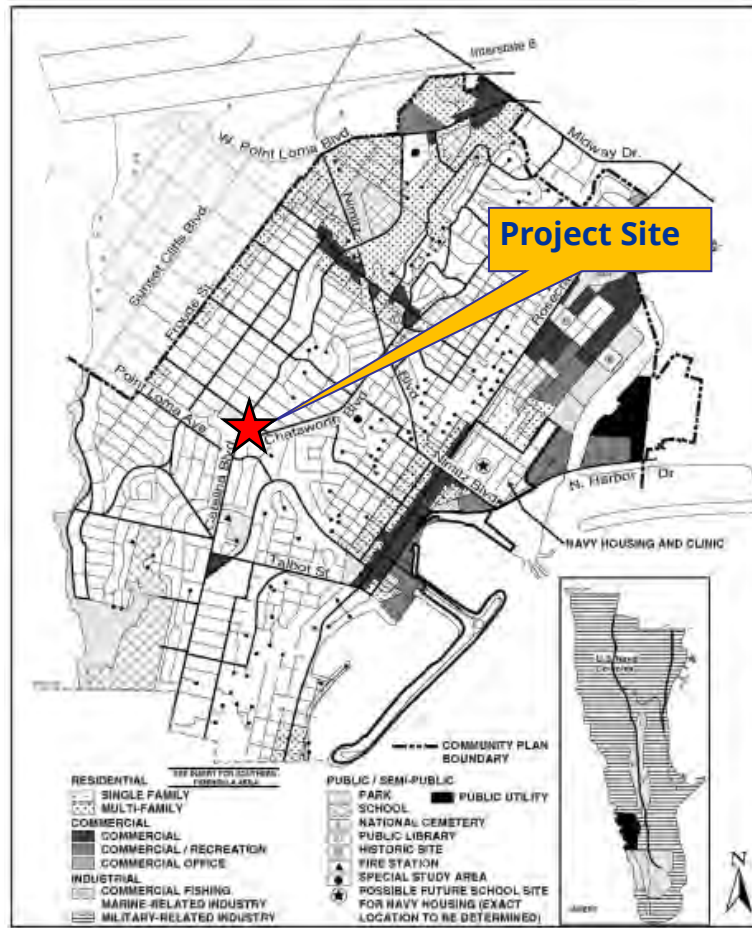
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Community Planning Group Recommendation
10. Photo Survey
11. Photo Simulations
12. Project Plans



Aerial Photograph

Verizon Nimitz Project No. 1055823
1475 Catalina Blvd





Land Use
Peninsula Community Plan
 CITY OF SAN DIEGO • PLANNING DEPARTMENT

figure
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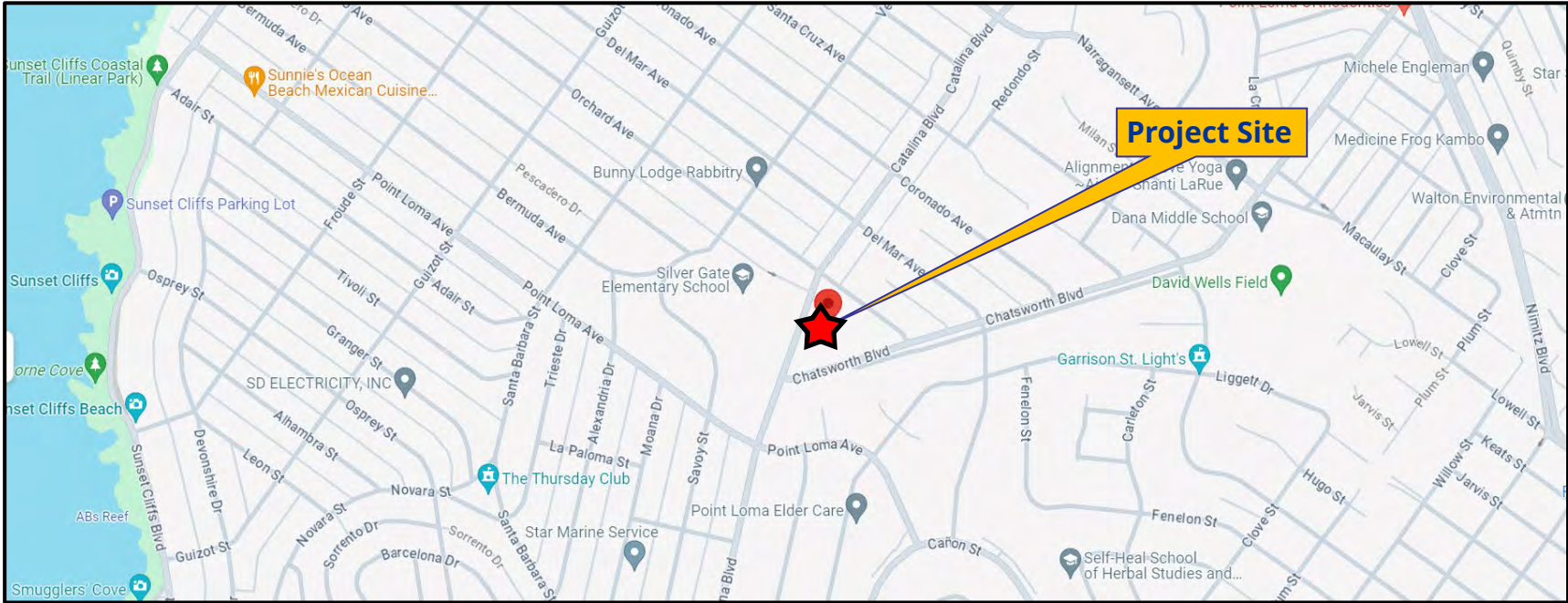
5. Land Use Plan



Peninsula Community Land Use Map

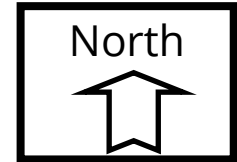
Verizon Nimitz Project No. 1055823
1475 Catalina Blvd





Project Location Map

Verizon Nimitz Project No. 1055823
1475 Catalina Blvd



HEARING OFFICER RESOLUTION NO. ____
CONDITIONAL USE PERMIT NO. 3150574
VERIZON NIMITZ - PROJECT NO. 1055823

WHEREAS, THE RECTOR, WARDENS AND VESTRYMEN OF ALL SOULS' PARISH, POINT LOMA, SAN DIEGO, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 3150574;

WHEREAS, the project site is located at 1475 Catalina Boulevard in the Residential Single Unit Zone (RS-1-7) zone, the Coastal Height Limit Overlay Zone and FAA Part 77 Noticing Area of the Peninsula Community Plan area;

WHEREAS, the project site is legally described as Lots 1 to 5 inclusive in Block 49 of Point Loma Heights according to Map thereof No. 1106;

WHEREAS, on April 28, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 14, 2024, the Hearing Officer of the City of San Diego considered CUP No. 3150574 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP No. 3150574:

A. CONDITIONAL USE PERMIT [SAN DIEGO MUNICIPAL CODE (SDMC) Section 126.0305]**1. Findings for all CUP Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The Verizon Nimitz (Project) proposes the modification of a WCF by Verizon Wireless. The project consists of replacing six (6) existing rooftop panel antennas and installing six (6) new Remote Radio Units (RRUs), four (4) new raycaps and relocating three (3) existing RRUs. Additionally, the Project includes modifications to ancillary equipment that supports the WCF. The antenna level equipment is concealed behind existing Fiberglass Reinforced Plastic (FRP), which is located on top of the building within an existing dormer and faux chimney. Ancillary equipment continues to operate inside an existing 209-square-foot enclosure located on the ground level.

The project is located in the Peninsula Community Plan area. The Peninsula Community Plan does not address communication antennas as a specific land use. However, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The Project's rooftop antennas and associated equipment are screened within the existing dormer and faux chimney, which is well integrated with the existing architecture of the building and any potential visual impacts will be minimized. The Peninsula Community Plan designates the Project site as Single-Family Residential land use with a density of 9 dwelling units per acre. However, the site is developed as a church and the existing dormer and faux chimney are aesthetically pleasing as they were designed to match the existing church building, which integrates effectively with the neighborhood. As a result, the design of the WCF will respect its neighborhood context.

The proposed antennas and equipment associated with this facility are located within the existing dormer and faux chimney on the roof of the existing building. They are screened behind existing Fiberglass Reinforced Plastic (FRP). The existing FRPs are maintained and are in good condition, and no replacement FRPs are required. The existing FRPs are painted and textured to match adjacent building surfaces. If necessary, these surfaces should be repainted/retextured to retain consistency. Ancillary equipment associated with the antennas is located in an existing 209-square foot equipment enclosure located at grade.

Pursuant to the San Diego Municipal Code (SDMC) (Section 141.0420), WCFs are permitted in all zones Citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. In accordance with SDMC 141.0420(c)(1), the Project is being processed as a CUP because of its location in a residential land use and zone on a premises that does not

contain residential development but is located less than 100 feet from the property line of a premises with a dwelling unit.

As a result, the design of the WCF is consistent with the Peninsula Community Plan and General Plan. The Project has been designed to architecturally integrate into the building and has camouflaged the antennas to be concealed from view. The project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan. The proposed development would not adversely affect the Peninsula Community Plan or the City of San Diego General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Project's CUP includes conditions of approval that require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. This includes, but not limited to, height limitation, concealment requirements, and electromagnetic fields controls. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The previous approval for this site includes CUP No. 661262 and Planned Development Permit (PDP) No. 661263 approved by Development Service on July 16, 2009. The WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon Wireless. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation of the WCF. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report dated July 14, 2022, from Pramira was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers. The Report will be stamped as Exhibit "A" and provided within the project file.

The Project includes conditions of approval, demonstrated coverage area and provides compliance with FCC regulations and therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The Project proposes the continued use of a WCF by Verizon Wireless. The Project complies with the City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-7 Zone.

In accordance with SDMC 141.0420(c)(1), the Project is being processed as a CUP because of its location in a residential zone on a premises that does not contain residential development but is located less than 100 feet from the property line of a premises with a dwelling unit. There are no deviations required for this Project. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards. Therefore, the proposed development complies with the regulations of the Land Development Code.

d. The proposed use is appropriate at the proposed location.

WCFs are permitted in all zones Citywide with the appropriate permit process. Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 Locations being the most preferred and Preference Location 4 the least preferred. Preference Location 1 generally includes non-residential uses and zones and are permitted ministerially. Preference 4 locations include residential uses in residential zones and require a Process Four approval. This Project is located in the RS-1-7 zone, a residential single unit zone, however, it is on a church premises that does not contain residential development and is considered a Preference 3 Location. The WCF is existing at this location and has been there since 2009. No significant changes have occurred on site or in the surrounding neighborhood and the location remains an appropriate site for wireless facilities. Therefore, the proposed use is appropriate at the proposed location.

WCF's are required to blend in and camouflage with areas where they are proposed. One way WCF's can achieve this design requirement is through architectural integration. In this case, the installation of six (6) new panel antennas and six (6) new RRUs will be concealed within an existing dormer and faux chimney. Both the existing dormer and faux chimney will utilize FRP, which is painted and textured to match the existing building. Ancillary equipment is located in an existing 209-square foot equipment enclosure located at grade. The existing dormer and faux chimney will remain unchanged and there will be no visual change to the building. This is a residential zone developed as a church and the existing dormer and faux chimney are aesthetically pleasing as they were designed to match the existing church building, which integrates effectively with the neighborhood. As a result, the design of the WCF will respect its neighborhood context. Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in

the SDMC. Therefore, the proposed development is appropriate at the proposed location.

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, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 3150574 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3150574, a copy of which is attached hereto and made a part hereof.

Andrew Razon
Development Project Manager
Development Services

Adopted on: February 14, 2024

IO#: 11003679

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3150574
VERIZON NIMITZ PROJECT NO. 1055823
HEARING OFFICER

This Conditional Use Permit (CUP) No. 3150574 is granted by the Hearing Officer of the City of San Diego to The Rector, Wardens and Vestrymen of All Souls' Parish, Point Loma, San Diego, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The site is located at 1475 Catalina Boulevard in the RS-1-7 zone of the Peninsula Community Plan area. The project site is legally described as: Lots 1 to 5 inclusive in Block 49 of Point Loma Heights according to Map thereof No. 1106.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 14, 2024, on file in the Development Services Department.

The project shall include:

- a. The project consists of replacing six (6) existing panel antennas and installing six (6) new Remote Radio Units (RRUs), four (4) new raycaps and relocating three (3) existing RRUs; and
- b. Associated auxiliary equipment located in an existing 209-square-foot enclosure located on the ground level; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1

of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 28, 2027.

2. This CUP and corresponding use of this site shall expire on **February 14, 2034**. 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 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.

4. 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.

5. 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.

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

7. 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.).

8. 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.

9. 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.

10. 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.

11. 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.

12. No later than ninety (90) days prior to the expiration of this approval, the Permittees may submit a new application to the Development Services Department 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.

13. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Owner/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, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

PLANNING/DESIGN REQUIREMENTS:

16. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials, and texture. Any future modifications to this permit must not defeat concealment.

17. The existing faux chimney and dormer shall be painted and textured to match existing architectural elements on the building, to the satisfaction of the Development Services Department. If necessary, these surfaces should be repainted/retextured to retain consistency.

18. Fiberglass-Reinforced Plastic (FRP) panels should be textured and painted to match adjacent building faces at all times. Paint and texture should match completely.

19. There should be no noticeable transitions between FRP and adjacent surfaces at any time, be they paint, texture, or seam.

20. No overhead cabling is permitted.

21. The WCF shall conform to the approved construction plans.

22. Photo simulations shall be printed in color on the construction plans.

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

24. The Owner/Permittee shall install and maintain appropriate warning signage and barriers on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

25. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, the Owner/Permittees shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

26. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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.

27. All facilities and related equipment shall be maintained in good working order. 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, in which case, the removal and the restoration of this site to its original condition is required.

29. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 14, 2024, and Approved Resolution Number _____.

ATTACHMENT 5

Conditional Use Permit No.: 3150574
Date of Approval: February 14, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Andrew Razon
Development Project Manager

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

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

The Rector, Wardens and Vestrymen of All Souls' Parish, Point Loma, San Diego
Owner

By _____
NAME
TITLE

Verizon Wireless
Permittee

By _____
NAME
TITLE

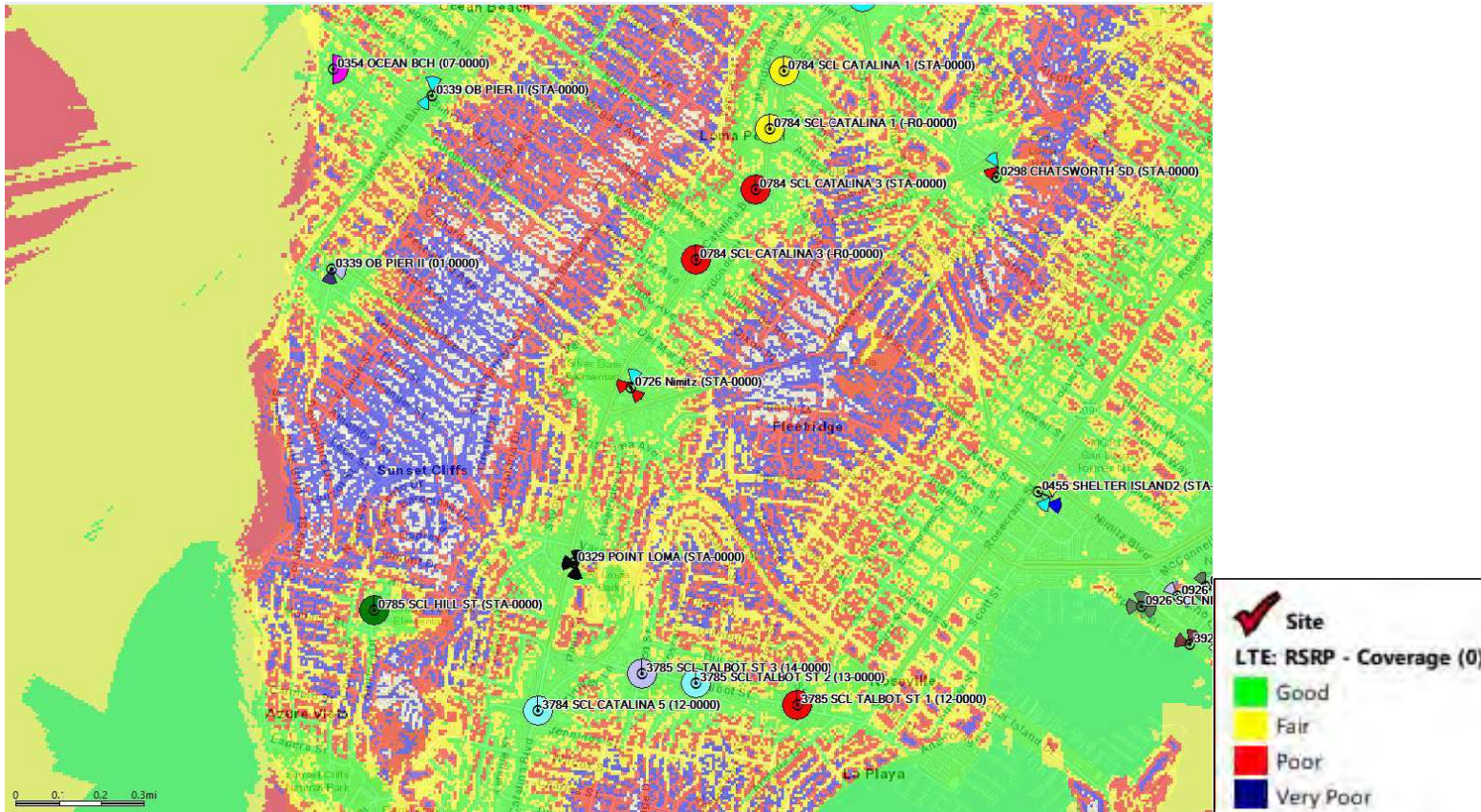
NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

Coverage Without Site = Nimitz



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Coverage With Site = Nimitz



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



THE CITY OF SAN DIEGO

Date of Notice: April 28, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 11004545

PROJECT NAME / NUMBER: Catalina Boulevard WCF/1055823

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 1475 Catalina Boulevard, San Diego, CA 92107

PROJECT DESCRIPTION: Conditional Use Permit (CUP) to replace and install (6) new panel antennas, relocate (9) vertical mount pipes, install (3) 78-inch-long STD face horizontal mount pipes, install a new 600A power plant with (6) rectifiers, remove existing 400A power plant with rectifiers and install (3) DC up converters. The property is located at 1475 Catalina Boulevard in the RS-1-7 residential zone of the Peninsula Community Planning area, and Council District 2. The WCF is unmanned and is not for human habitation.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). Section 15302 allows for the replacement or reconstruction of existing facilities involving negligible or no expansion of capacity. Since the project would be replacing existing equipment with new equipment at an existing WCF, the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur. Furthermore, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Ian Heacox
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5338/ iheacox@sandiego.gov

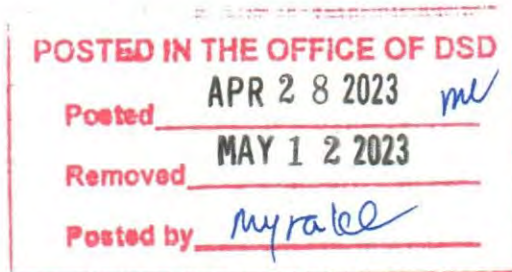
On April 28, 2023 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within 10 business days from the date of the posting of this Notice (May 12, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) **Appeals filed via E-mail:** The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) **Appeals filed in person:** Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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





**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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 _____

Project Title: Nimitz **Project No. For City Use Only:** _____

Project Address: 1475 Catalina Blvd
San Diego, CA 92107-3763

Specify Form of Ownership/Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: All Souls' Episcopal Church Owner Tenant/Lessee Successor Agency
Street Address: 1475 Catalina Blvd
City: San Diego State: CA Zip: 92107
Phone No.: 619-223-6394 Fax No.: N/A Email: office@allsoulspepiscopal.org
Signature: Linda B. Parker (senior warden) Date: 11/12/2021
Additional pages Attached: Yes No

Applicant

Name of Individual: Greg Macias- Representing Verizon Wireless Owner Tenant/Lessee Successor Agency
Street Address: 3300 Irvine Avenue Suite 300
City: Newport Beach State: CA Zip: 92660
Phone No.: 760-492-7493 Fax No.: _____ Email: gregory.macias@smartlinkgroup.com
Signature: _____ Date: _____
Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form	
	Project Name: 1475 Catalina Blvd *		Project Number: PRJ 1055823 *	
Community: Peninsula ✓				
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.				
<input checked="" type="radio"/> * Vote to Approve <input type="checkbox"/> * Vote to Approve with Conditions Listed Below <input type="checkbox"/> * Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> * Vote to Deny			Date of Vote: <input type="calendar"/> November 17, 2022*	
# of Members Yes 12		# of Members No 0		# of Members Abstain 0
Conditions or Recommendations:				
<input type="checkbox"/> * No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Joe Holasek *				
TITLE: Project Review Chair *			DATE: <input type="calendar"/> November 20, 2022 *	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				



VIEW 1

LOOKING NORTH FROM PARKING LOT



VIEW 2

LOOKING SOUTH FROM SITE



VIEW 3

LOOKING WEST FROM PARKING LOT



VIEW 4

LOOKING EAST FROM SITE



VIEW 5

LOOKING SOUTH FROM PROPERTY



VIEW 6

LOOKING NORTH FROM SITE



VIEW 7

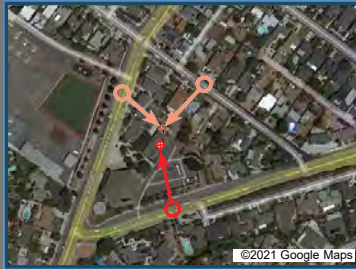
LOOKING EAST FROM PROPERTY



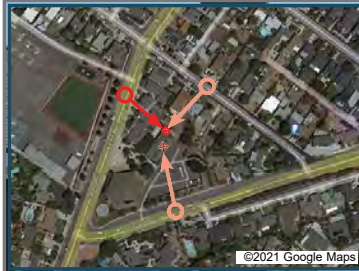
VIEW 8

LOOKING WEST FROM SITE

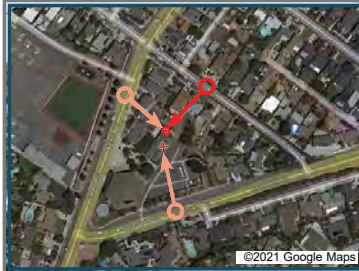
VIEW 1



LOOKING NORTH FROM CHATSWORTH BOULEVARD



PROPOSED LOOKING SOUTHEAST FROM CATALINA BOULEVARD



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM ORCHARD AVENUE



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



3300 IRVINE AVE. SUITE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

PROJECT: SUB6, CBRS & LTE
SITE NAME: NIMITZ
SITE TYPE: ROOFTOP

SITE ADDRESS: 1475 CATALINA BLVD
SAN DIEGO, CA 92107
COUNTY: SAN DIEGO
JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION

VERIZON PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING AS PER RFDS VERSION N/A DATED 07/26/2021.

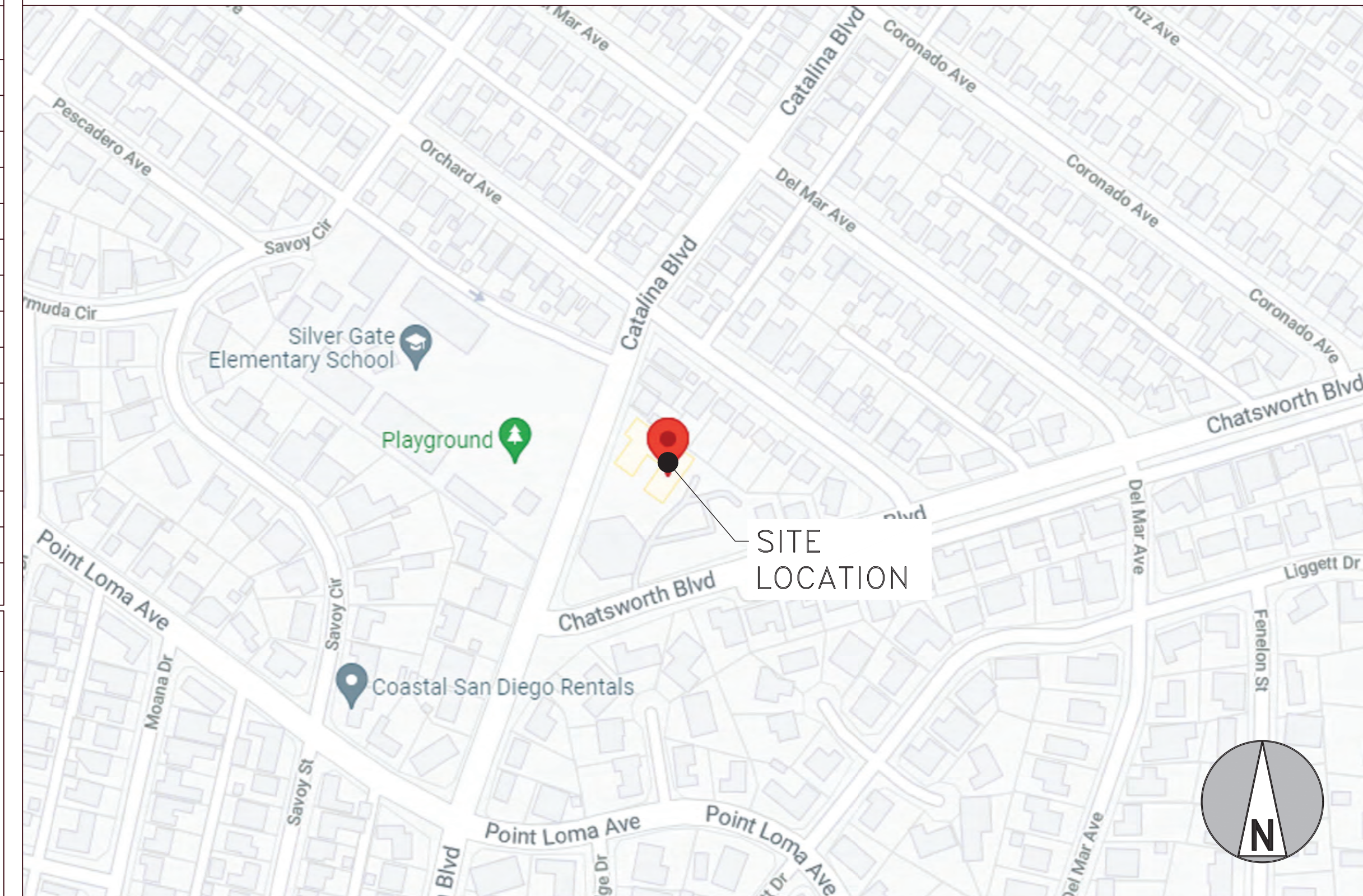
1. REMOVE (2) JMA - X7CQAP-465-VR0 AT GAMMA SECTOR
2. REMOVE (4) JMA - X7CQAP-465-VR4 AT ALPHA & BETA SECTOR
3. INSTALL (3) NHHSS-65A-R2B, (1) PER SECTOR FOR ALPHA, BETA AND GAMMA
4. INSTALL (3) NHHSS-65A-R3B, (1) PER SECTOR FOR ALPHA, BETA AND GAMMA
5. INSTALL (3) 4408 B48 RRUs NEAR ANTENNAS, (1) PER SECTOR
6. INSTALL (3) 8863 RRUs NEAR ANTENNAS, (1) PER SECTOR
7. INSTALL (4) 3315 RAYCAP, (2) IN SHELTER & (2) NEAR ANTENNA
8. INSTALL (2) 6x12 HYBRID CABLES
9. REMOVE (E) 400A POWER PLANT WITH (4) (E) RECTIFIERS
10. INSTALL (N) 600A DC POWER PLANT WITH (6) (N) RECTIFIERS IN (E) CABINET
11. RELOCATE (3) 4449 RRHS FROM EQUIPMENT TO ANTENNA LEVEL
12. INSTALL (3) DC UP-CONVERTERS IN DC POWER PLANT

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	1
GN-1	GENERAL NOTES	1
L-1	LETTER OF AUTHORIZATION	0
A-1	SITE PLAN	1
A-2	ROOF PLAN	1
A-3	EQUIPMENT LAYOUT	1
A-4	ANTENNA LAYOUT	1
A-5	ANTENNA SCHEDULE	1
A-6 TO A-9	BUILDING ELEVATIONS	1
D-1 TO D-2	DETAILS	1
E-1	SINGLE-LINE DIAGRAM & AC PANE SCHEUDLES	1
P-1	PHOTO SIMULATIONS	1
P-2	PHOTO SIMULATIONS	1
P-3	PHOTO SIMULATIONS	1

NOTE:
DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY.

VICINITY MAP



PROJECT INFORMATION

PROPERTY OWNER: RECTOR WARDENS AND VASTRYMEN OF ALL SOULS
ADDRESS: PARISH POINT LOMA
1475 CATALINA BLVD
SAN DIEGO, CL 92107
CONTACT: REVERENED MICHAEL B RUSSELL
PHONE: (619) 223-6394
SITE ADDRESS: 1475 CATALINA BLVD
SAN DIEGO, CA 92107
COUNTY: SAN DIEGO
ZONING JURISDICTION: CITY OF SAN DIEGO
ZONING CLASSIFICATION: RS-1-5
CURRENT USE: UNMANNED TELECOMMUNICATION FACILITY
PROPOSED USE: UNMANNED TELECOMMUNICATION FACILITY
PARCEL NUMBER (APN): 530-142-20-00
TYPE OF CONSTRUCTION: VB
OCCUPANCY GROUP: U
PROJECT VALUATION: \$40,000
STRUCTURE TYPE: ROOFTOP
STRUCTURE HEIGHT: 28'-11"
SITE COORDINATES: 32.731528 / 32° 43' 53.5008" N (LATITUDE)
-117.242219 / 117° 14' 31.9884" W (LONGITUDE)
COORDINATE TYPE: NAD 83

PROJECT TEAM

PROJECT MANAGER:
SMARTLINK, LLC
3300 IRVINE AVE,
SUITE #300
NEWPORT BEACH, CA 92660
CONTACT: VERONICA ARVIZU
PHONE: (858) 602-6380

SITE ACQUISITION:
SMARTLINK, LLC
3300 IRVINE AVE,
SUITE #300
NEWPORT BEACH, CA 92660
CONTACT: VERONICA ARVIZU
PHONE: (858) 602-6380

APPLICANT:
VERIZON
15505 SAND CANYON AVENUE,
IRVINE, CA 92618
OFFICE: (949) 286-7000

ARCHITECTURAL & ENGINEERING:
TRYLON TSF
1825 W. WALNUT HILL LANE,
SUITE 120
IRVING, TX 75038
CONTACT: MIKE MOORE
PHONE: 1 (855) 669-5421
EMAIL: MIKE.MOORE@TRYLON.COM

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATION THEY MAY IMPOSE.

RF ENGINEER: _____ DATE: _____
A&E VENDOR: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
CONSTRUCTION MANAGER: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
ZONING: _____ DATE: _____
PROJECT MANAGER: _____ DATE: _____

DRIVING DIRECTIONS

- DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:
1. HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD
 2. MAKE A U-TURN AT MCCAIN RD
 3. SLIGHT RIGHT TOWARD NIMITZ BLVD
 4. MERGE WITH NIMITZ BLVD
 5. TURN LEFT ONTO CHATSWORTH BLVD
 6. TURN RIGHT, SLIGHT LEFT DESTINATION WILL BE ON THE LEFT

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

1. 2019 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
2. 2019 CALIFORNIA BUILDING CODES
3. 2019 CALIFORNIA MECHANICAL CODES
4. 2019 CALIFORNIA ELECTRICAL CODES
5. 2019 CALIFORNIA PLUMBING CODES
6. 2019 CALIFORNIA FIRE CODE
7. ANSI / TIA-222 H
8. LOCAL BUILDING CODES
9. CITY/COUNTY ORDINANCES



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SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
0	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

TITLE SHEET

SHEET NO.

T-1

ABBREVIATIONS, SITE LEGENDS & SYMBOLS

ABBREVIATIONS

A.B.	ANCHOR BOLT
AC	ALTERNATE CURRENT/AIR CONDITIONER
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BATT.	BATTERY
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BRKR.	BREAKER
BTWC.	BARE TINNED COPPER WIRE
BTS.	BASIC TRANSMISSION SYSTEM
B/U	BACK-UP CABINET
C	CONDUIT
CAB.	CABINET
CB.	CIRCUIT BREAKER
CB.P.	CAST IN PLACE
CKT.	CIRCUIT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT (JAMB BLOCKS)
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DC	DIRECT CURRENT
DEM.	DEMAND
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EAG.	EMERGENCY GENERATOR RECEPTACLE
ELEV.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENCL.	ENCLOSURE
ENG.	ENGINEER
EQ.	EQUAL
EXST.(E)	EXISTING
F.A.	FIRE ALARM
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FLUOR	FLUORESCENT
FDN.	FOUNDATION
FT.(')	FOOT (FEET)
FTG.	FOOTING
FU	FUSE
GR	GROUNDED (CABINET)
GA.	GAUGE
GEN.	GENERATOR
GL.	GALVANIZE(D)
GRD.	GROUND
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
GSM	GLOBAL SYSTEM MOBILE (2G+)
HT.	HEIGHT
IN.(')	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(TUDINAL)
LTE	LONG TERM EVOLUTION (4G)
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTG.	MOUNTING
N	NEUTRAL
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
OH	OVERHEAD
OPNG.	OPENING
PCS	PERSONAL COMMUNICATION SERVICES
PH	PHASE
PLY.	PLYWOOD
PNLBD	PANELBOARD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
PRI	PRIMARY
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
RBS	RADIO BASE STATION (BASE STATION 3G NETWORKS)
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D.	REQUIRED
RRU	REMOTE RADIO UNIT (RADIO TRANSCEIVER)
SAF.	SAFETY
SCH.	SCHEDULE
SEC	SECONDARY
SHT.	SHEET
SIM.	SIMILAR
S.N.	SOLID NEUTRAL SPECIFICATION(S)
SPEC.	SPECIFICATION(S)
SO.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SURF.	SURFACE
SW	SWITCH
TEL.	TELEPHONE
TEMP.	TEMPORARY
THK.	THICK(NESS)
	TOWER MOUNTED AMPLIFIER
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY INC.
UMTS	UNIVERSAL MOBIL TECH. SYSTEM (3G MOBILE TECH.)
V.I.F.	VERIFY IN FIELD
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE
CL	CENTERLINE
P	PLATE, PROPERTY LINE

SITE LEGENDS

---	CENTERLINE
---	PROPERTY/LEASE LINE
---	GROUND CONDUCTOR
---	COAXIAL CABLE
---	CHAIN LINK FENCING
---	OVERHEAD TELEPHONE LINE
---	OVERHEAD POWER LINE
---	POWER RUN
---	FIBER/POWER RUN
---	TELCO RUN
---	POWER/TELCO RUN
---	GROUNDING CONDUCTOR
⊗	CHEMICAL GROUND ROD (XIT GROUND ROD)
■	CADWELD CONNECTION
●	MECHANICAL CONNECTION
◀	HALO GROUND CONNECTION
⏏	CIRCUIT BREAKER
⊠	UTILITY METER BASE
⏏	TRANSFORMER
⏏	STEPDOWN TRANSFORMER
⊗	POLE
▲	(N) POLE MOUNTED XFMR
△	EXISTING POLE MOUNTED XFMR
▲	(N) PAD MOUNTED XFMR
△	EXISTING PAD MOUNTED XFMR

SYMBOLS & MATERIAL

⊠	DETAIL REFERENCE
⊠	ELEVATION REFERENCE
⊠	SECTION REFERENCE
▨	MASONRY
▨	CONCRETE
▨	EARTH
▨	GRAVEL/STONE
▨	PLYWOOD
▨	SAND
▨	WOOD CONT.
▨	WOOD BLOCKING
▨	STEEL

GENERAL NOTES

- THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201"GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HERE IN.
- THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY 'VERIZON' CONSTRUCTION MANAGER AND THE ARCHITECT IN WRMNG. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS IHAT RESULT.
- DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE-DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAVE BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
- THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE 'VERIZON' CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED IMPRACTICAL, UNSUITABLE, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO ANY DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE 'VERIZON' CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL TELEPHONE & RADIO EQUIPMENT LAYOUTS, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATIONS WITH 'VERIZON' CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ERICSSON RADIO SYSTEMS.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE 'VERIZON' CONSTRUCTION MANAGER AND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO 'VERIZON'.
- THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- WORKMANSHIP THROUGHOUT BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:

NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION O'HARE INTERNATIONAL CENTER 10255 W. HIGGINS ROAD, SUITE 600 ROSEMONT, IL 60018
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION 4201 LAFAYETTE CENTER DRIVE CHATILLY, VA 22021-1209
ITLP	INTERNATIONAL INSTITUTE FOR LATH AND PLASTER 820 ANSFER ROAD ST. PAUL, MN 55114-1406821
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND OVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS, AND 'VERIZON' PROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS, OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF 'VERIZON', AND THE PROPERTY OWNER, OR THE OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR

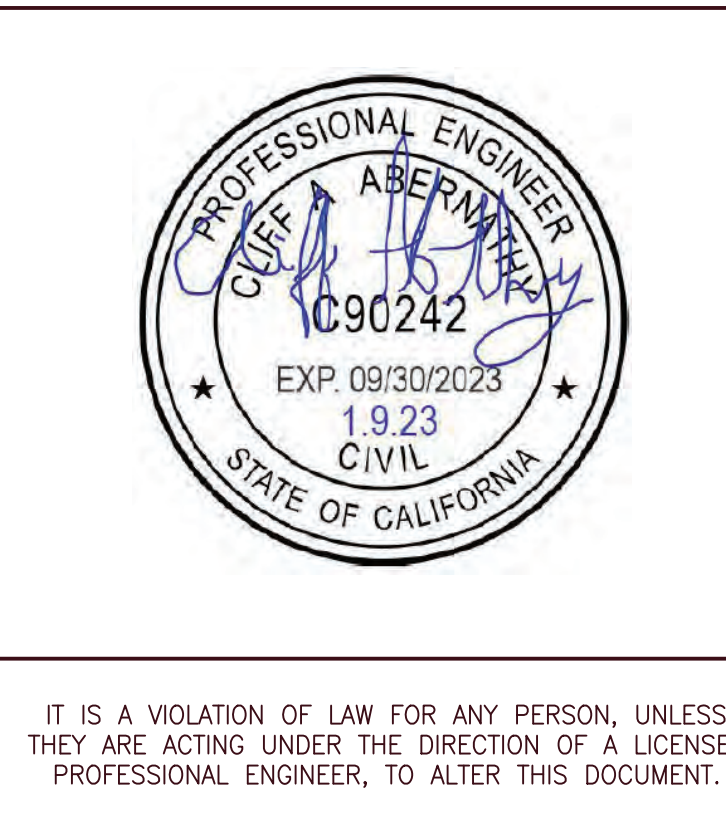
- REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY 'VERIZON' UNDER THIS CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AN OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES. WHETHER SHOWN HERE IN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE IN CONJUNCTION WITH THE EXECUTION OF WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY 'VERIZON'.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, 'VERIZON' AND THE CITY OR GOVERNING AGENCY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION DOCUMENTS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS SHALL BE DONE AFTER THE SITE HAS BEEN AWARDED FINAL INSPECTION BY THE RESPONSIBLE BUILDING AGENCY. ONE SET OF REDLINED DRAWINGS SHALL BE PROVIDED TO THE 'VERIZON' CONSTRUCTION MANAGER.
 - THE LATEST EDITION OF ALL PERMITTED AND APPROVED PLANS PERTAINING TO THIS PROJECT SHALL BE KEPT IN A PLAN BOX AND NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
 - THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS, EXCEPT FOR THAT SPECIFIED AS REMAINING THE PROPERTY OF THE BUILDING OR PROPERTY OWNER AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEAN-UP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY AND VACUUM CLEAN CONDITION, FREE FROM PAINT, SPOTS, DUST OR SMUDGES OF ANY NATURE TO COMPLETION OF WORK.
 - THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
 - ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.
 - SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF AND WHERE APPLICABLE TO THIS FACILITY AND PROJECT SITE.
 - PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A 1 OBC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.
 - ELECTRICAL AND POWER SYSTEM SHALL BE GROUNDED PER NEC ARTICLES 250 AND 810.
 - ALL NEW OPENINGS IN THE EXTERIOR ENVELOPE OF CONDITIONED SPACES SUCH AS AT WALL AND ROOF PENETRATIONS SHALL BE CAULKED OR SEALED TO LIMIT INFILTRATION OF AIR AND MOISTURE.
 - UPON COMPLETION OF CONSTRUCTION, 'VERIZON' CONSTRUCTION MANAGER SHALL CONDUCT A WALK-THRU WITH PROPERTY OWNER OR REPRESENTATIVE OF PROPERTY OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEM EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY 'VERIZON'.
 - INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATION TAKE PRECEDENCE.

GENERAL CONSTRUCTION NOTES

- THE FACILITY IS AN UNOCCUPIED TELECOMMUNICATION FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA ALERT BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATION MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF 'VERIZON'.
- KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
- PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED AND/OR FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
- THE ARCHITECT/ENGINEER AND REPRESENTATIVES OF THE LESSEE AND OWNER, MUST BE NOTIFIED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- DO NOT EXCAVATE OR DISTURB SOILS BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS SPECIFICALLY INSTRUCTED, IN WRITING, BY THE ARCHITECT/ENGINEER AND LESSEE.
- DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). (SDMC SECTION 132.0505



SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
O	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



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SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

GENERAL NOTES

SHEET NO.

GN-1



November 16, 2021

Sent Certified: USPS

Rector Wardens & Vestrymen of All Souls Parish Point
Attn: Linda B. Parker / Senior Warden
1475 Catalina Blvd, Ste. 14751
San Diego, CA 92107-3763
619-223-6394

RE: Site Agreement (Building & Rooftop) (the "Lease"), dated June 19, 2009, by and between The Rector, Wardens, and Vestrymen of All Souls' Parish, Point Loma San Diego, a religious non-profit organization ("Landlord") and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Verizon"), covering the leased site located at 1475 Catalina Blvd, San Diego CA (the "Premises") - Verizon Wireless Site Name / Location Code: Nimitz /186034.

Dear Sir or Madam:

Pursuant to Paragraph 1 of the Lease, Verizon hereby provides notice to Landlord that it will be modifying its equipment located on the building rooftop on the Premises as described herein below.

EQUIPMENT TO BE REMOVED:

Six Antennas - Within Existing Lease Area

EQUIPMENT TO BE ADDED:

Six New Antennas and Six New RRUs- Within Existing Lease Area.

A structural analysis of the building has been performed based on the proposed equipment modifications, and no additional reinforcement of the structure or foundation are necessary to support the proposed modifications.

Thank you for your cooperation in connection with this matter. If you have any questions or concerns regarding this project, please feel free to contact me at 760-492-7493.

Sincerely,

Greg Macias
Real Estate Project Manager
gregory.macias@smartlinkgroup.com



By signing below, landlord hereby consents to the modification described above:

Landlord Information

By: *Linda B. Parker*
Name: *Linda B. Parker*
Title: *Senior Warden*
Date: *Nov. 22, 2021*



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



3300 IRVINE AVE. SUITE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
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SITE INFORMATION

SITE NAME:

NIMITZ

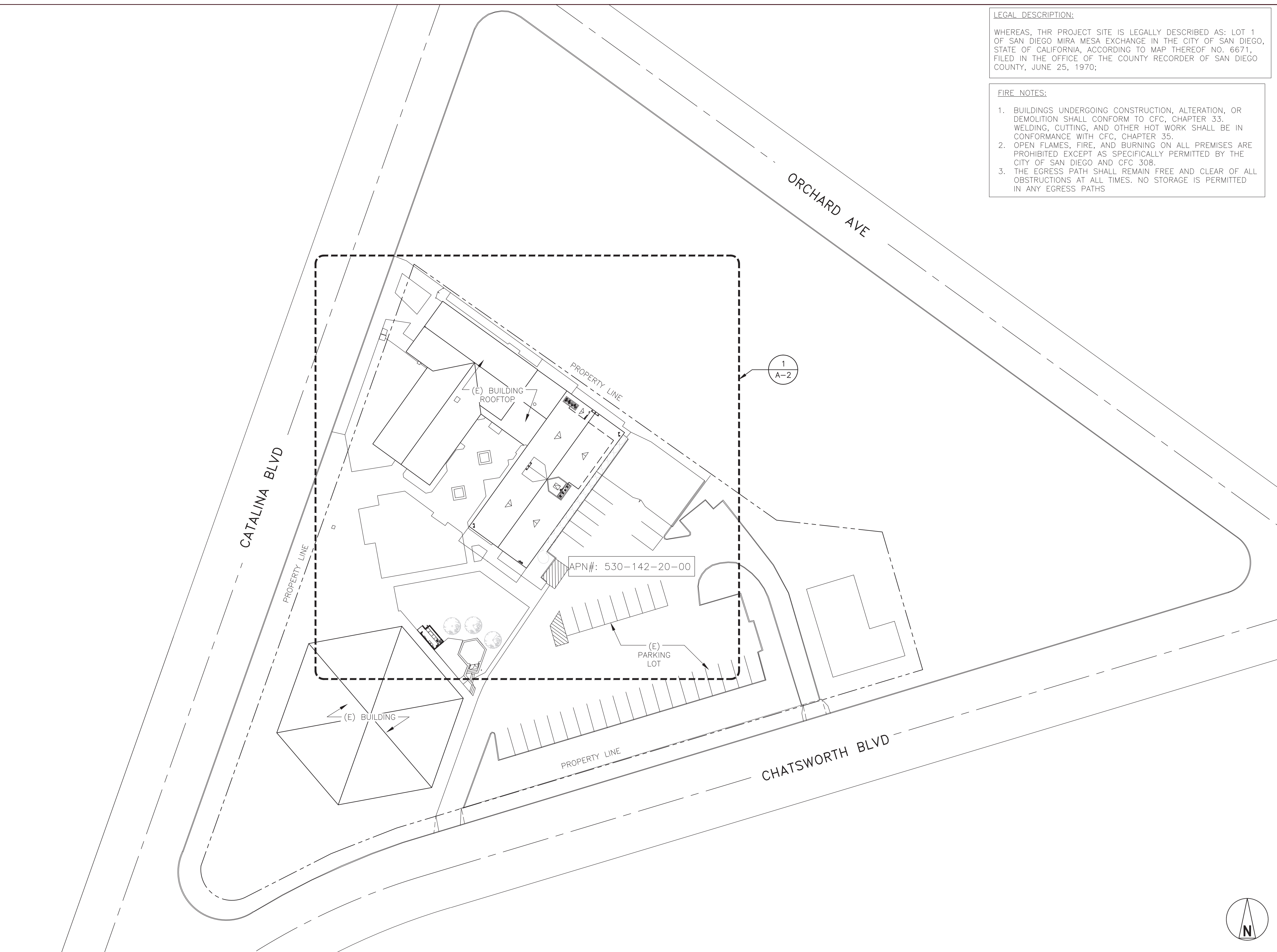
1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

LETTER OF
AUTHORIZATION

SHEET NO.

L-1



LEGAL DESCRIPTION:
 WHEREAS, THR PROJECT SITE IS LEGALLY DESCRIBED AS: LOT 1 OF SAN DIEGO MIRA MESA EXCHANGE IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6671, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 25, 1970;

- FIRE NOTES:**
1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC, CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC, CHAPTER 35.
 2. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES ARE PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
 3. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS

15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

3300 IRVINE AVE. SUITE 300
 NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

1825 W. WALNUT HILL LANE, SUITE 120
 IRVING, TEXAS 75038
 1-855-669-5421

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
O	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH

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SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
 SAN DIEGO, CA 92107

SHEET TITLE

SITE PLAN

SHEET NO.

A-1

SUBMITTALS

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O	01/21/22	100% CD	NH
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SITE INFORMATION

SITE NAME:

NIMITZ

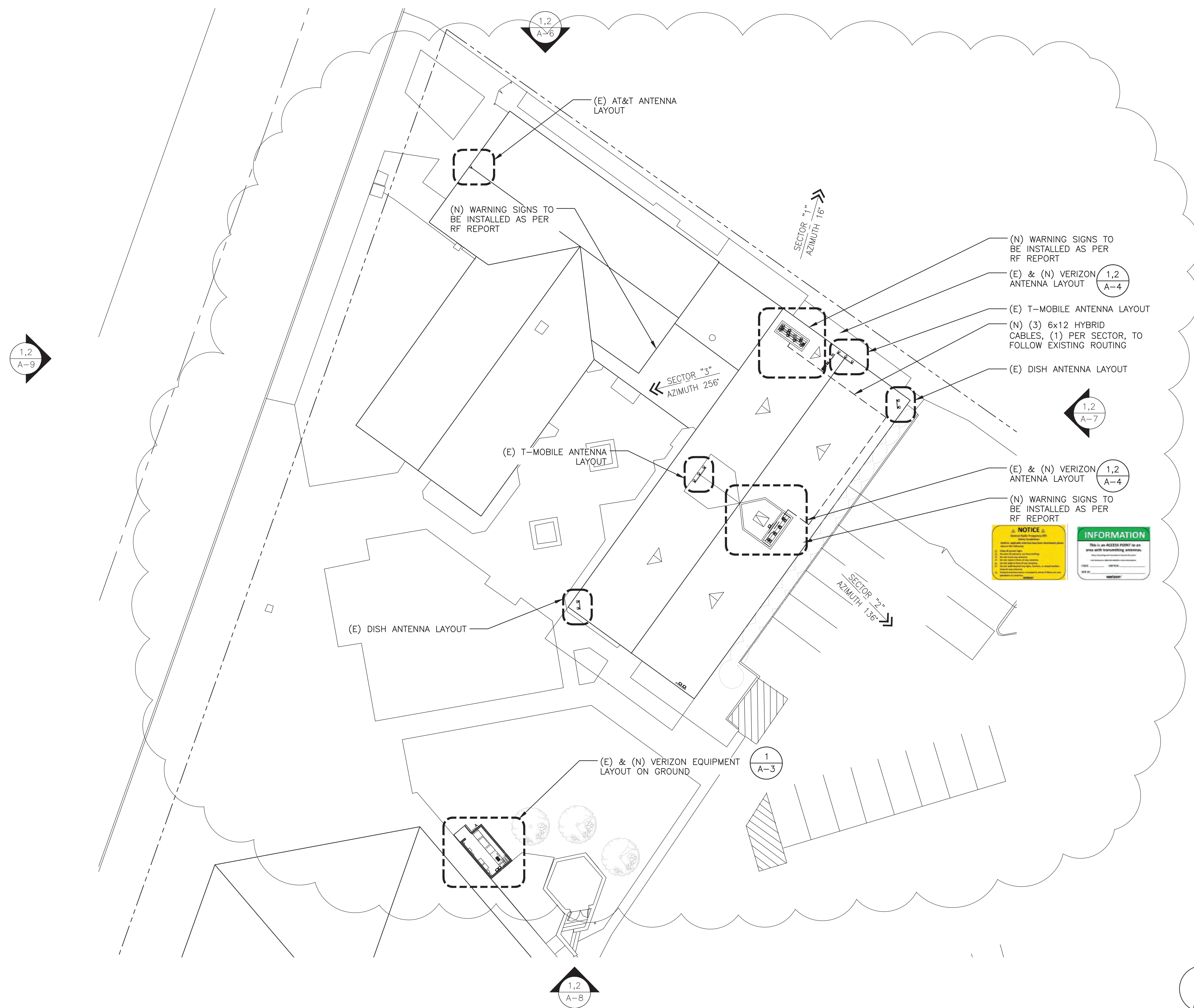
1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

ROOF PLAN

SHEET NO.

A-2



SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
0	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



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SITE NAME:

NIMITZ

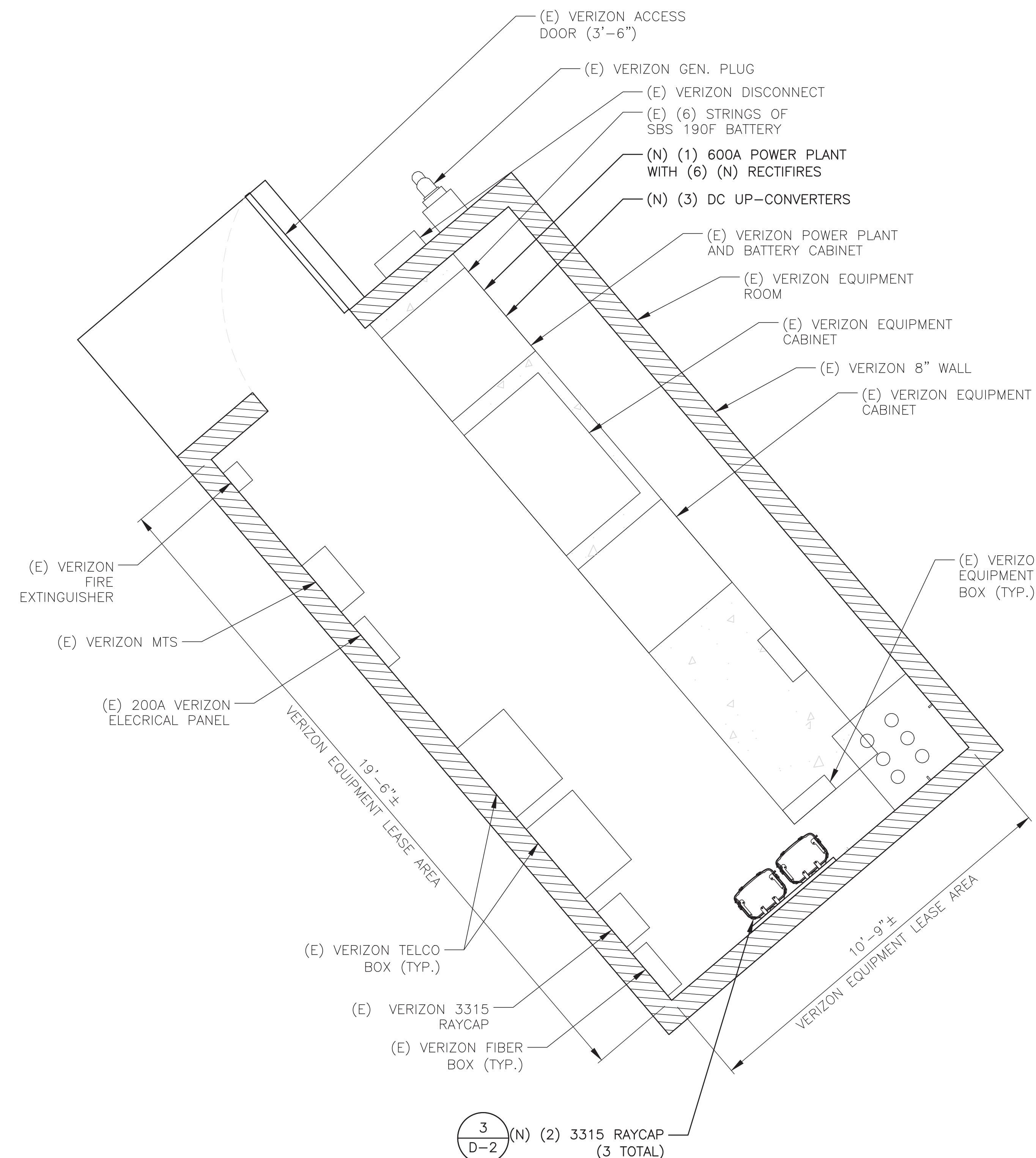
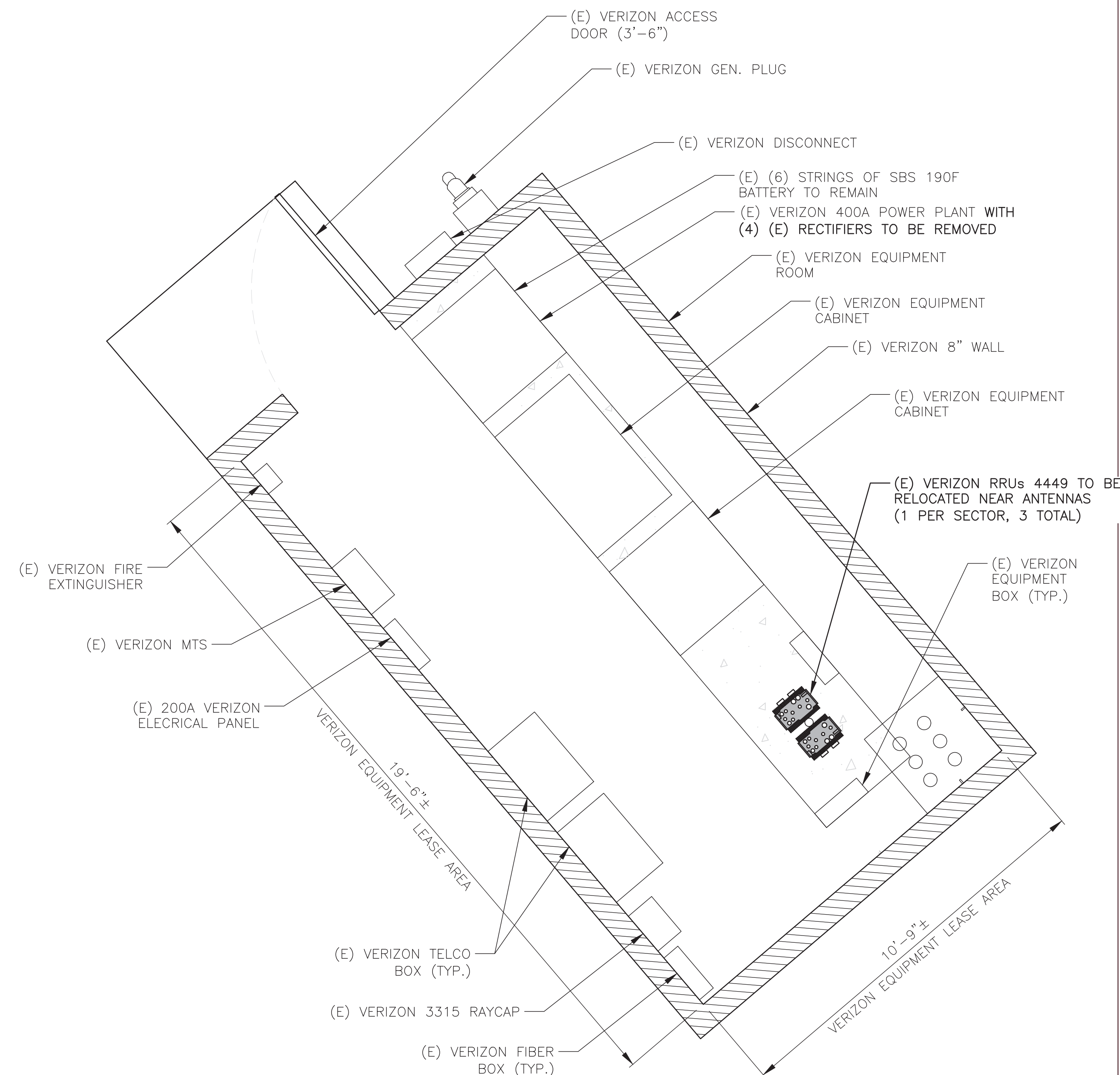
1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

EQUIPMENT LAYOUT

SHEET NO.

A-3



SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
O	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



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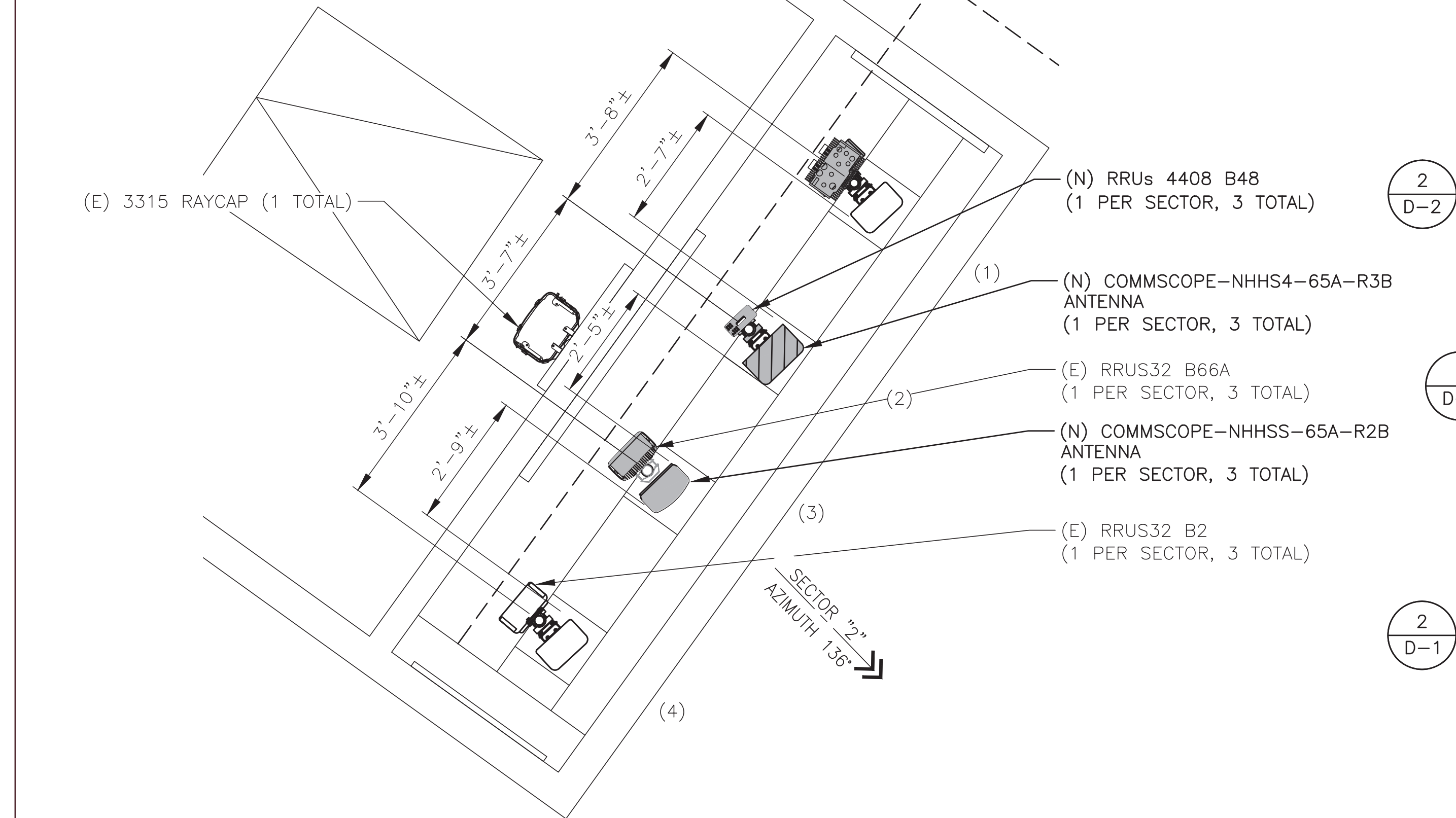
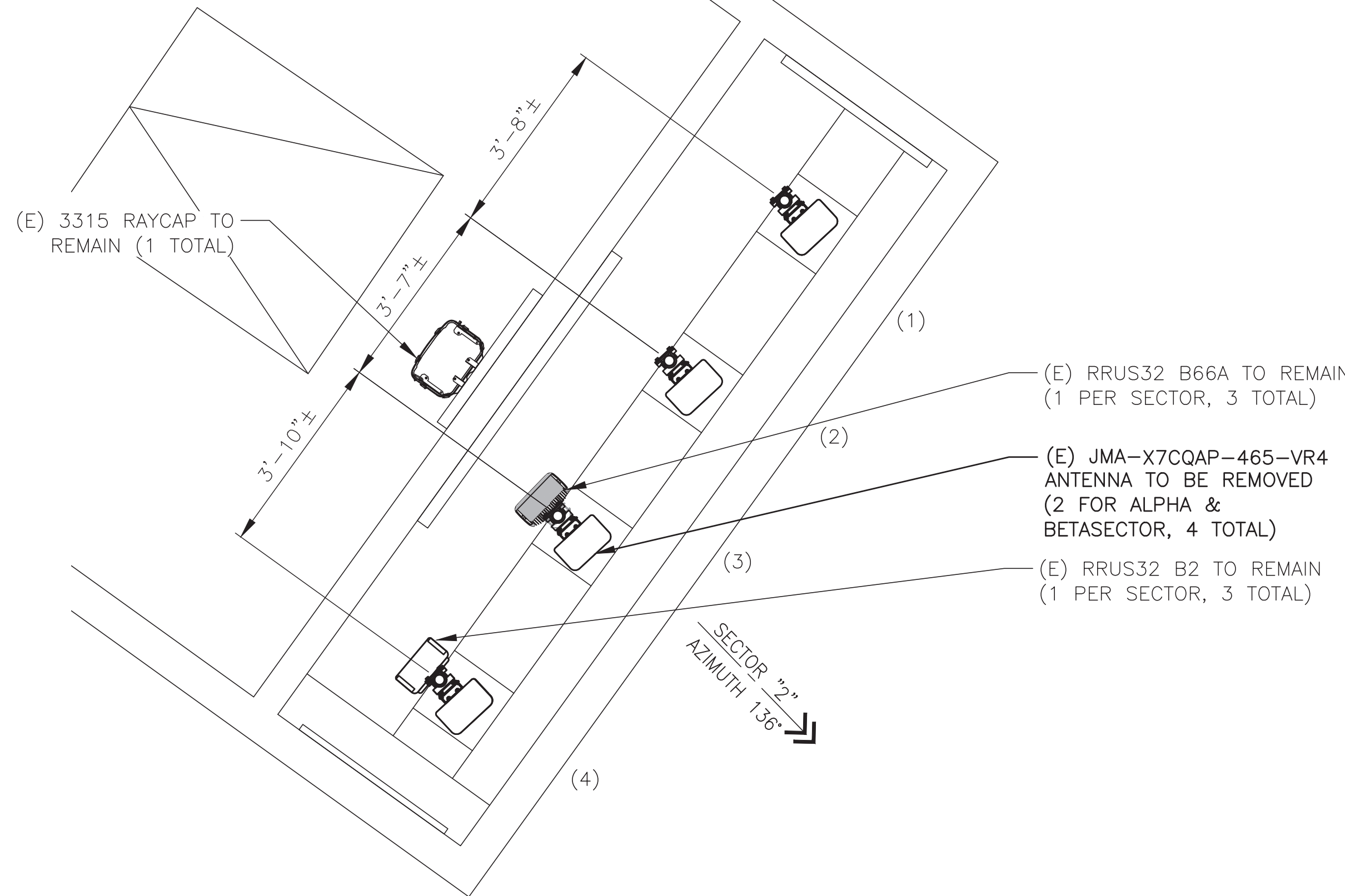
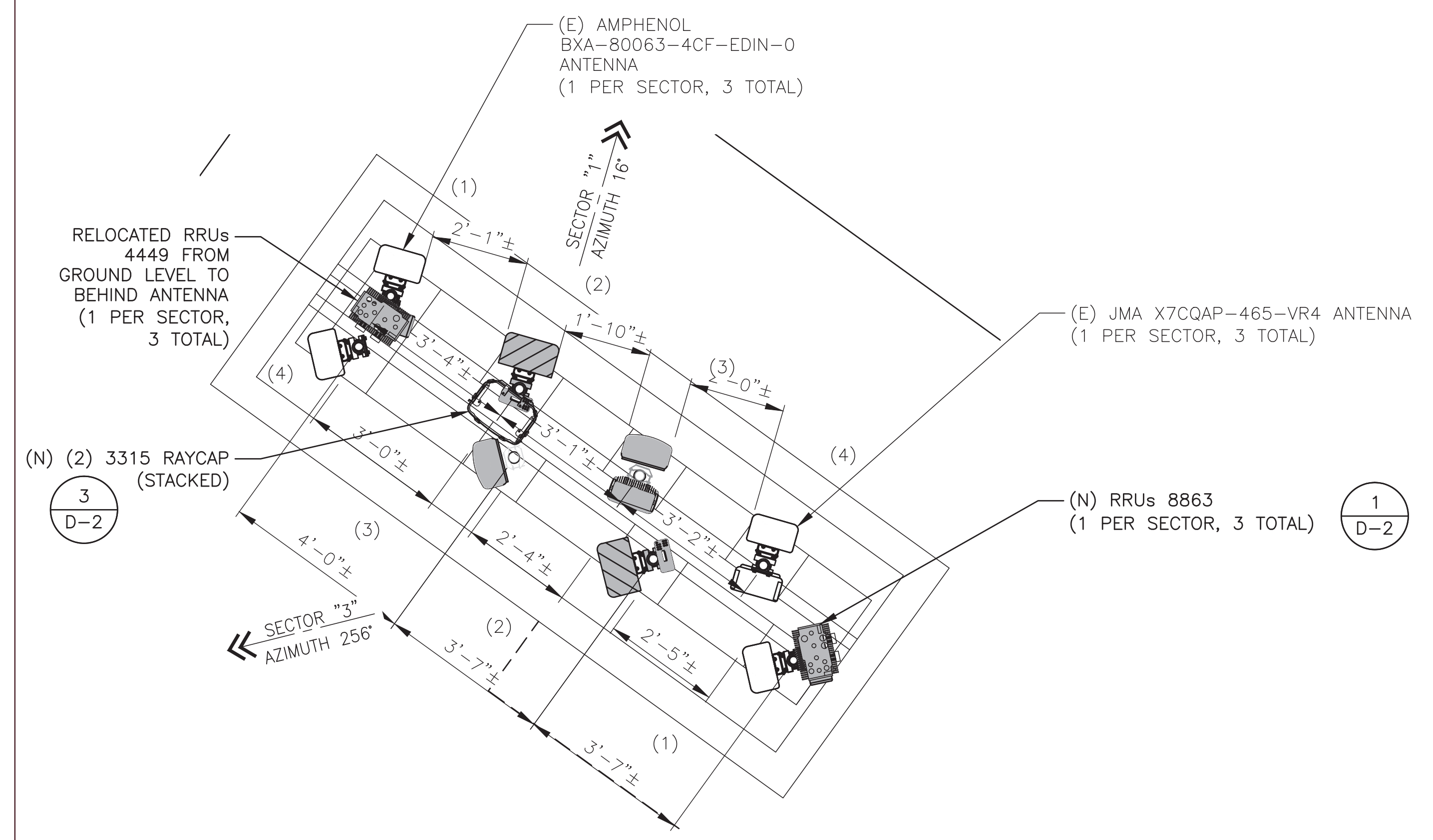
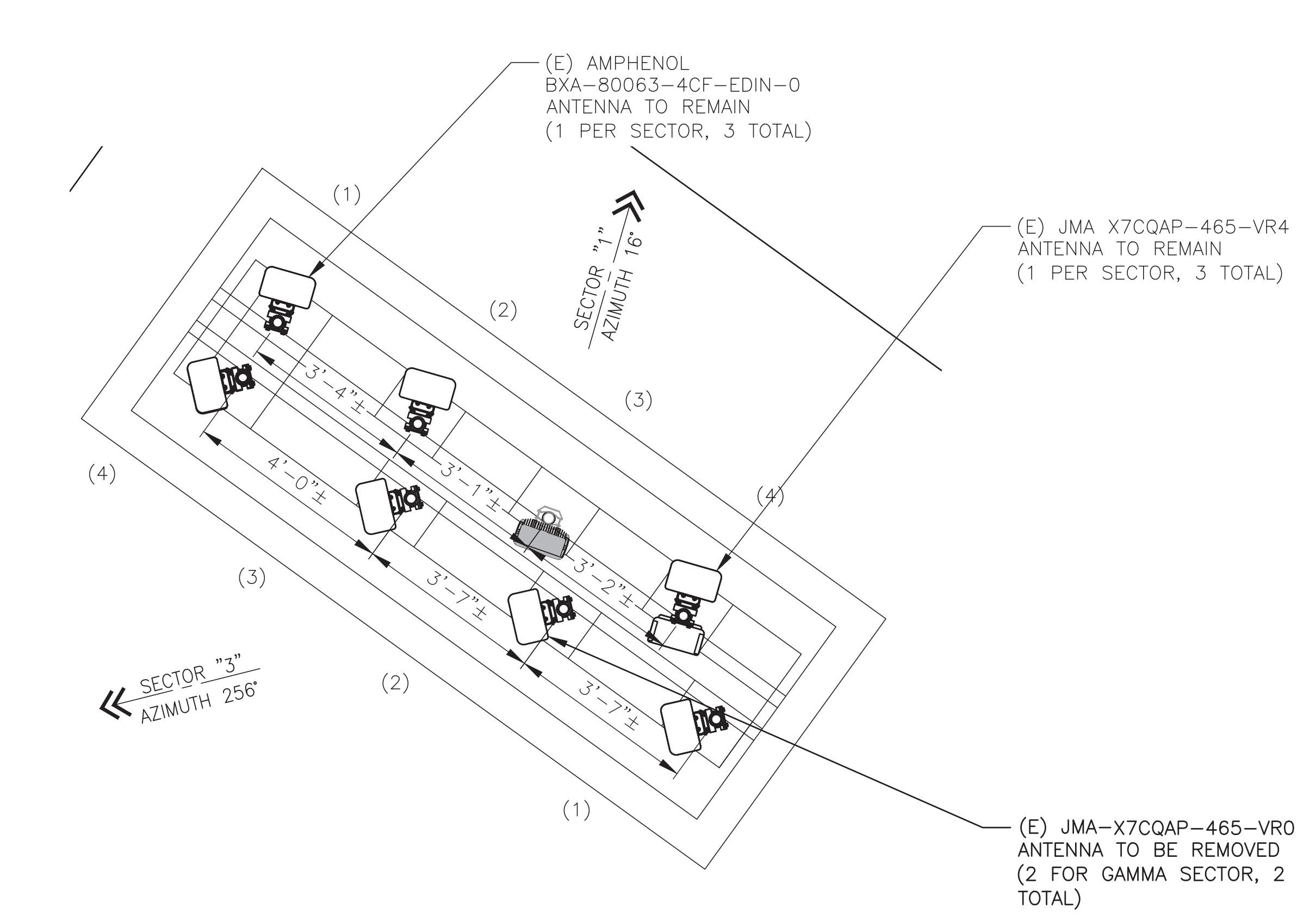
1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

ANTENNA LAYOUT

SHEET NO.

A-4





15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



3300 IRVINE AVE. SUITE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
O	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH

NIMITZ ANTENNA AND EQUIPMENT SCHEDULE												
SECTOR	TECH	AZIMUTH	ANTENNA						RADIOS	CABLES		
			MANUFACTURER	MODEL NO.	SIZE & WEIGHT	STATUS	RAD CENTER	TYPE		LENGTH	HYBRID CABLE	
SECTOR '1'	1	CDMA	16°	AMPHENOL	BXA-80063-4CF-EDIN-0	47.4"x11.2"x4.5" (9.9 lbs)	EXISTING	26'-0"	(1) RRUS 4449 (EQUIPMENT LEVEL) (1) RRUS32 B66A	-	-	(E) (1) 6X12 HYBRID CABLES
	2	L700/L850/ L1900/LAWS	16°	JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	26'-0"	-	-		
	3	L700/L850/ L1900/LAWS	16°	JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	26'-0"	-	-		
	4	L700/L850/ L1900/LAWS	16°	JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	26'-0"	(1) RRUS32 B2	-		
SECTOR '2'	1	CDMA	136°	AMPHENOL	BXA-80063-4CF-EDIN-0	47.4"x11.2"x4.5" (9.9 lbs)	EXISTING	24'-0"	(1) RRUS 4449 (EQUIPMENT LEVEL) (1) RRUS32 B66A	-	-	
	2	L700/L850/ L1900/LAWS	136°	JMA	X7CQAP-465-VR0	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	24'-0"	-	-		
	3	L700/L850/ L1900/LAWS	136°	JMA	X7CQAP-465-VR0	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	24'-0"	-	-		
	4	L700/L850/ L1900/LAWS	136°	JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	24'-0"	(1) RRUS32 B2	-		
SECTOR '3'	1	CDMA	256°	AMPHENOL	BXA-80063-4CF-EDIN-0	47.4"x11.2"x4.5" (9.9 lbs)	EXISTING	26'-0"	(1) RRUS 4449 (EQUIPMENT LEVEL) (1) RRUS32 B66A	-	-	
	2	L700/L850/ L1900/LAWS	256°	JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	26'-0"	-	-		
	3	L700/L850/ L1900/LAWS	256°	JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	26'-0"	-	-		
	4	L700/L850/ L1900/LAWS	256°	JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	26'-0"	(1) RRUS32 B2	-		

EXISTING ANTENNA SCHEDULE

SCALE:
N.T.S. **1**



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SITE INFORMATION

SITE NAME:

NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

ANTENNA SCHEDULE

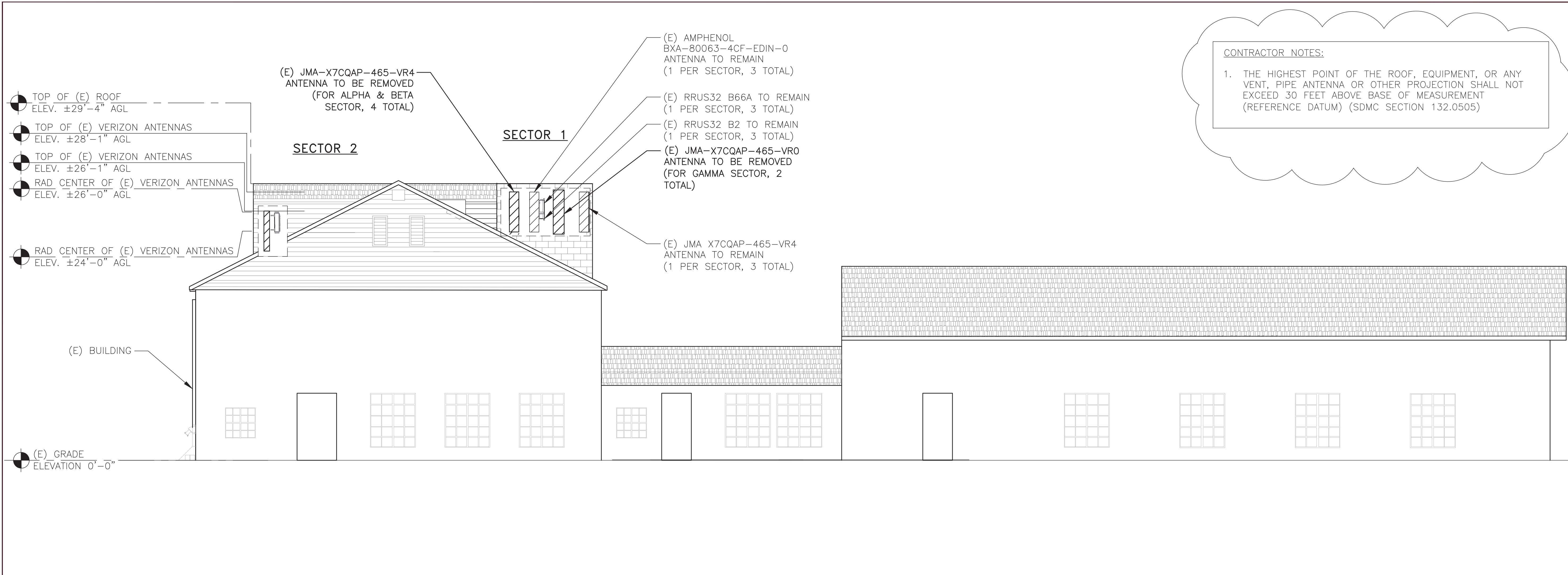
SHEET NO.

A-5

NIMITZ ANTENNA AND EQUIPMENT SCHEDULE												
SECTOR	TECH	AZIMUTH	ANTENNA						RADIOS	CABLES		
			MANUFACTURER	MODEL NO.	SIZE & WEIGHT	STATUS	RAD CENTER	TYPE		LENGTH	HYBRID CABLE	
SECTOR '1'	1	CDMA	16°	AMPHENOL	BXA-80063-4CF-EDIN-0	47.4"x11.2"x4.5" (9.9 lbs)	EXISTING	26'-0"	-	-	(E) (1) 6X12 HYBRID CABLES (N) (2) 6X12 HYBRID CABLES	
	2	LTE700/800/ 1900/CBRS	16°	COMMSCOPE	NHHSS-65A-R2B	55.6"x11.9"x7.1" (48.4 lbs)	NEW	26'-0"	(1) RRU 4408 B48 (1) RRUS32 B66A	-		
	3	LTE700/850/ AWS/sub6	16°	COMMSCOPE	NHHS4-65A-R3B	55.63"x13.78"x8.189" (50.7 lbs)	NEW	26'-0"	(1) RRUS 4449 (1) RRUS32 B2 (1) RRU 8863	-		
	4	SPARE	16°	JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	26'-0"	-	-		
SECTOR '2'	1	CDMA		AMPHENOL	BXA-80063-4CF-EDIN-0	47.4"x11.2"x4.5" (9.9 lbs)	EXISTING	24'-0"	-	-		
	2	LTE700/800/ 1900/CBRS		COMMSCOPE	NHHSS-65A-R2B	55.6"x11.9"x7.1" (48.4 lbs)	NEW	24'-0"	(1) RRU 4408 B48 (1) RRUS32 B66A	-		
	3	LTE700/850/ AWS/sub6		COMMSCOPE	NHHS4-65A-R3B	55.63"x13.78"x8.189" (50.7 lbs)	NEW	24'-0"	(1) RRUS 4449 (1) RRUS32 B2 (1) RRU 8863	-		
	4	SPARE		JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	24'-0"	-	-		
SECTOR '3'	1	CDMA		AMPHENOL	BXA-80063-4CF-EDIN-0	47.4"x11.2"x4.5" (9.9 lbs)	EXISTING	26'-0"	-	-		
	2	LTE700/800/ 1900/CBRS		COMMSCOPE	NHHSS-65A-R2B	55.6"x11.9"x7.1" (48.4 lbs)	NEW	26'-0"	(1) RRU 4408 B48 (1) RRUS32 B66A	-		
	3	LTE700/850/ AWS/sub6		COMMSCOPE	NHHS4-65A-R3B	55.63"x13.78"x8.189" (50.7 lbs)	NEW	26'-0"	(1) RRUS 4449 (1) RRUS32 B2 (1) RRU 8863	-		
	4	SPARE		JMA	X7CQAP-465-VR4	50.5"x14.6"x7.1" (34.0 lbs)	EXISTING	26'-0"	-	-		

NEW ANTENNA SCHEDULE

SCALE:
N.T.S. **2**

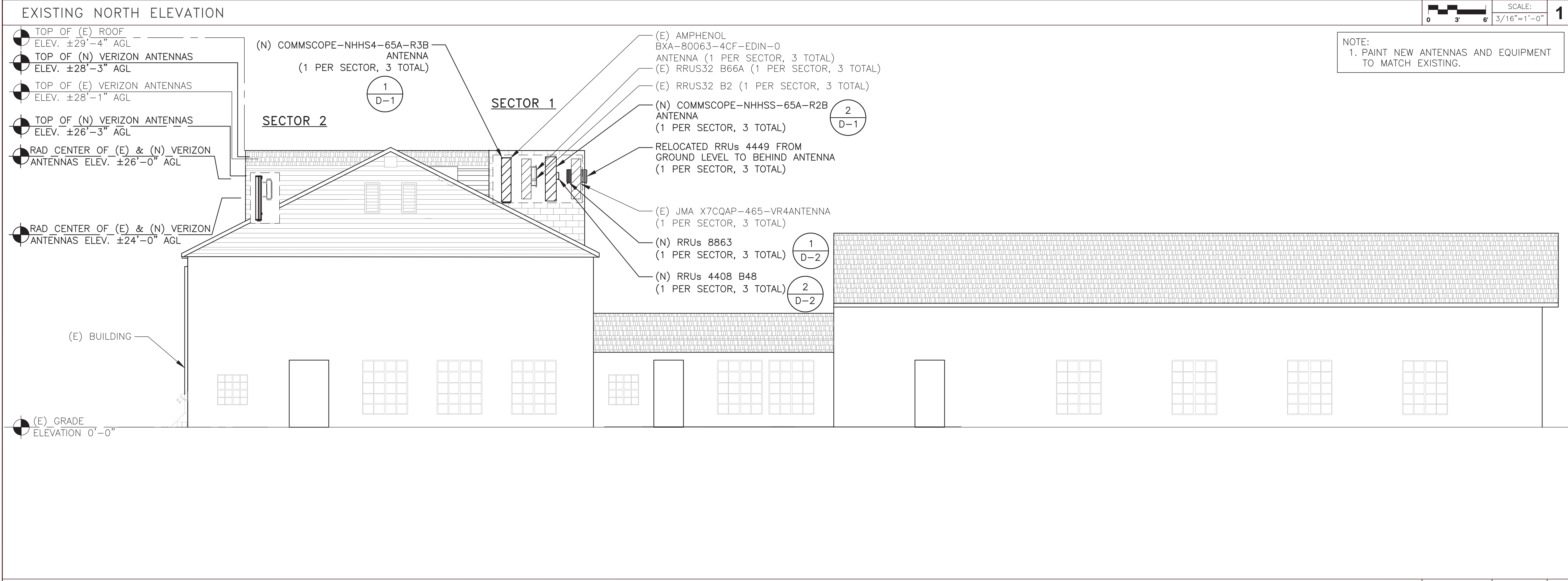


CONTRACTOR NOTES:

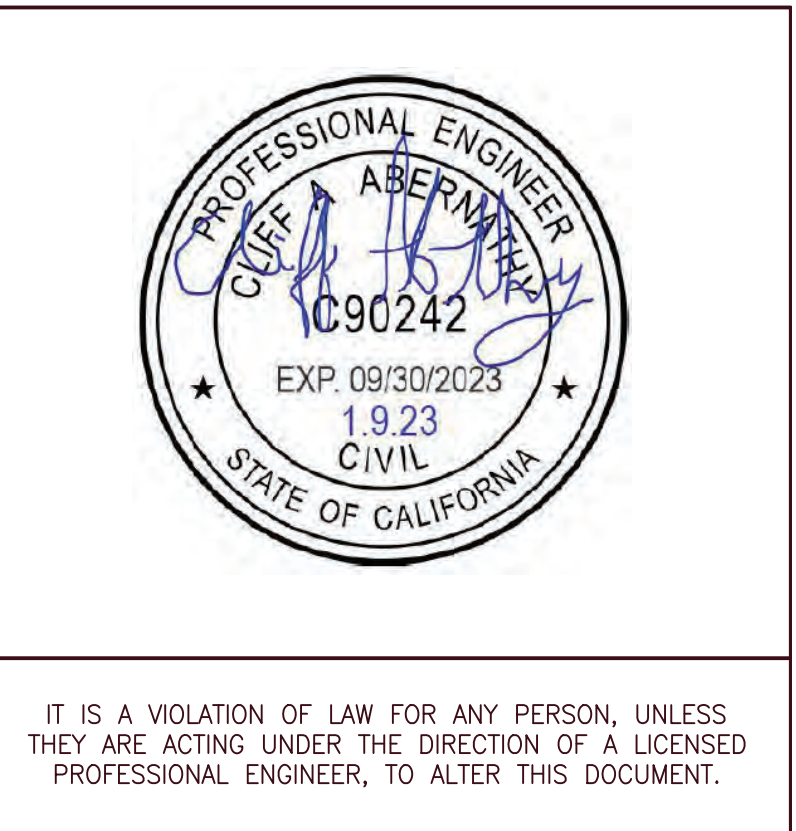
1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM) (SDMC SECTION 132.0505)



SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
O	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



NOTE:
1. PAINT NEW ANTENNAS AND EQUIPMENT TO MATCH EXISTING.



SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

NORTH ELEVATION

SHEET NO.

A-6

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
O	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



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SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

EAST ELEVATION

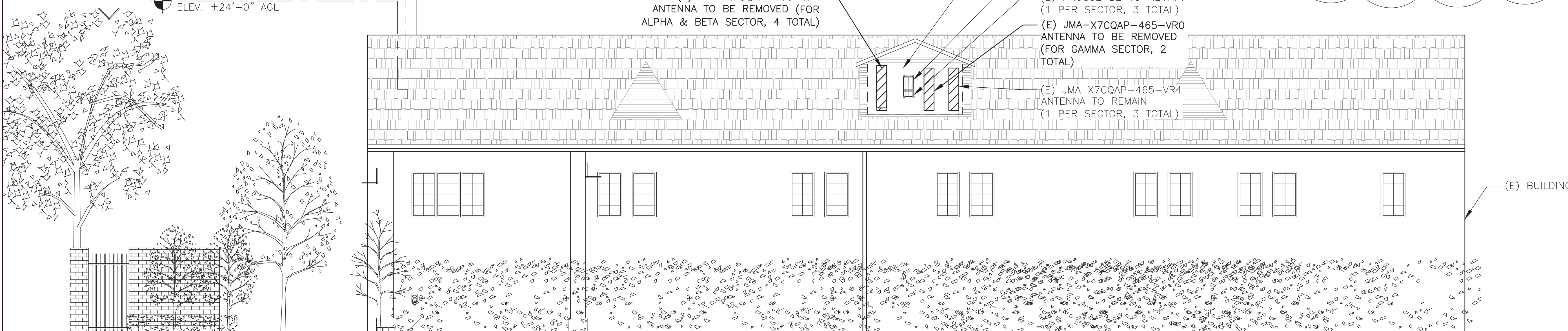
SHEET NO.

A7

CONTRACTOR NOTES:

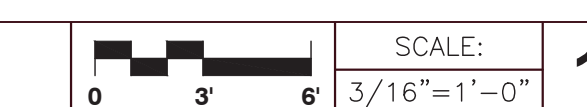
1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM) (SDMC SECTION 132.0505)

- TOP OF (E) ROOF
ELEV. ±29'-4" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±26'-1" AGL
- RAD. CENTER OF (E) VERIZON ANTENNAS
ELEV. ±24'-0" AGL

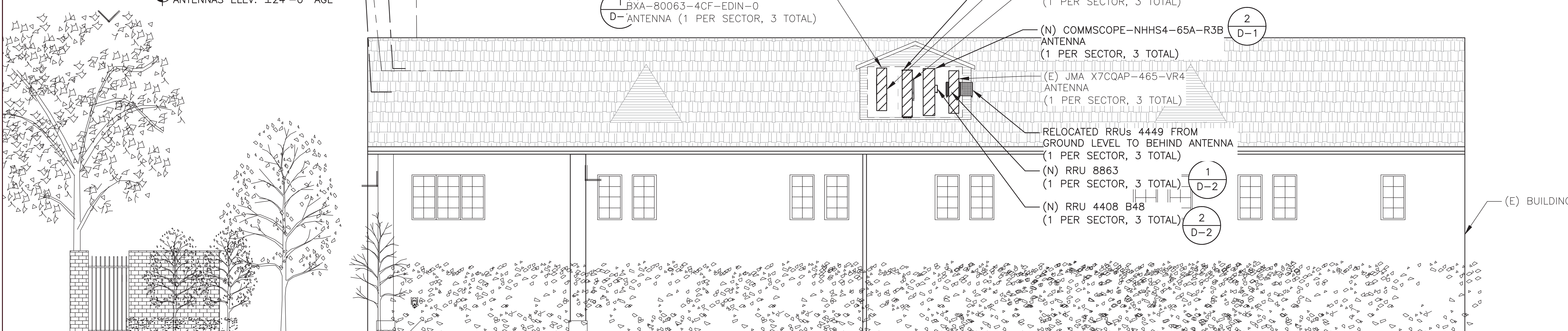


● (E) GRADE
ELEVATION 0'-0"

EXISTING EAST ELEVATION

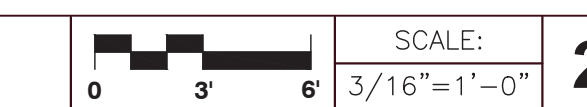


- TOP OF (E) ROOF
ELEV. ±29'-4" AGL
- TOP OF (N) VERIZON ANTENNAS
ELEV. ±26'-3" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±26'-1" AGL
- RAD. CENTER OF (E) & (N) VERIZON ANTENNAS
ELEV. ±24'-0" AGL



● (E) GRADE
ELEVATION 0'-0"

NEW EAST ELEVATION

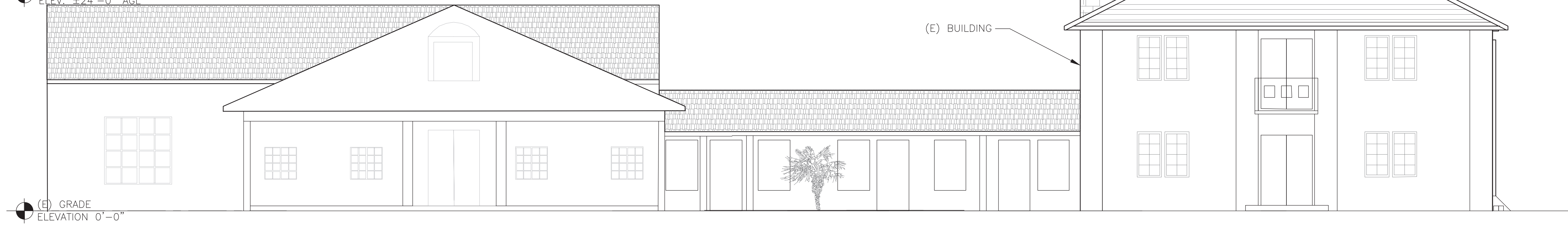


- TOP OF (E) ROOF
ELEV. ±29'-4" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±28'-1" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±26'-1" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS
ELEV. ±26'-0" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS
ELEV. ±24'-0" AGL

CONTRACTOR NOTES:

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM) (SDMC SECTION 132.0505)

- (E) RRUS32 B66A TO REMAIN
(1 PER SECTOR, 3 TOTAL)
- (E) RRUS32 B2 TO REMAIN
(1 PER SECTOR, 3 TOTAL)
- (E) JMA-X7CQAP-465-VR0 ANTENNA TO BE REMOVED
(FOR GAMMA SECTOR, 2 TOTAL)
- (E) AMPHENOL BXA-80063-4CF-EDIN-0 ANTENNA TO REMAIN
(1 PER SECTOR, 3 TOTAL)
- (E) JMA-X7CQAP-465-VR4 ANTENNA TO BE REMOVED (FOR ALPHA & BETA SECTOR, 4 TOTAL)
- (E) JMA X7CQAP-465-VR4 ANTENNA TO REMAIN
(1 PER SECTOR, 3 TOTAL)



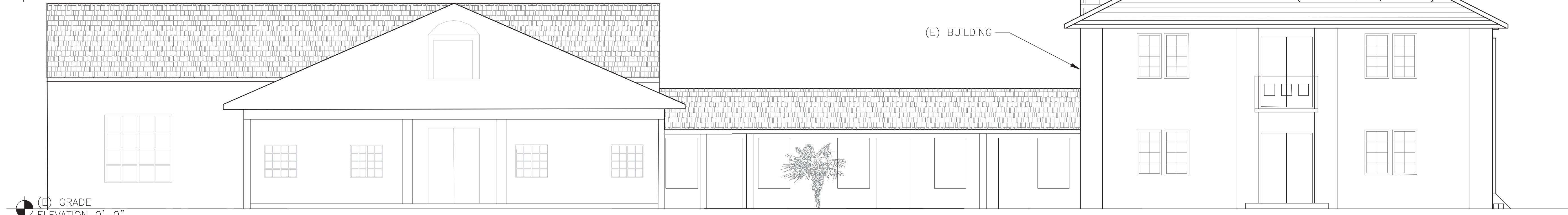
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
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0	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH

EXISTING SOUTH ELEVATION

- TOP OF (E) ROOF
ELEV. ±29'-4" AGL
- TOP OF (N) VERIZON ANTENNAS
ELEV. ±28'-3" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±28'-1" AGL
- TOP OF (N) VERIZON ANTENNAS
ELEV. ±26'-3" AGL
- RAD CENTER OF (E) & (N) VERIZON ANTENNAS
ELEV. ±26'-0" AGL
- RAD CENTER OF (E) & (N) VERIZON ANTENNAS
ELEV. ±24'-0" AGL

- (N) COMMSCOPE-NHSS-65A-R2B ANTENNA
(1 PER SECTOR, 3 TOTAL)
- (E) RRUS32 B66A
(1 PER SECTOR, 3 TOTAL)
- (E) RRUS32 B2
(1 PER SECTOR, 3 TOTAL)
- (N) COMMSCOPE-NHSS4-65A-R3B ANTENNA
(1 PER SECTOR, 3 TOTAL)
- (E) JMA X7CQAP-465-VR4ANTENNA
(1 PER SECTOR, 3 TOTAL)
- (N) RRU 8863
(1 PER SECTOR, 3 TOTAL)
- (N) RRU 4408 B48
(1 PER SECTOR, 3 TOTAL)
- (E) AMPHENOL BXA-80063-4CF-EDIN-0 ANTENNA
(1 PER SECTOR, 3 TOTAL)
- RELOCATED RRUs 4449 FROM GROUND LEVEL TO BEHIND ANTENNA
(1 PER SECTOR, 3 TOTAL)



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SITE INFORMATION

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NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

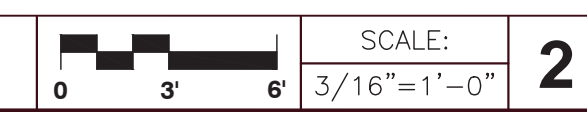
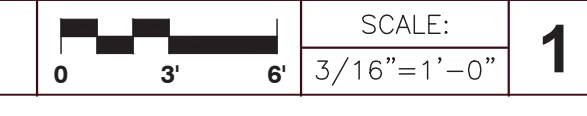
SHEET TITLE

SOUTH ELEVATION

SHEET NO.

A-8

NEW SOUTH ELEVATION



(E) JMA-X7CQAP-465-VR4 ANTENNA TO BE REMOVED (FOR ALPHA & BETA SECTOR, 4 TOTAL)

(E) JMA X7CQAP-465-VR4 ANTENNA TO REMAIN (1 PER SECTOR, 3 TOTAL)

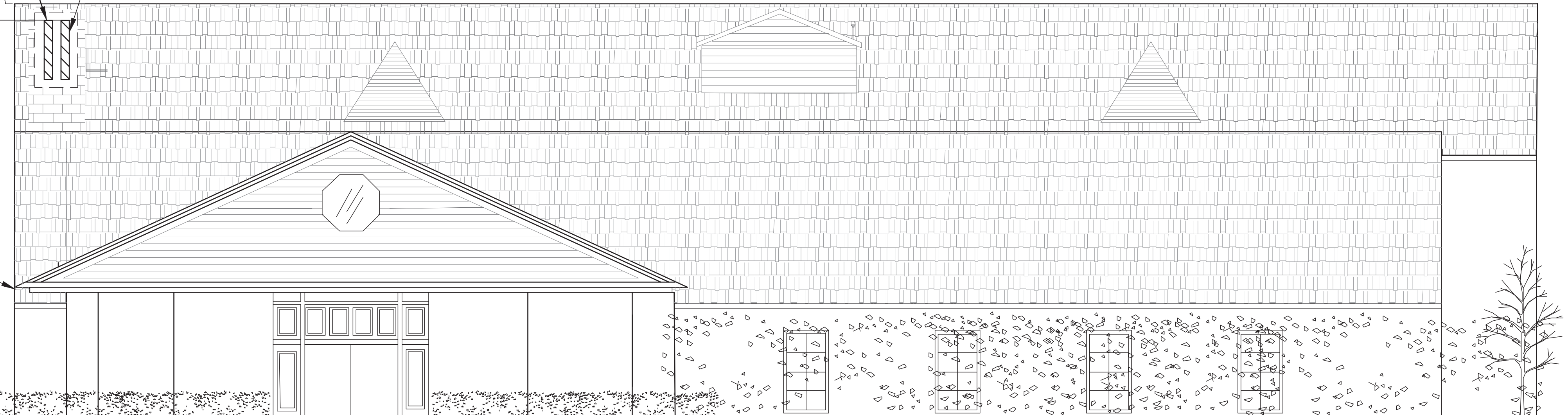
TOP OF (E) ROOF ELEV. ±29'-4" AGL

TOP OF (E) VERIZON ANTENNAS ELEV. ±28'-1" AGL

RAD CENTER OF (E) VERIZON ANTENNAS ELEV. ±26'-0" AGL

CONTRACTOR NOTES:

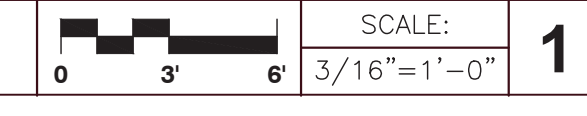
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SUBMITTALS

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C	12/17/21	REVISION	NH
O	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH

EXISTING WEST ELEVATION



(N) COMMSCOPE-NHHS4-65A-R3B ANTENNA (1 PER SECTOR, 3 TOTAL)

(E) JMA X7CQAP-465-VR4 ANTENNA (1 PER SECTOR, 3 TOTAL)

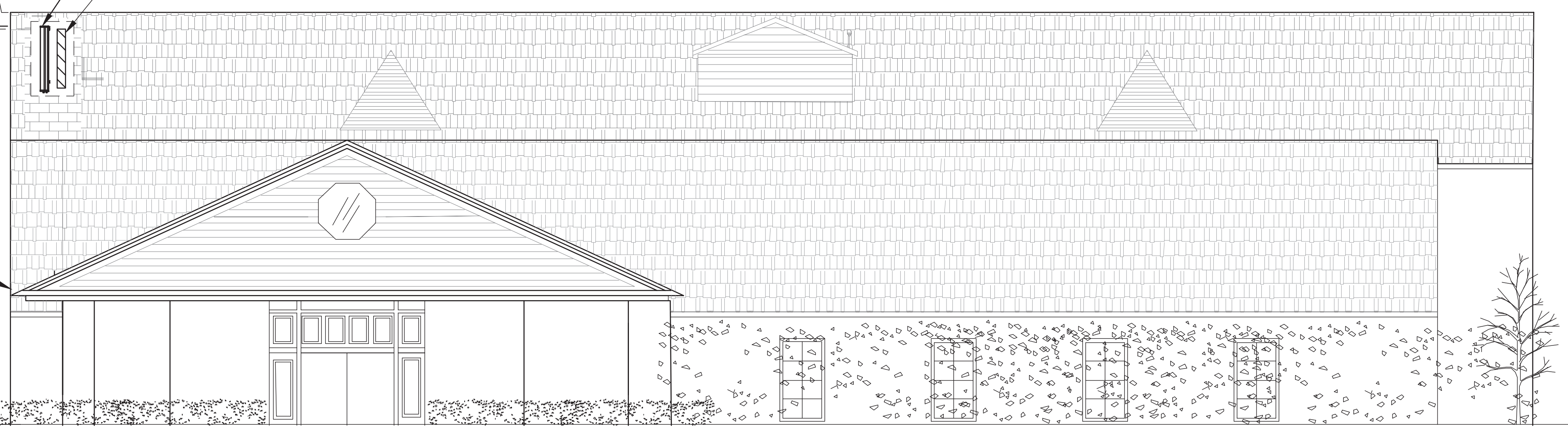
TOP OF (E) ROOF ELEV. ±29'-4" AGL

TOP OF (N) VERIZON ANTENNAS ELEV. ±28'-3" AGL

TOP OF (E) VERIZON ANTENNAS ELEV. ±28'-1" AGL

RAD CENTER OF (E) & (N) VERIZON ANTENNAS ELEV. ±26'-0" AGL

1
D-1



(E) GRADE ELEVATION 0'-0"



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SAN DIEGO, CA 92107

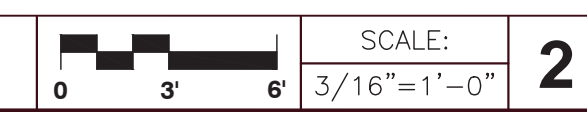
SHEET TITLE

WEST ELEVATION

SHEET NO.

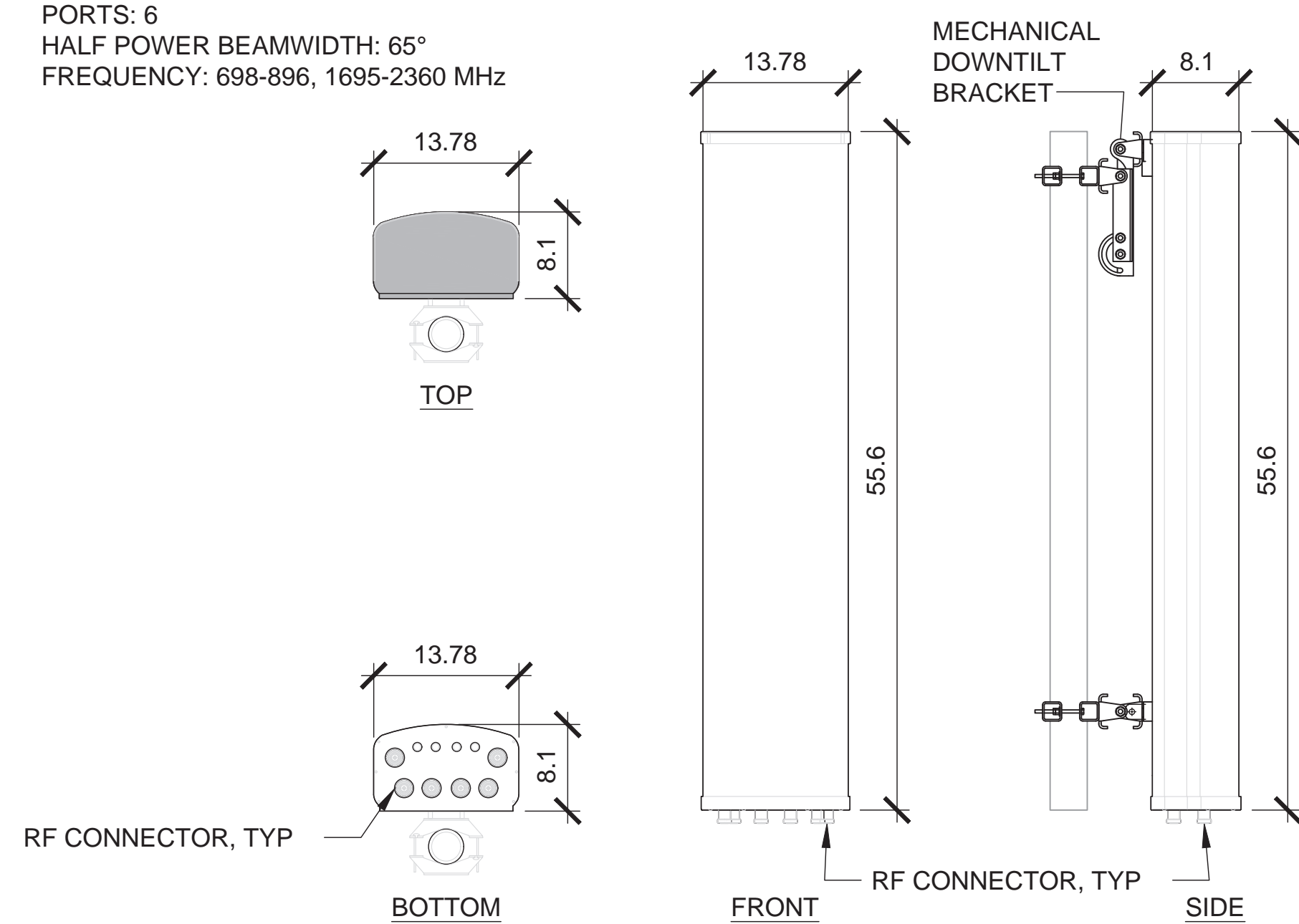
A-9

NEW WEST ELEVATION



WEIGHT: 50.706 LBS
 DIMENSIONS: 55.63" X 13.78" X 8.189"
 FREQUENCY: REFER TO RF DATA SHEET

PORTS: 6
 HALF POWER BEAMWIDTH: 65°
 FREQUENCY: 698-896, 1695-2360 MHz



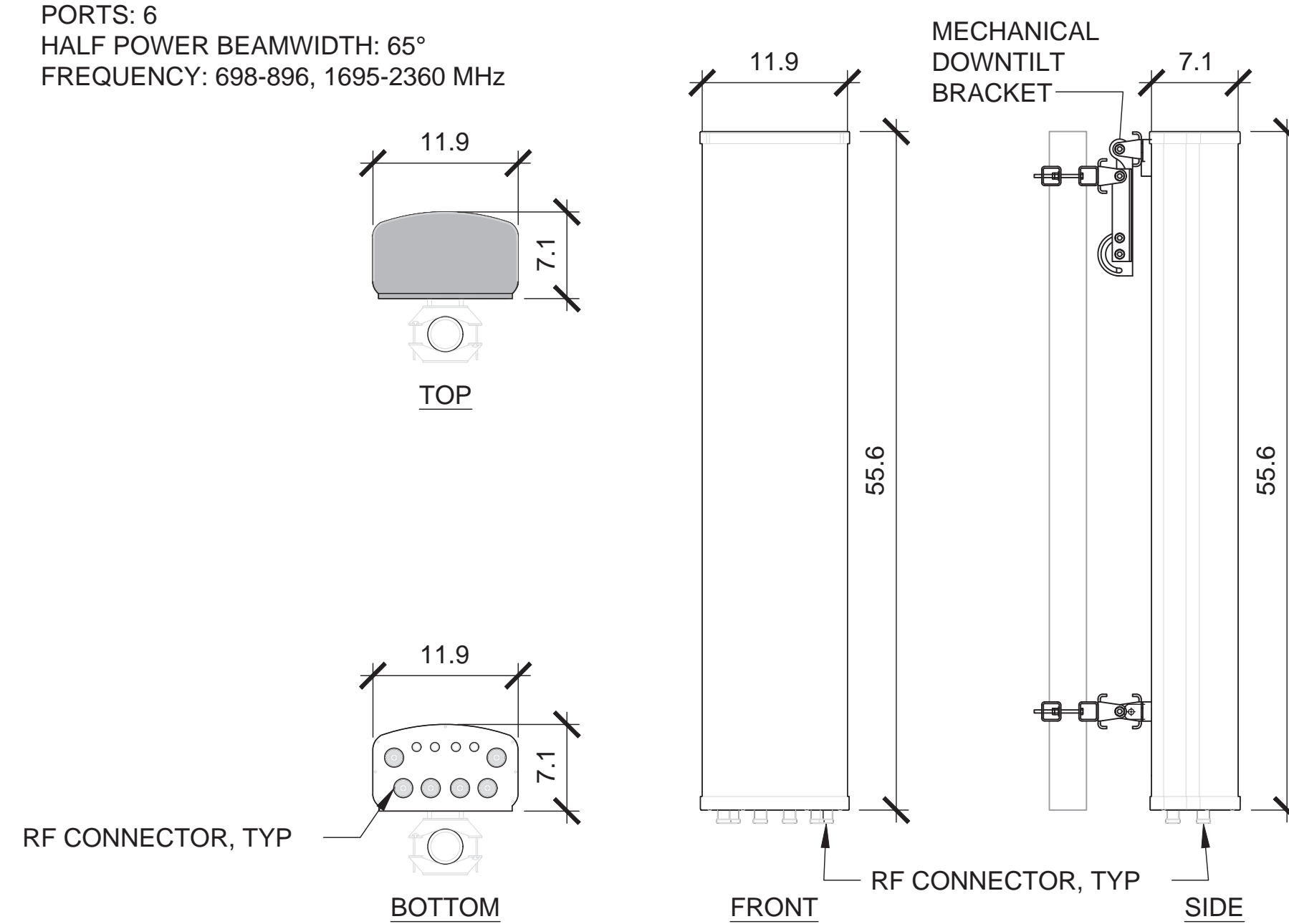
(N) ANTENNA DETAIL

SCALE:
N.T.S.

1

WEIGHT: 48.4 LBS; BRACKET: 13.7 LBS
 DIMENSIONS: 55.6" X 11.9" X 7.1"
 FREQUENCY: REFER TO RF DATA SHEET

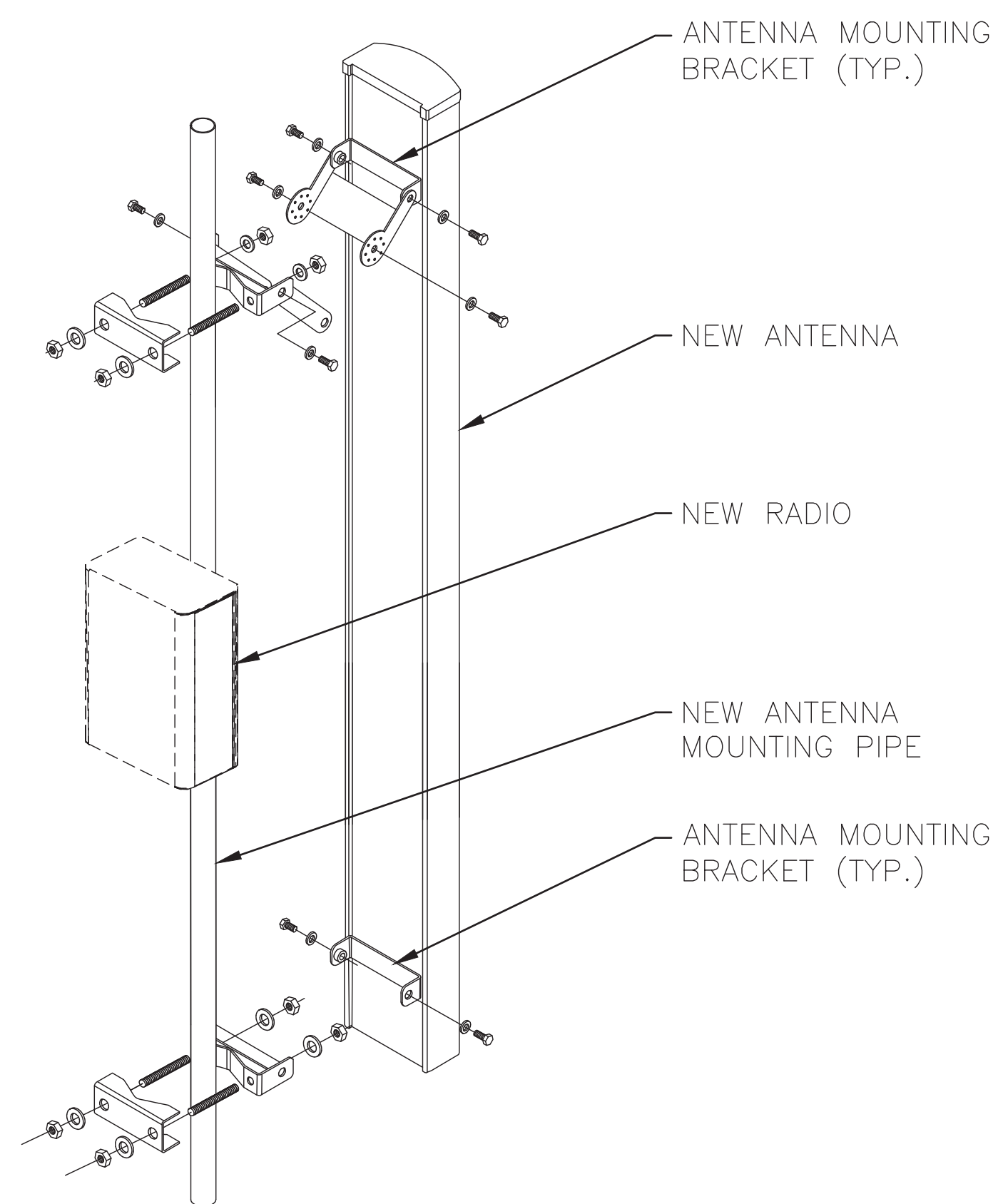
PORTS: 6
 HALF POWER BEAMWIDTH: 65°
 FREQUENCY: 698-896, 1695-2360 MHz



(N) ANTENNA DETAIL

SCALE:
N.T.S.

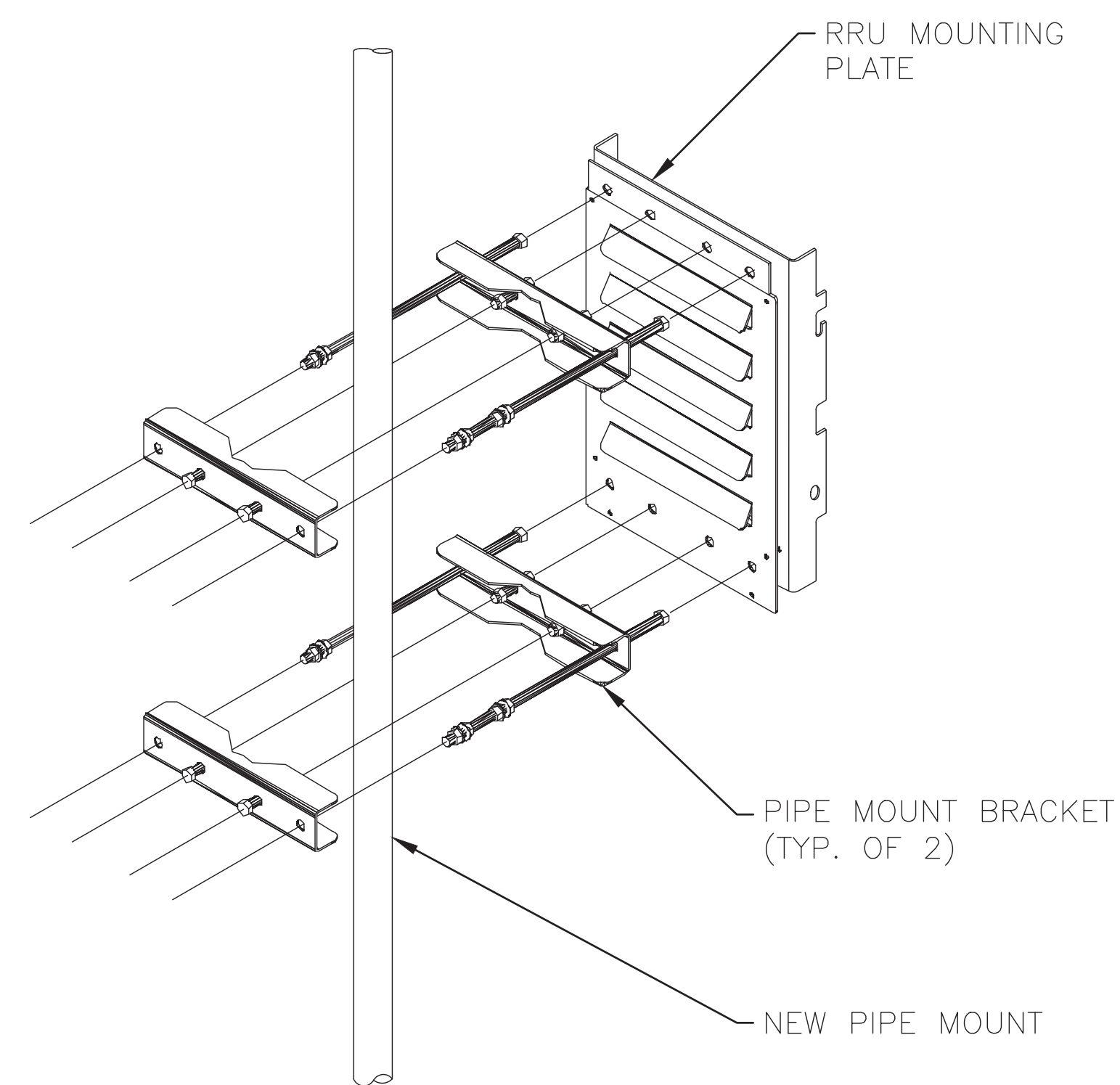
2



(N) ANTENNA MOUNTING

SCALE:
N.T.S.

3



NOTE:
RADIO NOT SHOWN FOR CLARITY.

(N) RRU MOUNTING

SCALE:
N.T.S.

4

verizon

15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

smartlink

3300 IRVINE AVE. SUITE 300
 NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

Trylon

1825 W. WALNUT HILL LANE, SUITE 120
 IRVING, TEXAS 75038
 1-855-669-5421

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
0	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



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SITE INFORMATION

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NIMITZ

1475 CATALINA BLVD
 SAN DIEGO, CA 92107

SHEET TITLE

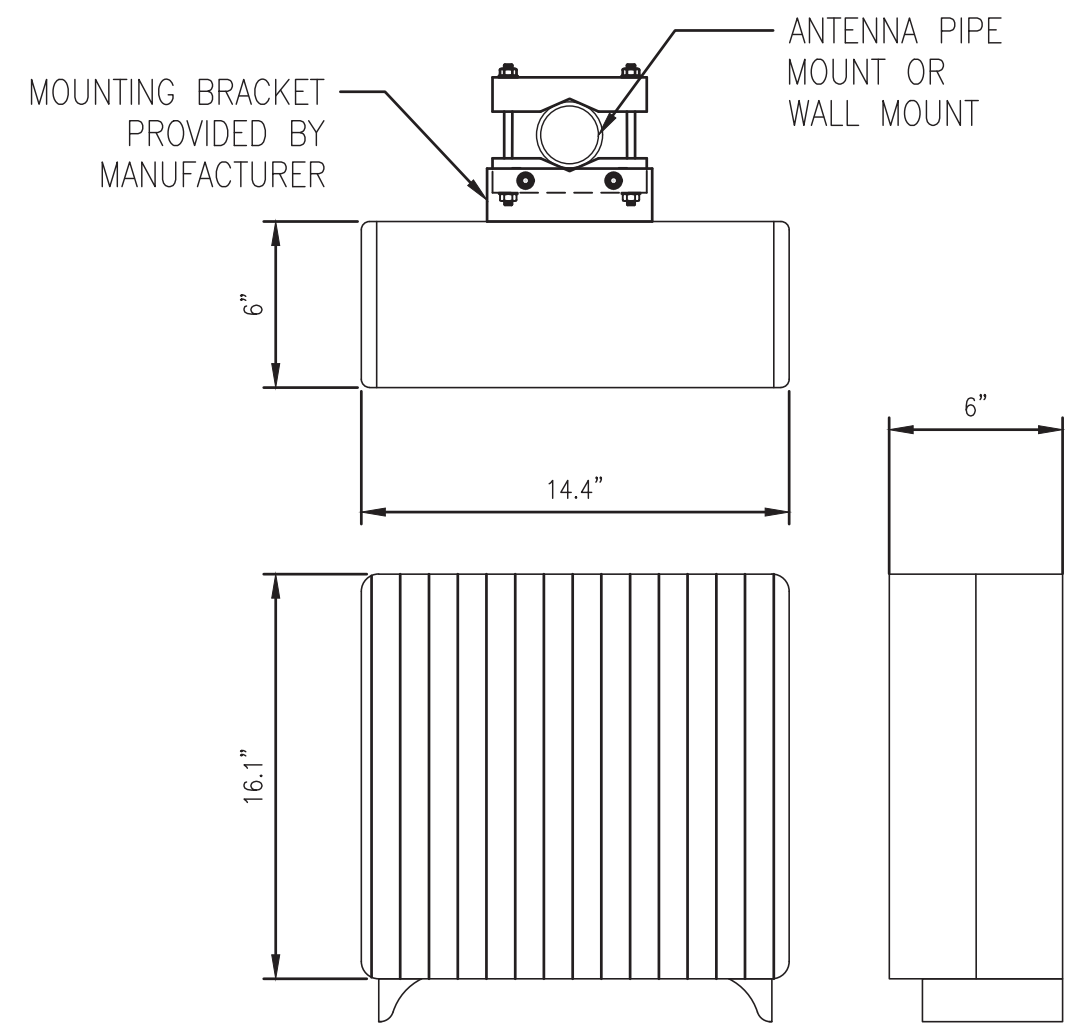
DETAILS

SHEET NO.

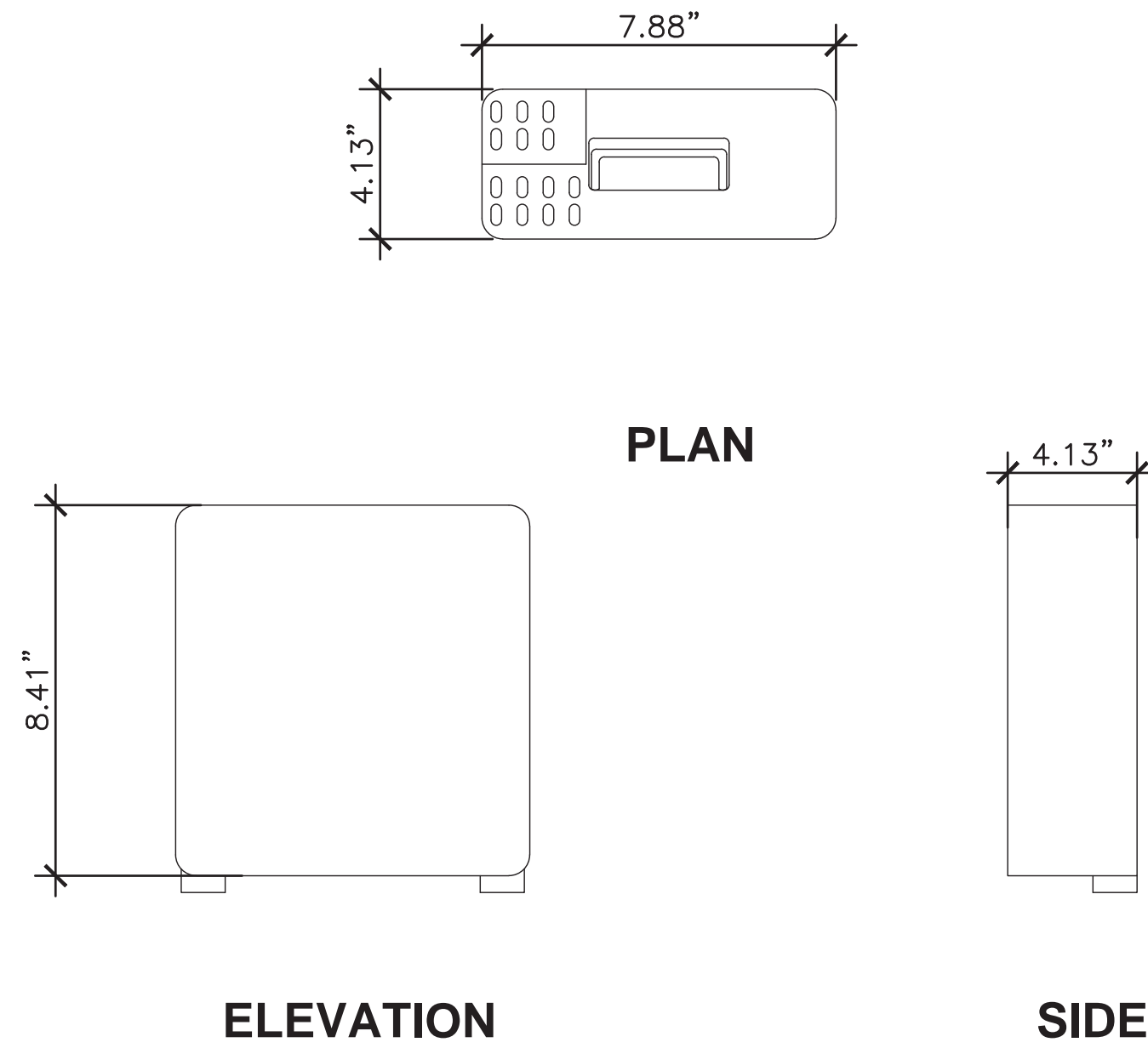
D-1

RRH SPECS

DIMENSIONS, HxWxD: 16.1"x14.4"x6"
 TOTAL WEIGHT (W/ BRACKET, COVER): 57lbs (67 W/ BRACKET)

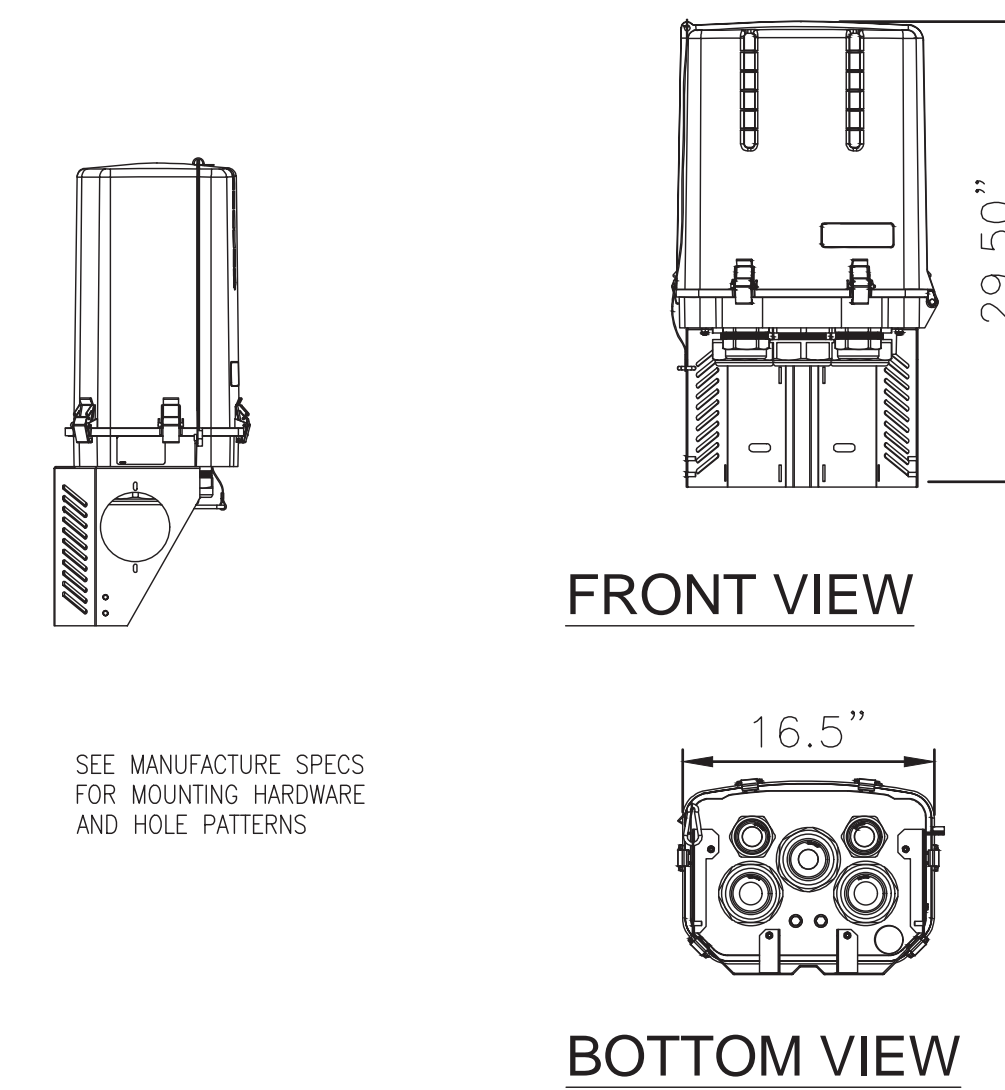


RRH SPECS
 DIMENSIONS, HxWxD: 8.41"x7.88"x4.3"
 WEIGHT, W/O BRACKETS: 10.14 lbs



RAYCAP

DIMENSIONS, WxDxH: 16.50"x12.60"x29.50"
 TOTAL WEIGHT (W/ BRACKET, COVER): 32.00 lbs



(N) RRHs DETAIL

SCALE: N.T.S.

1

(N) RRHs DETAIL

SCALE: N.T.S.

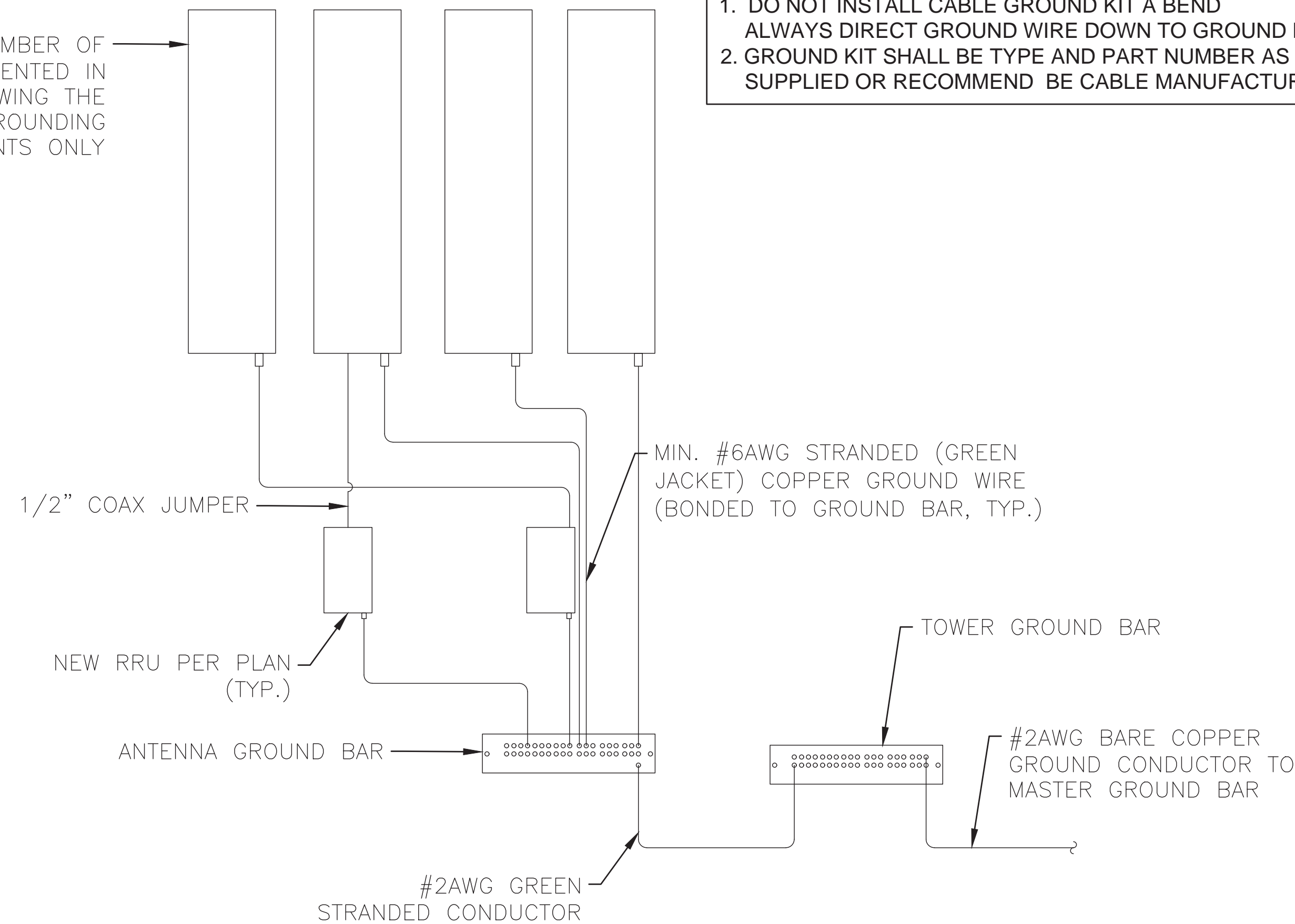
2

(N) RAYCAP DETAIL

SCALE: N.T.S.

3

ANTENNA (TYP.) NUMBER OF ANTENNAS REPRESENTED IN THIS DETAIL ARE SHOWING THE CLARITY OF THE GROUNDING SYSTEM REQUIREMENTS ONLY



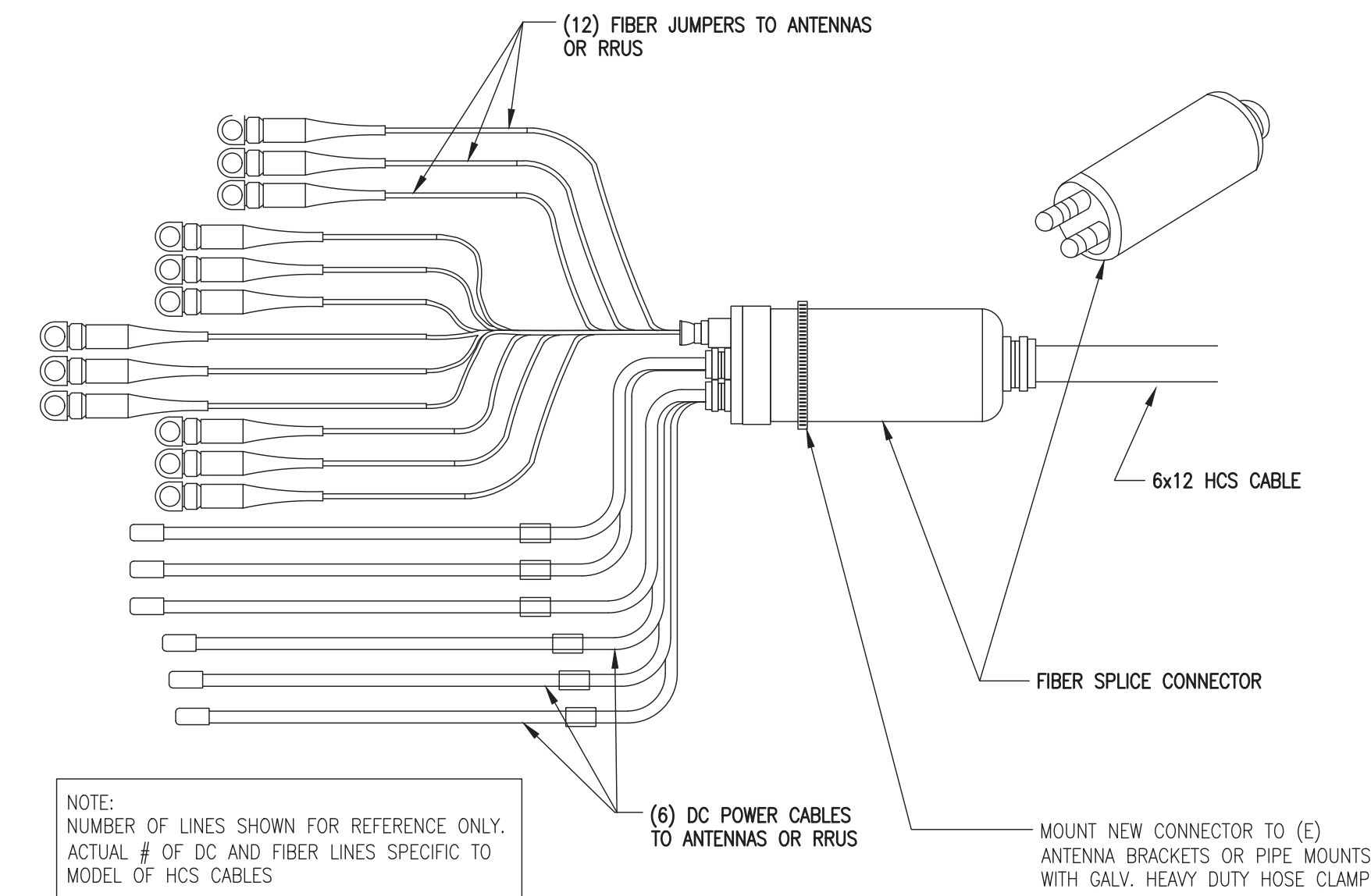
NOTES
 1. DO NOT INSTALL CABLE GROUND KIT A BEND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. GROUND KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMEND BE CABLE MANUFACTURER.

ANTENNA GROUNDING PLAN

SCALE: N.T.S.

4

(N) 6x12 HYBRID CABLE



NOTE: NUMBER OF LINES SHOWN FOR REFERENCE ONLY. ACTUAL # OF DC AND FIBER LINES SPECIFIC TO MODEL OF HCS CABLES

ANTENNA GROUNDING PLAN

SCALE: N.T.S.

4

(N) 6x12 HYBRID CABLE

SCALE: N.T.S.

5

PLANS PREPARED BY:

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
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SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
 SAN DIEGO, CA 92107

SHEET TITLE

DETAILS

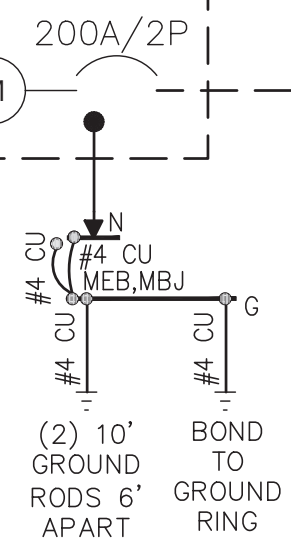
SHEET NO.

D-2

INCOMING POWER SERVICE, 120/240V, 1Ø, 200A

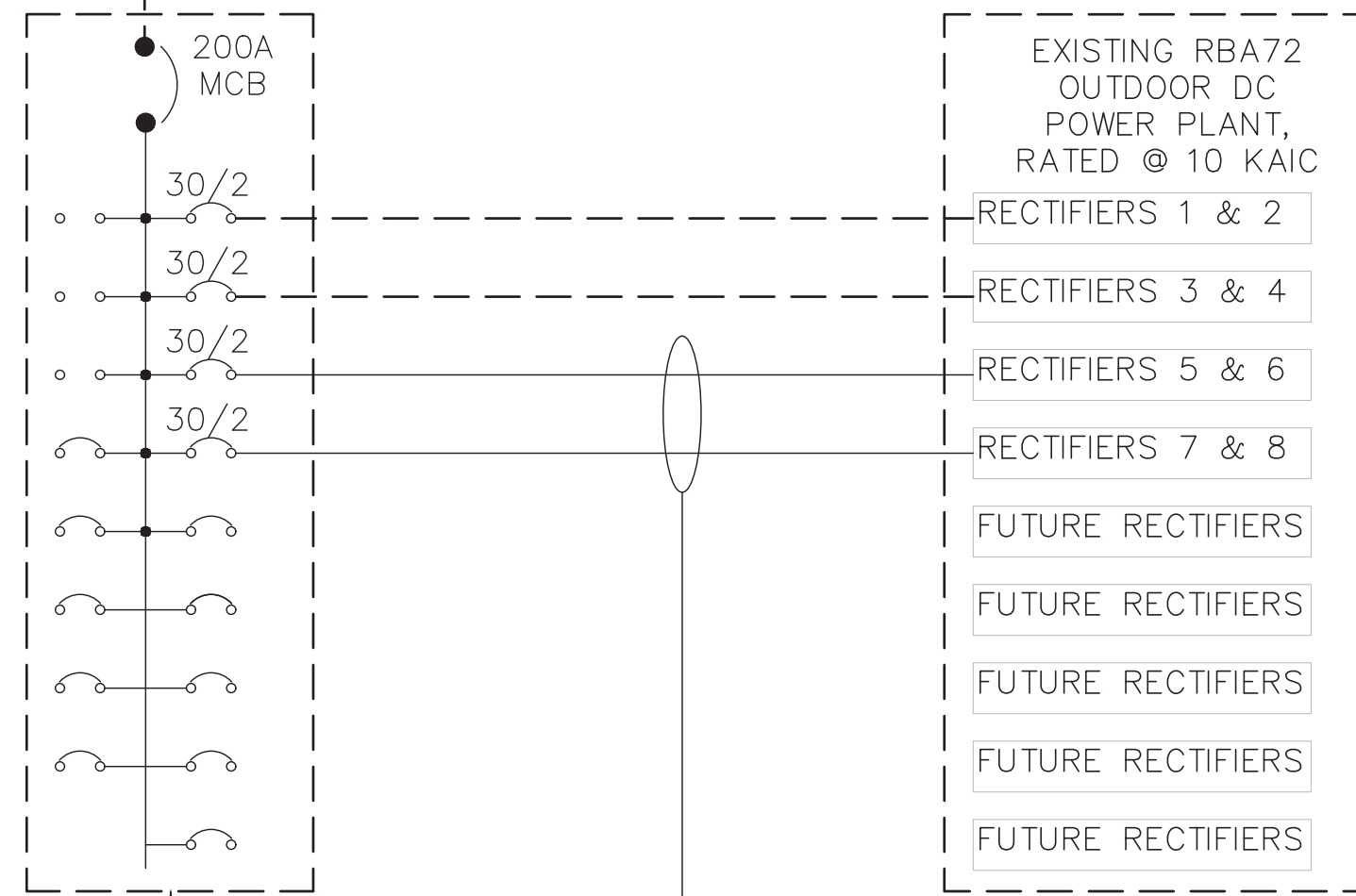
EXISTING UTILITY COMPANY CABLE AND CONDUIT

$I_{SCA} = 10,000A$



EXISTING (3) #3/0 XHHW CU & (1) #4 AWG CU GND IN 2" PVC CONDUIT, ±15'

$I_{SCA} = 9113A$



EXISTING RBA72 OUTDOOR DC POWER PLANT, RATED @ 10 KAIC
 RECTIFIERS 1 & 2
 RECTIFIERS 3 & 4
 RECTIFIERS 5 & 6
 RECTIFIERS 7 & 8
 FUTURE RECTIFIERS
 FUTURE RECTIFIERS
 FUTURE RECTIFIERS
 FUTURE RECTIFIERS

RECTIFIERS 1-4 ARE EXISTING, RECTIFIERS 5-8 ARE NEW

3/4" IMC CONDUIT WITH (2) #12 AWG AND (1) #12 GND FOR PER CONDUIT FOR (2) RECTIFIERS (TYP. FOR 2)

EXISTING AC POWER PANEL, 120/240V, 200A, 1Ø, NEMA 3R, FULLY RATED @ 10 KAIC

NOTE: CIRCUIT BREAKERS ARE SHOWN DIAGRAMMATICALLY TO CONVEY INTENT. REFER TO AC PANEL SCHEDULES ON THIS SHEET FOR ACTUAL CIRCUIT BREAKER LOCATIONS.

1 SINGLE-LINE DIAGRAM
E-1

NIMITZ / EXISTING AC PANEL, EXISTING BREAKER SCHEDULE													
SLOT #	BREAKER LABEL	VOLT-AMPS	LOADS CONTINUOUS	LOADS NONCONTINUOUS	BREAKER	LOAD PER PHASE		BREAKER	LOADS CONTINUOUS	LOADS NONCONTINUOUS	VOLT-AMPS	BREAKER LABEL	SLOT #
						"A"	"B"						
1	LIGHT	300	C		20	480	480	20	NC		180	GFI	2
3	WALK LIGHT	300	C		20	480	480	20	NC		180	TELCO	4
5	SURGE PROTECTION	1	C		30	181		15	NC		180	CCEC GFI	6
7		1	C				1					BLANK	8
9	POWER FAIL RELAY	1	C		15	1						BLANK	10
11		1	C				1					BLANK	12
13	SPARE (OFF)				40	0		40				SPARE (OFF)	14
15							0					SPARE (OFF)	16
17	SPARE (OFF)				20	0		50				SPARE (OFF)	18
19							0					SPARE (OFF)	20
21	SPARE (OFF)				20	0		20				SPARE (OFF)	22
23							0					SPARE (OFF)	24
25	NOT LABELED	1440		NC	15	1440		20				SPARE (OFF)	26
27	RECTIFIERS 1 & 2	3100		NC	30	3100	3100	30				RECTIFIERS 5 & 6 (NO LOAD)	30
29		3100		NC	30	3100	3100	30				RECTIFIERS 7 & 8 (NO LOAD)	32
31	RECTIFIERS 3 & 4	3100		NC	30	3100	3100	30				BLANK	34
33		3100		NC	30	3100	3100	30				BLANK	36
35	BLANK					0	0					BLANK	38
37	BLANK					0	0					BLANK	40
39	BLANK					0	0					BLANK	40
CONNECTED PHASE TOTALS, VA:						8302	6682						
CONNECTED LOAD PER PHASE, AMPS:						69	56						
CONNECTED LOAD PER PHASE, KVA:						8.302	6.682						
TOTAL CONNECTED LOAD, KVA:						14.984							
NONCONTINUOUS LOAD PER PHASE, KVA:						8.000	6.380						
TOTAL NONCONTINUOUS LOAD, KVA:						14.380							
CONTINUOUS LOAD PER PHASE, KVA:						0.378	0.378						
TOTAL CONTINUOUS LOAD, KVA:						0.755							
DEMAND LOAD (CONT + NONCONT) PER PHASE, KVA:						8.378	6.758						
TOTAL DEMAND LOAD (CONTINUOUS + NONCONTINUOUS), KVA:						15.135							
TOTAL DEMAND LOAD (CONT + NONCONT), AMPS:						70	56						
PANEL CAPACITY, KVA:						48.000							
SPARE PANEL CAPACITY, KVA:						32.865							

2 EXISTING AC PANEL, EXISTING BREAKER SCHEDULE
E-1

NIMITZ / EXISTING AC PANEL, PROPOSED BREAKER SCHEDULE													
SLOT #	BREAKER LABEL	VOLT-AMPS	LOADS CONTINUOUS	LOADS NONCONTINUOUS	BREAKER	LOAD PER PHASE		BREAKER	LOADS CONTINUOUS	LOADS NONCONTINUOUS	VOLT-AMPS	BREAKER LABEL	SLOT #
						"A"	"B"						
1	LIGHT	300	C		20	480	480	20	NC		180	GFI	2
3	WALK LIGHT	300	C		20	480	480	20	NC		180	TELCO	4
5	SURGE PROTECTION	1	C		30	181		15	NC		180	CCEC GFI	6
7		1	C				1					BLANK	8
9	POWER FAIL RELAY	1	C		15	1						BLANK	10
11		1	C				1					BLANK	12
13	SPARE (OFF)				40	0		40				SPARE (OFF)	14
15							0					SPARE (OFF)	16
17	SPARE (OFF)				20	0		50				SPARE (OFF)	18
19							0					SPARE (OFF)	20
21	SPARE (OFF)				20	0		20				SPARE (OFF)	22
23							0					SPARE (OFF)	24
25	NOT LABELED	1440		NC	15	1440		20				SPARE (OFF)	26
27	RECTIFIERS 1 & 2	3100		NC	30	6200	3100	30				RECTIFIERS 5 & 6*	30
29		3100		NC	30	6200	6200	30	NC		3100	RECTIFIERS 7 & 8*	32
31	RECTIFIERS 3 & 4	3100		NC	30	6200	6200	30	NC		3100	RECTIFIERS 7 & 8*	34
33		3100		NC	30	6200	6200	30	NC		3100	RECTIFIERS 7 & 8*	36
35	BLANK					0	3100	30	NC		3100	BLANK	38
37	BLANK					0	0					BLANK	40
39	BLANK					0	0					BLANK	40
CONNECTED PHASE TOTALS, VA:						14502	12882						
CONNECTED LOAD PER PHASE, AMPS:						121	107						
CONNECTED LOAD PER PHASE, KVA:						14.502	12.882						
TOTAL CONNECTED LOAD, KVA:						27.384							
NONCONTINUOUS LOAD PER PHASE, KVA:						14.200	12.580						
TOTAL NONCONTINUOUS LOAD, KVA:						26.780							
CONTINUOUS LOAD PER PHASE, KVA:						0.378	0.378						
TOTAL CONTINUOUS LOAD, KVA:						0.755							
DEMAND LOAD (CONT + NONCONT) PER PHASE, KVA:						14.578	12.958						
TOTAL DEMAND LOAD (CONTINUOUS + NONCONTINUOUS), KVA:						27.535							
TOTAL DEMAND LOAD (CONT + NONCONT), AMPS:						122	108						
PANEL CAPACITY, KVA:						48.000							
SPARE PANEL CAPACITY, KVA:						20.465							

- 1) CHANGES AND NEW CIRCUITS ARE INDICATED IN BOLD FONT WITH AN ASTERISK (*).
- 2) CONNECT (4) NEW RECTIFIERS TO EXISTING 30A/2P BREAKERS.
- 3) UPDATE PANEL DIRECTORY.

3 EXISTING AC PANEL, PROPOSED BREAKER SCHEDULE
E-1



SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
0	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

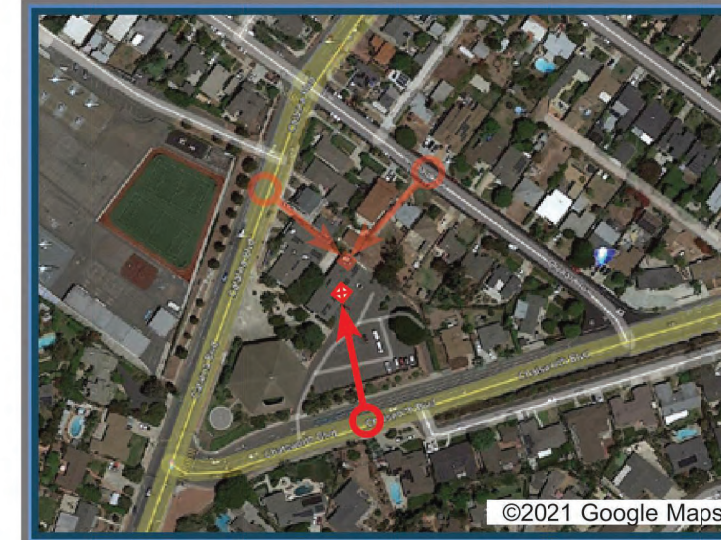
SHEET TITLE

SINGLE-LINE DIAGRAM & AC PANEL SCHEDULES

SHEET NO.

E-1

VIEW 1



EXISTING



PROPOSED LOOKING NORTH FROM CHATSWORTH BOULEVARD

PROPOSED REPLACEMENT ANTENNAS
WITHIN EXISTING SCREEN ENCLOSURE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
0	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



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SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

PHOTO SIMULATIONS

SHEET NO.

P-1

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
O	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



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SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

PHOTO SIMULATIONS

SHEET NO.

P-2

VIEW 2



EXISTING



PROPOSED LOOKING SOUTHEAST FROM CATALINA BOULEVARD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	09/09/21	90% CD	RC
B	11/17/21	REVISION	RC
C	12/17/21	REVISION	NH
0	01/21/22	100% CD	NH
1	01/07/23	100% CD	NH



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SITE INFORMATION

SITE NAME:
NIMITZ

1475 CATALINA BLVD
SAN DIEGO, CA 92107

SHEET TITLE

PHOTO SIMULATIONS

SHEET NO.

P-3

VIEW 3



EXISTING



PROPOSED LOOKING SOUTHWEST FROM ORCHARD AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.