



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 30, 2020 REPORT NO. PC-20-011

HEARING DATE: May 7, 2020

SUBJECT: VERIZON FAIRBANKS RANCH. Process Four Decision

PROJECT NUMBER: [555731](#)

REFERENCE: The Wireless Ordinance (SDMC 141.0420) was updated effective September 9, 2019 by [Ordinance O-21117 N.S.](#) This project was submitted June 2, 2017 and is subject to the prior version of the ordinance (updated by [Ordinance O-20261 N.S.](#); effective 7-19-2013). All references to SDMC 143.0420 in this staff report are to the 2013 version.

OWNER/APPLICANT: San Diego Music Conservatory Property, LLC / Verizon Wireless (VAW), LLC

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility located at 14333 San Dieguito Road in the Fairbanks Ranch Country Club Specific Plan area?

Staff Recommendation: APPROVE Planned Development Permit (PDP) No. 2386038, Conditional Use Permit (CUP) No. 2386086 and Site Development Permit (SDP) No. 2410668.

Community Planning Group Recommendation: On August 22, 2019, the Carmel Valley Planning Board voted 7-0-0 to recommend approval of the project with no conditions (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 5, 2019 and the opportunity to appeal that determination ended November 19, 2019 (Attachment 7).

Fiscal Impact Statement: Processing costs paid for by applicant fees.

Code Enforcement Impact: None.

BACKGROUND

Verizon Wireless is proposing to remove an existing 52-foot-tall wooden monopole and replace it with a 43-foot-tall faux eucalyptus tree supporting eight panel antennas and eight Remote Radio Units (RRUs). An existing 200-square-foot equipment enclosure will remain. The Wireless Communication Facility (WCF) is located at 14333 San Dieguito Road in the AR-1-2 zone. The project site is designated residential in the Fairbanks Ranch Country Club Specific Plan and is surrounded by open space zoned AR-1-1 and designated as Open Space, but is located to the northeast of single-family homes zoned RS-1-14 (Attachments 1, 2, and 3).

The existing 52-foot tall monopole was approved by the City Council on December 10, 1991. The permit allowed 4 ten-foot-tall omni-directional antennas, 5 two-foot-tall panel antennas, and a 200-square-foot equipment enclosure. Verizon is proposing to upgrade the facility with the latest technology, and to do so, new concealment measures compliant with the WCF, regulations are required.

A WCF in the AR-1-2 zone requires a CUP, Process Three. The height limit in the AR-1-2 zone is 30 feet unless the front, side and rear yard setbacks are each increased ten feet for each ten feet (or portion thereof) that the structure is above the height limit. In this case, the 43-foot-tall faux tree would require a 45-foot rear yard setback and a 40-foot side yard setback. The WCF is tucked in the southeast corner of the property and will not achieve the required setbacks, resulting in the need for a PDP, Process Four. Although the 5.58-acre site is developed with residential, equestrian uses and water tanks, the site is mapped entirely with sensitive vegetation and the MHPA, requiring an SDP, Process Three. The project does not propose encroachment into the environmentally sensitive lands; however, the Land Use Adjacency Guidelines will be incorporated into the permit as conditions. Pursuant to SDMC Section 112.0103, all three permits are to be consolidated and reviewed by the decisionmaker with the highest authority, which is the Planning Commission.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. WCFs in an agricultural zone are considered Preference 3 to correspond to the type of use permit. This project requires a Process Four Planning Commission decision pursuant to [SDMC 126.0602\(b\)\(1\)](#). The three permits are consolidated for processing with the Planning Commission as the decision maker.

The WCF Regulations were updated effective September 9, 2019; the above code references are to the version in effect at the time of application (Attachment 10).

DISCUSSION

Project Description:

The Verizon Fairbanks Ranch project proposes eight panel antennas and eight RRUs on a new 43-foot-tall faux eucalyptus tree, with associated equipment in a separate 200-square-foot equipment shelter (Attachments 13 and 14). The WCF is located on a 5.58-acre site developed with five homes, stables, water tanks and an equestrian track. The WCF is situated in the far southeast corner of the

property, 118 feet from San Dieguito Road, and is surrounded by approximately 40 eucalyptus trees ranging in height from 35 to 55 feet tall. The mature trees and the neutral color of the equipment shelter will integrate the WCF into the setting, making it virtually imperceptible.

Community and General Plan Analysis:

The [Fairbanks Ranch Country Club Specific Plan](#) is silent on the design and location of WCFs, instead relying on the General Plan and Council Policy 600-43. The City's General Plan addresses WCFs in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The portion of San Dieguito Road where the existing WCF is located is lined on both sides with mature California Pepper trees. The property slopes up to the south and the southeast portion of the lot, where the WCF is located, is heavily landscaped with mature eucalyptus trees that afford integration opportunities for the proposed faux eucalyptus tree and the existing neutral-colored equipment shelter. This meets the intent of UD-A.15. Therefore, the project meets the objectives of the General Plan.



An opening along San Dieguito Road looking south toward the WCF location.

Project-Related Issues:

Verizon has had a WCF at this location since 1992. When the existing monopole was approved in 1991, the City did not have WCF regulations and permitted monopoles in very limited situations. The monopole is situated approximately 55 feet above San Dieguito Road, in the far southeast corner, set back from the road 118 feet. There is heavy landscaping provided by mature eucalyptus trees located on the slope leading up to the WCF.

Replacement of the 52-foot-tall monopole with a 43-foot-tall faux eucalyptus tree will greatly improve views in and around the area. The height limit in agricultural zones is 30 feet. Increases in height over 30 feet are permitted if the front, rear and side yard setbacks are each increased by 10 feet for each 10 feet or portion thereof, over 30 feet. The setbacks for this project would have to be increased by 20 feet, which cannot be achieved without relocating the existing equipment shelter. Table 1 below illustrates the proposed deviations.

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
1. Height	Section 131.0344 and Table 131-03C	30 feet ¹	43 feet
2. Rear Yard Setback	Table 131-03C	45 feet ¹	27 feet, 1 inch
3. Side Yard Setback	Table 131-03C	40 feet ¹	16 feet, 6 inches

¹ A structure may exceed the 30-foot structure height limit if the front, side, and rear setbacks are each increased by 10 feet for each 10 feet, or portion thereof, of structure height above 30 feet.

The intent of a PDP, stated in [SDMC Section 126.0601](#) is *"to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations."*

A faux eucalyptus tree tucked into the rear corner of the property, which is surrounded by City of San Diego open space and mature eucalyptus trees, complies with the WCF Regulations, which require facilities to be integrated through the use of architecture, landscape and siting solutions. The deviations are requested to allow Verizon to remain in their previously permitted location, which provides screening by the existing landscaping. A PDP will allow Verizon to continue to provide coverage to the surrounding community with a significantly improved design that integrates into the property. This prevents Verizon from having to find other, lower-preference locations in the community that may have a greater visual impact. The location and elevation of the WCF provides coverage along San Dieguito Road and the Fairbanks Ranch Country Club. No other lower preference sites that provide the same coverage exist in the general vicinity.

Although the 5.58-acre project site is entirely located within the MHPA and is developed with five homes, an equestrian track, water tanks and stables, a Biological Resources Impact Analysis was conducted and concluded that the area where the WCF is proposed is previously-graded and disturbed. The existing equipment shelter will remain in place, but the existing monopole located just to the east of the shelter is proposed to be removed. The new faux tree is proposed immediately northwest of the shelter, within Verizon's existing lease area. A low block wall is located just to the south of the WCF, where the property begins sloping steeply uphill (Attachment 9). The slope, which is part of the City's open space, maintains sensitive vegetation and steep hillsides. Therefore, the Land Use Adjacency Guidelines will be incorporated into the permit to ensure there are no impacts to any potential adjacent habitat communities. A condition will also be included in the permit to restrict construction during bird nesting season.

CONCLUSION:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of CUP No. 2386086, PDP No. 2386038 and SDP No. 2410668 (Attachment 5).

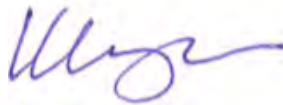
ALTERNATIVES

1. Approve CUP No. 2386086, PDP No. 2386038 and SDP No. 2410668 with modifications.
2. Deny CUP No. 2386086, PDP No. 2386038 and SDP No. 2410668 if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



PJ FitzGerald
Assistant Deputy Director
Development Services Department



Karen Lynch
Development Project Manager
Development Services Department

FITZGERALD/KAL

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Coverage Maps
9. Photo Survey
10. SDMC 141.0420 as implemented by Ordinance O-20261 N.S
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Photo Simulations
14. Project Plans



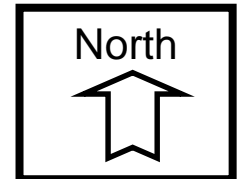
Project Site



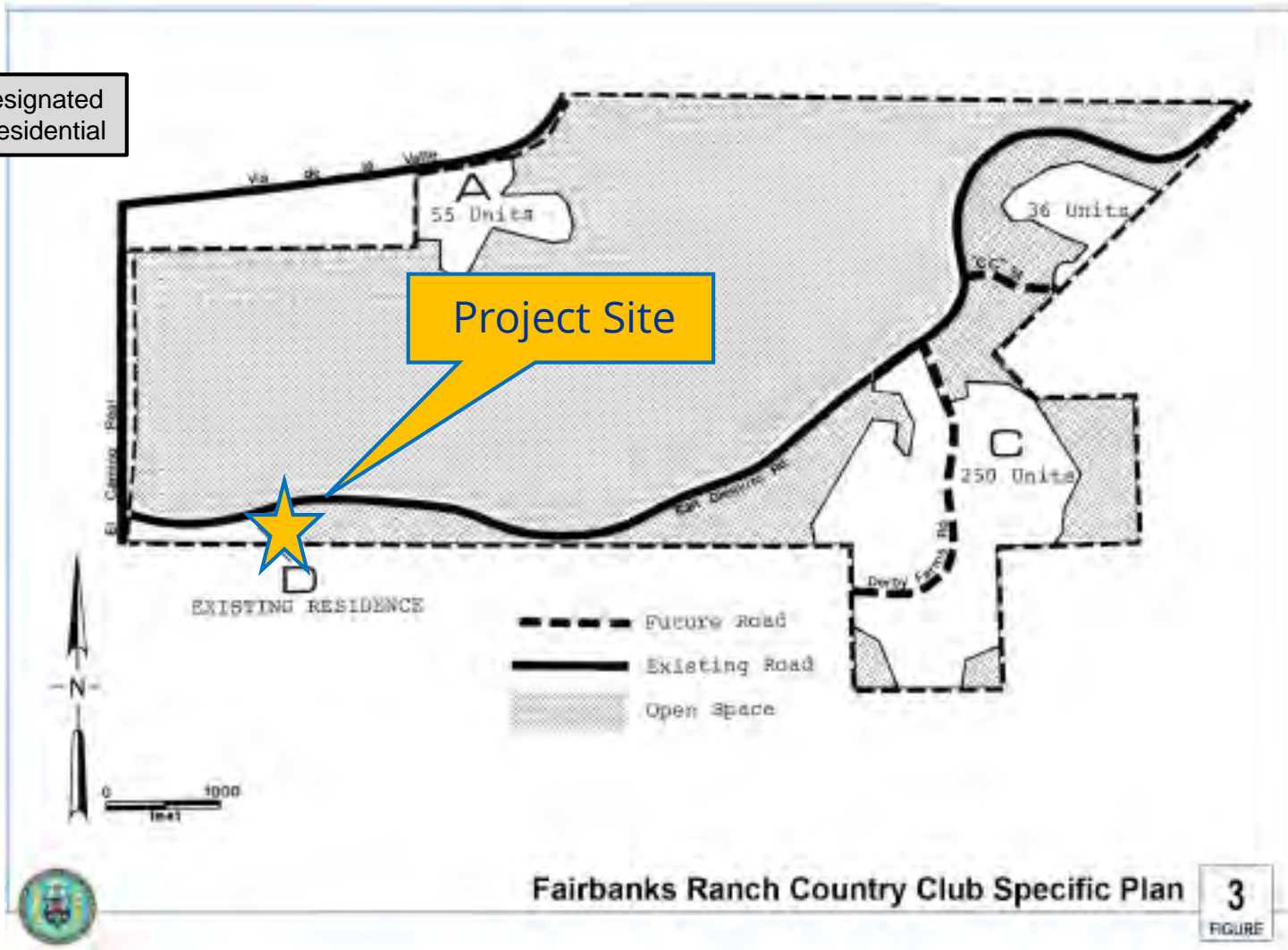
Aerial Photo

Fairbanks Fairbanks Ranch/ 14333 San Dieguito Road

PROJECT NO. 555731



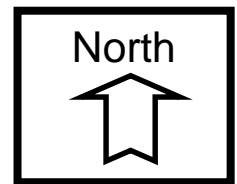
Designated
"Residential"

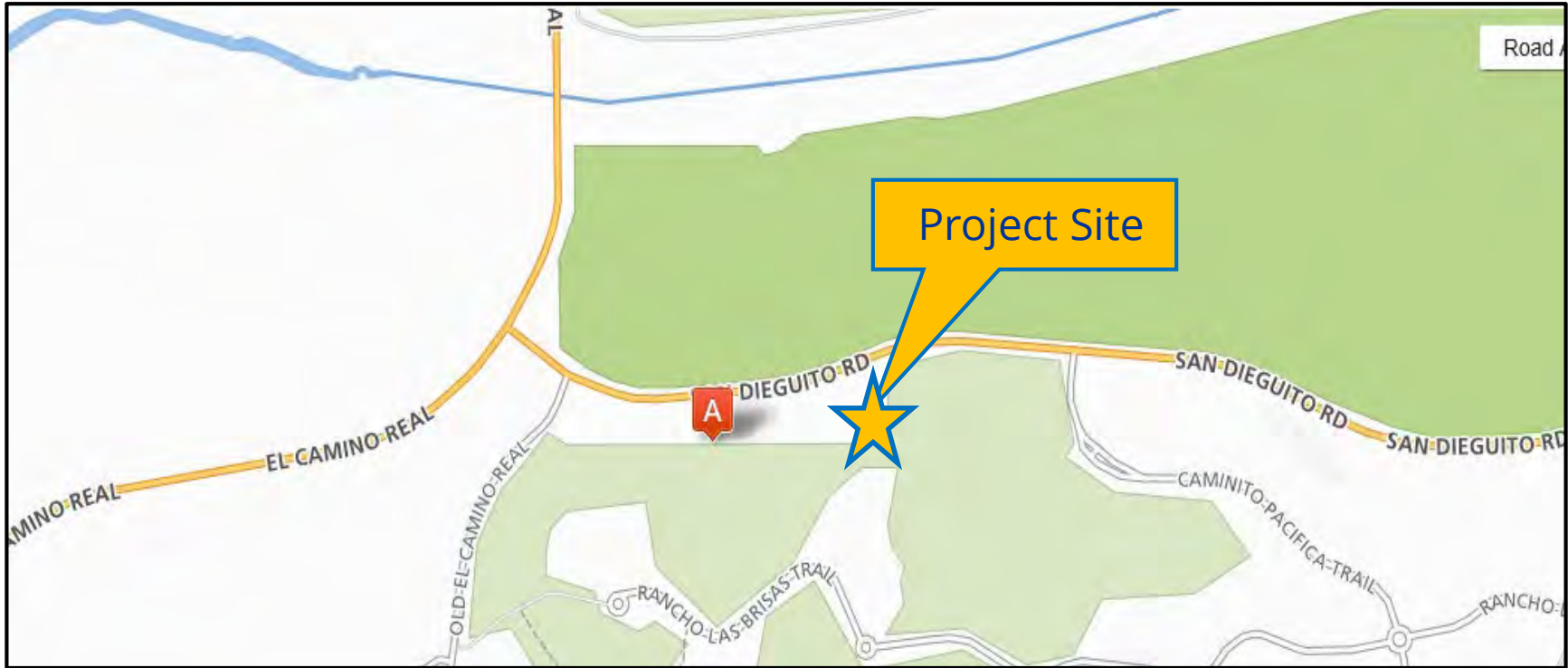


Land Use Map

Verizon Fairbanks Ranch/ 14333 San Dieguito Road

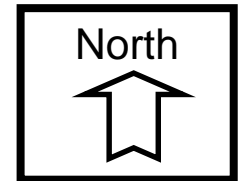
PROJECT NO. 555731





Project Location Map

Verizon Fairbanks Ranch/ 14333 San Dieguito Road
PROJECT NO. 555731



PROJECT DATA SHEET

PROJECT NAME:	Verizon Fairbanks Ranch	
PROJECT DESCRIPTION:	A new permit for an existing WCF consisting of the replacement of a 52' tall monopole with a 43' tall faux eucalyptus tree supporting 8 panel antennas, 8 radios and two surge suppressors. An existing 200-square-foot equipment enclosure will remain in place.	
COMMUNITY PLAN AREA:	Fairbanks Ranch Country Club	
DISCRETIONARY ACTIONS:	Conditional Use Permit/Planned Development Permit/Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
ZONING INFORMATION:		
ZONE:	AR-1-2 (Agricultural-Residential)	
HEIGHT LIMIT:	30 feet	
FRONT SETBACK:	25 feet	
SIDE SETBACK:	20 feet + 20 feet (for the height increase) = 40 feet	
REAR SETBACK:	25 feet + 20 feet (for the height increase) = 45 feet	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space; AR-1-2	Golf Course
SOUTH:	MHPA; OC-1-1	Open Space
EAST:	Open Space; AR-1-2	Open Space
WEST:	Environmental Tier; AR-1-1	Construction Staging
DEVIATION REQUESTED:	<ol style="list-style-type: none"> 1. Height: 43' where 30' is permitted 2. Side yard setback: 16' 6" where 40 feet is required 3. Rear yard setback: 27' 1" where 45 feet is required 	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 22, 2019, the Carmel Valley Planning Board voted 7-0-0 to recommend approval of the project without conditions.	

PLANNING COMMISSION RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 2386086
PLANNED DEVELOPMENT PERMIT NO. 2386038
SITE DEVELOPMENT PERMIT NO. 2410668
VERIZON FAIRBANKS RANCH PROJECT NO. 555731

WHEREAS, San Diego Music Conservatory Property, LLC, Owner, and Verizon Wireless (VAW) LLC, a Delaware Limited Liability Company d/b/a Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2386086/2386038/2410668), on portions of a 5.58-acre site;

WHEREAS, the project site is located at 14333 San Dieguito Road in the AR-1-2 zone of the Fairbanks Ranch Country Club Specific Plan area;

WHEREAS, the project site is legally described as Lot 3 of Fairbanks Country Club No. 1, in the County of San Diego, State of California, according to the Map thereof No. 10730, filed in the Office of the County Recorder of San Diego County, September 29, 1983;

WHEREAS, on November 5, 2019, 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 May 7, 2020, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2386086, Planned Development Permit No. 2386038 and Site Development Permit No. 2410668, pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 2386086, PDP No. 2386038 and SDP No. 2410668:

CONDITIONAL USE PERMIT [SDMC SECTION 126.0305]

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

The Fairbanks Ranch Country Club Specific Plan was adopted in 1982 and does not address Wireless Communication Facilities (WCFs). The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), stating that the visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The project is located at 14333 San Dieguito Road in the AR-1-2 zone. An existing 52-foot-tall wooden monopole exists on the property. Verizon is proposing to remove it and install a 43-foot-tall faux eucalyptus tree supporting eight antennas, eight Remote Radio Units (RRUs) and two surge protectors. The equipment shelter would remain in place. The WCF is situated in the far southeast corner of the property, 118 feet from San Dieguito Road. It sits approximately 55 feet above the street in a grove of eucalyptus trees.

A Conditional Use Permit (CUP) is required per SDMC 141.0420(e)(2) to allow a WCF in an Agricultural zone. The project proposes three related deviations, which require a Planned Development Permit (PDP) per SDMC 126.0602(b)(1). The first deviation is for the proposed 43-foot height of the tree, which is 13 feet over the 30-foot height limit in the AR-1-2 zone. Exceeding the height limit is permitted if each setback is increased by 10 feet for each 10 feet or portion thereof, over 30 feet, hence the other two deviations. The required 25-foot rear yard setback would need to be increased to 45 feet and the required 20-foot side yard setback would need to be increased to 40 feet. The existing Verizon equipment shelter is situated 16 feet, 6 inches from the eastern (side) property line and 27 feet, 1 inch from the rear property line. Relocating the shelter further into the property to meet the required setbacks would impact existing vegetation on site, require additional grading and would most likely require the faux tree to be taller which could result in visual impacts.

The site is developed with residential and equestrian uses even though it is mapped entirely with sensitive vegetation and the Multiple Habitat Planning Area (MHPA). The proposed faux tree will not encroach into environmentally sensitive lands, however because of its proximity to the open space to the south, the MHPA Land Use Adjacency Guidelines are included as conditions in the permit.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the General Plan.

The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 14333 San Dieguito Road in the AR-1-2 zone within the Fairbanks Ranch Country Club Specific Plan area. Verizon has an existing 52-foot-tall monopole, which is proposed to be removed and replaced with a 43-foot-tall faux eucalyptus tree supporting eight panel antennas, eight RRUs and two surge suppressors (Raycaps). The existing 200-square-foot equipment shelter will remain in place.

The project was determined to be exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. 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 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." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. 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 requires a CUP pursuant to SDMC 141.0420(e)(2) because it is proposed on an agriculturally-zoned property. The purpose of the CUP, as stated in SDMC 126.0301, is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. The Wireless Communication Facility (WCF) is set back 118 feet and situated 55 feet above San Dieguito Road. It is located in the southeast corner of the site in a eucalyptus grove. All these conditions result in minimal visual impact to the surrounding area.

The project is located in the AR-1-2 zone of the Fairbanks Ranch Country Club Specific Plan. The faux tree is proposed to be 43 feet, which exceeds the maximum zone height limit by 13 feet. Additionally, the project has an existing footprint from a previously approved permit that allowed a 50-foot-tall monopole (which is proposed to be removed) and a 200-square-foot

equipment enclosure. The equipment enclosure will remain in its current location, which encroaches into the side and rear yard setbacks. Agricultural zones allow structures above 30 feet if each of the setbacks are increased by 10 feet for each 10 feet or portion thereof, above the height limit. For a 43-foot-tall faux tree, each of the setbacks would have to be increased by 20 feet. This results in a required 45-foot rear yard and a 40-foot side yard setback where the existing setbacks are 27 feet, 1 inch for the rear yard and 16 feet, 6 inches for the side yard. These deviations are allowed by the Land Development Code if findings can be made. The deviations and required findings are discussed under "**Planned Development Permit Approval**" below.

In addition to the CUP, PDP and SDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, by proposing a faux eucalyptus tree and neutral colored equipment enclosure within an existing eucalyptus tree grove, meets these requirements. The project meets the design requirements of SDMC 141.0420, and findings can be made in the affirmative for all permits required by this project; therefore, the project and all deviations will comply with the applicable regulations of the Land Development Code.

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

The project site is 5.58 acres located in the far northern portion of the City in Fairbanks Ranch Country Club. San Dieguito Road is lined with mature California Pepper trees which provide screening of properties. The WCF is situated in the southeastern corner of the property, which is approximately 118 feet from San Dieguito Road at an elevation of almost 55 feet higher than the street. A eucalyptus tree grove will provide screening for the proposed faux tree and already provides screening of the faux tree and the equipment enclosure.

Although the entire property is mapped with sensitive vegetation and the Multi-Habitat Planning Area (MHPA), it has been previously graded and is developed with homes, stables, and an equestrian track. No part of the project proposes to encroach into the environmentally sensitive lands and the MHPA Land Use Adjacency Guidelines (LUAG) are included as permit conditions to ensure there are no biological impacts.

The project allows Verizon to continue serving the surrounding area. The Verizon facility has existed at this location for many years with no known complaints. The improvements proposed for this WCF in conjunction with the location will significantly reduce visual impacts associated with the existing monopole. This facility is appropriate at the proposed location.

PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**1. The proposed development will not adversely affect the applicable land use plan.**

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see CUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project is located in the AR-1-2 zone and seeks a PDP for three related deviations. Agricultural zones have a 30-foot height limit but increases in height are permitted if each setback is increased by 10 feet for each 10-foot or portion thereof, over 30 feet. The setbacks for this project are required to be increased by 20 feet to accommodate the additional 13 feet of height for the 43-foot-tall faux tree. This results in a required 45-foot rear yard and a 40-foot side yard setback where the actual setbacks are 27 feet, 1 inch for the rear yard and 16 feet, 6 inches for the side yard.

The purpose of a PDP, as stated in SDMC 126.0601, is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The property is located in the far northern portion of the City within Fairbanks Ranch Country Club. The 5.58-acre site is developed with residential homes, stables, an equestrian track and water tanks. The faux tree is proposed adjacent to the existing equipment enclosure in the southeastern corner of the property within a eucalyptus tree grove. Relocating the shelter further into the property to meet the required setbacks would impact existing vegetation on site, require additional grading and would most likely require the faux tree to be taller which could result in visual impacts. Allowing the height deviation to 43 feet, the proposed faux tree blends into the site in a way that makes it difficult to detect from typical public vantage points.

In addition to the PDP, the project requires a CUP pursuant to SDMC 141.0420(e)(2) because it is

proposed in an agricultural zone. This conditional use is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Conditional Use Permit Approval**" above.

The project, in proposing a new faux tree and retention of an existing equipment area that will integrate with existing landscaping at the site, meets the requirements of the Municipal Code. The requested deviations provides the applicant the flexibility to integrate it with nearby existing trees. The additional height allows greater coverage than a shorter facility, which eliminates the need for multiple, smaller WCFs to achieve the same coverage goals. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

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

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see CUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see CUP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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 Planning Commission, CUP No. 2386086/PDP No. 2386038/SDP No. 2410668 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and

conditions as set forth in Permit No. 2386086/2386038/2410668, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: May 7, 2020

IO#: 11003679

DRAFT

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. 2386086
PLANNED DEVELOPMENT PERMIT NO. 2386038
SITE DEVELOPMENT PERMIT NO. 2410668
VERIZON FAIRBANKS RANCH PROJECT NO. 555731
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 2386086, Planned Development Permit (PDP) No. 2386038 and Site Development Permit (SDP) No. 2410668 is granted by the Planning Commission of the City of San Diego to San Diego Music Conservatory Property, LLC, Owner, and Verizon Wireless (VAW) LLC, a Delaware Limited Liability Company d/b/a Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0303, and 126.0602. The 5.58 -acre site is located at 14333 San Dieguito Road in the AR-1-2 zone of the Fairbanks Ranch Country Club Specific Plan area. The project site is legally described as: Lot 3 of Fairbanks Country Club No. 1, in the County of San Diego, State of California, according to the Map thereof No. 10730, filed in the Office of the County Recorder of San Diego County, September 29, 1983.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 7, 2020, on file in the Development Services Department.

The project shall include:

- a. The removal of the existing 52-foot-tall monopole;
- b. The installation of a 43-foot-tall faux eucalyptus tree supporting eight panel antennas measuring 72" x 11.9" x 7.1", eight remote radio units and two raycaps;
- c. An existing 200-square-foot equipment shelter;
- d. Three deviations that include:
 - a. A height deviation to allow the 43' tall tree where 30 feet is permitted;
 - b. A side yard setback of 16 feet, 6 inches, where 40 feet is required;
 - c. A rear yard setback of 27 feet, 1 inch, where 45 feet is required;

- e. Landscaping (planting, irrigation and landscape related improvements); and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 21, 2023.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 150 days of permit issuance, final inspection must be obtained.
3. This permit and corresponding use of this site shall **expire on May 21, 2030**. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee 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.
5. 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.
6. 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.

7. 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.

8. 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.

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

10. 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.).

11. 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.

12. 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.

13. 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.

14. 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.

MHPA LAND USE ADJACENCY REQUIREMENTS:

Prior to issuance of Notice to Proceed, the Owner/Permittee shall depict the following requirements within the contract specifications and depict on construction documents (as necessary) for the Project Site.

- **Grading/Land Development/MHPA Boundaries** - Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** -All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per SDMC Section 142.0740.

- **Barriers** -Existing fences/walls; and/or signage along the MHPA boundaries shall remain and/or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** -Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: coastal California gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

- I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

- II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary,

to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
 - I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
 - II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

ENGINEERING REQUIREMENTS:

- 15. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.
- 16. The project proposes to export 28 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

LANDSCAPE REQUIREMENTS:

- 17. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)(5).
- 18. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in

a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

19. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during installation and/or operation of the wireless communication facility, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged, removed, or significantly trimmed for the installation or operation of the wireless communication facility, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

22. 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.

23. No overhead cabling is permitted.

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

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

26. 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.

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

28. 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, Owner/Permittee shall provide an

updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

29. 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.

30. 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.

31. 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.

Faux Trees

32. All proposed hand-holes shall be covered with bark material to match the type of tree trunk to the satisfaction of the Development Services Department.

33. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.

34. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.

35. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."

36. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

37. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

38. The tree shall be maintained for the life of the permit. This includes maintaining the approved branching structure, branch density, overall shape and color of the tree.

39. 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 Project Manager listed below at (619) 446-5351 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 development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The 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 Planning Commission of the City of San Diego on May 7, 2020 by Resolution Number_____.

Permit Type/PTS Approval No.: CUP No. 2386038/PDP No. 2386086/SDP No. 2410668

Date of Approval: May 7, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
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.

San Diego Music Conservatory Property, LLC
Owner

By _____
NAME:
TITLE:

Verizon Wireless (VAW), LLC,
Permittee

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

TO: RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 555731

Project Title: Verizon Fairbanks Ranch

PROJECT LOCATION-SPECIFIC: The project is located at 14333 San Dieguito Road, San Diego CA.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP) and Neighborhood Use Permit (NUP) applications for modifications to an existing Wireless Communication Facility (WCF). The modifications would consist of the removal of an existing monopole and antennas and the construction of a new 43-foot tall mono-eucalyptus tree supporting eight antennas, two raycaps, and eight remote radio units. The existing equipment enclosure associated with this WCF would continue to operate without any exterior changes. The WCF is located at 14333 San Dieguito Road in the AR-1-2 zone of the Fairbanks Country Club planning area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kyle Denardo- Sequoia Deployment Services, 22471, Lake Forest CA, 92630 (951) 768-5947.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- CATEGORICAL EXEMPTION: Section 15302 (Replacement or Reconstruction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction) which allows for the replacement of existing utility systems and or facilities involving negligible or no expansion of capacity. Since the project would only relocate and replace a WCF pole it was determined that the replacement exemption was appropriate. Additionally, the project would occur on a site that has been previously disturbed and is devoid of sensitive resources. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324 **ATTACHMENT 7**

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Jeff Szymanski / SENIOR PLANNER
SIGNATURE/TITLE

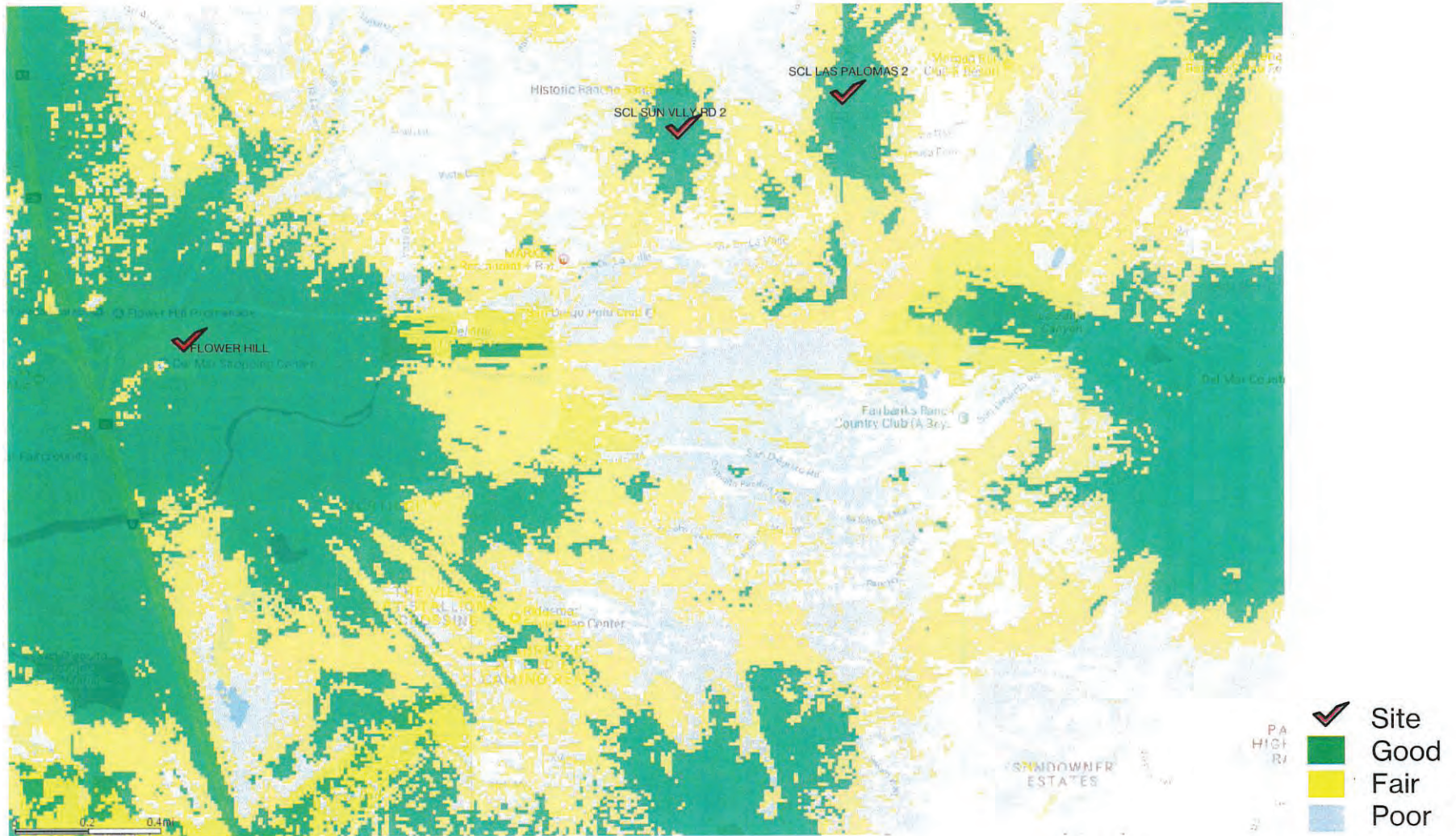
3/18/2020
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

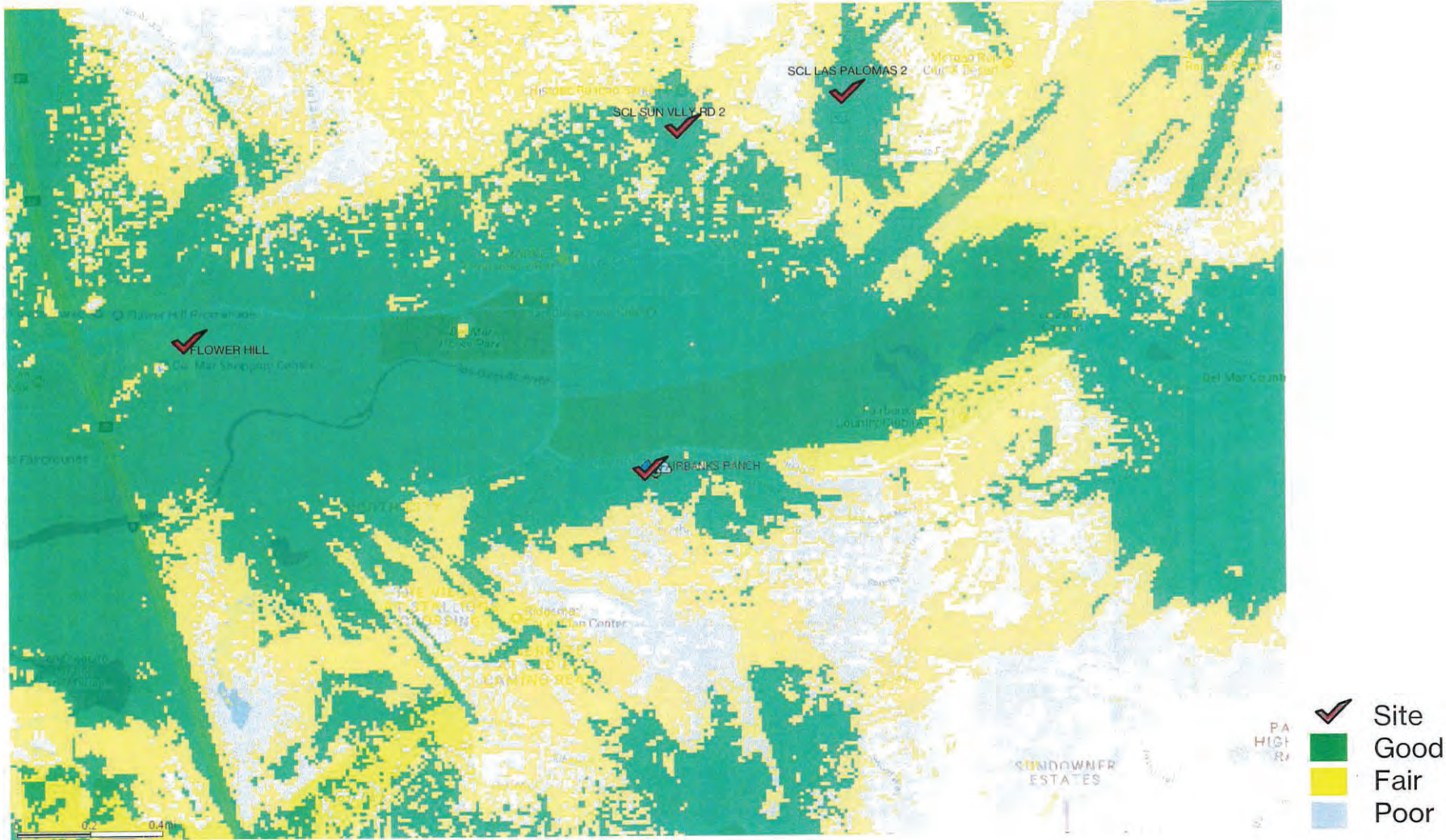
Coverage without Fairbanks Ranch



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

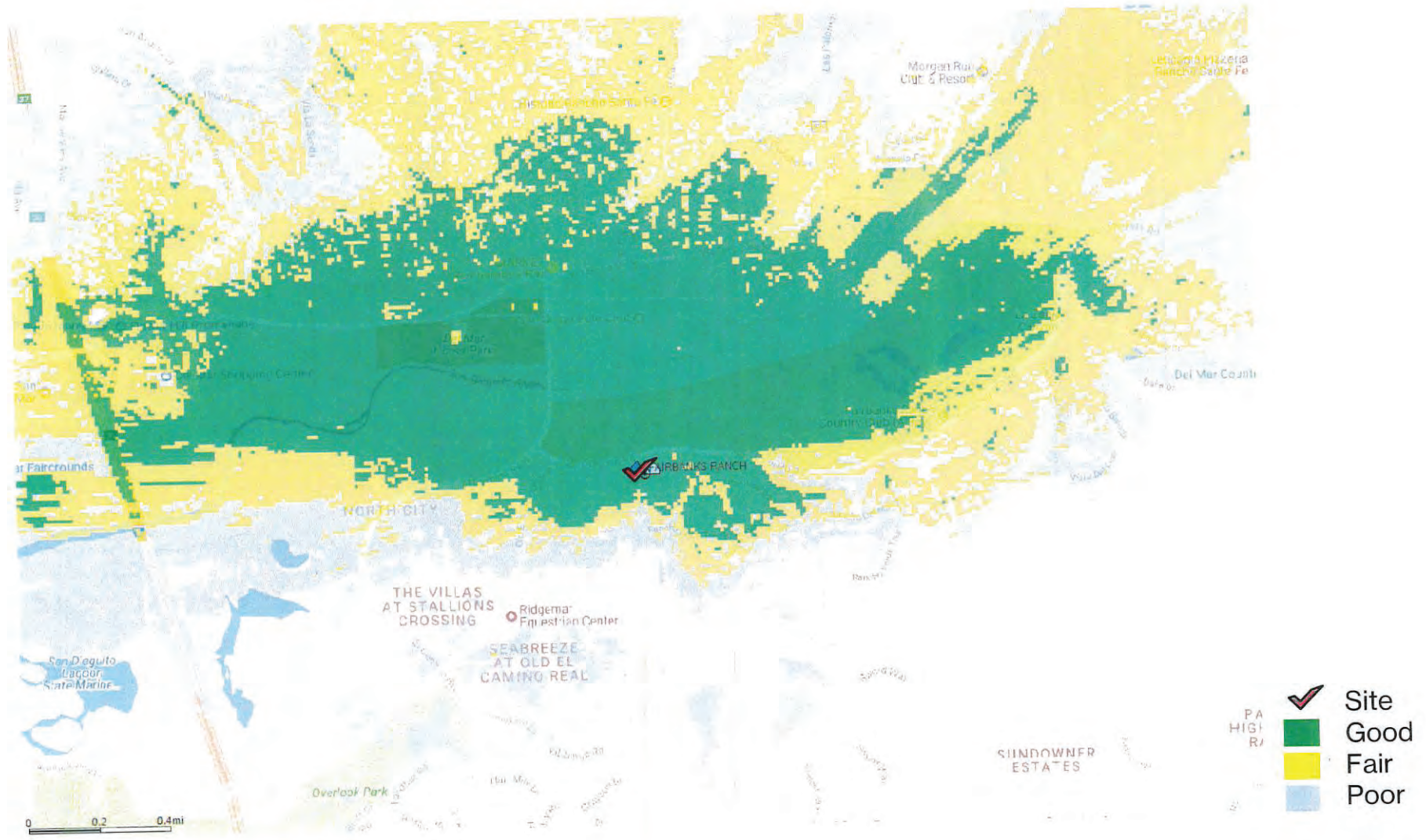
Coverage with Fairbanks Ranch

2



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Fairbanks Ranch individual coverage



3



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

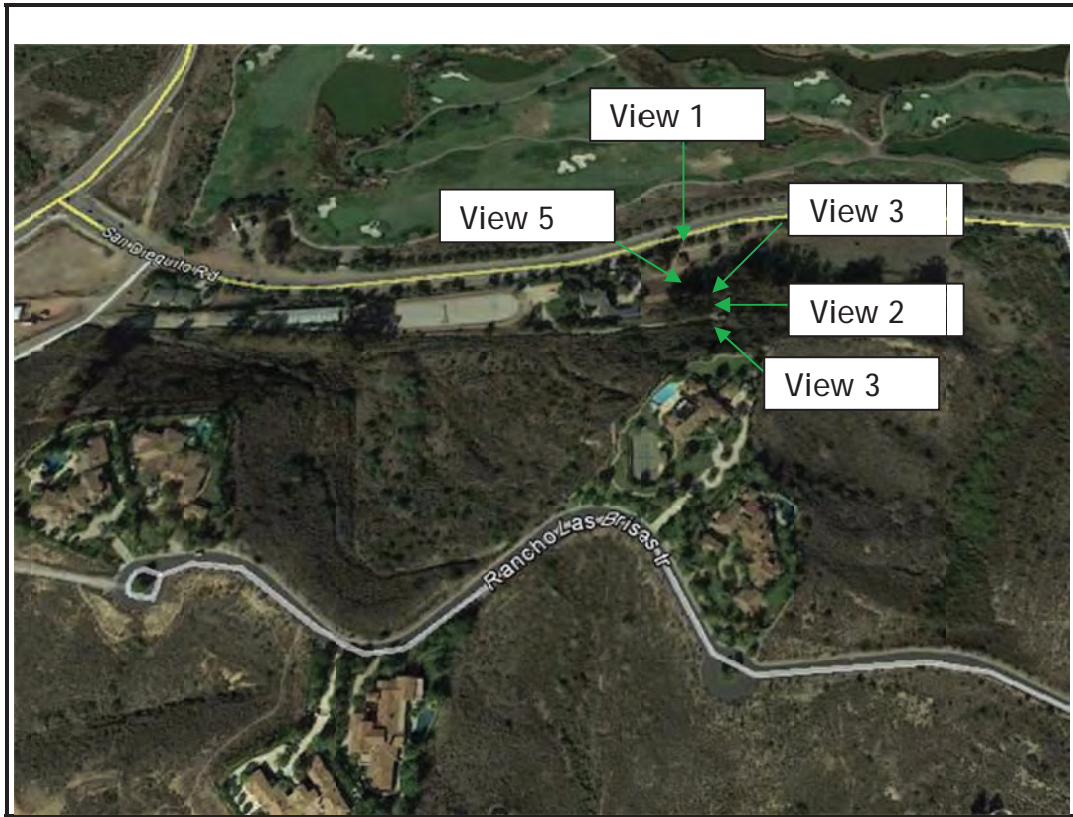


SITE PHOTOGRAPHS-FAIRBANKS RANCH-RF RELOCATION

14333 SAN DIEGUITO ROAD

SAN DIEGO, CA 92130

APN: 302-261-03-00



PROJECT SITE KEY MAP



#1 VIEW S FROM SAN DIEGUITO RD.



SITE PHOTOGRAPHS-FAIRBANKS RANCH-RF RELOCATION

14333 SAN DIEGUITO ROAD

SAN DIEGO, CA 92130

APN: 302-261-03-00



#2 VIEW LOOKING W FROM ADJACENT PROPERTY



#3 VIEW LOOKING NW FROM ADJACENT SITE



SITE PHOTOGRAPHS-FAIRBANKS RANCH-RF RELOCATION
14333 SAN DIEGUITO ROAD
SAN DIEGO, CA 92130
APN: 302-261-03-00



#4 VIEW LOOKING SW FROM ADJACENT PROPERTY



#5 VIEW SE FROM SAN DIEGUITO RD

§141.0420 Wireless Communication Facilities

Wireless communication facilities are permitted as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the regulations in Section 141.0420. *Wireless communication facilities* that do not comply with Section 141.0420(c)(1) or are in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) may also be permitted with a Neighborhood Use Permit, subject to the regulations in Section 141.0420(d). *Wireless communication facilities* may also be permitted with a Conditional Use Permit decided in accordance with Process Three, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), except that *wireless communication facilities* in areas described in Section 141.0420(f) may be permitted with a Conditional Use Permit decided in accordance with Process Four, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the following regulations:

- (a) The following uses are exempt from the provisions of Section 141.0420:
 - (1) Amateur (HAM) radio facilities.
 - (2) One single dish *antenna* 24-inches or less in diameter or one remote panel *antenna* 24-inches or less in length and width, except when associated with a *wireless communication facility*.
- (b) General Rules for Wireless Communication Facilities
 - (1) Every application for a permit shall include documentation, satisfactory to the City Manager:
 - (A) That the *wireless communication facility* complies with federal standards for radio frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies, and
 - (B) Describing the location type, capacity, field strength or power density and calculated geographic service of the *wireless communication facility*.
 - (2) *Wireless communication facilities* shall be maintained in a graffiti-free condition.

- (3) Prior to January 31 of every calendar year, each *wireless communication facility* provider shall submit documentation, satisfactory to the City Manager, identifying the location of each *wireless communication facility* in its City of San Diego network. The documentation shall include *wireless communication facilities* that are approved, but not yet built, *wireless communication facilities* that are currently operating and locations containing non-operating *wireless communication facilities*.
 - (4) If the permit(s) for any *wireless communication facility* includes an expiration date, upon expiration of the permit, the facilities and improvements authorized therein shall be removed from the site by the owner of such facilities and improvements, and said owner shall restore the property to its original condition, all at the owner's or permittee's sole cost and expense. In addition, the owner or permittee shall, at its sole cost and expense, remove or replace any *wireless communication facility* if the City Manager determines that the facility or components of the facility are non-operational or no longer used. If the owner or permittee does not remove such facilities and restore the property as required herein, the City may remove the facilities and restore the property at the cost and expense of the owner or permittee, jointly and severally.
 - (5) Coastal Development Permit. Within the coastal overlay zone, the coastal development permit regulations, beginning with Section 126.0701 of the Land Development Code, shall also apply.
- (c) Limited Use Regulations
- (1) *Wireless communication facilities* are permitted as a limited use subject to the following regulations:
 - (A) Except as provided in Section 141.0420(d), *wireless communication facilities* in Industrial Zones.
 - (B) Except as provided in Section 141.0420(d), *wireless communication facilities* in Commercial Zones.

- (C) Collocation of *wireless communication facilities* to existing monopoles that do not increase the area occupied by the *antennas* by more than 100 percent of the originally approved *wireless communication facilities* and do not increase the area occupied by an outdoor equipment enclosure more than 150 square feet beyond the originally approved *wireless communication facilities*.
- (2) *Wireless communication facilities* in the *public right-of-way* within or adjacent to City owned property, dedicated in perpetuity, for park or recreation purposes, may be permitted with a Neighborhood Use Permit.
- (d) Neighborhood Use Permit Regulations
- (1) *Wireless communication facilities* on premises containing residential or mixed uses in a Commercial or Industrial Zone.
- (2) *Wireless communication facilities* on premises containing a non-residential use within a Residential zone where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (3) *Wireless communication facilities* in Agricultural Zones where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (4) *Wireless communication facilities* proposed in dedicated parkland where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.

- (e) Conditional Use Permit Regulations (Process Three)
 - (1) *Wireless communication facilities* on *premises* containing a non-residential use within a Residential Zone.
 - (2) *Wireless communication facilities* in Agricultural Zones.
 - (3) *Wireless communication facilities*, with above ground equipment, in the *public right-of-way*.
- (f) Conditional Use Permit Regulations (Process Four)
 - (1) Except as provided in Section 141.0420(d)(4), *wireless communication facilities* proposed in dedicated parkland.
 - (2) Except as provided in Sections 141.0420(d)(2) and 141.0420(e)(1), *wireless communication facilities* proposed in Residential Zones.
 - (3) *Wireless communication facilities* proposed in Open Space Zones.
- (g) Design Requirements

The following regulations apply to all *wireless communication facilities*:

- (1) *Wireless communication facilities* shall utilize the smallest, least visually intrusive *antennas*, components and other necessary equipment.
- (2) The applicant shall use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.
- (3) The *wireless communication facility's* equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet, unless a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402.
- (4) Overhead wires connecting the *antennas* to the equipment are not permitted.

- (5) Equipment located on the roof of an existing *structure* shall be set back or located to minimize visibility, especially from the *public right-of-way* or public places.
- (6) Faux landscaping may be used on *premises* where natural vegetation similar in size and species exist or where landscaping similar in size and species is proposed as part of the *development*. The *applicant* shall provide sufficient samples, models or other means to demonstrate the quality, appearance, and durability of the faux vegetation.
- (7) If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the *wireless communication facility*, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager.
- (8) Panel *antennas* shall be mounted no more than 12 inches away from a *building façade* and shall appear as an integral part of the building, except as set forth in Section 141.0420(h). Panel *antennas* may be mounted up to 18 inches away from a *building façade* when the *applicant* provides evidence demonstrating that the *wireless communication facility* cannot operate without incorporating a tilt greater than 12 inches. Each panel *antenna* shall fit into the design of an existing *façade* and shall be no longer nor wider than the portion of the *façade* upon which it is mounted. The *antennas* shall not interrupt the architectural lines of the *façade*. Associated mounting brackets and coaxial cable shall be concealed from view. Any pipes or similar apparatus used to attach panel *antennas* to a *building façade* shall not extend beyond the length or width of the panel *antenna*. No exposed mounting apparatus shall remain on a *building façade* without the associated *antennas*.
- (9) Vertical elements, designed as flagpoles or light standards, shall replicate the design, diameter and proportion of the vertical element they are intending to imitate. Flagpoles shall maintain a tapered design.

(h) *Public Right-of-Way Installations*

Wireless communication facilities may be installed in the *public right-of-way* in the area between the face of the curb and the adjacent property line.

Wireless communication facilities located in the *public right-of-way* are subject to Chapter 6, Article 2, and the following regulations:

- (1) All equipment associated with *wireless communication facilities* shall be undergrounded, except for small service connection boxes or as permitted in Section 141.0420(e)(3).
- (2) Panel *antennas* shall be vertically mounted to the pole in compliance with any applicable separation requirements and shall not exceed 6 inches in distance from the pole.
- (3) No more than four panel *antennas* or two omni-directional *antennas* shall be mounted on any utility pole by any one *wireless communication facilities* provider.
- (4) *Antennas* shall be painted to match the color of the surface of the pole on which they are attached.

(i) *Park Site Installations*

In addition to the design guidelines set forth in Section 141.0420(g), the following design requirements apply to *wireless communication facilities* in city parks.

- (1) Where practicable, *antennas* shall be mounted on sports field light poles, security light poles, or inside foul line poles or flagpoles. *Antennas* shall not be mounted above the light source on any light poles. All *antennas* on flagpoles or foul line poles shall be concealed within the pole.

- (2) If the proposed *wireless communication facility* would be located on city-owned property that has been formally dedicated in perpetuity by ordinance for park, recreation, or cemetery purposes, equipment enclosures shall be placed underground unless the Park and Recreation Director determines that an above-ground equipment enclosure would not violate Charter section 55 and a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402.

(“Wireless Communication Facilities” added 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)

(Amended 5-3-2005 by O-19369 N.S.; effective 4-11-2007.)

(Amended 9-29-2006 by O-19545 N.S.; effective 4-11-2007.)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
13400 Sabre Springs Pkwy, Ste. 200
San Diego CA 92128
858-794-2571 / Fax: 858-794-2599

October 24, 2019

Karen Lynch-Ashcraft, Project Manager
Development Services Department
City of San Diego
1222 First Ave., MS 501
San Diego, CA 92101

Re: Verizon Wireless
PTS 555731

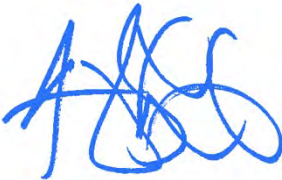
Dear Karen:

The Carmel Valley Community Planning Board on August 22, 2019 considered the applicant Sequoia Deployment Service's request to support the proposal to modify an existing wireless facility at 14333 San Dieguito Road.

The proposed modification consists of installing (1) 43' Mono Eucalyptus Faux Tree Pole, (8) New antennas on the proposed pole, (8) new RRUs behind the antennas, (2) new Raycaps on the pole, (1) new Raycap within the existing equipment enclosure and the removal of all existing antennas and wood pole.

The CVCPB by a vote of 7-0-0 approved the request.

Sincerely,
Carmel Valley Community Planning Board



Frisco White, AIA
Chair



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Fairbanks Ranch Verizon Wireless

Project Address:
 14333 San Dieguito Road San Diego, CA 92130

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

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

Additional pages attached Yes No

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

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

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

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

Project Title: Fairbanks Ranch Verizon Wireless	Project No. (For City Use Only)
---	--

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
 San Diego Music Conservatory Property LLC

Owner Tenant/Lessee

Street Address:
 1329 Stratford Court

City/State/Zip:
 Del Mar, CA 92014

Phone No: _____ Fax No: _____
 (858) 925-7892

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

Title (type or print):

Signature : _____ Date: _____
 5/25/2017

Corporate/Partnership Name (type or print):

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____



FAIRBANKS RANCH

14333 SAN DIEGUITO ROAD SAN DIEGO CA 92130



VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM SAN DIEGUITO ROAD



FAIRBANKS RANCH

14333 SAN DIEGUITO ROAD SAN DIEGO CA 92130



VIEW 2



LOCATION

©2014 Google Maps



PROPOSED

LOOKING SOUTH FROM SAN DIEGUITO ROAD



EXISTING



FAIRBANKS RANCH

14333 SAN DIEGUITO ROAD SAN DIEGO CA 92130



VIEW 3



LOCATION

©2014 Google Maps



PROPOSED REPLACEMENT ANTENNAS AND NEW RRUS



EXISTING

PROPOSED LOOKING SOUTHWEST FROM ADJACENT PROPERTY

JRA Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME

FAIRBANKS RANCH (AWS/PCS)

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

- 04/20/16 PC COMMENTS (P14)
- 04/25/16 CLARIFICATIONS (P15)
- 05/16/16 CLARIFICATIONS (P16)
- 04/23/18 PLANNING COMMENTS (P17)
- 10/17/18 PLANNING COMMENTS (P18)
- 01/30/19 PLANNING COMMENTS (P19)
- 06/15/19 PLANNING COMMENTS (P20)

SHEET TITLE

TITLE SHEET

T-1



FAIRBANKS RANCH (AWS/PCS)
 14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

SPECIAL INSPECTIONS	
1 CONCRETE	13.1 VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
2 BOLTS INSTALLED IN CONCRETE	13.2 VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA
3 CONCRETE MOMENT-RESISTING SPACE FRAME	13.3 PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES
4 REINFORCING STEEL AND PRESTRESSING STEEL	13.4 PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE
5.1 ALL STRUCTURAL WELDING	14 SMOKE CONTROL SYSTEM
5.2 WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME	15 SPECIAL CASES (DESCRIBE)
5.3 WELDING REINFORCING STEEL	16 OFF-SITE FABRICATION OF BUILDING COMPONENTS
6 HIGH-STRENGTH BOLTING	17 OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER
7 STRUCTURAL MASONRY	
8 REINFORCED GYPSUM CONCRETE	
9 INSULATING CONCRETE FILL	
10 SPRAY-APPLIED FIREPROOFING	
11 DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS)	
12 SHOTCRETE	
NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.

CONSULTANT TEAM

CLIENTS REPRESENTATIVE:
 SEQUOIA DEPLOYMENT SERVICES, INC.
 22471 ASPAN STREET, SUITE 290
 LAKE FOREST, CALIFORNIA 92630
 PHONE: (949) 753-7200
 CONTACT: MONICA MORETTA-SWING, PLANNING
 SITE ACQUISITION: ERICK ERICKSON

ARCHITECT:
 JEFFREY ROME & ASSOCIATES
 131 INNOVATION DRIVE
 SUITE: 100
 IRVINE, CALIFORNIA 92617
 PHONE: (949) 760-3929
 FAX: (949) 760-3931
 CONTACT: JEFFREY ROME

LANDSCAPE ARCHITECT:
 CS DESIGN GROUP, INC.
 6965 EL CAMINO REAL
 SUITE: 105-482
 CARLSBAD, CALIFORNIA 92009
 PHONE: (760) 272-5742
 FAX: (760) 454-3097
 CONTACT: GARY CHAPMAN

FAUX TREE MANUFACTURER/ENGINEER:
 SOLAR COMMUNICATIONS INTERNATIONAL, INC (SCI)
 8885 RIO SAN DIEGO DRIVE
 SUITE: 207
 SAN DIEGO, CALIFORNIA 92108
 PHONE: (619) 243-2750
 FAX: (619) 243-2749
 CONTACT: STEVE HOLBORN

DEVELOPMENT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618

LAND OWNER: SAN DIEGO MUSIC CONSERVATORY PROPERTY LLC
 CITY OF SAN DIEGO
 1329 STRATFORD COURT
 DEL MAR, CALIFORNIA 92014

EXISTING USE: COMMERCIAL UNMANNED WIRELESS FACILITY

PROPOSED USE: COMMERCIAL UNMANNED WIRELESS FACILITY

EXISTING BUILDING YEAR OF CONSTRUCTION: 1987

ASSESSORS PARCEL NUMBER: 302-261-03

EXISTING ZONING: AR 1-2

PROPOSED PROJECT AREA: 196.67 SQ.FT SHELTER

EXISTING TYPE OF CONSTRUCTION: TYPE VB

PROPOSED TYPE OF CONSTRUCTION: TYPE VB

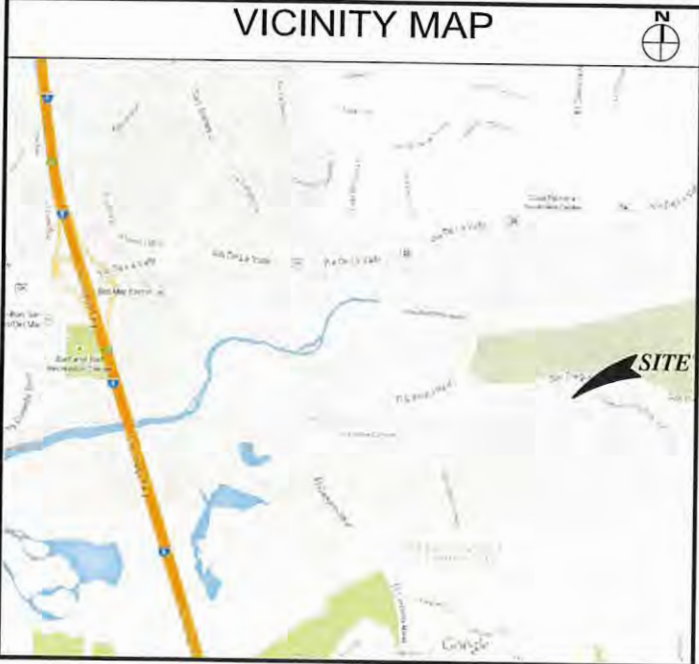
EXISTING OCCUPANCY: B

PROPOSED OCCUPANCY: B

EXISTING PERMIT: CUP NO. 91-0268

JURISDICTION: CITY OF SAN DIEGO

OTHER ON-SITE TELECOM FACILITIES: NO



LEGAL DESCRIPTION

SEE SURVEY.

PROJECT DESCRIPTION

- VERIZON WIRELESS PROPOSES TO MODIFY AN UNOCCUPIED TELECOMMUNICATIONS FACILITY.
- INSTALL (N) (1) 43'-0" EUCALYPTUS FAUX TREE-POLE.
 - INSTALL (N) (8) ANTENNAS ON (N) FAUX TREE-POLE ANTENNA STRUCTURE.
 - INSTALL (N) (2) DUAL ANTENNA MOUNTING BRACKETS.
 - INSTALL (N) (2) RAYCAPS ON (N) FAUX TREE-POLE ANTENNA STRUCTURE.
 - INSTALL (N) (1) RAYCAP IN (E) EQUIPMENT SHELTER.
 - INSTALL (N) (8) RRU'S BEHIND (N) ANTENNAS.
 - REMOVE (E) ANTENNAS AND (E) WOOD MONOPOLE.

TOTAL'S AT THE END OF THE MODIFICATION:
 (8) VZW ANTENNAS.
 (8) VZW RRU'S.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA FIRE CODE, 2016 EDITION
 CALIFORNIA BUILDING CODE, 2016 EDITION
 CALIFORNIA PLUMBING CODE, 2016 EDITION
 CALIFORNIA MECHANICAL CODE, 2016 EDITION
 CALIFORNIA ELECTRICAL CODE, 2016 EDITION
 CALIFORNIA GREEN BUILDING CODE, 2016 EDITION
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

TELECOM ACT STATEMENT

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

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

verizon FAIRBANKS RANCH
14333 SAN DIEGUITO ROAD SAN DIEGO CA 92130



verizon FAIRBANKS RANCH
14333 SAN DIEGUITO ROAD SAN DIEGO CA 92130



NEED NOT BE PRESENT FOR APPROVAL. ALL OTHER INFORMATION PROVIDED BY PROJECT APPLICANT.



NEED NOT BE PRESENT FOR APPROVAL. ALL OTHER INFORMATION PROVIDED BY PROJECT APPLICANT.

jra Jeffrey Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

**FAIRBANKS RANCH
(AWS/PCS)**

14333 SAN DIEGUITO ROAD
SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

04/20/16 PC COMMENTS (P14)
04/25/16 CLARIFICATIONS (P15)
05/16/16 CLARIFICATIONS (P16)
04/23/18 PLANNING COMMENTS (P17)
10/17/18 PLANNING COMMENTS (P18)
01/30/19 PLANNING COMMENTS (P19)
06/15/19 PLANNING COMMENTS (P20)

SHEET TITLE

PHOTOSIMULATIONS

T-2

jra Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR

verizon

15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

SITE NAME

**FAIRBANKS RANCH
 (AWS/PCS)**

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

- 04/20/16 PC COMMENTS (P14)
- 04/25/16 CLARIFICATIONS (P15)
- 05/16/16 CLARIFICATIONS (P16)
- 04/23/18 PLANNING COMMENTS (P17)
- 10/17/18 PLANNING COMMENTS (P18)
- 01/30/19 PLANNING COMMENTS (P19)
- 06/15/19 PLANNING COMMENTS (P20)

SHEET TITLE

PHOTOSIMULATIONS

T-3

JRA JOB NUMBER: 132156

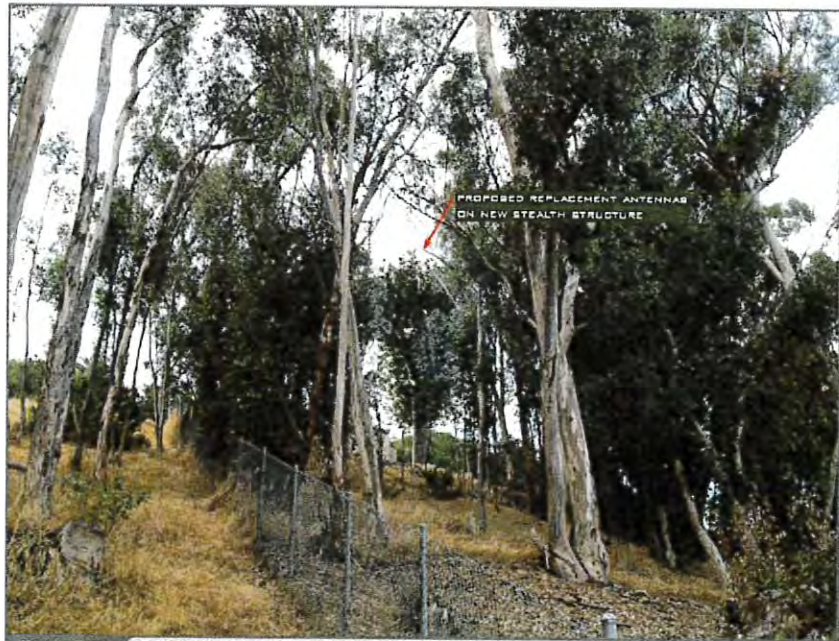
verizon FAIRBANKS RANCH
 14333 SAN DIEGUITO ROAD SAN DIEGO CA 92130

ARTISTIC engineering
 AEsims.com
 877.9AE.sims

VIEW 3



EXISTING



PROPOSED LOOKING SOUTHWEST FROM PROPERTY LINE

PHOTOSIMULATION (IF APPLICABLE) BASED UPON PHOTOGRAPHS PROVIDED BY PROJECT ARCHITECT

verizon FAIRBANKS RANCH
 14333 SAN DIEGUITO ROAD SAN DIEGO CA 92130

ARTISTIC engineering
 AEsims.com
 877.9AE.sims

VIEW 4



EXISTING



PROPOSED LOOKING SOUTHWEST FROM PROPERTY LINE

PHOTOSIMULATION (IF APPLICABLE) BASED UPON PHOTOGRAPHS PROVIDED BY PROJECT ARCHITECT

CONSULTANT



SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 41745 ANZA ROAD
 Temecula, CA 92592
 Tel: (951) 698-5985
 www.RFTransparent.com

COPYRIGHT 2008 SOLAR COMMUNICATIONS INTERNATIONAL, INC. THESE MATERIALS ARE PROTECTED BY UNITED STATES COPYRIGHT LAW AND MAY NOT BE REPRODUCED, DISTRIBUTED, TRANSMITTED, DISPLAYED, OR PUBLISHED WITHOUT THE PRIOR WRITTEN PERMISSION OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. YOU MAY NOT ALTER OR REMOVE ANY TRADEMARK, COPYRIGHT OR OTHER NOTICE FROM THESE MATERIALS.

CLIENT

Blank client information box.

PROJECT

43'-0" MONOEUCALYPTUS

LOCATION

FAIRBANKS RANCH (AWS/PCS)

14333 SAN DIEGUITO ROAD
SAN DIEGO, CA 92130

ISSUED FOR

PRODUCTION

DW'N BY CK'D BY DATE

MAQ LEM 05SEP18

REVISIONS

REV.	CHANGES	DATE	BY
A	ADJUST BRANCHES	24JAN19	MAQ
B	ADJUST DESIGN	15JUL19	MAQ

ENGINEER SEAL

Blank area for engineer seal.

SHEET TITLE

PLAN & ELEVATION VIEW

WSC PROJECT NUMBER

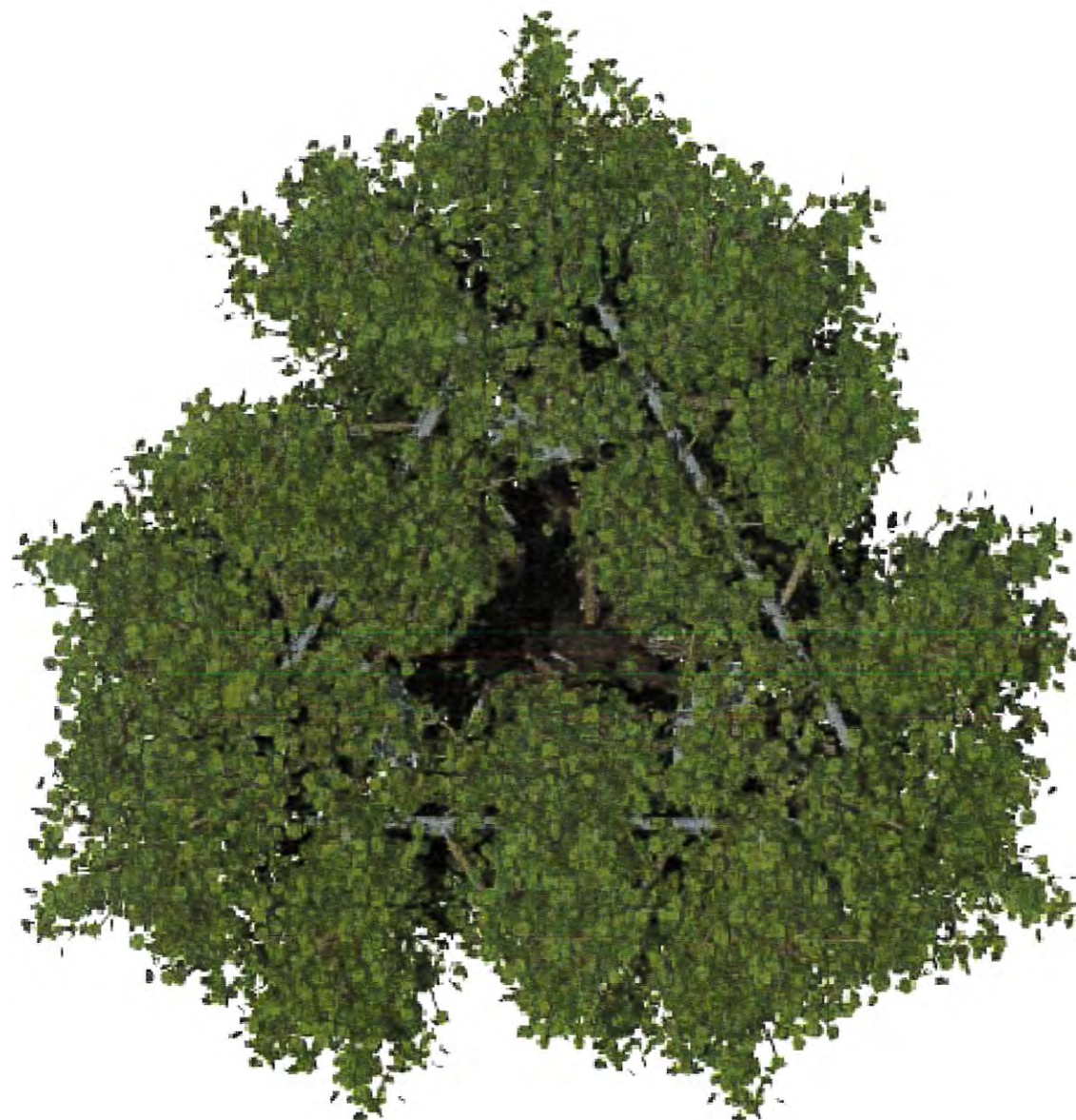
Blank project number box.

DRAWING NUMBER

Blank drawing number box.

PAGE NUMBER

1



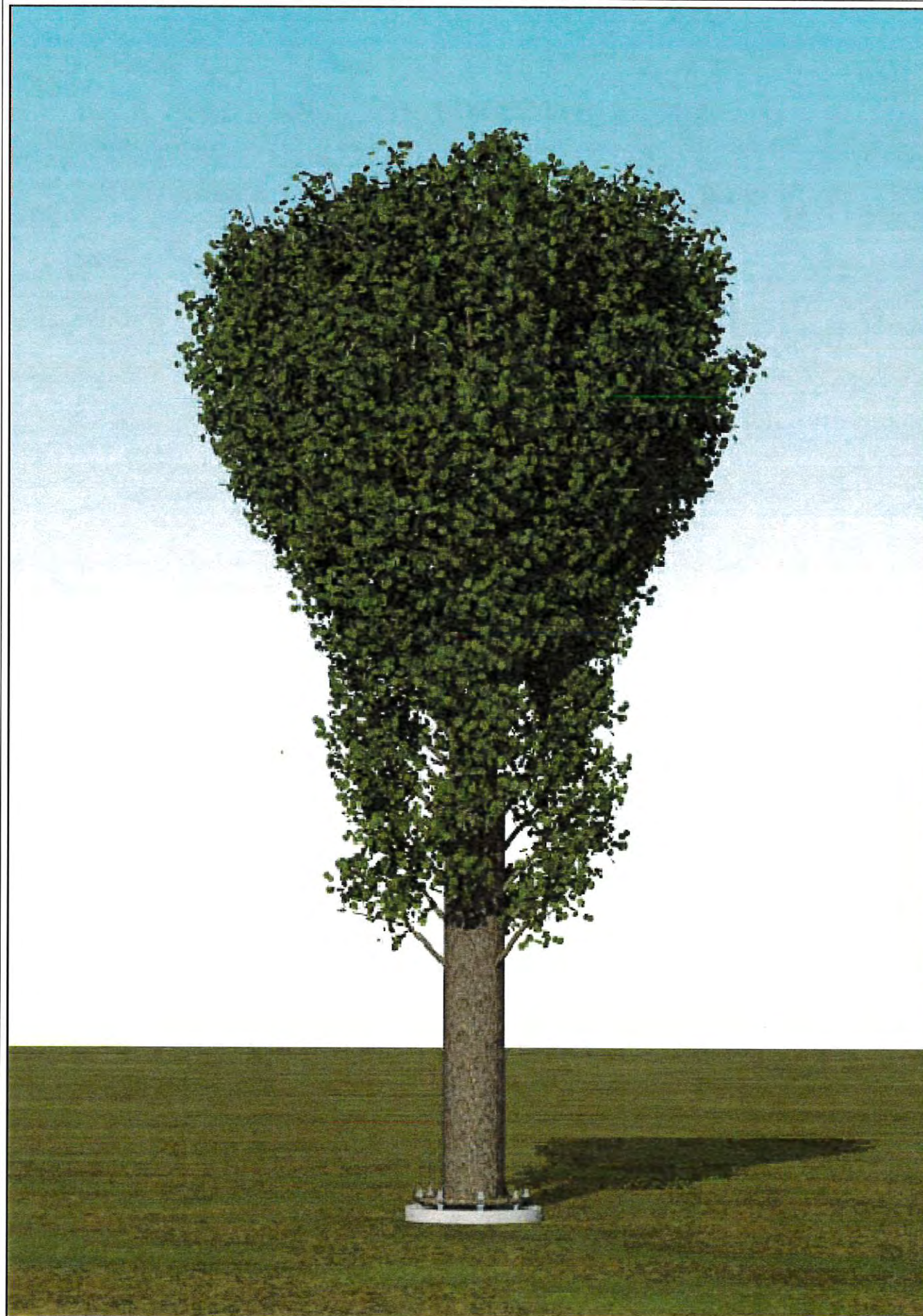
PLAN VIEW

SCALE: NONE 1

ELEVATION VIEW

SCALE: NONE 1





PERSPECTIVE VIEW

SCALE:
NONE

1



ISOMETRIC VIEW

SCALE:
NONE

2

CONSULTANT



SOLAR COMMUNICATIONS INTERNATIONAL, INC.
41745 ANZA ROAD
Temecula, CA 92502
Tel: (951) 698-5985
www.RFTransparent.com

COPYRIGHT 2008 SOLAR COMMUNICATIONS INTERNATIONAL, INC. THESE MATERIALS ARE PROTECTED BY UNITED STATES COPYRIGHT LAW AND MAY NOT BE REPRODUCED, DISTRIBUTED, TRANSMITTED, DISPLAYED, OR PUBLISHED WITHOUT THE PRIOR WRITTEN PERMISSION OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. YOU MAY NOT ALTER OR REMOVE ANY TRADEMARK, COPYRIGHT OR OTHER NOTICE FROM THESE MATERIALS.

CLIENT

PROJECT
43'-0" MONOEUCALYPTUS

LOCATION
FAIRBANKS RANCH (AWS/PCS)
14333 SAN DIEGUITO ROAD
SAN DIEGO, CA 92130

ISSUED FOR
PRODUCTION

DW'N BY: **MAQ** CK'D BY: **LEM** DATE: **05SEP18**

REVISIONS

REV.	CHANGES	DATE	BY
A	ADJUST BRANCHES	24JAN19	MAQ
B	ADJUST DESIGN	15JUL19	MAQ

ENGINEER SEAL

SHEET TITLE
PERSPECTIVE & ISOMETRIC VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER
2

Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

SITE NAME

FAIRBANKS RANCH (AWS/PCS)

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

04/20/16 PC COMMENTS (P14)
 04/25/16 CLARIFICATIONS (P15)
 05/16/16 CLARIFICATIONS (P16)
 04/23/18 PLANNING COMMENTS (P17)
 10/17/18 PLANNING COMMENTS (P18)
 01/30/19 PLANNING COMMENTS (P19)
 06/15/19 PLANNING COMMENTS (P20)

SHEET TITLE

SITE PLAN

A-0

JRA JOB NUMBER: 132156

SITE PLAN KEYNOTES

- 1 (E) VZW LEASE AREA; SEE SHEET A-1.
- 2 (E) DIRT ROAD WITH (E) VZW 12'-0" WIDE NON-EXCLUSIVE ACCESS ROUTE.
- 3 (E) PROPERTY LINE.
- 4 (E) RESIDENCE.
- 5 (E) TREE, TYP.
- 6 (E) RACETRACK.
- 7 (E) DRIVEWAY ENTRANCE AND VZW POINT OF ENTRY.
- 8 (E) WAREHOUSE.
- 9 (E) 3'-0" WIDE SDG&E UTILITY EASEMENT.
- 10 (E) OUTBUILDING (BUILT IN 1986).
- 11 (E) SDG&E PAD MOUNT TRANSFORMER AND (E) VZW POWER SOURCE.
- 12 (E) VZW FIBER OPTIC COMMUNICATIONS ROUTE.

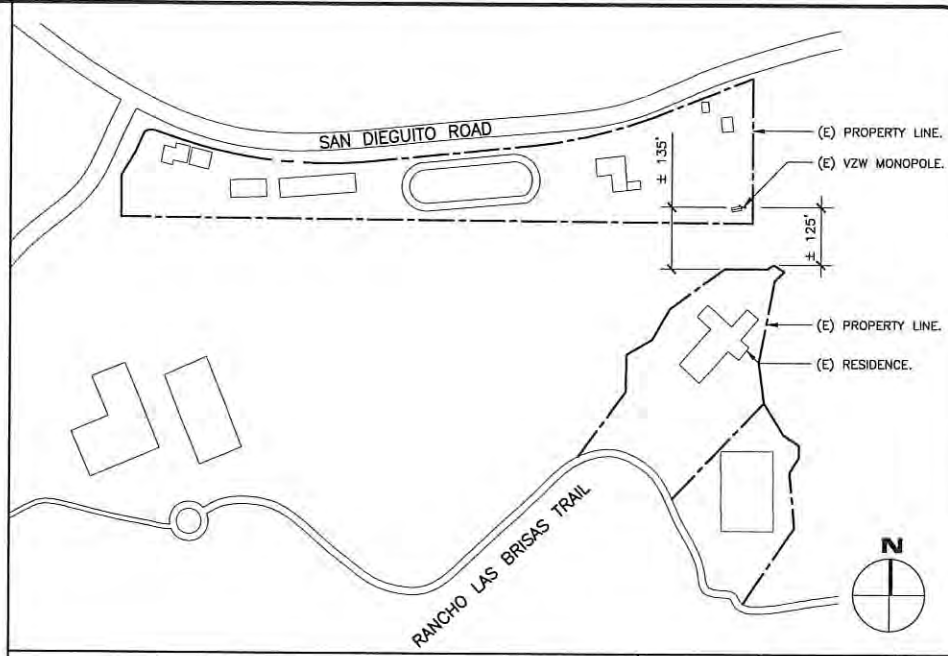
**STORM WATER QUALITY NOTES
 CONSTRUCTION BMP'S**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 (HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (HTTP://CLERKUDC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43)

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

NOTE

-THIS PROJECT PURPOSES NO WORK IN THE PUBLIC RIGHT OF WAY.
 -NO BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT.



VICINITY MAP

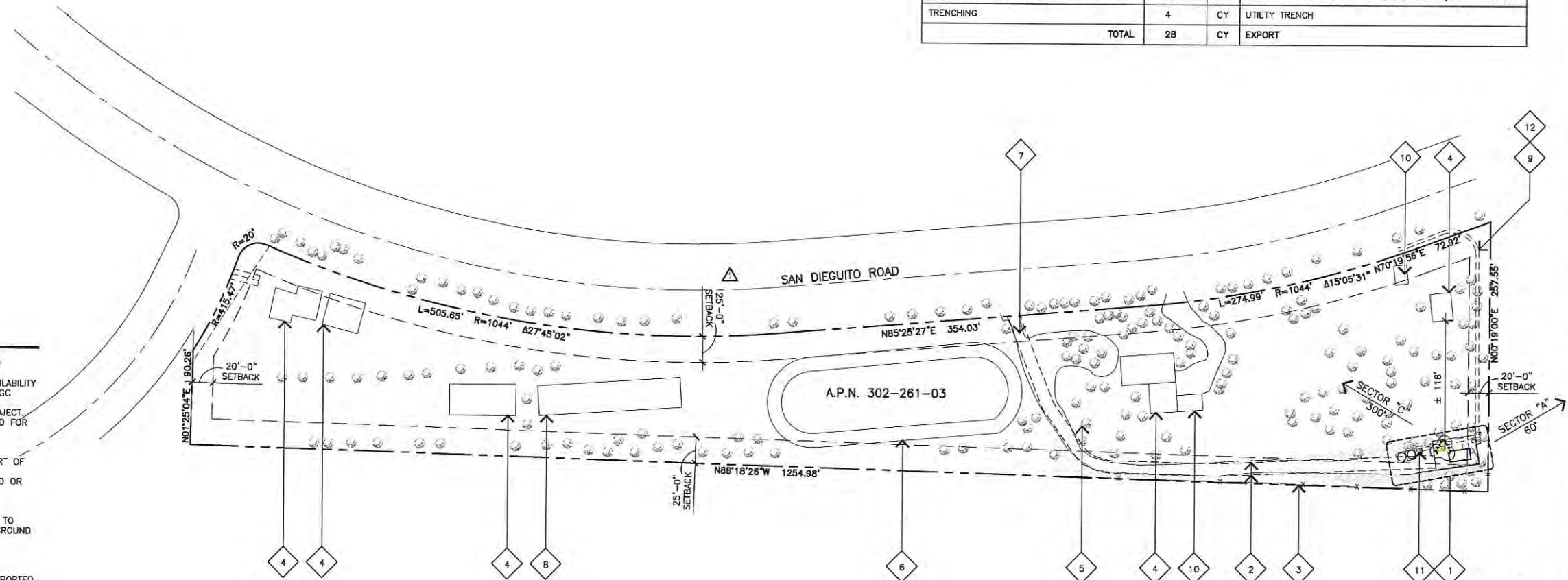
SCALE: 1"=200'
 0 50' 100' 200'

EARTHWORK QUANTITIES:

DESCRIPTION	QUANTITY	UNIT	COMMENT
DRILLING FOR POLE STRUCTURE FOUNDATION	24	CY	STRUCTURE EXCAVATION ONLY, NO GRADING/EARTHMOVING
TRENCHING	4	CY	UTILITY TRENCH
TOTAL	28	CY	EXPORT

NOTE:

1. INTEGRATE ALL (N) INSTALLATIONS WITH (E) EQUIPMENT.
2. THE LOCATION OF THE (E) EQUIPMENT AVAILABILITY AND SPACE SHOULD BE VERIFIED BY THE GC BEFORE INSTALLATION.
3. NO TREES WILL BE AFFECTED BY THIS PROJECT.
4. NO EXISTING PARKING SPACE WILL BE USED FOR REMOVED FOR THIS PROJECT.
5. GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
6. NO VEGETATION IS TO BE REMOVED AS PART OF THIS PROJECT.
7. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
8. GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
9. THERE WILL BE NO PROPOSED ALTERATION TO EXISTING DRAINAGE PATTERN. PERMANENT GROUND WORK IS LIMITED TO POLE STRUCTURE FOUNDATION.
10. THERE IS NO PROPOSED GRADING OR EARTH-MOVING.
11. ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2015 EDITION AND REGIONAL SUPPLEMENTS AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.



SITE PLAN

SCALE: 1"=60'
 0 30' 60'

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

**FAIRBANKS RANCH
 (AWS/PCS)**

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

- 04/20/16 PC COMMENTS (P14)
- 04/25/16 CLARIFICATIONS (P15)
- 05/16/16 CLARIFICATIONS (P16)
- 04/23/18 PLANNING COMMENTS (P17)
- 10/17/18 PLANNING COMMENTS (P18)
- 01/30/19 PLANNING COMMENTS (P19)
- 06/15/19 PLANNING COMMENTS (P20)

SHEET TITLE

ENLARGED SITE PLAN

A-1

ENLARGED SITE PLAN KEYNOTES

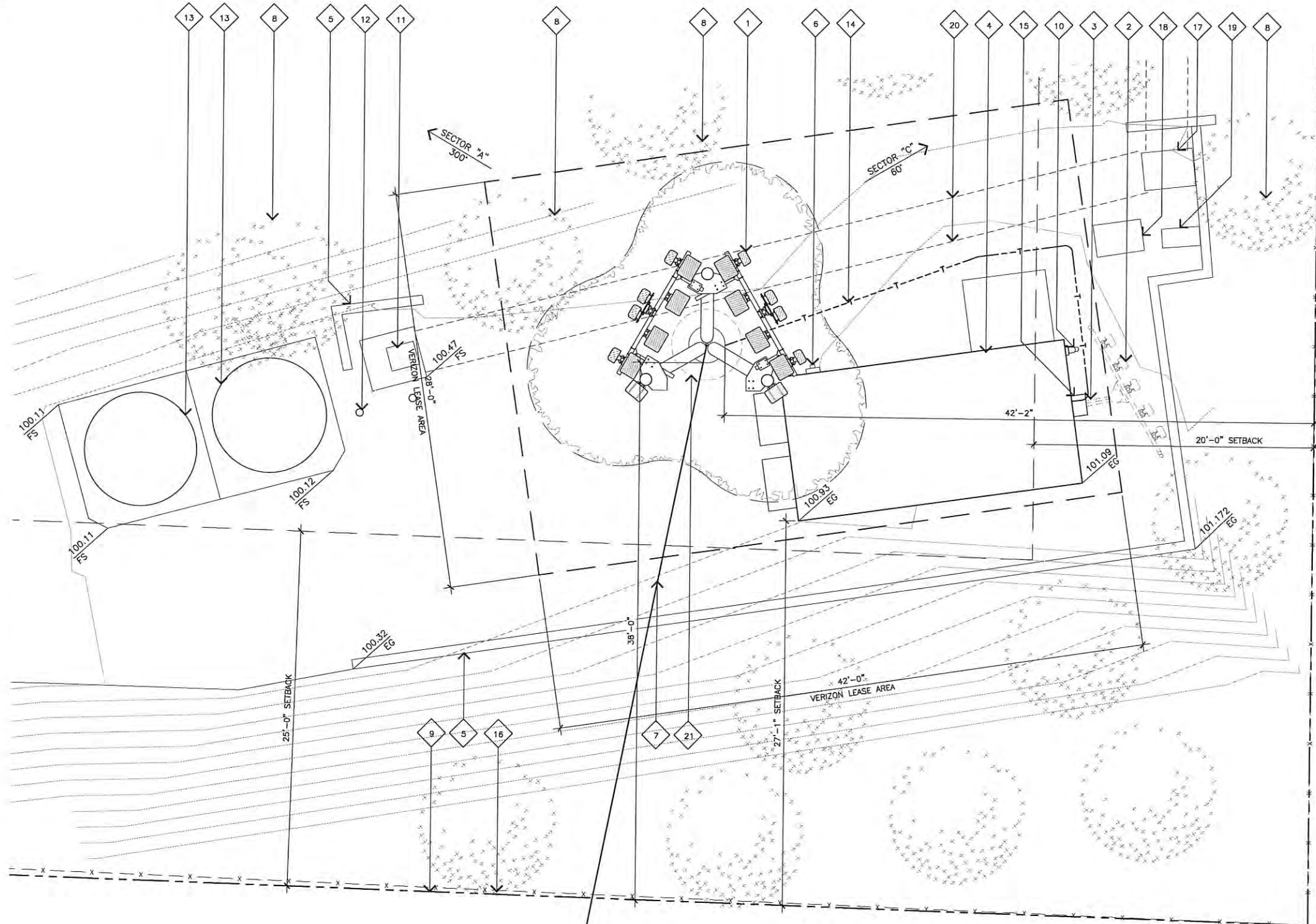
- 1 (N) VZW ANTENNAS MOUNTED TO (N) EUCALYPTUS FUAX TREE-POLE; SEE SHEET A-3.
- 2 (E) VZW ANTENNAS AND WOOD MONOPOLE TO BE REMOVED. CUT (E) POLE 36" BELOW GRADE.
- 3 (E) VZW OVERHEAD COAX CABLES TO BE REMOVED.
- 4 (E) VZW EQUIPMENT SHELTER; SEE SHEET A-3.1.
- 5 (E) CMU BLOCK WALL.
- 6 (E) VZW ELECTRICAL METER MOUNTED TO SHELTER.
- 7 (E) DIRT ACCESS ROAD.
- 8 (E) TREE, TYP; SEE LANDSCAPING PLAN L-1.
- 9 (E) PROPERTY LINE.
- 10 (E) VZW GENERATOR PLUG.
- 11 (E) TRANSFORMER.
- 12 (E) BOLLARD.
- 13 (E) WATER TANK.
- 14 (N) VZW COAX ROUTE.
- 15 (N) VZW STUB UP AND CABLE SHROUD.
- 16 (E) CHAIN-LINK FENCE.
- 17 (E) SDG&E VAULT
- 18 (E) FIBER OPTIC COMMUNICATIONS UTILITY PULL BOX.
- 19 (E) TELCO PULL BOX.
- 20 (E) 3'-0" WIDE EASEMENT.
- 21 (N) 5'-0"Ø AND 32'-0" DEEP FOUNDATION; 24 CUBIC YARDS OF EARTH TO BE EXCAVATED.

BASIS OF BEARING
 THE STATE PLANE COORDINATE SYSTEM 1983 (NAD 83), CALIFORNIA ZONE 6.
BENCHMARK
 THE SPATIAL REFERENCE CENTER CRTN "S105", ELEVATION= 726.025 FEET (NAVD 88)
FLOOD ZONE
 SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C1326G EFFECTIVE DATE MAY 16, 2012.

COAX SCHEDULE		
SECTOR	AZIMUTH	LENGTH
A	300'	140'
C	60'	140'

NOTE:

- 1. INTEGRATE ALL (N) INSTALLATIONS WITH (E) EQUIPMENT.
- 2. THE LOCATION OF THE (E) EQUIPMENT AVAILABILITY AND SPACE SHOULD BE VERIFIED BY THE GC BEFORE INSTALLATION.
- 3. NO TREES WILL BE AFFECTED BY THIS PROJECT.
- 4. NO EXISTING PARKING SPACE WILL BE USED FOR REMOVED FOR THIS PROJECT.
- 5. GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
- 6. NO VEGETATION IS TO BE REMOVED AS PART OF THIS PROJECT.
- 7. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- 8. GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
- 9. THERE WILL BE NO PROPOSED ALTERATION TO EXISTING DRAINAGE PATTERN. PERMANENT GROUND WORK IS LIMITED TO POLE STRUCTURE FOUNDATION.
- 10. THERE IS NO PROPOSED GRADING OR EARTH-MOVING.



ENLARGED SITE PLAN

SCALE:
 1/4"=1'-0" 0 2' 4' 1

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME

**FAIRBANKS RANCH
 (AWS/PCS)**

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

- 04/20/16 PC COMMENTS (P14)
- 04/25/16 CLARIFICATIONS (P15)
- 05/16/16 CLARIFICATIONS (P16)
- 04/23/18 PLANNING COMMENTS (P17)
- 10/17/18 PLANNING COMMENTS (P18)
- 01/30/19 PLANNING COMMENTS (P19)
- 06/15/19 PLANNING COMMENTS (P20)

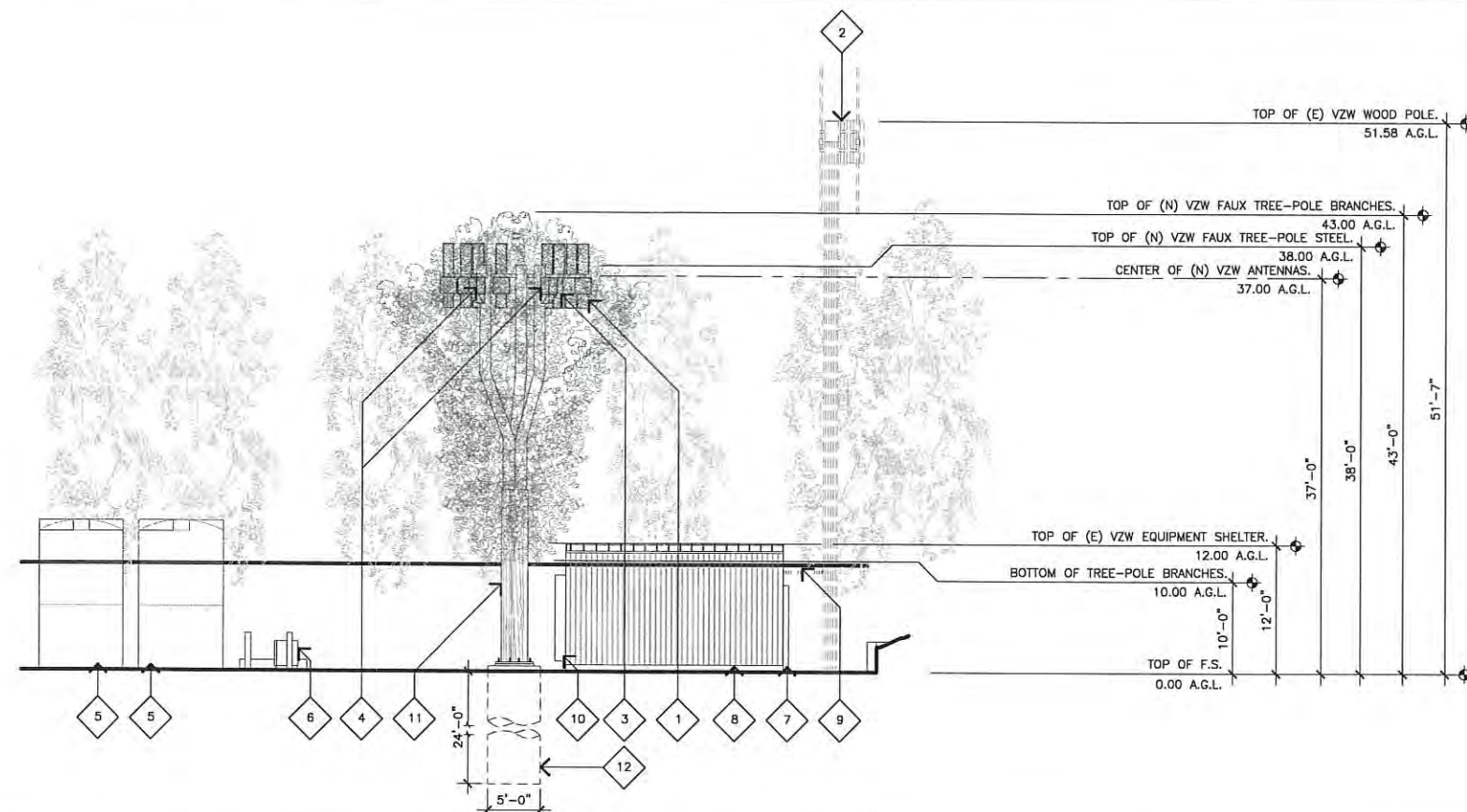
SHEET TITLE

NORTH AND SOUTH ELEVATIONS

A-2

ELEVATION KEYNOTES

- 1 (N) VZW ANTENNAS MOUNTED TO (N) EUCALYPTUS FAUX TREE--POLE.
- 2 (E) VZW ANTENNAS AND WOOD MONOPOLE TO BE REMOVED. CUT (E) POLE 36" BELOW GRADE.
- 3 (N) VZW RRUS MOUNTED BEHIND (N) ANTENNAS.
- 4 (N) VZW RAYCAPS MOUNTED ON (N) FAUX TREE--POLE ANTENNA STRUCTURE.
- 5 (E) WATER TANK.
- 6 (E) TRANSFORMER.
- 7 (N) VZW STUB UP AND CABLE SHROUD.
- 8 (E) VZW EQUIPMENT SHELTER.
- 9 (E) VZW OVERHEAD COAX CABLES TO BE REMOVED.
- 10 (E) A/C UNIT.
- 11 (N) VZW EUCALYPTUS FAUX TREE--POLE ANTENNA STRUCTURE.
- 12 (N) VZW FAUX TREE--POLE FOOTING/FOUNDATION.



NOTE

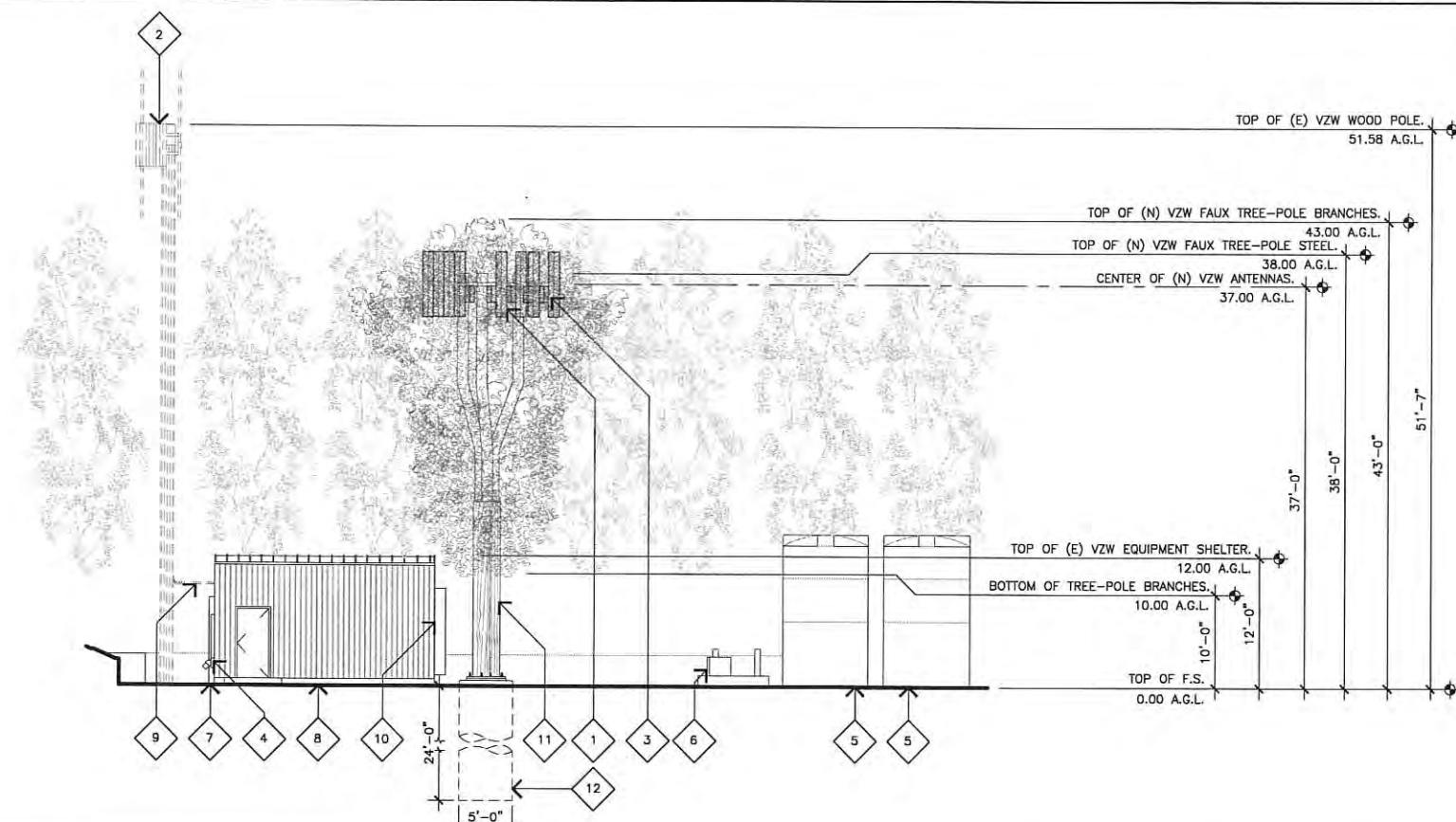
- 1. ANTENNAS PAINTED GREEN TO MATCH THE FOLIAGE OF THE TREE. THE ANTENNAS AND OTHER COMPONENTS WILL BE PAINTED GREEN.
- 2. ANTENNAS TO BE COVERED W/ FOLIAGE COLORED ANTENNA SOCKS.
- 3. ALL NEW CABLING WILL BE ROUTED UNDERGROUND.

SCALE: 1/8"=1'-0" 0 4' 8' **2**

SOUTH ELEVATION

ELEVATION KEYNOTES

- 1 (N) VZW ANTENNAS MOUNTED TO (N) EUCALYPTUS FAUX TREE--POLE.
- 2 (E) VZW ANTENNAS AND WOOD MONOPOLE TO BE REMOVED. CUT (E) POLE 36" BELOW GRADE.
- 3 (N) VZW RRUS MOUNTED BEHIND (N) ANTENNAS.
- 4 (E) VZW GENERATOR PLUG.
- 5 (E) WATER TANK.
- 6 (E) TRANSFORMER.
- 7 (N) VZW STUB UP AND CABLE SHROUD.
- 8 (E) VZW EQUIPMENT SHELTER.
- 9 (E) VZW OVERHEAD COAX CABLES TO BE REMOVED.
- 10 (E) A/C UNIT.
- 11 (N) VZW EUCALYPTUS FAUX TREE--POLE ANTENNA STRUCTURE.
- 12 (N) VZW FAUX TREE--POLE FOOTING/FOUNDATION.



NOTE

- 1. ANTENNAS PAINTED GREEN TO MATCH THE FOLIAGE OF THE TREE. THE ANTENNAS AND OTHER COMPONENTS WILL BE PAINTED GREEN.
- 2. ANTENNAS TO BE COVERED W/ FOLIAGE COLORED ANTENNA SOCKS.
- 3. ALL NEW CABLING WILL BE ROUTED UNDERGROUND.

SCALE: 1/8"=1'-0" 0 4' 8' **1**

NORTH ELEVATION

JRA Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

SITE NAME

**FAIRBANKS RANCH
 (AWS/PCS)**

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

- 04/20/16 PC COMMENTS (P14)
- 04/25/16 CLARIFICATIONS (P15)
- 05/16/16 CLARIFICATIONS (P16)
- 04/23/18 PLANNING COMMENTS (P17)
- 10/17/18 PLANNING COMMENTS (P18)
- 01/30/19 PLANNING COMMENTS (P19)
- 06/15/19 PLANNING COMMENTS (P20)

SHEET TITLE

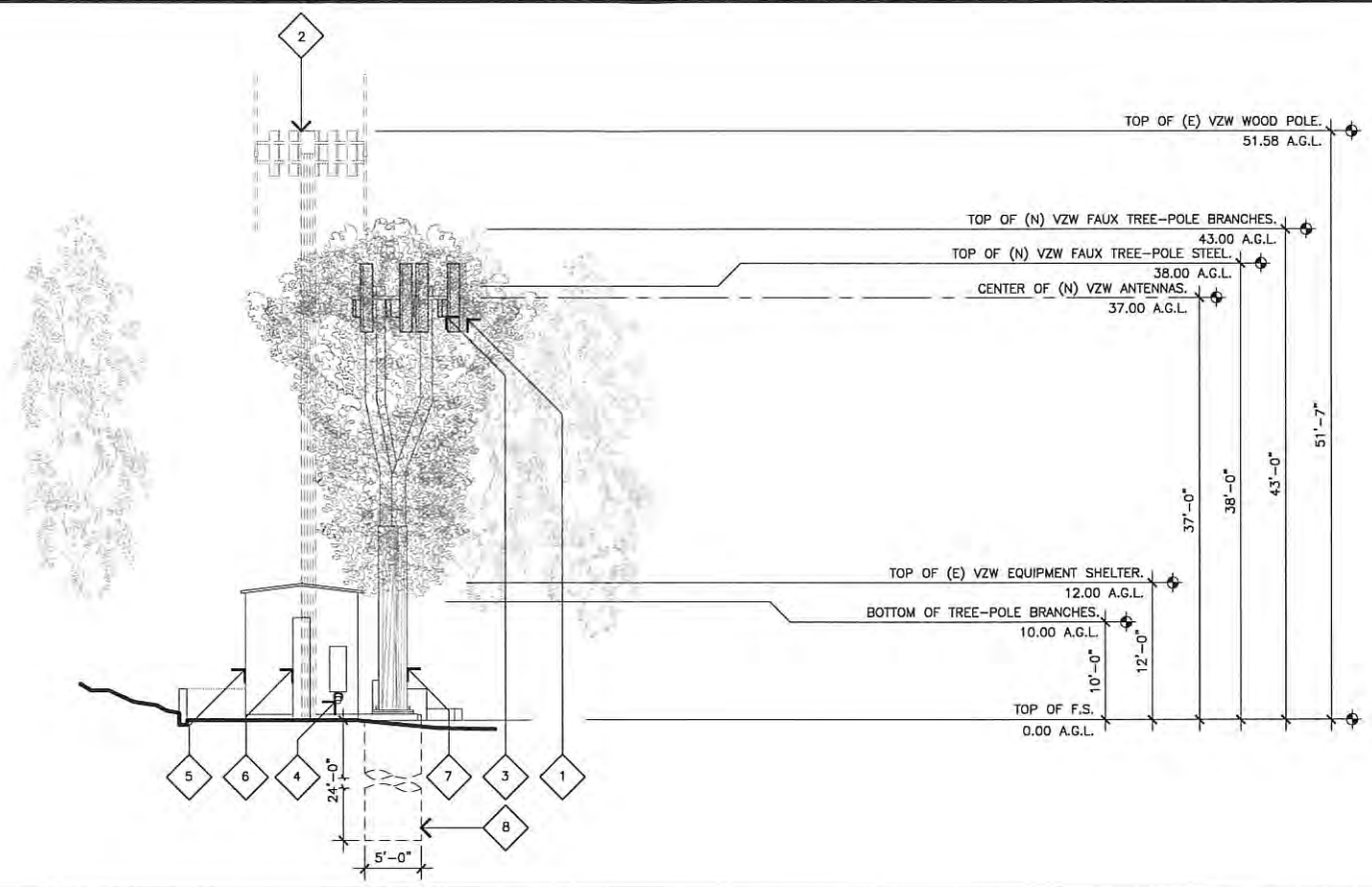
EAST AND WEST ELEVATIONS

A-2.1

JRA JOB NUMBER: 132156

ELEVATION KEYNOTES

- 1 (N) VZW ANTENNAS MOUNTED TO (N) EUCALYPTUS FAUX TREE--POLE.
- 2 (E) VZW ANTENNAS AND WOOD MONOPOLE TO BE REMOVED. CUT (E) POLE 36" BELOW GRADE.
- 3 (N) VZW RRUS MOUNTED BEHIND (N) ANTENNAS.
- 4 (E) VZW GENERATOR PLUG. ANTENNA STRUCTURE.
- 5 (E) VZW EQUIPMENT SHELTER.
- 6 (N) VZW STUB UP AND CABLE SHROUD.
- 7 (N) VZW EUCALYPTUS FAUX TREE--POLE ANTENNA STRUCTURE.
- 8 (N) VZW FAUX TREE--POLE FOOTING/FOUNDATION.



NOTE

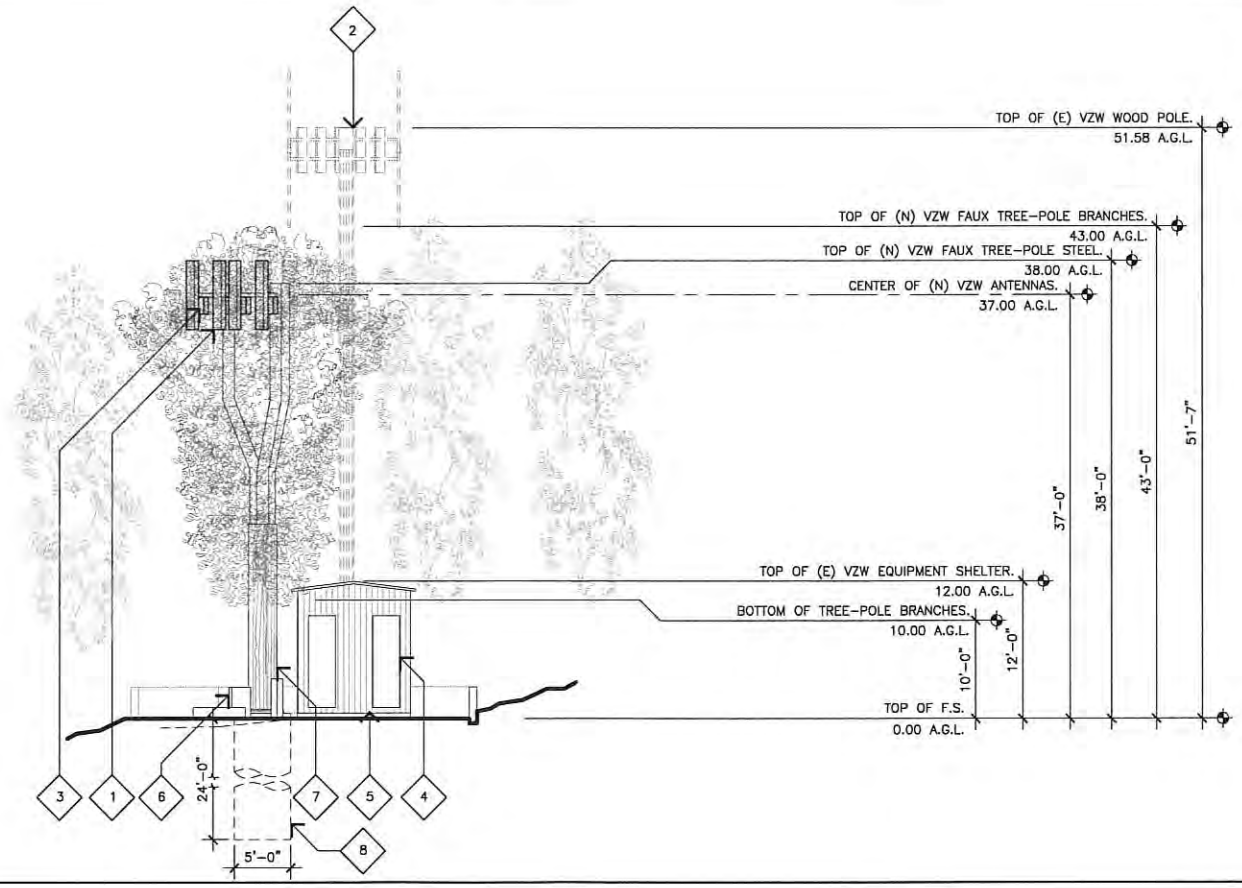
- 1. ANTENNAS PAINTED GREEN TO MATCH THE FOILAGE OF THE TREE. THE ANTENNAS AND OTHER COMPONENTS WILL BE PAINTED GREEN.
- 2. ANTENNAS TO BE COVERED W/ FOILAGE COLORED ANTENNA SOCKS.
- 3. ALL NEW CABLING WILL BE ROUTED UNDERGROUND.

EAST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' **2**

ELEVATION KEYNOTES

- 1 (N) VZW ANTENNAS MOUNTED TO (N) EUCALYPTUS FAUX TREE--POLE.
- 2 (E) VZW ANTENNAS AND WOOD MONOPOLE TO BE REMOVED. CUT (E) POLE 36" BELOW GRADE.
- 3 (N) VZW RRUS MOUNTED BEHIND (N) ANTENNAS.
- 4 (E) A/C UNIT.
- 5 (E) VZW EQUIPMENT SHELTER.
- 6 (E) TRANSFORMER.
- 7 (N) VZW EUCALYPTUS FAUX TREE--POLE ANTENNA STRUCTURE.
- 8 (N) VZW FAUX TREE--POLE FOOTING/FOUNDATION.



NOTE

- 1. ANTENNAS PAINTED GREEN TO MATCH THE FOILAGE OF THE TREE. THE ANTENNAS AND OTHER COMPONENTS WILL BE PAINTED GREEN.
- 2. ANTENNAS TO BE COVERED W/ FOILAGE COLORED ANTENNA SOCKS.
- 3. ALL NEW CABLING WILL BE ROUTED UNDERGROUND.

WEST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' **1**

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

SITE NAME

**FAIRBANKS RANCH
 (AWS/PCS)**

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

04/20/16 PC COMMENTS (P14)
 04/25/16 CLARIFICATIONS (P15)
 05/16/16 CLARIFICATIONS (P16)
 04/23/18 PLANNING COMMENTS (P17)
 10/17/18 PLANNING COMMENTS (P18)
 01/30/19 PLANNING COMMENTS (P19)
 06/15/19 PLANNING COMMENTS (P20)

SHEET TITLE

ANTENNA PLAN

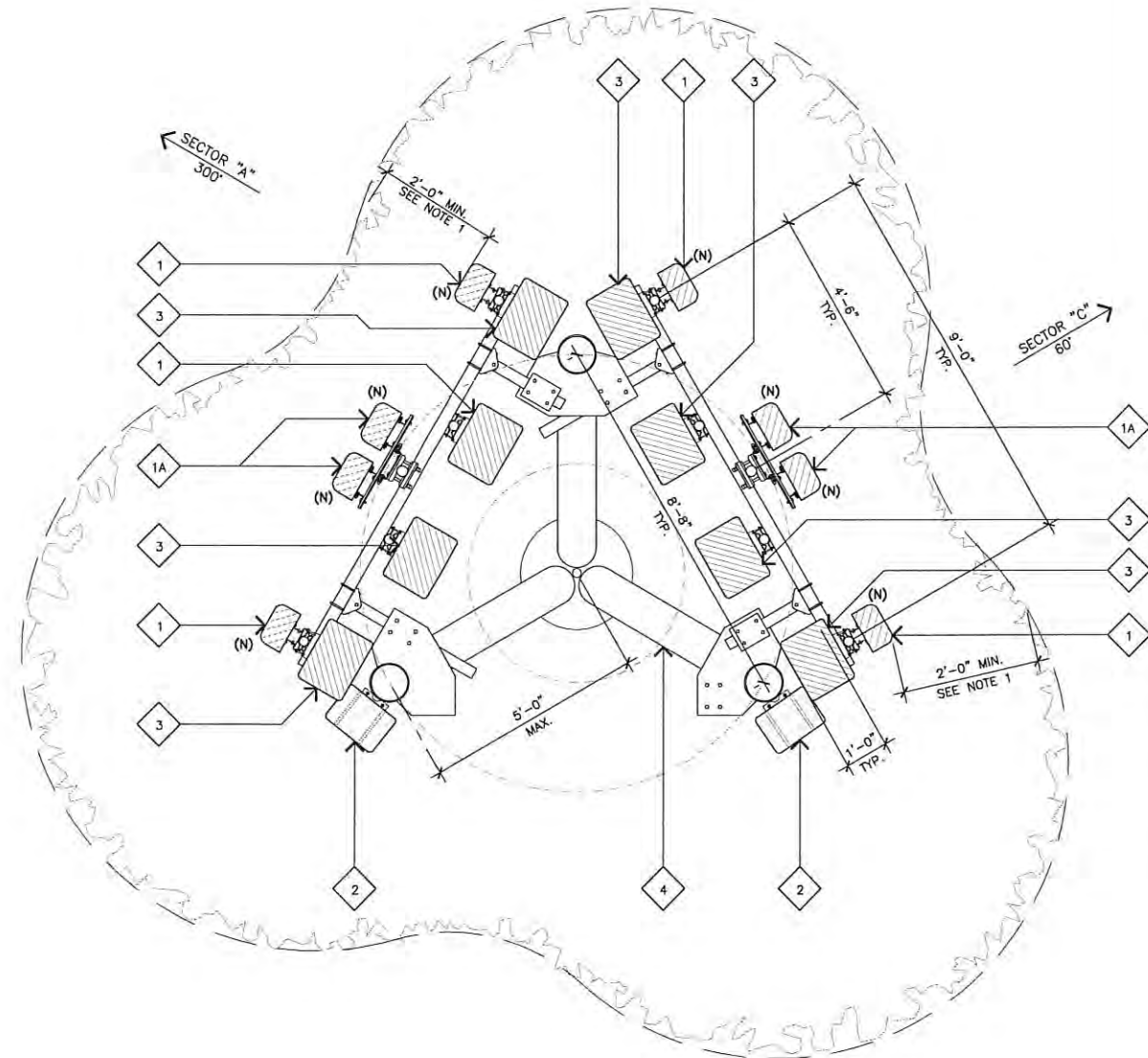
A-3

ANTENNA PLAN KEYNOTES

- 1 (N) VZW ANTENNA MOUNTED TO (N) FAUX TREE-POLE ANTENNA STRUCTURE (4 TOTAL); SEE DETAILS 1/A-4 & 4/A-4.
- 1A (N) VZW ANTENNA MOUNTED TO (N) FAUX TREE-POLE ANTENNA STRUCTURE ON (N) DUAL MOUNTS (4 TOTAL); SEE DETAILS 3/A-4 & 4/A-4.
- 2 (N) VZW RAYCAP MOUNTED TO (N) STEALTH ANTENNA STRUCTURE. (2 TOTAL); SEE DETAIL 2/A-4 & 6/A-4.
- 3 (N) VZW RRU MOUNTED BEHIND (N) ANTENNA. (8 TOTAL); SEE DETAILS 1/A-4 AND 5/A-4.
- 4 (N) VZW EUCALYPTUS FAUX TREE-POLE ANTENNA STRUCTURE.

LEGEND

(N) NEW



NOTE

- 1. FAUX TREE BRANCHES SHALL EXTEND A MINIMUM OF 24" BEYOND THE LENGTH OF EACH ANTENNA.
- 2. ANTENNAS TO BE COVERED W/ FOLIAGE COLORED ANTENNA SOCKS.
- 3. FOLIAGE OF THE TREE NOT SHOWN FOR CLARITY.

2 ANTENNA PLAN

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



1

NOT USED

JRA Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

SITE NAME

**FAIRBANKS RANCH
 (AWS/PCS)**

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

04/20/16 PC COMMENTS (P14)
 04/25/16 CLARIFICATIONS (P15)
 05/16/16 CLARIFICATIONS (P16)
 04/23/18 PLANNING COMMENTS (P17)
 10/17/18 PLANNING COMMENTS (P18)
 01/30/19 PLANNING COMMENTS (P19)
 06/15/19 PLANNING COMMENTS (P20)

SHEET TITLE

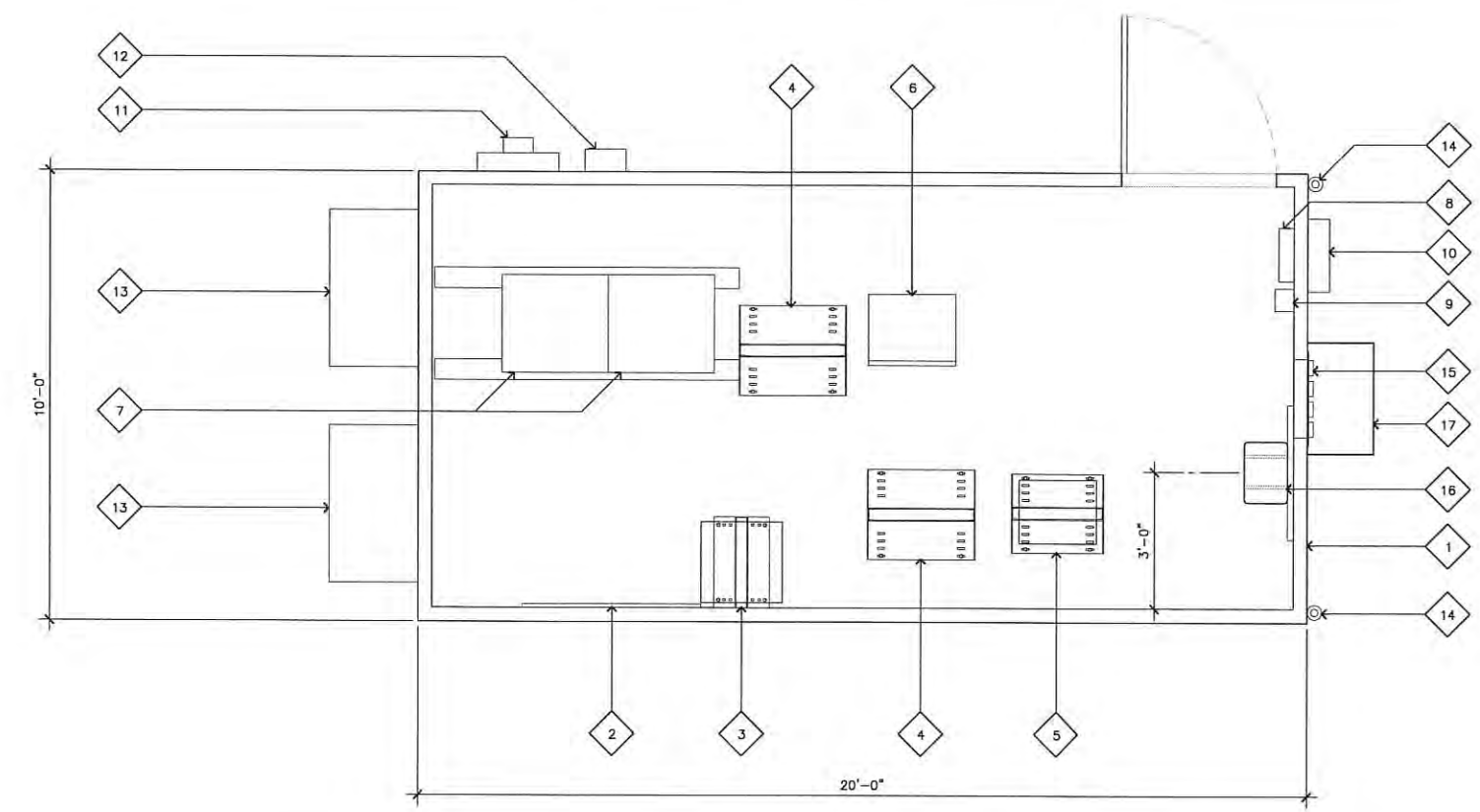
EQUIPMENT PLAN

A-3.1

JRA JOB NUMBER: 132156

EQUIPMENT FLOOR PLAN KEYNOTES

- 1 (E) 10'-0" X 20'-0" EQUIPMENT SHELTER.
- 2 (E) TELCO BACKBOARD.
- 3 (E) 19" TELCO RACK.
- 4 (E) DR RACK.
- 5 (E) DC POWERPLANT.
- 6 (E) LTE RACK.
- 7 (E) BATTERY RACK.
- 8 (E) ELECTRICAL PANEL.
- 9 (E) SURGE SUPPRESSOR.
- 10 (E) MTS WITH GEN PLUG BELOW.
- 11 (E) ELECTRICAL METER.
- 12 (E) IRRIGATION CONTROL BOX.
- 13 (E) WALL MOUNTED A/C UNITS.
- 14 (E) GPS ANTENNA MOUNTED TO SHELTER EAVE.
- 15 (E) CABLE ENTRY PORT.
- 16 (N) RAYCAP MOUNTED IN SHELTER; SEE DETAIL 2/A-4.
- 17 (N) CABLE SHROUD COVER PAINTED TO MATCH EXISTING SHELTER.

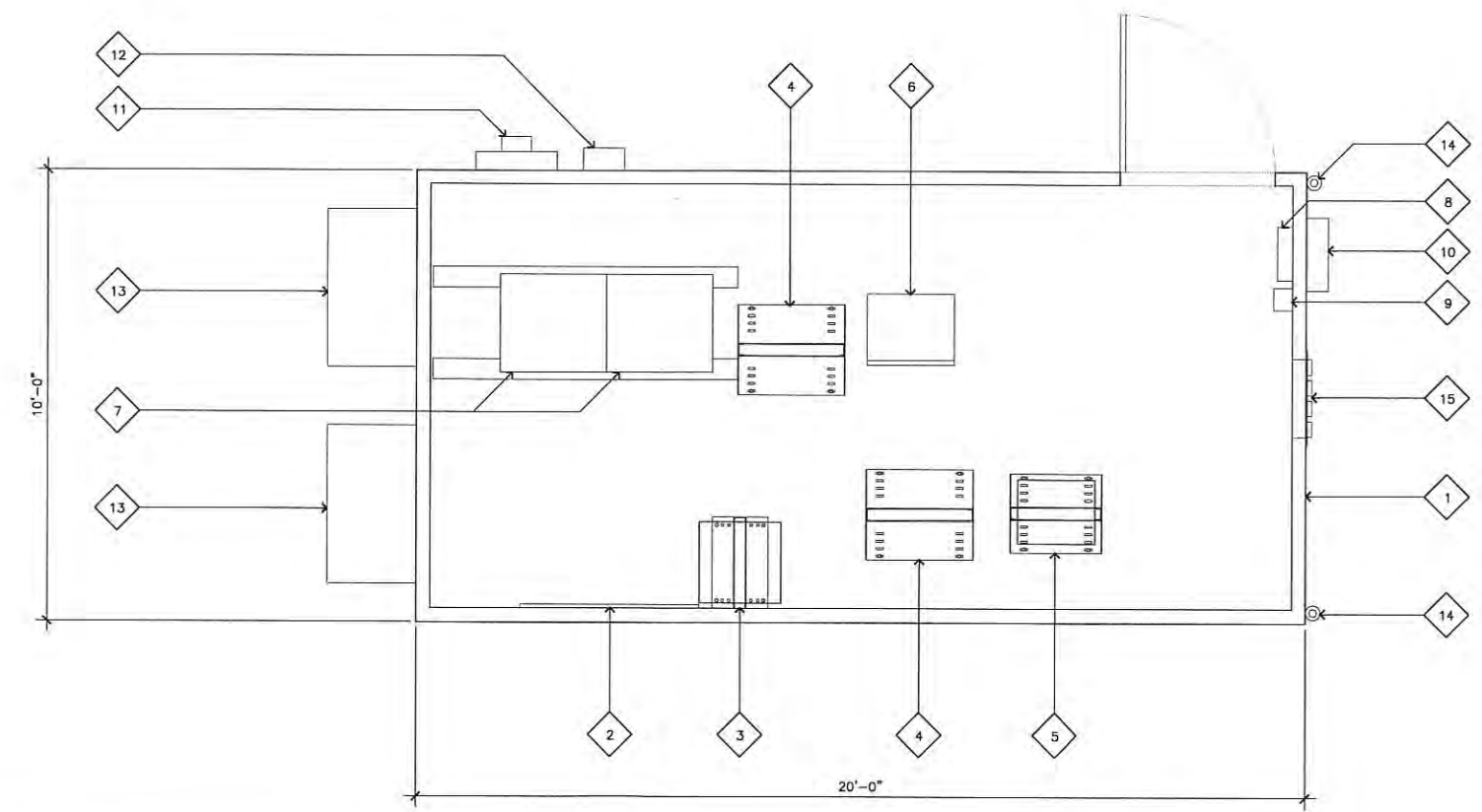


SCALE:
 1/2"=1'-0" 0' 1' 2' **2**

(N) EQUIPMENT FLOOR PLAN

EQUIPMENT FLOOR PLAN KEYNOTES

- 1 (E) 10'-0" X 20'-0" EQUIPMENT SHELTER.
- 2 (E) TELCO BACKBOARD.
- 3 (E) 19" TELCO RACK.
- 4 (E) DR RACK.
- 5 (E) DC POWERPLANT.
- 6 (E) LTE RACK.
- 7 (E) BATTERY RACK.
- 8 (E) ELECTRICAL PANEL.
- 9 (E) SURGE SUPPRESSOR.
- 10 (E) MTS WITH GEN PLUG BELOW.
- 11 (E) ELECTRICAL METER.
- 12 (E) IRRIGATION CONTROL BOX.
- 13 (E) WALL MOUNTED A/C UNITS.
- 14 (E) GPS ANTENNA MOUNTED TO SHELTER EAVE.
- 15 (E) CABLE ENTRY PORT.



SCALE:
 1/2"=1'-0" 0' 1' 2' **1**

EXISTING EQUIPMENT FLOOR PLAN

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

**FAIRBANKS RANCH
 (AWS/PCS)**

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

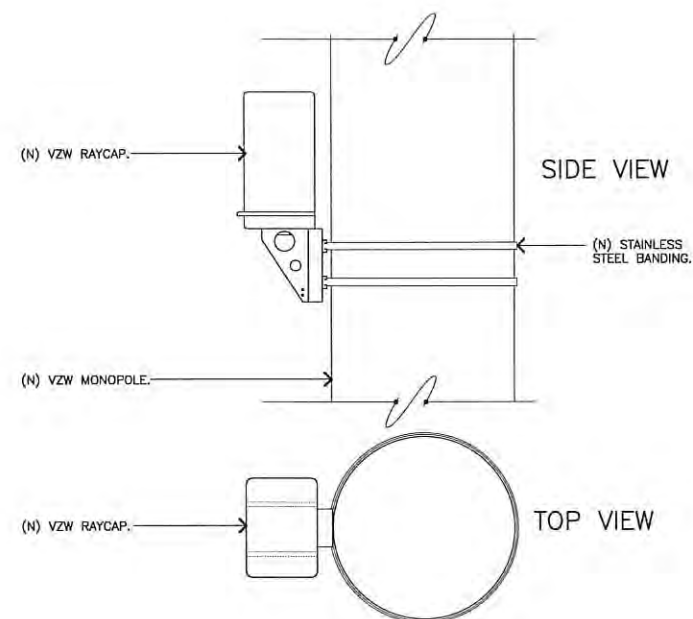
- 04/20/16 PC COMMENTS (P14)
- 04/25/16 CLARIFICATIONS (P15)
- 05/16/16 CLARIFICATIONS (P16)
- 04/23/18 PLANNING COMMENTS (P17)
- 10/17/18 PLANNING COMMENTS (P18)
- 01/30/19 PLANNING COMMENTS (P19)
- 06/15/19 PLANNING COMMENTS (P20)

SHEET TITLE

EQUIPMENT DETAILS

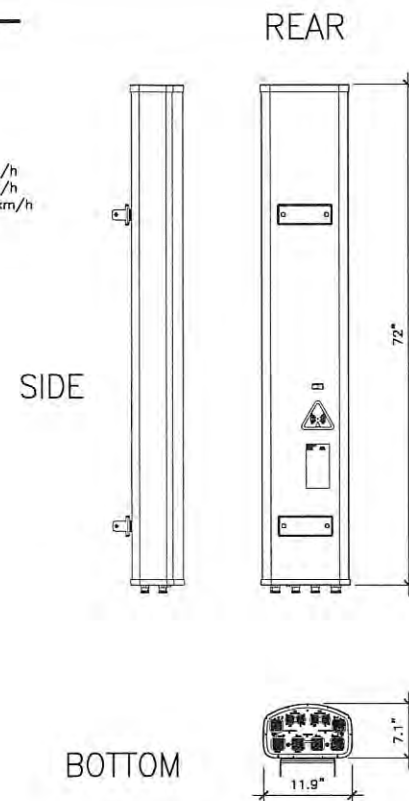
A-4

JIRA JOB NUMBER: 132156

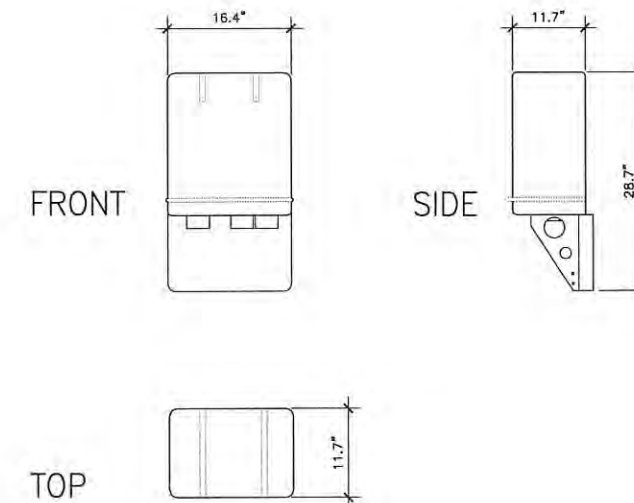


COMMSCOPE NHH-65B-R2B

ANTENNA MATERIAL: GRP
 ANTENNA COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 72"x11.9"x7.1"
 WEIGHT: 43.7 lbs
 WIND LOAD: FRONTAL: 610.0 N @ 150 km/h
 LATERAL: 195.0 N @ 150 km/h
 MAXIMUM: 241 KM/H @ 150 km/h
 RF CONNECTOR INTERFACE: (6) 7-16 DIN FEMALE
 RF CONNECTOR LOCATION: BOTTOM



COLOR: GRAY
 DIMENSIONS, HxWxD: 28.7"x16.4"x11.7"
 WEIGHT: 32.0 lbs



RAYCAP MOUNTING DETAIL

SCALE: NONE

6

(N) ANTENNA SPECIFICATIONS

SCALE: NONE

4

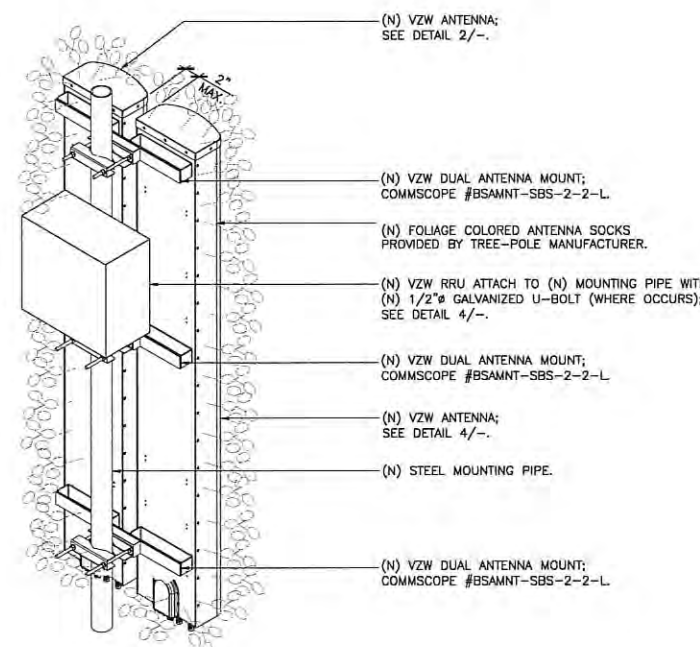
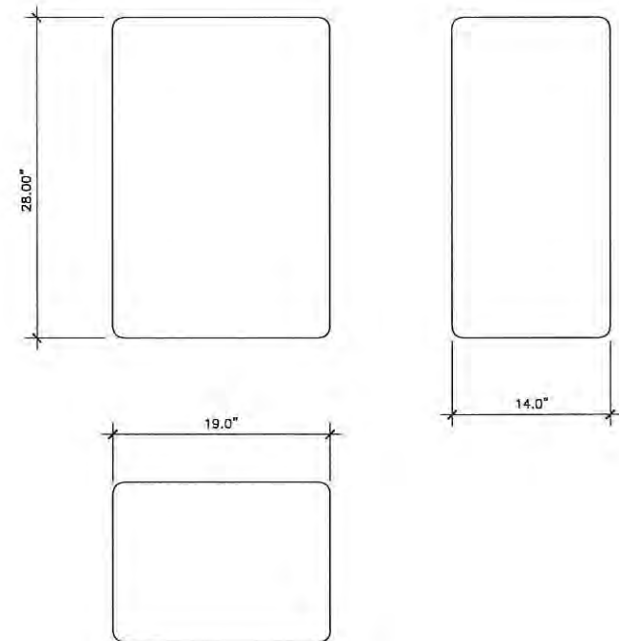
RAYCAP SPECIFICATIONS

SCALE: NONE

2

RRU

DIMENSIONS, HxWxD: 28.00"x19.0"x14.0"
 WEIGHT: 105.00 LBS.

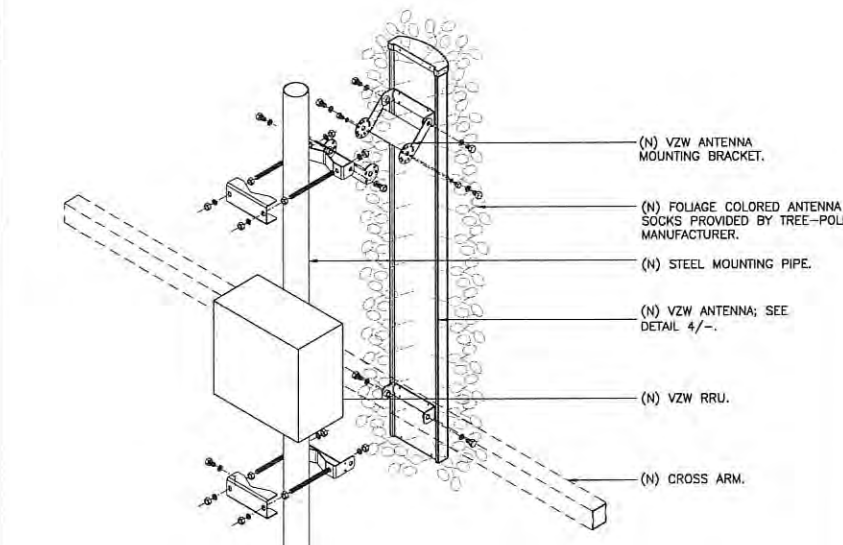


NOTES:
 1. SEE POLE DRAWINGS FOR ADDITIONAL MOUNTING INFORMATION.
 2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.

SCALE: NONE

3

DUAL ANTENNA MOUNT



NOTES:
 1. SEE POLE DRAWINGS FOR ADDITIONAL MOUNTING INFORMATION.
 2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.

SCALE: NONE

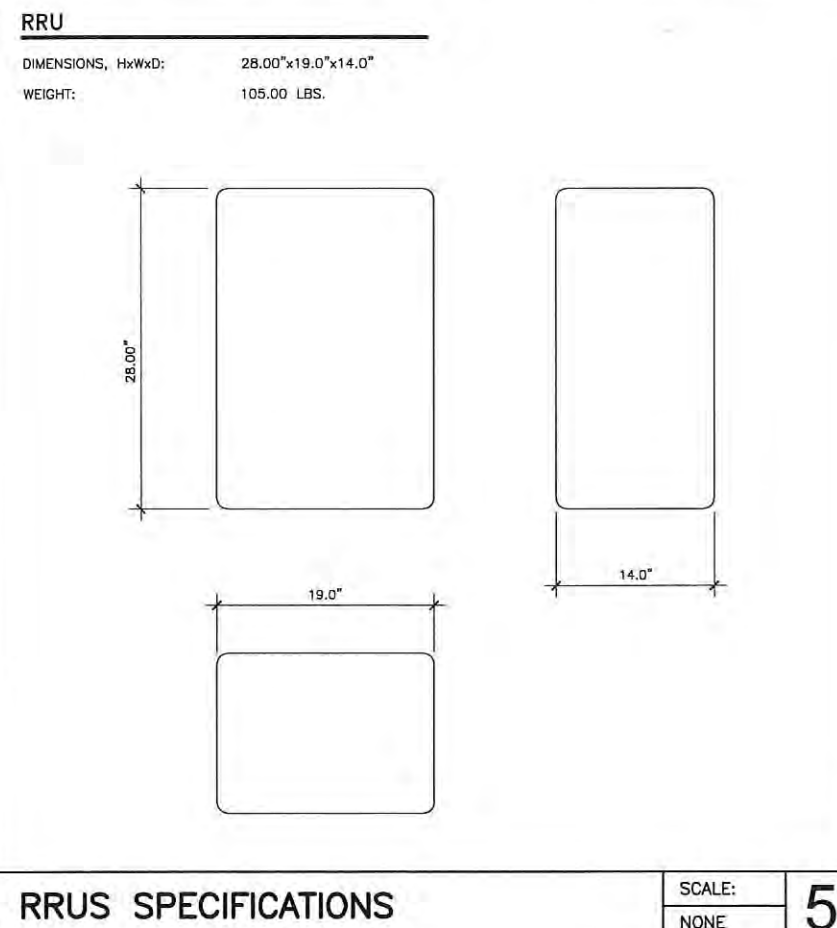
1

ANTENNA / RRU MOUNTING DETAIL

RRUS SPECIFICATIONS

SCALE: NONE

5



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F.	
ZONING	
CONSTRUCTION	
SITE ACQUISITION	
OWNER APPROVAL	

SITE NAME

FAIRBANKS RANCH
 (AWS/PCS)

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

08/26/15	CLIENT COMMENTS (P11)
10/07/15	RF REVISIONS (P12)
11/05/15	CLIENT COMMENTS (P13)
04/20/16	PC COMMENTS (P14)
04/25/16	CLARIFICATIONS (P15)
05/16/16	CLARIFICATIONS (P16)
04/23/18	PLANNING COMMENTS (P17)

SHEET TITLE

LANDSCAPE PLAN

L-1

TREE SYMBOL LEGEND

ALL EXISTING TREES SHOWN ON PLAN ARE EUCALYPTUS PARVIFOLIA (SMALL-LEAF GUM)

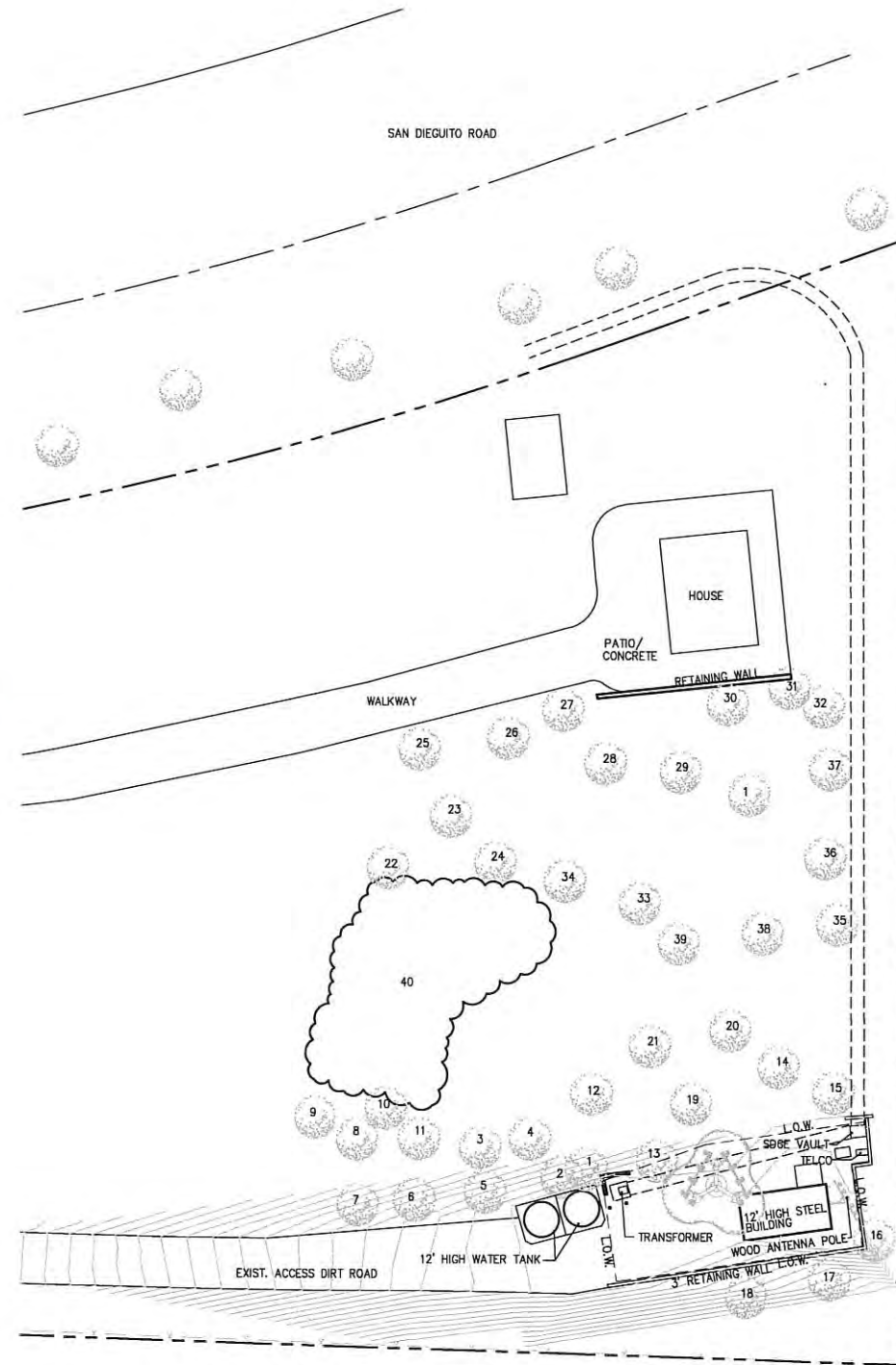
LABEL #	DISCRIPTION (H/CALIPER)
1	45'/12"
2	45'/14"
3	40'/24"
4	45'/MULTI
5	40'/10"
6	40'/8"
7	40'/12"
8	40'/16"
9	45'/18"
10	40'/16"
11	45'/20"
12	55'/16"
13	45'/16"
14	40'/MULTI
15	45'/MULTI
16	50'/24"
17	50'/MULTI
18	45'/MULTI
19	45'/14"
20	55'/12"
21	45'/MULTI
22	55'/20"
23	40'/MULTI
24	45'/18"
25	40'/MULTI
26	35'/12"
27	45'/16"
28	55'/28"
29	50'/18"
30	40'/16"
31	55'/MULTI
32	55'/MULTI
33	40'/18"
34	40'/18"
35	45'/MULTI
36	40'/MULTI
37	50'/MULTI
38	45'/22"
39	45'/MULTI
40	CLUSTER OF SMALLER BUT DENSELY PLANTED TREES



VIEW FROM BOTTOM OF SLOPE TO EXISTING SITE



VIEW FROM BOTTOM OF SLOPE TO EXISTING SITE



LANDSCAPE ARCHITECT NOTE:
 PER FINDINGS DURING SITE VISIT AND INFORMATION GIVEN IN THIS EXHIBIT, IT IS MY OPINION THAT NO ADDITIONAL TREES AND/OR OTHER LANDSCAPING IS NECESSARY TO FURTHER SCREEN THE ENCLOSURE OR TOWER FROM EITHER THE ADJOINING PROPERTY OR FROM THE PUBLIC RIGHT-OF-WAY. PHOTOS INCLUDED IN THIS EXHIBIT SHOW THAT THE EXISTING EUCALYPTUS TREES PROVIDE A SUBSTANTIAL SCREEN FROM SURROUNDING VIEW CORRIDORS. ADDITIONAL REQUIRED TREES OR OTHER LANDSCAPING WOULD HAVE NO IMPACT ON THE EXISTING SCREEN.

GARY CHAPMAN
 LANDSCAPE ARCHITECT
 CS DESIGN GROUP, INC.
 760.272.5742

MAINTENANCE NOTE:
 ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY VERIZON. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

UTILITY ALERT NOTE:
 1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

EXISTING LANDSCAPE NOTE:
 ALL EXISTING LANDSCAPING ON THE SLOPE AND WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. ALL LANDSCAPING THAT IS DISTURBED DURING CONSTRUCTION OF ANY PART OF THIS PROJECT SHALL BE REPLACED AS DIRECTED BY THE LANDSCAPE ARCHITECT.

CS DG
 CS Design Group, Inc.
 6965 El Camino Real
 Suite 105-482
 Carlsbad, CA 92009
 (P) 760-272-5742
 (F) 760-454-3097

SCALE:
 1"=20'
 0 10' 20'

REFER TO SHEET L-2 FOR BRUSH MANAGEMENT PLAN

LANDSCAPE PLAN

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F.	
ZONING	
CONSTRUCTION	
SITE ACQUISITION	
OWNER APPROVAL	

SITE NAME

FAIRBANKS RANCH
 (AWS/PCS)

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

08/26/15	CLIENT COMMENTS (P11)
10/07/15	RF REVISIONS (P12)
11/05/15	CLIENT COMMENTS (P13)
04/20/16	PC COMMENTS (P14)
04/25/16	CLARIFICATIONS (P15)
05/18/16	CLARIFICATIONS (P16)
04/23/18	PLANNING COMMENTS (P17)

SHEET TITLE

BRUSH MANAGEMENT PLAN

L-2

BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	ZONE WIDTHS
ZONE 1 WIDTH	31'-0" TO 301'-0"
ZONE 2 WIDTH	33'-0" TO 245'-0"

- BRUSH MANAGEMENT ZONE 1: EXISTING VEGETATION TO REMAIN. VEGETATION INCLUDES TURF AND OTHER NON-INVASIVE, ORNAMENTAL SHRUBS AND GROUND COVER. EXISTING VEGETATION PER HOMEOWNER.
- OFF SITE BRUSH MANAGEMENT TO BE MAINTAINED BY THE CITY OF SAN DIEGO.

LEGEND:

	MHPA
	NON-NATIVE VEGETATION
	DEVELOPED AREA



REFER TO SHEET L-1 FOR LANDSCAPE PLAN
 REFER TO SHEET L-3 FOR NOTES

BRUSH MANAGEMENT PLAN

CS DG
 CS Design Group, Inc.
 6965 El Camino Real
 Suite 105-482
 Carlsbad, CA 92009
 (P) 760-272-5742
 (F) 760-454-3097

SCALE:
 1"=20'

REVEGETATION AND BRUSH MANAGEMENT NOTES

BRUSH MANAGEMENT NOTES

142-04 d. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

142-04 g. ZONE ONE REQUIREMENTS

1. THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
2. ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PLALAPAS, PLAY STRUCTURES, AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION. PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE RESISTIVE.
3. TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS AND THE LAND DEVELOPMENT MANUAL.
4. PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS: WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
5. ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
6. ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING THE PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

142-04 h. ZONE TWO REQUIREMENTS

1. THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
2. NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
3. WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
4. WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
5. THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - A. ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, NON-IRRIGATED, LOW FUEL, AND FIRE RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - B. NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
 - C. ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - D. WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
6. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS.
7. EXCEPT AS PROVIDED IN SECTION 142.0412(i), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CAN BE PROVIDED.

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO STREET.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

NOTE:
A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY'S LANDSCAPE INSPECTOR PRIOR TO IMPLEMENTING THE BRUSH MANAGEMENT PROGRAM.

BRUSH MANAGEMENT / MAINTENANCE NOTES

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER CONDITIONS OF THE PERMIT.

REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES, BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE.

BRUSH MANAGEMENT ZONE 1: THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTINGS, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT ZONE 2: SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH LEAVE SHORT STUBBLES THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR, RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

FOR ZONE 2, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.

DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.

TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER. DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED. MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.

NOTE:
NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHPA. ALL INVASIVE EXOTIC PLANT SPECIES AND AREAS CONTAINING INVASIVE EXOTIC SPECIES ON THE PREMISES. THESE SPECIES INCLUDE BUT ARE NOT LIMITED TO PENNISATUM SATACEUM, ANUNDO DONAX, AND SCHINUS TEREBINTHIFOLIUS. THESE PLANT TYPES ARE TO BE REMOVED.

CS DG
CS Design Group, Inc.
6965 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(P) 760-272-5742
(F) 760-454-3097

JRA Jeffrey Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

FAIRBANKS RANCH
(AWS/PCS)

14333 SAN DIEGUITO ROAD
SAN DIEGO, CALIFORNIA 92130

DRAWING DATES

- 08/28/15 CLIENT COMMENTS (P11)
- 10/07/15 RF REVISIONS (P12)
- 11/05/15 CLIENT COMMENTS (P13)
- 04/20/16 PC COMMENTS (P14)
- 04/25/16 CLARIFICATIONS (P15)
- 05/16/16 CLARIFICATIONS (P16)
- 04/23/16 PLANNING COMMENTS (P17)

SHEET TITLE

BRUSH MANAGEMENT NOTES



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
FAIRBANKS RANCH (LTE)

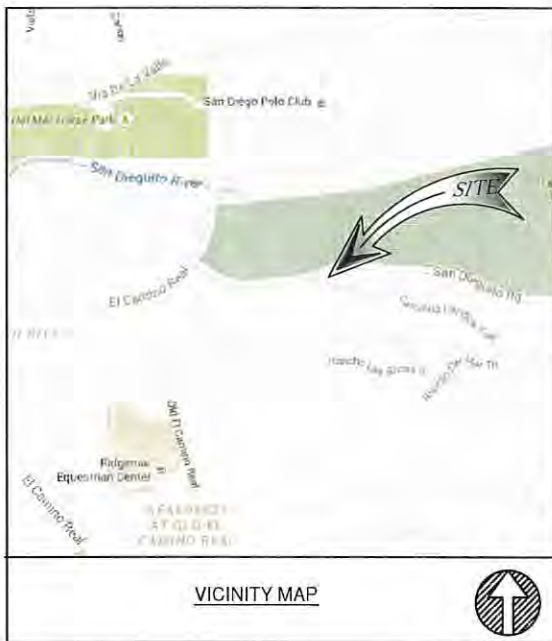
14333 SAN DIEGUITO ROAD
SAN DIEGO, CALIFORNIA 92130

DRAWING DATES
06/22/15 PRELIMINARY SURVEY
07/21/15 FINAL SURVEY
04/05/19 ADDITIONAL TOPO

SHEET TITLE

TOPO

LS-1



VICINITY MAP

LEGAL DESCRIPTION

LOT 3 OF FAIRBANKS COUNTRY CLUB NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP NO. 10730, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 29, 1983.

EXCEPTING THEREFROM ALL OF THE MINERALS OF EVERY KIND, INCLUDING, BUT NOT LIMITED TO ALL OIL, GAS, HYDROCARBONS AND ASSOCIATED SUBSTANCES IN, UNDER OR THAT MAY BE EXTRACTED, PRODUCED AND SAVED FROM REAL PROPERTY BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF SAID REAL PROPERTY OR THE TOP 300 FEET OF THE SUBSURFACE OF SAID REAL PROPERTY FOR THE PURPOSES OF EXPLORING FOR, DEVELOPING AND REMOVING SUCH MATERIALS.

SITE ADDRESS

14333 SAN DIEGUITO ROAD SAN DIEGO, CALIFORNIA 92130

APN
302-261-03

RECORD OWNER

SAN DIEGO MUSIC CONSERVATORY PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

TITLE REPORT

A PRELIMINARY TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE COMPANY FILE NO. 08025763 DATED JUNE 9, 2015.

SCHEDULE B EXCEPTION

- ITEMS A-C ARE TAXES & LIENS RELATED
- ITEM 1 IS WATER RIGHT RELATED
- ITEMS 3, 4, 6, 8, 10, 11, 16 & 17 ARE COVENANT & AGREEMENT RELATED
- ITEMS 12 & 15 ARE PERMITS RELATED
- ITEM 14 IS UNRECORDED LEASE RELATED
- ITEM 18 IS DEED RELATED

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE AND REPAIR A PUBLIC STORM DRAIN OR STORM DRAINS
RECORDING DATE: JUNE 4, 1980
RECORDING NO: AS INSTRUMENT NO. 80-180104 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
A RESOLUTION VACATING A PORTION OF THE ABOVE EASEMENT WAS RECORDED JULY 7, 1987 AS INSTRUMENT NO. 87-377490 OF OFFICIAL RECORDS.

DOES NOT AFFECT VERIZON LEASE PREMISES

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
MAP/PLAT: MAP NO. 10730
PURPOSE: DRAINAGE
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
PURPOSE: SLOPE
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
DOES NOT AFFECT VERIZON LEASE PREMISES

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MEC ASSOCIATES, INC., A CALIFORNIA CORPORATION
PURPOSE: INGRESS, EGRESS AND ACCESS FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF STREETS, UTILITY LINES, PIPES, DRAINAGE STRUCTURES AND OTHER INSTALLMENTS OF EVER SORT; GRADING, REMOVAL, REPLACEMENT, IMPORTATION AND TREATMENT OF SOIL AND ROCK; FOR ACCESS TO STRUCTURES AND THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE THEREOF; AND FOR ALL OTHER PURPOSES NECESSARY OR INCIDENTAL TO THE DEVELOPMENT OF SAID PROPERTY, AND EACH AND EVERY PART THEREOF FOR RESIDENTIAL AND COMMERCIAL USES; TOGETHER WITH THE RIGHT TO GRANT THE SAME OR ANY PART THEREOF TO OTHERS
RECORDING DATE: JANUARY 13, 1984
RECORDING NO: AS INSTRUMENT NO. 84-014815 OF OFFICIAL RECORDS

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
MAY OR MAY NOT AFFECT VERIZON LEASE PREMISES.
UNDERGROUND UTILITY LOCATIONS MAY BE LOCATED BY DIGALERT

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: APRIL 5, 1984
RECORDING NO: AS INSTRUMENT NO. 84-124832 OF OFFICIAL RECORDS

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
DOES NOT AFFECT VERIZON LEASE PREMISES

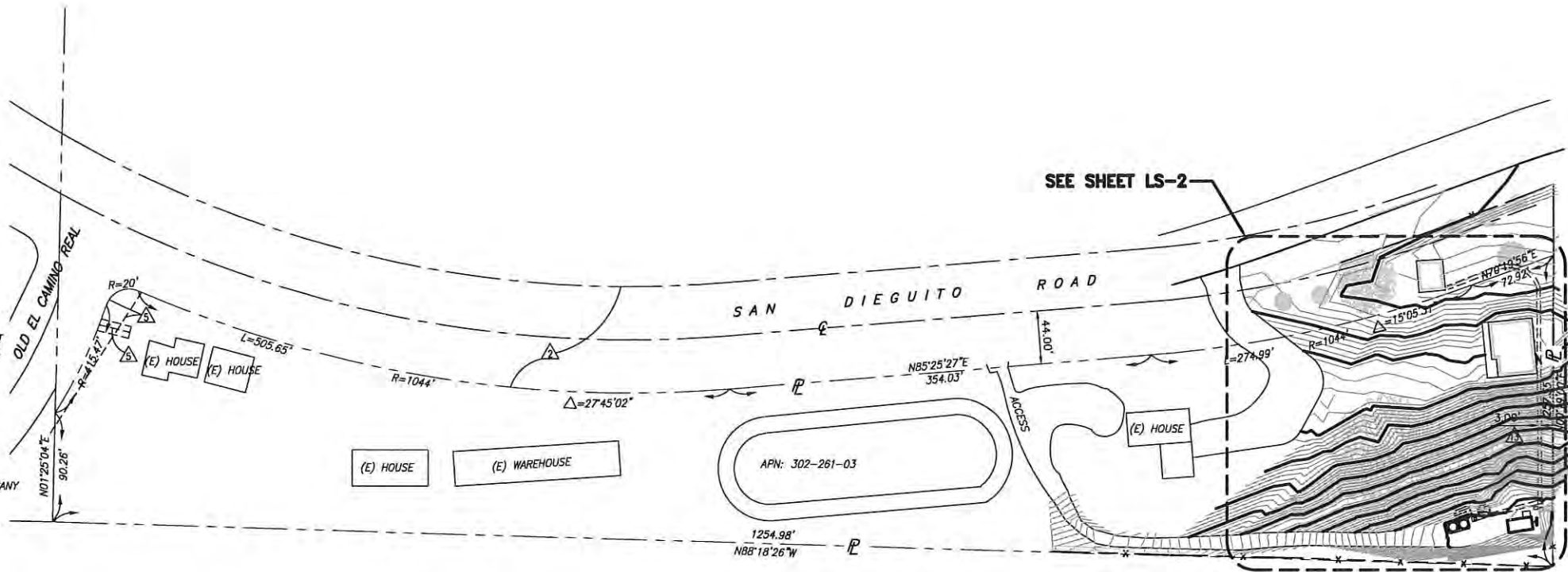
△ AN INSTRUMENT ENTITLED ENCROACHMENT REMOVAL AGREEMENT
EXECUTED BY: ANNE T. SPECK
IN FAVOR OF: CITY OF SAN DIEGO
RECORDING DATE: DECEMBER 26, 1985
RECORDING NO: AS INSTRUMENT NO. 85-486764 OF OFFICIAL RECORDS
WHICH AMONG OTHER THINGS PROVIDES: THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF AN 18-INCH REINFORCED CONCRETE PIPE STORM DRAIN.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
DOES NOT AFFECT VERIZON LEASE PREMISES

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: OCTOBER 16, 1991
RECORDING NO: AS INSTRUMENT NO. 91-0535332 OF OFFICIAL RECORDS

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
PLOTTED LOCATIONS PER SKETCH IN THE BACK UP DOCUMENT ARE APPROXIMATE.
DOES NOT AFFECT VERIZON LEASE PREMISES.

△ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT
DATED: MAY 14, 2004
EXECUTED BY: FAIRBANKS STRATFORD HOMEOWNERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION AND SENTERRA HOMEOWNERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION
RECORDING DATE: FEBRUARY 3, 2005
RECORDING NO: AS INSTRUMENT NO. 2005-0094191 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

DOES NOT AFFECT VERIZON LEASE PREMISES



BASIS OF BEARING

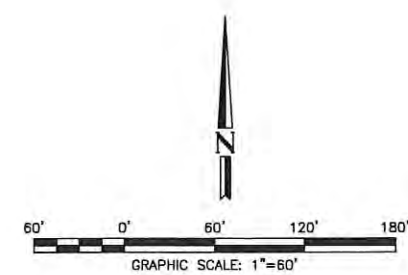
THE STATE PLANE COORDINATE SYSTEM 1983 (NAD 83), CALIFORNIA ZONE 6.

BENCH MARK

THE SPATIAL REFERENCE CENTER CRTN "S105", ELEVATION = 726.025 FEET (NAVD 88)

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C1326G.
EFFECTIVE DATE MAY 16, 2012.

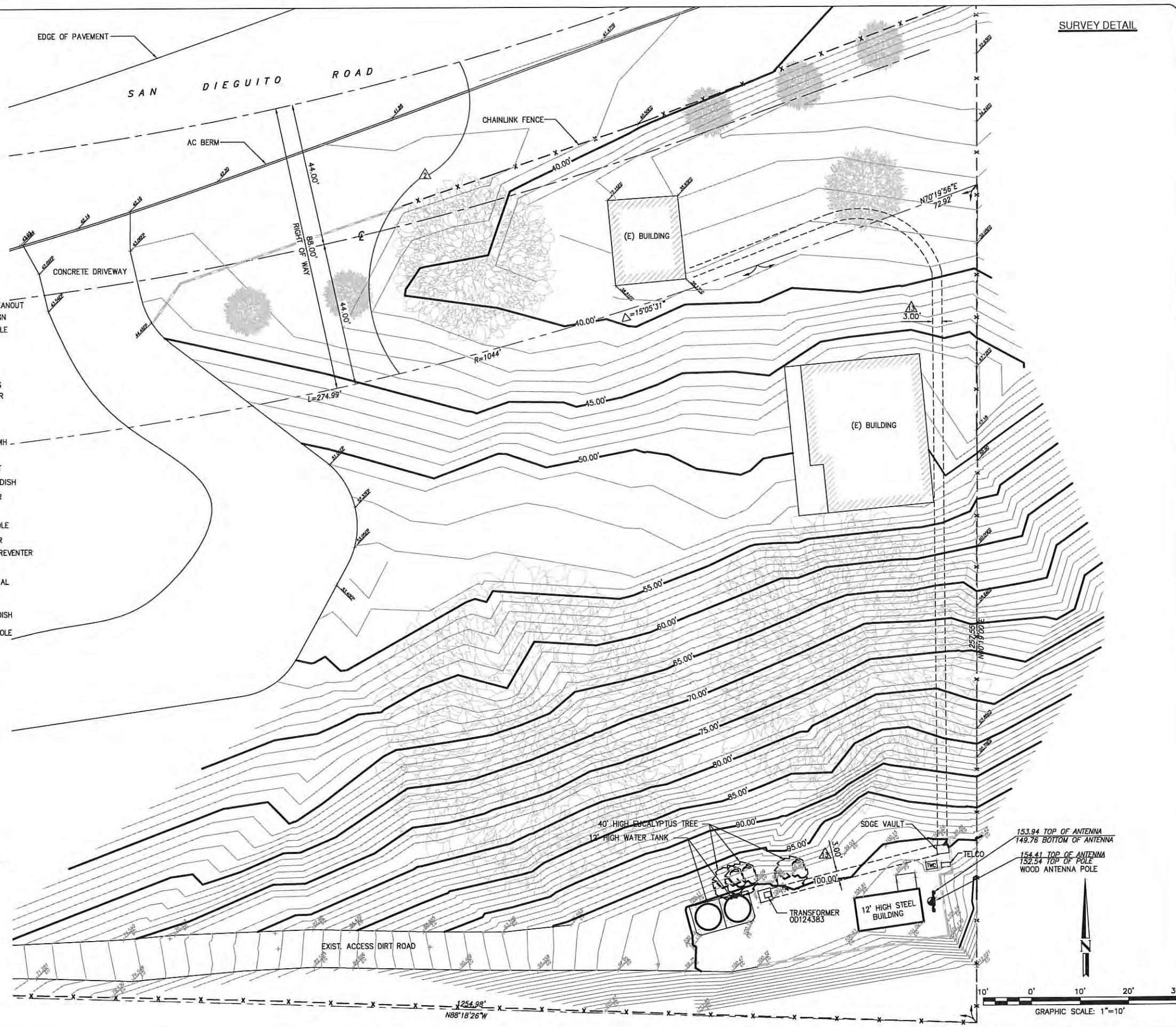


- LEGEND**
- CENTER LINE
 - - - PROPERTY LINE
 - x - x - CHAIN-LINK FENCE
 - w - w - WOOD FENCE
 - - - EASEMENT LINE
 - g - GAS LINE
 - s - SEWER LINE
 - w - WATER LINE
 - t - TELEPHONE CABLE
 - ▨ WOOD WALL
 - ▨ CMU WALL
 - ▨ EDGE OF PAV'T
 - EG EXISTING GROUND
 - FD FOUND
 - EP EDGE OF PAVEMENT
 - FL FLOW LINE
 - FS FINISH SURFACE
 - HT HEIGHT
 - PL PROPERTY LINE
 - PP POWER POLE
 - PB PULL BOX
 - SSCO SANITARY SEWAGE CLEANOUT
 - SS STREET SIGN/STOP SIGN
 - SDMH STORM DRAIN MAN HOLE
 - SGN SIGN
 - TC TOP OF CURB
 - TW TOP OF WALL
 - TA TOP OF ANTENNA
 - UA UNDERGROUND ACCESS
 - BFP BACK FLOW PREVENTER
 - WM WATER METER
 - WV WATER VALVE
 - EXISTING LIGHT
 - EXISTING ELECTRICAL MH
 - EXISTING POLE
 - EXISTING STREET LIGHT
 - EXISTING SATELLITE DISH
 - EXISTING CONDENSER
 - ROOF DRAIN
 - EXISTING TELE. MANHOLE
 - EXISTING WATER METER
 - EXISTING BACKFLOW PREVENTER
 - EXISTING SIGN
 - EXISTING TRAFFIC SIGNAL
 - EXISTING ANTENNA
 - EXISTING MICROWAVE DISH
 - EXISTING SEWER MANHOLE
 - POWER POLE
 - GUY WIRE ANCHOR
 - CATCH BASIN
 - FIRE HYDRANT
 - VALVE (UTILITY)
 - TREE
 - PINE TREE
 - BUSH
 - PALM TREE
 - EXISTING CONCRETE
 - EXISTING GRASS/TURF

- MONUMENTS**
- MONUMENT FD. (AS NOTED)

GEOGRAPHIC COORDINATES
AT CENTER OF EXISTING
WOOD ANTENNA POLE

● LATITUDE: 33° 58' 28.11" N
 LONGITUDE: 117° 13' 36.33" W



SURVEY DETAIL



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR

 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME
FAIRBANKS RANCH (LTE)

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES
 06/22/15 PRELIMINARY SURVEY
 07/21/15 FINAL SURVEY
 04/05/19 ADDITIONAL TOPO

SHEET TITLE
TOPO

LS-2

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
3. UTILITY TRENCHES THAT ARE CUT THROUGH BASIN DIKES SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION, TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPED COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET INTERVAL	
LESS THAN 2% AS REQUIRED	
2% TO 4% 100 FEET	
4% TO 10% 50 FEET	
OVER 10% 25 FEET	
5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWDED STREET.
6. ALL BUILDING PADS SHOULD BE SLOPED TOWARD THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL INTERVALS BETWEEN CHECK DAMS	
LESS THAN 3% 100 FEET	
3% TO 6% 50 FEET	
OVER 6% 25 FEET	
8. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREETS AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS A SEDIMENT TRAPS.

GRADE OF STREET	INTERVAL	NO. OF BAGS HIGH
LESS THAN 2%	AS REQUIRED, 200' MAX.	2
2% TO 4%	100 FEET	2
4% TO 6%	50 FEET	3
6% TO 10%	50 FEET	3
MORE THAN 10%	25 FEET	4
9. PROVIDE A GRAVEL BAGS SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
12. PROVIDE ROCK RIP RAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDE SLOPES, OR FROM IMPERVIOUS SURFACES.
13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES.

EMERGENCY EROSION CONTROL MEASURES NOTES:

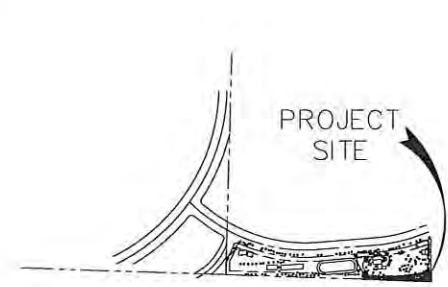
1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CRESTS OF THE SLOPES.
3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1 ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
5. CATCH BASIN, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS.
6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED EXCAVATED AREAS AS REQUIRED BY THE CITY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER IS TO MAINTAIN THE PLANTINGS AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF SAME BY THE CITY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS.

STORMWATER PROTECTION NOTES:

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A % OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE RAINSTORM. 125 IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE CITY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 10 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE TO BE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. BASED ON THE SCOPE OF WORK FOR THIS PROJECT, A NOTICE OF INTENT (NOI) IS NOT REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB).

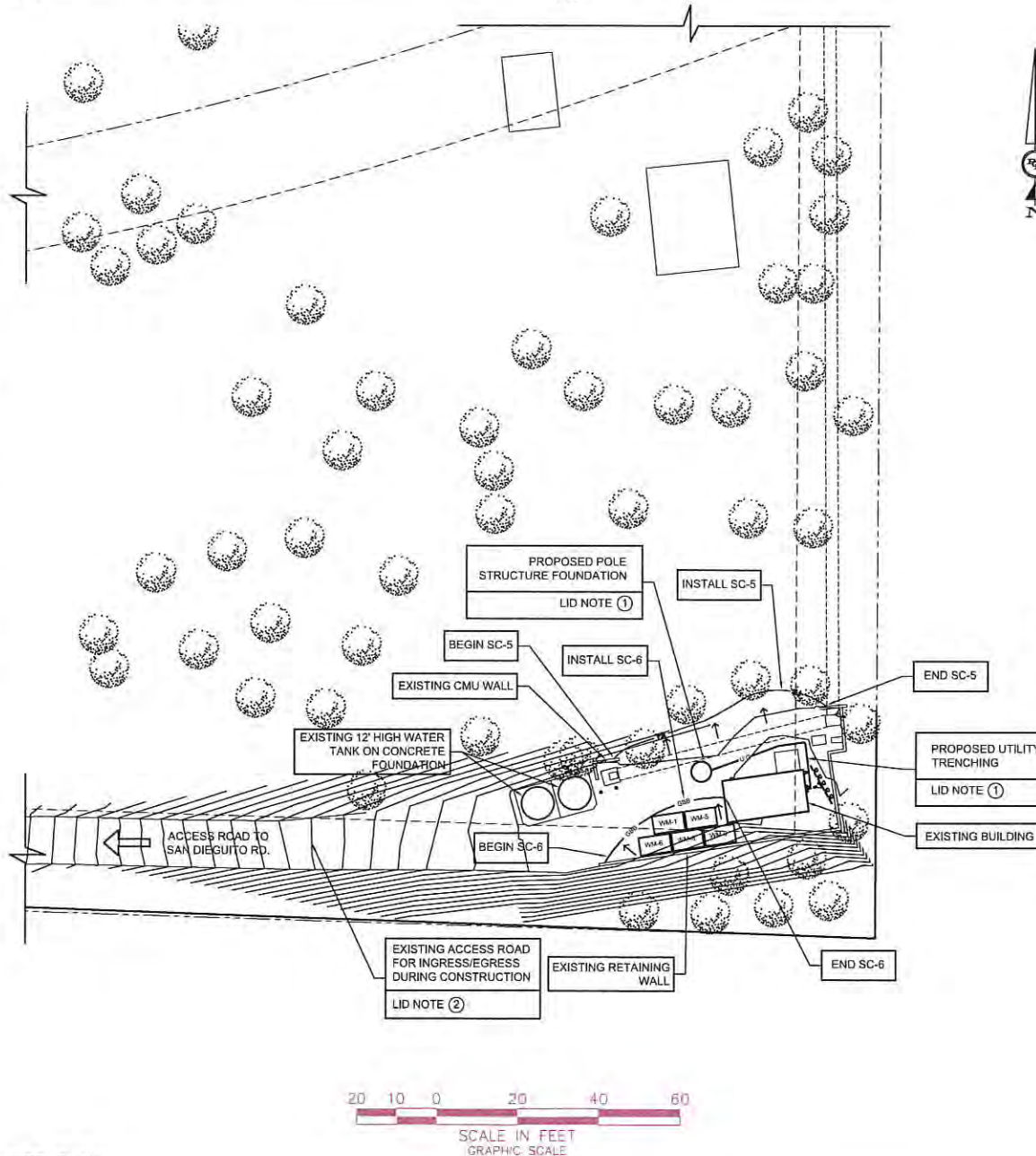
PLAN NOTE

1. SEE 'A' SHEET SERIES FOR SPECIFIC SITE DESIGN DATA.



SITE MAP
N.T.S.

VICINITY MAP
N.T.S.



SITE PLAN
SCALE: 1"=20'

LEGEND

BEST MANAGEMENT PROTECTION				
CASQA	CALTRANS	DESCRIPTION	QTY	SYMBOL
SE-8	SC-6	GRAVEL BAG BERM	40 LF	[Symbol]
SE-5	SC-5	FIBER ROLLS	65 LF	[Symbol]
TR-1	TC-1	STABILIZED CONSTRUCTION ENTRANCE	N/A	[Symbol]
WM-1	-	MATERIAL DELIVERY STORAGE	1	[Symbol]
WM-5	-	SOLID WASTE MANAGEMENT	1	[Symbol]
WM-6	-	HAZARDOUS WASTE MANAGEMENT	1	[Symbol]
WM-8	-	CONCRETE WASTE MANAGEMENT	1	[Symbol]
WM-9	-	SANITARY/SEPTIC WASTE MANAGEMENT	1	[Symbol]
-	-	DIRECTION OF SURFACE FLOW	N/A	[Symbol]
SS-7	-	PHYSICAL STABILIZATION (DISTURBED SLOPES)		[Symbol]
SS-3,4,7	-	PHYSICAL STABILIZATION (FLAT AREAS)		[Symbol]

LID NOTES

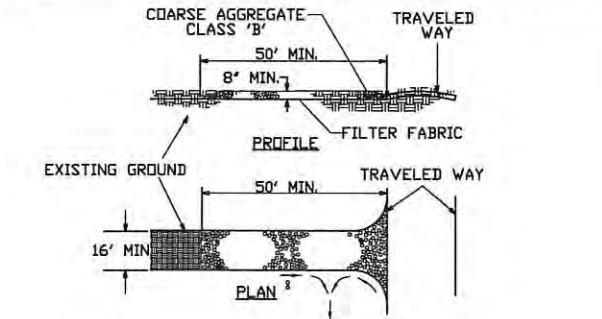
1. PLANNING PRACTICES
 2.2.4 - MINIMIZE SOIL COMPACTION ~ SOIL COMPACTION IS LIMITED TO THE PROPOSED FACILITIES WHICH HAVE A SMALL FOOTPRINT. NO COMPACT DUE TO PAD OR SLOPE GRADING IS PROPOSED.
 2.2.5 - DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS ~ ALL RUNOFF FROM IMPERVIOUS SURFACES IS DIRECTED TO THE SURROUNDING PERVIOUS AREAS.
2. MANAGEMENT PRACTICES
 3.5 - LID DRIVEWAY, SIDEWALK AND BIKEPATH DESIGN ~ THE SITE UTILIZES EXISTING DRIVEWAY, SIDEWALK AND PATHS WHICH ARE PERVIOUS.

NOTE: BMP CASQA DRAWING NUMBERS REFER TO CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK - CONSTRUCTION

CALTRANS DRAWING NUMBERS REFER TO THE STATE OF CALIFORNIA TRANSPORTATION'S CALTRANS STORM WATER QUALITY HANDBOOK - CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL

THE QUANTITIES INDICATED ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO BIDDING.

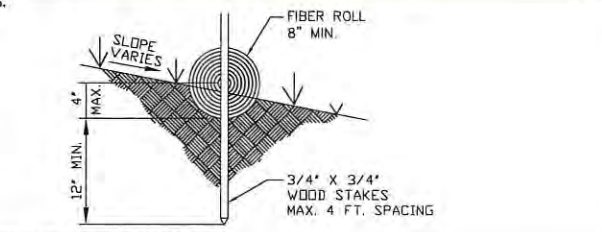
"REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY." PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM.



NOTE: CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE

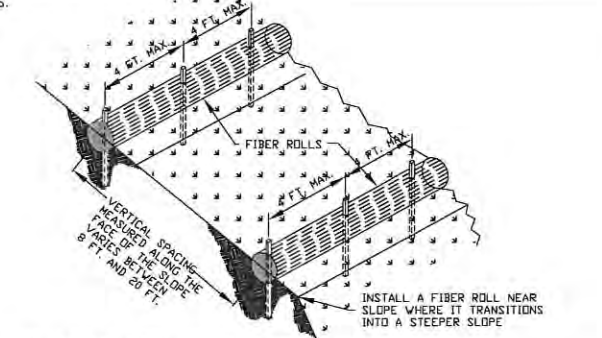
ENTRENCHMENT DETAIL

N.T.S.



ENTRENCHMENT DETAIL

N.T.S.



TYPICAL FIBER ROLL INSTALLATION

N.T.S.

Jra Jeffrey Rome ASSOCIATES
 architecture | telecommunications
 1 San Joaquin Plaza, Suite 250
 Newport Beach, California 92660
 tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T IS STRICTLY PROHIBITED.

PACIFIC COAST ENGINEERING CIVIL ENGINEERS
 32395 DAISY DRIVE
 WINCHESTER, CA 92596
 TEL: (760) 213-0021
 bopacificcoast@aol.com



PREPARED FOR
verizon
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618

APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

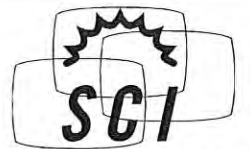
OWNER APPROVAL _____

SITE NAME
FAIRBANKS RANCH (AWS/PCS)
 14333 SAN DIEGUITO ROAD
 SAN DIEGO, CALIFORNIA 92130

DRAWING DATES
 01/14/16 WPCP

SHEET TITLE
WPCP PLAN

WPCP-01



© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 41745 Anza Road
 Temecula, CA 92592
 Phone: (951) 698-5985
 www.RFTtransparent.com

© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC. ALL RIGHTS RESERVED. THESE PLANS AND ALL DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS ARE COPYRIGHTED MATERIALS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. ("SCI") PROTECTED BY UNITED STATES COPYRIGHT LAW AND MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, TRANSMITTED, DISPLAYED, OR PUBLISHED WITHOUT THE PRIOR WRITTEN CONSENT OF SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. YOU MAY NOT ALTER OR REMOVE ANY TRADEMARK, COPYRIGHT OR SIMILAR NOTICE FROM THESE MATERIALS.

DATE: 3/28/18 DESIGNED: CFA DRAFTER: SMC

REVISIONS		
REV	DATE	DESCRIPTION
1	6-26-19	REVISED PER PCC
2	8-13-19	REMOVED MICROWAVE ANTENNA



FAIRBANKS RANCH (AWS/PCS)

43'-0" TALL MONOEUC

U.S. PATENT # 7616170 & 8035574

LOCATION:

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CA 92130
 SAN DIEGO COUNTY

DRAWING INDEX

- T1 TITLE SHEET
- N1 NOTES & SPECIFICATIONS
- S1 ELEVATION VIEWS
- S2-S4 DETAILS
- S5 DRILLED PIER FOUNDATION
- S6 MAT FOUNDATION

VERIZON

TITLE SHEET

FAIRBANKS RANCH (AWS/PCS)

43'-0" TALL MONOEUC

14333 SAN DIEGUITO ROAD
 SAN DIEGO, CA 92130
 SAN DIEGO COUNTY

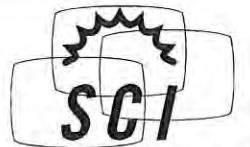


08/13/2019

U1085-834-182

T1

REV
2



© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 41745 Anza Road
 Temecula, CA 92592
 Phone: (951) 698-5985
 www.RFTtransparent.com

© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC. ALL RIGHTS RESERVED. THESE PLANS AND ALL DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS ARE COPYRIGHTED MATERIALS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. ("SCI") PROTECTED BY UNITED STATES COPYRIGHT LAW AND MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, TRANSMITTED, DISPLAYED, OR PUBLISHED WITHOUT THE PRIOR WRITTEN CONSENT OF SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. YOU MAY NOT ALTER OR REMOVE ANY TRADEMARK, COPYRIGHT OR SIMILAR NOTICE FROM THESE MATERIALS.

DATE: 3/28/18 DESIGNED: CFA DRAFTER: SMC

REVISIONS		
REV	DATE	DESCRIPTION
1	6-26-19	REVISED PER PCC
2	8-13-19	REMOVED MICROWAVE ANTENNA

VERIZON

NOTES & SPECIFICATIONS

FAIRBANKS RANCH (AWS/PCS)

43'-0" TALL MONOEUC
 14333 SAN DIEGO ROAD
 SAN DIEGO, CA 92130
 SAN DIEGO COUNTY



08/13/2019

U1085-834-182

N1

REV
2

DESIGN CRITERIA

STRUCTURAL DESIGN IS BASED ON THE CALIFORNIA BUILDING CODE, 2016 EDITION (2015 IBC) AND THE TIA-222-G STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 110 MPH (3-SEC GUST) PER THE ASCE 7-10 STANDARD
 OCCUPANCY CATEGORY: II
 EXPOSURE: C
 TOPOGRAPHIC CATEGORY: 1
 CREST HEIGHT: 0 FT

ICE: NONE PER THE TIA-222-G STANDARD

SEISMIC:
 IMPORTANCE FACTOR: 1.00
 OCCUPANCY CATEGORY: II
 MAPPED SPECTRAL RESPONSE ACCELERATIONS:
 $S_D = 1.050g$, $S_1 = 0.408g$
 SITE CLASS: D
 SPECTRAL RESPONSE COEFFICIENTS:
 $S_{D5} = 0.760g$, $S_{D1} = 0.433g$
 SEISMIC DESIGN CATEGORY: D
 BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
 TELECOMMUNICATION TOWER: STEEL POLE
 SEISMIC BASE SHEAR, V: 9.9 K
 SEISMIC RESPONSE COEFFICIENT, C_s: 0.506
 RESPONSE MODIFICATION FACTOR, R: 1.5
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL

- POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR. 50, U.N.O.
- ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (42 KSI), U.N.O.
- ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.
- REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
- ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM F1554 GR. 105, U.N.O.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS

MOMENT, M = 980 K-FT (1.0 WIND)
 SHEAR, V = 28.8 K (1.0 WIND)
 AXIAL, P = 23.3 K (1.2 DEAD)

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY SITE OR LAYOUT RESTRICTIONS, SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF SCI, INC. PRIOR TO BEGINNING PROJECT. ALL WORK SHALL BE PERFORMED USING ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR TO VERIFY MATERIALS PROVIDED BY SCI PRIOR TO INSTALLATION.
- ALL ENGINEERING PLANS, DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS (COLLECTIVELY, "PLANS") ARE DESIGNED TO THE PROPRIETARY MANUFACTURING SPECIFICATIONS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. ("SCI") INTENDED AND AUTHORIZED SOLELY FOR USE WITH PRODUCT PRODUCED BY SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD SCI HARMLESS FROM AND AGAINST ANY AND ALL DEMANDS, CLAIMS, SUITS, PROCEEDINGS, LOSSES, LIABILITIES, DAMAGES, FEES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES AND COSTS) ARISING FROM OR RELATING TO ANY UNAUTHORIZED USE OF SCI'S PLANS BY CUSTOMER.
- NO FIELD MODIFICATIONS MAY BE MADE TO STRUCTURE WITHOUT THE EXPRESS WRITTEN CONSENT FROM THE ENGINEER OF RECORD. SCI, INC AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THE STRUCTURE IF ALTERATIONS AND/OR ADDITIONS ARE MADE TO THE DESIGN AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTORS AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK TO THE BEST OF HIS/HER ABILITY AND SKILL. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING SAME. WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, FORMWORK, ETC., AND SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL ORDINANCES AND CODES, IN ORDER TO SAFELY EXECUTE ALL STAGES OF WORK TO COMPLETE THIS PROJECT.
- IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION OF THE STRUCTURE SHOWN.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. SHOWN OR NOT SHOWN. THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK ON THIS PROJECT.

SPECIAL INSPECTIONS

- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED AS REQUIRED BY THE BUILDING OFFICIAL TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. ALTERNATIVELY, SPECIAL INSPECTION OF MATERIALS, WELDING, AND FABRICATION PROCEDURES SHALL BE REQUIRED FOR FABRICATION BY AN UNAPPROVED FABRICATOR.
- NO FIELD WELDING SHALL BE PERMITTED
- THE FOLLOWING SPECIAL INSPECTIONS SHALL BE REQUIRED PER CHAPTER 17 OF THE BUILDING CODE:
 - PERIODIC SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING (WHEN APPLICABLE)
 - PERIODIC SPECIAL INSPECTION OF PLACEMENT OF REINFORCING STEEL
 - CONTINUOUS SPECIAL INSPECTION OF ANCHOR BOLTS PRIOR TO AND DURING CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTION OF CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATIONS FOR PIER FOUNDATIONS
 - CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS
 - PERIODIC SPECIAL INSPECTION OF FORM WORK SHAPE, LOCATION & DIMENSIONS
 - PERIODIC SPECIAL INSPECTION OF SOILS PER CHAPTER 17 OF BUILDING CODE
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

STRUCTURAL OBSERVATION

NO STRUCTURAL OBSERVATION IS REQUIRED.

DISCLAIMERS

- ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.



© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC.

41745 Anza Road
Temecula, CA 92592
Phone: (951) 698-5985
www.RFTransparent.com

© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC. ALL RIGHTS RESERVED. THESE PLANS AND ALL DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS ARE COPYRIGHTED MATERIALS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. ("SCI") PROTECTED BY UNITED STATES COPYRIGHT LAW AND MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, TRANSMITTED, DISPLAYED, OR PUBLISHED WITHOUT THE PRIOR WRITTEN CONSENT OF SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. YOU MAY NOT ALTER OR REMOVE ANY TRADEMARK, COPYRIGHT OR SIMILAR NOTICE FROM THESE MATERIALS.

DATE: 3/28/18 DESIGNED: CFA DRAFTER: SMC

REVISIONS		
REV	DATE	DESCRIPTION
1	6-26-19	REVISED PER PCC
2	8-13-19	REMOVED MICROWAVE ANTENNA

VERIZON

ELEVATION VIEWS

FAIRBANKS RANCH (AWS/PCS)

43'-0" TALL MONOEUC
14333 SAN DIEGUITO ROAD
SAN DIEGO, CA 92130
SAN DIEGO COUNTY

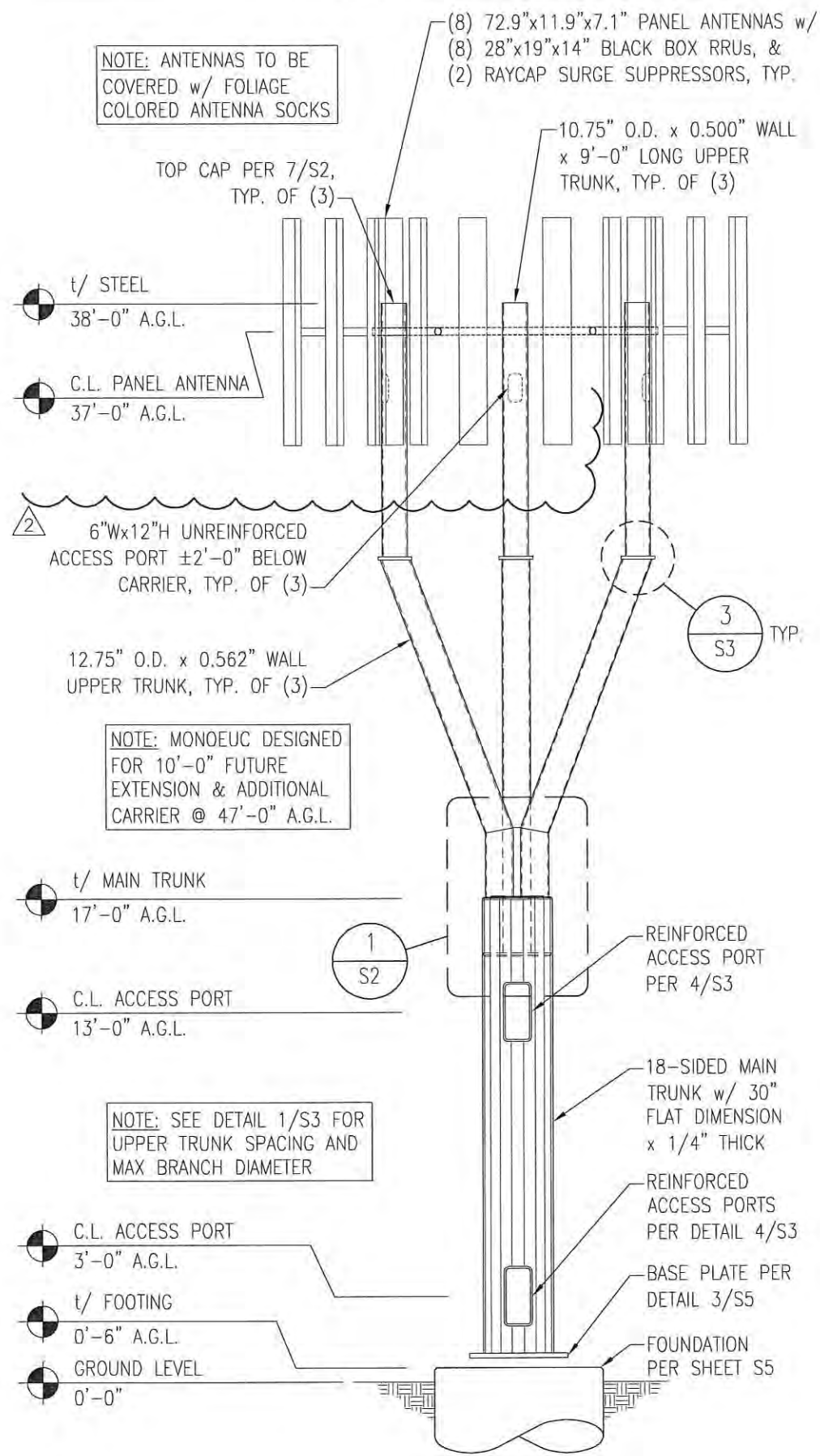
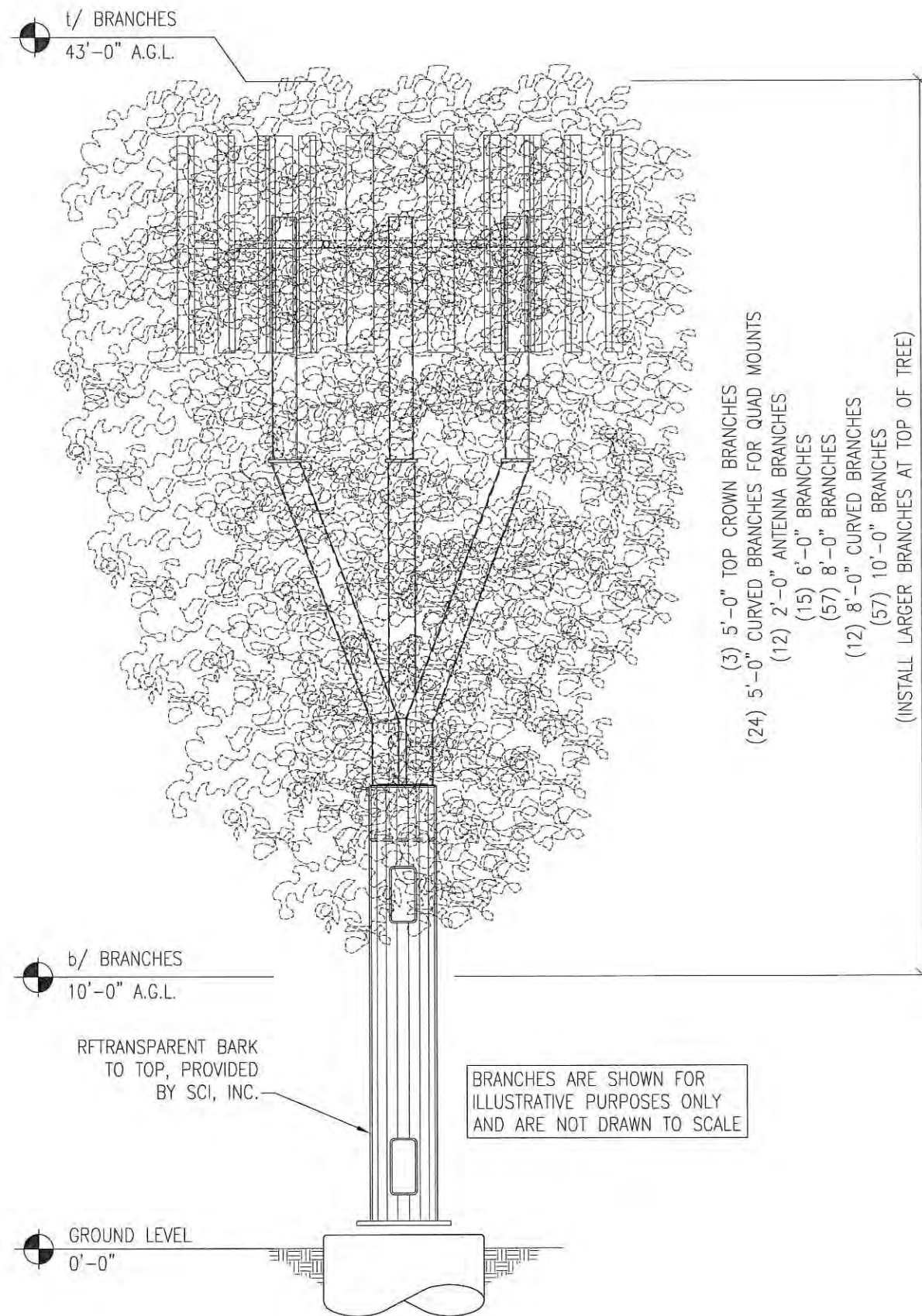


08/13/2019

U1085-834-182

S1

REV 2



ELEVATIONS

N.T.S.

1



© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 41745 Anza Road
 Temecula, CA 92592
 Phone: (951) 698-5985
 www.RFTransparent.com

© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC. ALL RIGHTS RESERVED. THESE PLANS AND ALL DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS ARE COPYRIGHTED MATERIALS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. (SCI) PROTECTED BY UNITED STATES COPYRIGHT LAW AND MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, TRANSMITTED, DISPLAYED, OR PUBLISHED WITHOUT THE PRIOR WRITTEN CONSENT OF SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. YOU MAY NOT ALTER OR REMOVE ANY TRADEMARK, COPYRIGHT OR SIMILAR NOTICE FROM THESE MATERIALS.

DATE: 3/28/18 DESIGNED: CFA DRAFTER: SMC

REVISIONS		
REV	DATE	DESCRIPTION
1	6-26-19	REVISED PER PCC
2	8-13-19	REMOVED MICROWAVE ANTENNA

VERIZON

DETAILS

FAIRBANKS RANCH (AWS/PCC)

43'-0" TALL MONOEUC
 14333 SAN DIEGUITO ROAD
 SAN DIEGO, CA 92130
 SAN DIEGO COUNTY

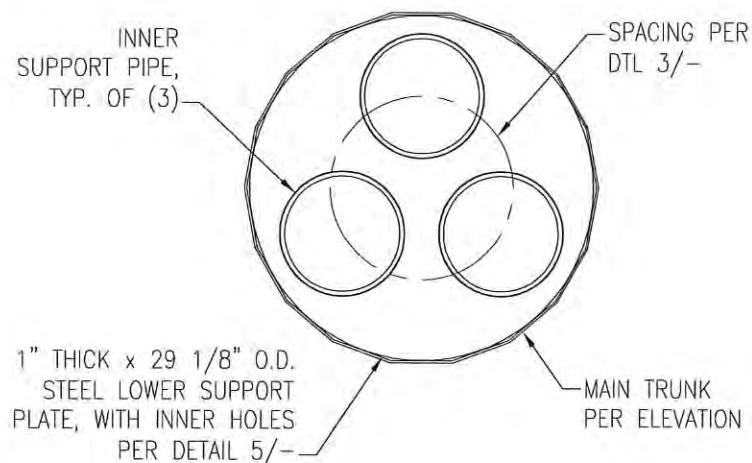


08/13/2019

U1085-834-182

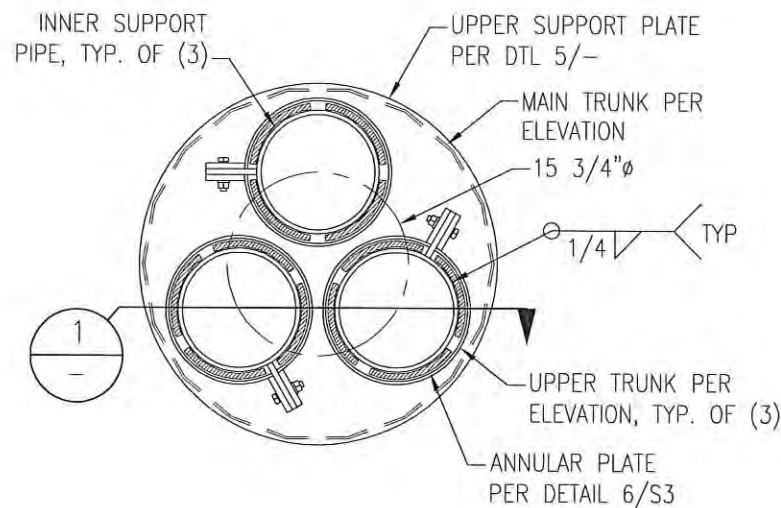
S2

REV 2



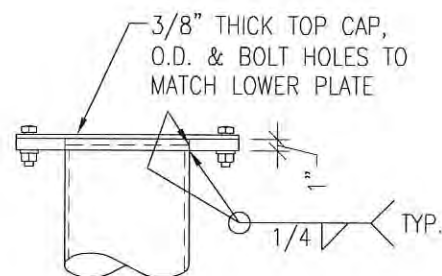
N.T.S.

6

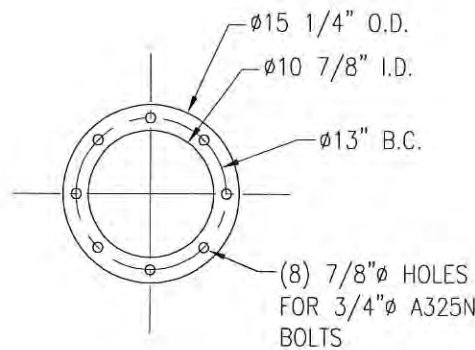


N.T.S.

3



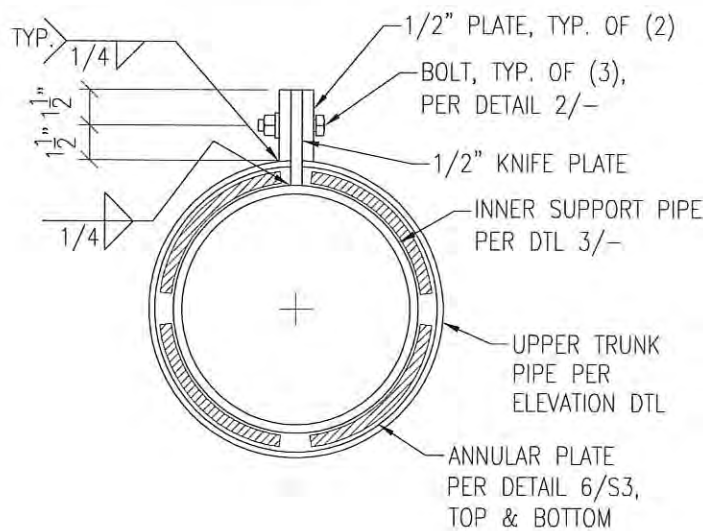
ELEVATION VIEW



STEEL PLATE PLAN VIEW

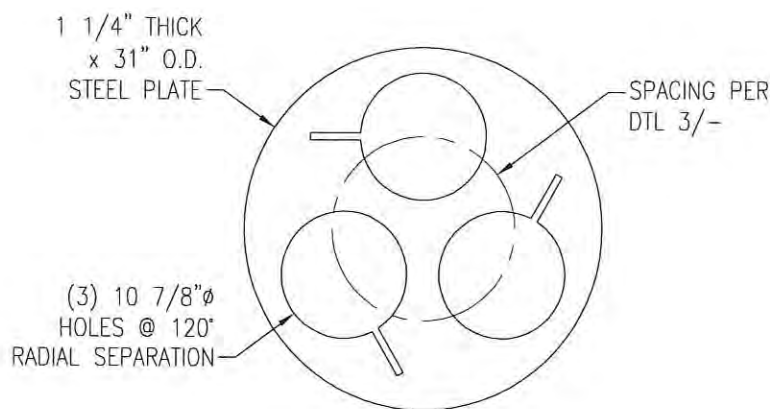
N.T.S.

7



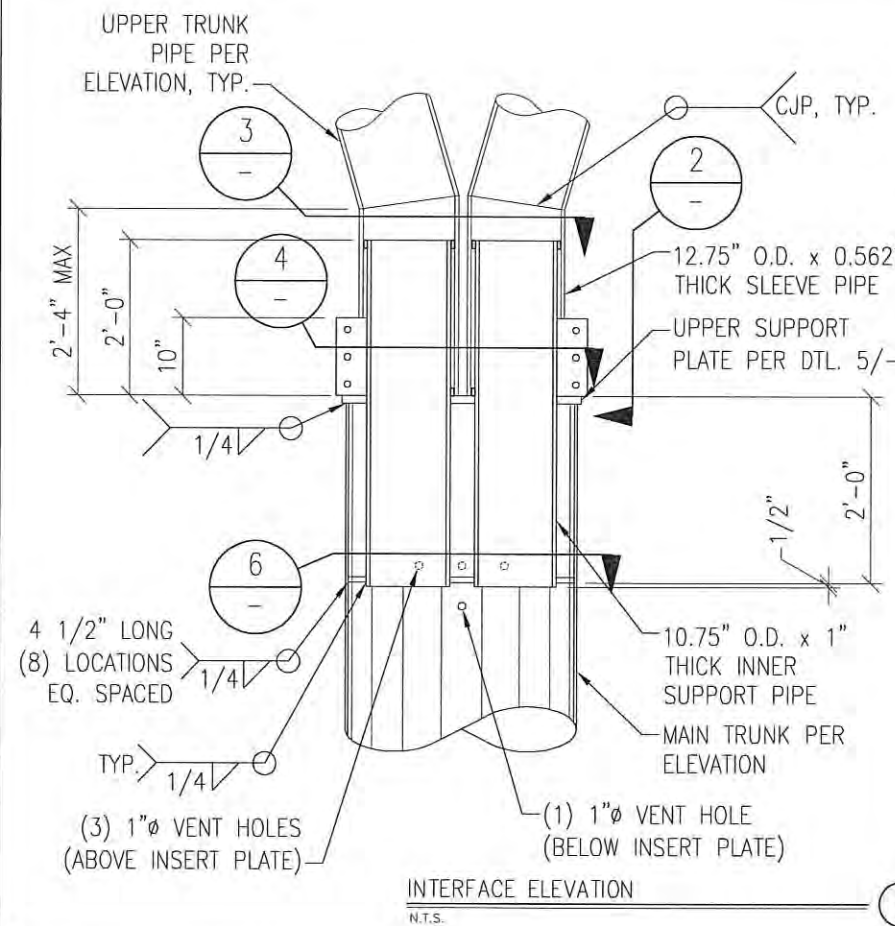
N.T.S.

4



N.T.S.

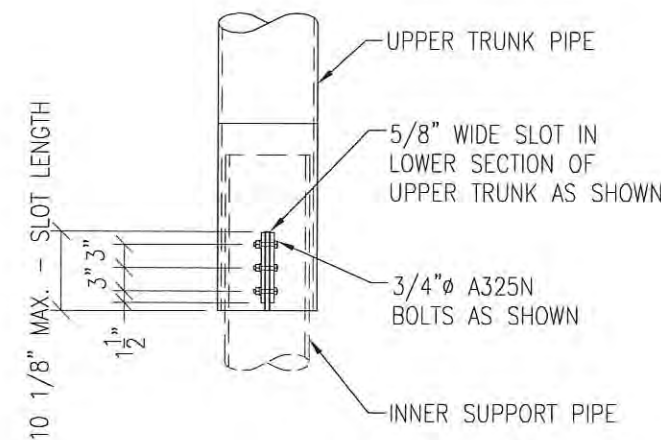
5



INTERFACE ELEVATION

N.T.S.

1



N.T.S.

2

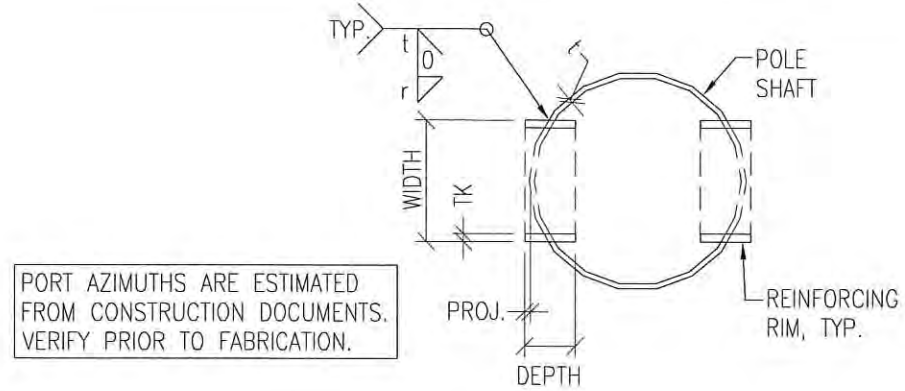


© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 41745 Anza Road
 Temecula, CA 92592
 Phone: (951) 698-5985
 www.RFTransparent.com

© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC. ALL RIGHTS RESERVED. THESE PLANS AND ALL DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS ARE COPYRIGHTED MATERIALS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. ("SCI") PROTECTED BY UNITED STATES COPYRIGHT LAW AND MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, TRANSMITTED, DISPLAYED, OR PUBLISHED WITHOUT THE PRIOR WRITTEN CONSENT OF SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. YOU MAY NOT ALTER OR REMOVE ANY TRADEMARK, COPYRIGHT OR SIMILAR NOTICE FROM THESE MATERIALS.

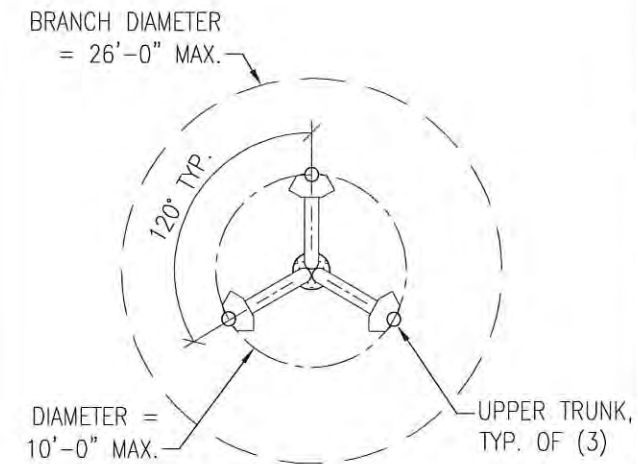
DATE: 3/28/18 DESIGNED: CFA DRAFTER: SMC

REVISIONS		
REV	DATE	DESCRIPTION
1	6-26-19	REVISED PER PCC
2	8-13-19	REMOVED MICROWAVE ANTENNA



PORT AZIMUTHS ARE ESTIMATED FROM CONSTRUCTION DOCUMENTS. VERIFY PRIOR TO FABRICATION.

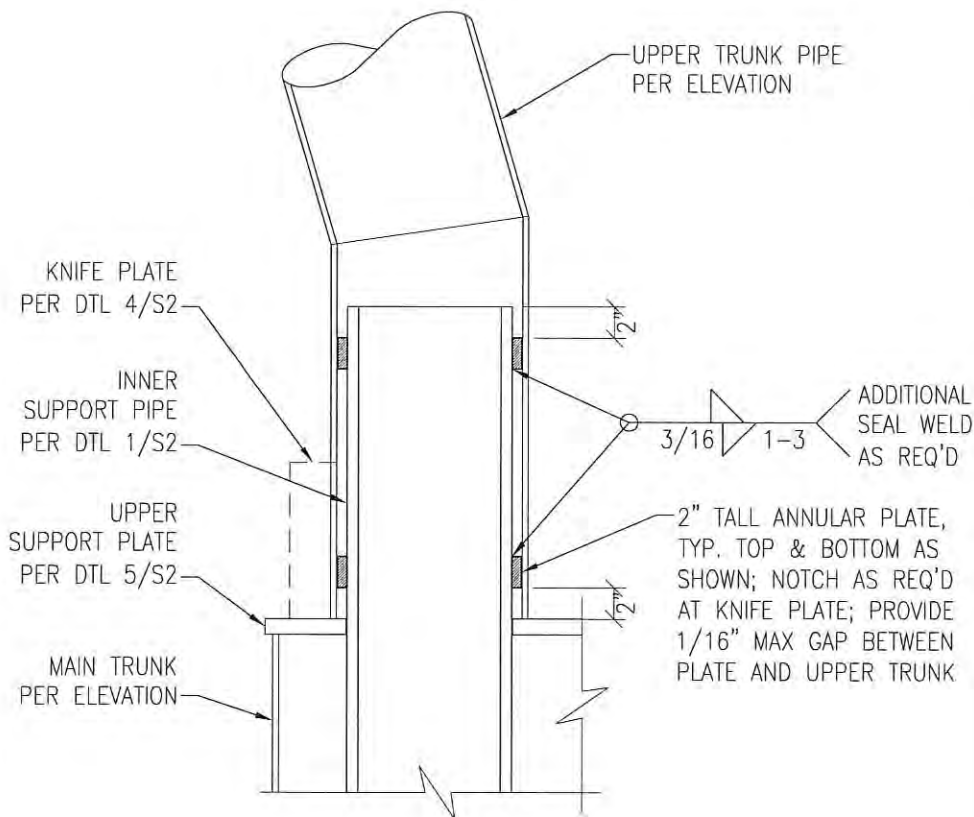
REINFORCED ACCESS PORT SCHEDULE ON MAIN TRUNK								
ELEV.	SIZE		QTY	PORT AZIMUTH	TK	DEPTH	PROJ.	r
	WIDTH	HEIGHT						
3'-0"	12"	25"	2	90°, 270°	3/4"	3"	1/2"	7/16"
23'-6"	12"	25"	1	0°	3/4"	3"	1/2"	7/16"



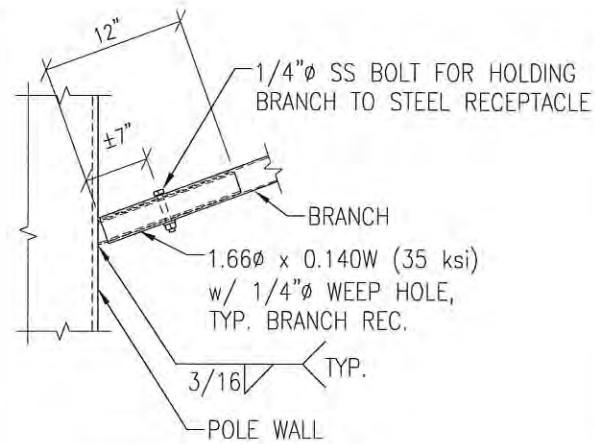
REINFORCED ACCESS PORTS
N.T.S.

N.T.S.

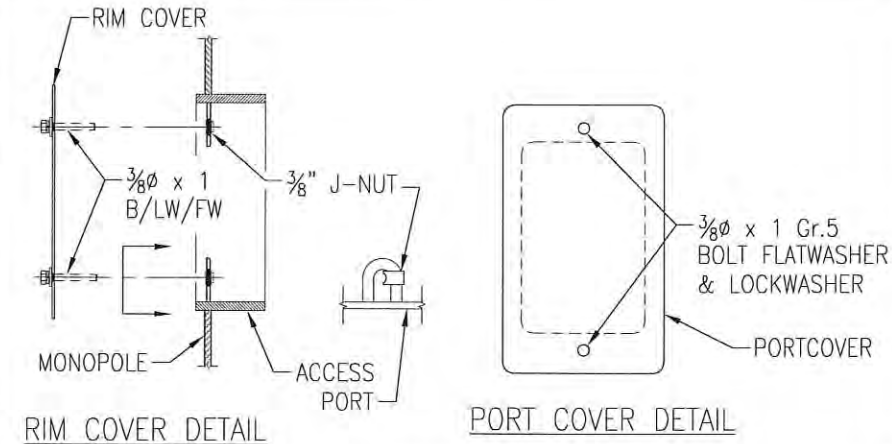
VERIZON



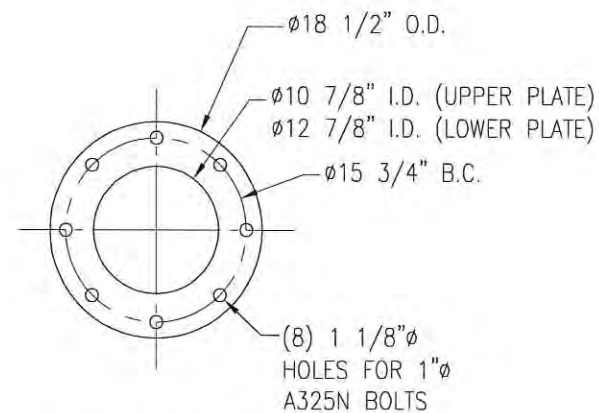
N.T.S.



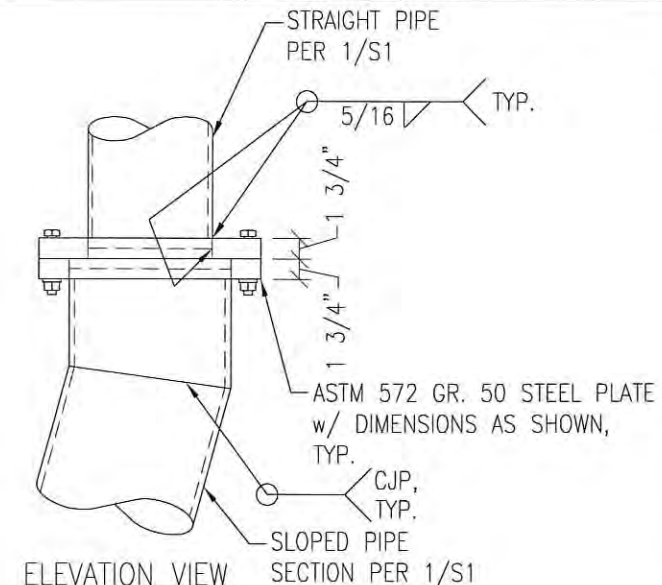
BRANCH RECEPTACLE, TYP.
N.T.S.



PORT COVER INSTALLATION
N.T.S.



STEEL PLATE PLAN VIEW



N.T.S.

DETAILS
FAIRBANKS RANCH (AWS/PCS)
 43'-0" TALL MONOEUC
 14333 SAN DIEGUITO ROAD
 SAN DIEGO, CA 92130
 SAN DIEGO COUNTY



08/13/2019

U1085-834-182

S3 REV **2**



© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 41745 Anza Road
 Temecula, CA 92592
 Phone: (951) 698-5985
 www.RFTtransparent.com

© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC. ALL RIGHTS RESERVED. THESE PLANS AND ALL DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS ARE COPYRIGHTED MATERIALS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. ("SCI") PROTECTED BY UNITED STATES COPYRIGHT LAW AND MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, TRANSMITTED, DISPLAYED, OR PUBLISHED WITHOUT THE PRIOR WRITTEN CONSENT OF SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. YOU MAY NOT ALTER OR REMOVE ANY TRADEMARK, COPYRIGHT OR SIMILAR NOTICE FROM THESE MATERIALS.

DATE: 3/28/18 DESIGNED: CFA DRAFTER: SMC

REVISIONS		
REV	DATE	DESCRIPTION
1	6-26-19	REVISED PER PCC
2	8-13-19	REMOVED MICROWAVE ANTENNA

VERIZON

DRILLED PIER FOUNDATION

FAIRBANKS RANCH (AWS/PCS)

43'-0" TALL MONOEUC
 14333 SAN DIEGUITO ROAD
 SAN DIEGO, CA 92130
 SAN DIEGO COUNTY



08/13/2019

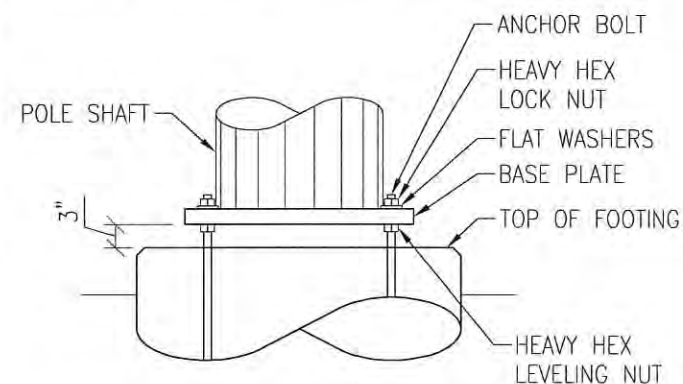
U1085-834-182

S5

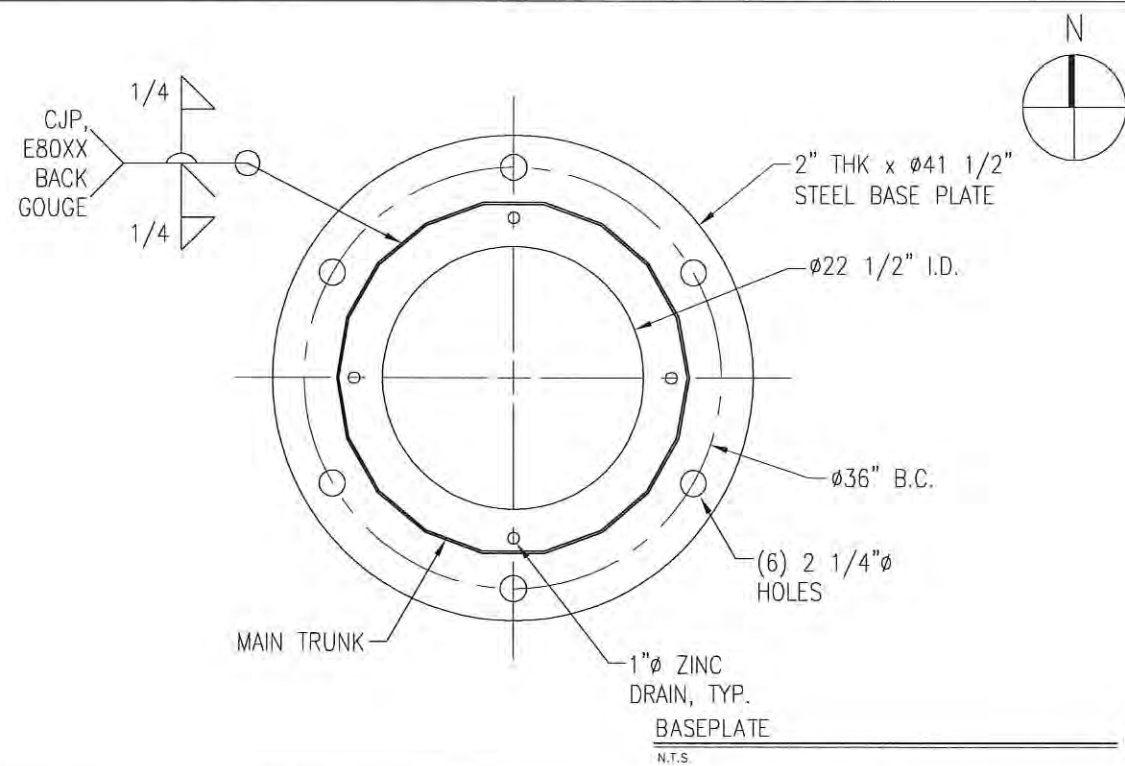
REV 2

FOUNDATION NOTES

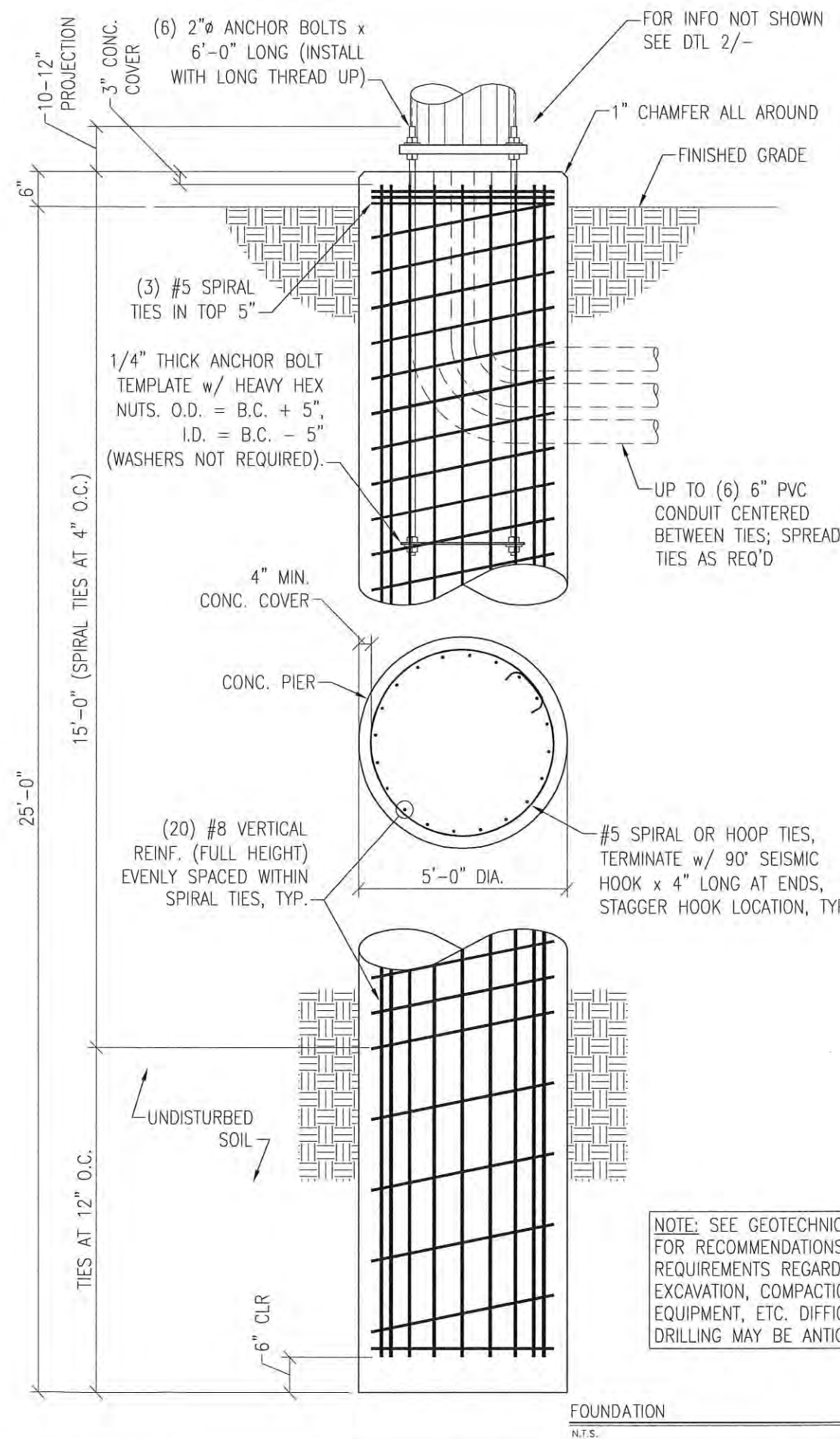
- FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:
 AESCO
 REPORT: 20173375-E6389
 DATE: OCTOBER 13, 2017
- ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MINIMUM OF 6% ENTRAINED AIR (WHERE FROST DEPTH > 0'). CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" (±1") UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-14. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS," LATEST EDITION.
- REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE ON THIS DRAWING. CONTRACTOR SHALL USE STEEL WIRE TO HOLD REINFORCING BARS TOGETHER. IF WELDING REBAR IS PREFERRED, SUBSTITUTE A706 GR. 60 DEFORMED BARS.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING AREA FOR UNDERGROUND FACILITIES PRIOR TO EXCAVATING ANY MATERIALS.
- CONTRACTOR SHALL REFER TO SOILS REPORT FOR SITE CONDITIONS AND FURTHER CONSTRUCTION INFORMATION.
- CONTRACTOR SHALL INSPECT AND REMOVE ALL DEBRIS FROM BOTTOM OF EXCAVATION.
- CONTRACTOR SHALL VERIFY ANCHOR BOLT LAYOUT PRIOR TO AND IMMEDIATELY AFTER PLACING CONCRETE. ANCHOR BOLT LAYOUT IS CRITICAL FOR MONOPOLE INSTALLATION.
- CONCRETE SHALL BE CONSOLIDATED USING VIBRATORY METHODS THROUGHOUT DEPTH OF FOUNDATION. VIBRATING LOWER DEPTHS MAY NOT BE ACCOMPLISHED BY TOUCHING REBAR CAGE WITH VIBRATOR.
- DEPENDING ON SOIL CONDITIONS, CONTRACTOR SHOULD ANTICIPATE THE USE OF A FULL-LENGTH TEMPORARY CASING TO STABILIZE THE EXCAVATION. THE CASING SHALL BE WITHDRAWN DURING THE PLACEMENT OF CONCRETE IN THE EXCAVATED HOLE. CONCRETE SHALL NOT FREE FALL. CONCRETE MAY BE PLACED BELOW WATER USING TREMIE METHODS.
- CONCRETE SHALL BE PLACED TO THE DEPTH INDICATED, AND THE ABOVE GRADE PORTION SHALL BE FORMED. THE REBAR CAGE, ANCHOR BOLTS, AND CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF COMPLETING THE EXCAVATION. COLD JOINTS ARE NOT ALLOWED, U.N.O.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADEQUATE CONCRETE COVERAGE OVER REINFORCING BARS. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL USE 3" CONCRETE COVER OVER REBAR. TOP OF FOOTING SHALL BE TROWEL LEVEL AND SMOOTH.
- INSTALLATION OF FOUNDATION MUST BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER TO PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR INFORMATION REGARDING INSTALLATION METHOD, REQUIRED INSTALLATION EQUIPMENT, AND ALL OTHER REQUIREMENTS RELATED TO THE INSTALLATION OF THE PIER.
- MONOPOLE MAY BE ERECTED 3-DAYS AFTER FOUNDATION IS INSTALLED AND ONCE CONCRETE STRENGTH IS AT LEAST 4000 PSI.



BASE DETAIL
 N.T.S. 2

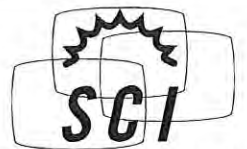


BASEPLATE
 N.T.S. 3



FOUNDATION
 N.T.S. 1

NOTE: SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS AND REQUIREMENTS REGARDING EXCAVATION, COMPACTION, DRILLING EQUIPMENT, ETC. DIFFICULT DRILLING MAY BE ANTICIPATED.



© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 41745 Anza Road
 Temecula, CA 92592
 Phone: (951) 698-5985
 www.PETransparent.com
 6-26-19 REVISED PER PCC

© 2019 SOLAR COMMUNICATIONS INTERNATIONAL, INC. ALL RIGHTS RESERVED. THESE PLANS AND ALL DRAWINGS, DESIGNS, CALCULATIONS AND SPECIFICATIONS ARE COPYRIGHTED MATERIALS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. ("SCI") PROTECTED BY UNITED STATES COPYRIGHT LAW AND MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, TRANSMITTED, DISPLAYED, OR PUBLISHED WITHOUT THE PRIOR WRITTEN CONSENT OF SCI. UNAUTHORIZED USE IS STRICTLY PROHIBITED. YOU MAY NOT ALTER OR REMOVE ANY TRADEMARK, COPYRIGHT OR SIMILAR NOTICE FROM THESE MATERIALS.

DATE: 3/28/18	DESIGNED: CFA	DRAFTER: SMC
REVISIONS		
REV	DATE	DESCRIPTION
1	6-26-19	REVISED PER PCC
2	8-13-19	REMOVED MICROWAVE ANTENNA

VERIZON

MAT FOUNDATION

FAIRBANKS RANCH (AWS/PCCS)

43'-0" TALL MONOEUC
 14333 SAN DIEGUITO ROAD
 SAN DIEGO, CA 92130
 SAN DIEGO COUNTY

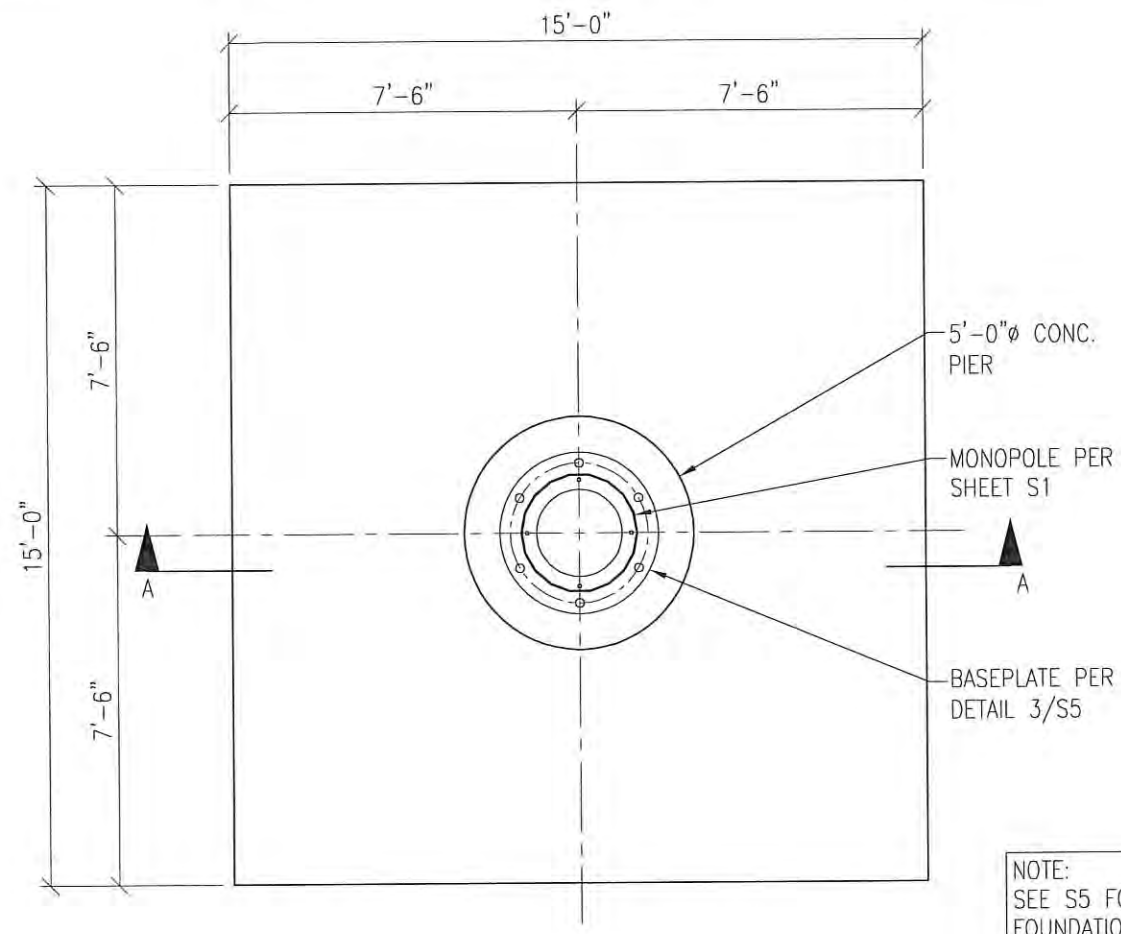


08/13/2019

U1085-834-182

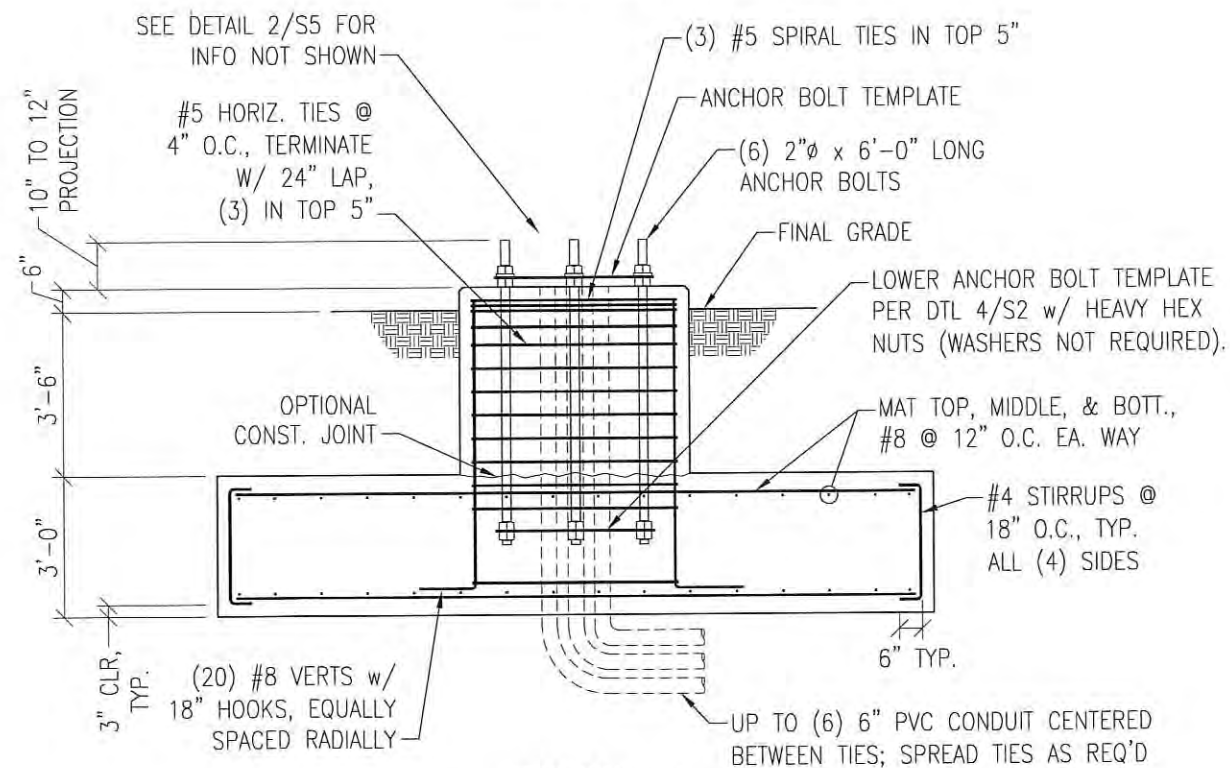
S6

REV 2



NOTE:
SEE S5 FOR GENERAL FOUNDATION NOTES

PLAN VIEW



SECTION A-A

FOUNDATION
N.T.S.

1