



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: December 7, 2022 REPORT NO. HO-22-053

HEARING DATE: December 14, 2022

SUBJECT: VERIZON WIRELESS – MISSION TRAILS - Process Three

PROJECT NUMBER: [PRJ-1062438](#)

OWNER/APPLICANT: SCC-SEVENTH-DAY ADVENTISTS CHURCH/VERIZON WIRELESS

### SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) at 11260 Clairemont Mesa Boulevard in the Tierrasanta Community Planning Area?

Staff Recommendation: Approve CUP No. 3185685.

Community Planning Group Recommendation: On September 21, 2022, the Tierrasanta Planning Committee voted 8-0-0 to recommend approval of the proposed project with conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on October 3, 2022, and the opportunity to appeal that determination ended October 17, 2022 (Attachment 6).



### BACKGROUND

The existing WCF has been on this property since 2010. The original permit, Neighborhood Use Permit (NUP) No. 674284, included an expiration date of 10 years. WCF expiration dates allow the City to reassess each site to ensure the WCF is still compatible with the existing development and is using the latest design technology to minimize all visual impacts. On June 16, 2022, Verizon submitted a new application to continue the use of this facility and to modify the existing WCF. The application consists of a modification to an existing WCF involving six (6) additional façade mounted antennas for a total of fifteen (15) antennas and three (3) Remote Radio Units (RRUs). This results in a total of twelve (12) RRUs behind Fiber-Reinforced Plastic (FRP) boxes, including an FRP extension. The ancillary equipment associated with this WCF will continue to operate inside an existing 216-

square-foot ground-level equipment enclosure at 11260 Clairemont Mesa Boulevard in the RS-1-8 zone of the Tierrasanta Community Plan (Attachments 1, 2 and 3).

DISCUSSION

The project consists of the installation of six (6) additional façade mounted antennas for a total of fifteen (15) antennas and three (3) Remote Radio Units (RRUs) for a total of twelve (12) RRUs behind FRP boxes, an FRP extension, and ancillary equipment in an existing 216-square-foot ground-level equipment enclosure. To comply with current WCF regulations and the Wireless Guidelines, the antennas will be concealed within FRP boxes painted and textured to match the surface of the building. The RRUs will be behind the existing FRP boxes. The equipment necessary to operate the facility is enclosed within a building similar in appearance to the church buildings, following the WCF Guidelines and LDC Section 141.0420. (Figure 1 and 2).

<b>Looking South from site</b>	
<b>EXISTING</b>	<b>PROPOSED</b>
	
<b>Figure 1</b>	<b>Figure 2</b>

Every aspect of the FRP is considered an element of concealment (included but not limited to) dimension, bulk and scale, color material, and texture. Any future modification to this FRP, including increased bulk and scale, must not defeat concealment. The City of San Diego’s WCF regulations require that applicants use all reasonable means to conceal or minimize visual WCF impacts through integration among other existing uses through the use of architecture, landscape, and siting solutions. Staff has reviewed the proposed project and has determined the WCF to be inconspicuous from public view and appropriately screened by the FRP, painted and textured to match the building. The top FRP box aligns with the top of the roofline for a seamless transition. The bottom of the FRP box does not interfere with any horizontal features (including the existing pillars, windows, and grooves). The RRUs will be behind the existing FRP boxes. The ancillary equipment necessary to operate the facility is located within a ground-based enclosure with a pitch roof and design that is similar in appearance to the church. No exterior changes are proposed to the enclosure.

General Plan/Community Plan:

The Tierrasanta Community Plan does not address WCFs as specific land uses. However, the City of San Diego General Plan contains policies recommending that the City analyze visual impacts and

ensure public review and comment for any WCF proposed in a residential area. Additionally, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The associated equipment is not visible from the public right-of-way because it is located in an enclosure.

Council Policy 600-43:

[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. The most preferred locations, Preference 1 are generally non-residential uses/zones and are permitted ministerially. The least preferred locations, Preference 4, are residential uses in residential zones and require a CUP decided in accordance with Process Four. Various land uses and zones between those Preference levels dictate decision levels and required permits from a Neighborhood Use Permit, Process Two to a CUP, Process Three. This project is located in a residential zone, but the land use is non-residential. This is a Preference 3 location. WCFs at these locations may be permitted with a Process Three CUP per SDMC Section 141.0420(c)

The aerial maps provided with the application indicate that the surrounding area contains institutional and residential uses and the Preference 3 category is still appropriate. The existing "Mission Trails" site provides coverage to the area shown on the aerial maps provided with the application (Attachments 10 and 11). It also enhances coverage in the residential areas of Tierrasanta as it works alongside the existing sites that surround the current site. This is a residential area, adjacent to State Route 52 and Interstate 15. Due to the topography and the surrounding land uses, no other lower preference level locations are viable. Instead, Verizon opted to maintain the existing concealed appearance and focus on providing maximum coverage with minimal visual impacts. This church location contains multiple wireless carriers for similar reasons.

CONCLUSION

As designed, the WCF is consistent with Council Policy 600-43, the WCF Design Guidelines and SDMC Section 141.0420 development regulations. Staff recommends that the Hearing Officer approve Conditional Use Permit No. 3185685 as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 3185685 with modifications.
2. Deny Conditional Use Permit No. 3185685, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

*Karen Howard*

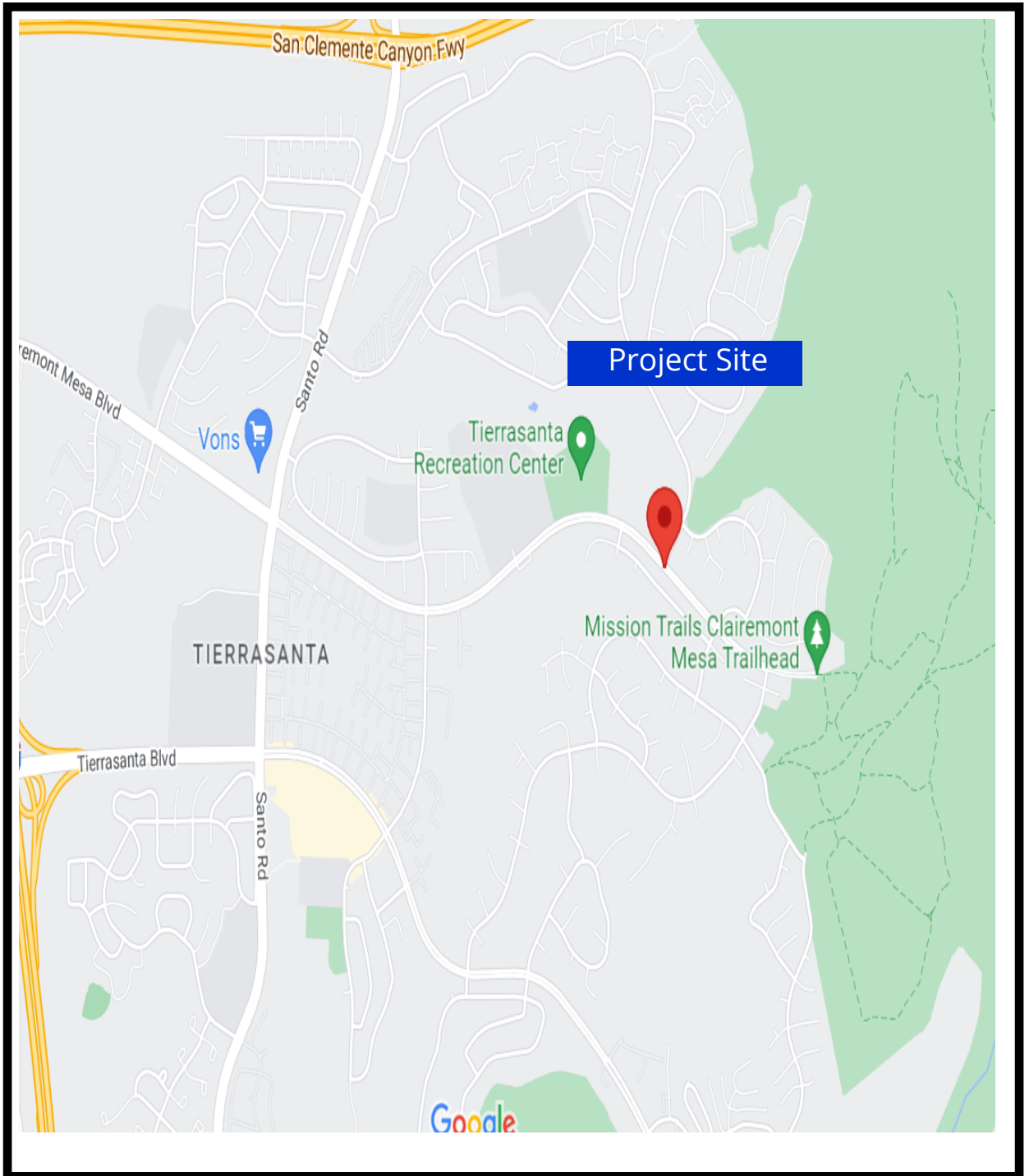
---

Karen Howard, Development Project Manager

Attachments:

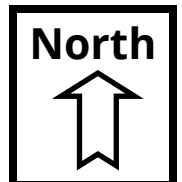
1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Telecom Coverage Map
11. Telecom Site Justification Letter
12. Photo Sims
13. Photographic Survey

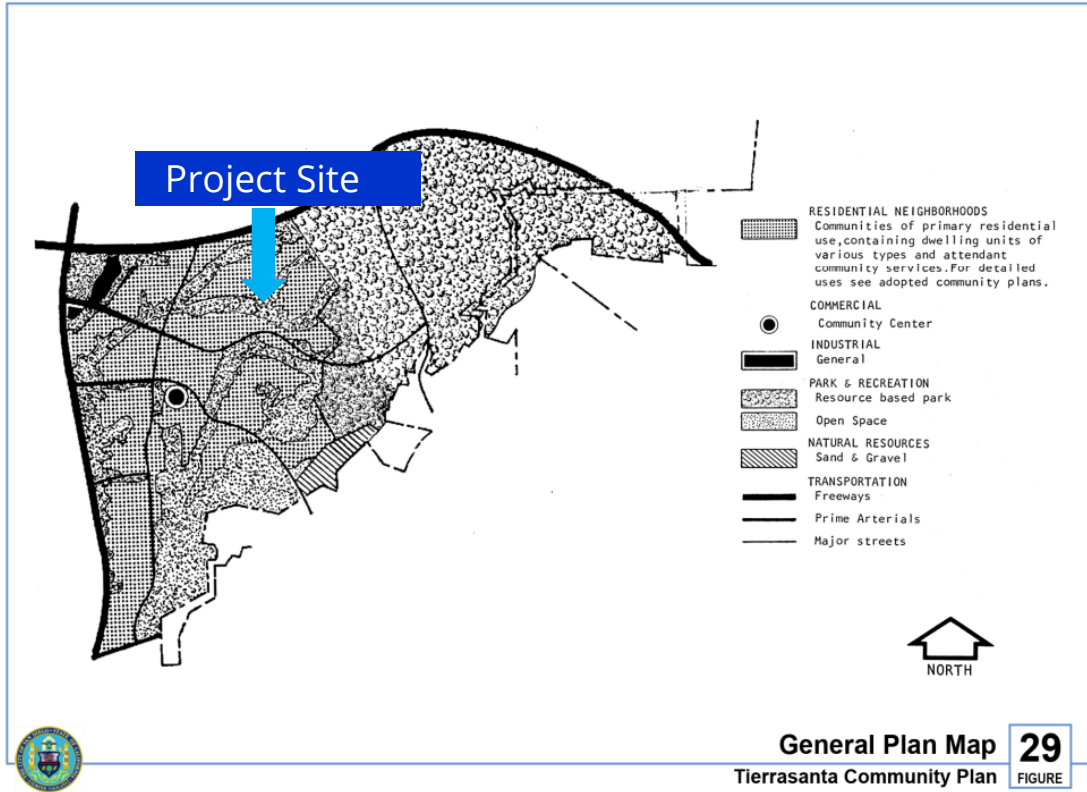




## Project Location

**Mission Trails Verizon, Project No. 1062438  
711260 Clairemont Mesa Boulevard**



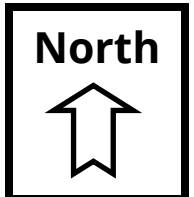


- 08 -

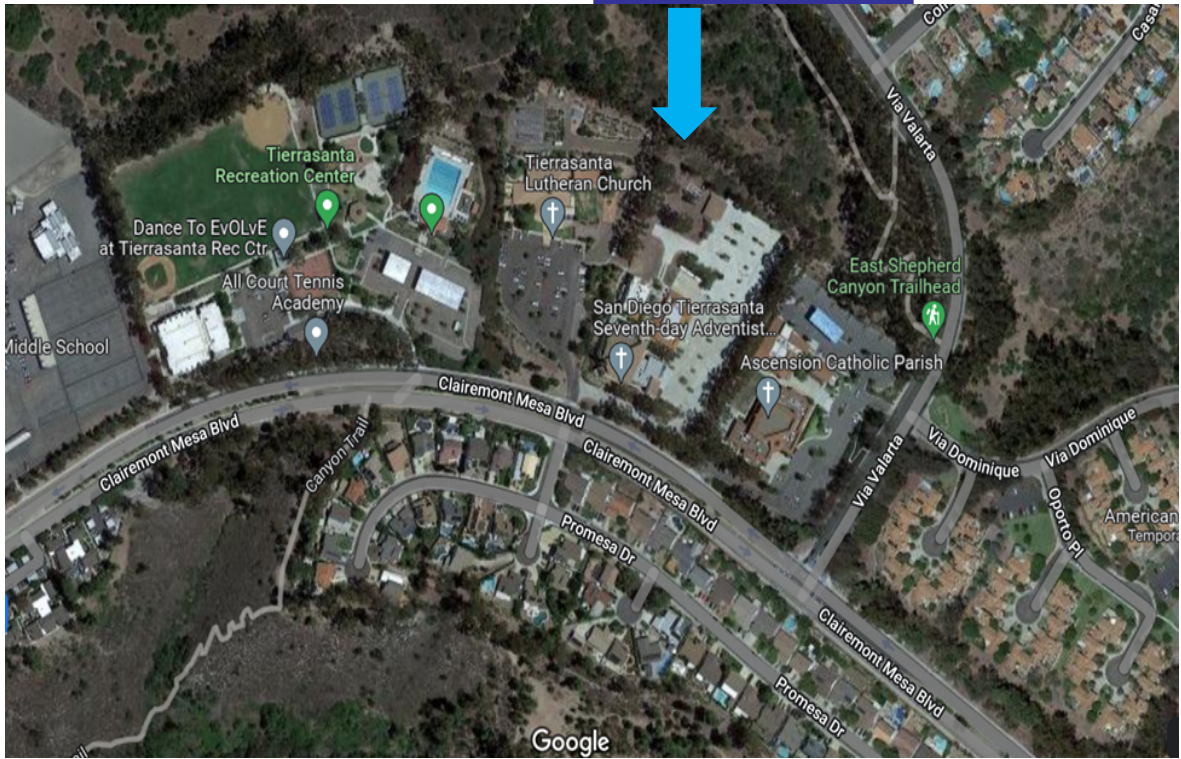


## Tierrasanta Land Use Map

Mission Trails Verizon, Project No. 1062438  
11260 Clairemont Mesa Boulevard

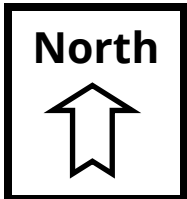


**Project Site**



**Tierrasanta - Aerial**

**Mission Trails Verizon, Project No. 1062438  
11260 Clairemont Mesa Boulevard**



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 3185685  
**VERIZON WIRELESS – MISSION TRAILS PROJECT NO. 1062438**

WHEREAS, SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH DAY ADVENTISTS, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to install a new Wireless Communication Facility (WCF) with six (6) additional façade mounted antennas for a total of fifteen (15) antennas and three (3) Remote Radio Units (RRUs) for a total of twelve (12) RRUs behind Fiber-Reinforced Plastic (FRP) boxes, and an existing ancillary equipment enclosure as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 3185685; on portions of a 5.85 acre site;

WHEREAS, the project site is located at 11260 Clairemont Mesa Boulevard in the Residential Single Dwelling, RS-1-8 zone of the Tierrasanta Community Planning area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 15580, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, February 23, 1989, as File/Page No. 89-092635 of Official Records;

WHEREAS, on October 3, 2022, 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 Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 14, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 3185685 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 3185685:

**CONDITIONAL USE PERMIT SDMC Section 126.0305**

**1. Findings for all Conditional Use Permits:**

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

The project consists of the installation of six (6) facade mounted antennas for a total of fifteen (15) antennas and three (3) Remote Radio Units (RRUs) for a total of twelve (12) RRUs behind FRP boxes including an FRP extension, and an existing 216 square-foot ancillary equipment enclosure at 11260 Clairemont Mesa Boulevard in the RS-1-8 zone of the Tierrasanta Community Planning Area. The Tierrasanta Community Plan does not contemplate WCFs. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or by using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The WCF is inconspicuous from public view and appropriately screened by the FRP's painted and textured to match the building. The top of the existing FRP boxes align with the top of the roofline for a seamless transition. The bottom of the existing FRP boxes does not interfere with any horizontal features (including the existing pillars, windows, and grooves). The FRP extension aligns with the existing boxes. The RRUs will be behind the existing FRP boxes. The equipment necessary to operate the facility is located within the existing 216 square-foot ground-level enclosure with a pitch roof and design similar in appearance to the church buildings. No exterior changes are proposed to the enclosure. The WCF is in compliance with the WCF Guidelines and LDC Section 141.0420. Therefore, the proposed development would not adversely affect the Tierrasanta Community Plan or the City of San Diego General Plan.

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

The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public safety. The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency

(RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Safety Survey Report was prepared by EBI Consulting dated September 13, 2021, which concluded that the project is in compliance with FCC standards for RF emissions. The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

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

Land Development Code (LDC) Section 141.0420 permits WCFs on sites zoned RS-1-8 with a Process 3 Conditional Use Permit when the antennas are located within 100 feet from the property lines of premises with the primary uses of day care, elementary or middle schools, or residential. In this case, a childcare center operates from the site. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. The project consists of the installation of six (6) facade mounted antennas for a total of fifteen (15) antennas and three (3) Remote Radio Units (RRUs) for a total of twelve (12) RRUs behind FRP boxes including an FRP extension, and ancillary equipment in the existing equipment enclosure. The WCF will be integrated with the property from all views due to the siting, paint, and location behind FRP boxes which maintain a consistent visual continuity among the surroundings. The equipment necessary to operate the facility is located within the existing 216 square-foot ancillary equipment enclosure with a pitched roof and design similar in appearance to the church buildings. The project's specific location onsite renders it minimally visible from outside the site and unlikely to be a significant impact to adjacent properties. The project complies with the development regulations of the RS-1-8 zone and no deviations are proposed or required. Therefore, 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 these findings adopted by the Hearing Officer, Conditional Use Permit No. 3185685 is hereby GRANTED by the Hearing Officer of the City of San Diego to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3185685 a copy of which is attached hereto and made a part hereof.

---

Karen Howard  
Development Project Manager  
Development Services

Adopted on: December 14, 2022

IO#: 11004545



**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: 11004545 SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3185685  
**VERIZON WIRELESS – MISSION TRAILS**  
**PROJECT NO. 1062438**  
HEARING OFFICER

This Conditional Use Permit No. 3185685 is granted by the Hearing Officer of the City of San Diego to SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0305, and 141.0420. The project site is located at 11260 Clairemont Mesa Boulevard in the RS-1-8 zone of the Tierrasanta Community Plan area. The project site is legally described as: Parcel 1 of Parcel Map No. 15580, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, February 23, 1989, as File/Page No. 89-092635 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2022, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of the installation of six (6) additional façade mounted antennas for a total of fifteen (15) antennas behind Fiber-Reinforced Plastic (FRP) boxes, and an FRP extension painted and textured to match the church building; and
- b. Panel Antenna sizes: 33.1"x 20.5" x 8.3", and 7.9" x 7.9" x 0.9", and
- c. The installation of three (3) remote radio units (RRUs) behind the FRP boxes for a total of twelve (12) RRUs; and
- d. Ancillary equipment located in the existing 216-square-foot equipment enclosure; and

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

**STANDARD REQUIREMENTS:**

1. 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 December 29, 2025.
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 90 days of permit issuance, final inspection must be obtained.
3. This permit and corresponding use of this site shall expire on December 14, 2032. 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.

**PLANNING/DESIGN REQUIREMENTS:**

15. 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.
16. No overhead cabling is permitted.
17. The WCF shall conform to the approved construction plans.
18. Photo simulations shall be printed in color on the construction plans.
19. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC 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.
20. 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.
21. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
22. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
23. 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.

24. 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.
25. 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.
26. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
27. FRP boxes concealing antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.
28. All conduits related to this project shall be concealed inside the proposed side and bottom skirts painted to match the surface to which they are attached to the satisfaction of the Development Services Department.
29. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

#### **LANDSCAPE**

30. 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.
31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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.

#### **INFORMATION ONLY:**

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage,

<https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

- The issuance of this 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 Hearing Officer of the City of San Diego on December 14, 2022.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Karen Howard  
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.

SOUTHEASTERN CALIFORNIA CONFERENCE  
OF SEVENTH-DAY ADVENTISTS  
Owner

By \_\_\_\_\_  
NAME  
TITLE

VERIZON WIRELESS  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



**NOTICE OF EXEMPTION***(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.: 1062438

Project Title: Mission Trails SUB6 and CBRS

PROJECT LOCATION-SPECIFIC: The project is located at 11260 Clairemont Mesa Boulevard, San Diego, CA 92124PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) for the continued operation of a Wireless Communication Facility (WCF) including the installation of six (6) façade mounted antennas behind Fiber-Reinforced Plastic (FRP) boxes an FRP extension, and an existing 216 square foot equipment enclosure at ground level and ancillary equipment to remain. The project is located at 11260 Clairemont Mesa Boulevard, San Diego, CA 92124 in the RS-1-8 zone, the Tierrasanta Community Plan, and City Council District 7.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Verizon- 15505 Sand Canyon, Irvine, CA 92618. (949) 286-7000EXEMPT 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)..
- MINISTERIAL PROJECTS: 15301 (Existing Facilities)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with some improvements the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

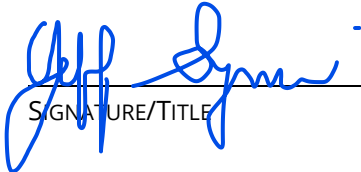
LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

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

 \_\_\_\_\_ /SENIOR PLANNER  
SIGNATURE/TITLE

NOVEMBER 15, 2022  
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

<b>Page 3</b>	<b>City of San Diego · Information Bulletin 620</b>		<b>August 2018</b>
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>
	Project Name: Verizon Mission Trails - 11260 Clairemont Mesa Blv		Project Number: PRJ-1062438
Community: Tierrasanta			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: September 21, 2022	
# of Members Yes 8	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: CHRISTOPHER SHAMOON			
TITLE: President		DATE: October 05, 2022	
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>
	October 2017		

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

**Project Title:** Mission Trails **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 11260 Clairemont Mesa Blvd

San Diego, CA 92124

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

Corporation  Limited Liability -or-  General - What State? Calif. Corporate Identification No. C 0083705

Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Southeastern Ca. Conference of SDA's  Owner  Tenant/Lessee  Successor Agency

Street Address: 11330 Pierce Street

City: Riverside State: Ca. Zip: 92505

Phone No.: 951-509-2243 Fax No.: 951-509-2394 Email: verlon.strauss@secc

Signature: [Signature] Date: 10-4-21 sdc.org

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Greg Macias- Representing Verizon Wireless  Owner  Tenant/Lessee  Successor Agency

Street Address: 3300 Irvine Avenue Suite 300

City: Newport Beach State: CA Zip: 92660

Phone No.: 760-492-7493 Fax No.: \_\_\_\_\_ Email: gregory.macias@smartlinkgroup.com

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No





**PROJECT: SUB6 & CBRS**  
**SITE NAME: MISSION TRAILS**  
**SITE TYPE: ROOFTOP**

**SITE ADDRESS: 11260 CLAIREMONT MESA BLVD**  
**SAN DIEGO, CA 92124**  
**COUNTY: SAN DIEGO COUNTY**  
**JURISDICTION: CITY OF SAN DIEGO**



**PROJECT DESCRIPTION**

VERIZON PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING AS PER RFDS VERSION - DATED 02/03/2022.

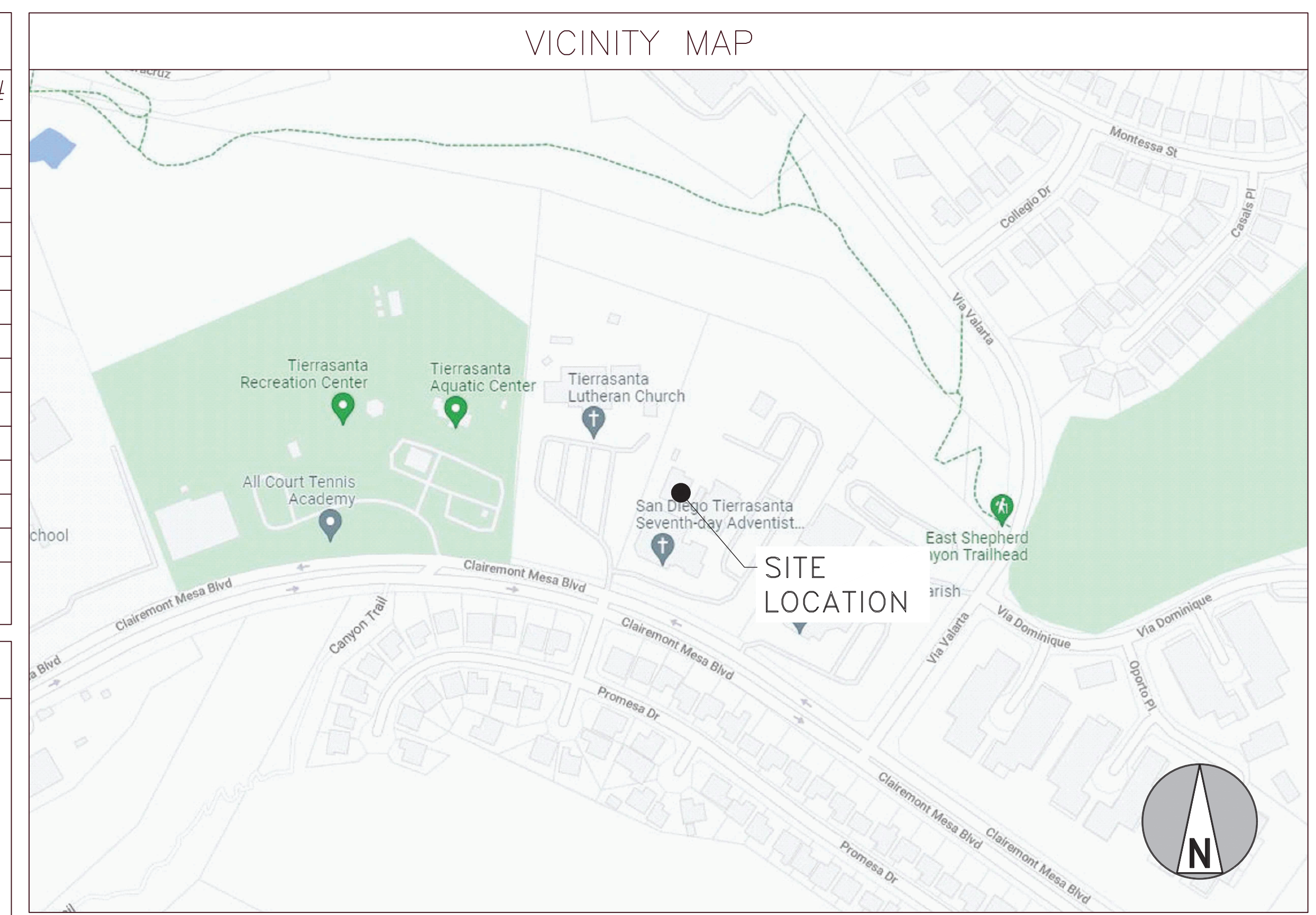
1. REMOVE (3) AMPHENOL - CWWX063X13G00 ANTENNAS, (1) PER SECTOR FOR ALPHA, BETA AND GAMMA.
2. INSTALL (3) ERICSSON - AIR6449 ANTENNAS, (1) PER SECTOR FOR ALPHA, BETA AND GAMMA.
3. INSTALL (3) ERICSSON - KRE105281 ANTENNAS WITH 4408 B48 RRU INTEGRATED, (1) PER SECTOR FOR ALPHA, BETA AND GAMMA.
4. RELOCATE (3) RRU 4449 RRU TO ANTENNA LEVEL
5. REMOVE 400 AMPS POWER PLANT
6. INSTALL 600 AMPS POWER PLANT
7. INSTALL (2) RECTIFIERS IN (N) POWER PLANT
8. FRP EXTENSION REQUIRED FOR BETA SECTOR

\* NO NEW BATTERIES ARE TO BE ADDED AS A PART OF THIS PROJECT

**SHEET INDEX**

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	0
GN-1	GENERAL NOTES	0
L-1	LOA REPORT	0
A-1	SITE PLAN	0
A-2	ROOF PLAN	0
A-3	EQUIPMENT LAYOUT	0
A-4	ANTENNA LAYOUT	0
A-5	ANTENNA SCHEDULE	0
A-6 TO A-9	BUILDING ELEVATIONS	0
D-1 TO D-2	DETAILS	0
P-1 TO P-2	PHOTO SIMULATIONS	0

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



**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI

**PROJECT INFORMATION**

PROPERTY OWNER: SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH DAY ADVENTISTS  
 ADDRESS: 11260 CLAIREMONT MESA BLVD SAN DIEGO, CA 92124  
 CONTACT: LOU BISHOP  
 PHONE: (858) 592-9890

SITE ADDRESS: 11260 CLAIREMONT MESA BLVD SAN DIEGO, CA 92124

COUNTY: SAN DIEGO COUNTY  
 ZONING JURISDICTION: CITY OF SAN DIEGO  
 ZONING CLASSIFICATION: RS-1-8  
 CURRENT USE: UNMANNED TELECOMMUNICATION FACILITY  
 PROPOSED USE: UNMANNED TELECOMMUNICATION FACILITY

PARCEL NUMBER (APN): 373-080-29  
 TYPE OF CONSTRUCTION: TYPE V-B  
 OCCUPANCY GROUP: B  
 PROJECT VALUATION: \$ UNKNOWN  
 STRUCTURE TYPE: ROOFTOP  
 STRUCTURE HEIGHT: 32'-0"  
 SITE COORDINATES: 32.829889°/32° 49' 47.6004" N (LATITUDE) -117.085592°/117° 5' 8.1312" W (LONGITUDE)  
 COORDINATE TYPE: NAD 83

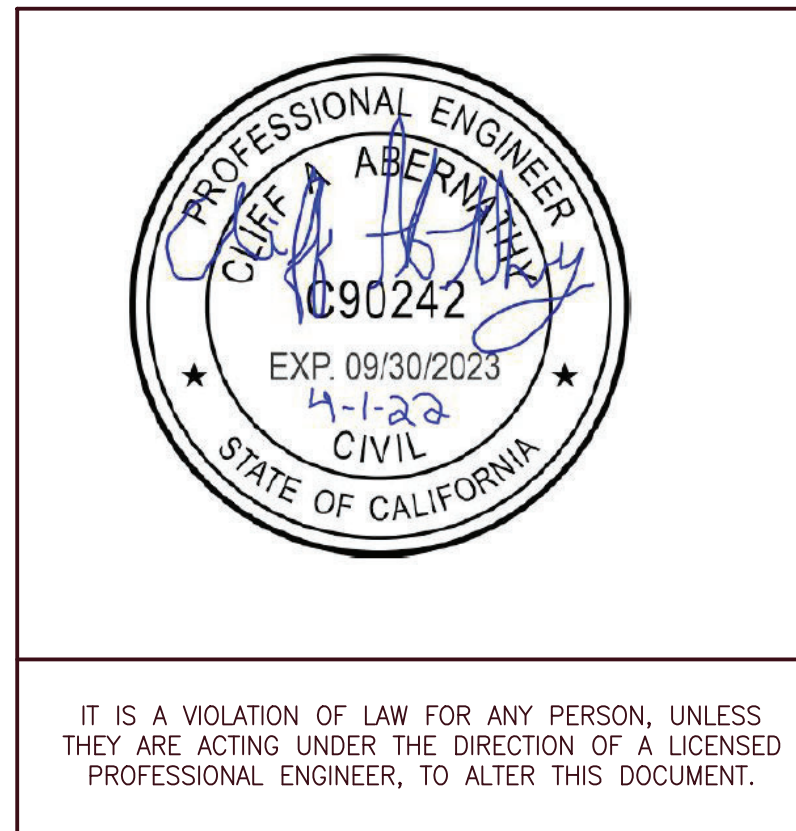
**PROJECT TEAM**

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

**SITE ACQUISITION:** SMARTLINK, LLC  
 18401 VON KARMAN AVE, SUITE 400  
 IRVINE, CA 92612  
 CONTACT: VERONICA ARVIZU  
 PHONE: (858) 602-6380

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

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



**APPROVALS**

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

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

**DRIVING DIRECTIONS**

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:

1. HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD,
2. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST,
3. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S,
4. MERGE WITH I-5 S,
5. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY,
6. CONTINUE ONTO CA-94 E,
7. USE THE LEFT LANE TO TAKE EXIT 2C FOR CA-15 N TOWARD I-805 N,
8. MERGE WITH CA-15/I-15 N,
9. USE THE RIGHT LANE TO TAKE EXIT 9 TO MERGE WITH TIERRASANTA BLVD,
10. MERGE WITH TIERRASANTA BLVD,
11. TURN LEFT ONTO SANTO RD,
12. TURN RIGHT ONTO CLAIREMONT, MESA BLVD,
13. TURN LEFT AT PROMESA CT,
14. TURN RIGHT, TURN RIGHT,
15. DESTINATION WILL BE ON THE RIGHT.

**APPLICABLE CODES**

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

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



**SITE INFORMATION**

**SITE NAME:** MISSION TRAILS

11260 CLAIREMONT MESA BLVD  
 SAN DIEGO, CA 92124

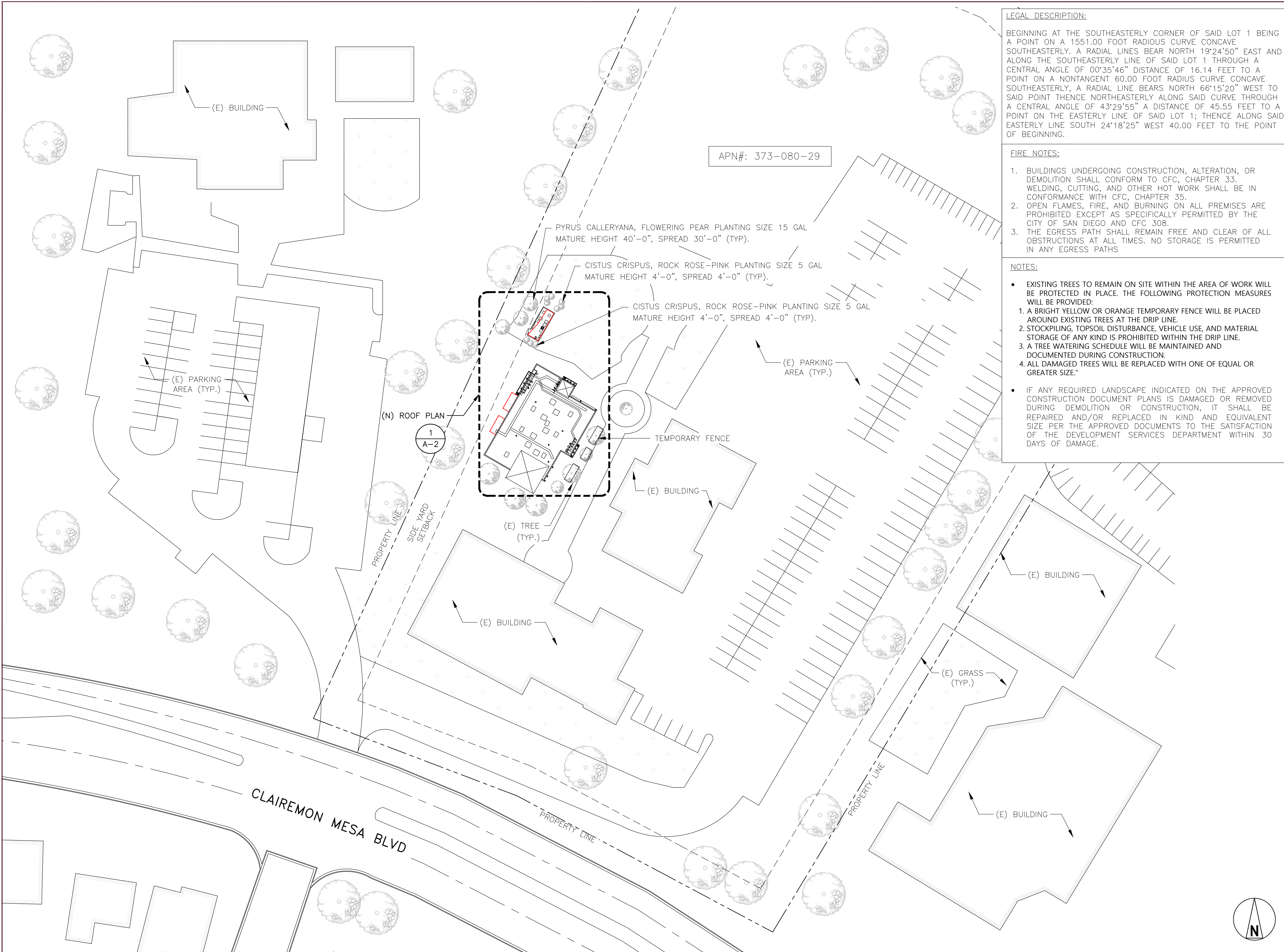
**SHEET TITLE**

TITLE SHEET

**SHEET NO.**

T-1





**LEGAL DESCRIPTION:**

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1 BEING A POINT ON A 1551.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY. A RADIAL LINES BEAR NORTH 19°24'50" EAST AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 THROUGH A CENTRAL ANGLE OF 00°35'46" DISTANCE OF 16.14 FEET TO A POINT ON A NONTANGENT 60.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE BEARS NORTH 66°15'20" WEST TO SAID POINT THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°29'55" A DISTANCE OF 45.55 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID EASTERLY LINE SOUTH 24°18'25" WEST 40.00 FEET TO THE POINT OF BEGINNING.

**FIRE NOTES:**

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

**NOTES:**

- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE."
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

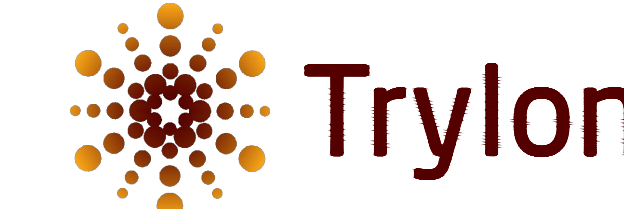


15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618



3300 IRVINE AVE. SUITE 300  
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:



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

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
0	04/01/22	100%CD	SRI
1	08/04/22	100%CD JX COMMENTS	CAM
2	10/22/22	100%CD LL COMMENTS	YOG
3	11/07/22	100%CD JX COMMENTS	SRI



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

**SITE INFORMATION**

**SITE NAME:**  
MISSION TRAILS

11260 CLAIROMON MESA BLVD  
SAN DIEGO, CA 92124

**SHEET TITLE**

SITE PLAN

**SHEET NO.**

A-1



SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



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

SITE INFORMATION

SITE NAME:  
MISSION TRAILS

11260 CLAIREMONT MESA BLVD  
SAN DIEGO, CA 92124

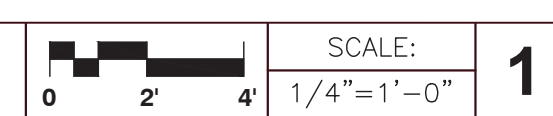
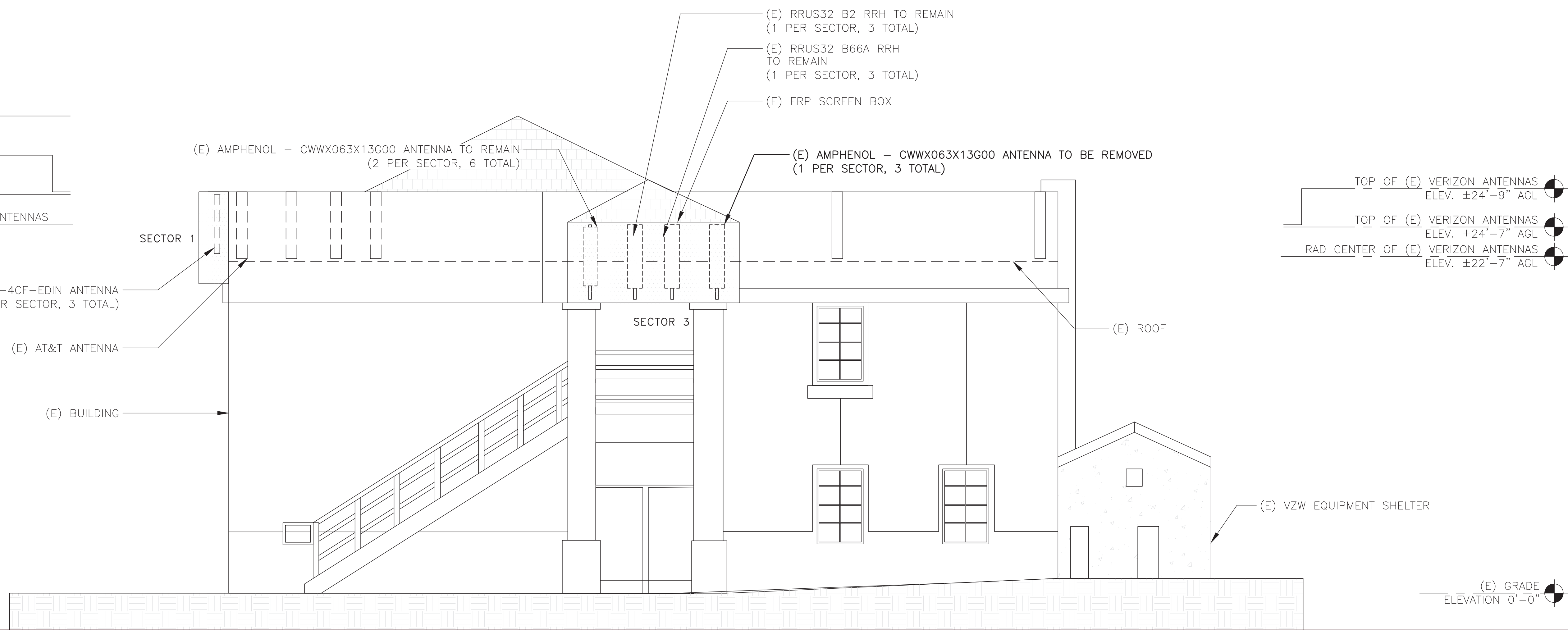
SHEET TITLE

BUILDING ELEVATIONS

SHEET NO.

A-6

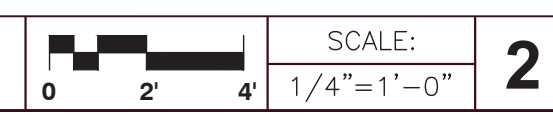
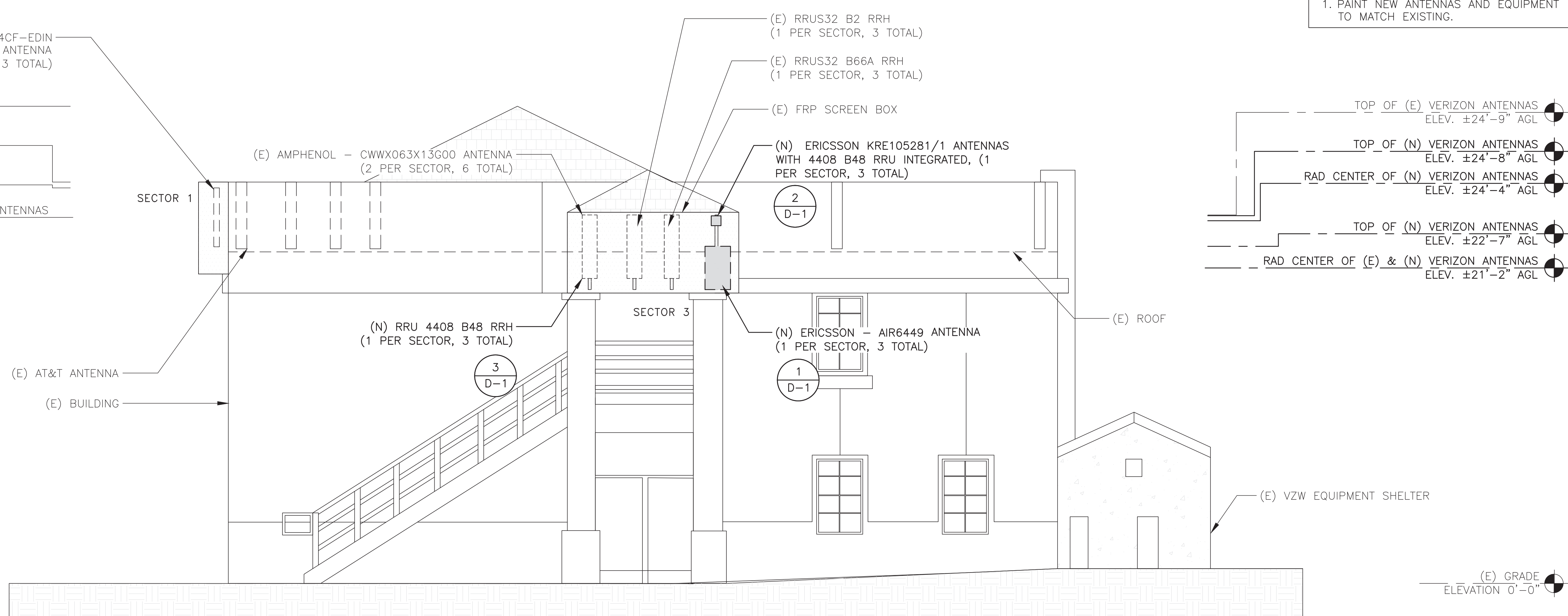
- TOP OF (E) CUPOLA  
ELEV. ±32'-0" AGL
- TOP OF (E) PARAPET  
ELEV. ±26'-11" AGL
- TOP OF (E) VERIZON ANTENNAS  
ELEV. ±26'-9" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS  
ELEV. ±24'-9" AGL



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

EXISTING NORTHEAST ELEVATION

- (E) AMPHENOL - BXA-80063-4CF-EDIN ANTENNA (1 PER SECTOR, 3 TOTAL)
- TOP OF (E) CUPOLA  
ELEV. ±32'-0" AGL
- TOP OF (E) PARAPET  
ELEV. ±26'-11" AGL
- TOP OF (E) VERIZON ANTENNAS  
ELEV. ±26'-7" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS  
ELEV. ±24'-7" AGL



NEW NORTHEAST ELEVATION



SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



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

SITE INFORMATION

SITE NAME:  
MISSION TRAILS

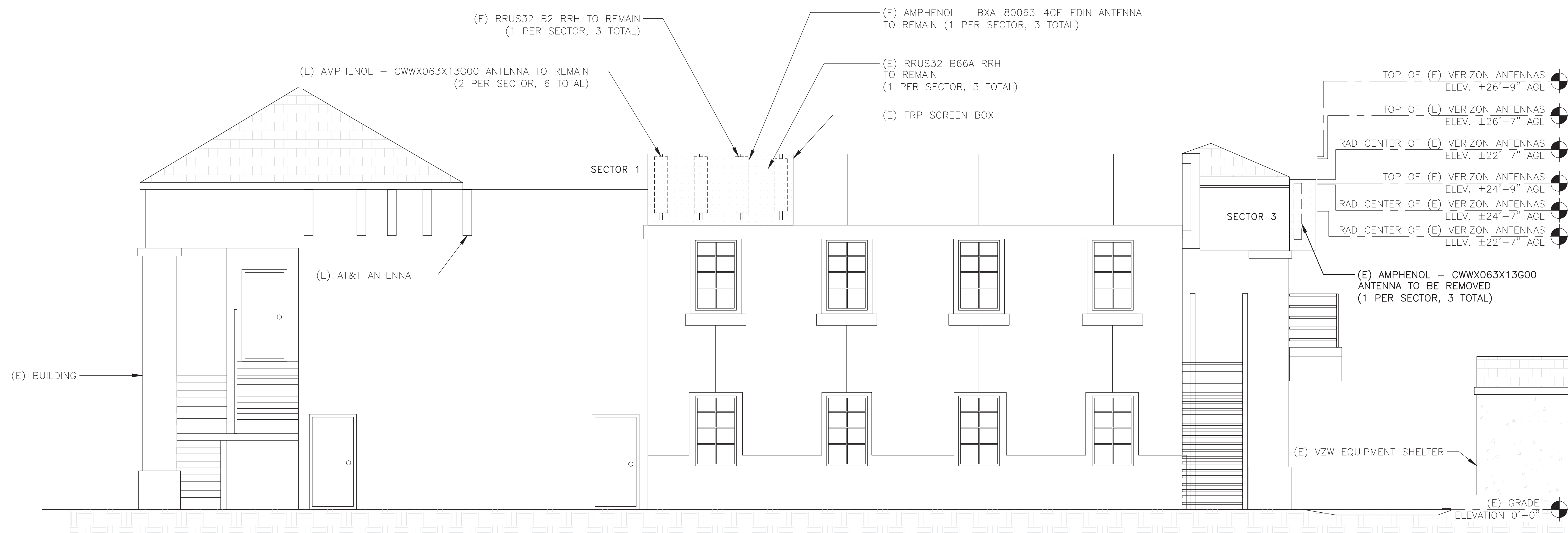
11260 CLAIREMONT MESA BLVD  
SAN DIEGO, CA 92124

SHEET TITLE

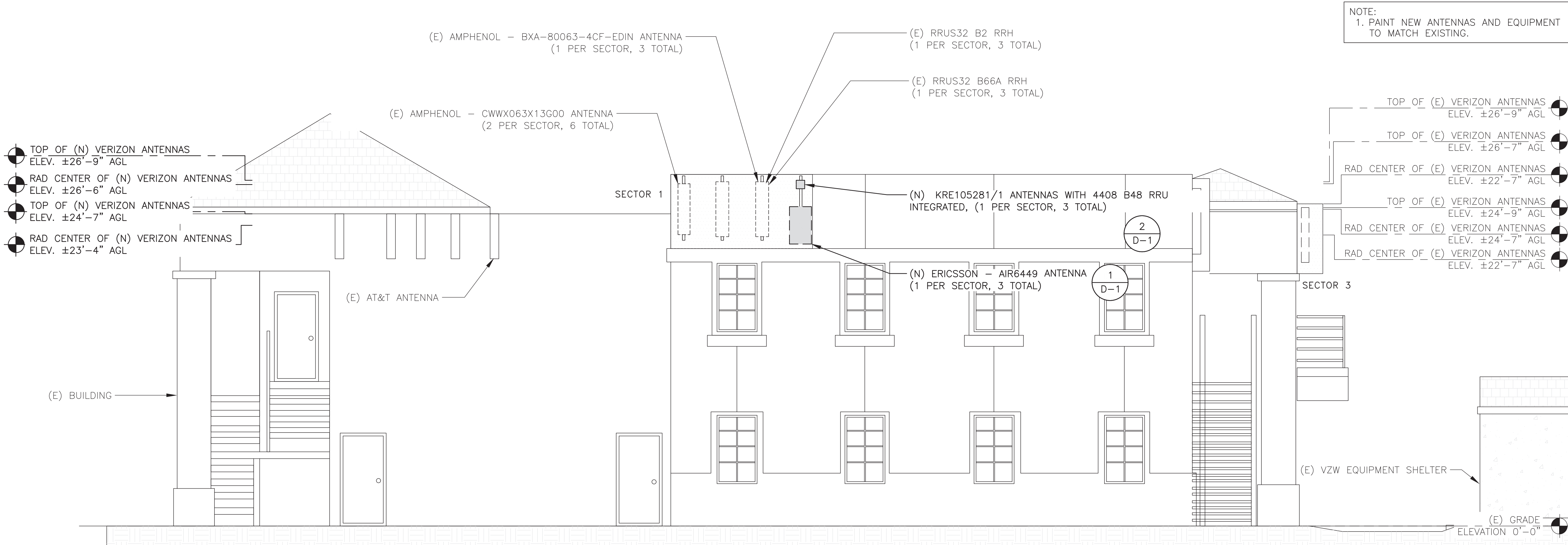
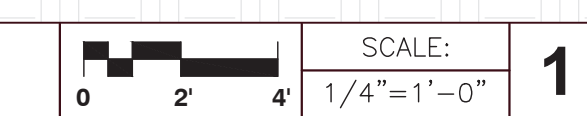
BUILDING ELEVATIONS

SHEET NO.

A-7



EXISTING SOUTHEAST ELEVATION



NEW SOUTHEAST ELEVATION



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

- TOP OF (N) VERIZON ANTENNAS ELEV. ±26'-9" AGL
- RAD CENTER OF (N) VERIZON ANTENNAS ELEV. ±26'-6" AGL
- TOP OF (N) VERIZON ANTENNAS ELEV. ±24'-7" AGL
- RAD CENTER OF (N) VERIZON ANTENNAS ELEV. ±23'-4" AGL

- TOP OF (E) VERIZON ANTENNAS ELEV. ±26'-9" AGL
- TOP OF (E) VERIZON ANTENNAS ELEV. ±26'-7" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS ELEV. ±22'-7" AGL
- TOP OF (E) VERIZON ANTENNAS ELEV. ±24'-9" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS ELEV. ±24'-7" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS ELEV. ±22'-7" AGL

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



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

SITE INFORMATION

SITE NAME:  
MISSION TRAILS

11260 CLAIREMONT MESA BLVD  
SAN DIEGO, CA 92124

SHEET TITLE

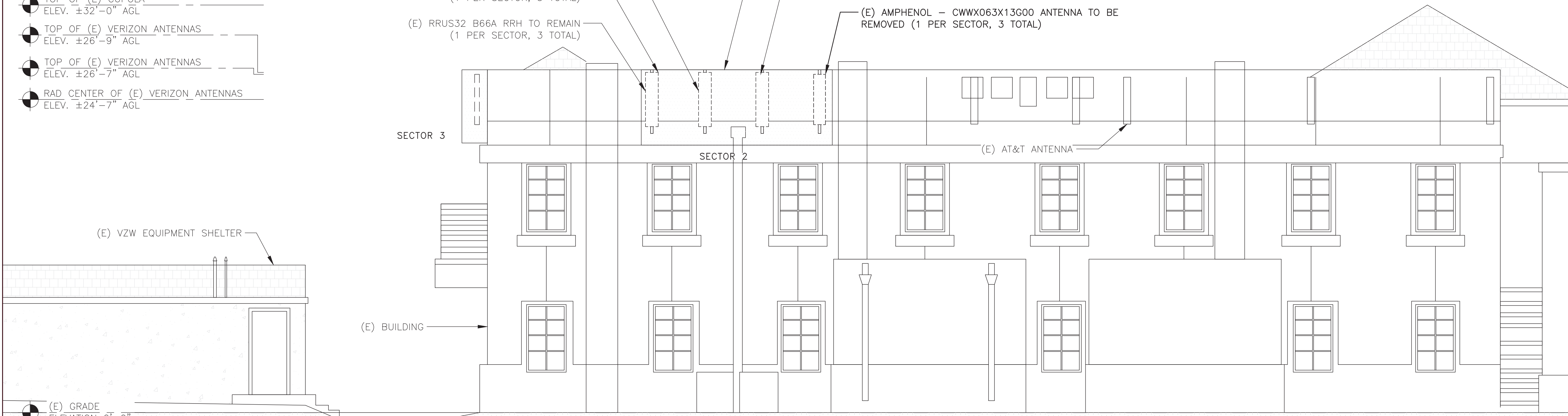
BUILDING ELEVATIONS

SHEET NO.

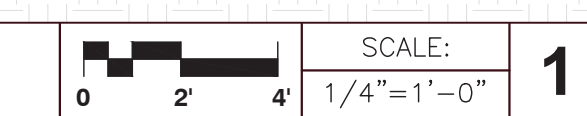
A-8

- (E) AMPHENOL - CWWX063X13G00 ANTENNA TO REMAIN (2 PER SECTOR, 6 TOTAL)
- (E) RRUS32 B2 RRH TO REMAIN (1 PER SECTOR, 3 TOTAL)
- (E) RRUS32 B66A RRH TO REMAIN (1 PER SECTOR, 3 TOTAL)
- (E) FRP SCREEN BOX
- (E) AMPHENOL - BXA-80063-4CF-EDIN ANTENNA TO REMAIN (1 PER SECTOR, 3 TOTAL)
- (E) AMPHENOL - CWWX063X13G00 ANTENNA TO BE REMOVED (1 PER SECTOR, 3 TOTAL)

- TOP OF (E) CUPOLA  
ELEV. ±32'-0" AGL
- TOP OF (E) VERIZON ANTENNAS  
ELEV. ±26'-9" AGL
- TOP OF (E) VERIZON ANTENNAS  
ELEV. ±26'-7" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS  
ELEV. ±24'-7" AGL



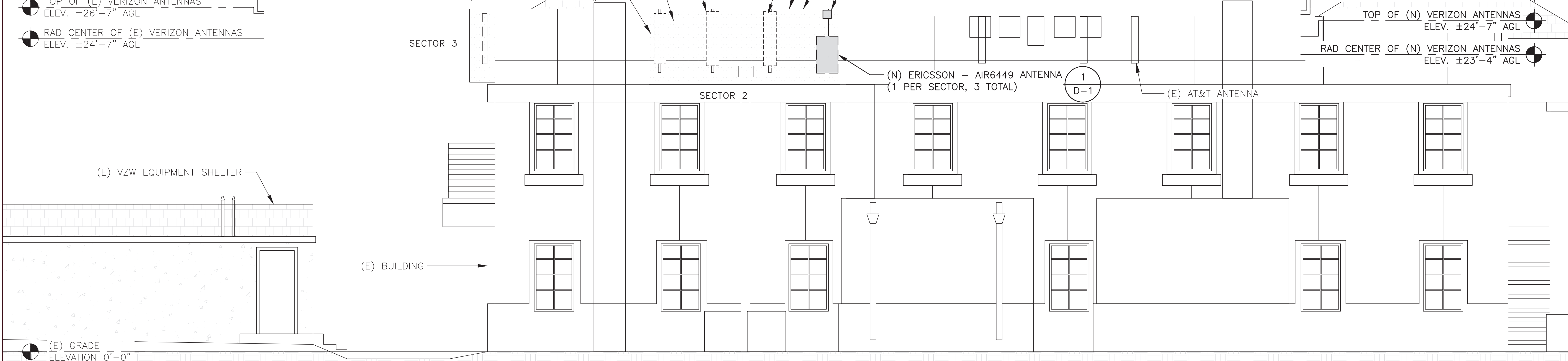
EXISTING NORTHWEST ELEVATION



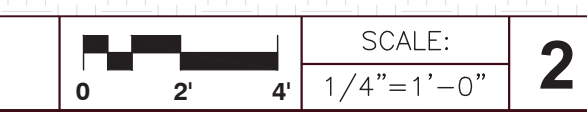
NOTE:  
1. PAINT NEW ANTENNAS AND EQUIPMENT TO MATCH EXISTING.

- TOP OF (E) CUPOLA  
ELEV. ±32'-0" AGL
- TOP OF (E) VERIZON ANTENNAS  
ELEV. ±26'-9" AGL
- TOP OF (E) VERIZON ANTENNAS  
ELEV. ±26'-7" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS  
ELEV. ±24'-7" AGL

- (E) AMPHENOL - CWWX063X13G00 ANTENNA (2 PER SECTOR, 6 TOTAL)
- (E) RRUS32 B2 RRH (1 PER SECTOR, 3 TOTAL)
- (E) RRUS32 B66A RRH (1 PER SECTOR, 3 TOTAL)
- (E) FRP SCREEN BOX
- FRP EXTENSION REQUIRED
- (N) ERICSSON KRE105281/1 ANTENNAS WITH 4408 B48 RRU INTEGRATED, (1 PER SECTOR, 3 TOTAL)
- (N) ERICSSON - AIR6449 ANTENNA (1 PER SECTOR, 3 TOTAL)
- (E) AMPHENOL - BXA-80063-4CF-EDIN ANTENNA (1 PER SECTOR, 3 TOTAL)
- (E) AT&T ANTENNA
- TOP OF (N) VERIZON ANTENNAS  
ELEV. ±26'-9" AGL
- RAD CENTER OF (N) VERIZON ANTENNAS  
ELEV. ±26'-6" AGL
- TOP OF (N) VERIZON ANTENNAS  
ELEV. ±24'-7" AGL
- RAD CENTER OF (N) VERIZON ANTENNAS  
ELEV. ±23'-4" AGL



NEW NORTHWEST ELEVATION





SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



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

SITE INFORMATION

SITE NAME:  
MISSION TRAILS

11260 CLAIREMONT MESA BLVD  
SAN DIEGO, CA 92124

SHEET TITLE

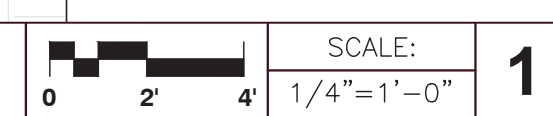
BUILDING ELEVATIONS

SHEET NO.

A-9



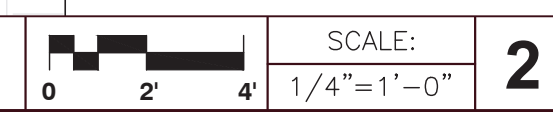
EXISTING SOUTHWEST ELEVATION



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



NEW SOUTHWEST ELEVATION



# Coverage without Mission Trails



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 Mission Trails



LTE: RSRP - Coverage (0)

- Excellent
- Good
- Poor
- No coverage



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.





**Verizon Site  
Nimitz  
11260 Clairemont Mesa Blvd  
San Diego, CA 92124  
APN: 373-080-29-00**

## **REQUEST/BACKGROUND**

Verizon Wireless is applying for the continued use of a communications facility that is current constructed on the roof atop a condominium complex. The facility is currently screened from view behind boxes that are painted to match the look of the roof. The original Neighborhood Use Permit No. 190922 expired on November 4, 2020.

## **SITE DESIGN AND LOCATION CRITERIA**

This site provides coverage for Verizon customers in this high density, mostly residential inland area. The facility is also important to keep active for the Church it is located at, nearby parks and De Portola Middle School, the needs of its patrons and their security. The height of the existing structure is 32' and blends in with the community as it is a stealth facility. Rooftop facilities are a preferred location from a City standpoint as it is both out of the way and can easily be blended into the surroundings.

### **Alternative Site Analysis**

The building was chosen for this location due to its existing height and location to other existing wireless facilities in this master planned community. All other surrounding properties were much shorter and insufficient for maximum coverage.

## **ZONING/EXISTING LAND USES**

The subject property is designated as RS-1-8, Land-use- Religious, Church, Worship. Surrounding zoning is as follows:

North: RS 1-8 Use Residential  
South: RS 1-14 Use Residential  
East: RS 1-1 Use Residential  
West: RS 1-14 Use Residential

The current installation is permitted in this zone, subject to the conditions and approval of a discretionary use permit.





EXISTING



PROPOSED      LOOKING SOUTHWEST FROM SITE





EXISTING



PROPOSED      LOOKING SOUTHWEST FROM SITE





PROPOSED      LOOKING SOUTHEAST FROM SITE





EXISTING



PROPOSED

LOOKING SOUTHWEST FROM SITE





**MISSION TRAILS**

11260 CLAIREMONT MESA BLVD SAN DIEGO CA 92124



**VIEW 1**

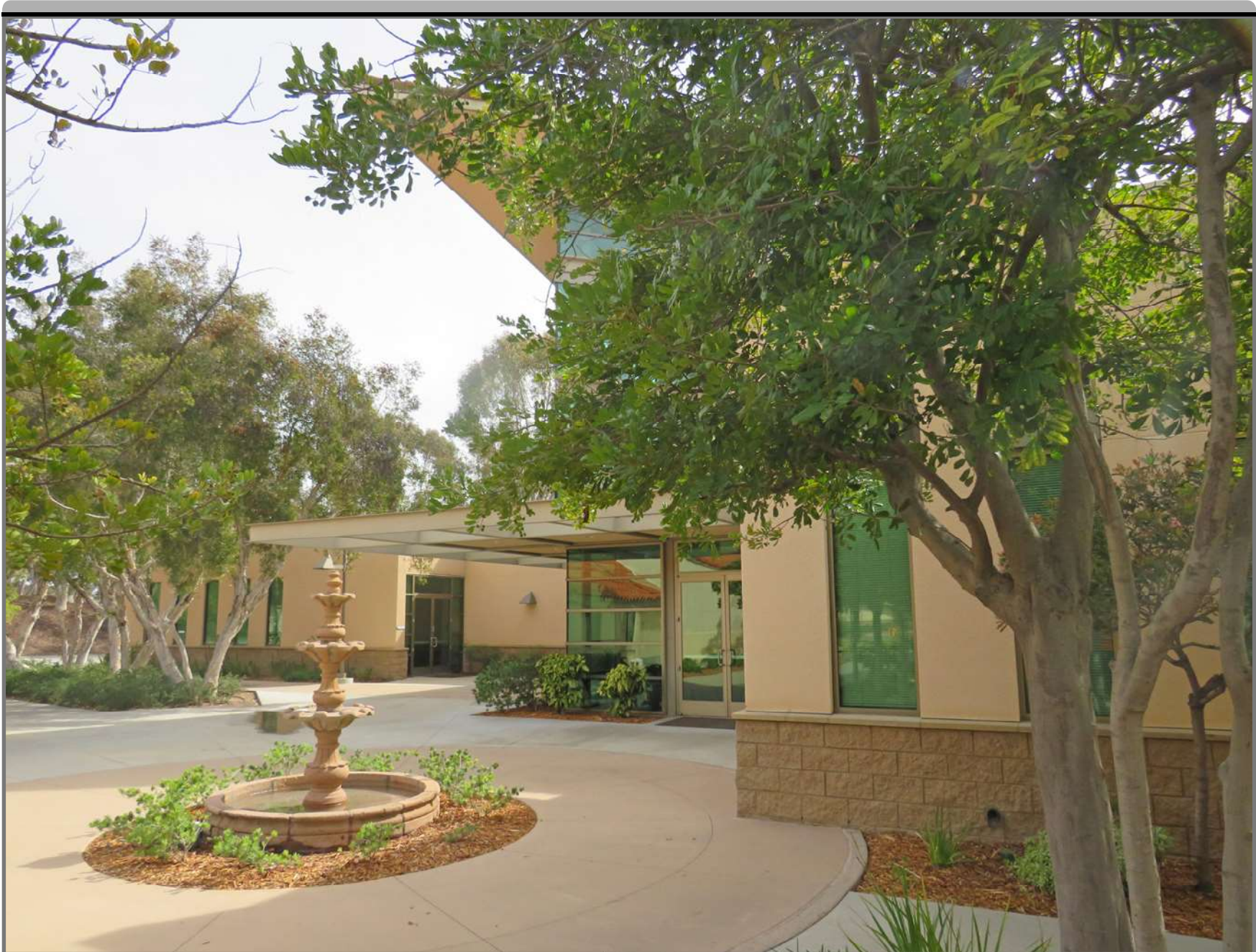
LOOKING NORTH FROM PROPERTY





# MISSION TRAILS

11260 CLAIREMONT MESA BLVD SAN DIEGO CA 92124



VIEW 2

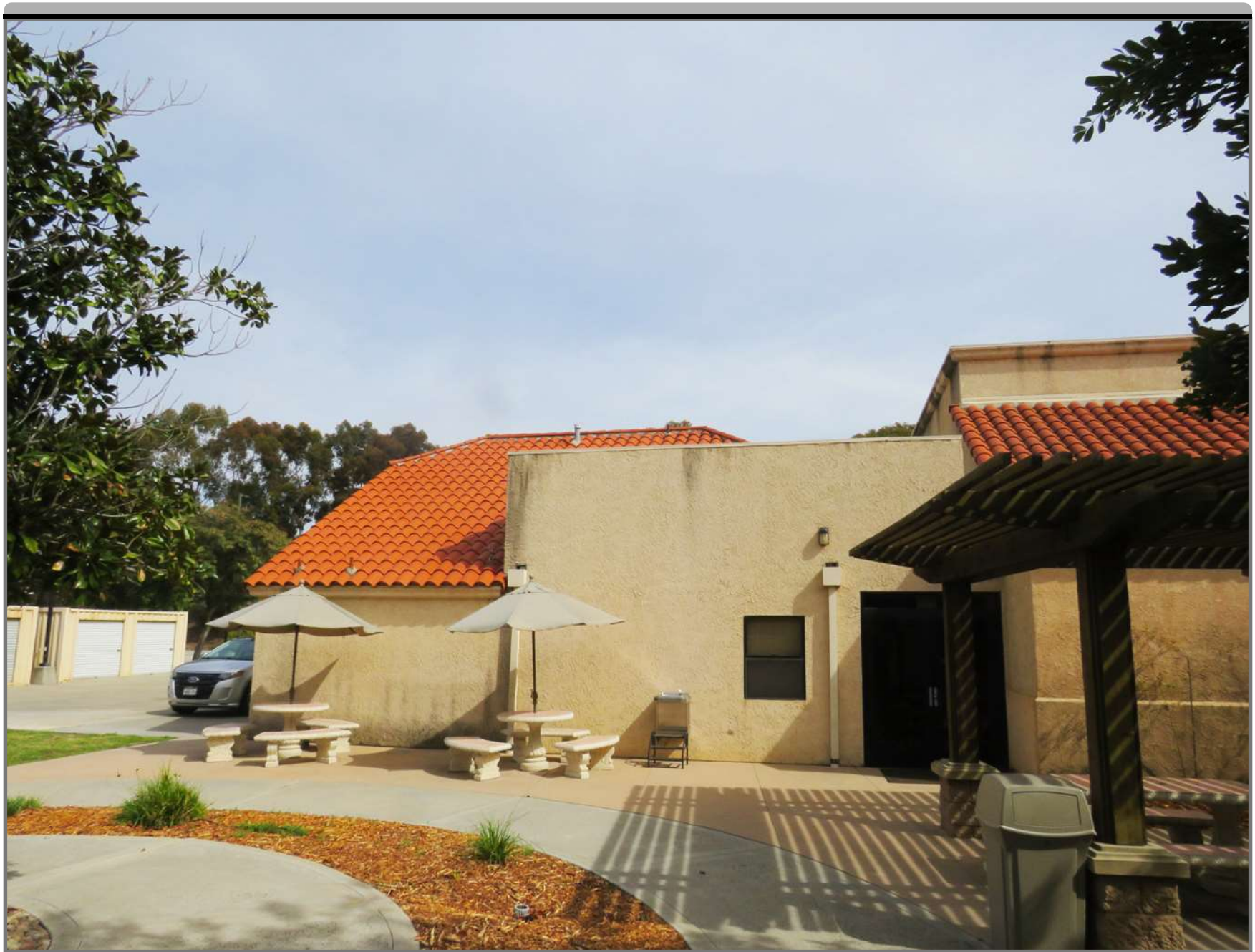
LOOKING SOUTH FROM SITE





**VIEW 3**

LOOKING WEST FROM PROPERTY



VIEW 4

LOOKING EAST FROM SITE





VIEW 5

LOOKING SOUTH FROM PROPERTY





**VIEW 6**

LOOKING NORTH FROM SITE





# MISSION TRAILS

11260 CLAIREMONT MESA BLVD SAN DIEGO CA 92124



VIEW 7

LOOKING EAST FROM PROPERTY





VIEW 8

LOOKING WEST FROM SITE