

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 25, 2019 REPORT NO. HO-18-083

HEARING DATE: October 2, 2019

SUBJECT: Verizon Sea World ROW. Process Three Decision

PROJECT NUMBER: 638961

OWNER/APPLICANT: City of San Diego/ Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

SUMMARY

<u>Issue:</u> Should the Hearing Officer approve a Wireless Communication Facility (WCF) where the antennas are located on the south side of West Mission Bay Drive at the Sports Arena Boulevard off ramp and the equipment is located along the north side of the 1700 block of Quivira Road within the Mission Bay Park Master Plan area?

<u>Staff Recommendation</u>: Approve Conditional Use Permit No. 2332760 and Neighborhood Development Permit No. 2336181.

<u>Community Planning Group Recommendation</u>: As this project is existing and no changes are proposed with the exception of chin straps, it was not presented to the Mission Bay Park Committee for review.

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301(Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 5, 2019 and the opportunity to appeal that determination ended September 19, 2019 (Attachment 11).

BACKGROUND

Verizon is proposing to maintain a previously-permitted Wireless Communication Facility (WCF) consisting of two city light poles, each supporting three panel antennas located in the public Right-of-Way (ROW) on the south side of West Mission Bay Drive near at the Sports Arena Boulevard off ramp. The associated equipment enclosure is located on city park land in the 1700 block of Quivira

Road. The area is zoned RS-1-7 and is located within the Mission Bay Park Master Plan area. (Attachments 1 and 3).

At the base of each light pole there is a 26-square-foot mesh cage housing 6 Remote Radio Units (RRU) and one ray cap. The only modification proposed with this project is the addition of chin straps to each of the antennas to conceal the cables exiting out of the bottom of the antennas (Attachment 10).

This project was originally approved on June 11, 2009 as a Neighborhood Use Permit. The approval included a ten-year expiration date. An expiration date is applied to all wireless facilities that are not completely concealed and integrated as defined in the WCF Design Guidelines. Expiration dates allow the City to evaluate advancements in design and technology, as well as the current development context on the site.

The City does not have a procedure to renew WCF permits; instead, applicants are required to submit new applications for expiring permits. New applications are reviewed in accordance with the current regulations, City policies, General Plan, and the latest WCF Guidelines.

Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses. Sites located within the ROW are considered Preference 1 locations, which is the most preferred location. Applicants are strongly encouraged to site a facility in the ROW before pursuing lower preference sites.

WCFs in a Preference 1 location typically result in a Process 1 staff-level decision, which does not come before the Hearing Officer. However, this applies only to WCFs in the ROW with subterranean equipment. This project requires a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(3) because it includes above-ground equipment consisting of two mesh metal cages housing radios and raycaps below each of the light poles. A Neighborhood Development Permit (NDP) is required pursuant to LDC Section 141.0420(i)(2) to allow an above-ground equipment enclosure for park site locations.

Community/General Plan Analysis

The Mission Bay Park Master Plan does not contain specific policies on WCFs, however, the City's General Plan addresses them in the Urban Design Element (UD-A.15). The General Plan states 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.

Use of street lights in the ROW is a way to provide wireless coverage on busy streets without creating additional vertical structures to support antennas and other related components. Street lights are a common occurrence in the ROW along with traffic signals, signage and other types of utility poles. Antennas attached to the upper portions of the pole that are painted the same color as the pole are less noticeable on busy streets. Adding chin straps to the antennas to conceal the cables going from the antennas into the pole will result in a cleaner appearance. The associated

equipment located to the southwest of the poles, adjacent to Quivira Road, is on park property and has the appearance of a typical park building. This meets the intent of UD-A.15. Therefore, the project meets the objectives of the General Plan.

CONCLUSION

Based on its design, the project complies with the WCF Regulations (SDMC 141.0420) and the WCF Guidelines. Staff has prepared draft findings in the affirmative to approve the CUP and recommends approval of the Verizon Sea World ROW project (Attachment 5).

ALTERNATIVES

- 1. Approve CUP No. 2332760 and NDP No. 2336181 with modifications.
- Deny CUP No. 2332760 and NDP No. 2336181, 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 Lynch, Development Project Manager

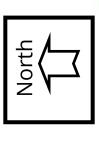
Attachments:

- 1. Project Location Map
- 2. Aerial Photograph
- 3. Project Data Sheet
- 4. Draft Resolution with Findings
- 5. Draft Permit with Conditions
- Coverage Maps
- 7. City Consent Form
- 8. Photo Survey
- 9. Photo Simulations
- 10. Environmental Exemption
- 11. Project Plans

Project Location Map



Light Poles: South side of West Mission Bay Drive on the Sports Arena Boulevard offramp Verizon - Sea World ROW (Mission Bay Park Master Plan) Equipment: North side of the 1700 block of Quivira Road



Aerial Photo



Light Poles: South side of West Mission Bay Drive on the Sports Arena Boulevard offramp Equipment: North side of the 1700 block of Quivira Road Verizon – Sea World ROW (Mission Bay Park Master Plan)

North

	PROJECT DATA	SHEET		
PROJECT NAME:	Verizon Sea World ROW			
PROJECT DESCRIPTION:	An existing Wireless Communication Facility (WCF) consisting of two city light poles, each supporting three antennas with radios located at the base of the poles in mesh cages. The poles are located in the Right-of-Way of West Mission Bay Drive along the Sports Arena Boulevard offramp. Associated equipment is located within a 250-square-foot equipment enclosure on the north side of the 1700 block of Quivira Road.			
COMMUNITY PLAN AREA:	Mission Bay Park Master Plan			
DISCRETIONARY ACTIONS:	Conditional Use Permit/Neighborhood Development Permit			
COMMUNITY PLAN LAND USE DESIGNATION:	Park			
	ZONING INFORMATI	ON:		
HEIGHT LIMIT: FRONT SETBACK: SIDE SETBACK: STREETSIDE SETBACK:	RS-1-7 (Residential-Single Unit) N/A N/A N/A N/A N/A N/A			
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	Park; RS-1-7	Streets		
SOUTH:	Park; RS-1-7	Streets		
EAST:	Park; RS-1-7	Streets		
WEST:	Park; RS-1-7	Streets		
DEVIATION REQUESTED:	None.			
COMMUNITY PLANNING GROUP RECOMMENDATION:		o changes are proposed with the not presented to the Mission Bay Park		

HEARING OFFICER RESOLUTION NO. HO-___ CONDITIONAL USE PERMIT NO. 2332760 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2336181 PROJECT NO. 638961

VERIZON SEA WORLD ROW

WHEREAS, the City of San Diego, 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 Conditional Use Permit No. 2332760 and Neighborhood Development Permit No. 2336181 (collectively "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), within the public right-of-way;

WHEREAS, the project site comprises three locations, all in the RS-1-7 zone: the equipment enclosure located on the north side of the 1700 block of Quivira Road with geographic coordinates of 32.76832, -117.234487, and two light poles, located in the public right-of-way on the south side of West Mission Bay Drive at the Sunset Cliffs Boulevard offramp with geographic coordinates of 32.764057, -117.233772 and 32.763879, -117.233426 within the Mission Bay Park Planning area;

WHEREAS, on September 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 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 October 2, 2019, the Hearing Officer of the City of San Diego considered

Conditional Use Permit No. 2332760 and Neighborhood Development Permit No. 2336181, 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. 2332760/Neighborhood Development Permit No. 2336181;

A. <u>CONDITIONAL USE PERMIT [SDMC 126.0305]</u>

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

The Mission Bay Park Master Plan relies on the City of San Diego General Plan for design requirements related to wireless facilities. Specifically, 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 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 project comprises two city light poles, both located on the south side of West Mission Bay Drive at the Sunset Cliffs Boulevard offramp in the public right-of-way. Each pole supports three antennas, which are mounted as close to the pole as possible and are painted to match the light pole. Permittee is adding chin straps to conceal the cables currently exiting the bottom of the antennas. At the base of each pole is a metal mesh cage housing Remote Radio Units and raycaps. Associated equipment is located in an enclosure on City of San Diego park property in the 1700 block of Quivira Road. Above-ground enclosures on park property are permitted with a Neighborhood Development Permit, and only if it is determined that the structure will not violate Charter Section 55. The Parks and Recreation Department determined that the equipment enclosure would not violate Charter Section 55 when the project was originally proposed because the location was considered to have the least impact on the existing landscape and it would avoid occupying usable park space. The enclosure has been in this location since the project was approved in 2009.

The public right-of-way is a preferred location for WCFs. Facilities attached to existing light poles with underground equipment do not typically require a Conditional Use Permit (CUP). Although this remains a preferred location, this project requires a Conditional Use Permit pursuant to Land Development Code (LDC) Section 141.0420(e)(3) because it proposes above-ground equipment in the public right-of-way.

The proposed WCF complies with City LDC Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the

City's General Plan. Therefore, 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.

The project comprises two city light poles, both located on the south side of West Mission Bay Drive at the Sunset Cliffs Boulevard offramp in the public right-of-way. The associated equipment is located within a shelter located in the 1700 block of Quivira Road on City of San Diego park property. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to 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 health, safety and welfare. 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) emission 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 comply with FCC standards for RF emissions. Therefore, 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.

The project requires a Conditional Use Permit (CUP) pursuant to LDC Section 141.0420(e)(3) due to the two above ground metal mesh cages below the poles which house radios and raycap. The purpose of the CUP, as stated in LDC Section 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.

In addition to the CUP Regulations, the WCF Regulations 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.

Wireless Communication Facilities (WCFs) in the public right-of-way are a preferred location. The project meets the design criteria for macro WCFs in the ROW, in that it consists of three antennas mounted within 6 inches of the face of the pole with chin straps added to conceal the cables at the bottom of the antennas.

Although the WCF regulations require equipment to be located underground in dedicated parks, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure does not violate Charter Section 55.

The project does not include any deviations from the RS-1-7 development regulations and the findings can be made in the affirmative for this project; therefore, the project will comply with the applicable regulations of the Land Development Code.

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

The light pole component of the project is located in the public right-of-way on the south side of West Mission Bay Drive at the Sunset Cliffs Boulevard offramp. The WCF regulations and Council Policy 600-43 encourages WCFs to locate on light standards in the right-of-way because light poles are existing vertical elements that are part of an expected part of the landscape. Mounting the antennas close to the pole, painting them the same color as the pole and adding chin straps to conceal the cables reduces the visual impact to negligible.

The equipment enclosure is located on the north side of Quivira Road in a landscaped remnant property most likely created by the development of the Ingraham Street/West Mission Bay Drive intersection and all the adjacent connecting frontage roads. Permittee's equipment enclosure was designed like other Parks and Recreation buildings and it is located just to the east of an existing Parks and Recreation small storage shed. The area is a narrow piece of land between an offramp and Quivira Road with mature trees in the backdrop and other above ground equipment cabinets sporadically located to the southeast of the enclosure.

The overall project provides a benefit to the surrounding area by providing wireless services and lighting. Streetlights are expected to be located within the public right-of-way, and the project's visual effect on adjacent properties or public vantage points is minimal. This ensures that the proposed use is appropriate at the proposed location.

B. <u>NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC 126.0404]</u>

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 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. This project proposes no deviations.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing

Officer, Conditional Use Permit No. 2282016 and Neighborhood Development Permit No. 2332760 is

hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits,

terms and conditions as set forth in Permit No. 2282016/2332760, a copy of which is attached

hereto and made a part hereof.

Karen Lynch

Development Project Manager

Development Services

Adopted on: May 29, 2019

IO#: 11003679

RECORDING REQUESTED BY

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. 2332760
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2336181
VERIZON SEA WORLD ROW PROJECT NO. 638961
HEARING OFFICER

This Conditional Use Permit (CUP) No. 2332760 and Neighborhood Development Permit (NDP) No. 2336181 (collectively "Permit") is granted by the Hearing Officer of the City of San Diego to the City of San Diego, Owner, and Verizon Wireless (VAW) LLC, a Delaware Limited Liability Company d/b/a Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420, 126.0303 and 126.0402. The site, comprised of three locations, all in the RS-1-7 zone include: the equipment enclosure located in the 1700 block of Quivira Road with geographic coordinates of 32.76832, -117.234487 and two light poles, located on the south side of West Mission Bay Drive at the Sunset Cliffs Boulevard offramp with geographic coordinates of 32.764057, -117.233772 and 32.763879, -117.233426 within the Mission Bay Park Master Plan area.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 2, 2019, on file in the Development Services Department.

The project shall include:

- a. Two existing city light standards, each supporting three panel antennas (measuring $55'' \times 11.9'' \times 7.1''$ and each with a metal mesh enclosure at the base of the pole containing six Remote Radio Units (RRUs) and one raycap;
- b. A 250-square-foot equipment enclosure; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this Permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This Permit must be utilized by October 16, 2022.
- 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 construction permit issuance, final inspection must be obtained.
- 3. This Permit and corresponding use of this site shall **expire on October 16, 2029.** 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 Permit, the 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 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 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 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 Permittee shall secure all necessary building permits. The 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 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 Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

LANDSCAPE REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

- 17. 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.
- 18. No overhead cabling is permitted.
- 19. The WCF shall conform to the approved construction plans.
- 20. Photo simulations shall be printed in color on the construction plans.
- 21. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
- 22. 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.
- 23. 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.

- 24. 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, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
- 25. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
- 26. 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.
- 27. The 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.

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 Hearing	Officer of the Ci	ty of San Diego o	on October 2, 201	19 by Resolution No.

Permit Type/PTS Approval No.: CUP No. 2332760/NDP No. 2336181

Date of Approval: October 2, 2019 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. **City of San Diego** Owner Cybele L. Thompson Real Estate Assets Director **Verizon Wireless** Permittee

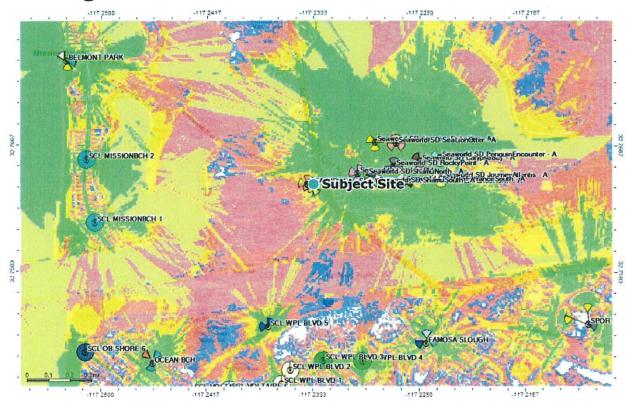
NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

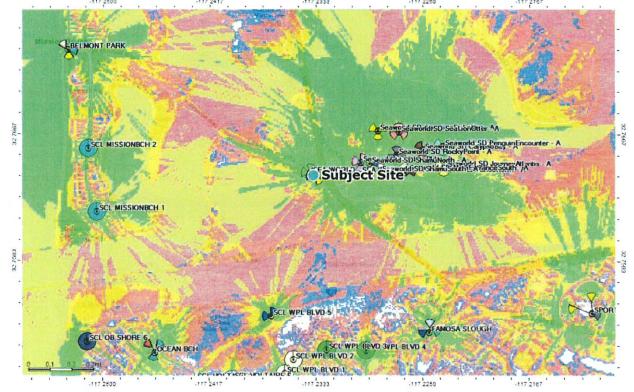
By _____ NAME: TITLE:

Ser World (C , MTX:40 1717 Quivira Rd. San Diego, CA 92109

verizon

Coverage without site





Coverage Levels:

Excellent

Good/Variable

Poor

5/21/2019

Coverage with site



For installation / modification of Telecommunication antenna facility on City owned property

12-Mai	-19	
	Date	
Real E 1200	ity of San Diego state Assets Department Third Avenue, Suite 1700 iego, California 92101	
RE:	Site Name: West Penasquitos	Project #
	Site Address: 12871 Black Mountain Road	, San Diego (the "Property")
	Agreement: Agreement dated November 21, 20 Diego ("City") and Verizon Wireless (VAW) LLC	the "agreement") between The City of San ("Lessee" or "Permittee").
Applica refere	is seeking Consent from the Consent from the Consent steeking Consent from the Consent from	ity to perform the following to the above
	otos.	tor site as describe in the attached plans?
7	callation of a New Wireless Communication Fac	ility on City owned property.
App	oly for new Permit/New Agreement on existing	facility – NO modifications or changes to
Exis	sting equipment or site.	
Descri	be proposed project below:	
Monop new Hy	alm/Antennas: Reposition slx (6) of the existing antennas. Re brld Cable. Remove the two (2) existing RayCaps and install o	place the six (6) existing RRU's with newer models, install one (1) one (1) new RayCap.
		ne (1) new Radio In existing Telco Rack, Install one (1) new RayCap.
	*	

Pursuant to Improvements and Alterations, section of the above referenced agreement, "Lessee / Permittee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval." In order to comply with such requirements, Werizon Wireless __ would like to request City's consent to submit to Development Services Department for review of the proposed items above. Sincerely, Rothey Philhower , agent for Verizon Wireless Applicant Signature: A one-time, non-refundable Processing Fee (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to "City Treasure", MUST be paid within 1 week of feasibility walk. This fee applies even if the agreement is never executed. City Open Space _Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued and that a pre-construction meeting will be-conducted with staff before any work begins, if required. 4/11/19 Jeannette De Angeli's Deputy
Print Name & Title City of San Diego, acknowledgement and consent for ______Permanaguittos@poors@peace128266818186441Mtd.rd. Site Location Signature Approved and Stamped plans received and attached Scan as Amendment to Agreement



Real Estate Assets

PHOTOGRAPHIC STUDY AND KEY MAP

Verizon Wireless "SeaworldEquipment" 1717 Quivira Road San Diego, CA 92109

Prepared for: **City of San Diego** 1222 First Avenue San Diego, CA 92101

Prepared by:

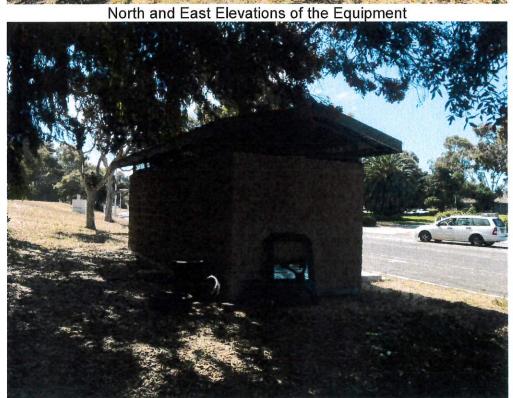
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place Escondido, CA 92029 Contact: Shelly Kilbourn, Land Use Consultant (619) 208-4685

July 24, 2019

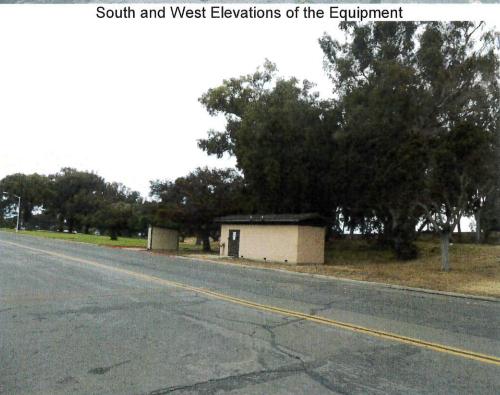






North and West Elevations of the Equipment Shelter

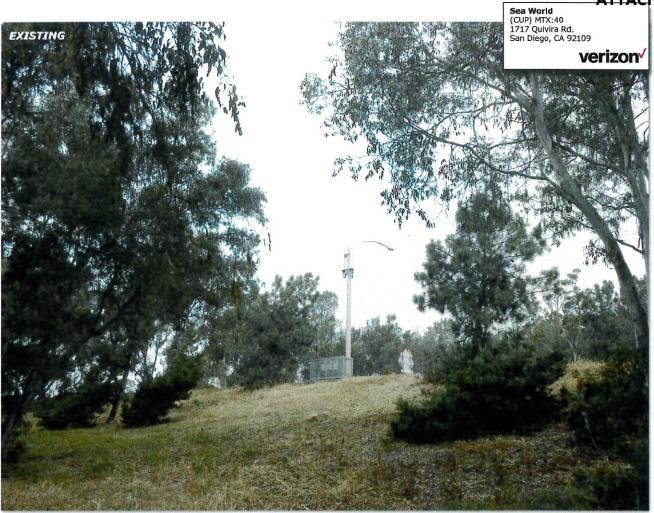




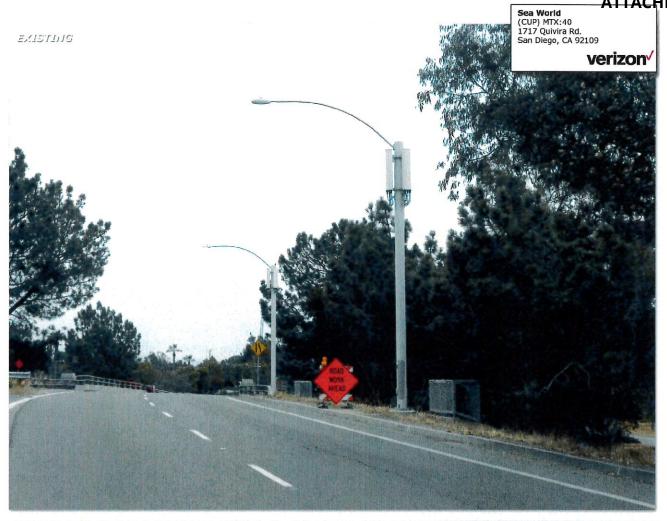
Existing Equipment Building – South and East Elevations













(Check one or both)		ATTACHMENT
TO: X RECORDER/COUNTY CLERK	FROM:	CITY OF SAN DIEGO
P.O. Box 1750, MS A-33		DEVELOPMENT SERVICES DEPARTMENT
1600 PACIFIC HWY, ROOM 260		1222 First Avenue, MS 501
SAN DIEGO, CA 92101-2422		SAN DIEGO, CA 92101
OFFICE OF PLANNING AND RESEARCE 1400 TENTH STREET, ROOM 121 SACRAMENTO, CA 95814	CH :	
Project No.: 638961	Project Title: Verizon S	eaworld

PROJECT LOCATION-SPECIFIC: The project is located at approximately 1717 Quivira Road, San Diego CA 92109

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

<u>Description of nature and Purpose of the Project:</u> CONDITIONAL USE PERMIT (CUP) to permit an existing, previously-permitted Wireless Communication Facility (WCF). The existing WCF consist of two 34',7" city light poles, each supporting three panel antennas located on the south side of Mission Bay Drive near the Ingraham Street off ramp and a 249-square foot equipment shelter located in between the Sea World Drive off ramp along the 1700 block of Quivira Road. Also, adjacent to each pole is a 25-square foot mesh enclosure for radios. The area is zoned RS-1-7 and is within the Coastal Height Limit, Coastal Commission Deferred Certification, Airport Influence Area, and FAA Part 77.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: PlanCom INC.- Shelly Kilbourn, 92029 302 State Place, Escondido CA, 92029. (619) 208-4685.

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)...
- (X) CATEGORICAL EXEMPTION: Section 15301 (Existing Facilities)
- () STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project is only permitting the existing facility without expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

GOLDONOMILE SENICIA PLANNER

9/9/2019

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

ABE	BREVIATIO	NS			
ABV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC	ACOUSTIC(AL)	EQUIP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXIST.	EXISTING	MIN.	MINIMUM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	natural
A.B.	ANCHOR BOLT	FIN.	FINISH	N.	NORTH
APPROX.	APPROXIMATE	FIX.	FIXURE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOW LINE	0,C,	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O,D.	OUTSIDE DIAMETER
BLK(G)	BLOCKING	FLOUR,	FLOURESCENT	OPNG.	OPENING
BD.	BOARD	FT./	FOOT PER	OPP.	OPPOSITE
BOT,	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDN.	FOUNDATION	PLYWO.	PLYWOOD
CAB.	CABINET	GAF.	GALLON	REINF.	REINFORCE(ING)
C.I.	CAST IRON	GALV.	GALVANIZED	RM,	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CLG.	CEILING	G.	GAS	SEC.	SECTION
CEM.	CEMENT	GA.	GAUGE	SHT,	SHEET
CER.	CERAMIC	GL.	GIASS	SIM.	SIMILAR
C.O.	CLEAN OUT	G.L.	GLUED LAMINATE	S.	SOUTH
CLR.	CLEAR	GYP,	GYPSUM	SPECS.	SPECIFICATIONS
COL.	COLUMN			SQ.	SQUARE
CONC.	CONCRETE	HĨ.	HEIGHT	STD.	STANDARD
CONN.	CONNECTION	H.M.	HOLLOW METAL	STL.	STEEL
CONT.	CONTINUE(OUS)	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
DET.	DETAIL	H.B.	HOSE BIBB	SUSP.	Suspended
DIAM.	DIAMETER :	INFO.	INFORMATION	T & P	TELEPHONE & POWER
DIM.	DIMENSION	I.D.	INSIDE DIAMETER	THK.	THICK
OR.	DOOR	insul,	INSULATE(ION)	T & B	TOP & BOTTOM
OBL.	DOUBLE	INT.	INTERIOR	IYP.	TYPICAL.
DN.	DOWN	JT.	JOINT	U.N.O.	unless noted otherwise
08.	DOWN SPOUT	KIT.	KITCHEN	VENT.	VENTILATION
DWG.	DRAWING	LAB.	LABORATORY	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	LT.	LIGHT	W.	WATER
EA.	EACH	LIN.	LINEAL	WT.	WEIGHT
E.	EAST	MFR.	MANUFACTUR(ER'S)	W.W.M.	WELDED WIRE MESH
ELEC.	ELECTRIC(AL)	M.O.	MASONRY OPENING	W.	₩EST
EL.	ELEVATION	MAT.	MATERIAL	W/	WITH
ENCL.	ENCLOSURE	MAX.	MAXIMUM	WD.	WOOD
L					
PRO	DJECT DE	SCR	IPTION		

verizon

SITE NAME: "SEA WORLD"

(CUP) MTX: 40

1717 QUIVIRA ROAD

SAN DIEGO, CA 92109

PROJECT TEAM

APPLICANT: VERIZON WIRELESS

CONTACT: SHELLY K.

APPLICANT'S AGENT:

PLANCOM, INC. 302 STATE PLACE

15505 SAND CANYON AVE. BUILDING D, FIRST FLOOR

ESOONDIDO, CALIFORNIA 92029 PH: (619) 208-4885 CONTACT: SHELLY KILBOURN

DERRA DESIGN, INC. 495 E. RINCON STREET, #204 CORONA, CA. 92879

CITY OF SAN DIEGO 1200 THIRD AVENUE, SUITE 1700 SAN DIEGO, CA 92109

951-268-1650 CONTACT: JEFF ROEBUCK

L	.EGAL	DESCRIPTION

ALL WORK IN RIGHT OF WAY

SHEET INDEX

DESCRIPTION

TITLE SHEET

SITE PLAN

EQUIPMENT AND ANTENNA PLANS

EQUIPMENT SHELTER ELEVATIONS

EQUIPMENT SPECIFICATIONS & DETAILS

TYPICAL ELEVATIONS

SCI ANTENNA SKIRT PLANS

ANTENNA SKIRT PLAN VIEW

ANTENNA SKIRT ISOMETRIC VIEWS

SHEET NUMBER

T-1

A-2

A-4

D-1



Verizon

(CUP) 1717 QUIVIRA ROAD SAN DIEGO, CA 92109 SHEET

SITE NAME

CONDITIONAL USE PERMIT TO CONTINUE OPERATION OF AN EXISTING VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION TO CONSIST OF THE FOLLOWING:

- THE ADDITION OF CHIN STRAPS TO CONCEAL EXISTING CABLING AT THE BASE OF SIX (8) EXISTING PANEL ANTENNAS (THREE (3) AT EACH OF TWO (2) LIGHT STANDARDS) ONE (1) PREVIOUSLY APPROVED 26'-9" X 9'-4" (250 S.F.) MASONRY EQUIPMENT
- ONE (1) PREVIOUSLY APPROVED 28-9 x 9-4* (250 S.F.) MASONRY EQUIPMENT STRUCTURE TO REMAIN UNCHANGED TWO (2) PREVIOUSLY APPROVED 34-7* TALL LIGHT STANDARDS WITH THREE (3) ANTENNAS EACH TO REMAIN UNCHANGED TWO (2) PREVIOUSLY APPROVED 9-11* X 2-11* METAL MESH ENCLOSURES TO REMAIN UNCHANGED (ONE (1) EACH AT BASE OF EXISTING LIGHT STANDARDS) FETTERN (15) PREVIOUSLY APPROVED RRUS TO REMAIN UNCHANGED, (6) EACH AT METAL MESH ENCLOSURES TO REMAIN UNCHANGED, (6) EACH AT METAL MESH ENCLOSURES TO REMAIN UNCHANGED.
- METAL MESH ENCLOSURES AT (2) LIGHT STANDARDS, AND (3) AT MASONR
- GOUIPMENT ENCLOSURE
 FOUR (4) PREVIOUSLY APPROVED RAYCAP FIBER JUNCTION BOXES TO REMAIN
 UNCHANGED, (1) EACH AT METAL MESH ENCLOSURES AT (2) LIGHT STANDARDS, AND
 (3) AT MASONRY EQUIPMENT ENCLOSURE.
- (S) AL MAGOLINT EXQUIPMENT ENGLOCHER. THREE (S) PECYLOUSLY, APPROVED EQUIPMENT CABINETS INSTALLED ON CONCRETE PAD WITHIN MASONRY EQUIPMENT ENCLOSURE.

NUMBER OF CURRENTLY INSTALLED ANTENNAS: 6 NUMBER OF CURRENTLY INSTALLED RRUS:

CONSTRUCTION DATA:

CITY OF SAN DIEGO JURISDICTION: TYPE OF CONSTRUCTION: OCCUPANCY: EQUIPMENT LEASE AREA: 26'-9" x 9'-4" (250 SQ, FT.)

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN

PROJECT INFORMATION

AS OF JANUARY 1, 2017 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

BASIN

2016 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24, C.C.R.

2016 CALIFORNIA BUILDING CODE (C.B.C.) PART 2, TITLE 24, C.C.R.

VICINITY MAP

PACIFIC

OCEAN

(BASED ON THE 2015 INTERNATIONAL BUILDING CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA ELECTRICAL CODE (C.E.C.) PART 3, TITLE 24, C.C.R.

(BASED ON THE 2011 NATIONAL ELECTRICAL CODE)

2016 CALIFORNIA MECHANICAL CODE (C.M.C.) PART 4, TITLE 24, C.C.R.

(BASED ON THE 2015 UNIFORM MECHANICAL CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA PLUMBING CODE (C.P.C.) PART 5, TITLE 24, C.C.R.

(BASED ON THE 2015 UNIFORM PLUMBING CODE)

2016 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)

2016 CALIFORNIA FIRE CODE (C.F.C.) PART 9, TITLE 24, C.C.R.

8-2

(BASED ON THE 2015 INTERNATIONAL FIRE CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.

APPROVALS

INITIALS COMMENTS APPROVED BY DATE

SITE DEV. SITE ACQ. PM

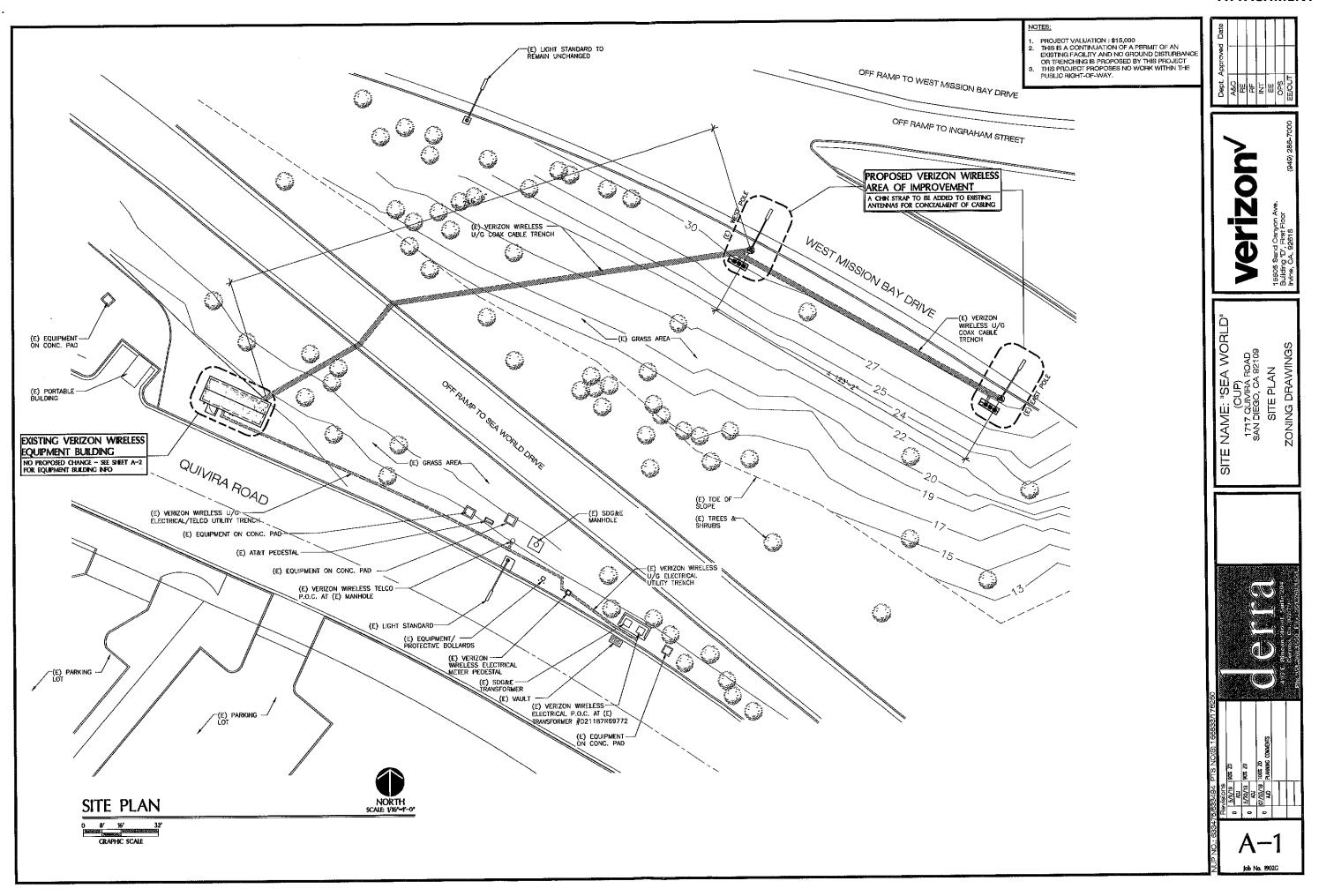
COMMENTS:

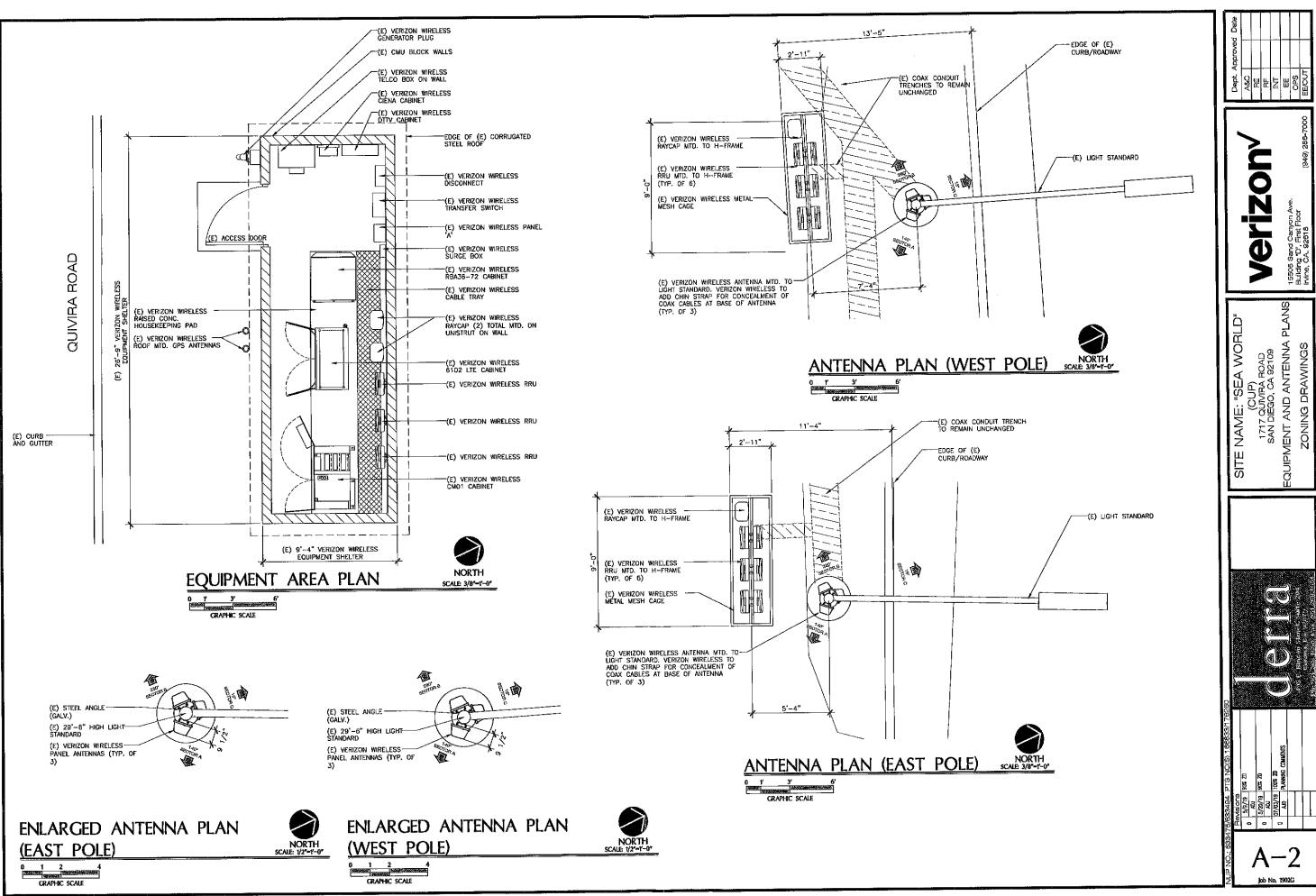
NOTES THE MAXIMUM NUMBER OF PREVIOUSLY APPROVED DIRECTIONAL CELLULAR ANTENNAS TO REMAIN IS SIX (6)

THE MAXIMUM NUMBER OF GPS ANTENNAS TO REMAIN IS TWO (2)

- THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

SPECIAL INSPECTIONS

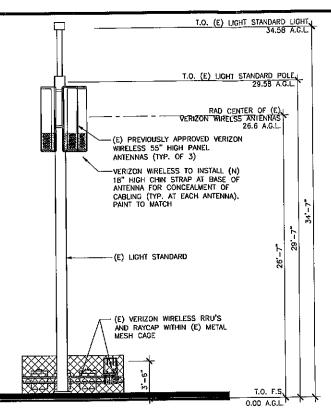




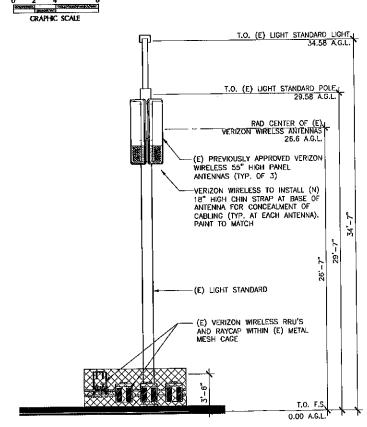


	1A	VTEN	NA 8	& RRU S	SCHEDULE	FOR POLE A
SECTOR	AZIM- UTH	CABLE RUN	CENTER LINE	CABLE TYPE/ SIZE	ANTENNA TYPE AT LIGHT STD.	RRUS/RAYCAP AT MTL. MESH ENCLOSURE
ALPHA 1	15*	±2501	26'-7"	(2) 7/8*ø (CDMA)	SBNHH-1065A (CDMA/PCS-LTE)	(3) RRUS (B2) FOR PCS-LTE
BETA 1	140"	±250'	26'-7"	(2) 7/8*ø (CDMA)	SBNHH-1065A (CDMA/PCS-LTE)	(1) 3315 RAYCAP
GAMMA 1	280*	±250'	26'-7"	(2) 7/8"ø (CDMA) (1) HYBRIFLEX	SBNHH-1D65A (CDMA/PCS-LTE)	(3) FUTURE RRUS

	A	71 □ I	NINA (טחח צ	SCHEDULE I	ONTOLLD
SECTOR	AZIM- UTH	CABLE RUN	CENTER	CABLE TYPE/ SIZE	ANTENNA TYPE AT LIGHT STD.	RRUS/RAYCAP AT MTL. MESH ENCLOSURE
ALPHA 2	15°	±300'	26'7"	(2) 7/8"ø (700LTE)	SBNHH-1D65A (700-LTE/AWS/AWS-3)	(3) RRUS (B6) FOR AWS/AWS-3
BETA 2	140*	±3001	26'-7"	(2) 7/8"¢ (700-LTE)	SBNHH-1065A (700-LTE/AWS/AWS-3)	(3) RRUS (B13) FOR 700-LTE (AT SHELTER)
GAMMA 2	280	±300'	26'-7"	(2) 7/8*ø (700-LTE) (1) HYBRIFLEX	SBNHH-1D65A (700-LTE/AWS/AWS-3)	(1) 3315 RAYCAP (3) FUTURE RRUS

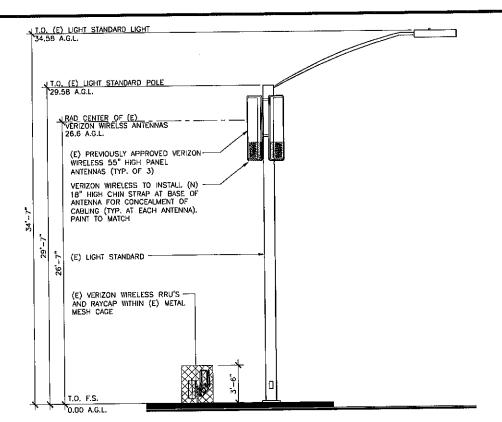


NORTHEAST ELEVATION AT EAST AND WEST POLES SCALE 1/47-1



SOUTHWEST ELEVATION AT EAST AND WEST POLES SCALE 1/4"--Y--O"





SOUTHEAST ELEVATION AT EAST AND WEST POLES

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

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

T.O. (E) LIGHT STANDARD LIGHT.

34.58 A.G.L.

T.O. (E) LIGHT STANDARD POLE.

29.58 A.G.L.

RAD CENTER OF (E)

VERIZON WIRELESS ANTENNAS
26.6 A.G.L.

(E) PREVIOUSLY APPROXIDE VERIZON
WIRELESS 55" HICH PANEL.
ANTENNAS (TIP. OF 3)

VERIZON WIRELESS TO INSTALL (N)
18" HIGH CHIN STANL AT BASE OF
ANTENNA FOR CONCEALMENT OF
CABINING (TYP. AT EACH ANTENNA).
PAINT TO MATCH

(E) VERIZON WIRELESS RRU'S
AND RAYCAP WITHIN (E) METAL.

(E) VERIZON WIRELESS RRU'S
AND RAYCAP WITHIN (E) METAL.

(E) VERIZON WIRELESS RRU'S
AND RAYCAP WITHIN (E) METAL.

NORTHWEST ELEVATION AT EAST AND WEST POLES

2' 4' 8'

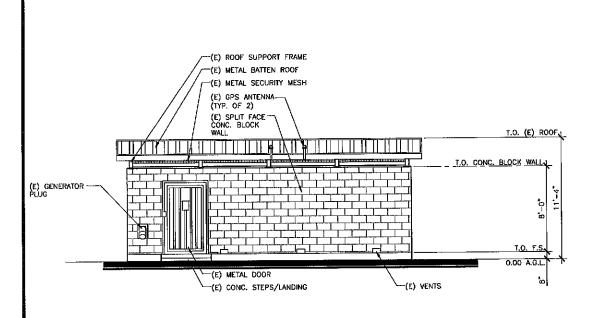
CRAPHIC SCALE

Dept. Approved Date
A&C
RE
RF
INT
EE
OPS

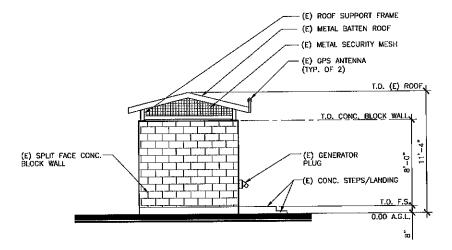
Verizon 5505 Sand Caryon Ave.

SITE NAME: "SEA WORLD"
(CUP)
1717 QUINRA ROAD
SAN DIEGO, CA 92109
TYPICAL ELEVATIONS
ZONING DRAWINGS

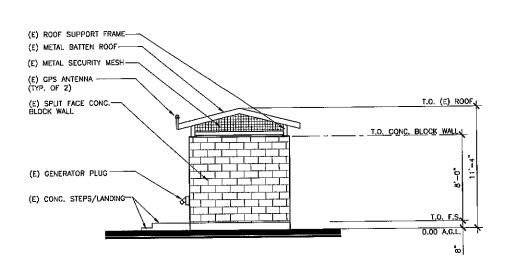




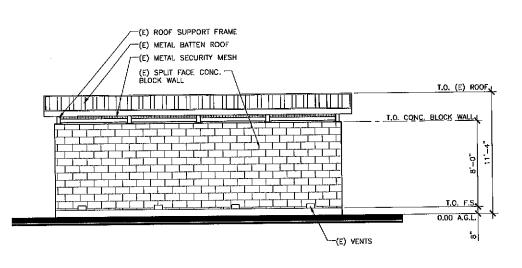




NORTHWEST ELEVATION SCALE V4*-4*-0*



SOUTHEAST ELEVATION SCALE 1/4*=9'-0'



NORTHEAST ELEVATION

O 2' 4' O'
GRAPHE SCALE

GRAPHE SCALE

O 2' 4' O'
CRAPHE SCALE



Verizon

Sob Sand Caryon Ave.

Iding U7, First Floor

SITE NAME: "SEA WORLD" (CUP) 1717 QUMRA ROAD SAN DIEGO, CA 92109 EQUIPMENT SHELTER ELEVATIONS

