



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: December 5, 2019 REPORT NO. PC-19-086

HEARING DATE: December 12, 2019

SUBJECT: VERIZON MT. ADA. Process Five Decision

PROJECT NUMBER: [255230](#)

OWNER/APPLICANT: Buckel Trust/ Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

### SUMMARY

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

Staff Recommendation: Recommend the City Council **Approve** Planned Development Permit No. 898689, Site Development Permit No. 898690 and Neighborhood Development Permit No. 2333003.

Community Planning Group Recommendation:

On March 19, 2019, the Clairemont Community Planning Group (CCPG) voted 12-4-0 to recommend approval of the concept drawings of the Verizon Mt. Ada project with the recommendation "that once the design is finalized that the project be brought back to the Project review Subcommittee."

On November 18, 2019, the CCPG reviewed the updated plans (final design) and voted 12-2-2 to approve the project with the condition that a screen top be installed over the ac units, in the future, if a high-rise development is constructed near the project site.

Environmental Review:

City staff determined that the project qualifies for an exemption from the State of California Environmental Quality Act (CEQA) Guidelines under Section 15302, Replacement or Reconstruction. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction).

Fiscal Impact Statement: Verizon Wireless is the Financially Responsible Party and is responsible for costs associated with the processing of this permit application.

## BACKGROUND

The Verizon Mt. Ada project is located at 6426 Mt. Ada Road in the CC-1-3 zone and the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ). The site is designated Commercial in the Clairemont Mesa Community Plan. Surrounding uses include multi-unit residential to the south and commercial to the east, west and north (Attachments 1, 2 and 3).

Verizon received City Council approval for a Conditional Use Permit (CUP) No. 83-0629 for the existing 133-foot tall monopole and 484-square foot equipment shelter on November 20, 1984. The permit was valid for a period of 20 years, expiring November 20, 2004. In 2005, the tower manager, American Tower Corporation (ATC), applied for a CUP and Planned Development Permit (PDP, Project No. 91178) to maintain the current monopole. The Planning Commission denied the project on June 28, 2007 (Resolution 4283-PC) and ATC appealed the decision to the City Council. After several continuances and direction to work with the Clairemont Community Planning Group (CCPG) to develop a design responsive of the neighborhood, the City Council denied the project on April 14, 2008 (Resolution No. 303560).

Verizon and ATC subsequently filed separate complaints against the City in the United States District Court, Southern District of California challenging the denial of the Mt. Ada WCF and several other wireless projects. As a result, the City entered into a Settlement Agreement (Agreement) with Verizon as to the litigation relating to their four sites, which included Mt. Ada (Attachment 14) and the lawsuits were dismissed by Verizon and ATC as to those sites. The Agreement provides, in part, that Verizon would submit a new application for this site and that City staff would not make an ultimate recommendation on the application but would instead prepare a balanced staff report to provide the necessary information for the ultimate decision maker to act on the application. The parties also negotiated a point which allowed the City to hire a third party technical expert, paid for by Verizon, to review each of the projects and determine if the sites could be reduced in height.

In 2012, Verizon redesigned the project as a 140-foot-tall community monument tower and staff presented it to the Planning Commission. Two failed motions were made, and the project was forwarded to the City Council without a recommendation. At that point, the Wireless Facility Engineering Report (Report) was due to be issued and Verizon decided not to pursue the 140-foot-tall community identification tower. When the Report was issued on November 12, 2012, it recommended reducing the height of Mt. Ada to 76 feet and providing an additional site to the south-southwest to provide better coverage to those marginal areas. The Report also recommended antenna down tilt and use of alternative antennas at other surrounding Verizon sites which would mitigate any potential impacts caused by the reduction in height. Verizon agreed to pursue fill-in sites to offset the imminent height reduction while working with the community planning group to design a WCF that would meet the objectives of both parties.

Over the past five years Verizon developed a variety of different architectural towers in collaboration with the CCPG. The result is a 79-foot-tall decorative tower supporting three Radio Frequency (RF) transparent canisters. The 484-square-foot equipment enclosure will remain and a new concrete block enclosure for an emergency generator will be constructed.

In March 2019, the proposed designs based on the planning group's input were narrowed to two and were presented to the group. They voted to recommend approval of one of the designs and requested that once it was finalized, it be brought back to the group for a formal vote. The final design (existing monopole and final tower design below) was presented to the group on

November 18 where they voted 12-2-2 to approve the project. A condition was added to the recommendation to require a screen top over the ac for screening purposes in the case of a future high rise being built near the project site.



Existing 133-foot-tall monopole



Proposed 79-foot-tall decorative pole

## DISCUSSION

### Project Description:

The Verizon Mt. Ada project proposes to remove an existing 133-foot-tall monopole and replace it with a 79-foot-tall pole supporting three decorative RF transparent canisters which will conceal 12 panel antennas and two microwave dishes, 12 Remote Radio Units (RRU) and three raycaps. The existing 484-square-foot equipment enclosure will remain, and a new emergency generator will be enclosed within a new 113-square-foot concrete block sound enclosure. A new 48-inch-tall louvered mechanical screen will be installed on the equipment enclosure rooftop to screen the mechanical units and landscape upgrades will also be included in the project (Attachment 15).

### Permit Requirements:

Pursuant to [Land Development Code \(LDC\) Section 112.0103](#), applications that include more than one permit type shall be consolidated for processing and be reviewed at the highest level of authority for the development. Pursuant to the Agreement, signed in March 2011, "The City agrees that it will process the new Verizon Wireless Applications under the ordinances and policies currently in effect." As of the date of the Agreement, required permits for this project included an Site Development Permit (SDP) and a Planned Development Permit (PDP). However, Verizon has opted to process this project under the current regulations which still require an SDP and PDP, for the height and setback deviation and current regulations require a Neighborhood Development Permit (NDP) for an equipment area greater than 250 square feet.

[Planned Development Permit – LDC Section 126.0602](#): Two deviations are being proposed with this project. The first is a setback deviation. The proposed decorative tower encroaches into the rear yard setback approximately 3 feet and the new generator enclosure encroaches approximately 2 feet, 6 inches. There is a 4-foot-tall block wall along the rear property line with several mature trees between 50 and 60 feet tall between the wall and the WCF. The block wall is covered with Creeping Fig and Verizon is proposing to install shrubs in and around the area where the decorative tower and new concrete block enclosure are proposed for enhanced screening. The second deviation is for height which is 45 feet in the CC-1-3 zone. Verizon's proposed decorative pole will exceed the height limit by 34 feet.

The purpose and intent of a PDP is to allow flexibility from the strict application of the regulations and to encourage imaginative and innovative planning. The existing 133-foot-tall monopole was part of the original Verizon network upon which locations for other facilities have been determined since 1984. Since the City Council hearing in 2008, Verizon has installed several other WCFs at various locations in and around the community to plan for and accommodate the reduction in height. A 45-foot tall tower or stand-alone facility would require Verizon to install even more new WCFs to cover the large expanses of residential areas that would lose coverage if this project was restricted to 45 feet. Working with the community planning group over the past five years to design a WCF that meets the intent of the WCF regulations and guidelines, while incorporating a design that complements the mid-century community aesthetic and serving Verizon's technical needs has resulted in a successful collaboration.

[Site Development Permit – LDC Section 126.0502\(e\)\(3\)](#): An SDP is required for an exception to the [CMHLOZ](#), which restricts building heights to 30 feet over the majority of the Clairemont community. Verizon is proposing to replace the 133-foot-tall monopole with a 79-foot-tall decorative pole, a 54-foot height difference and a 40 percent reduction from the existing monopole. Exceptions to the CMHLOZ require an SDP with specific findings for the height limit approved by the City Council (Attachment 5). The proposed project will not interfere with views of Mission Bay or the Pacific Ocean as it is located approximately 2.7 miles away from Mission Bay. The 79-foot decorative tower will be the tallest structure in the area as the surrounding development consists of primarily low scale one- and two- story buildings. Views of the area will transform with the removal of the 133-foot-tall monopole and the installation of a 79-foot-tall decorative pole concealing all antennas and views will be enhanced by mature trees in the 50-60-foot range.

[Neighborhood Development Permit – LDC Section 126.0402\(m\)](#): An NDP is required for a WCF with an equipment enclosure that exceeds 250 square feet. The existing WCF includes an existing 484-square-foot equipment enclosure, and Verizon is proposing a 113-square-foot block sound enclosure for a new emergency generator. This WCF is one of the original Verizon facilities, approved 34 years ago when wireless communications were in their infancy in San Diego. The antennas were always at a height sufficient enough to “see” other tall Verizon facilities and the equipment enclosures were always large to handle the bulky computers and equipment that handled the communications traffic.

The equipment area will total 597 square feet, 347 square feet above the maximum. The 10,279-square-foot lot is situated a block south of Balboa Avenue between I-805 and Genesee Avenue. An Alta Dena Dairy Convenience store is located on the property with the WCF situated behind the store to the east, with several mature trees which will screen the existing and proposed equipment on site.

#### Community Plan/General Plan Analysis:

The Clairemont Mesa Community Plan does not address WCFs; however, recommendations for height and scale are outlined in the Plan. It recommends that harmony be promoted in visual relationships and that new structures should be sympathetic to the scale, form and texture of the surrounding neighborhood. The plan also states that new structures should relate to the height of existing development and that abrupt differences in scale should be avoided. Along Balboa Avenue, east of Genesee, the Verizon tower will be the tallest structure, but the visual effect with enhanced screening by existing mature trees will reduce the scale and any potential visual impacts.



The City of San Diego's [General Plan Urban Design Element, Section 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.

Although Balboa Avenue is a major thoroughfare, the tower will be set back from it approximately 225 feet. It will be light grey in color to blend in with the sky and it will be framed by existing mature trees (Attachment 13). The antennas will be concealed and the design, which was a collaboration with the community planning group, is unique in that it is reminiscent of mid-century architecture.

Additional landscaping is proposed along Mt. Ada Road to further soften the project appearance (Attachment 15). When taken into the visual context of the surrounding area, the tower blends in to the extent feasible. The site placement, surrounding development, existing and proposed landscaping, and general neighborhood characteristics make this centrally-located, commercial site an excellent alternative to the 133-foot-tall monopole. Therefore, this project meets the intent of UD-A.15, as well as the objectives of the Community Plan and General Plan. Should the surrounding context change, the permit's limited term will provide the City the opportunity to address impacts in the future.

#### Third Party Technical Analysis:

As noted earlier, the Agreement allowed for "technical review by a neutral, third party expert." The City and Verizon agreed upon RCC Consultants, Inc., to conduct the third-party review. Based on the project submittal, technical information provided by Verizon, and a field visit to each of the four Verizon sites, RCC was tasked with an analysis of the submitted information and to provide responses to five questions. The questions were primarily related to the height of the monopoles and the relationship to existing coverage, but also requested an analysis of other potential network changes. Based on the information provided in the Report, Verizon was able to propose a 54-foot height reduction and design their WCF as a decorative tower concealing the antennas and enhancing the project site with landscaping.

#### CONCLUSION:

Pursuant to the Agreement, staff has presented the facts associated with this project and outlined the required permits. The Agreement specifies that staff will not make an ultimate recommendation for approval or denial of the permits, however, Verizon has worked with the community and City staff to develop a project that could be supported, and both parties have agreed to waive that portion of the Agreement. Staff has determined that the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes allowable deviations and staff recommends approval of PDP No. 898689, SDP No. 898690 and NDP No. 2333003.

Respectfully submitted,



PJ Fitzgerald  
Assistant Deputy Director  
Development Services Department



Karen Lynch  
Development Project Manager  
Development Services Department

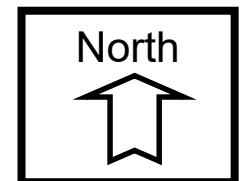
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Attachments:

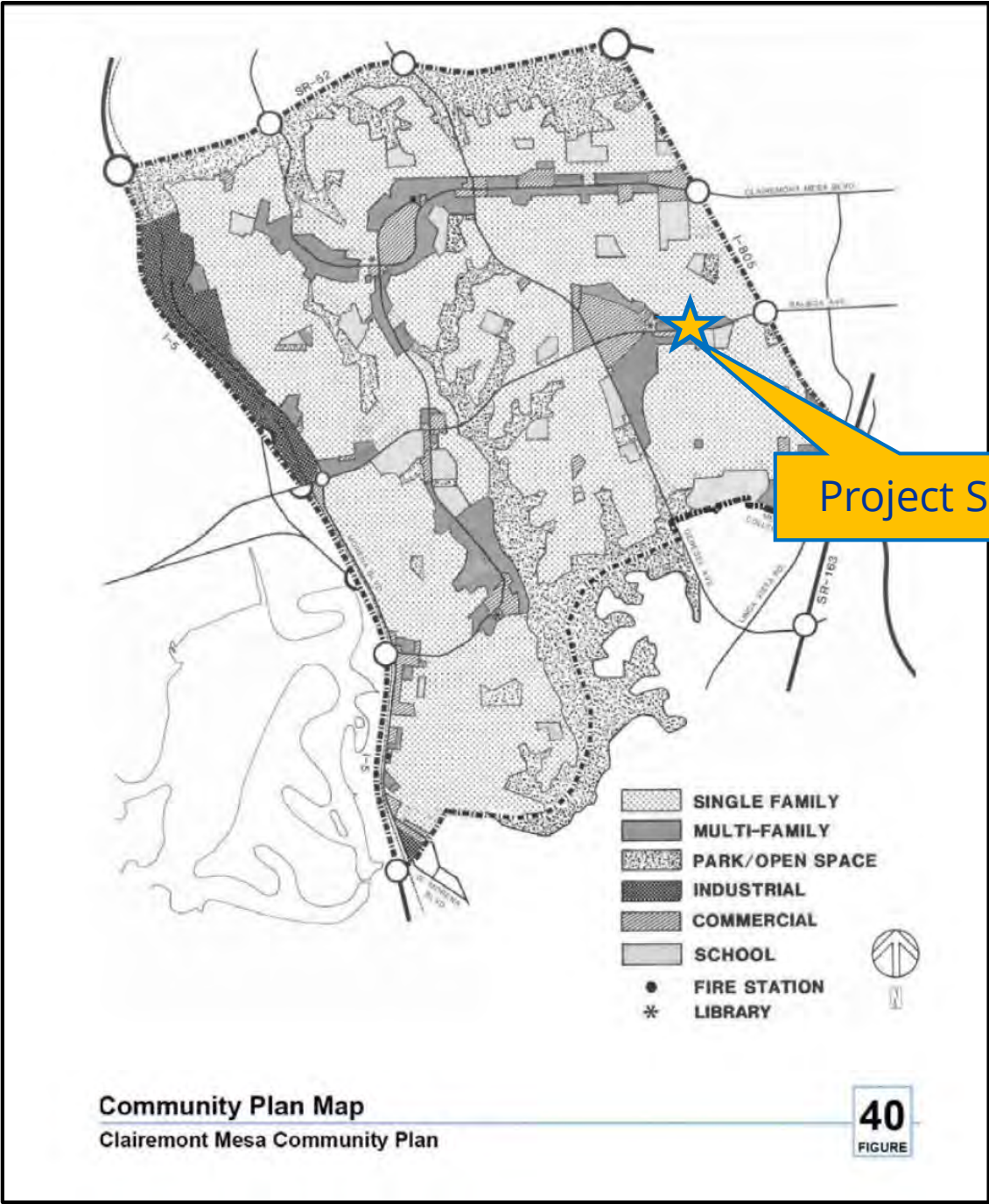
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution
8. Community Planning Group Recommendation (3/19/19)
9. Site Justification
10. Coverage Maps
11. Ownership Disclosure Statement
12. Photo Survey
13. Photo Simulations
14. Settlement Agreement
15. Project Plans



**Aerial Photo**  
 Verizon Mt. Ada/ 6426 Mt. Ada Road  
 PROJECT NO. 255230

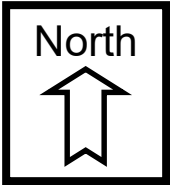


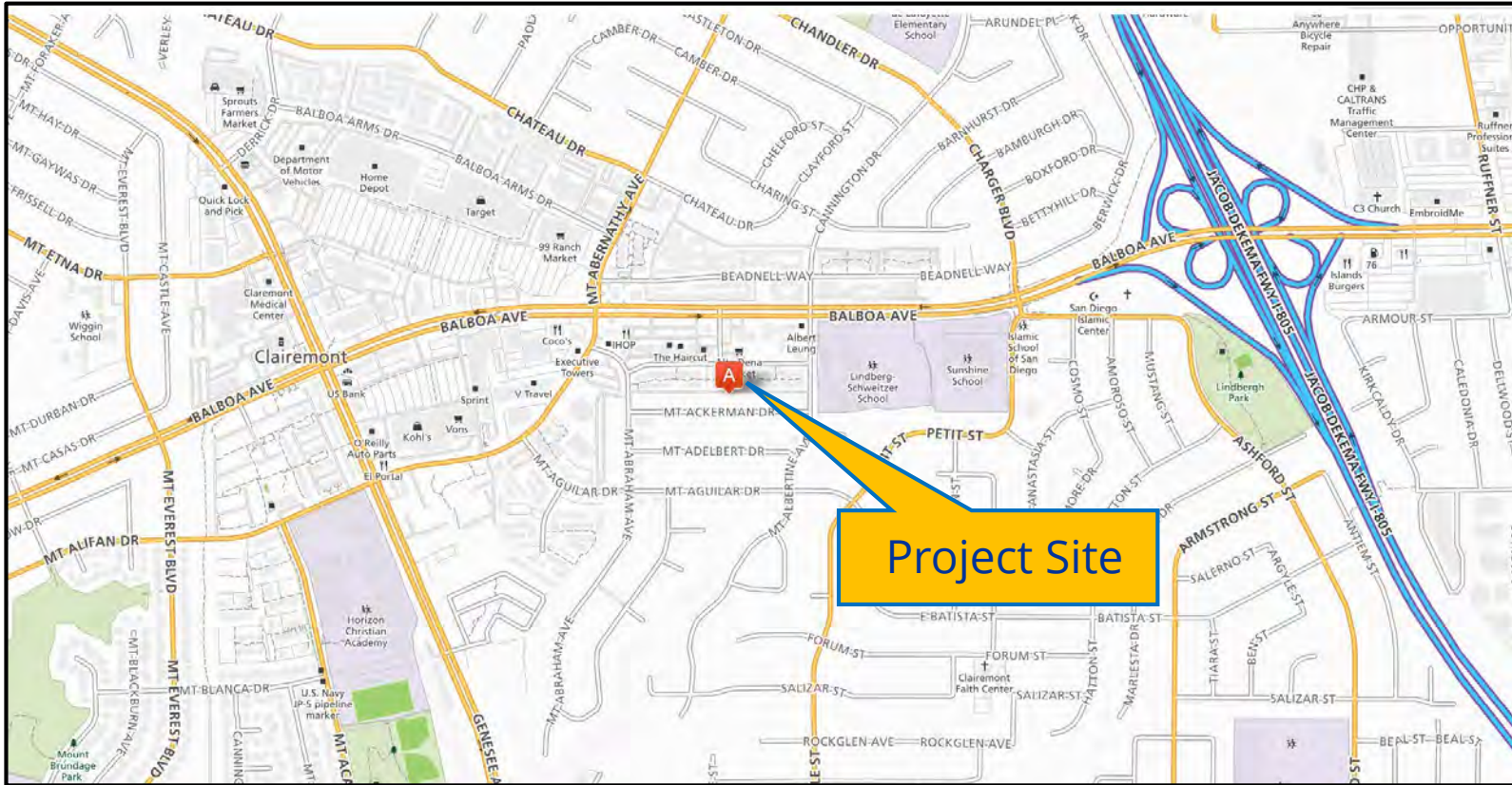




# Land Use Map

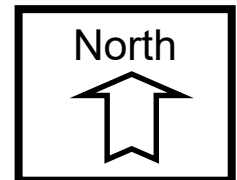
Verizon Mt. Ada/6426 Mt. Ada Road  
PROJECT NO. 255230





## Project Location Map

Verizon Mt. Ada/ 6426 Mt. Ada Road  
PROJECT NO. 255230



PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	Verizon – Mt. Ada	
<b>PROJECT DESCRIPTION:</b>	A wireless communication facility consisting of a 79-ft-tall decorative tower concealing 12 panel antennas and associated components. Equipment is located in an existing 484-square foot enclosure. A new 113-sq-ft enclosure will house an emergency.	
<b>COMMUNITY PLAN AREA:</b>	Clairemont Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit/Site Development Permit/Neighborhood Development Permit.	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Commercial	
<p align="center"><b><u>ZONING INFORMATION:</u></b></p> <p align="center"><b>ZONE:</b> CC-1-3</p> <p align="center"><b>HEIGHT LIMIT:</b> 45-feet</p> <p align="center"><b>FRONT SETBACK:</b> --</p> <p align="center"><b>SIDE SETBACK:</b> 10- or 0-feet</p> <p align="center"><b>REAR SETBACK:</b> 10- or 0-feet -</p> <p align="center"><b>CLAIREMONT MESA HEIGHT LIMIT OVERLAY ZONE (CMHLOZ):</b> 30- feet</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Commercial; CC-1-3	Commercial
<b>SOUTH:</b>	Multi-Family Residential; RM-3-7	Multi-Unit Residential
<b>EAST:</b>	Commercial; CO-1-2	Commercial Office
<b>WEST:</b>	Commercial; CC-1-3	Commercial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	1. Deviation to exceed the CC-1-3 zone height of 45'; 2. Exemption from the CMHLOZ of 30'.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 19, 2019, the Clairemont Planning Group voted 12-4-0 to recommend approval of the Verizon – Mt. Ada project.	



CITY COUNCIL RESOLUTION NO. [REDACTED]  
PLANNED DEVELOPMENT PERMIT NO. 898689  
SITE DEVELOPMENT PERMIT NO. 898690  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2333003  
**VERIZON – MT. ADA PROJECT NO. XXXXXX**

WHEREAS, Buckel Trust, Owner/ Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless Permittee, filed an application with the City of San Diego for a Planned Development Permit, Site Development Permit and Neighborhood Development Permit for a Wireless Communication Facility known as the Verizon -Mt. Ada project, located at 6426 Mt. Ada Road, and legally described as Parcel B of Parcel Map 227, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, April 7, 1970, as Instrument No. 60371 of Official Records, in the Clairemont Mesa Community Plan area, in the CC-1-3 zone; and

WHEREAS, on [Date], 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 Sections 15302, Reconstruction or Replacement; and

WHEREAS, on December 12, 2019, the Planning Commission of the City of San Diego considered PDP No. 898689, SDP No. 898690 and NDP No. 2333003 and pursuant to Resolution No. PC-19-XXX-PC voted to recommend approval or denial of the Permit; and

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

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to PDP No. 898689, SDP No. 898690 and NDP No. 2333003:

**A. PLANNED DEVELOPMENT PERMIT SDMC Section 126.0602**

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

The Clairemont Mesa Community Plan does not address WCFs; however, recommendations for height and scale are outlined in the Plan. It recommends that harmony be promoted in visual relationships and that new structures should be sympathetic to the scale, form and texture of the surrounding neighborhood. The plan also states that new structures should relate to the height of existing development and that abrupt differences in scale should be avoided. In conjunction with these recommendations, the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) restricts height in the majority of Clairemont to 30 feet. Exceptions to the CMHLOZ may be made with a Site Development Permit (SDP) if the findings can be made in the affirmative. These include preservation of views of Mission Bay and the Pacific Ocean, compatibility with surrounding structures, topographic constraints or design variations that do not increase floor area. The Verizon Mt. Ada project will not interfere with views of Mission Bay or the Pacific Ocean as it is located in north central Clairemont, approximately 2.7 miles away from the ocean. The need for height to maintain network coverage was essential to Verizon so collaboration with the community planning group on a design that integrates into the commercial setting was important. Along Balboa Avenue, east of Genesee, the Verizon tower will be the tallest structure, but the visual effect with enhanced screening by existing mature trees will reduce the scale and any potential visual impacts.

The City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of Wireless Communication Facilities (WCFs) be minimized by concealing them in existing structures or using screening techniques to hide or blend them into the surrounding area. The policy 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 current project proposes to remove a 133-foot-tall monopole and replace it with a 79-foot-tall decorative pole. All of the antennas and associated components will be concealed within three decorative canisters designed in a mid-century motif. Mature

trees ranging in height from 50 to 60 feet will provide enhanced screening. The existing 484-square-foot equipment enclosure is tucked into the back corner of the lot where the new generator enclosure and decorative pole are proposed. Additional landscaping is proposed along the rear property line where the equipment is located. Enhanced landscaping is also proposed along Mt. Ada Road. Visual impacts with the proposed project will be reduced with the replacement of the monopole and the enhanced landscaping. The new design results in a WCF project that will minimize any potential visual impacts as required by the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The WCF is located on a commercial site at 6426 Mt. Ada Road in the Clairemont Mesa Community Plan area. It consists of the removal of a 133-foot-tall monopole and replacement with a 79-foot-tall decorative tower. Associated existing equipment will remain in the northeast corner of the lot and the new tower and a 113-square-foot concrete block enclosure for an emergency generator will be installed adjacent to the equipment. Existing mature trees will provide enhanced screening of the tower and new landscape shrubs will help to screen equipment on the ground as well as landscape enhancements along Mt. Ada Road.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement of Reconstruction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. 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 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency - Electromagnetic Energy Compliance Report was prepared by Dtech Communications, which concluded that the project will comply with FCC standards for RF emissions with certain mitigation measures, such as posted signage. As a result, the project would not result in any significant health or safety risks to the surrounding area related to matters within the City's jurisdiction. Therefore, the proposed project 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.**

Wireless Communication Facilities (WCFs) are permitted on commercially properties are permitted as a Limited Use pursuant to compliance with the WCF regulations. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. The project consists of the removal of 133-foot tall monopole and the installation of a 79-foot-tall decorative tower that will conceal twelve panel antennas, twelve Remote Radio Units (RRUs) and two 2-foot-diameter microwave dishes. Verizon will maintain their existing 484-square-foot equipment enclosure. A new 113-square-foot enclosure to house an emergency generator is also proposed, as well as a new 48-inch-tall louvered mechanical screen on top of the equipment enclosure rooftop to screen the mechanical units.

The project requires a Planned Development Permit (PDP) to deviate from the 45-foot height limit in the CC-1-3 zone and to deviate from the 10-foot required rear yard setback. The purpose and intent of a PDP is to allow flexibility from the strict application of the regulations and to encourage imaginative and innovative planning. The existing 133-foot-tall monopole was part of the original Verizon network which has determined where other facilities have been installed since 1984. Since the City Council hearing in 2008, Verizon has installed several other WCFs at various locations in and around the community to plan for and accommodate the reduction in height. A 45-foot tall tower or stand-alone facility would require Verizon to install even more new WCFs to cover the large expanses of residential areas that would lose coverage if this project was restricted to 45 feet. Working with the community planning group over the past five years to design a WCF that meets the intent of the WCF regulations and guidelines, while incorporating a design that complements the mid-century community aesthetic and serving Verizon's technical needs has resulted in a successful collaboration.

A Site Development Permit (SDP) is required for an exception to the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ), which restricts building heights to 30 feet over the majority of the Clairemont community. Verizon is proposing to replace the 133-foot-tall monopole with a 79-foot-tall decorative pole, a 54-foot height difference and a 40 percent reduction. Exceptions to the CHMLOZ require an SDP with specific findings for the height limit approved by the City Council. The proposed project will not interfere with views of Mission Bay or the Pacific Ocean as it is located in north central Clairemont, approximately 2.7 miles away from the ocean. The 70-foot decorative tower will be the tallest structure in the area as the surrounding development consists of primarily low scale one- and two- story buildings. Views of the area will transform with the removal of the 133-foot-tall monopole and the installation of a 79-foot-tall decorative pole concealing all of the antennas and enhanced by mature trees in the 50-60-foot range. Reducing the height of the WCF to

comply with the CMHLOZ 30-foot limit would significantly impact and reduce the existing Verizon coverage. Multiple sites have been added in the area to accommodate the proposed height of 79 feet and any further height reduction would result in a gap in coverage as identified in the Wireless Facility Engineering Report, prepared by RCC Consultants, Inc.

A Neighborhood Development Permit (NDP) is also required to deviate from the maximum equipment area size of 250 square feet. The existing 133-foot tall monopole was originally approved in 1984 (for a period of twenty years) prior to regulations or policies specific to wireless communication facilities. It is one of the original sites established during the advent of wireless communications in San Diego. These project sites included very large equipment enclosures built to accommodate large computers and equipment prevalent during the advent of wireless. Verizon developed their network around this monopole, however, over the past several years additional sites in the area have been added that allow this site to be reduced in height, from 133 feet to 79 feet. Mature trees and shrubs on the property will help to integrate the proposed 79-foot tall decorative tower and the existing and proposed equipment areas.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code.

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

The existing 133-foot-tall monopole and 484-square-foot equipment enclosure are part of the original network laid out by Verizon in the mid 1980's. In the early days of wireless there were not as many facilities needed because there were not very many wireless users, so the facilities were significantly taller and more spread out. Verizon developed their network around these cornerstone sites. This particular site is located in a commercial zone which pursuant to Council Policy 600-43, it is considered a Preference One (most preferred) location. The monopole has been a visual impact in the community for 35 years. Replacing the monopole with a decorative tower that is 54 feet lower in height and conceals the antennas and associated components is a visual benefit to the community. Additional landscape along Mt. Ada Road and around the WCF will provide enhanced views of the facility from closer perspectives while the mature trees on site will provide intermittent screening of the new tower.

The permit will allow Verizon to maintain a WCF at this location, while upgrading the site to better integrate with the surroundings and improve views to community, therefore, the use is appropriate at this location.

**B. SITE DEVELOPMENT PERMIT SDMC Section 126.0502**

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

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

Please see PDP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would e achieved if designed in strict conformance with the development regulations of the applicable zone and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

### **Supplemental Findings--Clairemont Mesa Height Limit**

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

The Verizon Mt. Ada project is located in north central Clairemont at 6426 Mt. Ada Road on a commercial property. The existing 133-foot-tall monopole will be removed and replaced with a 79-foot-tall decorative pole concealing the antennas and all associated components. An existing 484-square-foot equipment enclosure will remain, and Verizon is proposing to add a 113-square-foot enclosure for an emergency generator.

In 1972, the West Clairemont Height Limit, which limited height to 30 feet in Western Clairemont, was adopted to protect and preserve views toward Mission Bay and the Pacific Ocean. In 1989, the City Council extended the 30-foot height limit for the majority of the Clairemont Mesa community and renamed it the Clairemont Mesa



Height Limitation Overlay Zone (CMHLOZ). It was intended to maintain the low-scale character of development in the community and to continue preservation of views toward Mission Bay and the Pacific Ocean. The WCF site is located approximately 2.7 miles to Mission Bay and approximately 5.1 miles to the Pacific Ocean. This area of Clairemont sits on a flat mesa almost 300 feet above mean sea level. The exception to allow the decorative pole above the 30-foot height limit will not result in interference with public views toward Mission Bay and the Pacific Ocean.

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

The Verizon Mt. Ada project is located in the north central portion of the Clairemont Mesa Community. The proposed 79-foot-tall decorative tower is proposed to replace an existing 133-foot-tall monopole that has existed on site since 1984. The monopole is a first-generation support structure and Verizon developed their network around the monopole. The monopole does not comply with the Wireless Communication Facility regulations which require integration into the surroundings. Previous hearings and a claim against the City resulted in a Settlement Agreement between Verizon and the City on four Wireless Communication Facilities (WCF). One of the negotiated stipulations allowed the City to hire a third-party technical expert paid for by Verizon, to review each of the projects and determine if the sites could be reduced in height. The report suggested that with additional sites in and to the southeast of the Mt. Ada site, the monopole could be reduced to 76 feet and still maintain existing coverage levels. After working and collaborating with the Clairemont Community Planning Group for a period of almost five years, the resulting project is the current 79-foot decorative pole design. The stand-alone tower will not include floor area. The site currently has several mature trees in the 50-60-foot range that will provide intermittent and enhanced screening of the WCF. Additional landscape along Mt. Ada Road and around the equipment enclosures will improve views of the ground equipment and will enhance views of the property. The granting of an exception is appropriate at this location and the tower will not provide increased floor area.

**C. NEIGHBORHOOD DEVELOPMENT PERMIT SDMC Section 126.0402**

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

Please see PDP 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 PDP 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 applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

Please see PDP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would e achieved if designed in strict conformance with the development regulations of the applicable zone and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED, that PDP No. 898689/SDP No. 898690/SDP No. 2333003 is granted to Buckel Trust, Owner/Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

**RECORDING REQUESTED BY**

**WHEN RECORDED MAIL TO  
CITY CLERK  
MAIL STATION 2A**

INTERNAL ORDER NUMBER: 24002116

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 898689  
SITE DEVELOPMENT PERMIT NO. 898690  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2333003  
**VERIZON – MT. ADA PROJECT NO. 255230**  
CITY COUNCIL

This Planned Development Permit No. 898689, Site Development Permit No. 898690 and Neighborhood Development Permit No. 2333003 is granted by the City Council of the City of San Diego to Buckel Trust, Owner, and Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0602, 126.0502 and 126.0402. The 10,279-square-foot site is located at 6426 Mt. Ada Road in the CC-1-3 zone of the Clairemont Mesa Community Plan. The project site is legally described as: Parcel B of Parcel Map 227, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, April 7, 1970, as Instrument No. 60371 of Official Records.

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

- a. Removal of the 133-foot-tall monopole and installation of a 79-foot-tall decorative tower concealing 12 panel antennas measuring 96" x 11.9" x 7.1", two 26-inch microwave dishes and 12 Remote Radio Units (RRUs);
- b. An existing 484-square-foot equipment enclosure with a new 48-inch-tall louvered vent mechanical screen to conceal the mechanical units on the rooftop;
- c. A new 113-square-foot concrete block sound enclosure to house a 30kW emergency generator;
- d. A deviation to the CC-1-3 zone height limit of 45 feet and the Clairemont Height Limit Overlay Zone limit of 30 feet;

- e. A deviation to the rear yard setback where a minimum of 10 feet is required and 7 feet is proposed;
- f. A deviation to the maximum 250-square-foot equipment enclosure size where the project will have a combined 597 square feet of equipment area;
- g. A temporary 72-foot-tall ballasted pole supporting three panel antennas that will be in use during construction only;
- h. Landscaping (planting, irrigation and landscape related improvements);
- i. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [Insert date].
2. This permit and corresponding use of this site shall **expire on XXXXX**. 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.
3. 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.
4. 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.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export 47.30 cubic yards of material from the project site. All excavated material shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

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

**LANDSCAPE REQUIREMENTS:**

18. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of landscape.

19. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction



documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, 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.

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

**PLANNING/DESIGN REQUIREMENTS:**

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

23. No visible cabling is permitted.

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

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

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

27. The 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.

28. 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.

29. 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.
30. 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.
31. 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.
32. 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.
33. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

### INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) XXX-XXXX 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 City Council of the City of San Diego on [Date] by Resolution No. [Approved Resolution Number].

## ATTACHMENT 6

Permit Type/PTS Approval No.: PDP No. 898689/SDP No. 898690/NDP No. 2333003

Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Karen Lynch  
Development Project Manager

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

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**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.

**Buckel Trust**

Owner

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

**Verizon Wireless**

Permittee

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

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

(R-[Reso Code])

RESOLUTION NUMBER R-                     DATE OF FINAL PASSAGE                     

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO DETERMINING THAT THE APPROVAL OF THE VERIZON MT.  
ADA PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES  
SECTION 15332.

WHEREAS, the approval of the SITE DEVELOPMENT PERMIT (SDP), PLANNED DEVELOPMENT PERMIT (PDP) AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) that would allow for the removal of an existing 133-foot-tall monopole, that would be replaced with a 79-foot-tall pole. The new pole would support three decorative RF transparent canisters concealing twelve panel antennas and two microwave dishes, twelve Remote Radio Units (RRU) and three raycaps.

WHEREAS, the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.), section 21084, states that the CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.) shall list those classes of projects which have been determined not to have a significant effect on the environment and which shall be exempt from CEQA; and

WHEREAS, pursuant to that authority, CEQA Guidelines sections 15300-15333 list the categorical exemptions promulgated by the California Office of Planning and Research and adopted by the Secretary of the California Natural Resources Agency for those classes of Projects which have been determined not to have a significant effect on the environment; and

WHEREAS, the Development Services Department has established that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15302 and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project; and

(R-[Reso Code])

WHEREAS, the Council of the City of San Diego has considered the potential environmental effects of the Project, and

WHEREAS, on [insert date of Council meeting], the City Council held a duly noticed public meeting and considered the written record for the Project as well as public comment; and

WHEREAS, the Council of the City of San Diego, using its independent judgment, has determined that the Project will not have a significant effect on the environment. CEQA Section 15302 allows for the replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure being replaced. Since the project would replace an existing pole with a smaller one on the site and is not increasing the capacity of the facility the use of the exemption was appropriate.

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

BE IT RESOLVED, that the Council of the City of San Diego determines that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15302 and that an exception to the exemption does not apply.

BE IT FURTHER RESOLVED, that the Council of the City of San Diego has determined that an exception to the exemption as set forth in CEQA Guidelines section 15300.2 does not apply.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Exemption regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego.

(R-[Reso Code])

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney

[Initials]:[Initials]  
[Month]/[Day]/[Year]  
Or.Dept:[Dept]  
Doc. No.

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of \_\_\_\_\_.

ELIZABETH S. MALAND  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk



# CLAIREMONT COMMUNITY PLANNING GROUP (CCPG)

March 19<sup>th</sup>, 2019

6:30 pm

Alcott Elementary School Auditorium  
4680 Hidalgo Ave, San Diego, CA, 92117

## PUBLIC NOTICE AND AGENDA

**\*NOTE:** Times assigned for each item are approximate for allocating agenda time. Order of agenda items may be modified at the beginning of the meeting at the discretion of the chair.

**Item 1 – 6:30 REGULAR CCPG MEETING: CALL TO ORDER / ROLL CALL BY VICE CHAIR**

**Item 2 – NON-AGENDA PUBLIC COMMENT** - Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. NOTE: 2-minute time limit per speaker (time limit is subject to change due to number of persons requesting to speak).

**Item 3 – MODIFICATIONS TO THE AGENDA** - Requires 2/3 approval.

**Item 4 – APPROVAL OF February 19<sup>th</sup>, 2019 Meeting Minutes.**

**Item 5 – 6:35 District 2 – Council Representative Report** (Carrie Munson, Community Liaison, [CMunson@sandiego.gov](mailto:CMunson@sandiego.gov))

**District 6 – Council Representative Report** (Madison Garrett, Community Liaison, [MGarrett@sandiego.gov](mailto:MGarrett@sandiego.gov))

**SANDAG Mid-Coast Trolley Monthly Update** (Pete D’Ablaing, SANDAG)

**Item 6 – 7:00 CONSENT AGENDA:**

(Any Member of the public may comment on a consent agenda item or ask that it be removed from the consent agenda)

**101. Bylaws Update regarding appointments (see addendum)**

**102. Bylaws Update to include the sign in sheet as part of the minutes (see addendum)**

**103. Bylaws Update to provide language for noticing a vacancy and solicitation of candidates (see addendum)**

**104. Bylaws Update to include the Board Membership Application in the Minutes (see addendum)**

**105. Bylaws Update to incorporate the Board Membership Application as Exhibit 3 (see addendum)**

**106. Bylaws Update to the Place of Elections (see addendum)**

**Item 6 – 7:05 ACTION ITEMS:**

**7:05 201. Inclusion of the Previous 12 Meetings Sign in Sheets with the March Minutes**

**7:15 202. High Tech High 4-Way Stop Sign Alternative Process Request**

(Paul Dooley, High Tech High, Nicholas Reed)

High Tech High is requesting an Alternative Process (Policy 200-08) for a 4-way Stop Sign at the intersection of Mt. Acadia Blvd. & Mt. Blanca Dr.

**7:25 203. Verizon Wireless Mt. Ada Rd. Cell Tower Replacement – PTS: 255230 –**

**Applicant: Shelly Kilbourne**

Shelly will present renderings of two designs to replace the current Cellular Phone Tower located on Mt. Ada Rd. between Mt. Rias Pl. & Mt. Abraham Ave.

**Item 7 – 7:40 INFORMATION ITEMS:**

**7:40 301. 2019 CCPG Election Results** (Barbarah Torres)

**Item 8 – WORKSHOP ITEMS: None****Item 9 – POTENTIAL ACTION ITEMS: None****Item 10 – 7:50 REPORTS TO COMMITTEE:**

<b>Community Organizations Reports</b>	
Clairemont Town Council – Delana Hardacre	

<b>Officer and Committee Reports</b>	
Chair – Naveen Waney	Secretary – Margie Schmidt
Vice Chair – Nicholas Reed	Treasurer – Delana Hardacre
Community Planners – Naveen Waney	Parking & Transportation – Nicholas Reed
By-Laws – Jason Young	Airports – Nicholas Reed
Project Review – Kevin Carpenter	Morena Blvd Station Area Plan – Margie Schmidt
Balboa Ave Station Area Plan – Harry Backer	Clairemont Community Plan Update – Susan Mournian
MCAS Miramar – Cecelia Frank	Mt. Etna/County Crime Lab – Matt Valenti

**8:30 ADJOURNMENT** (Approximate Time)

**NEXT SCHEDULED MEETING: April 16<sup>th</sup>, 2019**

**Sub-Committee Meetings may also be held and are open to the public.**

**Agendas and meeting minutes can be found at**

<http://www.sandiego.gov/planning/community/profiles/clairemontmesa/agendas.shtml>

This Public Notice and Agenda is posted at the North Clairemont Branch Library, located at 4616 Clairemont Drive, San Diego, CA 92117 at least 72 hours in advance of the meeting date.

**For further information regarding agenda items or sub-committee meetings, please contact the Chair.**

# CLAIREMONT COMMUNITY PLANNING GROUP

## Consent Agenda Addendum

### 101. Bylaws Update regarding appointments Replace will with must (exhibit B, pg 27 2<sup>nd</sup> paragraph)

**Original:**

If one vacancy exists, and one or more person has been deemed eligible to serve, seated members of the CCPG **will** vote to appoint the nominee(s) or not to appoint the nominee(s), if there is a quorum.

**Proposed Amendment:**

If one vacancy exists, and one or more person has been deemed eligible to serve, seated members of the CCPG **must** vote to appoint the nominee(s) or not to appoint the nominee(s), if there is a quorum.

### 102. Bylaws Update to include the sign in sheet as part of the minutes Add sentence: A copy of the sign in sheet shall be included with the minutes of each Clairemont Community Planning Group Meeting Minutes (exhibit B pg 24 last paragraph)

**Proposed Amendment:**

A copy of the sign in sheet shall be included with the minutes of each Clairemont Community Planning Group Meeting Minutes.

### 103. Bylaws Update to provide language for noticing a vacancy and solicitation of candidates Insertion of the following sentences:

Agenda action items to fill vacancies shall be noticed on the agenda as follows:

Solicitation of nominee(s), and possible / potential appointment to fill vacancy(s)

Any eligible members of the community who wish to be considered must be present and submit a completed Board Membership Application including proof of eligibility. (page 27 between 1<sup>st</sup> and 2<sup>nd</sup> paragraph)

**Proposed Amendment:**

Agenda action items to fill vacancies shall be noticed on the agenda as follows:

**“Solicitation of nominee(s), and possible / potential appointment to fill vacancy(s)**

Any eligible members of the community who wish to be considered must be present and submit a completed Board Membership Application including proof of eligibility.”

### 104. Bylaws Update to include the Board Membership Application in the Minutes A copy of the Board Membership Application shall be included with each Clairemont Community Planning Group Meeting Minutes. ( pg 14 art6 sec 2 d3 end of 1<sup>st</sup> paragraph)

**Proposed Amendment:**

A copy of the Board Membership Application shall be included with each Clairemont Community Planning Group Meeting Minutes.

### 105. Bylaws Update to incorporate the Board Membership Application as Exhibit 3

Make the Board Membership Application Exhibit 3 (page 22) And insert the following sentence into the Membership application:

Candidates shall attach proof of eligibility and meeting attendance from 3 of the last 12 consecutive regular CCPG meetings, in order for the application to be considered complete. (page 30)

**Proposed Amendment:**

Creation of Exhibit 3, Board Membership Application

Addition of the following sentence at the bottom of the application

“Candidates shall attach proof of eligibility and meeting attendance from 3 of the last 12 consecutive regular CCPG meetings, in order for the application to be considered complete.

### 106. Bylaws Update to the Place of Elections Update Polls voting place: Voting will take place at a predetermined location, within the CCPG boundaries noticed 30 days prior to the election or as soon as reasonably possible. (Page 24 Exhibit B)

**Proposed Amendment:**

Voting will take place at a predetermined location, within the CCPG boundaries noticed 30 days prior to the election or as soon as reasonably possible.



## Telecommunications Project Management

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

#### PROJECT DESCRIPTION

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

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

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

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

#### COVERAGE CONSIDERATIONS

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

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

Coverage maps have been provided behind Tab 3 to demonstrate the existing coverage provided by the Mt. Ada site and the predicted loss of coverage without the site. As indicated on the maps, loss of the existing coverage footprint from the Mt. Ada site would result in significant impacts to those living and working within the surrounding area as well as those traveling through this area along the 805 freeway. Since over one-quarter of US households are ~~wireless-only~~,<sup>1</sup> this degradation of service would have a significant negative impact on customers' essential communications services, including their ability to access emergency services.

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

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

### SITE CONSIDERATIONS

The Mt. Ada site is an existing site and any change in location or reduction in height would negatively impact customers' existing service and could impact the ability to connect this site via microwave.<sup>2</sup> Coverage maps showing the impacts on coverage from reducing the height of the tower in 20 foot increments (starting at the site's current height and ending at 35') are provided behind Tab 5.<sup>3</sup> As is evident from the maps, the reduction of height of the subject site to the approximate height limit in the zone would create a significant gap in coverage and would degrade wireless service to existing customers. Even a reduction to an intermediate height (e.g., 50') would still result in a coverage gap and resulting degradation in service for many customers who live in the area and travel through it. Additionally, Verizon Wireless explored what the coverage impact would be if the current site were relocated to the Balboa Towers. (Verizon

---

<sup>1</sup> The microwave dishes are at 72' and 80'.

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

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

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

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

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

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

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

---

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

Mt. Ada Site Justification Rev 1/30/12

Page 4

**Attachments:**

Tab 1 – Aerial photograph and existing facility photograph

Tab 2 – Zoning Justification Map

Tab 3 – Radio Frequency Coverage Map

Tab 4 – Google Earth Overlay Map

Tab 5 – Coverage Map with Incremental Height Reductions

Tab 6 – Coverage Map for Balboa Tower Relocation

**Tab 1**  
**Aerial Photograph**  
**And**  
**Existing Condition**  
**Photograph**



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



## ATTACHMENT 9



*Aerial view of proposed telecommunications site*



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



# **Tab 2**

# **Zoning Justification**

# **Map**



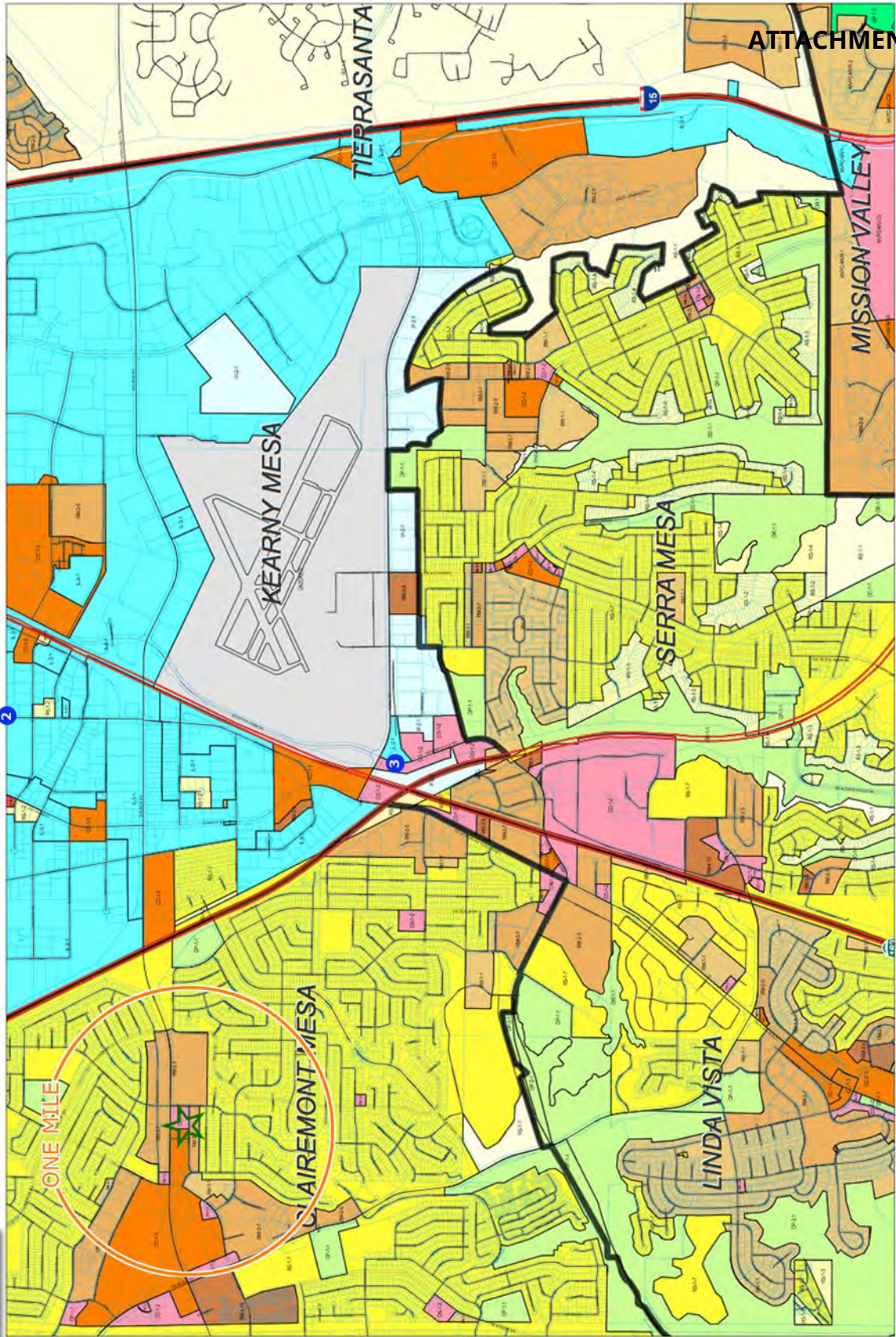


GRID TILE: 23  
GRID SCALE: 800  
DATE: 3/23/2010 10:35:41 AM



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**Specialty Reagents:** *See notes*  
 March 2013 (and June) *See notes* from the City of San Diego (email 2/27/13)  
 March 2013 *See notes* from the WSN, California State  
 This study meets the ACRP's Standard for Class 1 Map Accuracy at a level of  
 1:2,000 (174/2001)  
 This document is not an official copy of the Map or a Change Sheet. Additional  
 data may be added to the Map to meet the accuracy and other standards of the jurisdiction.



Site

**Existing sites within  
1 mile radius:**

No existing sites within 1 mile

**Alternative Sites:**

**No alternative sites**

**Surrounding sites:**

1. Kearny Mesa – 7380 Clairmont Mesa Blvd.
2. MTOSD – 4777 Mercury Street
3. Sunroad – 3666 Kearny Villa Road
4. 52/Genessee – 5763 Lodi Street
5. Clairmont Square – 3962 Clairmont Drive
6. Tecolote – 4292 Balboa Ave

**Legend**

of San Diego Boundary  
Community Plan Areas

cols

22

1-2

15-16

23

4-2

1-2

1-2

1-2

61

1

52

Wi-Oc

W-O

PD-W

Wt-Oc

WV-De

53

2.1

9-9

2.5

3.7

3.8 6

3-9  
4-10

1-1

1-2

2 1

1-7

1-8

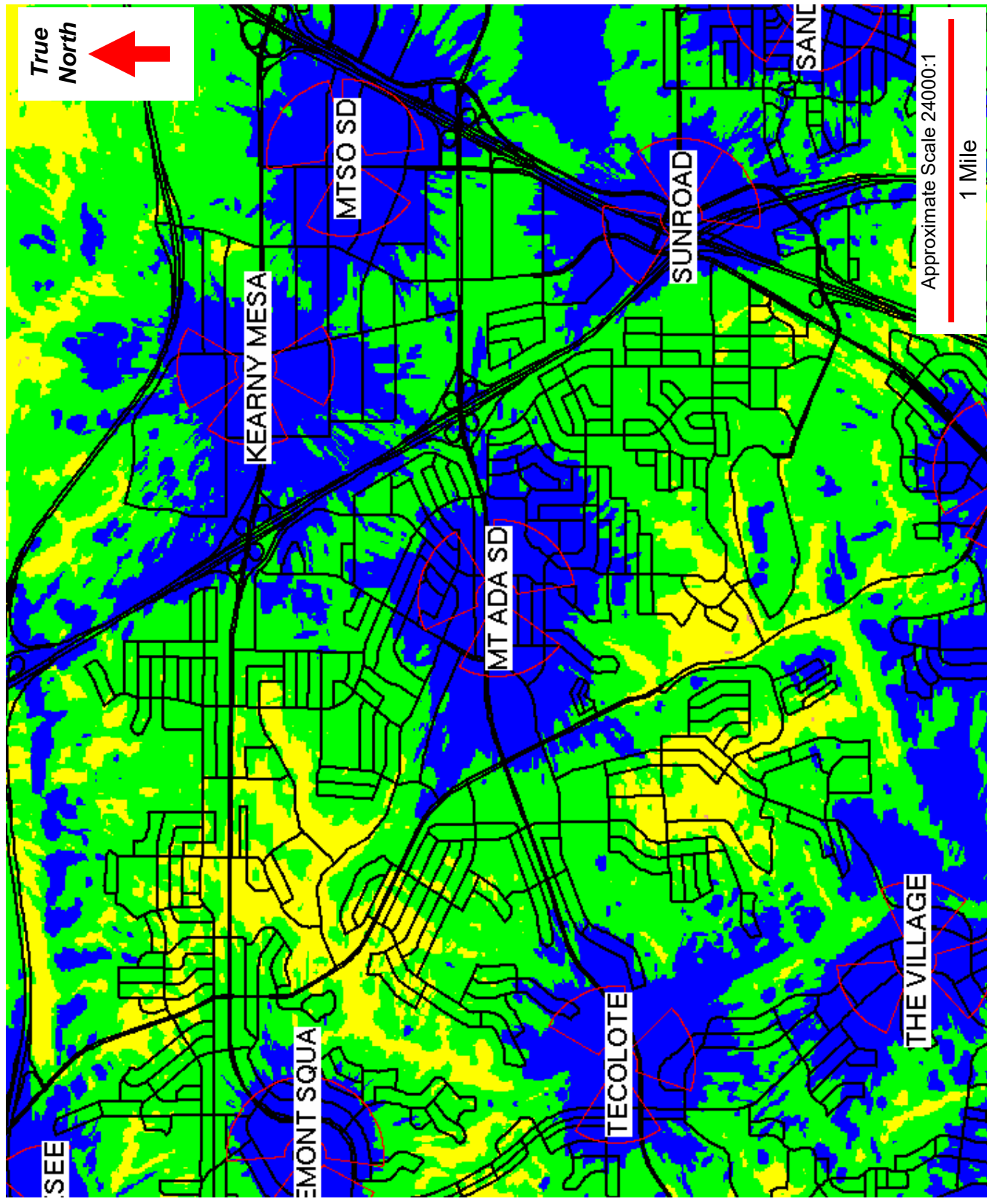
ZONE

# **Tab 3**

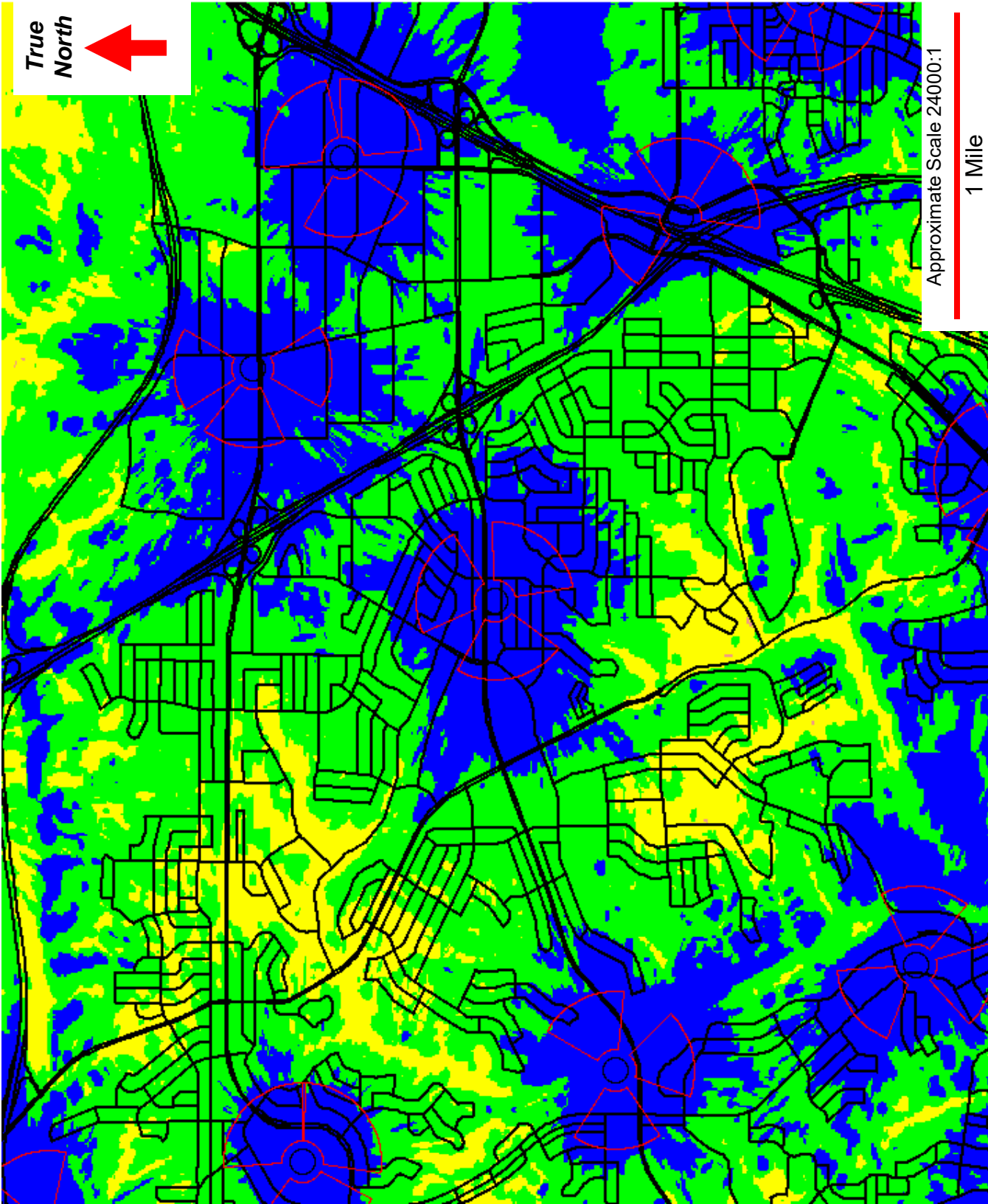
# **Radio Frequency Coverage Map**



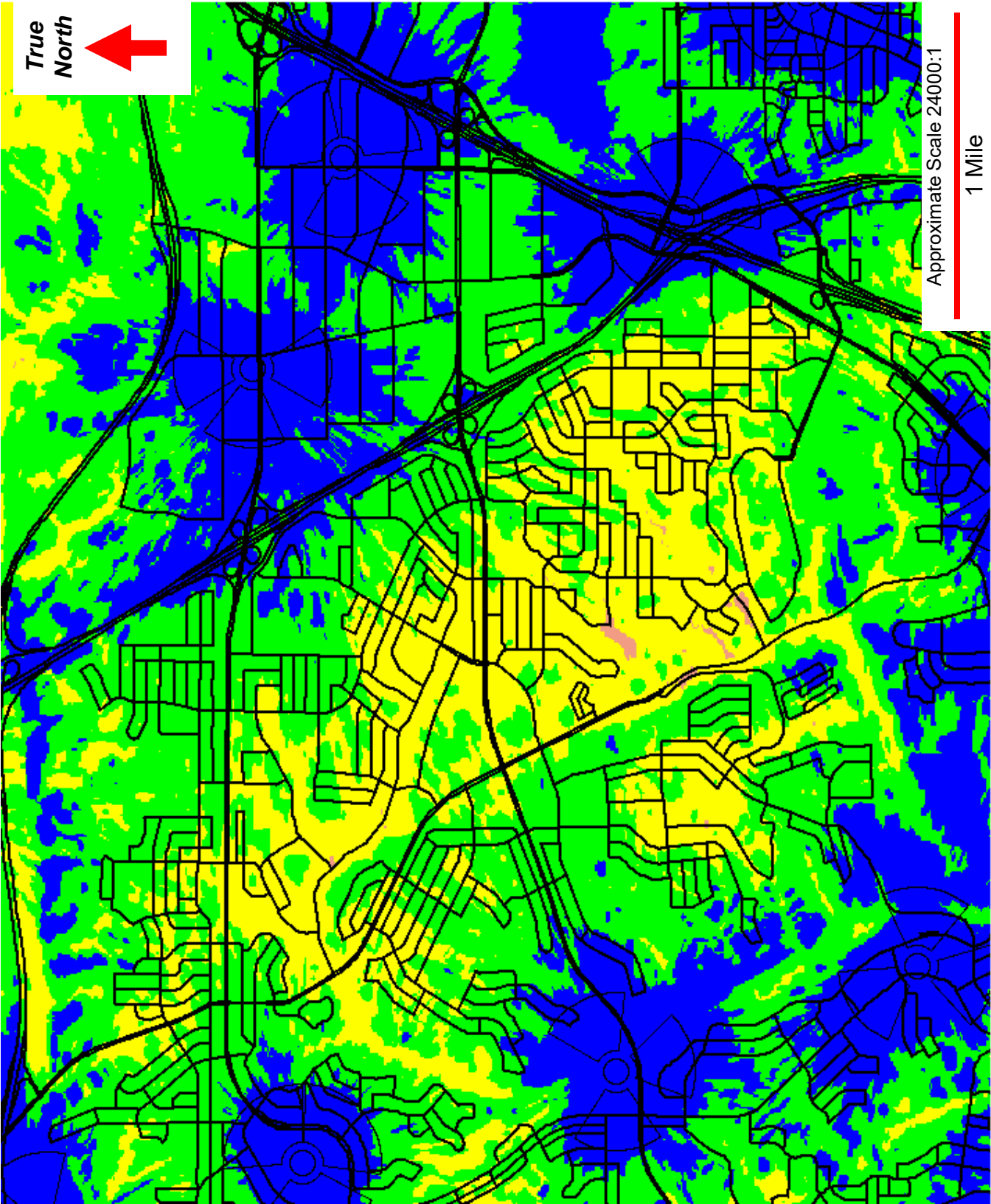
Existing Mt. Ada Cell Coverage (with cell site names)



Existing Mt. Ada Cell Coverage



Coverage without Mt. Ada Cell





# **Tab 4**

## **Google Earth**

### **Overlay Coverage**

### **Map**

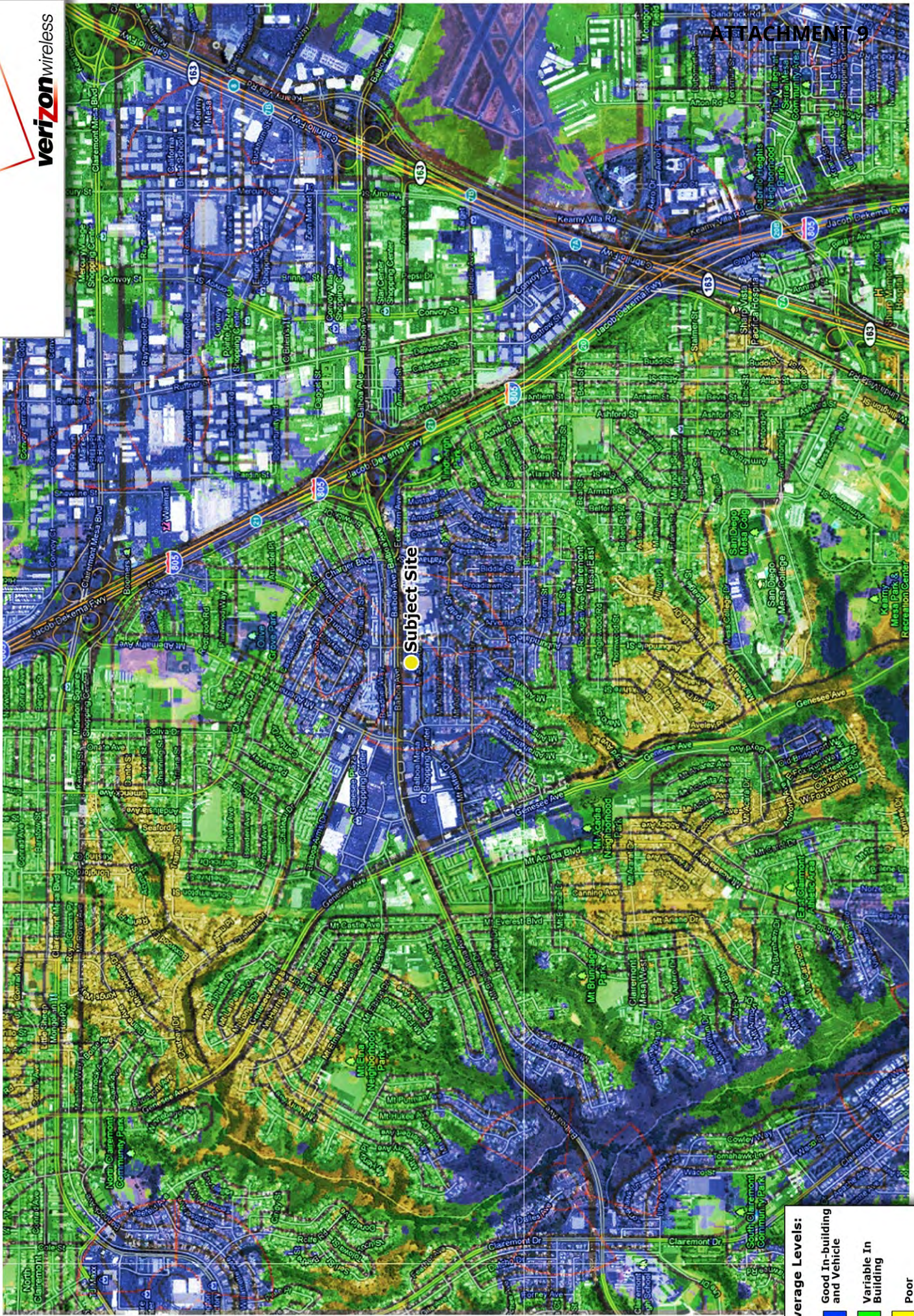


**Mt. Ada**  
6426 Mt. Ada  
San Diego CA, 92111

**verizon** wireless

**ATTACHMENT 9**

**Coverage With Site**



**Coverage Levels:**

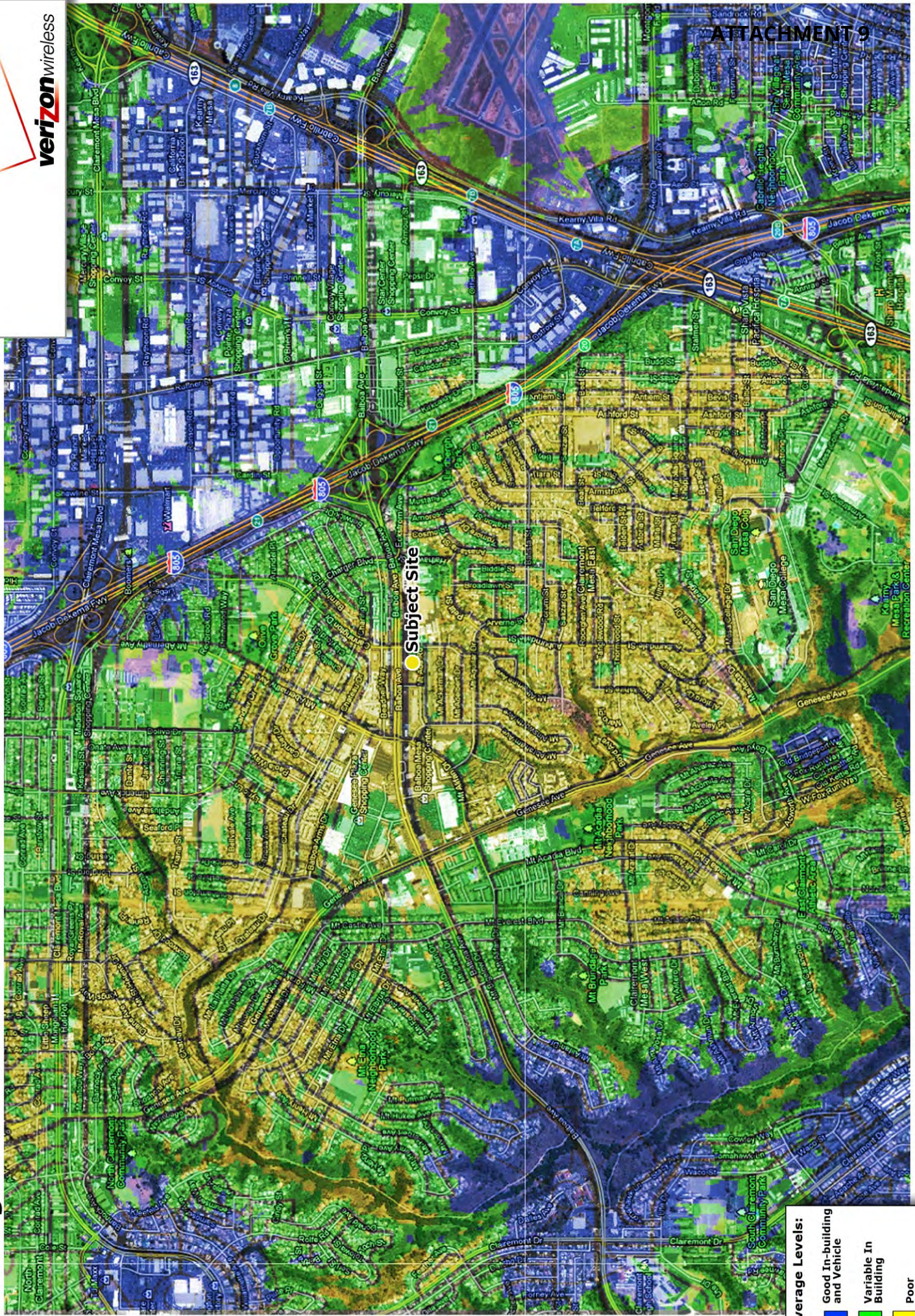
<span style="color: blue;">■</span>	Good In-building and Vehicle
<span style="color: green;">■</span>	Variable In Building
<span style="color: yellow;">■</span>	Poor



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



**Coverage Without Site**



**Coverage Levels:**

Blue	Good In-building and Vehicle
Green	Variable In Building
Yellow	Poor



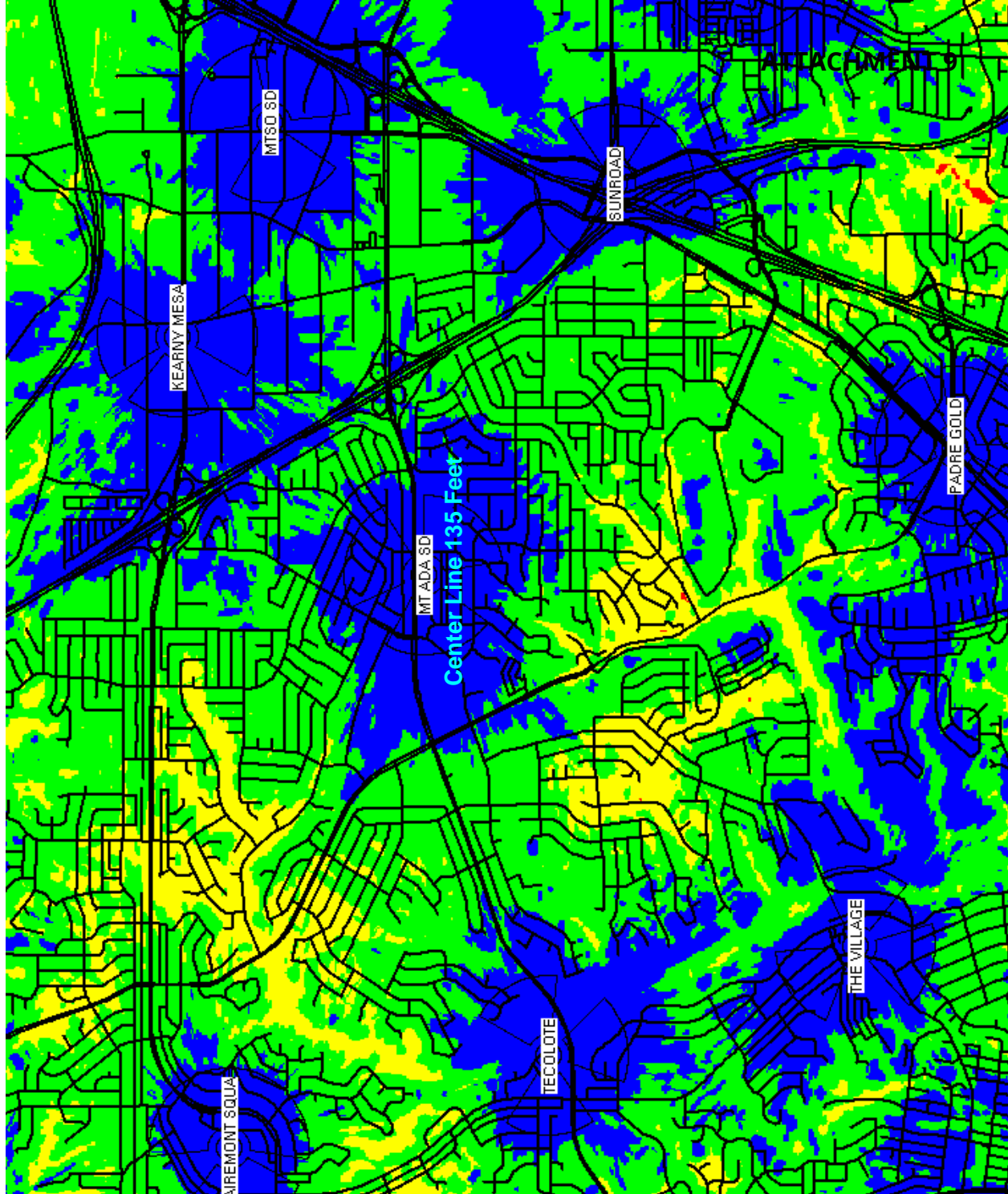
# **Tab 5**

## **Coverage Maps with Incremental Height Reduction**

# Mt. Ada – 135'

Layer Set: **dmccoll**

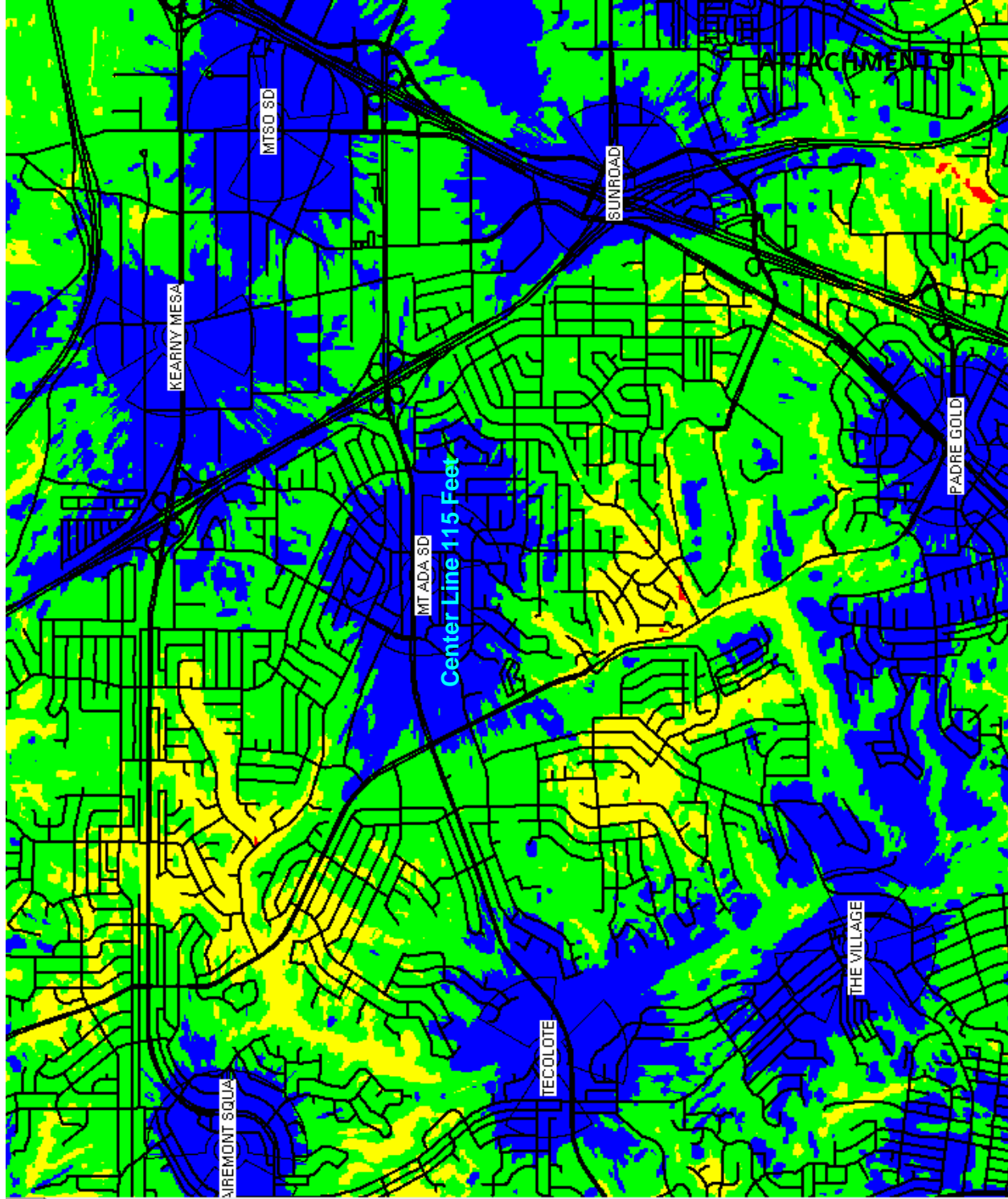
- ☒ Cells
- ☒ Lbl: Cell Name
- ☒ Sectors
- ☒ Grid
- ☒ collector\_road
- ☒ light\_duty\_road
- ☒ arterial\_road
- ☒ alley
- ☒ secondary\_highway
- ☐ Map Labels
- ☒ major\_highway
- ☐ Map Labels
- ☒ **F1CDMA Ec**
- ☒ Cir: RSSI (dBm)
  - ☒ >= -75
  - ☒ >= -85
  - ☒ >= -95
  - ☒ >= -105



# Mt. Ada – 115'

Layer Set: dmccll

- ☒ Cells
- ☒ Lbl: Cell Name
- ☒ Sectors
- ☒ Grid
- ☒ collector\_road
- ☒ light\_duty\_road
- ☒ arterial\_road
- ☒ alley
- ☒ secondary\_highway
- ☐ Map Labels
- ☒ major\_highway
- ☐ Map Labels
- ☒ F1CDMA Ec
- ☒ Clr: RSSI (dBm)
  - ☒ >= -75
  - ☒ >= -85
  - ☒ >= -95
  - ☒ >= -105



# Mt. Ada - 95'

Layer Set: dmccll

▼ ☒ Cells

☒ Lbl: Cell Name

☒ Sectors

☒ Grid

☒ collector\_road

☒ light\_duty\_road

☒ arterial\_road

☒ alley

☒ secondary\_highway

☐ Map Labels

☒ major\_highway

☐ Map Labels

☒ F1CDMA Ec

☒ Cir: RSSI (dBm)

>= -75

>= -85

>= -95

>= -105

20

ATTACHMENT 19

MT ADA SD

Center Line 95 Feet

MT 60 SD

KEARNY MESA

SUNROAD

PADRE GOLD

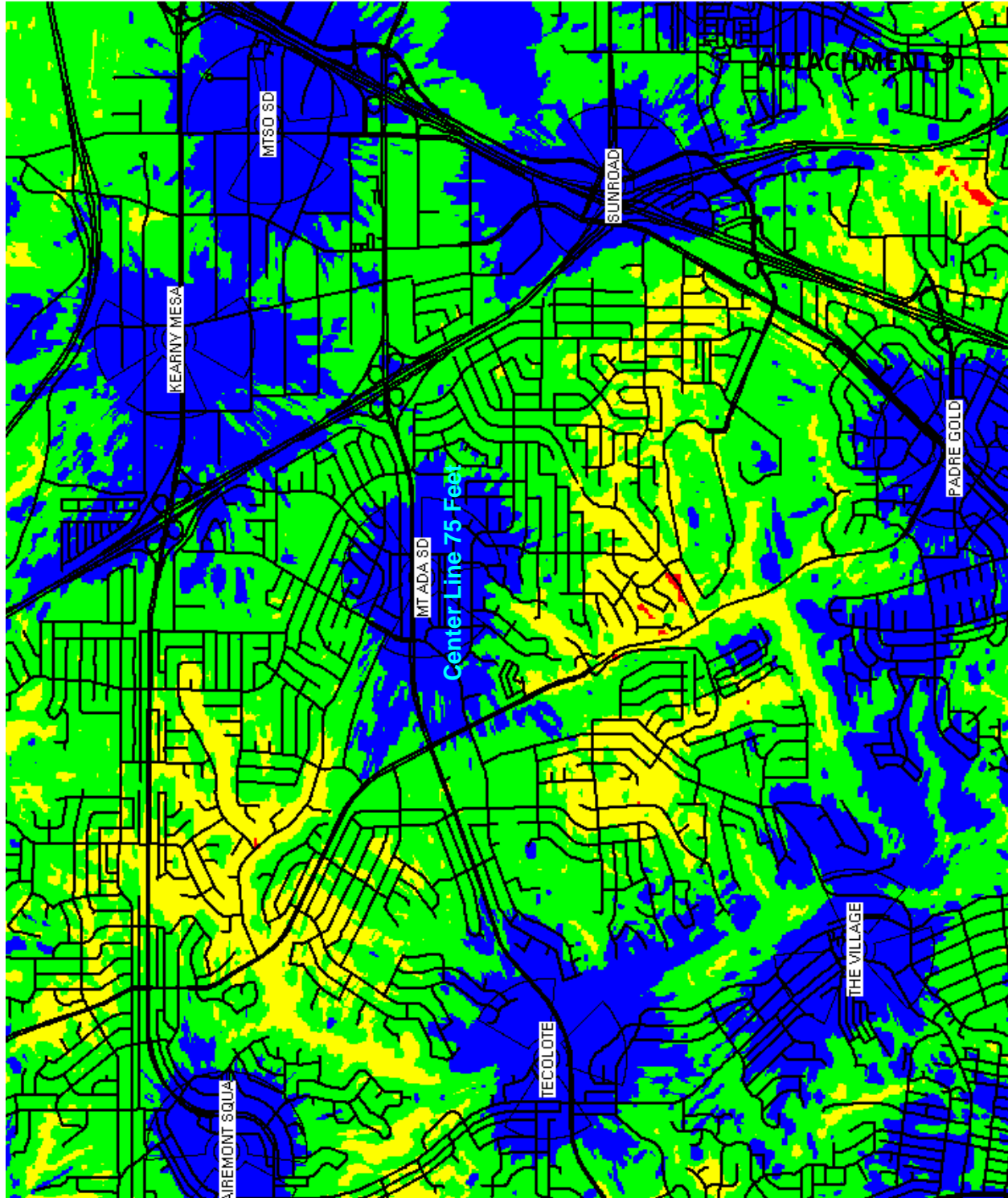
THE VILLAGE

TECOLOTE

# Mt. Ada – 75'

Layer Set: dmccoll

- ☒ Cells
- ☒ Lbl: Cell Name
- ☒ Sectors
- ☒ Grid
- ☒ collector\_road
- ☒ light\_duty\_road
- ☒ arterial\_road
- ☒ alley
- ☒ secondary\_highway
- ☐ Map Labels
- ☒ major\_highway
- ☐ Map Labels
- ☒ F1CDMAEc
- ☒ Clr: RSSI (dBm)
  - >= -75
  - >= -85
  - >= -95
  - >= -105

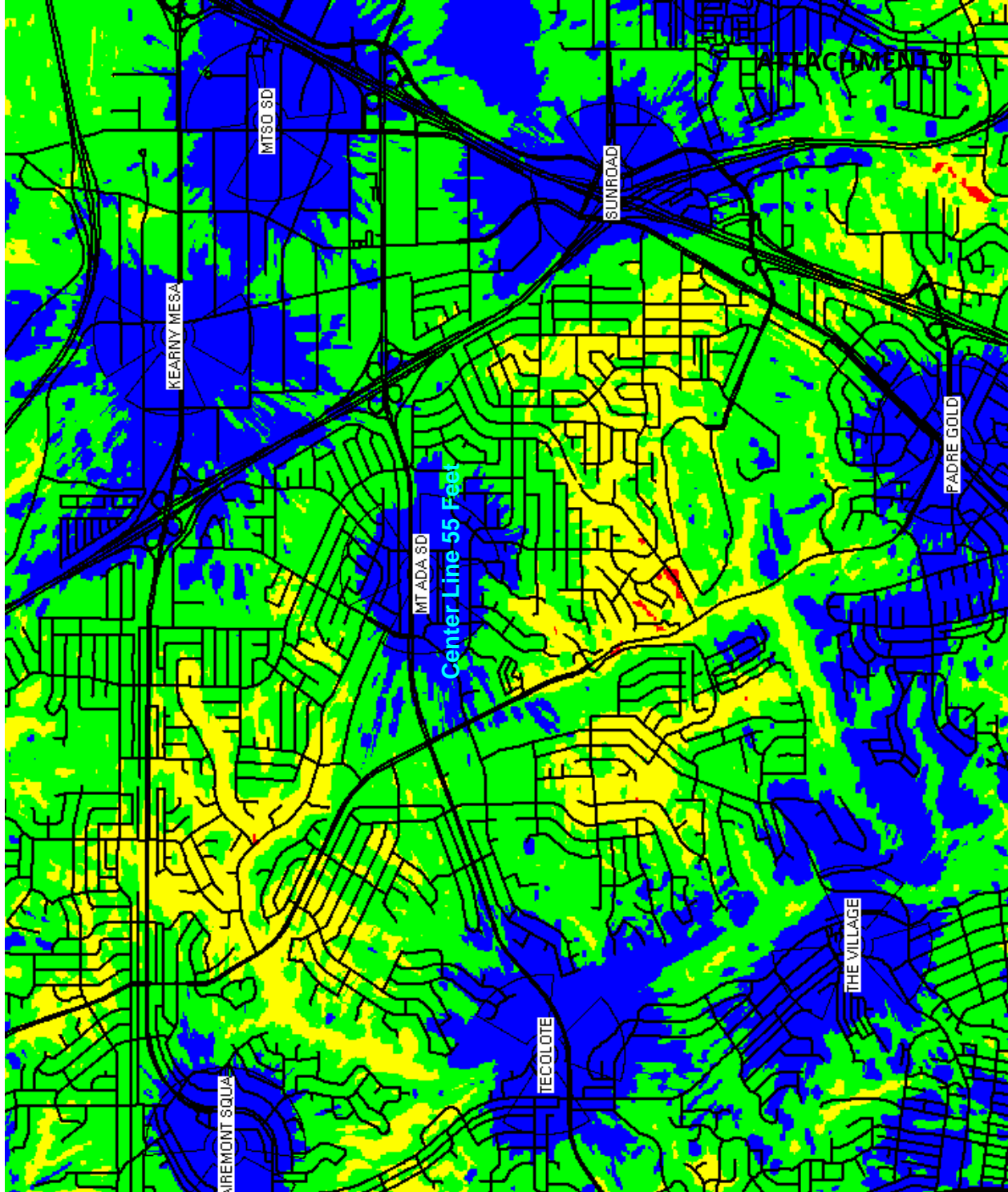




# Mt. Ada – 55'

Layer Set: dmccoll

- ☒ Cells
- ☒ Lbl: Cell Name
- ☒ Sectors
- ☒ Grid
- ☒ collector\_road
- ☒ light\_duty\_road
- ☒ arterial\_road
- ☒ alley
- ☒ secondary\_highway
- ☐ Map Labels
- ☒ major\_highway
- ☐ Map Labels
- ☒ F1CDMAEc
- ☒ Clr: RSSI (dBm)
  - ☒ >= -75
  - ☒ >= -85
  - ☒ >= -95
  - ☒ >= -105



# Mt. Ada – 35'

Layer Set: dmccoll

▼ ☒ Cells

☒ Lbl: Cell Name

☒ Sectors

☒ Grid

☒ collector\_road

☒ light\_duty\_road

☒ arterial\_road

☒ alley

☒ secondary\_highway

☐ Map Labels

☒ major\_highway

☐ Map Labels

☒ F1CDMA Ec

☒ Cir: RSSI (dBm)

>= -75

>= -85

>= -95

>= -105

23

ATTACHMENT 9

REARVY MESA

MTISO SD

SUNROAD

PADRE GOLD

THE VILLAGE

TECOLOTE

MT ADA SD

Center Line 35 Feet

# **Tab 6**

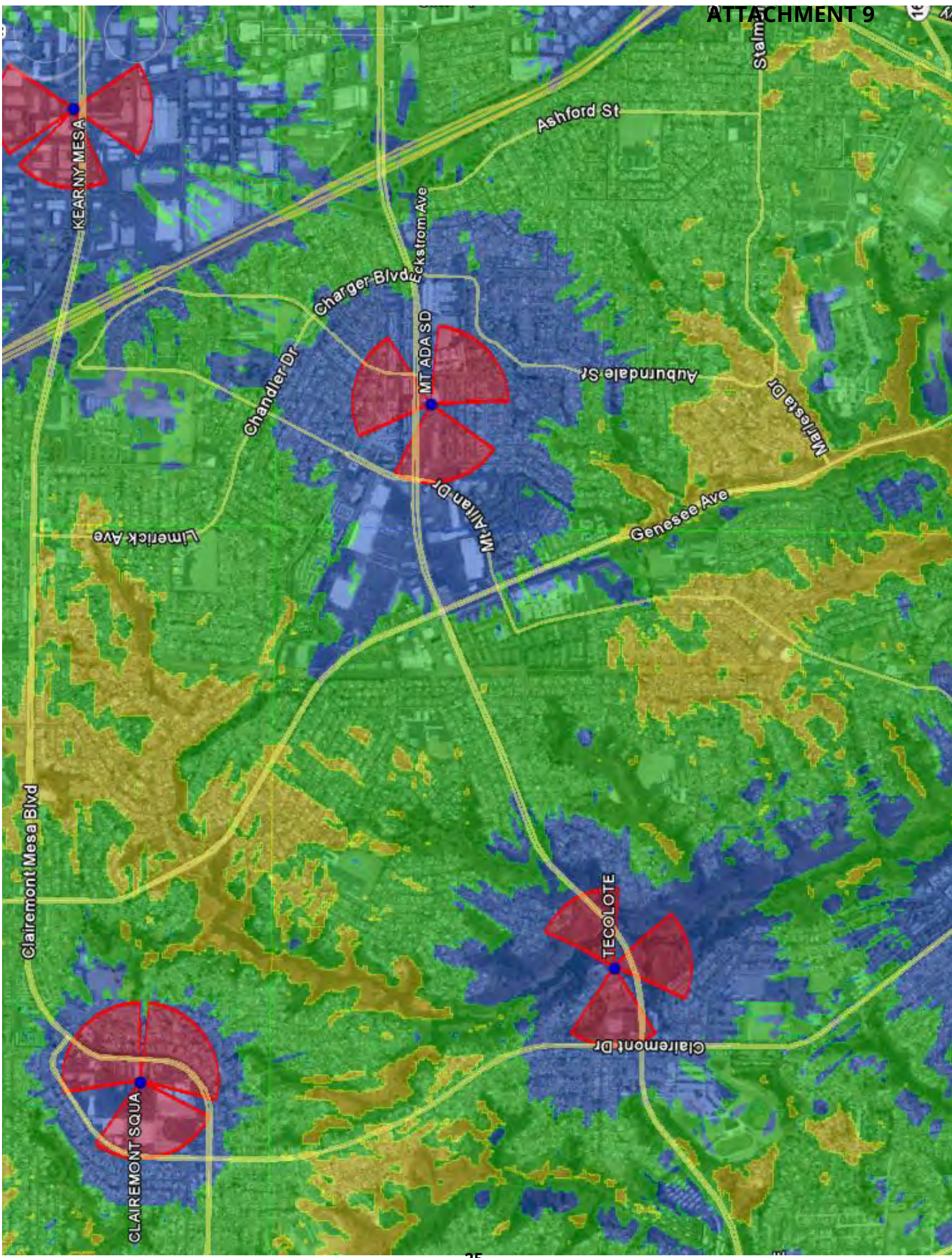
# **Coverage Map for**

# **Balboa Tower**

# **Relocation**

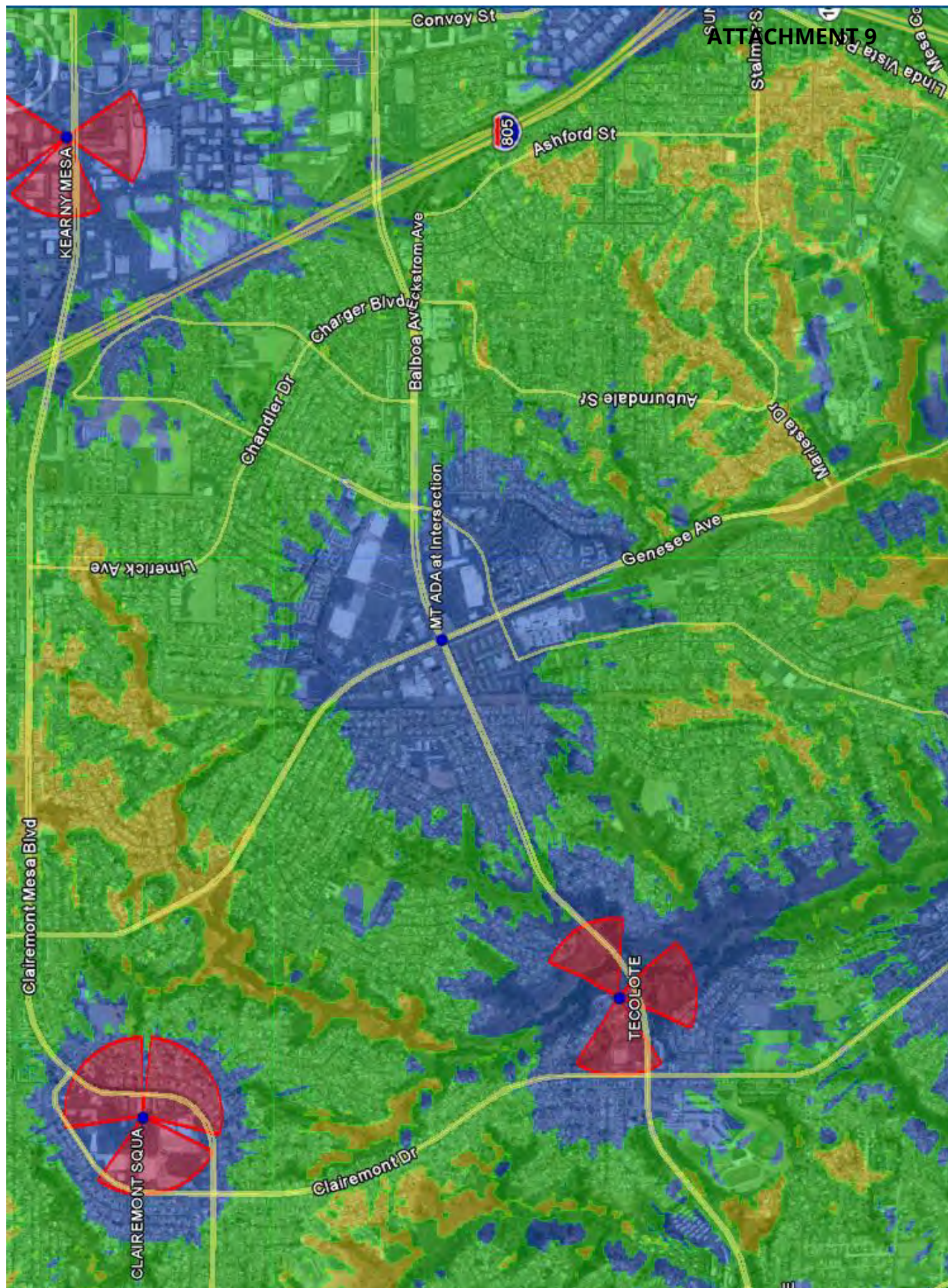


Mt Ada current location with the bottom of the antennas at 130 feet.



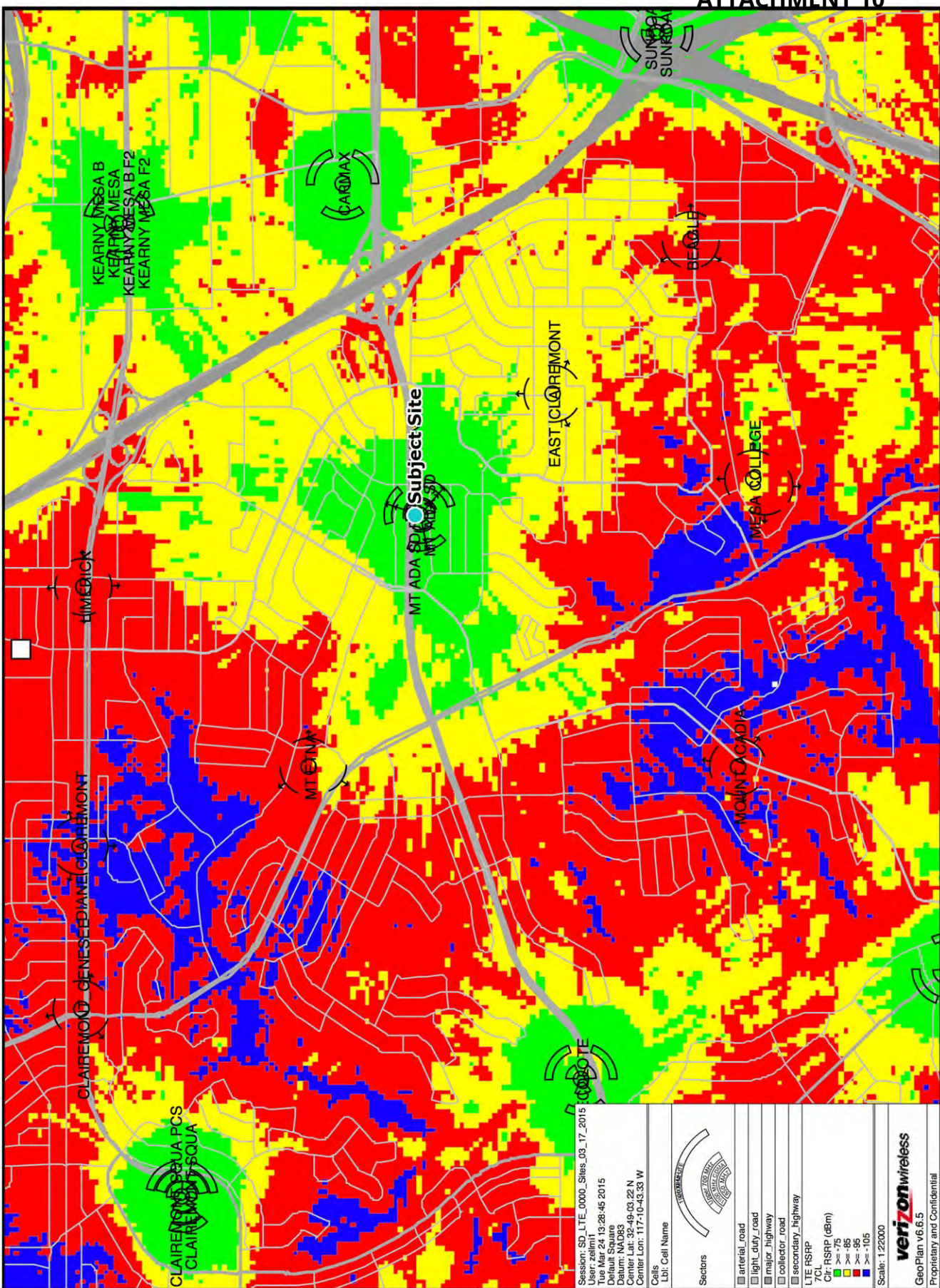


Mt Ada at the intersection with the bottom of the antennas at 130 feet.





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



**Coverage Levels:**

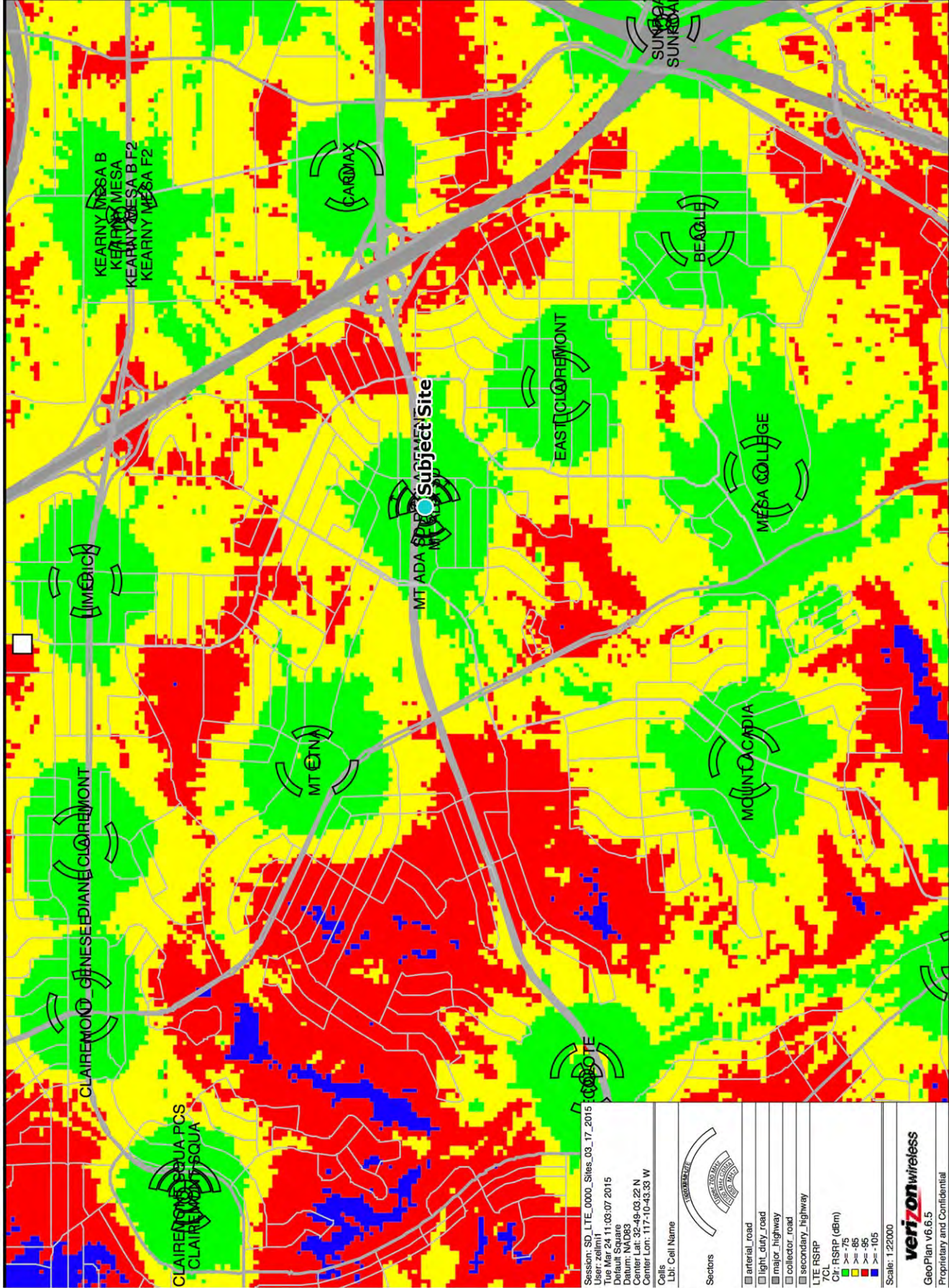
Excellent

Good / Variable

Poor



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



Coverage With Fill In Sites (Proposed)





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

## Ownership Disclosure Statement

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

**Project Title**

Verizon Mt. Ada

Project No. For City Use Only

255230

**Project Address:**

6426 Mt. Ada Road

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

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

**Additional pages attached** ☐ Yes ☐ No

Name of Individual (type or print):

Buckel Trust

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

10313 boulder Creek Road

City/State/Zip:

Descanso, CA 91916

Phone No:

( 619)445-2238

Fax No:

Signature:

*Harry R. Buckel*

Date:

7/28/11 trustee

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

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

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

**Legal Status (please check):**

☐ Corporation    ☐ Limited Liability -or-    ☐ General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership

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

Corporate/Partnership Name (type or print): _____  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____

## PHOTOGRAPHIC STUDY AND KEY MAP

---

**Mt. Ada**  
**Verizon Wireless**  
6426 Mt. Ada Road  
San Diego, CA 921117

Prepared for:  
**City of San Diego**  
**Development Services Department**  
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

September 21, 2011



## Verizon Wireless Mt. Ada

---



Looking at north elevation



Looking at south and east elevations

## Verizon Wireless Mt. Ada

---



Looking at east elevation



Looking at west elevation

## Verizon Wireless Mt. Ada

---



Looking north from site



Looking west from site



## Verizon Wireless Mt. Ada

---

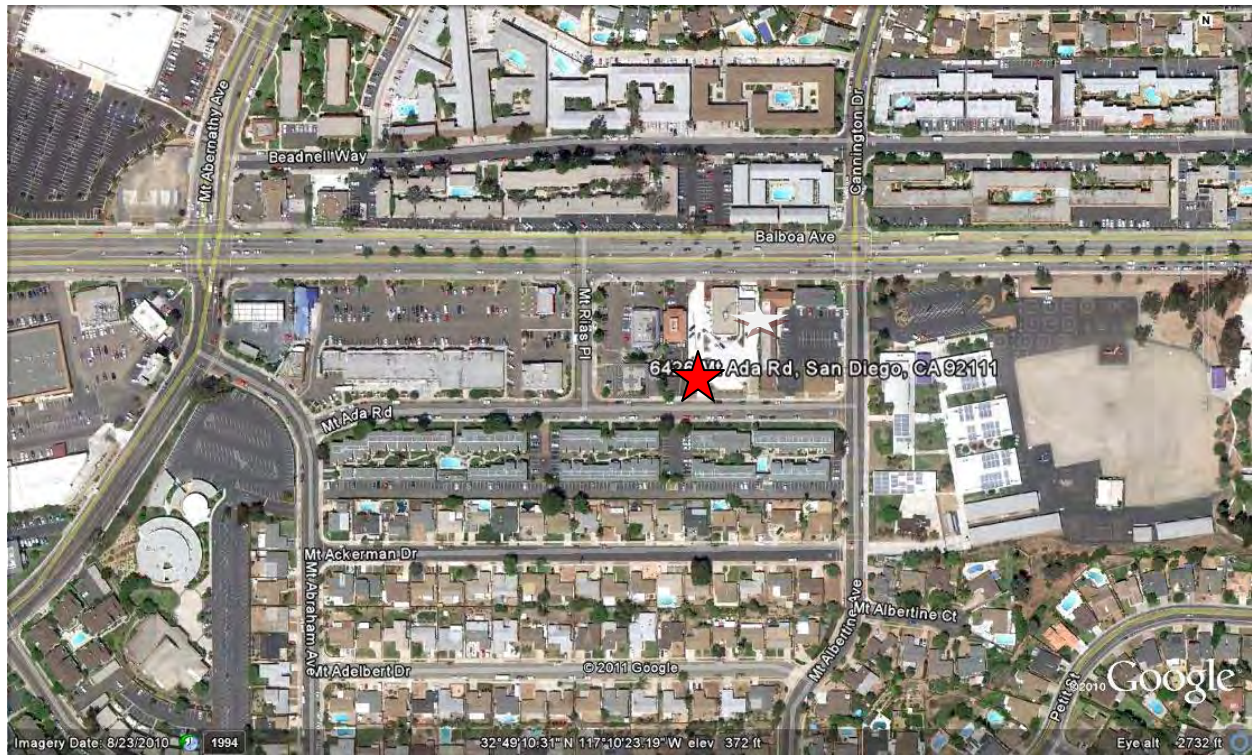


Looking east from site



Looking south from site

## Verizon Wireless Mt. Ada



Aerial photo of site



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



Proposed antennas mounted  
within new tower





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



Proposed antennas mounted  
within new tower



**PROPOSED**

7/30/2019

*Photosimulation of proposed telecommunications site: "Option D1a-2"*

**Settlement Agreement**

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

**Recitals**

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

THEREFORE, the Parties agree as follows:

### AGREEMENT

1. **New Applications for Permits:** Verizon Wireless has agreed that it will file a new application to obtain the appropriate use permit(s) for each of the existing Sites (hereinafter collectively, "New Verizon Wireless Applications") within ninety (90) days of dismissal of the claims and Actions identified in Paragraph 4
  
2. **Processing of New Verizon Wireless Applications:** The City agrees that it will process the New Verizon Wireless Applications under the ordinances and policies currently in effect. (Municipal Code Section 141.0420 et seq.). The Parties agree that they will work cooperatively and make a good faith effort to set the New Verizon Wireless Applications individually for hearing. Based upon this good faith agreement, Verizon Wireless agrees not to enforce or make claims in any future litigation challenges under the Permit Streamlining Act and/or Federal Communications Commission ("FCC") Order 09-99 with respect to the New Verizon Wireless Applications. This agreement extends only to the New Verizon Wireless Applications and to no other Verizon Wireless application currently pending before or filed in the future with the City. City staff will accept and analyze all permit information but will not make an ultimate recommendation for approval or denial of any of the permits sought by the New Verizon Wireless Applications and will prepare a balanced staff report that provides the necessary support for the decision makers' approval or denial of the applications. The Director of the Development Services Department will meet with representatives of Verizon Wireless before issuing any report to decision makers on the New Verizon Wireless Applications to discuss the contents of the staff draft report and to allow Verizon Wireless to comment on the balance of the report required by this provision. As a general practice, the City does not have meetings to

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

15. **No Admission.** Nothing in this Agreement shall be construed as an admission or estoppel on the part of any Party as to any matter, including the legal necessity of the permitting process specified in this Agreement. This Agreement may not be introduced into evidence in any action or proceeding other than an action or proceeding to enforce the Agreement

16. **Governing Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of California.

17. **Attorneys' Fees and Costs.** Each Party shall each bear its own costs and expenses, including attorneys' fees, including those incurred in connection with the Actions or the negotiation and execution of this Agreement and expressly waives any right to seek or claim any right to fees, costs or damages incurred as of the date this Agreement is executed. In the event of any proceedings to enforce this Agreement, the prevailing Party shall be entitled, in addition to any other appropriate relief, to recover its reasonable costs and attorneys' fees.

18. **Severability.** If any portion, provision, or part of this Agreement is determined or adjudicated to be invalid, unenforceable, or void for any reason whatsoever, each such portion, provision or part shall be severed from the remaining portions, provisions, or parts of this Agreement and shall not affect the validity or enforceability of any remaining portions, provisions, or parts.

19. **Counterparts.** This Agreement may be signed in counterparts which together shall constitute a single document. Facsimile, portable document format ("PDF"), and other electronic signatures shall have the same effect as manually signed originals.

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

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

IN WITNESS WHEREOF, the Parties have executed this Agreement.

Dated: March 24, 2011

VERIZON WIRELESS (VAW) LLC

By: 

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

Dated: March \_\_, 2011

THE CITY OF SAN DIEGO

By: \_\_\_\_\_  
Its: \_\_\_\_\_

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

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

IN WITNESS WHEREOF, the Parties have executed this Agreement.

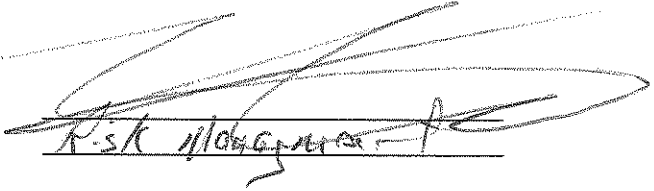
Dated: March \_\_\_\_, 2011

VERIZON WIRELESS (VAW) LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Dated: March 25, 2011

THE CITY OF SAN DIEGO

By:   
Its: \_\_\_\_\_



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

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

**EXHIBIT 1 - LIST OF CASES INVOLVING VERIZON WIRELESS CELL SITES**

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

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



VERIZON PROPOSES TO CONSTRUCT AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY THAT WILL CONSIST OF THE FOLLOWING:

- EXISTING VERIZON TELECOMMUNICATIONS EQUIPMENT INSIDE AN EXISTING 22'-0" x 22'-0" SPLIT-FACE CONCRETE BLOCK EQUIPMENT SHELTER TO REMAIN
- REMOVE EXISTING 133'-2" HIGH MONOPOLE (EXISTING FAA LIGHT AT 134'-1")
- INSTALLATION OF A NEW 79'-0" HIGH DECORATIVE TOWER (NEW FAA LIGHT AT 80'-6")
- (12) VERIZON PANEL ANTENNAS MOUNTED INSIDE AN R.F. TRANSPARENT RADOME MOUNTED TO NEW 79'-0" HIGH DECORATIVE TOWER
- (2) EXISTING MICROWAVE ANTENNAS TO BE RELOCATED INSIDE NEW R.F. TRANSPARENT RADOMES AT SAME ORIENTATION MOUNTED TO NEW 79'-0" HIGH DECORATIVE TOWER
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRUS) MOUNTED INSIDE RADOME BETWEEN ANTENNAS
- INSTALLATION OF THREE (3) VERIZON WIRELESS RAYCAPS (SURGE DEMARCATION JUNCTION BOXES) MOUNTED INSIDE RADOME BELOW ANTENNAS
- INSTALLATION OF A 7'-4" HIGH SPLIT-FACED CONCRETE BLOCK SOUND WALL ON NORTH PROPERTY LINE FOR VERIZON 30 KW REPLACEMENT DIESEL GENERATOR
- INSTALLATION OF A NEW 48" HIGH LOUVERED VENT MECHANICAL SCREEN WALL ON ROOF OF EXISTING EQUIPMENT SHELTER. (MINIMUM 6" ABOVE EXISTING MECHANICAL UNITS)
- INSTALLATION OF ADDITIONAL LANDSCAPE AND IRRIGATION IS PROPOSED (SHEETS L-1, L-2 & L-3)
- INSTALL A TEMPORARY 72'-0" BALLASTED POLE WITH THREE (3) PANEL ANTENNAS. USED DURING THE COURSE OF CONSTRUCTION ONLY

<u><b>SITE ACQUISITION:</b></u>	<u><b>PLANNING:</b></u>
PLANCOM, INC.	PLANCOM, INC.
302 STATE PLACE	302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029	ESCONDIDO, CALIFORNIA 92029
CONTACT: JILL CLEVELAND	CONTACT: SHELLY KILBOURN
TELEPHONE: (760) 420-4833	TELEPHONE: (619) 208-4685
<u><b>ARCHITECT:</b></u>	<u><b>LANDSCAPE ARCHITECT:</b></u>
PLANCOM, INC.	GROVE LANDSCAPE ARCHITECTURE
302 STATE PLACE	2644 BRESSI RANCH WAY
ESCONDIDO, CALIFORNIA 92029	CARLSBAD, CA 92009
CONTACT: WILLIAM BOOTH	CONTACT: BRIAN RAY
TELEPHONE: (760) 889-3201	TELEPHONE: (760) 550-9757

Map of the Clairemont area in San Diego, showing the location of 6426 Mount Ada Road. The map includes major roads like Clairemont Mesa Blvd, Genesee Ave, and Interstates 5 and 805. Landmarks such as Target, Walmart, and Boomer's! San Diego are marked. A red pin indicates the site location at 6426 Mount Ada Road, with a black arrow pointing to it from the text 'SITE LOCATION'.

FROM: VERIZON OFFICE TO: 6426 MT. ADA ROAD  
15505 SAND CANYON AVE SAN DIEGO, CA 92111  
IRVINE, CA 92618

TURN LEFT ONTO SAND CANYON AVENUE. TAKE I-5 SOUTH (65 MILES). KEEP LEFT AT FORK TO CONTINUE ON I-805 SOUTH. TAKE EXIT 21 FOR BALBOA AVE. KEEP RIGHT TO CONTINUE ON BALBOA AVE WEST.

CONTINUE ON BALBOA AVE WEST TO MT RIAS PLACE. TURN LEFT ONTO MT RIAS PLACE. TURN LEFT ONTO MT ADA RD.

YOUR DESTINATION WILL BE LOCATED APPROX. 75 FEET AWAY, ON THE LEFT SIDE (NORTH SIDE) OF MT ADA RD.

DO NOT SCALE DRAWINGS

THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS MATCH THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH CONSTRUCTION WITHOUT SUCH NOTIFICATION OF DISCREPANCIES INDICATES THE GENERAL CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE EXISTING CONDITIONS AND HAS INCLUDED RESOLUTION OF THOSE DISCREPANCIES IN THE BID FOR CONSTRUCTION.

**APPLICANT:**  
**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618  
OFFICE: (949) 826-7000

**APPLICANT'S REPRESENTATIVE:**  
PLANCOM, INC.  
302 STATE PLACE  
ESCONDIDO, CA 92029  
CONTACT: SHELLY KILBOURN  
TELEPHONE: (619) 208-4685

**PROPERTY OWNER:**  
BUCKEL TRUST  
10313 BOULDER CREEK ROAD  
DESCANSO, CA 92016  
TELEPHONE: (619) 445-2238

**PROPERTY INFORMATION:**  
SITE NAME: MT. ADA SD AWS / PCS / OTHURP  
SITE ADDRESS: 6426 MT. ADA ROAD  
SAN DIEGO, CA 92111

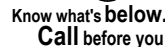
**JURISDICTION:** CITY OF SAN DIEGO

**CONSTRUCTION INFORMATION:**  
AREA OF CONSTRUCTION: 296 SQ. FT.  
OCCUPANCY: EXISTING VERIZON SHELTER:  
TOWER & GENERATOR: B (NO CHANGE)  
NONE  
(OUTDOOR EQUIPMENT ONLY)

- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE

IN THE EVENT OF A CONFLICT, THE MORE RESTRICTIVE CODE SHALL GOVERN.

## ZONING DRAWINGS



TO OBTAIN LOCATION OF PARTICIPANT:  
UNDERGROUND FACILITIES BEFORE  
YOU DIG IN CALIFORNIA (SOUTH), CALL  
DIG ALERT  
TOLL FREE: 1-800-227-2600 OR  
[www.digalert.org](http://www.digalert.org)  
CALIFORNIA STATUTE  
REQUIRES MIN OF 2  
WORKING DAYS NOTICE  
BEFORE YOU EXCAVATE

EV.	DATE	DESCRIPTION
0	05/31/19	90% ZD
1	06/25/19	90% ZD
2	07/08/19	90% ZD
3	11/13/19	90% ZD



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS  
IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO  
VERIZON WIRELESS IS STRICTLY PROHIBITED



6426 MT. ADA ROAD  
SAN DIEGO, CA 92111

SHEET TITLE

# TITLE SHEET

# T-1

## ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/31/19	90% ZD	RD
1	06/25/19	90% ZD	RD
2	07/08/19	90% ZD	RD
3	11/13/19	90% ZD	RD

**PLANCOM**  
TELECOMMUNICATIONS PROJECT MANAGEMENT302 STATE PLACE,  
ESCONDIDO, CALIFORNIA 92029

## PROPRIETARY INFORMATION

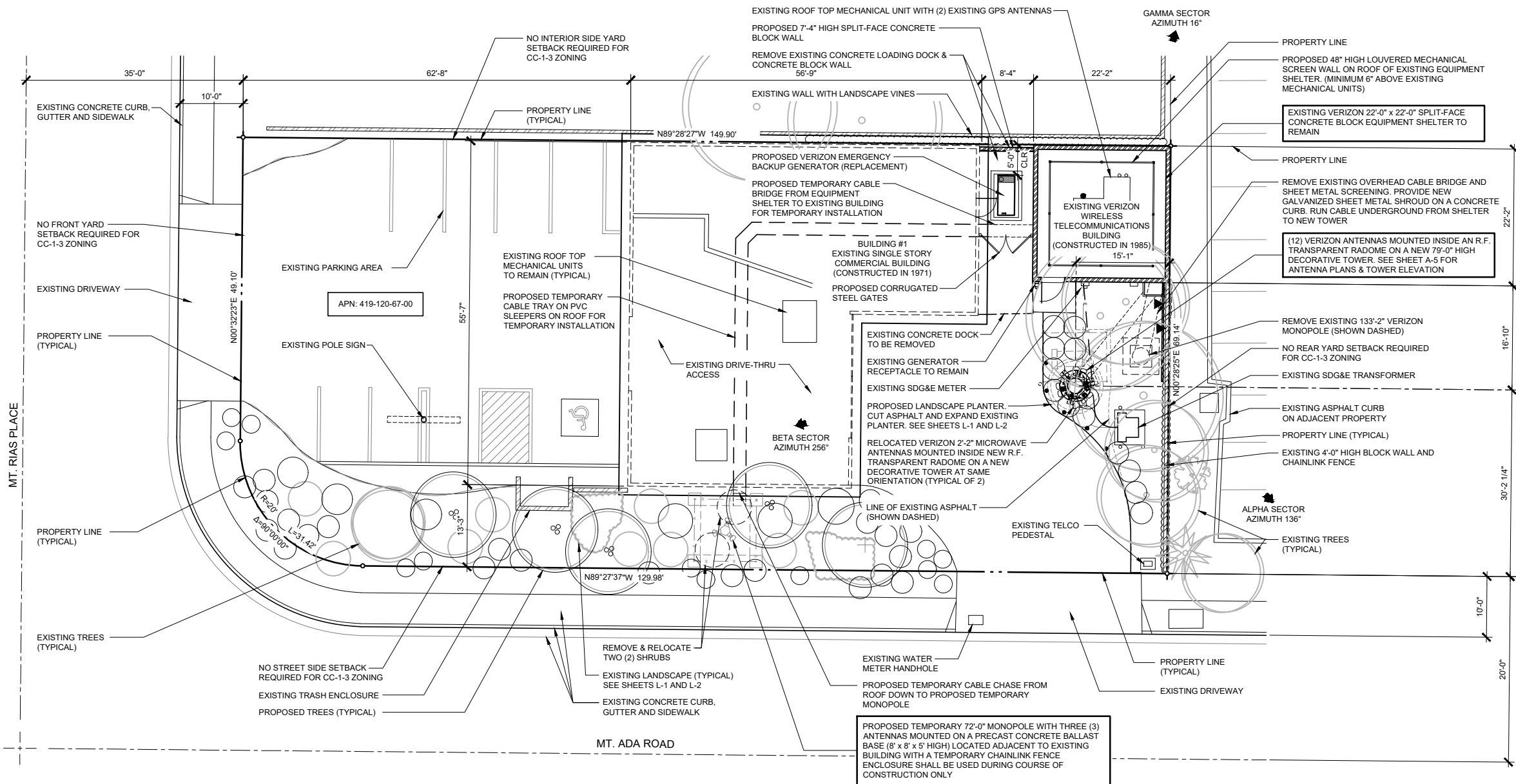
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**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618MT. ADA SD AWS  
/ PCS / OTHRUP6426 MT. ADA ROAD  
SAN DIEGO, CA 92111

SHEET TITLE:

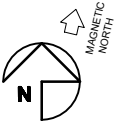
SITE PLAN

A-0



## SITE PLAN

SCALE: 1" = 10'-0"



## BUILDING SUMMARY

BUILDING #1	BUILT IN 1971	COMMERCIAL SINGLE STORY	2,575 SQ. FT.
VERIZON EQUIPMENT SHELTER	BUILT IN 1985	TELECOMMUNICATION FACILITY	484 SQ. FT.
VERIZON GENERATOR ENCLOSURE	PROPOSED	TELECOMMUNICATION EQUIPMENT	113 SQ. FT.
VERIZON POLE STRUCTURE	PROPOSED	TELECOMMUNICATION EQUIPMENT	64 SQ. FT.
TOTAL BUILDING AREA			3,236 SQ. FT.

## GRADING VOLUMES:

EXPORT:	GENERATOR ENCLOSURE FOOTING:	1.50 CU. YDS
	TELECOMMUNICATIONS TOWER	43.60 CU. YDS.
	CABLE TRENCH:	2.20 CU. YDS
TOTAL:		47.30 CU. YDS
IMPORT:		0 CU. YDS
REMOVE & RE-COMPACT 2.20 CU. YDS AT CABLE TRENCH		
TOTAL EXPORT: 47.30 CU. YDS (EXPORT TO CITY APPROVED SITE OR DISPOSE OF SOILS ON SITE)		

LANDSCAPE NOTE:  
FOR EXISTING AND PROPOSED LANDSCAPING  
SEE SHEETS L-1 AND L-2

## PROJECT NOTES:

- ANY ARTIFICIAL LIGHTING SHALL BE DIRECTED OR SHIELDED SO AS NOT TO FALL ONTO ADJACENT PROPERTY
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCCP). THE WPCCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS

Lessee's Certificate  
Standard Wireless Facility Project  
for Post-construction BMP's

I / we the undersigned, as lessee of a portion of the property described as

6426 MT ADA ROAD

(Address or legal description)

understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

Sediments  
Nutrients  
Trash & debris  
Oxygen Demanding Substance  
Oil & Grease  
Bacteria & Viruses  
Pesticides

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee Dwight Woods Company Name Verizon Wireless

(print name)  
Lessee Dwight Woods Date 1-9-2008  
(signature)

## FREQUENCY NOTES:

VERIZON TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

AWS EQUIPMENT:  
TX FREQUENCY: 2115-2130 MHz  
RX FREQUENCY: 1715-1730 MHz

LTE EQUIPMENT:  
TX FREQUENCY: 776-787 MHz  
RX FREQUENCY: 746-757 MHz

CDMA EQUIPMENT:  
TX FREQUENCY: 1965-1970 MHz  
RX FREQUENCY: 1885-1890 MHz

PCS EQUIPMENT:  
TX FREQUENCY: 880-894 MHz  
RX FREQUENCY: 835-848 MHz

BOUNDARY NOTE:

THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/31/19	90% ZD	RD
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2	07/08/19	90% ZD	RD
3	11/13/19	90% ZD	RD

**PLANCOM**  
TELECOMMUNICATIONS PROJECT MANAGEMENT

302 STATE PLACE,  
ESCONDIDO, CALIFORNIA 92029

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**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618

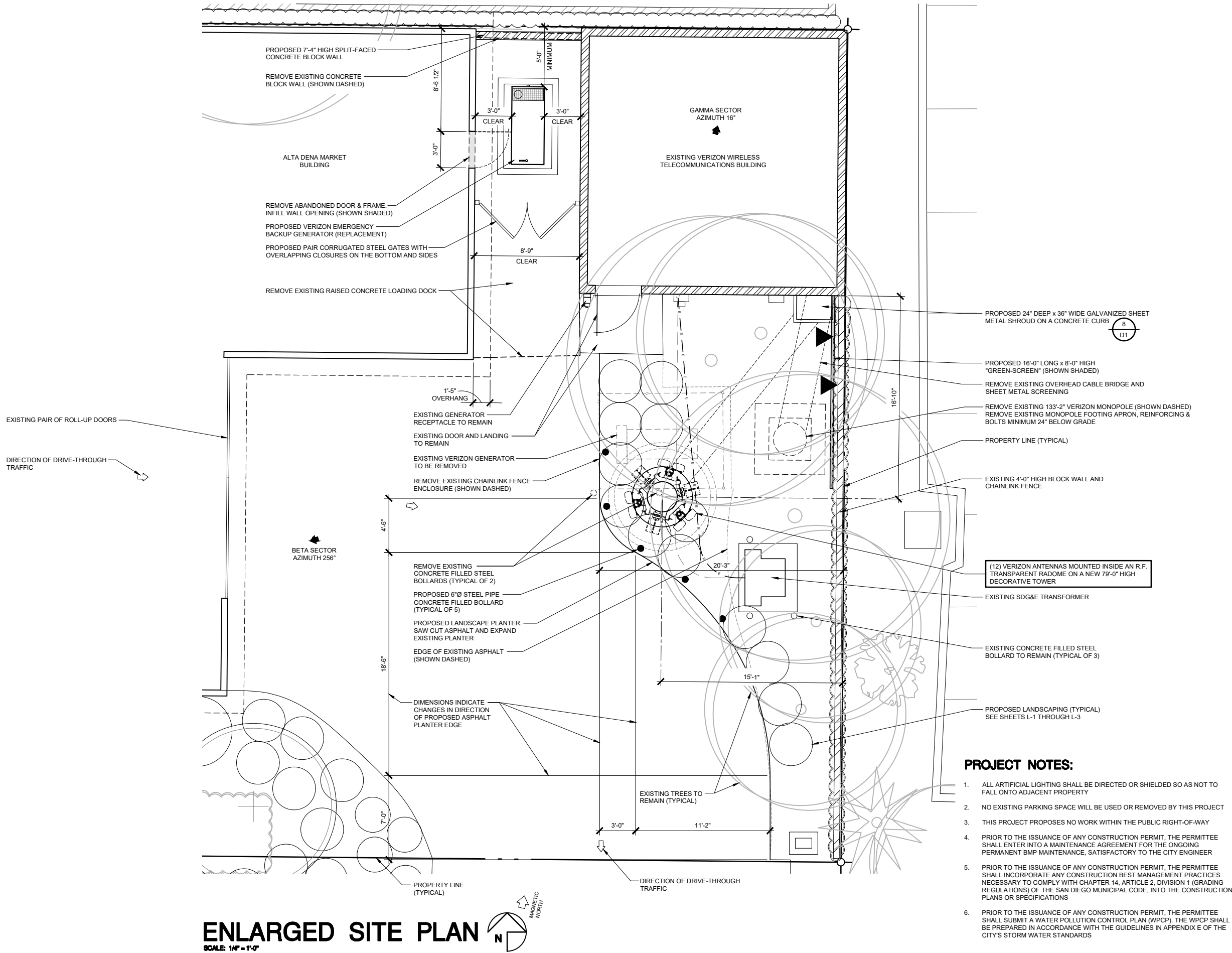
MT. ADA SD AWS  
/ PCS / OTHRUP

6426 MT. ADA ROAD  
SAN DIEGO, CA 92111

SHEET TITLE:

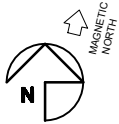
ENLARGED SITE PLAN

A-1



ENLARGED SITE PLAN

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



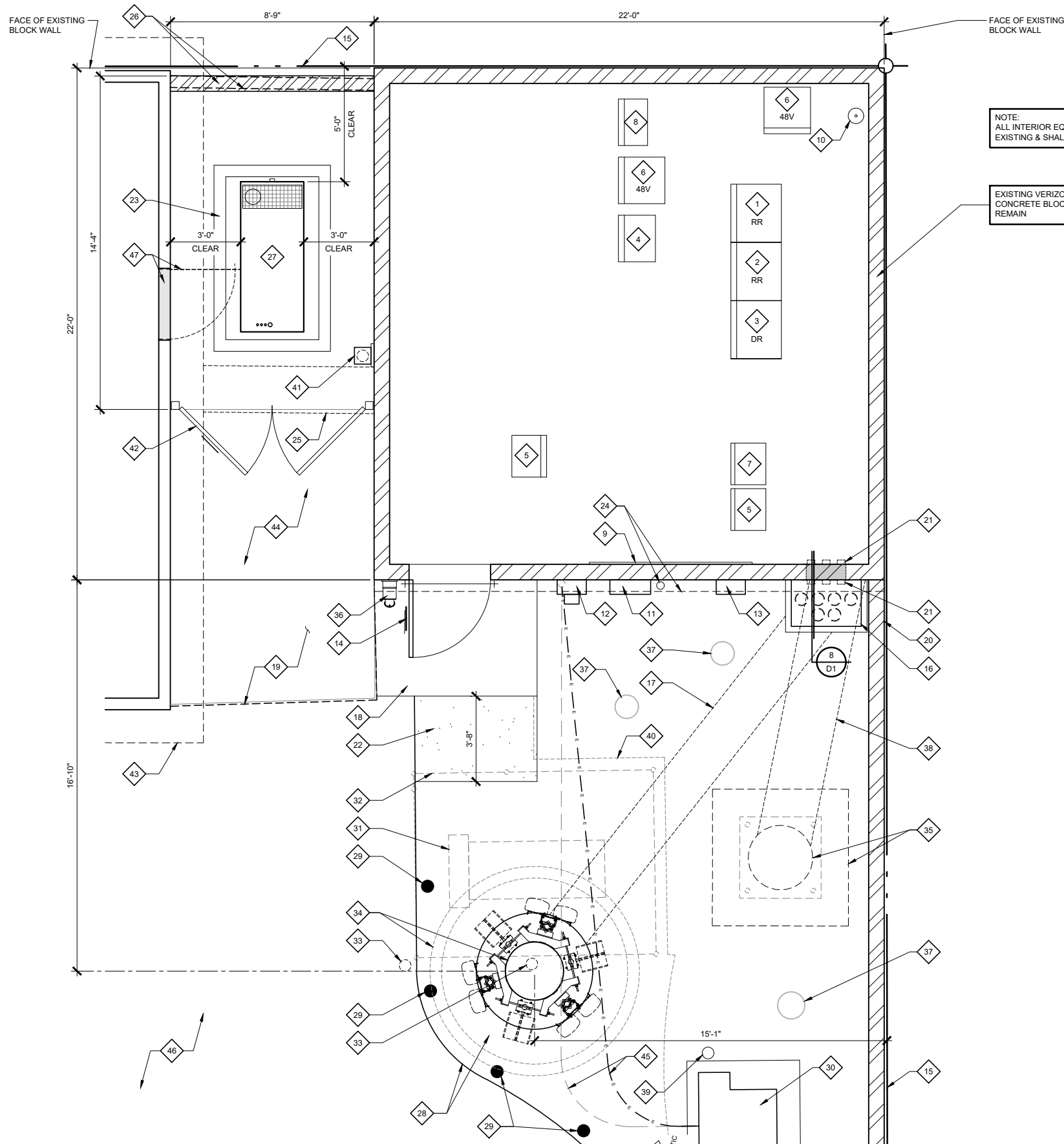


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**PLANcom**  
TELECOMMUNICATIONS PROJECT MANAGEMENT302 STATE PLACE,  
ESCONDIDO, CALIFORNIA 92029

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VERIZON WIRELESS IS STRICTLY PROHIBITED**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618**MT. ADA SD AWS  
/ PCS / OTHRUP**6426 MT. ADA ROAD  
SAN DIEGO, CA 92111SHEET TITLE:  
EQUIPMENT SHELTER FLOOR & GENERATOR  
ENCLOSURE PLAN**A-2****EQUIPMENT SHELTER FLOOR &  
GENERATOR ENCLOSURE PLAN**

SCALE: 3/8" = 1'-0"

**EQUIPMENT SHELTER FLOOR & GEN. ENCL. PLAN NOTES:**

- 1 EXISTING VERIZON EQUIPMENT RACK (DR)  
29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 2 EXISTING VERIZON EQUIPMENT RADIO RACK (RR)  
29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
- 3 EXISTING VERIZON EQUIPMENT RACK (DR)  
29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 4 EXISTING VERIZON EQUIPMENT CABINET  
24" WIDE x 58" HIGH x 19" DEEP. WEIGHT: 1500 LBS.
- 5 EXISTING VERIZON MICROWAVE RACK (TYPICAL OF 2)
- 6 EXISTING VERIZON BATTERY RACK
- 7 EXISTING VERIZON TOLL RACK.  
24" WIDE x 57" HIGH x 15" DEEP. WEIGHT: 500 LBS.
- 8 EQUIPMENT RACK
- 9 EXISTING TELCO BOARD
- 10 EXISTING FIRE SUPPRESSION SYSTEM TANK
- 11 EXISTING FIBER JUNCTION BOX MOUNTED TO WALL
- 12 EXISTING SDG&E ELECTRICAL METER AND BASE
- 13 EXISTING LANDSCAPE IRRIGATION CONTROLLER MOUNTED TO WALL
- 14 EXISTING ACCESS DOOR AND SIGNAGE
- 15 EXISTING PROPERTY LINE
- 16 PROPOSED 24" DEEP X 36" WIDE GALVANIZED SHEET METAL SHROUD  
ON A CONCRETE PAD. PAINT TO MATCH EXISTING SHELTER. SEE DETAIL 8 D1
- 17 PROPOSED CABLE TRENCH TO NEW TOWER
- 18 EXISTING CONCRETE LANDING
- 19 EXISTING LOADING DOCK TO BE REMOVED
- 20 EXISTING 4'-0" HIGH IVY COVERED CONCRETE BLOCK AND CHAINLINK FENCE
- 21 EXISTING "MICROFLECT" CABLE PORT TO REMAIN
- 22 CONCRETE WALKWAY
- 23 CONCRETE SLAB AND CURB FOR GENERATOR
- 24 REPLACE EXISTING RAIN GUTTER & DOWNSPOUT
- 25 PROPOSED CABLE BRIDGE FROM EQUIPMENT SHELTER  
TO EXISTING BUILDING FOR TEMPORARY INSTALLATION
- 26 PROPOSED 7'-4" HIGH CONCRETE BLOCK WALL. REMOVE EXISTING  
CONCRETE BLOCK WALL (SHOWN DASHED)
- 27 PROPOSED VERIZON WIRELESS 30kw "KOHLER" 30REOZK ENCLOSED EMERGENCY  
GENERATOR WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dBA AT A  
REFERENCE DISTANCE OF 23 FEET AND A 203 GALLON DOUBLE WALL SUBBASE  
FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD.
- 28 PROPOSED LANDSCAPE PLANTER. SAW CUT ASPHALT AND EXPAND EXISTING PLANTER
- 29 PROPOSED 6"Ø STEEL PIPE CONCRETE FILLED BOLLARD (TYPICAL OF 5)
- 30 EXISTING SDG&E TRANSFORMER
- 31 REMOVE EXISTING VERIZON EMERGENCY BACKUP GENERATOR
- 32 REMOVE EXISTING CHAINLINK FENCE ENCLOSURE (SHOWN DASHED)
- 33 REMOVE EXISTING CONCRETE FILLED STEEL BOLLARDS (TYPICAL OF 2)
- 34 PROPOSED 79'-0" HIGH DECORATIVE TOWER
- 35 REMOVE EXISTING MONOPOLE FOOTING APRON, REINFORCING & BOLTS  
MINIMUM 24" BELOW GRADE
- 36 EXISTING GENERATOR RECEPTACLE TO REMAIN
- 37 EXISTING TREE TO REMAIN (TYPICAL)
- 38 REMOVE EXISTING OVERHEAD CABLE BRIDGE AND SHEET METAL SCREENING
- 39 EXISTING CONCRETE FILLED BOLLARD TO REMAIN
- 40 LINE OF EXISTING ASPHALT
- 41 PROPOSED 4A:40-B:C PORTABLE FIRE EXTINGUISHER INSIDE A NEMA 3R  
CABINET UNISTRUT MOUNTED TO WALL
- 42 PROPOSED CORRUGATED STEEL GATES WITH SIGNAGE AND  
OVERLAPPING CLOSURES ON THE BOTTOM AND SIDES
- 43 EXISTING ROOF OVERHANG (SHOWN DASHED)
- 44 PROPOSED CONCRETE LOADING AREA
- 45 FIELD VERIFY LOCATION OF EXISTING ELECTRICAL TRENCH AND REROUTE AS REQUIRED
- 46 EXISTING ASPHALT PAVED DRIVEWAY
- 47 REMOVE ABANDONED DOOR & FRAME. INFILL WALL OPENING(SHOWN SHADED)

ISSUE STATUS

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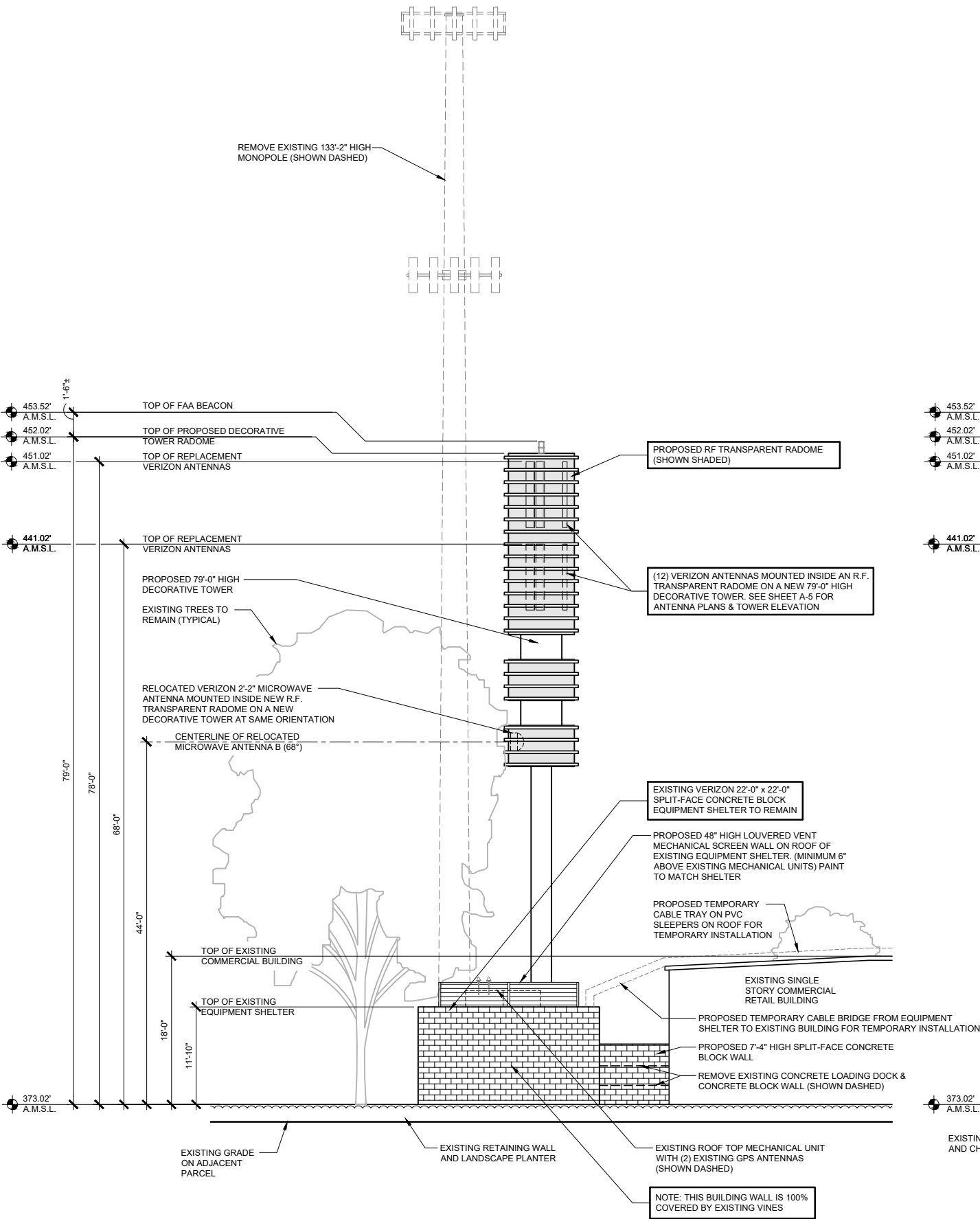
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6426 MT. ADA ROAD  
SAN DIEGO, CA 92111

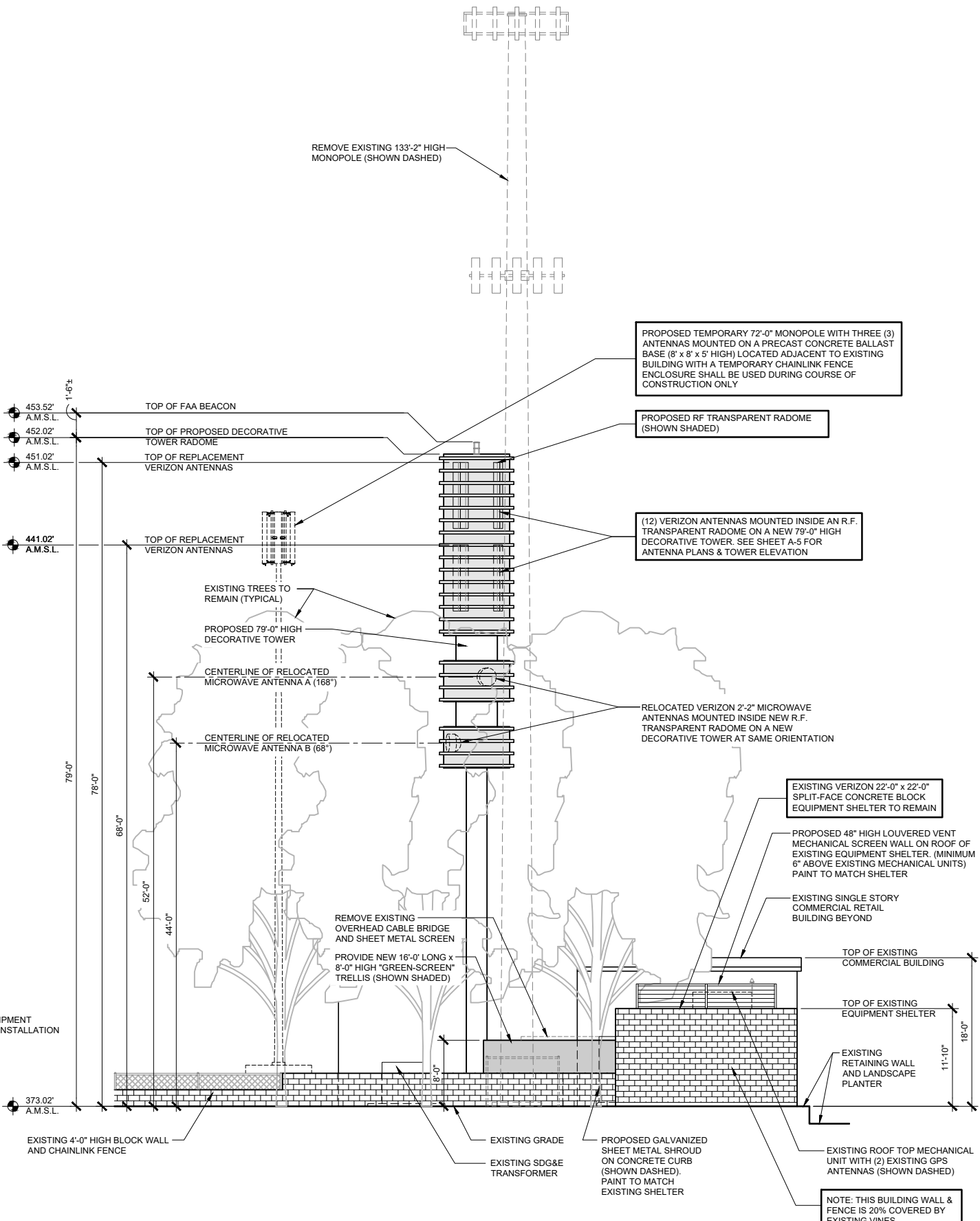
SHEET TITLE:

EXTERIOR ELEVATIONS

A-3



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



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

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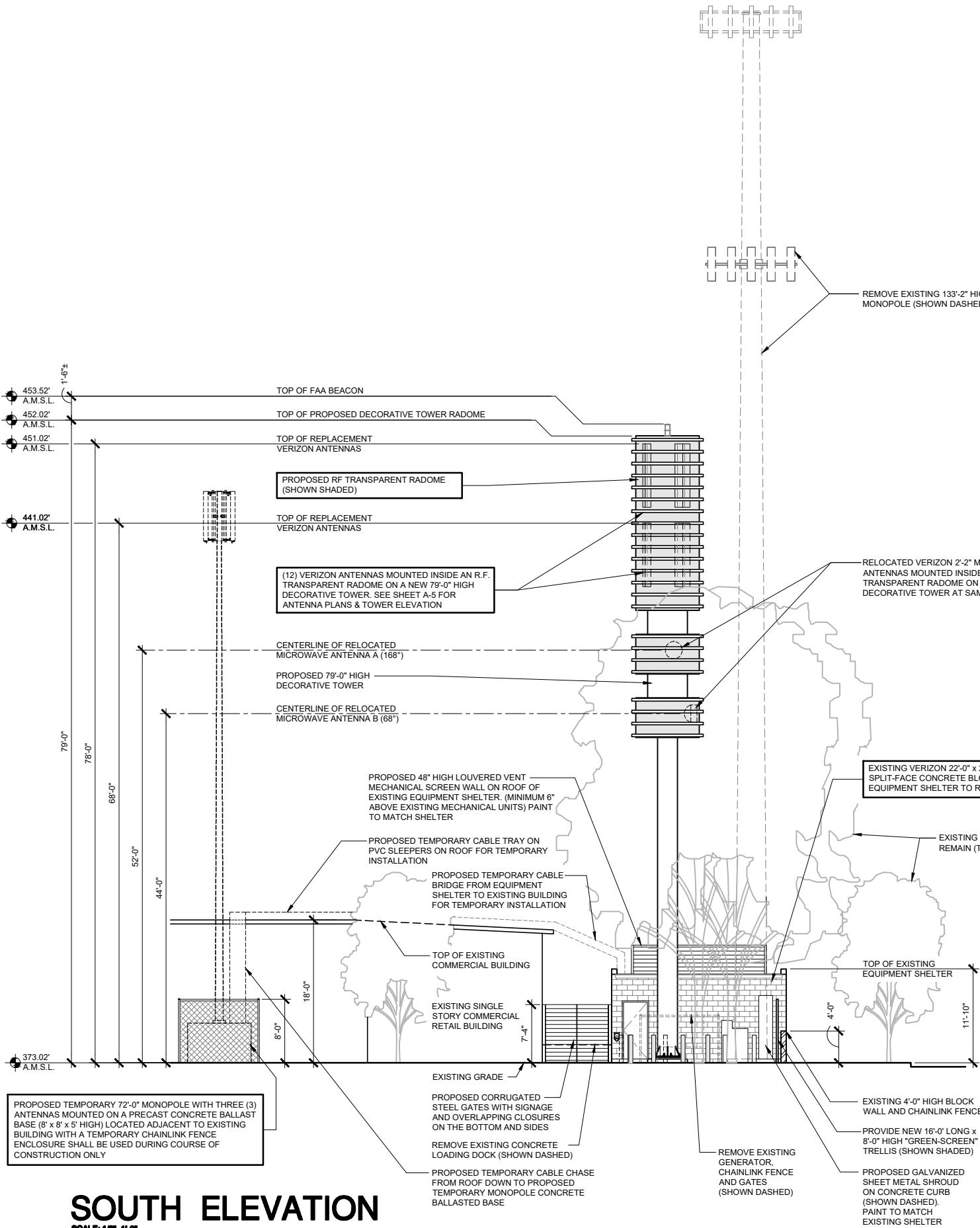
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SHEET TITLE:

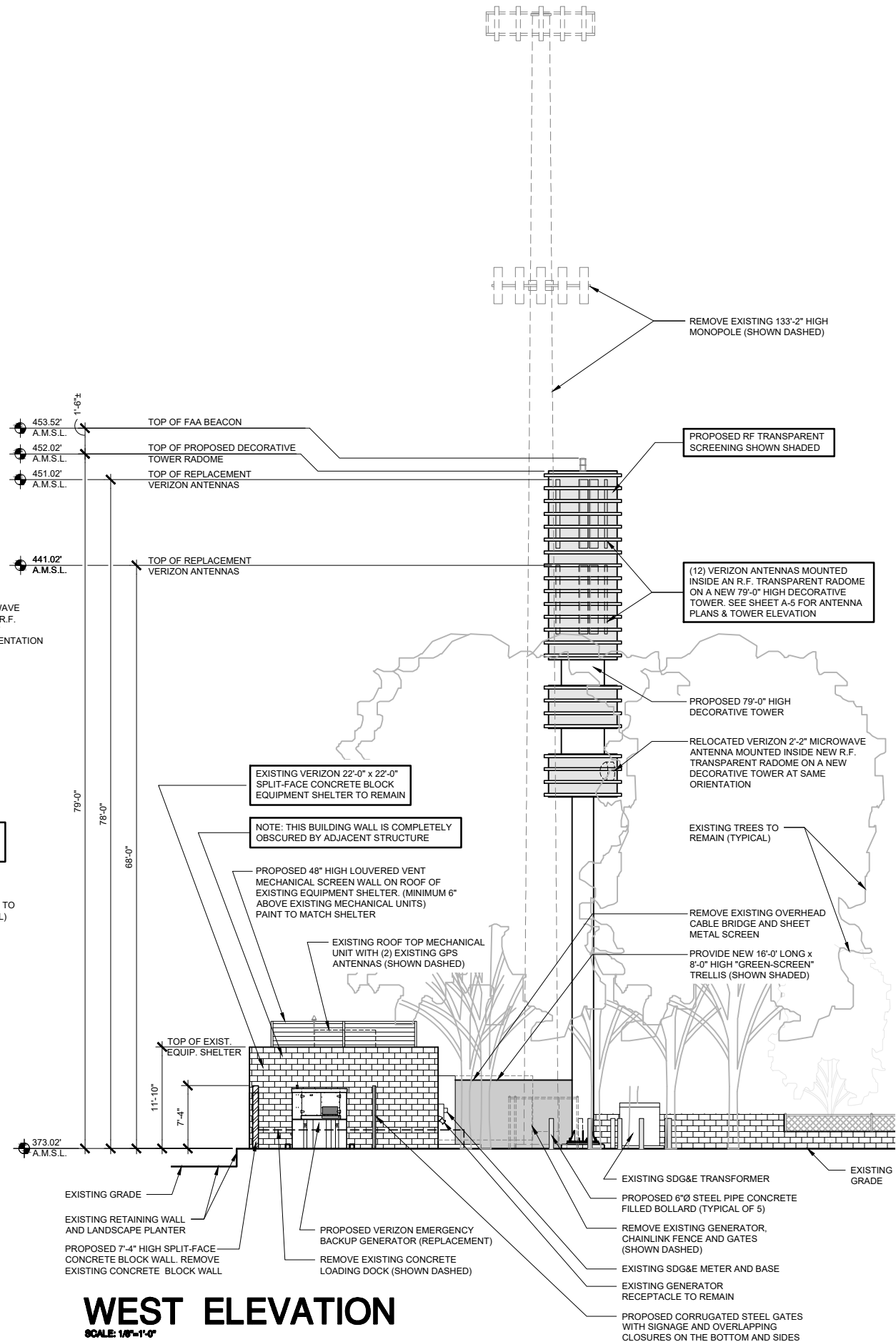
EXTERIOR ELEVATIONS

A-4



SOUTH ELEVATION

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



WEST ELEVATION

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

## ISSUE STATUS

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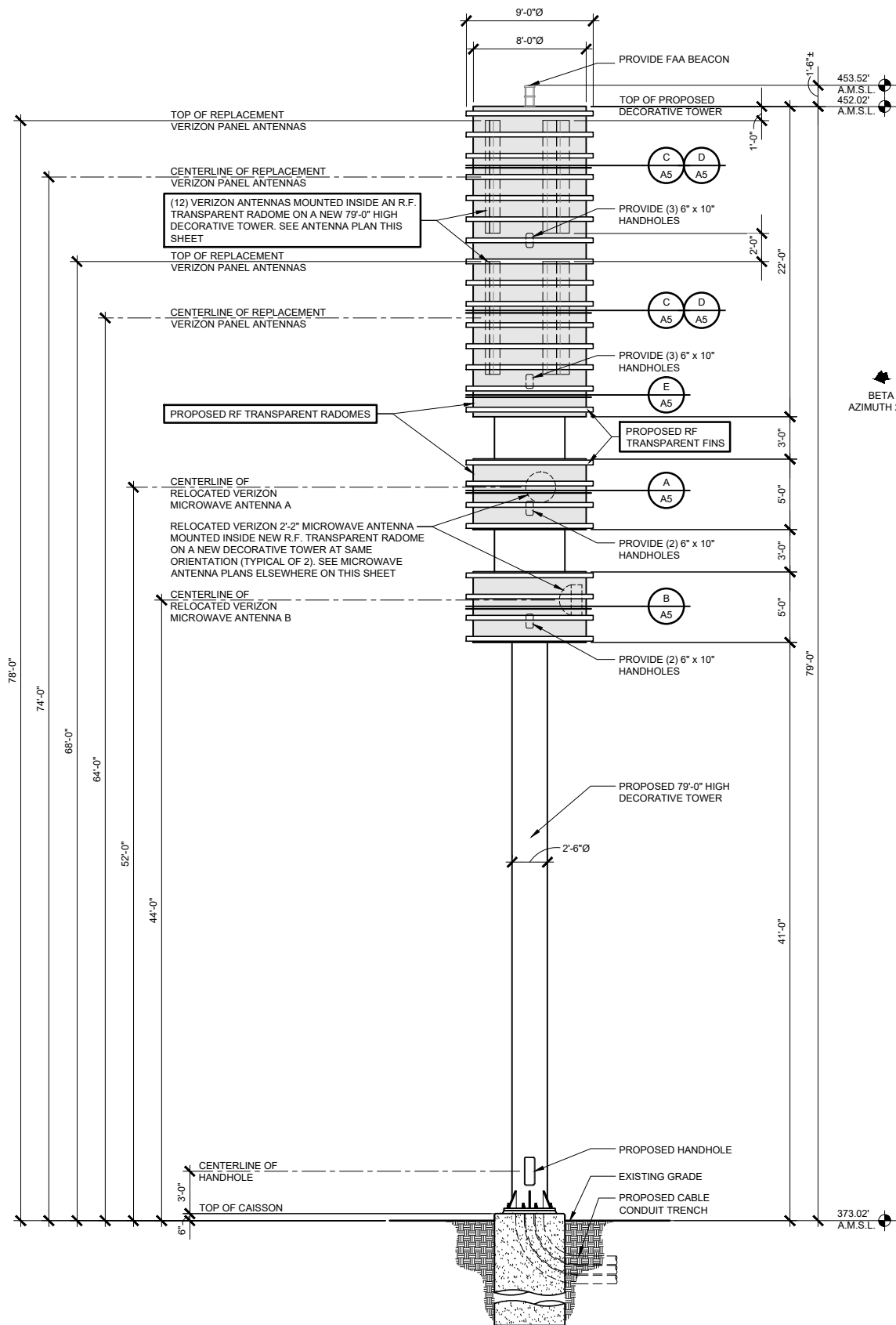
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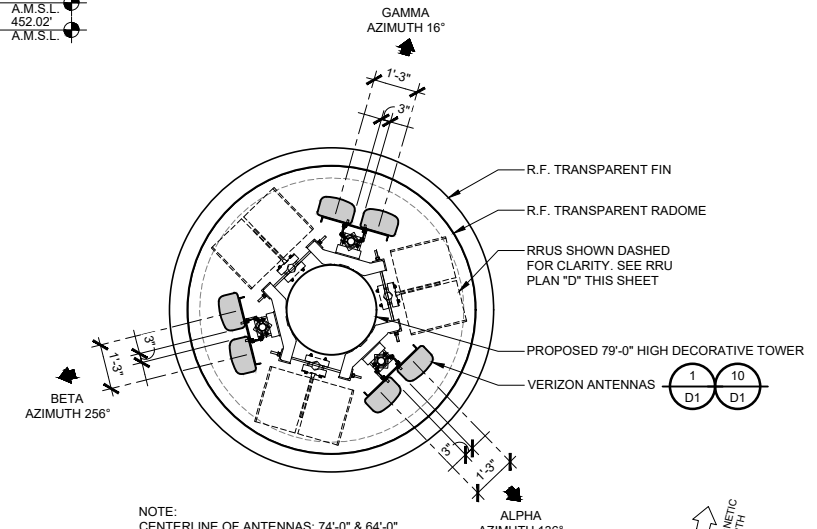
SHEET TITLE:  
ANTENNA PLAN,  
MICROWAVE PLANS &  
TOWER ELEVATION

**A-5**



# TOWER ELEVATION

SCALE: 3/16" = 1'-0"



## ANTENNA PLAN "C"

(TYPICAL OF 2)



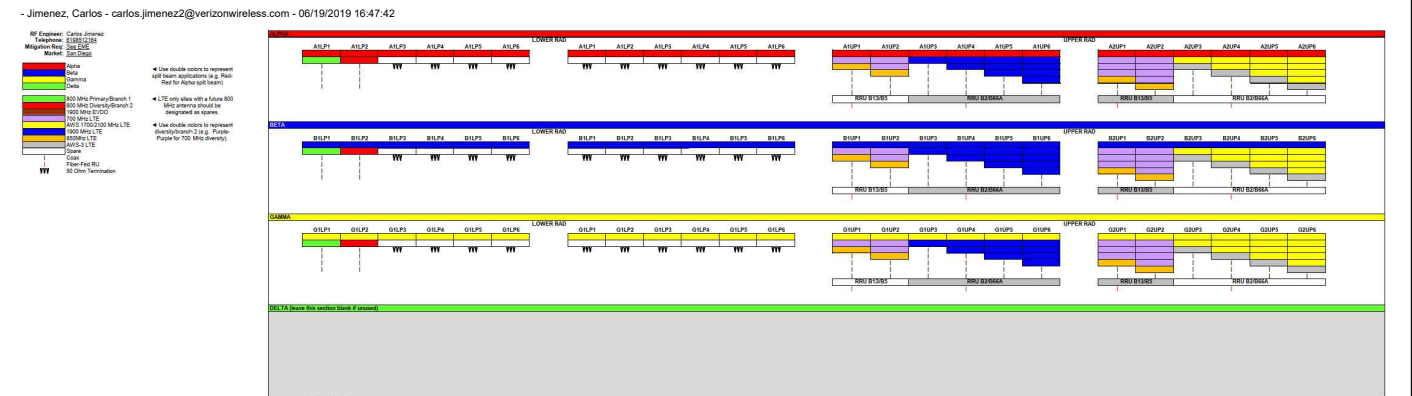
## ANTENNA & CABLE SCHEDULE

ANTENNA AND COAXIAL CABLE SCHEDULE											
SECTOR ANTENNA	DIRECTION	AZIMUTH	MODEL	DOWNTILT	RRUS UNITS	RAYCAP UNITS	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 3')	COAX SIZE
ALPHA1	SOUTHEAST	136°	COMMSCOPE: NHH-65C-R2B	0°	4	1	96" L x 11.9" W x 7.1" D	4 HYBRID + 4 RET CABLES	120'-0"	6'-0"	7/8" COAX + TRADITIONAL HYBRID
ALPHA2			96" L x 11.9" W x 7.1" D				120'-0"				
ALPHA3			96" L x 11.9" W x 7.1" D				110'-0"				
ALPHA4			96" L x 11.9" W x 7.1" D								
BETA1	WEST	256°	COMMSCOPE: NHH-65C-R2B	0°	4	1	96" L x 11.9" W x 7.1" D	4 HYBRID + 4 RET CABLES	120'-0"	6'-0"	7/8" COAX + TRADITIONAL HYBRID
BETA2			96" L x 11.9" W x 7.1" D				120'-0"				
BETA3			96" L x 11.9" W x 7.1" D				110'-0"				
BETA4			96" L x 11.9" W x 7.1" D								
GAMMA1	NORTH	16°	COMMSCOPE: NHH-65C-R2B	0°	4	1	96" L x 11.9" W x 7.1" D	4 HYBRID + 4 RET CABLES	120'-0"	6'-0"	7/8" COAX + TRADITIONAL HYBRID
GAMMA2			96" L x 11.9" W x 7.1" D				120'-0"				
GAMMA3			96" L x 11.9" W x 7.1" D				110'-0"				
GAMMA4			96" L x 11.9" W x 7.1" D								
MICROWAVE ANT. B	68°			0°			2'-2'0"	1	92'-0"	6'-0"	7/8"
MICROWAVE ANT. A	168°						2'-2'0"	1	100'-0"	6'-0"	7/8"

NOTES:

1. FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING CABLE.
2. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.
3. VERIFY MODEL NUMBER OF ANTENNA WITH VERIZON WIRELESS.

## RFDS PLUMBING DIAGRAM



**ATTACHMENT 15**

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SHEET TITLE:  
ANTENNA SCHEDULE  
& RFDS PLUMBING  
DIAGRAM

A-6



REV.	DATE	DESCRIPTION	BY
0	05/31/19	90% ZD	RD
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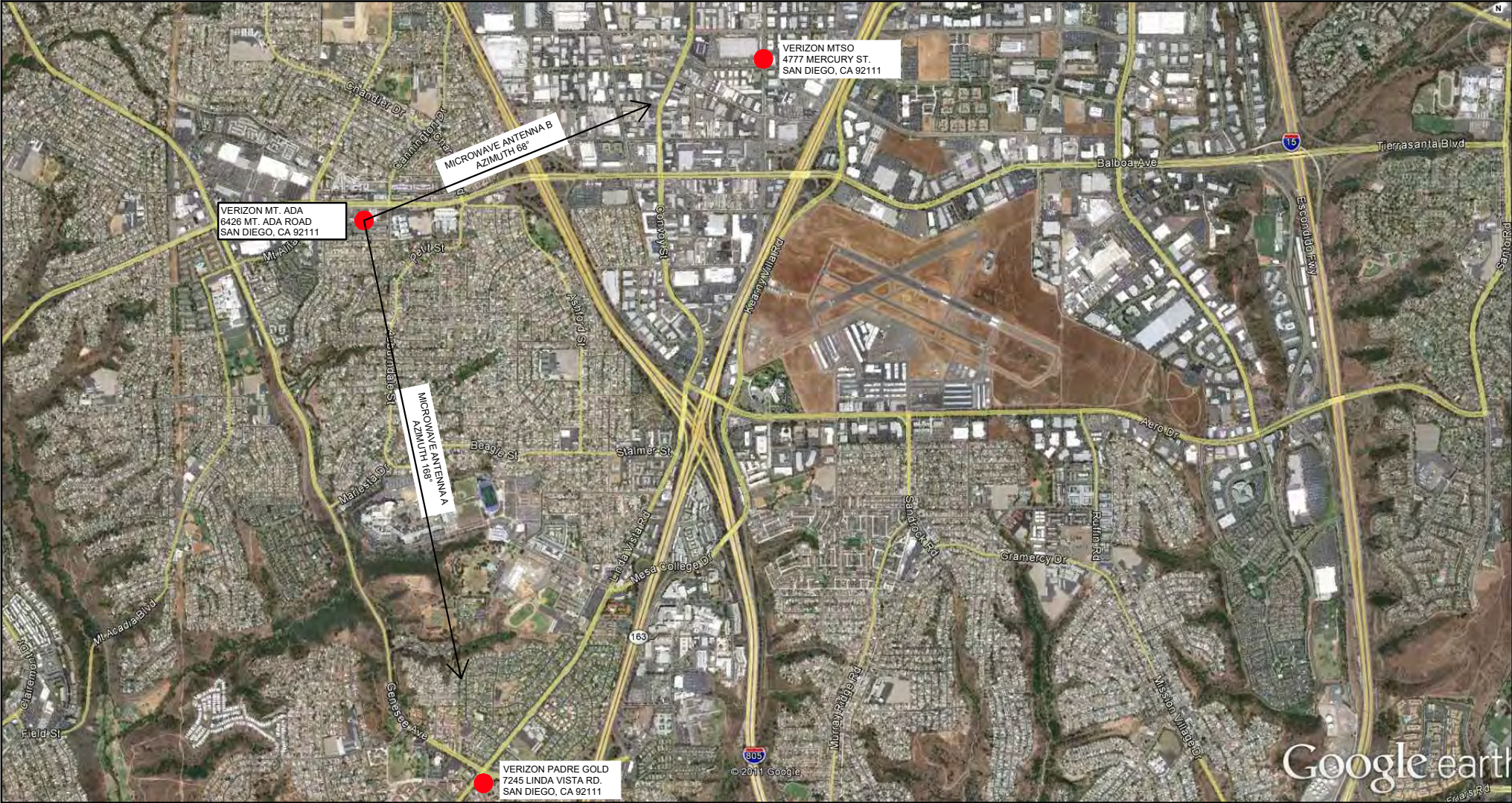
SHEET TITLE:

MICROWAVE PLAN

A-7

MICROWAVE PLAN NOTES:

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

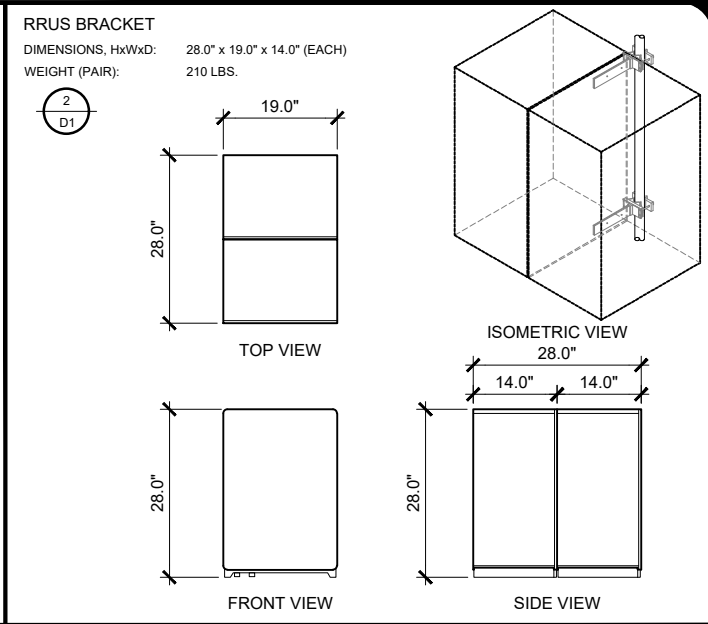
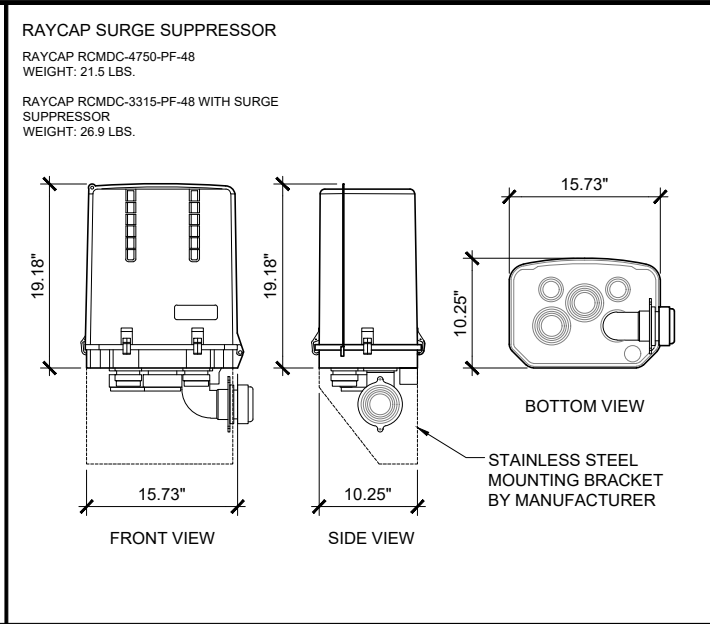
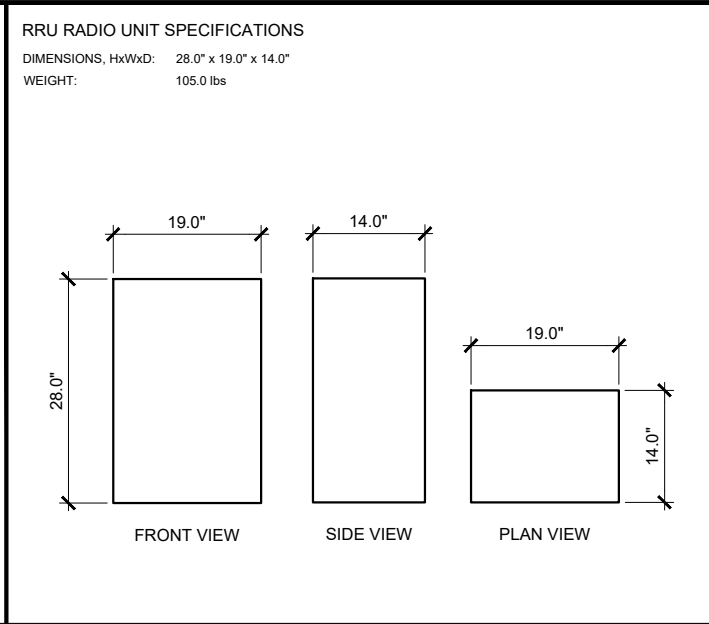
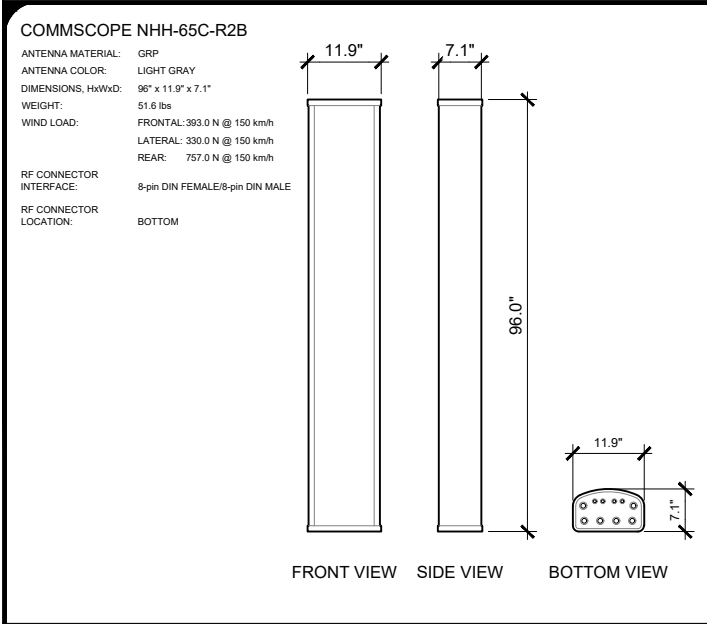


MICROWAVE PLAN

SCALE: N.T.S.

MAGNETIC  
NORTH





ANTENNA SPECIFICATIONS

SCALE: N.T.S.

1

RRU RADIO UNIT

SCALE: N.T.S.

2

SURGE SUPPRESSOR SPECIFICATIONS

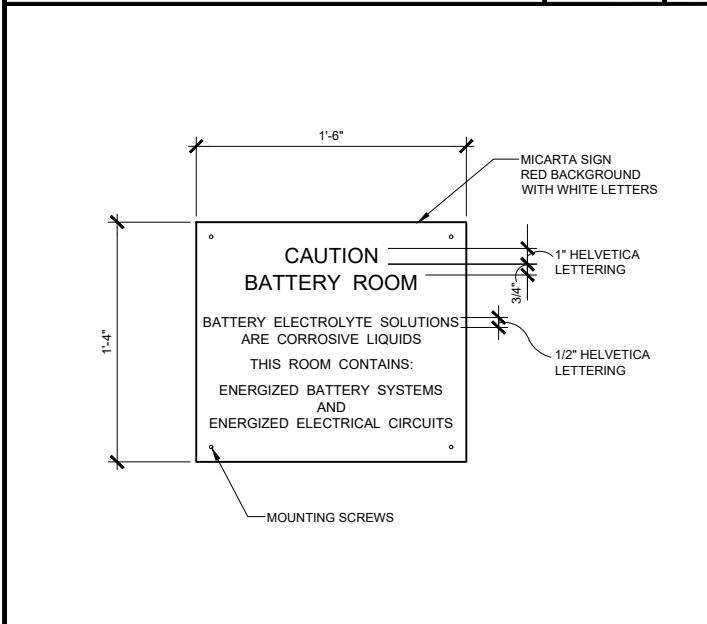
SCALE: N.T.S.

3

RADIO UNIT BRACKET

SCALE: N.T.S.

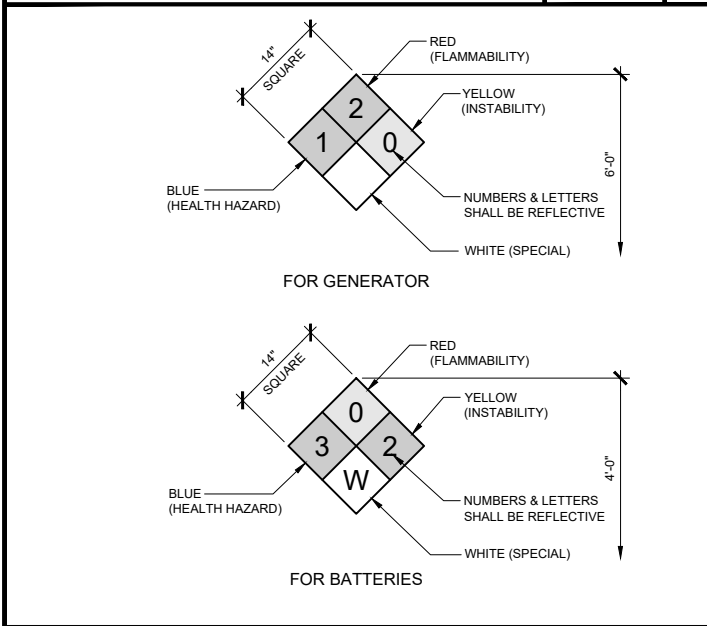
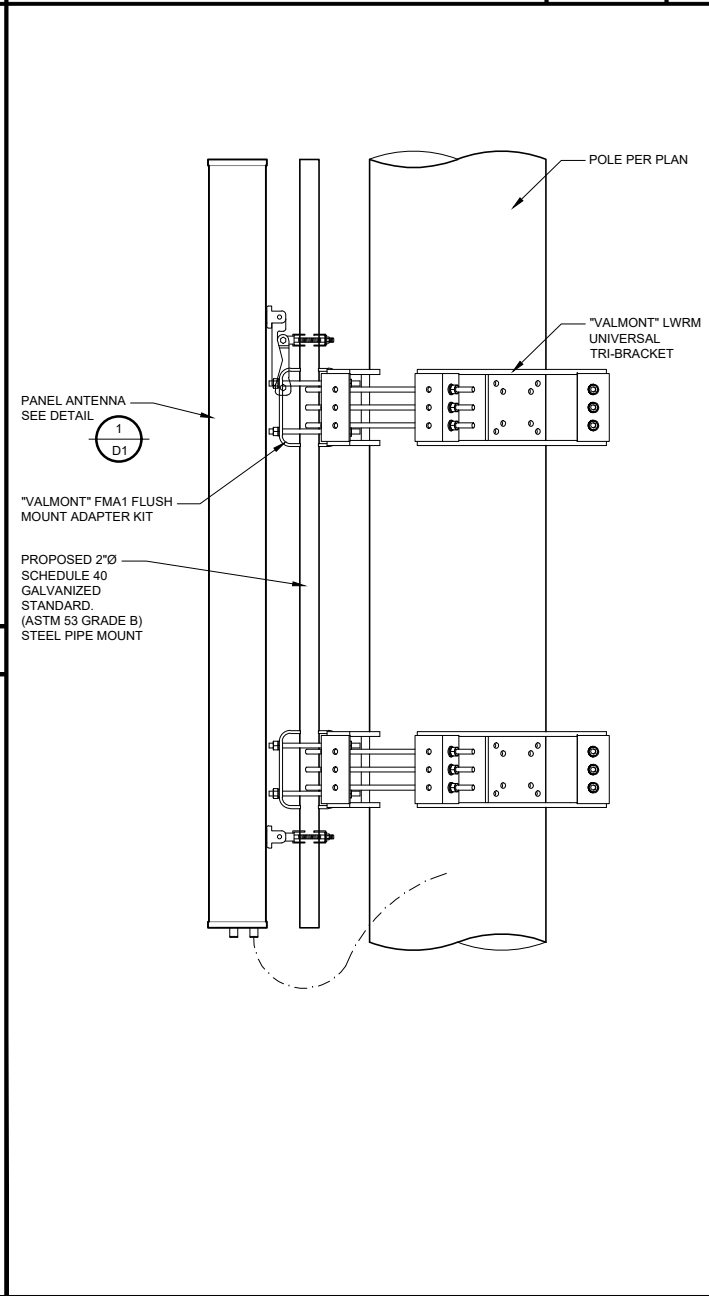
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BATTERY CAUTION SIGN

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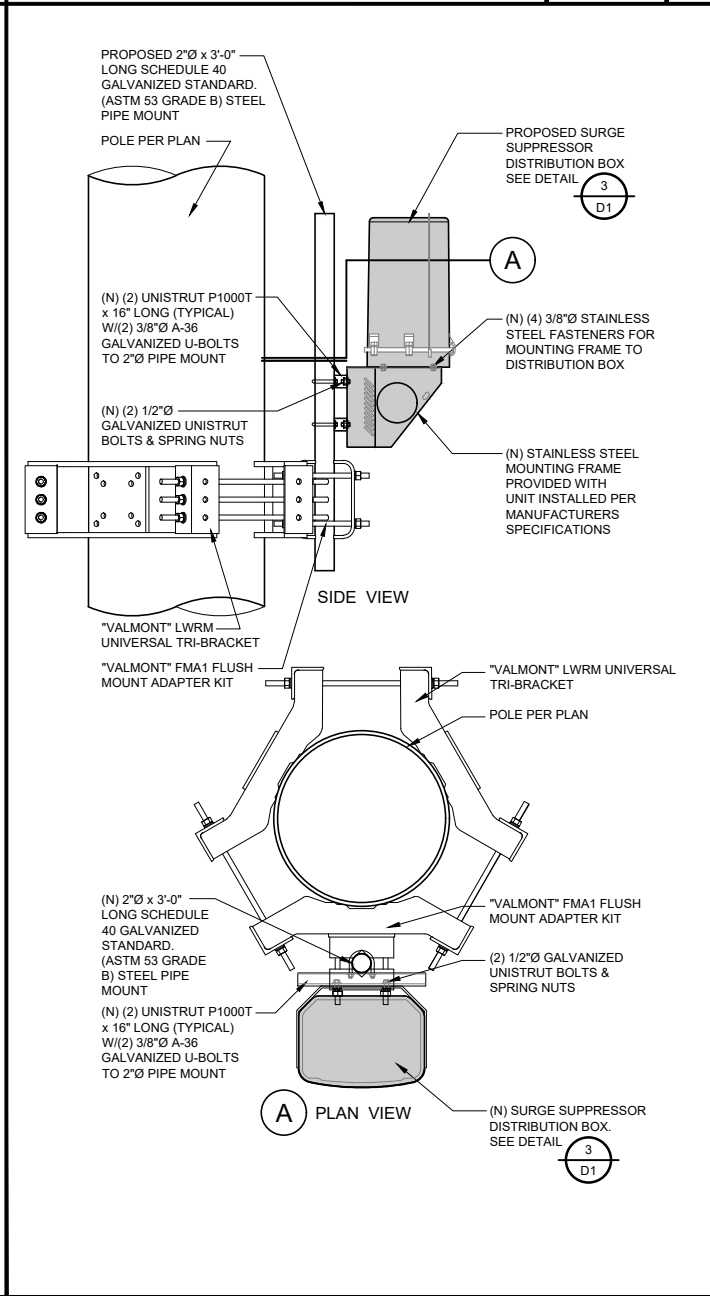
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NFPA 704 PLACARDS

SCALE: N.T.S.

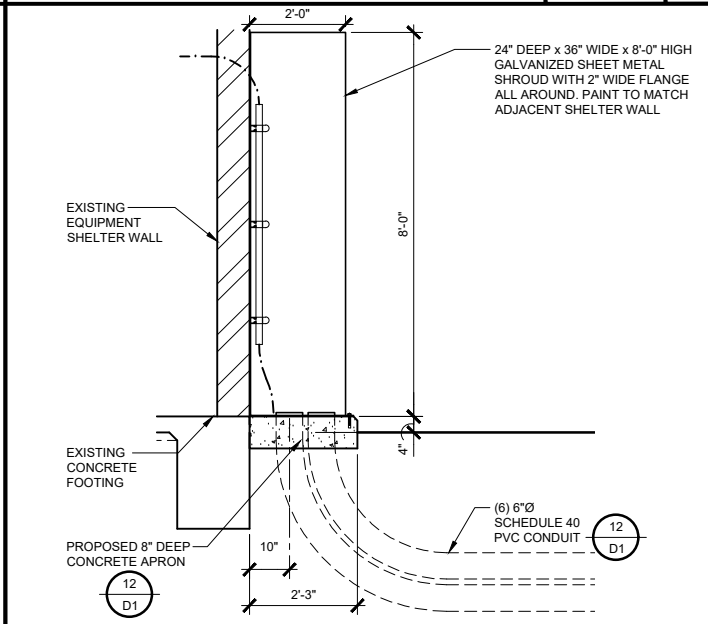
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SURGE SUPPRESSOR MOUNTING

SCALE: N.T.S.

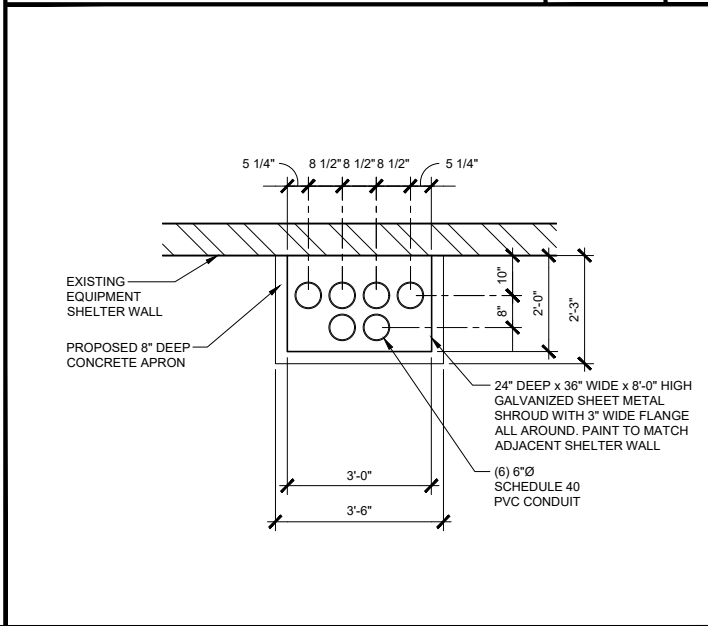
11



CABLE SHROUD

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

8



CABLE SHROUD APRON

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

12

ATTACHMENT 15

ISSUE STATUS

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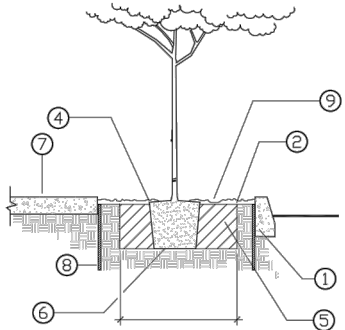
SHEET TITLE:  
DETAILS

D-1

PLANTING NOTES

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

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

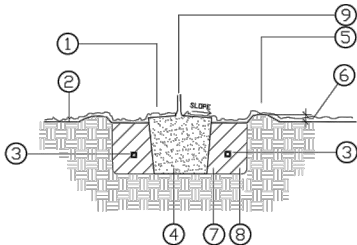


- 1 CONCRETE CURB  
2 FINISH GRADE  
3 PLANTING HOLE - 2 TIMES BOX WIDTH  
4 ROOTBALL - SET CROWN 2" ABOVE GRADE  
5 BACKFILL (PER SPECIFICATIONS)  
6 PLACE ROOTBALL OVER NATIVE SUBGRADE CURB OR PAVING  
7 24" DEEP BIO-BARRIER (INSTALL PER MANUFACTURER'S SPECS)  
8 MULCH IF REQUIRED

NOTE: BIO-BARRIERS SHALL BE INSTALLED ON ALL TREES WITHIN 10' OF CURBS, WALKS, BROW DITCHES, ANY HARDSCAPE, OR UTILITY LINES) (BIO-BARRIERS SHALL EXTEND 5' IN BOTH DIRECTIONS FROM THE TRUNK OF THE TREE.)

BIO-BARRIER ROOT CONTROL SYSTEM

N.T.S.

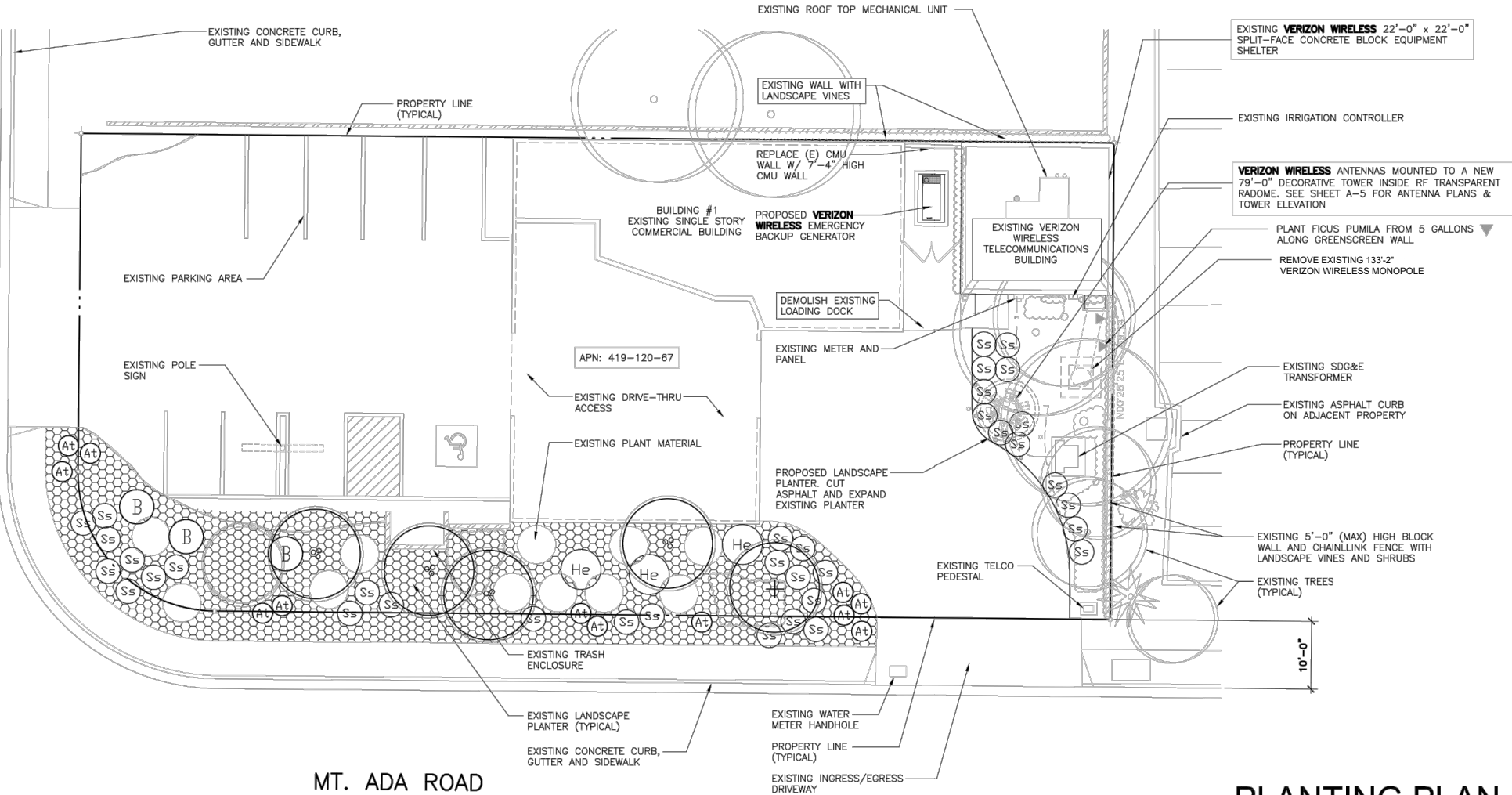


- 1 ROOTBALL SET CROWN 1" ABOVE GRADE  
2 FINISH GRADE  
3 FERTILIZER TABLET (SEE SPECIFICATIONS)  
4 PLACE ROOTBALL OVER NATIVE SUBGRADE  
5 2" BASIN BERM FOR SHRUBS 4" BASIN BERM FOR TREES  
6 LAYER OF MULCH (SEE PLANTING SPECIFICATIONS FOR DEPTH) MAINTAIN 3" FROM TRUNK  
7 PLANTING HOLE - 2 TIMES CONTAINER WIDTH  
8 BACKFILL (SEE SPECIFICATIONS)  
9 CONTRACTOR TO PRUNE UP ALL TREES & SHRUBS 12" FROM FINISH GRADE

TREE / SHRUB PLANTING

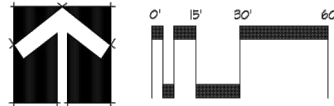
N.T.S.

MT. RIAS PLACE



MT. ADA ROAD

PLANTING PLAN



PLANTING LEGEND - TREES

SYM #:	BOTANICAL NAME:	COMMON NAME:	SIZE:	QTY:	REMARKS:
—	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	24" BOX	1	DOUBLE STAKE
—	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	24" BOX	4	DOUBLE STAKE

PLANTING LEGEND - SHRUBS / GROUNDCOVER

SYM #:	BOTANICAL NAME:	COMMON NAME:	SIZE:	QTY:	REMARKS:
He	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	3	
Ss	SALVIA ' SANTA BARBARA'	SANTA BARBARA SAGE	1 GAL.	38	
At	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	12	AVAILABLE THRU RANCHO SOLEDAD NURSERY
B	BOUGAINVILLEA BRASILIENSIS	PURPLE BOUGAINVILLEA	5 GAL	3	PURPLE
▼	FICUS PUMILA	CREEPING FIG	5 GAL	2	
	BACCHARIS 'POZO SURF'	DWARF COYOTE BRUSH	1 GAL		36" O.C. TRIANGULAR SPACED

ATTACHMENT 15

SUBMITTAL DATE:  
REVISION 1:  
REVISION 2:  
REVISION 3:  
REVISION 4:

PREPARED BY:  
GROVE LANDSCAPE ARCHITECTURE  
200 N Cedros Avenue  
Solana Beach, Ca 92075

PROJECT ADDRESS:  
6426 Mt. Ada Road  
San Diego, Ca. 92111

PROJECT NAME:  
Verizon Wireless Mount Ada Cell Tower

Verizon Wireless Mt. Ada

6426 Mount Ada Road  
San Diego, Ca 92111



TITLE: PLANTING PLAN  
DATE: 6-30-15  
JOB NO.: -  
SCALE: 1" = 30'-0"  
DRAWN BY: HM  
SHEET: 1 of 3

L-1



SUBMITTAL DATE:
REVISION 1:
REVISION 2:
REVISION 3:
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TITLE:	IRRIGATION PLAN
DATE:	6-30-15
JOB NO.	-
SCALE:	1/8" = 1'-0"
DRAWN BY:	HM
SHEET:	2 of 3

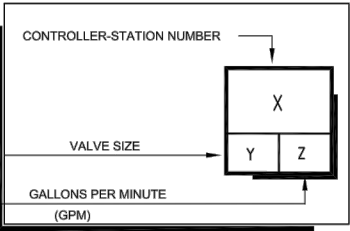
IRRIGATION NOTES

- ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED PER CITY OF SAN DIEGO LANDSCAPE GUIDELINES MANUAL. CONTRACTORS SHALL SECURE ALL NECESSARY PERMITS.
- CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING. IF DURING CONSTRUCTION IT IS FOUND THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION TO SPRAYS, THEN PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERTHROW. DO NOT EXCEED SPACING AS PER MANUFACTURER RECOMMENDATIONS.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL PIPING SHALL BE INSTALLED IN PLANTING AREAS EXCEPT WHERE IT IS INFEASIBLE.
- CONTRACTOR SHALL FLUSH ALL MAINLINES PRIOR TO INSTALLATION OF VALVES AND ALL LATERAL LINES PRIOR TO INSTALLATION OF HEADS.
- SPRINKLER HEADS ARE AVAILABLE IN VARYING DEGREES OF ARCS. CONTRACTOR SHALL PROVIDE, AT EACH HEAD, THE ARC MOST SUITED TO PROVIDE ADEQUATE COVERAGE AND PREVENT OVER SPRAY ON WALKS, ROADS, BUILDINGS, ETC.
- WHERE POSSIBLE, ALL PIPING, PVC ELECTRICAL SLEEVES, ETC., UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING.
- COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- ALL QUICK COUPLERS ARE TO BE LOCATED IN SHRUB AREAS WHENEVER POSSIBLE AND PLACED SIX (6) INCHES FROM OUTSIDE HEADER.
- ALL HEADS, WHEN LOCATED ADJACENT TO CURBS, HEADERS, SIDEWALKS, WALLS, BUILDING, ETC., ARE TO BE A MIN. OF TWO (2) INCHES TO A MAX. OF FOUR (4) INCHES AWAY FROM THE STRUCTURES.
- ALL CONTROL WIRE SLEEVES UNDER ROADS SHALL BE SCHEDULE 80 PVC, (6" OR LESS IN DIA. = 36" COVER, GREATER THAN 6" IN DIA. = 48" COVER). ALL CONTROL WIRE SLEEVES UNDER PAVING (NON-ROADS) SHALL BE SCHEDULE 40 PVC, (LESS THAN 3" IN DIA. = 18" COVER, 3" - 5-1/2" IN DIA. = 24" COVER, 6" OR GREATER IN DIA. = 36" COVER).
- LANDSCAPE IRRIGATION SHALL BE APPLIED AT A RATE NOT EXCEEDING THE INFILTRATION RATE OF THE SOIL (MINIMIZING EROSION AND WATER WASTE) BUT SUFFICIENTLY TO ALLOW FOR HEALTHY PLANT GROWTH.
- INSTALL CHECK VALVES AS NEEDED TO PREVENT LOW HEAD DRAINAGE
- SPECIAL CONSIDERATION SHALL BE GIVEN FOR WATER AND ELECTRICAL SERVICES.
- IF STATIC PRESSURE IS 80 PSI OR GREATER AT EXISTING VALVE LOCATION PROVIDE A PRESSURE REGULATING VALVE.

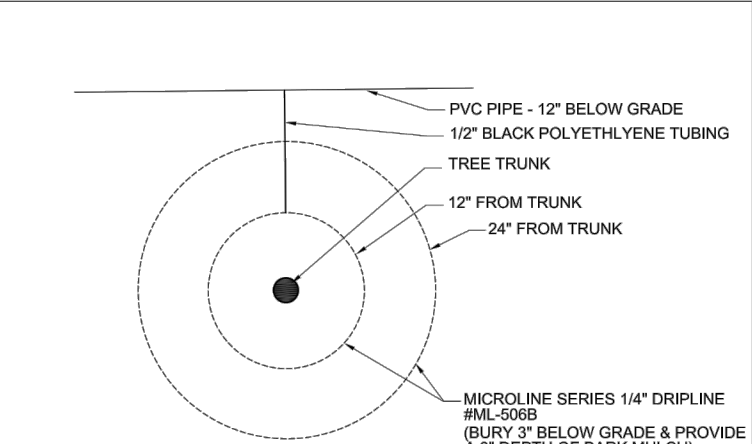
**GUARANTEE**  
THE ENTIRE SPRINKLER SYSTEM SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED AREAS AND TRENCHES FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

SHOULD ANY OPERATIONAL DIFFICULTIES IN CONNECTION WITH THE SPRINKLER SYSTEM DEVELOP WITHIN THE SPECIFIED GUARANTEE PERIOD, WHICH IN THE OPINION OF THE OWNER MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE OWNER, AT NO ADDITIONAL COST.

PIPE SIZING CHART	
DIAMETER	SCH 40
3/4"	8-11 GPM
1"	12-16 GPM
1-1/4"	17-26 GPM
1-1/2"	27-49 GPM
NOTE: MAXIMUM ALLOWABLE DEMAND FOR ALL LATERAL LINES IS 18 GPM.	



NOTES:  
- PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE IRRIGATION AUDIT.



TREE IRRIGATION

Underground Service Alert

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1-800  
422-4133

TWO WORKING DAYS BEFORE YOU DIG

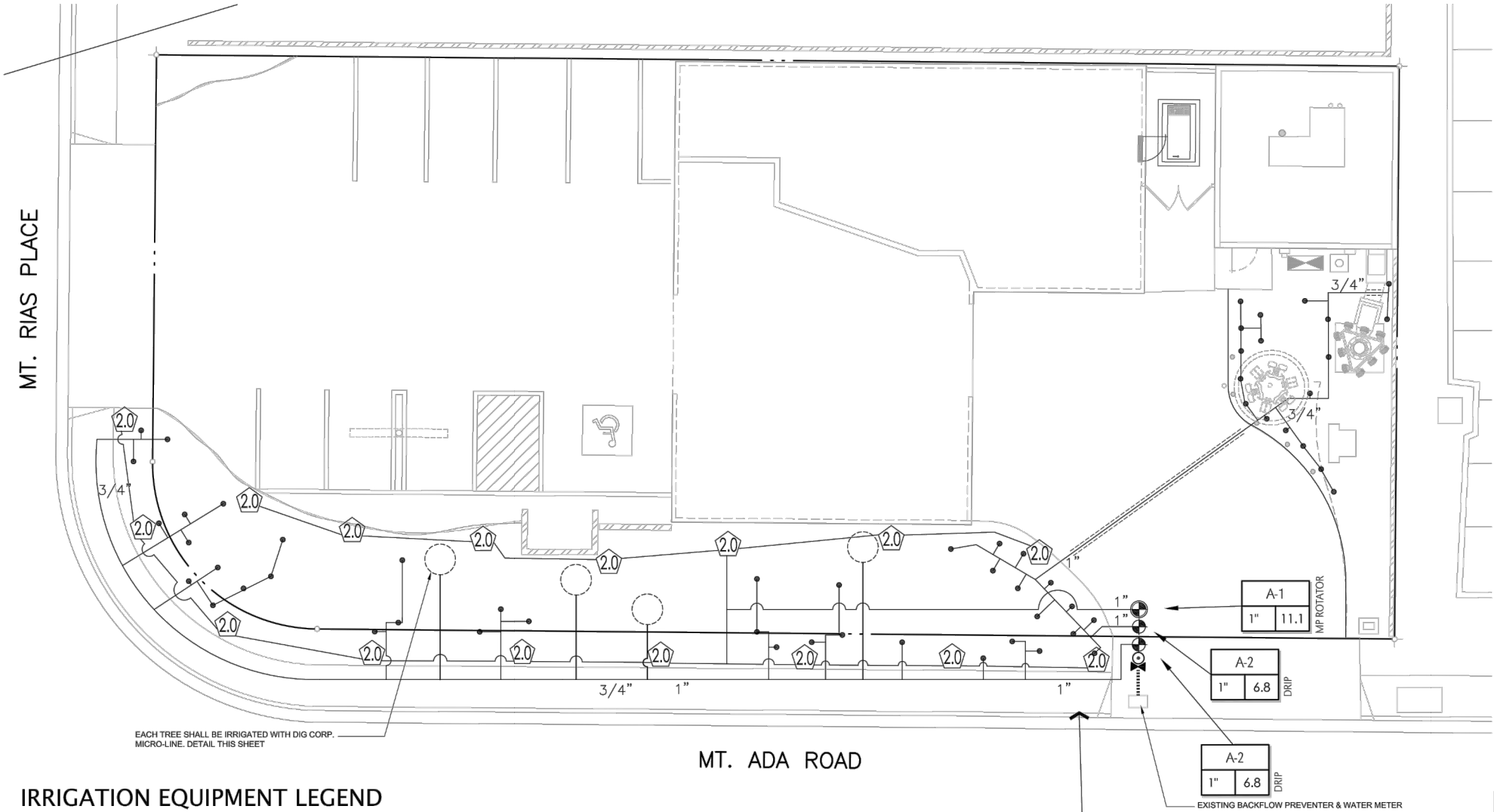
MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).

CONTRACTOR TO TIE INTO EXISTING IRRIGATION METER & MAINLINE (AFTER BACKFLOW). CONTRACTOR TO INSTALL A NEW IRRIGATION CLOCK FOR VERIZON IMPROVEMENTS ASSOCIATED WITH THIS PROJECT PLANTING. CONTRACTOR TO VERIFY EXISTING PSI & CONTACT LANDSCAPE ARCHITECT IF ABOVE 80 PSI.

ALL MP ROTATOR HEADS ADJACENT TO ANY HARDSCAPE TO BE 12" POP-UPS  
**NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE PROPER NOZZLE AND ADJUSTMENT PER THE MANUFACTURER'S CHART FOR THE AREA OF COVERAGE, SPACING, RADIUS, AND DEGREE OF ARC FOR THE AREA TO BE COVERED BY EACH HEAD. EVERY HEAD SHALL HAVE A PRESSURE COMPENSATING DEVICE INSTALLED IN THE BODY OF EACH HEAD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ADJUSTABLE NOZZLES AS REQUIRED FOR THE PROPER COVERAGE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES AND HEADS TO AVOID OVERSPRAY ONTO ALL WALKWAYS, PAVEMENT, AND SITE FURNISHINGS. SHOULD THE CONTRACTOR MAKE NOZZLE CHANGES OR ADD HEADS AS A RESULT OF SITE OBSTACLES OR CONSTRUCTION CHANGES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATION AND ADJUSTMENTS IN PIPE SIZES. IN NO CASE SHALL FLOW VELOCITIES EXCEED 5 FEET PER SECOND.

MT. ADA ROAD

MT. RIAS PLACE



IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER
	EXISTING CONTROLLER (PROVIDE RAIN SHUTOFF SENSOR)	----	----
	BLOCKED TRUE UNION BALL VALVE, LINE SIZE, IN VALVE BOX	KING BROS. IND.	BTU-V-SERIES
	QUICK COUPLER VALVE, 1" TYP. WITH LOCKING PURPLE COVER	NELSON	7645
	DRIP ZONE VALVE ASSEMBLY INSTALLED IN JUMBO VALVE BOX	DIG CORPORATION	P40-075
	RAINBIRD PGA VALVE IN PLASTIC VALVE BOX	RAINBIRD	PGA VALVE 1"
	MP ROTATOR 2000 ADJUSTABLE ARC	HUNTER	MP 2000
	1/2" BLACK POLYETHYLENE TUBING	DIG CORPORATION	14-008
	EXCEL SERIES 17 DRIPLINE BROWN	DIG CORPORATION	A1-512P
	LATERAL LINE:	PACIFIC PLASTICS	PVC CLASS 200
	MAINLINE: CONNECT TO EXISTING	PACIFIC PLASTICS	PVC CLASS 315 (2" & GREATER) PVC SCH. 40 (1-1/2" & SMALLER)
	BUBBLER	RAINBIRD	RAINBIRD / 1804-SAM-PRS-1402
	SCH 40 FOR SLEEVING (2X DIAMETER PIPE)	PACIFIC PLASTIC	

IRRIGATION NOTES

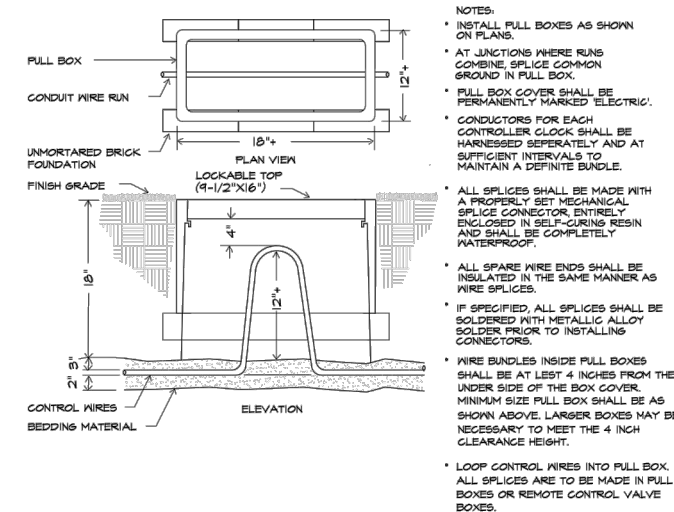
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER-AS NOTED.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS AND DISTANCE.
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.
- ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- ALL SPRAY HEADS INSTALLED FARTHER THAN FIVE (5) FEET FROM PAVING, DRIVEWAYS, CURBS, TURF BOUNDARIES, TOPS OF WALLS AND OTHER PEDESTRIAN AREAS MAY BE INSTALLED AS SHRUB ADAPTERS ON A SCH. 80 RISER, TOP OF HEAD 12" ABOVE GRADE.
- ALL HEADS INDICATED ON THE PLANS AT A SPACING LESS THAN 75% OF FULL OPEN THROW, AS PER MANUFACTURER'S RECOMMENDATIONS, ARE TO RECEIVE A PCS SCREEN OF APPROPRIATE SIZE TO REDUCE THE RADIUS TO MORE CLOSELY MATCH THE SPACING. REFER TO THE MANUFACTURER'S CHARTS PROVIDED WITH PCS SCREENS FOR SIZING OF SCREENS.
- ALL SPRAY HEADS THAT DO NOT CONFORM TO PRESCRIBED NOZZLE RADIUS' SHALL BE FITTED WITH PRESSURE COMPENSATING SCREENS TO ACHIEVE PROPER RADIUS/THROW DISTANCE.
- ALL PIPING AND IRRIGATION DEVICES THAT DELIVER WATER SHALL BE INSTALLED BELOW GRADE IF THEY ARE 24" OF A VEHICLE OR PEDESTRIAN USE AREA.

SUBMITTAL DATE: \_\_\_\_\_  
REVISION 1: \_\_\_\_\_  
REVISION 2: \_\_\_\_\_  
REVISION 3: \_\_\_\_\_  
REVISION 4: \_\_\_\_\_

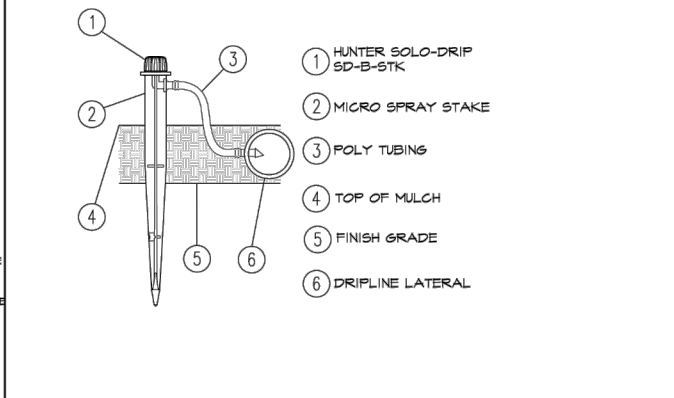
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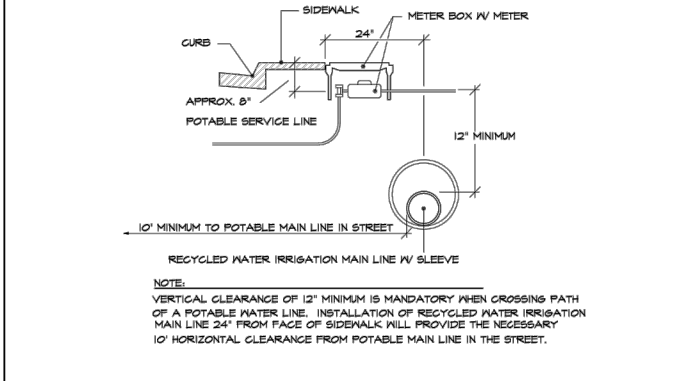
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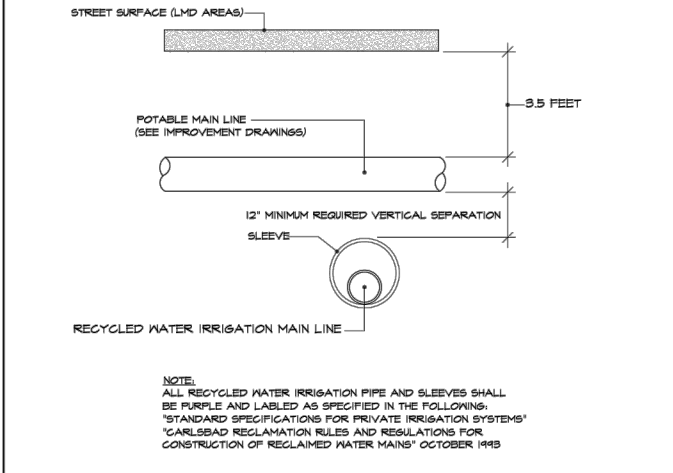
A PULL BOX N.T.S.



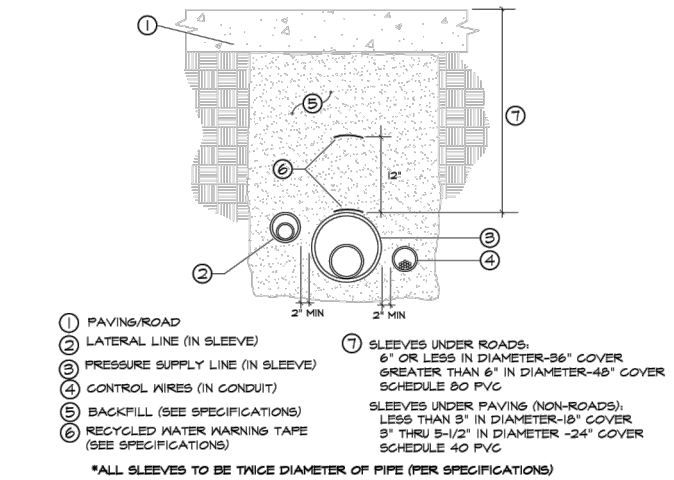
B DRIP HEAD N.T.S.



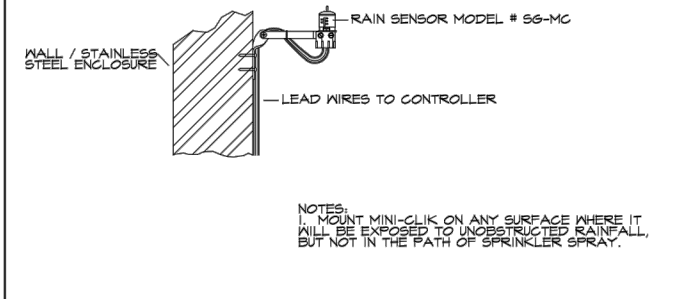
C POTABLE SERVICE LINE CROSSING N.T.S.



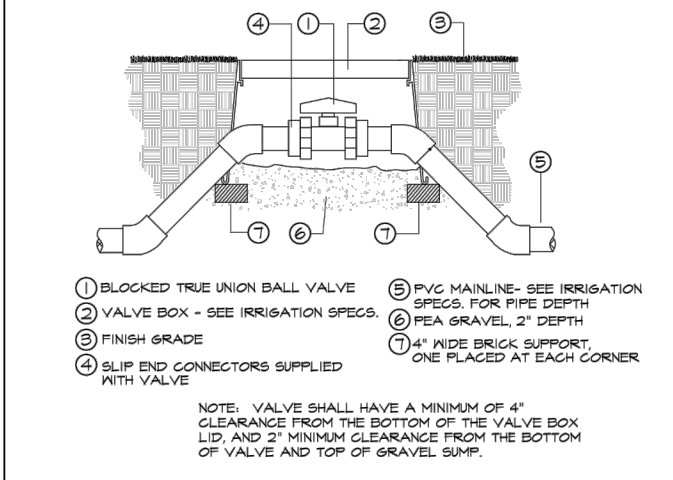
D POTABLE MAIN LINE CROSSING N.T.S.



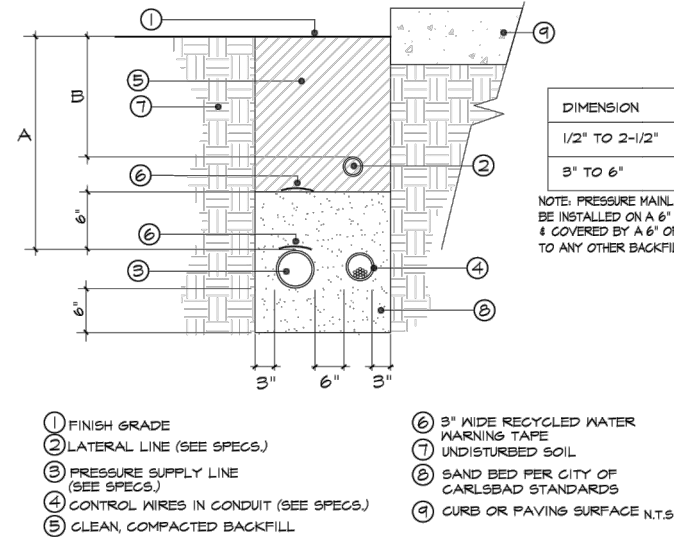
E SLEEVING N.T.S.



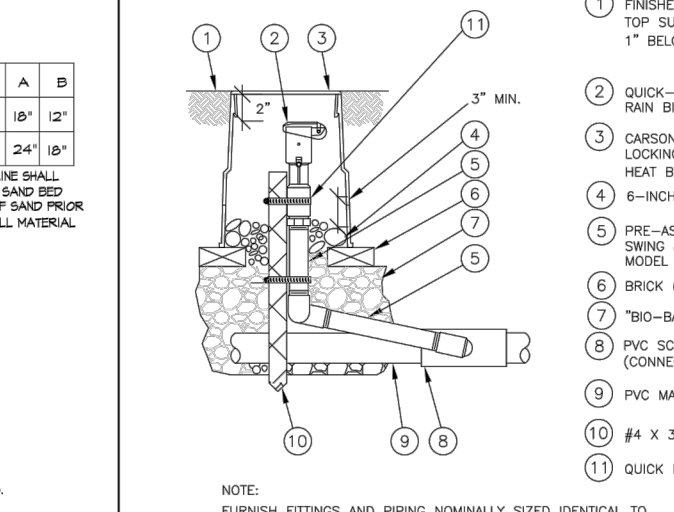
F BALL VALVE N.T.S.



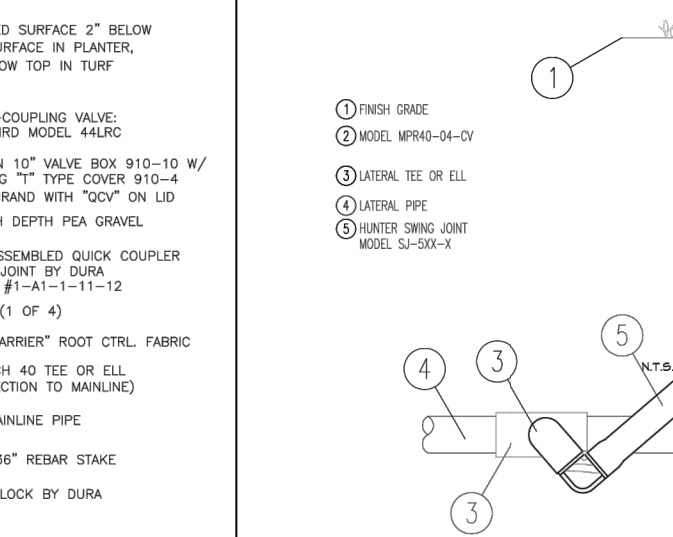
G REMOTE CONTROL VALVE N.T.S.



I TRENCHING N.T.S.



J QUICK COUPLER N.T.S.



K MP ROTATOR N.T.S.

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TITLE: IRRIGATION DETAILS  
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