



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 9, 2020 REPORT NO. PC-20-033

HEARING DATE: July 16, 2020

SUBJECT: VERIZON MTSO. Process Four Decision

PROJECT NUMBER: [635697](#)

REFERENCE: The Wireless Ordinance (SDMC 141.0420) was updated effective September 9, 2019 by [Ordinance O-21117 N.S.](#) This project was submitted April 26, 2019 and is subject to the prior version of the ordinance (updated by [Ordinance O-20261 N.S.](#); effective 7-19-2013). All references to SDMC 143.0420 in this staff report are to the 2013 version (Attachment 11).

OWNER/APPLICANT: Verizon Wireless, LLC

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 4777 Mercury Street with the Kearny Mesa Community Planning area?

Staff Recommendation: APPROVE Planned Development Permit No. 2358137.

Community Planning Group Recommendation: Pursuant to the current State of Emergency due to COVID-19 and the inability to have group meetings, the applicant did not meet with the community planning group.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 12, 2020 and the opportunity to appeal that determination ended March 26, 2020 (Attachment 7).

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

Code Enforcement Impact: None.

BACKGROUND

Verizon MTSO is an application for a new permit for an existing, expired WCF at 4777 Mercury Street. The project is in the IL-2-1 zone, which provides for light industrial and office uses with limited commercial. The Kearny Mesa Community Plan designates the site for industrial and business parks (Attachment 2). Surrounding uses in all directions are light industrial in nature, with some commercial (Attachment 1).

The existing 130-foot, 10-inch-tall lattice tower was first permitted in 1987, re-permitted in 1998, and again in 2009. The most recent permit expired in May 2019. The current application was deemed complete prior to that date.

[Council Policy 600-43](#) assigns preference levels to WCFs in different land use categories. This project, a WCF on an industrially zoned property, is in the Preference 1 category. Generally, Preference 1 locations are permitted as a Process One Limited Use and do not come before the Planning Commission. However, this project requires a Planned Development Permit (PDP) per [SDMC 126.0602\(b\)\(1\)](#) for deviations to the WCF Regulations ([SDMC 141.0420](#)) to allow a lattice tower, which does not conform to the WCF Guidelines. This PDP requires a Process Four Planning Commission decision.

DISCUSSION

Proposed Project:

The existing Verizon tower is a main hub/switching station for their wireless network. The tower supports 30 panel antennas, 14 microwave dishes, six remote radio units and three surge protectors. The associated equipment is in a 324-square-foot equipment room inside the building (Attachments 9 and 12).

Verizon owns the project site, which is used for operations, storage and parking. The Kearny Mesa Community Plan designates the site and the surrounding area as Industrial/Business Park. The entire area is zoned industrial, and is characterized by light industrial businesses, a package distribution center, small delis and other small commercial and office spaces.

WCF Regulations and Planned Development Permit Considerations:

The WCF Regulations are designed to require wireless carriers to update their sites as development patterns change and technology advances. This is achieved by issuing permits in 10-year increments to provide the City with the opportunity to review projects under current regulations and consider technological advances in design. Prior to the adoption of the original WCF regulations in 2000, lattice towers were allowed in the City of San Diego; however, the adoption of the ordinance require that applicants *"use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions."* Therefore, a

deviation from the WCF Regulations is necessary to allow an existing lattice tower to remain with a new permit, a PDP.

The PDP process is intended to assure that the deviation would be preferable to what would be achieved by strict conformance with the regulations. Because the tower is one of two main Verizon switches in the City with significant network traffic filtering through the site, replacing it with a structure that complies with the integration requirement could draw more attention to it than letting it remain in its existing visual context.

While it may be possible to alter or rebuild the structure to screen or camouflage this facility, the resulting obelisk, clock tower, faux tree, or other structure would still be eighty feet tall and out of scale and character with the surrounding area. Existing buildings and landscaping already serve to screen the tower to the extent feasible. It is staff's opinion that structural alteration of this tower would provide no benefit at this industrial location.

Kearny Mesa is primarily zoned industrial, which is an appropriate location for WCF uses. There are multiple existing lattice towers in the area. At almost 131 feet tall, the tower is visible from many vantage points throughout the community. Kearny Mesa hosts other tall communication towers for broadcast, radio and government entities. AT&T also has a switching station northwest of this project site.

This site is important to Verizon's network. It is the hub to the northern and central network in the City. A deviation to allow the lattice tower to remain prevents the placement of multiple, replacement sites in the surrounding area, or the construction of a new tower element that would be of limited utility at this location.

Although lattice towers generally represent an undesirable visual element, it is staff's opinion that the lattice tower has minimal visual impact due to its specific location. The existing tower is central to the industrial area. Its visual effects are localized, reduce quickly with distance because of landscaping and building placement, do not affect major public rights of way or commercial areas, would not be effectively be reduced by structural alteration, and are balanced by the fact that to replace this site may require multiple alternative sites. The benefit of concealing this facility is minimal at this location. It is staff's opinion that allowing this lattice tower to remain is preferable to what would be achieved by strict conformance with the WCF regulations.

Community Plan Analysis:

The Kearny Mesa Community Plan does not contemplate WCFs; however, it does recommend that *"Extensive landscaping should be encouraged in yard areas that abut freeways, prime arterials, and other streets to buffer building tenants and pedestrians from traffic and to present aesthetically pleasing views along transportation corridors."* A previous permit for this WCF required 36-inch box eucalyptus trees along Mercury Street resulting in a nice tree-lined street view in support of this recommendation.

In addition, the City's General Plan addresses WCFs in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures or using

camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The tower and the surrounding neighborhood were developed prior to adoption of the Urban Design Element. Although the tower is visible, it is framed by trees and/or buildings in all directions. Exposed elements such as this tower are an expected component of industrial areas, especially in Kearny Mesa, where lattice towers are prevalent. Taken into the visual context of the surrounding area, the tower blends into the extent feasible. The site placement, surrounding development, existing and proposed landscaping, and general neighborhood characteristics make this centrally located, industrial site a superior alternative to locating several smaller facilities in and around the community.

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 industrial context change, the permit's limited term will provide the City the opportunity to address impacts in the future.

Conclusion:

The project complies with the development regulations of the IL-2-1 zone. Other than the requested deviation, it will comply with the WCF Regulations (SDMC 141.0420). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Planned Development Permit (PDP) 2358137 (Attachments 5 and 6).

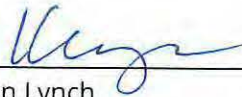
ALTERNATIVES

1. Approve Planned Development Permit (PDP) 2358137, with modifications.
2. Deny Planned Development Permit (PDP) 2358137 if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department

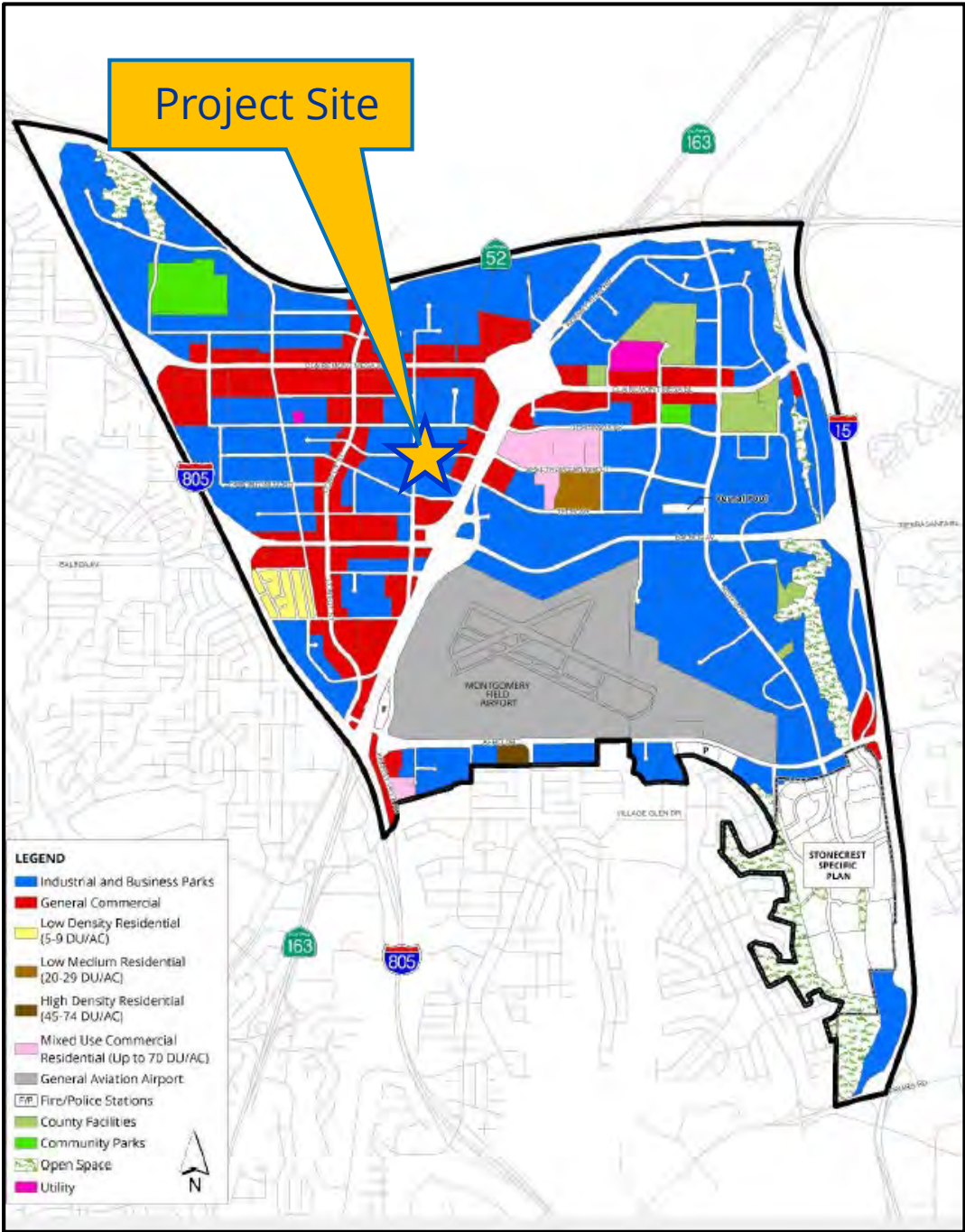


Karen Lynch
Development Project Manager
Development Services Department

FITZGERALD/KAL

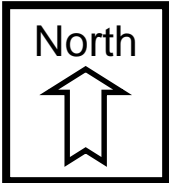
Attachments:

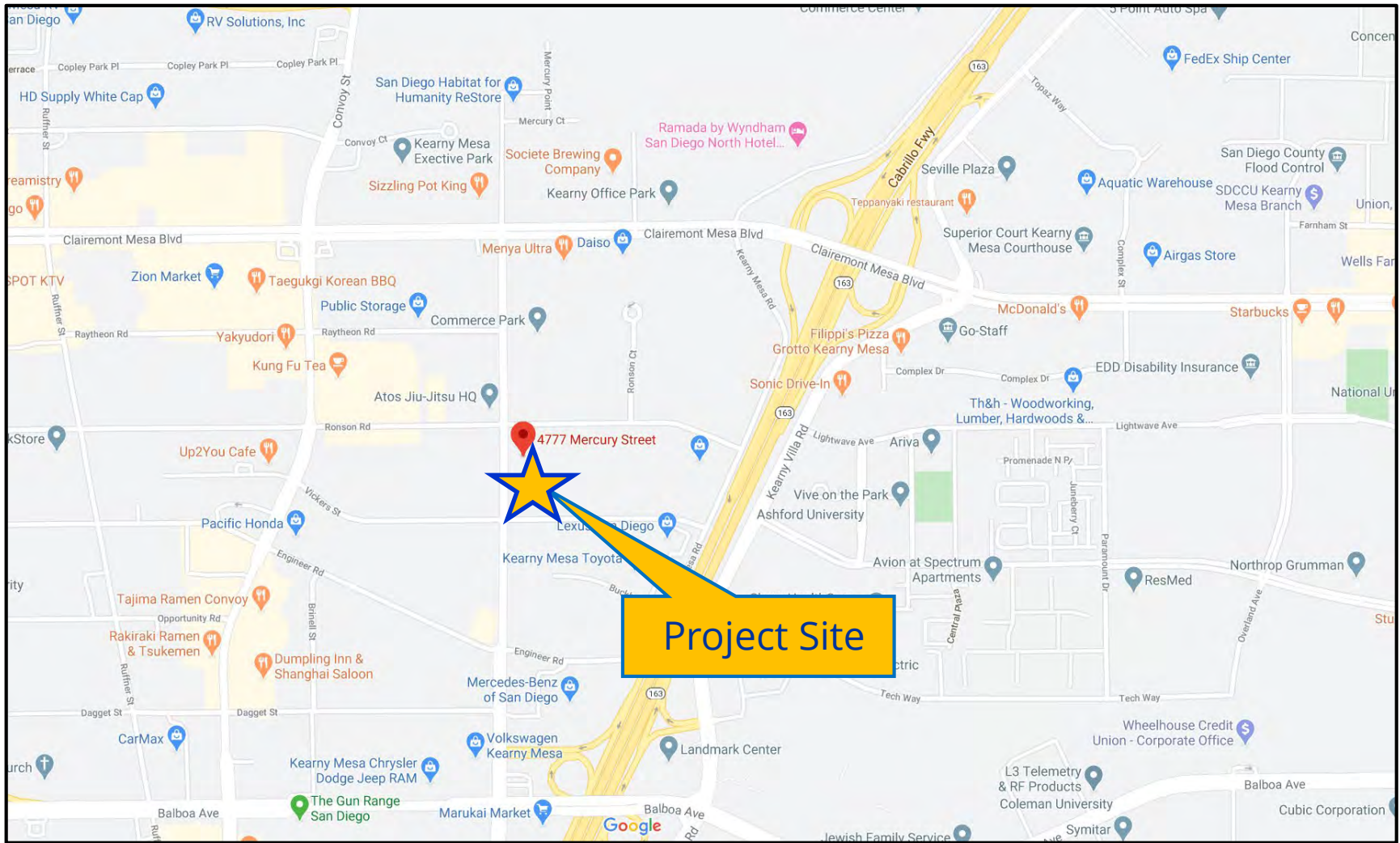
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Coverage Maps
9. Photo Survey
10. Ownership Disclosure Statement
11. Prior Version of Wireless Ordinance
12. Project Plans



Kearny Mesa Land Use Map

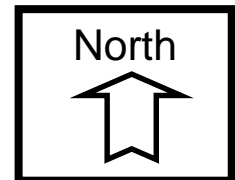
Verizon MTSO/ 4777 Mercury Street
PROJECT NO. 635697





Project Location Map

Verizon MTSO/ 4777 Mercury Street
PROJECT NO. 635697



| PROJECT DATA SHEET | | |
|---|---|--|
| PROJECT NAME: | Verizon MTSO | |
| PROJECT DESCRIPTION: | A new permit for an existing 130', 10" tall lattice tower supporting 30 panel antennas. 14 microwave dishes, 6 remote radios and 3 surge suppressors. Associated equipment is located within the adjacent building. | |
| COMMUNITY PLAN AREA: | Kearny Mesa | |
| DISCRETIONARY ACTIONS: | Planned Development Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Industrial and Business Parks | |
| ZONING INFORMATION: ZONE: IL-2-1 HEIGHT LIMIT: None FLOOR AREA RATIO: N/A FRONT SETBACK: 15/20 feet (min/std) SIDE SETBACK: 10 feet STREETSIDE SETBACK: N/A REAR SETBACK: 0/15 feet (min/std) PARKING: N/A | | |
| ADJACENT PROPERTIES: | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Industrial and Business Parks; IL-2-1 | Commercial Office; Office Building |
| SOUTH: | Industrial and Business Parks; IL-2-1 | Commercial Office; Institutional |
| EAST: | Industrial and Business Parks; IL-2-1 | Commercial Office; Office Building |
| WEST: | Industrial and Business Parks; IL-2-1 | Light Industrial; Package Distribution |
| DEVIATION REQUESTED: | Deviation to allow a lattice tower which does not comply with the WCF regulations requiring integration and/or concealment. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | The applicant did not meet with the community planning group due to the current State of Emergency due to COVID-19. | |

PLANNING COMMISSION RESOLUTION NO. [REDACTED]
PLANNED DEVELOPMENT PERMIT NO. 2358137
VERIZON - MTSO PROJECT NO. 635697

WHEREAS, VERIZON WIRELESS, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2358137), on portions of a 1.24-acre site;

WHEREAS, the project site is located at 4777 Mercury Street in the IL-2-1 zone of the Kearny Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot 79 of the Kearny Mesa Industrial Park Unit No. 7, Map No. 7025;

WHEREAS, on March 12, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 16, 2020, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2358137, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2358137:

PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

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

The Kearny Mesa Community Plan does not contemplate Wireless Communication Facilities (WCFs); however, it does recommend that "[e]xtensive landscaping should be encouraged in yard areas that abut freeways, prime arterials, and other streets to buffer building tenants and pedestrians from traffic and to present aesthetically pleasing views along transportation corridors." The project site was extensively landscaped and in 2009, with their last discretionary permit for the tower, Verizon added eight 36-inch box eucalyptus trees to the Mercury Street side of the project and the interior side yard in support of this recommendation.

In addition, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The tower is framed by trees and/or buildings in most directions to the extent feasible. Exposed elements such as this tower are an expected component of industrial areas, especially in Kearny Mesa, where lattice towers are prevalent. When taken into the visual context of the surrounding area, the tower is an expected element in a predominantly industrial/heavy commercial area where pole signs, billboards and electric transmission lines are abundant. The site placement, surrounding development, existing and proposed landscaping, and general neighborhood characteristics make this centrally located, industrial site a good alternative to locating several smaller facilities in and around the community. Therefore, the site fulfills the requirements of UD-A.15.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the Kearny Mesa Community Plan and City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 4777 Mercury Street in the Kearny Mesa Community Planning Area. It consists of 30 panel antennas, 14 microwave dishes, six Remote Radio Units, and three surge protectors on an existing 130' 10" lattice tower. Existing equipment is located inside the adjacent building.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The 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." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project site is located within the IL-2-1 zone of the Kearny Mesa Community Plan. The project meets all applicable requirements of this zone. The WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. Although the existing lattice tower is integrated into the site to the extent feasible, the WCF Regulations and Guidelines do not permit unscreened facilities such as lattice towers. The project is seeking a Planned Development Permit (PDP) pursuant to SDMC 126.0602(b)(1) to deviate from the WCF Regulations.

To comply with the WCF Regulations without deviations, the tower must be replaced with an integrated structure or replaced with a new structure similar in height to the buildings in the area, which would require Verizon to add more sites to make up for the coverage lost by the height reduction. Verizon requires the tower at its existing height because it was built in 1987 as the hub for their network, which has since developed around this site. It would not be possible to alter or rebuild the structure to screen or camouflage the tower because the resulting obelisk, clock tower, faux tree, or other structure would be over 130 feet tall and completely out of scale and character with the surrounding area. Existing buildings and landscaping already serve to screen the lower portions of the tower to the extent feasible. It is staff's opinion that structural alteration of this tower would provide no benefit at this industrial location.

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

The project achieves this purpose and intent by allowing a structure to remain in its existing visual context instead of requiring a new structure. The surrounding area is primarily zoned for industrial land uses. Exposed elements such as this lattice tower are an expected component of industrial areas, especially in Kearny Mesa, where lattice towers are prevalent.

This project site is adequately landscaped with mature trees. The existing tower is central to an industrial area and its visual effects are localized, reduce quickly with distance because of landscaping and building placement, do not affect major public rights of way or commercial areas, would not be effectively reduced by structural alteration, and are balanced by the fact that to replace this site may require multiple alternative sites. The benefit of concealing this facility is minimal at this location.

Allowing this lattice tower to remain is preferable to what would be achieved by strict conformance with the WCF regulations. Because the project meets the requirements of the IL-2-1 zone, and findings can be made in the affirmative for all required permits, the project and all deviations will comply with the applicable regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PDP No. 2358137 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2358137, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: July 16, 2020

IO#: 11003679

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2358137
VERIZON MTSO PROJECT NO. 635697
PLANNING COMMISSION

This Planned Development Permit No. 2358137 is granted by the Planning Commission of the City of San Diego to Verizon Wireless, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0602. The 1.24-acre site is located at 4777 Mercury Street in the IL-2-1 zone of the Kearny Mesa Community Plan area. The project site is legally described as: Lot 79 of the Kearny Mesa Industrial Park Unit No. 7, Map No. 7025.

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 July 16, 2020, on file in the Development Services Department.

The project shall include:

- a. An existing 130-foot, 10-inch-tall lattice tower supporting 30 panel antennas, 14 microwave dishes, six Remote Radio Units (RRUs) and three raycaps and a 324-square-foot equipment room inside the existing building. The antennas include the following:

| Upper Panel Antennas | |
|----------------------|-------------------------|
| Number | Dimensions |
| 6 | 47.4" x 11.2" x 5" |
| 3 | 72.8" x 11.85" x 7.08" |
| 6 | 71.96" x 11.85" x 7.08" |
| Lower Panel Antennas | |
| Number | Length |
| 5 | 4' |
| 10 | 2' |
| Microwave Dishes | |
| Number | Diameter |
| 4 | 8' |
| 4 | 6' |
| 3 | 4' |
| 3 | 2' |

- b. Deviation to Land Development Code (LDC) Section 141.0420 to allow a lattice tower where lattice towers are not permitted by the Wireless Communication Facility (WCF) Regulations;
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. 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 July 30, 2023.
2. This permit and corresponding use of this site shall **expire on July 30, 2030**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
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. 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.

12. 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.

LANDSCAPE REQUIREMENTS:

13. 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.

14. 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.

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

PLANNING/DESIGN REQUIREMENTS:

16. The WCF shall conform to the Exhibit A for the life of this permit.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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 Planning Commission of the City of San Diego on July 16, 2020 by Resolution No.

_____.

ATTACHMENT 6

Permit Type/PTS Approval No.: PDP No. 2358137
Date of Approval: July 16, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

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

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

Verizon Wireless, LLC
Owner/Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION**ATTACHMENT 7***(Check one or both)*

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

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

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

Project No.: 635697

Project Title: Verizon MTSO

PROJECT LOCATION-SPECIFIC: The project is located at 4777 Mercury Street, San Diego, CA 92111

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A PLANNED DEVELOPMENT PERMIT (PDP) to allow for the continuing operation of an existing Wireless Communication Facility (WCF). The previously-permitted WCF consists of a 134-foot-tall lattice tower, thirty panel antennas, eleven microwave dishes, six Remote Radio Units, and one raycap. The project proposes to allow these components to stay in place with no new construction other than landscape improvements. The project requires a Process Four PDP per San Diego Municipal Code (SDMC) 126.0602(b)(1), to allow the deviation from SDMC 141.0420 which would allow the lattice tower to remain. The project is located within the IL-2-1 zone, the Airport Environs Overlay Zone, and the FAA Part 77 noticing area. The WCF is unmanned and technicians would visit the site only as required for routine maintenance.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: PlanCom Inc., Shelly Kilburn, 302 State Place, Escondido CA, 92029. 619 208-4685

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- ☒ CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- ☐ STATUTORY EXEMPTION:

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

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

Jeff Szymanski / SENIOR PLANNER
SIGNATURE/TITLE

6/22/2020
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

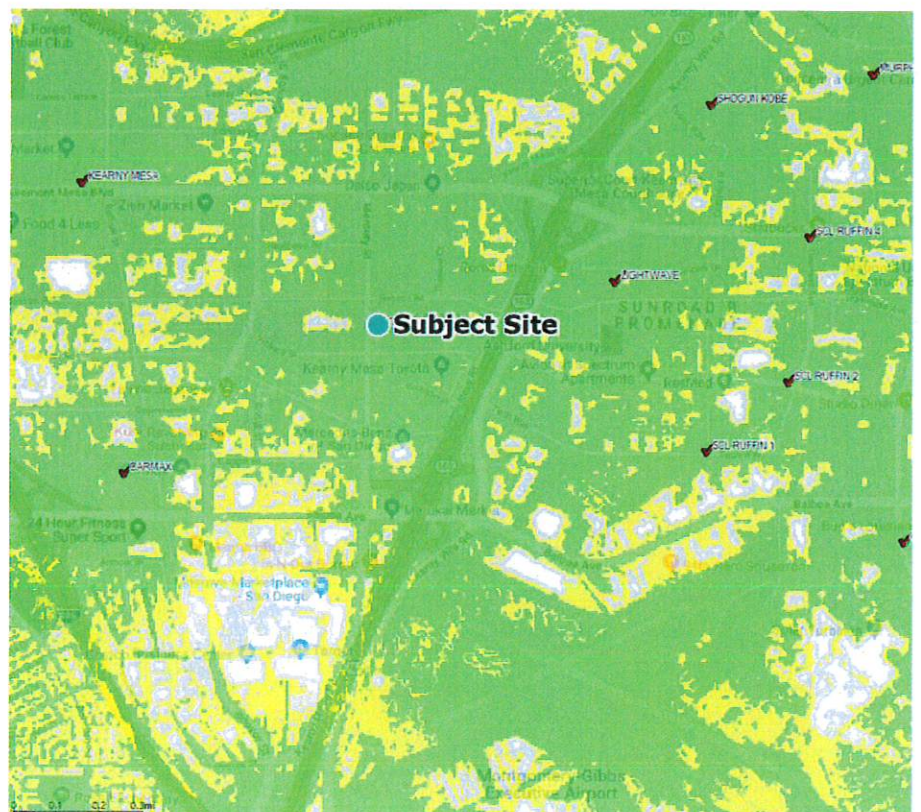
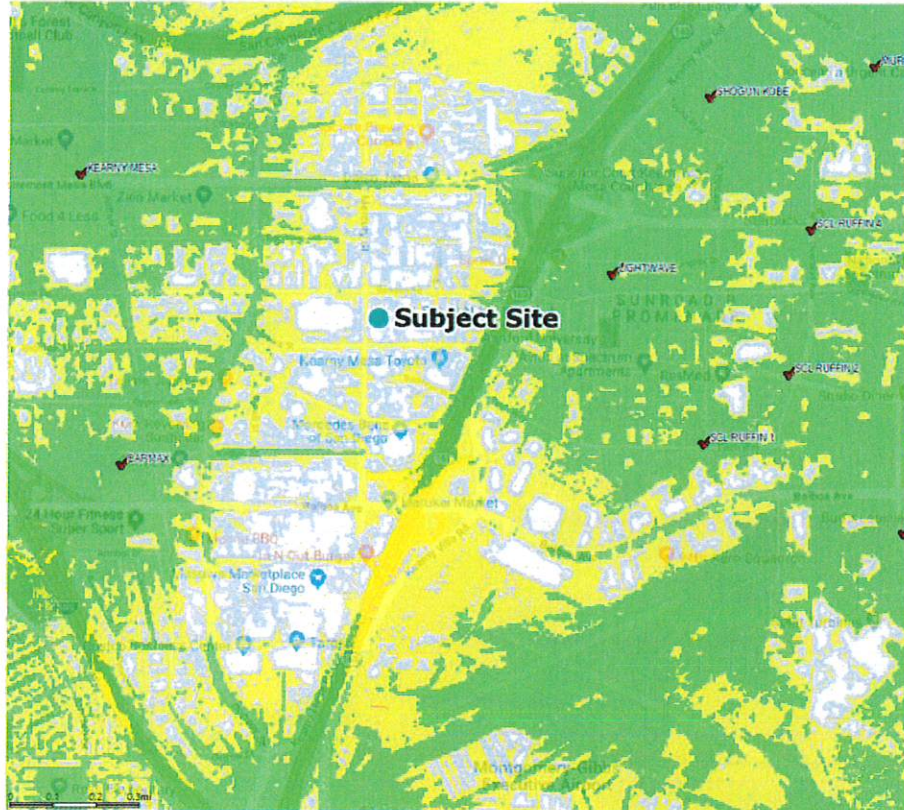
DATE RECEIVED FOR FILING WITH COUNTY

MTSO SD

4777 Mercury St.

San Diego, CA 92111

verizon

Coverage without site**Coverage Levels:**

- Excellent
- Good/Variable
- Poor

PHOTOGRAPHIC STUDY AND KEY MAP

Verizon Wireless
"MTSO SD"
4777 Mercury Street
San Diego, CA 92111

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

Prepared by:
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

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

April 17, 2019



North Elevation of the Tower – Photo 1



South Elevation – Photo 2



East Elevation -Photo 3



West Elevation – Photo 4



View to the West



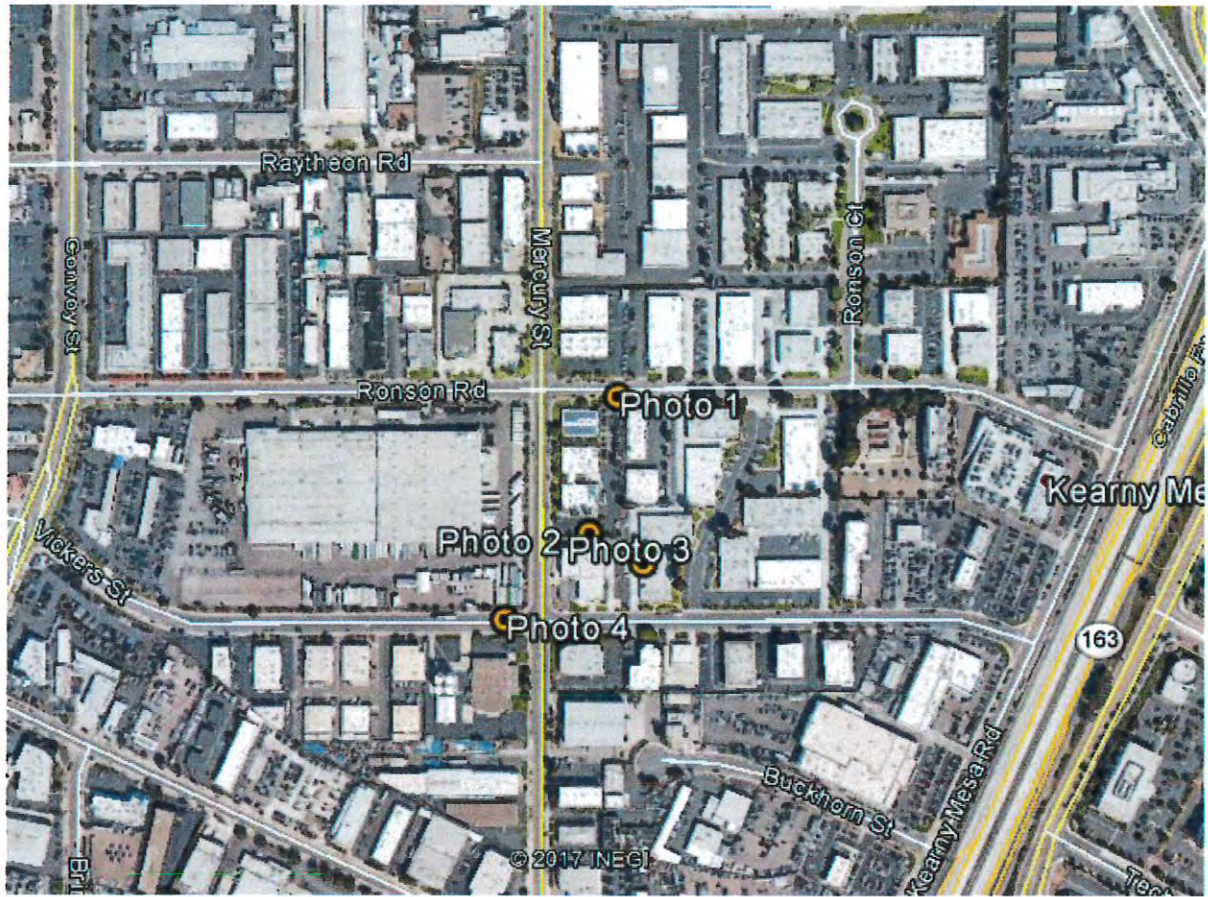
View to the South



View to the East



View to the North



Aerial Photograph

| | | | |
|---|---|--|---|
|  | City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000 | <h1 style="margin: 0;">Ownership Disclosure Statement</h1> | FORM DS-318 October 2017 |
|---|---|--|---|

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

Project Title: VZW MTSO SD **Project No. For City Use Only:** 635697

Project Address: 4777 Mercury Street

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

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

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

Property Owner

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

Applicant

Name of Individual: Verizon Wireless ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 15505 Sand Canyon Avenue
 City: Irvine State: CA Zip: 92618
 Phone No.: 949-760-3929 Fax No.: _____ Email: karen.pereda@verizonwireless.com
 Signature: Karen Pereda Digitally signed by Karen Pereda
DN: cn=Karen Pereda, o=Verizon Wireless, email=karen.pereda@verizonwireless.com, c=US
Date: 2019.04.17 16:02:42 -0700 Date: 4/17/2019
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



Verizon Wireless
15505 Sand Canyon Avenue
Irvine, Ca. 92618

LETTER OF AUTHORIZATION
(APPLICATION FOR ZONING/LAND USE ENTITLEMENTS)

| | |
|-----------------------------------|--|
| Property Address: | 4777 Mercury Street, San Diego, CA 92111 |
| Vested Owner: | Verizon Wireless LLC |
| Assessor's Parcel Numbers: | 356-120-83 |
| Verizon Site Name: | MTSO SD |

The undersigned, authorizes Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless, with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921, its employees, representatives, agents, and/or consultants, to act as agent on the undersigned's behalf for the sole purpose of obtaining land use approvals, building permits and or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility, including FAA filings, on the above identified parcel of land. It is understood that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

It being further understood that signing this Letter of Authorization in no way creates an obligation of any kind.

Vested Owner: Verizon Wireless LLC

By: Karen Pereda

Print Name: Karen Pereda

Date: 4/17/19

§141.0420 Wireless Communication Facilities

Wireless communication facilities are permitted as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the regulations in Section 141.0420.

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

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

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

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

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

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

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

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

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

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

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

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

(i) *Park Site Installations*

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

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

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

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

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

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

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

| ABBREVIATIONS | | | | | |
|---------------|--------------------|--------|------------------|---------|------------------------|
| ABV. | ABBREVIATION | EQ. | EQUAL | MECH. | MECHANICAL |
| AC | ACOUSTIC(AL) | EQUIP. | EQUIPMENT | MET. | METAL |
| A/C | AIR CONDITIONING | EXIST. | EXISTING | MIN. | MINIMUM |
| ALT. | ALTERNATE | EX. | EXTERIOR | MISC. | MISCELLANEOUS |
| ALUM. | ALUMINUM | F.S. | FACE OF STUD | NAT. | NATURAL |
| A.B. | ANCHOR BOLT | FIN. | FINISH | N. | NORTH |
| APPROX. | APPROXIMATE | FIX. | FIXURE | N.I.C. | NOT IN CONTRACT |
| ARCH. | ARCHITECT(URAL) | FL. | FLOOR | N.T.S. | NOT TO SCALE |
| A.C. | ASPHALTIC CONCRETE | F.L. | FLOW LINE | O.C. | ON CENTER |
| BM. | BEAM | F.D. | FLOOR DRAIN | O.D. | OUTSIDE DIAMETER |
| BLK(G) | BLOCKING | FLOUR. | FLOURESCENT | OPNG. | OPENING |
| BD. | BOARD | FT./ | FOOT PER | OPP. | OPPOSITE |
| BOT. | BOTTOM | FTG. | FOOTING | PL | PLATE |
| BLDG. | BUILDING | FDN. | FOUNDATION | PLYWD. | PLYWOOD |
| CAB. | CABINET | GAL. | GALLON | REINF. | REINFORCE(ING) |
| C.I. | CAST IRON | GALV. | GALVANIZED | RM. | ROOM |
| C.B. | CATCH BASIN | G.I. | GALVANIZED IRON | SCHED. | SCHEDULE |
| CLG. | CEILING | G. | GAS | SEC. | SECTION |
| CEM. | CEMENT | GA. | GAUGE | SHT. | SHEET |
| CER. | CERAMIC | GL. | GLASS | SIM. | SIMILAR |
| C.O. | CLEAN OUT | G.L. | GLUED LAMINATE | S. | SOUTH |
| CLR. | CLEAR | GYP. | GYPSUM | SPECS. | SPECIFICATIONS |
| COL. | COLUMN | HT. | HEIGHT | SQ. | SQUARE |
| CONC. | CONCRETE | H.M. | HOLLOW METAL | STD. | STANDARD |
| CONN. | CONNECTION | HORIZ. | HORIZONTAL | STL. | STEEL |
| CONT. | CONTINUE(OUS) | H.B. | HOSE BIBB | STRUCT. | STRUCTURAL |
| DET. | DETAIL | INFO. | INFORMATION | SUSP. | SUSPENDED |
| DIAM. | DIAMETER | I.D. | INSIDE DIAMETER | T & P | TELEPHONE & POWER |
| DIM. | DIMENSION | INSUL. | INSULATE(ION) | THK. | THICK |
| DR. | DOOR | INT. | INTERIOR | T & B | TOP & BOTTOM |
| DBL. | DOUBLE | JT. | JOINT | TYP. | TYPICAL |
| DN. | DOWN | KIT. | KITCHEN | U.N.O. | UNLESS NOTED OTHERWISE |
| DS. | DOWN SPOUT | LAB. | LABORATORY | VENT. | VENTILATION |
| DWG. | DRAWING | LT. | LIGHT | VERT. | VERTICAL |
| D.F. | DRINKING FOUNTAIN | LIN. | LINEAL | W. | WATER |
| EA. | EACH | MFR. | MANUFACTUR(ER'S) | WT. | WEIGHT |
| E. | EAST | | | W.W.M. | WELDED WIRE MESH |

PROJECT DESCRIPTION

PLANS FOR CONDITIONAL USE PERMIT RENEWAL FOR AN EXISTING VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION CONSISTING OF THE FOLLOWING:

- EXISTING EQUIPMENT ROOM LOCATED WITHIN EXISTING BUILDING.
- FIFTEEN (15) EXISTING PANEL ANTENNAS @ CL 112'-0" (THREE (3) PER SECTOR AT THREE (3) SECTORS TOTAL)
- FIFTEEN (15) EXISTING PANEL ANTENNAS @ CL 93'-4" (FIVE (5) PER SECTOR AT THREE (3) SECTORS TOTAL)
- EXISTING SIX (6) RRUS MOUNTED ON EXISTING LATTICE TOWER (TWO (2) PER SECTOR AT THREE (3) SECTORS TOTAL)
- THREE (3) EXISTING RAYCAPS MOUNTED ON EXISTING LATTICE TOWER. (ONE (1) PER SECTOR)

THE SIZE OF THE EXISTING EQUIPMENT ROOM LEASE AREA AND FACILITY HEIGHT ARE TO REMAIN UNCHANGED.

TOTAL NUMBER OF EXISTING PANEL ANTENNAS:

THIRTY (30)

TOTAL NUMBER OF EXISTING RRUS:

SIX (6)

TOTAL NUMBER OF MW DISHES:

FOURTEEN (14)

TOTAL NUMBER OF EXISTING RAYCAPS

THREE (3)

CONSTRUCTION DATA:

(E) EQUIPMENT LEASE AREA 31'-10" x 10'-2" = 323.64 SQ.FT.

JURISDICTION: CITY OF SAN DIEGO

APN: 356-120-83

SITE AREA: 1.25± ACRES

54450.00 SQ FT

EXISTING ZONING: IL-2-1 (INDUSTRIAL LIGHT)

LAND USE APPROVAL: #51041D

EXISTING OCCUPANCY: WIRELESS COMMUNICATIONS FACILITY

RF DOCUMENT

THESE PLANS DESIGNED PER AWS-3 FUZE DOCUMENT DATED: 03-08-2018

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

verizon

"MTSO SD"

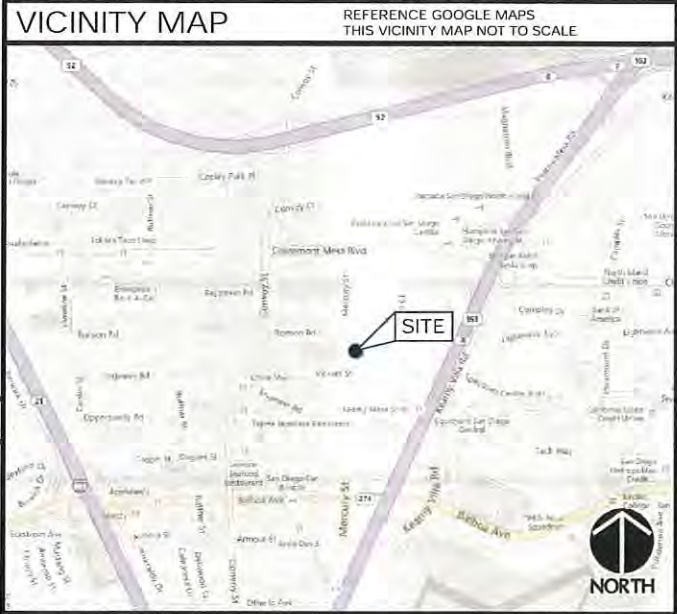
MTX: 40

4777 MERCURY STREET

SAN DIEGO, CA 92111

LAT: 32.828111

LONG: -117.148361



BUILDING CODES

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

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

2016 CALIFORNIA BUILDING CODE (C.B.C.)
PART 2, TITLE 24, C.C.R.
(BASED ON THE 2015 INTERNATIONAL BUILDING CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA ELECTRICAL CODE (C.E.C.)
PART 3, TITLE 24, C.C.R.
(BASED ON THE 2014 NATIONAL ELECTRICAL CODE)

2016 CALIFORNIA MECHANICAL CODE (C.M.C.)
PART 4, TITLE 24, C.C.R.
(BASED ON THE 2015 UNIFORM MECHANICAL CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA PLUMBING CODE (C.P.C.)
PART 5, TITLE 24, C.C.R.
(BASED ON THE 2015 UNIFORM PLUMBING CODE)

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

2016 CALIFORNIA FIRE CODE (C.F.C.)
PART 9, TITLE 24, C.C.R.
(BASED ON THE 2015 INTERNATIONAL FIRE CODE WITH 2016 CALIFORNIA AMENDMENTS)

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

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

PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING D, FIRST FLOOR
IRVINE, CA. 92618

APPLICANT'S AGENT:
PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029
PH: (760) 420-4833
CONTACT: JILL CLEVELAND

ARCHITECT:
DERRA DESIGN, INC.
495 E. RINCON STREET, #204
CORONA, CA. 92879
PH: (951) 268-1650
CONTACT: JEFF ROEBUCK

SURVEYOR:
BERT HAZE & ASSOC., INC.
3188 AIRWAY AVE., SUITE K1
COSTA MESA, CA. 92626
714-557-1567
CONTACT: BERT HAZE

LANDSCAPE ARCHITECT:
TERRAIN INTEGRATION
191 S. ORANGE STREET
ORANGE, CA 92666
PH: (714) 724-9814
CONTACT: STEPHANIE SHERMOEN

| APPROVALS | | | |
|-------------|------|----------|----------|
| APPROVED BY | DATE | INITIALS | COMMENTS |
| RF ENGINEER | | | |
| SITE DEV. | | | |
| SITE ACQ. | | | |
| PM | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| COMMENTS: | | | |

LEGAL DESCRIPTION

ASSESSORS IDENTIFICATION:
SAN DIEGO COUNTY A.P.N. 356-12083

LEGAL DESCRIPTION:
PARCEL 2 OF A PARCEL MAP, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON SAID PARCEL MAP, FILED AS MAP No. 14003, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

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

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| A-2 | ENLARGED SITE PLAN |
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NOTES

- THE MAXIMUM NUMBER OF PREVIOUSLY APPROVED DIRECTIONAL CELLULAR ANTENNAS TO REMAIN IS THIRTY (30)
- THE MAXIMUM NUMBER OF MICROWAVE ANTENNAS TO REMAIN IS TWENTY ONE (21)
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO REMAIN IS TEN (10)
- THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

SPECIAL INSPECTIONS

NONE

verizon

15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA. 92618

(949) 286-7000

"MTSO SD"
4777 MERCURY STREET
SAN DIEGO, CA 92111

TITLE SHEET
ZONING DRAWINGS

derra

495 E. Rincon Street, Suite 204
Corona, CA. 92879
PH: (951) 268-1650 FAX: (951) 268-1651

Revisions

| | | |
|---|----------|-----------------------------|
| 1 | 09/24/19 | CUP RENEWAL ZONING DRAWINGS |
| 1 | 09/25/19 | CUP RENEWAL ZONING DRAWINGS |
| 1 | 06/07/20 | CUP RENEWAL ZONING DRAWINGS |
| | | REVISED RFPs |
| | | UPDATED M/W PET TRANSPORT |

T-1

Job No. 1703X



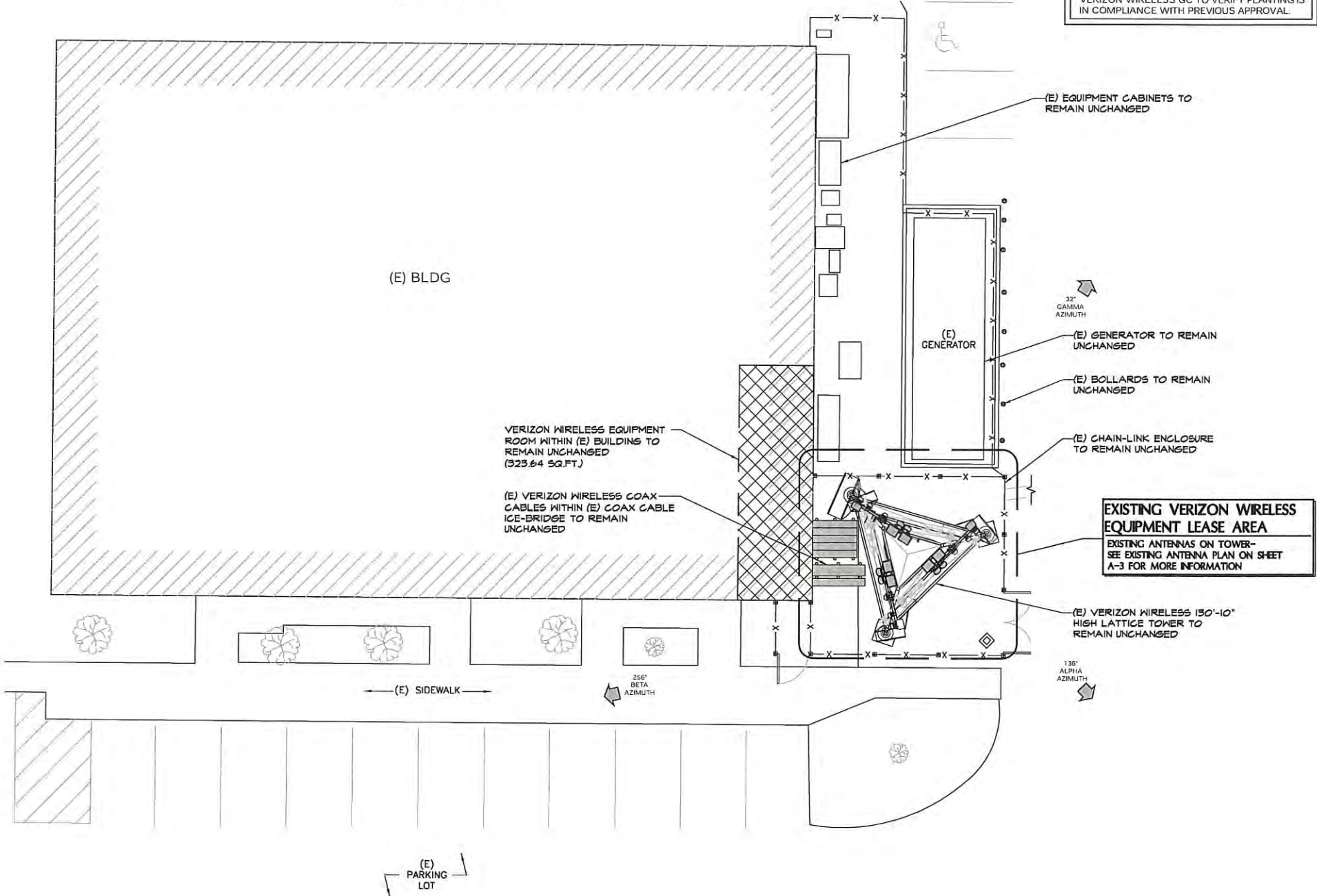
LOT 77
A.P.N. 356-120-39

| | | |
|-----------|----------|-----------------------------|
| Revisions | 09/24/19 | CUP RENEWAL ZONING DRAWINGS |
| 1 | AJD | |
| 1 | 09/26/19 | CUP RENEWAL ZONING DRAWINGS |
| | AJD | REVISED RTDS |
| 1 | 06/02/20 | CUP RENEWAL ZONING DRAWINGS |
| | JJR | UPDATED M/W PER TRANSPORT |
| | | |
| | | |

Job No. 1703X

derra
495 E. Elmwood Street, Suite 204
Corona, CA 92679
Ph 951/294-1060 Fax 951/294-1961

APN:
356-120-83



NOTES:
• THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

NOTES:
NO NEW BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT.

NOTES:
VERIZON WIRELESS GC TO VERIFY PLANTING IS IN COMPLIANCE WITH PREVIOUS APPROVAL.

ENLARGED SITE PLAN



| Dept. | Approved | Date |
|--------|----------|------|
| A&C | | |
| RE | | |
| RF | | |
| INT | | |
| EE | | |
| OPS | | |
| EE/OUT | | |

verizon

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ENLARGED SITE PLAN
ZONING DRAWINGS

derra

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| Revisions | 1 | 2 | 3 | 4 | 5 |
|-----------|-----------------------------|---|---|---|---|
| 10/24/13 | CIP REVIEW, ZONING DRAWINGS | | | | |
| 10/26/13 | CIP REVIEW, ZONING DRAWINGS | | | | |
| 10/27/13 | REVISED PDS | | | | |
| 10/27/13 | CIP REVIEW, ZONING DRAWINGS | | | | |
| 10/27/13 | UPDATED M/F PER TRANSPORT | | | | |

ANTENNA SCHEDULE @ 112'-0" (ACTIVE)

| SECTOR | AZIM-UTH | CABLE RUN | CENTER LINE | CABLE TYPE/ SIZE | ANTENNA TYPE | RRUS/RAYCAP |
|---------|----------|-----------|-------------|------------------|--|--|
| ALPHA 1 | 136° | ±115' | 112'-0" | (2) 7/8"ø COAX | BXA-70063-4CF-4-850MHZ | (1) 3315 RAYCAP |
| ALPHA 2 | 136° | ±115' | 112'-0" | (2) 7/8"ø COAX | BXA-70063-4CF-4-850MHZ | - |
| ALPHA 3 | 136° | ±115' | 112'-0" | (2) 7/8"ø COAX | SBNHH-1D65B | - |
| ALPHA 4 | 136° | ±115' | 112'-0" | (2) 7/8"ø COAX | NHH-65B-R2B | (1) DUAL-BAND RRU B5/B13 |
| ALPHA 5 | 136° | ±115' | 112'-0" | - | NHH-65B-R2B | (1) DUAL-BAND RRU B2/B66 |
| BETA 1 | 256° | ±115' | 112'-0" | (2) 7/8"ø COAX | BXA-70063-4CF-4-850MHZ | (1) 3315 RAYCAP |
| BETA 2 | 256° | ±115' | 112'-0" | (2) 7/8"ø COAX | BXA-70063-4CF-4-850MHZ | - |
| BETA 3 | 256° | ±115' | 112'-0" | (2) 7/8"ø COAX | SBNHH-1D65B | - |
| BETA 4 | 256° | ±115' | 112'-0" | (2) 7/8"ø COAX | NHH-65B-R2B | (1) DUAL-BAND RRU B5/B13 |
| BETA 5 | 256° | ±115' | 112'-0" | - | NHH-65B-R2B | (1) DUAL-BAND RRU B2/B66 |
| GAMMA 1 | 32° | ±115' | 112'-0" | (2) 7/8"ø COAX | BXA-70063-4CF-4-850MHZ | (1) 3315 RAYCAP |
| GAMMA 2 | 32° | ±115' | 112'-0" | (2) 7/8"ø COAX | BXA-70063-4CF-4-850MHZ | - |
| GAMMA 3 | 32° | ±115' | 112'-0" | (2) 7/8"ø COAX | SBNHH-1D65B | - |
| GAMMA 4 | 32° | ±115' | 112'-0" | (2) 7/8"ø COAX | NHH-65B-R2B | (1) DUAL-BAND RRU B5/B13 |
| GAMMA 5 | 32° | ±115' | 112'-0" | - | NHH-65B-R2B | (1) DUAL-BAND RRU B2/B66 |
| TOTAL: | | | | (24) 7/8"ø COAX | (6) BXA-70063-4CF-4-850MHZ (3) SBNHH-1D65B (6) NHH-65B-R2B | (6) DUAL-BAND RRUS (3) 3315 RAYCAPS |

• FOR MORE INFORMATION ON PANEL ANTENNA MODELS SEE SHEET A-7

ANTENNA SCHEDULE @ 93'-4" (NON-ACTIVE)

| SECTOR | AZIM-UTH | CABLE RUN | CENTER LINE | CABLE TYPE/ SIZE | ANTENNA TYPE | RRUS/RAYCAP |
|---------|----------|-----------|-------------|------------------|---|-------------|
| ALPHA 1 | 40° | ±100' | 93'-4" | (2) 7/8"ø COAX | 4' DB844H90-XY | (1) RRU |
| ALPHA 2 | 40° | ±100' | 93'-4" | (2) 7/8"ø COAX | 4' DB844H90-XY | (1) RRU |
| ALPHA 3 | 40° | ±100' | 93'-4" | (2) 7/8"ø COAX | 4' DB844H90-XY | (1) RRU |
| ALPHA 4 | 40° | ±100' | 93'-4" | (2) 7/8"ø COAX | 4' DB844H90-XY | (1) RRU |
| ALPHA 5 | 40° | ±100' | 93'-4" | (2) 7/8"ø COAX | 4' DB844H90-XY | (1) RRU |
| BETA 1 | 160° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| BETA 2 | 160° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| BETA 3 | 160° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| BETA 4 | 160° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| BETA 5 | 160° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| GAMMA 1 | 300° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| GAMMA 2 | 300° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| GAMMA 3 | 300° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| GAMMA 4 | 300° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| GAMMA 5 | 300° | ±100' | 93'-4" | (2) 7/8"ø COAX | 2' ALLEGON SYSTEM AB | (1) RRU |
| TOTAL: | | | | (24) 7/8"ø COAX | (5) 4' DB844H90-XY (10) 2' ALLEGON SYSTEM AB | (12) RRU |

• FOR MORE INFORMATION ON PANEL ANTENNA MODELS SEE SHEET A-7

NOTES:

- (E) PANEL ANTENNAS AT LOWER ARRAY NOT SHOWN FOR CLARITY.
- (E) MICROWAVE ANTENNAS NOT SHOWN FOR CLARITY.
- SEE ELEVATIONS FOR MORE INFORMATION.

NOTES:

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EXISTING M/W SCHEDULE

| CENTER LINE | ANTENNA DIAMETER | ANTENNA TYPE | AZIMUTH | TARGET | TOWER LOCATION |
|-------------|------------------|---------------|----------|-----------------------|----------------|
| 80' | 8'-0" | UHX8-59 | 10.25° | BLACK MTN (MAIN) | NORTH LEG |
| 51' | 8'-0" | UHX8-59 | 10.25° | BLACK MTN (DIV) | NORTH LEG |
| 80' | 8'-0" | UHX8-107 | 39.622° | MT WOODSON (MAIN) | EAST LEG |
| 51' | 8'-0" | UHX8-107 | 39.622° | MT WOODSON (DIV) | EAST LEG |
| 107' | 6'-0" | UHX6-107 | 145.68° | AVIATION (MAIN) | SOUTHEAST FACE |
| 85' | 6'-0" | UHX6-107 | 145.68° | AVIATION (DIV) | SOUTHEAST FACE |
| 71' | 4'-0" | UXA4-107 | 17.886° | SPARE WAS (MIRA MESA) | EAST LEG |
| 89' | 4'-0" | VHLPX4-11 | 317.675° | UTC | NORTH LEG |
| 87' | 2'-0" | VHP2-180 | 248° | SPARE WAS (MT ADA) | SOUTH LEG |
| 84' | 2'-0" | RFS MA0528-28 | 248° | SPARE WAS (MT ADA) | SOUTH LEG |
| 105' | 4'-0" | VHLPX4-18 | 78.799° | LIGHTWAVE | EAST LEG |
| 78' | 6'-0" | UHX6-59 | 126.209° | SAN MIGUEL (MAIN) | SOUTHEAST FACE |
| 48' | 6'-0" | UHX6-59 | 126.209° | SAN MIGUEL (DIV) | SOUTHEAST FACE |
| 29' | 2'-0" | HSX2-180 | 320° | OTHER (AT&T) | NORTH LEG |

• FOR MORE INFORMATION ON M/W MODELS SEE SHEET A-6

(E) VERIZON WIRELESS PREVIOUSLY APPROVED PANEL ANTENNAS TO BE REMOVED AND REPLACED WITH (2) NEW 6' PANEL ANTENNAS ON DUAL MOUNT (TYP. OF 2 PER SECTOR)

(N) VERIZON WIRELESS 3315 RAYCAP BOX TO BE INSTALLED BEHIND PANEL ANTENNA (TYP. OF 1 AT GAMMA SECTOR)

(E) VERIZON WIRELESS PREVIOUSLY APPROVED RRUS TO BE REMOVED AND REPLACED WITH (N) DUAL BAND RRUS (TYP. OF 2 PER SECTOR)

VERIZON WIRELESS TO RUN (2) NEW 6x12 HYBRIFLEX HOMERUN CABLES WITHIN (E) COAX CABLE ROUTE TO NEW RAYCAP BOXES (TOTAL OF 2)

(E) VERIZON WIRELESS PREVIOUSLY APPROVED PANEL ANTENNAS TO BE REMOVED AND REPLACED WITH (2) NEW 6' PANEL ANTENNAS ON DUAL MOUNT (TYP. OF 2 PER SECTOR)

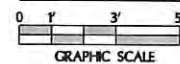
(E) VERIZON WIRELESS PREVIOUSLY APPROVED RRUS TO BE REMOVED AND REPLACED WITH (N) DUAL BAND RRUS (TYP. OF 2 PER SECTOR)

(E) VERIZON WIRELESS PREVIOUSLY APPROVED (54.72"H x 11.85"W x 1.1"D) PANEL ANTENNA TO REMAIN UNCHANGED (TYP. OF 3 AT BETA SECTOR)

(E) VERIZON WIRELESS PREVIOUSLY APPROVED 3315 RAYCAP BOX TO REMAIN UNCHANGED (TOTAL OF 1)

M/W DISHES NOT SHOWN FOR CLARITY, FOR MORE INFO SEE ELEVATIONS

PROPOSED ANTENNA PLAN @ RADCENTER 112'-0"



(E) VERIZON WIRELESS CLIMBING LADDER TO REMAIN UNCHANGED

(N) VERIZON WIRELESS 3315 RAYCAP BOX TO BE INSTALLED BEHIND PANEL ANTENNA (TYP. OF 1 AT GAMMA SECTOR)

(E) VERIZON WIRELESS 130'-10" HIGH LATTICE TOWER TO REMAIN UNCHANGED

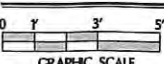
(E) VERIZON WIRELESS PREVIOUSLY APPROVED (54.72"H x 11.85"W x 1.1"D) PANEL ANTENNA TO REMAIN UNCHANGED (TYP. OF 3 PER SECTOR)

(E) VERIZON WIRELESS PREVIOUSLY APPROVED RRUS TO BE REMOVED AND REPLACED WITH (N) DUAL BAND RRUS (TYP. OF 2 PER SECTOR)

(E) VERIZON WIRELESS PREVIOUSLY APPROVED PANEL ANTENNAS TO BE REMOVED AND REPLACED WITH (2) NEW 6' PANEL ANTENNAS ON DUAL MOUNT (TYP. OF 2 PER SECTOR)

M/W DISHES NOT SHOWN FOR CLARITY, FOR MORE INFO SEE ELEVATIONS

PROPOSED ANTENNA PLAN @ RADCENTER 93'-4"



(E) VERIZON WIRELESS CLIMBING LADDER TO REMAIN UNCHANGED

(E) VERIZON WIRELESS 130'-10" HIGH LATTICE TOWER TO REMAIN UNCHANGED

(E) VERIZON WIRELESS PREVIOUSLY APPROVED PANEL ANTENNAS TO REMAIN UNCHANGED (TYP. OF 5 PER SECTOR AT 3 SECTORS)

(E) VERIZON WIRELESS PREVIOUSLY APPROVED PANEL ANTENNAS TO REMAIN UNCHANGED (TYP. OF 5 PER SECTOR AT 3 SECTORS)

| | | |
|--------|----------|------|
| Dept. | Approved | Date |
| ASC | | |
| RE | | |
| RF | | |
| INT | | |
| EE | | |
| OPS | | |
| EE/OUT | | |

verizon

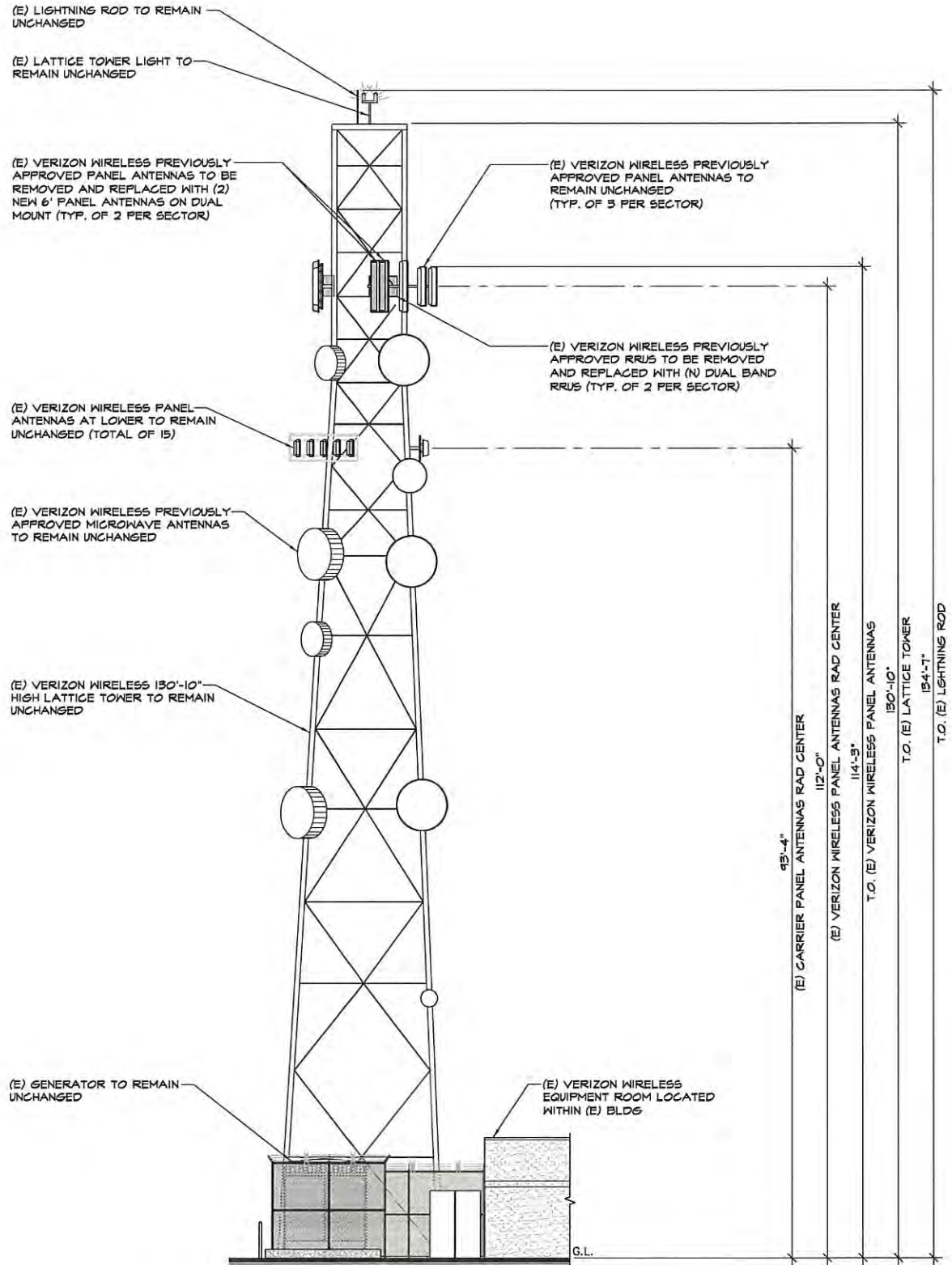
15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA 92618
(949) 286-7000

"MTSO SD"
4777 MERCURY STREET
SAN DIEGO, CA 92111
EXISTING ANTENNA PLAN
ZONING DRAWINGS

derra

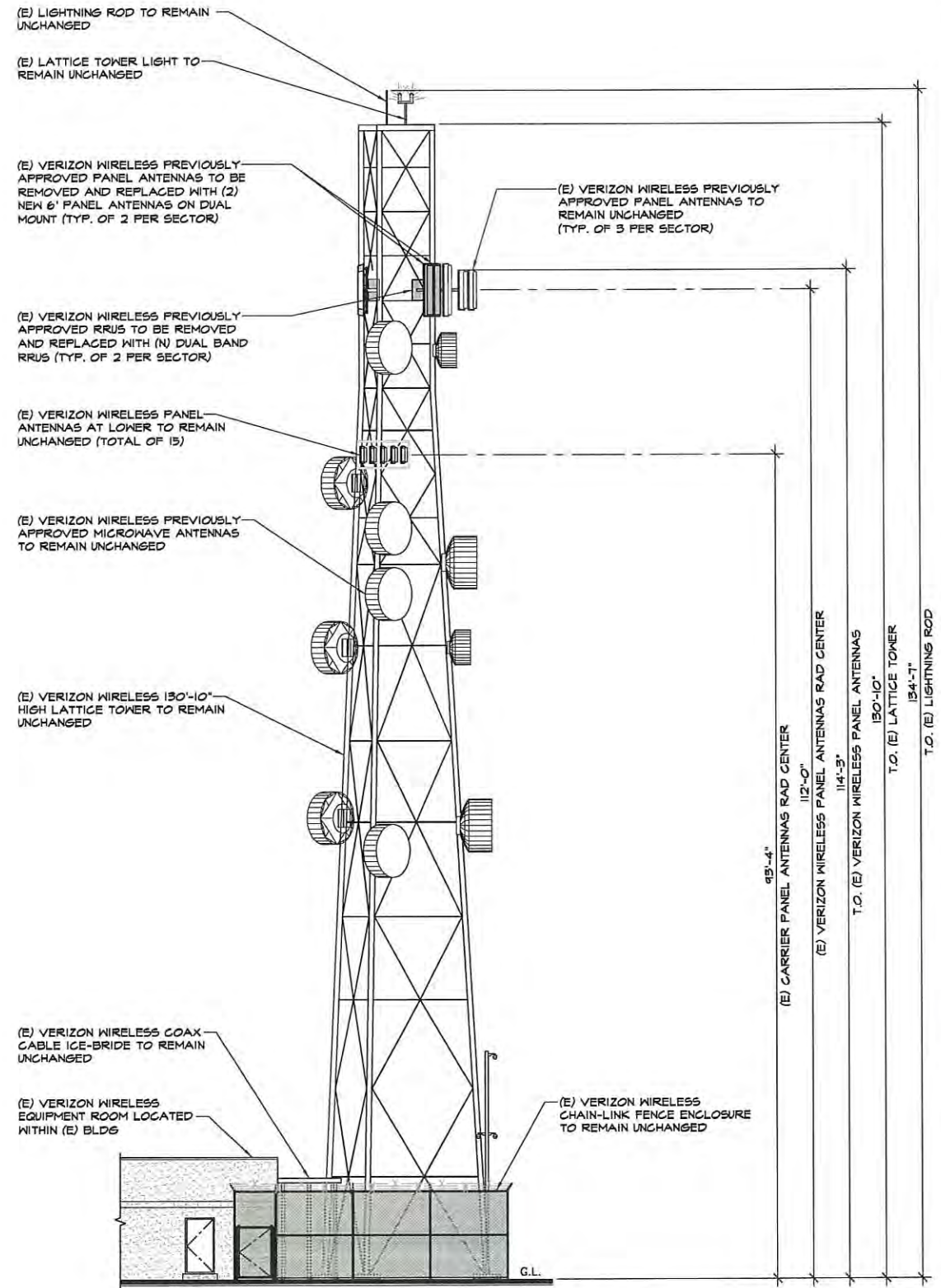
498 E. Chino Street, Suite 204
Corona, CA 92709
PH: 951.264.1200 FAX: 951.264.1251

| Revisions | DATE | BY | DESCRIPTION |
|-----------|----------|-----|-------------------------|
| 1 | 09/24/19 | JUP | RENEWAL ZONING DRAWINGS |
| 1 | 09/26/19 | JUP | RENEWAL ZONING DRAWINGS |
| 1 | 06/02/20 | JUP | RENEWAL ZONING DRAWINGS |
| 1 | 06/02/20 | JUP | RENEWAL ZONING DRAWINGS |
| 1 | 06/02/20 | JUP | RENEWAL ZONING DRAWINGS |
| 1 | 06/02/20 | JUP | RENEWAL ZONING DRAWINGS |
| 1 | 06/02/20 | JUP | RENEWAL ZONING DRAWINGS |
| 1 | 06/02/20 | JUP | RENEWAL ZONING DRAWINGS |
| 1 | 06/02/20 | JUP | RENEWAL ZONING DRAWINGS |
| 1 | 06/02/20 | JUP | RENEWAL ZONING DRAWINGS |



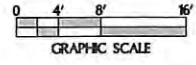
PROPOSED NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



| Dept. | Approved | Date |
|--------|----------|------|
| A&C | | |
| RE | | |
| RF | | |
| INT | | |
| EE | | |
| OPS | | |
| EE/OUT | | |

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"MTSO SD"
4777 MERCURY STREET
SAN DIEGO, CA 92111
EXISTING SOUTH & NORTH
ELEVATIONS
ZONING DRAWINGS

4405 E. Roman Street, Suite 200A
San Antonio, TX 78204
(214) 480-1000 FAX (214) 480-1001

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|----------|----|-----------------------------|
| 1 | 09/24/19 | AD | CIP RENEWAL ZONING DRAWINGS |
| 1 | 09/26/19 | AD | CIP RENEWAL ZONING DRAWINGS |
| 1 | 09/27/20 | AD | REVISED ROTS |
| 1 | 09/27/20 | JR | CIP RENEWAL ZONING DRAWINGS |
| 1 | 09/27/20 | JR | UPDATED W/P PER TRANSPORT |

| Dept. | Approved | Date |
|--------|----------|------|
| A&C | | |
| RE | | |
| RF | | |
| INT | | |
| EE | | |
| OPS | | |
| EE/OUT | | |



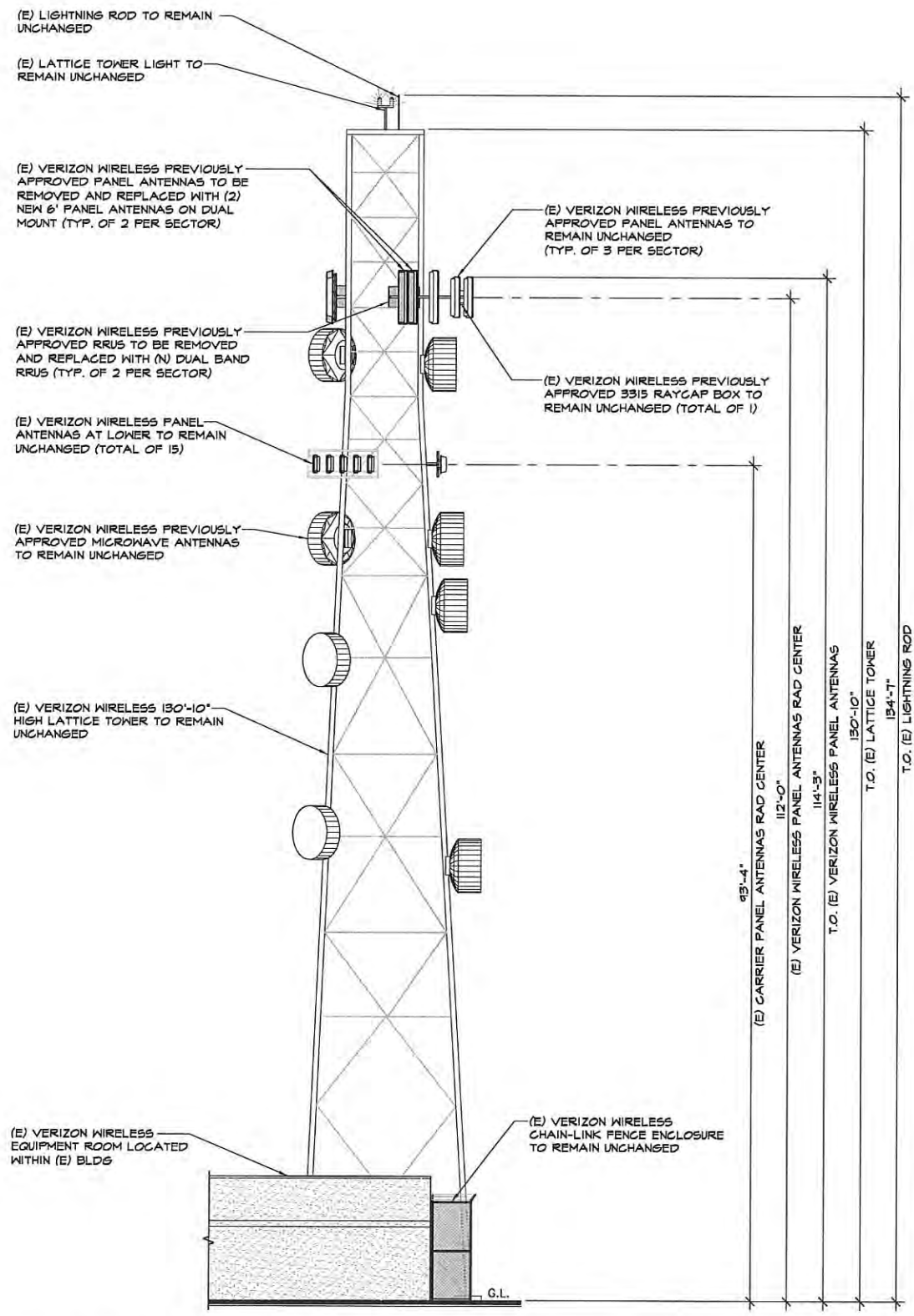
15505 Sand Canyon Ave.
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"MTSO SD"
4777 MERCURY STREET
SAN DIEGO, CA 92111
EXISTING EAST & WEST
ELEVATIONS
ZONING DRAWINGS

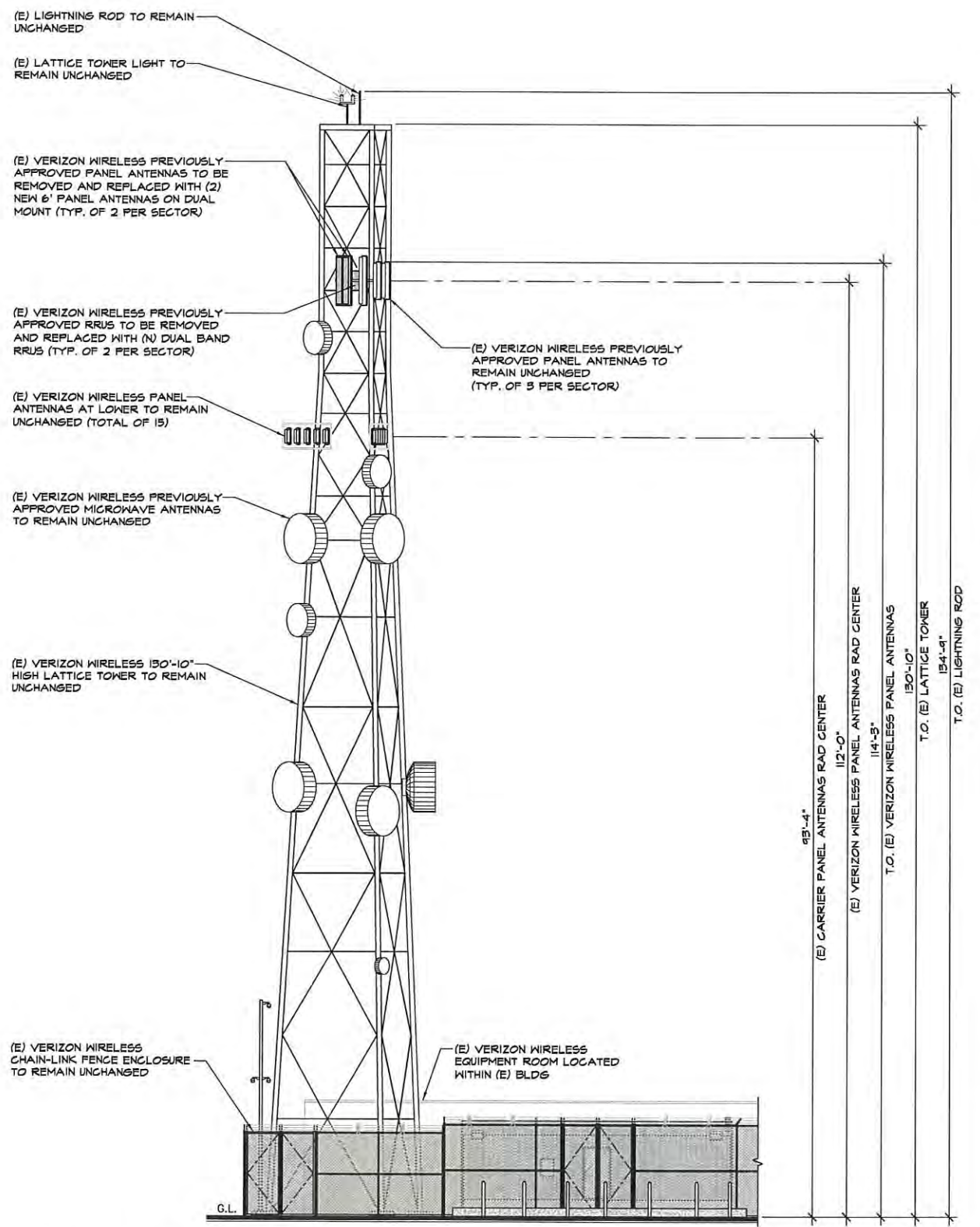


4968 E. Elgin Street, Suite 200
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(951) 261-1250 FAX: (951) 261-1251

| Revisions | 18/12/13 | 01/01/14 | 01/01/14 | 01/01/14 | 01/01/14 | 01/01/14 |
|-----------|----------|----------|----------|----------|----------|----------|
| 1 | ADD | ADD | ADD | ADD | ADD | ADD |
| 1 | ADD | ADD | ADD | ADD | ADD | ADD |
| 1 | ADD | ADD | ADD | ADD | ADD | ADD |
| 1 | ADD | ADD | ADD | ADD | ADD | ADD |
| 1 | ADD | ADD | ADD | ADD | ADD | ADD |
| 1 | ADD | ADD | ADD | ADD | ADD | ADD |



PROPOSED WEST ELEVATION
SCALE 1/8"=1'-0"
GRAPHIC SCALE



PROPOSED EAST ELEVATION
SCALE 1/8"=1'-0"
GRAPHIC SCALE

NHH-65B-R2B

2' ALLEGON SYSTEM AB

SBHH-1D3817TB