



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: May 18, 2016 REPORT NO. HO 16-031

SUBJECT: Verizon Wireless East San Diego Masonic Lodge

PROJECT NUMBER: [365747](#)

LOCATION: 7849 Tommy Drive, San Diego, CA 92119

APPLICANT: Andrea Urbas, Cortel

SUMMARY

Issue(s): Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 7849 Tommy Drive in the RS-1-7 zone of the Navajo Community Planning area?

Staff Recommendation(s):

1. Approve Conditional Use Permit (CUP) No. 1651221.
2. Approve Neighborhood Development Permit (NDP) No. 1651222.

Community Planning Group Recommendation: On February 10, 2016, [Navajo Community Planners, Inc.](#) voted 14-0-0 to recommend denial of the proposed project (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction). This project is not pending an appeal of the Environmental Determination. The Environmental Exemption Determination for this project was made on December 9, 2015, and the opportunity to appeal that determination ended December 23, 2015 (Attachment 7).

BACKGROUND

Verizon Wireless is proposing to install a new WCF on the East San Diego Masonic Temple located at 7849 Tommy Drive (Attachment 3). There are currently three existing wireless carriers (AT&T, Cricket, and T-Mobile) on this property. The site is surrounded by multi-family residential uses to the west, single family residential uses to the east, the San Carlos United Methodist Church to the south across Navajo Road, and the Tifereth Israel Synagogue parking lot to the north across Tommy Drive (Attachments 1 and 2).

As reflected in the coverage map, a new wireless facility is necessary to address Verizon's poor coverage in this area. For this reason, Verizon's Radio Frequency engineer issued a search ring, "Cowles Mtn Blvd." This is the area in which existing coverage and capacity needs improvement.

DISCUSSION

Verizon selected the East San Diego Masonic Temple due to the topography and the opportunity to design a WCF that can be integrated with the existing building design. Topography plays an important role in this area, as the intended coverage objective is the multi-family residential use area ranging from Wing Span Drive to the north to June Lake Drive to the south, and along both east and west of Cowles Mountain Boulevard. The installation of this WCF will allow Verizon to provide improved coverage as reflected in Verizon's coverage map (Attachment 10).

Verizon's design consists of twelve panel antennas and twelve remote radio units concealed inside a 30-foot-tall architectural tower element. A similar AT&T design was approved in 2012. Verizon's WCF includes an equipment enclosure at the base of the tower housing both equipment cabinets and a back-up emergency generator. The antennas are concealed behind Fiberglass Reinforced Panel walls, painted to match the Masonic Temple's color palette. Verizon is also proposing to improve the property with additional landscaping (Attachments 12 and 13).

WCFs are permitted in residential zones with a Process 3 CUP in accordance with the WCF Regulations, [Land Development Code \(LDC\) Section 141.0420\(e\)\(1\)](#). A NDP is also required for the installation of an equipment enclosure exceeding 250 square feet pursuant to LDC Section 141.0420(g)(3). The project as designed is consistent with the [City's Wireless Design Guidelines](#), the WCF Regulations LDC Section 141.0420, and the City's General Plan requirements for [wireless facilities section UD-A.15](#).

Council Policy 600-43

These guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCF. The project is proposed within a Preference Level 3 location according to [Council Policy 600-43](#), which categorizes WCF according to land uses in which they are located. Verizon's representative identified and investigated one alternative site (Attachment 9) at the San Carlos United Methodist Church. This site is immediately south of the Masonic Temple at 6554 Cowles Mountain Boulevard and is zoned RS-1-7. This Preference 2 location met the coverage requirement but had limited design options. Instead, Verizon opted to pursue the Masonic Temple site with a fully concealed design. While residential zones are one of the least preferred locations for siting wireless facility, wireless carriers are required to provide coverage to all areas of their license. In this case, the proposed location – a non-residential use in a residential zone – is a more preferable location to locate a WCF than a residential zone with residential use.

Navajo Community Planners, Inc.

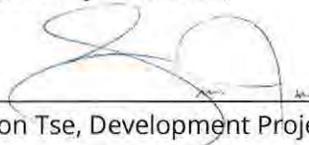
On February 11, 2016, Navajo Community Planners, Inc. voted unanimously to deny the proposed Verizon Wireless Masonic Temple project. The Navajo Community expressed concerns related to site maintenance including the antenna facilities, landscaping and screening. This location contains a

total of three existing wireless carriers (AT&T, Cricket, and T-Mobile). T-Mobile WCF is located on a monopine tree with an expired permit. A [new permit application](#) was submitted by Crown Castle for this project (PTS No. 378984) and is currently being reviewed by the Development Services Department. [AT&T's WCF](#) (PTS No. 229749) is located inside an architectural tower element, similar to what Verizon Wireless is currently proposing. AT&T's design was supported by the planning group and approved by the Hearing Officer in 2012. Verizon Wireless is also proposing landscaping to address the screening concerns expressed by the community. Therefore, staff recommends approval of the proposed Verizon Wireless East San Diego Masonic Temple project and the Findings to approve the project are attached (Attachment 5).

ALTERNATIVES

1. **Approve** CUP No. 1651221 and NDP No. 1651222, **with modifications.**
2. **Deny** CUP No. 1651221 and NDP No. 1651222, **if the Hearing Officer makes written Findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Simon Tse, Development Project Manager

Attachments:

1. Aerial Photograph
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. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Site Justification
11. Photosurvey
12. Project Photosimulations
13. Project Plans



Aerial Photo

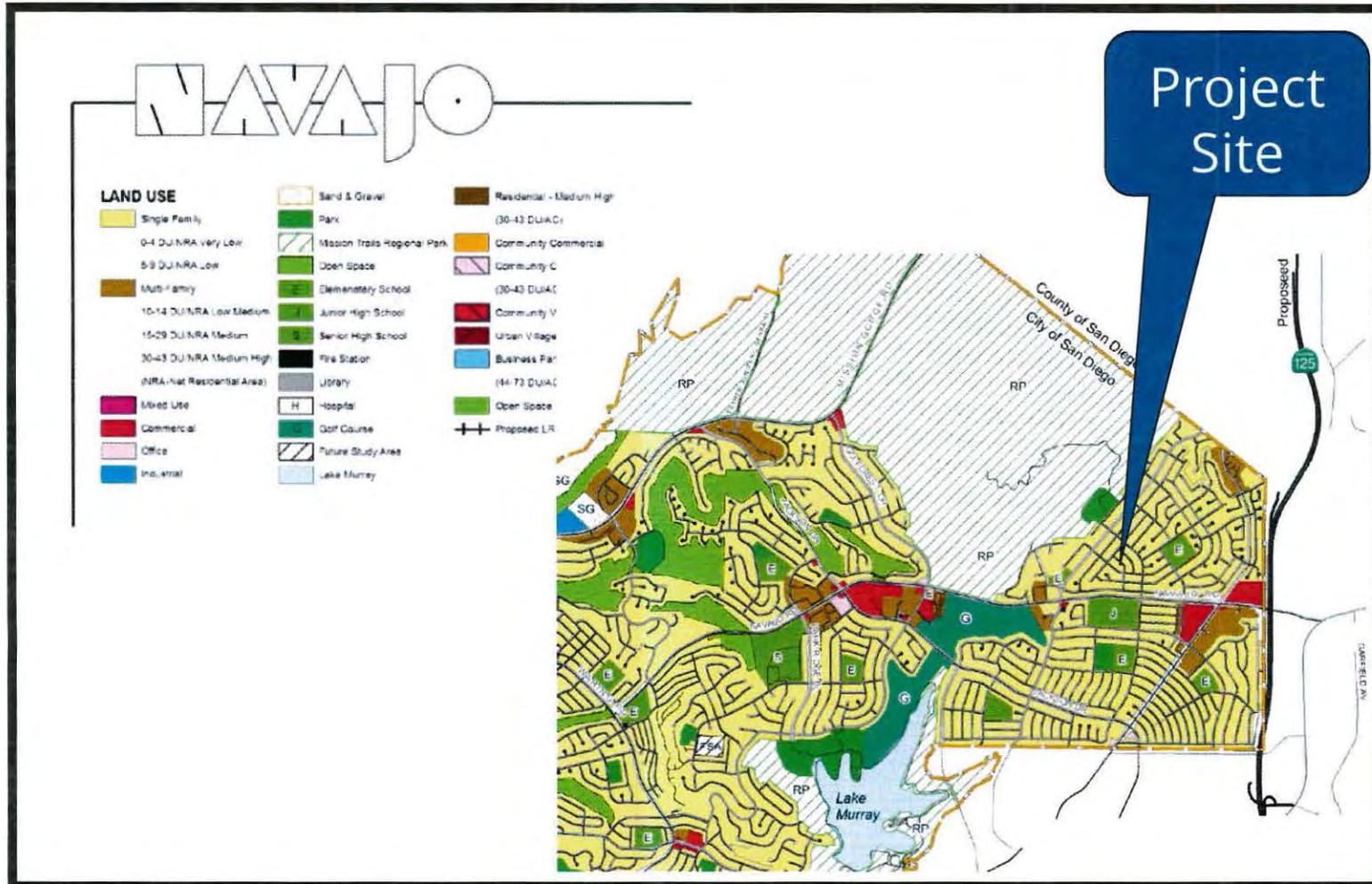


Verizon Wireless East San Diego Masonic Lodge
7849 Tommy Drive, San Diego, CA 92119





Community Plan

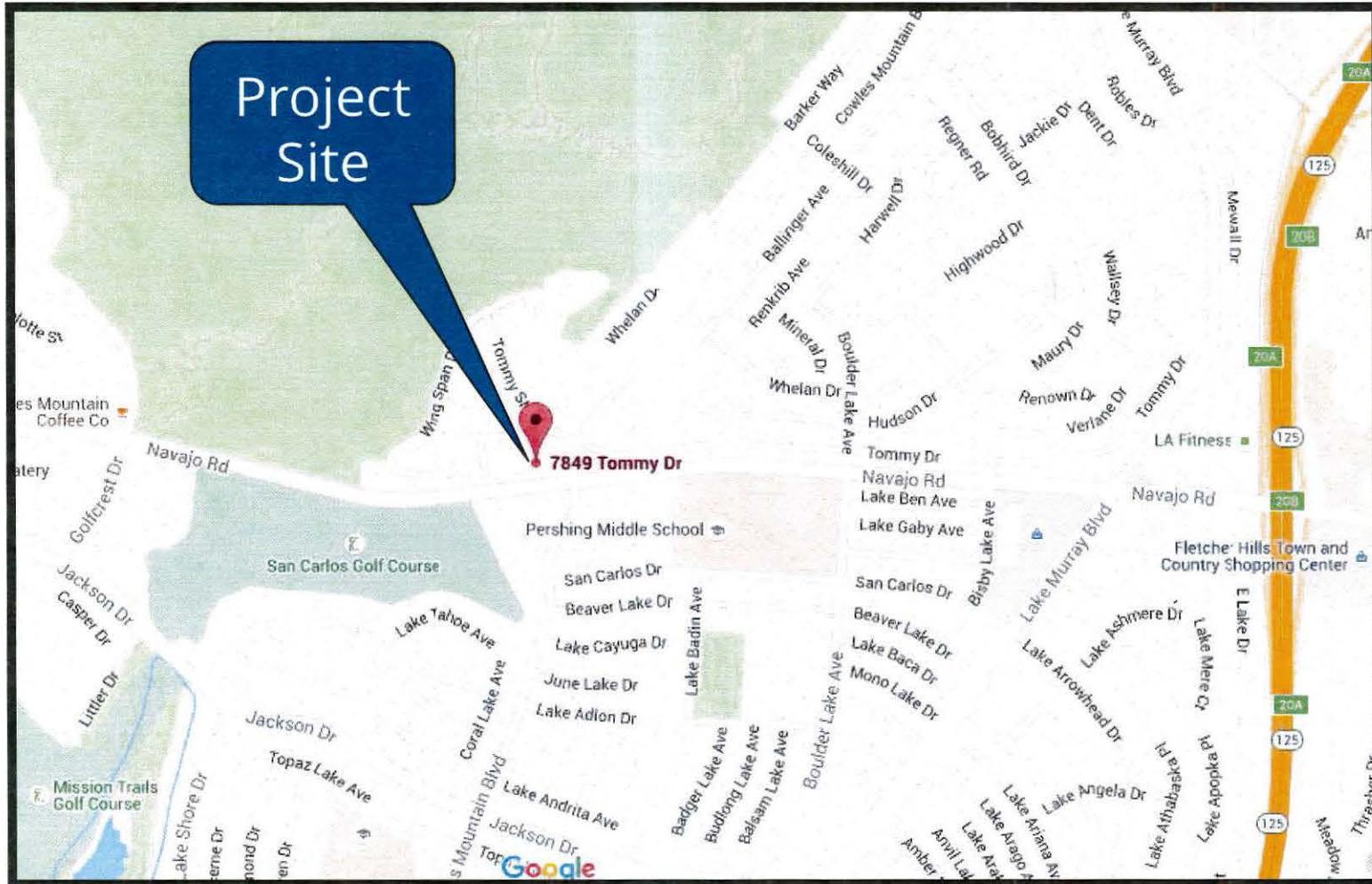


Verizon Wireless East San Diego Masonic Lodge
7849 Tommy Drive, San Diego, CA 92119





Project Location Map



Verizon Wireless East San Diego Masonic Lodge
7849 Tommy Drive, San Diego, CA 92119



PROJECT DATA SHEET		
PROJECT NAME:	Verizon Wireless East San Diego Masonic Temple	
PROJECT DESCRIPTION:	Verizon Wireless is proposing to install a Wireless Communication Facility (WCF) at 7849 Tommy Drive in the RS-1-7 zone within the Navajo planning area. The WCF consists of twelve antennas and twelve remote radio units concealed inside a 30-foot-tall architectural tower element, painted and textured to match the Masonic Temple. The equipment associated with this project is located inside an equipment enclosure at the base of the tower. The project requires a Conditional Use Permit and Neighborhood Development Permit, Process 3, Hearing Officer decision.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
	Required:	
Zone:	RS-1-7	
Height Limit:	30-feet	
Front Setback:	15-feet	
Setback:	4-feet	
Street Side Setback:	10-feet	
Rear Setback:	13-feet	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-unit residential RS-1-7	Parking/Residential
SOUTH:	Single-unit residential RS-1-7	Institutional
EAST:	Single-unit residential RS-1-7	Single-unit Residential
WEST:	Multi-unit residential RM-1-1	Multi-unit Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 10, 2016, the Navajo Planners Inc. voted 14-0-0 to recommend denial of the proposed project (Attachment 8).	

HEARING OFFICER
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1651221
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1651222
VERIZON WIRELESS EAST SAN DIEGO MASONIC TEMPLE PROJECT NO. 365747

WHEREAS, East San Diego Masonic Temple Corp., Owner, Verizon Wireless, Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) for the installation of a new Wireless Communication Facility (WCF) that consists of twelve (12) panel antennas and twelve (12) Remote Radio Units (RRUs) concealed inside a 30-foot-tall architectural tower element. The equipment associated with this project is located inside a new equipment room located at the base of the tower (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the CUP No. 1651221 and a NDP No. 1651222);

WHEREAS, the project site is located at 7849 Tommy Drive in the RS-1-7 zone of the Navajo Community Plan;

WHEREAS, the project site is legally described as Lot 1 of East San Diego Masonic Lodge, in the County of San Diego, State of California, according to the Map thereof No. 6296, filed in the Office of the County Recorder of San Diego County, State of California.;

WHEREAS, on May 18, 2016, the Hearing Officer of the City of San Diego considered CUP No. 1651221 and a NDP No. 1651222 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 9, 2015, 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 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 18, 2016.

FINDINGS:

§126.0305 Findings for Conditional Use Permit

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

The proposed WCF has been designed to comply with the City's General Plan for wireless facilities. In the City's General Plan under section UD-A.15, all WCF are required to minimize visual impacts by concealing them in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. The WCF design must be aesthetically pleasing and respectful of the neighborhood context. The equipment associated with the WCF must be concealed in underground vaults or unobtrusive structures.

This project consists of the installation of twelve (12) panel antennas and twelve (12) remote radio units, mounted behind fiberglass reinforced panel screens within a new architectural tower element,

reaching a total height of 30 feet. To ensure compatibility with the bulk and scale of the Masonic Temple, the architectural tower element was proposed at a maximum height of 30 feet tall. The equipment associated with the antennas will be located within an equipment enclosure at the base of this tower element. The architectural tower element will be painted and textured to integrate with the design of the existing Masonic Temple. Additional landscaping will be added to the location around the perimeter to screen and improve the views of the facility, from the public right-of-way and adjacent properties. Based on the design of this facility, this WCF will not adversely affect the applicable land use plan.

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

The project consists of twelve panel antennas and twelve remote radio units concealed inside a 30-foot-tall architectural tower element, painted and textured to match the Masonic Temple. The equipment associated with the antennas will be located within an equipment enclosure at the base of the tower.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the CEQA pursuant to Sections 15303 (New Construction). This project is not pending an appeal of the environmental determination. The Environmental Exemption Determination for this project was made on December 9, 2015 and the opportunity to appeal that determination ended December 23, 2015.

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, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical and plumbing codes and State and Federal disability access laws.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Verizon Wireless submitted an Electro-Magnetic Emission (EME) Analysis, which concluded that the project complies with FCC's RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, 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; and

WCF are required to comply with Land Development Code (LDC) Section 141.0420, which includes design requirements that supplement the purpose and intent of the City's General Plan for wireless facilities. Similar to the City's General Plan, LDC Section 141.0420 shall require all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

In this case, Verizon Wireless is concealing twelve antennas and twelve remote radio units within a new 30-foot-tall architectural tower element designed to integrate with the existing Masonic Temple.

To ensure compatibility with the bulk and scale of the Masonic Temple, the architectural tower element was proposed at a maximum height of 30 feet tall. Additional trees will be added at the perimeter of the property to supplement the existing trees and will work to both screen and improve the appearance of the WCF as viewed from the public right-of-way (ROW) and adjacent properties. WCFs are permitted in residential zones pursuant to LDC Section 141.0420(e)(1) with a Process 3, CUP. The project also requires a NDP pursuant to LDC Section 141.0420(g)(3) for the installation of an equipment enclosure exceeding 250 square feet. This project complies with the regulations of the LDC.

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

The proposed Verizon WCF is located in a Preference 3 location as outlined in Council Policy 600-43. Council Policy 600-43 includes guidelines for placement of WCF. The guidelines set forth four locational categories that correspond to the Process levels contained within the WCF Regulations, LDC 141.0420. These guidelines establish a hierarchy from the most preferred location to least preferred location. Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not utilized.

According to the applicant's Site Justification Analysis, Verizon investigated two locations to address the current coverage concerns. In addition to the current Masonic Temple location, Verizon considered the San Carlos United Methodist Church located at 6554 Cowles Mountain Boulevard. This location is zoned RS-1-7 and is a Preference 2 location. Verizon opted to pursue the Masonic Temple location due to flexible design options.

Verizon considered multiple designs on the current Masonic Temple property which included collocating on Crown Castle's monopine, Cricket's faux flagpoles, or on AT&T's architectural tower element. The flagpole collocation would limit the amount of antennas and was eliminated for consideration. The monopine design would require additional height resulting in greater visibility. Verizon's preference was to be located within a structure independent from the other carriers. Also, the current Verizon Wireless design replicates AT&T's tower element which was supported by the planning group and the Hearing Officer in 2012.

While residential zones are one of the least preferred locations for siting a wireless facility, wireless carriers are required to provide coverage to all areas of their license. In this case, the proposed location - a non-residential use in a residential zone - is a more preferable location to locate a WCF than a residential zone with residential use. Therefore, the WCF proposed at this location is appropriate.

§126.0404 Findings for Neighborhood Development Permit

1. The proposed WCF has been designed to comply with the City's General Plan for wireless facilities. In the City's General Plan under section UD-A.15, all WCF are required to minimize visual impacts by concealing them in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. The WCF design must be aesthetically pleasing and respectful of the neighborhood context. The equipment associated with the WCF must be concealed in underground vaults or unobtrusive structures.

This project consists of the installation of twelve (12) panel antennas and twelve (12) remote radio units, mounted behind fiberglass reinforced panel screens within a new architectural tower element, reaching a total height of 30 feet. To ensure compatibility with the bulk and scale of the Masonic Temple, the architectural tower element was proposed at a maximum height of 30 feet tall. The equipment associated with the antennas will be located within an equipment enclosure at the base of this tower element. The architectural tower element will be painted and textured to integrate with the design of the existing Masonic Temple. Additional landscaping will be added to the location around the perimeter to screen and improve the views of the facility, from the public right-of-way and adjacent properties. Based on the design of this facility, this WCF will not adversely affect the applicable land use plan.

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

The project consists of twelve panel antennas and twelve remote radio units concealed inside a 30-foot-tall architectural tower element, painted and textured to match the Masonic Temple. The equipment associated with the antennas will be located within an equipment enclosure at the base of the tower.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the CEQA pursuant to Sections 15303 (New Construction). This project is not pending an appeal of the environmental determination. The Environmental Exemption Determination for this project was made on December 9, 2015 and the opportunity to appeal that determination ended December 23, 2015.

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, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical and plumbing codes and State and Federal disability access laws.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Verizon Wireless submitted an Electro-Magnetic Emission (EME) Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project 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.

WCF are required to comply with Land Development Code (LDC) Section 141.0420, which includes design requirements that supplement the purpose and intent of the City's General Plan for wireless facilities. Similar to the City's General Plan, LDC Section 141.0420 shall require all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

In this case, Verizon Wireless is concealing twelve antennas and twelve remote radio units within a new 30-foot-tall architectural tower element designed to integrate with the existing Masonic Temple. To ensure compatibility with the bulk and scale of the Masonic Temple, the architectural tower element was proposed at a maximum height of 30 feet tall. Additional trees will be added at the perimeter of the property to supplement the existing trees and will work to both screen and improve the appearance of the WCF as viewed from the public right-of-way (ROW) and adjacent properties. WCF's are permitted in residential zones pursuant to LDC Section 141.0420(e)(1) with a Process 3, CUP. The project also requires a NDP pursuant to LDC Section 141.0420(g)(3) for the installation of an equipment enclosure exceeding 250 square feet. This project complies with the regulations of the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 1651221 and NDP No. 1651222 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 1651221 and NDP No. 1651222, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: May 18, 2016

SAP Number: 24004580

Modified HMD 1-26-15

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004580

CONDITIONAL USE PERMIT NO. 1651221
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1651222
VERIZON WIRELESS EAST SAN DIEGO MASONIC TEMPLE PROJECT NO. 365747
HEARING OFFICER

This Conditional Use Permit (CUP) No. 1651221 and Neighborhood Development Permit (NDP) No. 1651222 is granted by the Hearing Officer of the City of San Diego to East San Diego Masonic Temple Corp., Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0402, 131.0420, and 141.0420. The site is located at 7849 Tommy Drive in the RS-1-7 zone of the Navajo Community Plan. The project site is legally described as Lot 1 of East San Diego Masonic Lodge, in the County of San Diego, State of California, according to Map Thereof No. 6296, filed in the Office of the County Recorder of San Diego County, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for the installation of a new Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 6, 2016, on file in the Development Services Department.

The project shall include:

- a. A 30-foot tall architectural tower element concealing twelve (12) panel antennas, twelve (12) remote radio units, behind fiberglass reinforced panel designed to integrate with the existing Masonic Temple;
- b. The equipment cabinets and the emergency back-up generator associated with this project are located inside a 493-square-foot enclosure;
- c. Landscaping (planting, irrigation and landscape related improvements);

- 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 **June 3, 2019**.
2. This approval and corresponding use of this site shall **expire on June 3, 2026**. 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.

AIRPORT REQUIREMENTS:

14. Prior to issuance of building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

15. This project proposes to export 40 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

16. 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.

17. 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.

18. 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.

LANDSCAPE REQUIREMENTS:

19. Prior to the issuance of any construction permits for buildings, complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit "A" plans, on file in the Office of the Development Services Department. Construction plans shall take into account a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

20. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

21. All required landscape shall be maintained by the Owner/Permittee in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the

approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

23. No fewer than 103 off-street parking spaces (with 122 off-street parking spaces provided; including 3 disabled accessible spaces) shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A," as part of, and to support, the existing Masonic Temple. Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code (SDMC), and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
24. This approval permits the following as illustrated on the approved Exhibit "A":
 - a. Twelve (12) antennas with the following dimensions: 75.5" by 11.8" by 6".
 - b. One 4-foot diameter microwave dish.
25. Any future modifications to the antennas must be approved by the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
26. The WCF shall conform to the approved construction plans.
27. Photosimulations in color shall be printed on the construction plans.
28. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
29. The accuracy and validity of the Radio Frequency Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
30. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
31. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

32. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

33. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Permittee shall be responsible for complying with all State and Federal regulations, as applicable.

34. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational. If the WCF is no longer operational, the removal and the restoration of this site to its original condition shall be required.

35. 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:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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.
- 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) 687-5984** 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.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 18, 2016 and Approved Resolution No. HO-####.

CUP No. 1651221

NDP No. 1651222

May 18, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.

East San Diego Masonic Temple Corp

Owner

By _____

NAME

TITLE

Verizon Wireless

Permittee

By _____

NAME

TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

TO: X 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

Attachment 7

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

PROJECT NO.: 365747

PROJECT TITLE: Verizon Masonic Lodge

PROJECT LOCATION-SPECIFIC: The site is located at 7849 Tommy Drive San Diego, CA 92119 within the Navajo Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of antennas located in a new 30-foot tall architectural element with equipment located at the base of the existing building. The architectural element would be constructed of a concrete block wall enclosure with stucco finish. The texture and finish would match the existing building and existing antenna cupola. The project site currently contains a developed Masonic Temple compound located on a 2.18 acre site within the RS-1-7 zone. The proposed WCF complies with height and bulk regulations and all public utilities exist in the community to serve the proposed project.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Verizon Wireless, 15505 Sand Canyon Avenue, Irvine CA, 92618. (909) 528-6925.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
() DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
() EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
(X) CATEGORICAL EXEMPTION: 15303 (New Construction)
() STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction of limited numbers of new, small facilities and the installation of small new equipment. Since the project is permitting an allowable use which would not substantially increase capacity and is only doing minor physical modifications to the site the exemption is appropriate. Furthermore, since the WCF would occur on a developed site lacking sensitive resources the exceptions listed in CEQA Section 15300.2 would not 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

[Signature] / SENIOR PLANNER
SIGNATURE/TITLE

12/7/2015
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Verizon Masonic Lodge		Project Number: 365747		Distribution Date:	
Project Scope/Location: Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP), Process 3, for a Wireless Communication Facility (WCF) consisting of antennas located in a new 30-foot tall architectural element with equipment located at the base of the building at 7849 Tommy Drive. Andréa Urbas, Cortel, Inc.					
Applicant Name:				Applicant Phone Number:	
Project Manager:		Phone Number:	Fax Number: (619) 321-3200	E-mail Address:	
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> Vote to Deny		Members Yes 14	Members No 0	Members Abstain 0	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS: Motion to deny project as proposed due to poor history of existing site maintenance including antennae facilities, landscaping and screening.					
NAME: Matthew J. Adams			TITLE: Chair		
SIGNATURE:			DATE: 2/10/16		
<i>Attach Additional Pages If Necessary.</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
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.					

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Start Time
6:30 P.M.

Wednesday, February 10, 2016

Tifereth Israel Synagogue
6660 Cowles Mountain Blvd.
San Diego, 92119
navajoplanners@cox.net

Agenda

Call To Order: 6:30 P.M. called to order at 6:37

- Roll Call of Board Members

• Matthew Adams (San Carlos)	March 2017
• Eric Aguilera (Grantville)	March 2016
• Richard Burg (San Carlos)	March 2017
• Terry Cords (Allied Gardens)	March 2017
• Tim Flodin (San Carlos)	March 2016 Out
• Steve Grimes (Del Cerro)	March 2017
• David Hardy (Allied Gardens)	March 2016
• John LaRaia (Grantville)	March 2017
• Douglas Livingston (Del Cerro)	March 2016 Out
• Michael McSweeney (Del Cerro)	March 2016
• Lynn Murray (Allied Gardens)	March 2016
• Marilyn Reed (Allied Gardens)	March 2017
• Dan Smith (Grantville)	March 2016
• Daron Teemsma (Grantville)	March 2017
• Jay Wilson (Del Cerro)	March 2017
• Dan Northcutt (San Carlos)	March 2016
- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): **None J. Wilson makes motion M. McSweeney seconds (12-0) in favor (J. LaRaia and D. Hardy missed vote).**
- Approval of the January 13, 2016 Meeting Minutes: **M. McSweeney makes motion J. Wilson Second (12-0) in favor of accepting minutes (J. LaRaia and D. Hardy missed vote).**

Officers Reports:

- Chair's Report: **Lights at Rec Center CEQA notice on NCPI website.**
- Vice Chair's Report: **No Report.**
- Treasurer's Report: **\$33.00 verified by D. Smith.**

Elected Officials' Reports:

- Councilmember Scott Sherman: - Thanks audience for having him here. Streamlining process, street paving. Working on new zoning change 10th land use code to make it easier for charter schools to find locations within the City of SD. 3 zones- 2 commercial 1 multi-house, Charter schools will not have to go thru conditional use process any longer. Chair of Audit committee audit on code enforcement dept. and found serious problem due to no updates in a very long time. Example call into City with violation, electronically to code enforcement print take to box scan into another system the printed back out for an officer to respond. Officer then resubmits into system. Only hitting mark 23% of time. New over the counter system going in will track everything electronically Code Officers will have tablets now. Thinking outside the box, received 1800 signatures from kids in Linda Vista asking for Skate Park. Found \$3,000,000 grant with affordable housing. Qualified for extra 1.5 million gave to Dist. 9 for Skate Park there. Thanks everyone in attendance for being involved in the Community and thanks NCPI Board. Thanks Liz for being a wonderful and talented Representative. Thanks Lynn Murray and presents her with a certificate of recognition for all her service to NCPI Board.
- Colonel Jason Woodworth, Commanding Officer Marine Corps Air Station Miramar: Appreciates the time and thanks S. Sherman. Wants to say hello has been to other planning groups and show face and see if we have any questions. Working on species protection and renewable energy sources (75% by 2018). Wish to be good neighbors. F-35 at MCAS Miramar by 2020ish. Security at installation and public safety big issue and have tried numerous methods to keep trespassers off East Miramar. Have been ticketing regularly for last 1.5-2 yrs. Audience member quotes Miramar website referencing signage. Asks what effort has been made to post according to Title 18? Colonel replies signs posted throughout the base cannot post every single entry and trail. Mountain biker numbers have plummeted since recent enforcement effort. Audience member states low income housing being built nearby and asked about low income projects and advertising for marines to live in them. Audience member ask about exemption for retirees and other people with security clearance to access trail system on base. Used to be artillery range and unexploded ordnance exists throughout the area. M. Adams asked what is done with bikes. Stored in connex boxes and once adjudicated through court thy can get bike back.
- Officer Adam McElroy (Community Relations Officer): Crime stats in area staying low. Last 30 days: 10 burglaries (22 previous month), thefts 14 (23 previous month), car prowls 28 (32 previous month). Check crimemapping.com for crime stats and updates. Be wary of solicitors! All solicitors are required to have/carry a permit and photo id. SD police do not have access to nextdoor.com so please let them now of potential issues. Found car on fire and contacted registered owner but did not know where vehicle was. Fire suspicious.
- Representative Susan Davis - (Daniel Hazzard):
- Mayor Kevin Faulconer – (Anthony George):
- Assembly member Shirley Webber (Jannell Jackson):
- Senator Marty Block (Sarah Fields):
- Seth Litchney City of SD Planning Dept.:

Public Comment on Non-Agenda Items (3 minutes each):

Dave Ege new branch manager at San Carlos Library – His children go to school in area. Sister library in Allied Gardens. Library has both adult/kid programs. Celebrated 40th anniversary in 2014. Re-established new building committee. Audience member states she attends senior programs and the teachers/instructors are outstanding.

Stan Subel - Audience member urges people to follow up and help marines secure east mesa. Walked out to area and walked on to Miramar east saw no signage. Believe there is inadequate signage.

Katherine Subel – Wishes for more signage.

Larry Siegal – would like to start org “citizens for responsible planning”. A lot of projects seem questionable such as Portland Lou’s. Appreciates groups like NCPI because we look for best solutions.

Terry Cords -

Informational Presentations:

Action Items:

Reappointment of NCPI Director, Marilyn Reed to serve on the Mission Trails Regional Park CAC: M. McSweeney makes motion to reappoint M. Reed J. LaRaia seconds (14-0 in favor).

Elections Committee:

Election update: NCPI will gavel in Election for 6-7 pm. Election will close at 7pm and regular meeting will then start. J. Wilson will check with Synagogue to see if 6pm start time is OK. Property owners, business owners and residents living in 92119 or 92120 can vote. Need id or proof of residence or business.

Candidate List:

- Dan Smith, Grantville
- Tim Flodin, San Carlos
- Mike McSweeney, Del Cerro
- Dan Northcutt, San Carlos
- Doug Livingston, Del Cerro
- Eric Aguilera, Grantville
- David Hardy, Allied Gardens
- Maggie Pound, San Carlos
- Brigand Kline, San Carlos

Candidate Forum: 3 minutes to address

Brigand Kline (San Carlos) - Has lived here for 15 yrs. SDSU grad small business owner interested in getting more involved in community. Grew up in south. Wishes to be more active in the Community.

Maggie Pound (San Carlos) – 20 yr. resident of San Carlos raised 2 daughters in community. /HR director at Kaiser and Sharp and managed Ped department. Owned a number of businesses and is a business broker. Wishes to be more active in community. Used to be Dist. 3 council rep started first

citizen patrol in SD. Started neighborhood watch program. Understands zoning and importance of zoning.

D. Northcutt (San Carlos) – lived in San Carlos for 18 yrs. background in real estate and land use for 25 yrs. ROW and easement experience. Very active in community kids go to school here. Adopted local Park (1,000 lbs. of trash over the last 3 yrs.).

E. Aguilera (Grantville) – Business owner in Grantville for 8 yrs. got involved to go local focus plan amendment. In Grantville to get things done. Believes we need more apts and new roads.

D. Hardy (Allied Gardens) – Has lived in Allied Gardens for 3 yrs. Received a MS from SDSU in Planning. Looking forward to contributing to community.

M. McSweeney (Del Cerro) - On NCPI Board off and on since 1995. Has lived in Del Cero for 23 yrs. Raised 2 kids. His way of giving back to community. Would appreciate your support.

D. Smith (Grantville) - Has been on Board longer than anyone (started back in 80's). Re-elected a number of times. On City of San Diego's Wetland Advisory Board. Land broker since 1978. Would appreciate your vote.

Verizon Wireless Masonic Lodge, Project 365747:

Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP), Process 3, for a Wireless Communication Facility (WCF) consisting of antennas located in a new 30-foot tall architectural element with equipment located at the base of the building at 7849 Tommy Drive. Andrea Urbas, Cortel, Inc. and Jane Collier from Verizon Carlos (RF Engineer)

Gives PowerPoint presentation. Handout on back table. Project on book for 3 yrs. Started in Sept 2013. Identified 2 sites, one across street from Masonic Temple and 3 separate sites at the temple itself. Has gone thru numerous reviews from City staff. City staff asked Cortel Inc. to add additional landscaping. Building (temple) would not be visible from public ROW. Sited study showing demand for wireless service expecting to grow 650% between 2013-18.

Audience: (Markob Manalo, Fernando Roldan cede their time to Hedy), Hedy Levine speaks – Lives in Spring Hill condos next door to Masonic Lodge. States multiple facilities already exist at lodge. Has repeatedly reported concerns of number of cellular facilities at lodge to NCPI. Visual impact to community and Navajo Rd. Believe in violation of Navajo Community Plan and referred to clutter along roadway. Have concerns about noise and air quality city package sent to local home owners did not include site drawings or plans. Concerned about reduction in property value. Concerned about long term maintenance of existing and new facilities. ATT promised landscaping also and this has not been done. Vegetation should not be deciduous and mature when initial plantings occur. Not a lot of screening. Concerned about health concerns but cannot talk about it. She has Verizon as her carrier and has had no drop calls. Recommend NCPI drop this project.

Ruth Benjamin (Carol Rodan concedes time) – Lives at Spring Hill condos lived for 34 yrs. Area pristine and beautiful when first bought. Now dealing with antennae farm next door. Protesting the Masons (husband belongs to Masons as did father). Believes Mason needs money and that is why they are allowing this. Overkill on the property. Needs forethought. Europe recognizes health issues. Home 65 ft. from property line. Neighbors have come before board before protesting all the current antennae's. Concerned about diesel fuel tank and generator noise (fires, and earthquake leakage) and visual clutter.

Beauty of neighborhood being destroyed. Concerns about promised upkeep. This can be a dangerous situation and growing concern to condo and local area.

Bob Voss – 23 yr. resident of San Carlos. San Diego Masonic Hall Association member. Understands some of fears whether founded or not. Does not believe the facility improvement would be an eyesore. Would add symmetry to building. Identical in style to recent ATT additions. 55 ga drum and generator is for emergency only. Consolidating to one property would be better than throughout the community. ATT tree being addressed.

Jane Collier – Verizon wireless. Realizes these facilities tend to be contentious. Wishing to help alleviate that. Spent time with SD planning dept. to assist and come up with design and landscape. Generator will use for 20 min once a week to test and tested monthly also. Reduction in property value recent report by Santa Clara County shows no reduction. States cellular facilities in area may actually increase value. States 90% of millennials look for cell coverage when buying a home.

NCPI:

M. Adams states the presentation starts fuzzy (e.g. not very good) including pictures which are fuzzy. PowerPoint presentation not ideal. No simulation as to what the visual impact would be. Cannot get a visual representation based on handout and PowerPoint.

J. Wilson states it will stand out as sore thumb from Navajo Rd for a number of years.

D. Smith – Would like to postpone unless we can get something better. Proposes that maybe AT&T should be booted out of Masonic Lodge area due to CUP violations. States there is an urban forestry push in SD. Would like to see more trees. M. Adams not inclined to postpone meeting. J. Wilson agrees with Matt. Current faux tree been there for years and this could/should have been addressed long ago.

J. LaRaia – asks if landscaping day one or 10 years. Thought they were going to install mature landscaping. John delivers numerous presentations and would suggest a better presentation of materials. Pictures are not very good and package not edited very well.

T. Cords – Cell towers are visual pollution so are telephone poles that have gone underground. Asks B. Voss (Masonic Lodge) asks about revenue from cell towers and how it benefits the community. What does lodge do with money to benefit the community? When going to get rid of faux blue tree? B. Voss responds and agrees faux pine is an eyesore. The lease up very soon and if company continues to ignore demands to do something about it they will have company vacate property and lease. Lodge donates to local schools Patrick Henry, Gage Elementary, Pershing Middle School and supports underprivileged children. Tries to keep property in good maintenance condition so there is an affordable and well maintained facility for the neighborhood to rent for their various functions.

M. McSweeney – Asks Carlos (Verizon RF Engineer) are antennae's line of site? Yes! Does it not make sense to locate further down Navajo Rd. (golf course) using existing driving range netting poles?

D. Northcutt asks about dimensions of structure housing support equipment. 20'x 24' 8' high. Appreciate Masonic generosity to local schools and the community but they need to be better landlord with control over their tenants.

D. Hardy – Masons job to partner with other companies to keep up maintenance. Approving this would

just add more problems. D. Hardy makes motion to deny project as proposed due to poor history of existing site maintenance including antennae facilities, landscaping and screening. D. Smith seconds. 14-0 in favor of motion

S. Grimes – Thinks project is crucial safety component to community. Does project just go away if rejected or would they come back after issues are addressed?

- | | |
|-----------------------------------|----------------|
| • Matthew Adams (San Carlos) X | March 2017 |
| • Eric Aguilera (Grantville) X | March 2016 |
| • Richard Burg (San Carlos) X | March 2017 |
| • Terry Cords (Allied Gardens) X | March 2017 |
| • Tim Flodin (San Carlos) | March 2016 Out |
| • Steve Grimes (Del Cerro) X | March 2017 |
| • David Hardy (Allied Gardens) X | March 2016 |
| • John LaRaia (Grantville) X | March 2017 |
| • Douglas Livingston (Del Cerro) | March 2016 Out |
| • Michael McSweeney (Del Cerro) X | March 2016 |
| • Lynn Murray (Allied Gardens) X | March 2016 |
| • Marilyn Reed (Allied Gardens) X | March 2017 |
| • Dan Smith (Grantville) X | March 2016 |
| • Daron Teemsma (Grantville) X | March 2017 |
| • Jay Wilson (Del Cerro) X | March 2017 |
| • Dan Northcutt (San Carlos) X | March 2016 |

X indicates a vote in favor of motion

Community Group Reports:

- Allied Gardens Community Council - Marilyn Reed next town hall meeting will be in March speaker to be arranged.
- Del Cerro Action Council - Jay Wilson – Next meeting April 28th considering inviting Executive Director Police Community Review Board.
- San Carlos Area Council - John Pilch – T. Cords for J. Pilch, next meeting Weds March 2nd at San Carlos Branch Library.
- Mission Trails Regional Park Advisory Board – Next meeting in March.

Future Agenda Items

Old Business – Cap Financing Plan – Financing plan and prior 3 letters sent to NCPI Has draft letter to city identifying proposed projects. 6 projects design Alvarado storm water issue, restripe Fairmont Ave ,realignment of Alvarado Rd, Allied garden expansion, Pershing middle school joint development, San Carlos library extension Will discuss at March NCPI meeting.

New Business Adjourn



THE CITY OF SAN DIEGO

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 Hearing Officer Hearing

Project Title

Cowles Mountain VZW

Project No. For City Use Only

365747

Project Address:

7849 Tommy Drive, San Diego, CA 92119-1759

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

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

Additional pages attached Yes No

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

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

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

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

Project Title: <u>VERIZON W</u>	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

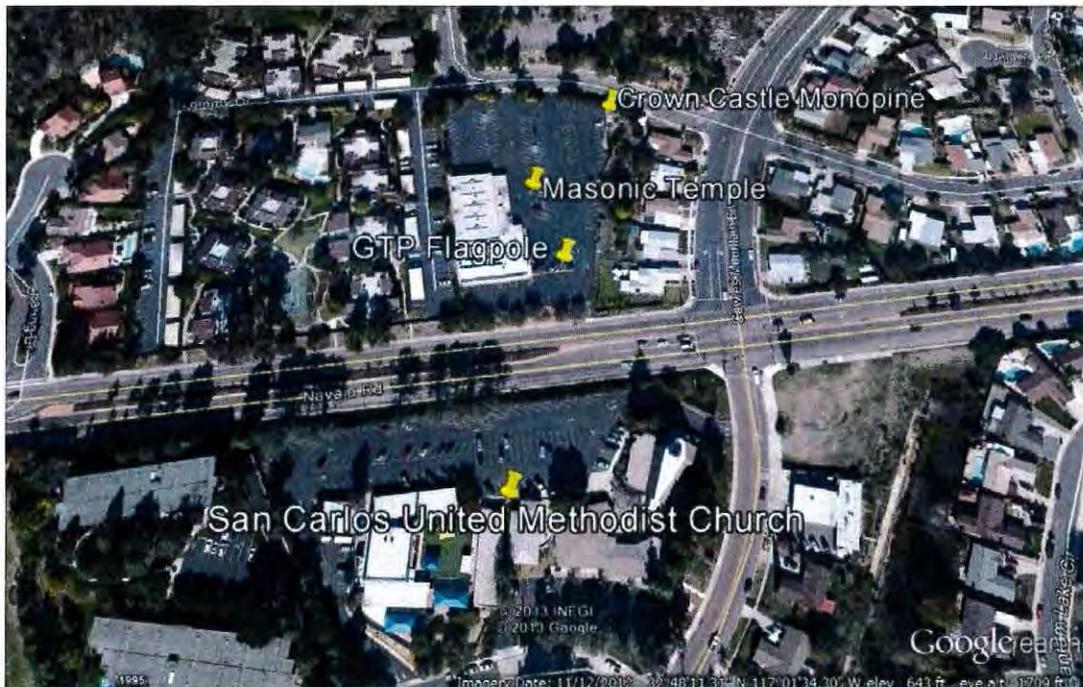
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, 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): <u>EAST SAN DIEGO #561 HALLASCOO BLVD</u>	Corporate/Partnership Name (type or print): _____
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: <u>1749 TOMMY DANE</u>	Street Address: _____
City/State/Zip: <u>SAN DIEGO CA 92119-1759</u>	City/State/Zip: _____
Phone No.: <u>619 4265557</u> Fax No.: <u>619 589 7212</u>	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): <u>MIKE ZORANOVIC</u>	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): <u>PRESIDENT ISD #561 HALLASCOO</u>	Title (type or print): _____
Signature: <u>[Signature]</u> Date: <u>5/20/2019</u>	Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____	Corporate/Partnership Name (type or print): _____
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature: _____ Date: _____	Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____	Corporate/Partnership Name (type or print): _____
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature: _____ Date: _____	Signature: _____ Date: _____

VERIZON WIRELESS COMMUNICATIONS FACILITY
Cowles Mountain Boulevard Search Ring
Site Justification

The proposed project is a collocated wireless facility with 12 antennas and 12 remote radio units (RRU), a 4-ft. microwave dish, an equipment cabinet and an emergency generator.

Sites considered for this project included: San Carlos United Methodist Church (rooftop – colocation with Sprint), Crown Castle monopine (at the Masonic Temple / a colocation with T-Mobile/Crown Castle), GTP flagpole (at the Masonic Temple / colocation with GTP) and the rooftop of the Masonic Temple (colocation, mirroring AT&T). Of the two properties, the site of the Masonic Temple was the preferred location. At the Masonic Temple, a colocation with GTP would limit the potential number of antennas for Verizon. The rooftop location, mirroring that of AT&T, was initially viewed as the most costly option. A colocation with T-Mobile on the monopine appeared initially to be the premium option, provided that a drop and swap could be negotiated. Upon, further analysis, the rooftop location atop the Masonic Temple, was the selected preferred design.



The proposed site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to cover the geographical service area. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network. This site allows the applicant to provide coverage to Cowles Mountain area, and is currently a colocation at the Masonic Temple (AT&T, T-Mobile/Crown Castle, and GTP).

Cowles Mtn Blvd Area Without Site

Green	Excellent
Yellow	Good
Blue	Fair
Light Blue	Poor

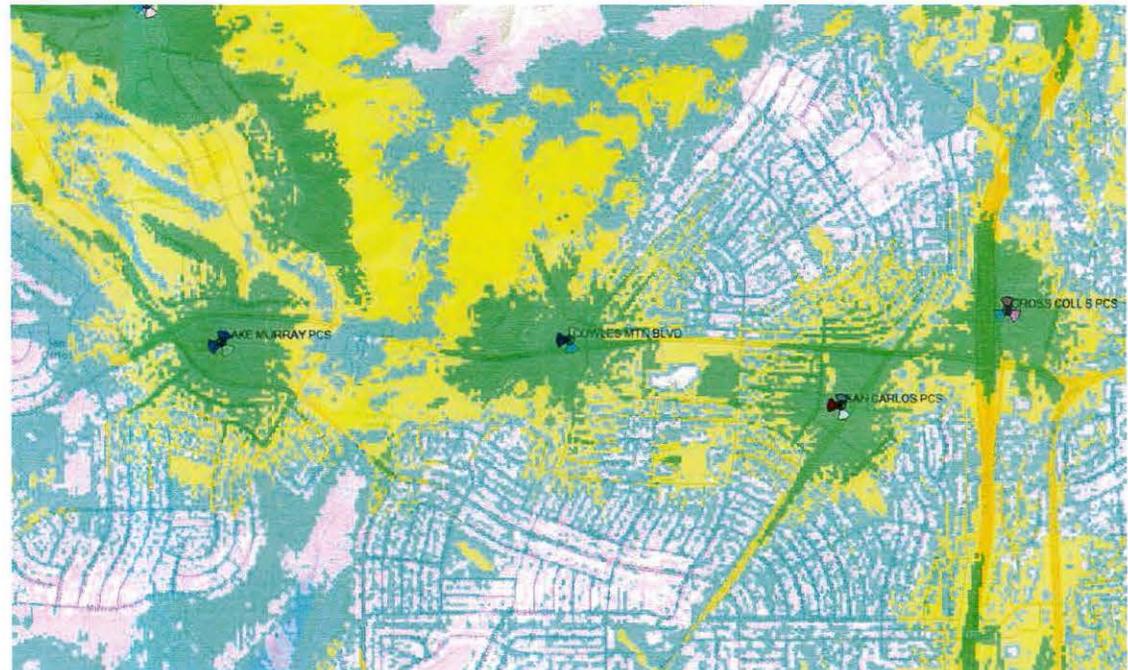


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Cowles Mtn Blvd Area With Site

Attachment 10

Green	Excellent
Yellow	Good
Blue	Fair
Light Blue	Poor

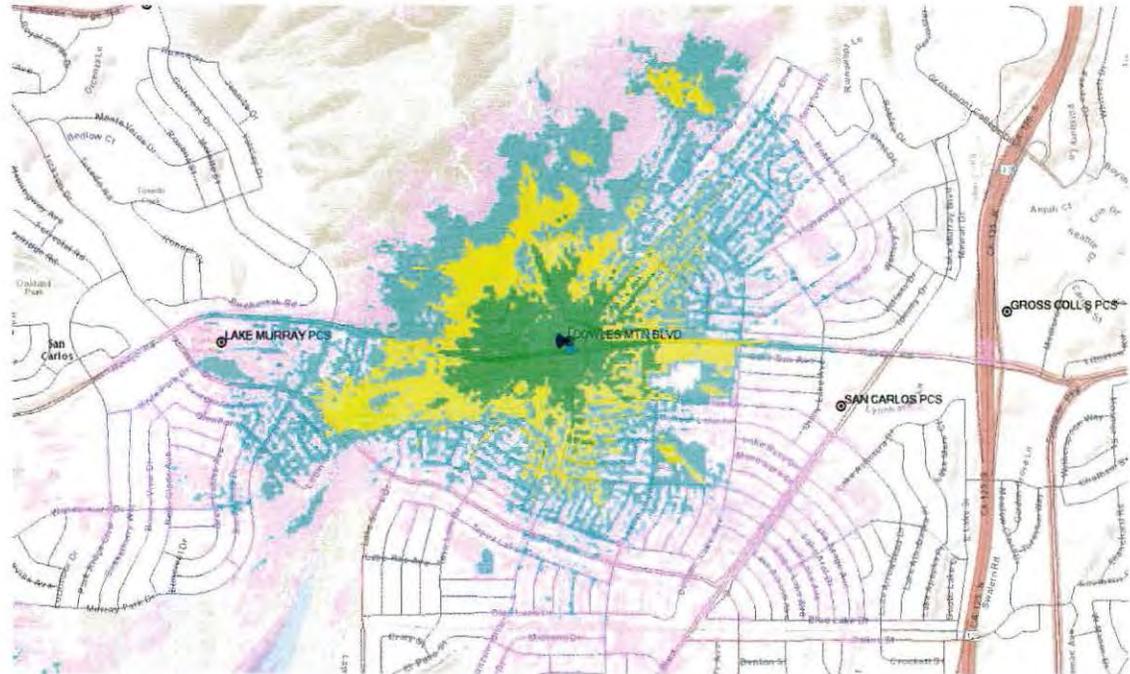


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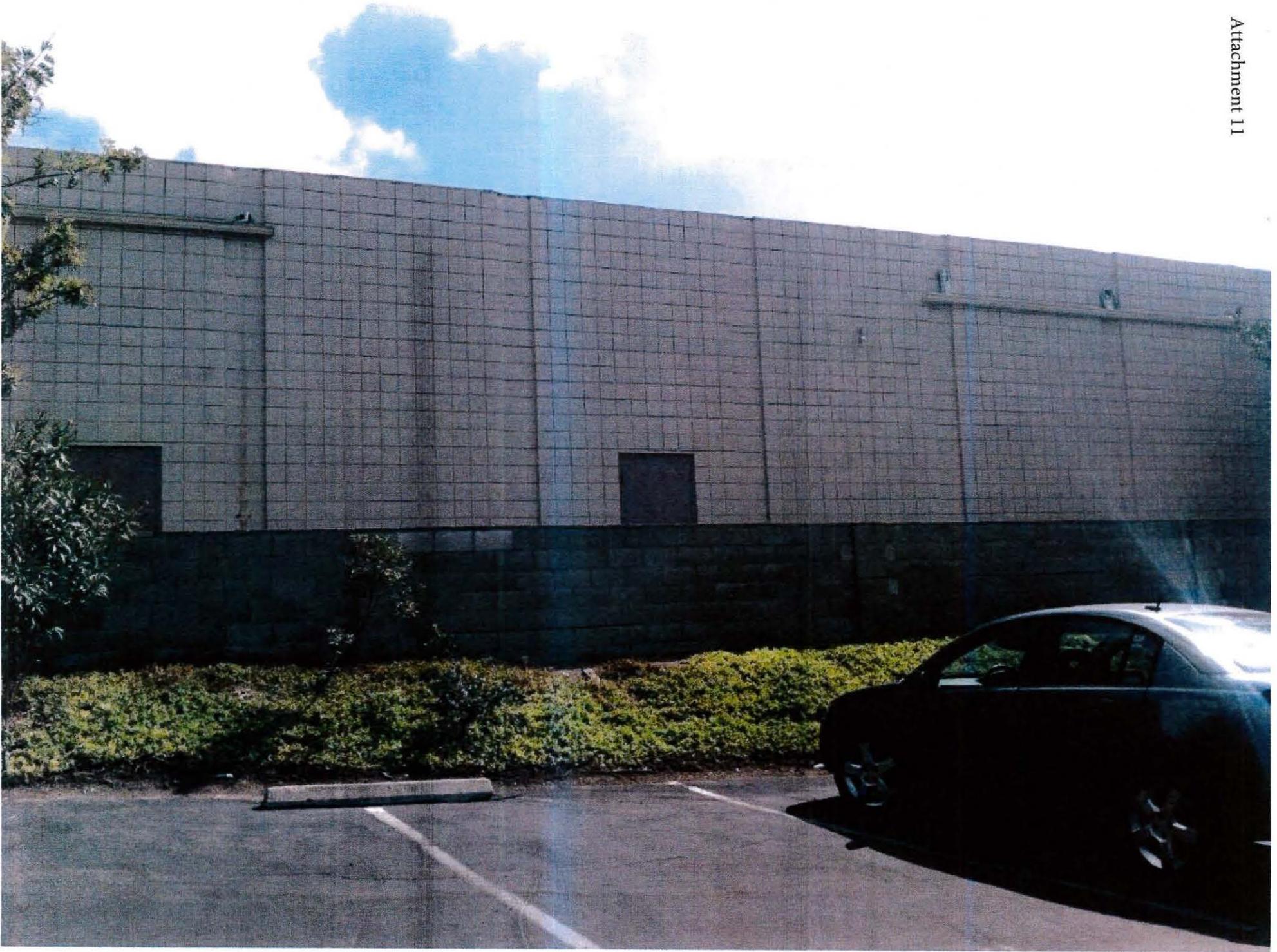
Cowles Mtn Blvd Individual Coverage

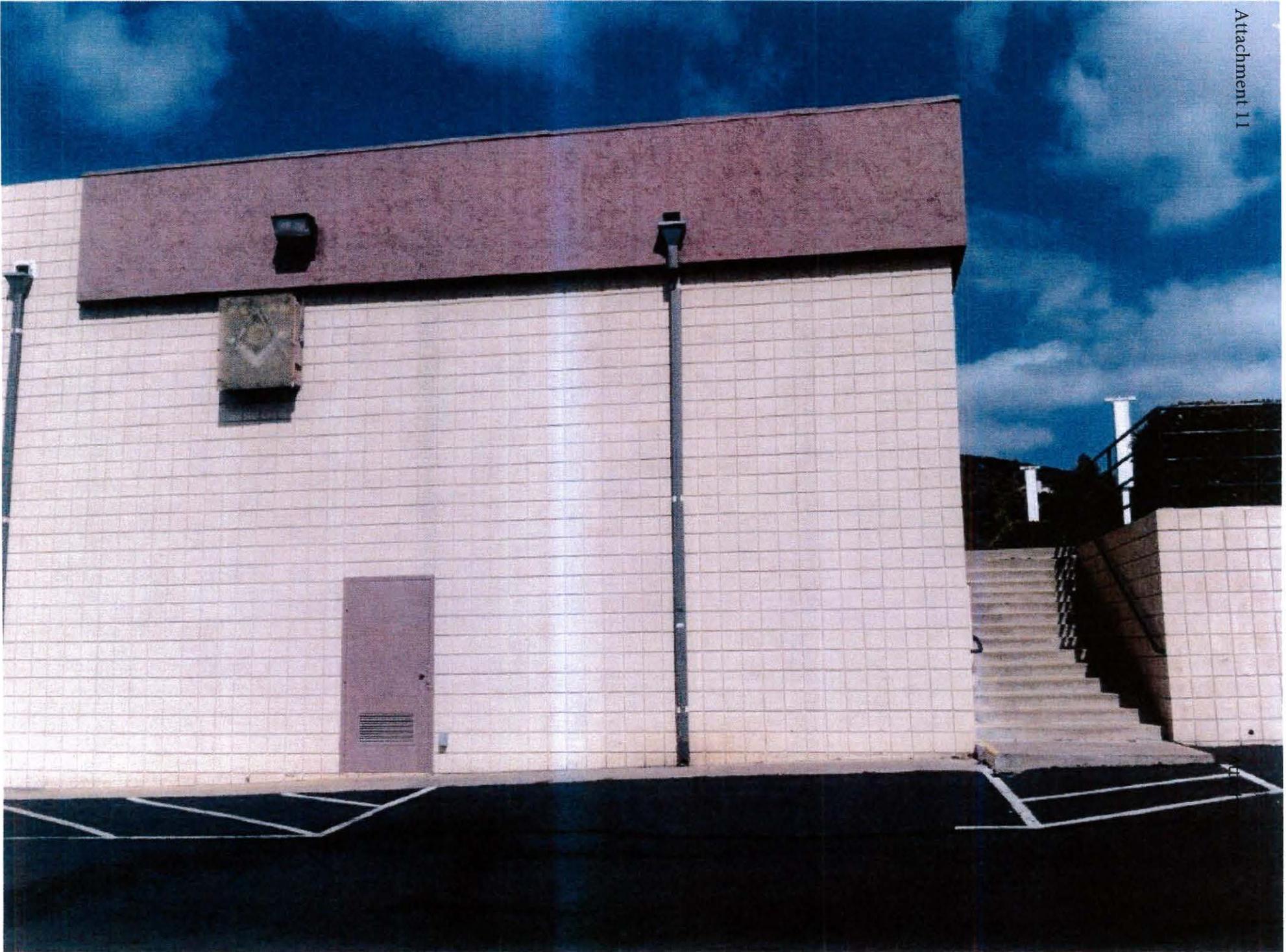
Attachment 10

	Excellent
	Good
	Fair
	Poor

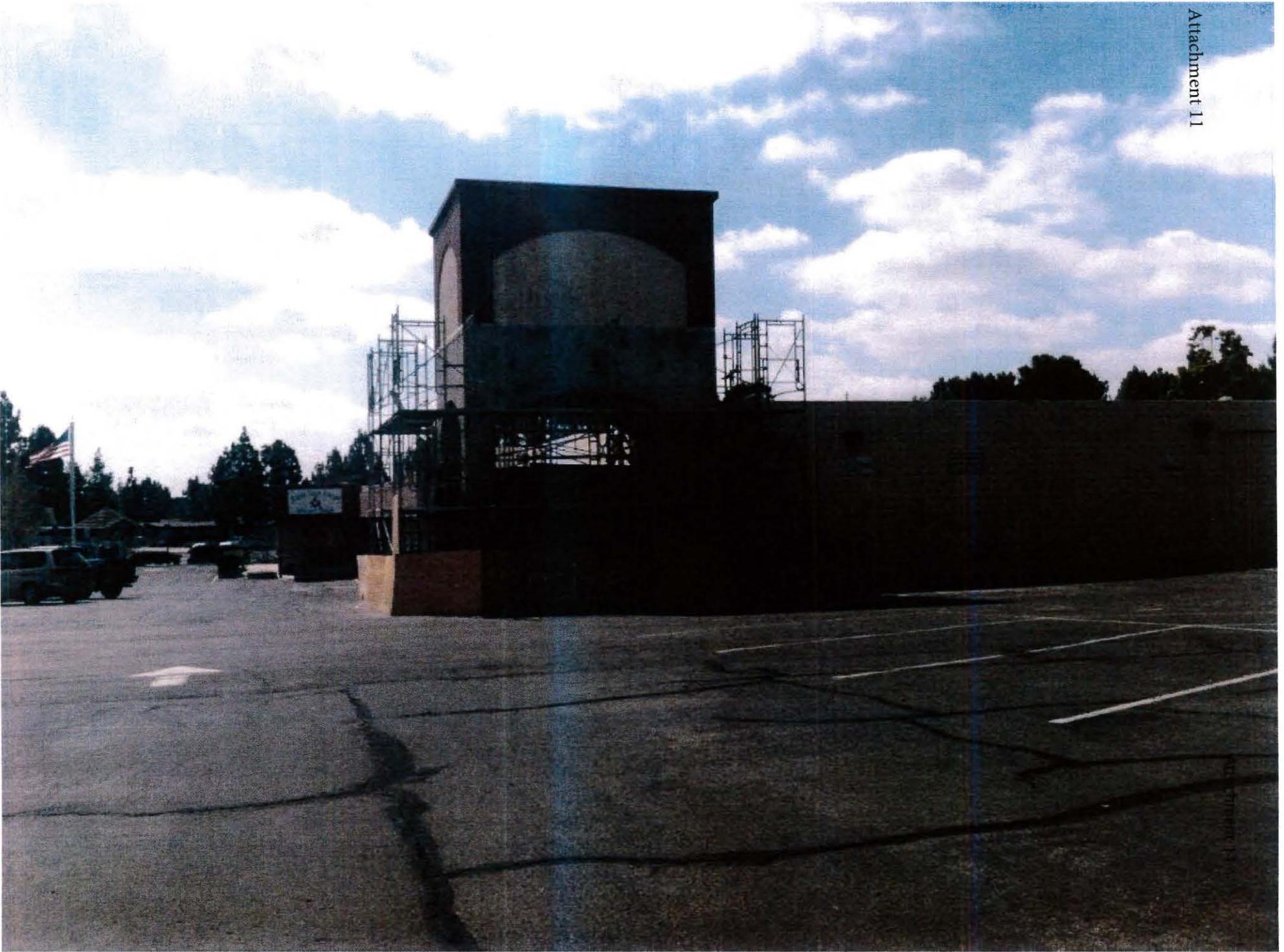


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11-17-11









EXISTING

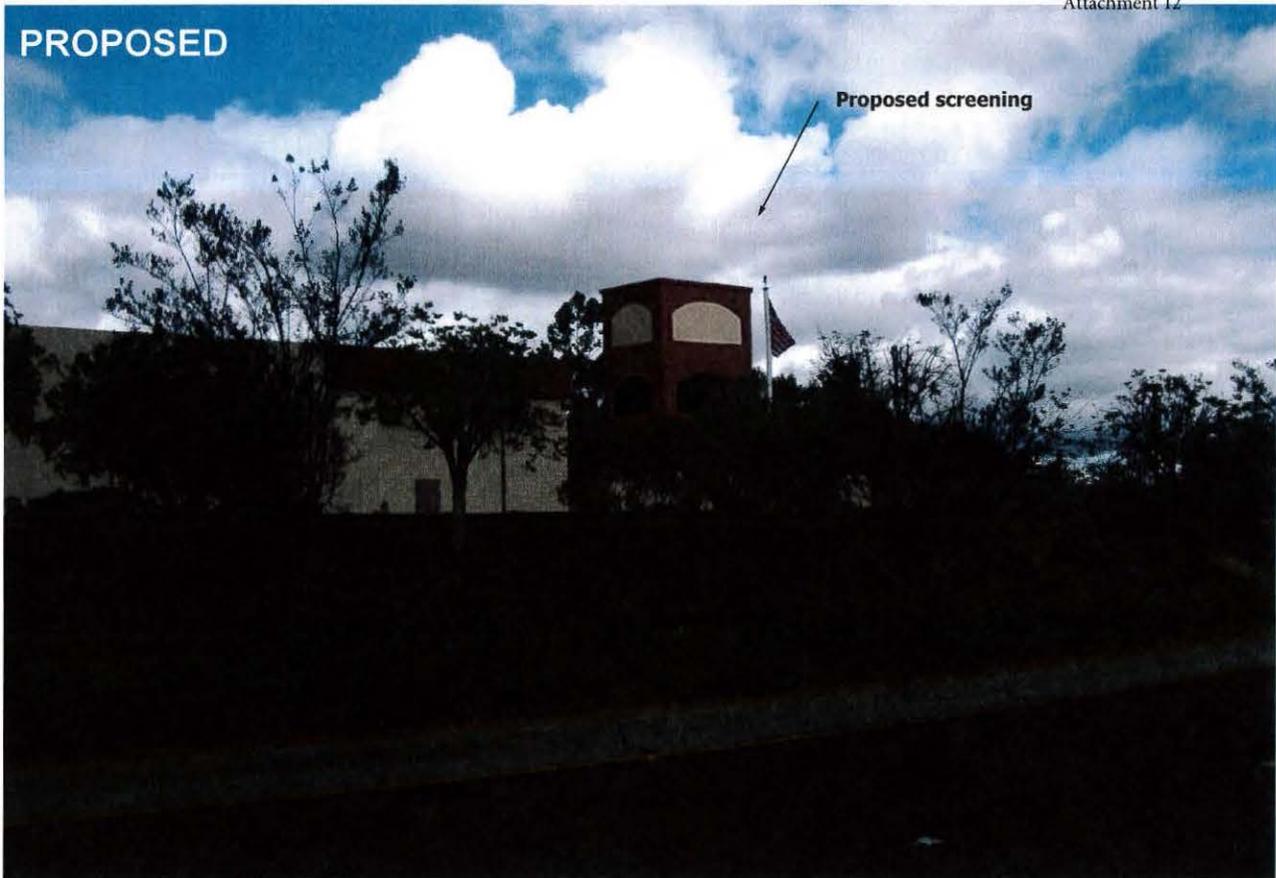
Attachment 12



(12) Proposed antennas + equipment inside 30' screened tower

Attachment 12

PROPOSED



EXISTING

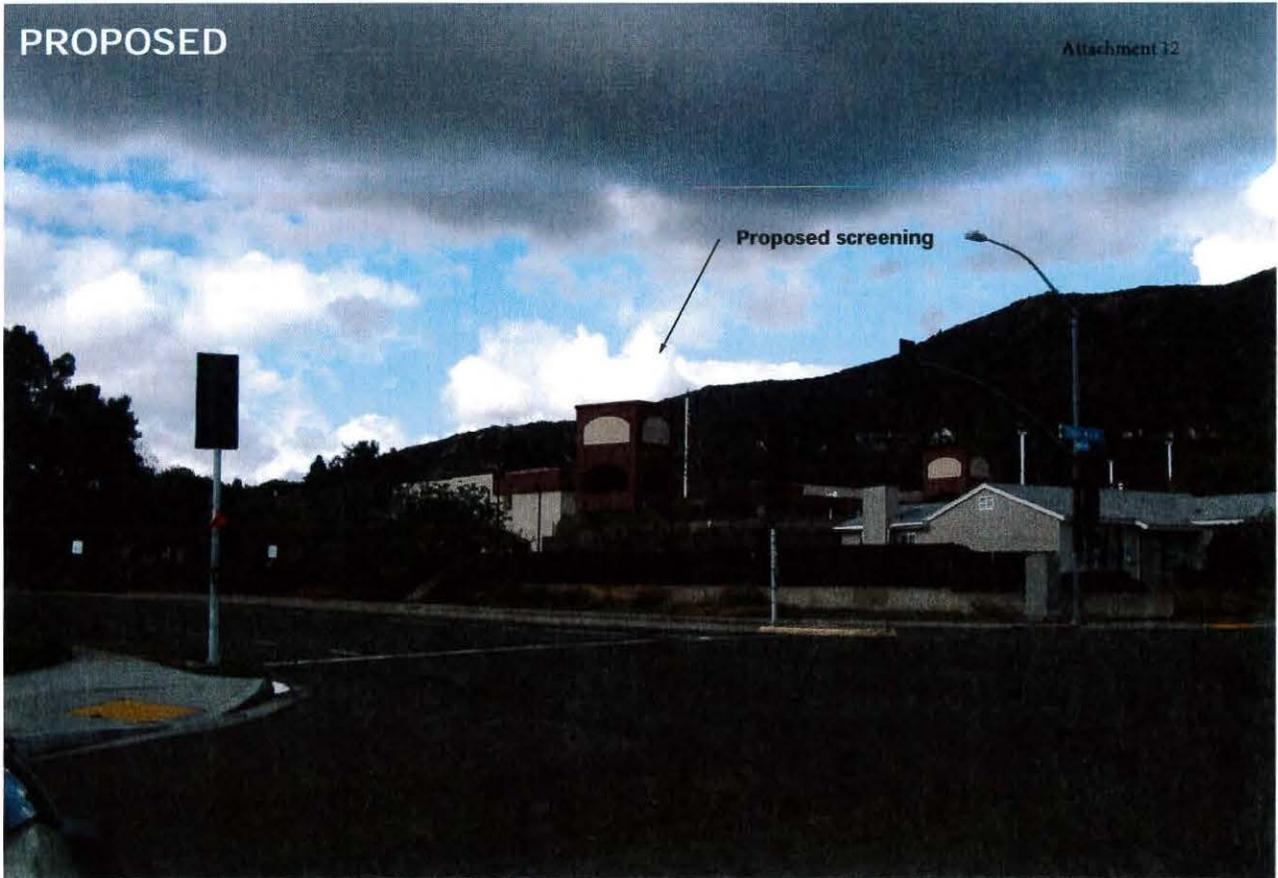
Attachment 12



(12) Proposed antennas + equipment inside 30' screened tower

PROPOSED

Attachment 12



EXISTING

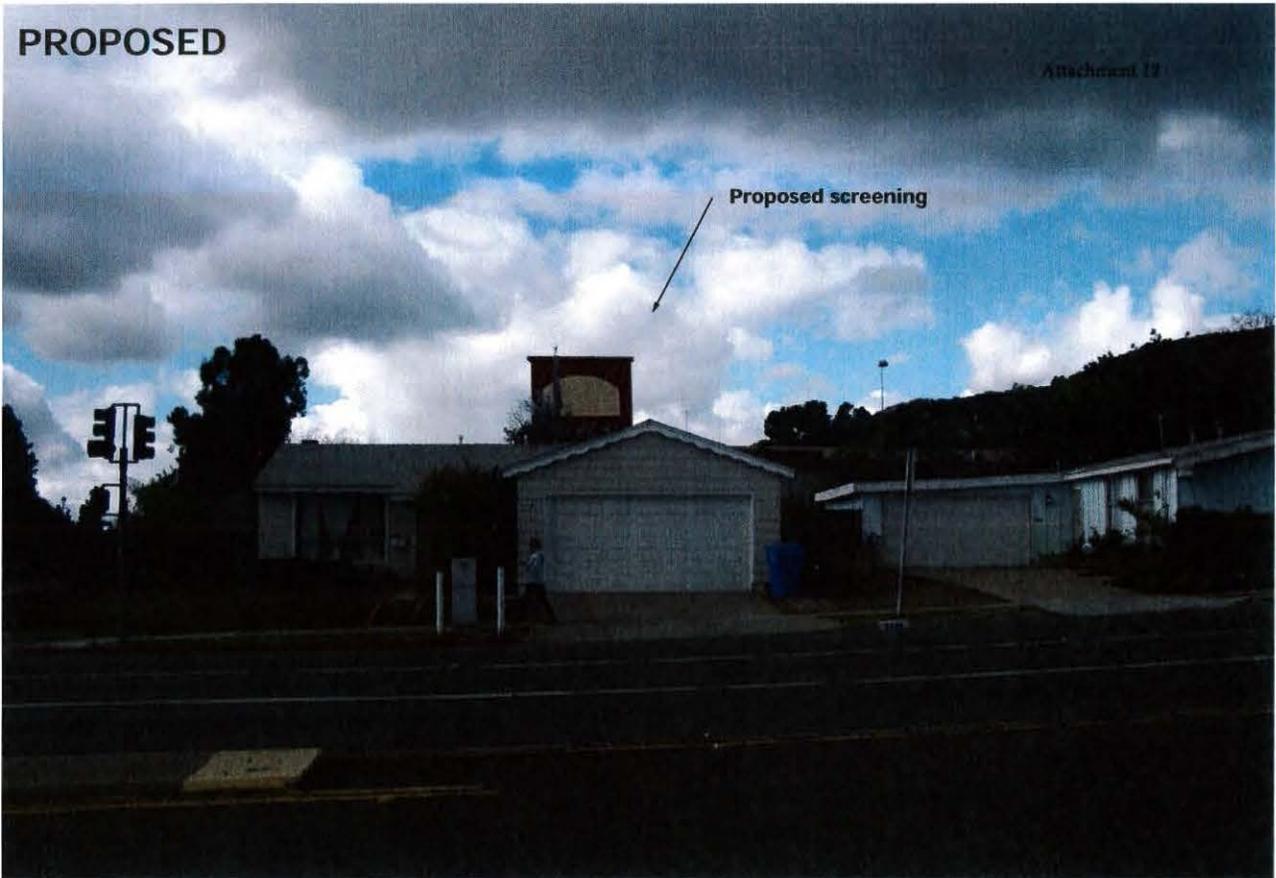
Attachment 12



(12) Proposed antennas + equipment inside 30' screened tower

PROPOSED

Attachment 12





[View Chart](#)



**COWLES
MOUNTAIN BLVD**
7849 Tommy Drive
San Diego CA 92119

HALL FOR RENT
619 589-7212

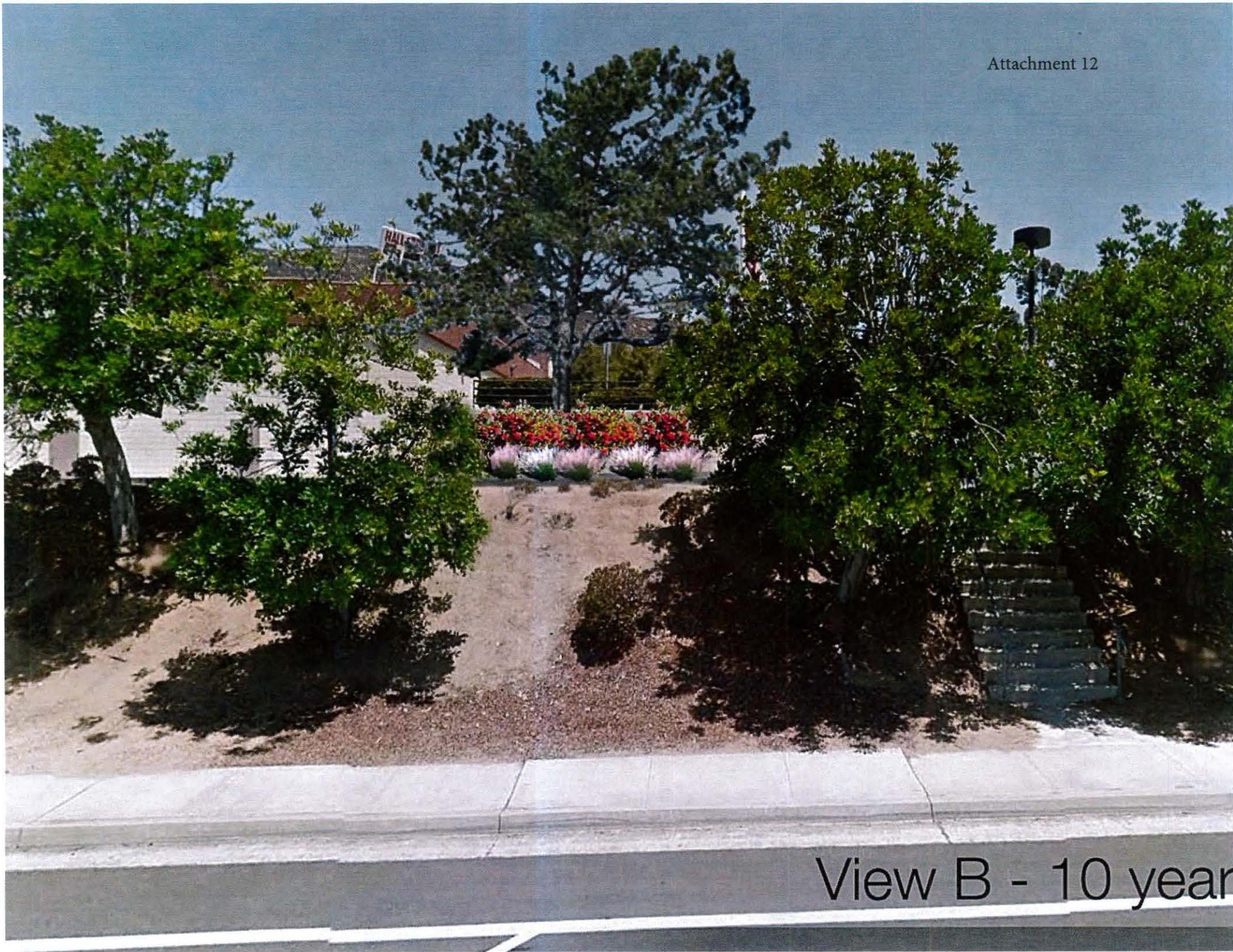
View A - 5 year



HALL FORK
619

View A - 10 year





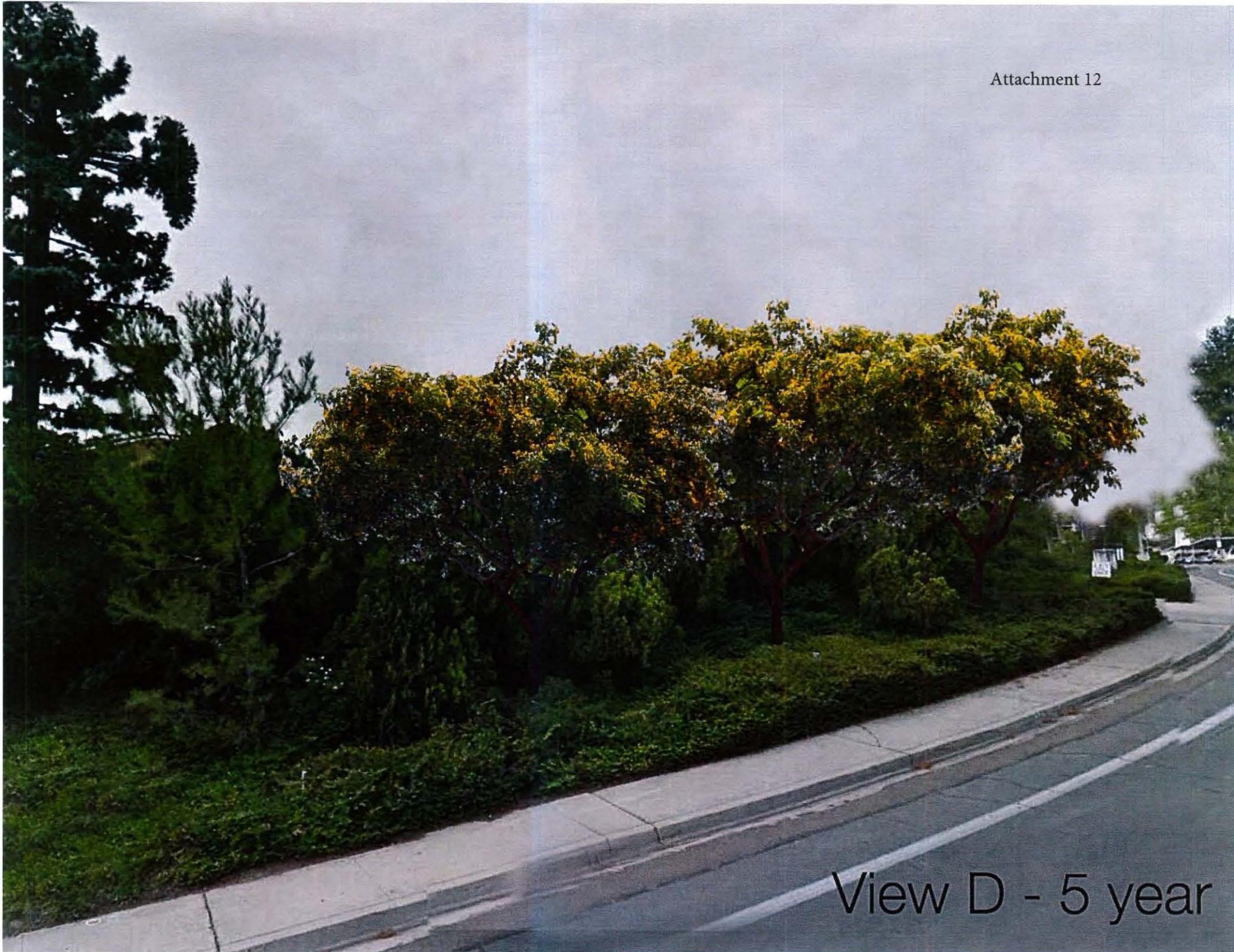
View B - 10 year



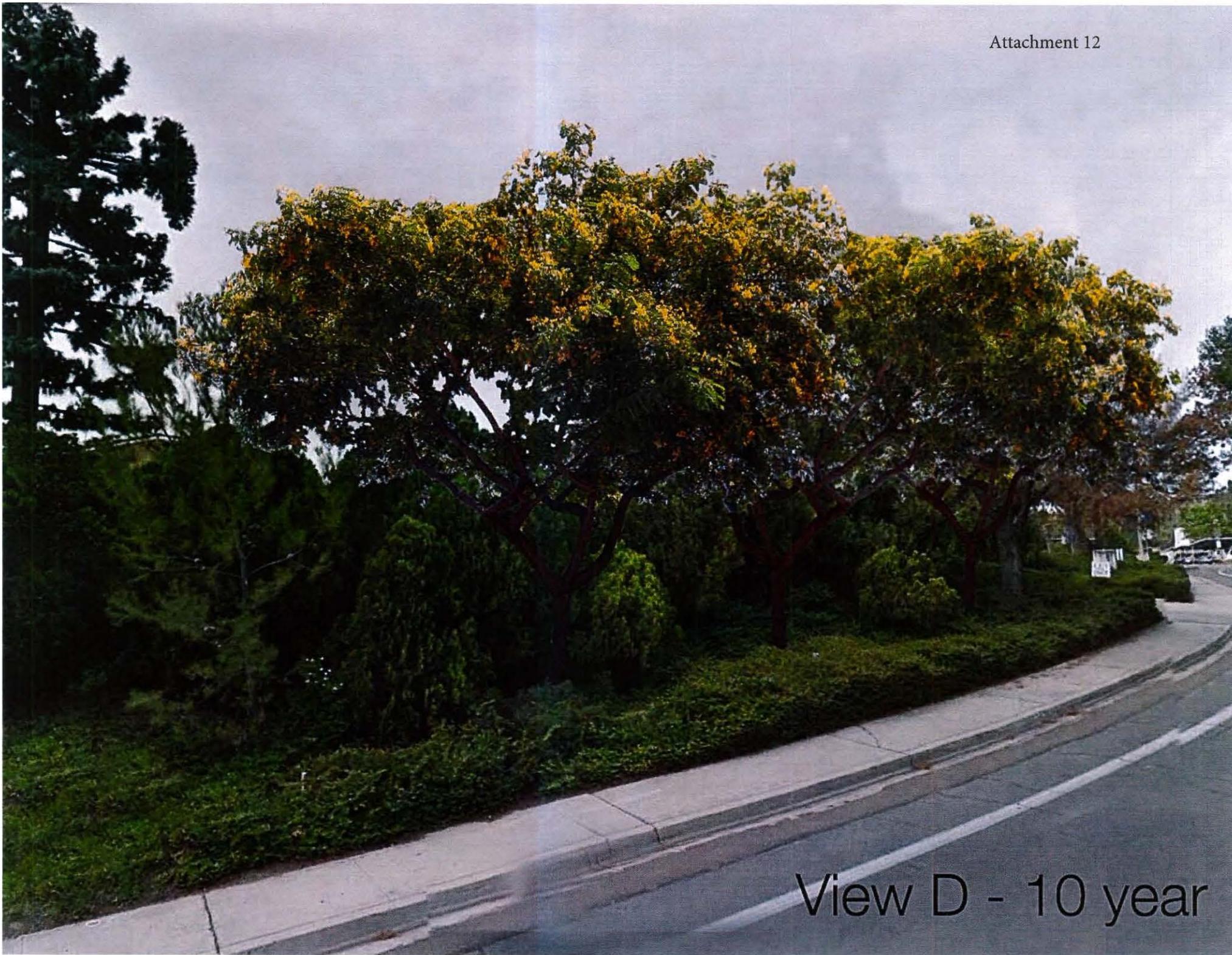
View C - 5 year



View C - 10 ye



View D - 5 year



View D - 10 year



**COWLES MTN BLVD
7849 TOMMY DR
SAN DIEGO, CA 92119**

VICINITY MAP

SITE

THOMAS GUIDE PAGE: 1250-H4

ADDRESS
7849 TOMMY DR
SAN DIEGO, CA 92119

DIRECTIONS:
(FROM VZW'S OFFICES IN IRVINE):
1. HEAD SE TOWARD SAND CAYON TRAIL
2. TURN RIGHT ONTO SAND CAYON AVE
3. SLIGHT LEFT TO STAY ON SAND CAYON AVE
4. MERGE ONTO I-405 S
5. MERGE ONTO THE I-5 S
6. KEEP LEFT FOR THE I-805 S, FOLLOW SIGNS FOR INTERSTATE 805 S
7. TAKE THE CA-52 EXIT
8. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR STATE 52 E AND MERGE ONTO CA-52/STATE 52 E
9. TAKE THE CALIFORNIA 125 S EXIT
10. MERGE ONTO CA-125 S
11. TAKE THE NAVAJO RD EXIT
12. TURN RIGHT ONTO NAVAJO RD
13. TURN RIGHT ONTO COWLES MOUNTAIN BLVD
14. TAKE THE 1ST LEFT ONTO TOMMY DR, DESTINATION WILL BE ON THE LEFT

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 1 OF EAST SAN DIEGO MASONIC LODGE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6296, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 20, 1969.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

SURVEYOR:
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

LEASING/PLANNING:
CORTEL, LLC
14621 ARROYO HONDO
SAN DIEGO, CA 92127
FAX: (806) 398-8901
LEASING
CHRIS FORD
(619) 454-5234
chris.ford@cortel-llc.com
ZONING
ANDREA URBAS
(909) 528-6925
andrea.urbas@cortel-llc.com

FCC COMPLIANCE STATEMENT

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:
DESIGN WCF TO CONSERVE ENERGY BY UTILIZING NATURAL VENTILATION FOR COOLING AND ON-SITE RENEWABLE ENERGY SOURCES.

PERMITS REQUIRED

- CUP PROCESS 3
- NUP

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: ANDREA URBAS
PHONE: (909) 528-6925

OWNER: MASONIC TEMPLE
7849 TOMMY DR.
SAN DIEGO, CA 92119
SITE CONTACT: BOB ROYAL
PHONE: (619) 589-7212

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT CABINETS INSIDE A NEW CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH A CHAIN LINK LID ON A CONCRETE PAD.
- INSTALLATION OF NEW 20'-0" x 24'-8" CONCRETE BLOCK WALL ENCLOSURE AT GRADE LEVEL
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED INSIDE A NEW 30'-0" HIGH TOWER BEHIND RF TRANSPARENT SCREENS
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED INSIDE PROPOSED 30'-0" HIGH TOWER BEHIND RF TRANSPARENT SCREENS
- INSTALLATION OF THREE (3) VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 10KW ENCLOSED STANDBY GENERATOR WITH A 55 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE PROPOSED CONCRETE BLOCK EQUIPMENT ENCLOSURE
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- MINOR LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 7849 TOMMY DR
SAN DIEGO, CA 92119

ASSESSORS PARCEL NUMBER: 457-930-01

EXISTING ZONING: RS-1-7

TOTAL SITE AREA: 94,852 S.F.
= 2.18 ACRES

PROPOSED PROJECT AREA:
CONCRETE BLOCK ENCLOSURE: 493 SF

PROPOSED TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: B

ALLOWABLE F.A.R.: 45%

EXISTING F.A.R.: 15.6%

PROPOSED F.A.R.: 16.15%

NOTE: THERE ARE THREE (3) EXISTING TELECOMMUNICATIONS FACILITY ON THIS SITE: AT&T, CRICKET AND T-MOBILE

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED AREA PLAN
A-2	ANTENNA PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
1 of 1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY

EXISTING BUILDING NOTES:

ESTIMATED FLOOR AREA:
MASONIC LODGE BUILDING: 14,465 S.F. TOTAL
(ASSEMBLY AREA: 2,170 S.F.)

FIXED SEATING ESTIMATE: 98

HOURS OF OPERATION:
9-5 WEEKDAYS, 2-3 EVENINGS PER WEEK
(1-2 MEETINGS ENDING BY 9pm)
(1 FESTIVITY -SATURDAY ENDING BY 11:30)

EXISTING PARKING SPACES: 123

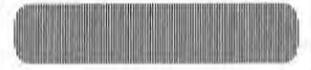
APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA FIRE CODE, 2013 EDITION
CALIFORNIA ENERGY CODE, 2013 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.



PREPARED FOR

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
COWLES MTN BLVD
7849 TOMMY DR
SAN DIEGO, CA 92119
SAN DIEGO COUNTY

DRAWING DATES

12/12/13	90% ZD (lc)
12/23/13	100% ZD (lc)
01/15/14	100% ZD Revision 1 (hc)
02/13/14	100% ZD Revision 2 (hc)
03/31/14	100% ZD Revision 3 (hc)
04/04/14	100% ZD Revision 4 (se)
08/21/14	100% ZD Revision 5 (lc)
11/10/14	100% ZD Revision 6 (lc)
02/26/15	100% ZD Revision 7 (lc)
07/31/15	100% ZD Revision 8 (se)
11/02/15	100% ZD Revision 9 (se)
11/09/15	100% ZD Revision 10 (se)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\13345

T-1

PREPARED FOR
verizon wireless
 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
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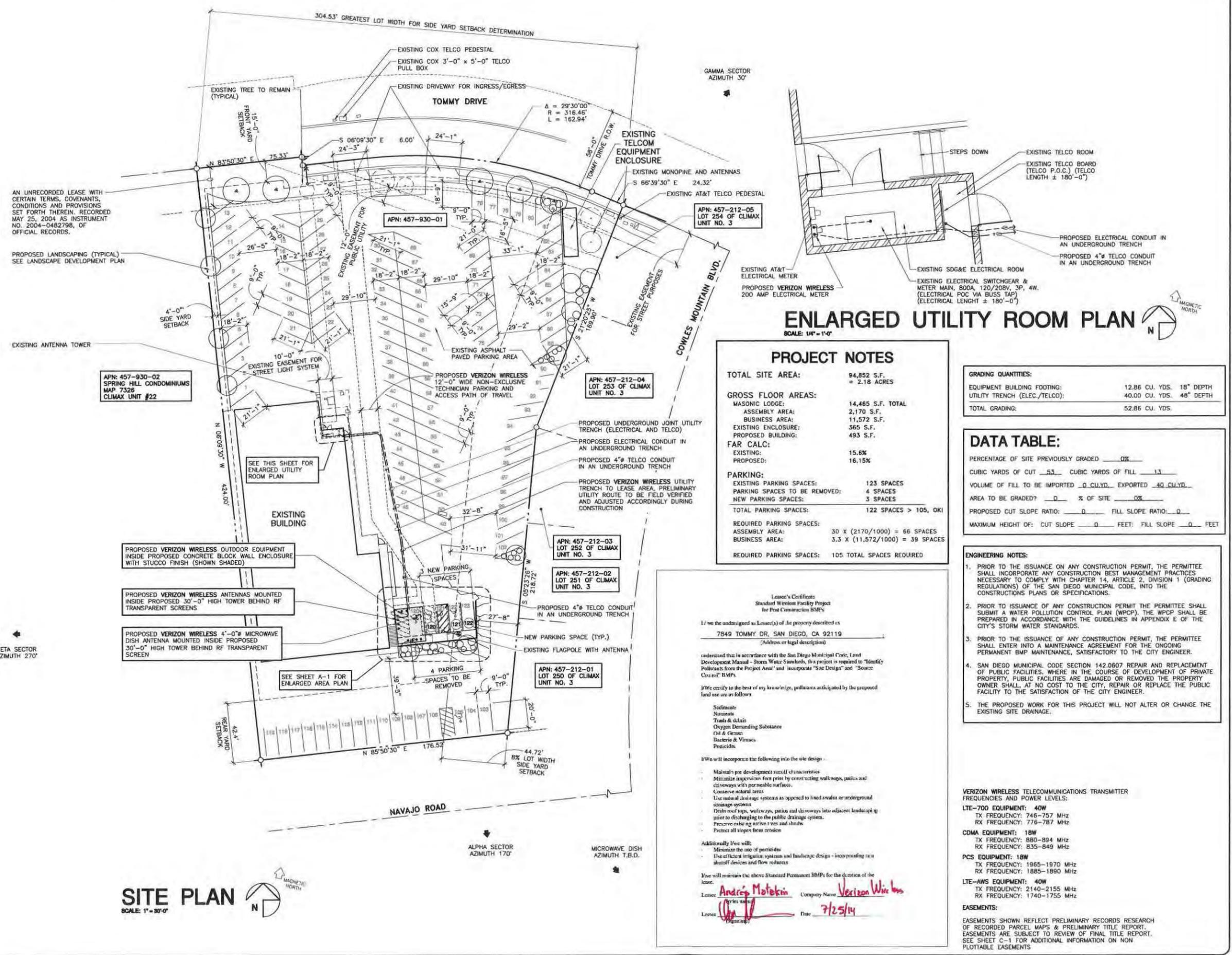
PROJECT NAME
COWLES MTN BLVD
 7849 TOMMY DR
 SAN DIEGO, CA 92119
 SAN DIEGO COUNTY

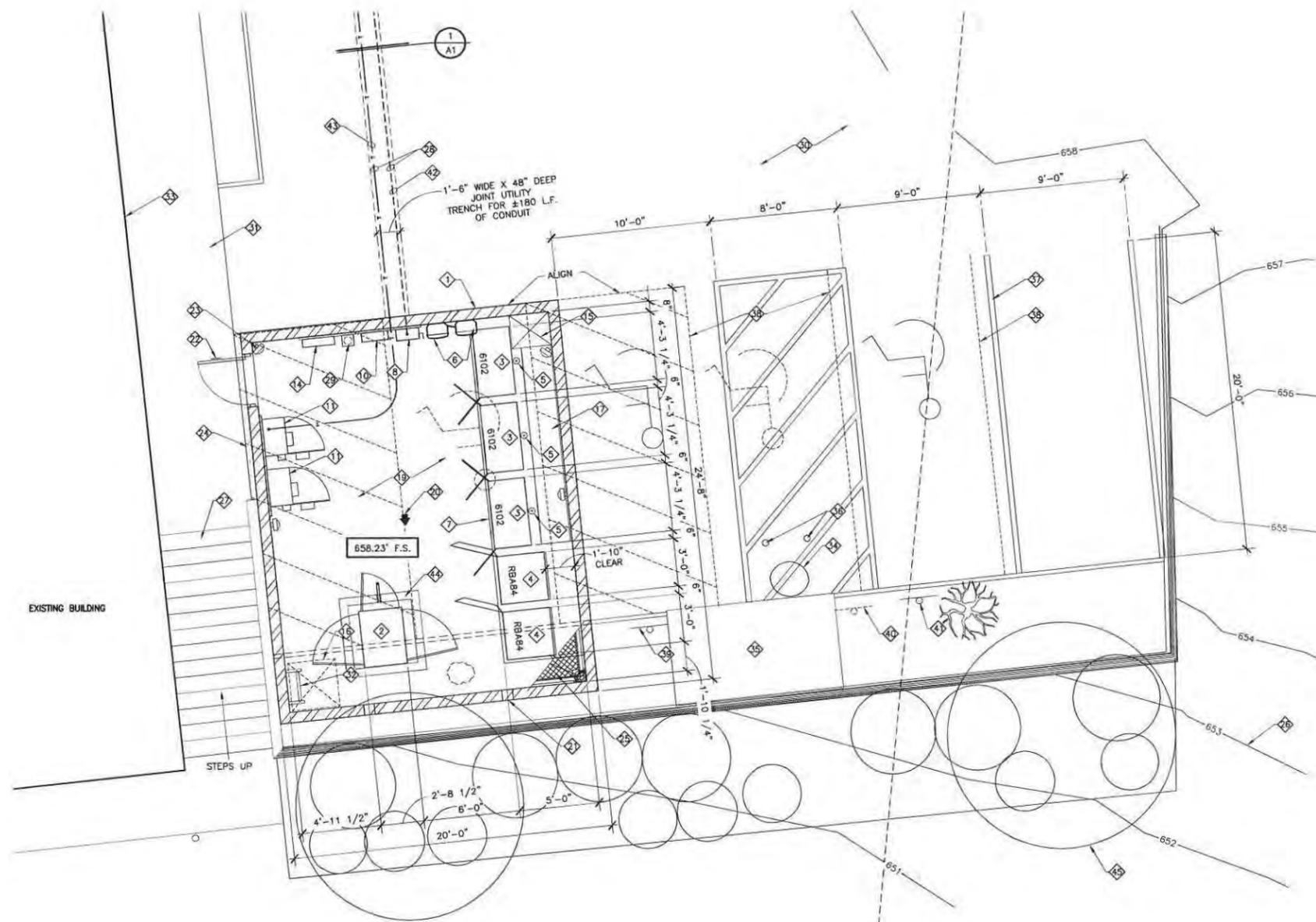
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12/23/13	100% ZD (ic)
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11/10/14	100% ZD Revision 6 (ic)
02/26/15	100% ZD Revision 7 (ic)
07/31/15	100% ZD Revision 8 (se)
11/02/15	100% ZD Revision 9 (se)
11/09/15	100% ZD Revision 10 (se)

SHEET TITLE
SITE PLAN
 PROJECTS\VERIZON\13345

A-0





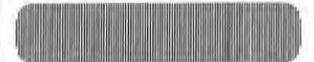
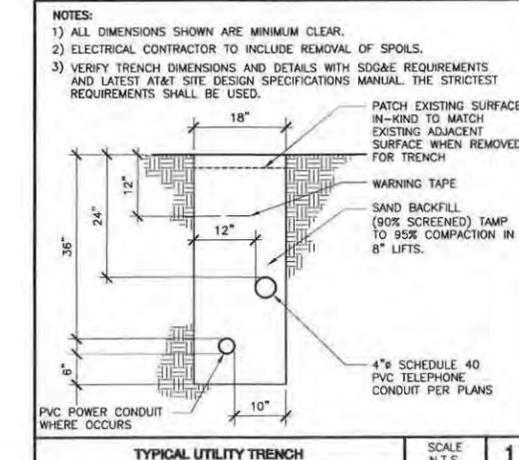
ENLARGED AREA PLAN

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



ENLARGED AREA PLAN NOTES:

- 1 PROPOSED LEASE AREA VERIZON WIRELESS CONCRETE BLOCK WALL EQUIPMENT ENCLOSURE (SHOWN SHADED).
- 2 PROPOSED VERIZON WIRELESS 10KW ENCLOSED STANDBY GENERATOR WITH A 55 GALLON DOUBLE WALL SUBBASE DIESEL FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD, "POLAR" DC GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 63 DBA AT A REFERENCE DISTANCE OF 23 FEET. 32.5" WIDE X 86.6" HIGH X 42.5" DEEP. WEIGHT: 1413 LBS.
- 3 PROPOSED VERIZON WIRELESS "RBS-6102 ENB" OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 2) 51" WIDE X 77" HIGH X 30" DEEP. WEIGHT: 1984 LBS.
- 4 PROPOSED VERIZON WIRELESS BATTERY CABINET, "COMMSCOPE" (BAT-RB484) (TYPICAL OF 2), 36.1" WIDE X 84" HIGH X 39.4" DEEP. WEIGHT: 4750 LBS.
- 5 PROPOSED GPS ANTENNA MOUNTED TO EACH "6102 ENB" EQUIPMENT CABINET (TYPICAL OF 3).
- 6 PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED HIGH UP ON WALL (TYPICAL OF 2)
- 7 PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 8 PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL
- 9 NOT USED
- 10 PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL
- 11 PROPOSED TELCO CABINET "CHARLES" UNIVERSAL BROADBAND ENCLOSURE (CUBE) PM 4100 SERIES UNISTRUT MOUNTED TO WALL (TYPICAL OF 2)
- 12 NOT USED
- 13 NOT USED
- 14 PROPOSED SPILL KIT MOUNTED TO WALL
- 15 PROPOSED COAX CABLE CHASE UP TO ANTENNA LEVEL ABOVE
- 16 PROPOSED ACCESS OPENING IN BAR GRATE ABOVE
- 17 PROPOSED COAX CABLE TRAY. MAXIMUM HEIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE
- 18 NOT USED
- 19 PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 20 CONCRETE SLOPED TO DRAIN. 1% MIN.
- 21 PROVIDE 4" X 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 2)
- 22 PROPOSED STEEL GATE AND FRAME WITH LOCKABLE ACCESS & VERIZON WIRELESS SIGNAGE
- 23 PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 5)
- 24 INSTALL CONCRETE STRIP BETWEEN EXISTING CONCRETE WALK AND ENCLOSURE
- 25 PROPOSED CHAINLINK LID
- 26 EXISTING CONTOUR LINES @ 1'-0" INTERVALS
- 27 EXISTING CONCRETE STAIRS
- 28 PROPOSED JOINT UNDERGROUND UTILITY TRENCH
- 29 PROPOSED CLASS ABC FIRE EXTINGUISHER IN A WEATHERPROOF CABINET MOUNTED TO WALL
- 30 EXISTING ASPHALT PAVED PARKING AREA
- 31 EXISTING CONCRETE WALKWAY
- 32 PROPOSED STEEL LADDER
- 33 EXISTING BUILDING
- 34 EXISTING FLAGPOLE WITH ANTENNA
- 35 EXISTING TELECOM CABINET
- 36 EXISTING BOLLARDS
- 37 REPAINT PARKING STRIPES TO REPLACE REMOVED HANDICAP PARKING SPACE (SHOWN SHADED)
- 38 EXISTING PARKING STRIPES TO BE REMOVED (SHOWN DASHED)
- 39 EXISTING HANDICAP PARKING SIGN TO REMAIN
- 40 RELOCATE EXISTING HANDICAP PARKING SIGN
- 41 RELOCATED HANDICAP PARKING SIGN
- 42 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 43 PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 44 PROPOSED CONCRETE CONTAINMENT CURB WITH PAD LOCKABLE DRAIN VALVE
- 45 PROPOSED LANDSCAPING (TYPICAL) SEE LANDSCAPE DEVELOPMENT PLAN



PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
COWLES MTN BLVD
7849 TOMMY DR
SAN DIEGO, CA 92119
SAN DIEGO COUNTY

DRAWING DATES

DATE	PERCENT	STATUS	REVISION
12/12/13	90%	ZD	(ic)
12/23/13	100%	ZD	(ic)
01/15/14	100%	ZD	Revision 1 (hc)
02/13/14	100%	ZD	Revision 2 (hc)
03/31/14	100%	ZD	Revision 3 (hc)
04/04/14	100%	ZD	Revision 4 (se)
08/21/14	100%	ZD	Revision 5 (ic)
11/10/14	100%	ZD	Revision 6 (ic)
02/26/15	100%	ZD	Revision 7 (ic)
07/31/15	100%	ZD	Revision 8 (se)
11/02/15	100%	ZD	Revision 9 (se)
11/09/15	100%	ZD	Revision 10 (se)

SHEET TITLE
ENLARGED AREA PLAN

PROJECTS\VERIZON\13345



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
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RF	DATE
INT	DATE
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PROJECT NAME

COWLES MTN BLVD

7849 TOMMY DR
SAN DIEGO, CA 92119
SAN DIEGO COUNTY

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11/02/15	100% ZD Revision 9 (se)
11/09/15	100% ZD Revision 10 (se)

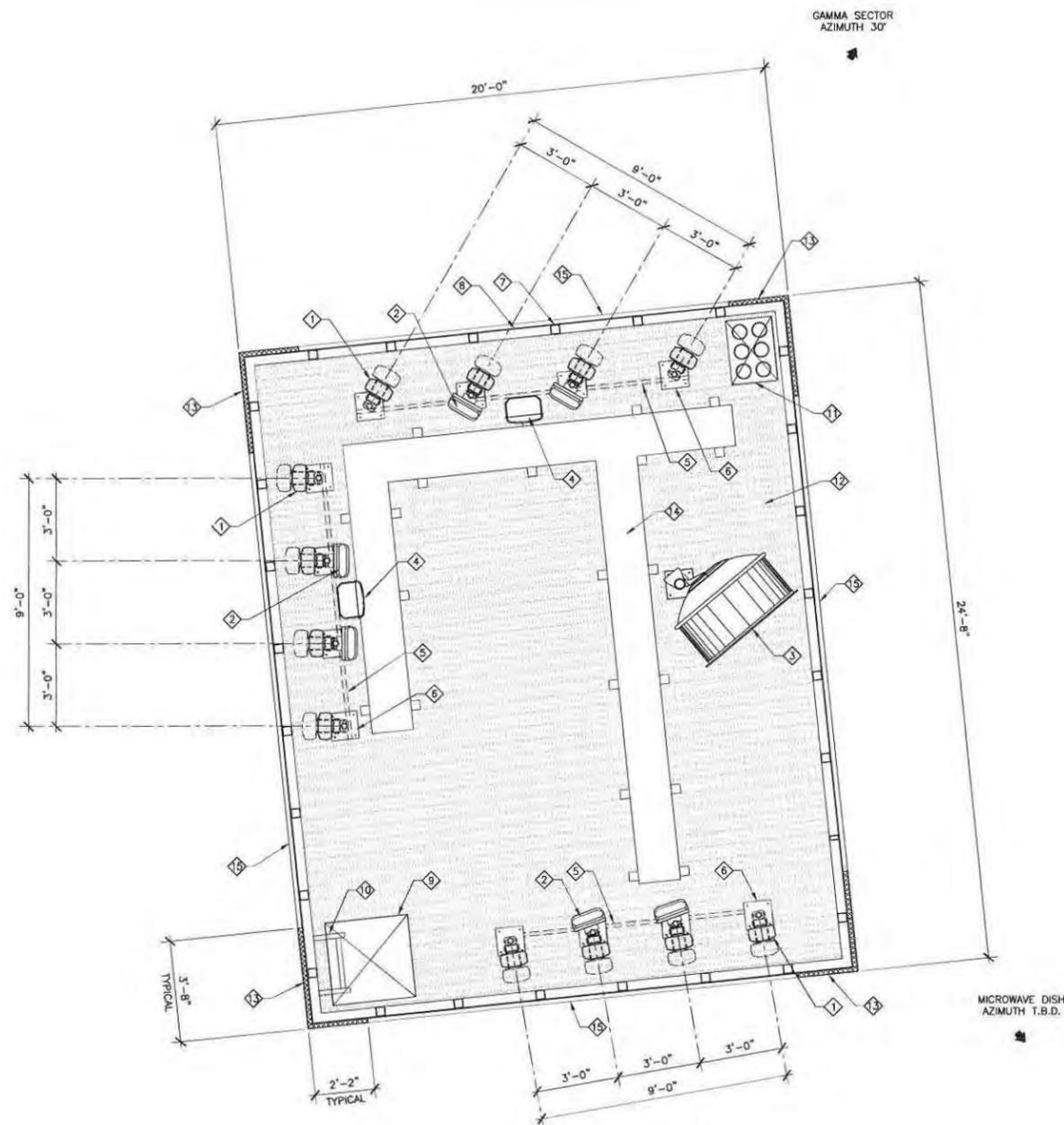
SHEET TITLE

ANTENNA PLAN

PROJECTS\VERIZON\13345

ANTENNA PLAN NOTES:

- ① PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE PROPOSED MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS. (TYP.)
- ② PROPOSED STACKED PAIR VERIZON WIRELESS RRU'S MOUNTED BEHIND ANTENNA ON MOUNTING PIPE (TYP.)
- ③ PROPOSED VERIZON WIRELESS 4'-0"Ø MICROWAVE DISH MOUNTED INSIDE PROPOSED MONUMENT TOWER BEHIND RF TRANSPARENT SCREEN (BELOW SHOWN DASHED)
- ④ PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED TO STEEL PIPE (TYPICAL OF 2)
- ⑤ PROPOSED UNISTRUT
- ⑥ PROPOSED STEEL PLATE, TYPICAL (GALV.)
- ⑦ PROPOSED 4" x 4" x 1/4" FIBERGLASS TUBE (TYPICAL)
- ⑧ PROPOSED RF TRANSPARENT SCREEN (TYPICAL)
- ⑨ PROPOSED ACCESS OPENING IN BAR GRATE
- ⑩ PROPOSED STEEL ACCESS LADDER
- ⑪ PROPOSED COAX CABLE PENETRATION
- ⑫ PROPOSED "BAR GRATE" DECK
- ⑬ PROPOSED ARCHITECTURAL FOAM
- ⑭ PROPOSED COAX CABLE TRAY ON 4 X 4 PVC SLEEPERS
- ⑮ OUTLINE OF CONCRETE BLOCK ENCLOSURE BELOW



ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	DOWNTILT	SWAY ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1					75.5" L x 11.8" W x 6" D	4 COAX, 3 HYBRID + 4 RET CABLES	55'-0"	6'-0"	7/8"
ALPHA2				75.5" L x 11.8" W x 6" D					
ALPHA3	SOUTHEAST	170°	0°	N/A	75.5" L x 11.8" W x 6" D				
ALPHA4				75.5" L x 11.8" W x 6" D					
BETA1					75.5" L x 11.8" W x 6" D	4 COAX, 3 HYBRID + 4 RET CABLES	55'-0"	6'-0"	7/8"
BETA2				75.5" L x 11.8" W x 6" D					
BETA3	WEST	270°	0°	N/A	75.5" L x 11.8" W x 6" D				
BETA4				75.5" L x 11.8" W x 6" D					
GAMMA1					75.5" L x 11.8" W x 6" D	4 COAX, 3 HYBRID + 4 RET CABLES	40'-0"	6'-0"	7/8"
GAMMA2				75.5" L x 11.8" W x 6" D					
GAMMA3	NORTHEAST	30°	0°	N/A	75.5" L x 11.8" W x 6" D				
GAMMA4				75.5" L x 11.8" W x 6" D					
MICROWAVE DISH	T.B.D.				4'-0" DIAMETER	1	45'-0"	-	1 1/4"

ANTENNA PLAN

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





PREPARED FOR



P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

COWLES MTN BLVD

7849 TOMMY DR
 SAN DIEGO, CA 92119
 SAN DIEGO COUNTY

DRAWING DATES

12/12/13	90% ZD (lc)
12/23/13	100% ZD (lc)
01/15/14	100% ZD Revision 1 (hc)
02/13/14	100% ZD Revision 2 (hc)
03/31/14	100% ZD Revision 3 (hc)
04/04/14	100% ZD Revision 4 (se)
08/21/14	100% ZD Revision 5 (lc)
11/10/14	100% ZD Revision 6 (lc)
02/26/15	100% ZD Revision 7 (lc)
07/31/15	100% ZD Revision 8 (se)
11/02/15	100% ZD Revision 9 (se)
11/09/15	100% ZD Revision 10 (se)

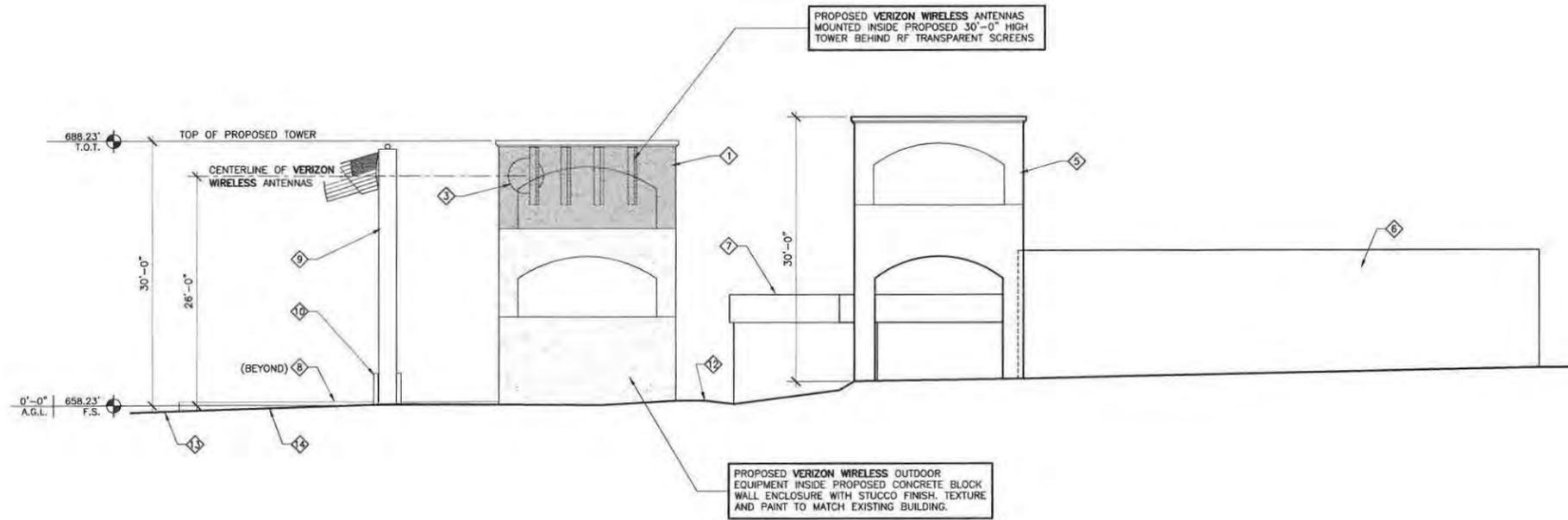
SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13345

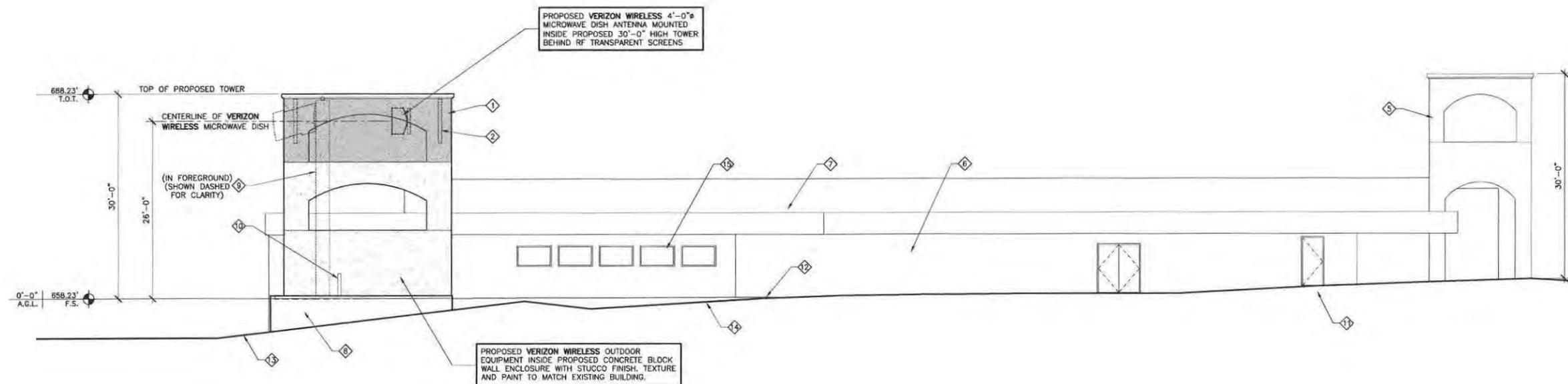
ELEVATION NOTES:

- 1 PROPOSED RF TRANSPARENT SCREEN. RF TRANSPARENT SCREEN MATERIAL SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING. (SHOWN SHADED)
- 2 PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREENS
- 3 PROPOSED VERIZON WIRELESS 4'-0" MICROWAVE DISH ANTENNA MOUNTED BEHIND NEW RF TRANSPARENT SCREENS
- 4 NOT USED
- 5 EXISTING ANTENNA CUPOLA
- 6 EXISTING BUILDING
- 7 EXISTING PARAPET
- 8 EXISTING RETAINING WALL
- 9 EXISTING TELCOM FLAG POLE WITH ANTENNA
- 10 EXISTING BOLLARD
- 11 EXISTING DOOR (TYPICAL)
- 12 EXISTING CONCRETE WALK
- 13 EXISTING ASPHALT PAVED DRIVE
- 14 EXISTING ASPHALT PAVED PARKING AREA
- 15 EXISTING WINDOW (TYPICAL)



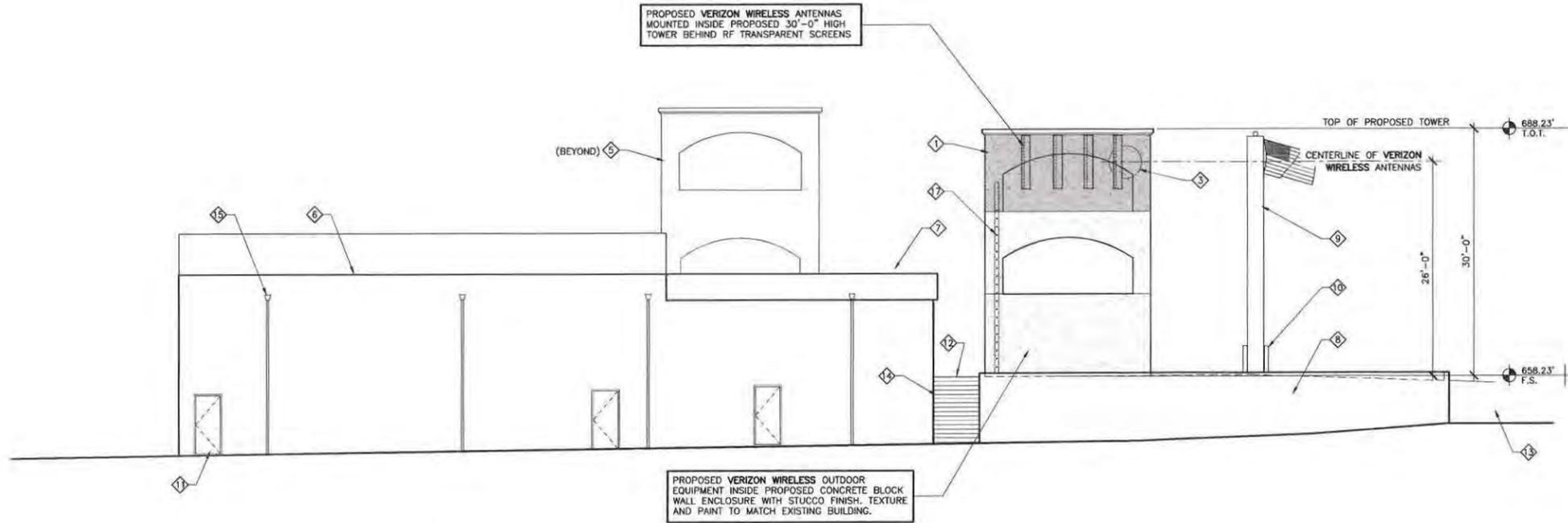
NORTH ELEVATION

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



EAST ELEVATION

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

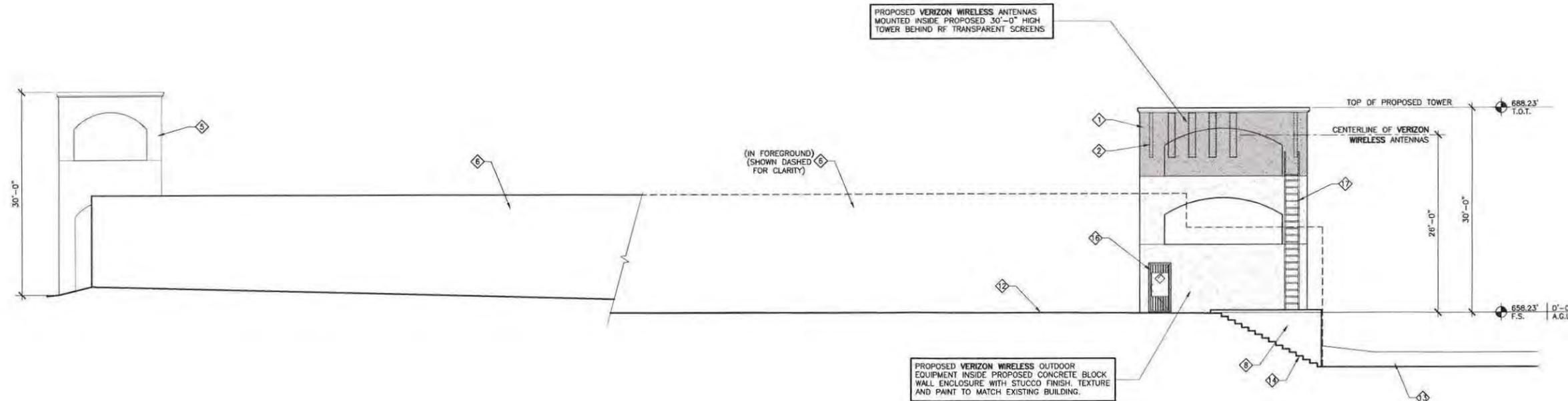


SOUTH ELEVATION

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

ELEVATION NOTES:

- 1 PROPOSED RF TRANSPARENT SCREEN, RF TRANSPARENT SCREEN MATERIAL SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING. (SHOWN SHADED)
- 2 PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREENS
- 3 PROPOSED VERIZON WIRELESS 4'-0" MICROWAVE DISH ANTENNA MOUNTED BEHIND NEW RF TRANSPARENT SCREENS
- 4 NOT USED
- 5 EXISTING ANTENNA CUPOLA
- 6 EXISTING BUILDING
- 7 EXISTING PARAPET
- 8 EXISTING RETAINING WALL
- 9 EXISTING TELCOM FLAG POLE WITH ANTENNA
- 10 EXISTING BOLLARD
- 11 EXISTING DOOR (TYPICAL)
- 12 EXISTING CONCRETE WALK
- 13 EXISTING ASPHALT PAVED DRIVE
- 14 EXISTING CONCRETE STEPS
- 15 EXISTING DOWNSPOUT (TYPICAL)
- 16 PROPOSED 3'-0" WIDE STEEL GATE W/ FRAME
- 17 PROPOSED STEEL ACCESS LADDER (SHOWN DASHED)



WEST ELEVATION

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



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

COWLES MTN BLVD

7849 TOMMY DR
SAN DIEGO, CA 92119
SAN DIEGO COUNTY

DRAWING DATES

12/12/13	90% ZD (jc)
12/23/13	100% ZD (jc)
01/15/14	100% ZD Revision 1 (hc)
02/13/14	100% ZD Revision 2 (hc)
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04/04/14	100% ZD Revision 4 (se)
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02/26/15	100% ZD Revision 7 (jc)
07/31/15	100% ZD Revision 8 (se)
11/02/15	100% ZD Revision 9 (se)
11/09/15	100% ZD Revision 10 (se)

SHEET TITLE

EXTERIOR ELEVATIONS

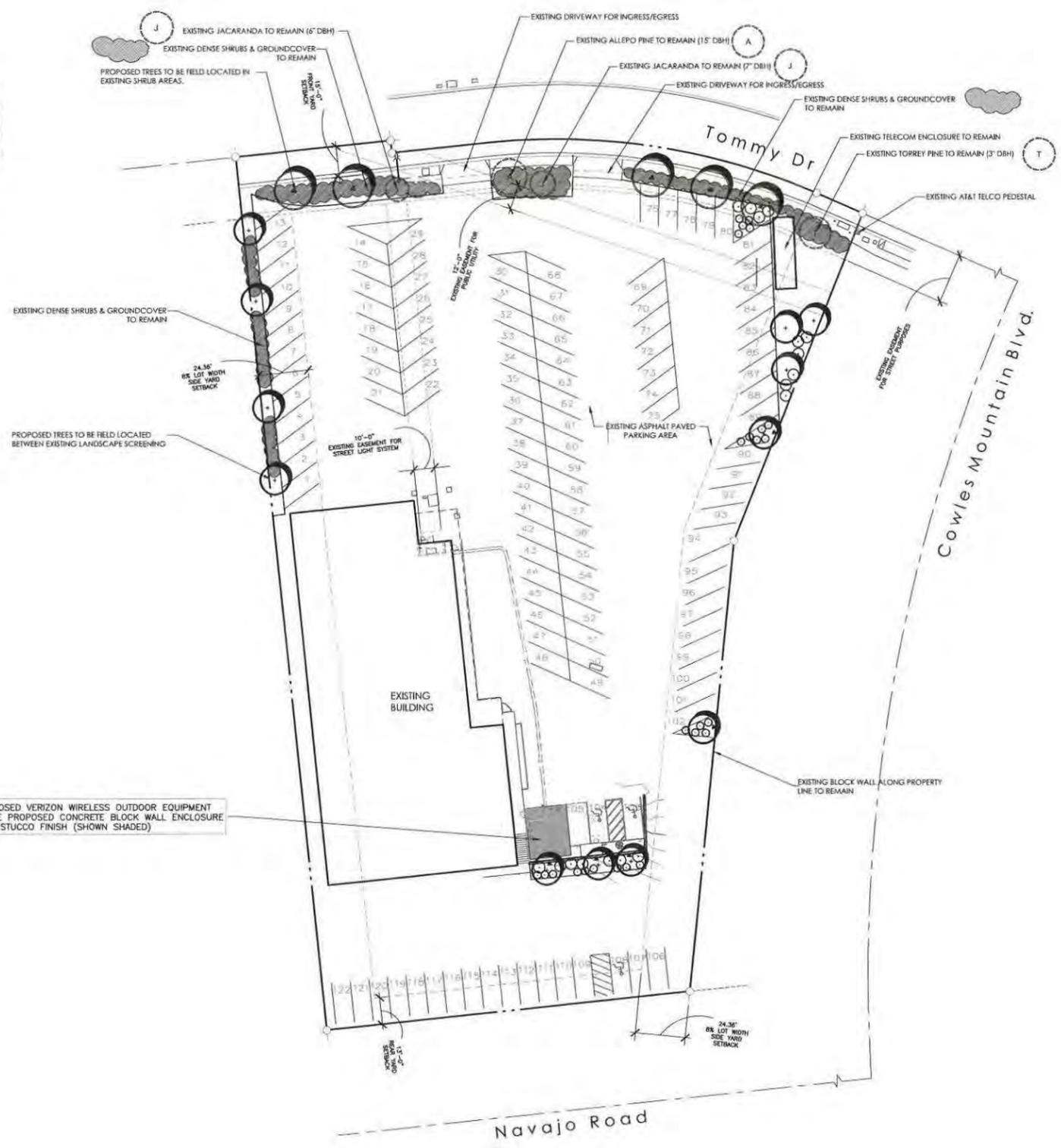
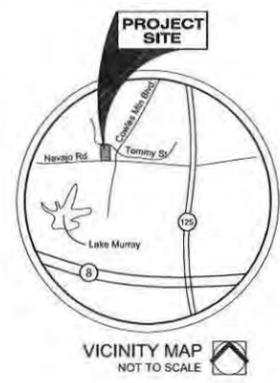
PROJECTS\VERIZON\13345

Landscape Development Plan

SUBMITTAL DATE:	8/25/14
REVISION 1:	11/10/14
REVISION 2:	
REVISION 3:	

GENERAL NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE PROPOSED IRRIGATION SYSTEM SHALL BE A COMBINATION OF POP-UP SPRAY HEADS AND DRIP LINES.
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.041(f)].
- ALL PLANTING PROVIDED SHALL PROVIDE 80% SCREENING OF THE WALL WITHIN TWO YEARS.
- ARCHITECTURAL ELEVATIONS AND FEATURES SHALL BE CONSIDERED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
- THE PLANT PALETTE LISTED PROVIDES A LIST OF PLANT MATERIAL TO SELECT FROM WHEN DESIGNING THE LANDSCAPE. HOWEVER, SUBSTITUTIONS MAY BE REQUIRED DUE TO AVAILABILITY, SOILS TEST RESULTS, OR OTHER INFLUENCES.
- ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
- COLOR FROM PLANT FOLIAGE, BARK, OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM, AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
- A SOIL TEST BY A QUALIFIED AGRONOMIST SHALL FURTHER INFLUENCE PLANT MATERIALS AND INSTALLATION TECHNIQUES.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PROPOSED PLANTING AREAS SHALL BE TREATED WITH SOIL CONDITIONERS TO INCREASE AND RETAIN SOIL MOISTURE.
- ORGANIC MULCH WILL BE USED WHERE POSSIBLE TO REDUCE MOISTURE LOSS.
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
- NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED ADJACENT HARDSCAPE FOR ALL STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA, AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS.



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
⊙	Pinus halpensis	ALEPPO PINE	24" BOX (8' H X 6' W) STANDARD
⊙	Pinus torreyana	TORREY PINE	24" BOX (8' H X 6' W) STANDARD
⊕	Arbutus unedo	STRAWBERRY TREE	16 GAL (7' H X 5' W) STANDARD
⊕	Hymenosporum flavum	SWEETSHADE TREE	16 GAL (8' H X 5' W) STANDARD
SHRUBS			
⊙	Rhus integrifolia	LEMONADE BERRY	5 GAL
⊙	Dodonaea viscosa	HOPSEED BUSH	5 GAL
⊙	Heteromeles arbutifolia	TOYON	5 GAL
⊙	Agave attenuata	FOXTAIL AGAVE	5 GAL
⊙	Kniphofia uvaria	RED HOT POKER	1 GAL
⊙	Muhlenbergia capillaris	PINK MUHLY GRASS	1 GAL
⊙	Ceanothus glaucus	WESTERN LLAC	5 GAL
⊙	Rosmarinus officinalis	CREeping ROSEMARY	1 GAL
⊙	Salvia clevelandii	CLEVELAND SAGE	1 GAL
VINES			
▼	Ficus pumila	CREeping FIG	5 GAL (ON STAKE)

Verizon Cowles Mountain Blvd.
7849 Tommy Drive
San Diego, CA 92119



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TITLE:	Landscape Development Plan
DATE:	08-25-14
JOB NO.:	21433
SCALE:	1" = 30'-0"
DRAWN BY:	BCG
SHEET:	1 of 1

WILLIAM H. 80078 ARCHITECT ROBERT J. SUAREZ ARCHITECT
1-0-804-4431 CM15840 CA 92014 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

CONSULTANT

JRN
CIVIL ENGINEERS

232 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92572
(949) 248-4685

PROJECT NAME

COWLES MTN.

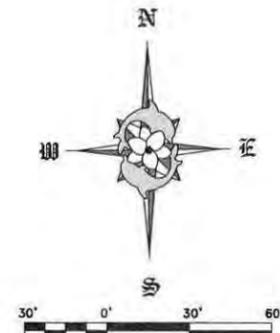
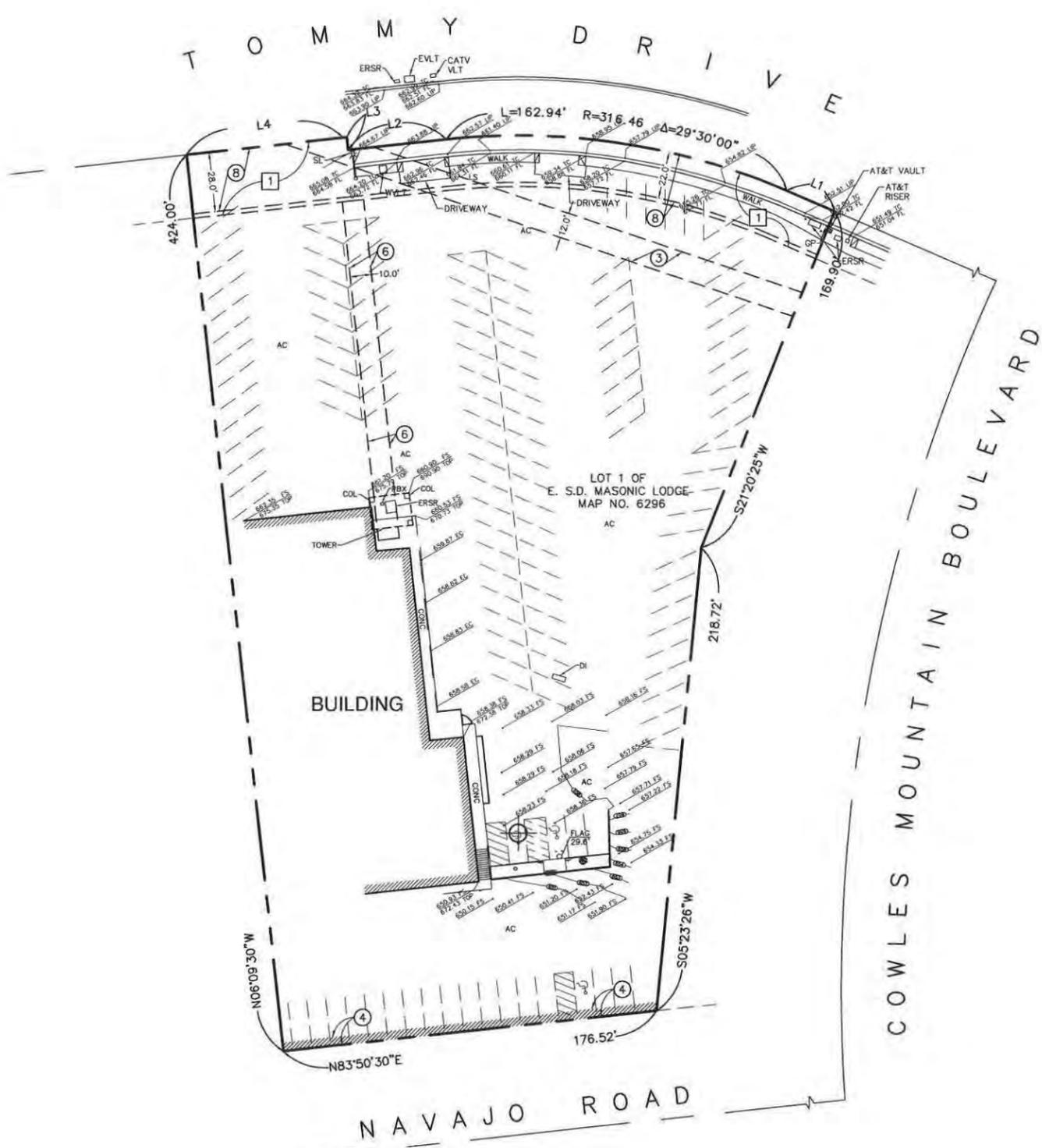
7849 TOMMY DR,
SAN DIEGO, CA 92119

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

C1



SCALE: 1" = 30'

ASSESSOR'S PARCEL NUMBER
457-930-01

BASIS OF BEARINGS:
THE CENTERLINE OF NAVAJO RD. AS SHOWN
ON MAP NO. 6296, BEING NORTH 83°50'30"
EAST.

DATUM STATEMENT:
CITY OF SAN DIEGO BENCHMARK ID: 2327 17626
LOCATION: TOMMY DR. / BALLINGER AVE.
ELEV: 644.583 MSL

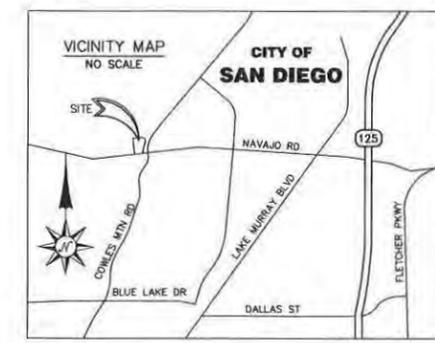
- LEGEND:**
- AC - ASPHALT CONCRETE
 - AG - ANCHOR GUY
 - CATV - CABLE BOX
 - COL - COLUMN
 - DI - DRAIN INLET
 - EB - ELECTRIC BOX
 - EC - EDGE OF CONCRETE
 - ERSR - ELECTRIC RISER
 - EVL - ELECTRIC VAULT
 - EU - ELECTRIC UTILITY
 - FG - FINISH GRADE
 - FL - FLOW LINE
 - FS - FINISH SURFACE
 - GP - GUARD POST
 - ICV - IRRIGATION CONTROL VALVE
 - LP - LIGHT POLE
 - PBX - PULL BOX
 - PP - POWER POLE
 - SBC - SOUTHER BELL COMMUNICATION BOX
 - SDMH - STORM DRAIN MANHOLE
 - SLPB - STREET LIGHT PULLBOX
 - TB - TOP OF CONCRETE BASE
 - TC - TOP OF CURB
 - TG - TOP OF NATURAL GROUND
 - TP - TELEPHONE PEDESTAL
 - UB - UTILITY BOX
 - WLT - WATER VAULT
 - VL - VAULT

DATE OF SURVEY:
11/12/13

EASEMENT NOTE:
1 - AN EASEMENT FOR STREET PURPOSES DEDICATED
ON MAP NO. 6296

LINE	LENGTH	BEARING
L1	24.32	S88°39'30"E
L2	46.43	N83°50'30"E
L3	6.00	S06°59'30"E
L4	75.33	N83°50'30"E

COORDINATES:
LATITUDE: 32°48'12.636" N
LONGITUDE: 117°01'34.410" W
DATUM: NAD83



LEGAL DESCRIPTION:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 1 OF EAST SAN DIEGO MASONIC LODGE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6296, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 20, 1969.

ASSESSOR'S PARCEL NUMBER: 457-930-01

ITEMS CORRESPONDING TO SCHEDULE "B":
BY: COMMONWEALTH LAND TITLE COMPANY COMMITMENT NO.: 08020868
4100 NEWPORT PLACE DR, SUITE 120 TITLE OFFICER: CHRIS MAZIAR
NEWPORT BEACH, CA 92660 DATED: NOVEMBER 7, 2013
(949) 724-3140

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- 2 - AN EASEMENT FOR PIPE LINES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED AUGUST 26, 1926 IN BOOK 1266, PAGE 119 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED HEREON.
- 3 - AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED JANUARY 27, 1964 AS INSTRUMENT NO. 16026 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 4 - THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND KNOWN AS NAVAJO ROAD SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID TRACT 6296. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 5 - AN EASEMENT FOR ELECTRICAL FACILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED NOVEMBER 13, 1972 AS INSTRUMENT NO. 303692 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED HEREON.
- 6 - AN EASEMENT FOR STREET LIGHT SYSTEM AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED DECEMBER 10, 1975 AS INSTRUMENT NO. 75-348123 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 7 - CITY OF SAN DIEGO DECISION OF THE ZONING ADMINISTRATOR - C-8050, AMENDMENT - CONDITIONAL USE PERMIT - HEARING RECORDED JUNE 19, 1992 AS INSTRUMENT NO. 1992-0381565 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 8 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN, RECORDED MAY 25, 2004 AS INSTRUMENT NO. 2004-0482798, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 9 - A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JULY 13, 2004 AS INSTRUMENT NO. 2004-0646514 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 10 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN, RECORDED SEPTEMBER 20, 2005 AS INSTRUMENT NO. 2005-0811699 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 11 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN, RECORDED: JUNE 7, 2006 AS INSTRUMENT NO. 2006-0404012 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 12 - THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "NEIGHBORHOOD USE PERMIT NO. 311457" RECORDED NOVEMBER 1, 2006 AS INSTRUMENT NO. 2006-0777913 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 13 - THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "CONDITIONAL USE PERMIT NO. 574596" RECORDED DECEMBER 19, 2008 AS INSTRUMENT NO. 2008-0645302 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 14 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CONDITIONAL USE PERMIT NO. 872687, RESCIND CONDITIONAL USE PERMIT NO. 574596, AT&T E. SD MASONIC TEMPLE, PROJECT NO. 229749, HEARING OFFICER", RECORDED JULY 6, 2012 AS INSTRUMENT NO. 2012-0392551 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

Jerald E. Anhorn Jr.
JERALD E. ANHORN JR. L.S. NO. 7159
EXP: 12/31/13