



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 25, 2017 REPORT NO. HO-17-002

HEARING DATE: February 1, 2017

SUBJECT: VERIZON DUSK, Process Three Decision

PROJECT NUMBER: [426083](#)

OWNER/APPLICANT: San Diego Unified School District/Verizon Wireless (VAW), LLC

SUMMARY:

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at Penn Athletic Field at 2425 Dusk Drive within the Skyline-Paradise Hills Community Planning area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 1859294.

Community Planning Group Recommendation: On September 13, 2016, the Skyline-Paradise Hills Planning Committee voted 9-0 to recommend approval of the proposed project without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302(c) (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 21, 2016 and the opportunity to appeal that determination ended November 4, 2016.

BACKGROUND

Verizon is proposing to replace three 60-foot-tall athletic field light poles with new poles that will each support four panel antennas and four Remote Radio Units (RRU) within a 38-inch diameter radome (Attachments 13 and 14). The project is located at Penn Athletic Field, 2425 Dusk Drive, in the RS-1-7 zone of the Skyline-Paradise Hills Community Planning area (Attachments 1, 2 and 3). The associated equipment and an emergency generator would be located within a 137-square-foot enclosure just to the south of the sport field lights.

Surrounding uses include William Penn Elementary to the south, the San Diego School of Creative and Performing Arts to the north, and single-unit residential dwellings to the east and west (Attachments 1 and 3). Pursuant to [Land Development Code \(LDC\) Section 141.0420\(e\)\(1\)](#), WCFs on premises containing a nonresidential use in a residential zone are permitted with a CUP, Process Three. The Skyline Hills-Paradise Hills Community Plan map indicates the site is designated for Park use (Attachment 2).

DISCUSSION

The 38-acre project site is located at Penn Athletic Field, which is owned by the San Diego Unified School District. The City of San Diego Park and Recreation Department has a Joint Use Agreement to use the fields. The site includes a lighted baseball field, softball and soccer fields as well as bleachers and picnic tables (Attachment 12).

Verizon is proposing to install a new WCF consisting of four antennas and four Remote Radio Units (RRUs) concealed on three, 60-foot-tall replacement athletic field light poles (Attachments 13 and 14) on the southern portion of Penn Athletic Field. Each light pole has been designed with a built-in antenna shroud, or radome, to completely conceal the antennas and RRUs from view while minimizing bulk to the uppermost portion of the pole. The built-in radome uses a small-diameter mounting apparatus, allowing the antennas to be mounted close to the pole, resulting in a significantly smaller radome appearance (Attachments 13 and 14). A new 137-square-foot concrete block enclosure with a trellis roof top will be located south of the poles, enclosing associated equipment and an emergency generator. The height limit in the RS-1-7 zone is 30 feet; however, pursuant to LDC Section 127.0104(a), maintenance, repair, alteration or replacement of a previously conforming structural envelope is permitted with a Process One approval. In this case, Verizon is proposing to replace existing 60-foot light poles with poles of the same height.

The WCF regulations require the applicant to use all reasonable means to conceal or minimize visual impacts through integration with existing structures or among other existing uses. Integration shall be accomplished through the use of architecture, landscape and siting solutions. For this project, the light poles are replacing existing athletic field light poles that provide lighting for night time sports activities on the southernmost ball field. The field is elevated above Dusk Drive between 15 and 20 feet and there is a row of mature eucalyptus trees on the slope between the field and the street. The light poles are currently visible from the homes on the east side of the park. The addition of the radome, which will conceal the antennas, RRUs and associated cables still maintains the slender appearance of the pole and does not detract from the recreational nature of the park or disturb the environmental integrity of the park. The equipment enclosure is smaller than average sized WCF equipment enclosures and is located south of the poles so as not to interfere with the athletic activities on the field.

The proposed replacement light poles are designed consistent with the latest WCF Guidelines. The light poles are existing vertical elements with the necessary height to support Verizon's coverage objective. The antennas will be concealed inside a radome that is much slimmer than other radomes the City has approved. Additionally, this project presents a multi-use opportunity while eliminating the need for a new vertical element like a faux tree. The replacement poles will not interfere with any park-related uses, and will continue to provide lighting to Penn Athletic Field. The equipment enclosure will be located away from the field so as not to interfere with park uses, and it will be

coated with non-graffiti coating so as not to become a nuisance.

Community Plan Analysis – The Skyline-Paradise Hills Community Plan did not contemplate WCFs, however, the City's General Plan, [Policy UD-A.15](#) states that WCFs should be concealed within existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities in to the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The existing 60-foot-tall light poles will be replaced with similar light poles in the same location, that will each support four antennas and four RRUs within a radome. The mounting technique used for the antennas and RRUs is close to the pole, which allows a small-diameter radome for concealment. This retains the overall profile of the light pole. The existing poles provide light for evening sports activities, and the replacement poles will continue to do so with negligible visual impacts.

Council Policy 600-43 – This policy establishes a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCFs. The project is proposed at a Preference 3 location. Verizon's technical analysis identified the area of intended coverage as containing predominantly residential uses. The site elevation is approximately 280 feet, and it is surrounded by residential units that are higher in elevation. For this reason, Verizon's engineers determined this site as the best candidate to provide coverage to the surrounding residential neighborhoods.

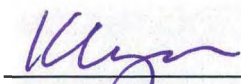
Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, including the development regulations for the RS-1-7 zone and the Wireless Communication Facilities Regulations (Section 141.0420). The athletic field light poles have been designed to integrate within the existing park setting. The project is proposing to use existing vertical elements whose primary purpose is lighting for on-field recreation, with a secondary use as a wireless facility. The antennas will be concealed inside a slim profile radome consistent with the [WCF Design Guidelines](#). The equipment enclosure is located away from the playing fields so as not to interfere with park uses. The findings to approve the project are attached (Attachment 5) and staff recommends approval of the proposed Verizon Dusk project.

ALTERNATIVES

1. Approve CUP No. 1859294, with modifications.
2. Deny CUP No. 1859294, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Karen Lynch
Development Project Manager

Attachments:

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

Aerial Photo

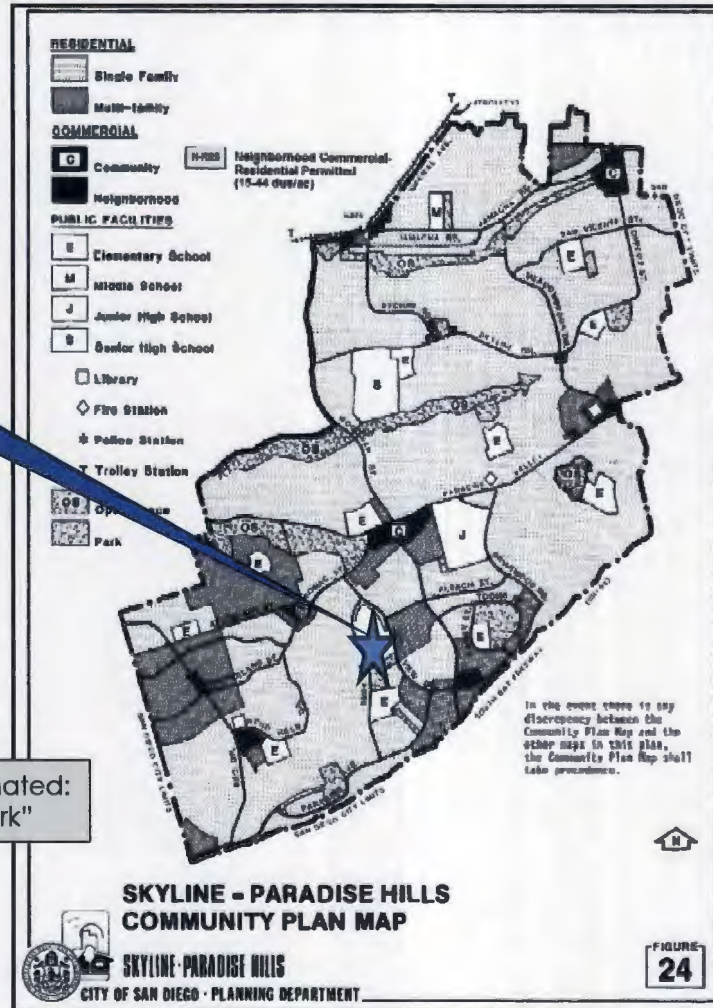




Community Plan

Project Site

Designated:
"Park"



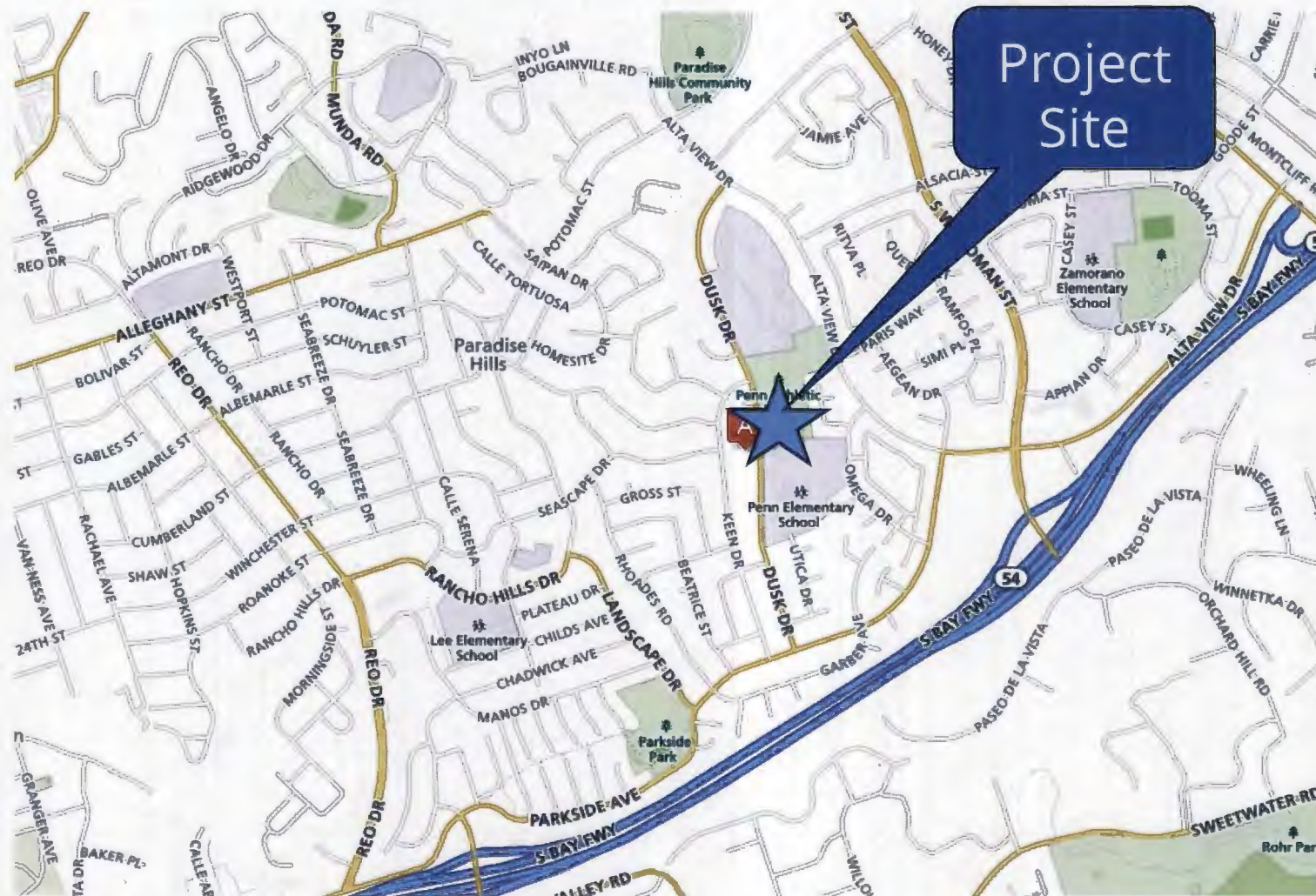
North



Verizon Dusk (Skyline - Paradise Hills Community)
2425 Dusk Drive



Project Location Map



Verizon Dusk (Skyline - Paradise Hills Community)
2425 Dusk Drive



PROJECT DATA SHEET

PROJECT NAME:	Verizon Dusk	
PROJECT DESCRIPTION:	A wireless communication facility consisting of the replacement of three sport field light poles with new light poles that will each support four panel antennas and four remote radio units within a 38" diameter radome. Associated equipment is proposed within a 137-square-foot enclosure to the south of the poles.	
COMMUNITY PLAN AREA:	Skyline – Paradise Hills	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Park	
ZONING INFORMATION:		
ZONE:	RS-1-7 (Residential Single-Unit)	
HEIGHT LIMIT:	30 feet	
LOT SIZE:	38.4-acres	
FLOOR AREA RATIO:	N/A	
FRONT SETBACK:	15 feet	
SIDE SETBACK:	.08 x lot width = 142 feet	
STREETSIDE SETBACK:	N/A	
REAR SETBACK:	13 feet	
PARKING:	N/A	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Junior High School; RS-1-7	School
SOUTH:	Elementary School; RS-1-7	School
EAST:	Single-Family/Multi-Family; RS-1-7/RM-2-5	Single-Unit/Multi-Unit Residential
WEST:	Single-Family; RS-1-7	Single-Unit Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 13, 2016, the Skyline – Paradise Hills Planning Committee voted 9-0 to recommend approval of the proposed project without conditions.	

HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1859294
VERIZON DUSK PROJECT NO. 426083

WHEREAS, SAN DIEGO UNIFIED SCHOOL DISTRICT, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1829719), on portions of a 38.4-acre site;

WHEREAS, the project site is located at 2425 Dusk Drive in the RS-1-7 zone of the Skyline-Paradise Hills Community Plan area;

WHEREAS, the project site is legally described as: Lot 755 of Bay Terraces Unit No. 6, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6817 filed in the Office of the County Recorder of San Diego County on January 13, 1971;

WHEREAS, on February 1, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) No. 1859294, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 21, 2016, 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 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Development Services Department adopts the following written Findings, dated February 1, 2017.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

The Skyline-Paradise Hills Community Plan did not contemplate Wireless Communication Facilities (WCF) at the time it was adopted in 1987. However, The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context.

Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of the replacement of three, 60-foot-tall athletic field light poles, each supporting four panel antennas and four Remote Radio Units (RRUs) concealed within a 38-inch diameter radome that is 14 feet long. The WCF regulations require that where practicable, antennas associated with a WCF be mounted on sport field light poles so as not to create additional visual impacts in the park. The original light poles were engineered to support the existing bank of lights. New poles and foundations are required in order to support the additional load of the antennas and associated components. The overall silhouette of the pole will be maintained as the radome is only slightly larger in diameter than the pole and by concealing the antennas, cables and associated components, any potential visual impacts will be minimized. The associated equipment will be located in a nearby 137-square-foot enclosure.

The WCF is proposed on the southern end of the Penn Athletic Field at 2425 Dusk Drive. There is an elevation difference of 15 to 20 feet between Dusk Drive and the field and an existing stand of mature eucalyptus trees exist on the slope provides screening for the athletic field light poles. The poles are currently visible to the homes on the east side of the park and they will continue to be visible. However, the addition of the WCF components will not significantly change the appearance of the poles. The project site is zoned RS-1-7. WCFs are permitted in this zone with a Conditional Use Permit (CUP) pursuant to compliance with the underlying zone and the WCF regulations. Panel antennas are concealed within a radome that will be painted to match the light pole, and the overall bulk and scale of the radome does not present visual impacts to the surrounding neighborhood.

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

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

The project is located at Penn Athletic Field, 2425 Dusk Drive in the Skyline-Paradise Hills Community Plan area. The project proposes to replace three, 60-foot-tall athletic field light poles, each supporting four antennas and four RRUs within a radome. The equipment and an emergency generator are located within a 137-square-foot concrete block enclosure to the south of the light poles.

The project was determined to be exempt from the California Environmental Quality Act pursuant to Section 15302(c) (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Site Compliance Report was prepared by Dtech Communications, which concluded that the project is in compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or safety risks to the surrounding area related to matters within the City's jurisdiction. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

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

WCFs are permitted on premises with non-residential uses in residential zones with the processing of a CUP. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. The regulations also require, when practicable, that WCF in parks, use existing vertical elements such as sport field lights.

The project consists of the replacement of three, 60-foot-tall athletic field light poles, each supporting four antennas and four RRUs concealed within a radome. The proposed radomes are 38-inches in diameter and 14 feet long and will not change the appearance of the poles significantly since they are only slightly larger in diameter than the pole. By using an existing vertical element to support the antennas, a new structure such as a faux tree or a tower is not necessary. The field is approximately 15-20 feet higher than Dusk Drive and there is a stand of mature eucalyptus trees on the slope that provide screening of the light poles. Homes on the east side of the park currently have views of the light poles, but because of the integrated design, the silhouette of the poles will not change significantly.

The 137-square-foot equipment enclosure will be topped with a wooden trellis to provide architectural detail. Although the height limit in the RS-1-7 zone is 30 feet, Land Development Code Section 127.0104, allows for maintenance, alteration or replacement of a previously conforming structural envelope in accordance with a Process One review. Therefore, replacement of the existing poles is not considered a deviation from the Land Development Code. The new poles will also be 60 feet tall and the upper portion, below the light bank, will include a 38-inch-diameter radome concealing the antennas, associated components and all of the cables. The radome is proposed to be 14 feet in length and will be only nominally wider than the light pole itself. Overall, the appearance of the pole will not change significantly.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1859294 is hereby GRANTED by the Hearing Officer to the referenced

ATTACHMENT 5

Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1859294, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: February 1, 2017

IO#: 24005908

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24005908

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1859294
VERIZON DUSK PROJECT NO. 426083
HEARING OFFICER

This Conditional Use Permit No. 1859294 is granted by the Hearing Officer of the City of San Diego to San Diego Unified School District, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0303. The 38.4-acre site is located at 2425 Dusk Drive in the RS-1-7 zone of the Skyline-Paradise Hills Community Plan area. The project site is legally described as: Lot 755 of Bay Terraces Unit No. 6, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6817 filed in the Office of the County Recorder of San Diego County on January 13, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 1, 2017 on file in the Development Services Department.

The project shall include:

- a. Replacement of three, 60-foot-tall athletic field light poles, each supporting four panel antennas measuring 72" x 11.9" x 7.1" and four Remote Radio Units in a maximum 38-inch diameter radome. Associated equipment and a 10 kW emergency generator are located in a 137-square-foot concrete block enclosure with a trellis top.
- b. Every aspect of this project is considered an element of concealment, including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 15, 2020.
2. This permit and corresponding use of this site shall expire **February 15, 2027**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export 15 cubic yards of material from the project site. All excavated material shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 Edition, and Regional Supplement Amendments adopted by the Regional Standards Committee.

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work within the Dusk Drive Right-of-Way.

16. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Dusk Drive Right-of-Way.

PARK AND RECREATION REQUIREMENTS:

17. The Owner/Permittee shall ensure that the construction plans are reviewed and approved by Park and Recreation Department of the City of San Diego, prior to building permit issuance.

PLANNING/DESIGN REQUIREMENTS:

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

19. Photo simulations shall be printed on the construction plans.

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the structure(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

21. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

22. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

23. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City of San Diego 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.

24. All facilities and related equipment shall be maintained in good working order and free from trash, debris, and 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.

25. The Owner/Permittee shall notify the City of San Diego within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

26. 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.

27. The equipment enclosure shall be painted with an anti-graffiti coating.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 1, 2017 by Resolution No.

_____.

ATTACHMENT 6

Permit Type/PTS Approval No.: Conditional Use Permit No. 1859294
Date of Approval: February 1, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

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

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

San Diego Unified School District
Owner

By _____
NAME:
TITLE:

Verizon Wireless (VAW), LLC
Permittee

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION*(Check one or both)*

TO: ☒ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name: Verizon Dusk

Project No.: 426083

Project Location-Specific: The project is located at 2425 Dusk Drive, San Diego 92139.

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Neighborhood Use Permit (NUP) for a Wireless Communications Facility (WCF) consisting of the replacement of three 60-foot tall sport field lights with new 60-foot tall sport field lights supporting four panel antennas and four remote radio units (RRUs) each within a radome on the southern end of the Penn Athletic Field at 2425 Dusk Drive. Associated equipment is proposed within a 137-square-foot enclosure which includes a 15 kw emergency generator.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Kerrigan Diehl
PlanCom Inc.
302 State Place, Suite 200
Escondido, CA 92029
(760) 735-4913

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: CEQA Sections 15302 (Replacement or Reconstruction) 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project, as described above, is exempt from CEQA pursuant to CEQA Guidelines Section 15302 (c) which allows for the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity, and CEQA Guidelines Section 15303 which allows for the installation of small new equipment and facilities in small structures. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

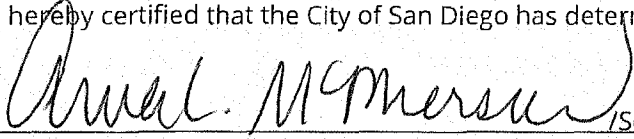
If filed by applicant:

Revised May 2016

ATTACHMENT 7

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



/Senior Planner

October 19, 2016

Signature/Title

Date

Check One:

☒ (X) Signed By Lead Agency

Date Received for Filing with County Clerk or OPR:

☐ () Signed by Applicant



Minutes of September 13, 2016

Attendees

Wayne English
William Glover
Tim Robinson
Cathy Ramsey
John Mooney
Senta Delgado
Guy Preuss

Victor Rivago
Frank Von Roenn
Cynthia Suero-Gabler

Absent

Adrian Chestang
Harry Bennett
Muriel King
Elizabeth Madrid
Mildred Hutcherson
Tony Villafranca

7:00 p.m. Call to order, Pledge of Allegiance, introductions & procedure review.

7:02 Announcements & Non-agenda Public Comment

7:08 Motion to accept agenda - W. Glover, 2nd – W. English; approved, 9-0.

7:10 Motion to approve August, 2016 minutes - G. Preuss, 2nd – W. English with one correction; approved 9-0.

7:11 Treasurer's Report: \$253.01 on account.

7:12 p.m. Presentations

1. San Diego Police Community Relations Officer A. Thomas discussed recent crime statistics and other policing topics.
2. Representative for Congressperson Davis presented.
3. Representative for Assemblymember Shirley Weber discussed recent efforts.
4. Luis Natividad and Jimmie Slack discussed recent activities by City Councilmember Myrtle Cole's office.
5. Guy Preuss summarized the most recent Community Planners Committee meeting. It was announced that the new Skyline Hills Branch Library would open October 14.

7:28 p.m. Information items

1. Cynthia Suero-Gabler discussed the status of the planned Tooma Park Senior Center.

7:35 p.m. Action items

1. Ben Kelso proposed naming the new Skyline Hills Branch Library for fallen San Diego Police Officer Archie Buggs. C. Suero-Gabler moved to approve. C. Ramsey moved that the naming be in the order "Skyline Hills Archie C Buggs Branch Library." 2nd - W. English. Approved 9-1 with F. Von Roenn opposed.
2. W. Glover moved to approve Project No. PTS 498903 AT&T Relocate cellular antenna at 1521 Statton Court. 2nd - G. Preuss; approved 9-0.
3. T. Robinson moved to approve Project No. PTS 426083 Verizon cellular tower at Dusk Drive., 2nd - V. Rivago; approved 9-0.

8:35 p.m. Meeting adjourned.

Minutes submitted by John Mooney.



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 448-5000

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 _____

Project Title

Verizon Dusk

Project No. For City Use Only

Project Address:

2425 Dusk Drive, San Diego, CA 92139

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: Verizon Dusk	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 ☐ Other government agency

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>San Diego Unified School District</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>4100 Normal St.</u> City/State/Zip: <u>San Diego CA 92103</u> Phone No: <u>619-725-7045</u> Fax No: _____ Name of Corporate Officer/Partner (type or print): <u>Gene Fuller</u> Title (type or print): <u>Director - Real Estate</u> Signature: <u>[Signature]</u> Date: <u>8/15/2014</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____

DUSK
2425 DUSK DRIVE
SAN DIEGO, CA 92139



COVERAGE MAPS KEY



Optimal Coverage: Good coverage and fast data speeds.



Good Coverage: Good coverage but poor data speeds.



Minimal Coverage: Minimal coverage and slow data transfer speeds.



Poor Coverage: Poor coverage and very slow to minimal data transfer speeds.



No Coverage: Lacking outdoor coverage and data transferability.

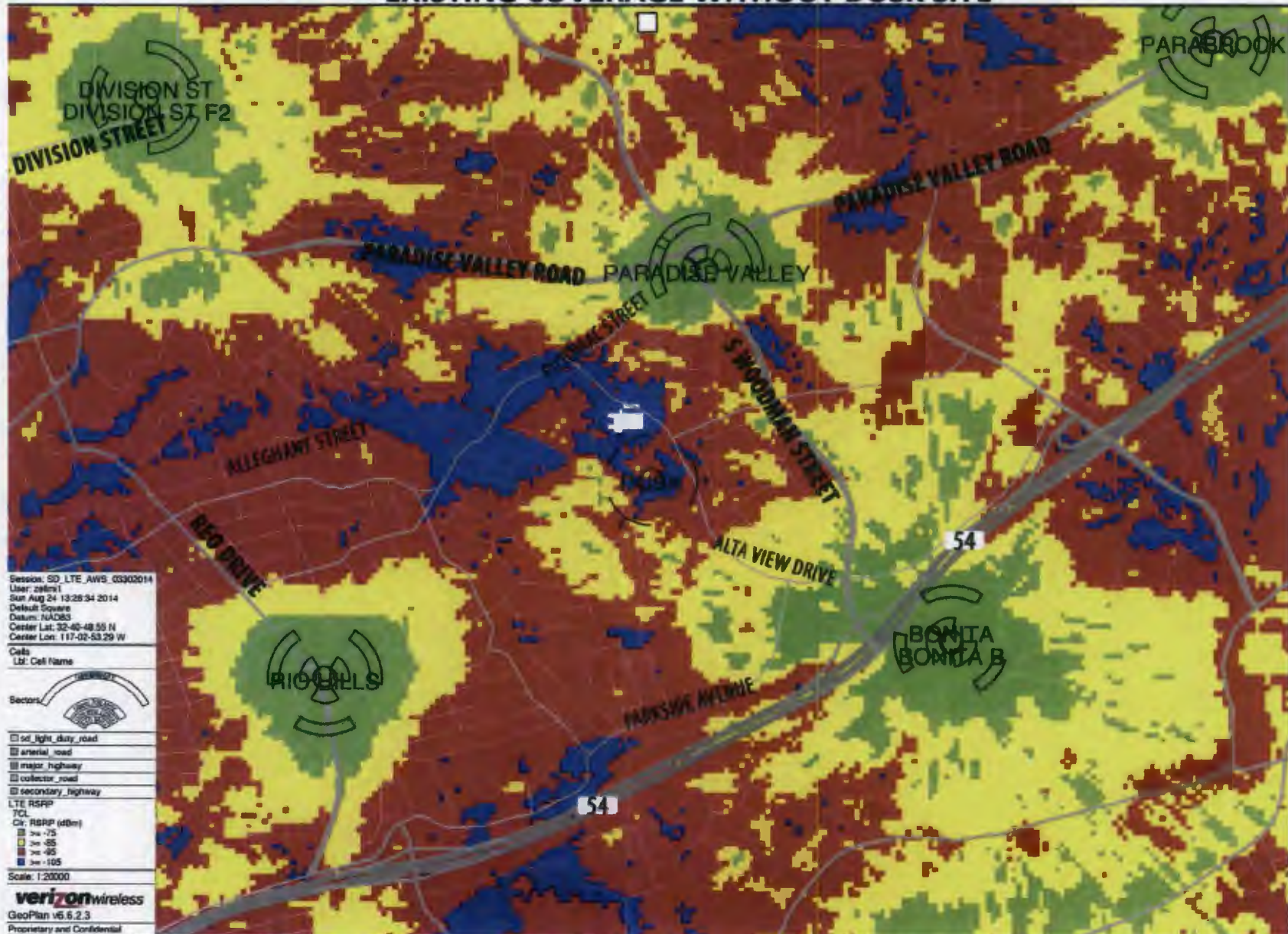
Megahertz

2100=AWS (Advanced Wireless Service) LTE,
Upper 700=LTE (Long-Term Evolution),
1900=EVDO (Enhanced Voice Data Only) ,
850=CDMA (Code Division Multiple Access)

DUSK
2425 DUSK DRIVE
SAN DIEGO, CA 92139



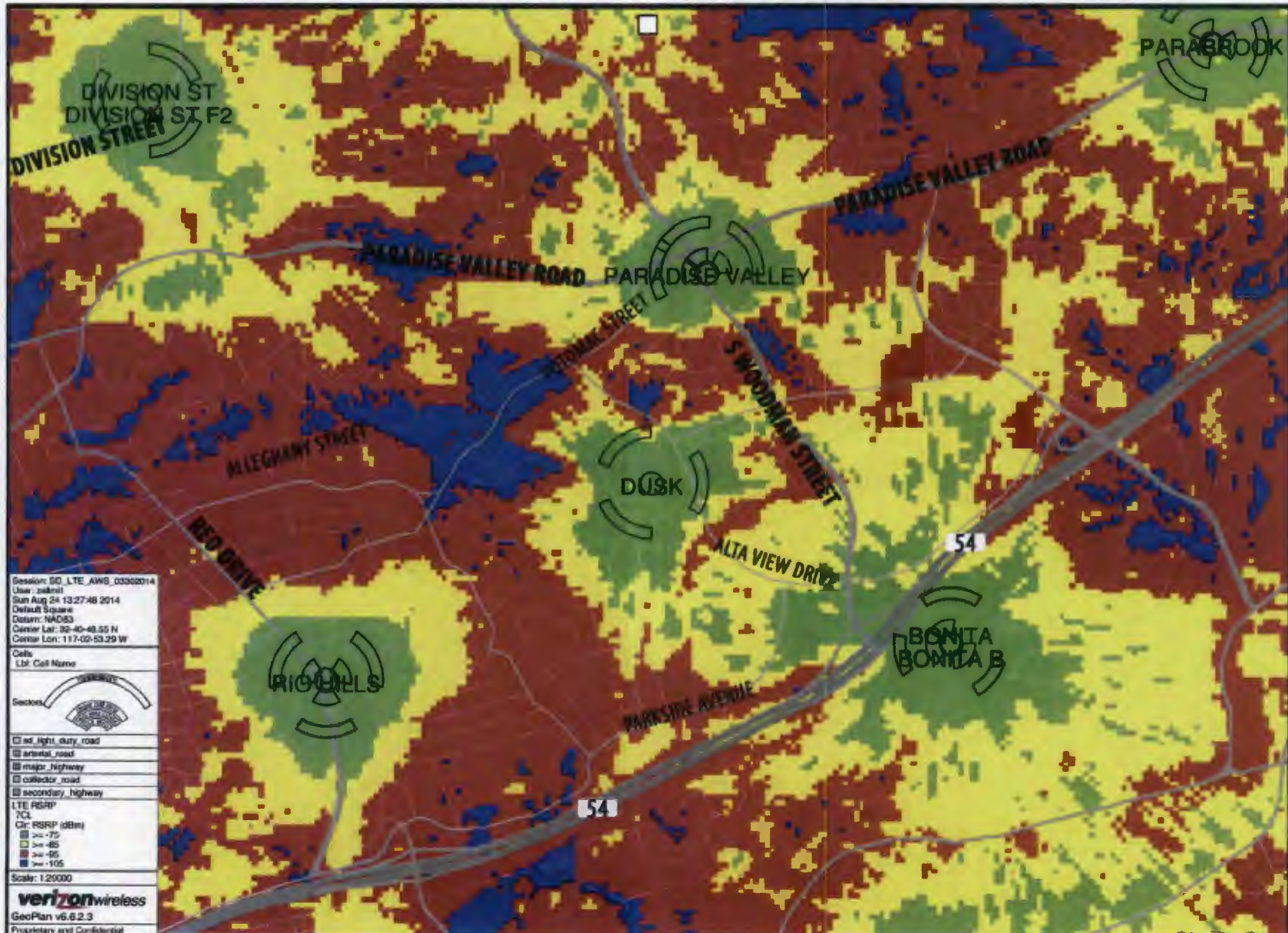
EXISTING COVERAGE WITHOUT DUSK SITE



DUSK
2425 DUSK DRIVE
SAN DIEGO, CA 92139



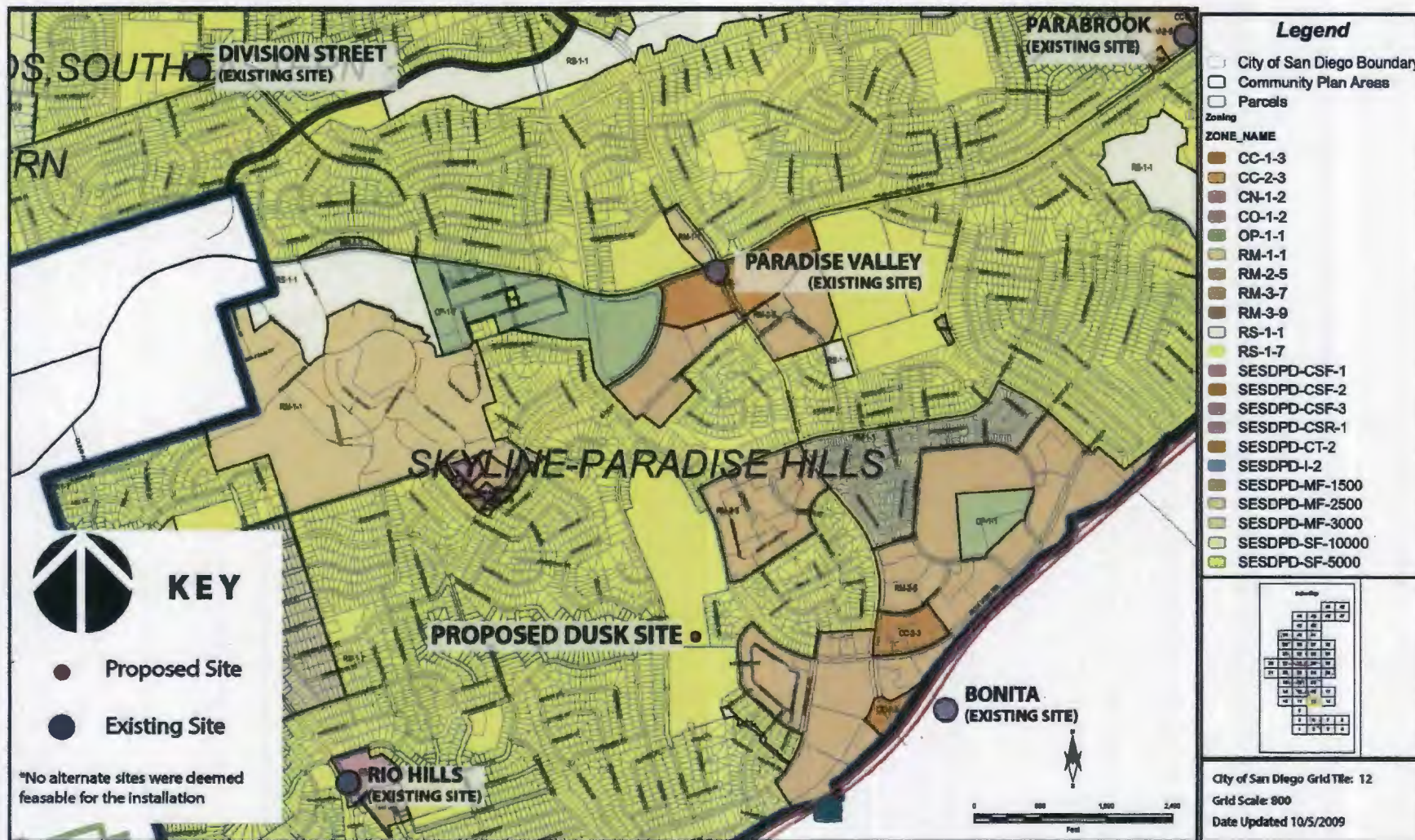
OVERALL NETWORK COVERAGE WITH DUSK SITE





SITE JUSTIFICATION MAP: DUSK

2425 Dusk Drive, San Diego, CA 92139





WIRELESS CONSULTANTS
Morgan Chee – *Land Use Planner*
Cell phone: (510) 508-9392
Email: morgan.chee@mmtelecominc.com

DUSK SITE JUSTIFICATION REPORT

Background

The proposed Verizon “DUSK” site is necessary for the Verizon wireless network to provide the coverage mandated by the federal government as a condition of its operating license. There is a significant gap in coverage in many neighborhoods around the project area as demonstrated by the attached RF Coverage Maps. The Verizon site development team evaluated the search ring area and identified the existing school property along Dusk Drive as the most viable location in terms of zone-ability and aesthetics that would also achieve desired coverage and capacity needs.

Analysis

I. Site Selection

The Verizon site development team recognized from the outset that the coverage objective would be challenging due to its location in a highly residential area. Our initial site search attempted to identify any non-residential zones or land uses that could accommodate the Search Ring objectives. Then we narrowed sites by ability for our installation to blend in with the surrounding landscaping and topography. Per the site justification map submitted with this report, the site is within the Residential-Single Unit (RS-1-7) zone, and the surrounding land uses consist of the residentially zoned properties (RS-1-7 and RM-2-5). According to the municipal code Section §131.0403, the purpose of the RS-1-7 zone is to provide for single residential dwelling units on various lot sizes. The intent of the zone is to allow for flexibility in development which can allow for reasonable varies uses of properties while minimizing adverse impacts to adjacent lots. The RS-1-7 zone specifically allows for a maximum density of 1 dwelling unit for each 5,000 square feet of lot area.

Due to its prime location within a valley surrounded by hilltop residential properties, this site proved ideal for Verizon’s coverage objective. No other property in this area quite matches this site in topography, setting and unused lot space. All of these factors make this the most ideal candidate for development of a new wireless facility.

The proposed site at the ball field of the School of Creative and Performing Arts is about a half mile away from the nearest existing Verizon site to the southeast. The existing Bonita site is currently serving the traffic along Highway 54 at South Woodman Street. This site serves a different coverage objective than the proposed site. The other existing Verizon site lies northeast of the proposed site at the intersection of S. Woodman Street and Paradise Valley Road. The existing Paradise Valley site addresses coverage needs further west and down in the valley. Due to the growing volume of traffic and residential development increased data capacity is needed in the surrounding area. Nearby Verizon sites (Paradise Valley to the northeast, Division Street to the northwest, Bonita to the southeast and Rio Hills to the southwest) cannot provide enough coverage to the residential properties in the valley where the subject site is proposed to be located. The northwestern and southwestern-facing sectors of the proposed Dusk facility will bridge a large gap between the proposed site and the existing Rio Hills site, which cannot currently provide adequate coverage to the existing residential properties north of Highway 54 and east of Reo Drive. The east-facing sector will provide much needed coverage bridging a critical gap between the two existing sites Paradise Valley and Bonita.

The subject site sits at approximately 280 feet in elevation. It lies at the bottom of a hill full of residential properties. For this reason, it was chosen as the best candidate for its ability to provide coverage to many different areas not already being covered by existing sites. In addition there were no other non-residential land uses in the area that could provide the needed coverage to the surrounding residential neighborhoods. This prime position of the proposed site will thereby eliminate the need for several different installations in the area. This site will bridge the gap between the sites that sit at the top of the hill (Paradise Valley) and the existing sites way lower across the highway (Bonita) in the valley. The surrounding residential properties surrounding the school will receive the most benefit in coverage from the subject site.

II. Site Justification

The site is needed to address significant coverage and capacity gaps in the community surrounding the project area, in particular in the northwest-, and southwest-facing directions. The RF Coverage Maps attached to this justification report depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed site. However, it is important to note that coverage is only half of the objective; Verizon also strives to boost the capacity of every cell site to satisfy the customers around it and reduce the need for more sites in the community. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as Internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless communication facility in Verizon's networks be built and upgraded to meet this customer usage. Even if a site provides sufficient coverage, the more people are utilizing their devices, the more the network slows down.

This particular site is integral to the Verizon wireless network because significant gaps exist in both coverage and capacity exist that must be addressed. Without the proposed facility, this neighborhood sits in a coverage and capacity gap between Verizon's existing facilities in terms of data download speeds. Verizon has existing facilities to the northeast, Paradise Valley, which serves areas along Paradise Valley Road and south of the proposed site along Highway 54 (existing site-Bonita). The other southwestern site, Rio Hills, serves traffic along Reo Drive north of Highway 54 and provides coverage eastward which cannot reach the lower elevations of the residential neighborhoods around the proposed site. These existing sites are already overloaded with the task of providing coverage to areas further south along the highly trafficked Highway 54 and cannot reach the residential properties at the base of the valley.

The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level given the surrounding neighborhood, and utilizing the least visually obtrusive design.

No other sites in the area were deemed feasible due to the large presence of residential lots and the challenging topography of the neighborhood. There is also an incline to the north/east and a decline to the south/west in topography and therefore coverage is lacking in these areas as well. This school occupies a large plot of land in the area and is currently the only property in the immediate area that is not being utilized for a residential purpose. This is a crucial site needed to provide that coverage to those difficult-to-reach residential neighborhoods.

III. Site Design

As noted above, the project follows the preference objectives of Wireless Communication Facility Guidelines and the San Diego Municipal Code Section §141.0420 by having utilized a location, which allows the coverage, needs to be satisfied with an appropriate location and design. The proposed project includes the installation of (12) Verizon antennas mounted on a new light standard. One microwave dish will be installed on the new light standard to provide Telco to the site. One new completely enclosed equipment shelter and generator enclosure is proposed at grade adjacent to the new light standard. In addition, one 30 kW AC enclosed emergency generator will be installed with a 210 gallon diesel tank on a steel platform inside a new stick-built wall enclosure adjacent to equipment space in the new generator enclosure.

The site development team considered various design iterations, but finally settled on a proposed design with school district staff input. In addition, the proposed site was ultimately chosen because of the ability to blend the antenna installations with the existing vertical elements on the property. Furthermore, the Verizon Wireless site acquisition team worked closely with the school district to arrive at the most minimal and well-integrated design with the school's best interest in mind.

The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level and utilizing the least visually obtrusive design.

Conclusion

The proposed Verizon wireless installation provides a material benefit to the community with the providing of communications services for personal, business, and emergency purposes. There is currently a sea-change under way relative to communications, with communications of all kinds utilizing the wireless networks. Approximately 25% of homes in the U.S. are now "wireless only," having no landlines. The rate of wireless-only homes is increasing at about 5% a year. Over 50% of all 911 calls are now done so via cellular phone. Thus, providing reliable wireless services to all of our communities is vital for the public health, safety, and welfare, a basic finding for a use permit.



PHOTO SURVEY

VERIZON DUSK

2425 Dusk Drive
San Diego, CA 92139

PHOTO KEY



KEY



Photos Looking at the Site



Photos Looking at Access



Photos Looking Away from the Site

PHOTOS LOOKING AT THE SITE



1. Looking North Toward Site from Onsite



2. Looking Northeast Toward Site from Onsite



3. Looking East Toward Site from Park



4. Looking Southeast Toward Site from Onsite



PHOTOS LOOKING AT THE SITE



5. Looking South Toward Site from Parking Lot



6. Looking Southwest Toward Site from Onsite



7. Looking West Toward Site from Onsite



8. Looking Northwest Toward Site from Onsite



PHOTOS LOOKING AWAY FROM THE SITE



9. Looking North from the Site



10. Looking Northeast from the Site



11. Looking East from Site



12. Looking Southeast from Site



PHOTOS LOOKING AWAY FROM THE SITE

13. Looking South from Site



14. Looking Southwest from Site



15. Looking Southwest from Site



16. Looking West from Site



PHOTOS LOOKING AWAY FROM THE SITE AND ACCESS



17. Looking Northwest from Site



18. Looking East at Pedestrian Ingress to the Site



19. Looking Southwest at Pedestrian Egress from Site



20. Looking East at Ingress from Dusk Drive to Parking Lot



PHOTOS LOOKING AT ACCESS



21. Looking West at Egress from Site to Dusk Drive



Dusk
2425 Dusk Drive
San Diego, CA 92139

verizon



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
10/18/2016

Photosimulation of proposed telecommunications site

REV.	DATE/BY:	REVISION DESCRIPTION:
1	10/19/15 JA	ISSUED FOR REVIEW
2	10/19/15 JA	ADDED TITLE INFO.
3	12/02/15 CMH	REV. ESHT. NOTES
4	07/01/16 MDL	ADDED CITY BENCH MARK

SURVEYOR:

BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN. 1502.012

SITE BUILDER:

verizon
15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZW SITE ACQ:		
ZONING:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COOR:		
VZW CONST MGR:		
VZW PROJECT MGR:		

SITE INFO:

SITE NAME:
DUSK
SITE ADDRESS:
2425 DUSK DRIVE SAN DIEGO, CA 92139

SHEET TITLE:

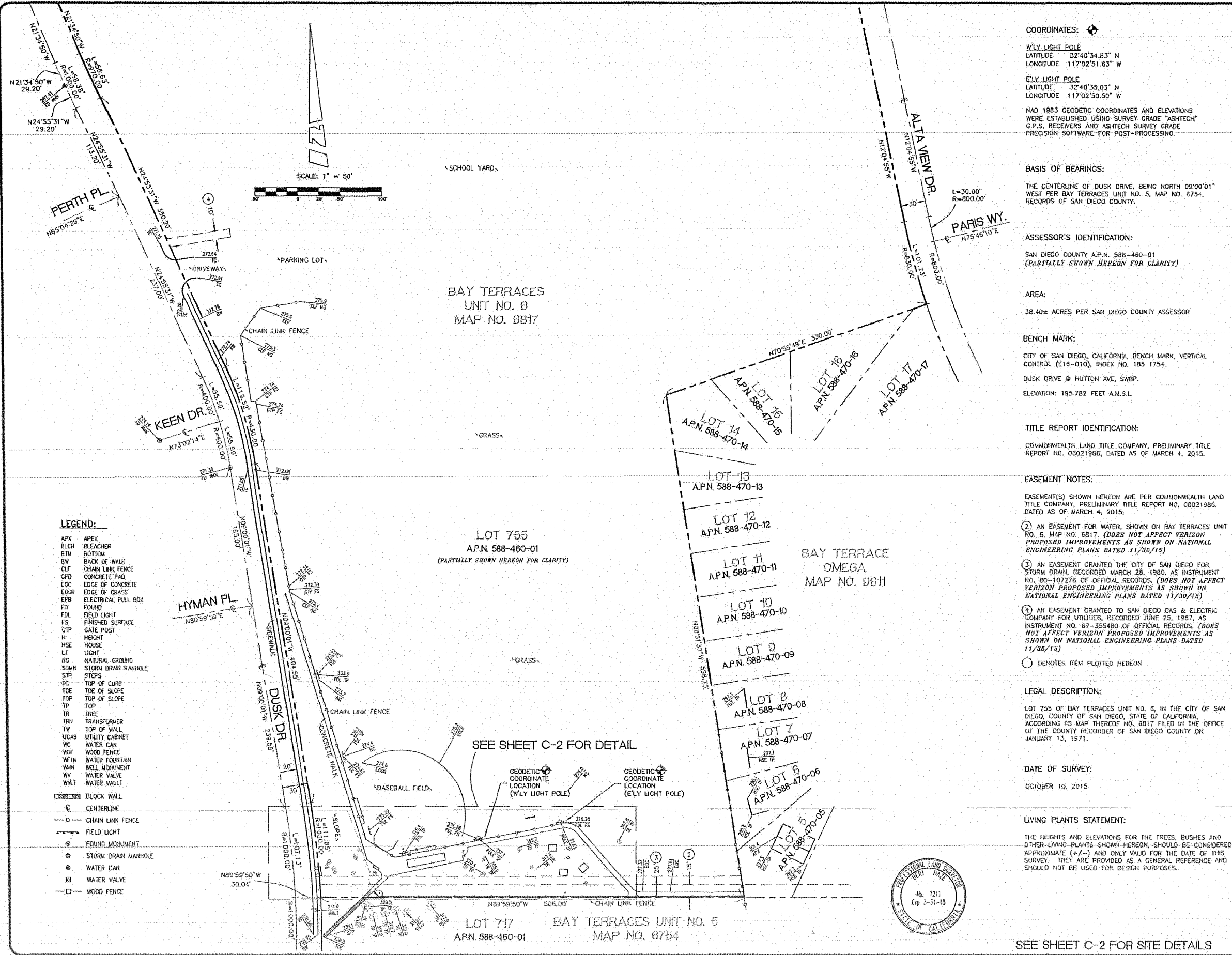
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
DUSK	JA	10/19/15

SHEET NUMBER:

1 OF 2	C-1
--------	-----



BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX

verizon^v

15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

APPROVALS:		
APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ACQ.:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR:		
VZM CONST MGR:		
VZM PROJECT MGR:		

DUSK

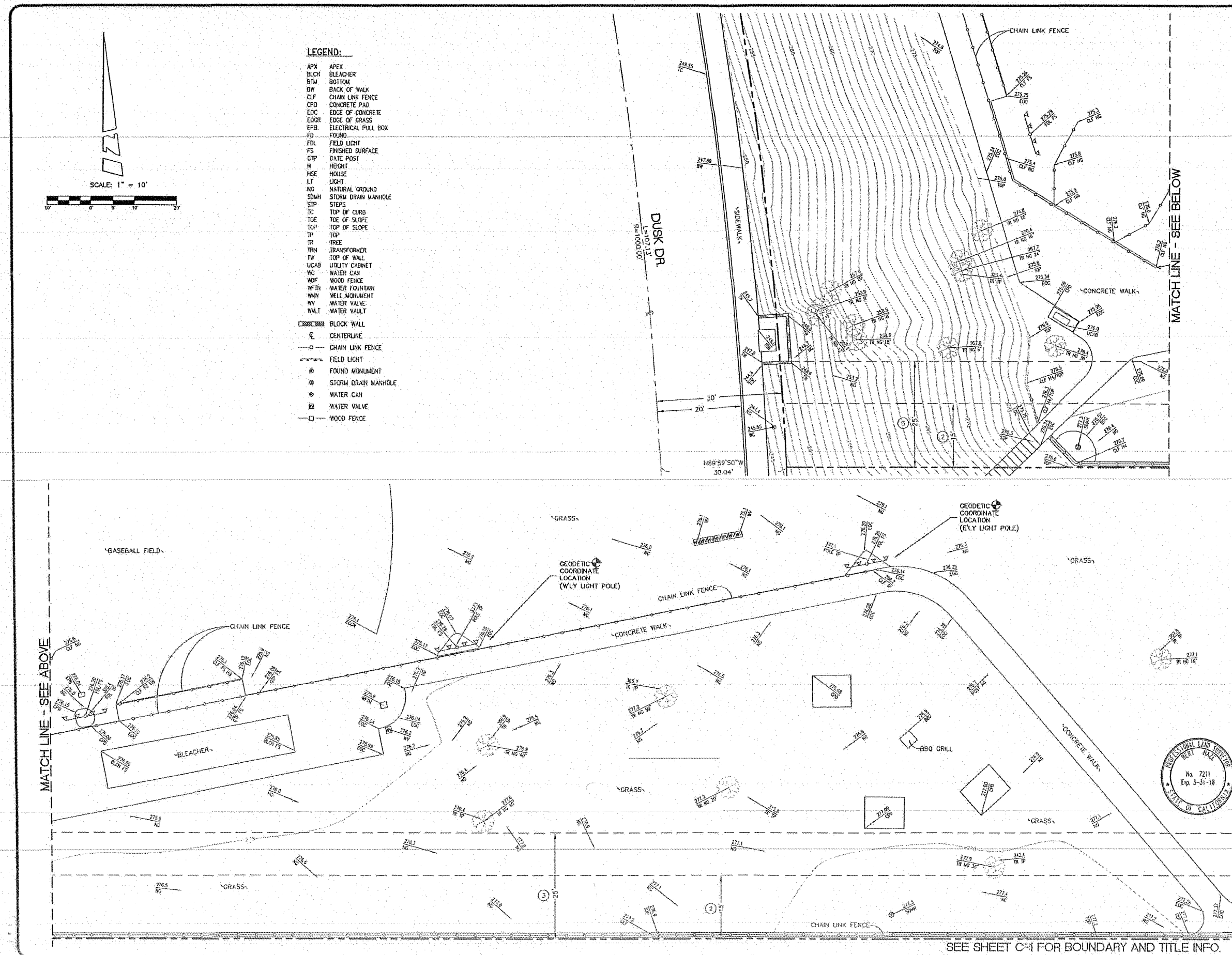
2425 DUSK DRIVE
SAN DIEGO, CA 92139

TOPOGRAPHIC SURVEY

DWG. NAME: DUSK	DRAWN BY: JA	DATE: 10/19/15
--------------------	-----------------	-------------------

2 OF 2

C-2



Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs

I/we the undersigned as Lessee(s) of the property described as
2425 DUSK DRIVE, SAN DIEGO, CA 92139
(Address or legal description)

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

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

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

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

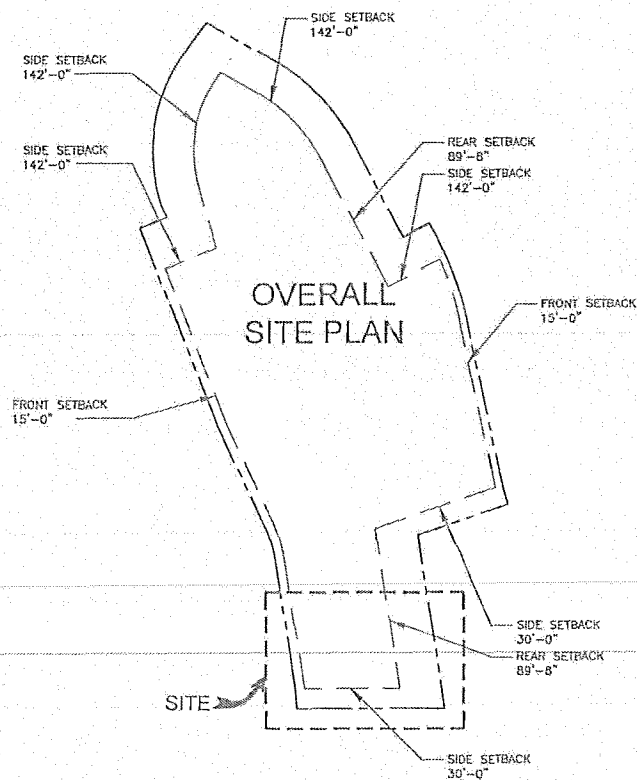
- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and
driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground
drainage systems
- Drain roof tops, walkways, patios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

Additionally I/we will:

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

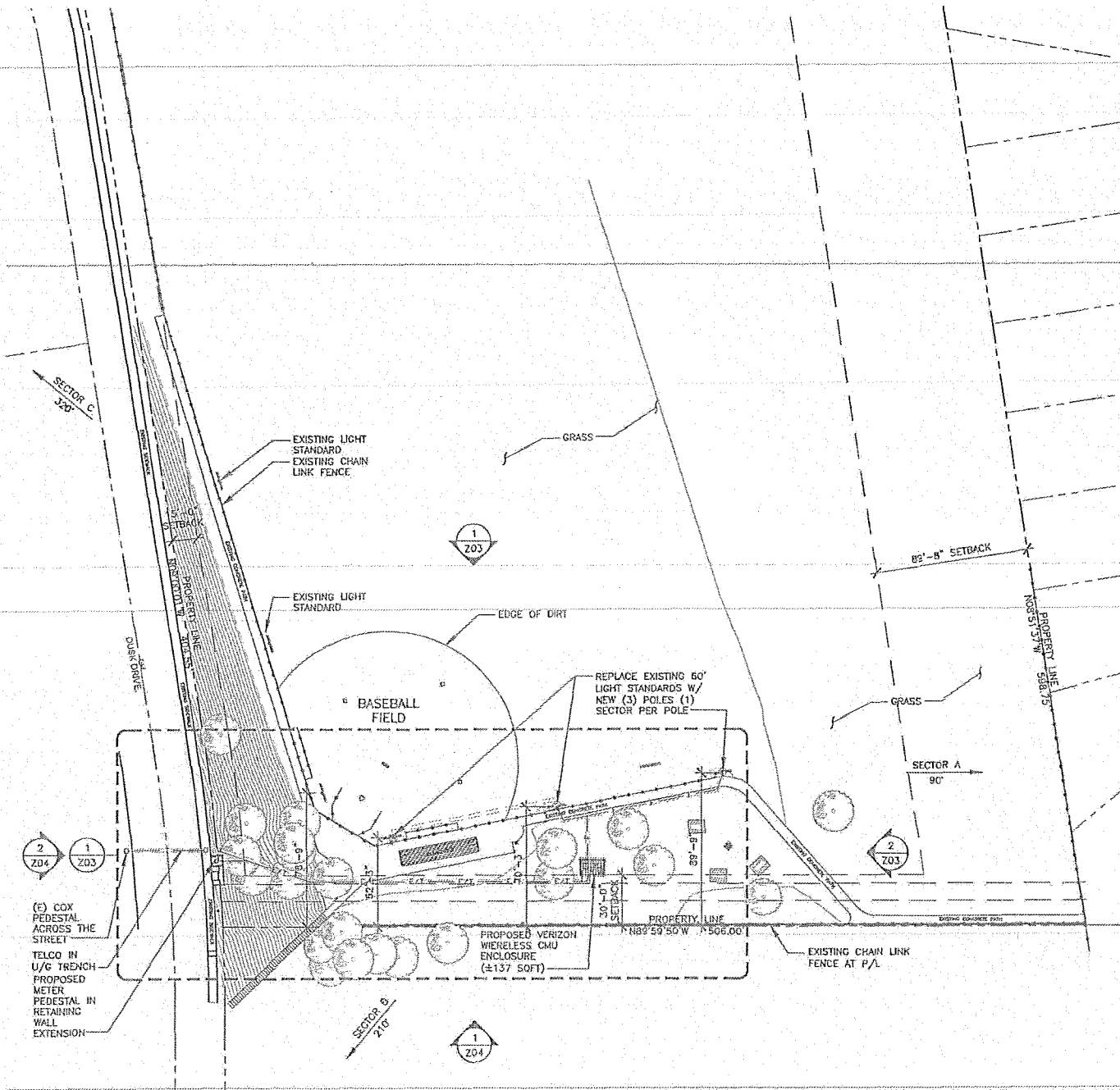
I/we will maintain the above Standard Permanent BMPs for the duration of the
lease.

Lessee: Andrej Matzkin Company Name: Verizon Wireless
Date: 7/25/14



OVERALL SITE PLAN A.P.N. 588-460-01

NTS



GRADING TABLE			
LOCATION	AMOUNT	NOTES	NET CHANGE
TRENCHING	81.5 CU. YARDS	WILL BE REMOVED AND REINSTALLED/RECOMPACTED	0
FOUNDATION	15 CU. YARDS	WILL BE REMOVED AT NEW FOOTINGS	-15 CU. YD. (REMOVED)

GENERAL NOTES:

- NO WORK IS PROPOSED IN THE PUBLIC RIGHT-OF-WAY.
- THE PROPOSED EQUIPMENT ENCLOSURE WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERN.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCL). THE WPCL SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

SITE PLAN

1"=40'-0"

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/10	90% ZONING	JCR
1	05/03/10	REVISED 90% ZD	JCR
2	06/06/10	100% ZONING	JCR
3	06/10/10	REVISED 100% ZD	JCR
4	08/25/10	REVISED 100% ZD	JCR



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE, SUITE 100
SAN DIEGO, CA 92103
TEL: 619.299.4210

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

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

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

DUSK

2425 DUSK DRIVE,
SAN DIEGO, CA 92139

Z01
SITE PLAN

DDA PROJECT # 150139
PLOT SCALE 1"=1' (24X36" D SIZE)

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	30% ZONING	JCR
1	05/03/16	REVISED 80% ZD	JCR
2	06/08/16	100% ZONING	JCR
3	06/10/16	REVISED 100% ZD	JCR
4	08/25/16	REVISED 100% ZD	JCR



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE, SUITE 100
SAN DIEGO, CA 92103
TEL 619.299.4210

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY FORBIDDEN.

verizon

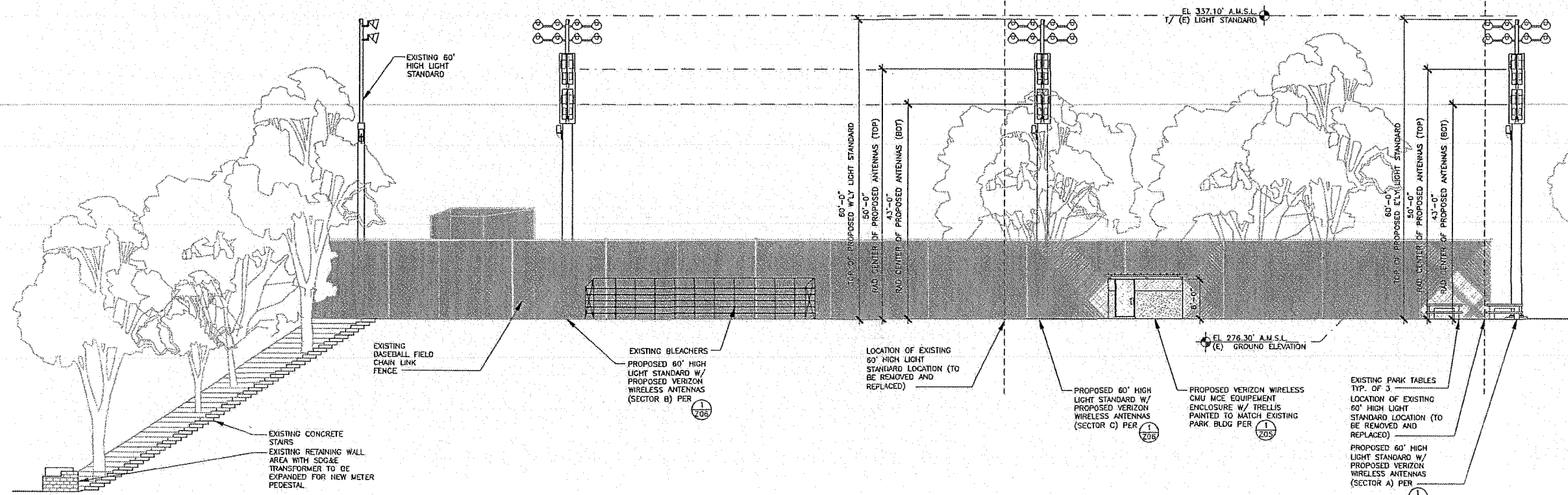
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

DUSK

2425 DUSK DRIVE,
SAN DIEGO, CA 92139

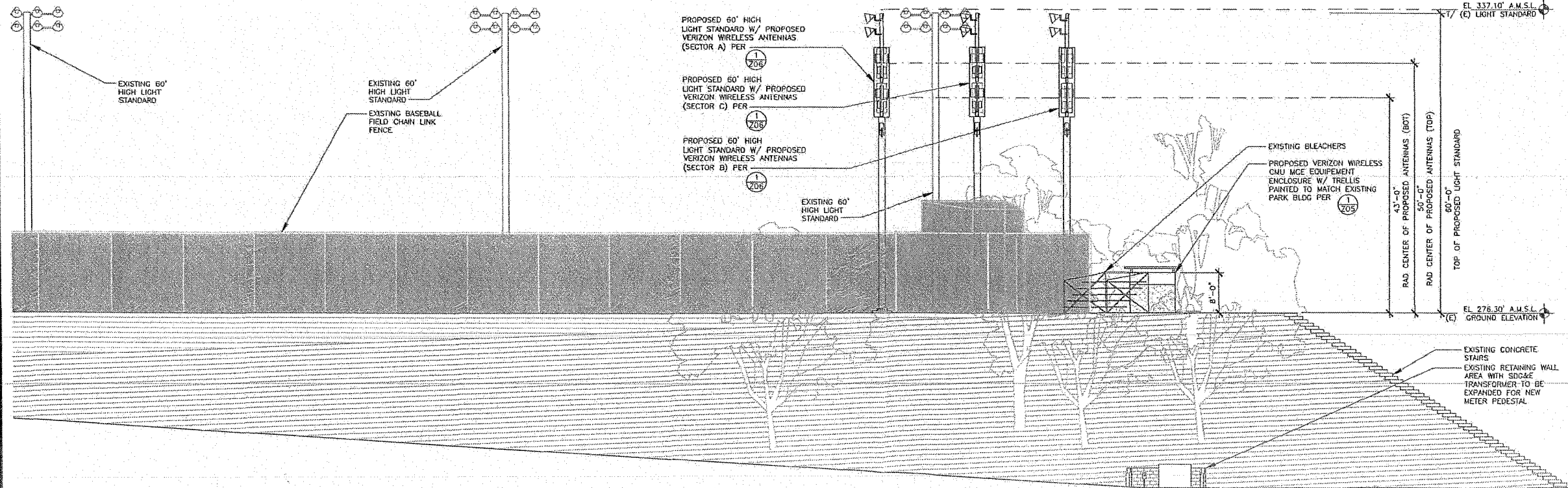
Z03
ELEVATIONS

DDA PROJECT # 1501.38
PLOT SCALE 1" = 124'35" (1/8" = 1')



SOUTH ELEVATION
3/32"=1'-0"

1



WEST ELEVATION
3/32"=1'-0"

2

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% ZONING	JCR
1	05/03/16	REVISED 90% ZD	JCR
2	05/05/16	100% ZONING	JCR
3	06/10/16	REVISED 100% ZD	JCR
4	08/25/16	REVISED 100% ZD	JCR

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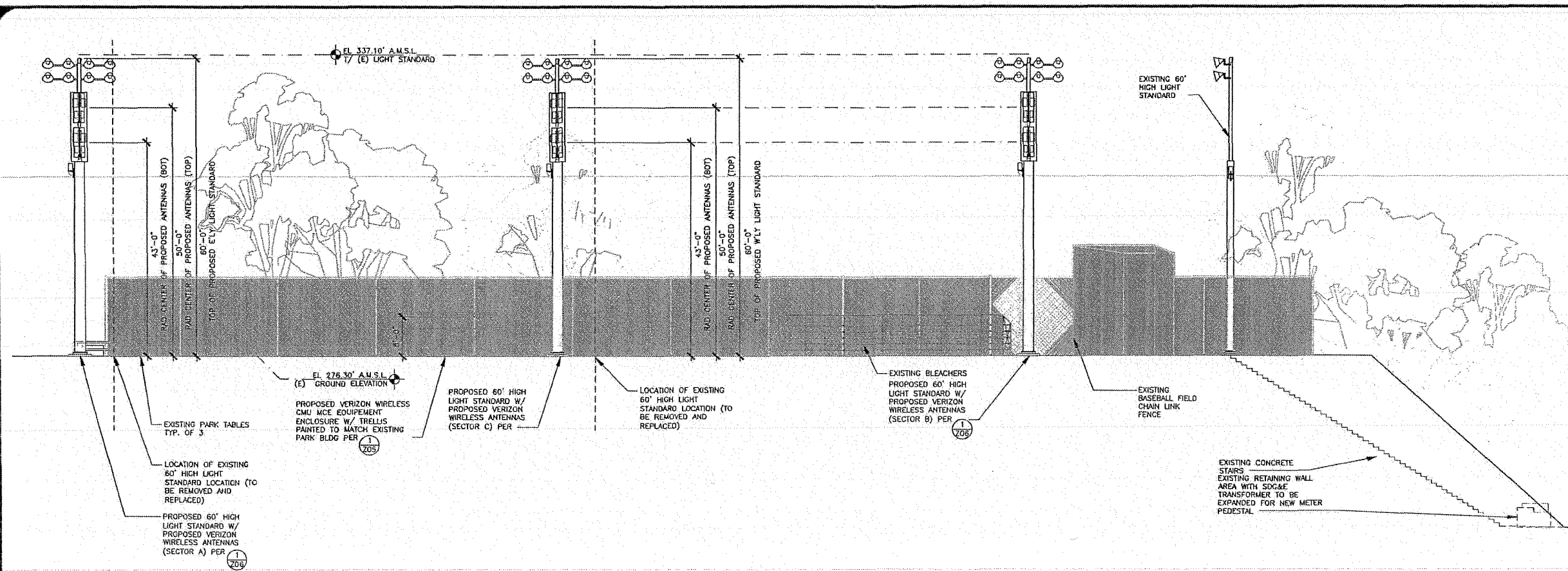
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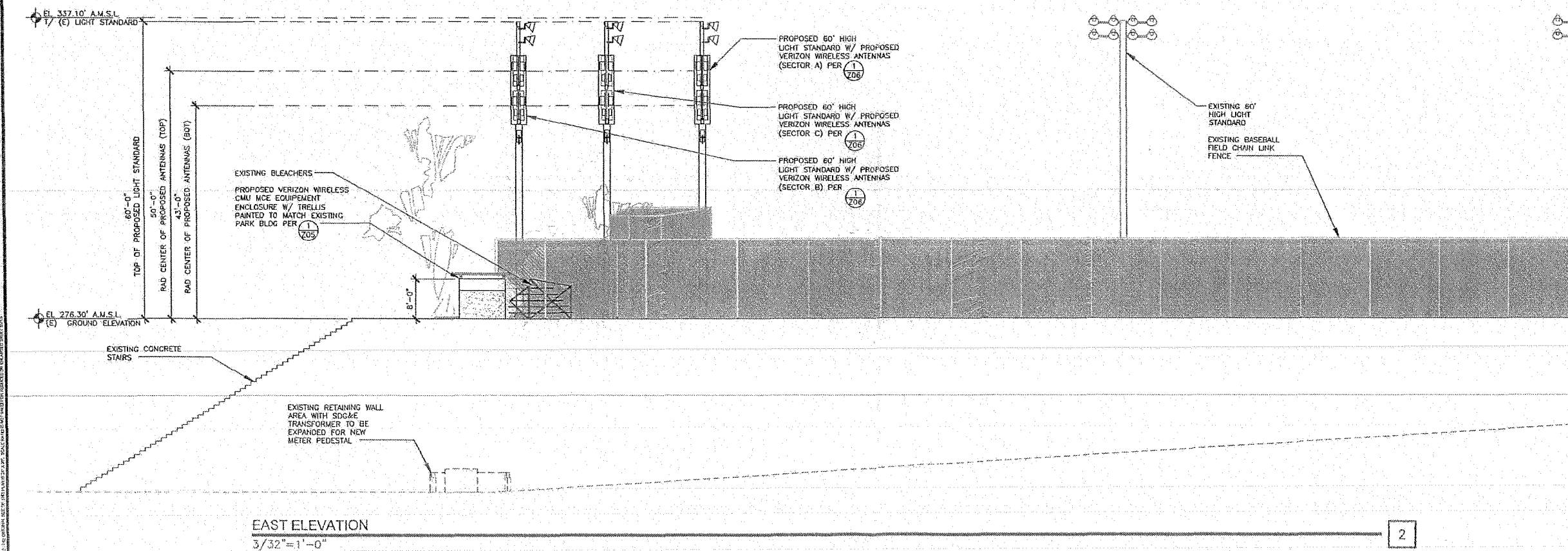
Z04
ELEVATIONS

ODA PROJECT # 150138
PLOT SCALE 1" = 1' (24X36" D SIZE)



NORTH ELEVATION
3/32"=1'-0"


1



EAST ELEVATION
3/32"=1'-0"


2

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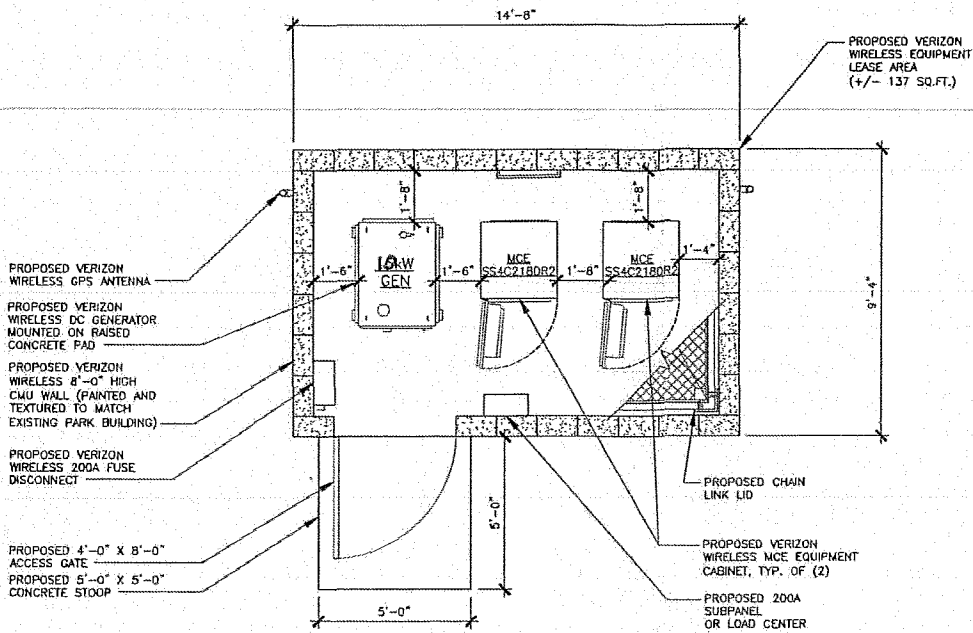


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Z05
EQUIPMENT PLAN

DCA PROJECT # 150139
PLOT SCALE 1" = 1' (20x36 1/2" SIZE)

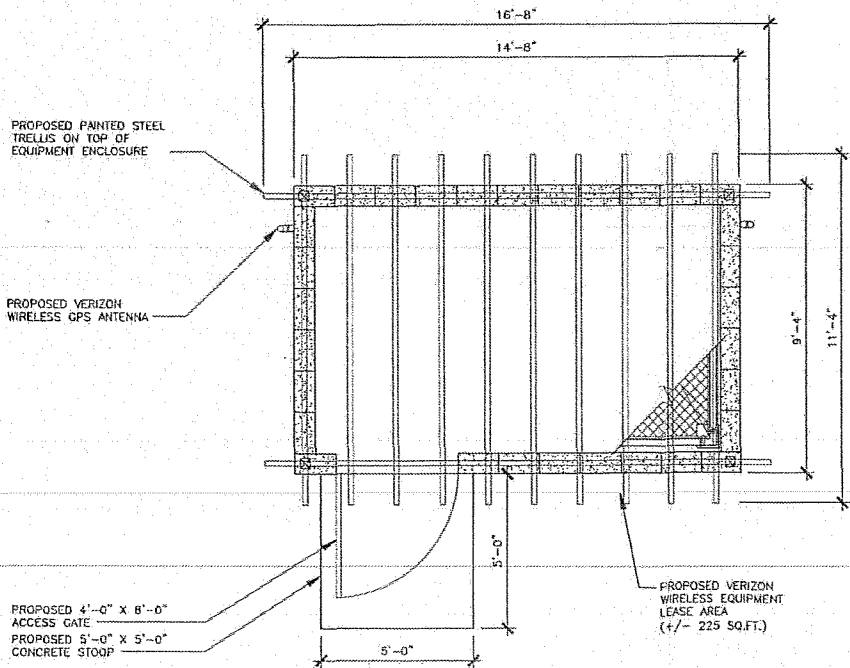


EQUIPMENT ENCLOSURE PLAN

3/8" = 1'-0"

N

1



ENLARGED TRELLIS PLAN

3/8" = 1'-0"

N

2

ISSUE STATUS			
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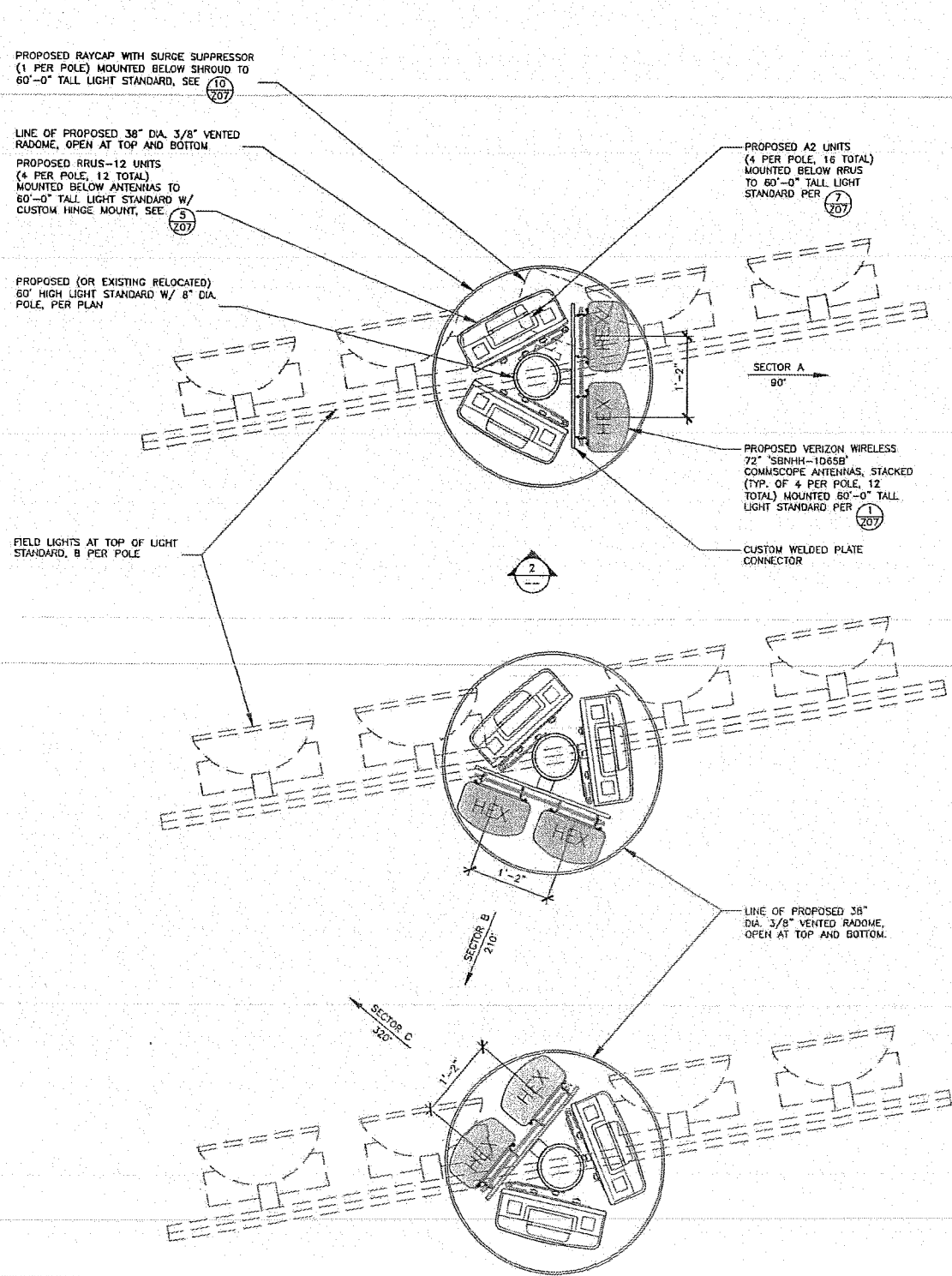
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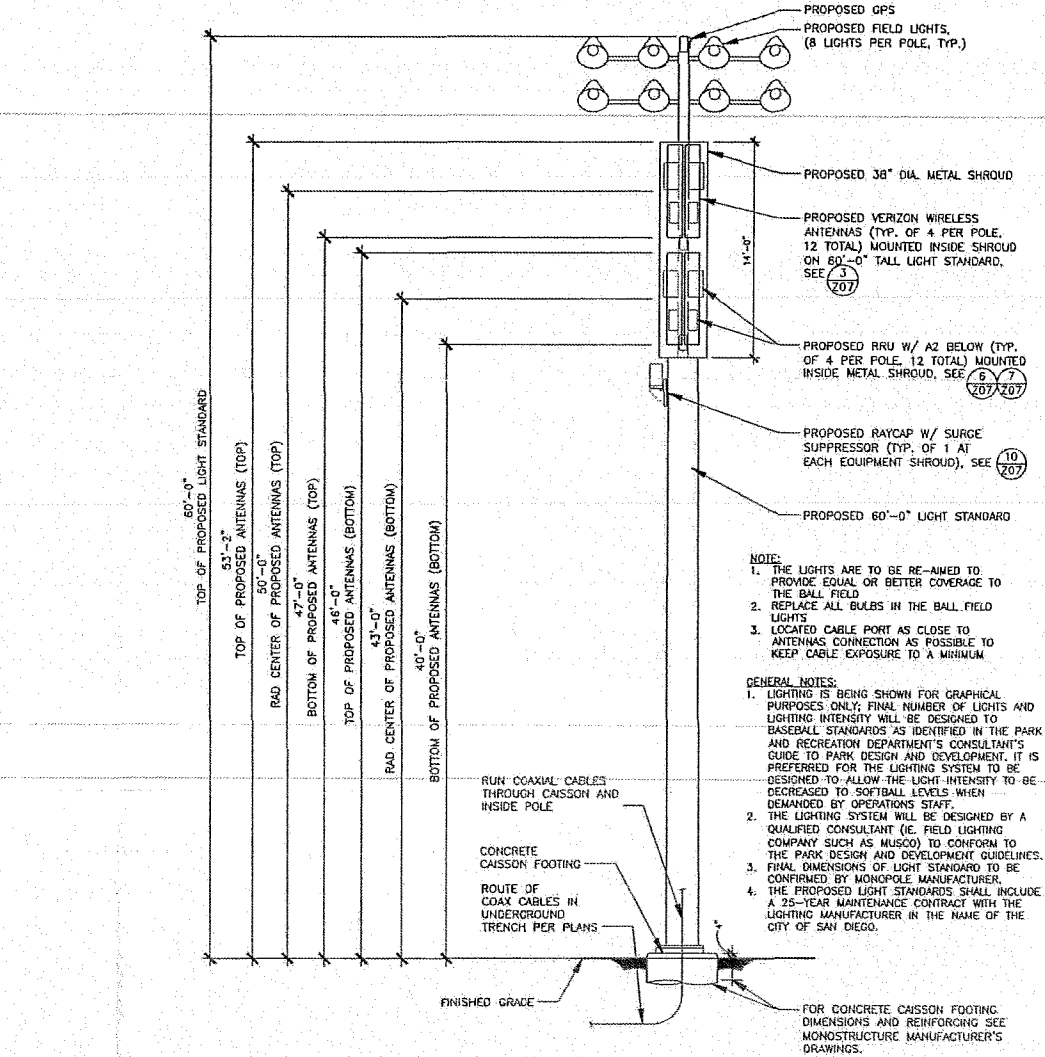
Z06

ENLARGED
ANTENNA PLAN
& ELEVATION

DDA PROJECT # 150139
PLOT SCALE 1:1 (24X36" D SIZE)



ANTENNA PLAN @ LIGHT STANDARD (TYPICAL AT 3)
1"=1'-0"



LIGHT STANDARD ELEVATION (TYPICAL AT 3)
1/4"=1'-0"

PROPOSED ANTENNA CONFIGURATION

SECTOR ANTENNA	DIRECTION	AZIMUTH	MODEL NUMBER	DOWNTILT	ANGLE OFF WALL	TECHNOLOGY	RRUS	FIBER LENGTH	COAX LENGTH	JUMPER LENGTH	CABLE SIZE
A1	EAST	90°	KATHREIN 80010866	TBD	0°	700	1	100'	HYBRID	10'	-
A2		90°	KATHREIN 80010866			PCS LTE	1	100'	HYBRID	10'	-
A3		90°	KATHREIN 80010866			AWS	1	100'	HYBRID	10'	-
A4		90°	KATHREIN 80010866			700	1	100'	HYBRID	10'	-
B1	SOUTH WEST	210°	KATHREIN 80010866	TSD	0°	700	1	100'	HYBRID	10'	-
B2		210°	KATHREIN 80010866			PCS LTE	1	100'	HYBRID	10'	-
B3		210°	KATHREIN 80010866			AWS	1	100'	HYBRID	10'	-
B4		210°	KATHREIN 80010866			700	1	100'	HYBRID	10'	-
C1	NORTH WEST	330°	KATHREIN 80010866	TBD	0°	700	1	100'	HYBRID	10'	-
C2		330°	KATHREIN 80010866			PCS LTE	1	100'	HYBRID	10'	-
C3		330°	KATHREIN 80010866			AWS	1	100'	HYBRID	10'	-
C4		330°	KATHREIN 80010866			700	1	100'	HYBRID	10'	-


PROPOSED ANTENNA RFDS CHART

2

3


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Z07

ANTENNA DETAILS

DOA PROJECT # 150139
PLOT SCALE 1" = 1' (24X36" P. SIZE)

