



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 19, 2017 REPORT NO. HO-17-048
HEARING DATE: July 26, 2017
SUBJECT: VERIZON SERRA - Process Three Decision
PROJECT NUMBER: [448125](#)
OWNER/APPLICANT: San Diego Unified School District/Verizon Wireless

SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 5156 Santo Road (Serra High School) within the Tierrasanta Community Planning area?

Staff Recommendation: Approve Site Development Permit (SDP) No. 1969846 and Neighborhood Use Permit (NUP) No. 1969936.

Community Planning Group Recommendation: On May 18, 2016, the Tierrasanta Community Council voted 11-0-5 to recommend approval of the proposed project with a condition to require anti-graffiti paint on the equipment enclosure (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) 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 May 1, 2017 and the opportunity to appeal that determination ended May 15, 2017 (Attachment 7).

BACKGROUND

Verizon Serra is an SDP and NUP application for a WCF located on the northeastern side of the Serra High School campus at 5156 Santo Road in the RS-1-8 zone. The site is designated Senior High School in the Tierrasanta Community Plan. The surrounding uses include residential to the east and south and open space to the north and west with residential beyond (Attachments 1, 2 and 3).

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. The

Verizon Serra project is located on a non-residential property in a residential zone, which typically requires a Conditional Use Permit, but because the antennas are located more than 100 feet from the property line of a day care, elementary or middle school or residential uses, an NUP is required (Land Development Code (LDC) Section 141.0420(d)(2)). Per Council Policy 600-43, this is considered a Preference 2 category, resulting in a Process Two decision. However, the project site contains Environmentally Sensitive Lands (ESL) in the form of biological resources and steep hillsides, which requires an SDP, Process Three. Pursuant to LDC Section [112.0103](#), when an applicant applies for more than one permit, the applications are consolidated and are decided upon by the highest level of authority, which in this case, is the Hearing Officer.

DISCUSSION

Project Description:

The Verizon Serra project proposes a new WCF consisting of 12 antennas, 12 Remote Radio Units (RRUs), and two surge suppressors on a 35-foot-tall faux eucalyptus tree (Attachment 12). The project is located in the northernmost portion of the Serra High School campus adjacent to Santo Road at the top of an approximate 30-foot tall slope. The faux tree is located within a 245-square-foot block wall enclosure that also serves to screen the equipment and an emergency generator (Attachment 13). Trees on the property ranging in height from 12 to 30 feet in height will help to provide a backdrop and integrate the faux tree. Verizon is proposing three 36-inch box eucalyptus trees on both sides of the faux tree which will eventually help to provide additional integration. The faux tree is proposed to the northeast of the campus technology building in an area away from student activities in which the school uses for storage activities. The faux tree will be most visible on the school property and will be partially screened from view from the public right of way by existing and proposed landscape including trees and shrubs on site as well as the slope leading down to Santo Road (Attachment 12).

An SDP is required for this project for ESL found on site in the form of steep slopes and biological resources. The steep slopes are approximately 800 feet northwest of the proposed WCF location and will not be impacted by this project. The slope leading up to the project site has a gradient of 40 percent, but it is previously disturbed and considered urban/developed. The WCF will be located 10 feet away from the top of the slope and will not have a direct impact on the steep slope, however, trenching for telco fiber will occur diagonally from Santo Road up to the WCF. Permit conditions require that the slope be revegetated (Attachment 6).

Biological resources were identified on site; however, a Biological Resources Letter Report (Report), concluded that the implementation of the project would result in minor impacts to eucalyptus woodland (0.002 acres), disturbed habitat (0.07 acres) and urban/developed lands (0.06 acres); however, the Biology Guidelines do not require mitigation for these Tier IV habitats. The Report also identified that nesting birds may be present during construction of the project. It recommends that if construction takes place during the migratory bird breeding season (January 15-September 15), that a pre-construction survey for active migratory bird nests be conducted within 48-72 hours prior to the start of construction. This has been included as a permit condition (Attachment 6).

Community/General Plan Analysis:

The [Tierrasanta Community Plan](#) does not specifically address wireless facilities, however, the City's General Plan addresses Wireless Facilities in the [Urban Design Element \(UD-A.15\)](#). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The project, in proposing a faux eucalyptus tree that is similar to nearby trees, meets the intent of UD-A.15. The associated equipment and an emergency generator is proposed at the base of the tree within a 245-square-foot concrete masonry unit block wall enclosure. Landscape screening is proposed to soften and improve views of the enclosure from the school. Therefore, the project meets the objectives of the General Plan.

Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)) and the [WCF Design Guidelines](#). Staff has prepared draft findings in the affirmative to approve the SDP and NUP and recommends approval of the Verizon Serra project (Attachment 5).

ALTERNATIVES

1. Approve SDP No. 1969846 and NUP No. 1969936 with modifications.
2. Deny SDP No. 1969846 and NUP No. 1969936, if the Hearing Officer makes 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. Photo Survey

11. Coverage Maps
12. Photo Sims
13. Project Plans

Rev 2/10/16pjf



Aerial Photo

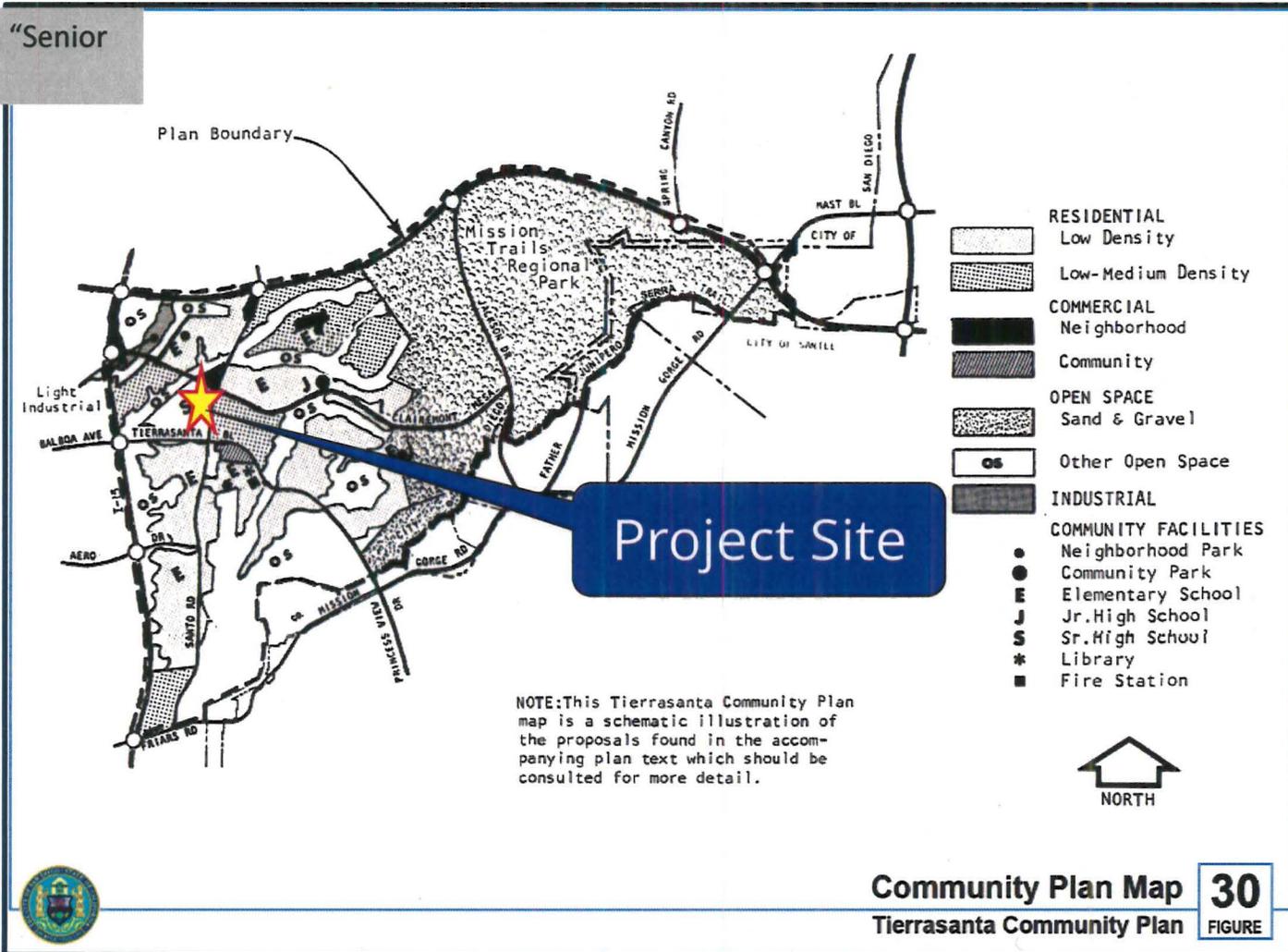


Verizon Serra (Tierrasanta Community)
5156 Santo Road



Community Plan

Designated as "Senior High School"

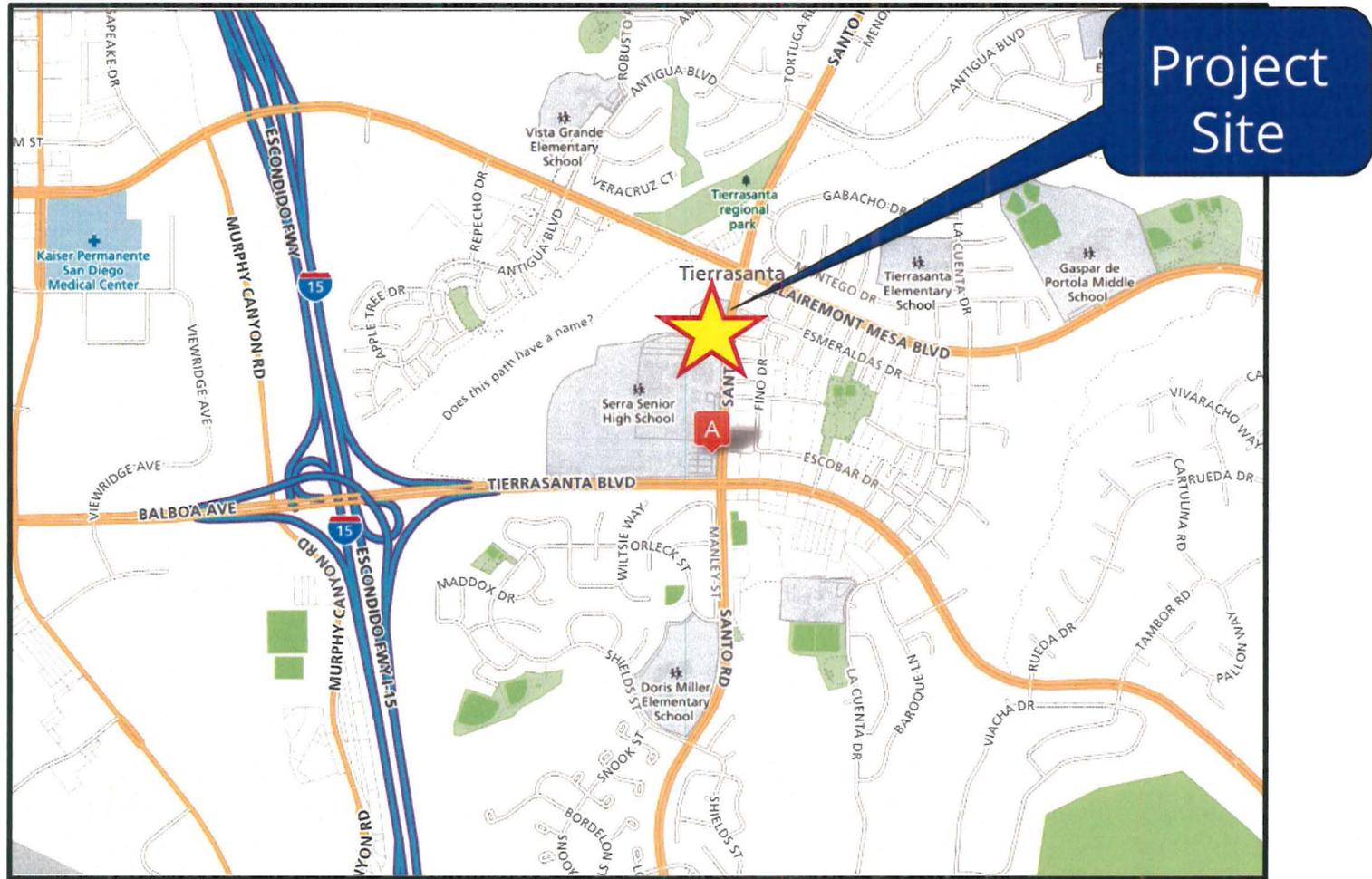


ATTACHMENT 2

Verizon Serra (Tierrasanta Community)
5156 Santo Road



Project Location Map



Verizon Serra (Tierrasanta Community)
5156 Santo Road



PROJECT DATA SHEET		
PROJECT NAME:	Verizon Serra	
PROJECT DESCRIPTION:	A Wireless Communication Facility located on the northeast side of the Serra High School campus, consisting of a 35' tall faux eucalyptus tree supporting 12 panel antennas and 12 Remote Radio Units with associated equipment in a 245-square-foot enclosure.	
COMMUNITY PLAN AREA:	Tierrasanta	
DISCRETIONARY ACTIONS:	Site Development Permit/ Neighborhood Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Senior High School	
ZONING INFORMATION:		
ZONE:	RS-1-8	
HEIGHT LIMIT:	35 feet	
FRONT SETBACK:	25'	
SIDE SETBACK:	10'	
STREETSIDE SETBACK:	20'	
REAR SETBACK:	10'	
PARKING:	N/A	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space, Neighborhood Commercial; RS-1-8, CC-1-3	Open Space
SOUTH:	Low Density Residential; RS-1-8	Single Dwelling Residential
EAST:	Low-Medium Density Residential; RM-1-1	Single Dwelling Residential
WEST:	Open Space, Low-Medium Density Residential; RM—2-5	Open Space
DEVIATION REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 8, 2016, the Tierrasanta Community Council voted 14-0-0 to recommend approval of the Verizon Serra project with a condition that the equipment enclosure be treated with anti-graffiti paint.	

DEVELOPMENT SERVICES RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. 1969846
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1969847
VERIZON SERRA PROJECT NO. 448125

WHEREAS, San Diego Unified School District, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego 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.'s 1969846 and 1969847), on portions of a 104.08-acre site;

WHEREAS, the project site is located at 5156 Santo Road in the RS-1-8 zone of the Tierrasanta Community Plan;

WHEREAS, the project site is legally described as All that portion of Lots 17, 21, 22, 23 and 32 of Rosedale Tract, according to Map thereof No. 825 and portions of the unnamed street lying between said Lots 22 and 23; together with those portions of Lots 1 to 8 inclusive of Block 19, portions of the unnamed street adjacent Northerly to Lots 4 and 5 of said Block 19, portions of the unnamed north-south street in said Block 19, and portions of the unnamed east-west portions of the unnamed street adjacent northerly to Lots 6, 7 and 8 of said Block 20; of the Subdivision of Lots 14, 16, 18, 19, and 20, Rosedale Tract, according to Map No. 857 said maps filed in the Office of the County Recorder of San Diego County, described as follows:

Beginning at the northeasterly corner of Lot 1, said Rosedale Tract; thence South 89°00'45" east, 1964.08 feet; thence north 00°51'06" east, 1172.05 feet; thence south 89°08'54" east, 544.85 feet; thence south 14°30'00" west, 4962.23 feet; thence north 66°09'41" west, 783.51 feet; thence south 23°50'19" west, 51.00 feet to the true point of beginning; thence south 60°24'10" west, 191.58 feet; thence south 50°02'42" west, 2211.21 feet; thence south 43°08'19" west, 1714.04 feet to a point in the arc of an 800.00 foot radius curve, concave northeasterly; thence southeasterly, easterly and northeasterly, along the arc of said curve, through a central angle of 57°38'04" an arc distance of 804.72 feet to a point hereby designated as "Point ZM;" thence tangent to said curve, north 60°00'00" east, 348.73 feet; thence north 70°00'54" east, 279.90 feet to the beginning of a tangent 1551.00 foot radius curve, concave southeasterly; thence northeasterly and easterly along the arc of said curve, through a central angle of 19°59'06" an arc distance of 541.00 feet; thence tangent to said curve, due east, 1108.10 feet to the beginning of a tangent 549.00 foot radius curve concave northwesterly; thence easterly, northeasterly and northerly along the arc of said curve, through a central angle of 86°45'00" an arc distance of 831.23 feet; thence to last said curve, north of 03°15'00" east, 836.12 feet to the beginning of a tangent 2051.00 radius curve, concave southeasterly; thence northerly, along the arc of said curve, through a central angle of 08°32'43" an arc distance of 305.89 feet to the beginning of a reverse curve concave southwesterly, having a radius of 549.00 feet; thence northerly and northwesterly, along the arc of said curve, through a central angle of 77°57'24" a distance of 746.97 feet; thence tangent to last said curve, north 66°09'41" west, 277.05 feet to a point hereby designated as "Point ZN" being also the said true point of beginning.

Excepting therefrom that portion conveyed to the United States of America for freeway purposes, by Deed recorded February 19, 1976 as Instrument No. 76-048100, as corrected by an instrument

recorded August 21, 1979 as Instrument No. 79-350327 both of Official Records. Together with that portion of Tierrasanta Boulevard (formerly Balboa Avenue in Lot 23, Rosedale Tract, Map No. 825; and Clairemont Mesa Boulevard (formerly Mound Avenue) in Lots 3 and 5, Block 19, Resubdivision of Lots 14, 16, 18, 19 and 20 in Rosedale Tract, Map No. 857;

WHEREAS, on July 26, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit (SDP) No. 1969846 and Neighborhood Use Permit (NUP) No. 1969936 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 1, 2017, 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; NOW, THEREFORE,

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

That the Development Hearing Officer adopts the following written Findings, dated July 26, 2017.

FINDINGS:

Neighborhood Use Permit LDC §126.0205

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

The Tierrasanta Community Plan did not contemplate Wireless Communication Facilities (WCF) when it was adopted in 1982, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project is located on the Serra High School Campus at 5156 Santo Road in the RS-1-8 zone. The use is non-residential and pursuant to Land Development Code (LDC) Section 141.0420(d)(2) a Neighborhood Use Permit is required. This section of the regulations states that a WCF on a premises containing a non-residential use within a residential zone where the antennas are more than 100 feet away from a day care, elementary or middle school or residential uses requires a Neighborhood Use Permit (NUP), Process Two decision. This project consists of a 35-foot-tall faux eucalyptus tree supporting 12 panel antennas, 12 Remote Radio Units (RRUs) and two raycaps. The associated equipment is proposed in a 245-square-foot concrete block enclosure.

The faux eucalyptus tree is proposed on the north side of Serra High School on the eastern edge of the campus above Santo Road. The north side of the campus property is elevated above Santo Road approximately 30 feet and the slope is previously disturbed and contains mostly

ornamental grasses with a small patch of Eucalyptus Woodland. The general area where the WCF is proposed contains eucalyptus trees between 12 and 30 feet in height and Verizon is proposing to add three 36-inch box Eucalyptus trees on either side of the Verizon faux tree to help integrate it into the setting. Additionally, shrubs are proposed to be planted around the base of the 245-square-foot equipment enclosure, which surrounds the faux eucalyptus tree. As designed, the proposed WCF complies with the City's LDC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the 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 5156 Santo Road, in the Tierrasanta Community Plan area. The project consists of a 35-foot tall faux eucalyptus tree supporting 12 panel antennas and 12 Remote Radio Units. The associated equipment is located in a 245-square-foot enclosure.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project site is located within the RS-1-8 zone of the Tierrasanta Community Plan. The project meets all applicable requirements of this zone. The WCF Regulations (LDC Section 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. Verizon is proposing a 35-foot tall faux eucalyptus tree on the northeastern side of the campus that is elevated above Santo Road approximately 30 feet. Several mature eucalyptus trees exist in that area ranging in height from 12 to 30 feet and serve to integrate the WCF into the setting. LDC Section 141.0420(g)(2) (WCF Regulations) requires that all reasonable

means be used to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. LDC Section 141.0420(g)(6) allows faux landscape on premises where natural vegetation similar in size and species exists or where landscape similar in size and species is proposed as part of the project. The landscape in and around the general vicinity serves as a backdrop integrating the proposed faux tree into the setting.

Because the project meets the requirements of the RS-1-8 zone, and findings can be made in the affirmative for all permits required by this project, the project and the integration deviation will comply with the applicable regulations of the LDC.

Site Development Permit LDC §126.0504

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

The Tierrasanta Community Plan did not contemplate WCF when it was adopted in 1982, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project is located on the Serra High School Campus at 5156 Santo Road in the RS-1-8 zone. The use is non-residential and pursuant to LDC Section 141.0420(d)(2) an NUP required. This section of the regulations states that a WCF on a premises containing a non-residential use within a residential zone where the antennas are more than 100 feet away from a day care, elementary or middle school or residential uses requires an NUP, Process Two decision. This project consists of a 35-foot-tall faux eucalyptus tree supporting 12 panel antennas, 12 RRUs and two raycaps. The associated equipment is proposed in a 245-square-foot concrete block enclosure.

The WCF is proposed on the northeastern edge of campus, approximately 30 feet above Santo Road. Steep slopes do occur on site, however they are approximately 800 feet northwest of the proposed WCF location. The slope leading up to the project site has a gradient of 40 percent, but it is previously disturbed and considered urban/developed. The WCF will be located 10 feet away from the top of the slope and will not have a direct impact on the steep slope, however, trenching for telco fiber will occur diagonally from Santo Road up to the WCF.

Biological resources were identified on site; however, a Biological Resources Letter Report (Report), concluded that the implementation of the project would result in minor impacts to eucalyptus woodland (0.002 acres), disturbed habitat (0.07 acres) and urban/developed lands (0.06 acres); however, the Biology Guidelines do not require mitigation for these Tier IV habitats. The Report also identified that nesting birds may be present during construction of the project. It recommends that if construction takes place during the migratory bird breeding season (January 15-September 15), that a pre-construction survey for active migratory bird nests be

conducted within 48-72 hours prior to the start of construction. This has been included as a permit condition.

The general area where the WCF is proposed contains eucalyptus trees between 12 and 30 feet in height and Verizon is proposing to add three 36-inch box Eucalyptus trees on either side of the Verizon faux tree to help integrate it into the setting. Additionally, shrubs are proposed to be planted around the base of the 245-square-foot equipment enclosure, which surrounds the faux eucalyptus tree.

As designed, the proposed WCF complies with the City's LDC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the 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.

Please see NUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is located within the RS-1-8 zone of the Tierrasanta Community Plan. The project meets all applicable requirements of this zone. The WCF Regulations LDC Section 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. Verizon is proposing a 35-foot tall faux eucalyptus tree on the northeastern side of the campus that is elevated above Santo Road approximately 30 feet. Several mature eucalyptus trees exist in that area ranging in height from 12 to 30 feet and serve to integrate the WCF into the setting. LDC Section 141.0420(g)(2) (WCF Regulations) requires that all reasonable means be used to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. LDC Section 141.0420(g)(6) allows faux landscape on premises where natural vegetation similar in size and species exists or where landscape similar in size and species is proposed as part of the project. The landscape in and around the general vicinity serves as a backdrop integrating the proposed faux tree into the setting.

The project site contains steep slopes and sensitive biological resources. The steep slopes located to the north of the project will not be impacted by the proposed WCF. The slope from Santo Road up to the project site is previously disturbed and does not qualify as a steep slope as defined in LDC Section 113.0103.

Implementation of the proposed project would result in minor, direct impacts (.13-acres) to eucalyptus woodland, disturbed habitat and urban/developed lands. The Biology Guidelines do not require mitigation for these habitats. Therefore, the proposed development will comply with the regulations of the LDC including any allowable deviations pursuant to the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, SDP No. 1969846/NUP No. 1969936 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1969846/1969936, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: July 26, 2017

IO#: 24006237

3-3-16

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: 24006237

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1969846
NEIGHBORHOOD USE PERMIT NO. 1969936
VERIZON SERRA PROJECT NO. 448125
HEARING OFFICER

This Site Development Permit/Neighborhood Use Permit 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 126.0205, 126.0504, 131.0401, and 141.0420. The 104.08-acre site is located at 5156 Santo Road in the RS-1-8 zone of the Tierrasanta Community Plan area. The project site is legally described as: All that portion of Lots 17, 21, 22, 23 and 32 of Rosedale Tract, according to Map thereof No. 825 and portions of the unnamed street lying between said Lots 22 and 23; together with those portions of Lots 1 to 8 inclusive of Block 19, portions of the unnamed street adjacent Northerly to Lots 4 and 5 of said Block 19, portions of the unnamed north-south street in said Block 19, and portions of the unnamed east-west portions of the unnamed street adjacent northerly to Lots 6, 7 and 8 of said Block 20; of the Subdivision of Lots 14, 16, 18, 19, and 20, Rosedale Tract, according to Map No. 857 said maps filed in the Office of the County Recorder of San Diego County, described as follows:

Beginning at the northeasterly corner of Lot 1, said Rosedale Tract; thence South 89°00'45" east, 1964.08 feet; thence north 00°51'06" east, 1172.05 feet; thence south 89°08'54" east, 544.85 feet; thence south 14°30'00" west, 4962.23 feet; thence north 66°09'41" west, 783.51 feet; thence south 23°50'19" west, 51.00 feet to the true point of beginning; thence south 60°24'10" west, 191.58 feet; thence south 50°02'42" west, 2211.21 feet; thence south 43°08'19" west, 1714.04 feet to a point in the arc of an 800.00 foot radius curve, concave northeasterly; thence southeasterly, easterly and northeasterly, along the arc of said curve, through a central angle of 57°38'04" an arc distance of 804.72 feet to a point hereby designated as "Point ZM;" thence tangent to said curve, north 60°00'00" east, 348.73 feet; thence north 70°00'54" east, 279.90 feet to the beginning of a tangent 1551.00 foot radius curve, concave southeasterly; thence northeasterly and easterly along the arc of said curve, through a central angle of 19°59'06" an arc distance of 541.00 feet; thence tangent to said curve, due east, 1108.10 feet to the beginning of a tangent 549.00 foot radius curve concave northwesterly; thence easterly, northeasterly and northerly along the arc of said curve, through a central angle of 86°45'00" an arc distance of 831.23 feet; thence to last said curve, north of 03°15'00" east, 836.12 feet to the beginning of a tangent 2051.00 radius curve, concave southeasterly; thence northerly, along the arc of said curve, through a central angle of 08°32'43" an arc distance of 305.89

feet to the beginning of a reverse curve concave southwesterly, having a radius of 549.00 feet; thence northerly and northwesterly, along the arc of said curve, through a central angle of 77°57'24" a distance of 746.97 feet; thence tangent to last said curve, north 66°09'41" west, 277.05 feet to a point hereby designated as "Point ZN" being also the said true point of beginning.

Excepting therefrom that portion conveyed to the United States of America for freeway purposes, by Deed recorded February 19, 1976 as Instrument No. 76-048100, as corrected by an instrument recorded August 21, 1979 as Instrument No. 79-350327 both of Official Records. Together with that portion of Tierrasanta Boulevard (formerly Balboa Avenue in Lot 23, Rosedale Tract, Map No. 825; and Clairemont Mesa Boulevard (formerly Mound Avenue) in Lots 3 and 5, Block 19, Resubdivision of Lots 14, 16, 18, 19 and 20 in Rosedale Tract, Map No. 857

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 26, 2017, on file in the Development Services Department.

The project shall include:

- a. A 35-foot tall faux Eucalyptus tree supporting the following: 1) 12 panel antennas, eight measuring 72" x 18" x 7" and four measuring 72.9" x 11.9" x 7.1"; 2) 12 Remote Radio Units (RRU); and 3) Two raycaps;
- b. A 245-square-foot block wall enclosure for associated equipment and a 15kW/54-gallon diesel emergency generator;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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.

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 August 10, 2020.

2. This permit and corresponding use of this site shall **August 10, 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.

ENVIRONMENTAL:

14. A pre-construction survey for active migratory bird nests is required if construction occurs during the migratory bird breeding season (January 15- September 15). The survey shall be conducted within approximately 48 to 72 hours prior to the start of construction. The results of the survey must be submitted to the City in the form of a written report, and include the following information: a) date(s) of survey, b) total field time of survey efforts, c) name(s) of investigator(s), and d) if any active nests were found. If an active migratory bird nest is found, than all construction activities must comply with the regulatory requirements of the Federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Codes §3503 and §3513.

ENGINEERING REQUIREMENTS:

15. The project proposes to export 180 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-sq.ft. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

19. Prior to issuance of any building permits, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

20. No overhead cabling is permitted.

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

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

23. 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 building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
24. 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.
25. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
26. 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.
27. 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.
28. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
29. All proposed hand-holes shall be covered with bark material to match the faux Eucalyptus trunk to the satisfaction of the Development Services Department.
30. All antenna cables must use 90 degree connectors. These cables must be secured directly to the mounting apparatus to avoid "looping" and "exposed cabling" from the ground level.
31. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
32. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
33. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."
34. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
35. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

36. The applicant shall provide color samples of Eucalyptus tree branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux Eucalyptus tree.

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

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 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 July 26, 2017 by Resolution No. _____.

ATTACHMENT 6

Site Development Permit No. 1969846
Neighborhood Use Permit No. 1969936
Date of Approval: July 26, 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
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 92101-2422

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

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

Project No.: 448125

Project Title: Verizon Serra

PROJECT LOCATION-SPECIFIC: The project site is located at 5160 Santo Road, San Diego, CA 92124 within the Tierra Santa Community Plan

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

Description of nature and Purpose of the Project: A Neighborhood Use Permit (NUP) and a Neighborhood Development Permit (NDP) for the construction of a wireless communication facility (WCF) consisting of 35-foot tall faux eucalyptus tree supporting 12 panel antennas and a 4-inch diameter microwave dish. Associated equipment will be located in a 472 square foot block wall enclosure. The project site is located on the north side of the Serra High School Campus at 5156 Santo Road, in the RS-1-8 zone in the Tierrasanta Community Planning area, Council District 7. 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: Plancom, Inc. Contact: Kerrigan Diehl, 302 State Place 2nd Floor, Escondido CA 92029. (760) 587-3003

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: 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 constructing accessory structures and permitting an allowable use which would not substantially increase capacity 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

 / SENIOR PLANNER

6/26/2017

SIGNATURE/TITLE

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Joint Meeting of the Tierrasanta Community Council and Planning Group

Minutes for Wednesday, May 18, 2016

6:30 pm • Tierrasanta Recreation Center, 11220 Clairemont Mesa Blvd.

6:32 pm. The meeting was called to order by President Deanna Spehn. Director Farmer led the Pledge of Allegiance. TCC members introduced themselves.

President: Deanna Spehn	Present
Vice President: Rich Thesing	Present
Treasurer: Russ May	Present
Secretary: Dawn Nielsen	Present
Directors	
Area 1 - Mike George	Absent
Area 2 - Christina Decker	Absent
Area 3 - Scott Hasson	Absent
Area 3 - Dan Lazzaro	Present
Area 4 - Vacant	
Area 4 - John Batchelder	Present
Area 5 - John Adair	Present
Area 6 - Loren Vinson	Absent
Area 7 - Danielle Declich	Absent
Area 7 - John Farmer	Present
Area 7- Jennifer Schultz	Present
Area 8 - Rob Kirk	Present
Commercial Director – Mike Ogilive	Present

Updates by Government Representatives:

Fire Station 39 (Tierrasanta/Murphy Canyon): <http://www.sandiego.gov/fire>

San Diego Fire Battalion Chief Dave Conner filling in tonight provided 3 Handouts.

1. **Reverse 9-1-1.** Alert San Diego notifies homes and businesses of emergency information such as the need to evacuate. If you have a traditional phone, then your phone number is in the database and you will be notified. If you have a cell phone in order to be notified, you need to register with Alert San Diego. E-mail address can also be registered.
 - Go to ReadySanDiego.org. Press the button labeled "Alert San Diego," which takes you to the sign in page.
2. Smoke detector and Carbon Monoxide Alarms really do save lives. Check your batteries and that they are functioning properly.
3. The #1 type of response for fire department is for medical emergencies; the #1 medical emergency results from a fall. So reminder to be careful around the home.

Police Department (Eastern Division): Community Service Officer Tom Bostedt 858-495-7919 tbostedt@pd.sandiego.gov

Lt. Brown, Police Chief Zimmerman and McGruff will be in the Tierrasanta parade on Saturday. Police Chief Zimmerman will be in a 1938 paddy wagon.

Crime statistics in Tierrasanta:

Car Prowls: This month: 5 Last month: 10
 No change in burglaries: 2 Last month
 Increase in citations issued. When citations increase, then accidents decrease.
 Arrests: 3 that were not domestic violence.
 Curfew sweep: 4 Also conducted school sweep.

Gearing up for possible Trump visit.

Mayor Faulkner realized extra \$30 m; most will go into savings, but \$4.7 will go towards Police Dept. for dispatch and recruitment.

U.S. Congressman Scott Peters: Jason Bercovitch Jason.Bercovitch@mail.house.gov 858-455-5550

- **National Defense Authorization Act of 2016.** \$1 B will go towards services including mental health services. \$750 M will go to counter-terrorism. This is good for local economy, for instance, this will provide for an expansion of the Navy Broadway complex.
- **HR 1818** Veteran Emergency Medical Technician Support Act of 2016 Current armed forces training certificates are not recognized in private sector. This bill will assist veterans to meet state requirements.
- **Homeless assistance.** San Diego has 5th largest homeless population in the U.S., but is 23rd in federal assistance. Also, SD has largest homeless veteran population. The current homeless funding formula does not give SD its fair share. Department of Housing and Urban Development Secretary Castro, acting on Peter's request will open a 60 day comment period towards the end of June on how to revise the Federal Homeless Funding Formula. Comments can be submitted to Peters' office now so they can be included with their comments.

City Councilmember Scott Sherman: Sheldon Zemen SZemen@sandiego.gov 619-236-6677

Made arrangements to have the Architect designing the Library remodel attend next month's TCC meeting. Sherman donated funds towards 4 area rugs and bench in front.

Sherman will also be in parade on Saturday.

MCAS Miramar: Juan Lias Juan.Lias@usmc.mil 858-577-6603

Juan Lias could not attend meeting due to work conflict but sent a report. The MCAS Miramar Fire Department will start conducting a series of controlled burns on the base in late May/early June. The dates of the controlled burns will be available on the Tierrasanta Community Council website at www.tierrasantacc.org as soon as they are noticed.

Assistant City Planner (Tierrasanta): Naomi Siodmok NSiodmok@sandiego.gov 619-236-6017

Not yet present, but has an item later in agenda.

Tierrasanta Library: Librarian Judy Cunningham 4985 La Cuenta Dr.; 858-573-1384

Looking forward to reviewing library plans. Current library footprint is shaped like a cross.

The remodel will entail partially building in the spaces between the arms making a larger community room, small meeting room and the building ADA compliant.

Cunningham will be marching in the parade and will have a games booth with prizes.

Reports from Committee Liaisons

Community Planners Committee: Deanna Spehn / Rich Thesing

- Thesing reported older communities such as City Heights and North Park are updating their community plan in areas such as height and population density.

Concerts in the Park Committee: John Farmer

- Committee met May 2nd. Originally had been informed Recreation Center grass area would be open June 18th. But the field area requires being closed another 90 days until September 1st. This is non-negotiable. The first concert is being moved to DePortola Middle School Baseball fields and will be held in conjunction with movie night, Minions. No alcohol is allowed on school grounds.

- Funds of \$6,000 for expenditures are available until the end of June. Committee is looking into purchasing new banners and a canopy. Funds can also be spent on music.
- Treasurer May and Vice President Thesing are working on a grant for 2016 music season.
- Next meeting is June 1st at 6:30 at Bullseye Smoothies. Farmer invited all to attend meeting.

Tierrasanta LogoWear Committee: Anthony Ferebee / Russ May

May reported additional hats have been purchased.

Tierrasanta Open Space Committee: Deanna Spehn, Chair dspehn1@san.rr.com 858-565-4018

Trenching is taking place on city streets in Tierrasanta by Cox Cable as part of a contract to provide data service to all San Diego Unified School District schools and the Data Center located at Serra High School. The contractor doing the work on behalf of Cox Communications is complying with City of San Diego standards for trenching that do not include resurfacing the entire street, only patching the trenched area. Where concrete sidewalks are part of the trenching, the concrete will be replaced. In some instances the lines leading to irrigation controllers and some water lines have been inadvertently cut and have been repaired by the contractor.

Tierrasanta Recreation Council Liaison: Rich Thesing

June 18 is Minions Movie Night in the Park. Several bouncy houses have been ordered.

Vision, Budget & Goals Committee of the Tierrasanta Community Council: Russ May

May will set up meeting in next few weeks.

Tierrasanta Community Communications Committee: Bob Lang

Committee now consists of 5 members and met 2 days ago. Consensus is to put in an electronic sign. Exploring possible location of Santo and Clairemont Mesa Blvd and joint use with School. Do not know costs yet.

Tierrasanta Community Development Committee: Bill Reschke

See written report under Action Item I.

Mission Trails Regional Park Liaison: Rich Thesing

Working on master plan for trails in park.

Dredged Padre dam.

Park runs on solar power now.

President Spehn took Item **Action Item I** out of order due to visiting applicant.

Action Item I Consideration of Project #448125: Verizon Serra submitted to the City of San Diego by Applicant Kerrigan Diehl of Plancom, Inc. The project is currently undergoing environmental review. The Development Services Department of the City of San Diego will make a decision to approve, conditionally approve, modify or deny an application for a Process 2 Neighborhood Use Permit / Neighborhood Development Permit for a wireless communication facility consisting of a 35-foot tall faux eucalyptus tree supporting 12 antennas and 12 Remote Radio Units with associated equipment located in a 472 square foot block wall enclosure at on the currently undeveloped area at the northeast corner of the school property next to the Data Center at Serra High School, 5156 Santo Road in the RS-1-8 zone. The decision by City staff will be made without a public hearing no less than eleven business days after the date of mailing the Notice of Future Decision. Today's action is to accept the Report from Community Development Committee Chairperson Bill Reschke on actions taken at its May 3, 2016 meeting and consider taking a position on the project.

- 1) The Community Development Committee of the Tierrasanta Community Council was called to order by Chairman Bill Reschke on 3 May 2016 at 6:05 PM in room #2 of the Tierrasanta Recreation Center. Committee members in attendance were: Rich Thesing, Scott Hasson, Wayne Holtan, Deanna Spehn, and Bill Reschke. Members absent were: Lee Campbell (called in with flu), John Hopper, and Kathy Warburton. A quorum was present to conduct business. Tierrasanta Community Councilmember Mike George also attended. Guests included Kerrigan Diehl representing Verizon, Jennifer Oden from SSJ Law representing 7/11, and Kristy Duncan, the Area Manager from 7/11.
- 2) Agenda item #1 was introduced, 7/11 request for community inputs regarding adding a beer and wine license for the 7/11 at La Cuenta and Tierrasanta Blvd.
 - A) Jennifer Oden and Kristy Duncan presented an overview of the 7/11 interest in adding beer and wine sales to their franchise store in Tierrasanta. Key points included:
 - 1) a desire to increase sales for a generally underperforming store;
 - 2) a corporate wide initiative to consider adding beer and wine to all California 7/11 stores;
 - 3) a desire to be a good community member including possibility of adding restrictions to the beer and wine sales (i.e. hours of sales, cameras to prevent loitering on premises, no single can sales, upscale craft beer sales, no malt liquors, computer controlled sales to verify age, significant training "Come of Age" program for sales personnel, etc.)
 - B) Mike George, Tierrasanta Community Council representative for the area adjacent to the 7/11, raised many issues of concern to the residents and community.
 - 1) ABC sensitive uses were clearly present within 1000 feet of the 7/11 including two churches and a school. The Education code also precludes beer/wine sales within 1000 feet of a school.
 - 2) A library is right across the street and serves as a defacto after school center for many elementary and middle school students.
 - 3) Residents are concerned about beer/wine sales in close proximity to Roadrunner Park where alcohol consumption is permitted.
 - 4) Informal polling of residents in that area found a significant majority were not in favor of beer/wine sales at that location.
 - C) Other committee members provided the following inputs as well.
 - 1) A previous convenience store adjacent to the current 7/11 site had numerous problems with underage sales of beer/wine to minors.
 - 2) 95.09 Census tract showed "2" allowed and there are currently "5" licenses in that tract.
 - 3) That particular 7/11 is located on two roads that terminate in housing within a couple of blocks, i.e. no traffic passing through or by except residents. The curb appeal and signage at that site is somewhat "stale" and could benefit from a refresh. Also, the military package store is in direct competition for military families in the community.
 - 4) That 7/11 has no history of community participation or outreach with respect to school programs, Scouts, Little League, soccer, community parades/concerts, etc. Most in attendance at the meeting had patronized the store and wanted to help it succeed as a service to the community.

- D) All committee members and guests commended 7/11 for pulsing the community prior to submitting any license request, and being very receptive to community inputs. No committee action was required as this was an outreach from 7/11 to the community for feedback at this time.
- 3) Agenda item #2 was reviewed, Verizon antenna facility at Serra High School.
- A) Kerrigan Diehl represented Verizon and briefed the committee on the project which will benefit the school as well as improving Verizon wireless coverage for Tierrasanta residents. Drawings, plot maps, and photo simulations of the antenna project can be viewed at the following links:

<http://www.tierrasantacc.org/wp-content/uploads/2016/03/Verizon-antenna-plans-Serra-HS.pdf>

<http://www.tierrasantacc.org/wp-content/uploads/2016/03/VZW-Serra-MCE-sim2-9-14-15.pdf>

<http://www.tierrasantacc.org/wp-content/uploads/2016/03/VZW-Serra-MCE-sim3-9-14-15.pdf>

<http://www.tierrasantacc.org/wp-content/uploads/2016/03/VZW-Serra-MCE-sim4-9-14-15.pdf>

The antenna complex is a block walled structure with a chain link top to preclude unauthorized access, plus the actual antenna which looks like a tree. A backup diesel generator also resides with the structure and must be test run for about 10-15 minutes each week during business hours. The noise level of the generator is less than 41dB at the property line. The school also already has a backup diesel generator for their data center which is adjacent to the antenna site.

B) Committee members concerns and questions focused on potential susceptibility to vandalism, skate boarding outside of school hours and graffiti.

C) MOTION: Hasson, CDC recommend approval of the Serra High/Verizon antenna project with the condition that the smooth block walls be used with anti-graffiti coating and a chain link top enclosure. SECOND by Thesing. The motion was approved unanimously.

- 4) The meeting was adjourned at 7:42 PM

Draft Minutes submitted by William E. Reschke, Chair, Community Development Committee of the Tierrasanta Community Council

Antenna tower at Serra: Kerrigan Diehl of Plancom passed out a handout and gave a short presentation on the 35 foot Verizon Antenna tower requested to be installed at Serra High School. The tower will be camouflaged as a eucalyptus tree. The community will benefit for additional cell phone coverage. The Community Development Committee recommended anti-graffiti paint be used and unanimously approved the tower on May 3, 2016. Director Lazzaro asked when the Environmental Review would be ready. Ms. Diehl stated as far as she knew, there was not a review as this project was small and exempt. She will follow up on this question.

It was moved by Vice President Thesing, seconded by Director Schultz to approve the tower as recommended. The motion passed unanimously.

Potential 7/11 beer and wine sales. At this time, no decision needs to be made as 7/11 has not yet applied to sell beer and wine. 7/11 representatives were on a listening tour to find out

community opinion of selling beer and wine at the 7/11 on La Cuenta and Tierrasanta Blvd. Previous attempts to commence these sales have been met with community opposition.

Item A: Non-Agenda Public Comment.

Bob Lang:

- Marginal progress on getting TCC members emails on TCC website.
- Dishwasher Pond is down by 4 inches.
- East Shepherd Canyon maintenance path: SDPD motorcycle became stuck in a rut. Passed around photographs of motorcycle and a pond resident, frog.

Terri Prevost from Neighborhoods for Clean Elections

- Invitation to attend meeting on Saturday, June 4 from 9 - noon at the First Unitarian Church in Hillcrest "to share your perspective on the needs of our neighborhood and what you want for your neighborhood."
- Invitation to become part of the Neighborhood for Clean Elections campaign. Go to web page <http://sdcleanelections.com/> for more information.

Simon Mayeski

Representing Lori Saldaña who is running for mayor of the City of San Diego. Mayeski gave introduction, background and outlined major concerns Saldaña would address as Mayor. <http://lori4mayor.org/>

Mara Elliott

Current Chief Deputy City Attorney running for San Diego City Attorney. She outlined her background and experience. Look at her website for her 100 day plan. <http://www.maraelliott.com/>

Item B: Agenda Review / Requests for Continuance / Additions to the Agenda
No changes to agenda.

President Spehn adjourned the meeting of the planning group and opened the joint meeting of the Tierrasanta Community Council and Planning Group.

Item C: Approval of the Revised Draft Minutes for the April 20, 2016 Joint Meeting of the Tierrasanta Community Council and Planning Group (see attached)
It was moved by Vice President Thesing, seconded by Director Kirk to approve and amend the minutes on the last page to reflect that Mike George not Bob Lang had requested to do a CERT presentation. The motion was passed unanimously.

Action Item 1 Appointment of eligible candidates to the following vacant position on the Tierrasanta Community Council and Planning Group: Area 4 Director. At the April 20, 2016 Joint Meeting of the Tierrasanta Community Council and Planning Group the then current Area 4 Director Dawn Nielsen-Lostritto was appointed to fill the Secretary position which was declared vacant by the election of the then current Secretary Deanna Spehn and the Area 4 Director position was declared vacant. The action tonight is to fill the vacant Area 4 position which expires in March 2017. Candidates for appointment must live or own property in Area 4 and must have attended at least one meeting of the Tierrasanta Community Council and Planning Group in the previous 12 months.

The TCC has the option of declaring the position as an At-Large position and filling it at the June meeting.

No one expressed from Area 4 expressed interest. It was moved by Director Lazzaro, seconded by Director Schultz to make the vacant Area 4 position an At Large position. The motion passed unanimously.

Action Item 2 Update of the list and membership of committees and sub-committees of the Tierrasanta Community Council and Planning Group and appointments to outside groups; the TCC may consider modifying, removing or adding committees and sub-committees.

Note: whether a committee listed here is under the "Planning Group" or "Corporate" role of the Tierrasanta Community Council is based upon the currently adopted Bylaws of both bodies. When the City of San Diego approves new versions of the Bylaws then the composition of committees may change. This is what the current planning group Bylaws say regarding committee composition:

(iii) Committee Composition. Committees shall contain a majority of members who are members of the planning group, or who previously served as members of the planning group and who have completed mandatory training on Council Policy 600-24.

Non-members, who are duly appointed by a planning group to serve on a committee, may be indemnified by the City in accordance with Ordinance No. O-17086 NS, and any future amendments thereto, provided they satisfy any and all requirements of the Administrative Guidelines.

The TCC has been informed that this section has been changed to:

(iii) Committee Composition. Committees shall contain a majority of members who are members of the planning group.

Non-members, who are duly appointed by a planning group to serve on a committee, may be indemnified by the City in accordance with Ordinance No. O-19883 NS, and any future amendments thereto, provided they satisfy any and all requirements of the Administrative Guidelines.

The TCC can request a hearing before the City Council to ask that the TCC be allowed to operate under rules different than those for other planning groups regarding committee composition. Current committees that could be impacted by this change include the Community Development Committee, Election Committee. Currently both Standing Committees of the TCC functioning as the planning group would be affected by the change noted above.

Note: All committees are open to membership by local residents and property owners and by members of the Tierrasanta Community Council

Committees of the Tierrasanta Community Council and Planning Group – as planning group

- Community Development Committee

Chair: Bill Reschke

*Scott Hasson

*Deanna Spohn

*John Adair

Wayne Holtan

*Rich Thesing

*John Batchelder

John Hopper

Kathy Warburton

Lee Campbell

*Jennifer Cochrane Schultz

- Election Committee - Chair: Hani Shatila

Committees of the Tierrasanta Community Council as 501(c)4 community association

- **Annual Recognition Committee** – *Danielle Declich
- **Tierrasanta CERT** (Community Emergency Rescue Team) – *Mike George & *Dan Lazzaro
- **Budget Committee** - Chair: Treasurer *Russ May, *Scott Hasson, *Deanna Spehn, *Rich Thesing
- **Community Communications Committee** - Chair: Bob Lang, *John Adair, *John Batchelder, Ed Langmaid, *Jennifer Cochrane Schultz. Committee meets as needed.
- **Outreach Committee** – Meets as needed to discuss ways to communicate better with local residents, businesses and schools, etc. *John Batchelder, *Danielle Declich, *Jennifer Cochrane Schultz – no Chair
- **Tierrasanta Candidates & Ballot Measures Forum Planning Committee** - *Danielle Declich, *Scott Hasson and Jennifer Cochrane Schultz
- **Tierrasanta Concert in the Park** – Meets as called by the Chair: *John Farmer
- **Tierrasanta LogoWear** – Meets as needed. Chair: Anthony Ferebee, *Danielle Declich, *Russ May
- **Tierrasanta Open Space Committee** – Meets the 1st Wednesday of the month except August and December at 7 pm at the Tierrasanta Recreation Council - Chair: *Deanna Spehn

Jerry Bierman	*Dawn Nielsen-Lostritto	Dick Rees
Lee Campbell	*Russ May	James Sanders
Teresa Clowes	Bob Muldrew	*Jennifer Cochrane Schultz
Roberta Froome	Betty Ogilvie	*Rich Thesing
John Hopper	*Mike Ogilvie	
- **Tierrasanta Website Committee** - *Russ May, *Dawn Nielsen-Lostritto, *Loren Vinson

Ad Hoc Committees

- **Tierrasanta Bylaws Committee** - Chair: *Deanna Spehn, *Scott Hasson, *Jennifer Cochrane Schultz, *Rich Thesing – Current discussion of bylaws revisions to both planning group and corporate bylaws has been done as a Committee of the Whole with the entire TCC participating.

Appointments of Liaisons to Outside Organizations

1. **Tierrasanta representative to the City's successor agency for the Grantville Redevelopment Advisory Committee & other projects in the Mission Gorge/Grantville/Allied Gardens area:** *Rich Thesing (current liaison) and *Danielle Declich (interested in getting involved)
2. **Liaison with planning underway at Montgomery Field:** for expansion plans & executive jets (2 years commitment) – no limit on representatives: *Mike George, *Scott Hasson, *Rob Kirk, *Mike Ogilvie
3. **Community Planner's Committee:** Typically the President and Vice President or Chair and Vice Chair of the officially recognized planning group for each community in the City of San Diego - President *Deanna Spehn and Alternate Vice President *Rich Thesing
4. **MCAS Miramar Community Leaders Forum:** Meets monthly on base – limited space in the meeting room. Includes representatives of all communities surrounding / impacted by MCAS Miramar, *Mike Ogilvie, *Loren Vinson, *Rob Kirk, *Rich Thesing

5. **Mission Trails Regional Park Citizens Advisory Committee:** Current representatives: Betty Ogilvie and Alternate: *Rich Thesing Interested in serving: *Dan Lazzaro
6. **Rock Quarry Conditional Use Permit Committee:** Meets twice a year at meetings to be scheduled at the Rock Quarry. Chair: Jere Cordell; member *Rich Thesing
7. **San Diego River Coalition:** Meets monthly on the third Friday from 3 to 4:30 at the Mission Valley Library. Current liaison *Rich Thesing; interested in serving *Danielle Declich and *Jennifer Cochrane Schultz. The Coalition includes over 70 organizations / jurisdictions / agencies located along the 52-mile San Diego River
8. **San Diego County Water Authority:** Typically the President of the TCC is the point of contact for new projects in and adjacent to Tierrasanta being proposed or underway by the San Diego County Water Authority - *Deanna Spehn
9. **Tierrasanta Recreation Council:** Advisory to the City of San Diego Park and Recreation Department. Membership, including as a liaison from another organization, requires that the person attend 3 consecutive meetings and stay for the entire meeting each time. Current Liaison is *Rich Thesing; *Deanna Spehn is an At Large Member of the Recreation Council. Meets 6:30 pm the second Thursday of each month except August.
10. **Unexploded Ordnance Liaison:** Since the December 1983 deaths of two 8-year old boys in Tierrasanta from a 37-mm shell *Deanna Spehn has been the liaison with federal and state governments on issues related to unexploded ordnance in Tierrasanta. Once every 5 years the federal government invites the Tierrasanta Community Council to review and comment on the proposed assessment of the effect of erosion, etc., on unexploded ordnance in Tierrasanta and in Mission Trails Regional Park. More than \$22 million was spent in the 1990s in portions of each area, but neither area has been completely swept for unexploded ordnance. The committee meets as required and reports directly to the full Tierrasanta Community Council. Chair:
*Deanna Spehn, *Mike George, *Rob Kirk

Retired/inactive committees: Audit Committee and Military Housing committees. The TCC used to audit its bank records and issue an annual financial report. That has not been done in many years. The Military Housing Committee was formed and active when the Marines were proposing to construct 1900 units along State Route 52 using an extension of Santo Road north of the current terminus at SR52. That project has been cancelled at this point due to the cost of having to sweep the area for unexploded ordnance and a reduced need for military housing in the region.

It was moved by Director Lazzaro, seconded by Vice President Thesing to accept the updated list of the membership of committees and sub-committees of the Tierrasanta Community Council and Planning Group and appointments to outside groups. Additional changes can be made during the year. The motion passed unanimously.

Schedule of 2016 meetings of the Tierrasanta Community Council and Planning Group

- | | |
|---------|--|
| June 15 | <ol style="list-style-type: none"> 1) Vote on draft bylaws for the Tierrasanta Community Council and Planning Group and forward to City of San Diego for review and approval 2) Presentation on the proposed design of the modifications to the Tierrasanta Library. Councilmember Scott Sherman's community liaison Sheldon Zemen agreed to arrange for the presentation on the proposed plans at this meeting. |
| July 20 | <ol style="list-style-type: none"> 1) Invite representatives of groups active in the 92124 community to present their vision of what the community should focus on in coming years, improvements they |

	would like to see in our local infrastructure and public amenities, programs they would like to see initiated and/or expanded, and funding needs
August	No meeting
September 21	
October 19	<ol style="list-style-type: none"> 1) Initial review of proposed budget for Tierrasanta Open Space Maintenance Assessment District for FY 2017-18 (July 1, 2017 to June 30, 2018); 2) Announcement of election procedures for Officers and Area Directors for Tierrasanta Community Council and Planning Group 3) Presentation by the Tierrasanta CERT Team (CERT = Community Emergency Response Team) – October is National Safety Month 4) Election Forum in October: Candidates & Ballot Measures – date and location to be determined
November 16	<ol style="list-style-type: none"> 1) Final vote on proposed budget for Tierrasanta Open Space Maintenance Assessment District for FY 2017-18 (July 1, 2017 to June 30, 2018) 2) Update on election procedures for Officers and Area Directors for Tierrasanta Community Council and Planning Group
December	No meeting

President Spehn adjourned the joint meeting of the Tierrasanta Community Council and Planning Group and re-opened the meeting of the Tierrasanta Community Council serving as the Planning Group.

Action Item I Item conducted earlier.

Action Item II Request by Area Director Scott Hasson to bifurcate the role of the Standing Committee on Budget and Goals/Vision to two separate standing committees: The Budget Committee chaired by the TCC Treasurer and the Goals and Vision Standing Committee.

It was moved by Vice President Thesing, seconded by Director Adair to bifurcate the Standing Committee on Budget and the Goals / Vision to two separate standing Committees. The motion passed unanimously.

Action Item III Review of Tierrasanta Bylaws Review – Summary Sheet and annotated comments on current Bylaws for the Tierrasanta Community Council and Planning Group, functioning as the officially recognized planning group of the Tierrasanta (92124) community, as submitted by Assistant City Planner Naomi Siodmok - see attachments for the May 18, 2016 meeting at www.tierrasantacc.org

Assistant City Planner Naomi Siodmok went over each of the changes as recommended by the City Planning Department. These will be reviewed in detail at the planning group meeting currently scheduled for June 2016.

Ms. Siodmok announced Tierrasanta would be getting a new planner, Lesley Henegar, effective next month. Henegar is familiar to some TCC members as she was Tierrasanta's planner years ago.

President Spehn adjourned the meeting of the Tierrasanta Community Council and Planning Group and convened the meeting of the **Tierrasanta Community Council**

Action Item 1 Report by Scott Hasson regarding potential location for proposed Candidates Forum for the November 2016 General Election; discussion on potential dates

President Spehn reported information provided by Scott Hasson that the Chinese Church expressed interest in having the Candidates Forum in October. Next step is to check availability with candidates. Friday has been put forth as a possible day of the week, but not October 28th.

8:30 pm: The meeting was adjourned.

Notice: Each year City of San Diego staff conduct a 4-hour Community Orientation Workshop (COW) session to review Council Policy 600-24 and to discuss other topics of interest. This year's session is scheduled for Saturday, May 21st at 8 am at the Metropolitan Operations Center Auditorium at 9192 Topaz Way in Kearny Mesa. Attendees must sign up upon arrival to establish proof of attendance. Sign in sheets will be removed once the session begins. Participants must arrive by 9 am to get credit for the training. Attendance by all planning group members at a COW session is required by City Council Policy 600-24, "Standard Operating Procedures and Responsibilities of Recognized Community Planning Groups." To meet the criteria for indemnification for elected and appointed members of community planning groups, this training must be completed within 60 days of being elected, as stated in Indemnification Ordinance 19883 dated July 28, 2009. Information presented at the session explains how members of community planning groups can be indemnified in case of legal action against a planning group. According to City staff, Planning Group members need only attend a COW once. RSVP by calling 619-533-6307 or email sdplanninggroups@sandiego.gov

MCAS Miramar – Military Police Officers have an increased presence in the outer areas of Marine Corps Air Station Miramar and are actively patrolling the border areas east of I-805 and north of State Route 52 in addition to the East Miramar training areas north of the Tierrasanta community and Mission Trails Regional Park. Community members are advised by the Marines not to enter these areas or they may be cited and subject to federal fines. For additional information please contact 858-577-6000 or miramarmedia@usmc.mil or follow the Twitter feed [@MCASMiramarCA](https://twitter.com/MCASMiramarCA)



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 WCF

Project Title **Project No. For City Use Only**
 Verizon: Tierra Vons (Serra High School)

Project Address:
 APN 372-150-27

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: Tierra Vons (Serra High School)	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):
 San Diego Unified School District of San Diego County

Owner Tenant/Lessee

Street Address:
 4100 Normal Street

City/State/Zip:
 San Diego, CA 92103

Phone No: (619)725-7045 Fax No: 619-725-7382

Name of Corporate Officer/Partner (type or print):
 Gene Fuller

Title (type or print):
 Real Estate Director

Signature:  Date: Sep 28, 2015

Corporate/Partnership Name (type or print):

Owner 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):

Owner 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):

Owner 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):

Owner 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):

Owner 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:



North Elevation



South Elevation



East Elevation



West Elevation



View North



View South



View West

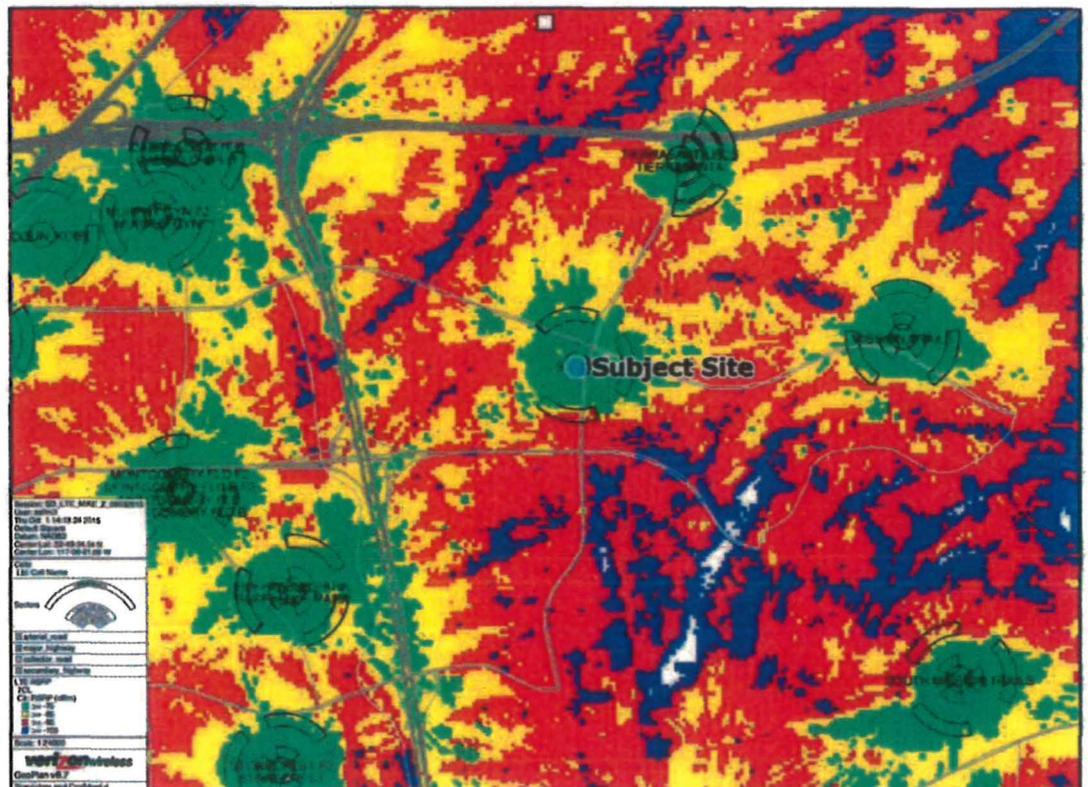
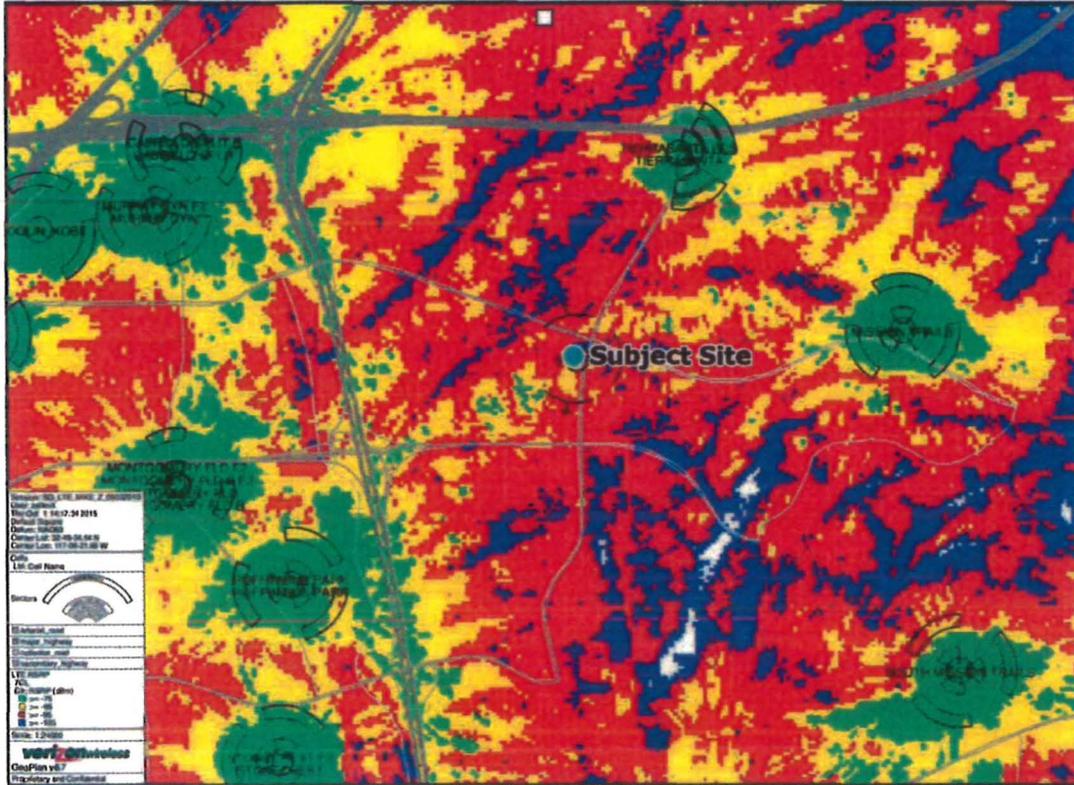


View East

Serra (MCE)
 5156 Santo Rd.
 San Diego, CA 92124



Coverage without site



Coverage Levels:

- Excellent
- Good/Variable
- Poor

10/2/2015

Coverage with site



EXISTING



PROPOSED

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
2/22/2017

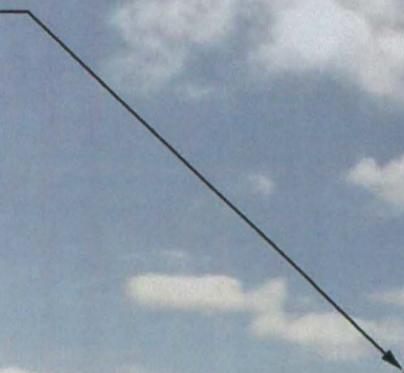
Photosimulation of proposed telecommunications site



EXISTING



Proposed monoecalyptus



PROPOSED

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
4/14/2016

REV	DATE	DESCRIPTION	BY
P9	05/03/16	CLIENT COMMENTS	LB
P10	05/27/16	CX COMMENTS	JM
P11	08/29/16	BIO REPORT	LB
P12	02/08/17	UC COMMENTS	LB
P13	02/15/17	BIO FIGURE	LB
P14	03/17/17	LANDSCAPE ADDITION	LB
P15	04/26/17	100% ZD'S	LB
P16	05/22/17	100% ZD'S	LB
P17	07/03/17	100% ZD'S	LB

JRA Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

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



SERRA
 MTX 40 / BSC 26 AREA
 MCE
 5156 SANTO ROAD
 SAN DIEGO, CALIFORNIA 92124

PROPOSED OVERALL HEIGHT: 35'-0"

PROJECT TEAM

SITE ACQUISITION

PLANCOM, INC.
 302 STATE PLACE
 ESCONDIDO, CALIFORNIA 92029
 CONTACT: GREG MOORAD
 TELEPHONE: (858) 603-2336

PLANNING

PLANCOM, INC.
 302 STATE PLACE
 ESCONDIDO, CALIFORNIA 92029
 CONTACT: KERRIGAN DIEHL
 TELEPHONE: (760) 587-3003

ARCHITECT:

JEFFREY ROME & ASSOCIATES
 10005 MUIRLANDS DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 CONTACT: JEFFREY ROME
 TELEPHONE: (949) 760-3929

SURVEYOR:

A.J. KOLTAVARY CIVIL ENGINEERS
 10005 MUIRLANDS, SUITE E
 IRVINE, CALIFORNIA 92618
 CONTACT: ANDREW KOLTAVARY
 TELEPHONE: (714) 624-9027

UTILITY COORDINATOR:

TRIAD GROUP, INC.
 10900 NE 8TH STREET, SUITE 1500
 BELLEVUE, WASHINGTON 98004
 CONTACT: ALAN GEORGE
 TELEPHONE: (760) 716-3483

PROFESSIONAL ENGINEER:

PEYTON-TOMITA & ASSOCIATES, LLC
 28592 QSO PARKWAY, D-407
 RANCHO SANTA MARGARITA, CA 92688
 CONTACT: MARK TOMITA
 TELEPHONE: (949) 942-6000

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS ±364 SQ. FT. LEASE AREA
- (1) NEW VERIZON WIRELESS 16'-4" X 16'-0" CMU BLOCK WALL EQUIPMENT ENCLOSURE
- (1) NEW VERIZON WIRELESS 15KW / 54 GALLON DIESEL STANDBY GENERATOR ON NEW CONCRETE PAD
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- (1) NEW VERIZON WIRELESS ELECTRICAL METER
- (1) NEW VERIZON WIRELESS 35'-0" HIGH STEALTH ANTENNA STRUCTURE
- (12) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS
- (18) NEW VERIZON WIRELESS RRUS
- (3) NEW VERIZON WIRELESS RAYCAPS NEAR ANTENNAS
- NEW UTILITY RUNS FOR TELEPHONE AND ELECTRICAL SERVICE
- NEW RUNS FOR HYBRID CABLES
- NEW VERIZON WIRELESS STEP-DOWN TRANSFORMER
- (3) NEW BRISBANE BOX TREES
- (1) NEW VERIZON WIRELESS TELCO CABINET

VICINITY MAP



DRIVING DIRECTIONS

- FROM: VERIZON OFFICE 5156 SANTO ROAD SAN DIEGO, CALIFORNIA 92124
- TURN LEFT ONTO SAND CANYON AVENUE
 - TURN RIGHT TO MERGE ONTO I-5 SOUTH TOWARDS SAN DIEGO.
 - KEEP STRAIGHT ONTO I-5 S (11.3 MI).
 - KEEP LEFT AT THE FORK TO CONTINUE ON I-805 SOUTH.
 - KEEP LEFT ONTO I-805 SOUTH.
 - USE THE RIGHT 2 LANES TO TAKE EXIT 23 FOR CA-52 EAST / STATE 52 EAST.
 - USE THE RIGHT 2 LANES TO TAKE EXIT 7 FOR I-15 SOUTH.
 - USE THE LEFT 2 LANES TO TURN LEFT ONTO CLAIREMONT MESA BOULEVARD.
 - TURN RIGHT ONTO SANTO ROAD AND YOU DESTINATION WILL BE ON THE LEFT.

PROJECT SUMMARY

APPLICANT/LESSEE

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618
 OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER

APN: 372-150-27

APPLICANT'S REPRESENTATIVE

PLANCOM, INC.
 302 STATE PLACE
 ESCONDIDO, CALIFORNIA 92029
 CONTACT: GREG MOORAD
 TELEPHONE: (858) 603-2336

PROPERTY OWNER:

OWNER: SAN DIEGO UNIFIED SCHOOL DISTRICT
 ADDRESS: 4100 NORMAL STREET
 SAN DIEGO, CALIFORNIA 92103
 CONTACT: DEBORA BEAVER
 TELEPHONE: (619) 725-7281

PROPERTY INFORMATION:

SITE NAME: SERRA
 SITE ADDRESS: 5156 SANTO ROAD
 SAN DIEGO, CALIFORNIA 92124
 JURISDICTION: CITY OF SAN DIEGO AND DSA

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: ±364 SQ. FT.
 OCCUPANCY: U
 TYPE OF CONSTRUCTION: V-B
 CURRENT ZONING: RS-1-B
 ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	P17
LS-1	TOPOGRAPHIC SURVEY	P17
LS-2	TOPOGRAPHIC SURVEY	P17
A-0	OVERALL SITE PLAN	P17
A-1	ENLARGED SITE PLAN	P17
A-1.1	PLANS AND ANTENNA SCHEDULE	P17
A-1.2	BIOLOGICAL STUDY AREA	P17
A-2	ELEVATIONS	P17
A-2.1	ELEVATIONS	P17
A-3	EQUIPMENT DETAILS	P17
A-4	BIOLOGICAL RESOURCES MAP	P17
L-1	LANDSCAPE PLAN	P17
L-2	LANDSCAPE PLAN	P17

ZONING DRAWINGS

811
 Know what's below.
 Call before you dig.

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

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		



15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



SERRA
 5156 SANTO ROAD
 SAN DIEGO, CA 92124

SHEET TITLE:
 TITLE SHEET

T-1

REV.	DATE	DESCRIPTION	BY
P9	05/03/16	CLIENT COMMENTS	JM
P10	05/27/16	CX COMMENTS	LB
P11	08/29/16	BIO REPORT	LB
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P16	05/22/17	100% ZD'S	LB
P17	07/03/17	100% ZD'S	LB

Jra Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 tel 949.760.3929 | fax 949.760.3931

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verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



SERRA
 5156 SANTO ROAD
 SAN DIEGO, CA 92124

SHEET TITLE:
OVERALL SITE PLAN

A-0

JRA JOB NUMBER: 150620

- KEYNOTES**
- | | |
|---|-------------------------------|
| 1 PROPOSED VZW EQUIPMENT, ANTENNAS AND UTILITY AREA; SEE SHEET A-1. | 6 EXISTING BUILDING. |
| 2 EXISTING INGRESS/EGRESS AND VZW ACCESS POINT. | 7 EXISTING FOOTBALL FIELD. |
| 3 EXISTING PARKING LOT. | 8 EXISTING BASKETBALL COURTS. |
| 4 EXISTING PROPERTY LINE, TYPICAL; SEE SHEETS LS-1 AND LS-2. | 9 EXISTING TENNIS COURTS. |
| 5 EXISTING EASEMENT; SEE SHEETS LS-1 AND LS-2. | 10 EXISTING BASEBALL FIELD. |

- GENERAL NOTES**
- A. SETBACKS:
 FRONT FROM CENTER LINE: 25'-0"
 INTERIOR SIDE YARD: 10'-0"
 EXTERIOR SIDE YARD: 20'-0"
 REAR: 10'-0"
- B. EASEMENTS:
 SEE SHEETS LS-1 AND LS-2.
- C. FREQUENCY
 OPERATING FREQUENCIES: 698-2360.
- D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 1,183,600 SQ. FT.
 TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 1,183,841 SQ. FT.
- E. TOTAL AREA DISTURBED: WALL FOOTING: 349 SQ. FT.
 UTILITY TRENCHING: 615 SQ. FT.
- F. PROPOSED VZW GROUND LEASE AREA: ±241 SQ. FT.
 TOTAL PROPOSED VZW LEASE AREA: ±364 SQ. FT.
- G. A/C UNIT MANUFACTURER CARRIER MODEL: N/A
- H. GENERATOR MANUFACTURER POLAR POWER MODEL NUMBER: B2204-3TNV88-101 (15kW-54 GALLON)
- I. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- J. EXISTING LANDSCAPE: SHRUBS.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007 (HTTP://WWW.SWRCB.CA.GOV/WATERISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE HTTP://DOCS.SANDIEGO.GOV/MUNICODE/MUNICODECHAPTER14/CH14ARTO2DIVISION02.PDF AND STORM WATER MANUAL HTTP://WWW.SANDIEGO.GOV/DEVELOPMENT-SERVICES/PDF/NEWS/STOORMWATERMANUAL.PDF

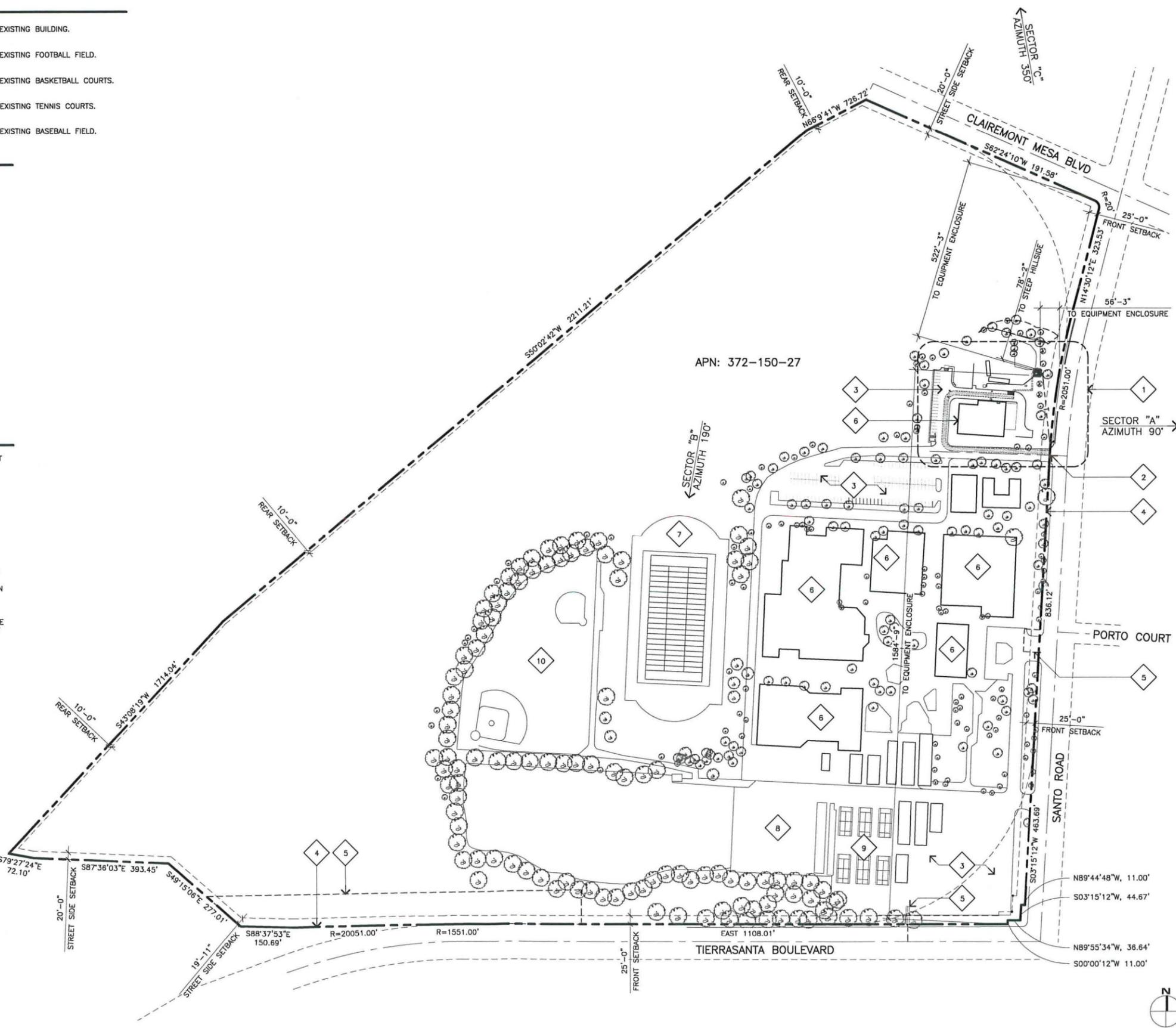
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO STREET.
- ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

NOTES:

- THIS PROJECT IS ON SAN DIEGO UNIFIED SCHOOL DISTRICT PROPERTY. REVIEW AND APPROVAL OF PLANS FOR THE PROPOSED IMPROVEMENTS ARE UNDER THE JURISDICTION OF THE DIVISION OF THE STATE ARCHITECT.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

GRADING TABLE:

EQUIPMENT AREA CUT: 28.89 C.Y. EXPORT: 28.89 C.Y. MAX. DEPTH: 3'-0"
ANTENNA STEALTH STRUCTURE AREA CUT: 12.36 C.Y. EXPORT: 12.36 C.Y. MAX. DEPTH: 17'-0"
UTILITY TRENCHING CUT: 138.89 C.Y. EXPORT: 138.89 C.Y. MAX. DEPTH: 5'-0"



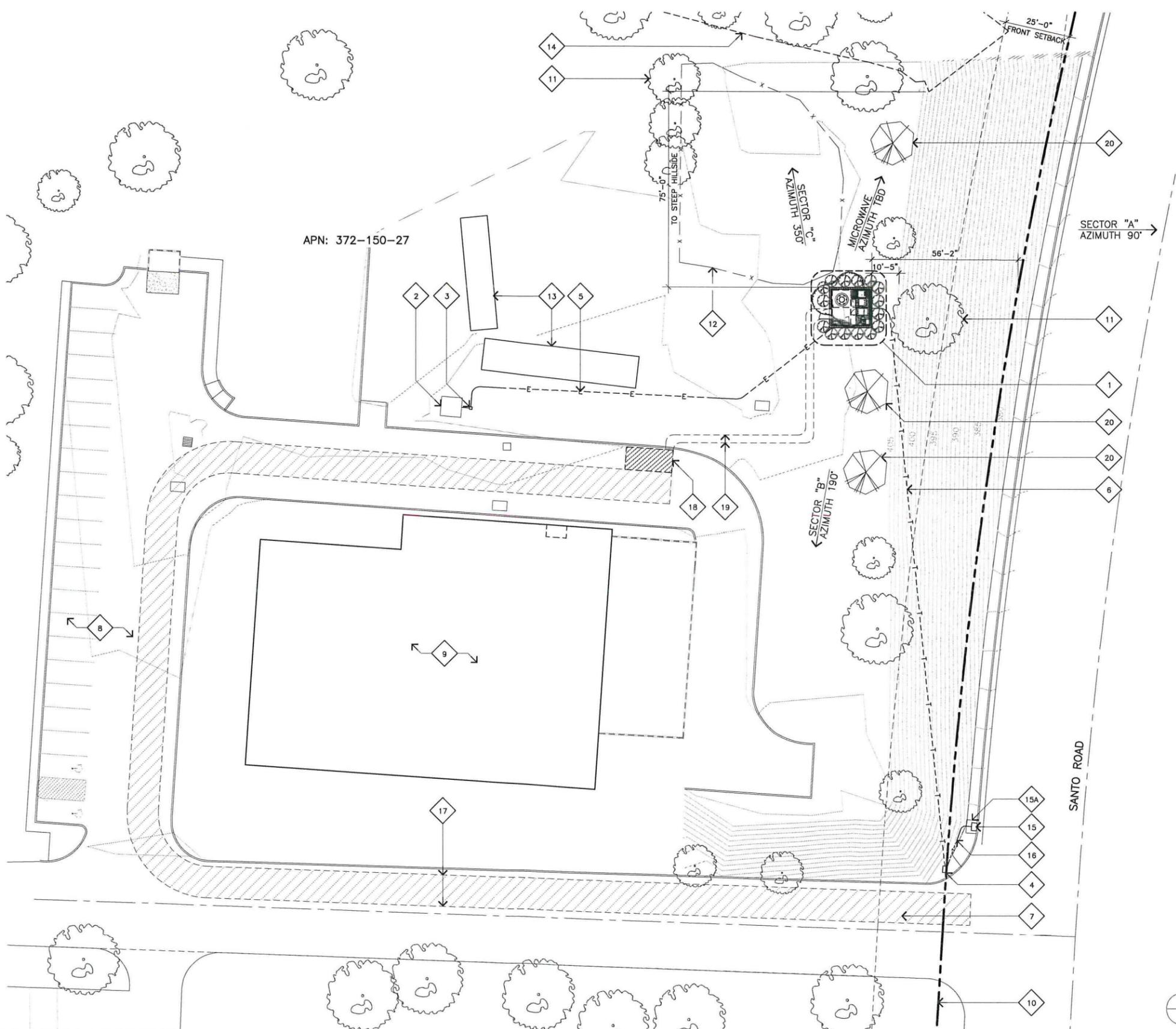
OVERALL SITE PLAN

SCALE: 1"=150'
 0 37.5' 75' 150'



KEYNOTES

- 1 PROPOSED VZW MCE EQUIPMENT CABINETS AND ANTENNA STEALTH STRUCTURE WITHIN PROPOSED 15'-4" X 16'-0" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE; SEE SHEET A-1.1.
- 2 EXISTING TRANSFORMER #D21012 1266-660 AND PROPOSED VZW POWER SOURCE.
- 3 PROPOSED VZW 100A 277/480V ELECTRICAL METER PEDESTAL.
- 4 PROPOSED VZW 17" X 30" PULL BOX AT PROPERTY LINE AND PROPOSED VZW TELCO SOURCE.
- 5 PROPOSED VZW POWER TRENCH; APPROXIMATELY 180 LINEAR FEET.
- 6 PROPOSED CROWN CASTLE FIBER RUN IN PROPOSED VZW TELCO CONDUIT TRENCH; APPROXIMATELY 430 LINEAR FEET, (VZW TO PROVIDE PULL ROPE THRU EXISTING CONDUIT TO PROPOSED FTP EQUIPMENT).
- 7 EXISTING INGRESS / EGRESS AND VZW ACCESS POINT.
- 8 EXISTING PARKING LOT.
- 9 EXISTING BUILDING.
- 10 EXISTING PROPERTY LINE, TYPICAL; SEE SHEETS LS-1 AND LS-2.
- 11 EXISTING TREE TO REMAIN, TYPICAL.
- 12 EXISTING TEMPORARY CHAIN LINK FENCE.
- 13 EXISTING TRAILER.
- 14 EXISTING STEEP HILLSIDE.
- 15 PROPOSED CROWN CASTLE 2'-0" X 3'-0" VAULT.
- 15A EXISTING 4'X5' SIDEWALK PANEL TO BE REMOVED AND REPLACED.
- 16 PROPOSED CROWN CASTLE 2" FIBER CONDUIT; APPROXIMATELY 30 LINEAR FEET.
- 17 PROPOSED VZW 12'-0" WIDE NON-EXCLUSIVE VEHICULAR PATH OF ACCESS FROM PUBLIC RIGHT OF WAY TO NON-EXCLUSIVE PARKING STALL.
- 18 EXISTING VZW NON-EXCLUSIVE PARKING SPACE.
- 19 PROPOSED 3'-0" WIDE NON-EXCLUSIVE PEDESTRIAN PATH OF ACCESS FROM NON-EXCLUSIVE PARKING STALL TO PROPOSED VZW GROUND LEASE AREA.
- 20 PROPOSED (3) 24" BRISBANE BOX TREES; SEE SHEETS L-1 & L-2.



REV.	DATE	DESCRIPTION	BY
P9	05/03/16	CLIENT COMMENTS	LB
P10	05/27/16	CX COMMENTS	JM
P11	08/29/16	BIO REPORT	LB
P12	02/08/17	UC COMMENTS	LB
P13	02/15/17	BIO FIGURE	LB
P14	03/17/17	LANDSCAPE ADDITION	LB
P15	04/28/17	100% ZD'S	LB
P16	05/22/17	100% ZD'S	LB
P17	07/03/17	100% ZD'S	LB

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SERRA
 51156 SANTO ROAD
 SAN DIEGO, CA 92124

SHEET TITLE:
ENLARGED SITE PLAN

A-1

ENLARGED SITE PLAN

SCALE: 1"=20'

 1

NOTE: THE ORIGINAL SET OF THIS DRAWING IS 36" X 48". SCALE SHOULD BE USED FOR REDUCED OR UNLARGED SHEET SIZES.

KEYNOTES

- 1 PROPOSED VZW 15'-4" X 16'-0" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER.
- 2 PROPOSED VZW ANTENNA STEALTH STRUCTURE; SEE DETAIL 1/A-1.1.
- 3 PROPOSED VZW STAND-BY DIESEL GENERATOR.
- 4 PROPOSED VZW MCE CABINET, TYP. (2), (VZW TO INSTALL CROWN CASTLE SUPPLIED FTP TO PROPOSED VZW EQUIPMENT CABINET).
- 5 PROPOSED VZW STUB-UPS, TYPICAL.
- 6 PROPOSED VZW 4'-0" SOLID METAL ACCESS GATE.
- 7 PROPOSED VZW CONCRETE PAD.
- 8 PROPOSED VZW INTEGRATED LOAD CENTER.
- 9 PROPOSED VZW STEP-DOWN TRANSFORMER.
- 10 PROPOSED VZW TRANSFORMER DISCONNECT, ABOVE.
- 11 PROPOSED VZW LEASE AREA; ±364 SQ. FT.
- 12 PROPOSED VZW GPS ANTENNA MOUNTED ON PROPOSED MCE CABINET.
- 13 PROPOSED VZW 17"x30" HAND HOLE.
- 14 PROPOSED VZW TELCO CABINET.
- 15 PROPOSED LIGHT WITH TIMER SWITCH.
- 16 PROPOSED LANDSCAPE; SEE SHEETS L-1 & L-2.

FREQUENCY (MHZ)	698 - 2360
GAIN	18.3 dBd
HORIZONTAL BW(°)	58-69
VERTICAL BW(°)	4.5-12.1
POLARIZATION	SLANT ±45°
VSWR	≤1.5 14.0
SIZE:LXWXD(INCH/MM)	72.9X11.9X7.1/1851X301X181
CONNECTOR TYPE	6X7-16 DIN FEMALE
CONNECTOR LOCATION	BOTTOM

FREQUENCY (MHZ)	698 - 2360
GAIN	21.0 dBi
HORIZONTAL BW(°)	39-47
VERTICAL BW(°)	4.5-12.4
POLARIZATION	SLANT ±45°
VSWR	1.5 14.0
SIZE:LXWXD(INCH/MM)	72.0X18.0X7.0/1829X457X178
CONNECTOR TYPE	7-16 DIN FEMALE
CONNECTOR LOCATION	BOTTOM

REV.	DATE	DESCRIPTION	BY
P9	05/03/16	CLIENT COMMENTS	LB
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P12	02/08/17	UC COMMENTS	LB
P13	02/15/17	BIO FIGURE	LB
P14	03/17/17	LANDSCAPE ADDITION	LB
P15	04/26/17	100% ZDS	LB
P16	05/22/17	100% ZDS	LB
P17	07/03/17	100% ZDS	LB

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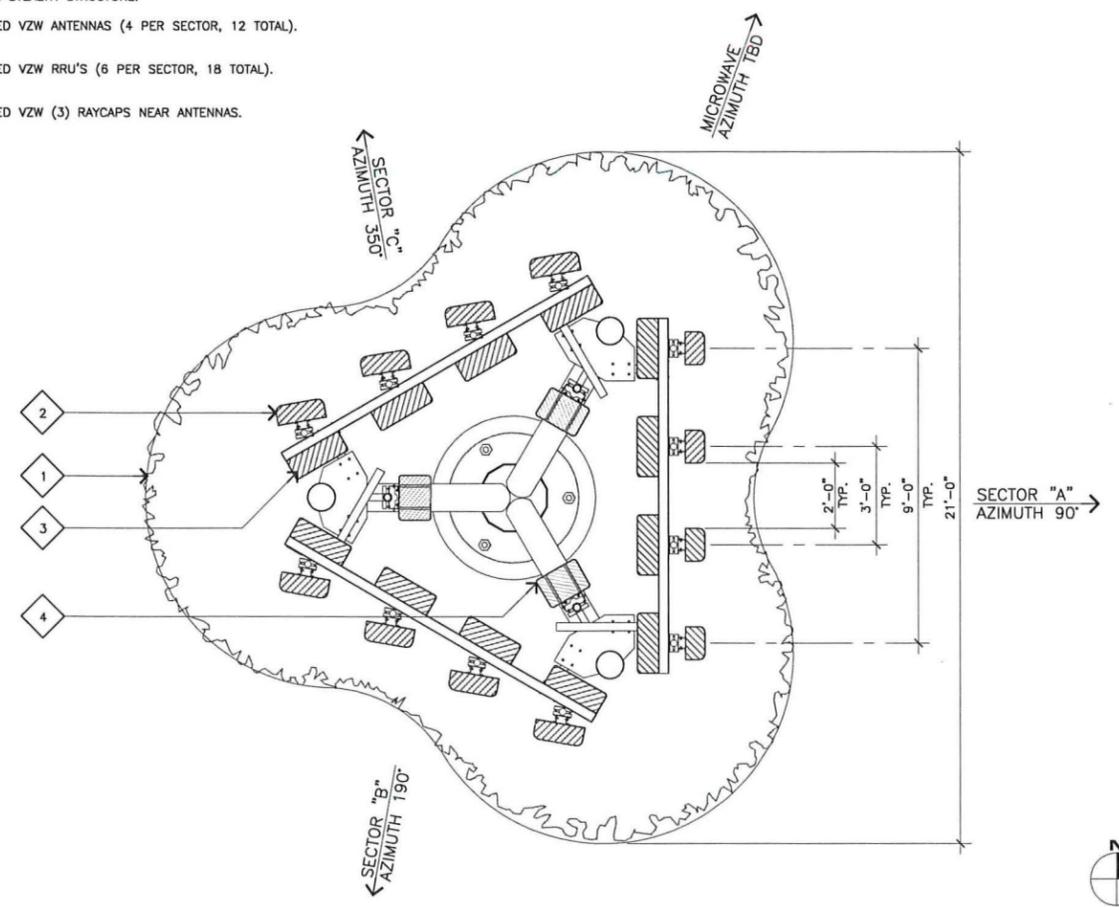
SECTOR	QUANTITY	AZIMUTH	PROPOSED ANTENNA SIZE	HYBRID CABLE	TOP OF ANTENNA	EST. LENGTH	TX/RX	MECH. DNTLT.
ALPHA	4	90° DEGREES	6'-1"	6X12 HYBRID 1.70" O.D.	±32'	40'	TBD	0° DEGREES
BETA	4	190° DEGREES	6'-0"	6X12 HYBRID 1.70" O.D.	±32'	40'	TBD	0° DEGREES
GAMMA	4	350° DEGREES	6'-0"	6X12 HYBRID 1.70" O.D.	±32'	40'	TBD	0° DEGREES

ANTENNA SCHEDULE SPECIFICATIONS

SCALE: **2**
NONE

KEYNOTES

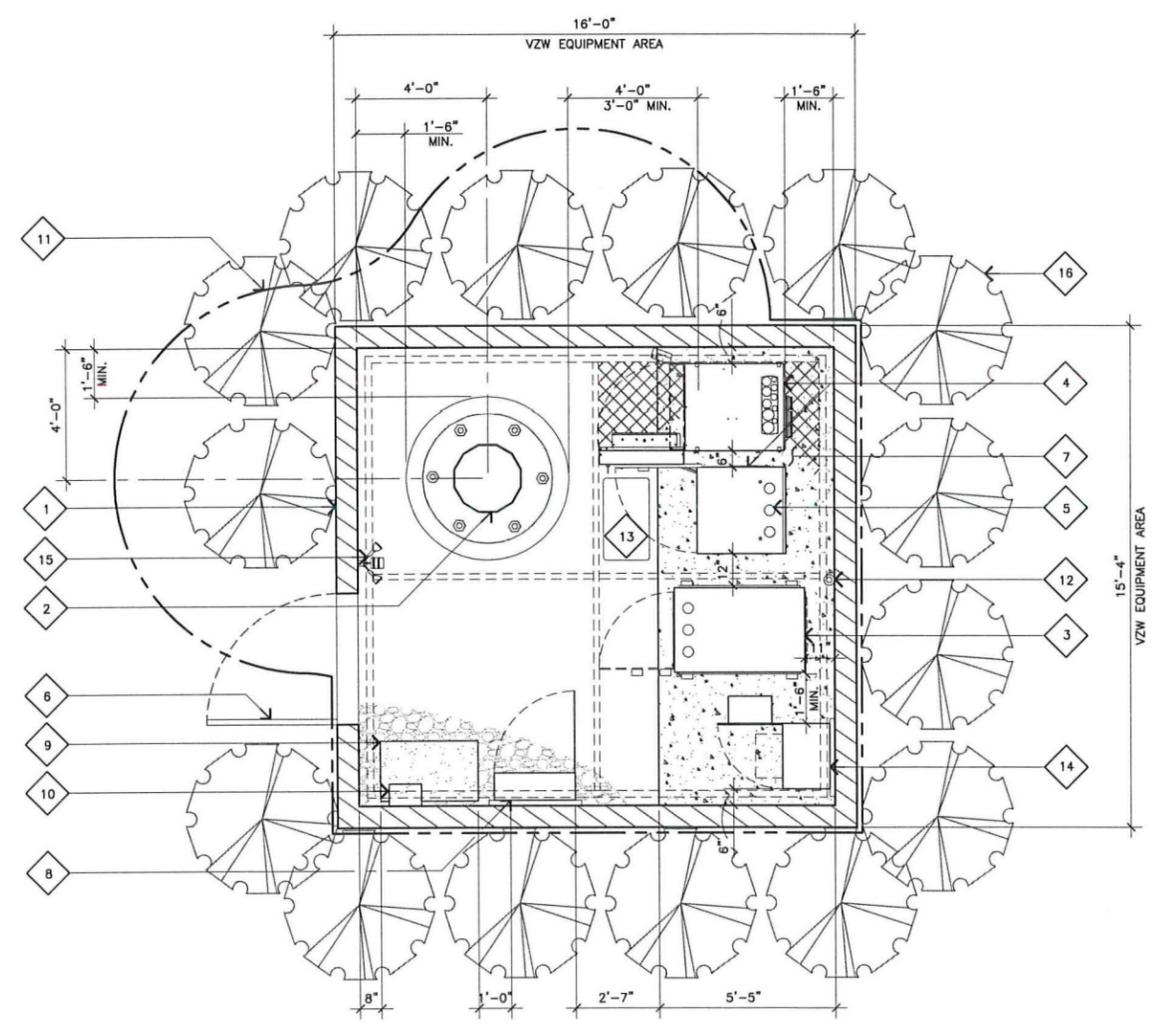
- 1 PROPOSED VZW 35'-0" HIGH AND 21'-0" WIDE, ANTENNA STEALTH STRUCTURE.
- 2 PROPOSED VZW ANTENNAS (4 PER SECTOR, 12 TOTAL).
- 3 PROPOSED VZW RRU'S (6 PER SECTOR, 18 TOTAL).
- 4 PROPOSED VZW (3) RAYCAPS NEAR ANTENNAS.



SCALE: **1**
3/8"=1'-0" 0 1' 2' 3'

ANTENNA PLAN

SCALE: **3**
3/8"=1'-0" 0 1' 2' 3'



NOTE:
1. ANTENNAS NOT SHOWN FOR CLARITY.

ENLARGED EQUIPMENT PLAN

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SHEET TITLE:
PLANS AND ANTENNA SCHEDULE

A-1.1

REV.	DATE	DESCRIPTION	BY
P9	05/03/16	CLIENT COMMENTS	LB
P10	05/27/16	CX COMMENTS	JM
P11	08/29/16	BIO REPORT	LB
P12	02/08/17	UC COMMENTS	LB
P13	02/15/17	BIO FIGURE	LB
P14	03/17/17	LANDSCAPE ADDITION	LB
P15	04/26/17	100% ZD'S	LB
P16	05/22/17	100% ZD'S	LB
P17	07/03/17	100% ZD'S	LB

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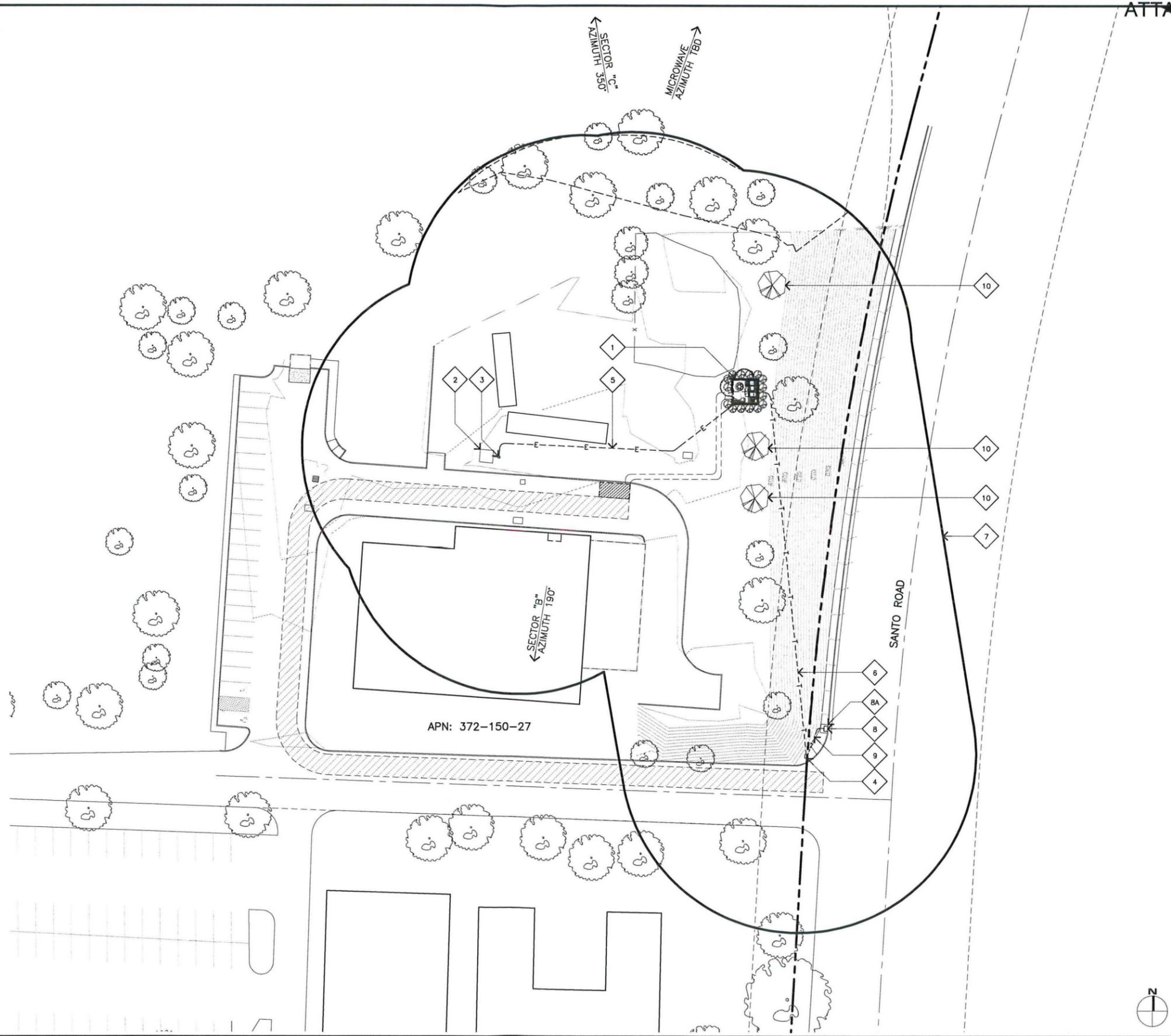
SERRA
 5156 SANTO ROAD
 SAN DIEGO, CA 92124

SHEET TITLE:
BIOLOGICAL STUDY AREA

A-1.2

KEYNOTES

- 1 PROPOSED VZW MCE EQUIPMENT CABINETS AND ANTENNA STEALTH STRUCTURE WITHIN PROPOSED 15'-4" X 16'-0" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE; SEE SHEET A-1.1.
- 2 EXISTING TRANSFORMER #D21012 1266-660 AND PROPOSED VZW POWER SOURCE.
- 3 PROPOSED VZW 100A 277/480V ELECTRICAL METER PEDESTAL.
- 4 PROPOSED VZW 17" X 30" PULL BOX AT PROPERTY LINE AND PROPOSED VZW TELCO SOURCE.
- 5 PROPOSED VZW POWER TRENCH; APPROXIMATELY 180 LINEAR FEET.
- 6 PROPOSED CROWN CASTLE FIBER RUN IN PROPOSED VZW TELCO CONDUIT TRENCH; APPROXIMATELY 430 LINEAR FEET, (VZW TO PROVIDE PULL ROPE THRU EXISTING CONDUIT TO PROPOSED FTP EQUIPMENT).
- 7 EXISTING AREA 100'-0" AWAY FROM ANY PROPOSED DISTURBED AREA; SEE SHEET A-4 FOR BIOLOGICAL RESOURCES MAP.
- 8 PROPOSED CROWN CASTLE 2'-0" X 3'-0" VAULT.
- 8A EXISTING 4'X5' SIDEWALK PANEL TO BE REMOVED AND REPLACED.
- 9 PROPOSED CROWN CASTLE 2" FIBER CONDUIT; APPROXIMATELY 30 LINEAR FEET.
- 10 PROPOSED (3) 24" BRISBANE BOX TREES; SEE SHEETS L-1 & L-2.



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 30" X 30". SCALE BAR IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

BIOLOGICAL STUDY AREA

SCALE:
 1"=30'
 0 15' 30'



1

JRA JOB NUMBER: 150620

REV.	DATE	DESCRIPTION	BY
P9	05/03/16	CLIENT COMMENTS	LB
P10	05/27/16	CX COMMENTS	JM
P11	08/29/16	BIO REPORT	LB
P12	02/08/17	UC COMMENTS	LB
P13	02/15/17	BIO FIGURE	LB
P14	03/17/17	LANDSCAPE ADDITION	LB
P15	04/26/17	100% ZD'S	LB
P16	05/22/17	100% ZD'S	LB
P17	07/03/17	100% ZD'S	LB

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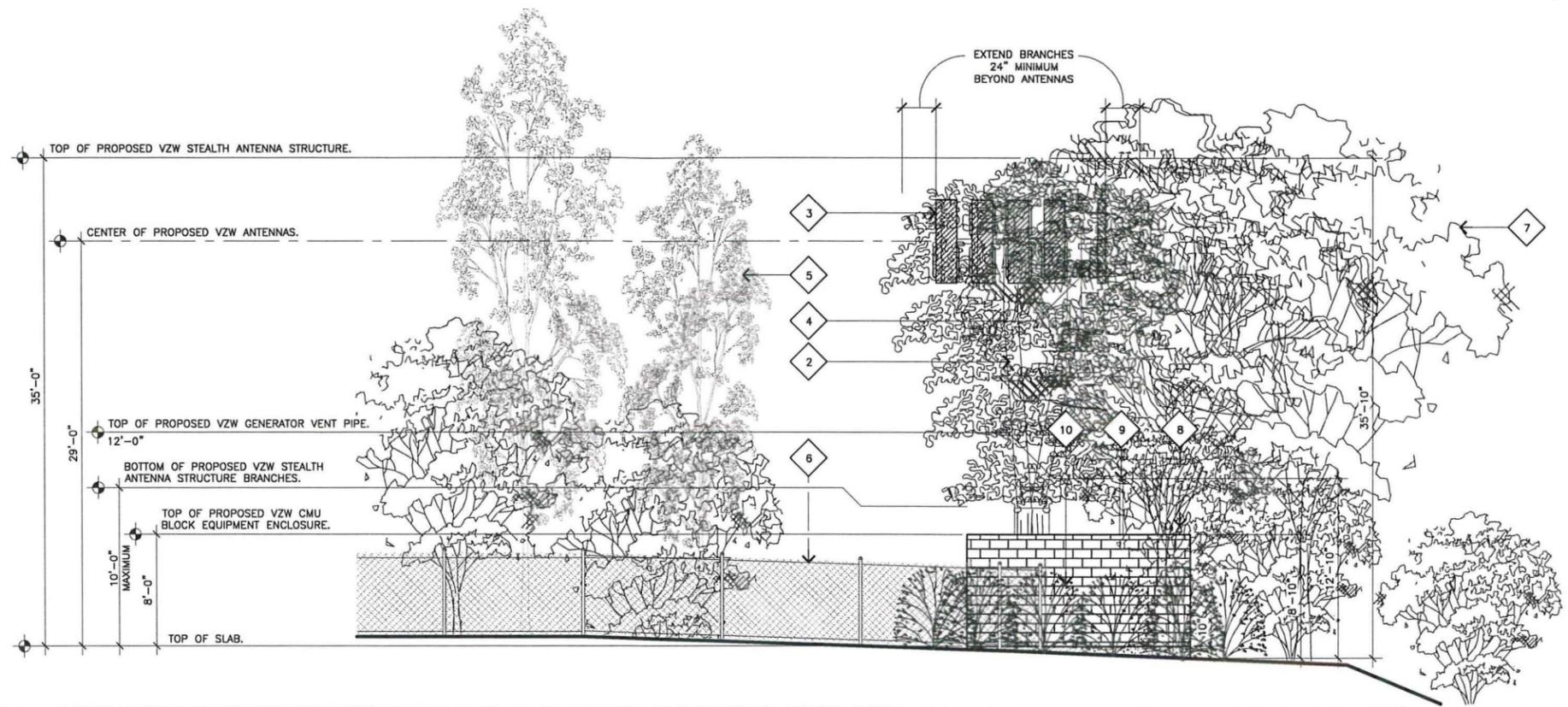
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 SAN DIEGO, CA 92124

SHEET TITLE:
 ELEVATIONS

A-2

KEYNOTES

- 1 PROPOSED VZW 15'-4" X 16'-0" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER, TEXTURED TO MATCH EXISTING BUILDING. (CMU SMOOTH EXTERIOR WITH ANTI-GRAFFITI PAINT)
- 2 PROPOSED VZW 35'-0" STEALTH ANTENNA STRUCTURE.
- 3 PROPOSED VZW ANTENNAS, (4 PER SECTOR 12 TOTAL).
- 4 PROPOSED VZW RRU'S (6 PER SECTOR, 18 TOTAL).
- 5 EXISTING TREE TO REMAIN, TYPICAL.
- 6 EXISTING TEMPORARY CHAIN LINK FENCE.
- 7 PROPOSED (3) 24" BRISBANE BOX TREES; SEE SHEETS L-1 & L-2.
- 8 PROPOSED VZW GPS ANTENNA.
- 9 PROPOSED VZW GENERATOR VENT PIPE.
- 10 PROPOSED LANDSCAPE.

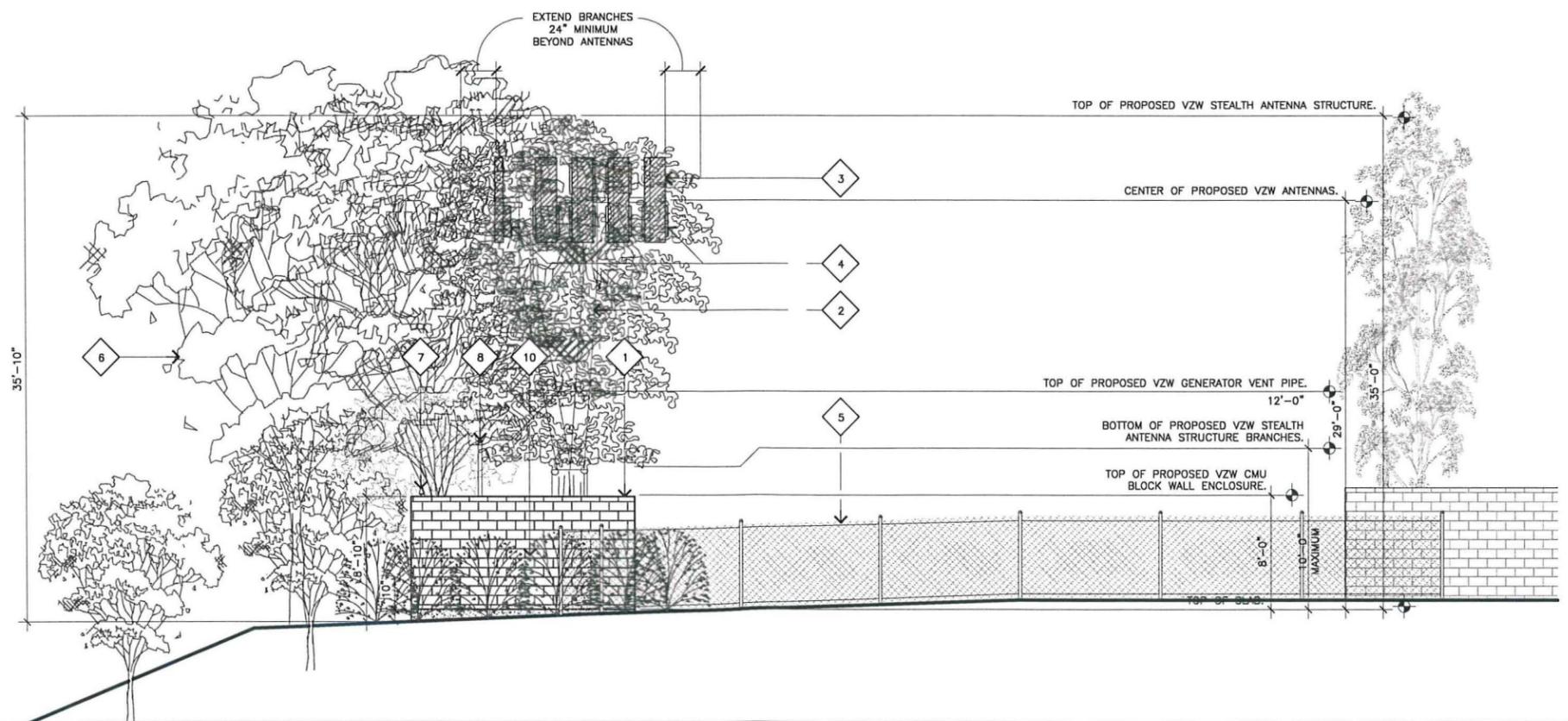


SCALE: 3/16"=1'-0" 0 3' 6" **2**

SOUTH ELEVATION

KEYNOTES

- 1 PROPOSED VZW 15'-4" X 16'-0" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER, TEXTURED TO MATCH EXISTING BUILDING. (CMU SMOOTH EXTERIOR WITH ANTI-GRAFFITI PAINT)
- 2 PROPOSED VZW 35'-0" STEALTH ANTENNA STRUCTURE.
- 3 PROPOSED VZW ANTENNAS, (4 PER SECTOR 12 TOTAL).
- 4 PROPOSED VZW RRU'S (6 PER SECTOR, 18 TOTAL).
- 5 EXISTING TEMPORARY CHAIN LINK FENCE.
- 6 PROPOSED (3) 24" BRISBANE BOX TREES; SEE SHEETS L-1 & L-2.
- 7 PROPOSED VZW GPS ANTENNA.
- 8 PROPOSED VZW GENERATOR VENT PIPE.
- 9 PROPOSED LANDSCAPE.



SCALE: 3/16"=1'-0" 0 3' 6" **1**

NORTH ELEVATION

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 48". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

REV.	DATE	DESCRIPTION	BY
P9	05/03/16	CLIENT COMMENTS	LB
P10	05/27/16	CX COMMENTS	JM
P11	08/29/16	BIO REPORT	LB
P12	02/08/17	UC COMMENTS	LB
P13	02/15/17	BIO FIGURE	LB
P14	03/17/17	LANDSCAPE ADDITION	LB
P15	04/26/17	100% ZD'S	LB
P16	05/22/17	100% ZD'S	LB
P17	07/03/17	100% ZD'S	LB

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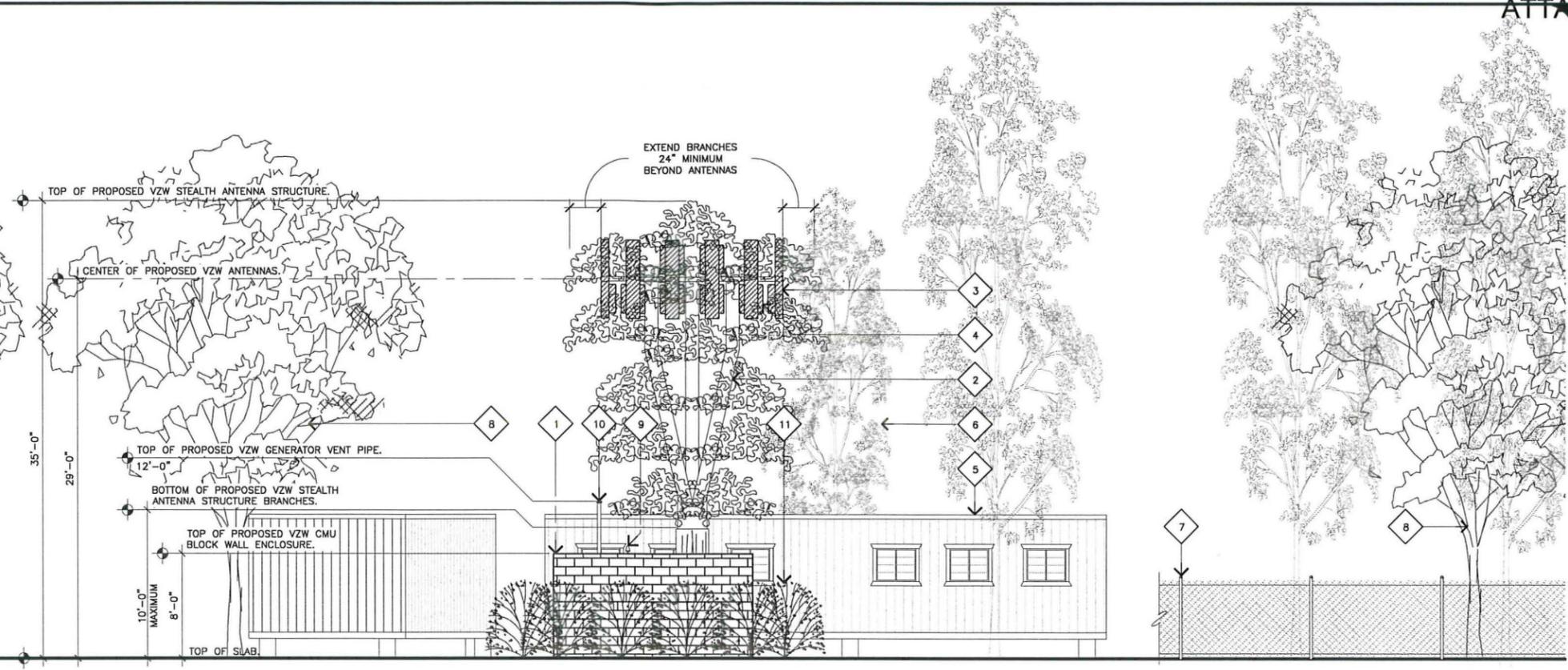
SHEET TITLE:
ELEVATIONS

A-2.1

JRA JOB NUMBER: 150620

KEYNOTES

- 1 PROPOSED VZW 15'-4" X 16'-0" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER, TEXTURED TO MATCH EXISTING BUILDING. (CMU SMOOTH EXTERIOR WITH ANTI-GRAFFITI PAINT)
- 2 PROPOSED VZW 35'-0" STEALTH ANTENNA STRUCTURE.
- 3 PROPOSED VZW ANTENNAS, (4 PER SECTOR 12 TOTAL).
- 4 PROPOSED VZW RRU'S (6 PER SECTOR, 18 TOTAL).
- 5 EXISTING TRAILER.
- 6 EXISTING TREE (BEYOND), TYPICAL.
- 7 EXISTING TEMPORARY CHAIN LINK FENCE.
- 8 PROPOSED (3) 24" BRISBANE BOX TREES; SEE SHEETS L-1 & L-2.
- 9 PROPOSED VZW GPS ANTENNA.
- 10 PROPOSED VZW GENERATOR VENT PIPE.
- 11 PROPOSED LANDSCAPE.

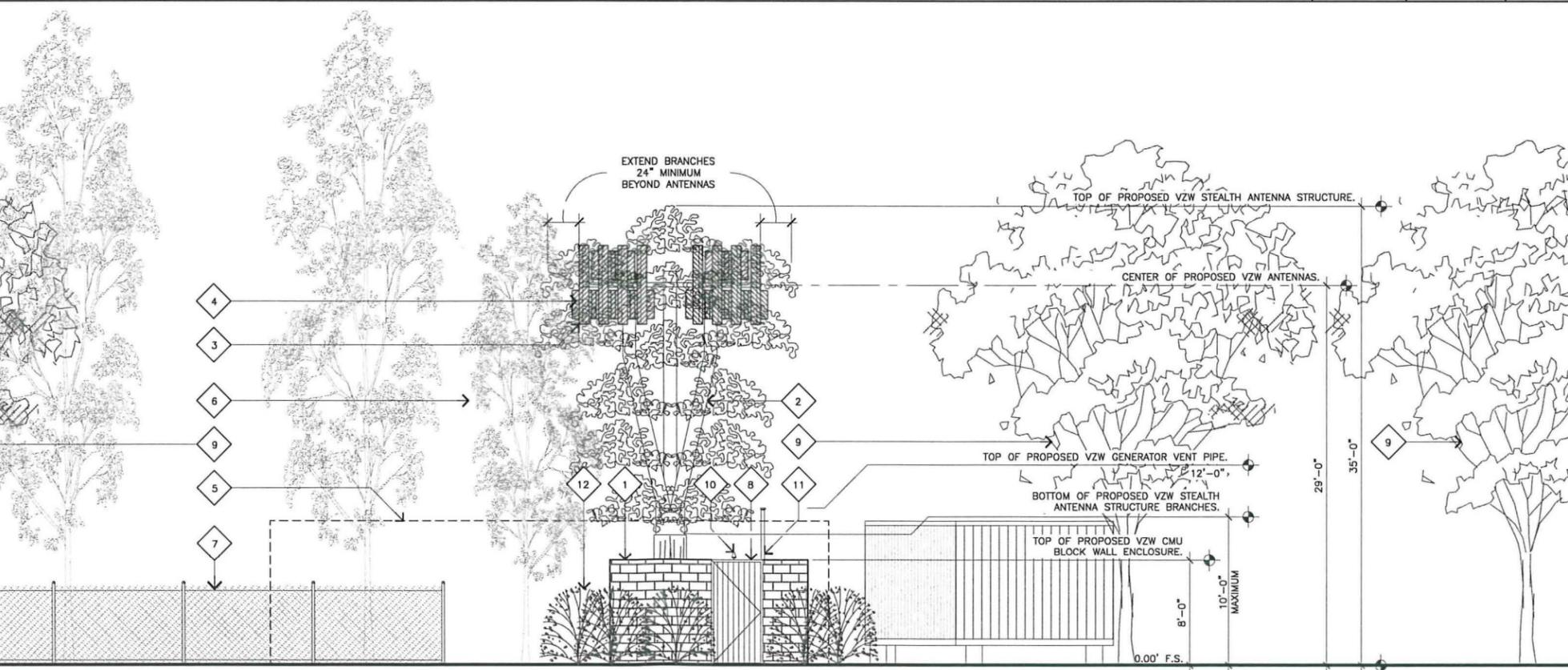


EAST ELEVATION

SCALE: 3/16"=1'-0"
 0 3' 6" **2**

KEYNOTES

- 1 PROPOSED VZW 15'-4" X 16'-0" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER, TEXTURED TO MATCH EXISTING BUILDING. (CMU SMOOTH EXTERIOR WITH ANTI-GRAFFITI PAINT)
- 2 PROPOSED VZW 35'-0" STEALTH ANTENNA STRUCTURE.
- 3 PROPOSED VZW ANTENNAS, (4 PER SECTOR 12 TOTAL).
- 4 PROPOSED VZW RRU'S (6 PER SECTOR, 18 TOTAL).
- 5 EXISTING TRAILER.
- 6 EXISTING TREE (BEYOND), TYPICAL.
- 7 EXISTING TEMPORARY CHAIN LINK FENCE.
- 8 PROPOSED 4'-0" WIDE ACCESS GATE.
- 9 PROPOSED (3) 24" BRISBANE BOX TREES; SEE SHEETS L-1 & L-2.
- 10 PROPOSED VZW GPS ANTENNA.
- 11 PROPOSED VZW GENERATOR VENT PIPE.
- 12 PROPOSED LANDSCAPE.



WEST ELEVATION

SCALE: 3/16"=1'-0"
 0 3' 6" **1**

NOTE: THE ORIGINAL SIZE OF THIS PRINT IS 24" X 36". SCALE INTENT IS NOT VALID UNLESS INDICATED BY ENLARGED SHEET DIMS.

REV.	DATE	DESCRIPTION	BY
P9	05/03/16	CLIENT COMMENTS	LB
P10	05/27/16	CX COMMENTS	JM
P11	08/29/16	BIO REPORT	LB
P12	02/08/17	UC COMMENTS	LB
P13	02/15/17	BIO FIGURE	LB
P14	03/17/17	LANDSCAPE ADDITION	LB
P15	04/26/17	100% Z'DS	LB
P16	05/22/17	100% Z'DS	LB
P17	07/03/17	100% Z'DS	LB

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SHEET TITLE:
EQUIPMENT DETAILS

A-3

ANTENNA MATERIAL: GRP
 ANTENNA COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: (72.9"x11.9"x7.1")
 WEIGHT: 40.6 lbs
 WIND LOAD: 617.7 N @ 150 km/h
 138.9 lbf @ 150 km/h

FRONT

SIDE

BOTTOM

ANTENNA MATERIAL: GRP
 ANTENNA COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 72.0"x18"x7"
 WEIGHT: 64.4 lbs
 WIND LOAD @ 150 KMH: 233.4 lbf

SIDE

FRONT

BOTTOM

ELECTRICAL
 NOMINAL OPERATING VOLTAGE: 48 VDC
 NOMINAL DISCHARGE CURRENT: 20 kA 8/20 μ s
 MAXIMUM SURGE CURRENT: 60 kA 8/20 μ s
 MAXIMUM IMPULSE (LIGHTING) CURRENT PER IEC 61643-1: 5 kA 10/350 μ s
 MAXIMUM CONTINUOUS OPERATING VOLTAGE [Uc]: 75VDC
 VOLTAGE PROTECTION RATING (VRP) PER UL 1449 3RD EDITION: 400V
 PROTECTION CLASS AS PER IEC 61643-1: CLASS I
 SPD ALARM: UPON SACRIFICE
 INTRUSION SENSOR: MICROSWITCH
 MOISTURE SENSOR: INFRARED MOISTURE DETECTOR
 STRIKESOR MODULE TYPE: 30-V1-HV STRIKESORB MODULES INSTALLED TO PROTECT 6 REMOTE RADIO HEADS

MECHANICAL
 OPERATING TEMPERATURE: -40° C TO +80° C
 UV RESISTANT: YES
 WEIGHT: SYSTEM: 21.4 lbs (9.70 kg)
 MOUNT: 5.5 lbs (2.49kg)
 TOTAL: 26.9 lbs (12.20 kg)

ANTENNA SPECIFICATIONS SCALE: NONE **6**

ANTENNA SPECIFICATIONS SCALE: NONE **4**

RAYCAP SPECIFICATIONS SCALE: NONE **2**

RRU
 DIMENSIONS, HxWxD: 32"x22"x11"
 WEIGHT: 100.0 LBS.

NOT USED

RRU SPECIFICATIONS SCALE: N.T.S. **5**

NOT USED SCALE: NONE **3**

ANTENNA/RRU WITH "SOCK" MOUNTING SCALE: N.T.S. **1**

NOTE: THE ORIGINAL SET OF THIS DRAWING IS IN THE OFFICE OF THE ARCHITECT. SCALE: UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION	BY
P9	05/03/16	CLIENT COMMENTS	LB
P10	05/27/16	CX COMMENTS	JM
P11	08/29/16	BIO REPORT	LB
P12	02/08/17	UC COMMENTS	LB
P13	02/15/17	BIO FIGURE	LB
P14	03/17/17	LANDSCAPE ADDITION	LB
P15	04/26/17	100% ZD'S	LB
P16	05/22/17	100% ZD'S	LB
P17	07/03/17	100% ZD'S	LB

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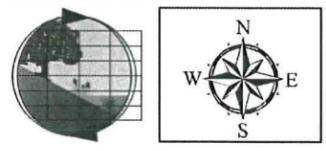
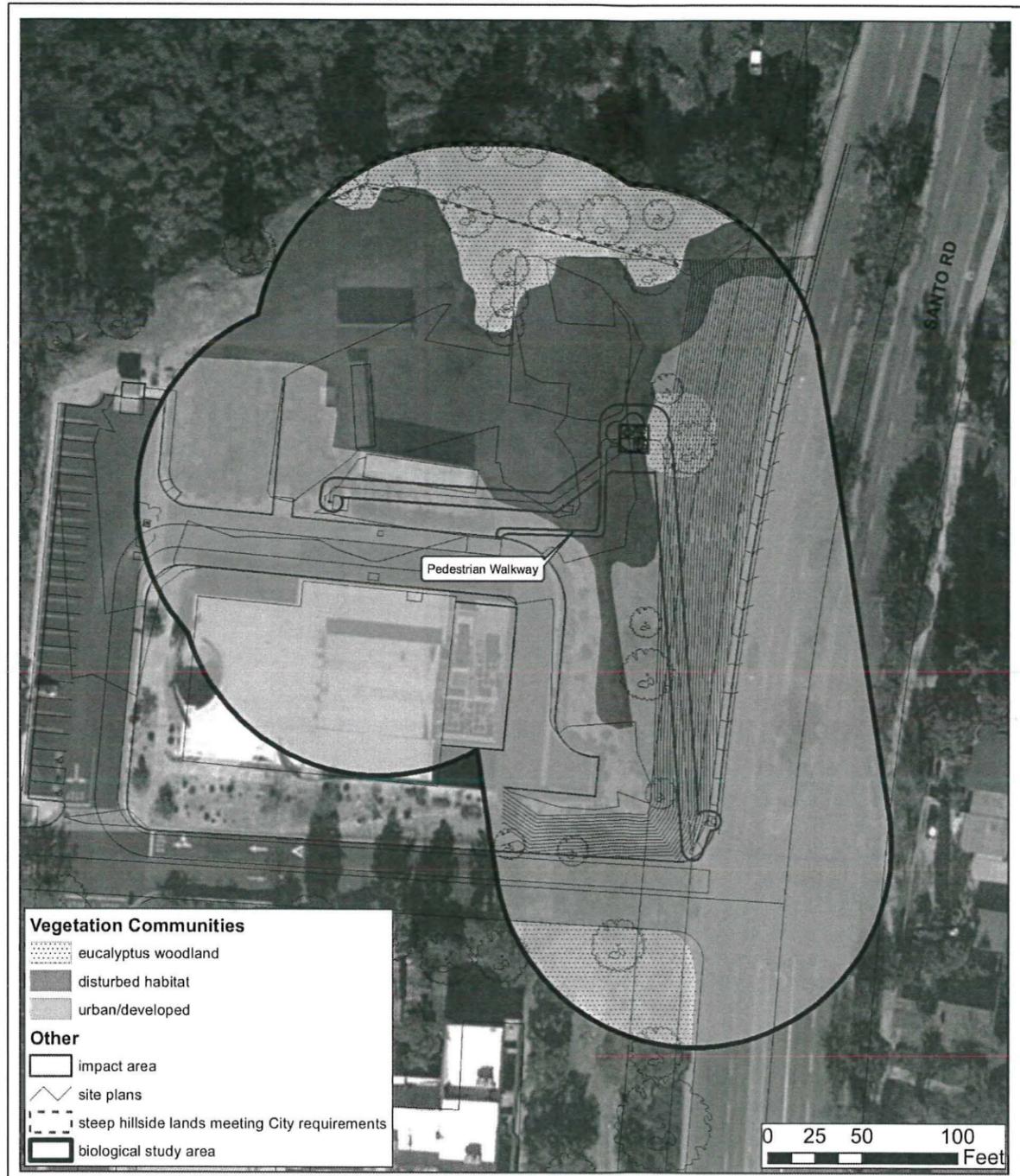


SERRA
 5156 SANTO ROAD
 SAN DIEGO, CA 92124

SHEET TITLE:
BIOLOGICAL RESOURCES MAP

A-4

M&A #15-086-01



Biological Resources Map
 Verizon Wireless, Serra (MCE) Project
 Aerial Source: Microsoft 2014

Figure 3

Merkel & Associates, Inc.

NOTE: THE ORIGINAL SET OF THIS DRAWING SHALL BE MAINTAINED AT THE HEADQUARTERS OF THE CLIENT. SCALE: UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.

KEYNOTES

- 1 PROPOSED VZW MCE EQUIPMENT CABINETS AND ANTENNA STEALTH STRUCTURE WITHIN PROPOSED 20'x23'-4"x8'-0" HIGH CMU BLOCK WALL ENCLOSURE; SEE SHEET A-1.1.
- 2 EXISTING TRAILER.
- 3 EXISTING TREE TO REMAIN, TYPICAL.
- 4 EXISTING DIRT/ GRAVEL AREA, TYPICAL.
- 5 TOP OF SLOPE, TYPICAL.

EXISTING LANDSCAPE

ID#	BOTANICAL COMMON NAME	CALIFER	SIZE	LOCATION	CONDITION REMARKS
T-1	EUCALYPTUS GLADOCALYX SUGAR GUM- EUCALYPTUS	8-10" CALIFER	25'-30' x 5'-20'		GROVE OF MANY MULTIPLE TRUNKS (1-24 TREES) MOSTLY JUVENILE TREES 6'-12' HIGH WITH A HALF DOZEN LARGER TREES, REACHING 25'-30' HIGH. TREES APPEAR IN GOOD HEALTH TREES TO REMAIN, PROTECT IN PLACE
T-2	EUCALYPTUS GLADOCALYX SUGAR GUM- EUCALYPTUS	10'-12" CALIFER	20' x 20'		HEAVILY PRUNED TREES ON THE VERY TOP OF THE SLOPE, REACHING 20' HIGH AND WIDE. TREES APPEAR IN GOOD HEALTH TREES TO REMAIN, PROTECT IN PLACE
T-3	EUCALYPTUS GLADOCALYX SUGAR GUM- EUCALYPTUS	VARIABLES	VARIABLES		SLOPE TREES- EUCALYPTUS WOODLAND, VARIOUS HEIGHTS, OFF-SITE
T-4	EUCALYPTUS GLADOCALYX SUGAR GUM- EUCALYPTUS	2'-6" CALIFER	12' x 10'		SMALL EUCALYPTUS TREE APPEARS IN GOOD HEALTH TREE TO REMAIN, PROTECT IN PLACE

SITE IS BEHIND AN EXISTING SCHOOL, PAST THE BUILDINGS WALKS AND PARKING AREAS. CURRENTLY AN UN-PAVED AND UN-LANDSCAPED GRADED PAD, IT APPEARS TO BE USED AS OVERFLOW PARKING/ STORAGE AND STAGING AREA FOR SCHOOL MAINTENANCE PURPOSES. THERE IS ONLY ONE SMALL GROUP OF TREES NEAR THE SITE OF THE PROPOSED ANTENNA AND EQUIPMENT ENCLOSURE. THE UN-LANDSCAPED AREA EXTENDS TO MANUFACTURED DOWN-SLOPES ON THE NORTH AND EAST SIDES, WITH PARKING ON THE SOUTH AND WEST. THE SLOPES ARE COVERED WITH A EUCALYPTUS WOODLAND, CONSISTING OF VARIOUS NATIVE AND ORNAMENTAL SHRUBS AND GRASSGROWSERS BENEATH THE EUCALYPTUS.

CITY REQUIRED NOTES

MAINTENANCE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:
PERMITTEE OR OWNER/PERMITTEE

LANDSCAPE IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:
PERMITTEE OR OWNER/PERMITTEE

THE 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.

NOTE:
IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE DAMAGED DURING CONSTRUCTION THEY SHALL BE REPLACED AND REPAIRED IN-KIND.

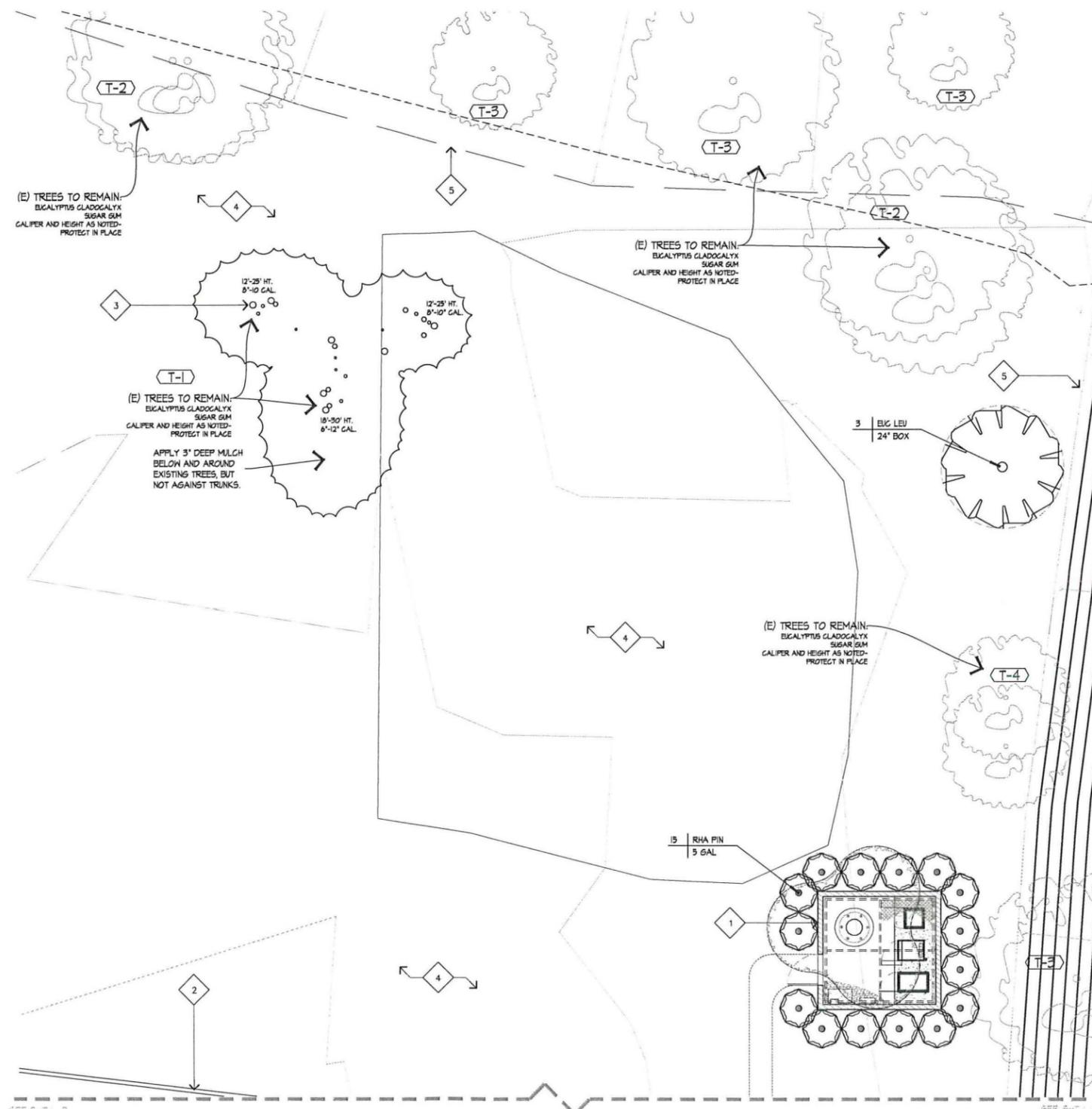
EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

- A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
- STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
- A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
- ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

*MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMG 402.041.

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION OPERATIONS.

CONTRACTOR SHALL CAP, DIVERT AND/OR ADJUST ANY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE THE NEW CONSTRUCTION. ENOUGH WATER MUST BE APPLIED TO THE EXISTING PLANTINGS DURING AND AFTER CONSTRUCTION OPERATIONS TO INSURE PLANT SURVIVAL.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P5	02/02/16	UTILITY COMMENTS	IB
P6	02/06/16	ENCLOSURE REDESIGN	JM
P7	03/18/16	SA COMMENTS	LS
P8	04/12/16	LL COMMENTS	LS
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 SAN DIEGO, CA 92124

SHEET TITLE:
 LANDSCAPE PLAN

L-1

LANDSCAPE PLAN

SCALE:
 1/8"=1'-0"
 0 4' 8'



1

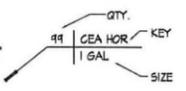
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PLANTING LEGEND

SYMBOL	SYMBOLICAL COMMON NAME	REMARKS	SIZE	QTY	DETAIL	MATURE TREE (CAL)	MAINTENANCE (CAL)	NOTES
	EUCALYPTUS LEUCOKYLLON WHITE IRON BARK		24' box	3	60'x30'	SAME	3-L	
	RHAMNUS ALBIFLORA "PINK LADY" INDIA HAWTHORN		5 gal	15	6'x6'	SAME	3-L	

MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP, BETWEEN GROUND COVERS 1-1/2" DEEP. USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE-APPROVED EQUAL.



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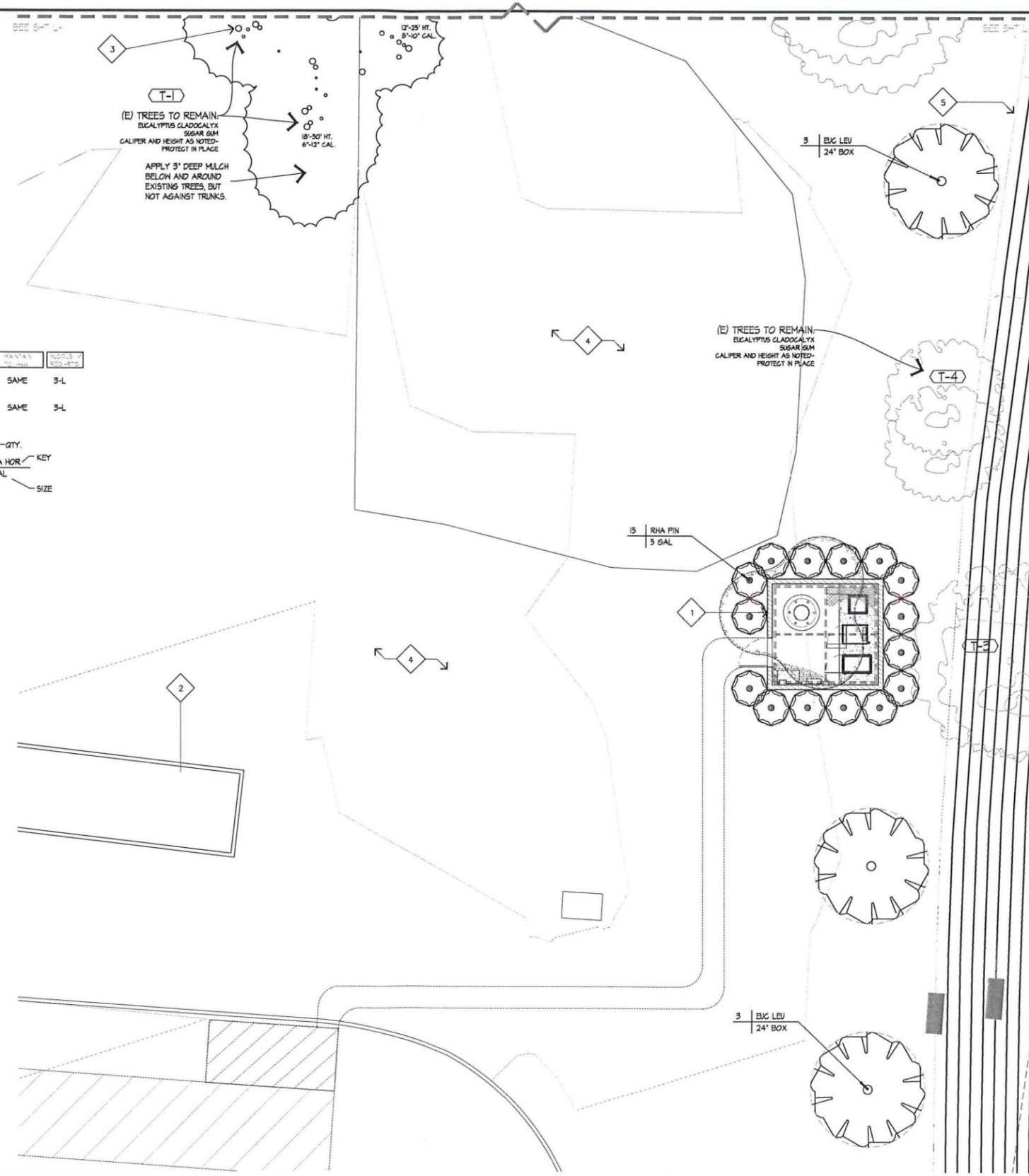
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SHEET TITLE:
LANDSCAPE PLAN

L-2

LANDSCAPE PLAN

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

