



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: June 25, 2014 REPORT NO. HO 14-037

ATTENTION: Hearing Officer

SUBJECT: Verizon – Wagenheim Middle School
PTS PROJECT NUMBER: 354382

LOCATION: 9230 Gold Coast Drive

APPLICANT: Verizon Wireless (Permittee)/
San Diego Unified School District (Owner)

SUMMARY

Issue: Should the Hearing Officer approve a Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) in the Mira Mesa community plan area?

Staff Recommendation: APPROVE NDP No. 1311008 and CUP No. 1311009.

Community Planning Group Recommendation: The Mira Mesa Community Planning Group voted 13-0-0 to recommend approval of this project at their March 17, 2014 meeting. (Attachment 8)

Environmental Review: This 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 2, 2014, and the opportunity to appeal that determination ended May 16, 2014. (Attachment 7)

BACKGROUND & DISCUSSION

This project proposes a Wireless Communication Facility (WCF), consisting of panel antennas co-located on a previously approved AT&T 65-foot tall monoecalyptus, and an equipment enclosure with an emergency generator. AT&T's WCF was approved on July 11, 2013 by the Planning Commission with CUP No. 1145092 and Planned Development Permit (PDP) No. 1145093. The project is located on the Wagenheim Middle School campus, with an address of 9230 Gold Coast Drive. More specifically, the WCF is located south of the entrance to the

school grounds off Black Mountain Road. The property is zoned AR-1-2 and is located in the Mira Mesa Community Plan Area. (Attachments 1, 2, 3, and 4)

WCFs are permitted in agricultural zones where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet.

Twelve (12) Verizon panel antennas and one (1) microwave dish antenna will be located below the AT&T antennas. A 293 square-foot equipment enclosure, also housing an emergency generator, will be located adjacent to the monoecalyptus. Additional live Brisbane box trees are proposed around the monoecalyptus in order to screen and blend the monoecalyptus with the surroundings. Eucalyptus trees were originally proposed, but the community group had concerns with eucalyptus tree safety. Brisbane box trees are proposed instead of eucalyptus trees, as they have a similar form and shape as eucalyptus trees. If any trees identified as existing on the plans are missing, they will be replaced with additional Brisbane box trees.

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing WCFs in existing structures, or utilizing 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. This project complies with the General Plan recommendations by locating the antennas on a faux tree – in this case a monoecalyptus tree – designed to screen the antennas and other equipment. Existing and proposed trees will further aid in screening and integrating the monotree with the surrounding neighborhood. Equipment and an emergency generator will be located in a building, designed to match the design of other equipment buildings on the property. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the NDP and CUP. Therefore, Staff recommends approval of NDP No. 1311008 and CUP No. 1311009.

ALTERNATIVES

1. Approve Neighborhood Development Permit No. 1311008 and Conditional Use Permit No. 1311009, with modifications.
2. Deny Neighborhood Development Permit No. 1311008 and Conditional Use Permit No. 1311009, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (ODS)
10. Photo Simulations
11. Photo Survey
12. Site Justification/Coverage Maps
13. Hearing Officer Hearing Public Notice
14. Project Plans

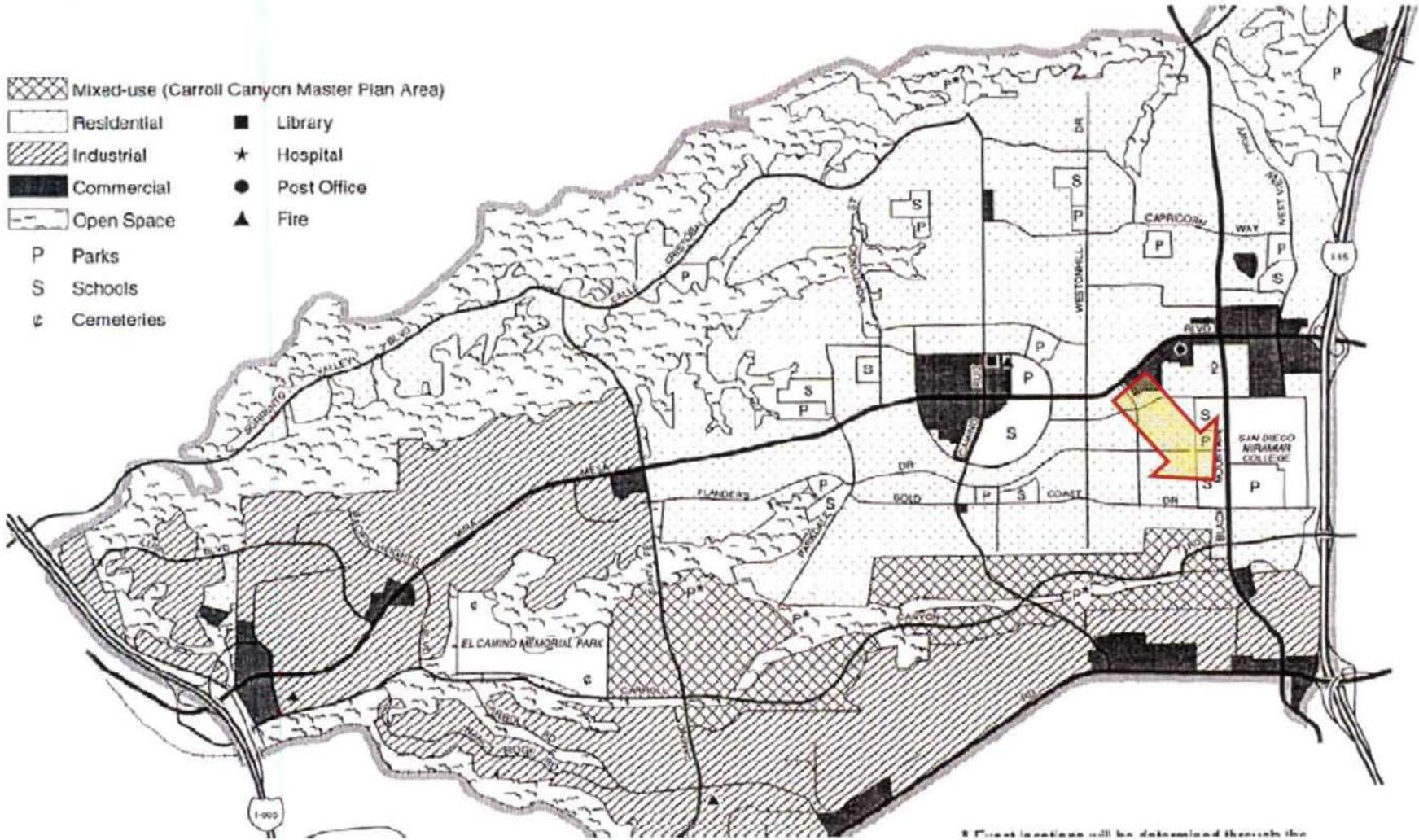


Aerial Photo

Verizon - Wangenheim Middle School – Project Number 354382

9230 Gold Coast Drive

-  Mixed-use (Carroll Canyon Master Plan Area)
-  Residential
-  Industrial
-  Commercial
-  Open Space
- P Parks
- S Schools
- C Cemeteries
-  Library
-  Hospital
-  Post Office
-  Fire



* Final locations will be determined through the

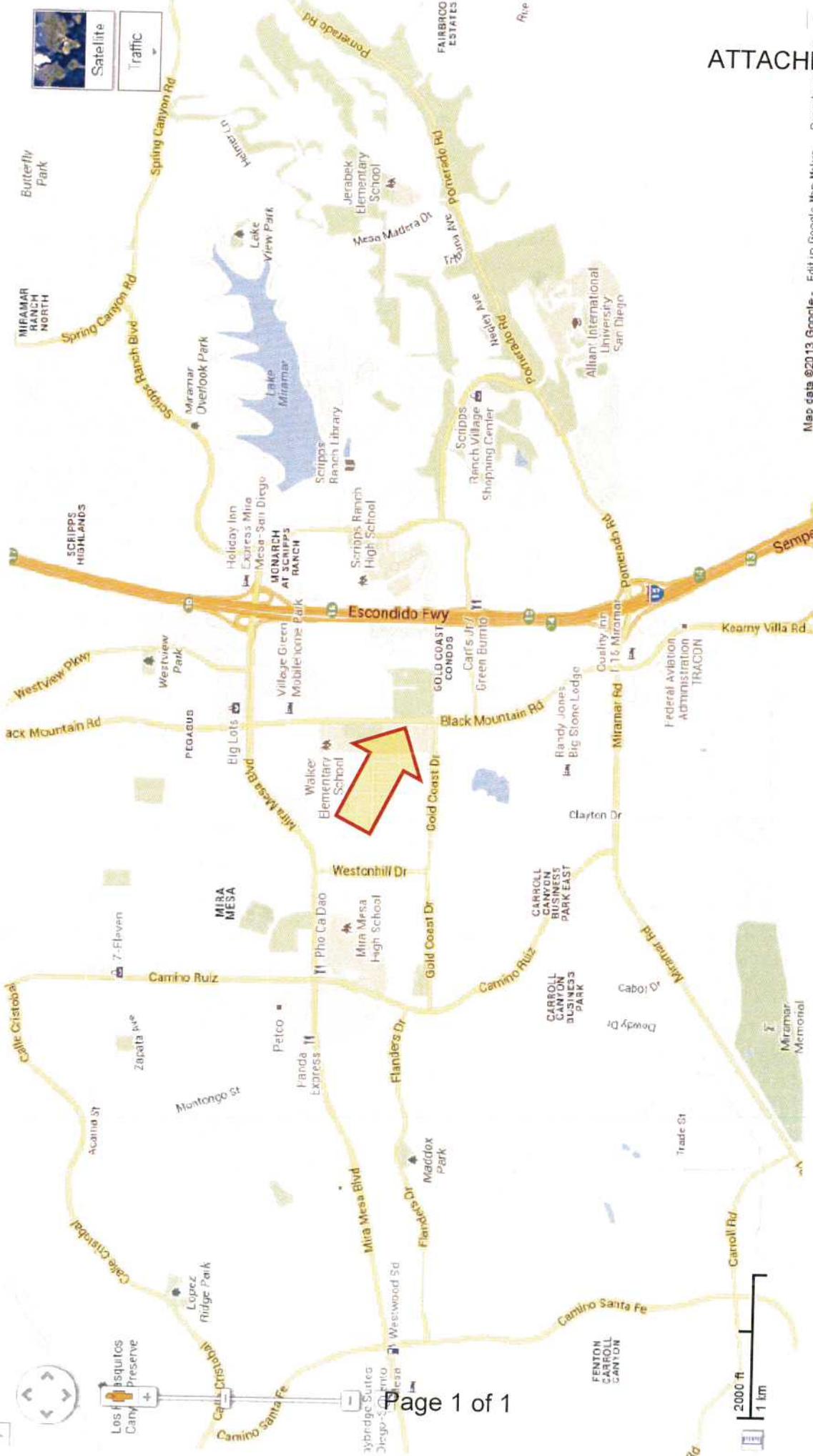


Community Plan Land Use Designation

Verizon – Wangenheim Middle School – Project Number 354382

9230 Gold Coast Drive

Designated as
School



Map data ©2013 Google - Edit in Google Map Maker Report a problem

Project Location Map

Verizon – Wangenheim Middle School – Project Number 354382
9230 Gold Coast Drive



PROJECT DATA SHEET		
PROJECT NAME:	Verizon –Wangenheim Middle School	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of 12 panel antennas and 1 microwave dish antennas, mounted on a previously approved AT&T 65-foot tall monoecalyptus. An equipment enclosure, also housing an emergency generator, are proposed adjacent to the monoecalyptus.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Neighborhood Development Permit (Process 3)	
COMMUNITY PLAN LAND USE DESIGNATION:	School	
<u>ZONING INFORMATION:</u>		
ZONE: AR-1-2 HEIGHT LIMIT: 30' FRONT SETBACK: 25' SIDE SETBACK: 20' REAR SETBACK: 25'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	School, AR-1-2	School/Park
SOUTH:	School, AR-1-2	School
EAST:	Park, AR-1-2	Park
WEST:	School, AR-1-2	School
DEVIATIONS OR VARIANCES REQUESTED:	No deviations requested.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Mira Mesa Community Planning Group voted to recommend approval of this project at their March 17, 2014 meeting.	

**HEARING OFFICER
RESOLUTION NO. CM-XXXX
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1311008
CONDITIONAL USE PERMIT NO. 1311009
VERIZON – WANGENHEIM MIDDLE SCHOOL
PROJECT NO. 354382**

WHEREAS, THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of 12 panel antennas and 1 microwave dish antenna, mounted on an existing, previously approved 65-foot tall AT&T monoecalyptus tree, and an equipment building and an emergency generator (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1311008 and 1311009);

WHEREAS, the project site is located at 9230 Gold Coast Drive in the AR-1-2 zone of the Mira Mesa community plan area;

WHEREAS, the project site is legally described as: all that portion of the Southeast Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, according to Record of Survey Map No. 954, filed in the Office of the County Recorder of San Diego County, September 13, 1941;

WHEREAS, on May 2, 2014, 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) of the State CEQA Guidelines and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 25, 2014, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit No. 1311008 and Conditional Use Permit No. 1311009 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated June 25, 2014.

FINDINGS:

Neighborhood Development Permit - Section 126.0405

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City of San Diego General Plan states that the visual impact of wireless facilities should be minimized. Wireless facilities should be concealed in existing structures when possible, or utilize 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. Mechanical and other equipment and devices should be concealed in underground vaults or other unobtrusive structures. This project proposes to locate 12 panel antennas and 1 microwave dish antenna on a 65-foot tall monoecalyptus tree, co-located with AT&T, with a 293 square-foot equipment enclosure (including an emergency generator), located adjacent to the monoecalyptus. Verizon's equipment enclosure will be designed to match the recently constructed AT&T enclosure. Existing eucalyptus trees and proposed trees will be provided to screen and integrate the monoecalyptus tree with the surroundings. Based on the design of this WCF, the development will not adversely affect the applicable land use plans.

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

The project consists of 12 panel antennas and 1 microwave dish antenna, co-located on a 65-foot tall monoecalyptus tree, and a 293 square-foot equipment enclosure, which includes an emergency generator. The project is located at 9230 Gold Coast Drive, and is located in the Mira Mesa Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

WCF are permitted in agricultural zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet. The project requests no deviations to the LDC. In order to integrate with the surrounding neighborhood, Verizon is proposing to co-locate on a previously approved AT&T 65-foot tall monoecalyptus. With the existing live eucalyptus and the proposed live trees, the WCF will

effectively blend in with the surroundings. The equipment associated with the WCF, including an emergency generator, will be concealed within an equipment building, designed to integrate with the adjacent WCF. WCFs, designed as faux landscape, are permitted when there are existing or proposed live trees, of a similar size and species present or proposed. Based on the design of this project, the development will comply with the applicable regulations of the LDC.

Conditional Use Permit - Section 126.0305

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City of San Diego General Plan states that the visual impact of wireless facilities should be minimized. Wireless facilities should be concealed in existing structures when possible, or utilize 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. Mechanical and other equipment and devices should be concealed in underground vaults or other unobtrusive structures. This project proposes to locate 12 panel antennas and 1 microwave dish antenna on a 65-foot tall monoecalyptus tree, co-located with AT&T, with a 293 square-foot equipment enclosure (including an emergency generator), located adjacent to the monoecalyptus. Verizon's equipment enclosure will be designed to match the recently constructed AT&T enclosure. Existing eucalyptus trees and proposed trees will be provided to screen and integrate the monoecalyptus tree with the surroundings. Based on the design of this WCF, the development will not adversely affect the applicable land use plans.

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

The project consists of 12 panel antennas and 1 microwave dish antenna, co-located on a 65-foot tall monoecalyptus tree, and a 293 square-foot equipment enclosure, which includes an emergency generator. The project is located at 9230 Gold Coast Drive, and is located in the Mira Mesa Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's

regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

WCF are permitted in agricultural zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet. The project requests no deviations to the LDC. In order to integrate with the surrounding neighborhood, Verizon is proposing to co-locate on a previously approved AT&T 65-foot tall monoecalyptus. With the existing live eucalyptus and the proposed live trees, the WCF will effectively blend in with the surroundings. The equipment associated with the WCF, including an emergency generator, will be concealed within an equipment building, designed to integrate with the other adjacent WCFs. WCFs, designed as faux landscape, are permitted when there are existing or proposed live trees, of a similar size and species present or proposed. Based on the design of this project, the development will comply with the applicable regulations of the LDC.

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

WCF are permitted in agricultural zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet. Council Policy 600-43 identifies preference levels for locating WCFs in the City. In turn, the WCF Regulations (SDMC section 141.0420) implements the Council Policy by providing lower permit process levels for WCFs located in commercial or industrially zoned properties and higher permit process levels for WCFs proposed in residential zones. Although there is an incentive for carriers to locate in a zone with a lower permit process level, wireless carriers are required to provide coverage throughout their license area. Therefore, at times a WCF is required to be located in a less preferable location. This WCF is proposed in an agricultural zone with a non-residential use. This is less preferable than locating in a commercial or industrial zone, but is more preferable than locating in a residential zone with a residential use. In order to integrate with the surrounding neighborhood, Verizon is proposing to co-locate on a previously approved monoecalyptus. With the existing live eucalyptus and the proposed live trees, the WCF will effectively blend in with the surroundings. The equipment associated with the WCF, including an emergency generator, will be concealed within an equipment building, designed to integrate with the other adjacent WCF. Based on this analysis, the WCF is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Neighborhood Development Permit No. 1311008 and Conditional Use Permit No. 1311009 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and

conditions as set forth in Permit Nos. 1311008 and 1311009, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: June 25, 2014

Internal Order No. 24004330

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

**WHEN RECORDED MAIL TO
CITY CLERK**

**PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004330

**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1311008
CONDITIONAL USE PERMIT NO. 1311009
VERIZON – WANGENHEIM MIDDLE SCHOOL
PROJECT NO. 354382
HEARING OFFICER**

This NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) No. 1311008 and CONDITIONAL USE PERMIT (CUP) No. 1311009 is granted by the HEARING OFFICER of the City of San Diego to THE SAN DIEGO UNIFIED SCHOOL DISTRICT, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0305, and 126.0405. The site is located at 9230 Gold Coast Drive in the AR-1-2 zone of the Mira Mesa community plan area. The project site is legally described as: all that portion of the Southeast Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, according to Record of Survey Map No. 954, filed in the Office of the County Recorder of San Diego County, September 13, 1941.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 25, 2014, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas and one (1) microwave dish antenna mounted on a previously approved AT&T 65-foot tall monoecalyptus tree (permitted by CUP No. 1145092 and Planned Development Permit (PDP) No. 1145093), and a 293 square-foot equipment enclosure containing an emergency generator and equipment associated with the antennas. The antenna dimensions are: 78" by 15" by 9.5" (panel) and 48" diameter (microwave);

- b. The equipment enclosure exceeds 250 square feet and is permitted with this NDP;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 10, 2014.
2. This NDP and CUP and corresponding use of this site shall **expire on July 25, 2023** (consistent with AT&T's CUP No. 1145092 and PDP No. 1145093). Upon expiration of this Permit, 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.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager 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 wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the

City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 8 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"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

16. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Black Mountain Road Right-of-Way.

17. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Black Mountain Road Right-of-Way.

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

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

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

LANDSCAPE REQUIREMENTS:

21. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is **not permitted**. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

22. Prior to activation of WCF, the Owner/Permittee shall receive approval from the Development Services Department, to ensure that the required landscape material, as shown on the approved Exhibit "A" is properly installed. Any trees identified as "existing" on the approved Landscape Development Plan, shall be replaced with minimum 24-inch box size trees, if they are missing, in order to effectively screen and integrate the monoecalyptus.

PLANNING/DESIGN REQUIREMENTS:

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. Prior to activation of WCF, the Owner/Permittee shall incorporate the requirements for noise permit conditions on the appropriate construction documents as described in the "Noise Impact Analysis" by Helix Environmental Planning, Inc., March 7, 2014.

25. Within 90 days of WCF activation, the Owner/Permittee shall submit a copy of the final Acoustical Analysis to Development Services, demonstrating that the WCF complies with noise regulations.

26. All proposed hand-holes shall be covered with bark material to match the monoecalyptus tree trunk to the satisfaction of the Development Services Department.

27. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.

28. Branches shall extend a minimum of 24-inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.

29. Starting branch height shall be no higher than 18'3", as illustrated on the stamped, approved Exhibit "A."

30. All exposed surge suppressors, remote radio units (RRUs), cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

31. Radio-frequency transparent "socks" fully covering the front and back of the antennas shall be installed.

32. 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.

33. All facilities and related equipment shall be: maintained in good working order; 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.
34. 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 requiring the removal and the restoration of this site to its original condition.
35. No overhead cabling is allowed for this project.
36. Exposed mounting apparatus shall be removed and shall not remain on the monoecalyptus absent antennas.
37. The Owner/Permittee shall not cause or allow the antennas located on the monoecalyptus to be different sizes (length, width, or height) than as shown on the stamped approved plans.
38. 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.
39. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A “Telecom Planning Inspection” is required to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 June 25, 2014 and [Approved Resolution Number].

DRAFT

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
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.**



THE CITY OF SAN DIEGO

Date of Notice: May 2, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24004330

PROJECT NAME/NUMBER: Verizon Wangenheim MS/Project No. 354382
COMMUNITY PLAN AREA: Mira Mesa
COUNCIL DISTRICT: 6
LOCATION: 9230 Gold Coast Drive, San Diego, CA 92126

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT (CUP) AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for a new Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas, twelve (12) Remote Radio Units, and one (1) microwave dish to be mounted to an under-construction 65' mono-eucalyptus (approved and permitted per Project No. 290602). Associated equipment, including an emergency generator, is proposed to be located in a 293-square-foot concrete block equipment enclosure. The project site is zoned AR-1-2 and is within the Mira Mesa Community Plan area of Council District 6.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer (Process 3).

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Section 15303. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

CITY CONTACT: Alex Hempton, Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5349

On May 2, 2014, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City of San Diego Planning Commission. If you have any questions about this determination, contact the Project Manager above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council

ATTACHMENT 7

must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (by May16, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

**Mira Mesa Community Planning Group
Draft Agenda & Public Notice**

Date/Time: Monday, March 17, 7:00pm

Location: Vulcan Materials Conference Room, 7220 Trade Street, San Diego CA 92121

Call to Order – In attendance:

Call to Order:

- | | | |
|-----------------|-------------------|-------------------|
| 1. Ted Brengel | 6. Michael Linton | 11. Kent Lee |
| 2. John Horst | 7. Julia Schriber | 12. Ralph Carolin |
| 3. Craig Radke | 8. Bob Mixon | 13. Tom Derr |
| 4. Bruce Brown | 9. Eileen Magno | |
| 5. Marvin Miles | 10. Pat O'Donohoe | |

1. Non-Agenda Public Comments: None
2. Adopt Draft Agenda
 - a. Add 5b as action item: Direct-Access Ramp Traffic Mitigation with recommendations from the Mira Mesa Town Council (3 items referred to Planning Group)
 - i. Motion/Second made by Tom Derr/Ted Brengel. Motion carried 13-0-0.
3. Adopt Previous Meeting Minutes (Action).
 - a. January minutes: no corrections; adopted by unanimous consent
 - b. February minutes: Adding "West End of Mira Mesa Boulevard" to 7e; no other corrections; adopted by unanimous consent
4. Old Business
 - a. Wateridge Landscape SCR. (Action)
 - i. Representatives from Biomed Realty and Heaviland Enterprises Inc. – east side of Mira Mesa off of Lusk and Sorrento Parkway presenting completion of landscape renovation previously approved by Waterridge association and final permit pending from City of San Diego
 - ii. Purchased property in 2007 – plans for landscape renovation developed in 2013
 - iii. Project was completed at the end of December – includes 3 new seating areas, putting green, drought-resistant plants
 - iv. Question asked about Waterridge waterfall – noted that it is maintained outside of their association
 - v. Motion/Second to recommend approval by Bob Mixon/Tom Derr. Motion carried 13-0-0.
 - b. Council Policy 600-24 update. (Action).
 - i. Last month's agenda included link to the new draft 600-24 to be reviewed by the planning committee before recommendations

**Mira Mesa Community Planning Group
Draft Agenda & Public Notice**

- ii. There was a questions previously regarding whether the majority required for action was meant for the entire group or just the quorum present – it was confirmed that the majority required is for the quorum present.
- iii. Community Planning Committee has been drafting this for over a year with extensive review; no major changes from the previous draft
- iv. Motion/Second by Pat O’Donohoe/Bruce Brown to recommend approval. Motion carried 13-0-0.

c. PlanCom for Verizon Wireless (Action on three items).

- i. Returning from the February meeting.
- ii. Kenemar (7756 Trade Street)
 - 1. 50-foot eucalyptus faux-tree on the back of the property – 12 antennas
 - 2. Matches with existing eucalyptus trees
 - 3. Motion/Second to recommend approval by Bruce Brown/Bob Mixon. Motion carried 13-0-0.

iii. Miramar College (Wangenheim Elementary)

- 1. While named Miramar College – the actual installation will be at Wangenheim Elementary with the AT&T co-locatable tree under construction
- 2. No additional concerns outside of original concerns from the already approved AT&T project
- 3. Board of Education forum had few opposing concerns
- 4. Compliance met to all regulations for signal-output
- 5. Mira Mesa Theater Guild lost one performance during last construction with power going out – notification asked for future power outages.
- 6. Motion/Second to recommend approval by Ted Brengel/Bob Mixon. Motion carried 13-0-0.
- iv. Marbury Mesa (Grace Church)
 - 1. Proposal for a 35’ church monument that integrates with the existing church buildings
 - 2. This site is meant for data in-fill in addition to existing sites (ex: the one at the SD Ice Arena)
 - 3. Request to provide paint color to the church so that they can touchup and repaint as necessary
 - 4. Motion/Second to recommend approval by Bruce Brown/Ted Brengel. Motion carried 13-0-0.

5. New Business

- a. Fred Simon, candidate for US Congress, CA 52nd District.
 - i. Dr. Fred Simon – former trauma director at Scripps La Jolla – has lived in the 52nd district for 25 years.

**Mira Mesa Community Planning Group
Draft Agenda & Public Notice**

- b. DAR Traffic Mitigation
 - i. Mira Mesa Town Council has requested 3 separate recommendations to be considered:
 - ii. Hillary Dr. eastbound towards Black Mountain Rd. (in front of Walker Elementary)
 - 1. Currently a dedicated left-turn and a shared straight and right-turn lane
 - 2. Recommendation is to swap this to make a shared left-turn straight lane with a dedicated right-turn lane
 - 3. Town Council carried this recommendation 24-0-2.
 - 4. Current issue is that when schools get out, students crossing the street prevent straight traffic with everyone waiting for the right-turn
 - 5. Motion/Second to request change by Ted Brengel/Bruce Brown. Motion carried 13-0-0.
 - iii. "No U-Turn" signs in both directions at Black Mountain Rd. at Woods and Village Green.
 - 1. Near senior mobile home park.
 - 2. Town Council carried this recommendation 24-1-1.
 - 3. Motion/Second to request change by Ted Brengel/Bruce Brown. Motion carried 12-1-0.
 - iv. Stop Sign Control on Marbury at either Ticket or Chart House streets
 - 1. Drivers tend to drive quickly down the road
 - 2. Committee has amended to specifically consider stop sign control on Marbury and Ticket St.
 - 3. Motion/Second to request change by Ted Brengel/Tom Derr. Motion carried 12-0-1.

6. Elected Officials/Government Agencies

- a. United States Congress – California 52nd District: No Info
- b. California Senate – District 39: No Info
- c. California Assembly – District 77: No Info
- d. San Diego County – Board of Supervisors District 3: No Info
- e. San Diego – Mayor's Office: New representative for Kevin Faulconer is John Ly – jlly@sandiego.gov: No info
- f. San Diego – City Council District 6: Kenny Nakayama
 - i. Council has approved for US Open to return to San Diego in 2021
 - ii. Ara Pl. road issues with sizeable mounds – engineers went out to review it last week but there is no current update
 - iii. Kenny will be out of the office from April 2nd to April 21st – refer all contacts to Conrad Wear
- g. San Diego Unified School District: John Stokes with a Salk Elementary Update
 - i. Four buildings completely framed with roofs and stucco ready to go up
 - ii. First wing of three will be framed structurally by the end of the month

**Mira Mesa Community Planning Group
Draft Agenda & Public Notice**

- iii. The project is currently two months ahead of schedule – if all continues to go well – the project should be substantially complete by Dec 31, 2014. The District will follow to commission mechanical, technological systems, etc.
- iv. Site administrator planned to be on-board by May 2014. Administrative assistants and custodial to be brought in mid-Fall and teachers early 2015.
- v. Water/sewer feed in place to provide for future potential installations at park
- vi. All mitigation work is already done at Carroll Canyon and McAuliffe.
- vii. Dedication is on track to take place on a Saturday in October 2014 as close to Jonas Salk's 100th birthday as possible
- viii. Recommendation suggested to the City Council to resurface Parkdale ahead of the dedication
- ix. Fire lane to the side of the school will also be usable as an access to the park
- h. MCAS Miramar: Juan Lias
 - i. Controlled burns on base planned by fire department – notification will be provided once we know
 - ii. Miramar Air Show to take place early October
- i. CalTrans: No Info

7. Announcements:

- a. Community plan on city website had a mis-link pointed to Fenton project; suggested Stone Creek plans be placed on site as well when ready
- b. March 22nd Science Expo at Petco Park – free admission (pay for parking)
- c. Rattlesnake season approaching – Tom is available to help remove any unwanted snakes (rattlesnake removal is \$50)
- d. Mira Mesa Town Council – 45th anniversary/4th of July committees – 4th of July parade theme is "45 years of Community History"; limit to 60 units participating
- e. Mira Mesa Theatre Guild – Mira Mesa's Got Talent (4th annual) will be on May 31st at Mira Mesa High School; not limited to Mira Mesa residents – auditions May 6th and May 13th; tickets are available on the theatre guild website

8. Reports

- a. Report of the Chair
 - i. Casa Mira View held grand opening today – Stuart Posnock of Garden Communities asked to express thanks to the committee for support
- b. Stone Creek Subcommittee
 - i. Draft plan submitted to the city – next step will be EIR
 - ii. SANDAG population forecasts being used to fulfill city requirements
- c. SD Ice Arena Cell Phone Antennae Applications Subcommittee – removed from agenda
- d. Community Planners Committee
 - i. Presentation was provided by new Director of Development Services followed by question and answer roundtable session
 - ii. Discussed Civic San Diego
 - iii. General plan amendment action item was discussed and passed

**Mira Mesa Community Planning Group
Draft Agenda & Public Notice**

- e. Los Peñasquitos Canyon Citizen's Advisory Committee
 - i. Meeting for March will take place Thursday, March 20, 2014

Adjourn: 8:30pm – 9:00pm

Motion/Second for adjournment by Ted Brengel/Bruce Brown. Motion carried by unanimous consent.



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 - Telecom GEN

Project Title

VZ: "Miramar College"

Project No. For City Use Only

354382

Project Address:

9230 Gold Coast Drive, San Diego, CA 92126

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: _____

Verizon Corporate Executives

- » Lowell McAdam, CEO
- » Roy H. Chestnutt
- » Nancy B. Clark
- » James J. Gerace
- » Roger Gurnani
- » Daniel S. Mead
- » Anthony J. Melone
- » Randal S. Milch
- » Marc C. Reed
- » Francis J. Shammo
- » John G. Stratton
- » Marni M. Walden

EXISTING



Miramar College
9230 Gold Coast Drive
San Diego, CA 92126



Proposed antennas mounted to
proposed in-construction
mono-eucalyptus

Proposed equipment shelter
(behind proposed in-construction
equipment shelter) finished to
match existing adjacent building

Page 1 of 3

ATTACHMENT 10

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

PROPOSED

12/6/2013

Photosimulation of proposed telecommunications site

Miramar College
9230 Gold Coast Drive
San Diego, CA 92126



Proposed antennas mounted to
proposed in-construction
mono-eucalyptus

Page 2 of 3



ATTACHMENT 10

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

PROPOSED

Photosimulation of proposed telecommunications site: View from Black Mountain Road and Gold Coast Drive

Miramar College
9230 Gold Coast Drive
San Diego, CA 92126



Proposed antennas mounted to proposed in-construction mono-eucalyptus

Proposed equipment shelter finished to match existing adjacent building

Page 3 of 3



ATTACHMENT 10

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

PROPOSED
Photomontage of proposed telecommunications site: View from Black Mountain Road



PHOTO STUDY & KEY MAP

"Miramar College"
9230 Gold Coast Drive
San Diego, CA 92126

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

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

December 10, 2013



Looking at north elevation



Looking at south elevation



Looking north from site



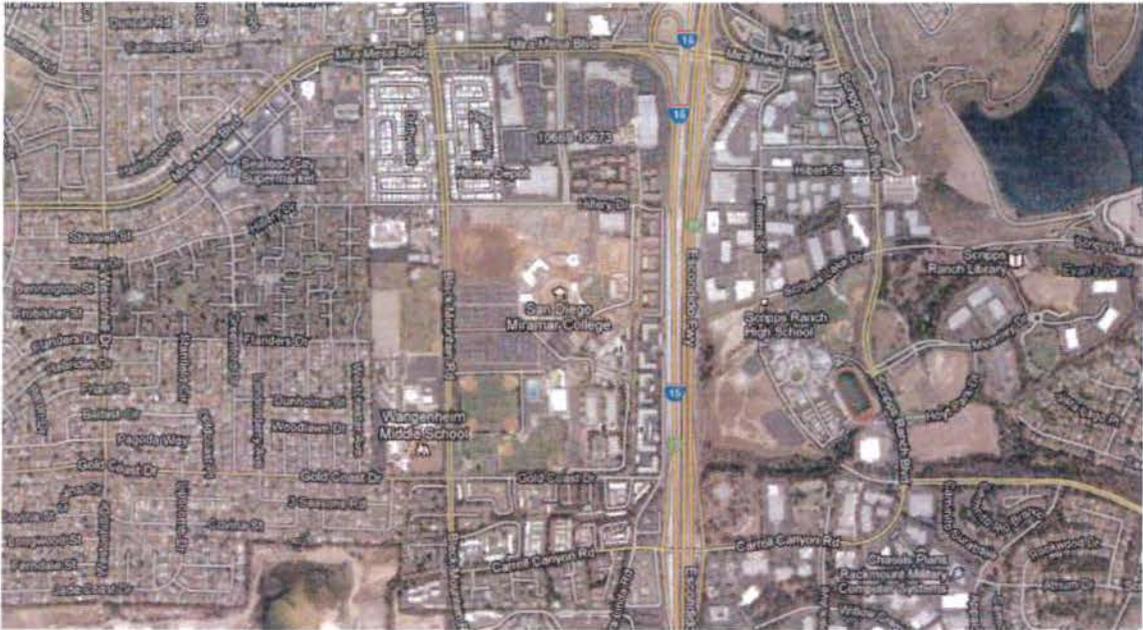
Looking south from site



Looking east from site



Looking west from site



Aerial photo of site

SITE JUSTIFICATION

VZ: Miramar College
9230 Gold Coast Drive

PROJECT DESCRIPTION

The project is a proposed co-location of a Verizon Wireless communication facility located at Wangenheim Middle School in the Mira Mesa Community Plan area. The subject property is located at 9230 Gold Coast Drive. The property zoned AR-1-2 and is developed. The site is located within an unused portion of campus between a fence and a bike storage area. The surrounding uses include Miramar College to the east and school and recreation uses to the north, south and west.

SITE DESIGN

The proposed facility is an existing 65 foot AT&T mono-eucalyptus at the eastern end of the Wangenheim Middle School adjacent to the existing boundary fencing currently under construction. The equipment will be located at the base of the tree in a prefabricated shelter. There are existing trees and ground cover around the mono-eucalyptus. Neither the proposed faux tree nor the equipment will impact usable playing field.

PREFERENCE 3 LOCATION:

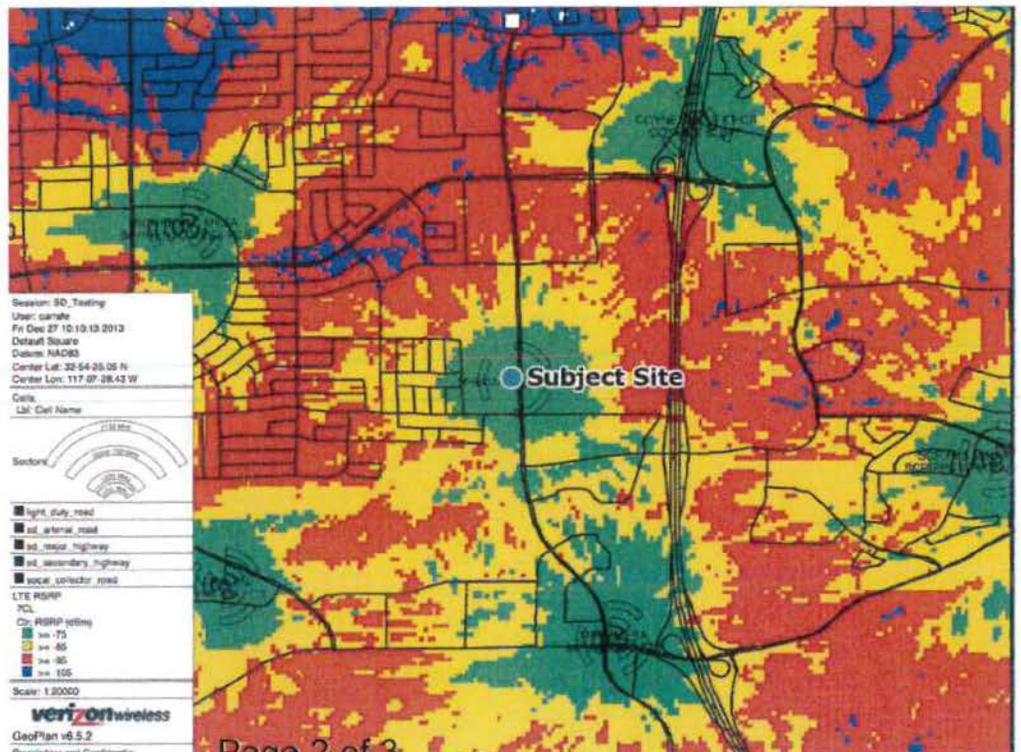
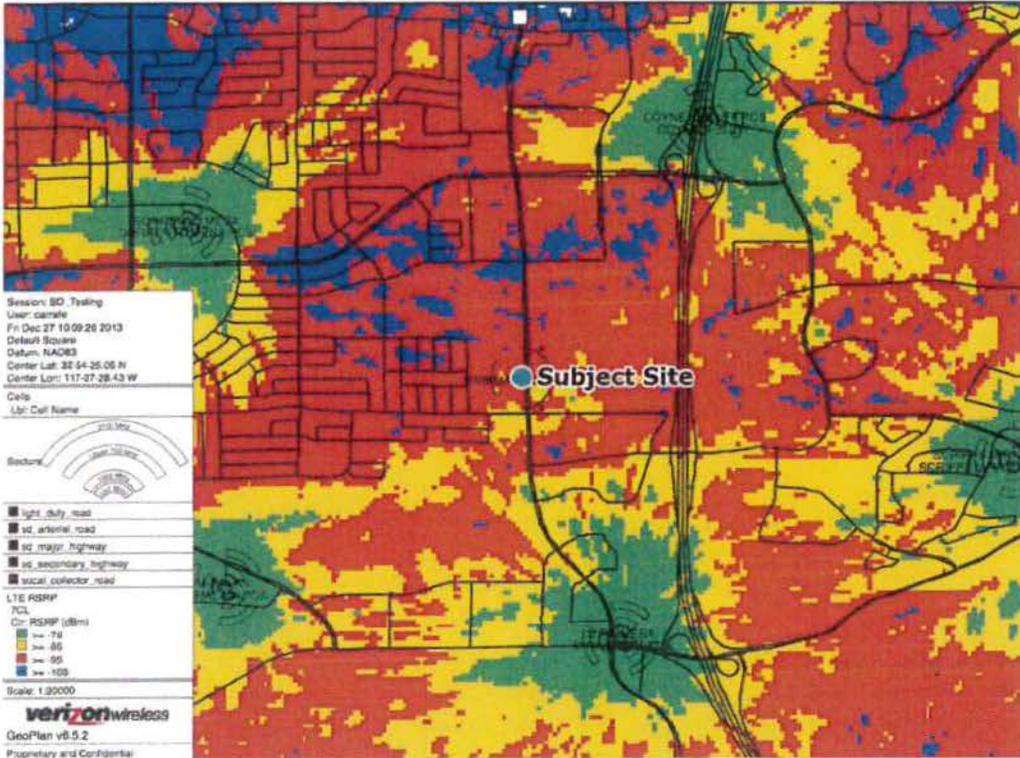
The project co-location is proposed on a Preference 3 location. The site was chosen due to its location in the required coverage area and because it provided a co-location opportunity on an existing site accommodate the proposed wireless facility. There were no lower preference properties in the area that could accommodate the needs of this site.

CO-LOCATION OF WIRELESS FACILITIES

AT&T is the other wireless carriers are located on this property.



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Proposed coverage

Miramar College
 9230 Gold Coast Drive
 San Diego, CA 92126



Legend

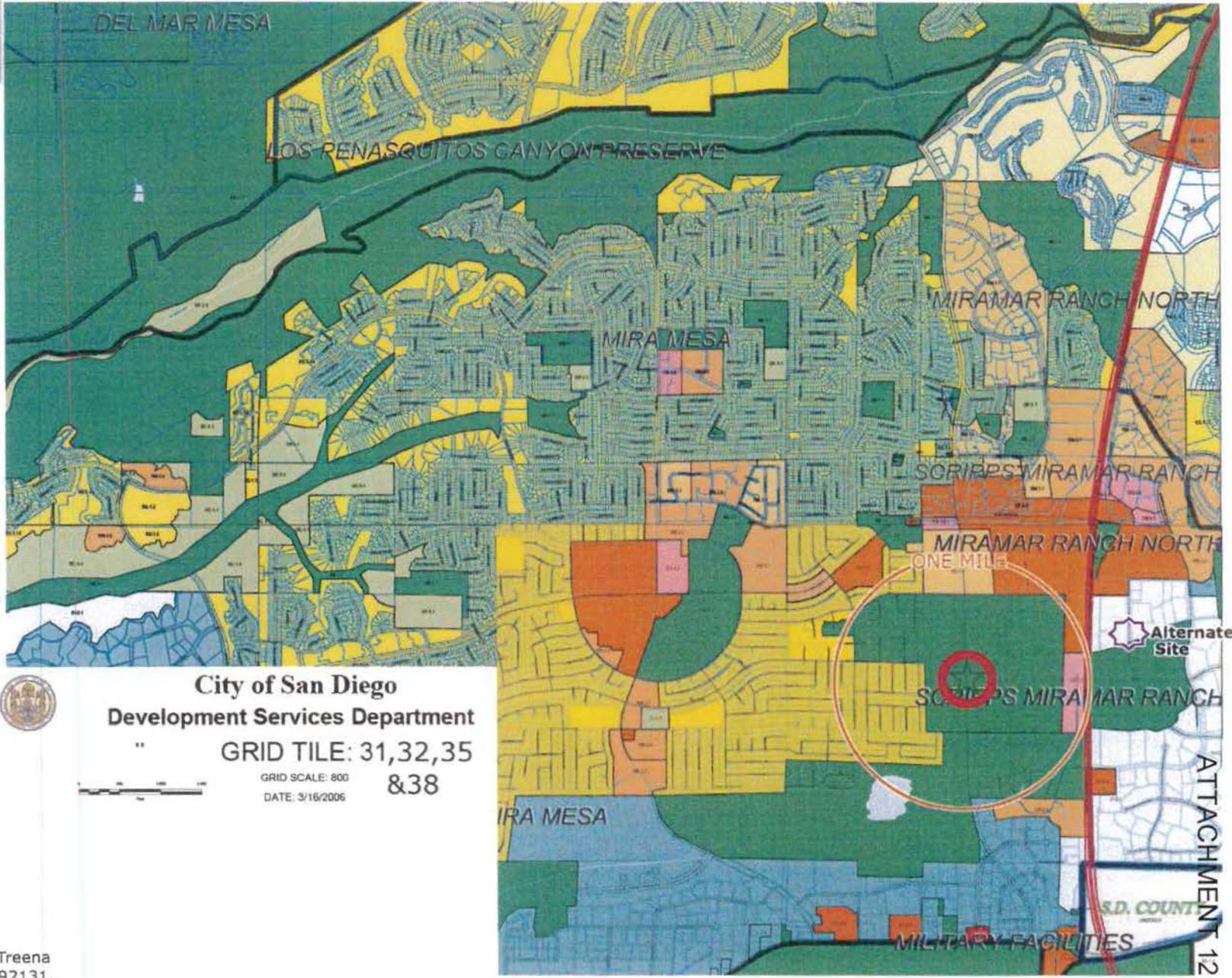
- City of San Diego Boundary
- Community Plan Areas
- Districts
- Zones**
- AR-1.1
- AR-1.2
- CC-1.3
- CC-3.4
- CN-1.2
- CO-1.2
- CP-1.1
- CV-1.1
- CV-1.2
- IP-2.1
- OC-1.1
- OF-1.1
- GP-1.1
- OP-2.1
- OR-1.1
- OR-1.2
- RM-1.1
- RM-1.2
- RM-1.3
- RM-2.5
- RS-3.7
- RS-3.8
- RS-1.11
- RS-1.13
- RS-1.14
- RT-1.2
- EX-1.2

Page 3 of 3
 Legend

- Search Ring
- Selected Site

Existing sites within 1 mile radius:
 No sites within 1 mile

Alternative Sites:
 (PTS# 265567) 10620 Treena Street, San Diego, CA 92131.



City of San Diego
 Development Services Department
 GRID TILE: 31,32,35 & 38
 GRID SCALE: 800
 DATE: 3/16/2006



ATTACHMENT 12



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 11, 2014

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	June 25, 2014
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT (CUP) AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), PROCESS 3
PROJECT NO:	<u>354382</u>
PROJECT NAME:	<u>VERIZON – WANGENHEIM MIDDLE SCHOOL</u>
APPLICANT:	KRYSTAL PATTERSON, PLANCOM, INC., AGENTS REPRESENTING VERIZON WIRELESS
COMMUNITY PLAN AREA:	MIRA MESA
COUNCIL DISTRICT:	District 6
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of antennas mounted on a previously approved AT&T 65-foot tall monoecalyptus tree and a new equipment shelter. The project is located on the Wangenheim Middle School campus, with an address of 9230 Gold Coast Road. The monoecalyptus is located along the Black Mountain Road frontage.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on May 2, 2014 and the opportunity to appeal that determination ended May 16, 2014.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004330

Revised 04/08/10 HRD



MIRAMAR COLLEGE
 9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE 02
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

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

APPROVALS

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

PROJECT NAME
MIRAMAR COLLEGE
 9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126
 SAN DIEGO COUNTY

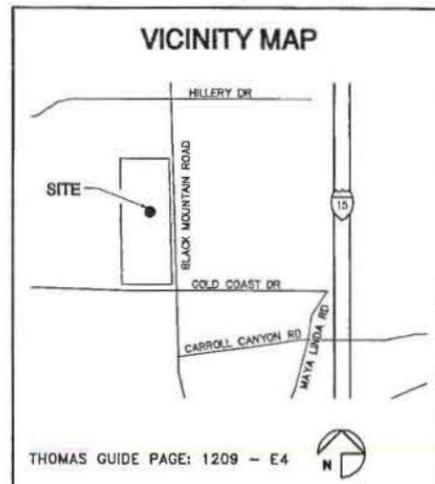
DRAWING DATES

12/03/13	90% 2D (ss)
12/08/13	100% 2D (ss)
02/06/14	100% 2D REVISION 1 (ss)
02/10/14	100% 2D REVISION 2 (ss)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\13332

T-1



THOMAS GUIDE PAGE: 1209 - E4

ADDRESS
 9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126

DIRECTIONS:
 (FROM VZW'S OFFICES IN IRVINE)
 I-5 SOUTH, TO I-805 SOUTH, EXIT MIRA MESA BLVD, LEFT ON MIRA MESA BLVD, RIGHT ON BLACK MOUNTAIN RD. SITE IS ON RIGHT SIDE OF BLACK MOUNTAIN RD.

SCALE

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

CONSULTANT TEAM

ARCHITECT:
 BOOTH & SUAREZ ARCHITECTURE, INC.
 325 CARLSBAD VILLAGE DRIVE, SUITE 02
 CARLSBAD, CA 92008
 (760) 434-8474
 (760) 434-8596 (FAX)

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

LEASING/PLANNING:
 PLANCON, INC.
 GREG MOORAD
 302 STATE PLACE
 ESCONDIDO, CA 92029
 (658) 603-2336

LEGAL DESCRIPTION

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

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO RECORD OF SURVEY MAP NO. 954, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 13, 1941

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

PERMITS REQUIRED

• CONDITIONAL USE PERMIT

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 CONTACT: GREG MOORAD
 PHONE: (858) 603-2336

OWNER: SAN DIEGO UNIFIED SCHOOL DISTRICT
 4100 NORMAL ST.
 SAN DIEGO, CA 92103
 SITE CONTACT: DEBORA BEAVER
 PHONE: (619) 725-7281

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW FIBREBOND PREFABRICATED SHELTER ON A CONCRETE PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED TO A PROPOSED IN CONSTRUCTION 85'-0" HIGH MONO-EUCALYPTUS
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S MOUNTED BEHIND PROPOSED ANTENNAS.
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" # MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED TO PROPOSED IN CONSTRUCTION 85'-0" HIGH MONO-EUCALYPTUS
- INSTALLATION OF (2) TWO VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF AN ENCLOSED EMERGENCY GENERATOR WITH A DIESEL TANK INSIDE PROPOSED PREFABRICATED ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- MINOR LANDSCAPE & IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126

ASSESSORS PARCEL NUMBER: 318-120-02

EXISTING ZONING: AR-1-2

TOTAL SITE AREA: 1,508,062 S.F.
 = 34.57 ACRES

PROPOSED BUILDING AREA: 293 S.F.

PROPOSED OCCUPANCY: B

PROPOSED TYPE OF CONSTRUCTION: TYPE VB

NOTE: THERE IS (1) ONE EXISTING TELECOMMUNICATION FACILITY PROPOSED IN CONSTRUCTION ON THIS PROPERTY (AT&T)

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	ENLARGED AREA PLAN
A-3	EXTERIOR ELEVATIONS
A-4	SHELTER ELEVATIONS
A-5	MONO-EUCALYPTUS TREE ELEVATION & ANTENNA PLAN
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY

ACCESSIBILITY DISCLAIMER

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

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
 CALIFORNIA PLUMBING CODE, 2010 EDITION
 CALIFORNIA MECHANICAL CODE, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION
 CALIFORNIA FIRE CODE, 2010 EDITION
 CALIFORNIA ENERGY CODE, 2010 EDITION

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

Booth & Suarez
 ARCHITECTURE INCORPORATED
 305 CALLEBAY VILLAGE DRIVE SUITE 200
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 16707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

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

PROJECT NAME

MIRAMAR COLLEGE

9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126
 SAN DIEGO COUNTY

DRAWING DATES

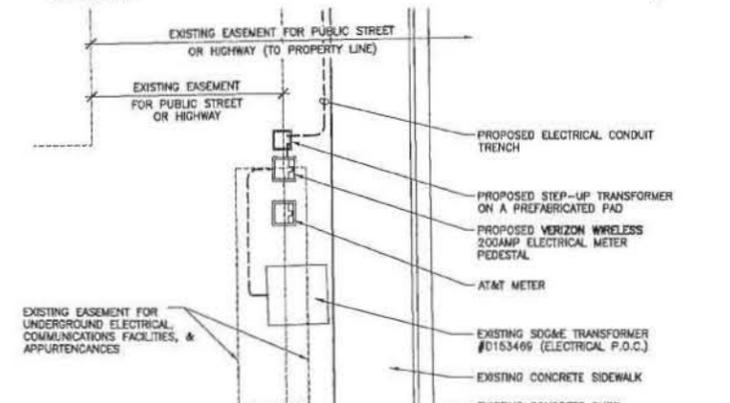
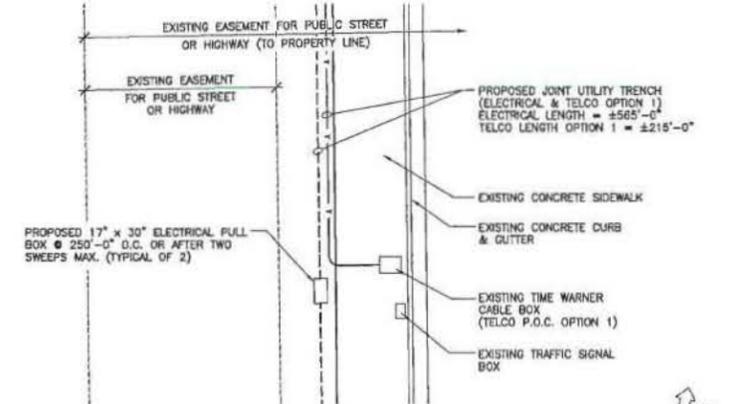
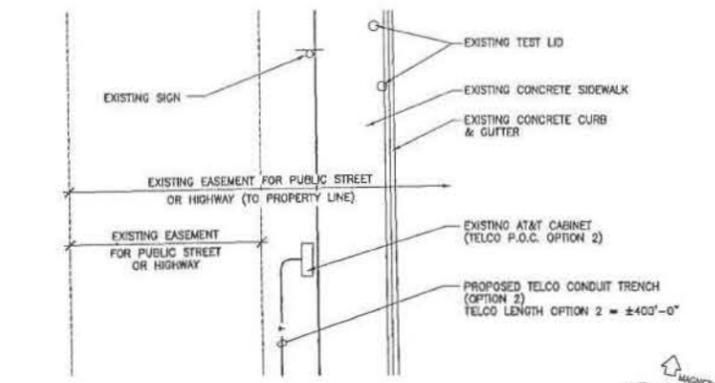
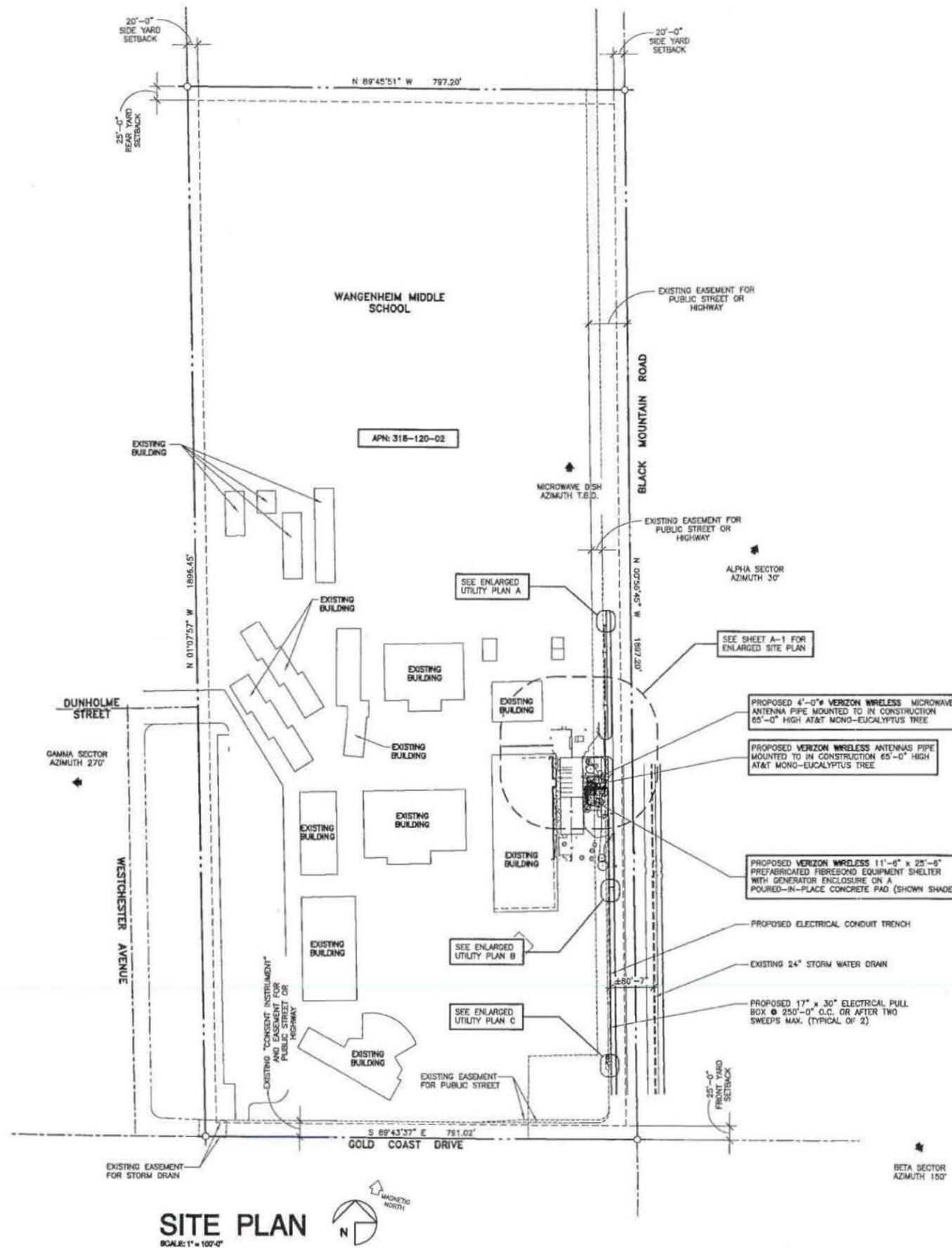
12/03/13	90% ZD (ss)
12/09/13	100% ZD (ss)
02/06/14	100% ZD REVISION 1 (ss)
02/10/14	100% ZD REVISION 2 (ss)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\13332

A-0



EASEMENTS:
 EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL INFORMATION ON NON-PLOTTABLE EASEMENTS.

BOUNDARY NOTE:
 THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.

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

I/ we the undersigned, as Lessee of a portion of the property described as
9230 GOLD COAST DRIVE, SAN DIEGO, CA 92126
(Address or legal description)

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

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

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

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

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

Additionally, I/We will:

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

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

Lessee: Dwight Woods Company Name: Verizon Wireless
(print name)
Lessee: Dwight Woods Date: 1-9-2008
(signature)

DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED: 0%

CUBIC YARDS OF CUT: 218 CUBIC YARDS OF FILL: 208 CU.YD.

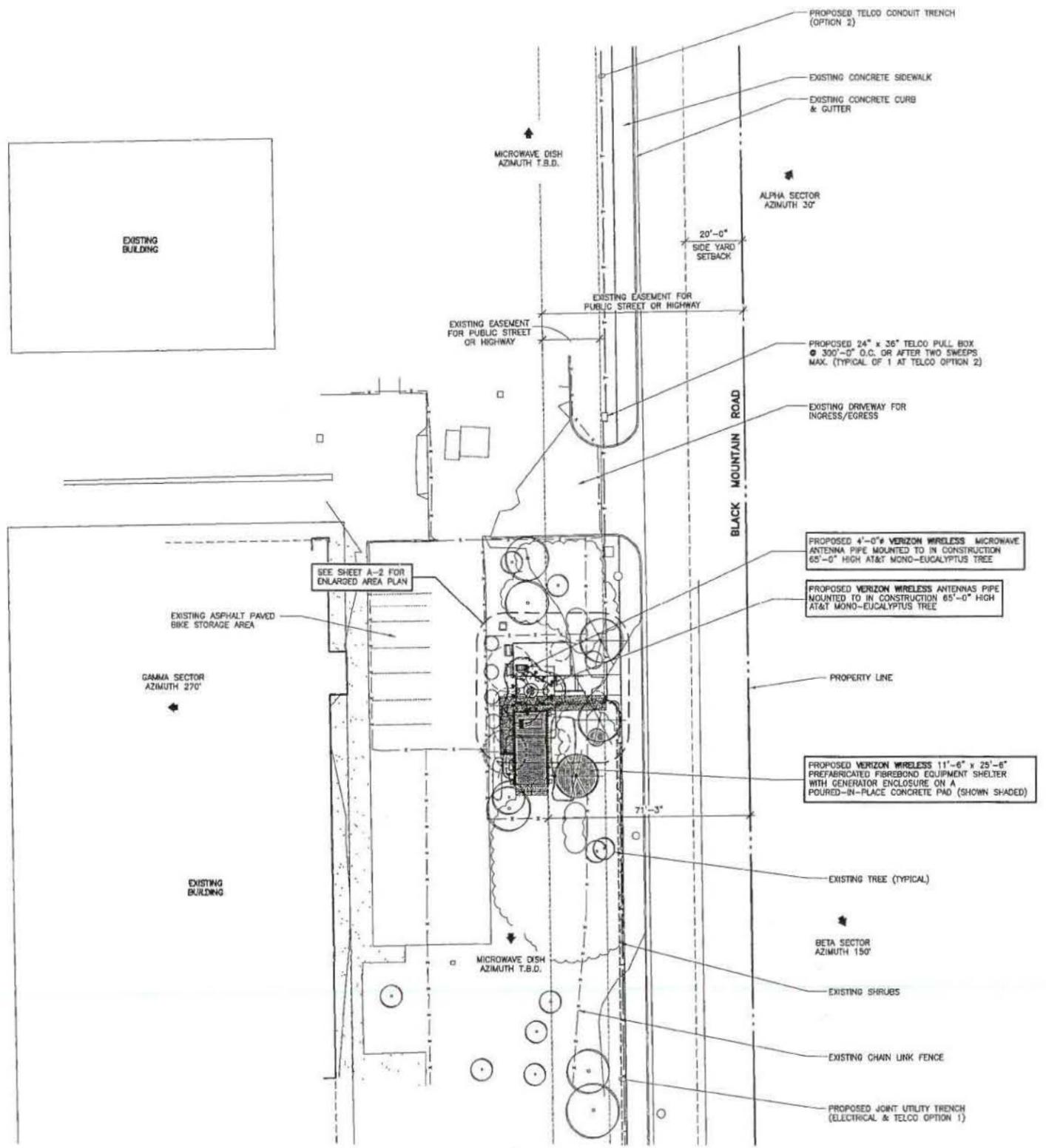
VOLUME OF FILL TO BE IMPORTED: 0 CU.YD. EXPORTED: 8 CU.YD.

AREA TO BE GRADED: 0 % OF SITE 0%

PROPOSED CUT SLOPE RATIO: 0 FILL SLOPE RATIO: 0

MAXIMUM HEIGHT OF: CUT SLOPE 0 FEET: FILL SLOPE 0 FEET

- ENGINEERING NOTES:**
- A PORTION OF THIS PROJECT IS ON SAN DIEGO UNIFIED SCHOOL DISTRICT PROPERTY. REVIEW AND APPROVAL OF PLANS FOR THE PROPOSED IMPROVEMENTS ON SCHOOL DISTRICT PROPERTY ARE UNDER THE JURISDICTION OF THE DIVISION OF STATE ARCHITECT. THE OTHER PORTION IS ENCRoACHING INTO THE BLACK MOUNTAIN ROAD RIGHT-OF-WAY AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
 - NO PORTION OF THE PROPOSED UTILITY TRENCHES SHALL BE LOCATED UNDER THE EXISTING PUBLIC SIDEWALK ON BLACK MOUNTAIN ROAD.
 - NO PORTION OF THE PROPOSED ENTRY GATE SHALL SWING OPEN ONTO THE PUBLIC SIDEWALK ON BLACK MOUNTAIN ROAD.
 - THE PERMITTEE SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE BLACK MOUNTAIN ROAD RIGHT-OF-WAY.
 - THE PERMITTEE SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE BLACK MOUNTAIN ROAD RIGHT-OF-WAY.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.



ENLARGED SITE PLAN

SCALE: 1" = 30'-0"

Booth & Suarez
ARCHITECTURE INCORPORATED
305 CARLEBAD HILLAGE DRIVE, SUITE 03
CARLEBAD, CA 95008 (760) 434-8474

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

APPROVALS

AAC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
MIRAMAR COLLEGE
9230 GOLD COAST DRIVE
SAN DIEGO, CA 92126
SAN DIEGO COUNTY

DRAWING DATES

12/03/13	90% ZD (ss)
12/09/13	100% ZD (ss)
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02/10/14	100% ZD REVISION 2 (ss)

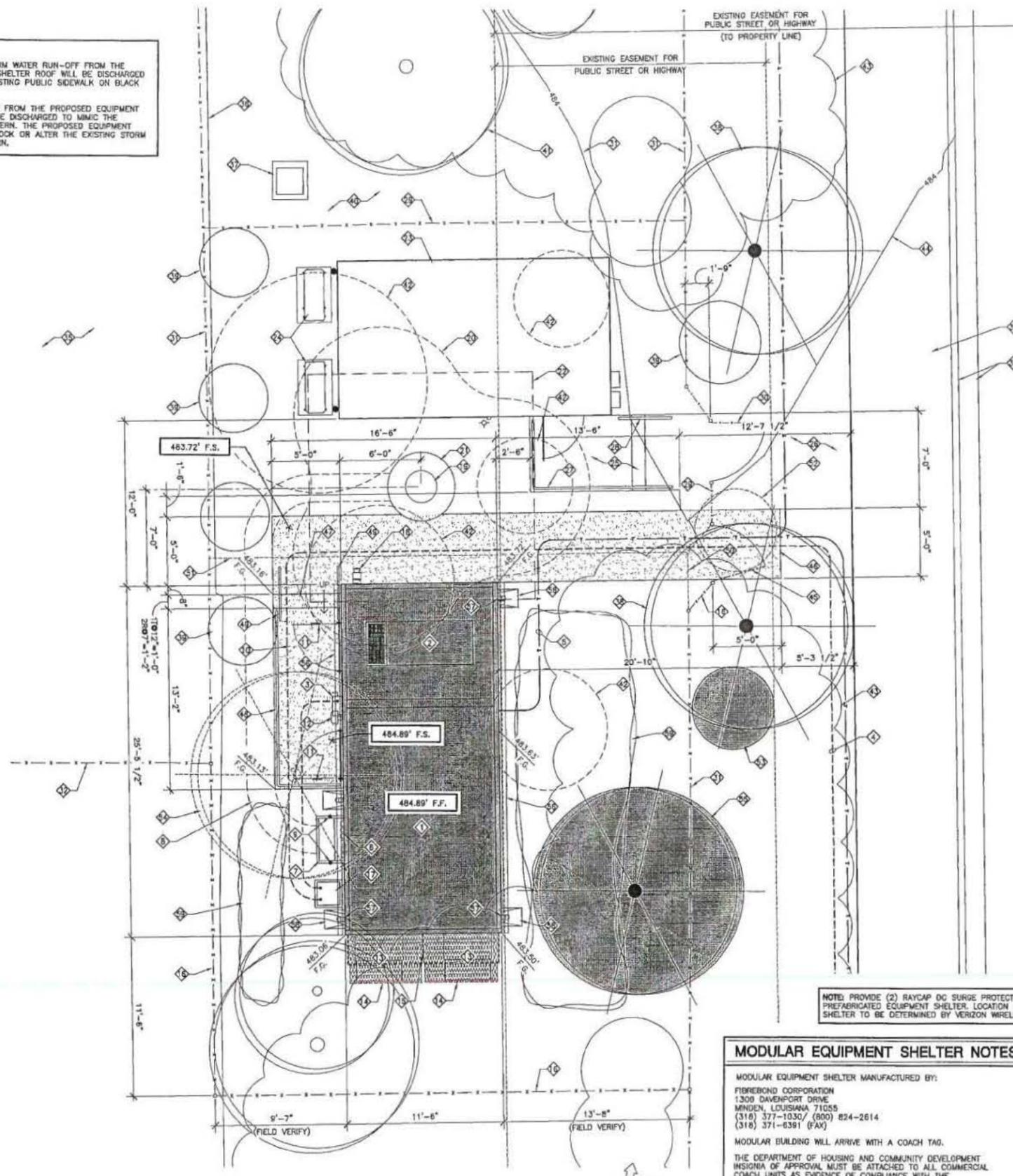
SHEET TITLE
ENLARGED SITE PLAN

PROJECTS\VERIZON\13332

A-1

SWMP NOTES:

- NO CONCENTRATED STORM WATER RUN-OFF FROM THE PROPOSED EQUIPMENT SHELTER ROOF WILL BE DISCHARGED DIRECTLY OVER THE EXISTING PUBLIC SIDEWALK ON BLACK MOUNTAIN ROAD.
- STORM WATER RUN-OFF FROM THE PROPOSED EQUIPMENT SHELTER ROOF SHALL BE DISCHARGED TO MIMIC THE EXISTING DRAINAGE PATTERN. THE PROPOSED EQUIPMENT SHELTER SHALL NOT BLOCK OR ALTER THE EXISTING STORM WATER DRAINAGE PATTERN.



ENLARGED AREA PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS PREFABRICATED FIBREBOND EQUIPMENT SHELTER ON A CONCRETE PAD
- 2 PROPOSED VERIZON WIRELESS EMERGENCY GENERATOR INSIDE PREFABRICATED FIBREBOND ENCLOSURE
- 3 PROPOSED FUSED DISCONNECT MOUNTED TO PREFABRICATED EQUIPMENT SHELTER
- 4 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 5 PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 6 PROPOSED COAX CABLE WAVEGUIDE ENTRY PORT
- 7 PROPOSED COAX CABLE SHROUD
- 8 PROPOSED VERIZON WIRELESS COAX CABLE TRENCH (TYPICAL OF 2)
- 9 PROPOSED E911/GPS ANTENNAS MOUNTED TO CABLE SHROUD (TYPICAL OF 2)
- 10 PROPOSED CONCRETE LANDING
- 11 PROPOSED STEEL DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE
- 12 PROPOSED WALL MOUNTED EXTERIOR LIGHT FIXTURE PROVIDED WITH EQUIPMENT SHELTER
- 13 PROPOSED WALL HUNG AIR CONDITIONING UNITS PROVIDED WITH EQUIPMENT SHELTER (TYPICAL OF 2). "AIRSYS" MODEL# 13E1C3 WITH 61 DBA SOUND LEVEL, OR EQUIVALENT SIZED UNITS.
- 14 PROPOSED A/C CAGE WITH LIFT OUT PANELS (SHOWN DASHED)
- 15 PROPOSED DRYWELL
- 16 PROPOSED 8'-0" HIGH CHAIN LINK FENCE
- 17 PROPOSED VERIZON WIRELESS STEP-DOWN ELECTRICAL TRANSFORMER ON A PREFABRICATED PAD
- 18 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO PREFABRICATED EQUIPMENT SHELTER
- 19 PROPOSED IN CONSTRUCTION 65'-0" HIGH MONO-EUCALYPTUS
- 20 OUTLINE OF PROPOSED IN CONSTRUCTION MONO-EUCALYPTUS CANOPY (SHOWN DASHED)
- 21 PROPOSED IN CONSTRUCTION MONO-EUCALYPTUS FOOTING STEM
- 22 OUTLINE OF PROPOSED IN CONSTRUCTION MONO-EUCALYPTUS MAT FOOTING (SHOWN DASHED)
- 23 PROPOSED IN CONSTRUCTION AT&T MOBILITY MANUFACTURED EQUIPMENT SHELTER WITH "SPLIT-FACE" CONCRETE FINISH TO MATCH EXISTING ADJACENT SCHOOL STRUCTURES
- 24 PROPOSED IN CONSTRUCTION OUTDOOR CONDENSER UNITS ON A CONCRETE PAD (TYP. OF 2)
- 25 PROPOSED IN CONSTRUCTION CONCRETE LANDING & STEPS.
- 26 PROPOSED IN CONSTRUCTION CONCRETE WALKWAY
- 27 PROPOSED IN CONSTRUCTION 1-1/4" GALVANIZED STEEL GUARDRAIL
- 28 PROPOSED IN CONSTRUCTION 1-1/4" GALVANIZED STEEL HANDRAIL
- 29 PROPOSED IN CONSTRUCTION 8'-0" HIGH CHAIN LINK FENCE
- 30 PROPOSED IN CONSTRUCTION 4'-0" WIDE x 8'-0" HIGH CHAIN LINK ENTRY GATE
- 31 EXISTING 8'-0" CHAIN LINK FENCE (TYPICAL)
- 32 EXISTING CHAIN LINK GATE
- 33 EXISTING CONCRETE SIDEWALK
- 34 EXISTING CONCRETE CURB & GUTTER
- 35 EXISTING ASPHALT PAVED BIKE STORAGE AREA
- 36 EDGE OF EXISTING ASPHALT PAVING
- 37 EXISTING STORM DRAIN INLET
- 38 PROPOSED IN CONSTRUCTION LANDSCAPE TREE
- 39 PROPOSED IN CONSTRUCTION LANDSCAPE SHRUB
- 40 EXISTING LANDSCAPE AREA TO REMAIN
- 41 EXISTING LANDSCAPE TREE TO REMAIN (TYPICAL)
- 42 EXISTING LANDSCAPE TREES TO BE REMOVED (SHOWN DASHED)
- 43 EXISTING LANDSCAPE SHRUBS (TYPICAL) REMOVE AS REQUIRED FOR CONSTRUCTION
- 44 EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS
- 45 PROPOSED 4'-0" WIDE x 8'-0" HIGH CHAIN LINK ENTRY GATE
- 46 PROPOSED CONCRETE WALKWAY
- 47 PROPOSED CONCRETE STEPS
- 48 PROPOSED GALVANIZED STEEL GUARDRAIL
- 49 PROPOSED GALVANIZED STEEL HANDRAIL
- 50 EXISTING 8'-0" CHAIN LINK FENCE TO BE REMOVED (SHOWN DASHED)
- 51 PROPOSED IN CONSTRUCTION 8'-0" HIGH CHAIN LINK FENCE TO BE REMOVED (SHOWN DASHED)
- 52 PROPOSED IN CONSTRUCTION LANDSCAPE SHRUB TO BE RELOCATED
- 53 PROPOSED RELOCATION OF IN CONSTRUCTION LANDSCAPE SHRUB
- 54 PROPOSED IN CONSTRUCTION LANDSCAPE TREE TO BE RELOCATED
- 55 PROPOSED RELOCATION OF IN CONSTRUCTION LANDSCAPE TREE
- 56 PROPOSED GUTTER
- 57 PROPOSED DOWNSPOUT
- 58 PROPOSED SPLASH BLOCK
- 59 AREA FOR COLLECTION OF STORM WATER

NOTE: PROVIDE (2) RAYCAP DC SURGE PROTECTION UNITS INSIDE PREFABRICATED EQUIPMENT SHELTER. LOCATION OF UNITS INSIDE SHELTER TO BE DETERMINED BY VERIZON WIRELESS.

MODULAR EQUIPMENT SHELTER NOTES

MODULAR EQUIPMENT SHELTER MANUFACTURED BY:
 FIBREBOND CORPORATION
 1300 DAVENPORT DRIVE
 MINDEN, LOUISIANA 71055
 (318) 371-1030 / (800) 824-2614
 (318) 371-6381 (FAX)

MODULAR BUILDING WILL ARRIVE WITH A COACH TAG.

THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSIGNIA OF APPROVAL MUST BE ATTACHED TO ALL COMMERCIAL COACH UNITS AS EVIDENCE OF COMPLIANCE WITH THE APPLICABLE REGULATIONS FOR CONSTRUCTION AND INSPECTION

APPROVAL AGENCY:
 PFS CORPORATION
 LOS ANGELES, CALIFORNIA

PLAN APPROVAL:
 DATE APPROVED:
 EXPIRATION DATE:

ENLARGED AREA PLAN

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



Booth Suarez &
 ARCHITECTURE INCORPORATED
 395 CARLSBAD VILLAGE DRIVE SUITE 09
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

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

APPROVALS

NAME	DATE
AAC	DATE
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PROJECT NAME
MIRAMAR COLLEGE
 9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126
 SAN DIEGO COUNTY

DRAWING DATES

12/03/13	90% ZD (ss)
12/08/13	100% ZD (ss)
02/06/14	100% ZD REVISION 1 (ss)
02/10/14	100% ZD REVISION 2 (ss)

SHEET TITLE
ENLARGED AREA PLAN

PROJECTS\VERIZON\13332

A-2

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 395 CALLEAS VILLAGE DRIVE SUITE 89
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

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

APPROVALS

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PROJECT NAME
MIRAMAR COLLEGE
 9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126
 SAN DIEGO COUNTY

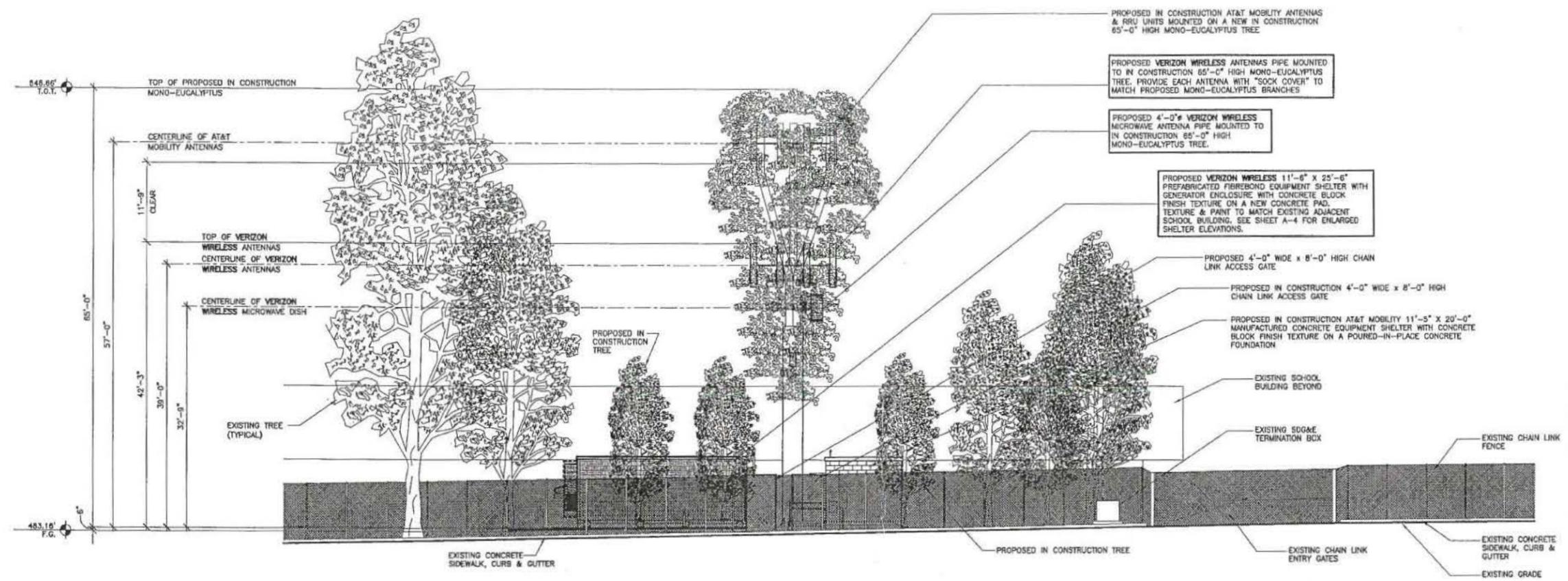
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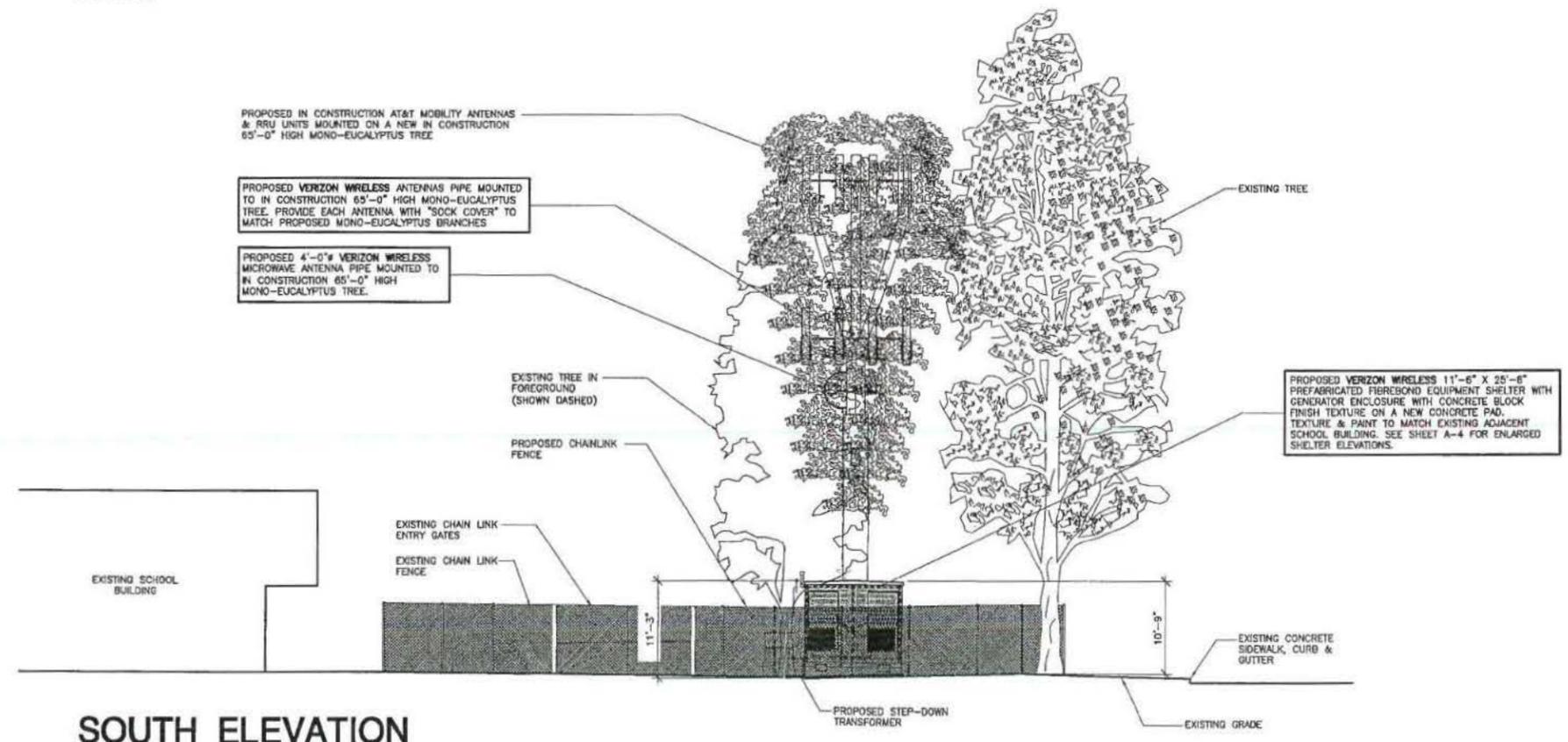
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13332

A-3



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



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

Booth & Suarez
 ARCHITECTURE INCORPORATED
 355 CARLSBAD VILLAGE DRIVE SUITE 09
 CARLSBAD, CA 92008 (760) 434-6474

PREPARED FOR

 P.O. BOX 18707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

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MIRAMAR COLLEGE
 9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126
 SAN DIEGO COUNTY

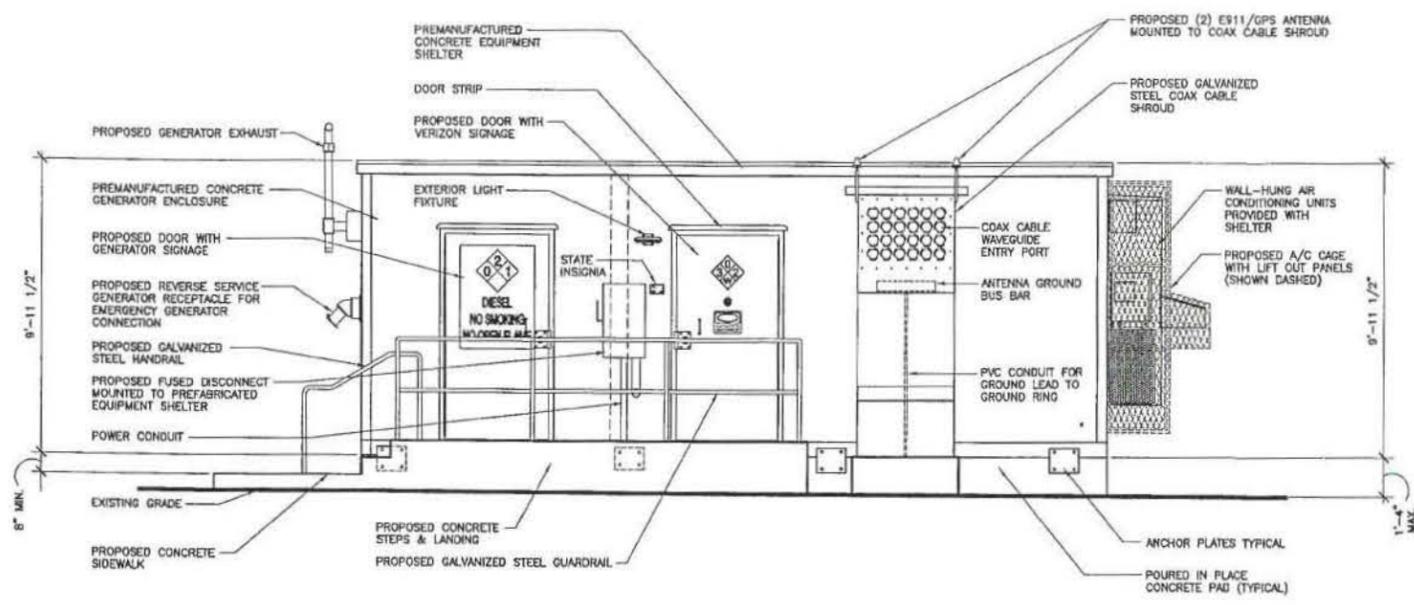
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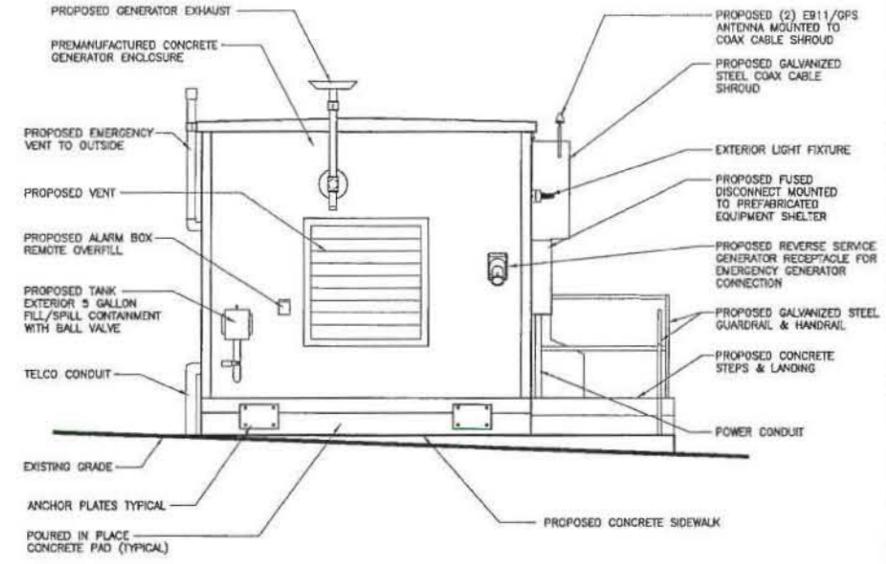
SHEET TITLE
EQUIPMENT SHELTER ELEVATIONS

PROJECTS\VERIZON\13532

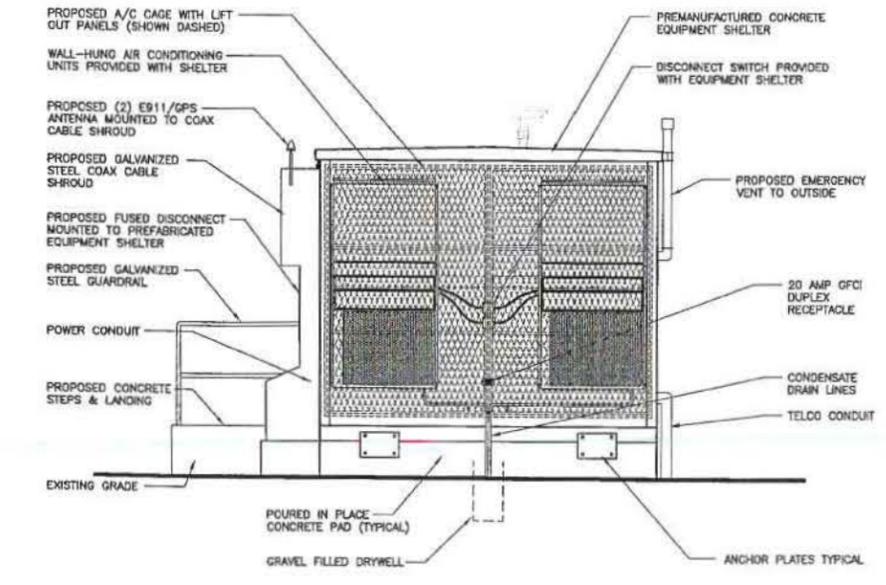
A-4



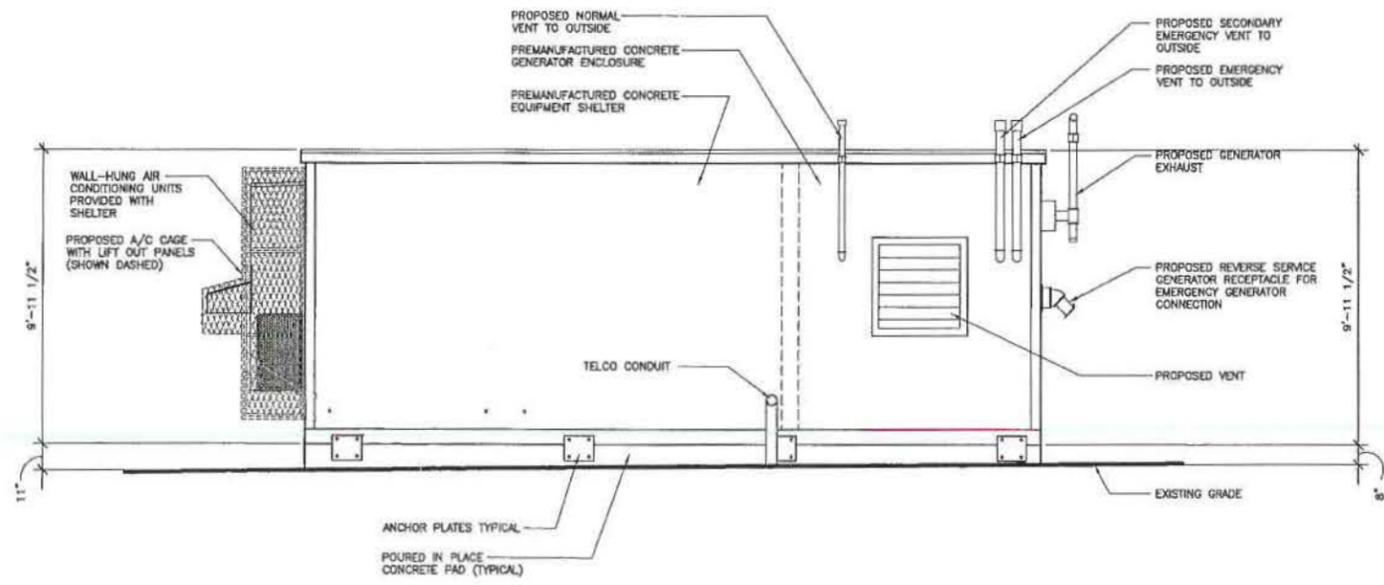
WEST ELEVATION
 SCALE: 3/4" = 1'-0"



NORTH ELEVATION
 SCALE: 3/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 3/4" = 1'-0"



EAST ELEVATION
 SCALE: 3/4" = 1'-0"

Booth & Suarez
 ARCHITECTURE INCORPORATED
 135 CANISBAY VILLAGE DRIVE SUITE 99
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

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

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PROJECT NAME
MIRAMAR COLLEGE
 9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126
 SAN DIEGO COUNTY

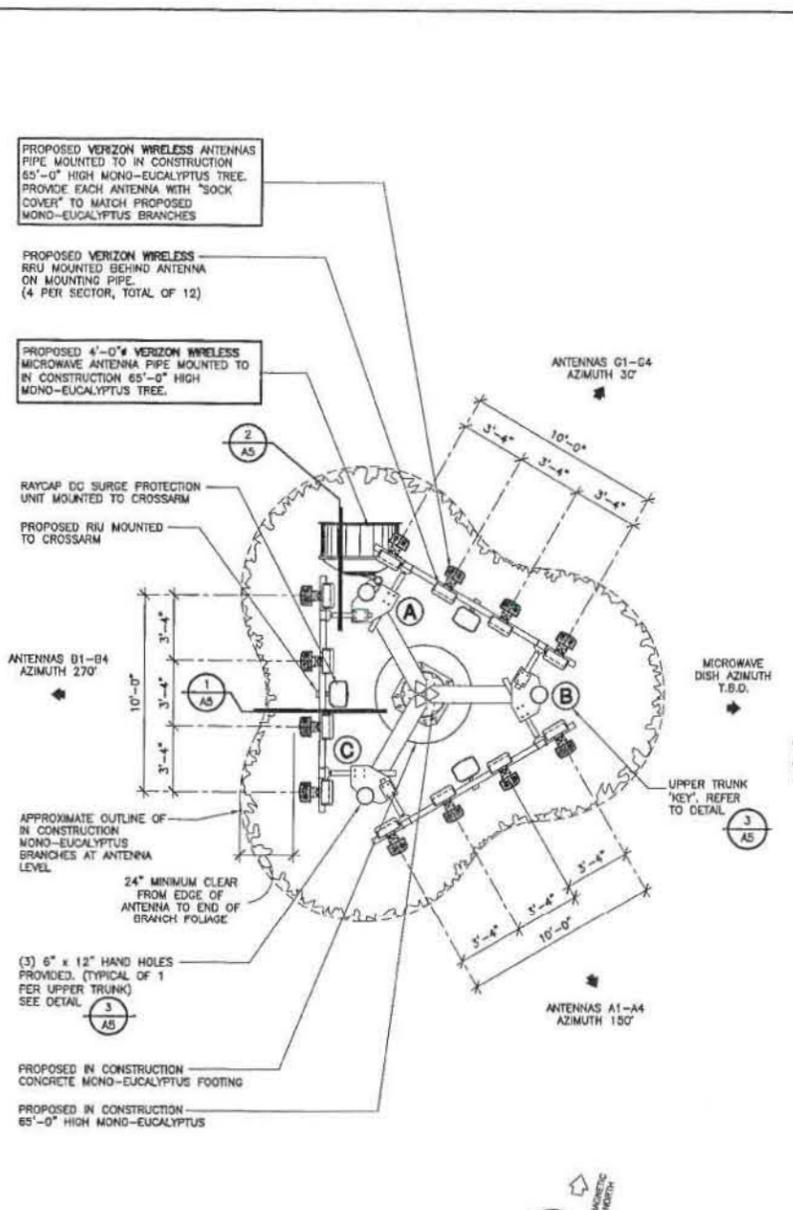
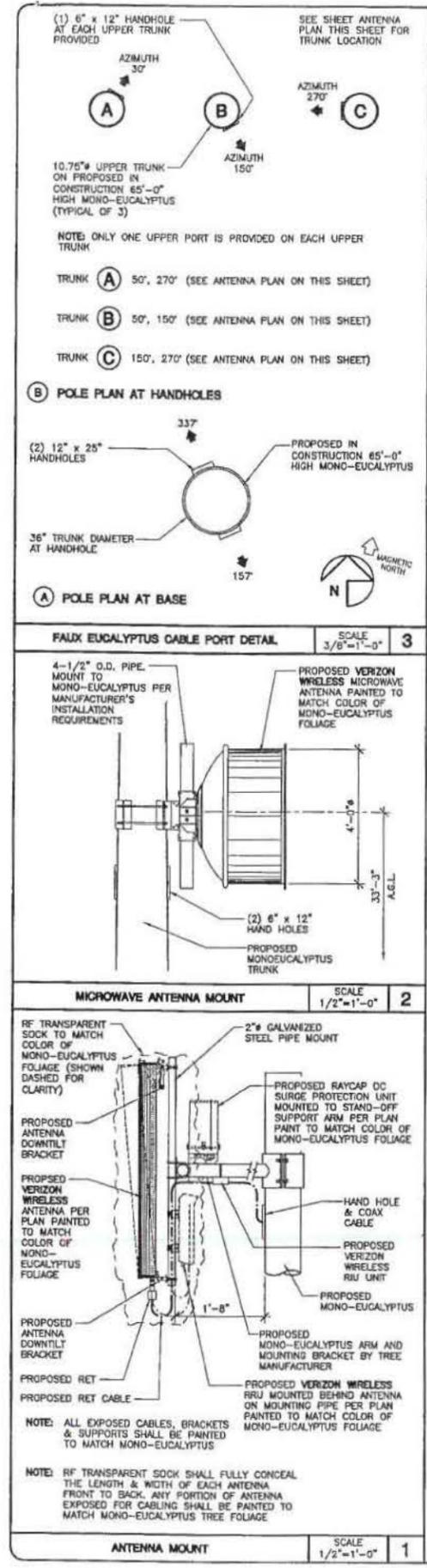
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02/10/14	100% ZD REVISION 2 (ss)

SHEET TITLE
MONO-EUCALYPTUS TREE ELEVATION & ANTENNA PLAN

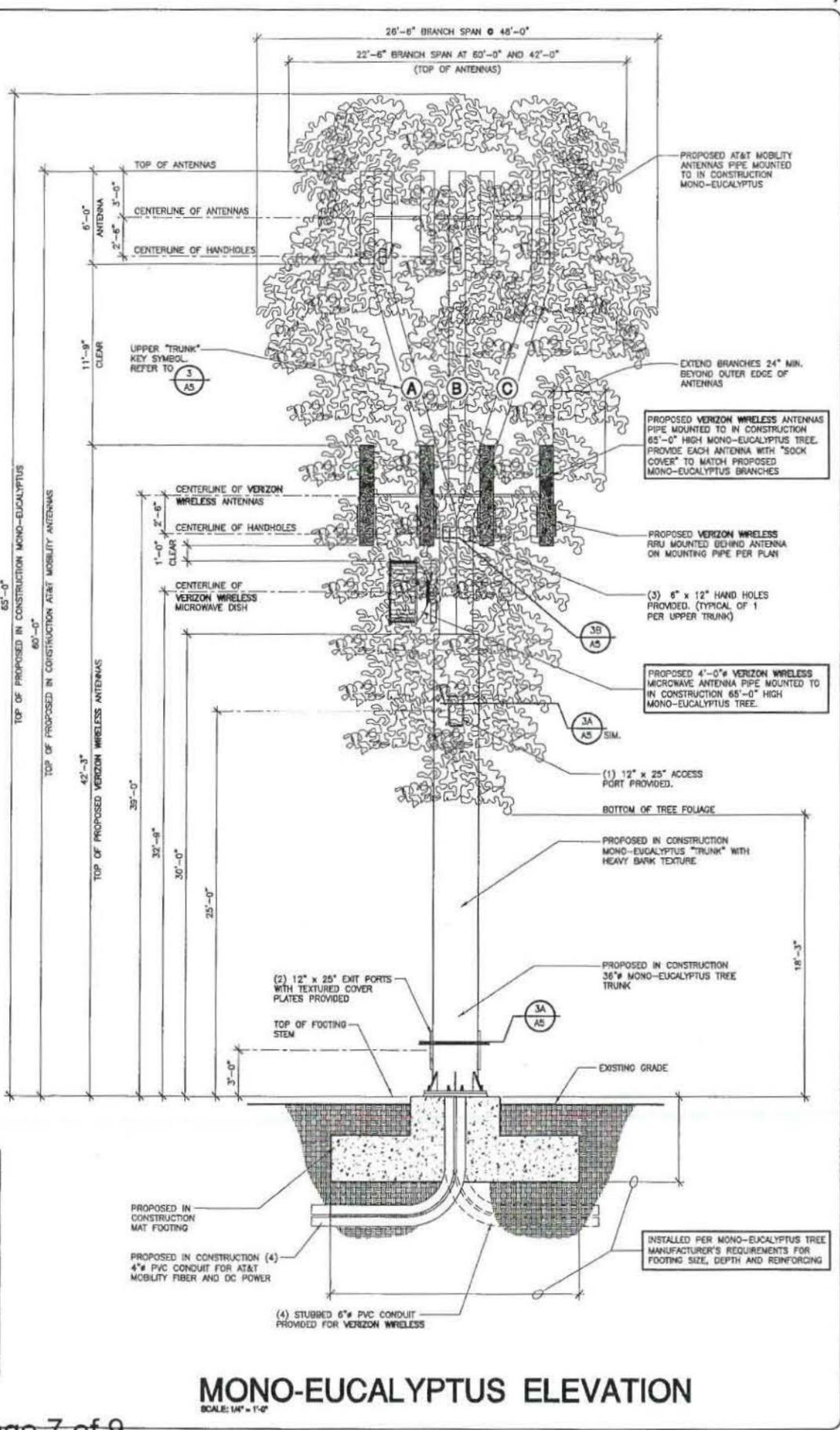
PROJECTS\VERIZON\13332

A-5



ANTENNA AND COAXIAL CABLE SCHEDULE

SECTOR ANTENNA	DIRECTION	AZIMUTH	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1					78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
ALPHA2					78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
ALPHA3	SOUTHEAST	150°	0°	N/A	78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
ALPHA4					78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
BETA1					78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
BETA2					78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
BETA3	WEST	270°	0°	N/A	78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
BETA4					78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
GAMMA1					78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
GAMMA2	NORTHEAST	30°	0°	N/A	78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
GAMMA3					78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
GAMMA4					78" L x 15" W x 9.5" D	8 COAX, 2 HYBRID	60'-0"	6'-0"	7/8"
MICROWAVE DISH					4'-0" DIAMETER	1	85'-0"	-	1 1/4"



Booth & Suarez
 ARCHITECTURE INCORPORATED
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 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

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PROJECT NAME

MIRAMAR COLLEGE

9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126
 SAN DIEGO COUNTY

DRAWING DATES

12/03/13	90% ZD (ss)
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02/10/14	100% ZD REVISION 2 (ss)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

PROJECTS\VERIZON\13332

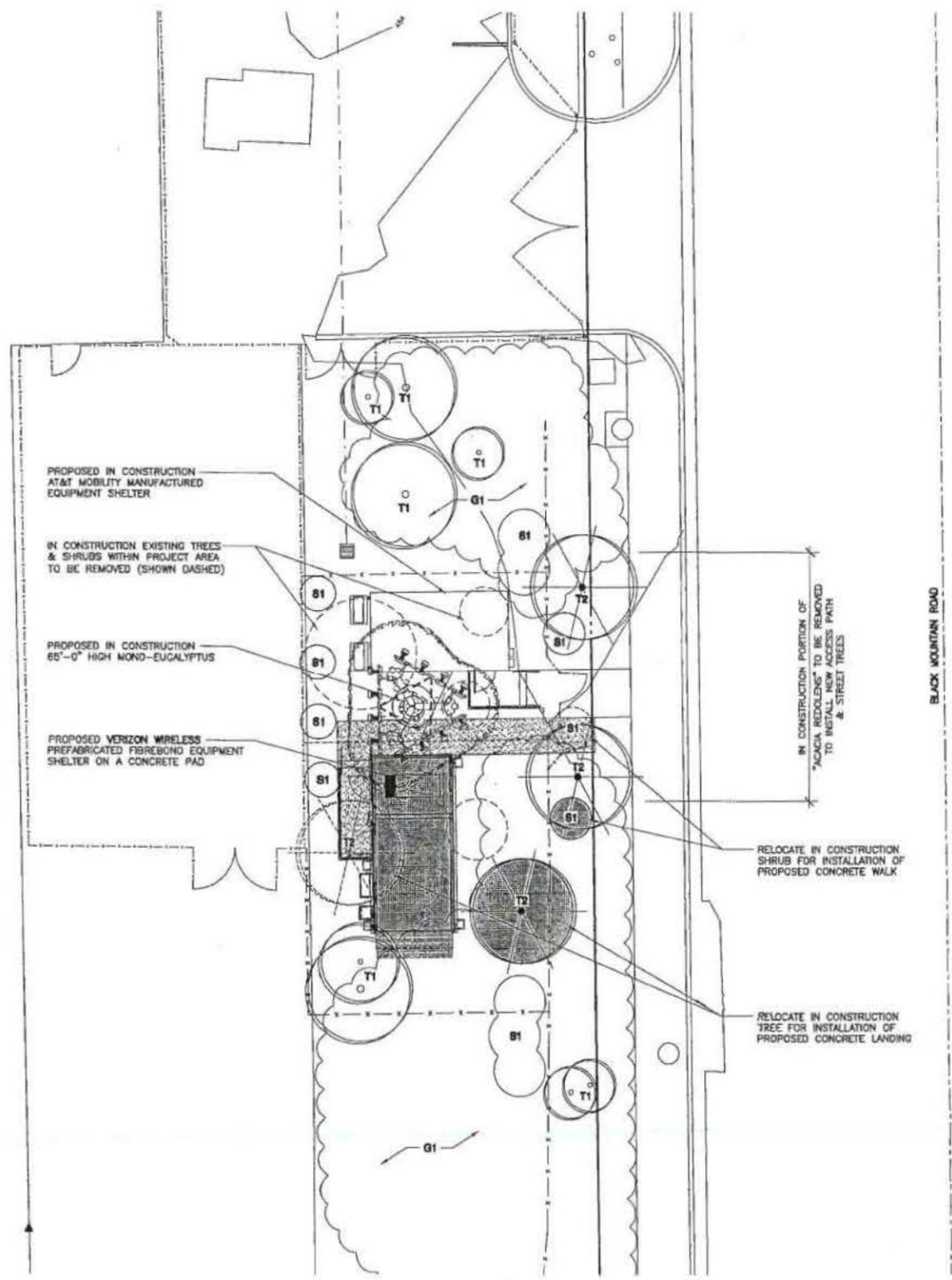
L-1

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
 2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
 3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES. WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK, ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
 4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 2 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
 5. ALL TREE AND SHRUB AREAS SHALL RECEIVE A 3" LAYER OF COURSE MULCH. GROUND COVER AREA SHALL RECEIVE A 1" LAYER OF FINE MULCH. SAMPLES OF MULCH ARE TO BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST TWO WEEKS BEFORE DELIVERY.
 6. PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEVELOPED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
 7. PLANTING MAINTENANCE CRITERIA:
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE SDCSD STANDARDS & SPECIFICATIONS.
 8. MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 9. IRRIGATION: AN AUTOMATIC ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PROPOSED IRRIGATION SYSTEM: SPRAY & DRIP
 10. PROPERTY OWNER (SAN DIEGO UNIFIED SCHOOL DISTRICT)
 IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
 9230 GOLD COAST DRIVE
 SAN DIEGO, CA 92126
- A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 12. REQUIRED TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 60" BOX SIZE MATERIAL.
 13. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(c)].

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	FORM & FUNCTION	PLANTING SIZE	QUANTITY
	PROPOSED LOPHOSTEMON CONFERTUS	BRISBANE BOX	45' HEIGHT 25' SPREAD	TREE	24" BOX IN CONSTRUCTION	3
	EXISTING EUCALYPTUS CAMALDULENSIS	RED RIVER GUM	50' HEIGHT 40' SPREAD	TREE	EXISTING	-
	EXISTING ACACIA RETINODES	MIMOSA ACACIA	20' HEIGHT 25' SPREAD	SHRUB	EXISTING	2
	PROPOSED ACACIA RETINODES	MIMOSA ACACIA	20' HEIGHT 25' SPREAD	SHRUB	5 GALLON IN CONSTRUCTION	6
	EXISTING ACACIA REDOLENS	PROSTRATE ACACIA	4' HEIGHT 15' SPREAD	GROUND COVER	EXISTING	-



LANDSCAPE DEVELOPMENT PLAN
 SCALE 1" = 10'-0"



ASSESSOR'S PARCEL NUMBER
318-120-02

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 8, EPOCH 1991.35 ADJUSTED. GRID BEARINGS BETWEEN SECOND ORDER GPS STATIONS '651' AND '652' AS SHOWN ON RECORD OF SURVEY 14492, I.E. N 88°05'59" W

DATUM STATEMENT:
BENCHMARK FOR THIS SURVEY IS THE NGVD28 ELEVATION AT STATION '652' AS SHOWN ON RECORD OF SURVEY 14492. ELEV=465.72
DATUM: NGVD 29 (MSL)

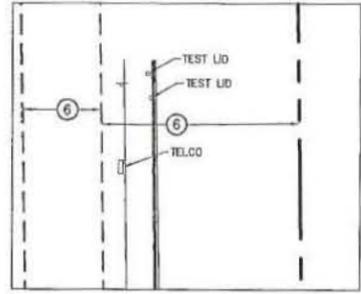
LEGEND:

- AC - ASPHALT CONCRETE
- AG - ANCHOR GUY
- CATV - CABLE BOX
- EB - ELECTRIC BOX
- EC - EDGE OF CONCRETE
- EU - ELECTRIC UTILITY
- FL - FINISH GRADE
- FL - FLOW LINE
- FOMH - FIBER OPTIC MANHOLE
- FS - FINISH SURFACE
- ICV - IRRIGATION CONTROL VALVE
- LP - LIGHT POLE
- P.O.B. - POINT OF BEGINNING
- PP - POWER POLE
- SBC - SOUTHERN BELL COMMUNICATION BOX
- SDMH - STORM DRAIN MANHOLE
- SLPB - STREET LIGHT PULLBOX
- TD - TOP OF CONCRETE BASE
- TC - TOP OF CURB
- TELCO - TELECOMMUNICATIONS
- TMH - TELEPHONE MANHOLE
- TOE - TOE OF NATURAL GROUND
- TOP - TOP OF NATURAL GROUND
- TOT - TOP OF TREE
- TP - TELEPHONE PEDESTAL
- T.P.O.B. - TRUE POINT OF BEGINNING
- LP - LIGHT POLE
- UB - UTILITY BOX
- XFMR - TRANSFORMER

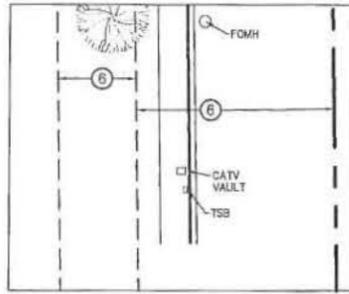
○ - TREE DRIP LINE

DATE OF SURVEY:
10/23/13

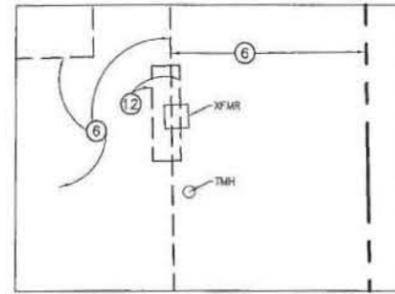
COORDINATES:
LATITUDE: 32°54'26.555" N
LONGITUDE: 117°07'27.925" W
DATUM: NAD83



DETAIL - A
SCALE: 1" = 20'



DETAIL - B
SCALE: 1" = 20'



DETAIL - C
SCALE: 1" = 20'



LEGAL DESCRIPTION:

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

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO RECORD OF SURVEY MAP NO. 954, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 13, 1941, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 31; THENCE SOUTH 1°38'00" EAST, A DISTANCE OF 850.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°48'00" EAST, A DISTANCE OF 800.00 FEET; THENCE SOUTH 1°38'00" EAST, 1897.6 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SECTION 31, FROM WHICH POINT THE SOUTH QUARTER CORNER BEARS SOUTH 89°51'00" WEST, A DISTANCE OF 800.00 FEET; THENCE SOUTH 89°51'00" WEST, A DISTANCE OF 850.00 FEET TO SAID SOUTH QUARTER CORNER; THENCE NORTH 1°38'00" WEST, A DISTANCE OF 1896.4 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 318-120-02

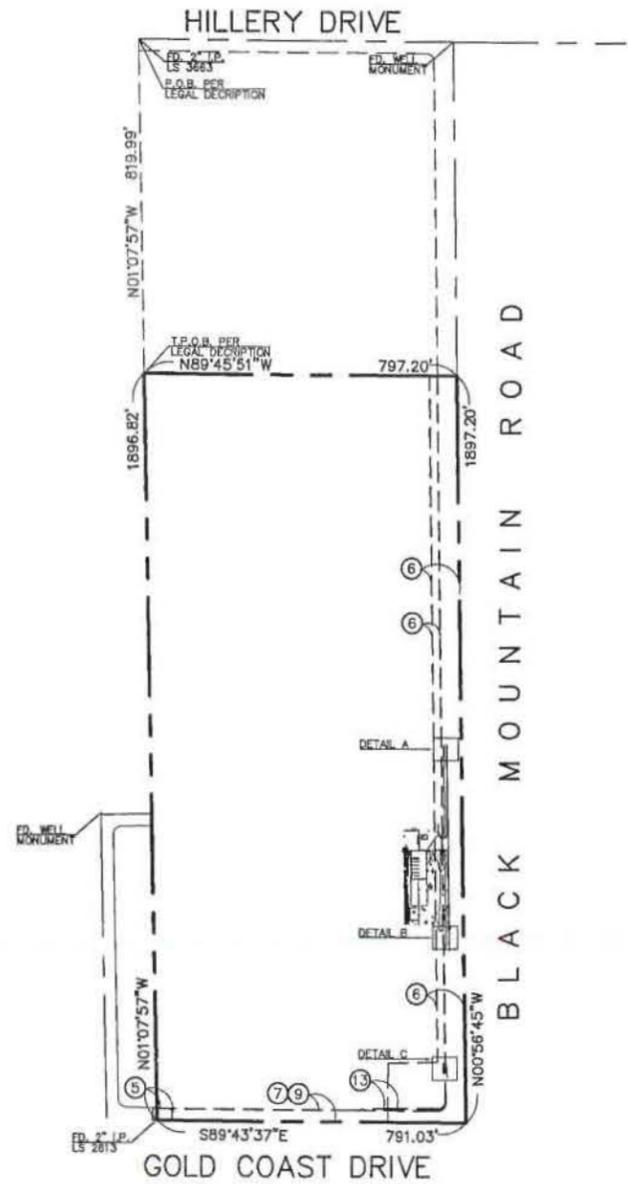
ITEMS CORRESPONDING TO SCHEDULE "B":

BY: COMMONWEALTH LAND TITLE COMPANY COMMITMENT NO.: 08020735
4100 NEWPORT PLACE DR, SUITE 120 TITLE OFFICER: CHRIS MAZAR
NEWPORT BEACH, CA 92660 DATED: OCTOBER 18, 2013
(949) 724-0708

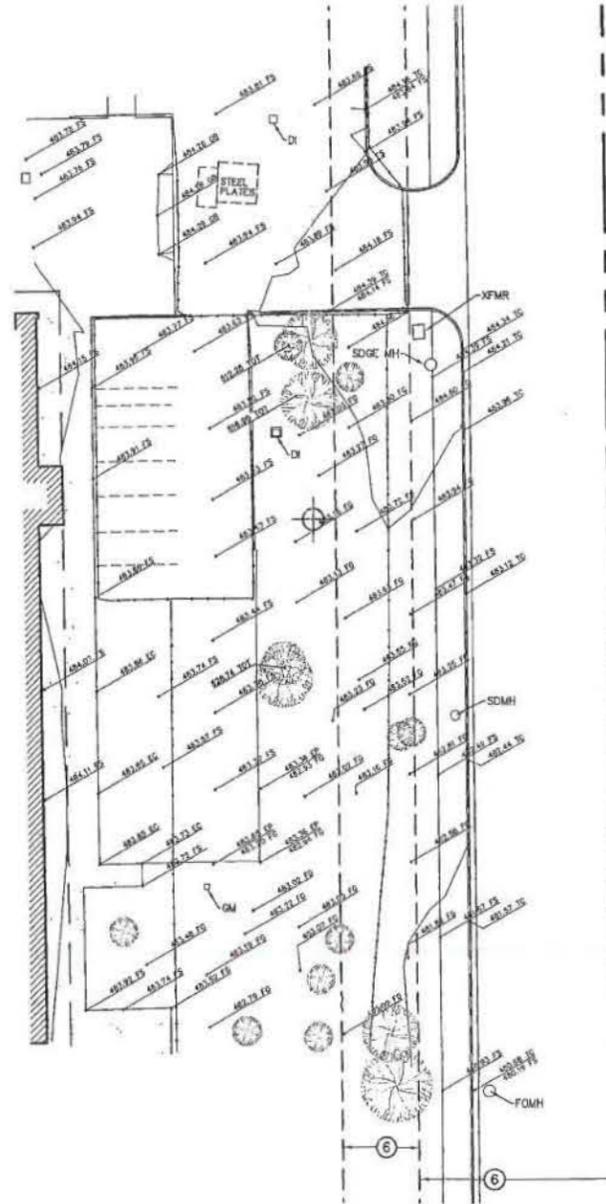
THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

2. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 8, 1961 AS INSTRUMENT NO. 156698 ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT" DATED MARCH 12, 1965; RECORDED MAY 14, 1965 AS INSTRUMENT NO. 86651 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "FORBEARANCE AGREEMENT" DATED AUGUST 25, 1965; RECORDED SEPTEMBER 16, 1969 AS INSTRUMENT NO. 169720 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
5. EASEMENT(S) FOR STORM DRAIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 20, 1973 AS INSTRUMENT NO. 73-044277 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
6. EASEMENT(S) FOR PUBLIC STREET OR HIGHWAY AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED AUGUST 18, 1974 AS INSTRUMENT NO. 74-225058 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CONSENT INSTRUMENT" DATED APRIL 22, 1977; RECORDED MAY 4, 1977 AS INSTRUMENT NO. 77-169616 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ELECTRIC LICENSE AGREEMENT" DATED JULY 16, 1977; RECORDED JULY 26, 1977 AS INSTRUMENT NO. 77-298930 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED AND IS NOT PLOTTED HEREON.
9. EASEMENT(S) FOR PUBLIC STREET OR HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED AUGUST 24, 1977 AS INSTRUMENT NO. 347022 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SIXTH AMENDMENT TO FACILITY LEASE (1989-1991 CAPITAL PROJECTS)" DATED AUGUST 1, 1994; RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 1994-0495533 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "THIRD AMENDMENT TO ASSIGNMENT AGREEMENT" RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 1994-0495534 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
12. EASEMENT(S) FOR UNDERGROUND ELECTRICAL AND COMMUNICATION FACILITIES AND APPURTENANCES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED JANUARY 8, 2004 AS INSTRUMENT NO. 2004-0015782 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
13. EASEMENT(S) FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED DECEMBER 6, 2010 AS INSTRUMENT NO. 2010-9670894 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ITEMS #8 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.



BOUNDARY DETAIL
SCALE: 1" = 200'



PROJECT AREA
SCALE: 1" = 20'

MIGUEL A. MARTINEZ L.S. 7443



Booth Suarez &
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1001 BOOTH AVE., CALLEBON, CA 92018 (714) 424-8174

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(949) 222-7000

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

PROJECT NAME
MIRAMAR COLLEGE
9230 GOLD COAST DR.,
SAN DIEGO, CA 92126

DRAWING DATES
11/11/13

SHEET TITLE
TOPOGRAPHIC SURVEY

C1