

(on the west side of Pomerado Road, south of Cloudesly Drive), adjacent to the AR-1-2 zone, within the Rancho Bernardo Community Plan Area. (Attachments 1, 2, 3, and 4)

WCF are permitted within the public right-of-way with above-ground equipment with the processing of a Conditional Use Permit (CUP), Process Three. WCF located adjacent to dedicated parkland are permitted with a Neighborhood Use Permit (NUP), Process Two. In this case, the WCF is also adjacent to ESL, which requires the processing of a Site Development Permit (SDP), Process Three. The entire project is processed according to the highest permit process level. In this case, the CUP, NUP, and SDP, are being processed with a Process Three approval. This is a decision made by the Hearing Officer, which may be appealed to the Planning Commission for a final decision.

The project has been designed to be minimally visible, by attaching antennas to an existing (replacement) vertical element, commonly found in a residential neighborhood. Antennas will be painted to match the replacement light standard. Equipment located at ground level will be painted to blend with the surrounding landscape. Some of the equipment cabinets will receive a vinyl graphic coating, with a representation of native vegetation at mid-season. The combination of painting the equipment and/or applying the vinyl graphic, will enable the WCF to blend in with the surroundings, and be minimally visible, as required by the regulations. In respect to the ESL, conditions have been added to the project to limit construction to time frames that would not adversely impact sensitive species. (Construction is prohibited between March 1st and August 15th, to avoid adverse impacts to the coastal California gnatcatcher breeding season.)

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This project consists of three (3) panel antennas mounted on a replacement 30'-3" light standard, with above-ground equipment cabinets, located within the public right-of-way. By locating the panel antennas on a replacement light standard, the WCF will incorporate an existing vertical element commonly found in the community into the design. The antennas will be painted grey to match the light standard and cables associated with the antennas will be concealed behind covers and routed internally within the pole. Equipment associated with the antennas will be located within cabinets that will either be painted to blend in with the adjacent open space or will receive a vinyl photo graphic, depicting native vegetation. These design techniques will enable the WCF to blend in with the surroundings, which results in a design that is respectful of the neighborhood context. In this way, the development will comply with the General Plan's recommendations.

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 NUP, SDP, and CUP. Therefore, Staff recommends approval of NUP No. 1451292, SDP No. 1451293, and CUP No. 1451294.

ALTERNATIVES

1. Approve Neighborhood Use Permit No. 1451292, Site Development Permit No. 1451293, and Conditional Use Permit No. 1451294, with modifications.
2. Deny Neighborhood Use Permit No. 1451292, Site Development Permit No. 1451293, and Conditional Use Permit No. 1451294, 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 Public Notice
14. Project Plans



Aerial Photo

Verizon Wessex – Project Number 392236

18450 1/3 Pomerado Road (public right-of-way, located on the west side of Pomerado Road, south of Cloudesly Drive)



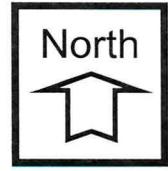
Page 1 of 1



Project Location Map

Verizon Wessex – Project Number 392236

18450 1/3 Pomerado Road (public right-of-way, located on the west side of Pomerado Road, south of Cloudesly Drive)



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	Verizon – Wessex	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of three panel antennas mounted on a replacement 30”-3” tall light standard with above-ground equipment located within the public right-of-way.	
COMMUNITY PLAN AREA:	Rancho Bernardo	
DISCRETIONARY ACTIONS:	Site Development Permit, Neighborhood Use Permit, and Conditional Use Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Open Space (Public Right-of-Way)	
<u>ZONING INFORMATION:</u>		
ZONE: AR-1-2 / public right-of-way		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RM-1-1	Multi-Unit Residential
SOUTH:	Open Space, AR-1-2	Open Space
EAST:	Residential, RS-1-14	Residential
WEST:	Open Space, AR-1-2	Open Space
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Rancho Bernardo Community Planning Board voted 15-0-0 to recommend approval of this project at their April 16, 2015 meeting.	

**HEARING OFFICER RESOLUTION NO. HO-XXXX
 NEIGHBORHOOD USE PERMIT NO. 1451292
 SITE DEVELOPMENT PERMIT NO. 1451293
 CONDITIONAL USE PERMIT NO. 1451294
 VERIZON – WESSEX ROW
 PROJECT NO. 392236**

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 three (3) panel antennas mounted on a replacement light standard, with above-ground equipment, located within the public right-of-way (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1451292, 1451293, and 1451294);

WHEREAS, the project site is located at 18450 1/3 Pomerado Road (public right-of-way, located on the west side of Pomerado Road, south of Cloudesly Drive) adjacent to the AR-1-2 zone of the Rancho Bernardo Community Plan Area;

WHEREAS, on May 13, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) 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 July 22, 2015, the Hearing Officer of the City of San Diego considered Neighborhood Use Permit No. 1451292, Site Development Permit No. 1451293, and Conditional Use Permit No. 1451294 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 July 22, 2015.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

While the Rancho Bernardo Community Plan does not specifically address WCFs, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of three (3) panel antennas mounted on a replacement 30’-3” light standard, with above-ground equipment cabinets, located within the public right-of-way. By locating the

panel antennas on a replacement light standard, the WCF will incorporate an existing vertical element commonly found in the community into the design. The antennas will be painted grey to match the light standard and cables associated with the antennas will be concealed behind covers and routed internally within the pole. Equipment associated with the antennas will be located within cabinets that will either be painted to blend in with the adjacent open space or will receive a vinyl photo graphic, depicting native vegetation. These design techniques will enable the WCF to blend in with the surroundings, which results in a design that is respectful of the neighborhood context. In this way, the development will not adversely affect the applicable land use plan.

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

The project consists of three panel antennas mounted to a replacement 30'-3" tall light standard, with above-ground equipment cabinets, located within the public right-of-way. The project is located at 18450 1/3 Pomerado Road (located on the west side of Pomerado Road, south of Cloudesly Drive), and is located in the Rancho Bernardo 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 Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities has been provided. 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, including any allowable deviations pursuant to the Land Development Code.

WCF are permitted within the public right-of-way with above-ground equipment with the processing of a Conditional Use Permit (CUP), Process Three. WCF located adjacent to dedicated parkland are permitted with a Neighborhood Use Permit (NUP), Process Two. In this case, the WCF is also adjacent to ESL, which requires the processing of a Site Development Permit (SDP), Process Three. The entire project is processed according to the highest permit process level. In this case, the CUP, NUP, and SDP, are being processed with a Process Three approval. This is a decision made by the Hearing Officer, which may be appealed to the Planning Commission for a

final decision. The project has been designed to be minimally visible, by attaching antennas to an existing (replacement) vertical element, commonly found in a residential neighborhood. Antennas will be painted to match the replacement light standard. Equipment located at ground level will be painted to blend with the surrounding landscape. Some of the equipment cabinets will receive a vinyl graphic coating, with a representation of native vegetation. The combination of painting the equipment and/or applying the vinyl graphic, will enable the WCF to blend in with the surroundings, and be minimally visible, as required by the regulations. In respect to the ESL, conditions have been added to the project to limit construction to time frames that would not adversely impact sensitive species. Based on this analysis, this project complies with the Wireless Communication Facility (WCF) Regulations, Land Development Code (LDC) §141.0420 and the Environmentally Sensitive Lands (ESL) regulations. No deviations are being requested. Therefore, this project complies with the applicable regulations of the LDC.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

While the Rancho Bernardo Community Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of three (3) panel antennas mounted on a replacement 30'-3" light standard, with above-ground equipment cabinets, located within the public right-of-way. By locating the panel antennas on a replacement light standard, the WCF will incorporate an existing vertical element commonly found in the community into the design. The antennas will be painted grey to match the light standard and cables associated with the antennas will be concealed behind covers and routed internally within the pole. Equipment associated with the antennas will be located within cabinets that will either be painted to blend in with the adjacent open space or will receive a vinyl photo graphic, depicting native vegetation. These design techniques will enable the WCF to blend in with the surroundings, which results in a design that is respectful of the neighborhood context. In this way, the development will not adversely affect the applicable land use plan.

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

The project consists of three panel antennas mounted to a replacement 30'-3" tall light standard, with above-ground equipment cabinets, located within the public right-of-way. The project is located at 18450 1/3 Pomerado Road (located on the west side of Pomerado Road, south of Cloudesly Drive), and is located in the Rancho Bernardo 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 Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities has been provided. 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, including any allowable deviations pursuant to the Land Development Code.

WCF are permitted within the public right-of-way with above-ground equipment with the processing of a Conditional Use Permit (CUP), Process Three. WCF located adjacent to dedicated parkland are permitted with a Neighborhood Use Permit (NUP), Process Two. In this case, the WCF is also adjacent to ESL, which requires the processing of a Site Development Permit (SDP), Process Three. The entire project is processed according to the highest permit process level. In this case, the CUP, NUP, and SDP, are being processed with a Process Three approval. This is a decision made by the Hearing Officer, which may be appealed to the Planning Commission for a final decision. The project has been designed to be minimally visible, by attaching antennas to an existing (replacement) vertical element, commonly found in a residential neighborhood. Antennas will be painted to match the replacement light standard. Equipment located at ground level will be painted to blend with the surrounding landscape. Some of the equipment cabinets will receive a vinyl graphic coating, with a representation of native vegetation. The combination of painting the equipment and/or applying the vinyl graphic, will enable the WCF to blend in with the surroundings, and be minimally visible, as required by the regulations. In respect to the ESL, conditions have been added to the project to limit construction to time frames that would not adversely impact sensitive species. Based on this analysis, this project complies with the Wireless Communication Facility (WCF) Regulations, Land Development Code (LDC) §141.0420 and the Environmentally Sensitive Lands (ESL) regulations. No deviations are being requested. Therefore, this project complies with the applicable regulations of the LDC.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

This project is located within the public right-of-way adjacent to a City open-space property. The project, both during and after construction, will not extend outside the public right-of-way. The

project does not impact any Environmentally Sensitive Lands (ESL), as indicated by a Biology Letter prepared by Merkel & Associates, Inc. If construction was to occur between March 1st and August 15th, the coastal California gnatcatcher could be adversely impacted, therefore a condition has been added to the permit prohibiting any construction activity between March 1st and August 15th. Based on this project analysis, the project site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed WCF will involve the replacement of an existing light standard and the installation of above-ground equipment cabinets and underground conduit. All work will occur within the public right-of-way in areas previously disturbed. No work will occur in ESL. There will be minimal alteration of land forms. The project, both during and after construction, will not result in undue risk related to geologic issues, erosion, flood, or fire hazard. The project will be required to obtain construction permits prior to work beginning. The construction permit review will ensure that the proposed project complies with applicable building codes.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

This project is located within the public right-of-way adjacent to a City open-space property. The project will not extend outside the public right-of-way. The project does not impact any Environmentally Sensitive Lands (ESL), as indicated by a Biology Letter prepared by Merkel & Associates, Inc. If construction was to occur between March 1st and August 15th, the coastal California gnatcatcher could be adversely impacted, therefore a condition has been added to the permit prohibiting any construction activity between March 1st and August 15th. Based on the development's footprint and conditions included in the permit, adverse impacts to adjacent ESL will be prevented.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The proposed development was reviewed by the City's MSCP Staff. The MSCP Staff assisted in crafting the permit condition that would prohibit construction between March 1st and August 15th. MSCP Staff was able to determine the project would be consistent with the City's MSCP Subarea Plan after reviewing the biology letter, which indicated that there would be no impact to ESL, and with the incorporation of the condition prohibiting construction during time periods that could adversely affect the coastal California gnatcatcher.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

This project is located approximately 13.5 miles from the Pacific Ocean. Based on the project's distance from the ocean, it will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

This project is located within the public right-of-way adjacent to a City open-space property. The project will not extend outside the public right-of-way. The project does not impact any Environmentally Sensitive Lands (ESL), as indicated by a Biology Letter prepared by Merkel & Associates, Inc. If construction was to occur between March 1st and August 15th, the coastal California gnatcatcher could be adversely impacted, therefore a condition has been added to the permit prohibiting any construction activity between March 1st and August 15th. The biology letter included an option that indicated that construction could occur during the coastal California gnatcatcher breeding season if a temporary noise barrier was constructed, but this would have impacted the adjacent ESL, and the applicant opted to, instead, forego construction during the gnatcatcher breeding season. Therefore, the condition prohibiting construction during the coastal California gnatcatcher breeding season is reasonably related to, and calculated to alleviate, negative impacts that could occur to the gnatcatcher if construction was to occur during the breeding season.

Conditional Use Permit - Section 126.0305

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

While the Rancho Bernardo Community Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of three (3) panel antennas mounted on a replacement 30'-3" light standard, with above-ground equipment cabinets, located within the public right-of-way. By locating the panel antennas on a replacement light standard, the WCF will incorporate an existing vertical element commonly found in the community into the design. The antennas will be painted grey to match the light standard and cables associated with the antennas will be concealed behind covers and routed internally within the pole. Equipment associated with the antennas will be located within cabinets that will either be painted to blend in with the adjacent open space or will receive a vinyl photo graphic, depicting native vegetation. These design techniques will enable the WCF to blend in with the surroundings, which results in a design that is respectful of the neighborhood context. In this way, the development will not adversely affect the applicable land use plan.

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

The project consists of three panel antennas mounted to a replacement 30'-3" tall light standard, with above-ground equipment cabinets, located within the public right-of-way. The project is located at 18450 1/3 Pomerado Road (located on the west side of Pomerado Road, south of Cloudesly Drive), and is located in the Rancho Bernardo 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 Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities has been provided. 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, including any allowable deviations pursuant to the Land Development Code.

WCF are permitted within the public right-of-way with above-ground equipment with the processing of a Conditional Use Permit (CUP), Process Three. WCF located adjacent to dedicated parkland are permitted with a Neighborhood Use Permit (NUP), Process Two. In this case, the WCF is also adjacent to ESL, which requires the processing of a Site Development Permit (SDP), Process Three. The entire project is processed according to the highest permit process level. In this case, the CUP, NUP, and SDP, are being processed with a Process Three approval. This is a decision made by the Hearing Officer, which may be appealed to the Planning Commission for a final decision. The project has been designed to be minimally visible, by attaching antennas to an existing (replacement) vertical element, commonly found in a residential neighborhood. Antennas will be painted to match the replacement light standard. Equipment located at ground level will be painted to blend with the surrounding landscape. Some of the equipment cabinets will receive a vinyl graphic coating, with a representation of native vegetation. The combination of painting the equipment and/or applying the vinyl graphic, will enable the WCF to blend in with the surroundings, and be minimally visible, as required by the regulations. In respect to the ESL, conditions have been added to the project to limit construction to time frames that would not adversely impact sensitive species. Based on this analysis, this project complies with the Wireless Communication Facility (WCF) Regulations, Land Development Code (LDC) §141.0420 and the Environmentally Sensitive Lands (ESL) regulations. No deviations are being requested. Therefore, this project complies with the applicable regulations of the LDC.

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

Council Policy 600-43 and the WCF Regulations, LDC Section 141.0420, encourage WCF to locate in commercial and industrial zones, by providing a lower permit process level for WCF in

those zones. The public right-of-way is also a preferred location for siting WCF. WCF located in residential zones are permitted with a higher permit process level. Wireless carriers are required to provide coverage throughout their FCC license area, however, and WCF are permitted throughout the City. This WCF is proposed adjacent to a residential neighborhood and open space area, in the public right-of-way. While the most preferred location for this WCF would be a commercial or industrially zoned property, wireless carriers are required to provide coverage throughout their license area, and in this case the public right-of-way is an acceptable location for this facility. The applicant has provided a justification letter and coverage maps to help illustrate both the need for this WCF and its minimally intrusive nature. The WCF has been designed to be minimally visible, in compliance with the WCF regulations, and with the required permits, is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Neighborhood Use Permit No. 1451292, Site Development Permit No. 1451293, and Conditional Use Permit No. 1451294 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1451292, 1451293, and 1451294, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: July 22, 2015

Internal Order No. 24005191

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: 24005191

NEIGHBORHOOD USE PERMIT NO. 1451292
SITE DEVELOPMENT PERMIT NO. 1451293
CONDITIONAL USE PERMIT NO. 1451294
VERIZON WESSEX, PROJECT NO. 392236
HEARING OFFICER

This NEIGHBORHOOD USE PERMIT (NUP) NO. 1451292, SITE DEVELOPMENT PERMIT (SDP) NO. 1451293, and CONDITIONAL USE PERMIT (CUP) NO. 1451294 is granted by the **HEARING OFFICER** of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0205, 126.0504, 126.0305, and 141.0420. The site is located at 18450 1/3 Pomerado Road, in the public right-of-way, in the AR-1-2 zone of the Rancho Bernardo Community Plan area.

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 July 22, 2015, on file in the Development Services Department.

The project shall include:

- a. Three (3) panel antennas [72.0" by 14.8" by 9.0"], mounted to a 30-foot 3-inch tall replacement light standard with above-ground equipment cabinets located adjacent to the light standard;
- b. This structure is for the primary purpose of street illumination, but may have the secondary purpose of accommodating Permittee's Operations.
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality

Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **August 5, 2018**.
2. **This NUP, SDP, and CUP and corresponding use of this site shall expire on August 5, 2025.** 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 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

TRANSPORTATION DEVELOPMENT REQUIREMENTS:

14. The Permittee shall obtain an "Encroachment Maintenance and Removal Agreement" satisfactory to the City Engineer.
15. The Permittee shall obtain a "Public Right-of-way Permit for Traffic Control" satisfactory to the City Engineer.
16. The Permittee shall protect any City property removed as part of the project and return said property to the City, satisfactory to the City Engineer.
17. The Permittee shall provide a Public Improvement Plan including a Traffic Control Plan, satisfactory to the City Engineer.
18. The Permittee shall provide and maintain a telephone contract number available 24 hours/7 days a week clearly posted at eye level to allow City staff to immediately contract the system provider, satisfactory to the City Engineer.
19. The Permittee shall provide a switch to allow City staff to immediately turn off the system, satisfactory to the City Engineer.
20. City staff should contact the Permittee as soon as possible with notification of the emergency shut-off of the system, satisfactory to the City Engineer.
21. The Permittee shall install and maintain a separate power meter for the project, satisfactory to the City Engineer.
22. Upon written request by the City of San Diego, the Permittee shall remove the system, or any part of the system, with 45 days at the Permittee's cost, satisfactory to the City Engineer.
23. The Permittee shall inform the City and the City agrees to inform the Permittee in the event of a knock over, satisfactory to the City Engineer.
24. The Permittee shall shut down the system upon request of the City, and the City will notify the Permittee in advance whenever possible of such request, satisfactory to the City Engineer.
25. Prior to any routine maintenance activity, the Permittee shall notify the City a minimum of one work day on advance, satisfactory to the City Engineer.
26. A foundation analysis shall be required during the Public Improvement Plan Process, satisfactory to the City Engineer.
27. If the luminaire mounting height or length of the mast arm of the new traffic signal standard does not match the appropriate State of California Department of Transportation

Standard Plans drawing number ES-7C through ES-7H, a lighting study and a Deviation from Standards Form shall be provided during the Public Improvement Plan Process. If a lighting study is not required, the lamp type and wattage shall comply with the City of San Diego Street Design Manual, satisfactory to the City Engineer.

28. The Permittee shall hold the City harmless for interrupted signal transmission due to a street light pole knock over in the event of an accident, due to an electrical power failure, and emergency shut-off or as a result of any maintenance activity, satisfactory to the City Engineer.

ENGINEERING REQUIREMENTS:

29. This project proposes to export 35.1 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

30. 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 Pomerado Road's Right-of-Way.

31. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Pomerado Road's Right-of-Way.

32. 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.

33. 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.

PLANNING/DESIGN REQUIREMENTS:

34. **The Permittee is PROHIBITED from conducting ANY work at the site covered by this permit during the coastal California gnatcatcher breeding season, from March 1st to August 15th.**

35. **The Permittee shall conduct a preconstruction meeting with Mitigation Monitoring and Coordination (MMC) staff prior to starting any work on this project, to ensure that no work occurs during the coastal California gnatcatcher breeding season.**

36. The Permittee shall maintain camouflage graphics applied to the equipment cabinets and shall replace as necessary or upon request of the Development Services Department within 30-days of request.

37. 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.
38. 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.
39. 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.
40. 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.
41. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
42. No overhead cabling is allowed for this project.
43. The Owner/Permittee shall not cause or allow the antennas located on the light standard to be different sizes (length, width, or height) than as shown on the stamped approved plans.
44. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
45. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
46. Any future modifications to the antennas must be approved by Development Services. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
47. 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.
48. 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” will be required prior to Final Clearance from the City's Building Inspector 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 at ahempton@sandiego.gov 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 July 22, 2015 and [Approved Resolution Number].

Permit Type/PTS Approval No.: NUP NO. 1451292, SDP NO. 1451293, CUP NO. 1451294

Date of Approval: 7/22/2015

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.

**THE CITY OF SAN DIEGO
REAL ESTATE ASSETS**

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 13, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24005191

PROJECT NAME/NUMBER: Verizon Wessex ROW/Project No. 392236
COMMUNITY PLAN AREA: Rancho Bernardo
COUNCIL DISTRICT: 5
LOCATION: 18430 1/3 Pomerado Road, San Diego, California, 92128

PROJECT DESCRIPTION: The project proposes to install Verizon Wireless telecommunication equipment cabinets mounted on a concrete pad, install three (3) Verizon Wireless antenna sectors, of one (1) antenna each mounted on a new 30'-3" high light standard (total of three (3) antennas), one (1) Verizon Wireless RRU unit per sector (total of three (3) RRU's) mounted inside proposed expanded metal mesh cage, one (1) Verizon Wireless raycap DC surge protection mounted inside proposed expanded metal mesh cage and one (1) mounted on proposed equipment cabinet (total of two (2) raycap units), one (1) Verizon Wireless E/911 GPS antenna mounted to proposed equipment cabinet, a new 200 AMP electrical meter with underground electrical conduit feed from an existing electrical vault, a new telco service connection from an existing telco pullbox, and two (2) new H-frames for electrical and telco equipment. The project site is located on the southwest corner of Pomerado Road and Cloudesly Drive within the right-of way. Furthermore, the project is located adjacent to the Multi-Habitat Planning Area (MHPA), in zone AR-1-2 in the Rancho Bernardo Community Plan.

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 City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. Construction activities will not occur during the coastal California gnatcatcher breeding season (March 1 and August 15), which would avoid any impacts.

The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for installation of small new equipment and facilities for structures not exceeding 2,500 square feet as well as accessory structures. Furthermore, the exceptions listed in 15300.2 would not apply.

CITY CONTACT: Alexander Hempton, Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
CONTACT INFORMATION: (619) 446-5349/AHempton@sandiego.gov

On May 13, 2015, 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 must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (by May 27, 2015). 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.

Rancho Bernardo Community Planning Board

P.O. Box 270831, San Diego, CA 92198

www.rbplanningboard.com

May 1, 2015

Alex Hempton, Development Project Manager
City of San Diego
Development Services Department
1222 First Avenue, 5th Floor (MS 501)
San Diego, CA 92101-4155

SUBJECT: Verizon Wessex Row (Project No. 392236)

Dear Mr. Hempton:

On April 16, 2015, the Rancho Bernardo Community Planning Board considered the proposal by Verizon to install a new wireless communication facility at the south-west corner of Pomerado Road and Cloudesly Drive. The project involves the replacement of an existing light standard with a new light standard of the same height to support 3 panel antennas, along with the installation of various above ground equipment structures. The following motion was approved by the Board by a vote of 15-0-0:

A letter shall be sent to City staff indicating that the Rancho Bernardo Community Planning Board recommends approval of the Verizon Wessex Row project provided that: 1) the proposed cabinets are wrapped with a photo film the illustrates the existing vegetation behind the equipment during mid-season, and 2) the final drawings show the proposed telco equipment on a steel H-frame and the proposed electrical equipment on a steel H-frame will be located to the north of the light-standard near an existing landscaped area, as shown on plans dated 4/16/15.

The Rancho Bernardo Community Planning Board appreciates the opportunity to review and provide comments on this proposal.

Sincerely,



Mike Lutz
Chair, Rancho Bernardo Community Planning Board

cc: Councilmember Mark Kersey, District 5

Ownership Disclosure Statement

As this project is located within the public right-of-way with a lease through the City's Real Estate Assets Department, an Ownership Disclosure Statement is not collected. Verizon executives, however, are listed in this attachment.

ATTACHMENT 9

[About Verizon Wireless](#)

[About Verizon Wireless](#)

[Our Company](#)

[Our Technology](#)

[Our Commitment](#)

We're the people who keep you connected, take your life mobile and deliver the level of convenience you depend on. All thanks to our powerful technology and the nation's largest and most reliable 4G LTE network.

[Our Story](#) [Awards](#) [Leadership](#) [Customer Satisfaction](#)

Viewing: [Executive Leadership](#) [Region Presidents](#)

Executive Leaders



David Small

Executive Vice President Wireless Operations

[View Profile >](#)



Nancy Clark

Senior Vice President-Marketing and Sales Operations

[View Profile >](#)



Steve Smith

Senior Vice President, Business Development, Verizon Wireless



Nicola Palmer

Senior Vice President and Chief Network Officer, Verizon Wireless

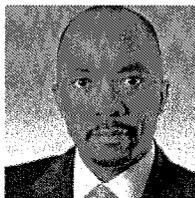
[View Profile >](#)



Shankar Arumugavelu

Senior Vice President and Chief Information Officer, Verizon Wireless

[View Profile >](#)



ATTACHMENT 9

[View Profile >](#)

Torod B. Neptune

Vice President, Corporate Communications, Verizon Wireless

[View Profile >](#)

Area Presidents



Ken Dixon

President, Northeast Area, Verizon Wireless

[View Profile >](#)



Roger Tang

President, South Area, Verizon Wireless

[View Profile >](#)



Christine Baron

President, Midwest Area, Verizon Wireless

[View Profile >](#)



Greg Haller

President, West Area, Verizon Wireless

[View Profile >](#)

Customer Service



John Granby

Senior Vice President, National Customer Service, Verizon Wireless

[View Profile >](#)



Eileen M. Creeden

Vice President, National Customer Service Strategy, Verizon Wireless

[View Profile >](#)



ATTACHMENT 9

Lou Sigillo

Vice President, National Customer Service Operations, Verizon Wireless

[View Profile >](#)



Monica Hammond

Vice President, Business Service Centers & Government Support, Verizon Wireless

[View Profile >](#)



Marquett Smith

Vice President, Northeast Area Customer Service, Verizon Wireless

[View Profile >](#)



Joan T. Bowyer

Vice President, Midwest Area Customer Service, Verizon Wireless

[View Profile >](#)



Melanie Braidich

Vice President, West Area Customer Service, Verizon Wireless

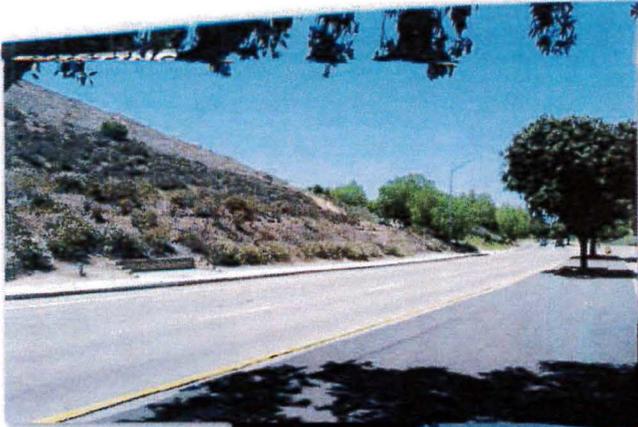
[View Profile >](#)

Charlie Falco

Vice President, South Area Customer Service, Verizon Wireless

[View Profile >](#)

Wessex
Southwest Corner of
Pomerado Rd. & Cloudesly Dr.
San Diego, CA 92128



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

Wessex
Southwest Corner of
Pomerado Rd. & Cloudesly Dr.
San Diego, CA 92128



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



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Wessex"

SW Corner of Pomerado Road & Cloudesly Drive
San Diego, CA 92128

Prepared for:

City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Kerrigan Diehl, Planning Consultant
(760) 587-3003

October 6, 2014



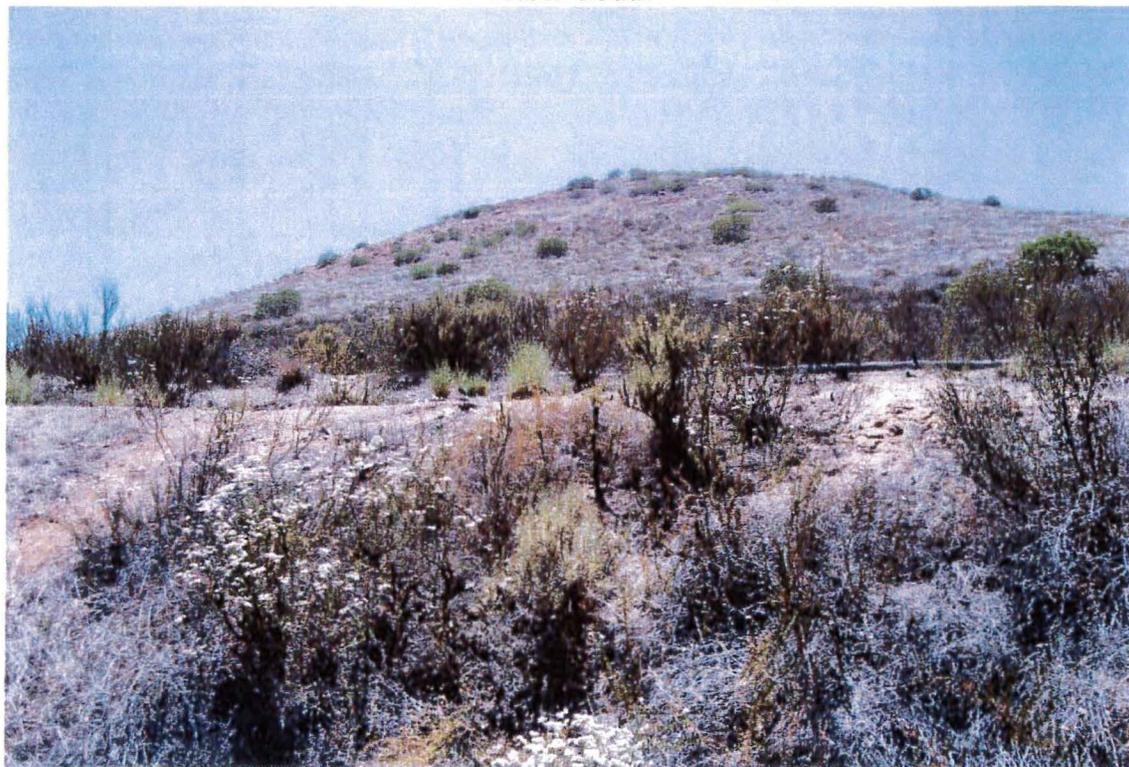
View North



View East



View South



View West



South Pole Elevation



North Pole Elevation



East Pole Elevation



Equipment Location adjacent to pole



Equipment location



Aerial View of Subject Area

SITE JUSTIFICATION
Verizon "Wessex"
SW Corner of Pomerado Road and Cloudesly Drive
San Diego, CA 92128

PROJECT DESCRIPTION

The project proposes to install a WCF on a light standard in the public right of way consisting of (3) panel antennas flush mounted to the pole where the cobra arm extends. The associated equipment necessary to operate the facility will be located at grade adjacent to the light standard and will consist of (3) remote radios in a metal mesh cage along with (1) radio cabinet and (1) battery cabinet. The associated utility panels will be mounted in the right of way as well on an H-frame up the street adjacent to the existing SDGE vault hatch.

SITE DESIGN

More specifically, the site will be configured with 3 sectors of 1 antenna and 1 RRUs at each sector. The associated equipment necessary to operate the facility including an emergency back-up generator will be located partially within the base of the tower element within a 385 sf enclosure design to be part of the element. The project has been designed to integrate with the existing building materials and architectural features.

PREFERENCE 2 LOCATION:

The project is a Preference 2 location the proposed facility consisting of about ground equipment within the right of way. The nearest adjacent zoning designation is single family residential, however the site is situated more than 100' away from the nearest residence. The site requires a Neighborhood Use Permit with attendance at the Rancho Bernardo Planning Board.

We believe that the facility as designed is consistent with all relevant regulations and will be well utilizing the smallest and least intrusive design for this type of installation and residential area.

CO-LOCATION OF WIRELESS FACILITIES

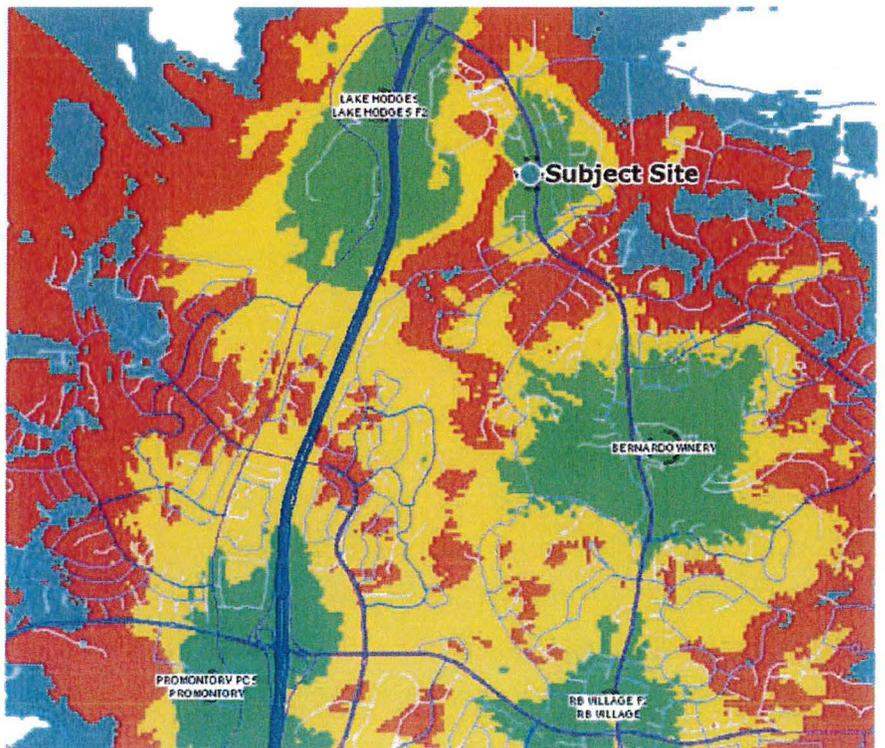
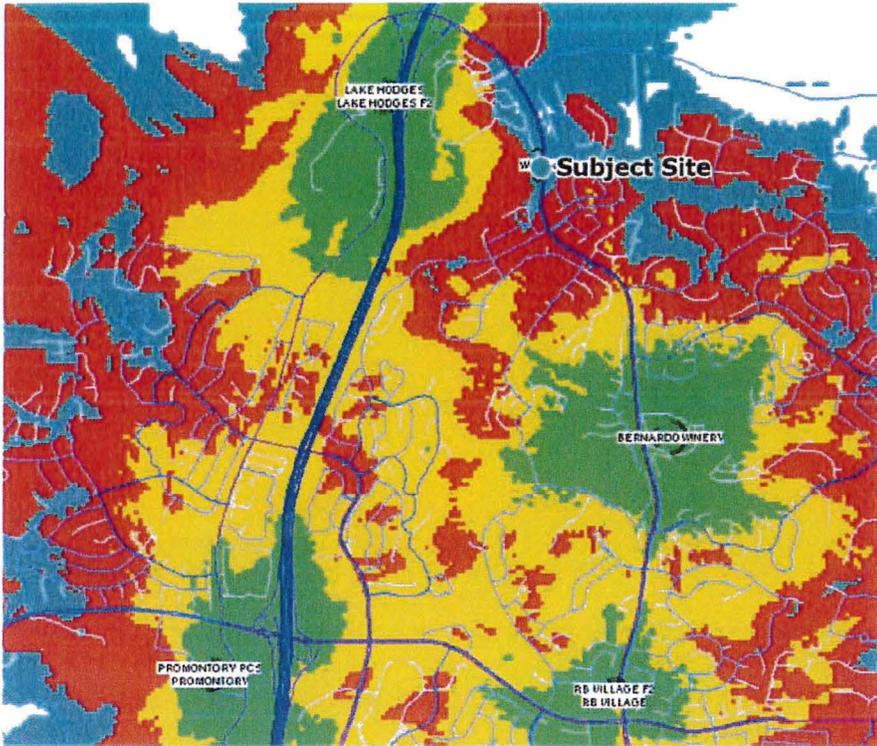
There are no existing carriers on this light standard.

Wessex

Southwest Corner of
Pomerado Rd. & Cloudesly Dr.
San Diego, CA 92128



Coverage without site



Coverage Levels:

- Excellent
- Good/Variable
- Poor

10/6/2014



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 8, 2015

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	July 22, 2015
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:	NEIGHBORHOOD USE PERMIT, SITE DEVELOPMENT PERMIT, AND CONDITIONAL USE PERMIT, PROCESS THREE
PROJECT NO:	<u>392236</u>
PROJECT NAME:	<u>VERIZON – WESSEX RIGHT-OF-WAY (ROW)</u>
APPLICANT:	KERRIGAN DIEHL, PLANCOM, INC., AGENTS REPRESENTING VERIZON WIRELESS
COMMUNITY PLAN AREA:	RANCHO BERNARDO
COUNCIL DISTRICT:	District 5
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 three (3) panel antennas mounted to a replacement light standard, with above-ground equipment located adjacent to the light standard. The project is located within the public right-of-way at 18430 1/3 Pomerado Road, on the west side of Pomerado Road, south of Cloudesly Drive.

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 business 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 5/13/2015 and the opportunity to appeal that determination ended 5/27/2015.

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 business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24005191

Revised 11-17-14 wjz



WESSEX
18430 1/3 POMERADO ROAD
SAN DIEGO, CA 92128

BOOTH & SUAREZ
 ARCHITECTURE ■ INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE D9
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR
verizon wireless

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

APPROVALS

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

PROJECT NAME
WESSEX
 18430 1/3 POMERADO ROAD
 SAN DIEGO, CA 92128
 SAN DIEGO COUNTY

DRAWING DATES

08/08/14	90% ZD (se)
08/18/14	100% ZD (se)
09/22/14	100% ZD REVISION 1 (ic)
09/30/14	100% ZD REVISION 2 (se)
10/07/14	100% ZD REVISION 3 (ic)
10/30/14	100% ZD REVISION 4 (se)
12/22/14	100% ZD REVISION 5 (ic)
02/25/15	100% ZD REVISION 6 (se)
03/30/15	100% ZD REVISION 7 (ri)
04/15/15	100% ZD REVISION 8 (ri)
04/20/15	100% ZD REVISION 9 (ri)
05/06/15	100% ZD REVISION 10 (se)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\14140

T-1

VICINITY MAP

CITY OF SAN DIEGO

THOMAS GUIDE PAGE: 1150 - B6

ADDRESS
 18430 1/3 POMERADO ROAD
 SAN DIEGO, CA 92128

DIRECTIONS:
 (FROM VZW'S OFFICES IN IRVINE):
 I-5 SOUTH TO SR-78 EAST; CONTINUE ON SR-78 EAST TO I-15 SOUTH; CONTINUE ON I-15 SOUTH TO THE POMERADO/WEST BERNARDO EXIT; EXIT AT POMERADO AND TURN RIGHT AT TOP OF OFF RAMP TO GO OVER THE BRIDGE; CONTINUE EAST ON POMERADO TO SITE LOCATION.

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 D2
 CARLSBAD, CA 92008
 (760) 434-8474
 (760) 434-8596 (FAX)

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

LEASING/PLANNING:
 PLANCOM, INC.
 BRENT HELMING
 302 STATE PLACE
 ESCONDIDO, CA 92029
 (760) 533-6065

PERMITS REQUIRED

- CONDITIONAL USE PERMIT
- SITE DEVELOPMENT PERMIT

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 CONTACT: BRENT HELMING
 PHONE: (760) 533-6065

OWNER: CITY OF SAN DIEGO
 1200 THIRD AVE., SUITE 1700, MS 51A
 SAN DIEGO, CA 92101
 SITE CONTACT: ENZA MORENO
 PHONE: (619) 236-8052

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT CABINETS MOUNTED ON A CONCRETE PAD
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF ONE (1) ANTENNA EACH MOUNTED ON A NEW 30"-3" HIGH LIGHT STANDARD (TOTAL OF 3 ANTENNAS)
- INSTALLATION OF ONE (1) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF THREE (3) RRU'S) MOUNTED INSIDE PROPOSED EXPANDED METAL MESH CAGE
- INSTALLATION OF ONE (1) VERIZON WIRELESS RAYCAP DC SURGE PROTECTION MOUNTED INSIDE PROPOSED EXPANDED METAL MESH CAGE AND ONE (1) MOUNTED ON PROPOSED EQUIPMENT CABINET (TOTAL OF TWO (2) RAYCAP UNITS)
- INSTALLATION OF ONE (1) VERIZON WIRELESS E/911 GPS ANTENNA MOUNTED TO PROPOSED EQUIPMENT CABINET
- INSTALLATION OF NEW 200 AMP ELECTRICAL METER WITH UNDERGROUND ELECTRICAL CONDUIT FEED FROM AN EXISTING ELECTRICAL VAULT.
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING TELCO PULLBOX
- INSTALLATION OF (2) NEW H-FRAMES FOR ELECTRICAL AND TELCO EQUIPMENT
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 18430 1/3 POMERADO ROAD
 SAN DIEGO, CA 92128

ASSESSORS PARCEL NUMBER: N/A (ROW)
 EXISTING ZONING: RESIDENTIAL (ADJACENT)
 TOTAL SITE AREA: N/A

PROPOSED PROJECT AREA:
 CONCRETE EQUIPMENT PAD: 36 S.F.
 ANTENNA EQUIPMENT CAGE: 20 S.F.

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	UTILITY PLAN
A-2	EQUIPMENT PLAN
A-3	EXTERIOR ELEVATIONS
A-4	LIGHT STANDARD ELEVATION & DETAILS
C-1	TOPOGRAPHIC SURVEY

MITIGATION MONITORING COORDINATION

WORK RELATED TO THIS PERMIT IS PROHIBITED DURING THE GNATCATCHER BREEDING PERIOD, FROM MARCH 3 TO AUGUST 15. PRIOR TO THE START OF ANY WORK, A PRECONSTRUCTION MEETING WITH MMC IS REQUIRED TO ENSURE THAT NO WORK OCCURS DURING THE GNATCATCHER BREEDING SEASON.

MITIGATION MONITORING COORDINATION (MMC)
 DEVELOPMENT SERVICES DEPARTMENT
 9601 RIDGEMOUNT CT.
 SUITE 220 MS1102B
 SAN DIEGO, CA 92123
 CHRIS BRENNEN
 (619) 980-8530
 CBRENNEN@SANDIEGO.GOV
 ASSOCIATE PLANNER - MMC PRIVATE PROJECTS

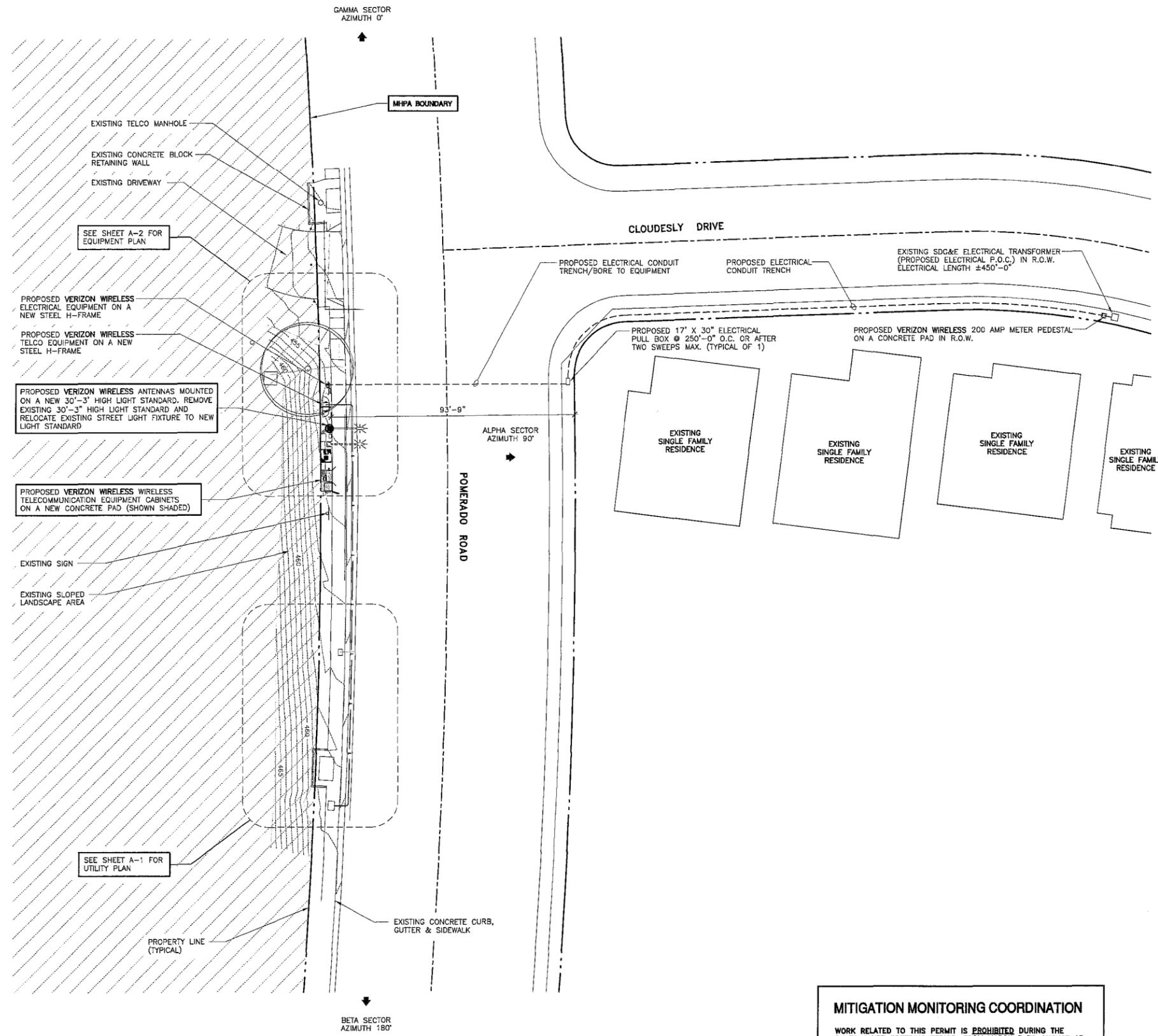
ACCESSIBILITY DISCLAIMER

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, 2013 EDITION
 CALIFORNIA PLUMBING CODE, 2013 EDITION
 CALIFORNIA MECHANICAL CODE, 2013 EDITION
 CALIFORNIA ELECTRICAL CODE, 2013 EDITION
 CALIFORNIA FIRE CODE, 2013 EDITION
 CALIFORNIA ENERGY CODE, 2013 EDITION

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



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

I/ we the undersigned as Lessee(s) of the property described as
SOUTHWEST CORNER OF POMERADO RD & CLOUDESLY DR
SAN DIEGO, CA 92128
(Address or legal description)

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

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

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

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

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

Additionally I/we will:

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

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

Lessee: Andrew Motekin Company Name: Verizon Wireless
Date: 7/25/14

GRADING DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED: 0%

CUBIC YARDS OF CUT: 261.3 CUBIC YARDS OF FILL: 215.9

VOLUME OF FILL TO BE IMPORTED: 0 CU.YD. EXPORTED: 45.4 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

GRADING QUANTITIES:

LIGHT STANDARD CAISSON FOOTING:	5.2 CU. YDS.	DEPTH T.B.D.
CONCRETE EQUIPMENT PADS:	0.9 CU. YDS.	8" DEPTH
COAX CABLE TRNCH:	21.9 CU. YDS.	48" DEPTH
UTILITY TRENCH (ELEC./TELCO):	233.3 CU. YDS.	48" DEPTH
TOTAL GRADING:	261.3 CU. YDS.	

GRADING NOTE:

ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED, SHALL BE EXPORTED
TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD
SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"),
2009 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY
REGIONAL STANDARDS COMMITTEE.

- ENGINEERING NOTES:**
- THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE
AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED
WORK IN THE POMERADO ROAD'S RIGHT-OF-WAY ADJACENT TO
PROJECT SITE.
 - THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY USE PERMIT
FOR THE PROPOSED WORK IN THE POMERADO ROAD'S
RIGHT-OF-WAY ADJACENT TO PROJECT SITE.
 - SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND
REPLACEMENT OF PUBLIC FACILITIES REQUIRES WHERE IN THE
COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES
ARE DAMAGED OR REMOVED THE PROPERTY OWNER/PERMITEE
SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC
FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE
PERMITEE 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
PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN
(WPCCP). THE WPCCP SHALL BE PREPARED IN ACCORDANCE WITH THE
GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER
STANDARDS.

MITIGATION MONITORING COORDINATION

WORK RELATED TO THIS PERMIT IS PROHIBITED DURING THE
GNATCATCHER BREEDING PERIOD, FROM MARCH 3 TO AUGUST 15.
PRIOR TO THE START OF ANY WORK, A PRECONSTRUCTION
MEETING WITH MMC IS REQUIRED TO ENSURE THAT NO WORK
OCCURS DURING THE GNATCATCHER BREEDING SEASON
(SEE SHEET T-1 FOR CONTACT INFORMATION)

SITE PLAN
SCALE: 1" = 20'-0"



Booth & Suarez
ARCHITECTURE INCORPORATED
395 CALISDAD VILLAGE DRIVE, SUITE D9
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

verizon wireless

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

APPROVALS

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

PROJECT NAME

WESSEX

18430 1/3 POMERADO ROAD
SAN DIEGO, CA 92128
SAN DIEGO COUNTY

DRAWING DATES

08/08/14	90% ZD (se)
08/16/14	100% ZD (se)
09/22/14	100% ZD REVISION 1 (ic)
09/30/14	100% ZD REVISION 2 (se)
10/07/14	100% ZD REVISION 3 (ic)
10/30/14	100% ZD REVISION 4 (se)
12/22/14	100% ZD REVISION 5 (ic)
02/25/15	100% ZD REVISION 6 (se)
03/30/15	100% ZD REVISION 7 (ri)
04/16/15	100% ZD REVISION 8 (ri)
04/20/15	100% ZD REVISION 9 (ri)
05/08/15	100% ZD REVISION 10 (se)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\14140

A-0

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 395 CARLSBAD VILLAGE DRIVE, SUITE D2
 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
OPS	DATE
EE/OUT	DATE

PROJECT NAME

WESSEX

18430 1/3 POMERADO ROAD
 SAN DIEGO, CA 92128
 SAN DIEGO COUNTY

DRAWING DATES

08/08/14	90% ZD (se)
08/18/14	100% ZD (se)
09/22/14	100% ZD REVISION 1 (lc)
09/30/14	100% ZD REVISION 2 (se)
10/07/14	100% ZD REVISION 3 (lc)
10/30/14	100% ZD REVISION 4 (se)
12/22/14	100% ZD REVISION 5 (lc)
02/25/15	100% ZD REVISION 6 (se)
03/30/15	100% ZD REVISION 7 (rl)
04/16/15	100% ZD REVISION 8 (rl)
04/20/15	100% ZD REVISION 9 (rl)
05/08/15	100% ZD REVISION 10 (se)

SHEET TITLE

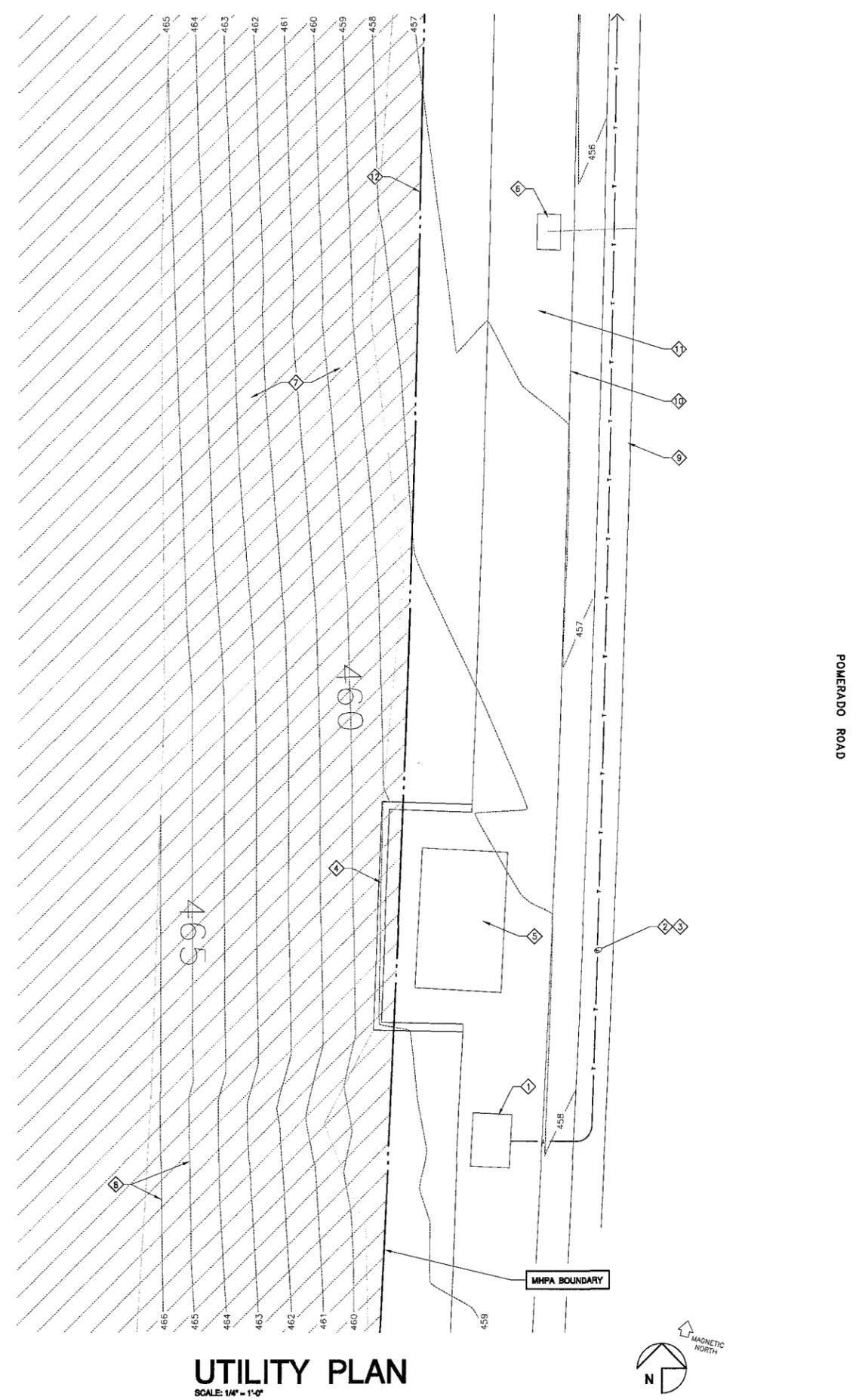
UTILITY PLAN

PROJECTS\VERIZON\14140

A-1

UTILITY PLAN NOTES:

- ◇ EXISTING TWC PULLBOX (PROPOSED TELCO P.O.C.)
TELCO LENGTH ±180'-0"
- ◇ PROPOSED TELCO CONDUIT ROUTING
FROM TELCO P.O.C. TO H-FRAME
- ◇ REMOVE AND REBUILD CONCRETE AFTER TELCO
CONDUIT IS PLACED (SHOWN HATCHED)
- ◇ EXISTING CONCRETE BLOCK RETAINING WALL
- ◇ EXISTING SDG&E ELECTRICAL VAULT
- ◇ EXISTING ELECTRICAL BOX
- ◇ EXISTING SLOPED LANDSCAPE AREA
- ◇ EXISTING CONTOUR LINES AT 1'-0" INTERVALS
- ◇ EXISTING CONCRETE GUTTER
- ◇ EXISTING CONCRETE CURB
- ◇ EXISTING CONCRETE SIDEWALK
- ◇ EXISTING PROPERTY LINE



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





PREPARED FOR



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

APPROVALS

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

PROJECT NAME

WESSEX

18430 1/3 POMERADO ROAD
 SAN DIEGO, CA 92128
 SAN DIEGO COUNTY

DRAWING DATES

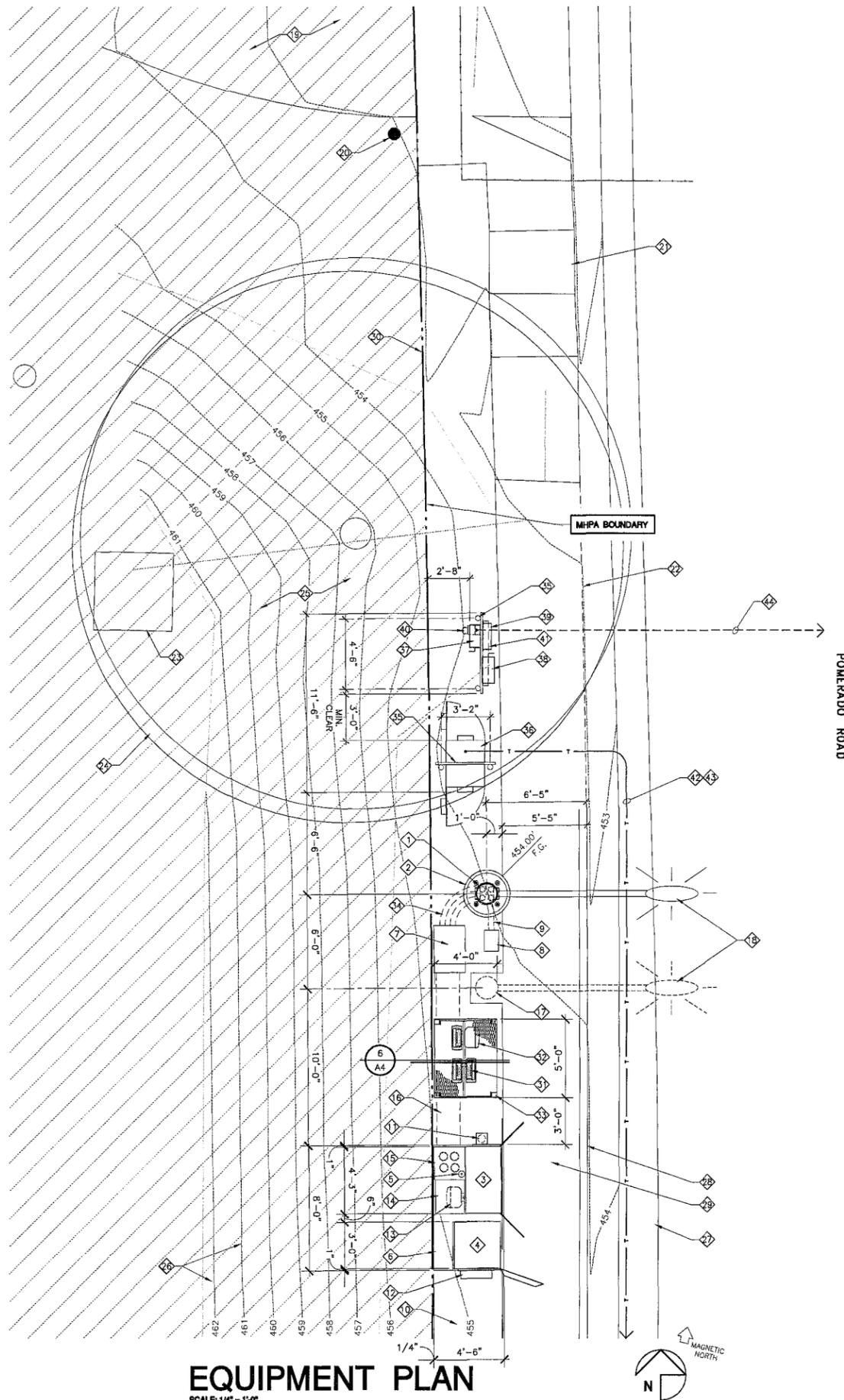
08/08/14	90% ZD (se)
08/18/14	100% ZD (se)
09/22/14	100% ZD REVISION 1 (ic)
09/30/14	100% ZD REVISION 2 (se)
10/07/14	100% ZD REVISION 3 (ic)
10/30/14	100% ZD REVISION 4 (se)
12/22/14	100% ZD REVISION 5 (ic)
02/25/15	100% ZD REVISION 6 (se)
03/30/15	100% ZD REVISION 7 (ri)
04/16/15	100% ZD REVISION 8 (ri)
04/20/15	100% ZD REVISION 9 (ri)
05/08/15	100% ZD REVISION 10 (se)

SHEET TITLE

EQUIPMENT PLAN

PROJECTS\VERIZON\14140

A-2



EQUIPMENT PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS 30'-3" HIGH x 16"Ø LIGHT STANDARD
- 2 PROPOSED LIGHT STANDARD CONCRETE CAISSON FOOTING
- 3 PROPOSED VERIZON WIRELESS 'RBS-6102 ENB' OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 1) 51" WIDE x 77" HIGH x 30" DEEP. WEIGHT: 1984 LBS.
- 4 PROPOSED VERIZON WIRELESS BATTERY CABINET, "COMMSCOPE" (BAT-RB472) (TYPICAL OF 2). 36.1" WIDE x 72" HIGH x 39.4" DEEP. WEIGHT: 4750 LBS.
- 5 PROPOSED GPS ANTENNA MOUNTED TO "6102 ENB" EQUIPMENT CABINET (TYPICAL OF 1).
- 6 PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS
- 7 PROPOSED CONCRETE PULL BOX WITH TRAFFIC LID
- 8 EXISTING STREET LIGHT PULL BOX
- 9 PROPOSED ELECTRICAL CONDUIT FROM EXISTING PULL BOX TO PROPOSED LIGHT STANDARD
- 10 PROPOSED JOINT UTILITY TRENCH (ELECTRICAL AND TELCO) FROM UTILITY H-FRAME TO EQUIPMENT
- 11 PROPOSED CLASS ABC FIRE EXTINGUISHER IN A WEATHERPROOF CABINET MOUNTED TO "6102 ENB" EQUIPMENT CABINET
- 12 PROPOSED SPILL KIT MOUNTED TO BATTERY CABINET
- 13 PROPOSED RAYCAP DC SURGE PROTECTION UNIT MOUNTED TO "6102 ENB" EQUIPMENT CABINET (TYPICAL OF 1)
- 14 PROPOSED COAX CABLE TRAY, MAXIMUM HEIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED BEHIND EQUIPMENT
- 15 PROPOSED COAX CABLE SHROUD
- 16 PROPOSED UNDERGROUND COAX CABLE TRENCH (SHOWN DASHED)
- 17 EXISTING 30'-3" HIGH x 12"Ø LIGHT STANDARD TO BE REMOVED (SHOWN DASHED)
- 18 RELOCATE EXISTING STREET LIGHT FIXTURE TO NEW LIGHT STANDARD
- 19 EXISTING DRIVEWAY
- 20 EXISTING GUARD POST
- 21 EXISTING PEDESTRIAN CURB CUT
- 22 EXISTING STORM DRAIN INLET
- 23 EXISTING STORM DRAIN MANHOLE
- 24 EXISTING TREE
- 25 EXISTING SLOPED LANDSCAPE AREA
- 26 EXISTING CONTOUR LINES AT 1'-0" INTERVALS
- 27 EXISTING CONCRETE GUTTER
- 28 EXISTING CONCRETE CURB
- 29 EXISTING CONCRETE SIDEWALK
- 30 EXISTING PROPERTY LINE
- 31 (3) RRU'S UNISTRUT MOUNTED INSIDE A PROPOSED EXPANDED METAL MESH CAGE
- 32 RAYCAP DC SURGE PROTECTION UNIT UNISTRUT MOUNTED INSIDE A PROPOSED EXPANDED METAL MESH CAGE
- 33 PROPOSED 4 x 4 STEEL COLUMNS ON CONCRETE PAD (TYP. OF 4)
- 34 PROPOSED UNDERGROUND COAX CABLE CONDUITS (SHOWN DASHED)
- 35 PROPOSED VERIZON WIRELESS H-FRAME
- 36 PROPOSED TELCO CABINET "NORTHSTAR" NSC-3630-HX23 UNISTRUT MOUNTED TO H-FRAME (TYPICAL OF 2)
- 37 PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO H-FRAME
- 38 PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO H-FRAME
- 39 PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO H-FRAME
- 40 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO H-FRAME
- 41 PROPOSED LINE GUTTER (SHOWN DASHED)
- 42 PROPOSED TELCO CONDUIT ROUTING FROM TELCO P.O.C. TO H-FRAME
- 43 REMOVE AND REBUILD CONCRETE AFTER TELCO CONDUIT IS PLACED (SHOWN HATCHED)
- 44 PROPOSED ELECTRICAL CONDUIT ROUTING FROM NEW METER PEDESTAL TO H-FRAME

MITIGATION MONITORING COORDINATION

WORK RELATED TO THIS PERMIT IS PROHIBITED DURING THE GNATCATCHER BREEDING PERIOD, FROM MARCH 3 TO AUGUST 15. PRIOR TO THE START OF ANY WORK, A PRECONSTRUCTION MEETING WITH MMC IS REQUIRED TO ENSURE THAT NO WORK OCCURS DURING THE GNATCATCHER BREEDING SEASON (SEE SHEET T-1 FOR CONTACT INFORMATION)

EQUIPMENT PLAN

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



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

WESSEX

18430 1/3 POMERADO ROAD
 SAN DIEGO, CA 92128
 SAN DIEGO COUNTY

DRAWING DATES

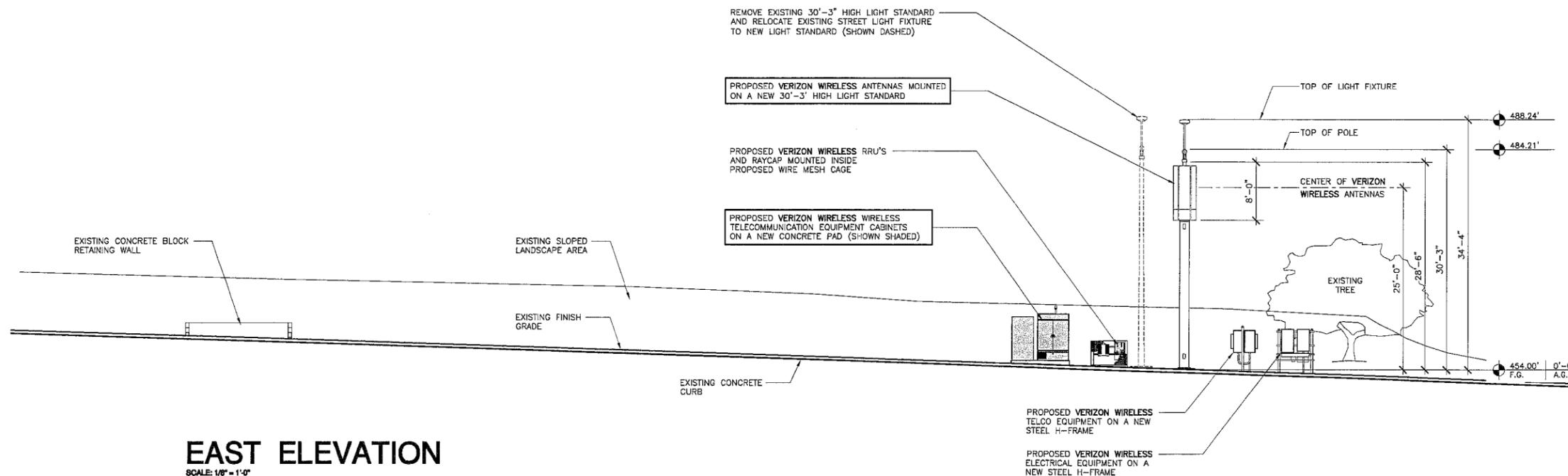
08/08/14	90% ZD (se)
08/18/14	100% ZD (se)
09/22/14	100% ZD REVISION 1 (ic)
09/30/14	100% ZD REVISION 2 (se)
10/07/14	100% ZD REVISION 3 (ic)
10/30/14	100% ZD REVISION 4 (se)
12/22/14	100% ZD REVISION 5 (ic)
02/25/15	100% ZD REVISION 6 (se)
03/30/15	100% ZD REVISION 7 (ri)
04/16/15	100% ZD REVISION 8 (ri)
04/20/15	100% ZD REVISION 9 (ri)
05/06/15	100% ZD REVISION 10 (se)

SHEET TITLE

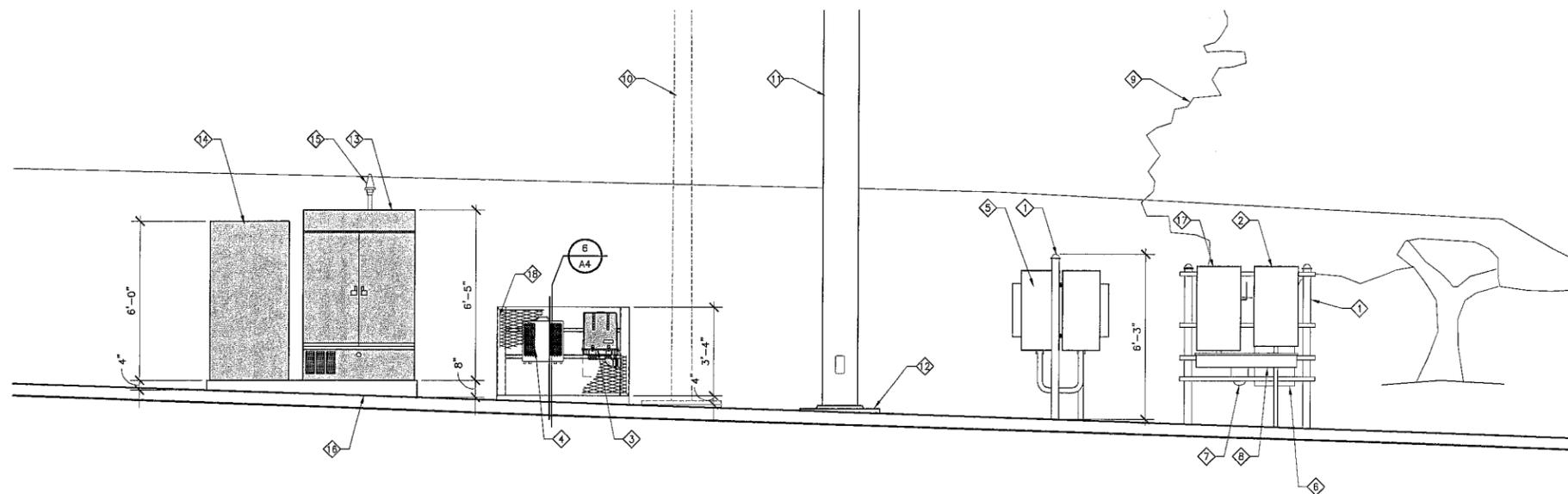
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\14140

A-3



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



ENLARGED H-FRAME & EQUIPMENT ELEVATION
 SCALE: 3/8" = 1'-0"

ENLARGED ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS H-FRAME
- 2 PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO H-FRAME
- 3 RAYCAP DC SURGE PROTECTION UNITS UNISTRUT MOUNTED INSIDE A PROPOSED EXPANDED METAL MESH CAGE
- 4 (3) RRU'S UNISTRUT MOUNTED INSIDE A PROPOSED EXPANDED METAL MESH CAGE
- 5 PROPOSED TELCO CABINET "NORTHSTAR" NSC-3630-HX23 UNISTRUT MOUNTED TO H-FRAME (TYPICAL OF 2)
- 6 PROPOSED VERIZON WIRELESS 200A ELECTRICAL METER MOUNTED TO H-FRAME
- 7 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO H-FRAME
- 8 PROPOSED LINE GUTTER (SHOWN DASHED)
- 9 EXISTING TREE
- 10 EXISTING 30'-3" HIGH x 12" LIGHT STANDARD TO BE REMOVED (SHOWN DASHED)
- 11 PROPOSED VERIZON WIRELESS 30'-3" HIGH x 16" LIGHT STANDARD
- 12 PROPOSED LIGHT STANDARD CONCRETE CAISSON FOOTING
- 13 PROPOSED VERIZON WIRELESS 'RBS-6102 ENB' OUTDOOR EQUIPMENT ENCLOSURE
- 14 PROPOSED VERIZON WIRELESS BATTERY CABINET, "COMMSCOPE" (BAT-RBA72)
- 15 PROPOSED CPS ANTENNA MOUNTED TO "6102 ENB" EQUIPMENT CABINET (TYPICAL OF 1).
- 16 PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS
- 17 PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO H-FRAME
- 18 PROPOSED 4 x 4 STEEL COLUMNS ON CONCRETE PAD (TYP. OF 4)



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

WESSEX

18430 1/3 POWERADO ROAD
 SAN DIEGO, CA 92128
 SAN DIEGO COUNTY

DRAWING DATES

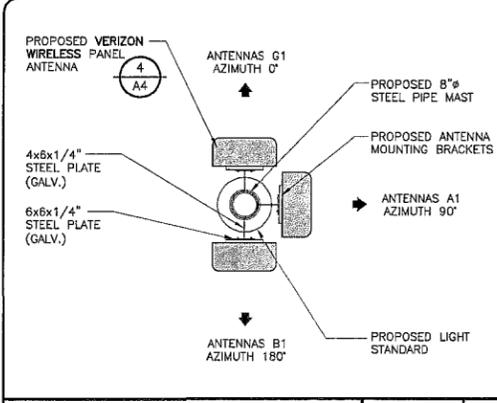
08/08/14	90% ZD (se)
08/18/14	100% ZD (se)
08/22/14	100% ZD REVISION 1 (ic)
08/30/14	100% ZD REVISION 2 (se)
10/07/14	100% ZD REVISION 3 (ic)
10/30/14	100% ZD REVISION 4 (se)
12/22/14	100% ZD REVISION 5 (ic)
02/25/15	100% ZD REVISION 6 (se)
03/30/15	100% ZD REVISION 7 (rl)
04/16/15	100% ZD REVISION 8 (rl)
04/20/15	100% ZD REVISION 9 (rl)
05/08/15	100% ZD REVISION 10 (se)

SHEET TITLE

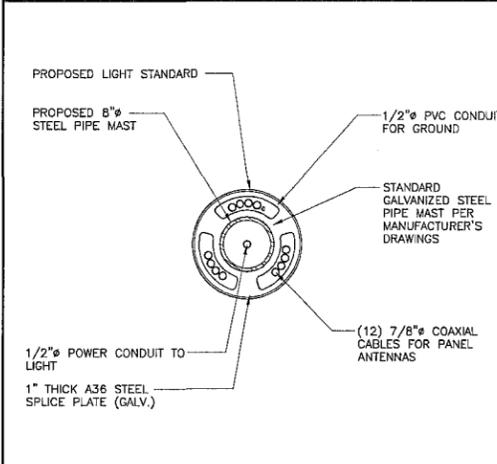
ANTENNAS & LIGHT STANDARD DETAILS

PROJECTS\VERIZON\14140

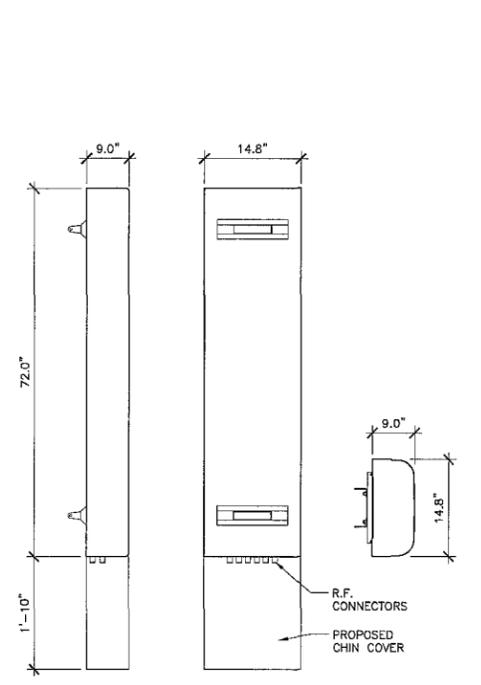
A-4



SECTION AT ANTENNA SCALE 1/2"=1'-0" 1

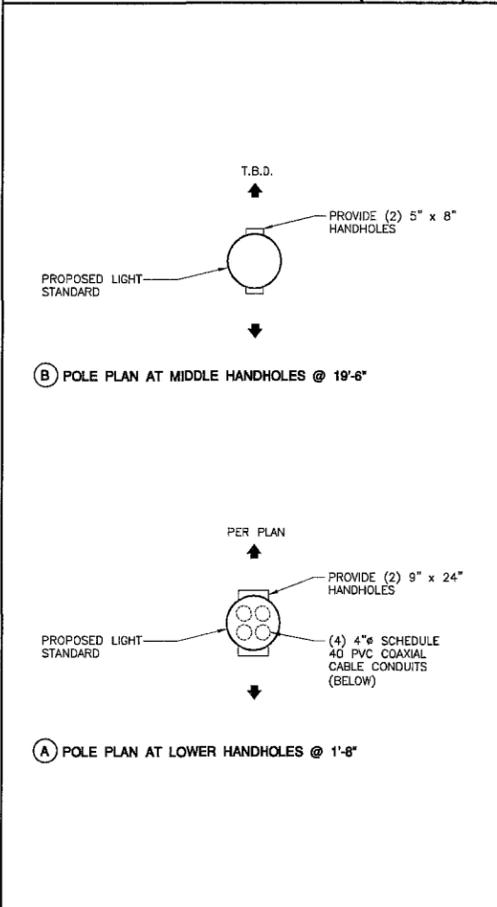


LIGHT STANDARD UPPER PORTS SCALE 1"=1'-0" 2

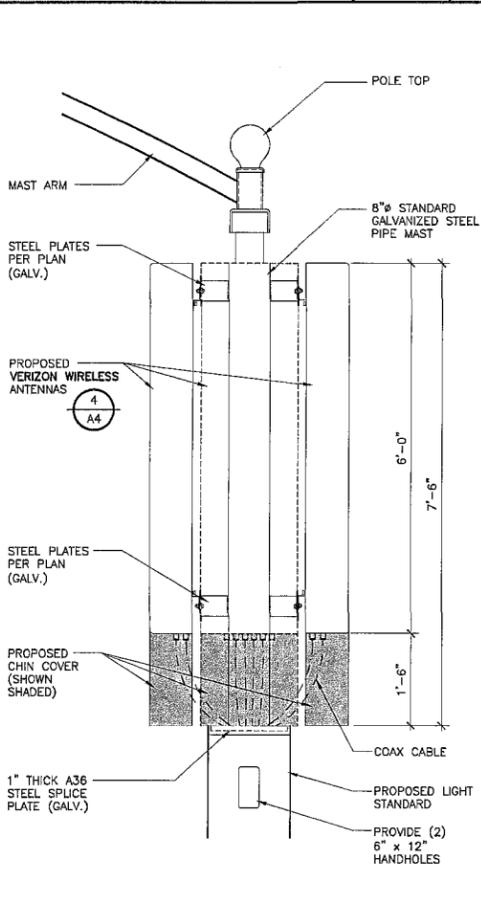


SIDE VIEW BACK VIEW PLAN VIEW
 "CCI" MODEL: HPA-45R-BUU-H6
 WEIGHT: 77.2 LBS.

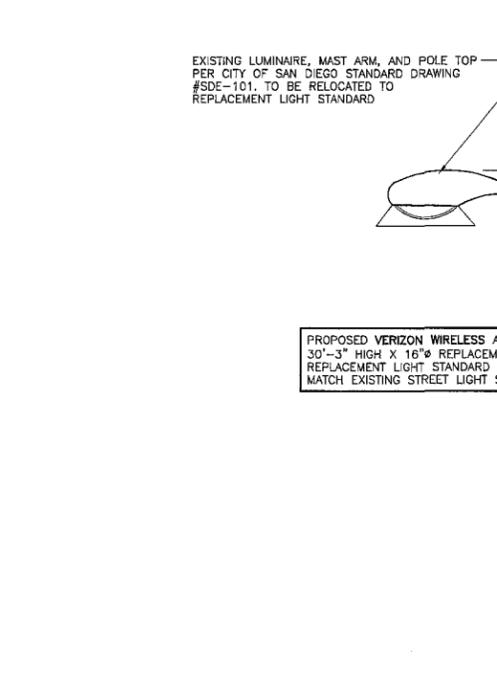
ANTENNA SPECS SCALE 3/4"=1'-0" 4



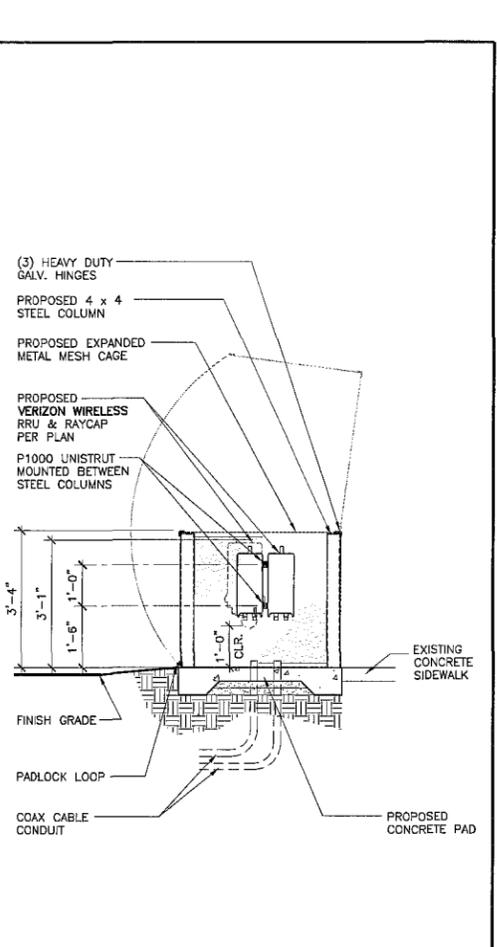
SECTION AT HANDHOLES SCALE 1/2"=1'-0" 3



ANTENNA ELEVATION SCALE 3/4"=1'-0" 5



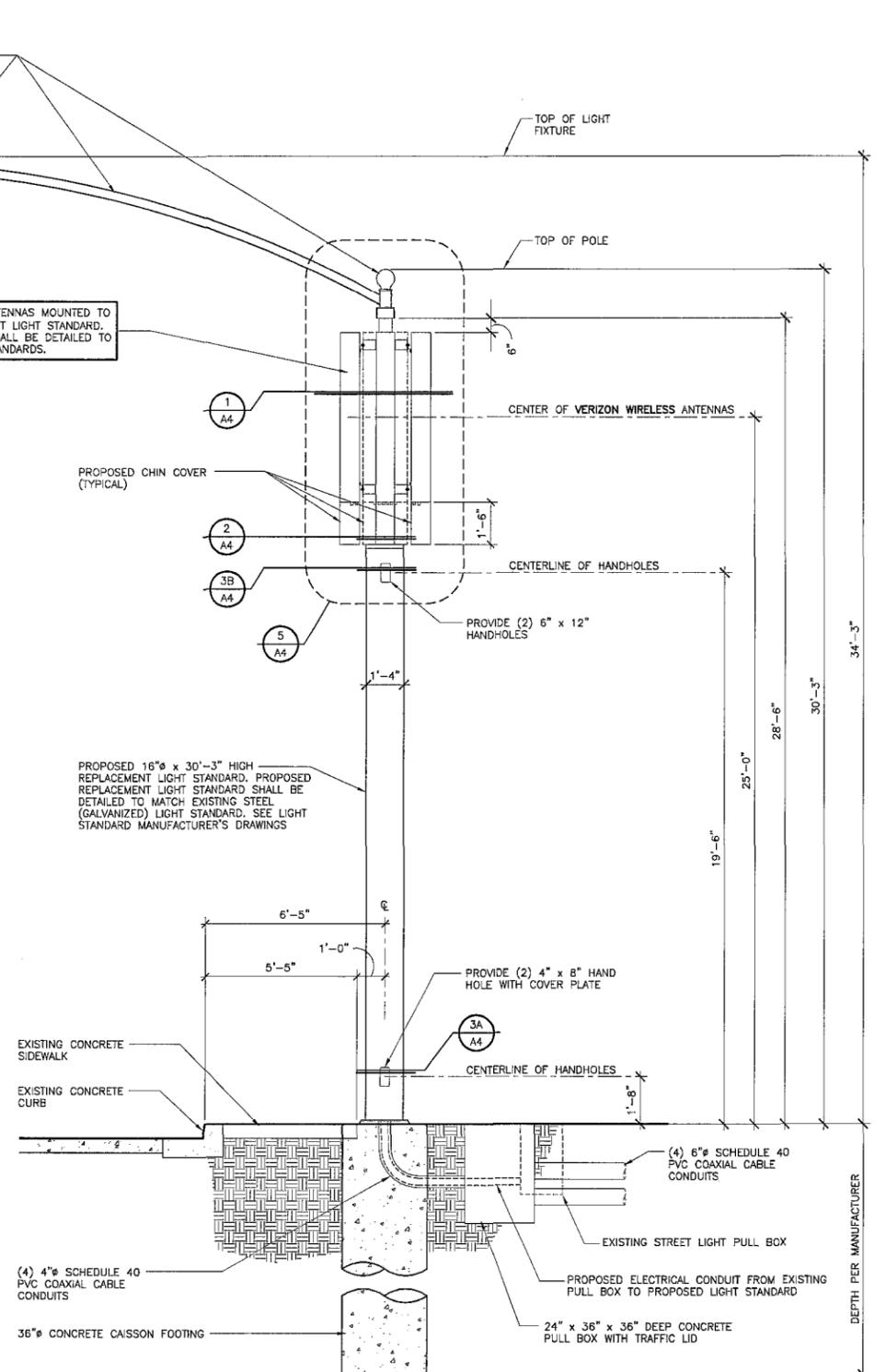
MITIGATION MONITORING COORDINATION
 WORK RELATED TO THIS PERMIT IS PROHIBITED DURING THE GNATCATCHER BREEDING PERIOD, FROM MARCH 3 TO AUGUST 15. PRIOR TO THE START OF ANY WORK, A PRECONSTRUCTION MEETING WITH MMC IS REQUIRED TO ENSURE THAT NO WORK OCCURS DURING THE GNATCATCHER BREEDING SEASON (SEE SHEET T-1 FOR CONTACT INFORMATION)



METAL MESH CAGE SCALE 1/2"=1'-0" 6

EXISTING LUMINAIRE, MAST ARM, AND POLE TOP PER CITY OF SAN DIEGO STANDARD DRAWING #SDE-101, TO BE RELOCATED TO REPLACEMENT LIGHT STANDARD

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED TO 30'-3" HIGH X 16" REPLACEMENT LIGHT STANDARD. REPLACEMENT LIGHT STANDARD SHALL BE DETAILED TO MATCH EXISTING STREET LIGHT STANDARDS.

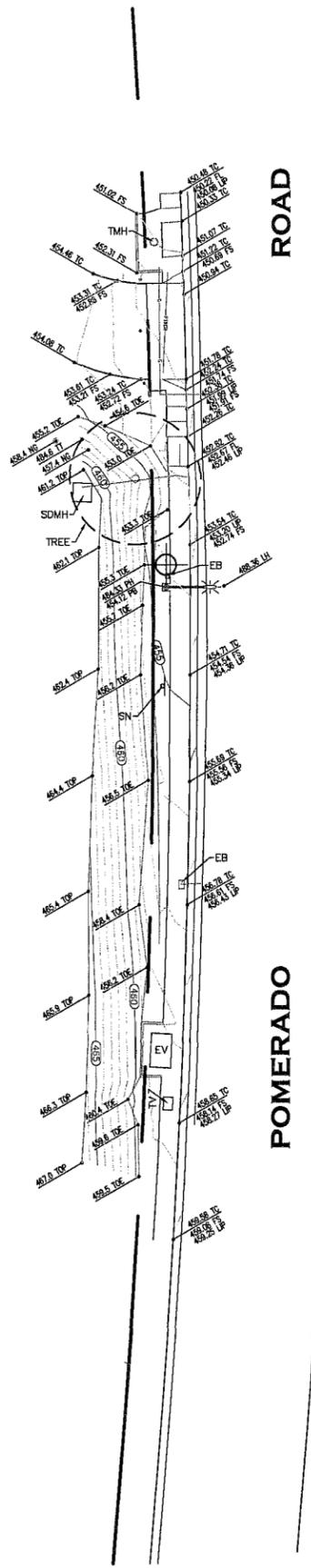


LIGHT STANDARD ELEVATION
 SCALE: 3/8"=1'-0"

ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA 1	EAST	90°	CCI: HPA-45R-BUU-H6	0°	N/A	72.0" L x 18.9" W x 8.3" D	2 COAX, 1 FIBER	50'-0"	6'-0"	7/8"
BETA 1	SOUTH	180°	CCI: HPA-45R-BUU-H6	0°	N/A	72.0" L x 18.9" W x 8.3" D	2 COAX, 1 FIBER	50'-0"	6'-0"	7/8"
GAMMA 1	NORTH	0°	CCI: HPA-45R-BUU-H6	0°	N/A	72.0" L x 18.9" W x 8.3" D	2 COAX, 1 FIBER	50'-0"	6'-0"	7/8"

DETAIL:
SCALE: 1" = 20'

COORDINATES: 
LATITUDE: 33°02'53.22" N
LONGITUDE: 117°03'55.56" W
DATUM: NAD83



ROAD
CLOUDESLY DRIVE

POMERADO

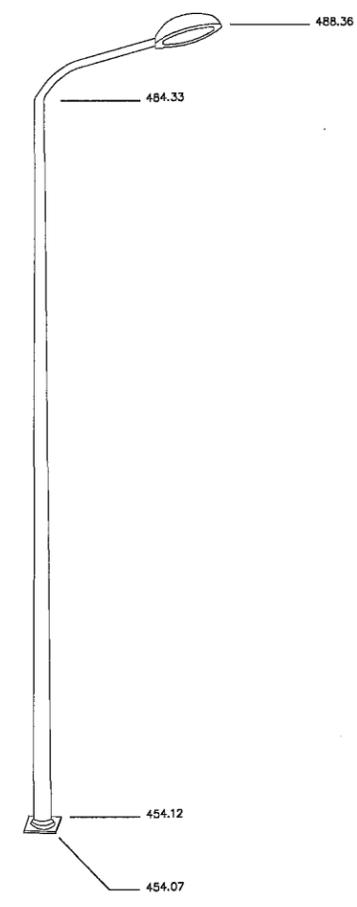
- LEGEND:**
- C.L. - CENTER LINE
 - E. - EAST
 - EB - ELECTRIC BOX
 - EV - ELECTRIC VAULT
 - FD. - FOUND
 - FL - FLOW LINE
 - FS - FINISH SURFACE
 - LH - LIGHT HEIGHT
 - LIP - OUTER EDGE OF GUTTER
 - LP - LIGHT POST
 - LS - LICENSED SURVEYOR
 - N. - NORTH
 - NE. - NORTHEAST
 - NG - NATURAL GROUND
 - NW. - NORTHWEST
 - P.L. - PROPERTY LINE
 - PB - LIGHT POLE BASE
 - PH - LIGHT POLE HEIGHT
 - PL - PROPERTY LINE
 - S. - SOUTH
 - SDMH - STORM DRAIN MANHOLE
 - SE. - SOUTHEAST
 - SN - SIGN
 - SW. - SOUTHWEST
 - TC - TOP OF CURB
 - TMH - TELECOMMUNICATION MANHOLE
 - TOE - BOTTOM OF NATURAL GROUND
 - TOP - TOP OF NATURAL GROUND
 - TT - TOP OF TREE
 - TV - TELECOMMUNICATION VAULT
 - W. - WEST
 - E - ELECTRIC LINE
 - G - GAS LINE
 - SD - STORM DRAIN LINE
 - FIBER - FIBER OPTIC LINE

DATUM STATEMENT:
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 ADJUSTED, GRID BEARING BETWEEN SECOND ORDER STATIONS "356" AND "357" AS SHOWN ON RECORD OF SURVEY 14492.

BENCHMARK:
BRASS PLUG ON NW CURB RETURN AT THE INTERSECTION OF ESCALA DRIVE AND POMERADO ROAD AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, OCTOBER 2011.

ELEVATION: 485.851
DATUM: MEAN SEA LEVEL

LIGHT DETAIL
NOT TO SCALE



DATE OF SURVEY:
JUNE 6, 2014

EASEMENT NOTE:
EASEMENTS COULD NOT BE PLOTTED AT THE TIME OF DRAFT DISTRIBUTION AS A TITLE REPORT AND SUPPORTIVE DOCUMENTATION WERE UNAVAILABLE.

BOUNDARY NOTE:
THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSORS PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY. AND HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

BOOTH & SUAREZ
ARCHITECTURE & PLANNING
WILLIAM K. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4851, CARLSBAD, CA 92018 (760) 434-8474

PREPARED FOR

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

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

PROJECT NAME
WESSEX
SOUTH/WEST CORNER
OF POMERADO RD
SAN DIEGO, CA 92128
SAN DIEGO COUNTY

DRAWING DATES
6/9/2014

SHEET TITLE
TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\15759

C1