

design and the justification for this Preference 3 location and design. As illustrated in the Justification Map, the search ring consists of primarily residential uses (Attachment 12).

As described in the Justification Analysis, there are three other wireless carriers on this property. Cricket is currently operating on a 30-foot tall mono-eucalyptus tree while AT&T and T-Mobile are collocated inside a steeple design. Verizon Wireless selected the Calvary Evangelical Church as their primary candidate due to the surrounding uses and the opportunity to avoid placement on a residential property. While there were commercially zoned properties along the west side of 54th Street, the primary coverage objective was concentrated on the east side of 54th Street. The commercial uses along 54th Street are all single story developments and of these properties, a faux tree or a 30-foot tall structure may appear out of place. The proposed church location offered the opportunity to appropriately integrate a 30-foot tall mono-eucalyptus behind the existing and proposed landscaping. Additionally, Verizon's analysis concluded that there were no other siting solutions available that would comply with the WCF regulations and address both the coverage and capacity issue for the College Grove search ring.

DISCUSSION

Project Description: Verizon Wireless is proposing to install a new Wireless Communication Facility (WCF) that consists of twelve (12) antennas and twelve (12) Remote Radio Units (RRUs) concealed on a 30-foot tall mono-eucalyptus tree. The equipment associated with this project which also includes a 30kW standby generator will be located inside a 450-square foot concrete block equipment building with stucco finish. Both the mono-eucalyptus tree and the equipment building are located in between two single story buildings on the church property. Verizon is also proposing additional landscaping thereby providing the appropriate visual context and integration opportunity along with the ability to utilize a taller tree to help integrate it amongst the taller species.

The mono-eucalyptus tree will be designed to include certain integration elements resulting in a realistic tree appearance. First, the mono-eucalyptus tree includes a branch count of 3-branches per foot for a heavy density appearance. Second, the branches are designed to extend 24-inches in front of each antenna. The coverage as a result of the branch extension would provide the appropriate foundation in screening the majority of the WCF. Additionally, antenna socks will be employed to increase the foliage density. The antenna socks are sleeves designed to wrap around the entire antenna. Eucalyptus leaves constructed of fiberglass materials are attached onto the sleeves. This practice of installing antenna socks increases the concealment of the antennas and blends them into the tree foliage. Finally, the antennas, RRUs, and mounting apparatus will be painted to match the bark to achieve the best visual results.

Wireless Communication Facility Regulations: This site is located within a residential zone (RS-1-7). WCFs are permitted on a non-residential use within a residential zone with a Conditional Use Permit (CUP), pursuant to the City of San Diego Land Development Code (LDC) Sections 141.0420(e)(1). Additionally, a Neighborhood Development Permit (NDP) is required for the installation of an equipment enclosure exceeding 250-square feet pursuant to LDC Section 141.0420(g)(3). The CUP and NDP are being consolidated and processed as a Process 3, Hearing Officer decision. The WCF regulations require the applicant to use all

reasonable means to conceal or minimize the visual impacts through integration with the existing structures or among other existing uses. Integration shall be accomplished through the use of architecture, landscape and siting solution (LDC 141.0420(g)(2)).

To ensure compliance with this section of the regulations, Verizon will be limiting their antenna sizes up to 78-inches in length and 15-inches in width. Therefore, the WCF is proposing to use the smallest and least visually intrusive antennas consistent with LDC 141.0420(g)(1). Verizon will also be operating without a microwave dish which is often requested for their new installations. The mono-eucalyptus tree and the equipment enclosure have been placed and designed to meet the integration requirement.

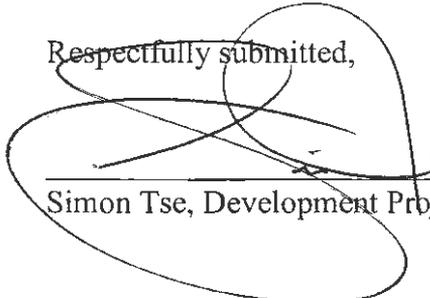
Council Policy 600-43: These guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCFs. The project is proposed within a Preference Level 3 location according to Council Policy 600-43, which categorizes WCFs according to land uses in which they are located. Verizon's technical analysis identified the area of intended coverage as primarily residential uses. Alternative sites were not identified in the analysis because carriers tend to gravitate to collocation sites if there is an opportunity to propose an integrated design solution.

Conclusion: The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the RS-1-7 zone and the Wireless Communication Facilities regulations Section 141.0420. The mono-eucalyptus tree has been designed to integrate with the existing church property by placing the faux tree next to existing mature landscaping of varying heights in addition to proposed landscaping to achieve the necessary visual integration. Additionally, the mono-eucalyptus tree design will provide sufficient screening while emulating a realistic tree appearance through a high density branch count and strategic branch configuration. Findings in support of the project have been prepared (Attachment 5) and staff recommends approval of the Verizon Calvary Evangelical project.

ALTERNATIVE

1. Approve Conditional Use Permit No. 1585194 and Neighborhood Development Permit No. 1585195, with modifications.
2. Deny Conditional Use Permit No. 1585194 and Neighborhood Development Permit No. 1585195, if the **Hearing Officer makes written Findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,


Simon Tse, Development Project Manager

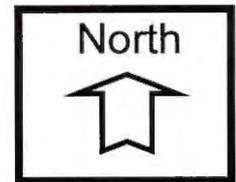
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Photo Survey
11. Community Planning Group Recommendation
12. Justification Analysis

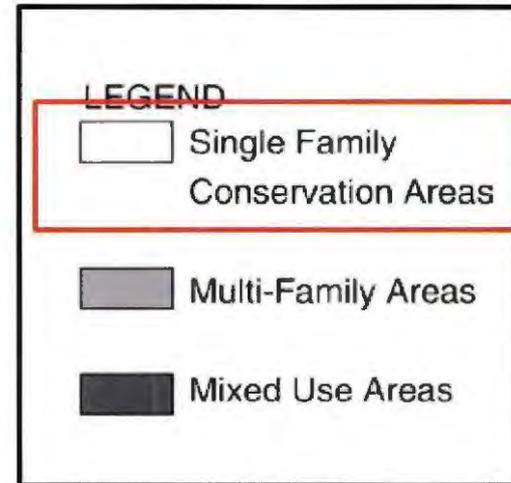
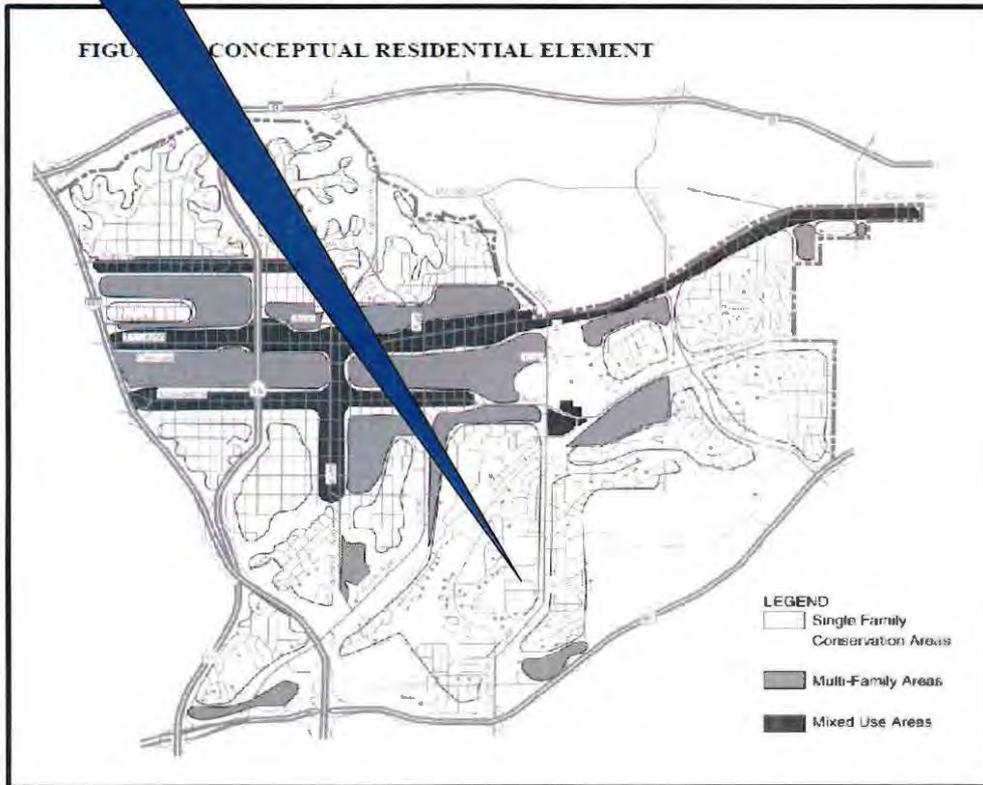


Aerial Photo

Verizon Wireless Calvary Evangelical
3060 54th Street, San Diego, CA 92105

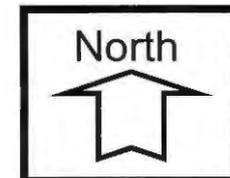


Project Site



Community Land Use Map (Eastern Areas)

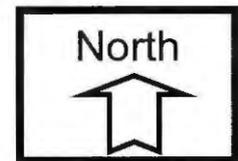
Verizon Wireless Calvary Evangelical
3060 54th Street, San Diego, CA 92105





Project Location Map

Verizon Wireless Calvary Evangelical
3060 54th Street, San Diego, CA 92105



PROJECT DATA SHEET

| | | |
|---|---|--------------------------|
| PROJECT NAME: | Verizon Wireless Calvary Evangelical | |
| PROJECT DESCRIPTION: | Installation of a new Wireless Communication Facility that consists of twelve antennas on a 30-foot tall mono-eucalyptus. The equipment associated with this project is located inside a 450-square foot CMU equipment enclosure. | |
| COMMUNITY PLAN AREA: | Eastern Areas | |
| DISCRETIONARY ACTIONS: | Conditional Use Permit and Neighborhood Development Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Residential | |
| <u>ZONING INFORMATION:</u> | | |
| Zone: | RS-1-7 | |
| Height Limit: | 30-feet | |
| Front Setback: | 15-feet | |
| Side Setback: | 16-feet (8%) | |
| Rear Setback: | 13-feet | |
| ADJACENT PROPERTIES: | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Residential/RS-1-7 | Residential |
| SOUTH: | Residential/RS-1-7 | Residential |
| EAST: | Residential/RS-1-7 | Residential |
| WEST: | Commercial/CN-1-2 | Commercial/Residential |
| DEVIATIONS OR VARIANCES REQUESTED: | None | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | This project was presented to the Eastern Area Communities Planning Committee on September 8, 2015 who voted to support the project. | |

HEARING OFFICER RESOLUTION NO. HO-XX-XXX
CONDITIONAL USE PERMIT NO. 1585194
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1585195
VERIZON WIRELESS CALVARY EVANGELICAL PROJECT NO. 376253

WHEREAS, Calvary Evangelical Church, Owner, and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit to install a new wireless communication facility that consists of twelve (12) antennas and twelve (12) Remote Radio Units (RRUs) concealed on a 30-foot tall mono-eucalyptus tree and a 450-square foot equipment enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1585194 and Neighborhood Development Permit No. 1585195).

WHEREAS, the project site is located at 3060 54th Street in the RS-1-7 zone of the Eastern Areas Community Plan;

WHEREAS, the project site is legally described as that portion of the Southerly 200 feet of the Northwest Quarter of Section 34, Township of 16 South, Range 2, West, San Bernardino Meridian, Rancho Mission of San Diego, said portion lying Westerly of 54th Street as established by Deed to the City of San Diego, recorded May 11, 1927 in the Book 1309 Page 460 of Deeds and lying Easterly of the Southerly prolongation of the Westerly line of 53rd Street, Map of Furlow Heights Unit No. 1, according to the Map 2504, filed in the Office of Recorder of San Diego County August 31, 1948, said Southerly 200 feet being measured normal to the Southerly line of said Northwest Quarter;

WHEREAS, on December 2, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1585194 and Neighborhood Development Permit No. 1585195 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 20, 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 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated December 2, 2015.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

The Eastern Areas Community Plan does not address WCFs as a specific land use, but Section A.15 of the Urban Design Section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or

otherwise use camouflage and screening to hide or blend the facilities into the surrounding area. It also states that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” This project is proposed as a 30-foot tall mono-eucalyptus tree supporting twelve (12) panel antennas and twelve (12) Remote Radio Units (RRUs). The equipment associated with this project which includes a 30kw generator will be located inside a 450-square foot concrete block equipment building with stucco finish. The mono-eucalyptus tree is proposed between two existing buildings on the church property and in an area planted with several mature trees of varying heights along with newly proposed landscaping. As a result, the design of this WCF will respect the neighborhood context and blend into the surrounding area with minimal visual impact. Based on the project’s location and design, the facility will comply with the City of San Diego’s General Plan as it relates to Wireless Facilities, and this project will not adversely affect the land use plan.

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

The project consists of twelve (12) panel antennas and twelve (12) Remote Radio Units on a 30-foot tall mono-eucalyptus tree located between two existing buildings on the church property. The area also contains existing landscaping of varying heights and would include additional landscaping to comply with the WCF Regulations. The equipment associated with this project which includes a 30k emergency generator will be concealed inside a 450-square foot concrete block equipment building with stucco finish.

It was determined that the project would not have a significant effect on the environmental and was declared to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 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, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical and plumbing codes and State and Federal disability access laws.

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

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

The project, as designed, is consistent with the RS-1-7 development regulations and the WCF regulations. Pursuant to LDC Section 141.0420(e)(1) a Conditional Use Permit (CUP) is required. No deviations are being proposed with this project. LDC Section 141.0420(g)(1) states that

wireless communication facilities shall utilize the smallest and least visually intrusive antennas, components and other necessary equipment. The proposed WCF contains one antenna model and to ensure compliance with this section of the regulation, Verizon will be limiting their antenna sizes up to 78-inches in length and 15-inches in width. Therefore, the WCF is proposing the smallest and least visually intrusive antennas. Verizon will also be operating without a microwave dish which is often requested for their new installations.

LDC Section 141.0420(g)(2) states that the applicant shall use all reasonable means to conceal or minimize the visual impacts of wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. For this project, the mono-eucalyptus tree and the associated equipment enclosure design have been designed to meet the integration requirements. The mono-eucalyptus tree is sited in an area where there is existing mature landscaping of varying heights and in between two existing church buildings, screening the views from the adjacent residential uses. The equipment enclosure is located next to the proposed tree and will be screened by the existing and mature landscaping.

The mono-eucalyptus tree will be designed to include certain integration elements resulting in a realistic tree appearance. First, the mono-eucalyptus tree includes a branch count of 3-branches per foot for a heavy density appearance. Second, the branches are designed to extend 24-inches beyond the entire vertical face of the antenna. The coverage as a result of the branch extension would provide the appropriate foundation in screening the majority of the WCF. Additionally, antenna socks will be employed to increase the foliage density. The antenna socks are sleeves designed to wrap around the entire antenna. Eucalyptus leaves constructed of fiberglass materials are attached onto the sleeves. This practice of installing antenna socks increases the concealment of the antennas and blends them into the tree foliage. Finally, the antennas, RRUs, and mounting apparatus will be painted to match the bark to achieve the best visual results.

Pursuant to Land Development Code (LDC) Section 141.0420(g)(3), equipment enclosures exceeding 250 square feet require a Neighborhood Development Permit. The proposed 450-square foot equipment enclosure includes an emergency 30kw generator. The emergency generator is being requested as more landline users commit to mobile devices as their only form of communication. The generator allows Verizon to ensure users the ability to make calls even when there is a power outage. Additionally, the 30kw emergency generator is concealed inside a concrete block wall that is sited and designed to complement the building materials and color palette consistent with the wireless facility regulations. As a result of the design and location, the project will comply with the applicable regulations of the Land Development Code.

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

The City of San Diego's first preference is for WCFs to be located in commercial and industrial zones. However, in this case, the Justification Analysis prepared by Verizon deemed other lower preference level sites infeasible due largely to the limited commercial and industrial opportunities for an integrated wireless facility. The commercial uses along 54th Street are all single story developments and of these properties, a faux tree or a 30-foot tall structure may appear out of place. The proposed church location offered the opportunity to appropriately integrate a 30-foot tall mono-eucalyptus tree behind the existing and proposed landscaping. There are currently three existing wireless carriers located on this church property with the same coverage objective. The

reference level sites capable of regulation design requirements. Verizon users a large coverage footprint is appropriate at the proposed reference Level location and to the areas community.

Applicable land use plan;

the specific land use, but Section General Plan addresses Wireless facilities. The General Plan structures when possible, or facilities into the surrounding area. It is pleasing and respectful to the all mono-eucalyptus tree Radio Units (RRUs). The generator will be located inside a finish. The mono-eucalyptus tree property and in an area planted with landscaped landscaping. As a result, the blend into the surrounding area design, the facility will comply with the Wireless Facilities, and this project will

Public health, safety, and welfare;

12) Remote Radio Units on a 30-foot buildings on the church property. The project would include additional cost associated with this project inside a 450-square foot concrete

effect on the environmental and Environmental Quality Act (CEQA)

compliance with several operational continued public health, safety and which require compliance with the State and Federal disability access

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

WHEN RECORDED MAIL TO

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004819

CONDITIONAL USE PERMIT NO. 1585194
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1585195
VERIZON WIRELESS CALVARY EVANGELICAL PROJECT NO. 3796253
HEARING OFFICER

This Conditional Use Permit 1585194 and Neighborhood Development Permit No. 1585195 is granted by the Hearing Officer of the City of San Diego to **Calvary Evangelical Church**, Owner, and **Verizon Wireless**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0404, 131.0422, and 141.0420. The site is located at 3060 54th Street in the RS-1-7 zone of the Eastern Areas Community Plan. The project site is legally described as that portion of the Southerly 200 feet of the Northwest Quarter of Section 34, Township of 16 South, Range 2, West, San Bernardino Meridian, Rancho Mission of San Diego, said portion lying Westerly of 54th Street as established by Deed to the City of San Diego, recorded May 11, 1927 in the Book 1309 Page 460 of Deeds and lying Easterly of the Southerly prolongation of the Westerly line of 53rd Street, Map of Furlow Heights Unit No. 1, according to the Map 2504, filed in the Office of Recorder of San Diego County August 31, 1948, said Southerly 200 feet being measured normal to the Southerly line of said Northwest Quarter;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to install a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2015, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) concealing up to twelve (12) antennas and twelve (12) equipment cabinets (Remote Radio Units) on a 30-foot tall mono-eucalyptus tree; and

- b. A 450-square foot concrete block equipment building with stucco finish and build-up roof on a poured-in-place concrete pad equipment building, detailed, textured and painted to match the existing church building; and
- c. A 30kW emergency standby generator with a 210-gallon diesel tank on a concrete pad with a containment curb inside the proposed concrete block building; and
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. 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 **December 16, 2018**
2. This approval and corresponding use of this site shall **expire on December 16, 2025**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

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

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

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

ENGINEERING REQUIREMENTS:

14. 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.

15. 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.

16. 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:

17. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and

equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

20. This approval permits twelve (12) antennas with the following dimensions: 78” by 15” by 9.5”.

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

22. Photosimulations shall be printed on the construction plans.

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

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

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

26. No exposed pipes or mounting apparatus absent antennas shall be present at any time on the mono-Eucalyptus tree. Mounting pipes shall not be longer than the antennas.

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

28. All coaxial conduits shall be routed up through the caisson and into the mono-Eucalyptus tree to the satisfaction of the Development Services Department. “Doghouse” cable housings are not permitted.

29. Branches from the mono-Eucalyptus tree shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.

30. All exposed cables, brackets and supports shall be painted to match the mono-Eucalyptus tree to the satisfaction of the Development Services Department.

31. Antenna socks (designed to match the mono-Eucalyptus tree) fully covering the front and back of the antennas (and any other components) shall be used.

32. The Permittee shall provide color samples of the mono-Eucalyptus tree branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built mono-Eucalyptus.
33. 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.
34. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
35. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition shall be required.
36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create

disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 2, 2015 and Resolution No. HO-XXXX.

Conditional Use Permit No. 1585194
Neighborhood Development Permit No. 1585195
December 2, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

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

CALVARY EVANGELICAL CHURCH
Owner

By _____
NAME
TITLE

VERIZON WIRELESS
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

TO: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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

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

Project No.: 376253

Project Title: Verizon Calvary Evangelical

Project Location-Specific: 3060 54th Street, San Diego, California 92105

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

Description of nature and purpose of the Project: **CONDITIONAL USE PERMIT(CUP) and NEIGHBORHOOD DEVELOPMENT PERMIT(NDP)** to allow for a Wireless Communication Facility (WCF) consisting of 12 panel antennas mounted on a new 30'-0" high faux eucalyptus tree. Associated above-ground equipment, including an emergency stand by generator, would be housed inside a new 14'-0" by 32'-8" concrete block enclosure located north of the proposed faux tree.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Curtis Diehl (Agent),
Plancom (Firm),
302 State Place, #200,
Escondido, CA, 92029
(951) 833-5779

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: CEQA Exemption Section 15303-(New Construction or Conversion of Small Structures)
 Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, a CUP and NDP for a WCF consisting of 12 panel antennas mounted on a new 30'-0" high faux tree, and associated equipment enclosure including a stand by generator meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

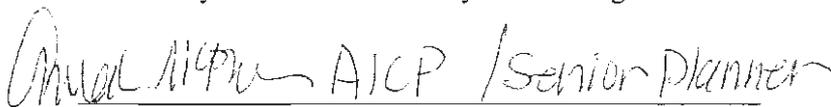
Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

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



Signature/Title

October 20, 2015

Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

2015 OCT 20 11:11 AM



COLLEGE GROVE
3060 54TH STREET
SAN DIEGO, CA 92105

VICINITY MAP

THOMAS GUIDE PAGE: 1270 - B7

ADDRESS
3060 54TH STREET
SAN DIEGO, CA 92105

DIRECTIONS:
(FROM VZW'S OFFICES IN IRVINE):
I-5 SOUTH, TO I-805 SOUTH, TO HWY 94 EAST, EXIT
EUCLID AVE, LEFT ON EUCLID AVE, RIGHT ON 54TH STREET.
SITE IS ON LEFT SIDE OF 54TH STREET

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) 248-4665

LEASING/PLANNING:
PLANCOM, INC.
GREG MOORAD
302 STATE PLACE
ESCONDIDO, CA 92029
(858) 603-2336

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHERLY 200 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID PORTION LYING WESTERLY OF 54TH STREET AS ESTABLISHED BY DEED TO THE CITY OF SAN DIEGO, RECORDED MAY 11, 1927 IN BOOK 1309, PAGE 460 OF DEEDS AND LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF 53RD STREET, MAP OF FURLOW HEIGHTS UNIT NO. 1, ACCORDING TO MAP 2504, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 31, 1948, SAID SOUTHERLY 200 FEET BEING MEASURED NORMAL TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER.

PERMITS REQUIRED

• CUP

PROJECT SUMMARY

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

OWNER: CALVARY EVANGELICAL CHURCH
3060 54TH STREET
SAN DIEGO, CA 92105
SITE CONTACT: RICHARD VEVA
PHONE: (619) 582-5581

PROJECT DESCRIPTION:

- PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW CONCRETE BLOCK BUILDING ON A Poured-IN-PLACE CONCRETE PAD
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED ON A NEW 30'-0" HIGH FAUX EUCALYPTUS
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALLATION OF TWO (2) VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 30KW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE PROPOSED CONCRETE BLOCK BUILDING (ENHANCED MUFFLER REQUIRED)
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE FROM AN EXISTING ELECTRICAL TRANSFORMER
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM A NEW TELCO PULL BOX
- MINOR LANDSCAPE & IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 3060 54TH STREET
SAN DIEGO, CA 92105

ASSESSORS PARCEL NUMBER: 477-313-09-DD
EXISTING ZONING: RS-1-7
TOTAL SITE AREA: 99,978 S.F.
= 2.30 ACRES

PROPOSED PROJECT AREA:
EQUIPMENT BUILDING: 457 S.F.

PROPOSED OCCUPANCY:
EQUIPMENT BUILDING: B

PROPOSED TYPE OF CONSTRUCTION:
EQUIPMENT BUILDING: V-B

NOTE: THERE ARE EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

| | |
|-----|---|
| T-1 | TITLE SHEET AND PROJECT DATA |
| A-0 | SITE PLAN |
| A-1 | ENLARGED SITE PLAN |
| A-2 | EQUIPMENT FLOOR PLAN |
| A-3 | ROOF PLAN |
| A-4 | EXTERIOR ELEVATIONS |
| A-5 | EXTERIOR ELEVATIONS |
| A-6 | FAUX EUCALYPTUS ELEVATION, ANTENNA PLAN & DETAILS |
| L-1 | LANDSCAPE DEVELOPMENT PLAN |
| L-2 | 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, 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

ATTACHMENT 8
BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE SUITE D9
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

COLLEGE GROVE

3060 54TH STREET
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

DRAWING DATES

| | |
|----------|-------------------------|
| 06/03/14 | 90% ZD (ss) |
| 06/11/14 | 100% ZD (ss) |
| 09/19/14 | 100% ZD REVISION 1 (lc) |
| 10/30/14 | 100% ZD REVISION 2 (lc) |
| 03/25/15 | 100% ZD REVISION 3 (lc) |
| 05/04/15 | 100% ZD REVISION 4 (ss) |
| 07/31/15 | 100% ZD REVISION 5 (ss) |
| 10/20/15 | 100% ZD REVISION 6 (ss) |
| 10/23/15 | 100% ZD REVISION 7 (ss) |
| 10/23/15 | 100% ZD REVISION 8 (ss) |

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\14015

T-1

PREPARED FOR

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

APPROVALS

| A&C | DATE |
|--------|------|
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PROJECT NAME
COLLEGE GROVE
 3060 54TH STREET
 SAN DIEGO, CA 92105
 SAN DIEGO COUNTY

DRAWING DATES

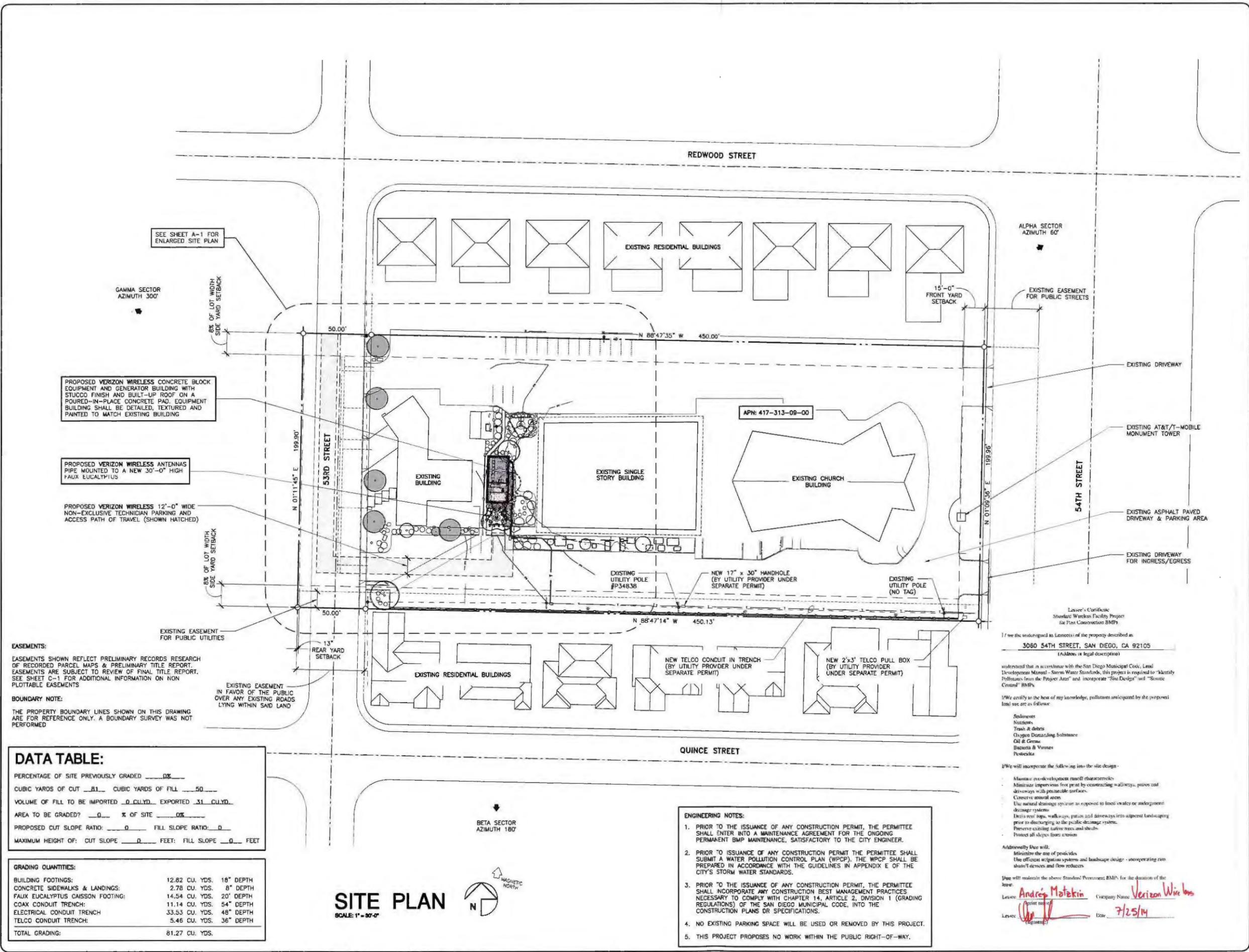
| DATE | DESCRIPTION |
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| 10/23/15 | 100% ZD REVISION 7 (se) |
| 10/23/15 | 100% ZD REVISION 8 (se) |

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\14015

A-0



SEE SHEET A-1 FOR ENLARGED SITE PLAN

PROPOSED VERIZON WIRELESS CONCRETE BLOCK EQUIPMENT AND GENERATOR BUILDING WITH STUCCO FINISH AND BUILT-UP ROOF ON A POURED-IN-PLACE CONCRETE PAD. EQUIPMENT BUILDING SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING

PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED TO A NEW 30"-0" HIGH FAUX EUCALYPTUS

PROPOSED VERIZON WIRELESS 12'-0" WIDE NON-EXCLUSIVE TECHNICIAN PARKING AND ACCESS PATH OF TRAVEL (SHOWN HATCHED)

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

DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED 0%

CUBIC YARDS OF CUT 81 CUBIC YARDS OF FILL 50

VOLUME OF FILL TO BE IMPORTED 0 CU.YD. EXPORTED 31 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:

| | | |
|----------------------------------|----------------|-----------|
| BUILDING FOOTINGS: | 12.82 CU. YDS. | 18" DEPTH |
| CONCRETE SIDEWALKS & LANDINGS: | 2.78 CU. YDS. | 8" DEPTH |
| FAUX EUCALYPTUS CAISSON FOOTING: | 14.54 CU. YDS. | 20" DEPTH |
| COAX CONDUIT TRENCH: | 11.14 CU. YDS. | 54" DEPTH |
| ELECTRICAL CONDUIT TRENCH: | 33.53 CU. YDS. | 48" DEPTH |
| TELCO CONDUIT TRENCH: | 5.46 CU. YDS. | 36" DEPTH |
| TOTAL GRADING: | 81.27 CU. YDS. | |

SITE PLAN
 SCALE: 1" = 30'-0"

- ENGINEERING NOTES:**
- 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 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.
 - 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.
 - NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

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

I/we the undersigned as Lessee(s) of the property described as
3060 54TH STREET, SAN DIEGO, CA 92105
 (Address in 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 in the best of my knowledge, pollutants anticipated by the proposed land use are as follows:

- Sealants
- Paints
- Truck & 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, paths and driveways with permeable surfaces.
 - Classify natural areas
 - Use natural drainage system as opposed to lined swales or underground drainage systems
 - Drain over logs, walkways, paths and driveways into adjacent landscaping prior to discharging to the public drainage system.
 - Protect existing native trees and shrubs.
 - Protect all slopes from erosion

Addressed by blue ink:
 Minimize the use of pesticides
 Use efficient irrigation systems and landscape design - nonoperating rain shut-off devices and flow reducers

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.
 Lessee: **Andrei Motekin** Company Name: **Verizon Wireless**
 (Print name)
 Lessee: **W. J.** Date: **7/25/14**
 (Signature)

PREPARED FOR

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

APPROVALS

| ARC | DATE |
|--------|------|
| RE | DATE |
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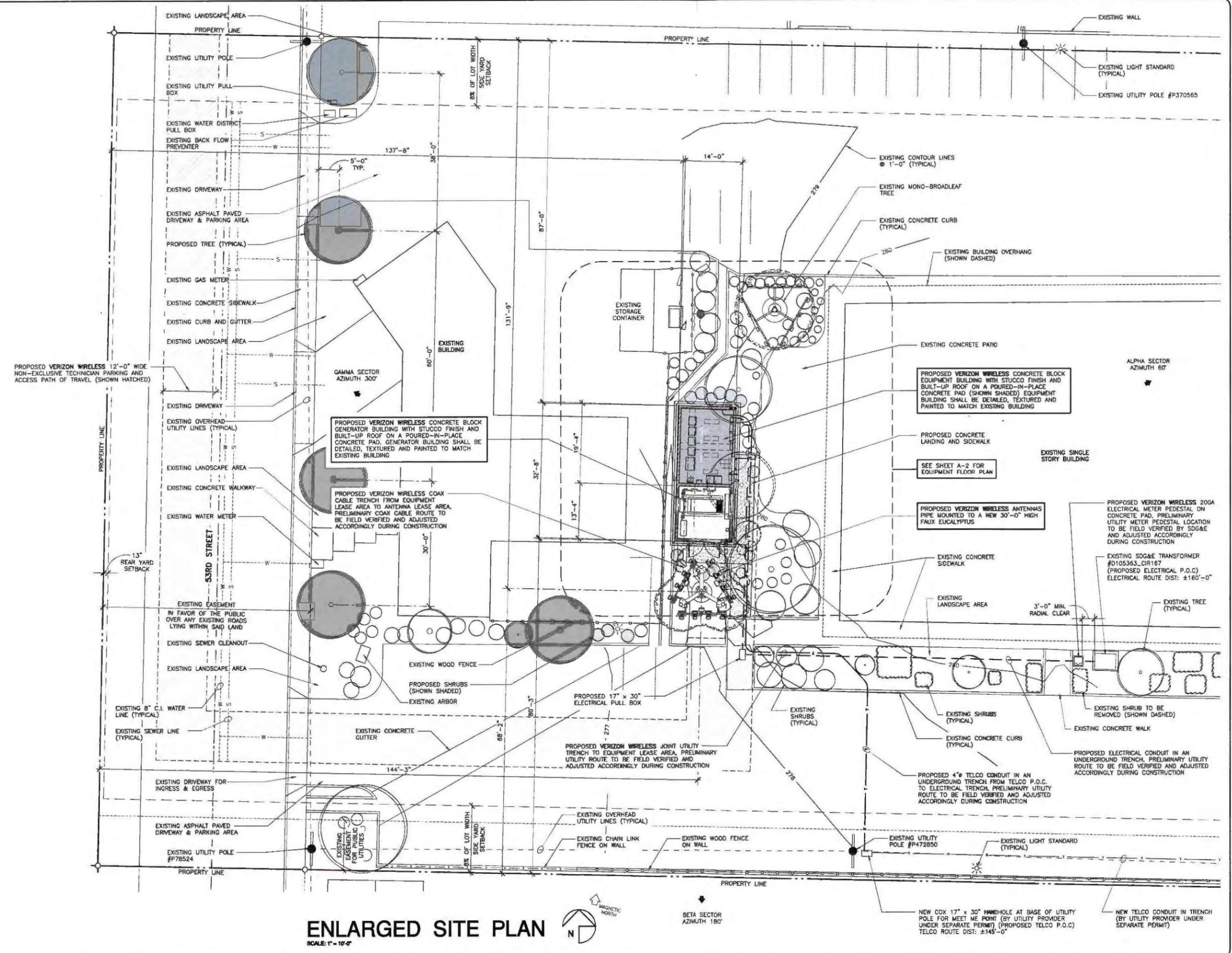
PROJECT NAME
COLLEGE GROVE
 3060 54TH STREET
 SAN DIEGO, CA 92105
 SAN DIEGO COUNTY

DRAWING DATES

| | |
|----------|-------------------------|
| 06/03/14 | 90% ZD (se) |
| 06/11/14 | 100% ZD (se) |
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| 10/20/15 | 100% ZD REVISION 6 (se) |
| 10/23/15 | 100% ZD REVISION 7 (se) |
| 10/23/15 | 100% ZD REVISION 8 (se) |

SHEET TITLE
ENLARGED SITE PLAN

PROJECTS\VERIZON\14015



ENLARGED SITE PLAN
 SCALE: 1" = 10'-0"



BETA SECTOR
 AZIMUTH 180°



PREPARED FOR



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

APPROVALS

| | |
|--------|------|
| A&C | DATE |
| RE | DATE |
| RF | DATE |
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| EE/IN | DATE |
| OFS | DATE |
| EE/OUT | DATE |

PROJECT NAME

COLLEGE GROVE

3060 54TH STREET
 SAN DIEGO, CA 92105
 SAN DIEGO COUNTY

DRAWING DATES

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| 10/23/15 | 100% ZD REVISION 8 (se) |

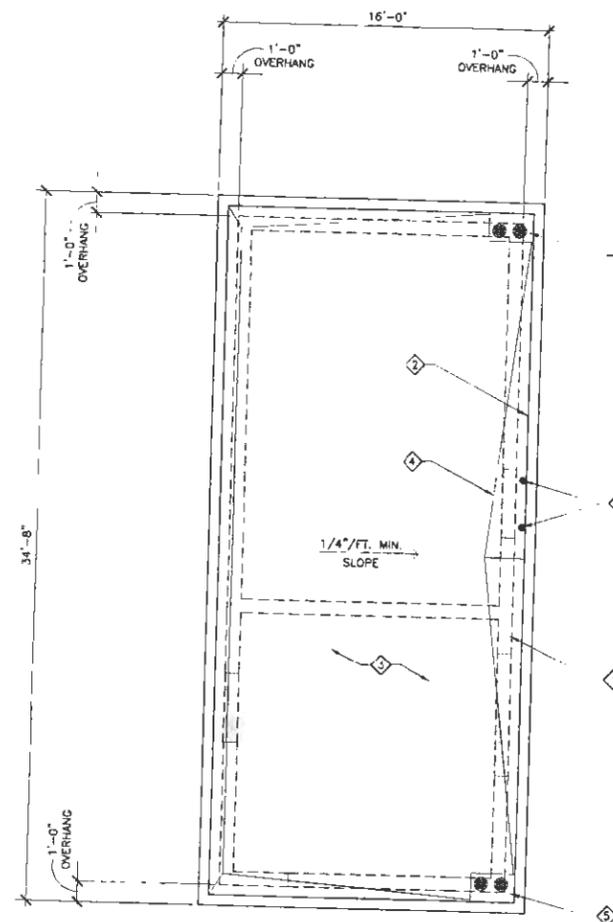
SHEET TITLE

ROOF PLAN

PROJECTS\VERIZON\14015

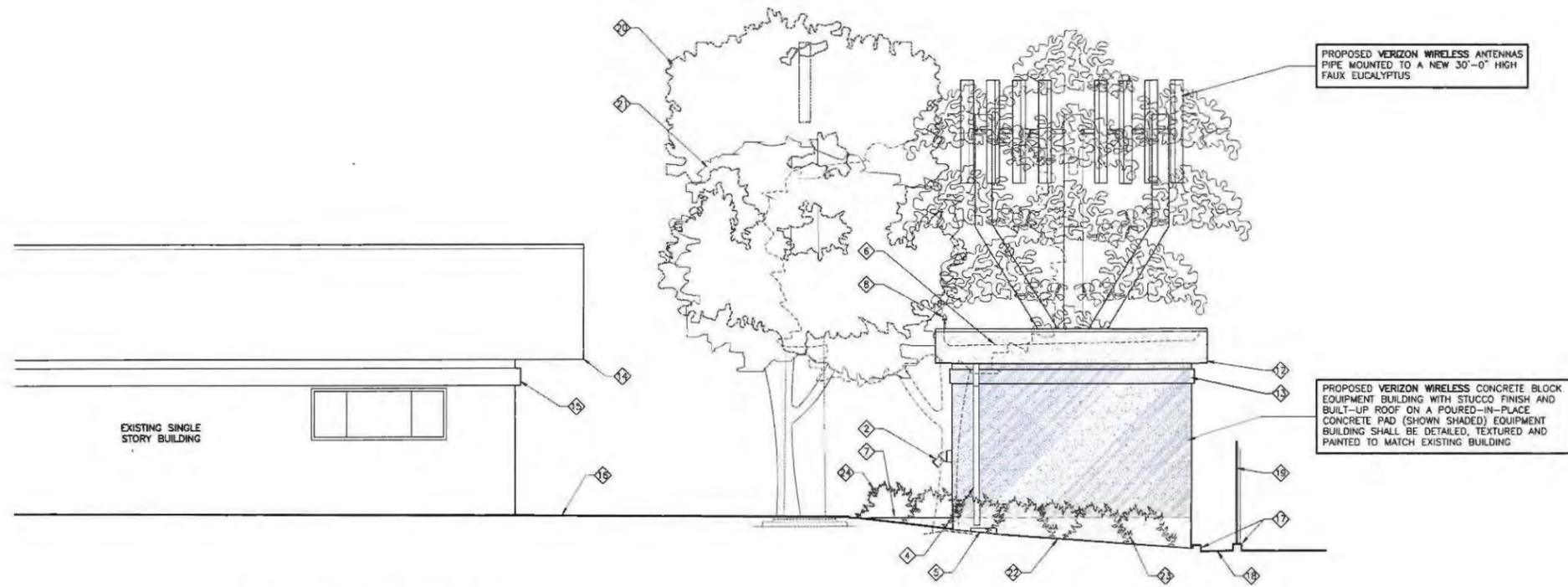
ROOF PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS CONCRETE BLOCK EQUIPMENT BUILDING BELOW (SHOWN DASHED)
- 2 PROPOSED PARAPET WALL
- 3 BUILT-UP ROOF MEMBRANE
- 4 PROPOSED CRICKET FOR DRAINAGE (TYPICAL)
- 5 PROPOSED ROOF DRAIN AND OVERFLOW
- 6 PROPOSED EB11/GPS ANTENNAS MOUNTED TO PARAPET (TYPICAL OF 2)



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

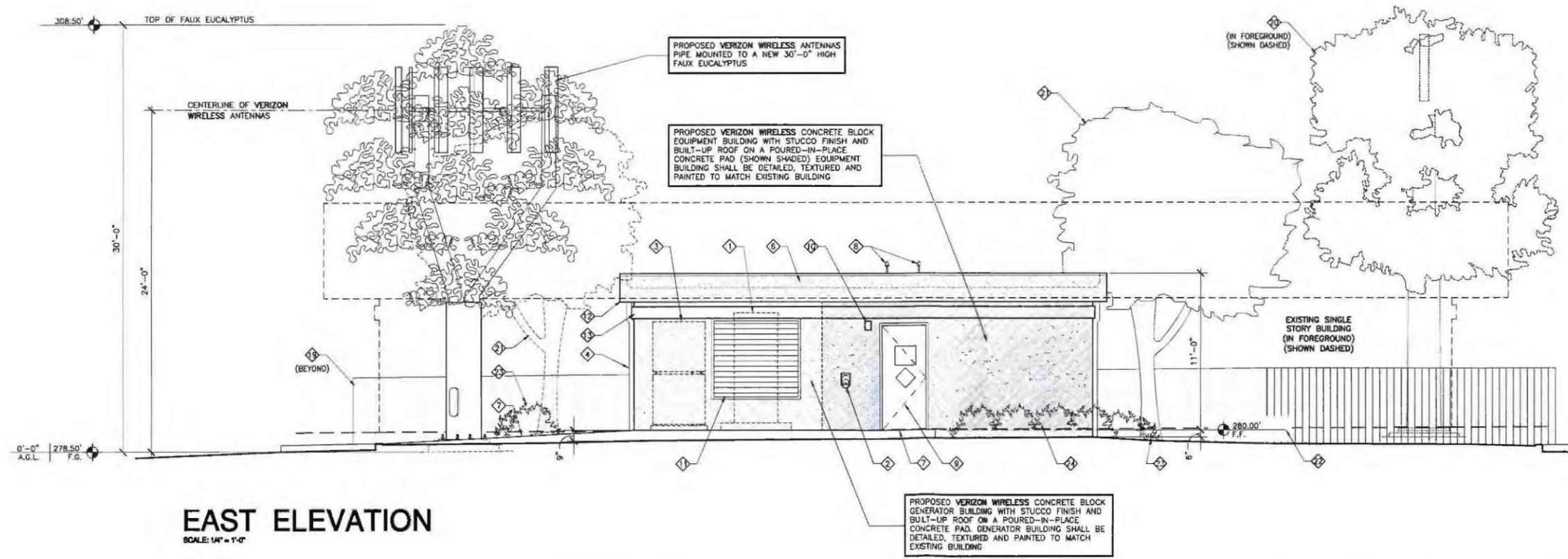




NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ENCLOSED STANDBY GENERATOR WITH A DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD (SHOWN DASHED)
- 2 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- 3 PROPOSED (2) OUTDOOR CONDENSER UNITS MOUNTED ON STACKING RACK ON CONCRETE PAD (SHOWN DASHED)
- 4 PROPOSED DOWNSPOUT FOR ROOF DRAIN
- 5 PROPOSED SPLASH BLOCK
- 6 PROPOSED ROOF SURFACE (SHOWN DASHED)
- 7 PROPOSED CONCRETE LANDING AND SIDEWALK
- 8 PROPOSED E911/GPS ANTENNAS MOUNTED TO PARAPET (TYPICAL OF 2)
- 9 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 10 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 11 PROPOSED 6'-0" X 5'-0" LOUVERED VENT WITH 24" THICK ACOUSTIC LOUVERS OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES
- 12 PROPOSED PARAPET OVERHANG
- 13 PROPOSED ARCHITECTURAL TRIM
- 14 EXISTING BUILDING OVERHANG
- 15 EXISTING BUILDING ARCHITECTURAL TRIM
- 16 EXISTING CONCRETE PATIO
- 17 EXISTING CONCRETE CURB (TYPICAL)
- 18 EXISTING CONCRETE GUTTER
- 19 EXISTING WOOD FENCE
- 20 EXISTING MONO-BROADLEAF TREE
- 21 EXISTING TREE
- 22 EXISTING GRADE
- 23 PROPOSED SHRUBS
- 24 EXISTING SHRUBS



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

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

APPROVALS

| A&C | DATE |
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| RE | DATE |
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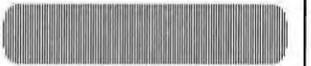
PROJECT NAME
COLLEGE GROVE
3060 54TH STREET
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

DRAWING DATES

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| 10/20/15 | 100% ZD REVISION 6 (se) |
| 10/23/15 | 100% ZD REVISION 7 (se) |
| 10/23/15 | 100% ZD REVISION 8 (se) |

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\14015



PREPARED FOR



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

APPROVALS

| A&C | DATE |
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PROJECT NAME

COLLEGE GROVE

3060 54TH STREET
 SAN DIEGO, CA 92105
 SAN DIEGO COUNTY

DRAWING DATES

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| 10/30/14 | 100% ZD REVISION 2 (ic) |
| 03/25/15 | 100% ZD REVISION 3 (ic) |
| 05/04/15 | 100% ZD REVISION 4 (se) |
| 07/31/15 | 100% ZD REVISION 5 (se) |
| 10/20/15 | 100% ZD REVISION 6 (se) |
| 10/23/15 | 100% ZD REVISION 7 (se) |
| 10/23/15 | 100% ZD REVISION 8 (se) |

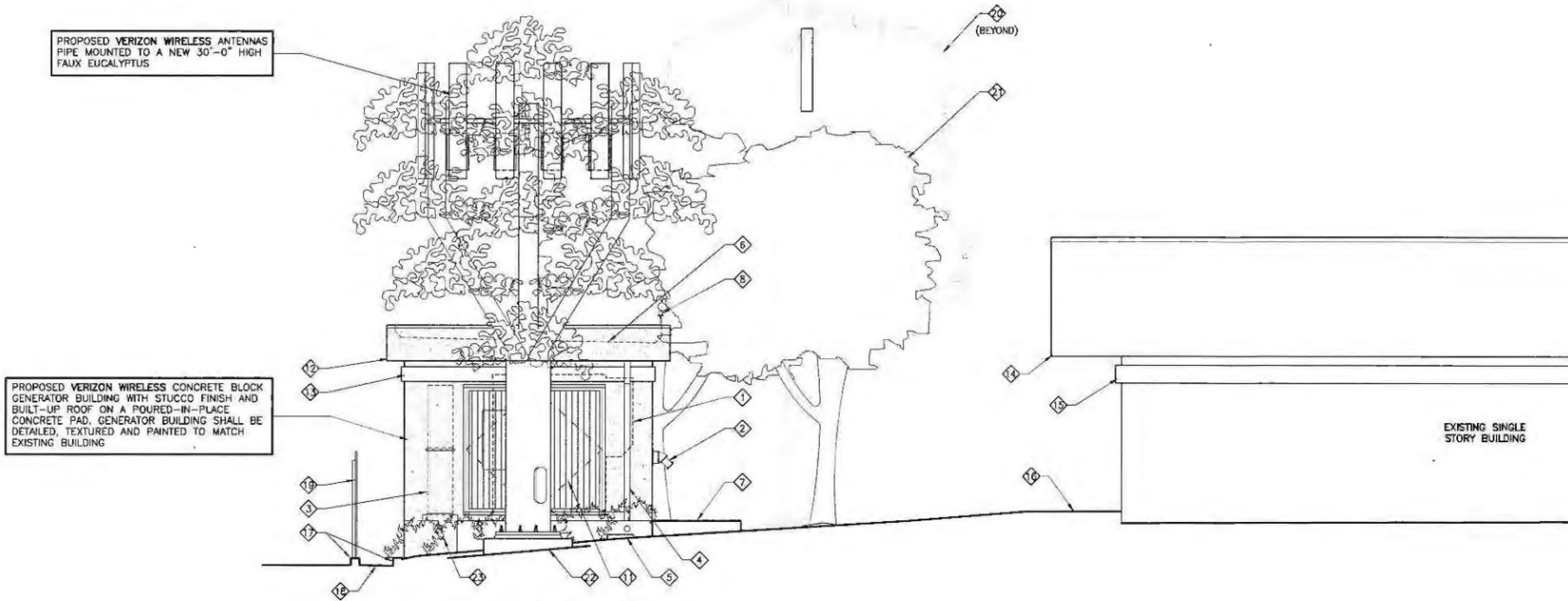
SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\VERIZON\14015

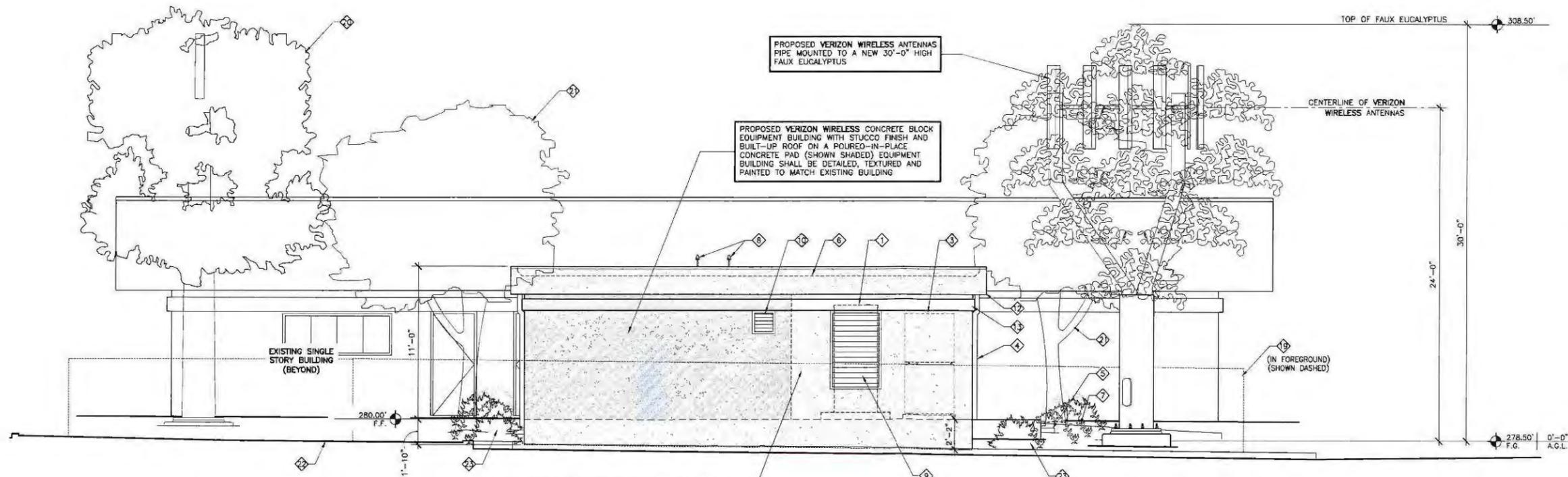
ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ENCLOSED STANDBY GENERATOR WITH A DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD (SHOWN DASHED)
- 2 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- 3 PROPOSED (2) OUTDOOR CONDENSER UNITS MOUNTED ON STACKING RACK ON CONCRETE PAD (SHOWN DASHED)
- 4 PROPOSED DOWNSPOUT FOR ROOF DRAIN
- 5 PROPOSED SPLASH BLOCK
- 6 PROPOSED ROOF SURFACE (SHOWN DASHED)
- 7 PROPOSED CONCRETE LANDING AND SIDEWALK
- 8 PROPOSED E911/GPS ANTENNAS MOUNTED TO PARAPET (TYPICAL OF 2)
- 9 PROPOSED 3'-0" X 5'-0" LOUVERED VENT WITH 24" THICK ACOUSTIC LOUVERS OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES
- 10 PROPOSED 16" X 16" MOTORIZED EXHAUST FAN
- 11 PROPOSED PAIR EXTERIOR 4'-0" WIDE SOUND TRANSMISSION CONTROL, STEEL, SOLID CORE DOOR, WITH 54 STC RATING BY "DOOR COMPONENTS INC."
- 12 PROPOSED PARAPET OVERHANG
- 13 PROPOSED ARCHITECTURAL TRIM
- 14 EXISTING BUILDING OVERHANG
- 15 EXISTING BUILDING ARCHITECTURAL TRIM
- 16 EXISTING CONCRETE SIDEWALK
- 17 EXISTING CONCRETE CURB (TYPICAL)
- 18 EXISTING CONCRETE GUTTER
- 19 EXISTING WOOD FENCE
- 20 EXISTING MONO-BROADLEAF TREE
- 21 EXISTING TREE
- 22 EXISTING GRADE
- 23 PROPOSED SHRUBS



SOUTH ELEVATION

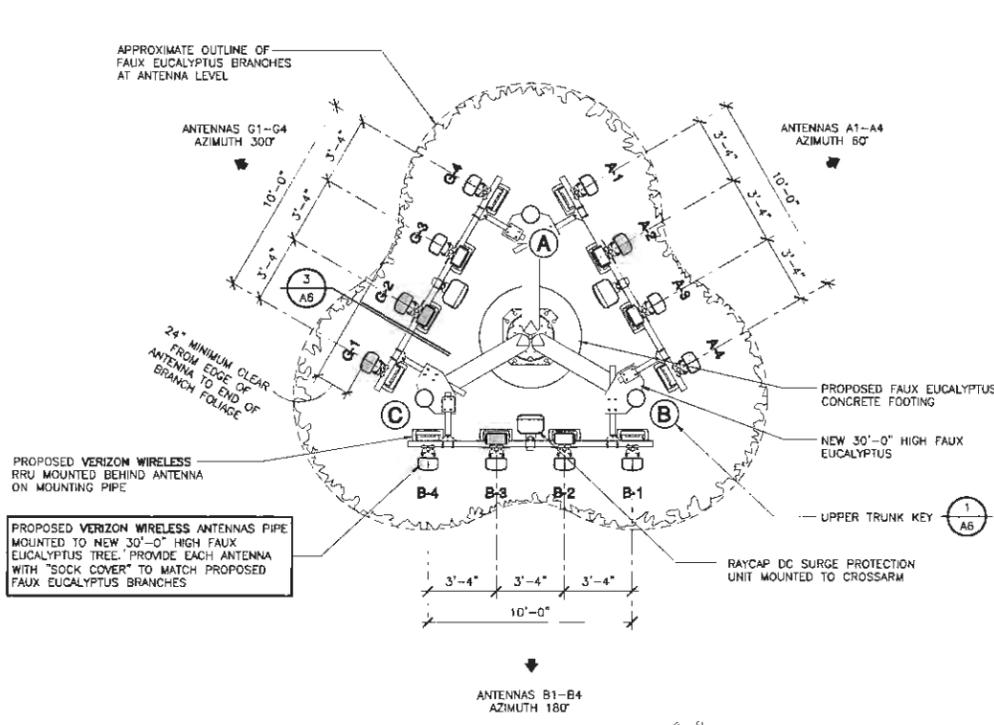
SCALE: 1/4" = 1'-0"



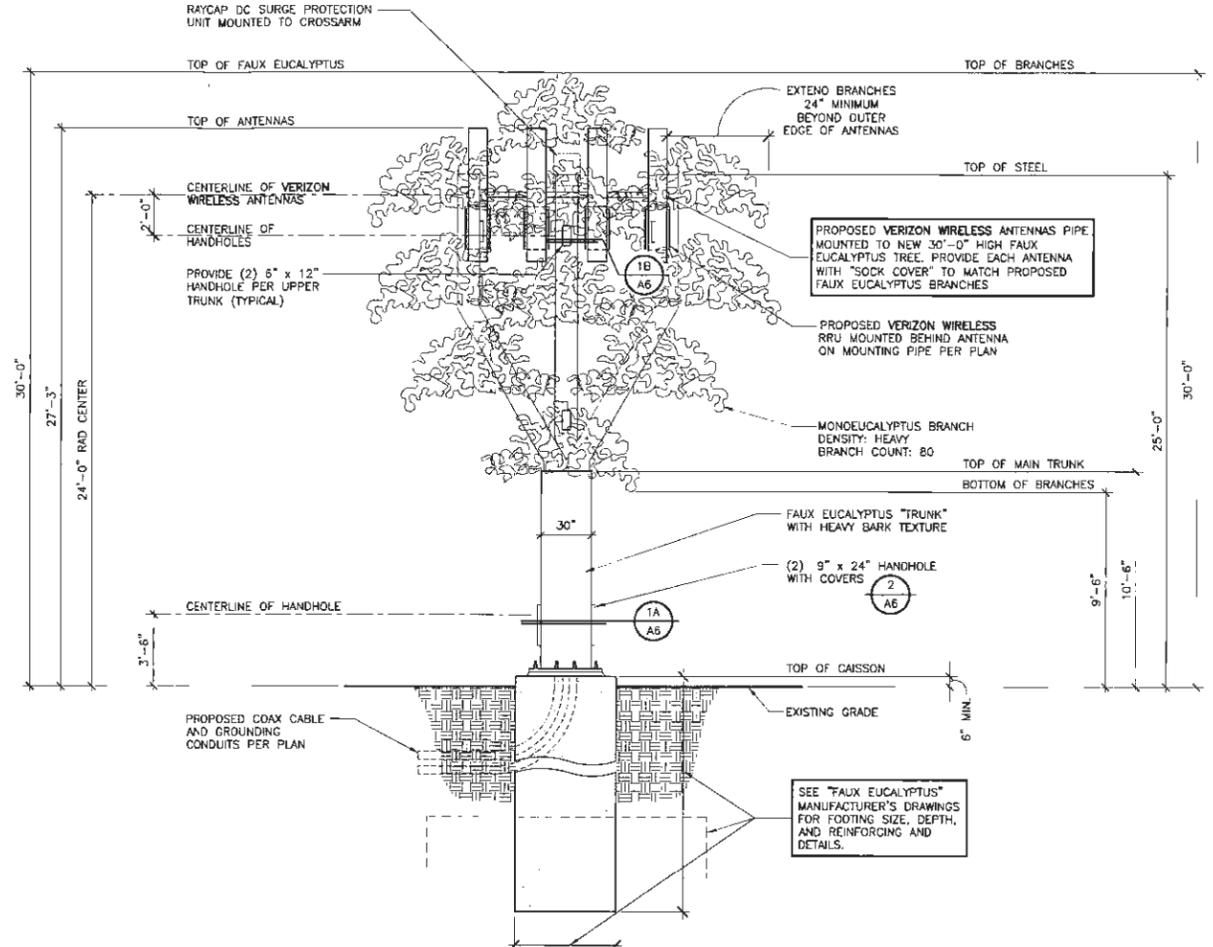
WEST ELEVATION

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

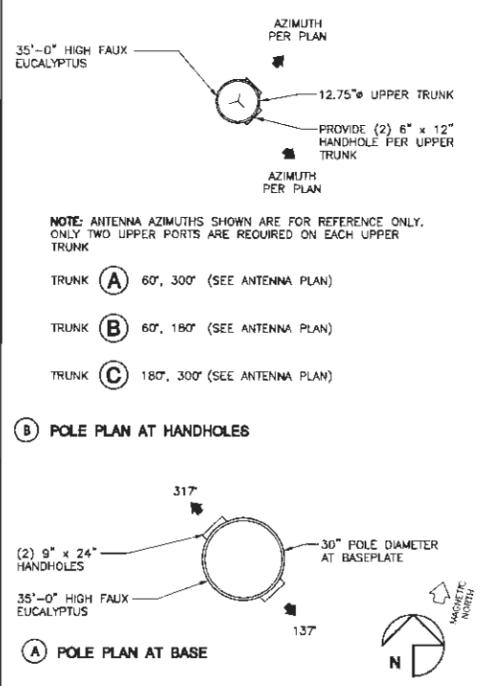
PROPOSED VERIZON WIRELESS CONCRETE BLOCK GENERATOR BUILDING WITH STUCCO FINISH AND BUILT-UP ROOF ON A POURED-IN-PLACE CONCRETE PAD. GENERATOR BUILDING SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING



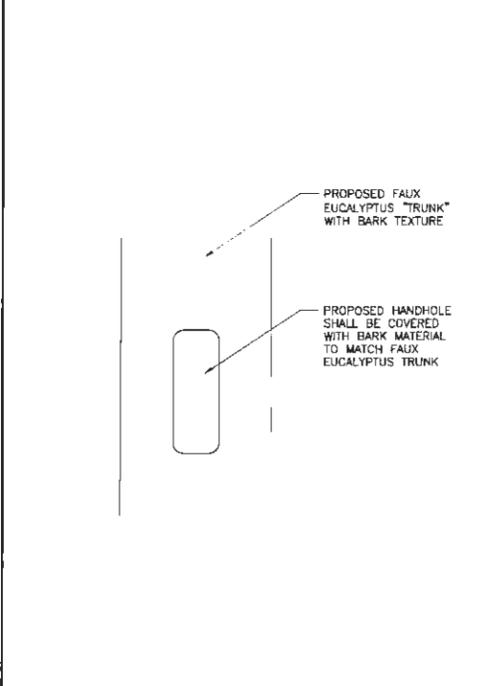
ANTENNA PLAN
SCALE: 1/4" = 1'-0"



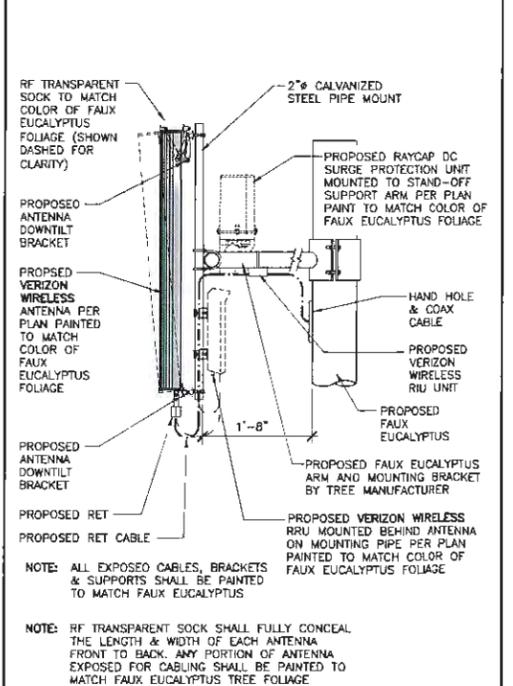
FAUX EUCALYPTUS ELEVATION
SCALE: 1/4" = 1'-0"



FAUX EUCALYPTUS DETAIL
SCALE: 1/2" = 1'-0" 1



HANDHOLE COVER
SCALE N.T.S. 2



TYPICAL ANTENNA MOUNT
SCALE: 1/2" = 1'-0" 3

ANTENNA AND COAXIAL CABLE SCHEDULE

| SECTOR ANTENNA | DIRECTION | AZIMUTH | DOWNTILT | SKEW ANGLE | SIZE | NUMBER OF CABLES PER SECTOR | COAX. CABLE LENGTH (+ / - 3') | JUMPER LENGTH (+ / - 3') | COAX SIZE |
|----------------|-----------|---------|----------|------------|------------------------|---------------------------------|-------------------------------|--------------------------|-----------|
| ALPHA1 | NORTHEAST | 60° | 0° | N/A | 78" L x 15" W x 9.5" D | 6 COAX, 3 HYBRID + 4 RET CABLES | 75'-0" | 6'-0" | 7/8" |
| ALPHA2 | | | | | 78" L x 15" W x 9.5" D | | | | |
| ALPHA3 | | | | | 78" L x 15" W x 9.5" D | | | | |
| ALPHA4 | | | | | 78" L x 15" W x 9.5" D | | | | |
| BETA1 | SOUTH | 180° | 0° | N/A | 78" L x 15" W x 9.5" D | 6 COAX, 3 HYBRID + 4 RET CABLES | 75'-0" | 6'-0" | 7/8" |
| BETA2 | | | | | 78" L x 15" W x 9.5" D | | | | |
| BETA3 | | | | | 78" L x 15" W x 9.5" D | | | | |
| BETA4 | | | | | 78" L x 15" W x 9.5" D | | | | |
| GAMMA1 | NORTHWEST | 300° | 0° | N/A | 78" L x 15" W x 9.5" D | 6 COAX, 3 HYBRID + 4 RET CABLES | 75'-0" | 6'-0" | 7/8" |
| GAMMA2 | | | | | 78" L x 15" W x 9.5" D | | | | |
| GAMMA3 | | | | | 78" L x 15" W x 9.5" D | | | | |
| GAMMA4 | | | | | 78" L x 15" W x 9.5" D | | | | |



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
COLLEGE GROVE
3060 54TH STREET
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

DRAWING DATES

| | |
|----------|-------------------------|
| 06/03/14 | 90% ZD (se) |
| 06/11/14 | 100% ZD (se) |
| 09/19/14 | 100% ZD REVISION 1 (ic) |
| 10/30/14 | 100% ZD REVISION 2 (ic) |
| 03/25/15 | 100% ZD REVISION 3 (ic) |
| 05/04/15 | 100% ZD REVISION 4 (se) |
| 07/31/15 | 100% ZD REVISION 5 (se) |
| 10/20/15 | 100% ZD REVISION 6 (se) |
| 10/23/15 | 100% ZD REVISION 7 (se) |
| 10/23/15 | 100% ZD REVISION 8 (se) |

SHEET TITLE
FAUX EUCALYPTUS ELEVATION, ANTENNA PLAN & DETAILS

PROJECTS\VERIZON\14015

PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | FORM / FUNCTION | PLANTING SIZE | QUANTITY | MATURE HEIGHT & SPREAD |
|--------|----------------------------------|--------------------------------------|-----------------|---------------|----------|------------------------|
| | CUPANIOPSIS ANACARDIODES | CARROT WOOD TREE | TREE | EXISTING | 2 | 35' HT 35' W. |
| | CUPANIOPSIS ANACARDIODES | CARROT WOOD TREE | TREE | TO BE REMOVED | 1 | 35' HT 35' W. |
| | CUPANIOPSIS ANACARDIODES | CARROT WOOD TREE | TREE | 36" BOX | 1 | 35' HT 35' W. |
| | FICUS CARICA 'BROWN TURKEY' | BROWN TURKEY FIG | TREE | TO BE REMOVED | 1 | 25' HT 15' W. |
| | FICUS CARICA 'BROWN TURKEY' | BROWN TURKEY FIG | TREE | 36" BOX | 1 | 25' HT 15' W. |
| | PLATANUS ACERIFOLIA | LONDON PLANE TREE | TREE | EXISTING | 1 | 85' HT 60' W. |
| | JUNIPERUS CHINENSIS | HOLLYWOOD JUNIPER OR TWISTED JUNIPER | TREE | EXISTING | 1 | 15' HT 10' W. |
| | CERIS OCCIDENTALIS | WESTERN REDBUD (FOREST PANSY) | TREE | 36" BOX | 4 | 25' HT 25' W. |
| | BOUGANVILLEA SPECTABILIS | BOUGANVILLEA | SHRUB | EXISTING | 2 | 30' HT 30' W. |
| | RHAPHIOLEPIS INDICA | INDIAN HAWTHORN | SHRUB | EXISTING | 50 | 5' HT 8' W. |
| | RHAPHIOLEPIS INDICA | INDIAN HAWTHORN | SHRUB | TO BE REMOVED | 3 | 5' HT 8' W. |
| | RHAPHIOLEPIS INDICA | INDIAN HAWTHORN | SHRUB | 5 GAL. | 15 | 5' HT 8' W. |
| | MORAEA IRIDIODES | BUTTERFLY IRIS (WHITE) | SHRUB | EXISTING | 3 | 2' HT 1.5' W. |
| | MORAEA IRIDIODES | BUTTERFLY IRIS (WHITE) | SHRUB | TO BE REMOVED | 6 | 2' HT 1.5' W. |
| | ESCALLONIA EXONIENSIS 'FRADESIA' | ESCALLONIA | SHRUB | EXISTING | 2 | 6' HT 8' W. |
| | TEGOMARIA CAPENSIS | CAP HONEYSUCKLE | SHRUB | EXISTING | 2 | 20' HT 10' W. |
| | DISTICTIS BUCCINATORIA | TRUMPET VINE | VINE | EXISTING | 1 | 30' HT 3' W. |

WATER CONSERVATION NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
- ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
- ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
- SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS
- BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
- IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS
- NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX
- AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR
- 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-DAF AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(g)].
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- IRRIGATION TO BE CONNECTED TO EXISTING IRRIGATION SYSTEM, OWNER TO MAINTAIN.

IRRIGATION NOTE:
CONTRACTOR IS TO COORDINATE MODIFICATIONS TO EXISTING ON SITE IRRIGATION SYSTEM TO PROVIDE PROPER PROPOSED LANDSCAPE COVERAGE. PROVIDE MATCHING IRRIGATION SPRINKLERS. COORDINATE ALL WORK WITH OWNER.

PLANTING NOTES

- 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.
- TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
- 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.
- TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
- ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
- PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
- MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
- IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
- REMOVE WEEDS AND PROVIDE A WEED BARRIER. PROVIDE A MINIMUM 2-INCH THICK BARK MULCH ABOVE THE WEED BARRIER

LANDSCAPE NOTES:

- AREAS DISTURBED DURING CONSTRUCTION FROM EQUIPMENT, TRENCHING WILL BE REVEGETATED TO EXISTING CONDITION
- FOR AREAS OF BARE SOIL, NOT REVEGETATED WITH GROUND COVER, PROVIDE A 3 INCH LAYER OF BARK MULCH



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 |

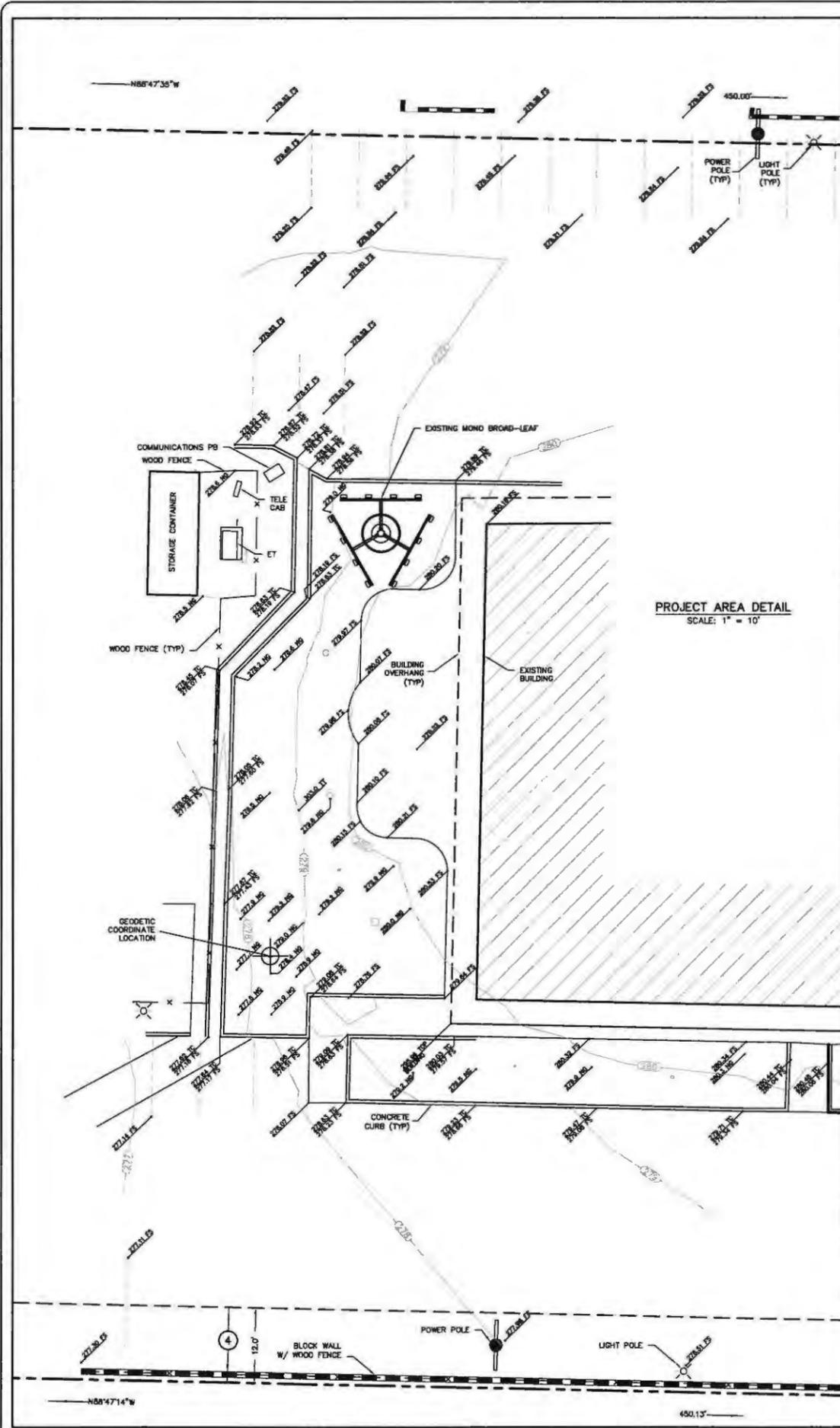
PROJECT NAME
COLLEGE GROVE
3060 54TH STREET
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

DRAWING DATES

| | |
|----------|-------------------------|
| 06/03/14 | 90% ZD (se) |
| 06/11/14 | 100% ZD (se) |
| 09/19/14 | 100% ZD REVISION 1 (lc) |
| 10/30/14 | 100% ZD REVISION 2 (lc) |
| 03/25/15 | 100% ZD REVISION 3 (lc) |
| 05/04/15 | 100% ZD REVISION 4 (se) |
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| 10/20/15 | 100% ZD REVISION 6 (se) |
| 10/23/15 | 100% ZD REVISION 7 (se) |
| 10/23/15 | 100% ZD REVISION 8 (se) |

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECTS\VERIZON\14015



- ITEMS CORRESPONDING TO SCHEDULE "B":**
- BY: CHICAGO TITLE COMPANY TITLE NO.: 08022502
4100 NEWPORT PALCE DRIVE TITLE OFFICER: CHRIS MAZAR
SUITE 120 NEWPORT BEACH, CA. 92660 DATED: MAY 5, 2014
(949) 724-3140
- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
- AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
 - AN EASEMENT FOR WATER PIPES AND MAINS RECORDED JULY 20, 1928 IN BOOK 1491, PAGE 107 OF DEEDS. THIS ITEM AFFECTS AN AREA NEAR OR ALONG THE SOUTH PROPERTY LINE. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD AND IT IS NOT PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES RECORDED MARCH 5, 1928 IN BOOK 1452, PAGE 132 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREETS RECORDED AUGUST 13, 1951 IN BOOK 4202, PAGE 101 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC STREETS RECORDED OCTOBER 21, 1952 IN BOOK 4631, PAGE 79 OF OFFICIAL RECORDS. THIS ITEM LIES WITHIN 54TH STREET AS SAID 54TH WAS ESTABLISHED BY DEED RECORDED MAY 11, 1927 IN BOOK 1309, PAGE 460 OF DEEDS AND IT HAS BEEN PLOTTED HEREON FOR REFERENCE.
 - MATTERS CONTAINED IN THE CONDITIONAL USE PERMIT RECORDED JULY 15, 1980 AS INSTRUMENT NO. 80-222005 AND AMENDED BY DOCUMENTS RECORDED SEPTEMBER 6, 1988 AS INSTRUMENT NO. 88-4829 AND JANUARY 11, 1994 AS INSTRUMENT NO. 1994-0023298, ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - THE EFFECT OF RECORD OF SURVEY NO. 11116. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - MATTERS CONTAINED IN THE ENROACHMENT REMOVAL AGREEMENT RECORDED OCTOBER 30, 1978 AS INSTRUMENT NO. 87-612588 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - AN EASEMENT FOR PUBLIC UTILITIES RECORDED JULY 28, 1992 AS INSTRUMENT NO. 1992-0473308 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION IS NOT DISCLOSED OF RECORD AND IT IS NOT PLOTTED HEREON.
 - AN UNRECORDED LEASE DISCLOSED BY A MEMORANDUM OF LEASE RECORDED AUGUST 14, 2001 AS INSTRUMENT NO. 2001-0574017 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - MATTERS CONTAINED IN THE NEIGHBORHOOD USE PERMIT RECORDED NOVEMBER 15, 2002 AS INSTRUMENT NO. 2002-1027419 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - AN UNRECORDED LEASE DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MARCH 9, 2006 AS INSTRUMENT NO. 2006-0162919 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - MATTERS CONTAINED IN THE SHARED PARKING AGREEMENT RECORDED MAY 24, 2008 AS INSTRUMENT NO. 2008-0366826 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - MATTERS CONTAINED IN THE NEIGHBORHOOD USE PERMIT RECORDED NOVEMBER 1, 2008 AS INSTRUMENT NO. 2008-0777916 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - AN UNRECORDED LEASE DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JULY 29, 2011 AS INSTRUMENT NO. 2011-0386820 AND VARIOUS AMENDMENTS RECORDED JULY 28, 2011 AS INSTRUMENT NO. 2011-0386821, JULY 29, 2011 AS INSTRUMENT NO. 2011-0386822, JULY 29, 2011 AS INSTRUMENT NO. 2011-0386823, JULY 29, 2011 AS INSTRUMENT NO. 2011-0386824, ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - MATTERS CONTAINED IN THE CONDITIONAL USE PERMIT RECORDED FEBRUARY 27, 2013 AS INSTRUMENT NO. 2013-0128134 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ITEMS IF 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.

ASSESSOR'S PARCEL NUMBER:

APN: 477-513-008-00

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N01°11'45"E | 82.01' |
| L2 | N01°11'45"E | 177.83' |
| L3 | N88°47'14"W | 40.00' |
| L4 | N88°47'14"W | 40.00' |
| L5 | N88°47'35"W | 40.00' |

COORDINATES:

LATITUDE: 32°44'13.166" N
LONGITUDE: 117°04'51.729" W
DATUM: NAD83

MIGUEL A. MARTINEZ
L.S. 7443
Exp. 03/30/14



DATE OF SURVEY:
MAY 16, 2014

LEGEND:

- AC - ASPHALTIC CONCRETE
- APN - ASSESSOR'S PARCEL NUMBER
- E - EAST
- ET - ELECTRIC TRANSFORMER
- FS - FINISH SURFACE
- NG - NATURAL GROUND
- PB - PULLBOX
- RoS - RECORD OF SURVEY
- TC - TOP OF CURB
- TELE CAB - TELEPHONE CABINET
- TT - TOP OF TREE
- (TYP) - TYPICAL

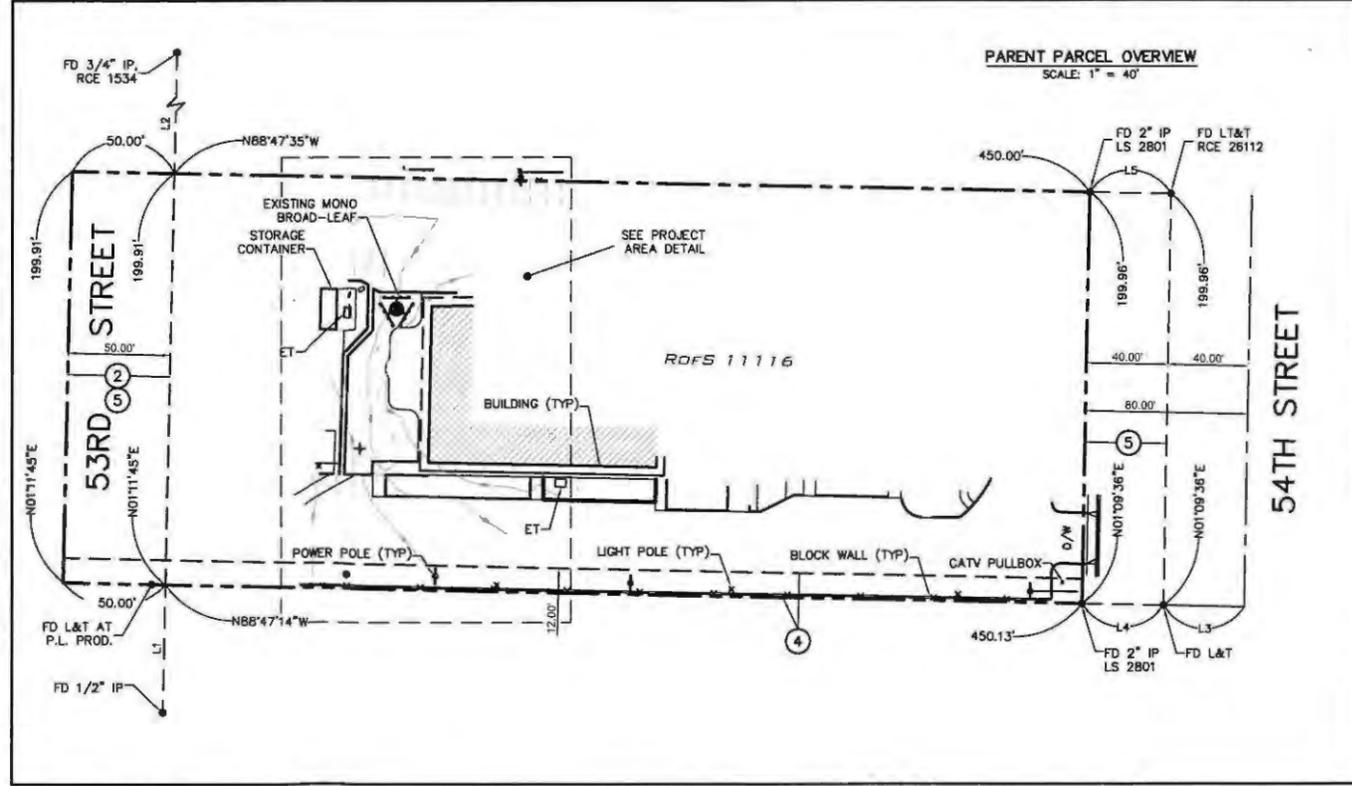
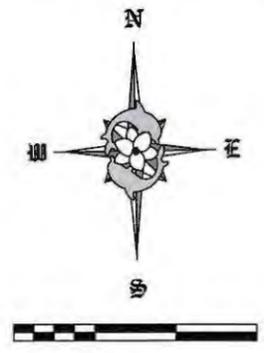
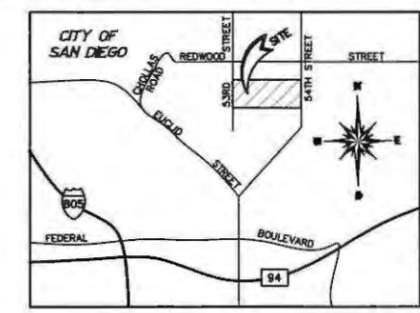
LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHERLY 200 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID PORTION LYING WESTERLY OF 54TH STREET AS ESTABLISHED BY DEED TO THE CITY OF SAN DIEGO, RECORDED MAY 11, 1927 IN BOOK 1309, PAGE 460 OF DEEDS AND LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF 53RD STREET, MAP OF FURLOW HEIGHTS UNIT NO. 1, ACCORDING TO MAP 2504, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 31, 1946, SAID SOUTHERLY 200 FEET BEING MEASURED NORMAL TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER.

DATUM STATEMENT:

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 STATION '1095' AND '1170' AS SHOWN ON RECORD OF SURVEY 14482.

BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHWEST CORNER OF FORUM STREET AND HATTON STREET.
ELEVATION = 366.501
DATUM = MEAN SEA LEVEL



Booth & Suarez
ARCHITECTURE INCORPORATED
352 CALLEAS VILLAGE DRIVE SUITE 91
CARLSBAD, CA 92008 (760) 434-8474

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

APPROVALS

| ABC | DATE |
|--------|------|
| RE | DATE |
| RF | DATE |
| RT | DATE |
| RL/N | DATE |
| OPS | DATE |
| RL/OUT | DATE |

PROJECT NAME
COLLEGE GROVE
3080 54TH STREET
SAN DIEGO, CA. 92105
SAN DIEGO COUNTY

DRAWING DATES
5/27/14
5/29/14
6/04/14

SHEET TITLE
TOPOGRAPHIC SURVEY

EXISTING

ATTACHMENT 9



College Grove
3060 54th St.
San Diego, CA 92105



Proposed monoecalyptus

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

EXISTING

ATTACHMENT 9



College Grove
3060 54th St.
San Diego, CA 92105



Proposed monoeucalyptus

Proposed equipment building and landscaping

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



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"College Grove"
3060 54th Street
San Diego, CA 92115

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

June 11, 2014



View East (AT&T and T-Mobile in monument tower)



View South



View West



View North



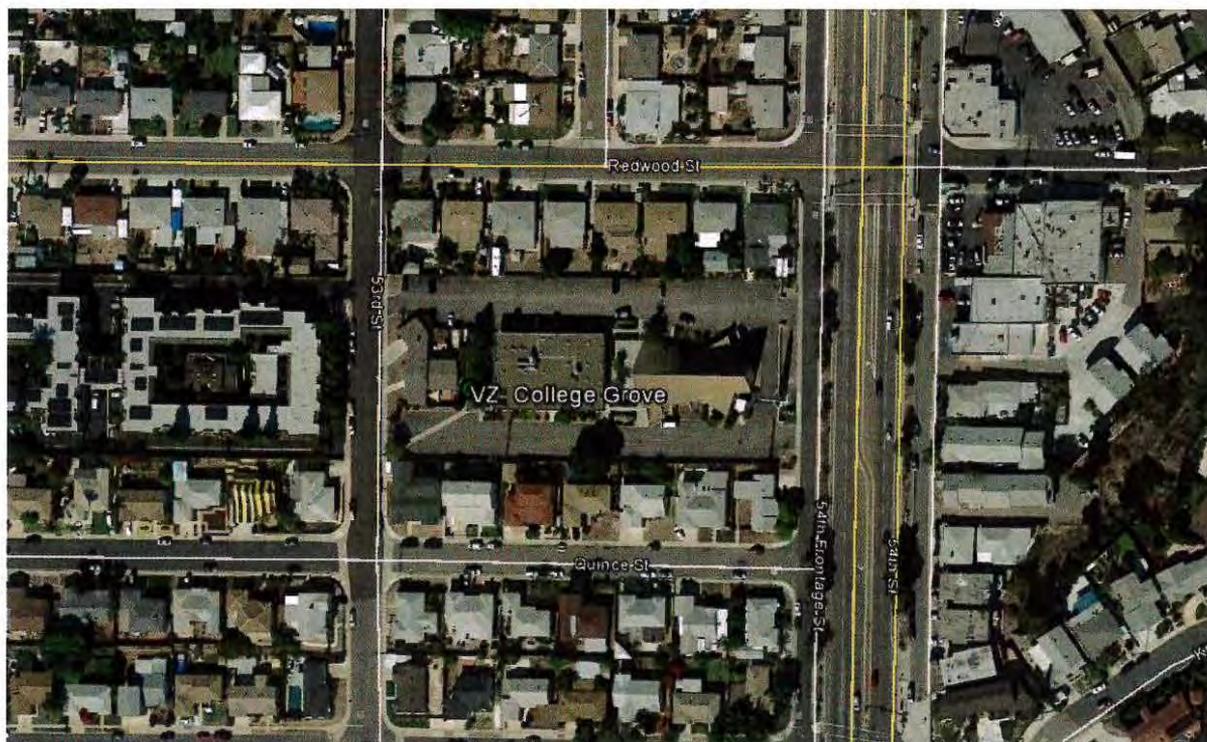
South Elevation



East Elevation



Northwest Elevation



Aerial View of Subject Site

EASTERN AREA COMMUNITIES PLANNING COMMITTEE
Holy Spirit Catholic Church, Parish Hall – 2725 55th Street, San Diego, CA 92105
September 8, 2015 Minutes Page 1 of 3

Note: The EACPC was dark in July and August.

Meeting called to order by Chair Laura Riebau at 7:09 noting a quorum consisting of Denise Armijo, Carl Davis, Marie Grace, Mario Ingrasci, Daniele Laman, Sidney Michael, Anne Schoeller, Betty White and herself.

Earl Lemar and Andy Huelskamp arrived by 7:30.

Public Comment: None.

Adoption of agenda: Duly motioned and Approved - 8 Yes; 0 No; Chair abstained

Treasurer's Report: No change from last month.

Council and Representative Reports:

Mathew Gordon of District 4 Councilmember Myrtle Coles Office made the following announcements: Council will be in back in session on September 14. Ms. Cole's office continues to work on the issue of the Webster undergrounding of utilities and the efforts being made to obtain signatures from property owners for placement of utility boxes. A representative of the office will address Oak Park Community Council at their September meeting to discuss delays in the Streamview Project due to properties not being brought up to code. Ms. Cole's office, as well as Marti Emerald's office support the North Chollas Comfort Station. Laura mentioned the need for the filling of dips on College Grove Drive in the vicinity of the Ops Yard.

Michael Prinz introduced the Eastern Area's new City Planning contact, **Elizabeth Ocampo Vivero**. She may be reached at eocampoviver@sandiego.gov. At this time both Mr. Prinz and Ms. Ocampo Vivero will be working together as Ms. Ocampo Vivero prepares to take over representation for the EACPC and Mr. Prinz moves on to other responsibilities.

Janelle Jackson of State Assembly Member Shirley Weber's office announced Ms. Weber is responsive to all phone calls and emails sent to her office by constituents and encouraged people to communicate with the office as she does read all comments. In October there will be a legislative brainstorming session so any ideas for bills or resolutions should be sent to her office prior to October. She announced that the 79th District Youth Advisory Council will present a screening of the documentary The Hunting Ground, dealing with sexual assault on college campuses, on Sunday September 27 from 1-3 PM at Malcolm X/Valencia Park Library - 5148 Market Street. This group meets monthly and work on projects such as public restrooms at transit stops. Ms. Jackson also announced that the Health Fair at the Jacobs Center was a great success.

EASTERN AREA COMMUNITIES PLANNING COMMITTEE
Holy Spirit Catholic Church, Parish Hall – 2725 55th Street, San Diego, CA 92105
September 8, 2015 Minutes Page 2 of 3

Review Plans for City Sewer Group Job 743 in Webster – Federal Blvd West of Euclid and Surrounding Streets:

Paula Roberts, City Engineer, reported that the sewer job had not been scheduled yet but might start at the end of the month. She explained the paving moratorium which does not allow roads to be dug up for 5 years after repaving and that it was part of the delay. She also explained the need to lump several little projects in different City locations together as one project to reduce costs of contracting out City business. Additionally Paula stated that trenchless sewer repair (the lining of existing pipes) vs. installing new pipes was based on the condition of the current pipes in each specific area. This sewer job in Webster is scheduled for trenchless sewer repair.

Update on SANDAG North Park | Mid-City Bikeways Project:

Bridget Enderle provided a slide presentation of the proposed bike lanes on University Avenue, including the 54th Street and University Intersection, and discussed the many options and factors being considered to make it a safe path for all types of travel. She stated that this bikeway is among SANDAG's highest priority of projects. The bikeway has been divided in to six segments each as an independent project. The projects are funded with SANDAG funding the design and constructions and the City approving the plans and maintaining the bikeways. SANDAG is now in the Preliminary Engineering and Environmental Phase. The Construction phase, in the Eastern Area will probably begin in 2018. Discussion regarding the plans for the intersection at 54th Street and University Avenue involved audience input regarding pedestrian safety and handling right turns and how the travel options for bike and cars may differ. There was additional discussion regarding the narrowing of University Avenue to one lane in each direction between College Avenue and 70th Street.

Proposed Cell Tower Construction at 3060 54th Street:

Kerrigan Diel of Plancom Inc. presented a proposal to install a new monoecalyptus wireless antenna and Verizon wireless telecommunication equipment in a new block building at Calvary Evangelical Church, 3060 54th Street. Mario made a motion to approve the plan with the stipulation that a designated bubbler watering line be installed for the trees and the trees be maintained. Marie seconded the motion. Motion passed: 9 Yes; 2 Abstentions – Chair and Daniele.

Update on No Parking Signs on College Grove Drive, Along Chollas Lake:

Andy shared a mockup of the proposed No Parking Signs which will address the issue of adult fishing in Chollas Lake after hours, when adult fishing is prohibited at the Lake. The signs would restrict parking during the hours of 6 PM to 6 AM November through March and 8 PM to 6 AM April through October. Daniele moved and Marie seconded that we vote to support the installation of 18 signs. The Motion passed by a vote of 8 Yes; 3 Abstentions – Chair, Carl and Earl.

Review, Correction and Approval of Minutes:

Daniele moved and Andy seconded approval of the June minutes with the following changes: Number of pages be changed to 3 from 2 and the misspelling of Daniele's last name on page 2. Passed unanimously.

EASTERN AREA COMMUNITIES PLANNING COMMITTEE
Holy Spirit Catholic Church, Parish Hall – 272S 55th Street, San Diego, CA 92105
September 8, 2015 Minutes Page 3 of 3

Form Subcommittee for Regulations on Smoking Lounges:

Rather than reinvent new language with a sub-committee, it was decided that the EACPC should review language on smoking lounge regulations from Costa Mesa at the next meeting to see if they address hours of operation, type of permit, parking and other issues EACPC is having. Laura will obtain the Costa Mesa regulations for review.

Miscellaneous Comments:

In regard to a question about the status of the large student housing development proposal provided to the Mayor's office, which was rejected for not having language that had succeeded in another city, a decision was made to rework the proposal by incorporating verbatim language from another city.

The EACPC meeting place may change next year. Teen Challenge was mentioned as a good location.

Subcommittee Reports:

Parks: Daniele reported that Brian Anthony is doing an amazing job as area manager, cleaning, painting out graffiti and planning several improvements for Chollas Lake Park. The park will be closed for two weeks from Thanksgiving to early December. There will be a grand reopening at the Caroling at the Lake event.

Bikeways: Covered by SANDAG presentation.

Schools: Carl reported there are new principals at Crawford and Mann. Remodeling of Mann is planned.

Streets: Mario reported that Complete Streets requires a study be made before any changes to ensure that safety is a priority. He also discussed the need for a light for drivers exiting Frwy 94 and wanting to turn left on to Euclid.

CPC: No report.

For the Good of the Order and Adjournment:

The Chair asked for the meeting to adjourn at 9:42 PM. Approved unanimously.

Respectfully submitted – Betty White, Secretary, September 9, 2015

SITE JUSTIFICATION
Verizon "College Grove"
3060 54th Street
San Diego, CA 92115

PROJECT DESCRIPTION

This application seeks to install a Wireless Communications Facility (WCF) for Verizon wireless located at 3060 54th Street at Calvary Evangelical Church. The project proposes to install a 30' stealth mono-broadleaf tree supporting twelve (12) antennas, (12) RRUs and (1) MW dish. The associated equipment necessary to operate the facility including an emergency back-up generator will be located at grade inside a 450 sf equipment enclosure designed to match the existing church building materials. The project has been designed to integrate with the existing mature landscape on site while using complimentary building materials. Additionally, ornamental landscaping using the existing church landscape palette has been proposed to effectively screen and integrate the site from adjacent views.

SITE DESIGN

Specifically the project calls for the installation of 3 sectors of 4 antennas with (1) Remote Radio Unit per antenna. Antennas will be painted and screened by FRP foliage socks. The RRUs will be mounted directly behind the antennas. The associated equipment necessary to operate the facility, proposed at grade within a 450 sf integrated equipment building designed to use complimentary building materials and color palette as existing church structures on site.

PREFERENCE 3 LOCATION/PROCESS 3 DESIGN:

The proposed facility is located on a 2.3 acres residentially zoned property. However the site is developed with a community church sanctuary and church offices. The project is a Preference 3 location as there is a residential use on site where the Sr. Pastor resides; the design requires a Neighborhood Development Permit in order to exceed the 250 SF equipment footprint, along with a Conditional Use Permit as the site is within 100' of residential to the south.

We believe that the facility as designed is consistent with all relevant regulations and provides the best design option to achieve the necessary visual integration.

CO-LOCATION OF WIRELESS FACILITIES

There are three known WCFs on site. AT&T, T-Mobile are located in a tower monument along the 54th Street frontage, while Cricket is located on a 30' broadleaf tree behind the church offices.

College Grove
 3060 54th St.
 San Diego, CA 92105



ATTACHMENT 12

Legend

- Search Ring
- Selected Site

- Existing sites within 1 mile radius:

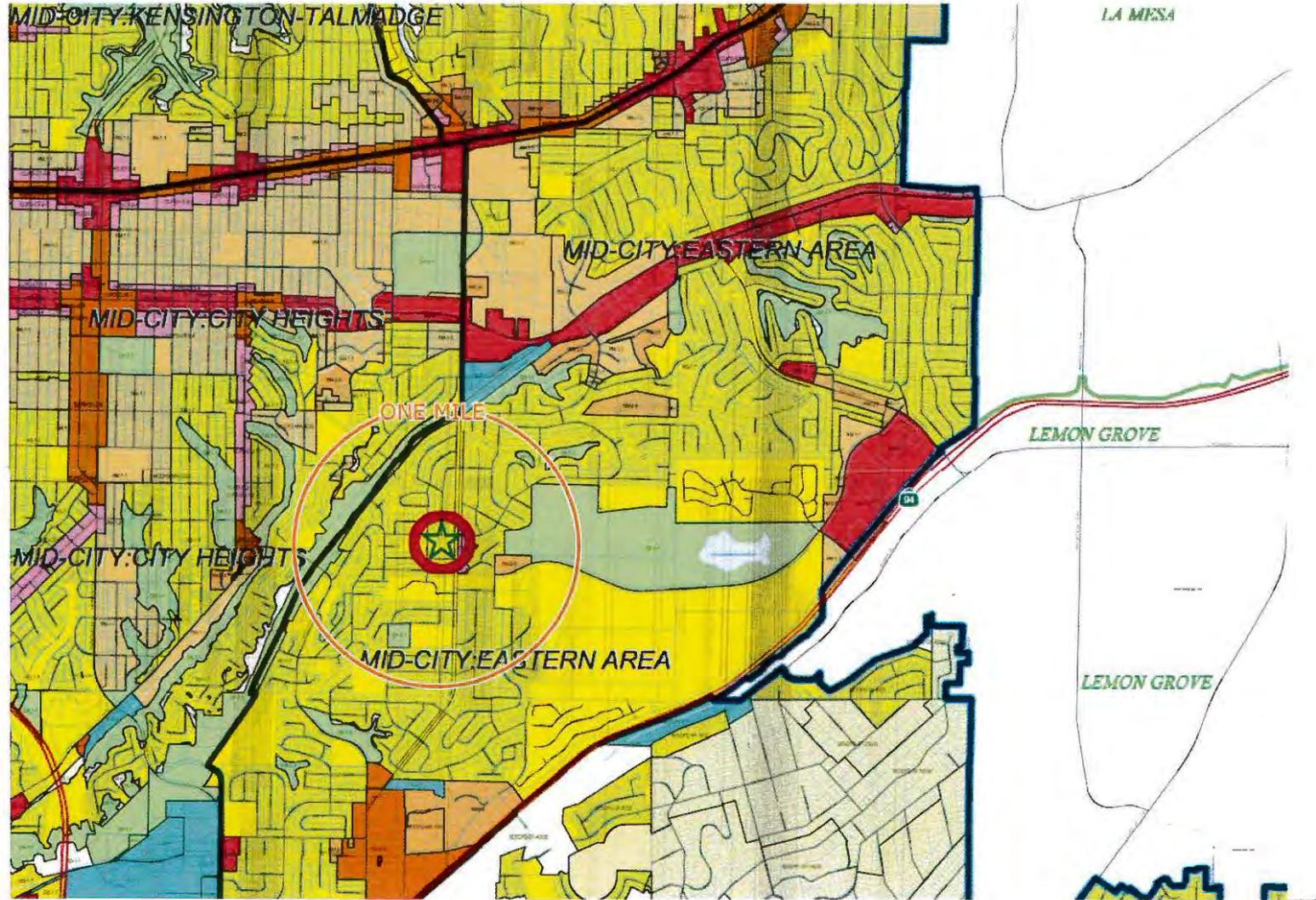
No sites within one mile

- Alternative Sites:

No alternative sites

| Legend | |
|------------------|----------------------------|
| | City of San Diego Boundary |
| | Community High Areas |
| | Waterways |
| Zone Name | |
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| | AM-5 |
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6/5/2014



City of San Diego
Development Services Department

GRID TILE: 16 & 20

GRID SCALE: 800

DATE: 10/13/2010 6:29:05 PM

SanGIS Boundary Accuracy:
 SanGIS Land Use Accuracy: 95% for the City of San Diego and 90% for unincorporated areas in the City of San Diego.
 This map was prepared by the City of San Diego and is not a legal document. It is for informational purposes only. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

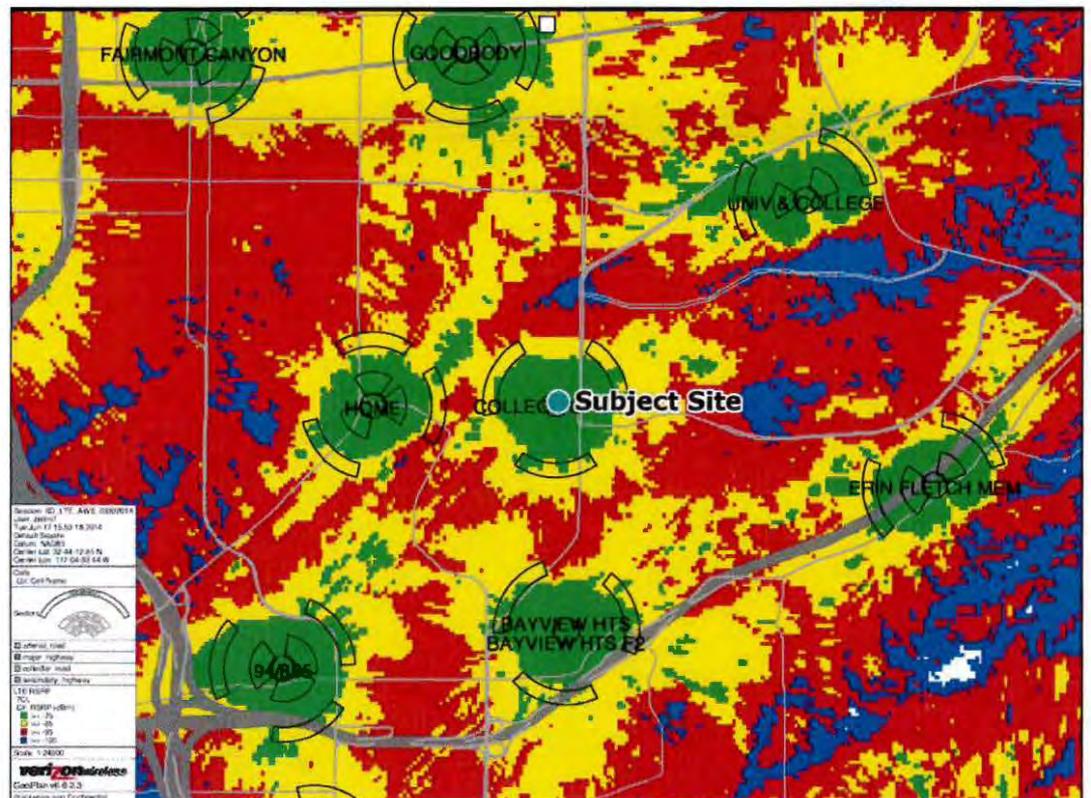
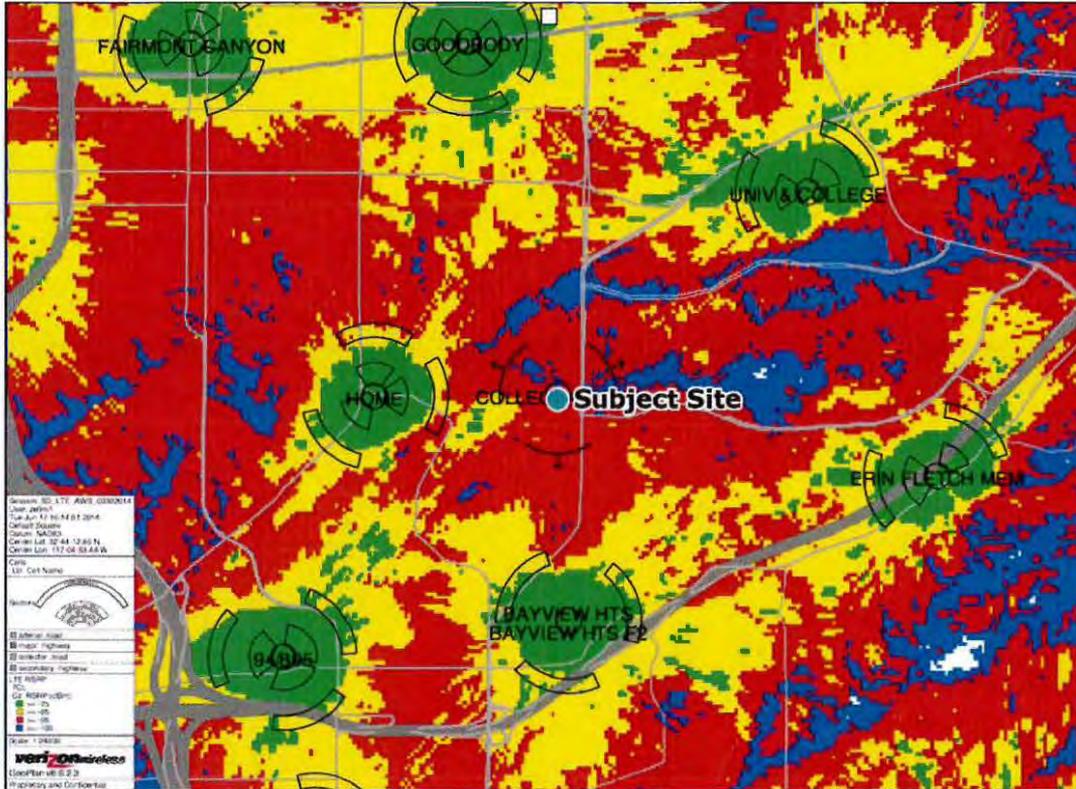
Every reasonable effort has been made to ensure the accuracy of the information on this map. However, the City of San Diego and its employees, agents, contractors, or consultants do not warrant the accuracy of the information on this map. The City of San Diego and its employees, agents, contractors, or consultants do not assume any liability for any errors or omissions on this map. The City of San Diego and its employees, agents, contractors, or consultants do not assume any liability for any errors or omissions on this map.



College Grove
3060 54th St.
San Diego, CA 92105



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

6/17/2014

Proposed coverage