



THE CITY OF SAN DIEGO REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 22, 2012 **REPORT NO. PC-12-030**

ATTENTION: Planning Commission, Agenda of March 29, 2012

SUBJECT: Verizon – Naval Hospital (Balboa Park Activity Center) - PROJECT NO. 237378. PROCESS 4.

**OWNER/
APPLICANT:** CITY OF SAN DIEGO/
VERIZON WIRELESS

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 2117 Park Boulevard, adjacent to the Balboa Park Activity Center, within the Inspiration Point North area of the Balboa Park plan area?

Staff Recommendation: APPROVE Neighborhood Use Permit No. 953318 and Planned Development Permit No. 953319.

Community Planning Group Recommendation: While there is no recognized Community Planning Group for Balboa Park, San Diego Municipal Code section 26.30(f) provides that, "The Balboa Park Committee serves in an advisory capacity to the Mayor, City Council, and City Manager on policy issues relating to the acquisition, maintenance, and operation of Balboa Park." As such, the project was presented to the Balboa Park Committee, which voted 8-1-0 to recommend approval at their February 2, 2012 meeting, with the following recommendations (Attachment 12):

- Add more detail to the equipment enclosure section of the facility;
- Ensure that the enclosure matches the tower and existing building, and;
- Rotate building back to its original orientation (90 degrees) so the equipment enclosure and air conditioning pad are between the tower and the Activity Center.

The applicant revised the project plans to address these recommendations.

Airport Authority Land Use Consistency Determination: The San Diego County

dedicated parkland where the WCF would not violate City Charter Section 55. In this case, the above-ground equipment would not remove “usable park space.” The current use of the area proposed for the WCF installation consists of ornamental planting. The WCF will not interfere with the intended use or preclude park uses from occurring in this area. The Park & Recreation Department and Balboa Park Committee have also reviewed this project.

The equipment enclosure also exceeds the 250-square foot maximum permitted by LDC section 141.0420(g)(3). The enclosure, at 341-square feet, is located a fair distance from Park Boulevard, allowing for existing mature landscape screening and buffering, and is designed to be compatible with the proposed monument tower and the existing Activity Center.

In order to allow these two deviations, findings for the PDP must be made in the affirmative. PDP finding no. 3 specifically addresses the deviation request stating that, “The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.”

The two deviations requested are appropriate for this location and result in a more desirable project than would be achieved if the project was designed in strict conformance with the WCF Design Requirements. In terms of the equipment enclosure size deviation, the majority of the equipment has been located at the base of the monument tower and appears as part of the overall monument tower structure. The first level of the tower structure extends to the south to accommodate additional equipment required for the operation of the antennas as well as air conditioning units. The deviation allows the coverage and capacity of this facility to function at a greater level, in a way that is compatible with the surroundings, making it more desirable.

In terms of the underground equipment requirement, the regulations allow above-ground equipment in dedicated parks when the above-ground equipment does not violate Charter Section 55. The antennas associated with this facility have to be located above-ground. The equipment associated with the antennas is located within the monument structure, with additional equipment room space to the south. The majority of the equipment is located within the monument structure, which has to be above-ground. Since the above-ground equipment does not preclude the park use and is not in violation of Charter Section 55, it is appropriate at this location. The project is more desirable than if the project was designed in strict conformance with the code, by integrating the equipment enclosure as part of the above-ground monument tower element housing the antennas. Detailed findings have been made in the affirmative for this project and are provided in Attachment 5.

Community Plan Analysis:

The Balboa Park Master Plan does not specifically address WCF’s. However, the City’s General Plan, Section UD-A.15, does address WCF’s as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project does comply with the requirements of the General Plan for WCF's. The project proposes to locate antennas within a monument structure, designed to be compatible with the park surroundings and adjacent Activity Center building. Existing and proposed landscape material screen and reduce the apparent height of the facility, as viewed from Park Boulevard and within Balboa Park. The design respects the neighborhood-park context and equipment associated with the antennas is located at the base of the tower structure, enclosed in buildings designed to integrate with the proposed tower and the existing Activity Center building.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan. The Balboa Park Committee has recommended approval of the project and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NUP No. 953318 and PDP No. 953319.

ALTERNATIVES

1. **Approve NUP No. 953318 and PDP No. 953319, with modifications.**
2. **Deny NUP No. 953318 and PDP No. 953319, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Cecilia Gallardo, AICP
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal (NORA) – Env. Exemption
8. Photo Simulations
9. Site Justification
10. Coverage Maps
11. Project Plans
12. Balboa Park Committee Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing
16. Photographic Survey
17. Airport Land Use Compatibility Plan Consistency Determination

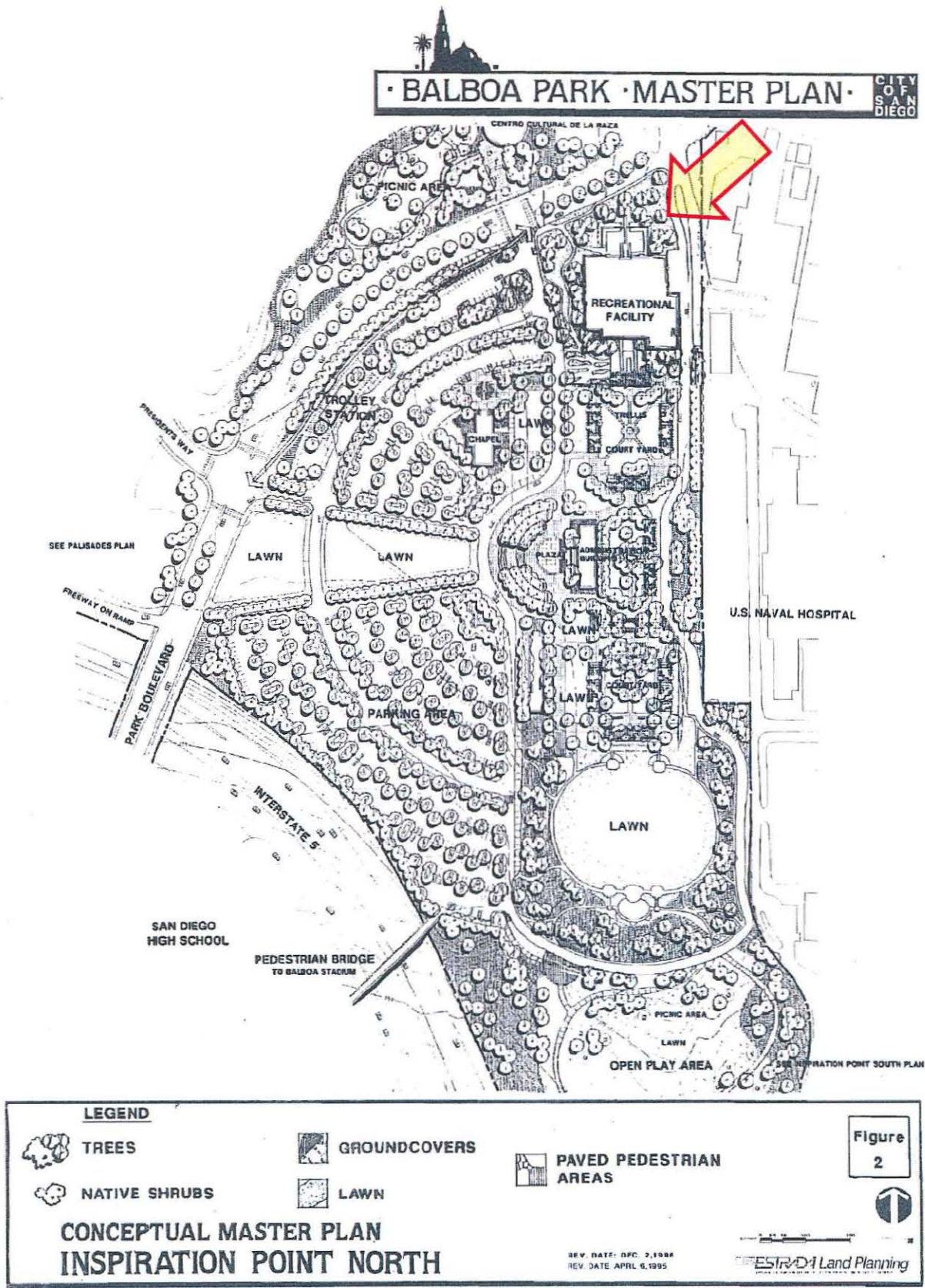
Rev 01-06/11 hmd



Aerial Photo

Verizon – Naval Hospital – Project Number 237378

2117 Park Boulevard



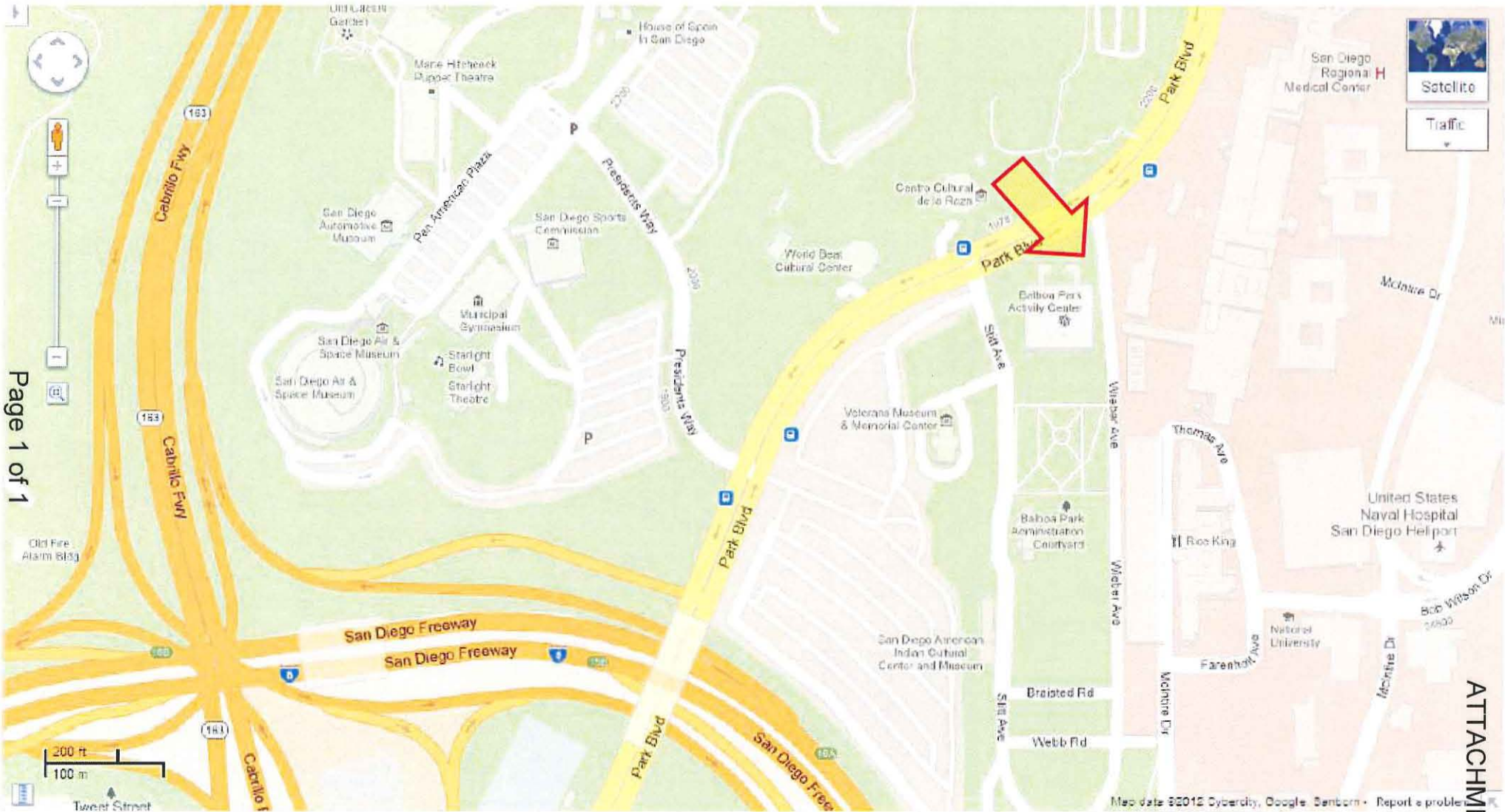
Designated as park.

Community Plan Land Use Map

Verizon - Naval Hospital - Project Number 237378

2117 Park Boulevard





Project Location Map

Verizon – Naval Hospital – Project Number 237378

2117 Park Boulevard



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	Verizon – Naval Hospital	
PROJECT DESCRIPTION:	Neighborhood Use Permit and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of a 54'1" high monument tower, concealing 12 panel antennas, and an equipment enclosure.	
COMMUNITY PLAN AREA:	Balboa Park	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit and Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Park	
<p align="center"><u>ZONING INFORMATION:</u></p> <p align="center">ZONE: Unzoned</p> <p align="center">HEIGHT LIMIT: -</p> <p align="center">FRONT SETBACK: -</p> <p align="center">SIDE SETBACK: -</p> <p align="center">STREETSIDE SETBACK: -</p> <p align="center">REAR SETBACK: -</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Park, Unzoned	Park
SOUTH:	Park, Unzoned	Park
EAST:	Park, Unzoned	Hospital/Park
WEST:	Park, Unzoned	Park
DEVIATIONS OR VARIANCES REQUESTED:	Requests deviation to 250 sq. ft. maximum allowed for the equipment enclosure and to the requirements that equipment enclosures in parks be located underground.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 2, 2012, the Balboa Park Committee recommended approval of this project.	

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 953318
PLANNED DEVELOPMENT PERMIT NO. 953319
VERIZON – NAVAL HOSPITAL (BALBOA PARK ACTIVITY CENTER)
PROJECT NUMBER 237378

WHEREAS, THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 953318 and 953319);

WHEREAS, the project site is located at 2117 Park Boulevard, in an unzoned portion of the Balboa Park plan area;

WHEREAS, the project site is legally described as that portion of the Pueblo Lands of San Diego in the City of San Diego, County of San Diego, State of California, according to Miscellaneous Maps Thereof No. 36 by James Pascoe, filed in the Office of the County Recorder of said County, being a portion of Pueblo Lot 1136 and Pueblo Lot 1143 of said Pueblo Land according to Miscellaneous Maps Thereof No. 35, by Charles B. Poole, filed in the Office of the County Recorder of said County;

WHEREAS, on February 27, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 29, 2012, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 953318 and Planned Development Permit No. 953319 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 29, 2012:

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

The City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore,

the plan states that equipment associated with wireless facilities be concealed from view. In this case, the WCF consists of antennas concealed within a new 54'1" high pour-in-place concrete monument structure. Integration with the adjacent Balboa Park Activity Center has been taken into account with the design of the monument tower and architectural elements have been incorporated. To facilitate wayfinding within Balboa Park, "Balboa Park Activity Center" lettering will be affixed to an upper portion of the tower. Existing mature trees and proposed landscape material help integrate the facility with the park context and relationship to existing buildings. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF's.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

This project complies with the regulations of the Land Development Code, specifically the WCF Regulations, LDC 141.0420. WCF's are permitted in dedicated parkland, with the processing of a NUP, when the antennas are located more than 100' from the property line of a residential use, day care, elementary school, or middle school. Two deviations to the WCF Design Requirements and WCF Park Site Installation regulations are being requested as part of this PDP and are detailed under PDP Finding #3. The WCF Design Requirements state that WCF's shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF's through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the design of the monument structure utilizes architecture to integrate with the existing Balboa Park Activity Center located adjacent to the proposed tower. Landscape, consisting of existing mature trees and additional proposed landscape, act to integrate, screen, and reduce the visual bulk and scale of the facility. Finally, the monument tower has been situated away from Park Boulevard, in order to reduce its prominence from this road utilized by vehicles and pedestrians alike. Based on the design of the facility, the project complies with the applicable regulations of the Land Development Code, including the allowed deviations being processed with the PDP.

Planned Development Permit - Section 126.0604**1. The proposed development will not adversely affect the applicable land use plan;**

The City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the WCF consists of antennas concealed within a new 54'1" high pour-in-place concrete monument structure. Integration with the adjacent Balboa Park Activity Center has been taken into account with the design of the monument tower and architectural elements have been incorporated. To facilitate wayfinding within Balboa Park, "Balboa Park Activity Center" lettering will be affixed to an upper portion of the tower. Existing mature trees and proposed landscape material help integrate the facility with the park context and relationship to existing buildings. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF's.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

This project complies with the regulations of the Land Development Code and requests two deviations as part of this PDP: 1) The equipment area is located above-ground, where LDC Section 141.0420(i)(1)(B) requires that equipment enclosures be placed underground and; 2) The equipment area, at 341 square feet, exceeds the 250 square foot maximum permitted by LDC Section 141.0420(g)(3). While LDC Section 141.0420(i)(1)(B) states that, "equipment enclosures shall be placed underground" in parks, LDC Section 141.0420(i)(1)(C) allows for

above-ground equipment in dedicated parkland where the WCF use would not violate City Charter Section 55. In this case, the above-ground equipment would not remove “usable park space.” The current use of the area proposed for the WCF installation consists of ornamental planting. The WCF will not interfere with the intended use or preclude park uses from occurring in this area. The Park & Recreation Dept. and Balboa Park Committee have also reviewed this project.

The equipment enclosure also exceeds the 250 square foot maximum permitted by LDC Section 141.0420(g)(3). The enclosure, at 341 square feet, is located a fair distance from Park Boulevard, allowing for existing mature landscape screening and buffering, and is designed to be compatible with the proposed monument tower and the existing Activity Center.

The two deviations requested are appropriate for this location and result in a more desirable project than would be achieved if the project was designed in strict conformance with the WCF Design Requirements. In terms of the equipment enclosure size deviation, the majority of the equipment has been located at the base of the monument tower and appears as part of the overall monument tower structure. The first level of the tower structure extends to the south to accommodate additional equipment required for the operation of the antennas as well as air conditioning units. The deviation allows the coverage and capacity of this facility to function at a greater level, in a way that is compatible with the surroundings, making it more desirable.

In terms of the underground equipment requirement, the regulations allow above-ground equipment in dedicated parks when the above-ground equipment does not violate Charter Section 55. The antennas associated with this facility have to be located above-ground. The equipment associated with the antennas is located within the monument structure, with additional equipment room space to the south. The majority of the equipment is located within the monument structure, which has to be above-ground. Since the above-ground equipment does not preclude the park use and is not in violation of Charter Section 55, it is appropriate at this location. The project is more desirable than if the project was designed in strict conformance with the code, by integrating the equipment enclosure as part of the above-ground monument tower element housing the antennas.

Based on these considerations, the two requested deviations are appropriate for this location and based on the design of the project, result in a more desirable project than would be achieved if the project was designed in strict conformance with the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 953318 and PLANNED DEVELOPMENT PERMIT NO. 953319 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 953318 and 953319, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: March 29, 2012

Internal Order No. 24001714

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: 24001714

NEIGHBORHOOD USE PERMIT NO. 953318
PLANNED DEVELOPMENT PERMIT NO. 953319
VERIZON – NAVAL HOSPITAL (BALBOA PARK ACTIVITY CENTER)
PROJECT NO. 237378
PLANNING COMMISSION

This NEIGHBORHOOD USE PERMIT (NUP) NO. 953318 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 953319 are granted by the **Planning Commission** of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0201, 126.0601, and 141.0420. The site is located at 2117 Park Boulevard, in an unzoned portion of the Balboa Park plan area. The project site is legally described as that portion of the Pueblo Lands of San Diego in the City of San Diego, County of San Diego, State of California, according to Miscellaneous Maps Thereof No. 36 by James Pascoe, filed in the Office of the County Recorder of said County, being a portion of Pueblo Lot 1136 and Pueblo Lot 1143 of said Pueblo Land according to Miscellaneous Maps Thereof No. 35, by Charles B. Poole, filed in the Office of the County Recorder of said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 29, 2012, on file in the Development Services Department.

The project shall include:

- a. A 54'1" high pour-in-place concrete monument structure, concealing twelve (12) panel antennas, located behind radio-frequency transparent screens, painted and textured to match the adjacent tower surfaces;
- b. "Balboa Park Activity Center" lettering located on the monument tower;
- c. A 341 square foot above-ground equipment enclosure, located at the base of the monument tower; this deviates from Land Development Code (LDC) Sections 141.0420(g)(3) and 141.0420(i)(1)(B), which limit the size of equipment enclosures to

- 250 square feet and require enclosures to be located underground within parks, respectively; these deviations are permitted with the processing of this PDP;
- d. Landscaping (planting, irrigation and landscape related improvements);
 - e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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 April 13, 2015.
2. 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.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the Permittee to maintain the appearance of the approved facility in conditions set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
5. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the 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.).

8. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the 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 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.

11. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permits, the Owner/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, satisfactory to the City Engineer.
13. Prior to the issuance of any construction permits, the Owner/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, satisfactory to the City Engineer.
14. This project proposes to export 20 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

LANDSCAPE REQUIREMENTS:

15. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.
16. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted 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 Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
17. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
18. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
19. 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, 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 Certificate of Occupancy or a Final Landscape Inspection or activation of WCF.

20. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PARK & RECREATION DEPARTMENT REQUIREMENTS:

21. The Park & Recreation Department shall review and approve construction plans prior to building permit issuance.

PLANNING/DESIGN REQUIREMENTS:

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

23. Prior to the issuance of a construction permit, the Permittee shall provide certification providing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises comply with federal standards.

24. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

25. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

26. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

27. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.

- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Planning Commission of the City of San Diego on March 29, 2012 by Resolution No. PC-XXXX.

DRAFT

Permit Type/PTS Approval No.: NUP/953318
and PDP/953319
Date of Approval: 3/29/2012

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Associate Planner

**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.**

**CITY OF SAN DIEGO – REAL ESTATE
ASSETS DEPARTMENT**

Owner

By _____
David Sandoval
Deputy Director

VERIZON WIRELESS

Permittee

By _____
Leslie Vartanian
Network Manager

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



THE CITY OF SAN DIEGO

Date of Notice: 2/27/2012

**NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
JO#- 24001714**

PROJECT NAME/NUMBER: Verizon Naval Hospital / 237378

COMMUNITY PLAN AREA: Balboa Park

COUNCIL DISTRICT: 3

LOCATION: The project is located at 2117 Park Boulevard within the Balboa Park Mater Plan and East Mesa Precise Plan area.

PROJECT DESCRIPTION: The project would install three wireless antenna sectors including four antennas each within a new 54'-1" pour-in-place concrete 247 square-foot monument tower behind transparent screens. The transparent screens would be detailed, painted and textured to match the existing building lattice work. Also included in the scope of work is the installation of a telecommunication equipment racks inside a new pour-in-place 94 square-foot equipment enclosure. In addition, the project would install two new GPS antennas and telco services and connections.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: Environmental Analysis Section, City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction of new small equipment and facilities. The project has been reviewed for compliance with the Historical Resources Regulations by qualified staff and determined that the Balboa Park Activities Center building adjacent to the proposed tower, constructed in 1996, is not historic. However, there are historically designated properties within the parcel. Historical Resources staff determined that these resources would not be adversely affected by the proposed monument tower. Therefore, the project qualifies for a categorically exemption from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501 San Diego, CA 92101
PHONE NUMBER: 619-446-5349

On 2/27/2012 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice OR 15 business days from the date of the environmental determination, whichever occurs earlier. Applications to appeal CEQA determinations made by the Planning Commission from a Process Two or Three Appeal under SDMC section 112.0506 must be filed in the Office of the City Clerk within 10 business days from the date of the Planning Commission's decision. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

ATTACHMENT 8

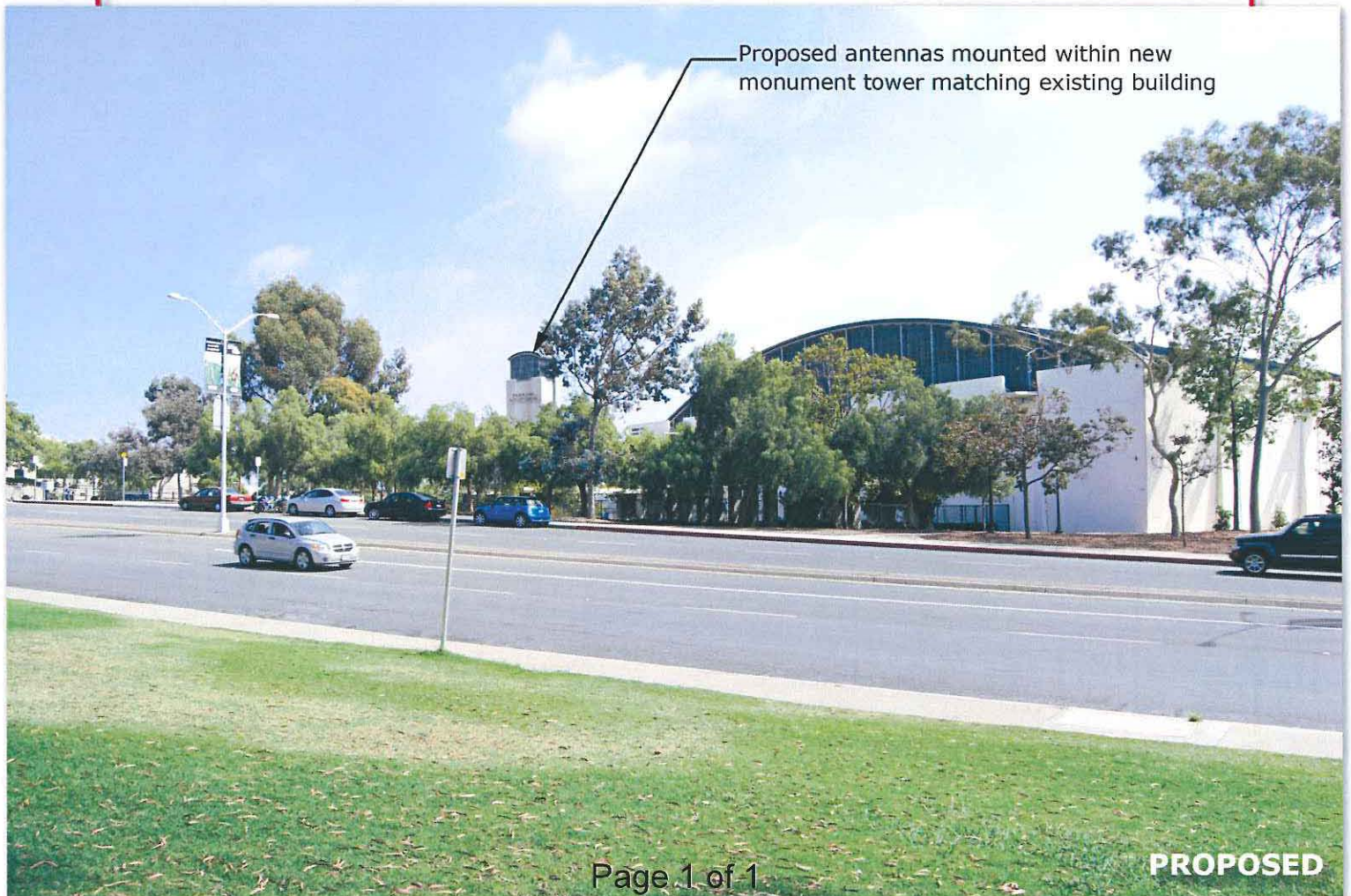
Naval Hospital
2145 Park Blvd.
San Diego, CA 92101



EXISTING



Proposed antennas mounted within new
monument tower matching existing building



Page 1 of 1

PROPOSED

SITE JUSTIFICATION
Verizon Wireless
Naval Hospital

PROJECT DESCRIPTION

The project proposes to locate a wireless communication facility at 2145 Park Blvd. in Balboa Park. The project will consist of twelve (12) panel antennas located inside a 54 foot tower structure. The associated equipment will also be located inside the tower structure.

The property is located on the south eastern end of Balboa Park adjacent to the Balboa Park Activity Center and the Naval Hospital.

SITE DESIGN

The proposed tower element has been design to match the architectural style of the existing Activity Center. The antennas and equipment will be completely concealed within the tower. The proposed tower will integrate with the property through its architectural design and its location among mature landscaping that surrounds the property.

PREFERENCE 2 LOCATION

The proposed facility is located on unzoned property in Balboa Park. As such, the project is considered a Preference 2 location and will require a Conditional Use Permit which requires a process 4 Planning Commission approval. We believe that the facility as designed is consistent with all relevant regulations, will be visually integrated with the existing building and surrounding landscaping on site.

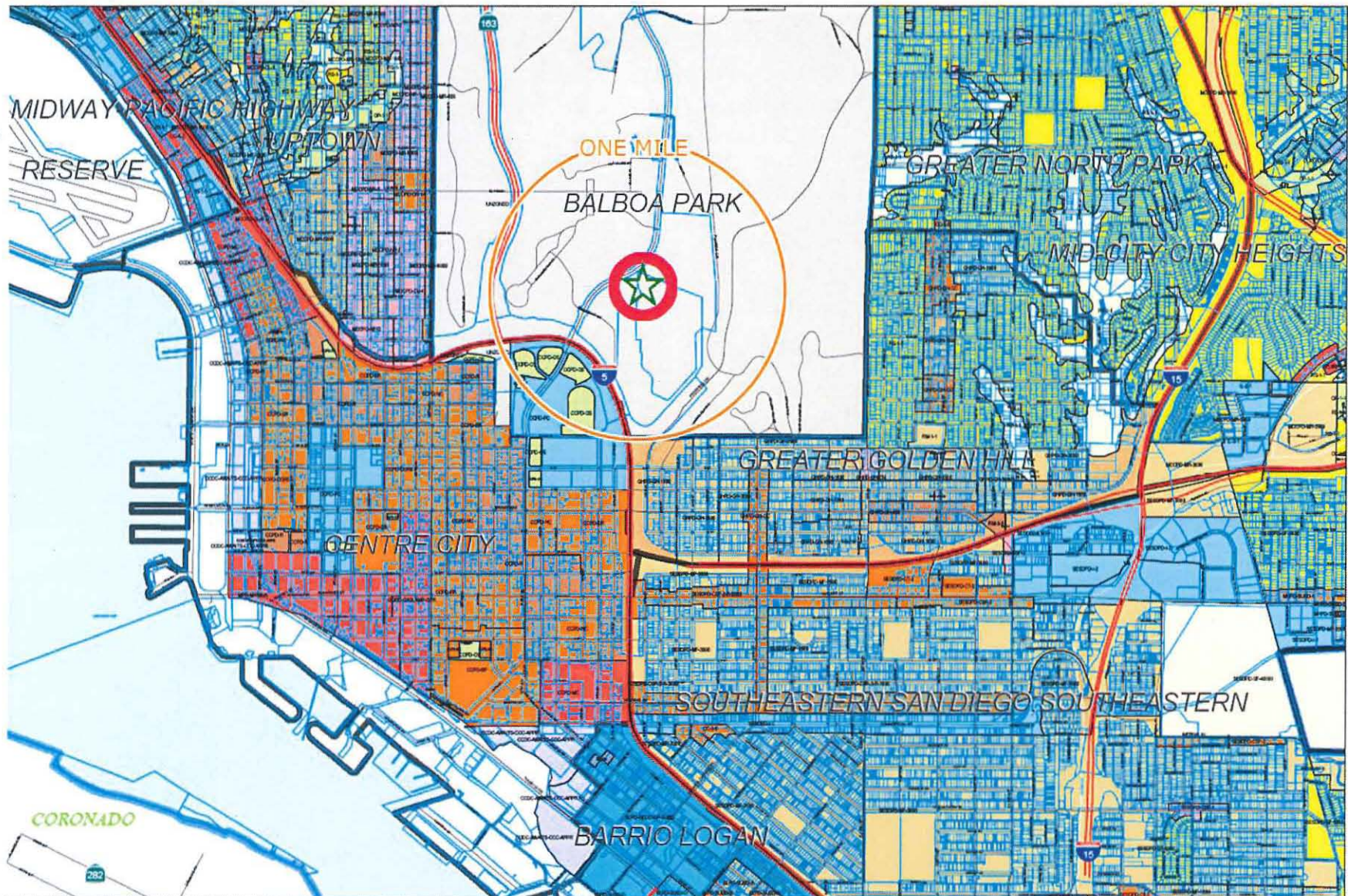
CO-LOCATION OF FACILITIES

There are currently no existing carriers located on site.



GRID TILE: 15
GRID SCALE: 800
DATE: 10/5/2009 5:12:31 PM

Legend	
City or State Design	Community Plan Area
City of Austin	001
City of Austin	002
City of Austin	003
City of Austin	004
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City of Austin	100



Search & Seizure Inventory

Search & Seizure (S&S) inventory data for the City of San Diego (referred to as "Inventory") is provided to the public in accordance with:

This data meets the eFOIA Standard for Open Data because it is made of 1,712,000 ("e-FOIA") records.

This information is provided for the use of the public in a public domain. It is not to be used for any other purpose without the express written consent of the City of San Diego.

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City of San Diego
Development Services Department
Page 2 of 2

City of San Diego

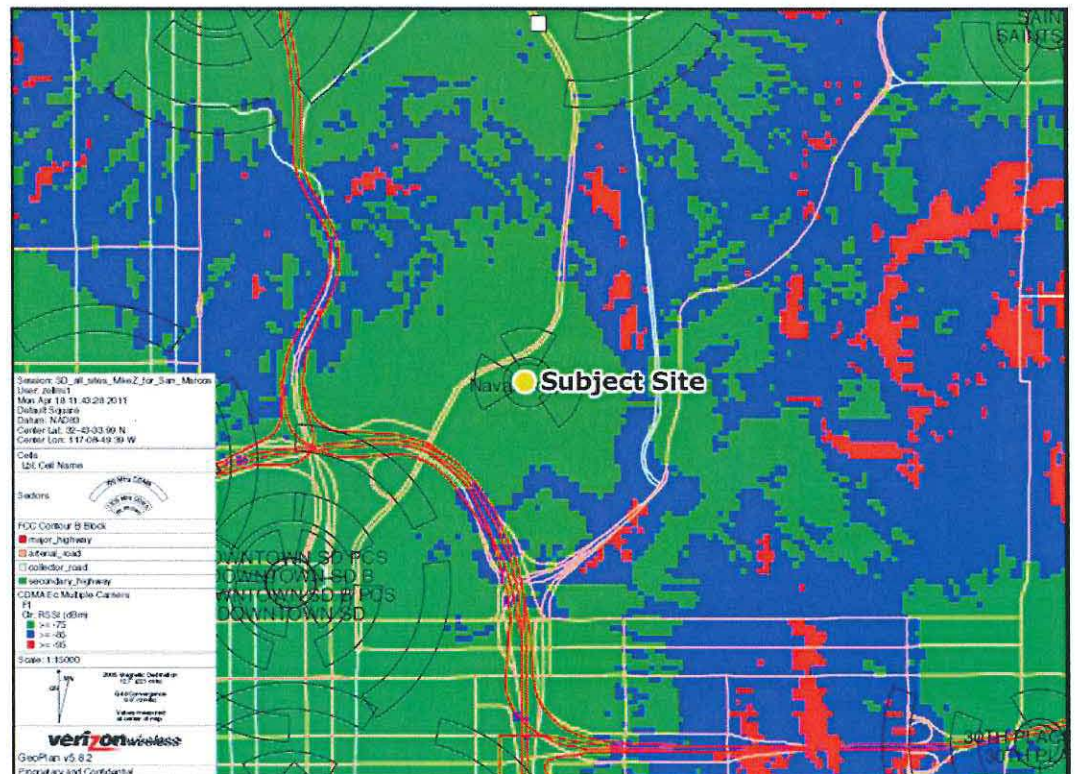
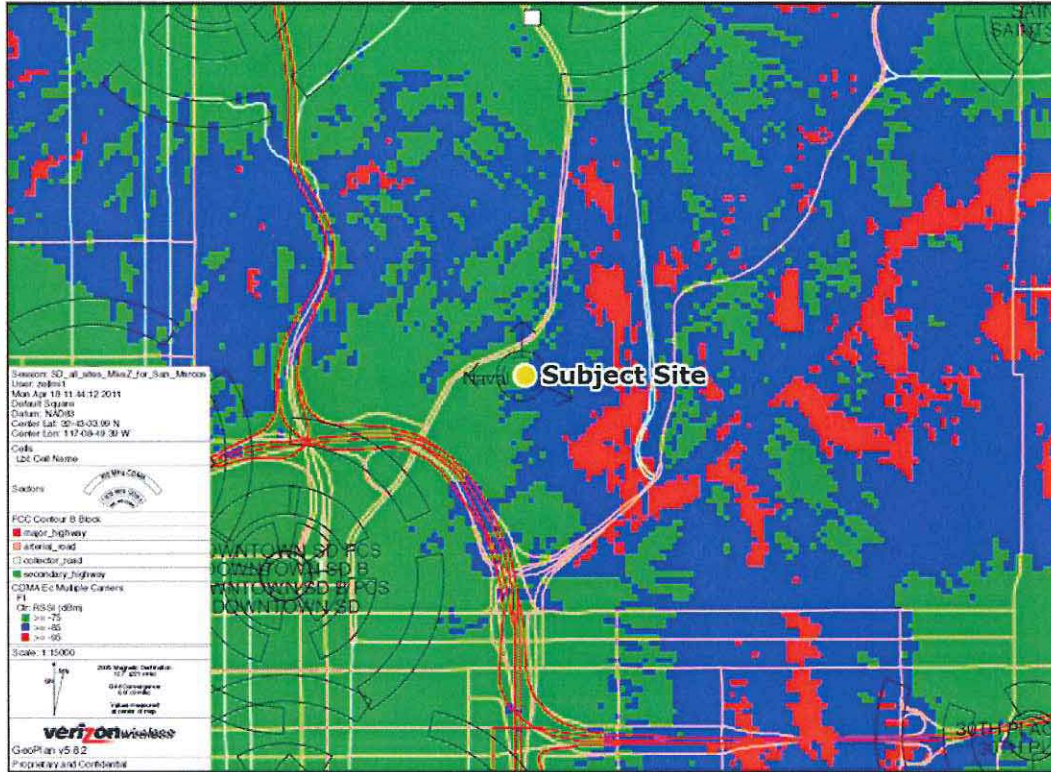
Page 2 of 2

ATTACHMENT 10

Naval Hospital
2145 Park Blvd.
San Diego, CA 92101



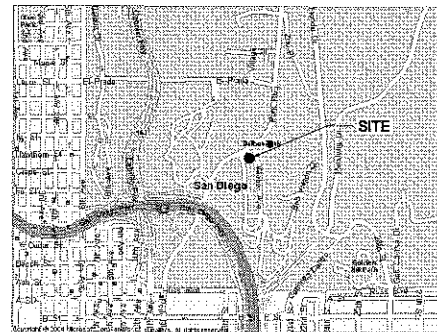
Existing coverage





BALBOA PARK ACTIVITY CENTER
2145 PARK BOULEVARD
SAN DIEGO, CA 92101
NAVAL HOSPITAL

VICINITY MAP



THOMAS GUIDE PAGE 1289, C1

ADDRESS: 2145 PARK BOULEVARD
SAN DIEGO, CA 92101

COORDINATES OF ANTENNA SECTORS (NAD 83)

ALPHA: LATITUDE: 32° 43' 37.81" NORTH
BETA & LONGITUDE: 117° 08' 50.93" WEST
GAMMA

COORDINATES OF ANTENNA SECTORS (NAD 27)

ALPHA: LATITUDE: 32° 43' 37.63" NORTH
BETA & LONGITUDE: 117° 08' 47.81" WEST
GAMMA

DIRECTIONS:

(FROM VZW'S OFFICES IN IRVINE:) TAKE I-5 SOUTH TO I-805 SOUTH; CONTINUE ON I-805 SOUTH TO I-163 SOUTH; CONTINUE SOUTH ON I-163 TO PARK BOULEVARD EXIT; TAKE THE PARK BOULEVARD EXIT AND TURN LEFT ON PARK BOULEVARD; CONTINUE NORTH ON PARK BOULEVARD AND FOLLOW SIGNS TO ACTIVITY CENTER.

NOTE

THE ANTENNAS ARE LOCATED MORE THAN 100 FEET FROM THE PROPERTY LINE OF THE FOLLOWING PRIMARY USES: DAY CARE, ELEMENTARY OR MIDDLE SCHOOL, OR RESIDENTIAL. THIS WILL DETERMINE THE PERMIT PROCESS LEVEL.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE, INC.
325 CALSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

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

SURVEYOR:
FLOYD SURVEYING
11576 NORGATE CIRCLE
CORONA, CA 92880
(951) 739-7949

PERMITS REQUIRED

- PLANNED DEVELOPMENT PERMIT (PDP) - PROCESS 4

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.

PROJECT SUMMARY

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

OWNER: CITY OF SAN DIEGO
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101
CONTACT: CAROL YOUNG
SUPERVISING PROPERTY AGENT
PHONE: (619) 238-6081

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT RACKS INSIDE A NEW EQUIPMENT BUILDING ON A CONCRETE PAD
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF 12 ANTENNAS) INSIDE A NEW 54'-1" HIGH MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS
- INSTALLATION OF TWO (2) NEW GPS ANTENNAS
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING SDG&E ELECTRICAL TRANSFORMER
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM EXISTING TELCO ROOM AT GRADE LEVEL
- MINOR LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 2145 PARK BOULEVARD
SAN DIEGO, CA 92101

ASSESSORS PARCEL NUMBER: 534-450-11

EXISTING ZONING: UNZONED

TOTAL SITE AREA: 1,504,286 SF
34.53 ACRES

EXISTING & PROPOSED BUILDING AREA:
EXISTING BUILDING "A" AREA: 37,969 SF
EXISTING BUILDING "B" AREA: 7,725 SF
EXISTING BUILDING "C" AREA: 6,480 SF
PROPOSED VERIZON BUILDING AREA: 249 SF
PROPOSED MECH. ENCLOSURE AREA: 93 SF
TOTAL BUILDING AREA: 52,516 SF

PROPOSED PROJECT AREA: 342 SF

PROPOSED TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: U

NOTE: THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE

REQUIRED INFORMATION FOR
AIRPORT AUTHORITY
CONSISTENCY DETERMINATION

1. HEIGHT OF BUILDING(S) ABOVE GRADE: 54.11 FT.
 2. MAXIMUM FEET ABOVE MEAN SEA LEVEL: 306.27 FT.
 3. LOT COVERAGE: 3.5%
 4. TOTAL BUILDING SPACE AREA: 52,516 SF
 5. AREA OF PROPERTY: 1,504,286 SF
 6. FLOOR AREA RATIO (FAR): 0.04
- A. PROPERTY DEED OR TITLE REPORT LISTING CURRENT OWNER OF RECORD
- B. ASSESSOR'S PARCEL MAP PAGE SHOWING PROPERTY
- C. FAA PART 77 DETERMINATION OF NO HAZARD

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-0.1	WATER POLLUTION CONTROL PLANS
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	EQUIPMENT ROOF PLAN & ANTENNA PLAN
A-4	EXTERIOR ELEVATIONS
A-5	TOWER ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN
L-2	PLANTING LEGEND
LS-1	SITE SURVEY
LS-2	SITE SURVEY
LS-3	SITE SURVEY

LEGAL DESCRIPTION:

THAT PORTION OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MISCELLANEOUS MAPS THEREOF NO. 36 BY JAMES PASCOE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PUEBLO LOT 1135 AND PUEBLO LOT 1145 OF SAID PUEBLO LAND ACCORDING TO MISCELLANEOUS MAPS THEREOF NO. 35, BY CHARLES B. POOLE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APPLICABLE CODES

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

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

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.

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CALSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME
BALBOA PARK
ACTIVITY CENTER
(NAVAL HOSPITAL)
2145 PARK BOULEVARD
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

DRAWING DATES

04/15/11	100% ZD (se)
06/20/11	1A-CERT. 100% ZD (rd)
06/27/11	PLANNING REV. 100% ZD (rd)
08/17/11	PLANNING REV. 100% ZD (rd)
10/28/11	PLANNING REV. 100% ZD (rd)
11/03/11	PLANNING REV. 100% ZD (se)
02/09/12	PLANNING REV. 100% ZD (rd)
02/13/12	PLANNING REV. 100% ZD (rd)
02/16/12	PLANNING REV. 100% ZD (rd)
02/25/12	PLANNING REV. 100% ZD (se)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

PROJECTS\Verizon\11054zd

T-1

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) 222-7000

APPROVALS

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

PROJECT NAME
**BALBOA PARK
ACTIVITY CENTER
(NAVAL HOSPITAL)**

2145 PARK BOULEVARD
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

DRAWING DATES

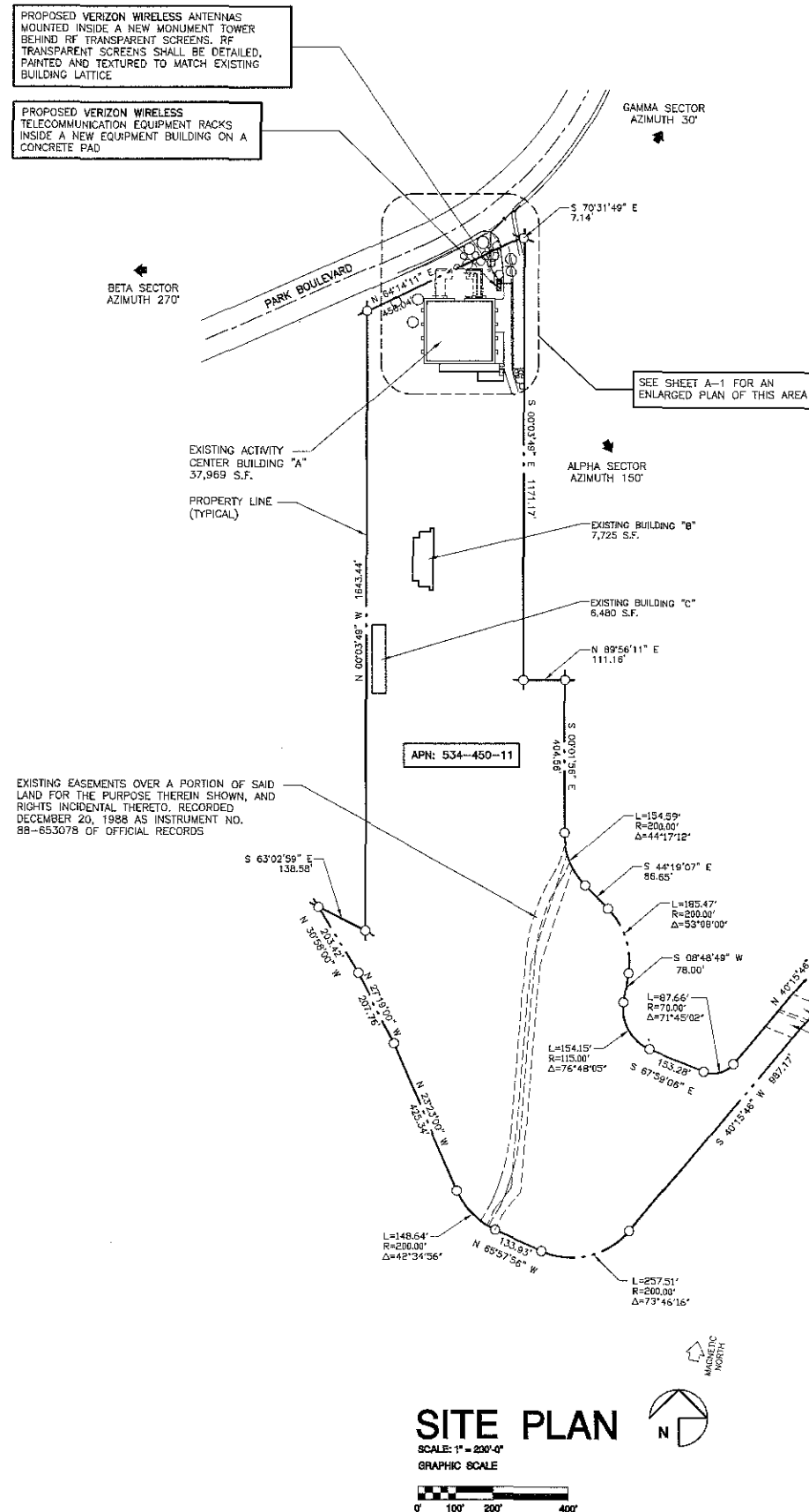
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06/20/11	1A-CERT. 100% ZD (rd)
08/27/11	PLANNING REV. 100% ZD (rd)
08/17/11	PLANNING REV. 100% ZD (rd)
10/28/11	PLANNING REV. 100% ZD (rd)
11/03/11	PLANNING REV. 100% ZD (se)
02/09/12	PLANNING REV. 100% ZD (rd)
02/13/12	PLANNING REV. 100% ZD (rd)
02/16/12	PLANNING REV. 100% ZD (rd)
02/23/12	PLANNING REV. 100% ZD (se)

SHEET TITLE

SITE PLAN

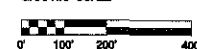
PROJECTS\Verizon\11054zd

A-0



SITE PLAN

SCALE: 1" = 200'-0"
GRAPHIC SCALE



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

I/we the undersigned, as Lessee of a portion of the property described as:

2117 PARK BOULEVARD, SAN DIEGO, CA 92101

(Address or legal description)

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

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

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

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

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

Additionally, I/we will:

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

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

Lessee: Dwight Woods Company Name: Verizon Wireless

(print name)

Lessee: Dwight Woods Date: 1-9-2008

(signature)

ENGINEERING NOTES:

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/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.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/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.

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER
FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:

TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz
TX POWER: 600W

PCS EQUIPMENT:

TX FREQUENCY: 860-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

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 LS-1 FOR ADDITIONAL INFORMATION ON EASEMENTS

BOUNDARY NOTE:

THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED

Booth & Suarez

ARCHITECTURE INCORPORATED

395 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

SUITE 02 (760) 434-8474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME
**BALBOA PARK
ACTIVITY CENTER
(NAVAL HOSPITAL)**

2145 PARK BOULEVARD
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

DRAWING DATES

04/15/11	100% ZD (ae)
05/20/11	1A-CERT. 100% ZD (rd)
06/27/11	PLANNING REV. 100% ZD (rd)
08/17/11	PLANNING REV. 100% ZD (rd)
10/28/11	PLANNING REV. 100% ZD (rd)
11/05/11	PLANNING REV. 100% ZD (ae)
02/09/12	PLANNING REV. 100% ZD (rd)
02/13/12	PLANNING REV. 100% ZD (rd)
02/16/12	PLANNING REV. 100% ZD (rd)
02/23/12	PLANNING REV. 100% ZD (ae)

SHEET TITLE

**WATER POLLUTION
CONTROL PLANS**

PROJECTS\Verizon\110542d

A-0.1

A. Site Management Requirements

Construction is a dynamic operation where changes are expected. Storm water BMPs for construction sites are usually temporary measures that require frequent maintenance to maintain their effectiveness and may require relocation, revision and re-installation, particularly as project grading progresses. Therefore, owner/contractor self-inspections are required. They shall be performed by the owner's/contractor's Qualified Contact Person specifically trained in storm water pollution prevention site management and storm water BMPs, including the installation and maintenance of sediment and erosion control measures. Additional qualified persons may assist with the inspection activities under the direction of the Qualified Contact Person. A Qualified Contact Person is required for all sites during both wet and dry weather conditions.

There are four primary purposes of the self-inspections conducted by owners and contractors:

- To ensure that the owners/contractors take full responsibility for managing storm water pollution caused by their activities.
- To ensure that storm water BMPs are properly documented and implemented and are functioning effectively.
- To identify maintenance (e.g., sediment removal) and repair needs.
- To ensure that the project proponents implement their storm water management plans.

A self-inspection checklist, noting date, time, conditions and inspection date, must be kept on-site and made available for inspection, if requested (note: the State General Construction Permit has additional inspection requirements that must be met to comply with the permit). Self-inspections must be performed by a Qualified Contact Person according to the following schedule:

- Daily forecasting at all times
- At 24-hour intervals during extended rainfall events
- Daily evaluations as earth moving/grading is being conducted during the wet season
- Weekly (every 7 days) in the dry season as earth moving/grading is progressing

Storm water pollution prevention site management requirements include:

- A qualified person who is trained and competent in the use of BMPs shall be on site daily, although not necessarily full time, to evaluate the conditions of the site with respect to storm water pollution prevention. This qualified contact person shall represent the contractor/owner on storm water issues.
- The qualified person shall implement the conditions of the Storm Water Pollution Prevention Plan, contract documents and/or local ordinances with respect to erosion and sediment control and other waste management regulations.
- The qualified person is responsible for monitoring the weather and implementation of any emergency plans as needed. The weather shall be monitored on a 5-day forecast plan and a full BMP protection plan shall be activated when there is a 40% or greater chance of rain.
- The qualified person is responsible for overseeing any site grading and operations and evaluating the effectiveness of the BMPs. This person shall modify the BMPs as necessary to keep the dynamics of the site in compliance. This person or other qualified persons are responsible for checking the BMPs routinely for maintenance and documenting the BMPs being implemented.

STORM WATER QUALITY NOTES
CONSTRUCTION BMPs

NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

- THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
- SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
- ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

PRIORITY: LOW

IDENTIFY POLLUTANTS FROM THE PROJECT AREA

COMMERCIAL DEVELOPMENT: SEDIMENT - POTENTIAL
NUTRIENTS - POTENTIAL
ORGANIC COMPOUNDS - N/A
TRASH & DEBRIS - ANTICIPATED
OXYGEN DEMANDING SUBSTANCES - ANTICIPATED
BACTERIA & VIRUSES - N/A
PESTICIDES - POTENTIAL

STANDARD LID BMPs:

- MINIMIZE IMPERVIOUS FOOTPRINT
- MINIMIZE SOIL COMPACTION IN LANDSCAPE AREA
- SOIL AMENDMENT

SOURCE CONTROL BMPs:

- [A] USE EFFICIENT IRRIGATION SYSTEM

CONSTRUCTION STORMWATER BMPs:

DIRECTION OF LOT DRAINAGE → →

[SS-7] EROSION CONTROL BLANKET

[SS-6] MULCH, STRAW, WOOD CHIPS

[SC-5] FIBER ROLLS -FR-FR-

[TC-1] STABILIZED CONSTRUCTION ENTRANCE

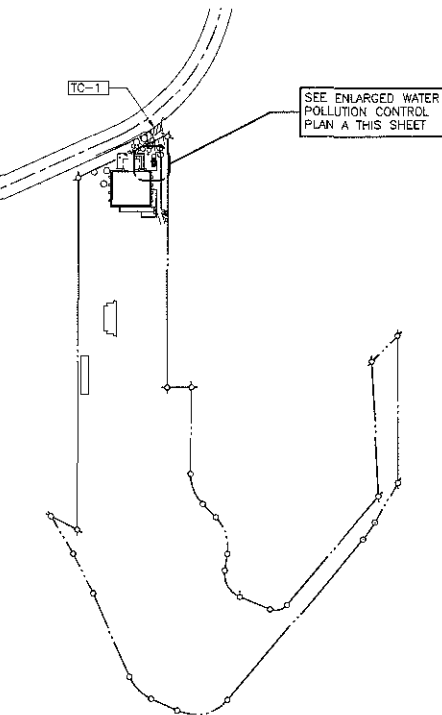
[WM-1] MATERIAL DELIVERY & STORAGE

[WM-8] CONCRETE WASTE MANAGEMENT

[WM-5] SOLID WASTE MANAGEMENT

[WM-9] SANITARY WASTE MANAGEMENT

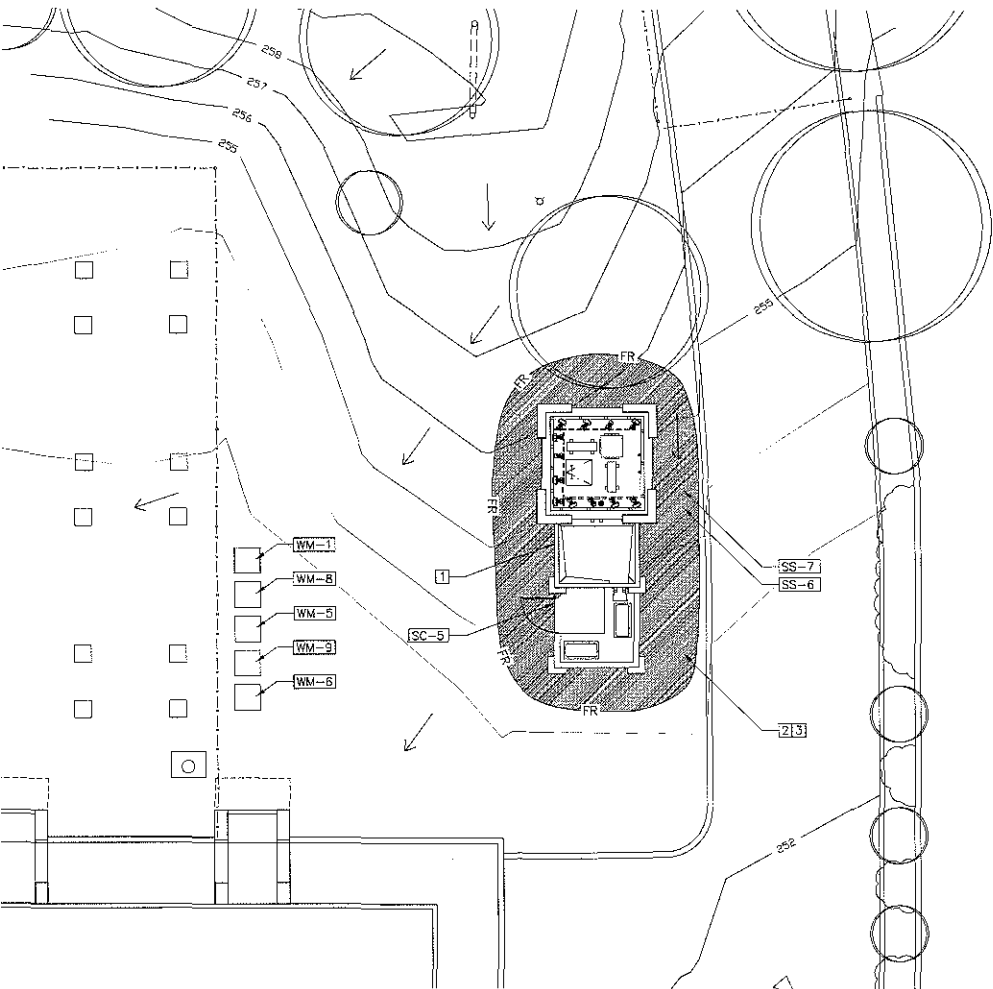
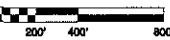
[WM-6] HAZARDOUS WASTE MANAGEMENT



**WATER POLLUTION
CONTROL PLAN**

SCALE: 1" = 400'-0"

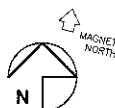
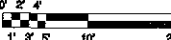
GRAPHIC SCALE



**ENLARGED WATER POLLUTION
CONTROL PLAN A**

SCALE: 1" = 10'-0"


GRAPHIC SCALE



BOOTH & SUAREZ

ARCHITECTURE ■ INCORPORATED

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CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

PROJECT NAME
**BALBOA PARK
ACTIVITY CENTER
(NAVAL HOSPITAL)**
2145 PARK BOULEVARD
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

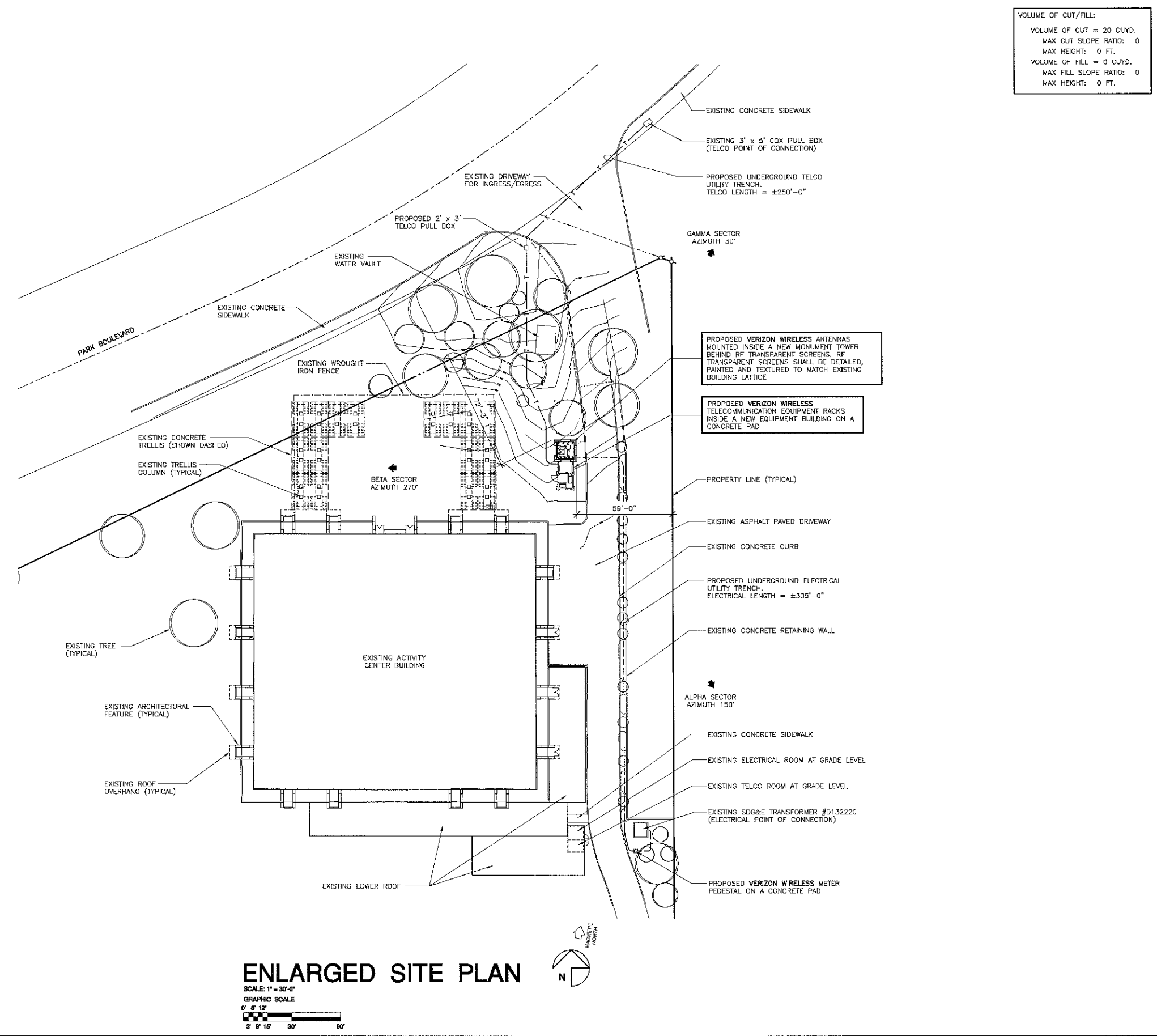
DRAWING DATES	
04/15/11	100% ZD (se)
06/20/11	1A-CERT. 100% ZD (rd)
06/27/11	PLANNING REV. 100% ZD (rd)
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02/16/12	PLANNING REV. 100% ZD (rd)
02/23/12	PLANNING REV. 100% ZD (se)

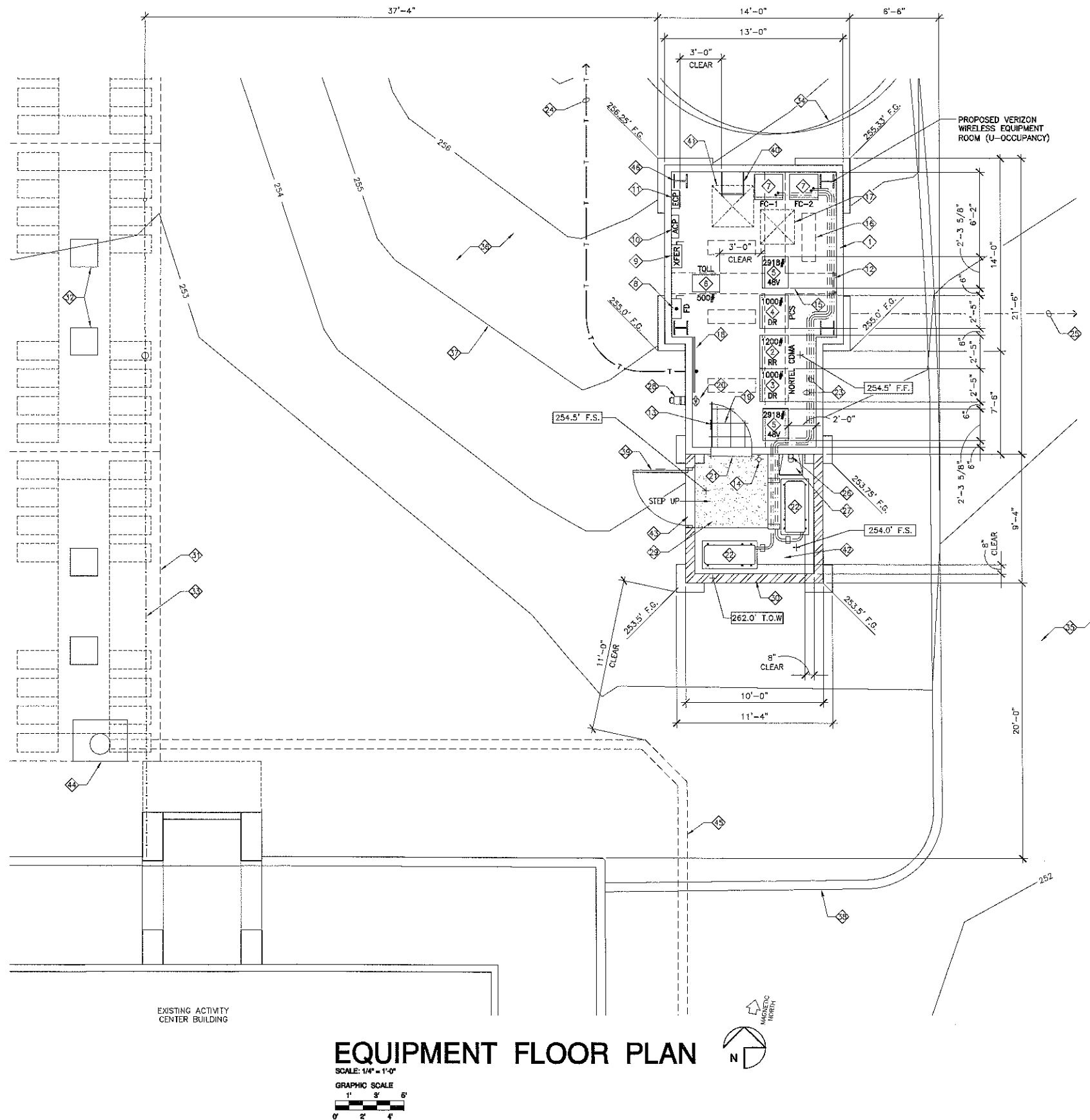
SHEET TITLE

ENLARGED SITE PLAN

PROJECTS\Verizon\11054zd

A-1





EQUIPMENT FLOOR PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW STEEL STUD FRAME EQUIPMENT BUILDING ON A CONCRETE PAD
- 2 PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
- 3 PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 4 PROPOSED VERIZON WIRELESS PCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 5 PROPOSED VERIZON WIRELESS BATTERY RACK. 27'-5/8" WIDE x 57" HIGH x 22'-1/2" DEEP. WEIGHT: 2918 LBS.
- 6 PROPOSED VERIZON WIRELESS TOLL RACK. 24" WIDE x 57" HIGH x 15" DEEP. WEIGHT: 500 LBS.
- 7 PROPOSED AIR HANDLERS
- 8 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 10 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 11 PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
- 12 PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 13 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 14 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 15 PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 16 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 4)
- 17 PROPOSED COAX CABLE PENETRATION TO CABLE CHASE ABOVE (SHOWN DASHED)
- 18 PROPOSED WALL MOUNTED TELCO BOARD
- 19 PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 20 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 21 PROPOSED ALUMINUM THRESHOLD
- 22 PROPOSED MECHANICAL UNITS ON A CONCRETE PAD (TYPICAL OF 2) (SHOWN DASHED)
- 23 PROPOSED CONDENSATE DRAIN LINE ROUTING
- 24 PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 25 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 26 PROPOSED DOWNSPOUT
- 27 PROPOSED SPLASH BLOCK
- 28 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 29 PROPOSED CONCRETE LANDING
- 30 PROPOSED CONCRETE BLOCK MECHANICAL EQUIPMENT ENCLOSURE WALL
- 31 EXISTING CONCRETE TRELLIS (SHOWN DASHED)
- 32 EXISTING CONCRETE COLUMNS (TYPICAL)
- 33 EXISTING WROUGHT IRON FENCE
- 34 EXISTING TREE TO REMAIN (TYPICAL)
- 35 EXISTING ASPHALT PAVED DRIVEWAY
- 36 EXISTING LANDSCAPE AREA
- 37 EXISTING TOPO LINES AT 1'-0" INTERVALS
- 38 EXISTING CONCRETE CURB
- 39 PROPOSED SOLID STEEL GATE & FRAME WITH VERIZON WIRELESS SIGNAGE
- 40 PROPOSED ACCESS LADDER TO ANTENNA ROOM ABOVE
- 41 PROPOSED TOWER ACCESS HATCH (SHOWN DASHED)
- 42 INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND
- 43 PROPOSED CONCRETE CURB
- 44 EXISTING STORM DRAIN
- 45 EXISTING STORM DRAIN ROUTE (SHOWN DASHED)
- 46 PROPOSED STEEL COLUMN

NOTE: PROPOSED LANDSCAPE SHRUBS NOT SHOWN FOR CLARITY. SEE LANDSCAPE DEVELOPMENT PLAN SHEET L-1

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APPROVALS	
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**BALBOA PARK
ACTIVITY CENTER
(NAVAL HOSPITAL)**
2145 PARK BOULEVARD
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

DRAWING DATES	
04/15/11	100% ZD (se)
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02/23/12	PLANNING REV. 100% ZD (se)

SHEET TITLE
EQUIPMENT FLOOR PLAN

PROJECTS\Verizon\11054zd

A-2

Booth & Suarez
ARCHITECTURE INCORPORATED

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SAN DIEGO COUNTY

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02/23/12	PLANNING REV. 100% ZD (se)

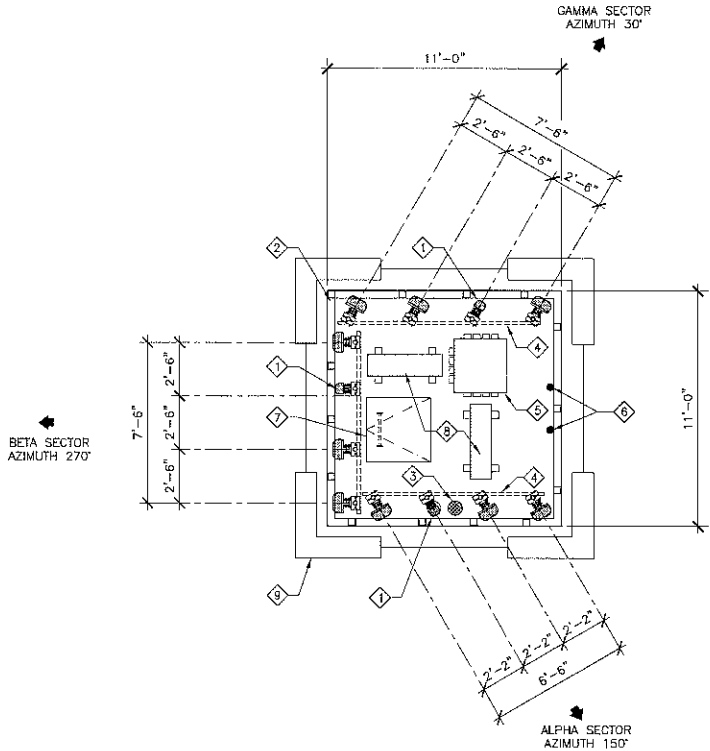
SHEET TITLE

EQUIPMENT ROOF PLAN
&
ANTENNA PLAN

PROJECTS\Verizon\11054zd

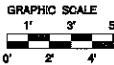
A-3

ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	SOUTHEAST	150°	AMPHENOL ANTEL: BXA-70063/6CF_5	0°	N/A		8	70'-0"	6'-0"	7/8"
ALPHA2			AMPHENOL ANTEL: BXA-80063/6CF_5							
ALPHA3			AMPHENOL ANTEL: BXA-171063/12CF_2							
ALPHA4			AMPHENOL ANTEL: BXA-70063/6CF_5							
BETA1	WEST	270°	AMPHENOL ANTEL: BXA-70063/6CF_5	0°	N/A		8	70'-0"	6'-0"	7/8"
BETA2			AMPHENOL ANTEL: BXA-80063/6CF_5							
BETA3			AMPHENOL ANTEL: BXA-171063/12CF_2							
BETA4			AMPHENOL ANTEL: BXA-70063/6CF_5							
GAMMA1	NORTHEAST	30°	AMPHENOL ANTEL: BXA-70063/6CF_5	0°	N/A		8	70'-0"	6'-0"	7/8"
GAMMA2			AMPHENOL ANTEL: BXA-80063/6CF_5							
GAMMA3			AMPHENOL ANTEL: BXA-171063/12CF_2							
GAMMA4			AMPHENOL ANTEL: BXA-70063/6CF_5							



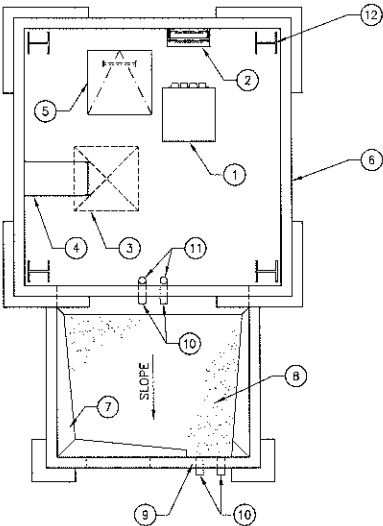
ANTENNA PLAN

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



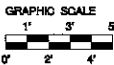
ANTENNA PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE PROPOSED MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS.
- 2 PROPOSED RF TRANSPARENT SCREEN & FRAMING
- 3 PROPOSED FLOOR DRAIN
- 4 PROPOSED UNISTRUT
- 5 PROPOSED COAX CABLE HATCH
- 6 PROPOSED (2) E/911 GPS ANTENNAS TO BE MOUNTED TO RF TRANSPARENT SCREEN FRAMING
- 7 PROPOSED TOWER ACCESS HATCH
- 8 PROPOSED COAX CABLE TRAY ON PVC SLEEPERS
- 9 PROPOSED TOWER WALL BELOW



EQUIPMENT ROOF PLAN

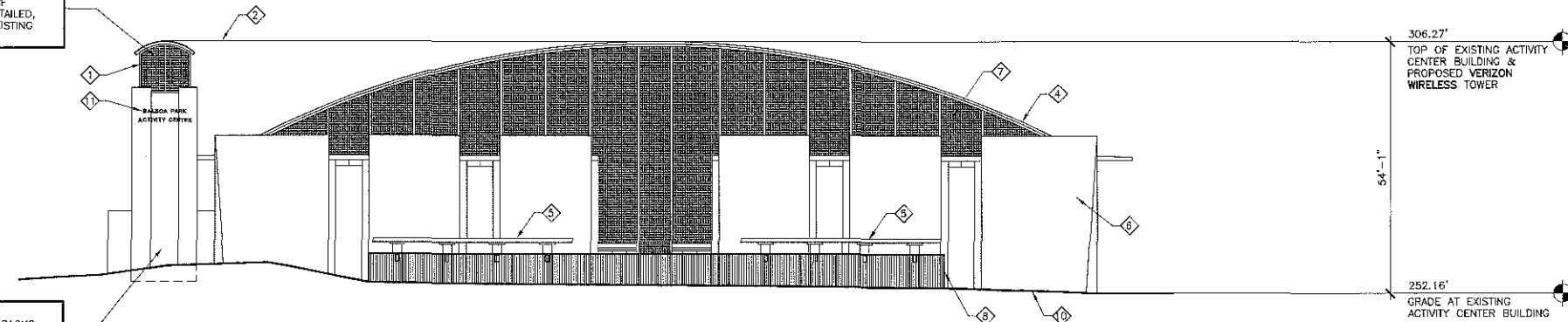
SCALE: 1/4" = 1'-0"



ROOF PLAN NOTES:

- 1 PROPOSED COAX CABLE HATCH
- 2 PROPOSED COAX CABLE CHASE
- 3 PROPOSED TOWER ACCESS OPENING ABOVE (SHOWN DASHED)
- 4 PROPOSED ACCESS LADDER
- 5 PROPOSED TOWER ACCESS HATCH
- 6 PROPOSED TOWER WALL
- 7 PROPOSED ROOF CRICKET
- 8 PROPOSED BUILT-UP ROOFING
- 9 PROPOSED SCUPPER
- 10 PROPOSED DOWNSPOUTS
- 11 PROPOSED DRAINS FROM ABOVE
- 12 PROPOSED STEEL COLUMN

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE A NEW MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS. RF TRANSPARENT SCREENS SHALL BE DETAILED, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING LATTICE

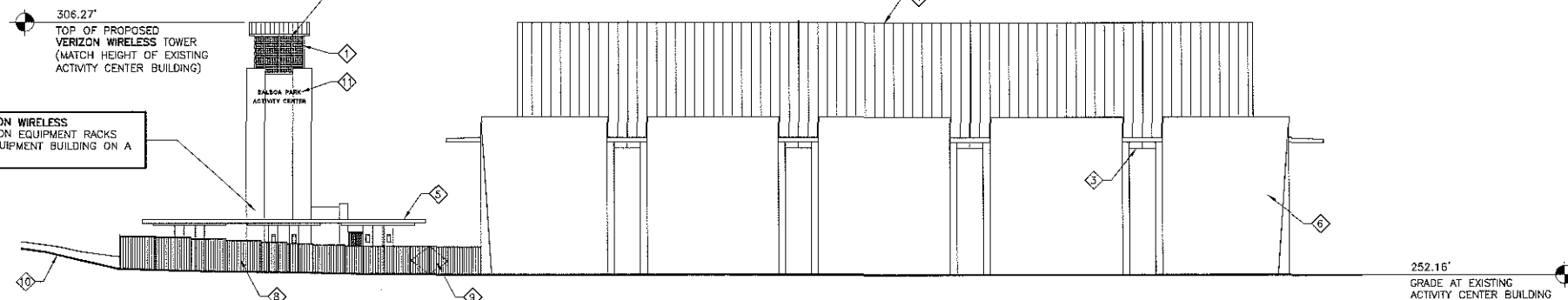


NORTH ELEVATION

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE
0' 4' 8' 20'

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE A NEW MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS. RF TRANSPARENT SCREENS SHALL BE DETAILED, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING LATTICE

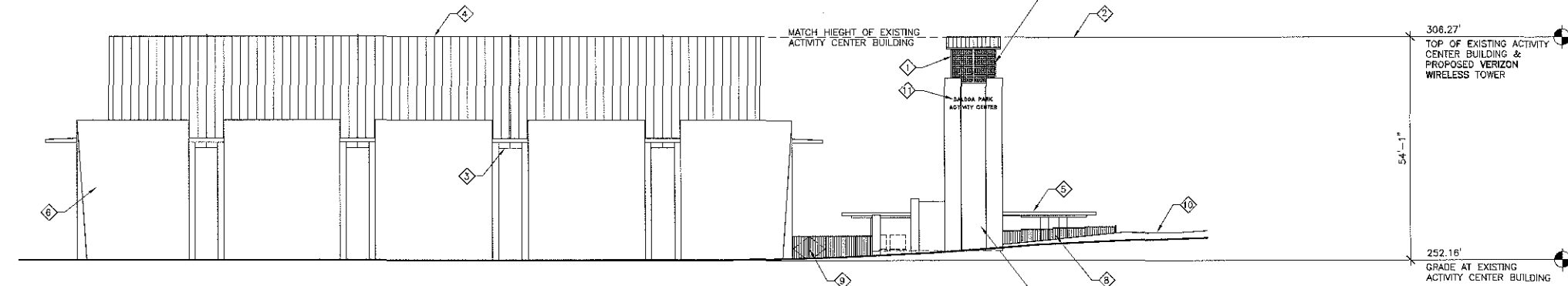
PROPOSED VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT RACKS INSIDE A NEW EQUIPMENT BUILDING ON A CONCRETE PAD



WEST ELEVATION

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE
0' 4' 8' 20'

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE A NEW MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS. RF TRANSPARENT SCREENS SHALL BE DETAILED, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING LATTICE



EAST ELEVATION

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE
0' 4' 8' 20'

PROPOSED VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT RACKS INSIDE A NEW EQUIPMENT BUILDING ON A CONCRETE PAD

EXTERIOR ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS
- 2 TOP OF PROPOSED VERIZON WIRELESS TOWER
- 3 EXISTING WINDOW
- 4 EXISTING METAL ROOF
- 5 EXISTING CONCRETE TRELLIS
- 6 EXISTING CONCRETE PANEL WALLS
- 7 EXISTING LATTICE PANELS
- 8 EXISTING WROUGHT IRON FENCE
- 9 EXISTING WROUGHT IRON GATES
- 10 EXISTING GRADE
- 11 PROPOSED "BALBOA PARK ACTIVITY CENTER" SIGNAGE ON ALL FOUR FACES OF TOWER. SIGNAGE LETTERING TO MATCH EXISTING

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IRVINE, CA 92623-9707
(949) 222-7000

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2145 PARK BOULEVARD
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

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02/13/12	PLANNING REV. 100% ZD (rd)
02/16/12	PLANNING REV. 100% ZD (rd)
02/23/12	PLANNING REV. 100% ZD (se)

SHEET TITLE

EXTERIOR ELEVATIONS

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A-4

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SHEET TITLE

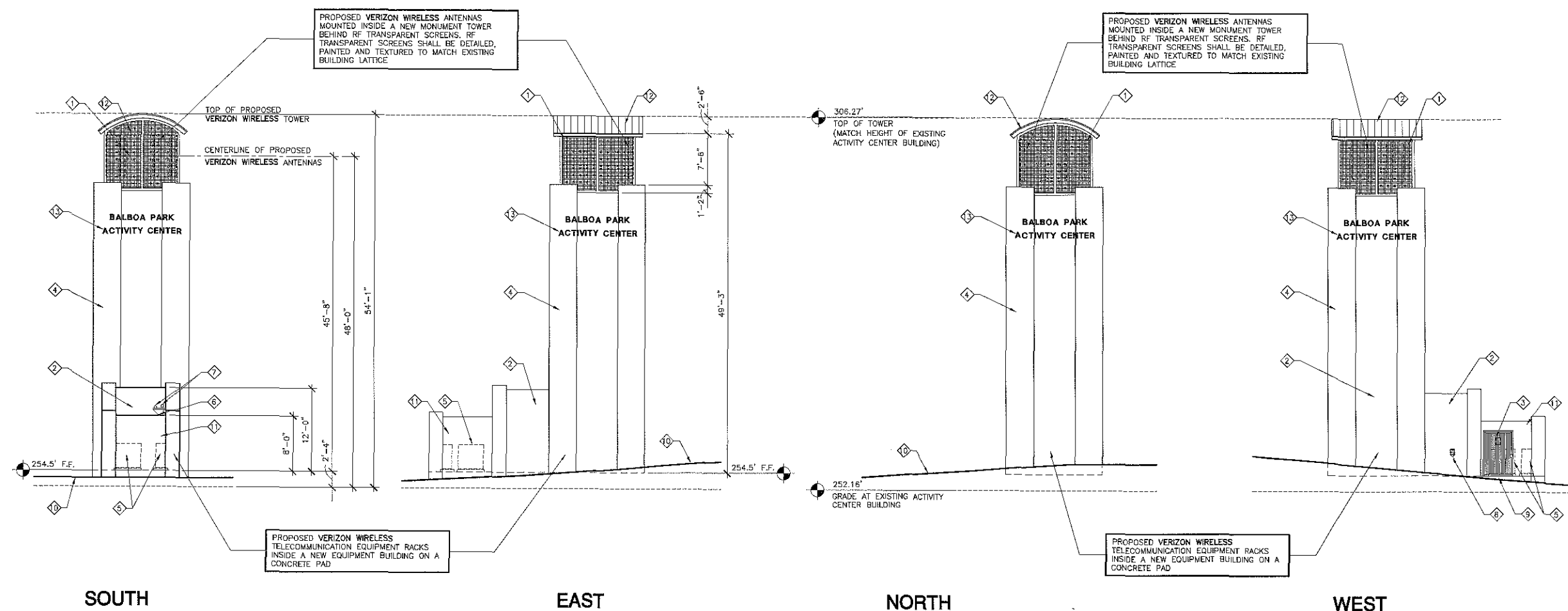
TOWER ELEVATIONS

PROJECTS\Verizon\11054zd

A-5

TOWER ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS
- 2 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW EQUIPMENT BUILDING ON A CONCRETE PAD
- 3 PROPOSED 4'-0" WIDE SOLID STEEL GATE AND FRAME WITH VERIZON WIRELESS SIGNAGE
- 4 PROPOSED MONUMENT TOWER PAINTED TO MATCH EXISTING ACTIVITY CENTER BUILDING
- 5 PROPOSED MECHANICAL UNITS ON A CONCRETE PAD (TYPICAL OF 2) (SHOWN DASHED)
- 6 PROPOSED DOWNSPOUT
- 7 PROPOSED ROOF DRAIN AND OVERFLOW SCUPPER
- 8 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 9 PROPOSED CONCRETE CURB
- 10 EXISTING GRADE
- 11 PROPOSED CONCRETE BLOCK MECHANICAL EQUIPMENT ENCLOSURE WALL
- 12 PROPOSED METAL ROOF
- 13 PROPOSED "BALBOA PARK ACTIVITY CENTER" SIGNAGE ON ALL FOUR FACES OF TOWER. SIGNAGE LETTERING TO MATCH EXISTING



TOWER ELEVATIONS

SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE
 0' 2' 4' 10'

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2145 PARK BOULEVARD
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

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02/13/12	PLANNING REV. 100% ZD (rd)
02/16/12	PLANNING REV. 100% ZD (rd)
02/25/12	PLANNING REV. 100% ZD (se)

SHEET TITLE

**LANDSCAPE
DEVELOPMENT PLAN**

PROJECTS\Verizon\11054zd

L-1

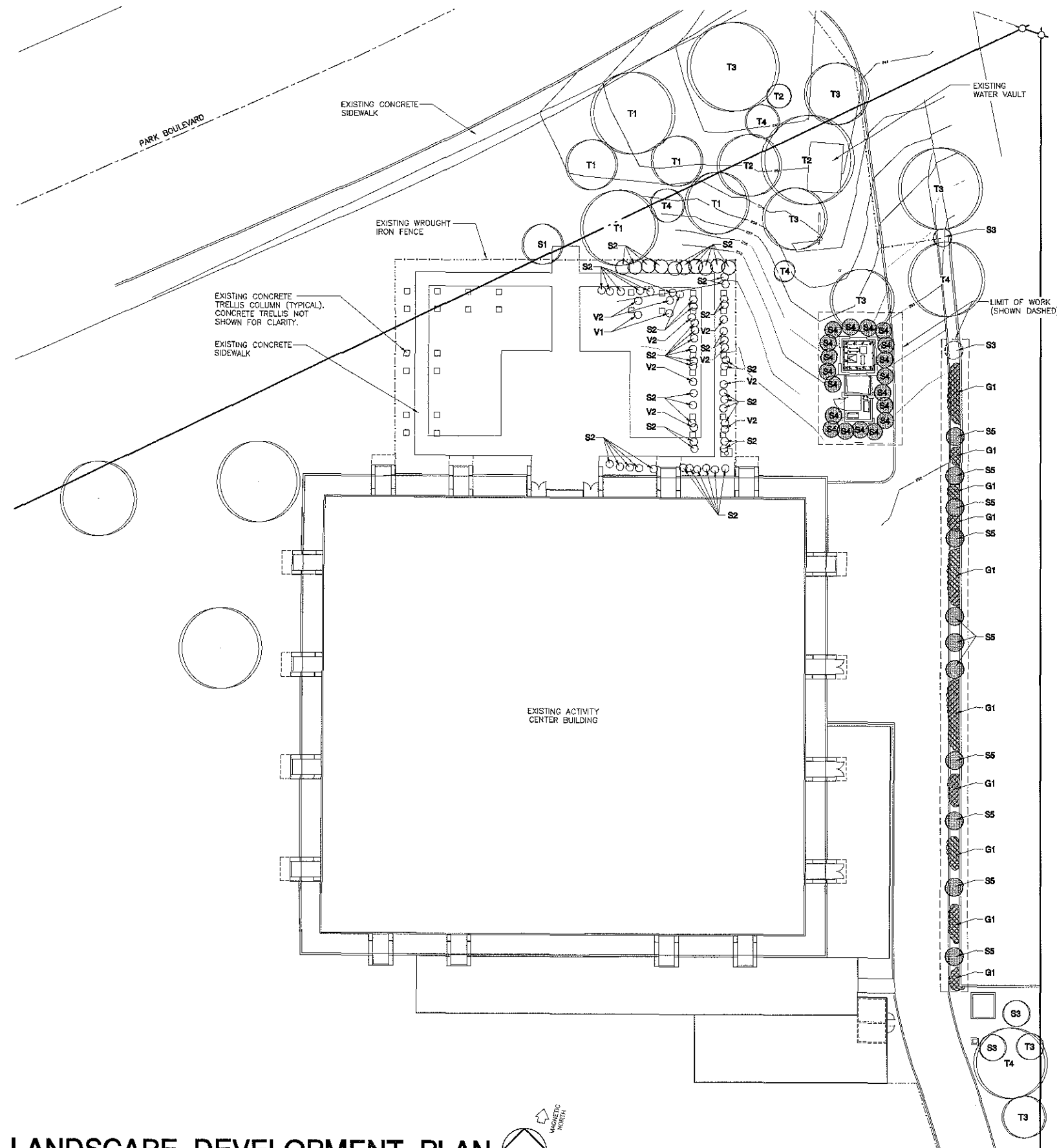
PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. 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.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. 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.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. 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.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. 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.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. PROVIDE MINOR MODIFICATIONS TO EXISTING IRRIGATION SYSTEM AS REQUIRED.

NOTE:
1. SEE SHEET L-2 FOR PLANTING LEGEND



LANDSCAPE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"
GRAPHIC SCALE
0' 4' 8'
2' 6' 10' 20' 40'

Booth & Suarez

ARCHITECTURE INCORPORATED

395 CARLSBAD VILLAGE DRIVE, SUITE 02
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



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

APPROVALS

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

PROJECT NAME
**BALBOA PARK
ACTIVITY CENTER
(NAVAL HOSPITAL)**
2145 PARK BOULEVARD
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

DRAWING DATES

04/15/11	100% ZD (se)
06/20/11	1A-CERT. 100% ZD (rd)
06/27/11	PLANNING REV. 100% ZD (rd)
08/17/11	PLANNING REV. 100% ZD (rd)
10/28/11	PLANNING REV. 100% ZD (rel)
11/03/11	PLANNING REV. 100% ZD (se)
02/09/12	PLANNING REV. 100% ZD (rel)
02/13/12	PLANNING REV. 100% ZD (rel)
02/16/12	PLANNING REV. 100% ZD (rel)
02/23/12	PLANNING REV. 100% ZD (se)

SHEET TITLE

PLANTING LEGEND

PROJECTS\Verizon\11054zd

L-2

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD	EXISTING HEIGHT & SPREAD
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	EXISTING	EXISTING	5	40' HT 40' W.	32' HT 30' W.
	EUCALYPTUS CITRIODORA	LEMON SCENTED EUCALYPTUS	EXISTING	EXISTING	3	60' HT 40' W.	64' HT 32' W.
	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR EUCALYPTUS	EXISTING	EXISTING	7	75' HT 45' W.	50' HT 30' W.
	ARBUTUS MENZIESII	PACIFIC MANDRONE	EXISTING	EXISTING	4	60' HT 60' W.	45' HT 30' W.
	SALVIA FARINACEA	BLUE SALVIA	EXISTING	EXISTING	1	2' HT 2' W.	-
	BUXUS MICROPHYLLA	JAPANESE BOXWOOD	EXISTING	EXISTING	55	6' HT 4' W.	-
	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	EXISTING	REMOVE & REPLACE W/SAME SIZE & SPECIES	15	2' HT 15' W.	-
	LEPTOSPERMUM SCOPARIUM	RUBY GLOW	SCREENING SHRUB	15 GAL.	19	2' HT 15' W.	-
	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	CLIMBING VINE	EXISTING	2	30' HT 30' W.	-
	WISTERIA SINENSIS	WISTERIA	CLIMBING VINE	EXISTING	9	15' HT 25' W.	-
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	GROUND COVER	REMOVE & REPLACE W/SAME SIZE & SPECIES	-	15" HT 6' W.	-
	-	MULCH	GROUND COVER	EXISTING	-	-	-
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	GROUND COVER	5 GALLON	-	15" HT 6' W.	-
	LEPTOSPERMUM SCOPARIUM	GAERTY GIRL	SCREENING SHRUB	15 GAL.	11	2' HT 15' W.	-

OWNER'S NAME: CITY OF SAN DIEGO
ASSESSOR'S PARCEL NUMBER(S) 534-450-11-00

BASIS OF BEARINGS: (NAD 83; Epoch 2002)
THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS
DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800
RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NGVD 1929
ELEVATIONS ARE BASED ON THE CITY OF SAN DIEGO DATUM
(NGVD1929). BENCHMARK USED IS LISTED AS SEBP MAIN ENTRANCE
TO NAVAL HOSPITAL. ELEVATION=250.54'.

SITE DATA

FEMA FLOOD ZONE DESIGNATION:
County: SAN DIEGO Effective Date: 6/19/1997
Panel: 1882F Community-Panel Number: 06073C
The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION

THAT PORTION OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
MISCELLANEOUS MAPS THEREOF NO. 36, BY JAMES PASCOE, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF
PUEBLO LOT 1136 AND PUEBLO LOT 1143 OF SAID PUEBLO LAND
ACCORDING TO MISCELLANEOUS MAPS THEREOF NO. 35, BY CHARLES B.
POOLE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN TRACT OF
LAND CONVEYED TO THE UNITED STATES OF AMERICA BY THE CITY OF SAN
DIEGO BY DEED DATED SEPTEMBER 3, 1919, AND RECORDED IN BOOK 887
OF DEEDS, AT PAGE 302, RECORDS OF SAID COUNTY RECORDER; THENCE
SOUTH 70°31'49" EAST ALONG THE NORTHERLY LINE OF SAID LAND TO THE
UNITED STATES OF AMERICA A DISTANCE OF 7.14 FEET; THENCE SOUTH
0°03'49" EAST 1171.17 FEET; THENCE NORTH 89°56'11" EAST 111.16 FEET;
THENCE SOUTH 0°01'58" EAST 404.56 FEET TO A POINT ON A CURVE
CONCAVED NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE
SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°17'11"
A DISTANCE OF 154.59 FEET; THENCE SOUTH 44°19'07" EAST 86.65 FEET
TO A POINT ON A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS
OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 53°07'56" A DISTANCE OF 185.47 FEET; THENCE SOUTH
8°48'49" WEST 78.00 FEET TO A POINT ON A CURVE CONCAVED
NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET; THENCE
SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
76°47'55" A DISTANCE OF 154.15 FEET; THENCE SOUTH 67°59'06" EAST
153.28 FEET TO A POINT ON A CURVE CONCAVED NORTHERLY HAVING A
RADIUS OF 70.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG
SAID CURVE THROUGH A CENTRAL ANGLE OF 71°45'08" A DISTANCE OF
87.86 FEET; THENCE NORTH 40°15'46" EAST 669.59 FEET; THENCE NORTH
3°05'37" WEST 629.84 FEET; THENCE NORTH 44°56'11" EAST 169.71 FEET;
THENCE SOUTH 0°03'49" EAST 686.77 FEET TO A POINT ON THE
SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN A DEED TO THE UNITED
STATES OF AMERICA DATED JULY 17, 1940, AND RECORDED IN BOOK 1384,
PAGE 397 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY; THENCE
ALONG SAID SOUTHEASTERLY LINE SOUTH 29°15'52" WEST 211.88 FEET TO
THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS
OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 10°59'54" A DISTANCE OF 95.98 FEET; THENCE SOUTH
40°15'46" WEST 987.17 FEET TO THE BEGINNING OF A CURVE CONCAVED
NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY AND
WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°46'18"
A DISTANCE OF 257.51 FEET; THENCE NORTH 65°57'56" WEST 133.93 FEET
TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY HAVING A
RADIUS OF 200.00 FEET; THENCE DEPARTING FROM SAID SOUTHEASTERLY
LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°34'58"
A DISTANCE OF 148.64 FEET; THENCE NORTH 23°23'00" WEST 425.34 FEET;
THENCE NORTH 27°19'00" WEST 207.76 FEET; THENCE NORTH 30°58'00"
WEST 203.42 FEET; THENCE SOUTH 63°02'59" EAST 138.58 FEET; THENCE
NORTH 0°03'49" WEST 1643.44 FEET TO A POINT ON THE NORTHERLY LINE
OF SAID LAND TO THE UNITED STATES OF AMERICA DATED SEPTEMBER 3,
1919; THENCE NORTH 64°14'11" EAST ALONG SAID NORTHERLY LINE 456.04
FEET TO THE POINT OF BEGINNING.

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES:

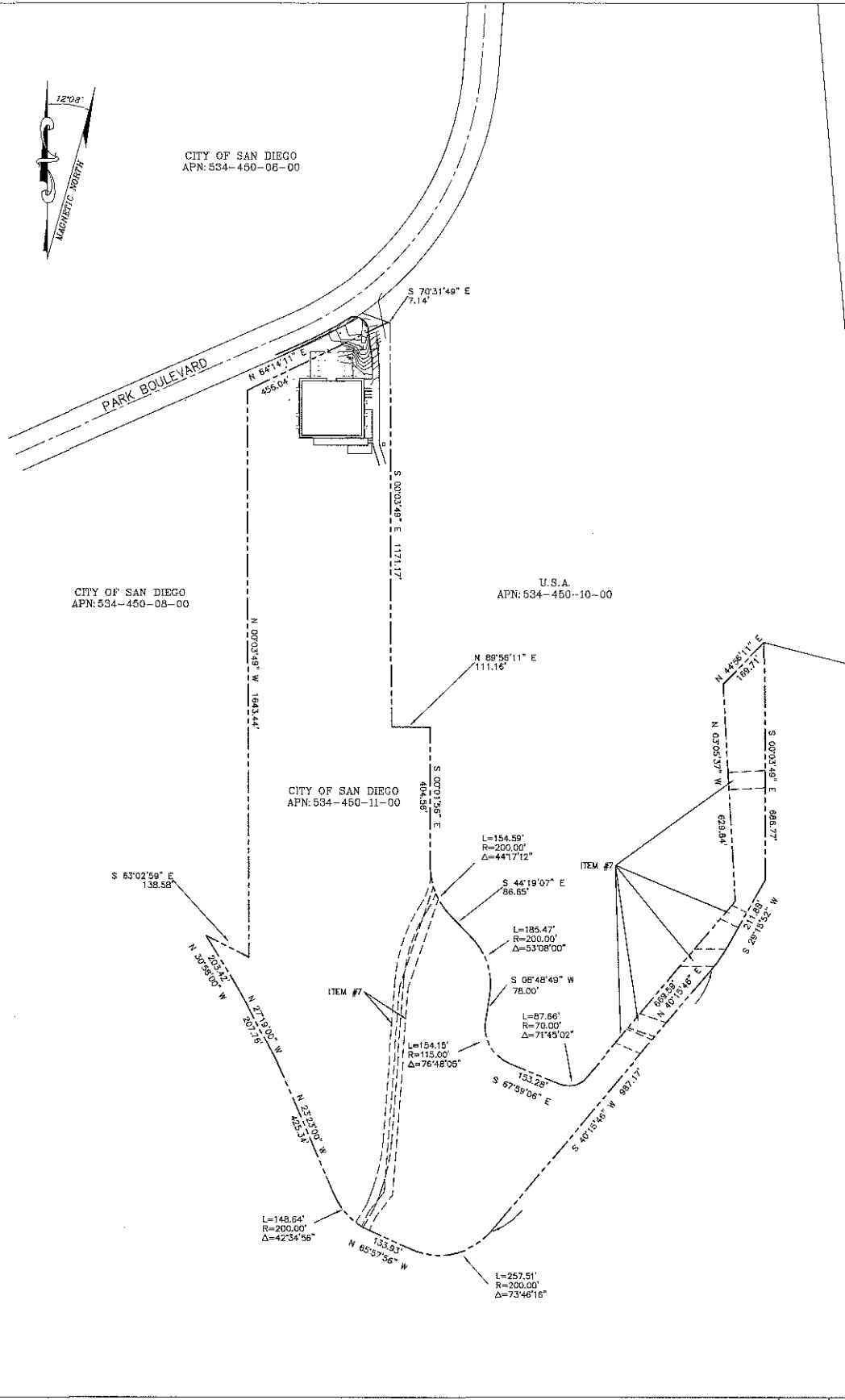
THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON.
SEE PRELIMINARY TITLE REPORT NO.12530970 PREPARED BY LAWYERS TITLE
COMPANY AND DATED FEBRUARY 28, 2011 FOR OTHER DOCUMENTS
(NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #7 - Covenants, conditions and restrictions as set forth in the
document
Recorded: December 20, 1988 as Instrument No. 88-653078 of Official
Records
Among other things, said document provides for:
Easements over a portion of said land for the purpose therein shown, and
rights incidental thereto.
(AS SHOWN HEREON)

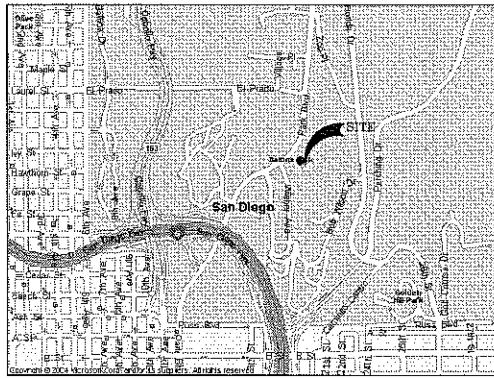
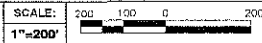
END OF EASEMENTS

**ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE
SHOWN HEREON AND DO NOT EFFECT THE PROPOSED VERIZON'S LEASE
AREA.

TITLE REPORT NOTES



OVERALL SITE PLAN



VICINITY MAP

LEGEND

- BC BENCHMARK
- FM FIRE HYDRANT
- EC FOUND MONUMENT
- TREE
- STORM DRAIN MANHOLE
- BC BOTTOM OF CURB
- BM BENCHMARK
- EC EDGE OF CONCRETE
- FF FINISH FLOOR
- FL FLOWLINE CURB & GUTTER
- FNCP FENCE TOP
- NG GROUND SPOT ELEVATION
- PS PAINT STRIPING
- RFOH ROOF OVERHANG
- RFOA ROOF PARAPET
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP DECIDUOUS
- WTPJ WATER PIPES
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- - - - - FENCE LINE

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on MARCH 16, 2011.

NOTES

Booth Suarez &
ARCHITECTURE ■■■ PLANNING
WILLIAM H. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4651, CARLSBAD, CA 92018 (760) 434-8474

verizon WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
BUILDING 'D' 1ST. FLOOR

PREPARED BY: DAF
CHECKED BY: DAF
APPROVED BY: DAF

#	DATE	REVISIONS
1.	3/22/11	SITE SURVEY
2.	6/20/11	PROPOSED SECTORS

FLOYD SURVEYING
11578 NORGATE CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 739-7949
EMAIL: fsf@floydsurveying.com

David A. Floyd
No. 7676
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

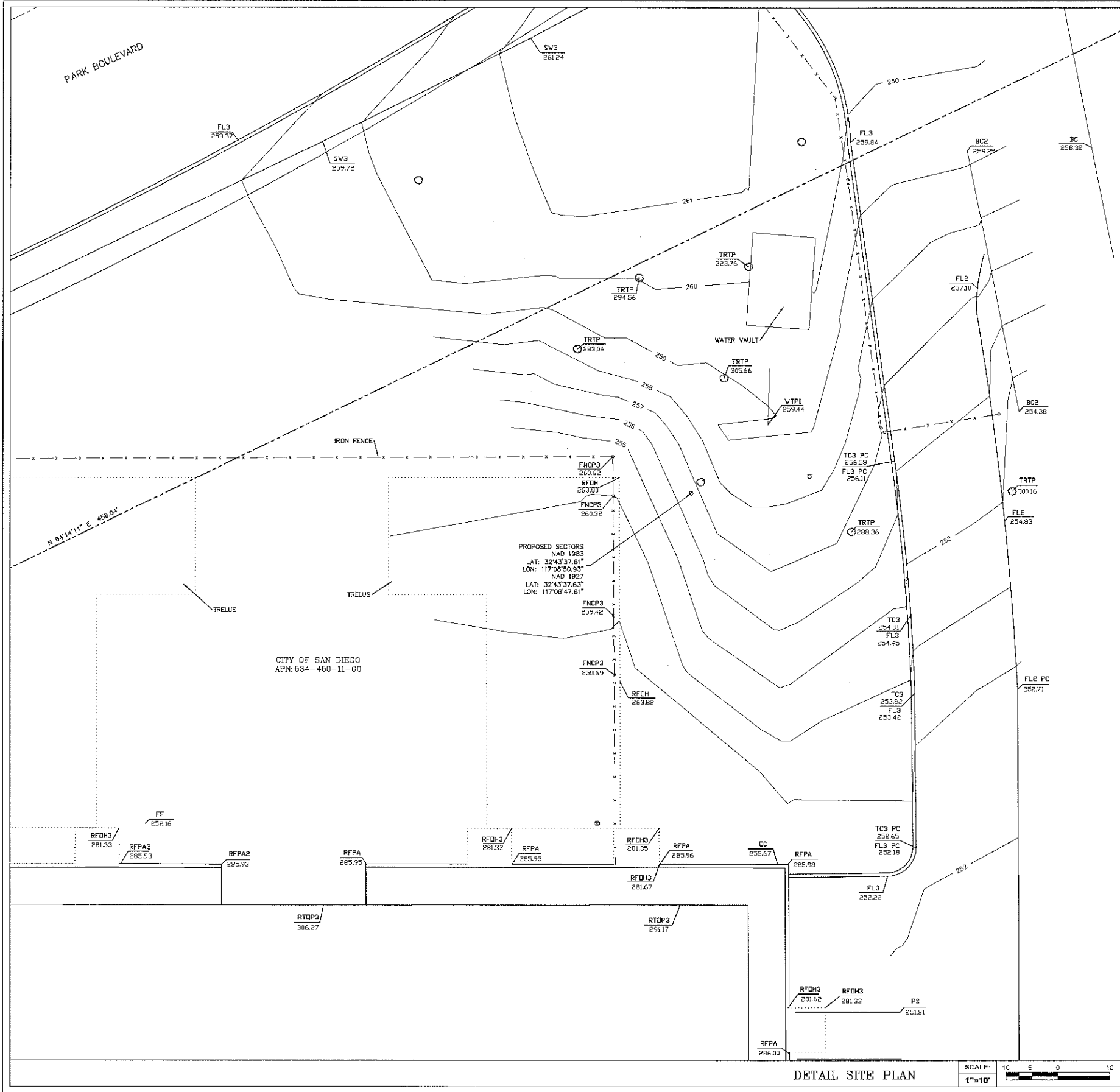
SITE NAME
NAVAL HOPITAL

SITE NUMBER

SITE ADDRESS
2145 PARK BLVD
SAN DIEGO, CA 92101

SHEET TITLE
**SITE SURVEY
GENERAL INFORMATION**

SHEET NUMBER
LS1



LEGEND

- BC BOTTOM OF CURB
- BM BENCHMARK
- EC EDGE OF CONCRETE
- FF FINISH FLOOR
- FL FLOWLINE CURB & GUTTER
- FNCP FENCE TOP
- NG GROUND SPOT ELEVATION
- PS PAINT STRIPING
- RFOH ROOF OVERHANG
- RFFA ROOF PARAPET
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP DECIDUOUS
- WTPI WATER PIPES
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

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- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on MARCH 16, 2011.

DETAIL SITE PLAN



NOTES

Booth Suarez &
ARCHITECTURE & PLANNING
WILLIAM P. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4651, CARLSBAD, CA 92016 (760) 434-8474

verizon WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
BUILDING 'D' 1ST. FLOOR

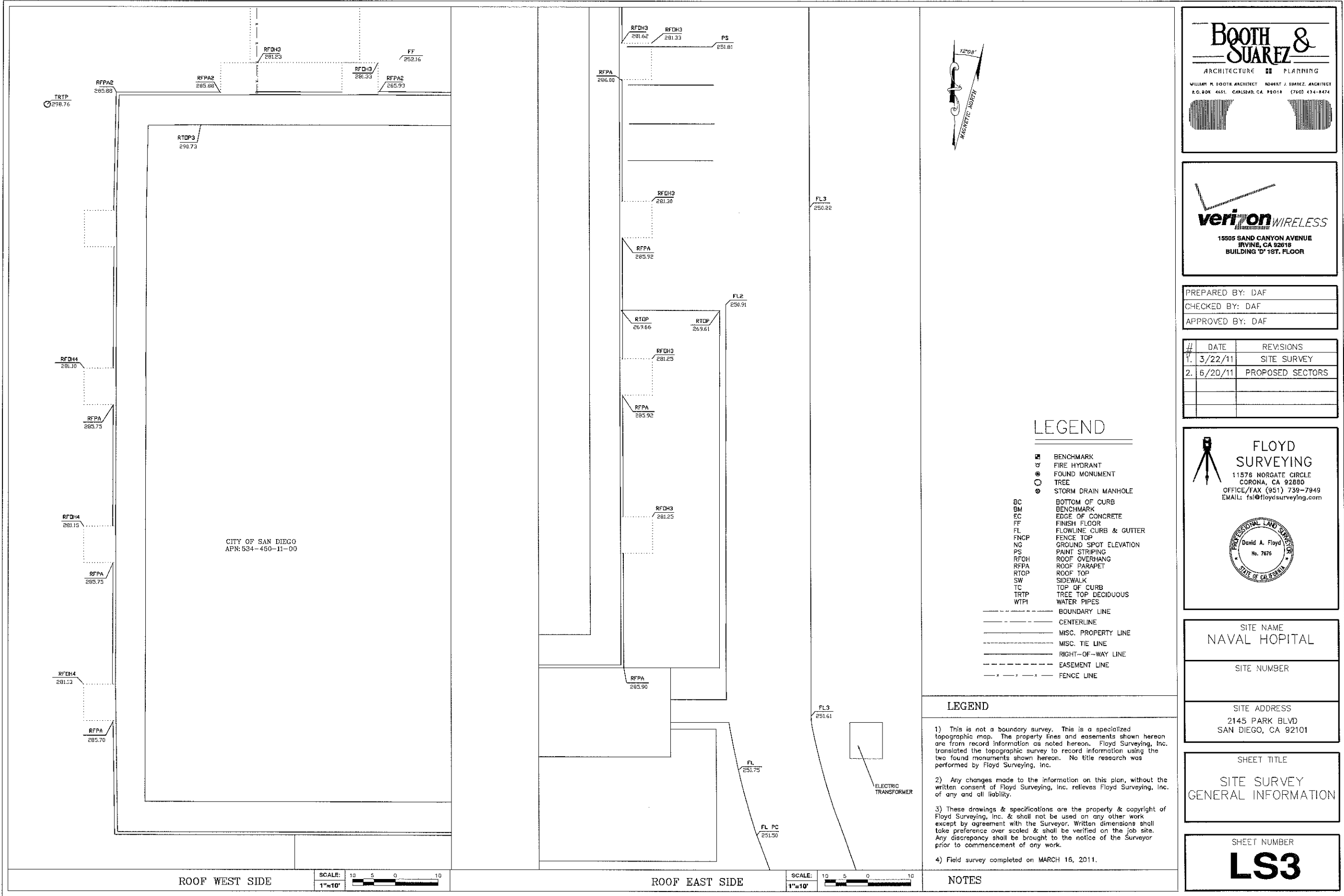
PREPARED BY:	DAF
CHECKED BY:	DAF
APPROVED BY:	DAF

#	DATE	REVISIONS
1.	3/22/11	SITE SURVEY
2.	6/20/11	PROPOSED SECTORS

FLOYD SURVEYING
11576 NORCATE CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 739-7949
EMAIL: fs@floydsurveying.com

David A. Floyd
No. 7576
STATE OF CALIFORNIA

SITE NAME	NAVAL HOSPITAL
SITE NUMBER	
SITE ADDRESS	2145 PARK BLVD SAN DIEGO, CA 92101
SHEET TITLE	SITE SURVEY GENERAL INFORMATION
SHEET NUMBER	LS2



Booth & Suarez

ARCHITECTURE ■■■ PLANNING

WILLIAM M. BOOTH, ARCHITECT ■ ADRIAN J. SUAREZ, ARCHITECT
P.O. BOX 4451, CARLSBAD, CA 92018 (760) 434-8474

verion

WIRELESS

15505 SAND CANYON AVENUE
IRVINE, CA 92618
BUILDING 'D' 1ST. FLOOR

PREPARED BY:	DAF
CHECKED BY:	DAF
APPROVED BY:	DAF

#	DATE	REVISIONS
1.	3/22/11	SITE SURVEY
2.	6/20/11	PROPOSED SECTORS

FLOYD SURVEYING

11578 NORCOTE CIRCLE
CORONA, CA 92680
OFFICE/FAX (951) 739-7949
EMAIL: fsl@floydsurveying.com

SITE NAME
NAVAL HOPITAL
SITE NUMBER
SITE ADDRESS
2145 PARK BLVD SAN DIEGO, CA 92101

SHEET TITLE
SITE SURVEY GENERAL INFORMATION

SHEET NUMBER
LS3

Hempton, Alexander

From: Daniels, Charles
Sent: Friday, February 03, 2012 8:46 AM
To: Hempton, Alexander
Subject: RE: BP mtg

Yes, they recommended approval with a couple of conditions.

1. Look into adding a bit more detail to the equipment enclosure section of the facility.
2. Make sure the enclosure matches the tower and the existing building.
3. Rotate the building back to its original orientation (90 degrees) so the equipment enclosure and A/C pad are between the tower and the Activity Center (same as staff comment on the last review cycle).

I think that was it.

Thanks

Charlie

Charles Daniels
Park and Recreation Department
"We enrich lives through quality parks and programs"

From: Hempton, Alexander
Sent: Friday, February 03, 2012 8:04 AM
To: Daniels, Charles
Subject: BP mtg

Hi Charlie,

Just curious if the Balboa Park Committee made a recommendation on the Verizon project?

Thanks,
Alex

Alex Hempton, AICP
Associate Planner, Telecom Entitlements
Development Services, City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101
(619) 446-5349
www.sandiego.gov

Wireless Communication Facilities: <http://www.sandiego.gov/development-services/industry/telecom.shtml>

Ownership Disclosure Statement

As this project is located on City of San Diego property, an Ownership Disclosure Statement is not provided. However, a listing of Verizon Wireless executive leadership is provided below (as of 2/3/12).

Verizon Wireless – Executive Leadership

Daniel S. Mead
President and CEO



Shankar Arumugavelu
Chief Information Officer



John Bianchi
Vice President - National Customer Service



Marni Walden
Executive Vice President and Chief Operating Officer



Marquett Smith
Vice President - Corporate Communications



Joan T. Bowyer
Vice President - Midwest Area Customer Service



Margaret Feldman
Vice President - Business Development



Nancy Clark
President - Northeast Area



Eileen M. Creeden
Vice President - Northeast Area Customer Service



Andrew Davies
Vice President and Chief Financial Officer



Ken Dixon
President - Midwest Area



Charlie Falco
Vice President - South Area Customer Service



M. Alan Gardner
Vice President - Human Resources



Roger Tang
President - South Area



Andrés Irlando
Vice President - West Area Customer Service



David Small
Vice President and Chief Technical Officer



Greg Haller
President - West Area



Brian Stacy
Vice President - Business Service Centers & Government Support



William B. Petersen
Vice President - General Counsel and Secretary



Mark Bartolomeo
Vice President - Global Enterprise Sales



Tami Erwin
Vice President and Chief Marketing Officer



Christopher Felix
Vice President-Federal Government Sales

Project Chronology

Verizon Naval Hospital (Balboa Park Activity Center) – Project No. 237378

Date	Action	Description	City Review Time	Applicant Response Time
7/6/2011	First Submittal	Project Deemed Complete		
8/3/2011	First Assessment Letter		28	
1/18/2012	Second Submittal			168
2/14/2012	Second Assessment Letter		27	
2/15/2012	Third Submittal			1
2/24/2012	All issues resolved		9	
3/29/2012	Public Hearing – Planning Commission		34	
TOTAL STAFF TIME			98	
TOTAL APPLICANT TIME				169
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	267 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 15, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 29, 2012
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: NEIGHBORHOOD USE PERMIT and PLANNED
DEVELOPMENT PERMIT, PROCESS 4
PROJECT NUMBER: 237378
PROJECT NAME: VERIZON – NAVAL HOSPITAL (BALBOA PARK
ACTIVITY CENTER)
APPLICANT: KERRIGAN DIEHL, PLANCOM, INC., AGENTS
REPRESENTING VERIZON WIRELESS

COMMUNITY PLAN AREA: Balboa Park
COUNCIL DISTRICT: 3

CITY PROJECT MANAGER: Alex Hempton, Associate Planner
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). This project proposes to construct a 54'1" high concrete monument tower, capable of concealing twelve (12) Verizon Wireless panel antennas, with a 341 square foot above-ground equipment enclosure located at the base of the tower. The project is located in an unzoned portion of Balboa Park, adjacent to the Balboa Park Activity Center, with an address of 2117 Park Boulevard. (The project is located south-east of Park Boulevard and to the north-east of the Balboa Park Activity Center.)

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and

file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on 2/27/12 and the opportunity to appeal that determination ended 3/12/12.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

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

Internal Order Number: 24001714

Revised 7-27-11 HMD



View North



View South



View East



View West



North Elevation



South Elevation



East Elevation



West Elevation



Aerial View of Subject Site and Project Location



Aerial View of Subject Site and Surrounding Uses

SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY

P.O. BOX 82776, SAN DIEGO, CA 92138-2776
619.400.2400 WWW.SAN.ORG

February 13, 2012

Mr Alex Hampton
City of San Diego
Department of Development Services
1222 First Street
San Diego, California 92101

Re: Airport Land Use Commission Consistency Determination
Construction of Wireless Telecommunications Facility at 2117 Park Boulevard,
City of San Diego; APN 534-450-11

Dear Mr Hampton:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **consistent** with the SDIA ALUCP based upon the facts and findings summarized below:

- (1) The proposed project involves the construction of a wireless telecommunications facility consisting of an architectural monument tower.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP does not address the compatibility of utilities.
- (3) The proposed project is in compliance with airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).
- (4) The proposed project is not located within the Runway Protection Zone (RPZ).
- (5) Therefore, the proposed project is consistent with the adopted SDIA ALUCP.
- (6) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.



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INTERNATIONAL
AIRPORT

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Please contact Ed Gowens at (619) 400-2244 if you have any questions regarding this letter.

Yours truly,

A handwritten signature in black ink that reads "Angela Jamison". The signature is written in a cursive, flowing style.

Angela Jamison
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA – General Counsel
Ron Bolyard, Caltrans – Division of Aeronautics
Chris Schmidt, Caltrans, District 11
Tait Galloway, City of San Diego