



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 15, 2014

REPORT NO. PC-14-037

ATTENTION: Planning Commission, Agenda of May 22, 2014

SUBJECT: Verizon – Point Loma Nazarene University (PLNU)
PROJECT NO. 328979. PROCESS 4.

**OWNER/
APPLICANT:** Point Loma Nazarene University/
Verizon Wireless

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 3900 Lomaland Drive, within the Peninsula community plan area?

Staff Recommendation: APPROVE Neighborhood Use Permit (NUP) No. 1287570, Coastal Development Permit (CDP) No. 1287571, Site Development Permit (SDP) No. 1287572, and Planned Development Permit (PDP) No. 1287573.

Community Planning Group Recommendation: At the November 21, 2013 meeting of the Peninsula Community Planning Board, the group voted 13-0-0 to recommend approval of the project (Attachment 12).

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15303 (New Construction). The environmental exemption determination was made on March 24, 2014, the notice was posted March 26, 2014, and the opportunity to appeal this determination ended April 10, 2014 (Attachment 7).

Fiscal Impact Statement: Verizon Wireless is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

Verizon – PLNU is an application for a Neighborhood Use Permit (NUP), Coastal Development Permit (CDP), Site Development Permit (SDP), and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 3900 Lomaland Drive on the Point Loma Nazarene University campus. The project is in the RS-1-7 zone, within the Peninsula community planning area (Attachments 1, 2, 3, and 4).

WCFs are permitted in residential zones with a non-residential use with the processing of an NUP when the antennas are more than 100 feet from the property line of a day care, middle school, elementary school, or residential use. The project is located in the Coastal Overlay Zone – Appealable area, which requires the processing of a CDP. Although the project is not impacting Environmentally Sensitive Lands (ESL), an SDP is required due to the project's proximity to ESL. Finally, a Process 4 PDP is required, as the project's equipment size enclosure exceeds the 250 square-foot limit [Land Development Code (LDC) section 141.0420(g)(3)].¹

DISCUSSION

Project Description:

This project proposes to install six panel antennas, mounted on two light standards, located near the Track & Field athletic area of the PLNU campus. Two existing 32-foot 6-inch tall light standards will be removed and replaced with two new 30-foot tall light standards. Equipment associated with the antennas will be located in an 800 square-foot building, providing space for the equipment, an emergency generator, and a storage room for the university.

The project is located in a portion of the campus that is already developed and construction activities will not impact adjacent ESL. Conditions have been added to the permit to address potential construction noise impacts.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in a residential zone, with a non-residential use, a Process 2 NUP is required. This is more preferable than locating the WCF in a residential zone with a residential use, but is less preferable than locating the WCF in a commercial or industrial zone. Wireless carriers are required to provide coverage throughout their license area, which sometimes necessitates locating a WCF in a less preferable area.

¹ Outside the Coastal Overlay Zone, deviations to the 250 square-foot equipment area size limit may be processed with a Process 2 Neighborhood Development Permit [NDP], however these regulations are not yet effective in the Coastal Overlay Zone.

WCFs are required to “use all reasonable means to conceal or minimize the visual impact of the WCF through integration...” Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, Verizon’s antennas will be mounted to two replacement light standards, effectively utilizing existing vertical elements. Equipment associated with the antennas will be located in an equipment building, designed to be compatible with the adjacent baseball field in its design.

The project deviates from LDC section 141.0420(g)(3) which requires that the equipment enclosure not exceed 250 square-feet. In this case, the deviation request allows Verizon to provide space for an emergency generator to ensure consistent wireless service during a power outage, as well as facilitating a design that is compatible with the athletic field surroundings. The project also provides storage space for users of the athletic field.

Community Plan Analysis:

While the Peninsula Community Plan does not specifically address WCFs, the City’s General Plan addresses WCFs in UD-A.15 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 complies with the General Plan recommendations by utilizing existing vertical elements to mount antennas in a way that is respectful of the surrounding neighborhood context. Equipment has been located in an unobtrusive structure, designed to be compatible with the adjacent athletic fields.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City’s General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NUP No. 1287570, CDP No. 1287571, SDP No. 1287572, and PDP No. 1287573.

ALTERNATIVES

1. **Approve NUP No. 1287570, CDP No. 1287571, SDP No. 1287572, and PDP No. 1287573, with modifications.**

1287573, 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,



Mike Westlake
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Development Project Manager
Development Services Department

VACCHI/AFH

Attachments:

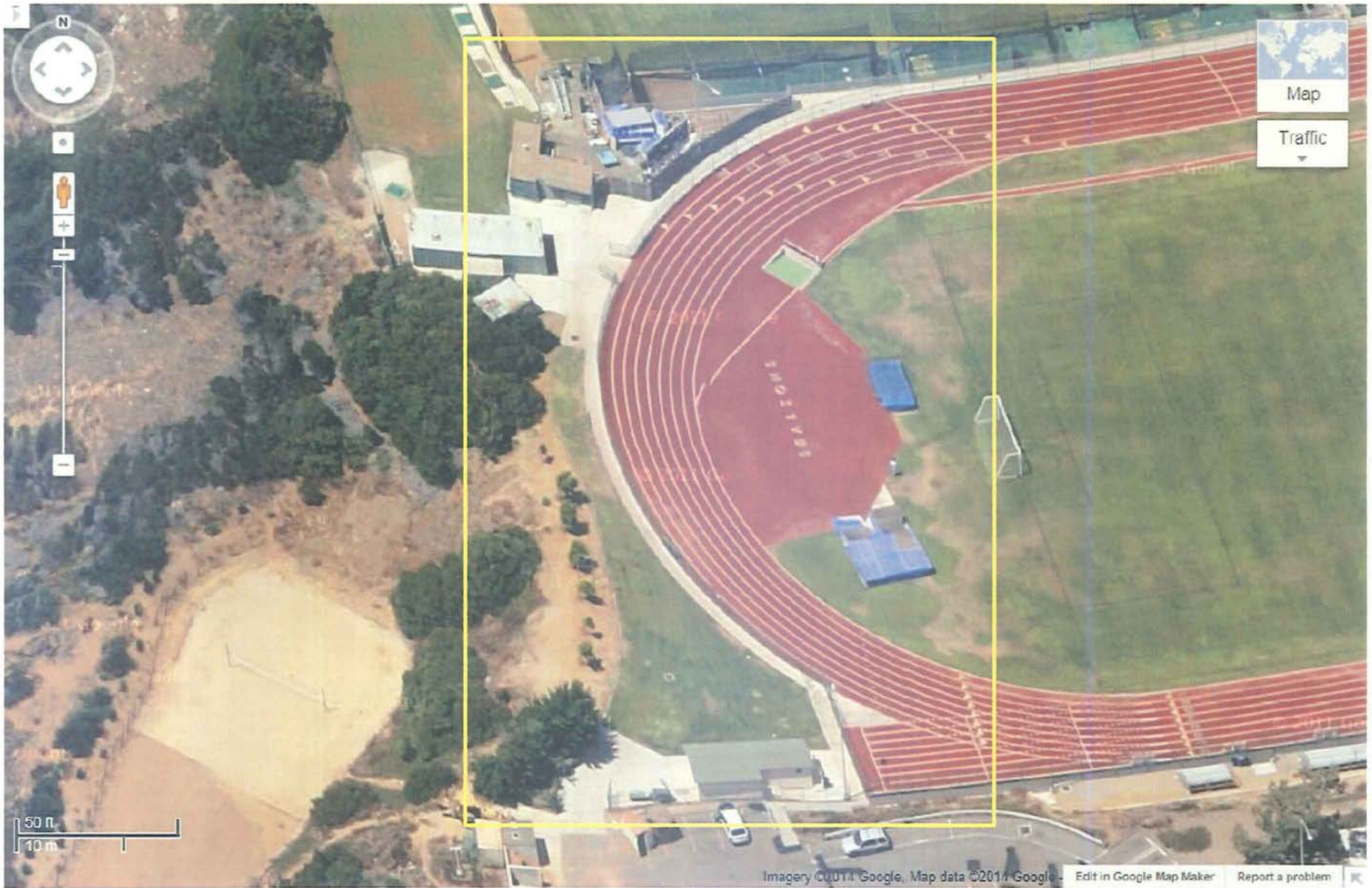
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project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



Aerial Photo

Verizon – PLNU – Project Number 328979

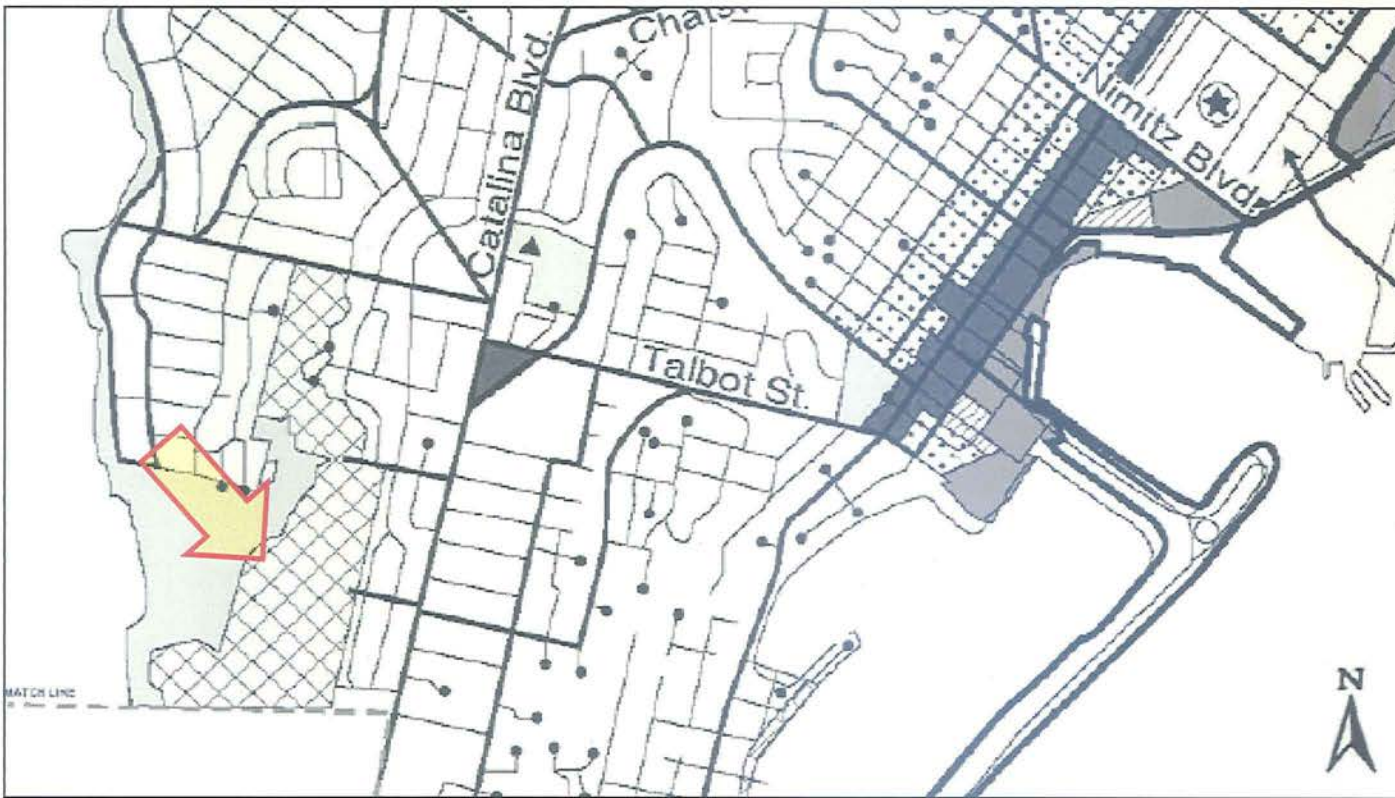
3900 Lomaland Drive



Aerial Photo

Verizon – PLNU – Project Number 328979

3900 Lomaland Drive



*Designated as
School*

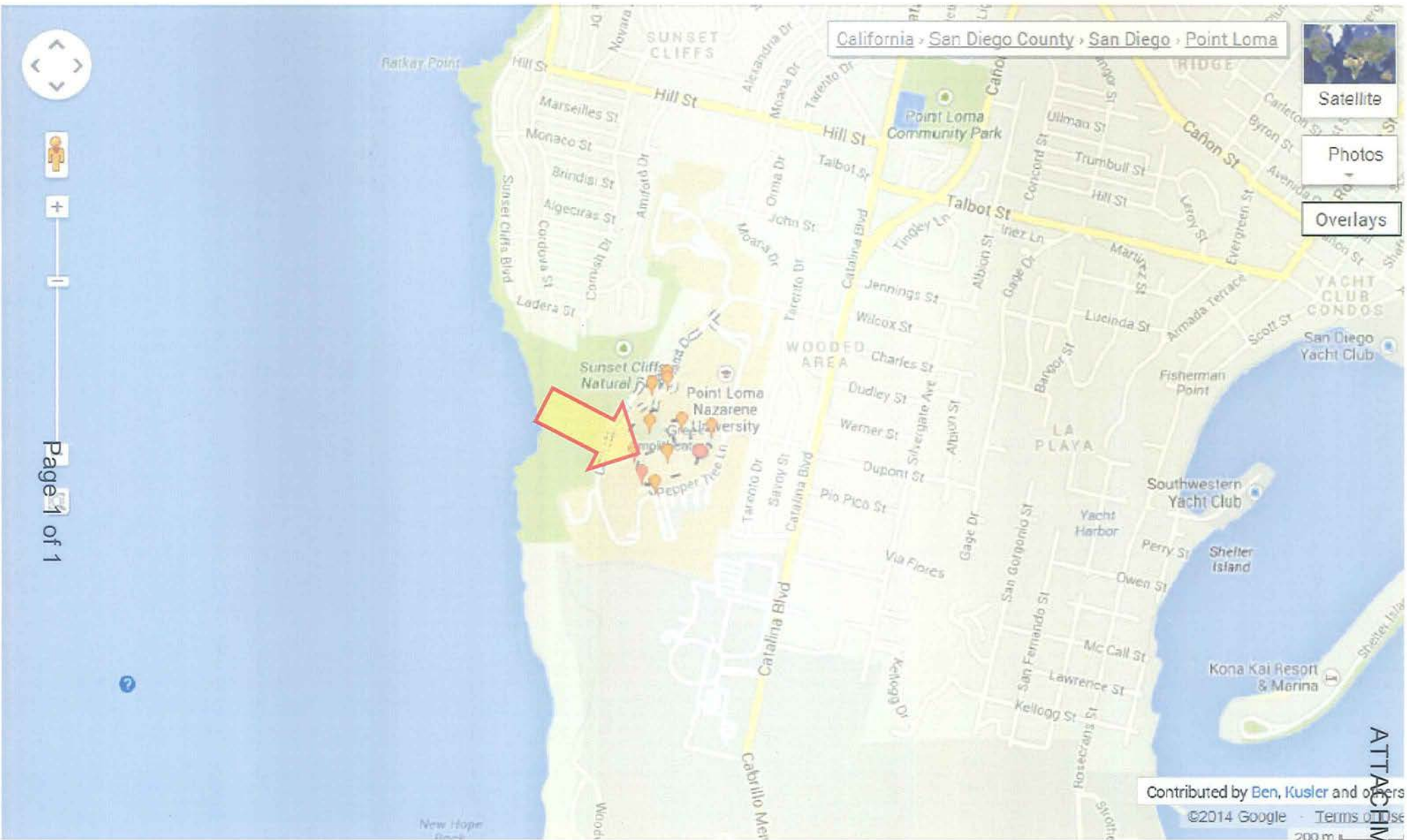
RESIDENTIAL		PUBLIC / SEMI-PUBLIC	
SEE INSERT FOR SOUTHERN PENINSULA AREA			
	SINGLE FAMILY		PARK
	MULTI-FAMILY		SCHOOL
COMMERCIAL			NATIONAL CEMETERY
	COMMERCIAL		PUBLIC LIBRARY
	COMMERCIAL / RECREATION		HISTORIC SITE
	COMMERCIAL OFFICE		FIRE STATION
INDUSTRIAL			SPECIAL STUDY AREA
	COMMERCIAL FISHING		POSSIBLE FUTURE SCHOOL SITE
	MARINE-RELATED INDUSTRY		FOR NAVY HOUSING (EXACT LOCATION TO BE DETERMINED)
	MILITARY-RELATED INDUSTRY		
			PUBLIC UTILITY



Community Plan Land Use Designation

Verizon – PLNU – Project Number 328979

3900 Lomaland Drive



Project Location Map

Verizon – PLNU – Project Number 328979

3900 Lomaland Drive



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	Verizon - PLNU	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of 6 panel antennas, mounted on two replacement 30-foot tall light standards, with equipment and an emergency generator located in a building adjacent to the track and field.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit, Coastal Development Permit, Site Development Permit, and Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	School	
<p align="center"><u>ZONING INFORMATION:</u></p> <p align="center">ZONE: RS-1-7</p> <p align="center">HEIGHT LIMIT: 30'</p> <p align="center">FRONT SETBACK: 15'</p> <p align="center">SIDE SETBACK: 0.08 x lot width</p> <p align="center">STREETSIDE SETBACK: 0.10 x lot width</p> <p align="center">REAR SETBACK: 13'</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RS-1-7	University
SOUTH:	Residential, RS-1-7	University
EAST:	Residential, RS-1-7	University
WEST:	Open Space, OP-1-1	University/Park
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to the 250 square foot maximum equipment area size, required by LDC section 141.0420(g)(3).	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Peninsula Community Planning Board approved this project 13-0-0 at the November 21, 2013 meeting.	

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 1287570
COASTAL DEVELOPMENT PERMIT NO. 1287571
SITE DEVELOPMENT PERMIT NO. 1287572
PLANNED DEVELOPMENT PERMIT NO. 1287573
VERIZON – PLNU
PROJECT NUMBER 328979

WHEREAS, the POINT LOMA NAZARENE UNIVERSITY, 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. 1287570, 1287571, 1287572, and 1287573);

WHEREAS, the site is located at 3900 Lomaland Drive in the RS-1-7 zone of the Peninsula community plan area;

WHEREAS, the project site is legally described as: Parcel A: Parcels 1, 2, 3, and 4 of Parcel Map No. 1889, filed in the Office of the County Recorder, September 5, 1973. Said Parcel Map being a survey of portions of Pueblo Lots 65, 103, 144, 145, 146, and 193 of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map Thereof, and; Parcel B: Lots 23 and 24 of Tingley Estates, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 3046, filed in the Office of the County Recorder of said San Diego County, December 16, 1953, made by James Pascoe, in 1870; a copy of said Map was filed in the Office of the County Recorder of said San Diego County, November 14, 1921, as Miscellaneous Map No. 36;

WHEREAS, on March 24, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) 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 May 22, 2014, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 1287570, Coastal Development Permit No. 1287571, Site Development Permit No. 1287572, and Planned Development Permit No. 1287573 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 May 22, 2014:

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

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

The antennas associated with this WCF are proposed to be mounted to two 30' tall light standards. Two existing 32'6" tall light standards will be removed and replaced with two new 30' tall light standards, capable of supporting panel antennas. Equipment associated with the antennas will be located in a new 800 square foot equipment building: 600 square feet will be allocated to the WCF equipment and an emergency generator while 200 square feet will be used by the university for storage. By, in effect, utilizing two existing vertical elements for mounting the antennas, the project will not increase vertical visual clutter in the area. In addition, the new light standards will be slightly shorter, reducing the visibility. The light standards will, however, increase in diameter. Where the existing light standards start at 12" at the base and taper to a 5" diameter at the top, the new light standards will maintain a 12" diameter for most of the pole. At the top of the new light standards, antennas will be mounted to an 8" diameter mast. The equipment associated with the antennas is located adjacent to an existing baseball field, and is designed to blend in with the green fencing and other structures surrounding the field. The proposed WCF's visual impact has been minimized by utilizing two replacement vertical elements for the antenna mounting. This design is compatible with the surrounding university athletic uses. The equipment is also concealed from view, as it coordinates with the existing athletic field structures.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of the replacement of two existing 32'6" tall light standards with two 30' tall light standards, capable of supporting three panel antennas each. Equipment associated with the antennas will be located in an 800 square foot enclosure (600 square feet will be allocated to the WCF equipment and emergency generator and 200 square feet will be used for the university's storage needs). The project includes a deviation to allow the equipment enclosure to exceed 250 square feet, required by SDMC section 141.0420(g)(3). The project is located on the Point Loma Nazarene University campus, near the baseball field, with an address of 3900 Lomaland Drive, and is located in the Peninsula community plan area.

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

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

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

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

WCFs are permitted in residential zones, where the antennas are located more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the processing of an NUP, Process 2. An SDP is required due to the project's proximity to environmentally sensitive land (ESL) and a CDP is required as the project is located in the Coastal Overlay Zone – Appealable area. A PDP is being processed to permit the equipment enclosure to deviate from the 250 square foot maximum size permitted for equipment enclosures [SDMC section 141.0420(g)(3)]. The enclosure will be divided so that 600 square feet will be occupied by the emergency generator and equipment while 200 square feet will be used by the university for storage. The deviation request is acceptable, as the design is compatible with the surrounding uses and integrates effectively with the surroundings. The additional square footage will allow space for Verizon to utilize an emergency generator, which will provide backup power to the WCF during a power outage. In addition, noise attenuation devices are included to ensure that sound emitted by the generator and air conditioning units falls within allowable limits. The building will also include space for the university's storage needs. The deviation request results in a WCF that will be more reliable during a power outage, incorporates noise attenuation, and provides for storage space for the university.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” In this case, equipment associated with the antennas will be located within a building, designed to integrate with the adjacent baseball field. The antennas will be mounted on two 30' tall light standards, capable of supporting three panel antennas each. These light standards are replacing two existing 32'6" tall light standards. The design essentially allows Verizon to utilize two existing vertical elements to provide wireless service to the surrounding area, in a way that is visually compatible with the existing uses.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

Coastal Development Permit - Section 126.0708

1. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program land use plan. The project consists of the replacement of two existing 32'6" tall light standards with two new 30' tall light standards, capable of supporting three panel antennas each. Equipment associated with the antennas, and an emergency generator, will be located in a new equipment building located adjacent to the existing track field. The project will not encroach upon any accessways.

The Peninsula Community Plan and Local Coastal Program Land Use Plan – in the Visual Resources and Special Communities section, identifies that “future development in the area should not detract from the special characteristics of the community.” The plan recommends that guidelines for new development be followed to ensure that new development protects the significant natural resources of the community and to ensure that new development is consistent with regard to overall design compatibility with adjacent properties. This particular project is designed to provide wireless service to the community and university campus in a way that is not visually intrusive, in consideration of the scenic surroundings and sensitive resources. By replacing two existing 32'6" tall light standards with two slightly shorter 30' tall light standards capable of supporting antennas, Verizon is able to meet its coverage objective in a way that is visually compatible with the surroundings and consistent with the adjacent development of a baseball and track field. The Community Plan and Local Coastal Program identify that views of the ocean should be enhanced and protected, and the proposed development will not detract from views to the ocean as identified in the plan.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands.**

The proposed development will not adversely affect environmentally sensitive lands, due to the fact that the development will occur in a previously developed portion of the university. In order to address potential impacts to the adjacent environmentally sensitive lands, conditions have been added to the permit with respect to limiting noise, drainage, and lighting, in order to prevent adverse impacts.

3. **The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The proposed development is in conformance with the Peninsula Community Plan and Local Coastal Program land use plan, and complies with applicable regulations contained in the Implementation Program.

4. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the**

Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

This project does not limit public access or impede public recreation. The project consists of the replacement of two 32'6" tall light standards with two new 30' tall light standards capable of supporting antennas. Equipment, and an emergency generator, are located in a new building. The project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

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

The antennas associated with this WCF are proposed to be mounted to two 30' tall light standards. Two existing 32'6" tall light standards will be removed and replaced with two new 30' tall light standards, capable of supporting panel antennas. Equipment associated with the antennas will be located in a new 800 square foot equipment building: 600 square feet will be allocated to the WCF equipment and an emergency generator while 200 square feet will be used by the university for storage. By, in effect, utilizing two existing vertical elements for mounting the antennas, the project will not increase vertical visual clutter in the area. In addition, the new light standards will be slightly shorter, reducing the visibility. The light standards will, however, increase in diameter. Where the existing light standards start at 12" at the base and taper to a 5" diameter at the top, the new light standards will maintain a 12" diameter for most of the pole. At the top of the new light standards, antennas will be mounted to an 8" diameter mast. The equipment associated with the antennas is located adjacent to an existing baseball field, and is designed to blend in with the green fencing and other structures surrounding the field. The proposed WCF's visual impact has been minimized by utilizing two replacement vertical elements for the antenna mounting. This design is compatible with the surrounding university athletic uses. The equipment is also concealed from view, as it coordinates with the existing athletic field structures.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of the replacement of two existing 32'6" tall light standards with two 30' tall light standards, capable of supporting three panel antennas each. Equipment associated with the

antennas will be located in a 800 square foot enclosure (600 square feet will be allocated to the WCF equipment and emergency generator and 200 square feet will be used for the university's storage needs). The project includes a deviation to allow the equipment enclosure to exceed 250 square feet, required by SDMC section 141.0420(g)(3). The project is located on the Point Loma Nazarene University campus, near the baseball field, with an address of 3900 Lomaland Drive, and is located in the Peninsula community plan area.

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

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

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

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

WCFs are permitted in residential zones, where the antennas are located more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the processing of an NUP, Process 2. An SDP is required due to the project's proximity to environmentally sensitive land (ESL) and a CDP is required as the project is located in the Coastal Overlay Zone – Appealable area. A PDP is being processed to permit the equipment enclosure to deviate from the 250 square foot maximum size permitted for equipment enclosures [SDMC section 141.0420(g)(3)]. The enclosure will be divided so that 600 square feet will be occupied by the emergency generator and equipment while 200 square feet will be used by the university for storage. The deviation request is acceptable, as the design is compatible with the surrounding uses and integrates effectively with the surroundings. The additional square footage will allow space for Verizon to utilize an emergency generator, which will provide backup power to the WCF during a power outage. In addition, noise attenuation devices are included to ensure that sound emitted by the generator and air conditioning units falls within allowable limits. The building will also include space for the university's storage needs. The deviation request results in a WCF that will be more reliable during a power outage, incorporates noise attenuation, and provides for storage space for the university.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration.

Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” In this case, equipment associated with the antennas will be located within a building, designed to integrate with the adjacent baseball field. The antennas will be mounted on two 30’ tall light standards, capable of supporting three panel antennas each. These light standards are replacing two existing 32’6” tall light standards. The design essentially allows Verizon to utilize two existing vertical elements to provide wireless service to the surrounding area, in a way that is visually compatible with the existing uses.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

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

The site is physically suitable for the proposed design and siting of the proposed WCF. Merkel & Associates, Inc., generated a Biological Letter (“Bio Letter”), dated August 30, 2013, which identified that the project elements would occur within a developed area and outside of any environmentally sensitive land (ESL). Although the project elements are not expected to encroach into ESL, several ESL resources are located in the project vicinity, including steep hillsides, the Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA), sensitive coastal bluffs, and sensitive coastal beaches. No sensitive vegetation communities were identified and no sensitive species are expected to occur within the project study area. MSCP staff have added conditions to ensure that this project will be compatible with adjacent MHPA. In addition, the WCF has been designed to blend in with the surrounding uses. Based on this analysis, the site is physically suitable for the design and siting of the WCF and the development will result in minimal disturbance to environmentally sensitive lands.

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

The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The project is located in a previously developed portion of the PLNU campus. The project involves replacing two existing light standards with new, slightly shorter, light standards which will be capable of supporting antennas. The equipment will be located adjacent to the ball field, and designed to be visually compatible with the adjacent sports fields. Additionally, during the building permit review, the City will evaluate the project for compliance with applicable building codes in order to reduce the risk of geologic and erosional forces, flood hazards, and fire hazards.

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

The project has been designed and sited to prevent adverse impacts on adjacent ESL. Merkel & Associates, Inc., generated a Biological Letter (“Bio Letter”), dated August 30, 2013, which identified that the project elements would occur within a developed area and outside of any environmentally sensitive land (ESL). MSCP staff has added conditions to the permit to ensure that the project will be compatible with the nearby ESL and MHPA. Based on the conditions

added to the permit, and the design of the WCF, the project will not adversely impact adjacent environmentally sensitive lands.

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

Conditions have been added to the permit which will ensure conformance to the City's MSCP Subarea Plan. The project will be reviewed for conformance with the permit conditions during the building permit review to ensure consistency with the MSCP Subarea Plan.

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

This project is not located adjacent to a public beach and therefore will not contribute to the erosion of public beaches or adversely impact the local shoreline sand supply.

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

No mitigation is required for this project as it is located within a previously developed portion of the property and no ESL will be impacted. Due to the project's adjacency to ESL and MHPA, conditions have been added to the permit to alleviate negative impacts created by the development.

Planned Development Permit - Section 126.0604

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

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

The antennas associated with this WCF are proposed to be mounted to two 30' tall light standards. Two existing 32'6" tall light standards will be removed and replaced with two new 30' tall light standards, capable of supporting panel antennas. Equipment associated with the antennas will be located in a new 800 square foot equipment building: 600 square feet will be allocated to the WCF equipment and an emergency generator while 200 square feet will be used by the university for storage. By, in effect, utilizing two existing vertical elements for mounting the antennas, the project will not increase vertical visual clutter in the area. In addition, the new light standards will be slightly shorter, reducing the visibility. The light standards will, however, increase in diameter. Where the existing light standards start at 12" at the base and taper to a 5" diameter at the top, the new light standards will maintain a 12" diameter for most of the pole. At the top of the new light standards, antennas will be mounted to an 8" diameter mast. The equipment associated with the antennas is located adjacent to an existing baseball field, and is designed to blend in with the green fencing and other structures surrounding the field. The

proposed WCF's visual impact has been minimized by utilizing two replacement vertical elements for the antenna mounting. This design is compatible with the surrounding university athletic uses. The equipment is also concealed from view, as it coordinates with the existing athletic field structures.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of the replacement of two existing 32'6" tall light standards with two 30' tall light standards, capable of supporting three panel antennas each. Equipment associated with the antennas will be located in a 800 square foot enclosure (600 square feet will be allocated to the WCF equipment and emergency generator and 200 square feet will be used for the university's storage needs). The project includes a deviation to allow the equipment enclosure to exceed 250 square feet, required by SDMC section 141.0420(g)(3). The project is located on the Point Loma Nazarene University campus, near the baseball field, with an address of 3900 Lomaland Drive, and is located in the Peninsula community plan area.

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

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

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

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

WCFs are permitted in residential zones, where the antennas are located more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the

processing of an NUP, Process 2. An SDP is required due to the project's proximity to environmentally sensitive land (ESL) and a CDP is required as the project is located in the Coastal Overlay Zone – Appealable area. A PDP is being processed to permit the equipment enclosure to deviate from the 250 square foot maximum size permitted for equipment enclosures [SDMC section 141.0420(g)(3)]. The enclosure will be divided so that 600 square feet will be occupied by the emergency generator and equipment while 200 square feet will be used by the university for storage. The deviation request is acceptable, as the design is compatible with the surrounding uses and integrates effectively with the surroundings. The additional square footage will allow space for Verizon to utilize an emergency generator, which will provide backup power to the WCF during a power outage. In addition, noise attenuation devices are included to ensure that sound emitted by the generator and air conditioning units falls within allowable limits. The building will also include space for the university's storage needs. The deviation request results in a more desirable project than if designed in strict conformance with the regulations, as it results in a WCF that will be more reliable during a power outage, incorporates noise attenuation, and provides for storage space for the university.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." In this case, equipment associated with the antennas will be located within a building, designed to integrate with the adjacent baseball field. The antennas will be mounted on two 30' tall light standards, capable of supporting three panel antennas each. These light standards are replacing two existing 32'6" tall light standards. The design essentially allows Verizon to utilize two existing vertical elements to provide wireless service to the surrounding area, in a way that is visually compatible with the existing uses.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 1287570, COASTAL DEVELOPMENT PERMIT NO. 1287571, SITE DEVELOPMENT PERMIT NO. 1287572, and PLANNED DEVELOPMENT PERMIT NO. 1287573 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. 1287570, 1287571, 1287572, and 1287573, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: May 22, 2014

Internal Order No. 24003891

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003891

NEIGHBORHOOD USE PERMIT (NUP) NO. 1287570
COASTAL DEVELOPMENT PERMIT (CDP) NO. 1287571
SITE DEVELOPMENT PERMIT (SDP) NO. 1287572
PLANNED DEVELOPMENT PERMIT (PDP) NO. 1287573
VERIZON – POINT LOMA NAZARENE UNIVERSITY (PLNU)
PROJECT NO. 328979
PLANNING COMMISSION

This NUP No. 1287570, CDP No. 1287571, SDP No. 1287572, and PDP No. 1287573 is granted by the Planning Commission of the City of San Diego to POINT LOMA NAZARENE UNIVERSITY, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0205, 126.0708, 126.0504, and 126.0604. The site is located at 3900 Lomaland Drive in the RS-1-7 zone of the Peninsula community planning area. The project site is legally described as: Parcel A: Parcels 1, 2, 3, and 4 of Parcel Map No. 1889, filed in the Office of the County Recorder, September 5, 1973. Said Parcel Map being a survey of portions of Pueblo Lots 65, 103, 144, 145, 146, and 193 of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map Thereof, and; Parcel B: Lots 23 and 24 of Tingley Estates, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 3046, filed in the Office of the County Recorder of said San Diego County, December 16, 1953, made by James Pascoe, in 1870; a copy of said Map was filed in the Office of the County Recorder of said San Diego County, November 14, 1921, as Miscellaneous Map No. 36.

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 May 22, 2014, on file in the Development Services Department.

The project shall include:

- a. Two replacement 30-foot tall light standards, each supporting 3 panel antennas (for a total of 6 panel antennas), with the following dimensions: 72.72" by 11.85" by 7.1";
- b. The equipment enclosure, at 600 square feet, with an additional 200 square foot storage area for the University, exceeds the 250 square foot maximum permitted for equipment enclosures, as identified in SDMC section 141.0420(g)(3). This deviation is permitted with the processing of this PDP;
- c. These light standards for the primary purpose of providing illumination, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 6, 2017.
- 2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
- 3. This permit (NUP, CDP, SDP, and PDP) and corresponding use of this site shall expire on **June 6, 2024**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
- 4. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
- 5. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

6. 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.

7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

10. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

11. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

12. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

13. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

AIRPORT REQUIREMENTS:

15. Prior to issuance of building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

16. The project proposes to export 488 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

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

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

21. Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify the Owner/Permittee has accurately represented the project's design on the Construction Documents (CDs) and are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The Owner/Permittee shall provide an implementing plan and include references on CDs of the following:

- a. **Grading/Land Development/MHPA Boundaries** - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning staff shall ensure that all grading is included within the development footprint and outside of the adjacent MHPA.
- b. **Drainage** - All new and proposed developed areas adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, and exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- c. **Toxics/Project Staging Areas/Equipment Storage** - No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note on the CDs that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Resident Engineer to ensure there is no impact to the MHPA."*
- d. **Lighting** - Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC section 142.0740.

PLANNING/DESIGN REQUIREMENTS:

22. If construction occurs between February 15th and September 15th, construction noise control will be required for the operation of any powered equipment, such as a backhoe or generator. With the installation of a temporary noise control barrier (as described below), the backhoe noise (or other powered equipment) would be reduced to less than 60 dBA LEQ at the edge of the MHPA.

23. A temporary 8-foot-high noise control barrier breaking the line of sight between any equipment in operation within 100 feet of the western property line of the Sunset Cliffs Natural Park (SCNP) would be required if the equipment is used during the breeding season (between February 15th and September 15th). This barrier will need to break the line of sight for at least 10 feet to the north and south of any equipment operational location.

24. The project should incorporate appropriate actions to ensure that no invasive non-native plant species shall be introduced into or areas adjacent to the MHPA.

25. The generator enclosure shall include the use of a noise control louver that meets or exceeds the minimum transmission noise control features provided in Table 4 of the Noise Impact Analysis, dated December 9, 2013. The analyzed louver is an IAC 12-inch thick louver, however the use of a louver by IAC is not required. Any manufacturer's noise control louver which equals or exceeds the specified Transmission Reduction requirements is acceptable.

26. If the engine exhaust is vented directly outside the building (bypassing the louver noise control) the engine exhaust noise control must include an exhaust muffler that meets or exceeds the specifications shown in Table 4 of the Noise Impact Analysis, dated December 9, 2013, for a GT-Systems Extreme Applications Grade engine Exhaust Silencer.

27. 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.

28. Cables shall be routed internally within the light standard. Antennas, mounting apparatus, and other components shall be painted to match the light standard.

29. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC. Lighting should be directed away from the adjacent MHPA and shielded if necessary to avoid artificial night lighting from entering the MHPA and potentially affecting wildlife utilization of the MHPA.

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

31. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

32. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

33. No overhead cabling is allowed for this project.
34. The Owner/Permittee shall not cause or allow the antennas located on the light standards to be different sizes (length, width, or height) than as shown on the stamped approved plans.
35. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
36. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
37. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
38. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 22, 2014 and [Approved Resolution Number].

Permit Type/PTS Approval No.: NUP No. 1287570/CDP No. 1287571, SDP No. 1287572, and
PDP No. 1287573

Date of Approval: 5/22/2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

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

**POINT LOMA NAZARENE
UNIVERSITY**

Owner

By _____
NAME
TITLE

VERIZON WIRELESS

Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: March 26, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003891

PROJECT NAME/NUMBER: Verizon - Point Loma Nazarene University (PLNU)/PTS 328979

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: The project is located at 3900 Lomaland Drive, San Diego, CA 92106, on the PLNU in the RS-1-7 Zone within the Peninsula Community Planning area.

PROJECT DESCRIPTION: A Planned Development Permit (PDP), a Conditional Use Permit (CUP), a Site Development Permit (SDP) and a Coastal Development Permit (CDP) for a Wireless Communication Facility (WCF) consisting of two new 30 foot (ft) high light standards with a total of six mounted antennas. The associate equipment would be located in a new concrete block equipment building.

ENTITY CONSIDERING PROJECT APPROVAL: Planning Commission

ENVIRONMENTAL DETERMINATION: 15303 - (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines Section 15303 (New Construction). This WCF proposes two new 30 ft high light standards with six antennas and the associate equipment would be located in a new equipment building and therefore the exemption applies. Furthermore, a Noise Impact Analysis (January 18, 2014, Helix) was submitted and reflects noise levels from construction to the edge of the Multi-Habitat Planning Area (MHPA) to be 40 dBA. The City's Significant Determination Thresholds for noise levels for projects located adjacent to an MHPA is 60 dBA, therefore there would be no impacts to Avian species and no mitigation would be required. Since the project site is currently developed and lacks sensitive resources the exemption is appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 1st Avenue, MS 501, San Diego, CA
92101
PHONE NUMBER: (619) 446-5349

On March 24, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the Planning Commission. 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. That appeal deadline date is April 10, 2014. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

EXISTING



Lomaland
3900 Lomaland Drive
San Diego, CA 92106



Proposed antennas mounted to proposed
new and replacement light standards
matching existing —

Proposed future equipment location

Page 1 of 2

ATTACHMENT 8

These simulations are intended for graphical purposes only and not intended
to be part of or to replace the information provided on the construction drawings

PROPOSED

11/13/2013

Photosimulation of proposed telecommunications site

EXISTING

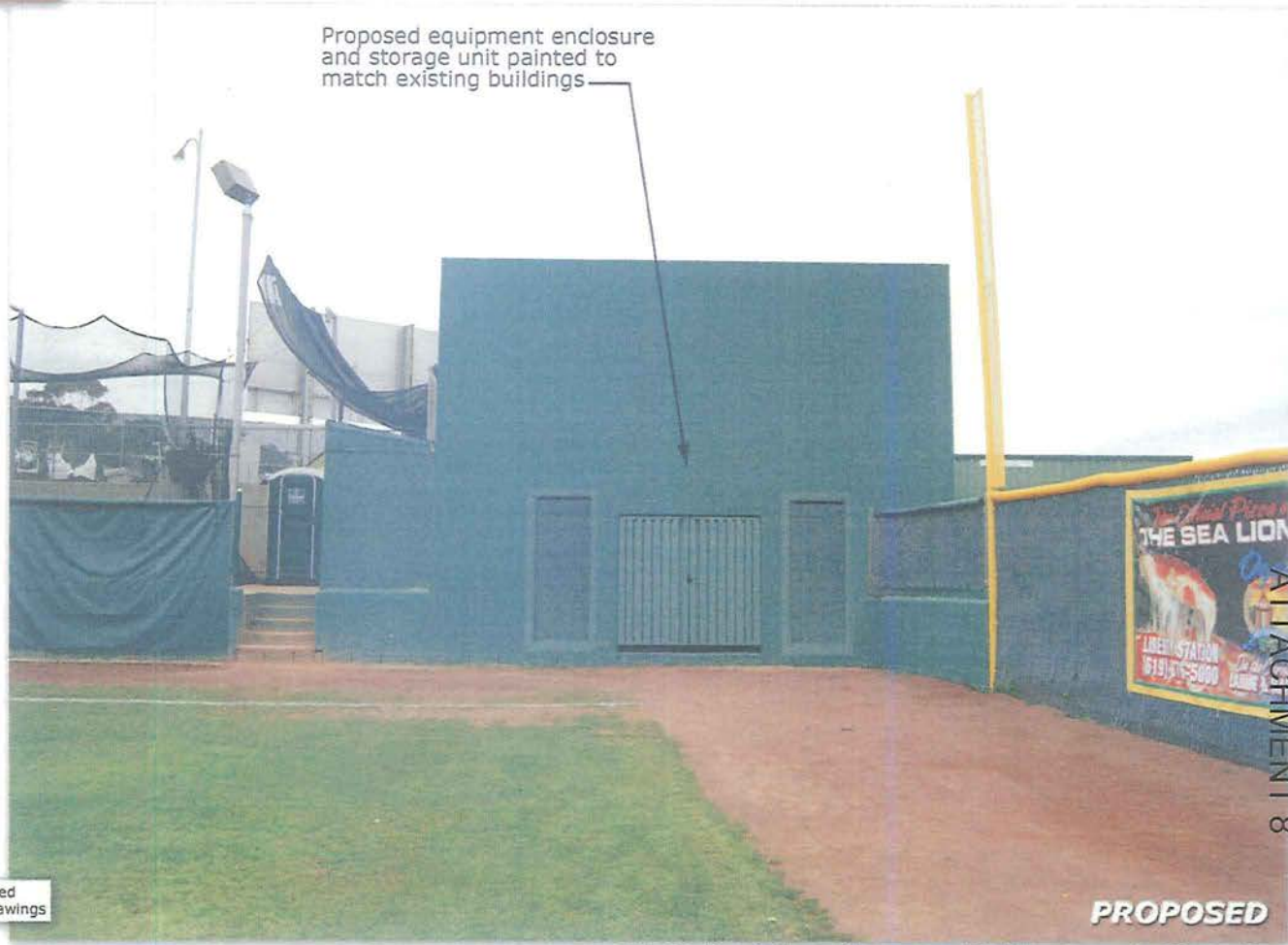


Lomaland
3900 Lomaland Drive
San Diego, CA 92106



Page 2 of 2

Proposed equipment enclosure
and storage unit painted to
match existing buildings



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

4/15/2013

PROPOSED
Photosimulation of proposed telecommunications site

ATTACHMENT 8



TELECOM SITE JUSTIFICATION LETTER

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

"Lomaland"
3900 Lomaland Drive
San Diego, CA 92106

Prepared for:

City of San Diego
Land Development Review
Planning Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029

(619) 223-1357
Contact: Shelly Kilbourn, Planning Consultant

December 11, 2013

**PROJECT DESCRIPTION**

Verizon Wireless (VZW) is proposing to construct, operate, and maintain a wireless telecommunication facility consisting of the installation of (6) panel antennas configured in 2 sectors of 3 antennas, (16) remote radio units evenly split between (2) replacement light standards that currently light a student walkway linking residence halls and parking thru the athletic fields to the upper academic portion of campus. The rad centers for the antennas are situated at 27'-0". The associated equipment necessary to operate the facility including an emergency back-up generator will be located within a 15'x20' 2-story equipment room designed to integrate with the baseball outfield. A Photographic Survey and Photo simulations are provided with the application for the city's review, along with a Technical Analysis and Coverage Maps which visually represent Verizon's need for enhance their coverage capacity in this area. The specific location and design of the proposed facility is illustrated in further detail on the site plan and elevation drawings.

PROJECT JUSTIFICATION

Verizon Wireless is a public utility, licensed and regulated by the Federal Communications Commission (FCC) and informally by the California Public Utilities Commission (CPUC), and authorized to develop and operate wireless telecommunications networks throughout the United States. VZW engineers responsible for the overall design and operation of the network want to ensure that network coverage is available throughout the San Diego County. The proposed site location is essential to meeting the network's current capacity and coverage needs in and around the immediate campus area. At present, there is insufficient network coverage to the PLNU campus especially given the challenging topography. The proposed facility is intended to address this need, and by design will interface with neighboring sites to provide high quality, consistent network operations to VZW customers.

SITE CHARACTERISTICS

The land use designation of the proposed site is RS-1-7, Residential located within the Peninsula Planning Area. The project site is currently developed with PLNU's main campus.

The surrounding land uses are as follows:

North:	Residential
South:	Residential
East:	Residential
West:	Open Space



SITE SELECTION/PREFERRED SITES

The proposed project site is designated RS-1-7 which is classified as a residential use, however the entire property is developed with the Point Loma Nazarene University campus. Within the campus property we are located at the athletic fields within a storage area between the baseball stadium and the track. The athletic department uses the area to house unused sports equipment and maintenance equipment when not in season or use. Additionally, Verizon is utilizing existing infrastructure to place their site. The campus has long established telecom uses on site as preferred by the City's wireless regulations.

ALTERNATIVE SITES ANALYSIS TO ADDRESS COASTAL VIEW IMPACTS

The proposed location for the wireless communication facility was chosen for its ability to meet the intended coverage objective on the PLNU campus including the lower dorms at the southwestern corner of the campus. To date, Verizon Wireless service has not been accessible at that location on campus. The athletic fields with the existing light standards provide an ideal coverage location as well as a design that does not result in the addition of any new vertical elements to impact coastal views. The antennas on the light standards will be minimally visible from campus vantage points as demonstrated in the attached photographic simulations. Additionally, there are no public coastal views identified in the Peninsula Community Plan/Local Coastal Program across the PLNU campus and therefore no coastal views as identified in the LCP would be impacted.

There are existing wireless communication facilities on site in multiple locations, all of which were considered by Verizon Wireless prior to identifying the athletic field light standards as the preferred location. Sprint PCS is located on a residential dormitory building located on the north end of campus as well as on the gymnasium and chapel building. T-Mobile is located on light standards on the north end of the campus, with a design that is similar to the proposed Verizon Wireless facility. AT&T is located on the library building. Of the sites listed above, the gymnasium was the only location that could have met the coverage objective, other than the athletic field location. The gymnasium location was not feasible, however, because there was not adequate space available for the radio equipment.

As indicated above, the proposed location meets the coverage objective and does not impact coastal views.

OPERATION & MAINTENANCE

Once constructed and operational, the communications facility will provide 24-hour service to its users seven (7) days a week. Apart from initial construction activity, a



VZW technician will service the facility on an as-needed basis. Generally, this is likely to occur once per month during normal working hours, although a computer may handle much of the operational adjustments remotely. A VZW technician in a service van or pickup truck-size vehicle will perform the routine maintenance operations. Beyond this routine maintenance service, VZW typically requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted during an emergency.

NOISE/ACOUSTICAL INFORMATION

The project will comply with the City's established noise requirements.

LANDSCAPING

This project does not propose landscaping as we are utilizing a portion of the baseball field for the equipment area where live plantings would not be appropriate.

HAZARDOUS MATERIALS

Sealed lead acid batteries are used for back-up power in the event of a power failure on most Verizon Wireless facilities. The batteries are often referred to as "gel cell" type batteries. Prior to the issuing of Building Permits Verizon will complete the Hazardous Materials Questionnaire and get the appropriate approvals from County Hazmat.

CO-LOCATION OF OTHER CARRIERS

Currently there are three providers on campus, T-Mobile, AT&T and Sprint.

OPERATIONAL FREQUENCY CRITERIA

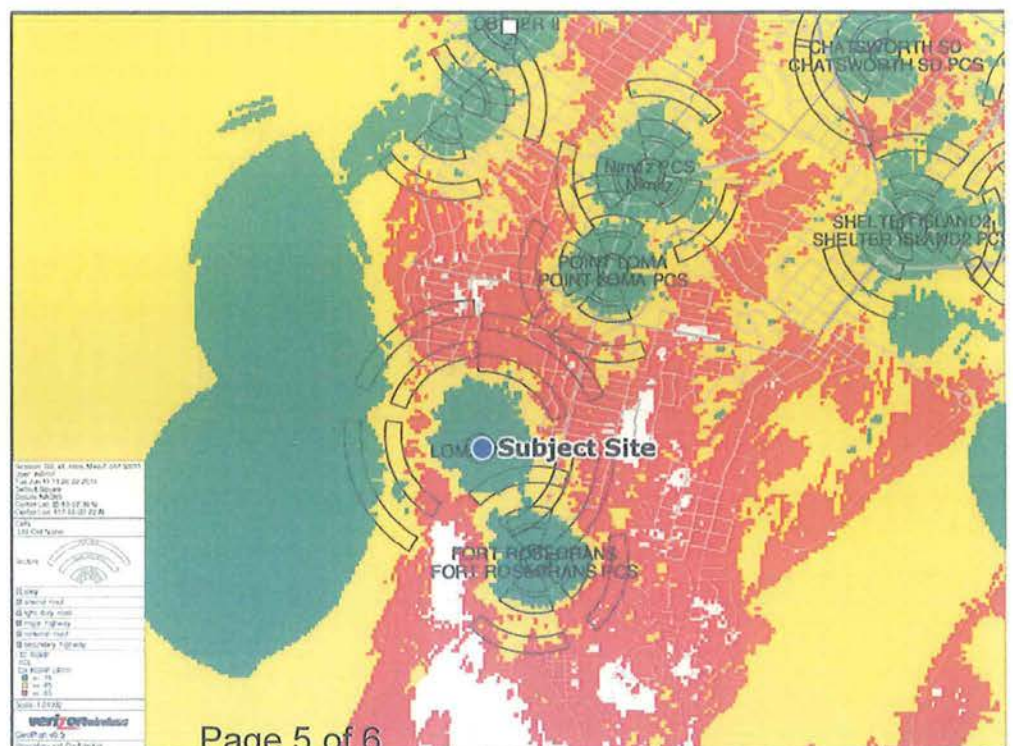
The FCC has allocated a portion of the radio spectrum to VZW for the provision of cellular, broadband and paging technologies. The power required to operate the facility typically does not exceed 200 watts per channel. By design, the VZW facility is a low-power system. Depending upon characteristics of the site, the actual power requirements may be reduced. When operational, the transmitted signals from the site will consist of non-ionizing waves generated at less than one (1) microwatt per square centimeter, which is significantly lower than the Federal Communications Commission (FCC) standard for continuous public exposure of 900 microwatts per square centimeter. The proposed PCS communications facility will operate in full compliance with the standards for radio frequency emissions as adopted by the FCC. For additional information specific to emissions please refer to the SiteSafe Emissions Report submitted.

ATTACHMENT 9

Lomaland
3900 Lomaland Drive
San Diego, CA 92106



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor



A map of San Diego, California, highlighting the One Mile Peninsula. The peninsula is outlined in red and contains a red star icon. To the right of the peninsula, an 'Alternate Site' is marked with a red star icon. The map shows the coastline, major roads, and surrounding areas including Ocean Beach, Military, and Coronado. The text 'ONE MILE PENINSULA' is written in red across the peninsula. The text 'Alternate Site' is written in red next to the alternate site. The text 'OCEAN BEACH' is written in black at the top left. The text 'MILITARY' is written in black at the top right. The text 'CORONADO' is written in green at the bottom right. The text 'PACIFIC OCEAN' is written in blue on the left side. The text '15-104' and '15-105' are written in black near the bottom of the peninsula.

 Search Ring Selected Site

 Existing sites within
1 mile radius:

1. Fort Rosecrans
200 blk of Catalina Blvd.

Page 6 of 6

Alternative Sites:

No alternative sites

Legend

[illegible][illegible]

City of San Diego
Development Services Department

GRID TILE: 14

GRID SCALE: 800

DATE: 11/22/2005

6/11/2013

ATTACHMENT 9



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Lomaland"

7990 Lomaland Drive
San Diego, CA 92106

Prepared for:

City of San Diego
Development Services Department

1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029

Contact: Shelly Kilbourn, Planning Consultant
(619) 223-1357

June 11, 2013



View Southwest



View Northwest



View North



View East



View Southeast



View of Equipment Location



Existing Light standard #1 to be relocated



Base of Light Standard #1 to be relocated and view of proposed RRU location behind existing fenced screening.



View of Light Standard #2.



KEY MAP

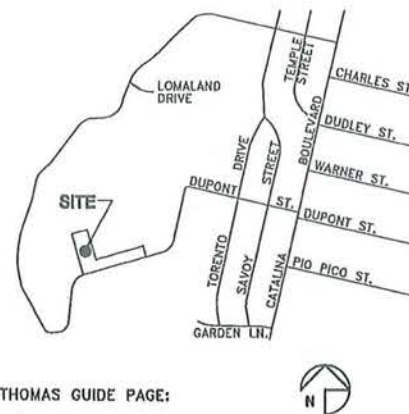


Aerial View of Subject Site on PLNU campus



LOMALAND
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106

VICINITY MAP



THOMAS GUIDE PAGE:

ADDRESS

3900 LOMALAND DRIVE
SAN DIEGO, CA 92106

DIRECTIONS:

(FROM VZW'S OFFICES IN IRVINE): TAKE I-5 SOUTH TO I-8 WEST; CONTINUE ON I-8 WEST TO ROSECRANS OFF-RAMP OFF RAMP; FOLLOW EXIT SIGNS TO STAY ON ROSECRANS; CONTINUE ON ROSECRANS TO TALBOT; TURN RIGHT ON TALBOT AND CONTINUE WEST UP THE HILL TO CATALINA BOULEVARD; TURN LEFT ON CATALINA BLVD AND CONTINUE SOUTH TO LOMALAND; TURN RIGHT AT LOMALAND AND CONTINUE WEST UP THE HILL TO THE UNIVERSITY'S MAIN GATE.

GUARD AT THE GATE WILL DIRECT YOU WHERE TO GO AND WHERE TO PARK. PLEASE NOTE THAT PARKING IS VERY LIMITED ON CAMPUS.

GENERAL NOTE

ANTENNAS ARE LESS THAN 100FT FROM THE PROPERTY LINE OF A RESIDENTIAL USE, DAY CARE, ELEMENTARY SCHOOL OR MIDDLE SCHOOL.

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.

CONSULTANT TEAM

ARCHITECT:

BOOTH & SUAREZ ARCHITECTURE, INC.
325 CARLSBAD 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) 533-8085

SURVEYOR:

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

DEVIATIONS

250 SF IS PERMITTED BY 141.0420(g)(3)
500 SF TOTAL AREA
250 SF REQUESTED DEVIATION

PERMITS REQUIRED

- NUP
- CDP - PROCESS 3
- 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. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

PROJECT SUMMARY

APPLICANT:

VERIZON WIRELESS
16505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: BRENT HELMING
PHONE: (760) 533-8085

OWNER:

POINT LOMA NAZARENE UNIVERSITY
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SITE CONTACT: COREY FLING
(619) 848-2583
coreyfling@pointloma.edu

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE AN EQUIPMENT ROOM INSIDE A NEW CONCRETE BLOCK EQUIPMENT BUILDING ON A CONCRETE PAD
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF TWO (2) ANTENNAS EACH (TOTAL OF SIX (6) ANTENNAS) MOUNTED ON TWO (2) PROPOSED 30'-0" HIGH LIGHT STANDARDS.
- INSTALLATION OF EIGHT (8) VERIZON WIRELESS RRU UNITS PER EACH PROPOSED LIGHT STANDARD (TOTAL OF SIXTEEN (16) RRUS)
- INSTALLATION OF TWO (2) VERIZON WIRELESS RAYCAP SURGE PROTECTORS PER EACH PROPOSED LIGHT STANDARD AND TWO (2) INSIDE EQUIPMENT BUILDING (TOTAL OF SIX (6) RAYCAP SURGE PROTECTORS)
- INSTALLATION OF TWO (2) VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 30kW ENCLOSED EMERGENCY GENERATOR WITH A 149 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE A GENERATOR ROOM INSIDE PROPOSED EQUIPMENT BUILDING
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING SDG&E TRANSFORMER
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM EXISTING TELCO PEDESTAL OR PULL BOX
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS:

3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
532-510-21-00

ASSESSORS PARCEL NUMBER:

RS-1-7

EXISTING ZONING:

RS-1-7

TOTAL SITE AREA:

3,038,321 S.F.
= 835.24 ACRES

PROPOSED EQUIPMENT BUILDING AREA:

EQUIPMENT ROOM: 300 S.F.
STORAGE ROOM: 200 S.F.
GENERATOR ENCLOSURE: 300 S.F.
TOTAL: 800 S.F.

PROPOSED OCCUPANCY:

U

TYPE OF CONSTRUCTION:

TYPE V8

NOTE: THERE ARE EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	ENLARGED AREA PLAN
A-3	EQUIPMENT FLOOR PLAN
A-4	GENERATOR FLOOR PLAN
A-5	ROOF PLAN
A-6	LIGHT STANDARD 1 & 2 PLANS
A-7	EXTERIOR ELEVATIONS
A-8	EXTERIOR ELEVATIONS
A-9	LIGHT STANDARD 1 ELEVATIONS AND DETAILS
A-10	LIGHT STANDARD 2 ELEVATIONS AND DETAILS
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
C-3	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A:
PARCEL 1 OF PARCEL MAP 18428, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 18, 2000.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

APPLICABLE CODES

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

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

Booth & Suarez
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

LOMALAND

3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

DRAWING DATES

04/10/13	80% ZD (sp)
04/21/13	100% ZD (sp)
04/23/13	1A CERT. 100% ZD (rd)
04/28/13	REVISED 100% ZD (sp)
05/01/13	REVISED 100% ZD (rd)
09/10/13	REVISED 100% ZD (rd)
12/03/13	REVISED 100% ZD (lc)
12/05/13	REVISED 100% ZD (sp)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

PROJECTS\VERIZON\13106

T-1

Booth & Suarez
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



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

APPROVALS

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

PROJECT NAME

LOMALAND
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

DRAWING DATES

04/10/13	90% ZD (rs)
04/21/13	100% ZD (ss)
04/23/13	1A CERT. 100% ZD (rd)
04/29/13	REVISED 100% ZD (ss)
05/01/13	REVISED 100% ZD (rd)
09/19/13	REVISED 100% ZD (rd)
12/03/13	REVISED 100% ZD (ss)
12/05/13	REVISED 100% ZD (ss)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\13106

A-0

COURSE DATA:

- L1— N13°19'02"E 215.96'
- L2— N80°02'54"W 100.45'
- L3— N76°40'59"W 256.05'
- L4— N31°39'59"W 105.00'
- L5— N71°38'29"W 130.00'
- L6— N35°38'29"W 60.00'
- L7— N10°25'34"W 69.91'
- L8— N65°28'02"E 45.05'
- L9— N89°59'12"E 113.89'
- L10— N00°42'08"W 90.37'
- L11— N77°05'07"W 244.52'
- L12— N05°39'00"W 187.00'
- L13— N59°20'22"E 229.05'
- L14— N38°29'31"E 110.34'
- L15— N13°19'01"E 67.30'
- L16— N13°19'01"E 160.00'
- L17— N76°42'17"W 110.00'
- L18— N76°40'17"W 209.85'
- L19— N63°41'55"E 110.30'
- L20— N14°04'08"E 143.00'
- L21— N75°55'52"W 93.00'
- L22— N14°04'08"E 108.56'
- L23— N78°03'38"W 383.97'
- L24— N45°52'32"E 125.63'
- L25— N28°19'27"E 140.10'
- L26— N46°53'07"E 148.47'
- L27— N56°52'08"E 58.87'
- L28— N89°57'52"W 138.85'
- L29— N16°30'10"E 77.76'
- L30— N05°42'52"W 60.71'
- L31— N60°41'02"W 162.81'
- L32— N76°27'18"E 390.58'
- L33— N16°05'38"W 209.03'
- L34— N23°08'28"W 146.43'
- L35— N48°46'49"W 57.57'
- L36— N14°10'46"W 192.40'
- L37— N89°58'26"E 136.39'
- C1— Δ=14°19'26" R=200.00' L=50.00'
- C2— Δ=71°28'29" R=120.00' L=149.70'
- C3— Δ=40°51'40" R=130.00' L=92.71'

SETBACKS:
FRONT: 15'-0"
SIDE: .05 x LOT WIDTH
STREET SIDE: .10 x LOT WIDTH
REAR: 13'-0"

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED ON TOP OF A NEW 30'-0" HIGH LIGHT STANDARD. LIGHT STANDARDS SHALL BE PAINTED TO MATCH EXISTING LIGHT STANDARDS

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT AND GENERATOR INSIDE A NEW CONCRETE BLOCK EQUIPMENT BUILDING ON A CONCRETE PAD PAINTED TO MATCH EXISTING BUILDING. (SHOWN SHADED)

SEE SHEET A-1 FOR ENLARGED SITE PLAN

BETA SECTOR AZIMUTH T.B.D.

ALPHA SECTOR AZIMUTH T.B.D.

SITE PLAN
SCALE: 1" = 200'-0"



EASEMENT NOTES:

- 1 EXISTING EASEMENT FOR ROAD, SEWER, GAS, WATER, ELECTRICITY, TELEPHONE AND OTHER PUBLIC UTILITIES
- 2 EXISTING EASEMENT FOR WATER PIPELINE OR PIPE LINES AND INCIDENTAL PURPOSES
- 3 EXISTING EASEMENT AUTHORIZING THE ABANDONMENT OF PORTION OF A WATER EASEMENT
- 4 EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS
- 5 EXISTING EASEMENT FOR DRAIN
- 6 EXISTING EASEMENT FOR STORM DRAIN OR DRAINS
- 7 EXISTING EASEMENT AGREEMENT
- 8 EXISTING EASEMENT FOR PUBLIC STREET
- 9 EXISTING EASEMENT FOR WATER LINE AND APPURTENANCES
- 10 EXISTING EASEMENT FOR OPEN SPACE
- 11 EXISTING EASEMENT FOR SEWER OR SEWERS
- 12 EXISTING EASEMENT FOR MATTERS CONTAINED IN A DOCUMENT ENTITLED "EASEMENT AGREEMENT"
- 13 EXISTING EASEMENT FOR ACCESS OR AS OFFERED FOR DEDICATION
- 14 EXISTING EASEMENT FOR ACCESS MATTERS CONTAINED IN THE DEDICATION STATEMENT
- 15 EXISTING EASEMENT FOR ACCESS
- 16 EXISTING EASEMENT FOR WATER FACILITIES
- 17 EXISTING EASEMENT FOR WATER EASEMENT
- 18 EXISTING EASEMENT FOR EMERGENCY ACCESS

EASEMENTS:

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

BOUNDARY NOTE:

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

Booth & Suarez
ARCHITECTURE INCORPORATED
305 CARLSBAD VILLAGE DRIVE SUITE 08
CARLSBAD, CA 92008 (760) 434-8474

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

APPROVALS

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

PROJECT NAME
LOMALAND
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

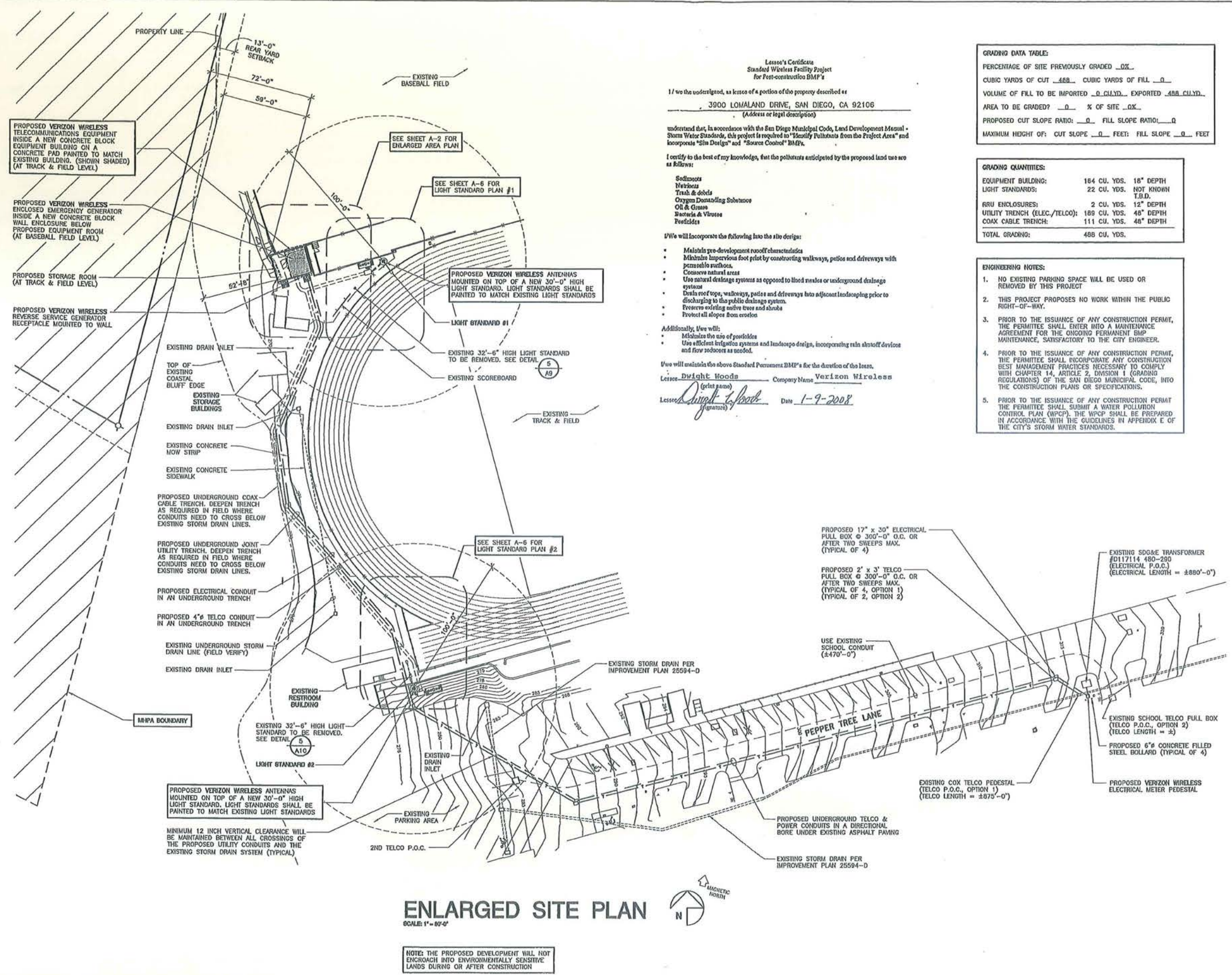
DRAWING DATES

04/10/13	90% ZD (rs)
04/21/13	100% ZD (rs)
04/23/13	1A CERT. 100% ZD (rd)
04/29/13	REVISED 100% ZD (rs)
05/01/13	REVISED 100% ZD (rd)
05/19/13	REVISED 100% ZD (rd)
12/03/13	REVISED 100% ZD (rs)
12/05/13	REVISED 100% ZD (rs)

SHEET TITLE
ENLARGED SITE PLAN

PROJECTS\VERIZON\13106

A-1



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:
3900 LOMALAND DRIVE, SAN DIEGO, CA 92106
(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 Substances
- 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 flood levees or underground drainage systems
- Design roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system
- Preserve existing mature trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

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

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

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

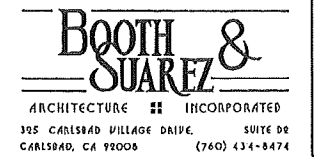
GRADING DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED	0%
CUBIC YARDS OF CUT	488
CUBIC YARDS OF FILL	0
VOLUME OF FILL TO BE IMPORTED	0 CU.YD.
EXPORTED	488 CU.YD.
AREA TO BE GRADED?	0 % OF SITE
PROPOSED CUT SLOPE RATIO:	0
FILL SLOPE RATIO:	0
MAXIMUM HEIGHT OF:	CUT SLOPE 0 FEET; FILL SLOPE 0 FEET

GRADING QUANTITIES:

EQUIPMENT BUILDING:	184 CU. YDS.	18" DEPTH
LIGHT STANDARDS:	22 CU. YDS.	NOT KNOWN T.B.D.
RRU ENCLOSURES:	2 CU. YDS.	12" DEPTH
UTILITY TRENCH (ELEC./TELCO):	189 CU. YDS.	48" DEPTH
COAX CABLE TRENCH:	111 CU. YDS.	48" DEPTH
TOTAL GRADING:	488 CU. YDS.	

- ENGINEERING NOTES:**
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

LOMALAND

3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

DRAWING DATES

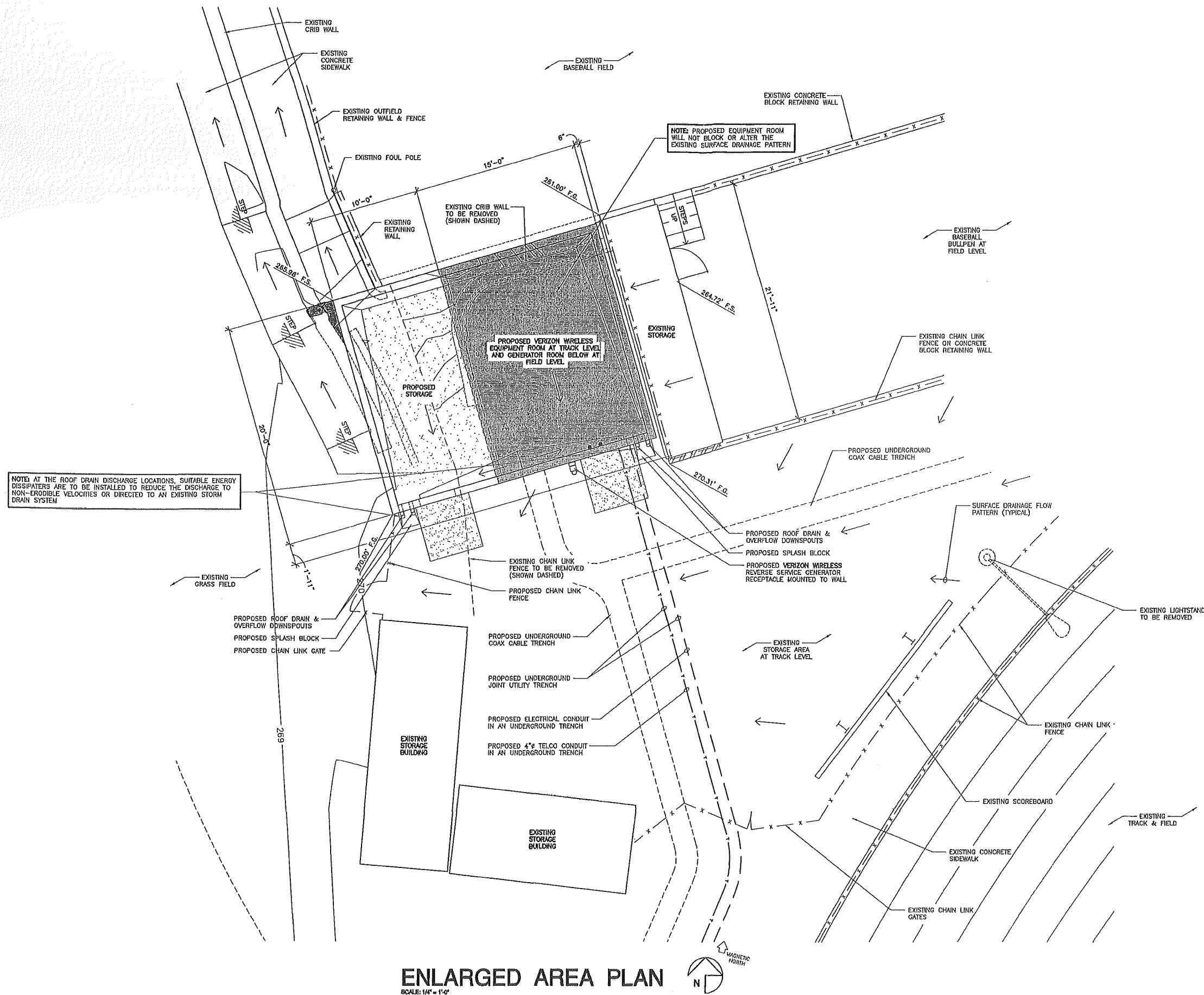
04/10/13 90% ZD (se)
04/21/13 100% ZD (se)
04/23/13 1A CERT. 100% ZD (rd)
04/29/13 REVISED 100% ZD (se)
05/01/13 REVISED 100% ZD (rd)
09/19/13 REVISED 100% ZD (rd)
12/03/13 REVISED 100% ZD (to)
12/05/13 REVISED 100% ZD (se)

SHEET TITLE

ENLARGED
AREA PLAN

PROJECTS\VERIZON\13106

A-2



BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
305 CARLSBAD VILLAGE DRIVE, SUITE 09
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

LOMALAND

3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

DRAWING DATES

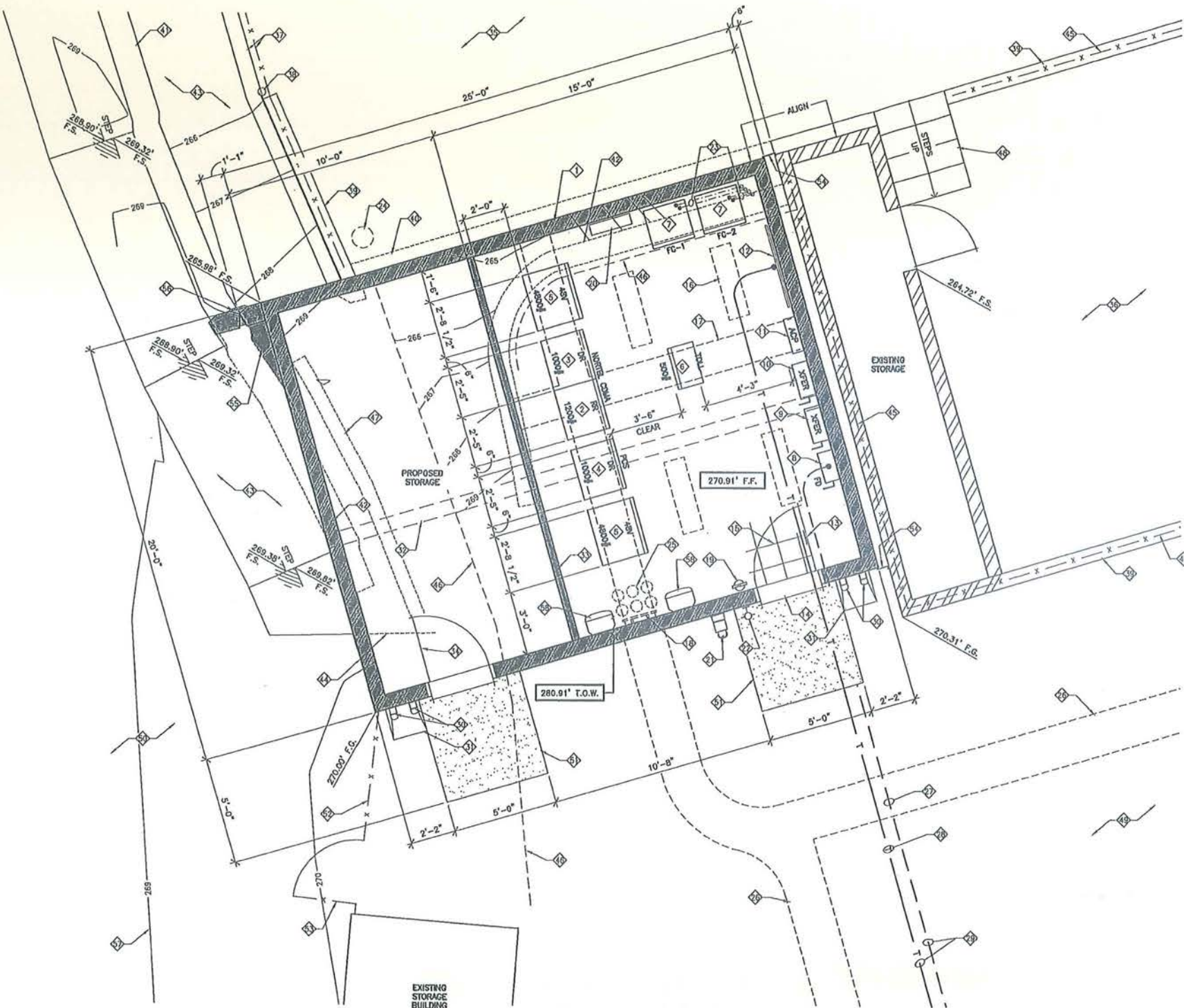
04/10/13	90% ZD (so)
04/21/13	100% ZD (so)
04/23/13	1A CERT. 100% ZD (rd)
04/29/13	REVISED 100% ZD (so)
05/01/13	REVISED 100% ZD (rd)
05/15/13	REVISED 100% ZD (rd)
12/03/13	REVISED 100% ZD (so)
12/05/13	REVISED 100% ZD (so)

SHEET TITLE

EQUIPMENT FLOOR PLAN

PROJECTS\VERIZON\13106

A-3



EQUIPMENT FLOOR PLAN
SCALE: 3/8" = 1'-0"

EQUIPMENT FLOOR PLAN NOTES:

1. PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK EQUIPMENT BUILDING ON CONCRETE PAD. FINISH AND PAINTED TO MATCH EXISTING BUILDING (SHOWN SHADED)
2. PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RADIO RACK (RR) 28" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
3. PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RACK (OR) 28" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
4. PROPOSED VERIZON WIRELESS PCS EQUIPMENT RACK (OR) 28" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
5. PROPOSED VERIZON WIRELESS BATTERY RACK. (TYPICAL OF 2) 32-1/2" WIDE x 68-3/8" HIGH x 27-1/8" DEEP. WEIGHT: 4800 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 AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
10. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
11. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
12. PROPOSED WALL MOUNTED TELCO BOARD
13. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
14. PROPOSED ALUMINUM THRESHOLD
15. PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51873 MONO WHITE WITH 4" COVER BASE
16. PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 4)
17. PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
18. PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
19. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
20. PROVIDE AND INSTALL (1) BATTERY ACID SPILL KIT
21. PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
22. PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE
23. PROPOSED REFRIGERANT LINE ROUTING
24. PROPOSED DRYWELL
25. PROPOSED (6) 6" CONDUITS FOR COAX CABLE & (1) 1-1/2" CONDUIT FOR GROUND
26. PROPOSED VERIZON WIRELESS COAXIAL CABLE TRENCH
27. PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
28. PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
29. PROPOSED TELCO & POWER UTILITY TRENCH. SEE ENLARGED SITE PLAN ON SHEET A-1 FOR CONTINUATION
30. PROPOSED ROOF DRAIN & OVERFLOW DOWNSPOUTS
31. PROPOSED SPLASH BLOCK
32. OUTLINE OF PROPOSED GENERATOR ENCLOSURE BELOW (SHOWN DASHED)
33. PROPOSED STUD WALL (SHOWN SHADED)
34. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME
35. EXISTING BASEBALL FIELD
36. EXISTING BASEBALL BULLPEN AT FIELD LEVEL
37. EXISTING OUTFIELD RETAINING WALL & FENCE
38. EXISTING FOUL POLE
39. EXISTING CONCRETE BLOCK RETAINING WALL
40. EXISTING CONCRETE BLOCK RETAINING WALL TO BE REMOVED (SHOWN DASHED)
41. EXISTING CRIB WALL
42. EXISTING CRIB WALL TO BE REMOVED (SHOWN DASHED)
43. EXISTING CONCRETE SIDEWALK
44. EXISTING CONCRETE SIDEWALK TO BE REMOVED (SHOWN DASHED)
45. EXISTING CHAIN LINK FENCE
46. EXISTING CHAIN LINK FENCE TO BE REMOVED (SHOWN DASHED)
47. EXISTING CONCRETE BLOCK CURB TO BE REMOVED (SHOWN DASHED)
48. EXISTING CONCRETE STEPS
49. EXISTING ASPHALT PAVED STORAGE AREA AT TRACK LEVEL
50. EXISTING GRASS FIELD
51. PROPOSED CONCRETE LANDING
52. PROPOSED CHAIN LINK FENCE
53. PROPOSED CHAIN LINK GATE
54. PROVIDE SEISMIC CONTROL JOINT
55. INFILL TO MATCH EXISTING ELEVATION (SHOWN SHADED)
56. PROPOSED CRIB WALL. HEIGHT TO MATCH EXISTING ELEVATION (SHOWN SHADED)
57. EXISTING CONTOUR LINES @ 1'-0" INTERVALS
58. PROPOSED RAYCAP DC SURGE PROTECTION UNITS UNISTRUT MOUNTED TO WALL. (TYPICAL OF 2)

Booth & Suarez
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(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
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EE/IN	DATE
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EE/GUT	DATE

PROJECT NAME

LOMALAND

3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

DRAWING DATES

04/10/13	90% ZD (ss)
04/21/13	100% ZD (ss)
04/23/13	1A CERT. 100% ZD (rd)
04/29/13	REVISED 100% ZD (ss)
05/01/13	REVISED 100% ZD (rd)
05/19/13	REVISED 100% ZD (rd)
12/03/13	REVISED 100% ZD (ss)
12/05/13	REVISED 100% ZD (ss)

SHEET TITLE

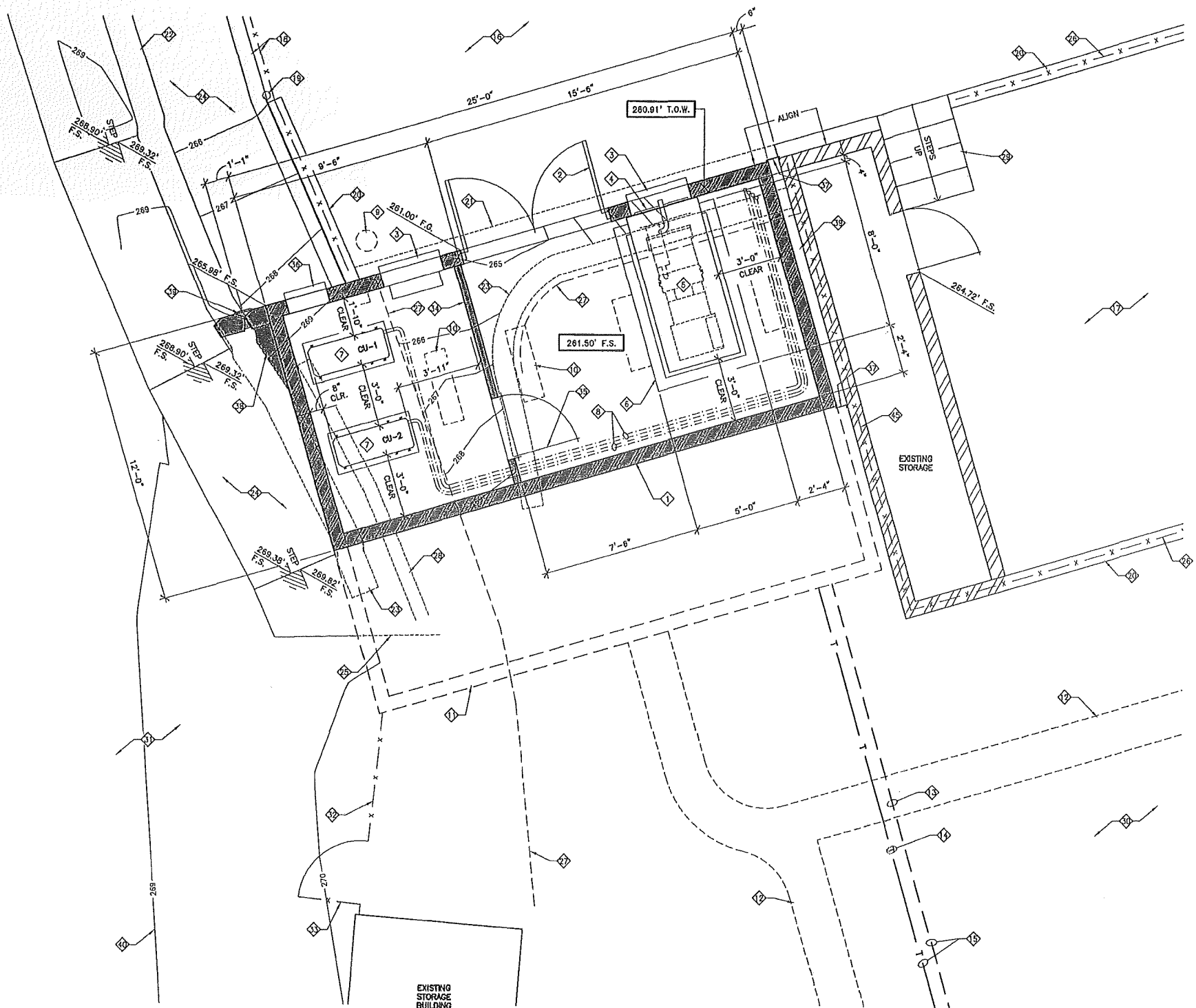
**GENERATOR
FLOOR PLAN**

PROJECTS\VERIZON\13106

A-4

GENERATOR PLAN NOTES:

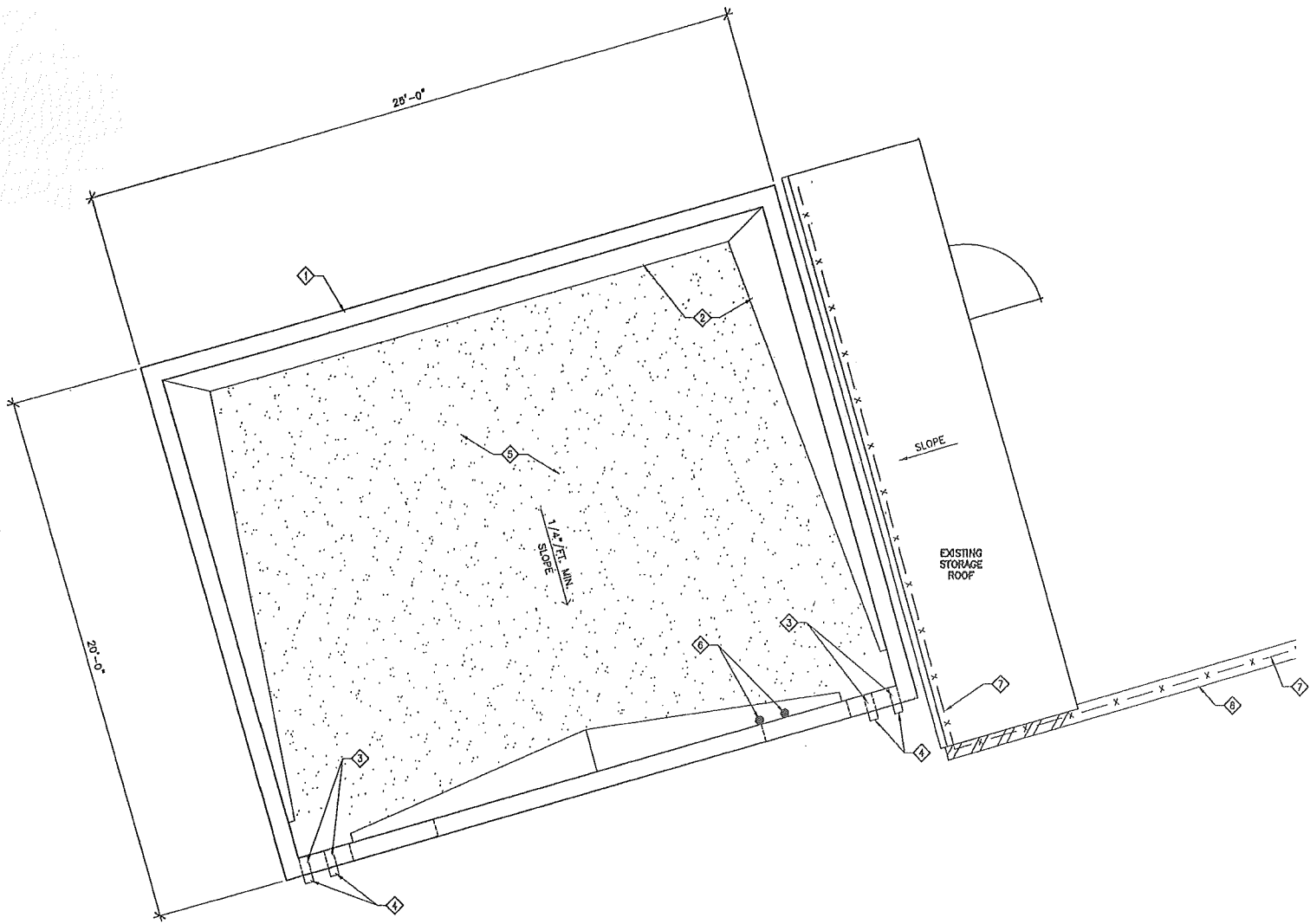
- 1 PROPOSED VERIZON WIRELESS CONCRETE BLOCK GENERATOR AND MECHANICAL EQUIPMENT ENCLOSURE ON CONCRETE PAD. FINISH AND PAINTED TO MATCH EXISTING BUILDING (SHOWN SHADED)
- 2 PROPOSED PAIR 3'-0" WIDE STEEL PICKET STYLE GATES W/ FRAME & SIGNAGE
- 3 PROPOSED 3'-0" X 7'-6" LOUVERED VENT WITH 12" THICK ACOUSTIC LOUVERS OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES
- 4 PROPOSED FLEXIBLE DUCT
- 5 PROPOSED VERIZON WIRELESS 30kw ENCLOSED EMERGENCY GENERATOR WITH A 148 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD, "KOHLER" J090ZJ0-VER GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dBA AT A REFERENCE DISTANCE OF 25 FEET.
- 6 PROPOSED CONCRETE CONTAINMENT CURB
- 7 PROPOSED MECHANICAL UNITS MOUNTED ON A CONCRETE PAD (TYPICAL OF 2)
- 8 PROPOSED REFRIGERANT LINE ROUTING
- 9 PROPOSED DRYWELL
- 10 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 4)
- 11 OUTLINE OF PROPOSED EQUIPMENT BUILDING ABOVE (SHOWN DASHED)
- 12 PROPOSED VERIZON WIRELESS COAXIAL CABLE TRENCH
- 13 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 14 PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 15 PROPOSED TELCO & POWER UTILITY TRENCH. SEE ENLARGED SITE PLAN ON SHEET A-1 FOR CONTINUATION
- 16 EXISTING BASEBALL FIELD
- 17 EXISTING BASEBALL BULLPEN AT FIELD LEVEL
- 18 EXISTING OUTFIELD RETAINING WALL & FENCE
- 19 EXISTING FOUL POLE
- 20 EXISTING CONCRETE BLOCK RETAINING WALL
- 21 EXISTING CONCRETE BLOCK RETAINING WALL TO BE REMOVED (SHOWN DASHED)
- 22 EXISTING CRIB WALL
- 23 EXISTING CRIB WALL TO BE REMOVED (SHOWN DASHED)
- 24 EXISTING CONCRETE SIDEWALK
- 25 EXISTING CONCRETE SIDEWALK TO BE REMOVED (SHOWN DASHED)
- 26 EXISTING CHAIN LINK FENCE
- 27 EXISTING CHAIN LINK FENCE TO BE REMOVED (SHOWN DASHED)
- 28 EXISTING CONCRETE BLOCK CURB TO BE REMOVED (SHOWN DASHED)
- 29 EXISTING CONCRETE STEPS
- 30 EXISTING ASPHALT PAVED STORAGE AREA AT TRACK LEVEL
- 31 EXISTING GRASS FIELD
- 32 PROPOSED CHAIN LINK FENCE
- 33 PROPOSED CHAIN LINK GATE
- 34 PROPOSED STUD WALL (1 HOUR RATED)(SHOWN SHADED)
- 35 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME
- 36 PROPOSED 2'-0" X 3'-0" LOUVERED VENT
- 37 PROVIDE SEISMIC CONTROL JOINT
- 38 INFILL TO MATCH EXISTING ELEVATION (SHOWN SHADED)
- 39 PROPOSED CRIB WALL. HEIGHT TO MATCH EXISTING ELEVATION (SHOWN SHADED)
- 40 EXISTING CONTOUR LINES @ 1'-0" INTERVALS



GENERATOR FLOOR PLAN

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





- ROOF PLAN NOTES:
- 1 PROPOSED CONCRETE BLOCK PARAPET WALL
 - 2 PROPOSED ROOF CRICKET
 - 3 PROPOSED ROOF DRAIN AND OVERFLOW SCUPPER
 - 4 PROPOSED ROOF DRAIN AND OVERFLOW DOWNSPOUTS
 - 5 BUILT-UP ROOFING
 - 6 PROPOSED EB11/GPS ANTENNAS MOUNTED TO INSIDE FACE OF PARAPET WALL (TYPICAL OF 2)
 - 7 EXISTING CHAIN LINK FENCE
 - 8 EXISTING CONCRETE BLOCK RETAINING WALL

ROOF PLAN
SCALE: 3/8" = 1'-0"



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APPROVALS	
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PROJECT NAME
LOMALAND
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

DRAWING DATES	
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09/19/13	REVISED 100% ZD (rd)
12/03/13	REVISED 100% ZD (c)
12/05/13	REVISED 100% ZD (ss)

SHEET TITLE
ROOF PLAN

PROJECTS\VERIZON\13108

A-5

Booth & Suarez
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 (949) 286-7000

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PROJECT NAME

LOMALAND

3900 LOMALAND DRIVE
 SAN DIEGO, CA 92106
 SAN DIEGO COUNTY

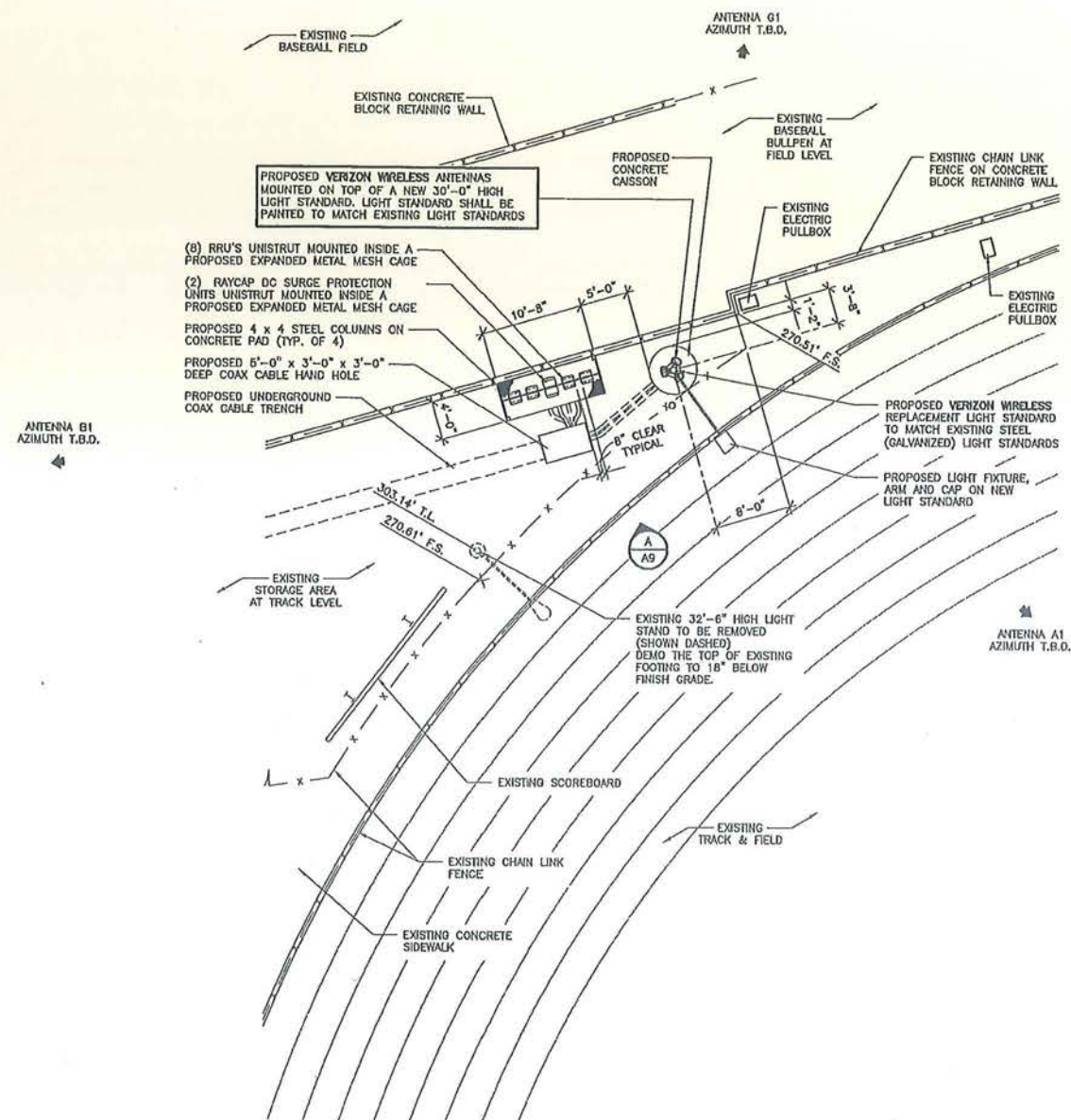
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04/29/13	REVISED 100% ZD (ss)
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12/03/13	REVISED 100% ZD (rc)
12/05/13	REVISED 100% ZD (ss)

SHEET TITLE

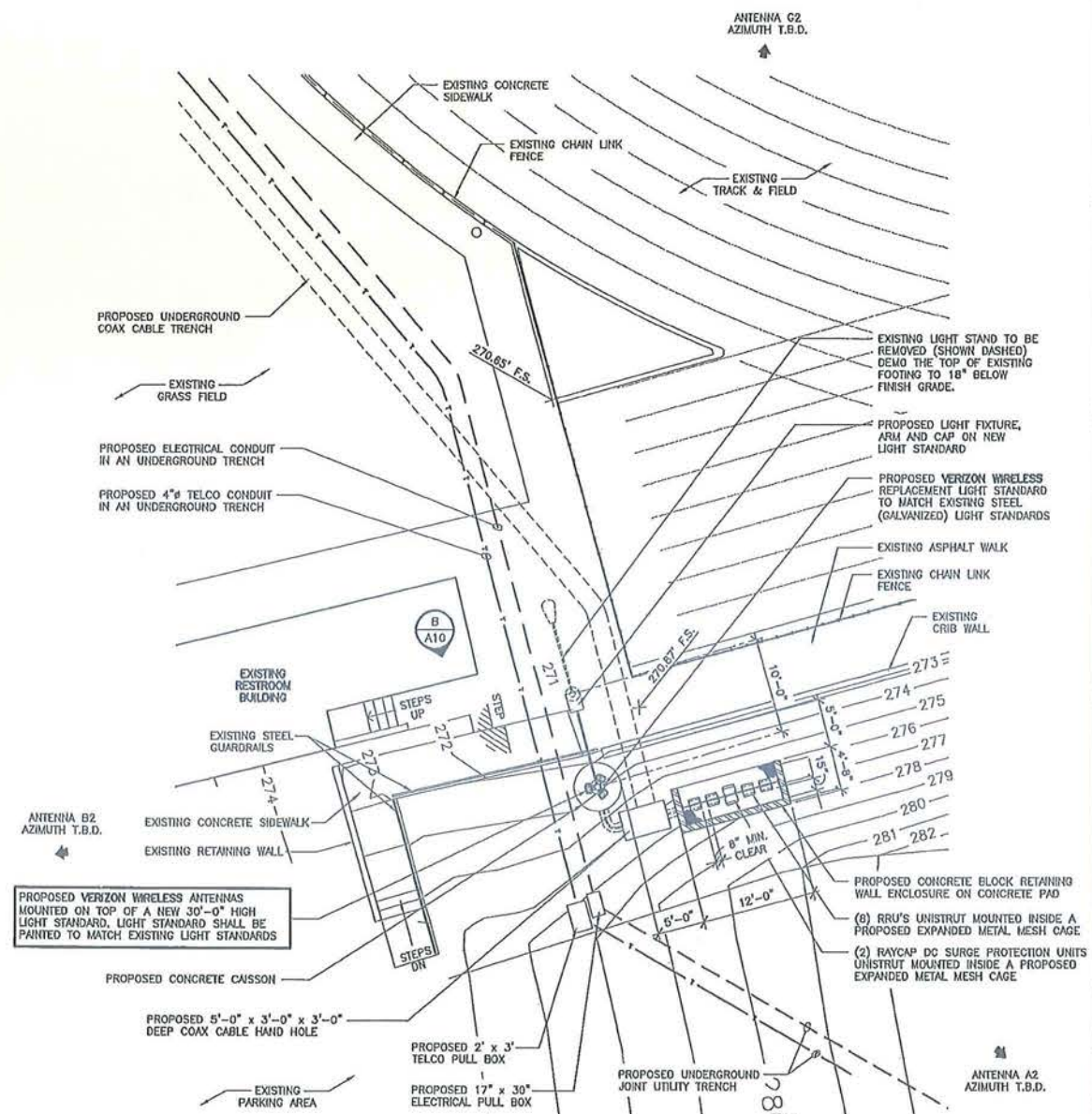
**LIGHT STANDARD
 1 & 2 PLANS**

PROJECTS\VERIZON\13106

A-6

LIGHT STANDARD PLAN #1
 SCALE: 1/8" = 1'-0"

LIGHT STANDARD #1									
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 3')
ALPHA1	T.B.D.	T.B.D.	COMINSOPE: SRN1-1065658	0°	N/A	72.72' x 11.85' x 7.1'0	2 COAX	130'-0"	6'-0"
BETA1	T.B.D.	T.B.D.	COMINSOPE: SRN1-1065658	0°	N/A	72.72' x 11.85' x 7.1'0	2 COAX	130'-0"	6'-0"
GAMMA1	T.B.D.	T.B.D.	COMINSOPE: SRN1-1065658	0°	N/A	72.72' x 11.85' x 7.1'0	2 COAX	130'-0"	6'-0"



LIGHT STANDARD PLAN #2
 SCALE: 1/8" = 1'-0"

LIGHT STANDARD #2									
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 3')
ALPHA2	T.B.D.	T.B.D.	COMINSOPE: SRN1-1065658	0°	N/A	72.72' x 11.85' x 7.1'0	2 COAX	395'-0"	6'-0"
BETA2	T.B.D.	T.B.D.	COMINSOPE: SRN1-1065658	0°	N/A	72.72' x 11.85' x 7.1'0	2 COAX	395'-0"	6'-0"
GAMMA2	T.B.D.	T.B.D.	COMINSOPE: SRN1-1065658	0°	N/A	72.72' x 11.85' x 7.1'0	2 COAX	395'-0"	6'-0"

Booth & Suarez
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PROJECT NAME

LOMALAND

3900 LOMALAND DRIVE
 SAN DIEGO, CA 92106
 SAN DIEGO COUNTY

DRAWING DATES

04/10/13	90% ZD (ss)
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12/03/13	REVISED 100% ZD (c)
12/05/13	REVISED 100% ZD (ss)

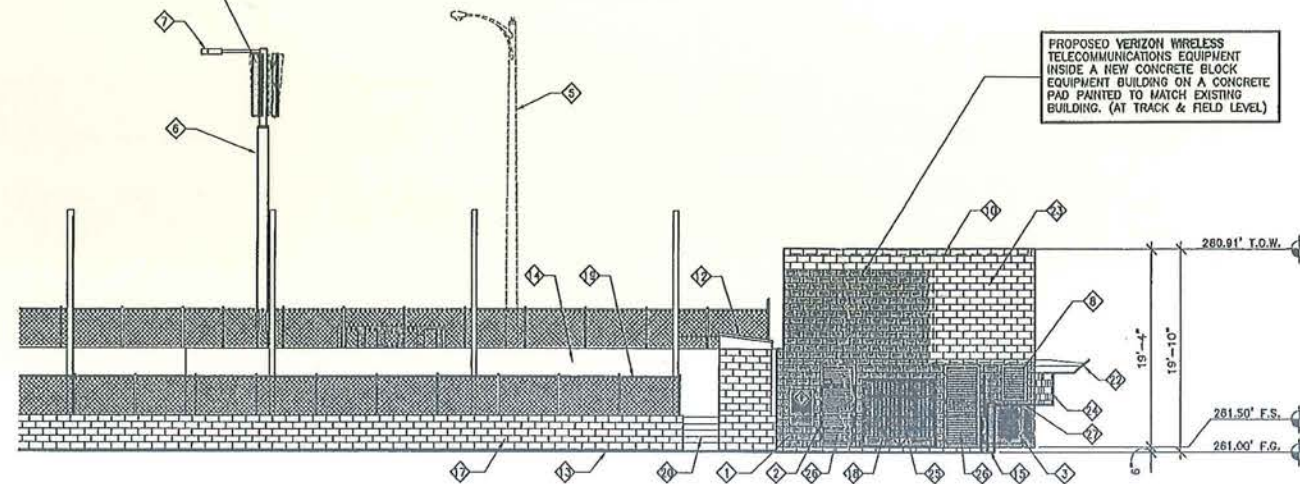
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**EXTERIOR
 ELEVATIONS**

PROJECTS\VERIZON\13108

A-7

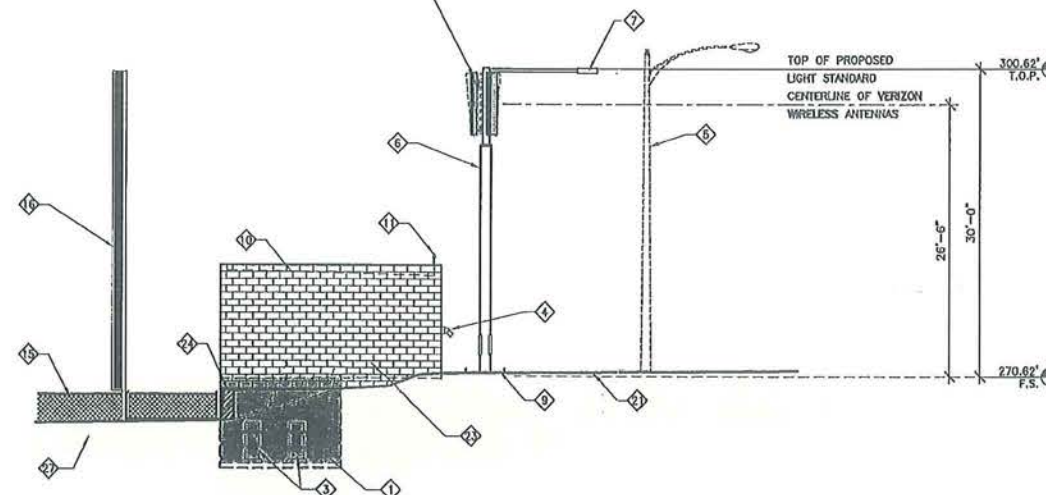
PROPOSED VERIZON WIRELESS ANTENNAS
 MOUNTED ON TOP OF A NEW 30'-0" HIGH
 LIGHT STANDARD. LIGHT STANDARDS SHALL BE
 PAINTED TO MATCH EXISTING LIGHT STANDARDS

**NORTH ELEVATION**

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

PROPOSED VERIZON WIRELESS
 TELECOMMUNICATIONS EQUIPMENT
 INSIDE A NEW CONCRETE BLOCK
 EQUIPMENT BUILDING ON A CONCRETE
 PAD PAINTED TO MATCH EXISTING
 BUILDING. (AT TRACK & FIELD LEVEL)

PROPOSED VERIZON WIRELESS ANTENNAS
 MOUNTED ON TOP OF A NEW 30'-0" HIGH
 LIGHT STANDARD. LIGHT STANDARDS SHALL BE
 PAINTED TO MATCH EXISTING LIGHT STANDARDS

**WEST ELEVATION**

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

ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR INSIDE A NEW CONCRETE BLOCK WALL ENCLOSURE BELOW PROPOSED EQUIPMENT ROOM (AT BASEBALL FIELD LEVEL)
- 2 PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR WITH A ON A POURED-IN-PLACE CONCRETE PAD (SHOWN DASHED)
- 3 PROPOSED MECHANICAL UNITS MOUNTED ON A CONCRETE PAD (SHOWN DASHED) (TYPICAL OF 2)
- 4 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 5 EXISTING LIGHT STAND TO BE REMOVED (SHOWN DASHED)
- 6 DEMO THE TOP OF EXISTING FOOTING TO 16" BELOW FINISH GRADE.
- 7 PROPOSED VERIZON WIRELESS REPLACEMENT LIGHT STANDARD TO MATCH EXISTING STEEL (GALVANIZED) LIGHT STANDARDS
- 8 PROPOSED LIGHT FIXTURE, ARM AND CAP ON NEW LIGHT STANDARD
- 9 PROPOSED 2'-0" x 4'-0" LOUVERED VENT
- 10 PROPOSED CONCRETE CAISSON
- 11 PROPOSED ROOF SURFACE (SHOWN DASHED)
- 12 PROPOSED E911/GPS ANTENNAS MOUNTED TO INSIDE FACE OF PARAPET WALL (TYPICAL OF 2)
- 13 EXISTING STORAGE BUILDING
- 14 EXISTING BASEBALL FIELD
- 15 EXISTING BASEBALL BULLPEN AT FIELD LEVEL
- 16 EXISTING OUTFIELD RETAINING WALL & FENCE
- 17 EXISTING FOUL POLE
- 18 EXISTING CONCRETE BLOCK RETAINING WALL
- 19 EXISTING CONCRETE BLOCK RETAINING WALL TO BE REMOVED (SHOWN DASHED)
- 20 EXISTING CHAIN LINK FENCE
- 21 EXISTING CONCRETE STEPS
- 22 EXISTING ASPHALT PAVED STORAGE AREA AT TRACK LEVEL
- 23 EXISTING GRASS FIELD
- 24 PROPOSED STORAGE ROOM (AT TRACK & FIELD LEVEL)
- 25 PROPOSED CRIB WALL
- 26 PROPOSED PAIR 3'-6" WIDE STEEL PICKET STYLE GATES WITH FRAME
- 27 PROPOSED 3'-0" x 7'-6" LOUVERED VENT WITH 12" THICK ACOUSTIC LOUVERS OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES
- 28 EXISTING CONCRETE SIDEWALK

Booth & Suarez
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IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS	
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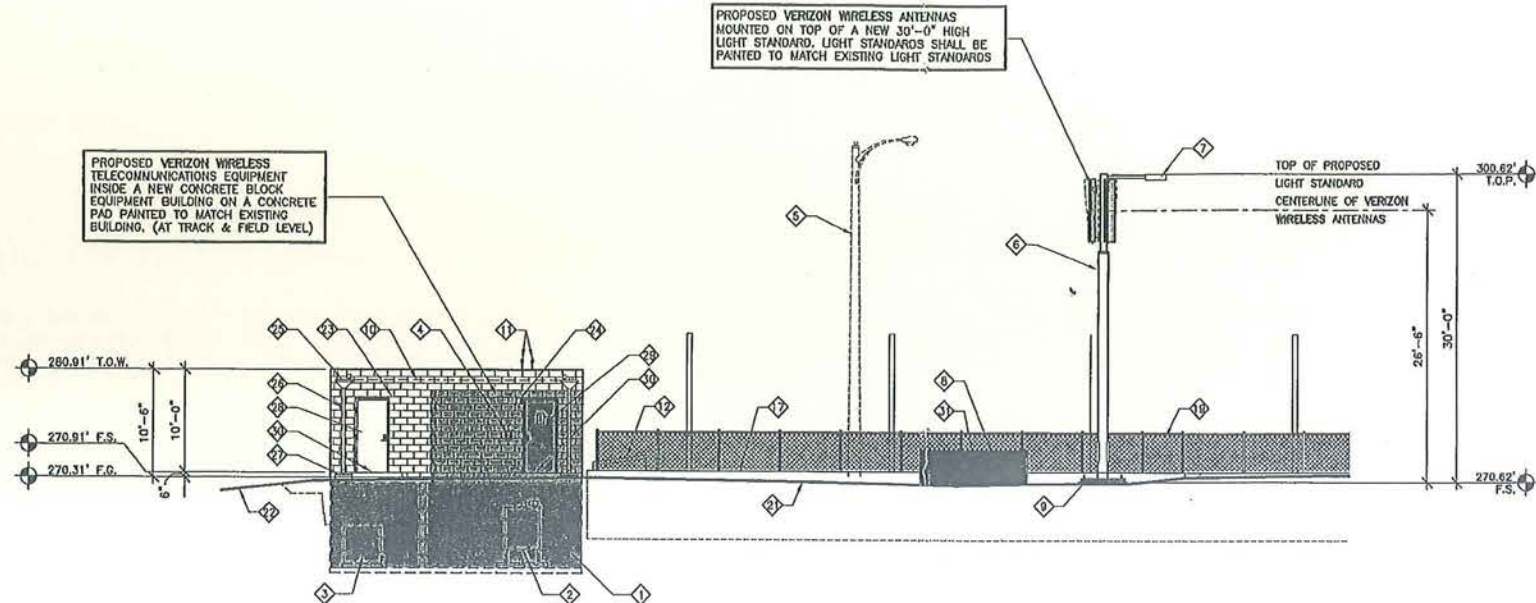
PROJECT NAME
LOMALAND
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

DRAWING DATES	
04/10/13	90% ZD (sa)
04/21/13	100% ZD (sa)
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12/06/13	REVISED 100% ZD (sa)

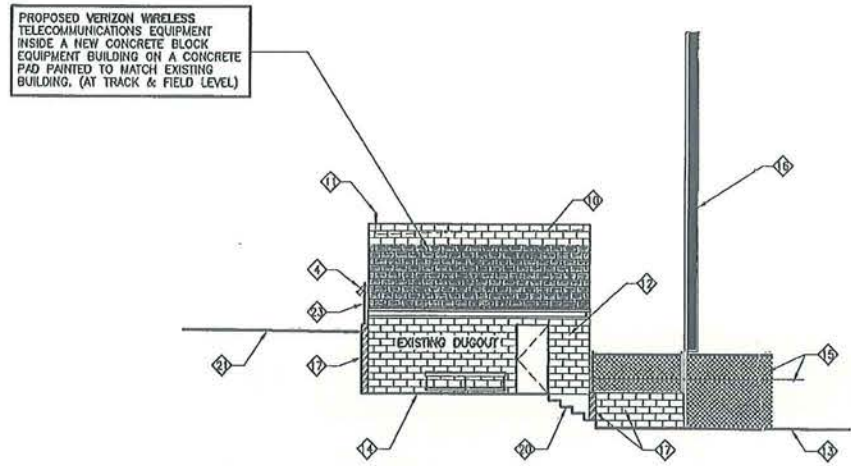
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13106

A-8



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



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

- ELEVATION NOTES:**
- 1 PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR INSIDE A NEW CONCRETE BLOCK WALL ENCLOSURE BELOW PROPOSED EQUIPMENT ROOM (AT BASEBALL FIELD LEVEL)
 - 2 PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR WITH A ON A POURED-IN-PLACE CONCRETE PAD (SHOWN DASHED)
 - 3 PROPOSED MECHANICAL UNITS MOUNTED ON A CONCRETE PAD (SHOWN DASHED)(TYPICAL OF 2)
 - 4 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
 - 5 EXISTING LIGHT STAND TO BE REMOVED (SHOWN DASHED) DEMO THE TOP OF EXISTING FOOTING TO 18" BELOW FINISH GRADE.
 - 6 PROPOSED VERIZON WIRELESS REPLACEMENT LIGHT STANDARD TO MATCH EXISTING STEEL (GALVANIZED) LIGHT STANDARDS
 - 7 PROPOSED LIGHT FIXTURE, ARM AND CAP ON NEW LIGHT STANDARD
 - 8 PROPOSED VERIZON WIRELESS RRU'S UNISTRUT MOUNTED INSIDE A PROPOSED EXPANDED METAL MESH CAGE
 - 9 PROPOSED CONCRETE CAISSON
 - 10 PROPOSED ROOF SURFACE (SHOWN DASHED)
 - 11 PROPOSED E911/GPS ANTENNAS MOUNTED TO INSIDE FACE OF PARAPET WALL (TYPICAL OF 2)
 - 12 EXISTING STORAGE BUILDING
 - 13 EXISTING BASEBALL FIELD
 - 14 EXISTING BASEBALL GULLPEN AT FIELD LEVEL
 - 15 EXISTING OUTFIELD RETAINING WALL & FENCE
 - 16 EXISTING FOUL POLE
 - 17 EXISTING CONCRETE BLOCK RETAINING WALL
 - 18 EXISTING CONCRETE BLOCK RETAINING WALL TO BE REMOVED (SHOWN DASHED)
 - 19 EXISTING CHAIN LINK FENCE
 - 20 EXISTING CONCRETE STEPS
 - 21 EXISTING ASPHALT PAVED STORAGE AREA AT TRACK LEVEL
 - 22 EXISTING GRASS FIELD
 - 23 PROPOSED STORAGE ROOM (AT TRACK & FIELD LEVEL)
 - 24 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE
 - 25 PROPOSED ROOF DRAIN AND OVERFLOW SCUPPER
 - 26 PROPOSED DOWNSPOUTS
 - 27 PROPOSED SPLASH BLOCK
 - 28 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME
 - 29 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
 - 30 PROPOSED CONCRETE LANDING
 - 31 PROPOSED VERIZON WIRELESS RAYCAP DC SURGE PROTECTION UNITS UNISTRUT MOUNTED INSIDE A PROPOSED EXPANDED METAL MESH CAGE

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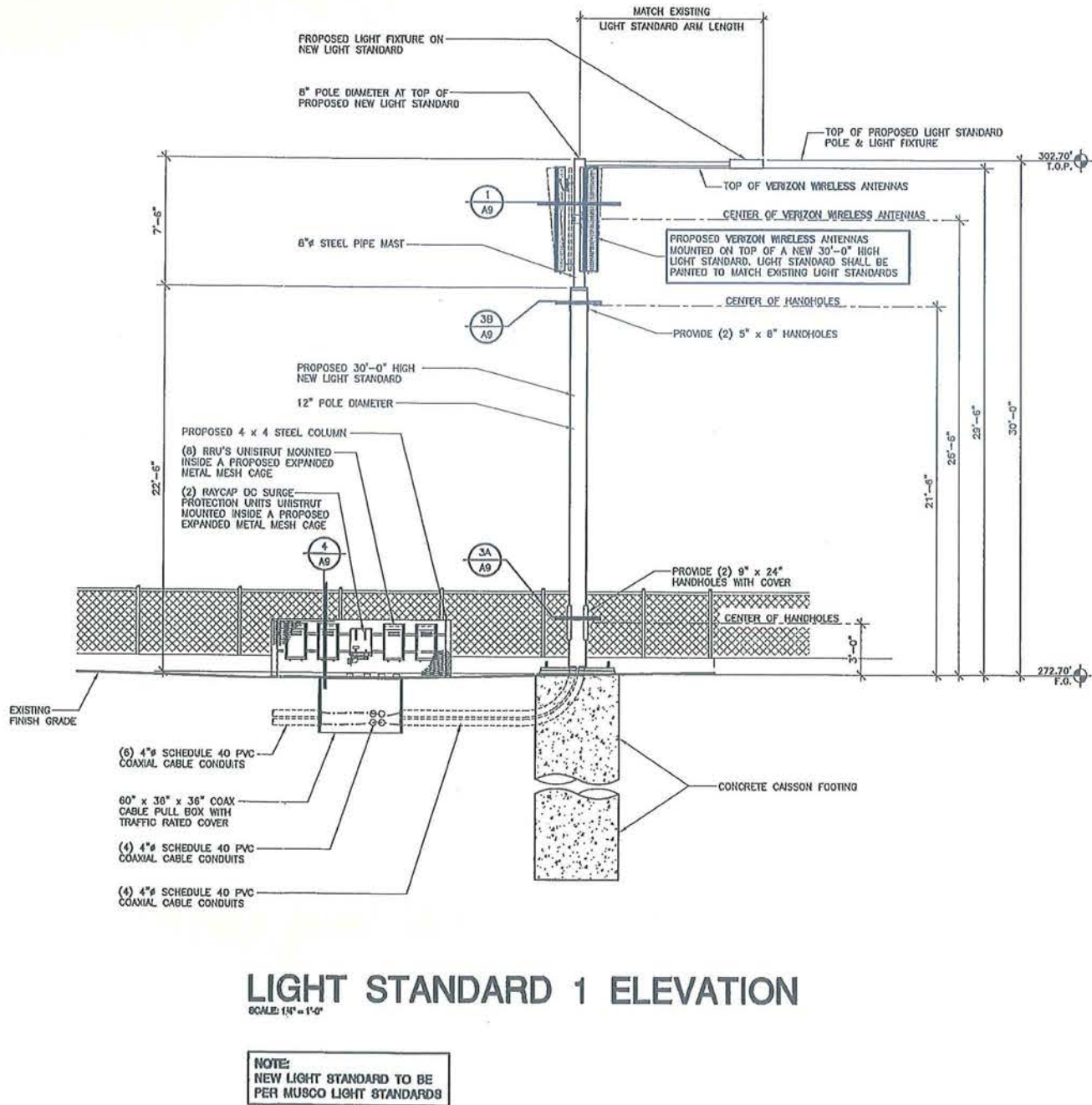
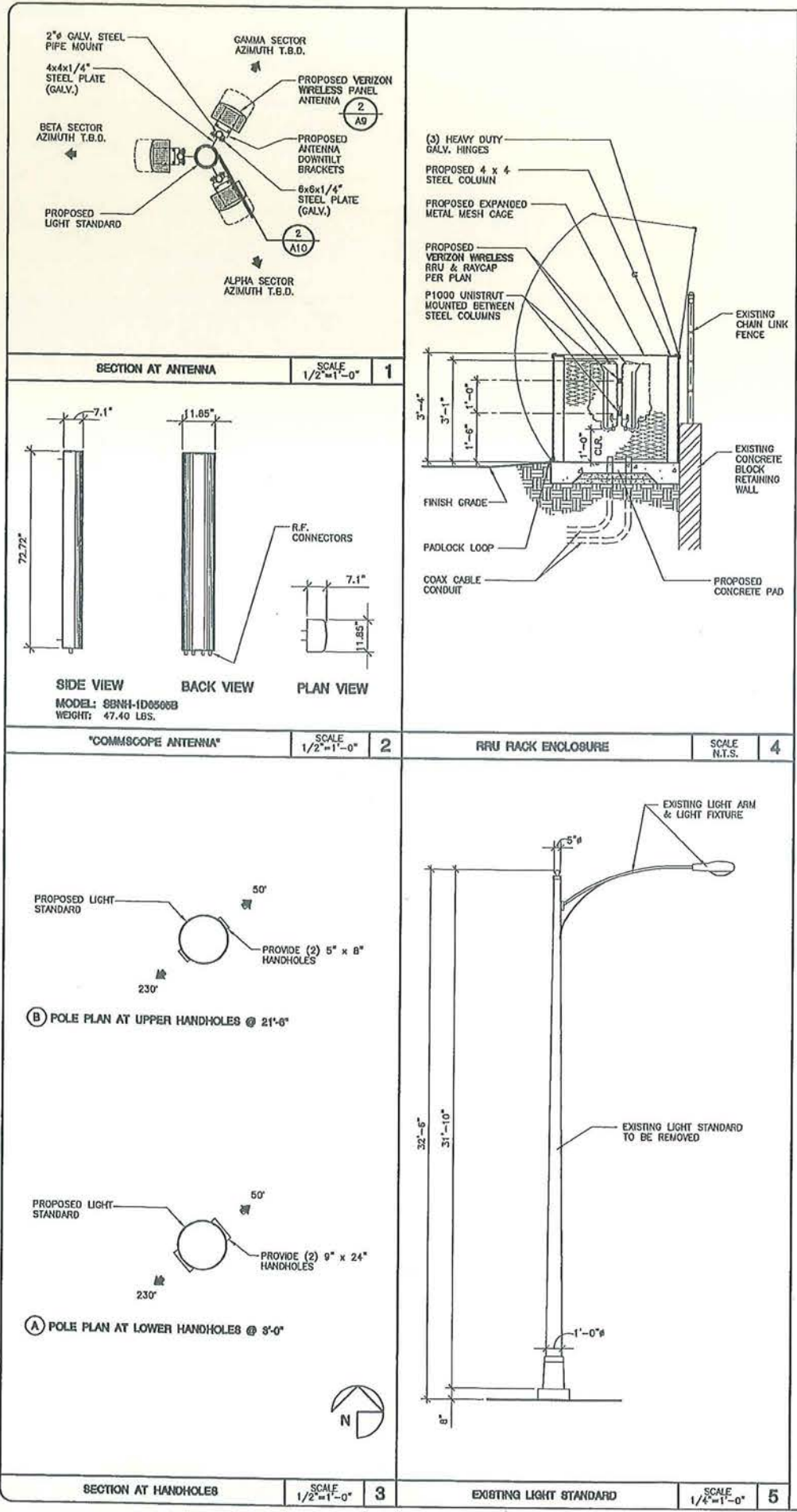
PROJECT NAME
LOMALAND
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

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04/10/13	90% ZD (ss)
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04/23/13	1A CERT. 100% ZD (rd)
04/28/13	REVISED 100% ZD (ss)
05/01/13	REVISED 100% ZD (rd)
09/19/13	REVISED 100% ZD (rd)
12/03/13	REVISED 100% ZD (ss)
12/05/13	REVISED 100% ZD (ss)

SHEET TITLE
**LIGHT STANDARD 1
ELEVATION & DETAILS**

PROJECTS\VERIZON\13106

A-9



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OPS	DATE
EE/OUT	DATE

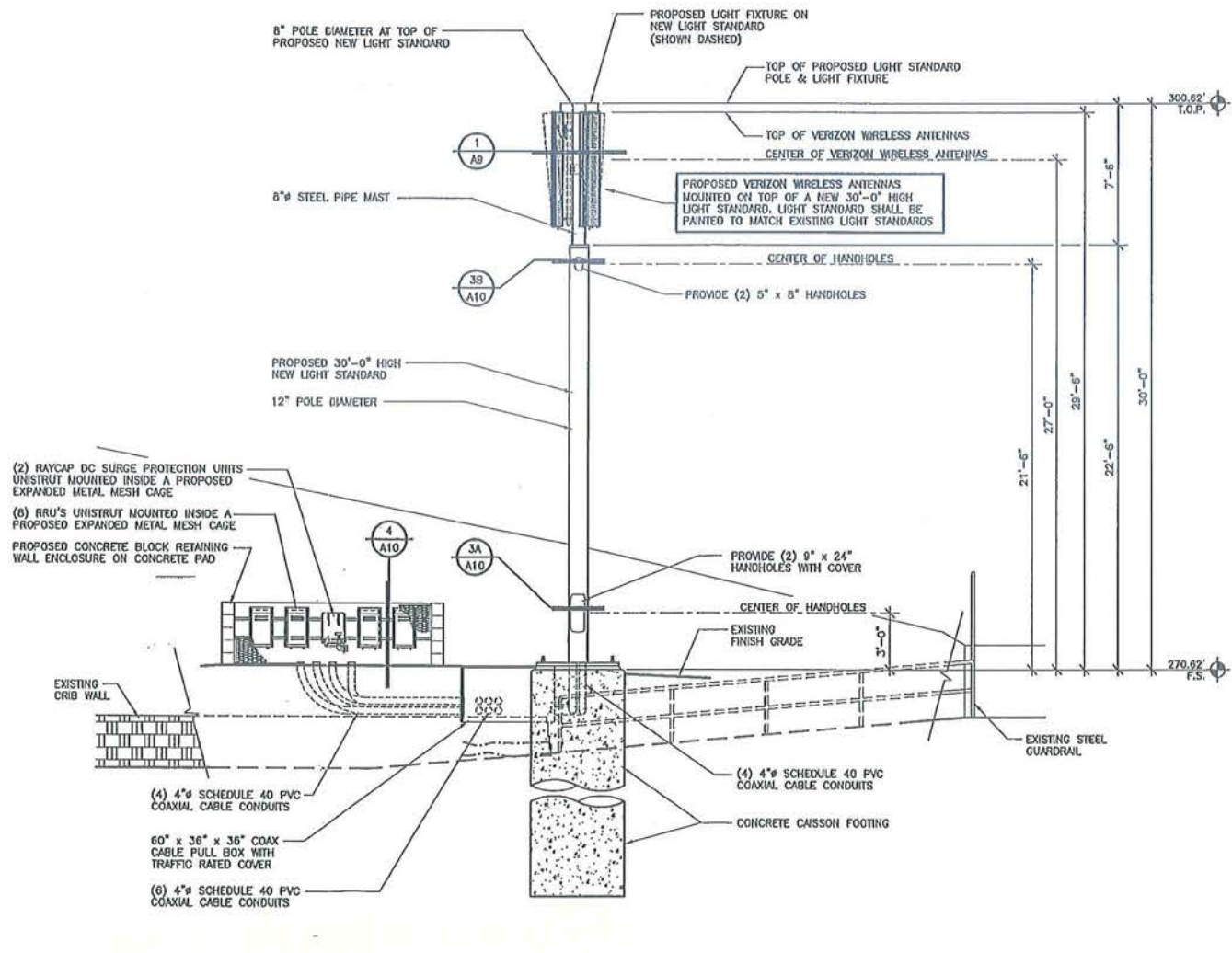
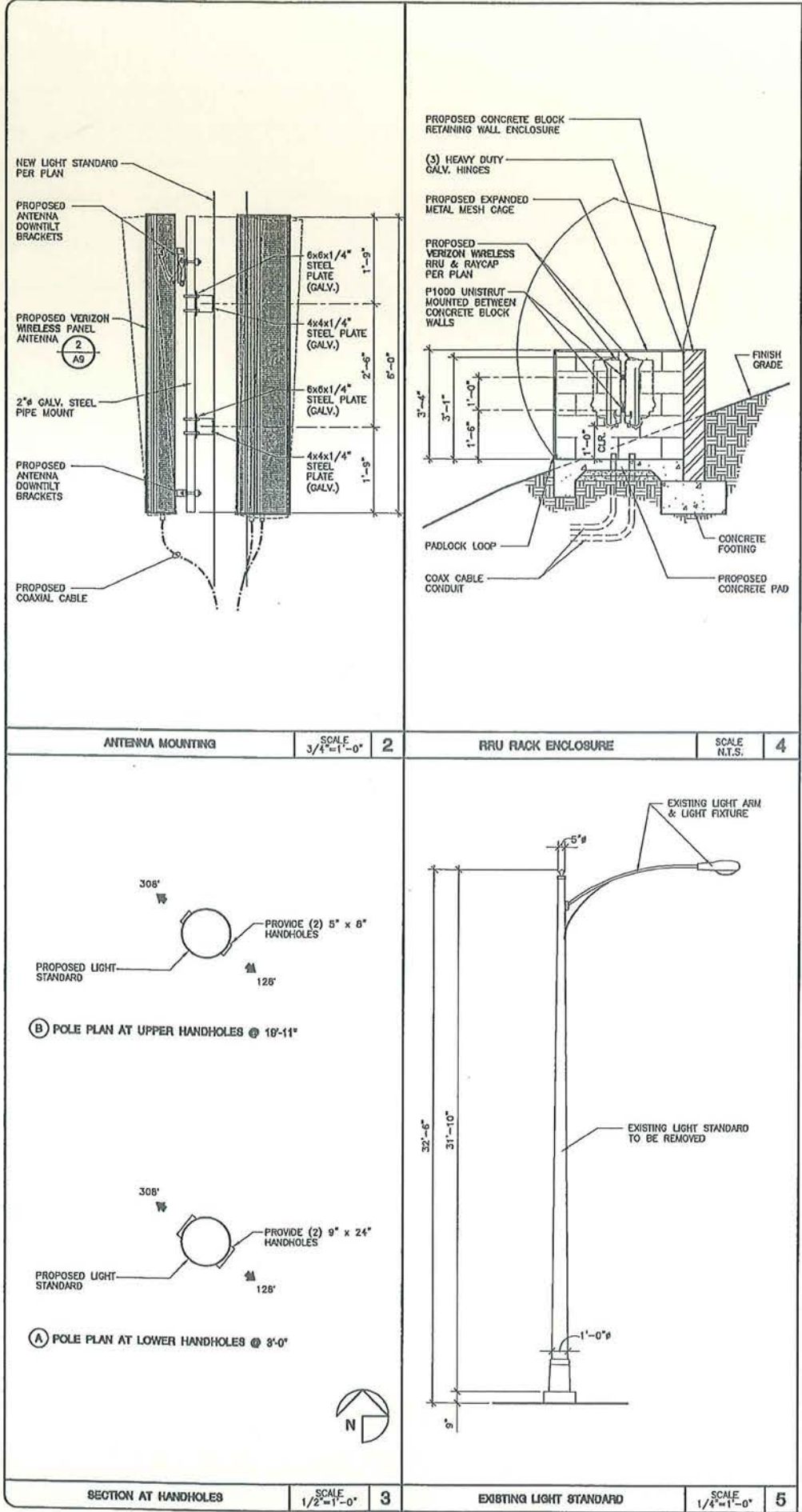
PROJECT NAME
LOMALAND
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
SAN DIEGO COUNTY

DRAWING DATES	
04/10/13	90X ZD (ss)
04/21/13	100X ZD (ss)
04/23/13	1A CERT, 100X ZD (rd)
04/29/13	REVISED 100X ZD (ss)
05/01/13	REVISED 100X ZD (rd)
09/19/13	REVISED 100X ZD (rd)
12/03/13	REVISED 100X ZD (lc)
12/05/13	REVISED 100X ZD (ss)

SHEET TITLE
**LIGHT STANDARD 2
ELEVATION & DETAILS**

PROJECTS\VERIZON\13106

A-10



BOUNDARY NOTE:

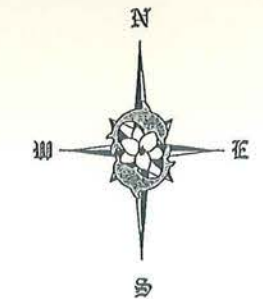
THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSOR'S PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY. IT HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

DATUM STATEMENT:

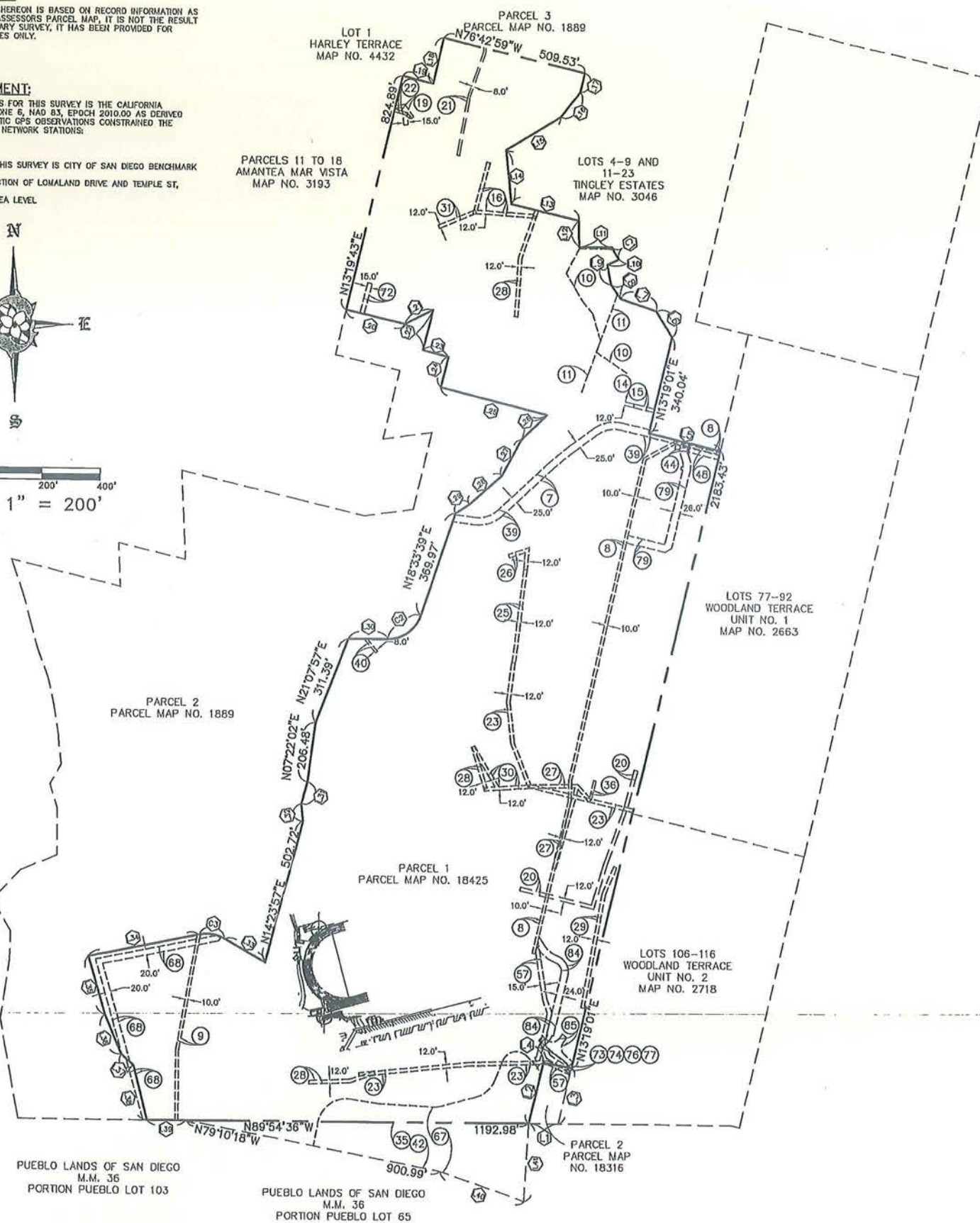
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, NAD 83, EPOCH 2010.00 AS DERIVED LOCALLY THROUGH STATIC GPS OBSERVATIONS CONSTRAINED TO THE FOLLOWING CPQS CORS NETWORK STATIONS:

PLOS AND P472

THE BENCHMARK FOR THIS SURVEY IS CITY OF SAN DIEGO BENCHMARK ID: 11865
LOCATION: AT INTERSECTION OF LOMALAND DRIVE AND TEMPLE ST,
ELEV: 263.774 MEAN SEA LEVEL



SCALE: 1" = 200'

BOUNDARY DETAIL:**LEGAL DESCRIPTION:**

PARCEL A:

PARCEL 1 OF PARCEL MAP 18425, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 18, 2000.

PARCEL B:

AN EASEMENT FOR ACCESS OVER THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 18070, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 16, 1998, DESIGNATED AND DELINEATED THEREON AS "ACCESS EASEMENT".

ASSESSOR'S PARCEL NUMBER: 532-510-21

COURSE DATA:

- 1- N89°54'36"W 103.01'
- 2- N131°02'E 215.96'
- 3- N131°01'E 108.28'
- 4- N80°02'54"W 100.45'
- 5- N76°40'59"W 258.05'
- 6- N31°39'59"W 105.00'
- 7- N71°38'29"W 130.00'
- 8- N35°38'29"W 80.00'
- 9- N10°25'34"W 89.91'
- 10- N65°28'02"E 45.05'
- 11- N89°59'12"E 113.89'
- 12- N00°42'08"W 90.37'
- 13- N77°05'07"W 244.52'
- 14- N05°39'00"W 167.00'
- 15- N59°20'22"E 220.05'
- 16- N38°29'31"E 110.34'
- 17- N131°01'E 67.30'
- 18- N131°01'E 180.00'
- 19- N78°42'17"W 110.00'
- 20- N78°40'17"W 209.85'
- 21- N63°41'55"E 110.30'
- 22- N14°04'08"E 143.00'
- 23- N75°55'52"W 93.00'
- 24- N14°04'08"E 108.58'
- 25- N76°03'38"W 383.97'
- 26- N45°52'32"E 125.63'
- 27- N28°19'27"E 140.10'
- 28- N48°53'07"E 148.47'
- 29- N56°52'06"E 58.87'
- 30- N89°57'52"W 138.85'
- 31- N15°30'10"E 77.76'
- 32- N05°42'52"W 60.71'
- 33- N80°41'02"W 162.81'
- 34- N78°27'18"E 390.55'
- 35- N16°05'38"W 209.03'
- 36- N23°08'29"W 146.43'
- 37- N48°46'49"W 57.67'
- 38- N141°04'46"W 192.40'
- 39- N89°58'20"E 136.39'
- 40- N70°57'42"W 310.67'
- 41- N63°03'31"E 271.14'
- 42- Δ=14°19'28" R=200.00' L=50.00'
- 43- Δ=71°28'29" R=120.00' L=149.70'
- 44- Δ=40°51'40" R=130.00' L=92.71'

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
315 CARLSBAD VILLAGE DRIVE, SUITE 02
CARLSBAD, CA 92008 (760) 434-4474

PREPARED FOR

verizon wireless

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

CONSULTANT

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

PROJECT NAME

VERIZON LOMALAND

3900 LOMALAND DRIVE
SAN DIEGO, CA 92106

SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\12540 JFC

C-2

LEGAL DESCRIPTION:**PARCEL A:**

PARCEL 1 OF PARCEL MAP 18425, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 18, 2000.

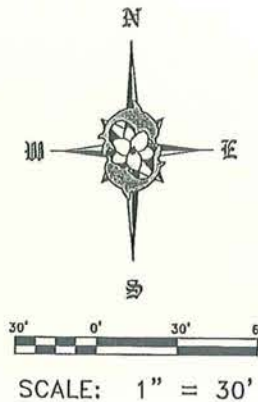
PARCEL B:

AN EASEMENT FOR ACCESS OVER THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 18070, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 16, 1998, DESIGNATED AND DELINEATED THEREON AS "ACCESS EASEMENT".

ASSESSOR'S PARCEL NUMBER: 532-510-21

LEGEND:

BLD - BUILDING
CB - COMMUNICATIONS BOX
CR - CABLE RISER
CS - CONCRETE STAIRS
DI - DRAIN INLET
E - EAST
EPB - ELECTRIC PULLBOX
ET - ELECTRIC TRANSFORMER
FG - FINISHED GRADE
FH - FIRE HYDRANT
FS - FINISHED SURFACE
GV - GAS VALVE
GVLT - GAS VAULT
LP - LIGHT POST
N - NORTH
NE - NORTHEAST
NG - NATURAL GROUND
NW - NORTHWEST
PSN - PARKING SIGN
RW - RETAINING WALL
S - SOUTH
SCO - SEWER CLEAN OUT
SE - SOUTHEAST
SW - SOUTHWEST
TD - TOP OF BERM
TC - TOP OF CURB
TL - TOP OF LIGHT
TP - TELEPHONE PEDESTAL
TS - TOP OF STEP
TSN - TRAFFIC SIGN
TW - TOP OF WALL
UWLT - UTILITY VAULT
W - WEST
W/ - WITH
WV - WATER VALVE
WVLT - WATER VAULT

**DATUM STATEMENT:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 8, NAD 83, EPOCH 2010.00 AS DERIVED LOCALLY THROUGH STATIC GPS OBSERVATIONS CONSTRAINED THE FOLLOWING CPGS CORS NETWORK STATIONS:

PL05 AND P472

THE BENCHMARK FOR THIS SURVEY IS CITY OF SAN DIEGO BENCHMARK ID: 11985
LOCATION: AT INTERSECTION OF LOMALAND DRIVE AND TEMPLE ST,
ELEV. 263.774 MEAN SEA LEVEL.

COORDINATES:

PROPOSED LIGHT STANDARD #1
LATITUDE: 32°42'55.797" N
LONGITUDE: 117°15'09.597" W

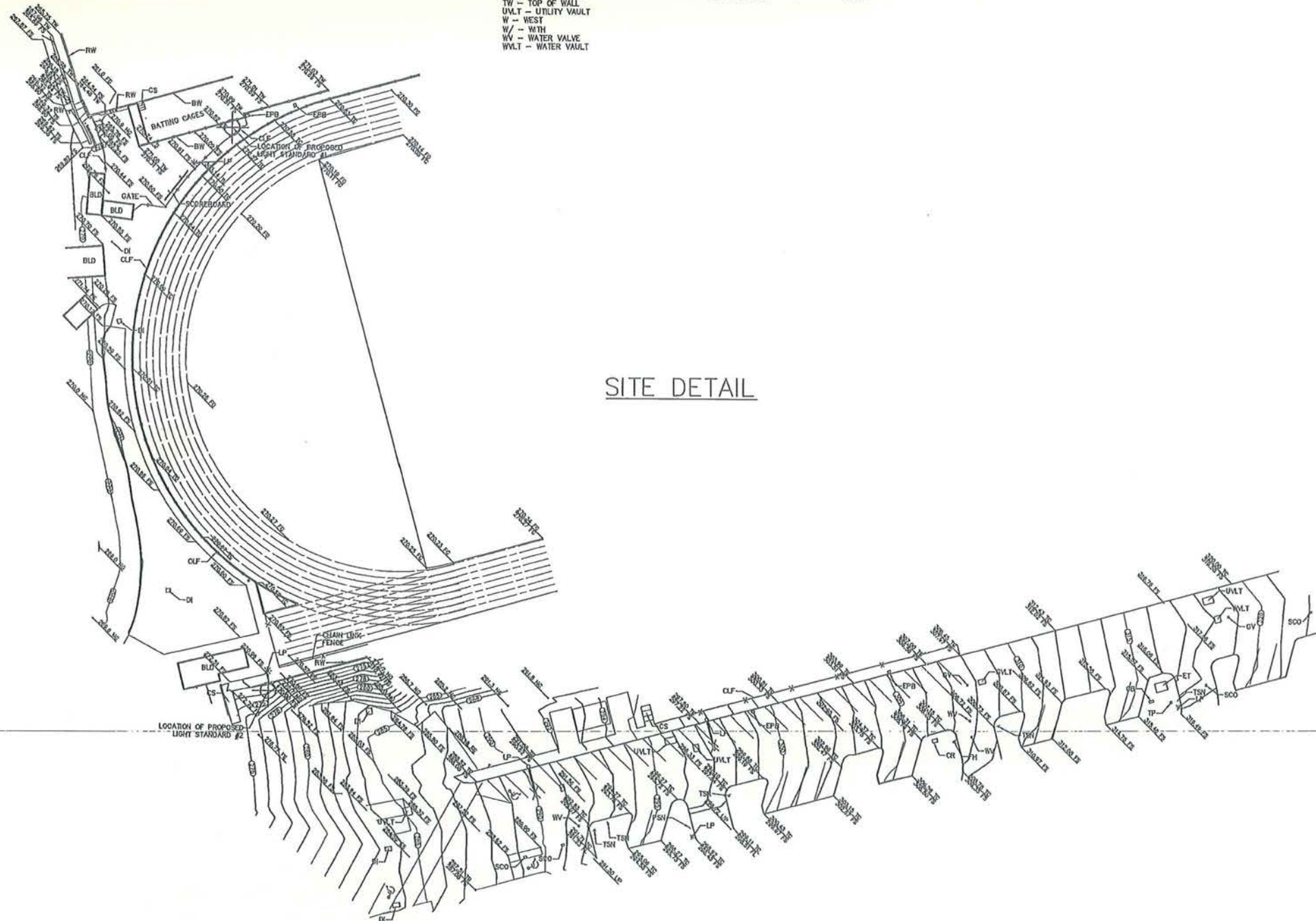
DATUM: NAD83

PROPOSED LIGHT STANDARD #2
LATITUDE: 32°42'52.836" N
LONGITUDE: 117°15'09.318" W

DATUM: NAD83

DATE OF SURVEY:

03/08/2013

**SITE DETAIL**

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

PREPARED FOR



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

CONSULTANT

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

PROJECT NAME

VERIZON
LOMALAND

3900 LOMALAND DRIVE
SAN DIEGO, CA 92106

SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\12540 JFC

C-3

**Peninsula Community Planning Board
Board Minutes
November 21, 2013**

Julia Quinn called meeting to order at 6:40 pm.

In Attendance: Julia Quinn, Paul Webb, Mike Ryan, Bruce Cook, Jarvis Ross, Brittany Taylor, Dominic Carnevale, Shannon Osborne, Peter Nystrom, Norm Allenby, Mark Krencik, Jay Shumaker, Bruce Coons, and Nicole Burgess.

Parliamentary Items:

Approval of Agenda – Motion by D. Carnevale, seconded by B. Taylor, to approve minutes approved 13/0/0.

Approval of October Meeting Minutes – Correction Peeling Residence – change “to” to “of”. Pete Nystrom questioned Traffic Committee and item being tabled. We will not need any community resume. Motion by M. Ryan, seconded by B. Coons, to approve minutes passed 8/0/5. Abstentions: Nystrom, Carnevale, Ross, Taylor, and Webb since not present at meeting.

Secretary – N. Burgess mentioned that she is getting better at the job but is willing to pass along the task at any time.

Treasurers Report – P. Clark made a deposit of \$4. New balance of \$49.71.

Chair Report: Chair Motion slips discussed – completely fill out slips with legible writing. Dominic to create a motion slip that is more representative of the vote.

Non-agenda Public Comment: None

Government Reports:

John Ly – Interim Mayor advised budget shortage for next year is about 19 million, but investment returns could help to offset. Oversized vehicle ordinance – still waiting for approval from Coastal Commission.

Avenida de Portugal and Locust – may be in 30 foot height limit that the city is researching this project. Code compliance has not yet gone through inspection.

North Bay Planning Board will be going through a community planning update.

Question by J. Ross –what will be water rate increase be? John stated 7.5% increase up to 15% increase in next several years.

Old Business – Peeling Subdivision, Project No. 239065

Jay concerned that under our present planning system developers usually come to us with a plans before coming to the community planning board, or Project Review Committee for a preliminary review.

Mark Peeling discussed his viewpoint and wanted to get on the record that the board is disagreeing with experts. Wants the board to have an opportunity to confirm or rescind their prior vote. According to Mr. Peeling the two house option has no reasonable path for expense reasons.

Jarvis commented that experts can also make mistakes such as in La Jolla and now the city is being sued for a landslide due to the development.

Mark Peeling feels he has met all his requirements and has a great project and will move forward with the project, even with the appeal.

Jay believes we can discuss alternative ideas to make it work. Also, has confirmed that time is not a huge problem.

Motion made by Bruce Coons to add this project to the next regular scheduled meeting agenda, to reaffirm or rescind the vote to appeal the Planning Commission approval of the Peeling Project, No 239065. Brittany Taylor seconded motion. Vote passed (9/3/1). Opposed were Dominic, Paul and Nicole. Jay abstained as element of motion was missing.

Mark Peeling will attend the next project review committee in the effort to resolve issues related to the project.

John Ly mentioned that time can be an issue as it will be going to council.

Frank Dryer showed an aerial presentation describing opposition to project.

Information Item: PCPB Fundraiser Status – Discusses idea to raise money but having problems since PCPB is not a non-profit organization 501C3.

Action Items:

1. Wireless Communication Facility, Project No. 328979 – Multiple permits, to install two towers on the campus of the football field on Point Loma Nazarene. Paul Webb motioned to approve project. Seconded by Dominic Carnevale. Motion passed unanimously (13/0/0).

2. Point Plaza Time Extension Project No. 344045 – Applicant not present at project review. Motion made by Dominic to approve extension. Mike Ryan seconded motion. Vote taken (2/11/0). Dominic and Mike in favor. Discussion. Motion was made by Paul Webb to direct Jay Shumaker to request applicant to make presentation at next meeting for a request for extension. Bruce Coons seconded motion. Motion passed unanimously (13/0/0).

3. Comments on Draft Program Environmental Impact Report, Project No. 308424
Brittany summarized EIR document, which discusses significant impact. No significant impact on land use, but on transportation. 3.3.1-3.3.7 Mobility Element has impact on Peninsula community. Nicole made comments on how traffic improvements will affect the Peninsula. Brittany discussed the need to keep the small cottages in Ocean Beach and to possibly adopt the same policy. Nicole's recommendations for 3.3.1-3.3.7 were heard by the board.

Motion was made by D. Carnevale, seconded by B. Coons, to request a one month extension to prepare comments on Draft Program Environmental Impact Report (PEIR) Ocean Beach Plan Update Project No. 308424, because we didn't have time to review. Motion passed unanimously (13/0/0).

4. Airport Land Use Compatibility Plan Draft EIR

Motion made by P. Nystrom, seconded by J. Ross, to appoint Paul Webb as the PCPB representative to the Airport Authority Board, passed 12/0/1. N. Allenby abstained because he didn't know what Paul would say.

Subcommittee Reports

Airport Authority – P. Webb – sat down with staff and addressed displacement analysis. North side improvement EIR. Staff did listen to comments and have improved the project a bit.

Environment/Water – N. Allenby - Sunset Cliffs Natural Park is in DSD review

Pt. Loma Treatment Facility Outfall area – wasting 150 million gallons of water as treated water is being put in the ocean.

Long Based Planning – J. Shumaker: City is conducting a water purification project. Traffic corridors were the subject of a recent American Planning Association seminar. The local APA will post information on their website.

Liberty Station – nothing new to report. The Luce Theatre may not go in now.

Parks and Rec – M. Ryan – gophers were back and Cabrillo is planning cookies with Santa.

Traffic and Transportation – Membership is P. Nystrom, J. Shumaker, N. Burgess, and Nancy Graham (Community member).

North Bay Community – J. Ross – meeting yesterday. Development Services described their new community plan. Presented projects that were opposed 30 years ago. Board was not happy with many aspects of the plan.

Meeting adjourned at 9:25 pm.



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☒ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Walver ☐ Land Use Plan Amendment ☒ Other WCP - Telecom

Project Title

Project No. For City Use Only

VZ: "Lomaland"

Project Address:

3900 Lomaland Drive, San Diego, CA 92106

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)

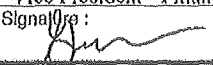
Project Title: VZ: Lomaland	Project No. (For City Use Only)
---------------------------------------	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation
 ☐ Limited Liability -or-
 ☐ General
 What State? CA
 Corporate Identification No. 95-1644035
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached ☐ Yes ☐ No

Corporate/Partnership Name (type or print): Point Loma Nazarene University <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 3900 Lomaland Drive City/State/Zip: San Diego, CA 92106 Phone No: Fax No: 619-849-2583 Name of Corporate Officer/Partner (type or print): George Latter Title (type or print): Vice President - Finance Signature:  Date: 5-31-2013, 2013	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:

Verizon Corporate Executives

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

Point Loma Nazarene University – Board of Trustees

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- **Mr. Craig Furusho, Vice Chair**
- **Ms. Jan Stone, Secretary**

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California

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Rev. Steve Scott

California

District Superintendent

Dr. Orlando Serrano

California

District Superintendent

Mr. Gary Smee

California

Foundation Board/Contractor, Developer

Rev. Rob Songer

California

District Superintendent

Dr. Daniel W. "Dan" Spaite

Arizona

Physician, Professor

Ms. Sue Hutchison

New Mexico

EMT, Health Care Instructor

Rev. Mark K. Lehman

California

Minister

Ms. Mary Leland

California

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Dr. Russ Martin

Colorado

Minister

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New Mexico

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Mr. Frank McHodgkins

California

Chandler Schools

Mr. Gary W. Morris

California

Attorney

Ms. Janine "Jan" Stone

California

Educator

Mr. Jim Swanson

California

Business Owner

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Minister

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California

President/CEO Credit Union

Ms. Carol Van Buskirk

California

Lay Minister

Mr. Craig Van Hulzen

California

Foundation Board President/Asset Manage

Rev. John T. Watkin

California

Minister

Retrieved from <http://www.pointloma.edu/discover/about-plnu/trustees> on 4/28/2014.

Project Chronology

Verizon - PLNU – Project No. 328979

Date	Action	Description	City Review Time	Applicant Response Time
9/26/2013	First Submittal	Project Deemed Complete		
11/7/2013	First Assessment Letter		42	
12/13/2013	Second Submittal			36
1/24/2014	Second Assessment Letter		42	
2/28/2014	Third Submittal			35
3/21/2014	All issues resolved		21	
5/22/2014	Public Hearing – Planning Commission		62	
TOTAL STAFF TIME			167	
TOTAL APPLICANT TIME				71
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	238 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 8, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	May 22, 2014
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:	PLANNED DEVELOPMENT PERMIT (PDP), COASTAL DEVELOPMENT PERMIT (CDP), SITE DEVELOPMENT PERMIT (SDP), AND NEIGHBORHOOD USE PERMIT (NUP), PROCESS FOUR
PROJECT NUMBER:	328979
PROJECT NAME:	<u>VERIZON - PLNU</u>
APPLICANT:	Kerrigan Diehl, PlanCom, Inc., agents representing Verizon Wireless
COMMUNITY PLAN AREA:	Peninsula
COUNCIL DISTRICT:	District 2
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of six (6) panel antennas, mounted on two replacement 30-foot high light standards, with an equipment enclosure and an emergency generator. The project is located on the Point Loma Nazarene University campus with an address of 3900 Lomaland Drive. More specifically, the WCF is proposed adjacent to an existing track and field and baseball field. This development is located within the Coastal Overlay Zone. This application was filed on September 26, 2013.

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 March 24, 2014 and the opportunity to appeal that determination ended April 10, 2014.

The final decision by the City of San Diego is appealable to the California Coastal Commission in accordance with Land Development Code Section 126.0710(a). Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. Phone: (619) 767-2370. Appeals must be filed within 10 working days of the Coastal Commission receiving a notice of final action from the City. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

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.

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