



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 18, 2015 **REPORT NO.** PC-15-072

ATTENTION: Planning Commission, Agenda of June 25, 2015

SUBJECT: VERIZON – COLINA DEL SOL- PROJECT NO. 376276. PROCESS FOUR

**OWNER/
APPLICANT:** City of San Diego
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 5319 Orange Avenue in the Mid-City Communities planning area of City Heights?

Staff Recommendation(s): Approve Conditional Use Permit (CUP) No. 1487137 and Neighborhood Development Permit (NDP) No. 1487139.

Community Planning Group Recommendation: On March 2, 2015, the City Heights Area Planning Committee voted to approve the Verizon Colina Del Sol project with the condition that vines be planted near the equipment enclosure to deter graffiti (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 (New Construction and Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 1, 2015, and the opportunity to appeal that determination ended May 15, 2015 (Attachment 10).

Fiscal Impact Statement: All project related costs associated with processing this permit are paid out of a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Not Applicable.



BACKGROUND

This project is an application for a CUP and NDP, Process 4, for a WCF consisting of a 35-foot tall faux pine tree supporting 12 panel antennas, 12 Remote Radio Units (RRU) and two surge suppressors. The associated equipment is proposed within a 248-square foot concrete block enclosure. The WCF is proposed on the perimeter of the southeast corner of Colina Del Sol Park, which is located at 5319 Orange Avenue in the OP-1-1 zone in the Mid-City Communities plan area of City Heights. Surrounding uses include multi-unit residential and a church to the north, single-unit residential and an elementary school to the west, multi-unit residential to the east and commercial to the south (Attachments 1, 2 and 3).

WCF are permitted with a CUP, Process 4 in open space zones and within dedicated parks. Pursuant to LDC Section 141.0420(i)(2), equipment enclosures are required to be placed underground unless the Park and Recreation Director determines that an above-ground equipment enclosure would not violate Charter Section 55 and a Neighborhood Development Permit is granted.

Community Plan Analysis:

The Mid-City Communities Plan states that wireless providers should, “use all available means to conceal communication antennas from view.” In this case, the project proposes to locate the antennas on a monopine, with existing and proposed landscape material. It is compatible with the goals, vision, and recommendations of the Mid-City Communities Plan.

The City’s General Plan also addresses WCF 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.

The project complies with the General Plan recommendations by utilizing techniques, in this case, a faux tree, to integrate the WCF with the surroundings. Proposed and existing live trees adjacent to the monopine will help to screen and blend the facility in with the surrounding neighborhood. Although the equipment is not located in a subterranean vault, it is designed to complement the park in which it is situated. In addition to a wooden trellis top, the enclosure will be planted with Creeping Fig and Wild Lilac around the perimeter to deter graffiti and to improve views (Attachment 9).

DISCUSSION

Project Description:

This project is located in the Colina Del Sol Park and Recreation Center. The site is approximately 34-acres in size and includes a golf course, tennis and basketball courts, baseball fields and a gym (Attachment 1). The monopine is proposed along the perimeter of the park in the southeastern corner adjacent to 54th Street and the southernmost parking lot for the park (Attachment 14). There are existing mature trees in the area and although one Brazilian Pepper tree will be removed, a 36-inch box Brazilian Pepper and a 36-inch Canary Island Pine will be planted near the monopine to further integrate it into the setting. The equipment enclosure is designed to be similar in color and materials to the other buildings on the park property. The property slopes up from University Avenue approximately 50-feet to Orange Avenue. The southeast corner where the WCF is proposed is a passive area containing picnic tables and walking paths and as the elevation of the park increases toward the north and west, the park levels out and supports active uses.

Council Policy 600-43 assigns preference levels to WCF proposed on different land uses. In this case, the project is located within a Preference Four category (corresponding to projects that require a CUP, Process Four), which requires the applicant to substantiate why lower preference level sites could not be utilized. Verizon submitted coverage maps demonstrating that the area has variable coverage and with the installation of this project coverage for the area would become excellent (Attachment 7). Topography in the area is a significant factor in selecting this site over others in the area. There are commercial properties immediately to the south, however they are approximately 30-feet lower than the proposed location in the park. Other lower preference level sites, including a church to the north of the park, on Orange Avenue was too high in elevation and too far north to provide coverage in the target area. For these reasons, Verizon selected a location on a non-residential property in an area that is less active and removed from the heavier used portions of the park.

WCF are permitted as faux trees when existing or proposed trees of a similar size and species are present (San Diego Municipal Code Section 141.0420(g)(6)). The faux pine tree is proposed to be located amongst other similarly sized trees along the park perimeter adjacent to and above 54th Street. The associated equipment enclosure is located immediately adjacent to the monopine and is designed of complimentary building materials and color palette as the other park buildings. Shrubs and vines will be planted around the perimeter of the enclosure to improve views (Attachment 9).

Conditions have been added to the permit to ensure that the monopine will maintain the silhouette of a pine tree and that the branches will extend a minimum of 24-inches beyond the vertical surfaces of each antenna for maximum screening. A minimum branch density and antenna socks will also help to maintain the overall stealth appearance of the tree (Attachment 6).

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 CUP No. 148713 and NDP No. 1487139.

ALTERNATIVE

1. Approve CUP No. 1487137 and NDP No. 1487139, with modifications.
2. Deny CUP No. 1487137 and NDP No. 1487139, 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



Karen Lynch
Project Manager
Development Services Department

Vacchi/KAL

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Photo Survey
9. Photosims
10. Environmental Exemption
11. Community Planning Group Recommendation
12. Project Chronology
13. Planning Commission Notice
14. Project Plans

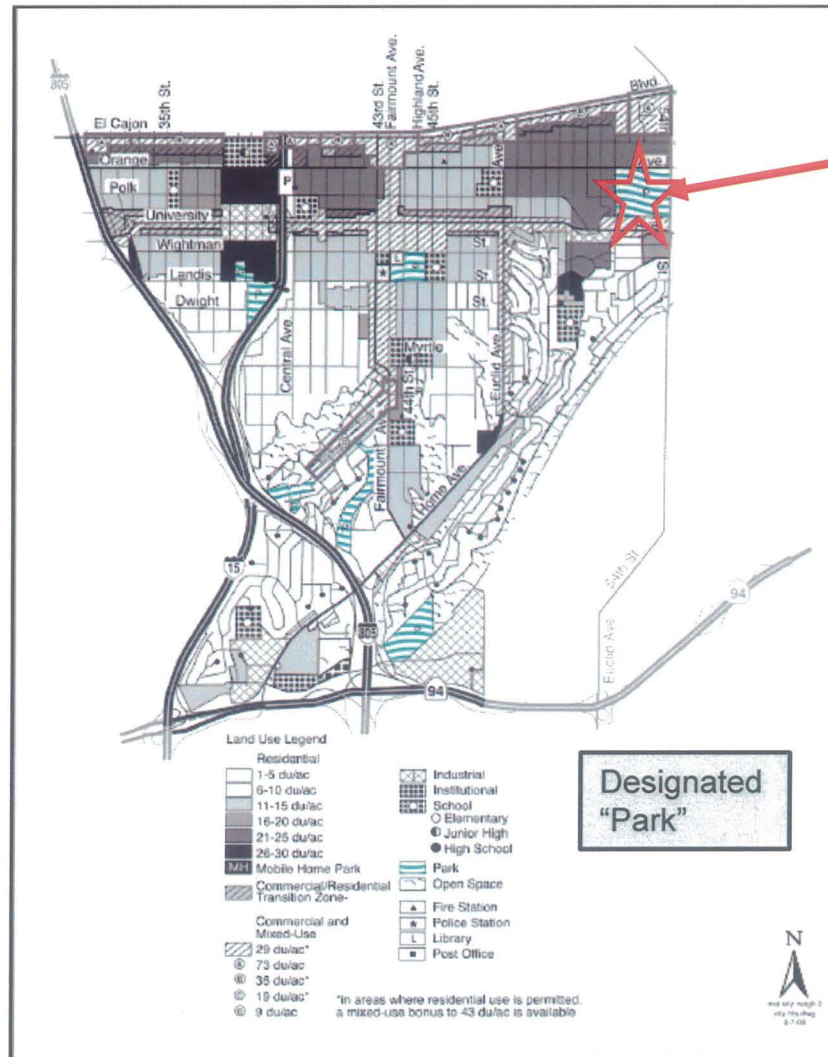


Aerial Photo

VERIZON- COLINA DEL SOL PROJECT NUMBER 376276

5319 ORANGE AVENUE





CITY HEIGHTS COMMUNITY PLAN MAP

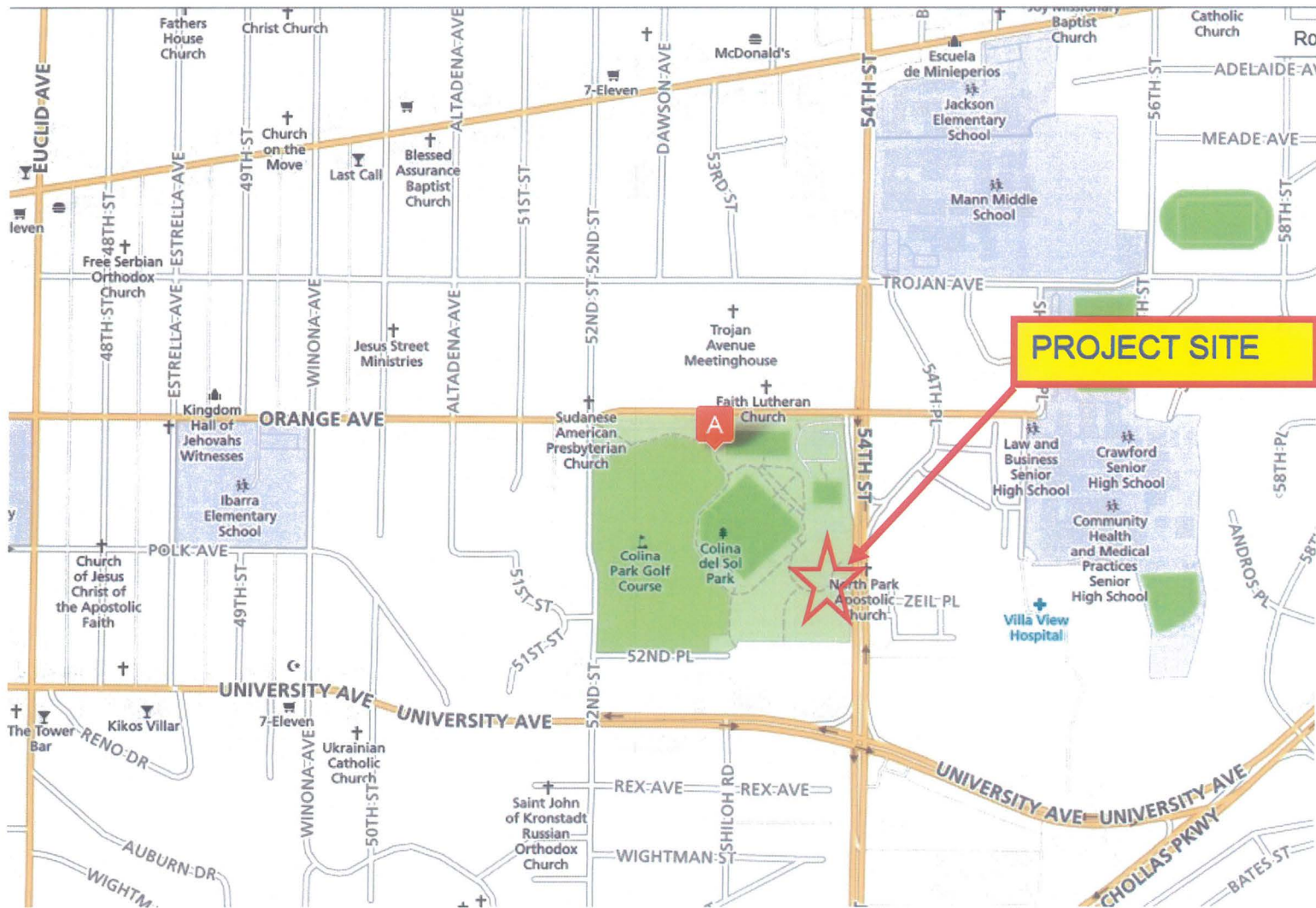


VERIZON- COLINA DEL SOL PROJECT NUMBER 376276

5319 ORANGE AVENUE



ATTACHMENT 2



Project Location Map

VERIZON- COLINA DEL SOL PROJECT NUMBER 376276

5319 ORANGE AVENUE



PROJECT DATA SHEET

PROJECT NAME:	Verizon – Colina Del Sol	
PROJECT DESCRIPTION:	Construction of a new 35-foot tall faux pine tree supporting 12 antennas and a 248-square foot equipment enclosure.	
COMMUNITY PLAN AREA:	Mid-Cities Community Plan Area: City Heights	
DISCRETIONARY ACTIONS:	Conditional Use Permit/Neighborhood Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Park	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: OP-1-1</p> <p style="text-align: center;">HEIGHT LIMIT: None</p> <p style="text-align: center;">FRONT SETBACK: None</p> <p style="text-align: center;">SIDE SETBACK: None</p> <p style="text-align: center;">REAR SETBACK: None</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential 21-25 du/ac; RM-1-3.	Residential/Church
SOUTH:	Commercial and Mixed Use 29 du/ac; CC-5-3.	Commercial
EAST:	Residential 11-15 du/ac and Park; RM-1-1 and RM-2-6.	Park/Residential
WEST:	Residential 21-25 du/ac; RM-1-3.	School/Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to allow an above-ground equipment enclosure.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 2, 2015, the City Heights Area Planning Committee voted to recommend approval of the Verizon – Colina Del Sol project with the condition that vines be planted around the enclosure to deter graffiti.	

**PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1487137
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1487139
VERIZON – COLINA DEL SOL
PROJECT NO. 376276
DRAFT**

WHEREAS, Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 1487137 and 1487139), on portions of a 33.68-acre site;

WHEREAS, the project site is located at 5319 Orange Avenue in the OP-1-1 zone of the Mid-City Communities plan area of City Heights;

WHEREAS, the project site is legally described as All that certain real property situated in the County of San Diego, State of California, described as follows: All of Lots 15, 16, 17, 23, and 24 of Lemon Villa, in the City of San Diego, County of San Diego, State of California, according to map thereof, No. 734, filed in the Office of the Recorder of San Diego County, December 2, 1892.;

WHEREAS, on June 25, 2015, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1487137 and Neighborhood Development Permit No. 1487139, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 1, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures), there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated June 25, 2015.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

While the Mid-City Communities Community Plan does not specifically address WCFs, the City of San Diego's General Plan CUD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be

aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 35-foot tall faux pine tree supporting 12 panel antennas, 12 Remote Radio Units (RRU) and two surge suppressors. The associated equipment is proposed in a 248-square foot concrete block enclosure with a trellis top. The project site is zoned OP-1-1, which allows WCF with a Conditional Use Permit. The faux tree is proposed in the southeast corner of Colina Del Sol Park near a line of mature trees adjacent to 54th Street. A mature Brazilian Pepper tree is proposed to be removed, however, Verizon is proposing to install a 36-inch box Brazilian Pepper tree and a 36-inch box Canary Island Pine tree to further integrate the faux tree into the park setting. A mixture of Creeping fig and wild lilac is proposed to be planted around the equipment enclosure to improve views. The proposed location of the faux pine tree and equipment enclosure on the perimeter of the park in the southeast corner will not interfere with park activities.

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 a new 35-foot tall faux pine tree supporting 12 panel antennas, 12 RRUs and two surge suppressors. Equipment associated with the antennas will be located in a 248-square foot enclosure adjacent to the faux tree. The project is located on the perimeter of Colina Del Sol Park in the southeast corner with an address of 5319 Orange Avenue, in the Mid-City Communities plan area of City Heights.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). 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." An Electromagnetic Energy (EME) Exposure Report was prepared by SiteSafe, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

Land Development Code Section 141.0420 permits wireless communication facilities in dedicated public parks and on sites zoned OP-1-1, as this one is, with a Conditional Use Permit. The project consists of a 35-foot tall faux pine tree that will support antennas and associated components. Conditions in the permit require that branches extend a minimum of 24-inches beyond all vertical surfaces of the antennas in order to enhance the overall stealth appearance. The equipment enclosure is proposed to be constructed of concrete block, stuccoed and painted an earth tone color with a wooden trellis top in order to have a similar appearance to other park buildings on the property. The project complies with the development regulations of the OP-1-1 zone and no deviations are proposed. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. WCF are permitted as faux landscape, such as the proposed monopine, when existing trees of a similar size and species are present or trees of a similar species that will reach a similar size are proposed. Existing trees are present and additional trees are proposed to help screen and integrate the faux tree. Therefore, this project complies with the applicable regulations of the Land Development Code.

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

WCF are permitted in dedicated parks with a Conditional Use Permit and in this case, the park is zoned OP-1-1, which requires a Conditional Use Permit, Process 4. Consistent with Council Policy 600-43, WCF are more preferred on property zoned as commercial or industrial and less preferred on properties with more sensitive uses. The park hosts a variety of activities on site and in their recreation center buildings. It also includes a golf course on the western half of the park property. The faux tree is proposed along the perimeter of the park in the southeast corner along 54th Street, situated amongst mature trees. Although there are commercial properties to the south, they are significantly lower in elevation and would not be able to provide equivalent coverage without utilizing a significantly taller WCF structure. The topographical elevation of the park provides more opportunities for integration as mandated by the WCF regulations, which require minimizing the visual impacts through integration which includes architecture, siting and landscape.

The 35-foot tall faux tree will be designed to have the silhouette of a live pine tree and the antennas and associated components will be nestled within the branches. A permit condition requires that the branches extend a minimum of 24" beyond all vertical surfaces of each antenna to ensure the overall stealth appearance and maximum antenna concealment.

Wireless carriers are required to provide coverage within their license area, which sometimes necessitates locating in a less preferred location. In this case, the parks higher elevation lends itself to a faux tree design similar in height to the surrounding existing mature trees, which minimizes any potential visual impacts. The equipment enclosure is designed to use complimentary building materials and color palette similar to the other park buildings. The location of the WCF and the design will not disrupt, therefore, the proposed use is appropriate at the proposed location.

Neighborhood Development Permit - Section 126.0404

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

While the Mid-City Communities Community Plan does not specifically address WCFs, the City of San Diego's General Plan CUD-15) requires that the visual impact of wireless facilities be minimized

by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 35-foot tall faux pine tree supporting 12 panel antennas, 12 Remote Radio Units (RRU) and two surge suppressors. The associated equipment is proposed in a 248-square foot concrete block enclosure with a trellis top. The project site is zoned OP-1-1, which allows WCF with a Conditional Use Permit. The faux tree is proposed in the southeast corner of Colina Del Sol Park near a line of mature trees adjacent to 54th Street. A mature Brazilian Pepper tree is proposed to be removed, however, Verizon is proposing to install a 36-inch box Brazilian Pepper tree and a 36-inch box Canary Island Pine tree to further integrate the faux tree into the park setting. Additionally, a mixture of Creeping Fig and Wild Lilac is proposed to be planted around the equipment enclosure to improve views.

The 248-square foot equipment enclosure is designed to use complimentary building materials and color palette as other park buildings. LDC Section 141.0420(i)(2) requires WCF equipment in dedicated parks to be located within underground vaults unless the Park & Recreation Director determines that an above-ground equipment enclosure would not violate Charter Section 55 and a Neighborhood Development Permit is granted. Park & Recreation staff have reviewed this project and determined that it would not violate Charter Section 55. The proposed location of the faux pine tree and equipment enclosure on the perimeter of the park in the southeast corner will not interfere with park activities.

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 a new 35-foot tall faux pine tree supporting 12 panel antennas, 12 RRUs and two surge suppressors. Equipment associated with the antennas will be located in a 248-square foot enclosure adjacent to the faux tree. The project is located on the perimeter of Colina Del Sol Park in the southeast corner with an address of 5319 Orange Avenue, in the Mid-City Communities plan area of City Heights.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). 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." An Electromagnetic Energy (EME) Exposure Report was prepared by SiteSafe, which concluded that the project will be in compliance with FCC standards for RF emissions. 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.

Land Development Code Section 141.0420 permits wireless communication facilities in dedicated public parks and on sites zoned OP-1-1, as this one is, with a Conditional Use Permit. The project consists of a 35-foot tall faux pine tree that will support antennas and associated components. Conditions in the permit require that branches extend a minimum of 24-inches beyond all vertical surfaces of the antennas in order to enhance the overall stealth appearance. The equipment enclosure is proposed to be constructed of concrete block, stuccoed and painted an earth tone color with a wooden trellis top in order to have a similar appearance to other park buildings on the property. The WCF regulations require a Neighborhood Development Permit for above-ground equipment enclosures in dedicated parks. Park & Recreation staff has reviewed the project and determined that the location, in the southeast corner of the property, will not disrupt park activities and the project does not violate Charter Section 55.

The project complies with the development regulations of the OP-1-1 zone and no deviations are proposed. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. WCF are permitted as faux landscape, such as the proposed monopine, when existing trees of a similar size and species are present or trees of a similar species that will reach a similar size are proposed. Existing trees are present and additional trees are proposed to help screen and integrate the faux tree.

Therefore, 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, Conditional Use Permit No. 1487137 and Neighborhood Development Permit No. 148739 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 1487137 and 1487139, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: June 25, 2015

SAP or WBS Number: 24004824

Modified HMD 1-26-15

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004824

CONDITIONAL USE PERMIT NO. 1487137
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1487139
VERIZON – COLINA DEL SOL
PROJECT NO. 376276
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 1487137 and Neighborhood Development Permit No. 1487139 is granted by the Planning Commission of the City of San Diego to City of San Diego, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303, 126.0402 and 141.0420. The 33.68-acre site is located at 5319 Orange Avenue in the OP-1-1 zone of the Mid-City Communities plan area of City Heights. The project site is legally described as: All that certain real property situated in the County of San Diego, State of California, described as follows: All of Lots 15, 16, 17, 23, and 24 of Lemon Villa, in the City of San Diego, County of San Diego, State of California, according to map thereof, No. 734, filed in the Office of the Recorder of San Diego County, December 2, 1892.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 25, 2015, on file in the Development Services Department.

The project shall include:

- a. A 35-foot tall faux pine tree supporting 12 panel antennas, 12 Remote Radio Units and two surge suppressors.

Approved antenna size: 76.1" x 11.9" x 7.1". Use of any other size antennas must maintain the overall silhouette of a live tree and stealth appearance of the monopine. Additional branches sufficient to achieve antenna concealment may be required. Any

future modifications must be consistent with the terms of this permit to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for Radio Frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies.

- b. A maximum 248-square foot concrete block enclosure to house associated equipment;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 10, 2018.
2. This Permit and corresponding use of this site shall **expire on June 25, 2025**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, ~~nor shall~~ any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

- b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to

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

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the 52nd Street and 54th Street Right-of-Way.

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the 52nd Street and 54th Street Right-of-Way.

16. 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.

17. 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.

18. 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.

19. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

20. This project proposes to export 23 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

PARK & RECREATION REQUIREMENTS:

21. Owner/Provider shall ensure Park & Recreation Department review and approval of construction plans prior to building permit issuance.

PLANNING/DESIGN REQUIREMENTS:

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

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

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

25. Branches shall extend a minimum of 24-inches beyond the face of all vertical surfaces of the antennas at all times to the satisfaction of the Development Services Department. No branches may be removed for future modifications without replacement branches to supplement and maintain the overall silhouette and stealth appearance of the tree.

26. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."

27. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

28. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other components) shall be installed.

29. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.

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 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 scanned on the building plans. This is to ensure the construction team builds the project in compliance with approved the Exhibit "A."
33. Exposed mounting apparatus shall be removed and shall not remain on the faux tree absent antennas.
34. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
35. 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.
36. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
37. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" is 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) 446-5351 or email at klynchash@sandiego.gov to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 25, 2015 by
Resolution No. _____.

Permit Type/PTS Approval No.: CUP No. 1487137.NDP No. 1487139

Date of Approval: June 25, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
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.

City of San Diego
Owner

By _____
NAME:
TITLE:

Verizon Wireless
Permittee

By _____
NAME:
TITLE:

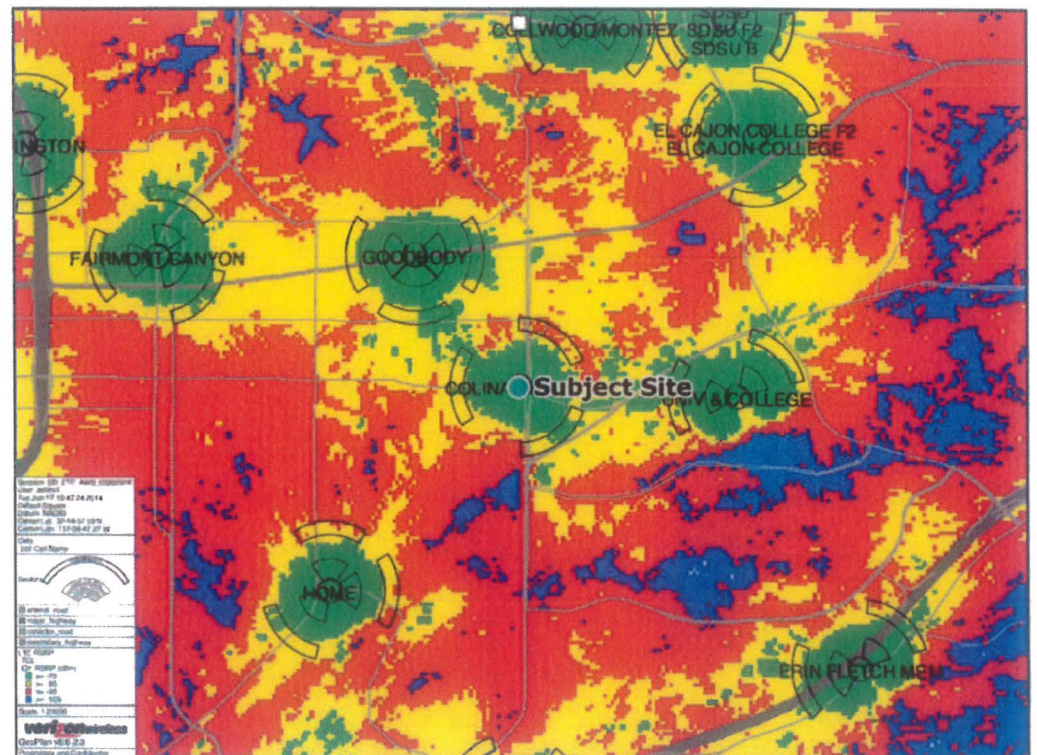
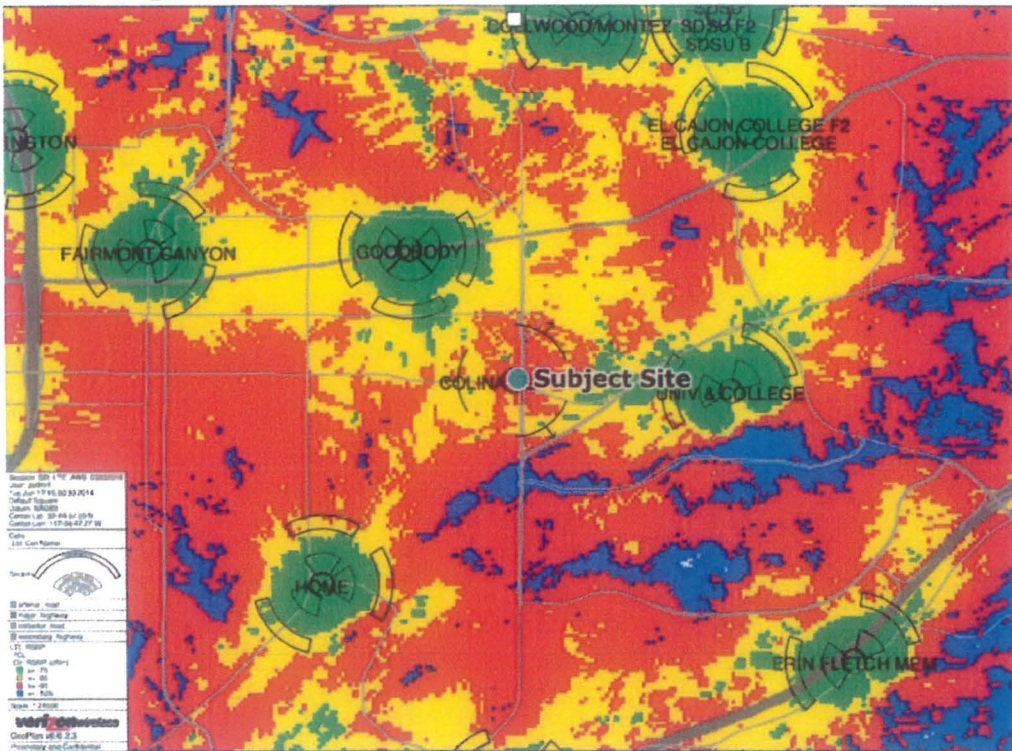
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

ATTACHMENT 7

Iina Del Sol
5519 Orange Ave.
San Diego, CA 92105



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

6/17/2014

Proposed coverage



View Looking West



View Looking South



View Looking North



View Looking East



West Elevation



North Elevation



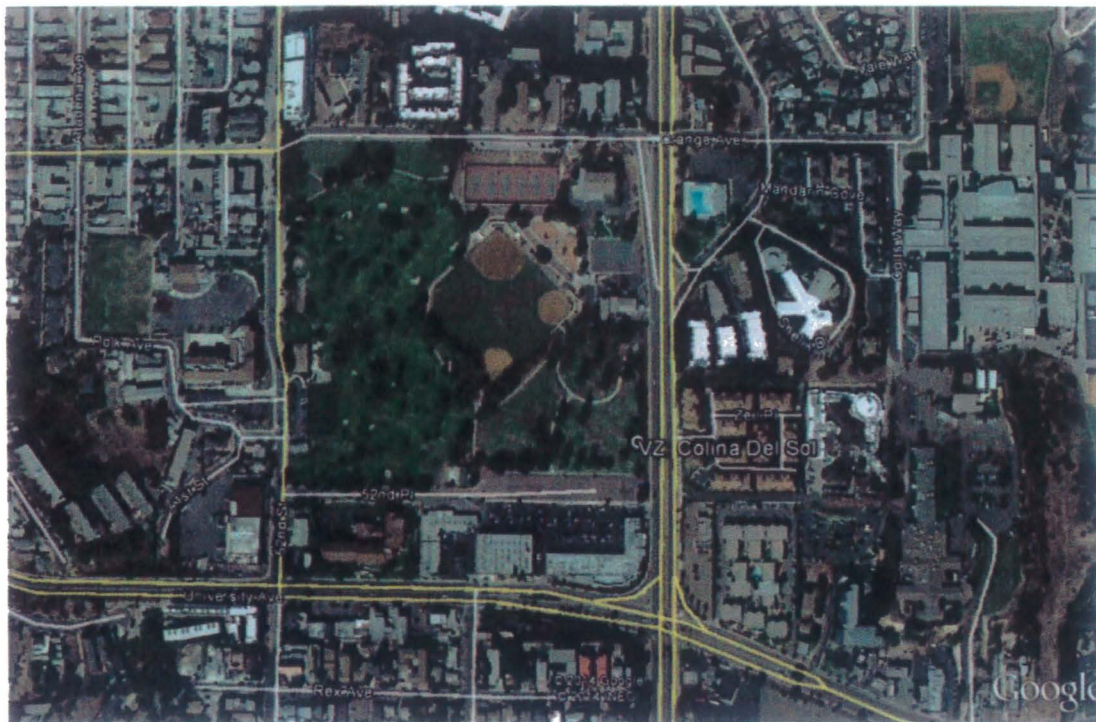
Southeast Elevation



Existing Trash Enclosure South and Parking Lot south of Site Location



View of non-turf area and proposed project location



Aerial View of Subject Site and Surroundings



Aerial View of

EXISTING



Colina Del Sol
5319 Orange Ave.
San Diego, CA 92105



Proposed monopine _____

Proposed equipment enclosure
with trellis and surrounding
landscape _____



ATTACHMENT 9

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

PROPOSED

Photosimulation of proposed telecommunications site

EXISTING



Colina Del Sol
5319 Orange Ave.
San Diego, CA 92105



Proposed monopine

Proposed equipment enclosure
with trellis and surrounding
landscape

ATTACHMENT 9

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

PROPOSED

Photosimulation of proposed telecommunications site

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK

P.O. BOX 1750, MS A-33

1600 PACIFIC HWY, ROOM 260

SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

1222 FIRST AVENUE, MS 501

SAN DIEGO, CA 92101

☐ OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET, ROOM 121

SACRAMENTO, CA 95814

PROJECT NO.: 376276

PROJECT TITLE: Verizon Colina del Sol

PROJECT LOCATION-SPECIFIC: 5319 Orange Avenue, San Diego, California 92115

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The applicant is requesting a Conditional Use Permit (CUP), Neighborhood Use Permit (NUP) and Neighborhood Development Permit (NDP) for a wireless communication facility (WCF). The WCF would consist of a 35-foot-tall monopine supporting 12 panel antennas, 12 remote radio units, and 2 surge suppressors. The project would also include an associated 248-square-foot-equipment enclosure. The project site is located on the southeast corner of the Colina Del Sol Park and Recreation Center at 5319 Orange Avenue in the City Heights Community Planning area. The project is subject to the OP-1-1 zone.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kerrigan Diehl (Agent)

PlanCom, Inc.

302 State Place, 2nd Floor

Escondido, Ca 92029

(760) 587-3003

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
 () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
 () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 (X) CATEGORICAL EXEMPTION: CEQA EXEMPTION 15303 (New Construction or Conversion of Small Structures)
 () STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described above, meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Anna L. McPherson AICP

TELEPHONE: (619) 446-5276

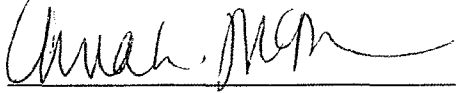
IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 () YES () NO

Revised 010410mjh

ATTACHMENT 10

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



/SENIOR PLANNER

MAY 1, 2015

SIGNATURE/TITLE

DATE

CHECK ONE:

☒ SIGNED BY LEAD AGENCY

☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

CITY HEIGHTS AREA PLANNING COMMITTEE

ATTACHMENT 11

Postoffice Box 5859
City Heights CA 92165
(619) 284-2184

March 13, 2015

MEMORANDUM FOR: Development Project Manager Karen Lynch

From: Committee Chairwoman
Patty Vaccariello



Subj: PTS No. 376276: Verizon Colina De Sol

At the March 2, 2015 meeting of the City Heights Area Planning Committee a presentation was made regarding locating a wireless communication facility in Colina del Sol Park at 5319 Orange Avenue. The project contemplates installation of a 35' high monopine and an enclosure for equipment. It was noted by the Committee that some type of vine planted near the enclosure would help prevent graffiti from occurring. After discussing whether it was appropriate to site a WCF in a public park, in a community that is extremely park deficient, the Committee recommended approval of the application as submitted 8/3/0 chair not voting.

Cc: Kerrigan Diehl

Project Chronology
Verizon – Colina Del Sol
PTS No. 376276

Date	Action	Description	City Review Time	Applicant Response
6/19/14	Submittal for Completeness Check			
7/8/14	Completeness Review Assessment		19 days	
1/9/15	First Full Submittal	Deemed Complete		6 months, 1 day
2/23/15	First Assessment		1 month, 14 days	
4/13/15	Second Submittal			1 month, 21 days
4/29/15	Second Assessment		16 days	
5/1/15	NORA Posted		2 days	
6/25/15	Planning Commission Hearing		1 month, 24 days	
TOTAL STAFF TIME**			3months 15 days	
TOTAL APPLICANT TIME**				7 months, 22 days
TOTAL PROJECT RUNNING TIME**			1 year, 6 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 11, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	June 25, 2015
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:	CONDITIONAL USE PERMIT/ NEIGHBORHOOD DEVELOPMENT PERMIT, EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROCESS FOUR
PROJECT NUMBER:	376276
PROJECT NAME:	<u>VERIZON – COLINA DEL SOL</u>
APPLICANT:	Kerrigan Diehl, PlanCom, Inc.
COMMUNITY PLAN AREA:	Mid City: City Heights
COUNCIL DISTRICT:	9
CITY PROJECT MANAGER:	Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5351 / klynchash@san Diego.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 consisting of a 35-foot tall faux pine tree supporting 12 panel antennas with associated equipment located within an adjacent 248-square foot concrete block enclosure. The faux tree is proposed in the southeast corner of Colina Del Sol Park located at 5319 Orange Avenue in the OP-1-1 zone of the Mid-City Communities plan area of City Heights.

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 business 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 May 1, 2015 and the opportunity to appeal that determination ended May 15, 2015.

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

Internal Order Number: 24004824

Revised 11-17-14



COLINA DEL SOL
5319 ORANGE AVENUE
SAN DIEGO, CA 92105

VICINITY MAP

CITY OF
SAN DIEGO

THOMAS GUIDE PAGE: 1270 - 85

ADDRESS
5319 ORANGE AVENUE
SAN DIEGO, CA 92105

DIRECTIONS:
(FROM VZW'S OFFICES IN IRVINE):
I-5 SOUTH TOWARDS SAN DIEGO. TAKE THE 805 SOUTH AT THE MERGE. TAKE THE UNIVERSITY AVENUE EXIT. HEAD EAST ON UNIVERSITY AVENUE AND TURN LEFT ON 52ND STREET THEN TAKE THE FIRST RIGHT ON 52ND PLACE. FOLLOW THAT ROAD INTO THE ENTRANCE TO COLINA DEL SOL PARK AND PROCEED TO THE END OF THE PARKING LOT.

SCALE

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

CONSULTANT TEAM

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

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

LEASING/PLANNING:
PLANCOM, INC.
JODY BITTERLIN
302 STATE PLACE
ESCONDIDO, CA 92029
(858) 349-8055

PERMITS REQUIRED

• VARIANCE

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: JODY BITTERLIN
PHONE: (858) 349-8055

OWNER: CITY OF SAN DIEGO
REAL ESTATE ASSETS DEPT.
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101
SITE CONTACT: ENZA CHARLES
PHONE: (619) 236-6052

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT CABINETS INSIDE A NEW 20'-8" x 12'-0" CONCRETE BLOCK ENCLOSURE ON A NEW CONCRETE SLAB ON GRADE
- INSTALLATION OF (3) THREE VERIZON WIRELESS ANTENNA SECTORS, OF (4) FOUR ANTENNAS EACH (TOTAL OF (12) TWELVE ANTENNAS) MOUNTED ON A NEW 35'-0" HIGH MONOPINE
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRUS) MOUNTED BEHIND ANTENNAS ON PROPOSED 35'-0" HIGH MONOPINE
- INSTALLATION OF TWO (2) RAYCAP DC SURGE PROTECTION UNITS MOUNTED ON PROPOSED 35'-0" HIGH MONOPINE AND TWO (2) RAYCAP DC SURGE PROTECTION UNITS MOUNTED INSIDE PROPOSED EQUIPMENT BUILDING (TOTAL OF FOUR (4) RAYCAP UNITS)
- INSTALLATION OF TWO (2) VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE FROM AN EXISTING SDG&E TRANSFORMER
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING AT&T TELCO PEDESTAL
- MINOR LANDSCAPE & IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 5319 ORANGE AVENUE
SAN DIEGO, CA 92105

ASSESSORS PARCEL NUMBER: 472-390-21

EXISTING ZONING: OP-1-1

TOTAL SITE AREA:

PROPOSED PROJECT AREA:

EQUIPMENT ENCLOSURE: 248 S.F.

PROPOSED OCCUPANCY:

EQUIPMENT ENCLOSURE: B

PROPOSED TYPE OF CONSTRUCTION:

EQUIPMENT ENCLOSURE: V-B

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	TRELLIS PLAN & CHAIN LINK LID PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	MONOPINE ELEVATION, ANTENNA PLAN & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

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

ALL OF LOTS 15, 16, 17, 23 AND 24 OF LEMON VILLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 734 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1892. EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN THREE PARCELS

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

ACCESSIBILITY DISCLAIMER

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

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA FIRE CODE, 2013 EDITION
CALIFORNIA ENERGY CODE, 2013 EDITION

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

BOOTH &
SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE 02
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/WH	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

COLINA DEL SOL

5319 ORANGE AVENUE
SAN DIEGO, CA 92105

SAN DIEGO COUNTY

DRAWING DATES	
06/04/14	90% ZD (se)
06/12/14	100% ZD (se)
07/11/14	100% ZD REVISION 1 (se)
08/01/14	100% ZD REVISION 2 (se)
08/12/14	100% ZD REVISION 3 (se)
09/15/14	100% ZD REVISION 4 (se)
04/03/15	100% ZD REVISION 5 (ic)
04/19/15	100% ZD REVISION 6 (ic)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

PROJECTS\VERIZON\14014

T-1

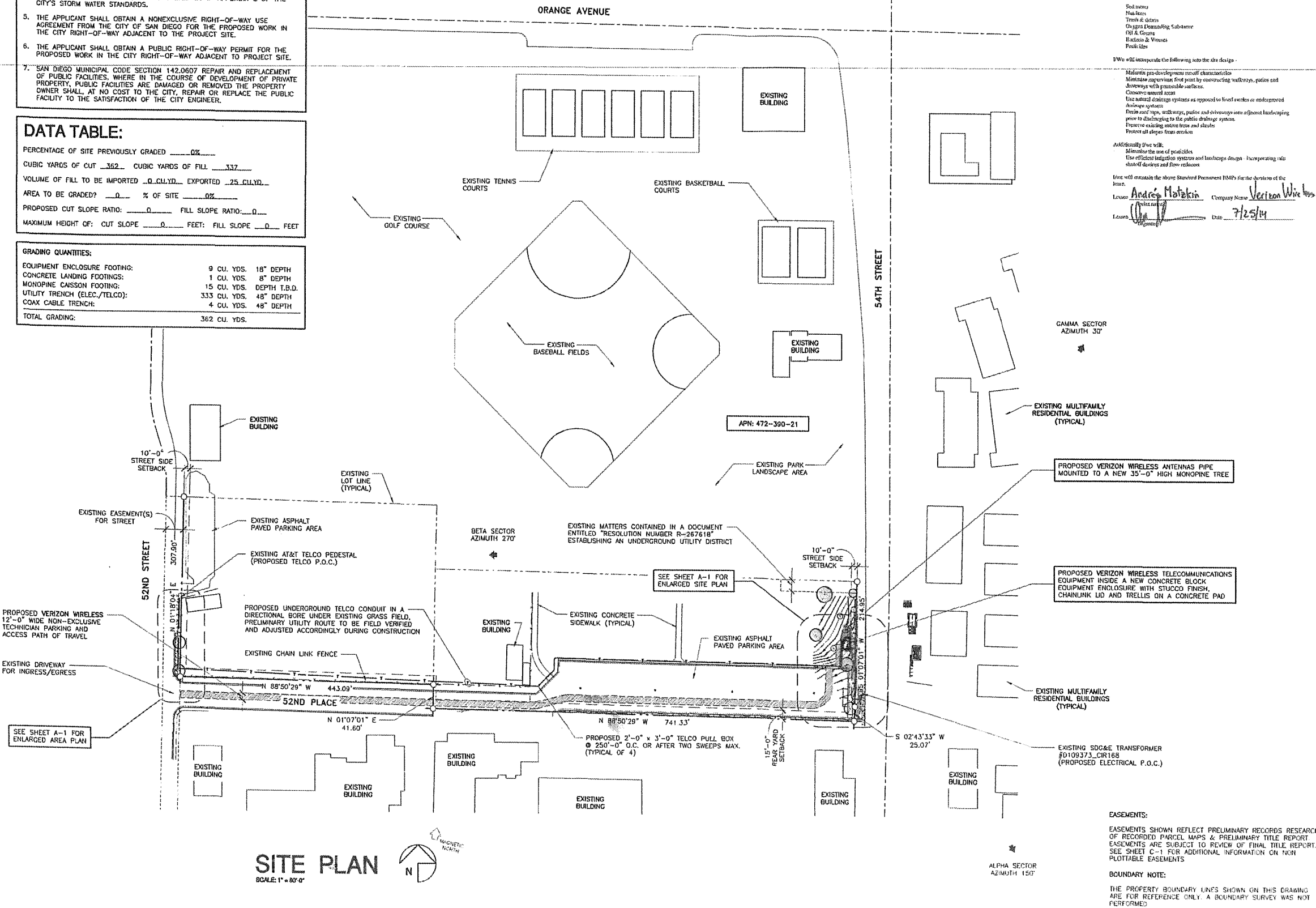
- ENGINEERING NOTES:
1. THE PROPOSED EQUIPMENT SHELTER WILL NOT BLOCK OR ALTER THE EXISTING SURFACE DRAINAGE PATTERN.
 2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 3. 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.
 4. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
 5. THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE CITY RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE.
 6. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE CITY RIGHT-OF-WAY ADJACENT TO PROJECT SITE.
 7. SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES. WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.

DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED	0%
CUBIC YARDS OF CUT	362
CUBIC YARDS OF FILL	337
VOLUME OF FILL TO BE IMPORTED	0 CU.YD.
EXPORTED	25 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 ENCLOSURE FOOTING:	9 CU. YDS. 18" DEPTH
CONCRETE LANDING FOOTINGS:	1 CU. YDS. 8" DEPTH
MONOPINE CAISSON FOOTING:	15 CU. YDS. DEPTH T.B.D.
UTILITY TRENCH (ELEC./TELCO):	333 CU. YDS. 48" DEPTH
COAX CABLE TRENCH:	4 CU. YDS. 48" DEPTH
TOTAL GRADING:	362 CU. YDS.



Licensee's Certificate
Standard Wireless Facility Project
for Post Construction BMP's

I/we the undersigned as Lessee(s) of the property described as
5319 ORANGE AVENUE, SAN DIEGO, CA 92105
(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/We certify to the best of my knowledge, skill and experience that the proposed land use is as follows:

Soil erosion
Nutrients
Sediment
Trash & debris
Organic Decomposing Substrate
Fertilizers & Pesticides
Radiation & Vibration
Floods

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 hard swales or underground drainage systems
Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system
Preserve existing natural 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

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

Licensee: Andres Matekin Company Name: Verizon Wireless
I/We: [Signature] Date: 7/25/14

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
305 CARLSBAD VILLAGE DRIVE, SUITE 09
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
EC/OUT	DATE

PROJECT NAME
COLINA DEL SOL
5319 ORANGE AVENUE
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

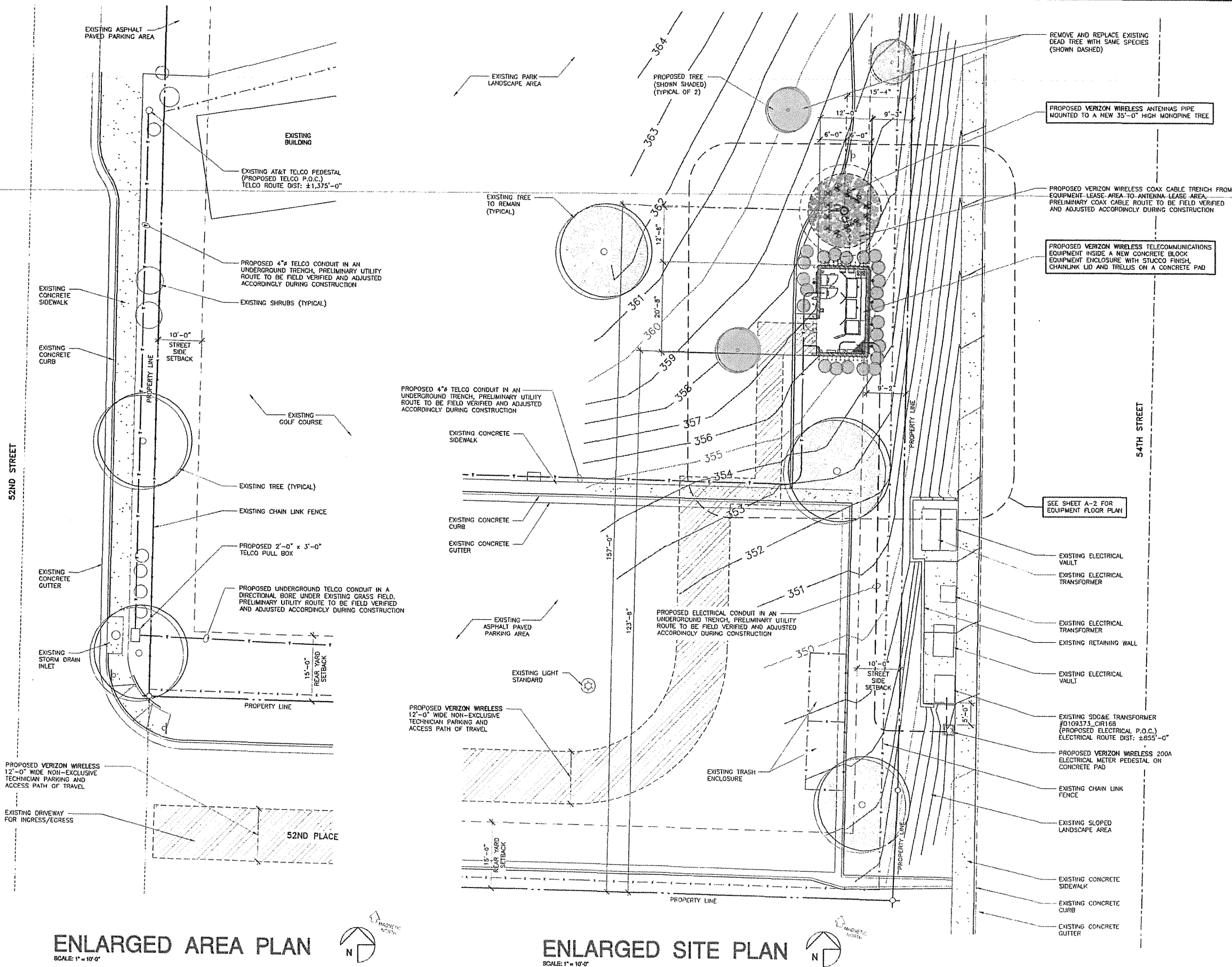
DRAWING DATES

06/04/14	90% ZD (se)
06/12/14	100% ZD (se)
07/11/14	100% ZD REVISION 1 (se)
08/01/14	100% ZD REVISION 2 (se)
08/12/14	100% ZD REVISION 3 (se)
09/15/14	100% ZD REVISION 4 (se)
04/03/15	100% ZD REVISION 5 (ic)
04/10/15	100% ZD REVISION 6 (ic)

SHEET TITLE
SITE PLAN

PROJECTS\VERIZON\14014

A-0



Booth & Suarez
ARCHITECTURE INCORPORATED
105 CARLSBAD VILLAGE DRIVE, SUITE 07
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92625-9707
(949) 286-7000

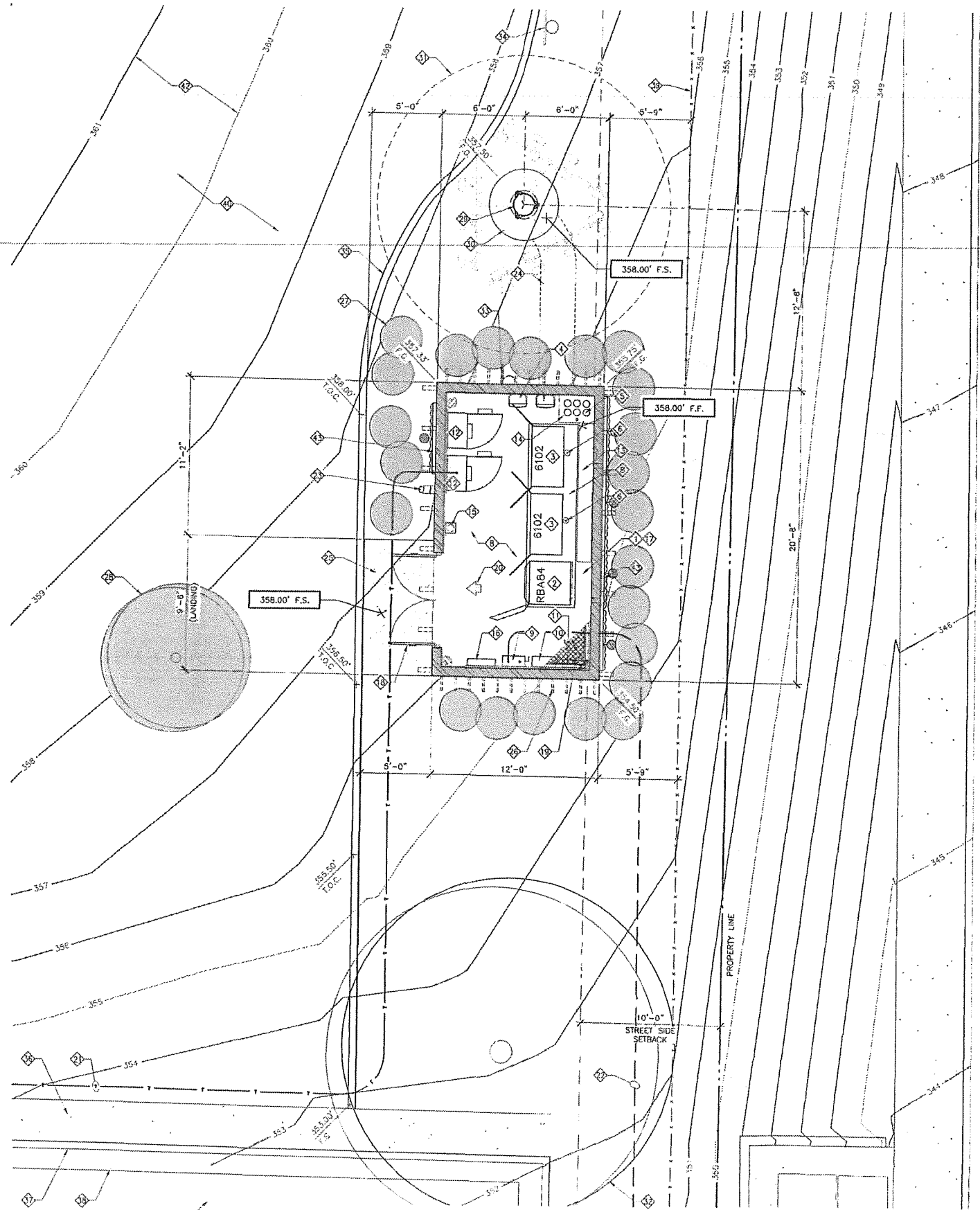
APPROVALS	
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
DPS	DATE
EE/OUT	DATE

PROJECT NAME
COLINA DEL SOL
3519 ORANGE AVENUE
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

DRAWING DATES	
06/04/14	90% ZD (se)
06/12/14	100% ZD (se)
07/11/14	100% ZD REVISION 1 (se)
08/01/14	100% ZD REVISION 2 (se)
08/12/14	100% ZD REVISION 3 (se)
09/15/14	100% ZD REVISION 4 (se)
04/03/15	100% ZD REVISION 5 (ic)
04/10/15	100% ZD REVISION 6 (ic)

SHEET TITLE
ENLARGED SITE PLAN

PROJECTS\VERIZON\14014

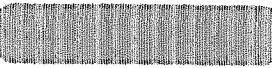


EQUIPMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT FLOOR PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS EQUIPMENT INSIDE A NEW CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH STUCCO FINISH
- 2 PROPOSED VERIZON WIRELESS 'RBS-6102 ENB' OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 2) 51" WIDE x 77" HIGH x 30" DEEP, WEIGHT: 1984 LBS.
- 3 PROPOSED VERIZON WIRELESS BATTERY CABINET, "COMMSCOPE" (BAT-RB484) (TYPICAL OF 2) 36.1" WIDE x 84" HIGH x 39.4" DEEP, WEIGHT: 4750 LBS.
- 4 PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED HIGH UP ON WALL (TYPICAL OF 2)
- 5 PROPOSED (8) 6" CONDUITS FOR COAX CABLE AND (1) 1-1/2" FOR GROUND
- 6 PROPOSED GPS ANTENNA MOUNTED TO EACH "6102 ENB" EQUIPMENT CABINET (TYPICAL OF 3)
- 7 PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS
- 8 PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS
- 9 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 10 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12 PROPOSED TELCO CABINET "NORTHSTAR" NSC-3630-HX23 UNISTRUT MOUNTED TO WALL
- 13 PROPOSED COAX CABLE TRAY, MAXIMUM HEIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE
- 14 PROPOSED COAX CABLE SHROUD
- 15 PROPOSED CLASS ABC FIRE EXTINGUISHER IN A WEATHERPROOF CABINET MOUNTED TO WALL
- 16 PROPOSED SPILL KIT MOUNTED TO WALL
- 17 PROPOSED 9'-0" HIGH CONCRETE BLOCK WALL WITH STUCCO FINISH
- 18 PROPOSED PAIR 3'-0" WIDE STEEL GATE AND FRAME WITH LOCKABLE ACCESS AND VERIZON WIRELESS SIGNAGE
- 19 PROPOSED CHAIN LINK LID
- 20 CONCRETE SLOPED TO DRAIN 1% MIN.
- 21 PROPOSED 4" TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 22 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 23 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- 24 PROPOSED COAX CABLE TRENCH
- 25 PROPOSED CONCRETE LANDING
- 26 PROPOSED WOOD TRELLIS ABOVE (SHOWN DASHED)
- 27 PROPOSED SHRUBS (SHOWN SHADED) (TYPICAL OF 23)
- 28 PROPOSED TREE (SHOWN SHADED)
- 29 PROPOSED 35'-0" HIGH MONOPINE TREE
- 30 PROPOSED MONOPINE TREE CONCRETE FOOTING
- 31 OUTLINE OF PROPOSED MONOPINE TREE (SHOWN DASHED)
- 32 EXISTING TREE TO REMAIN
- 33 EXISTING SIGN TO BE RELOCATED
- 34 PROPOSED RELOCATION OF EXISTING SIGN
- 35 EXISTING CONCRETE MOW STRIP
- 36 EXISTING CONCRETE SIDEWALK
- 37 EXISTING CONCRETE CURB
- 38 EXISTING CONCRETE GUTTER
- 39 EXISTING CHAIN LINK FENCE
- 40 EXISTING LANDSCAPE AREA
- 41 EXISTING ASPHALT PAVED PARKING AREA
- 42 EXISTING CONTOUR LINES @ 1'-0" INTERVALS (TYPICAL)
- 43 PROPOSED METAL DECORATIVE TRELLIS FOR LANDSCAPE PLANTS MOUNTED TO CONCRETE BLOCK WALL

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



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

APPROVALS	
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PROJECT NAME
COLINA DEL SOL
5319 ORANGE AVENUE
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

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04/10/15	100% ZD REVISION 6 (ic)

SHEET TITLE

EQUIPMENT FLOOR PLAN

PROJECTS\VERIZON\14014

A-2

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE SUITE 07
CARLSBAD, CA 92008 (760) 434-8474



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

APPROVALS

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PROJECT NAME

COLINA DEL SOL

5319 ORANGE AVENUE
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

DRAWING DATES

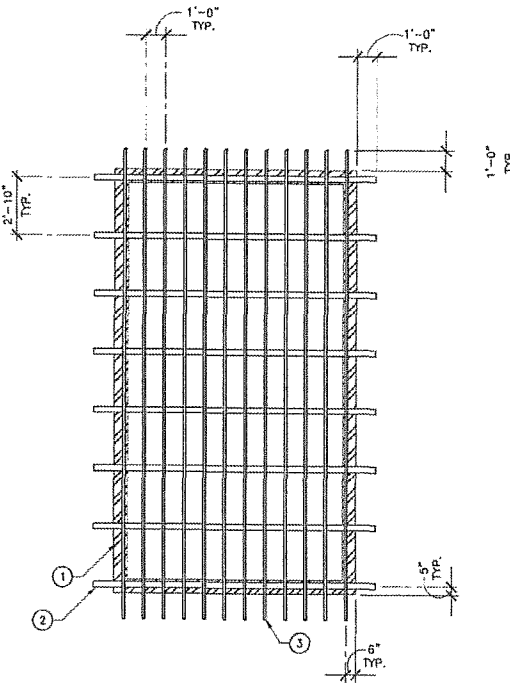
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SHEET TITLE

TRELLIS PLAN &
CHAIN LINK LID PLAN

PROJECTS\VERIZON\14014

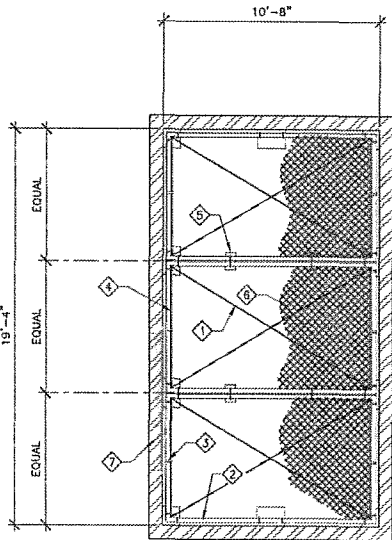
A-3



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

TRELLIS PLAN NOTES:

- 1 PROPOSED CONCRETE BLOCK ENCLOSURE WALL BELOW
- 2 PROPOSED 4 x 8 BEAM (TYPICAL)
- 3 PROPOSED 2 x 4 @ 12" O.C. (TYPICAL)

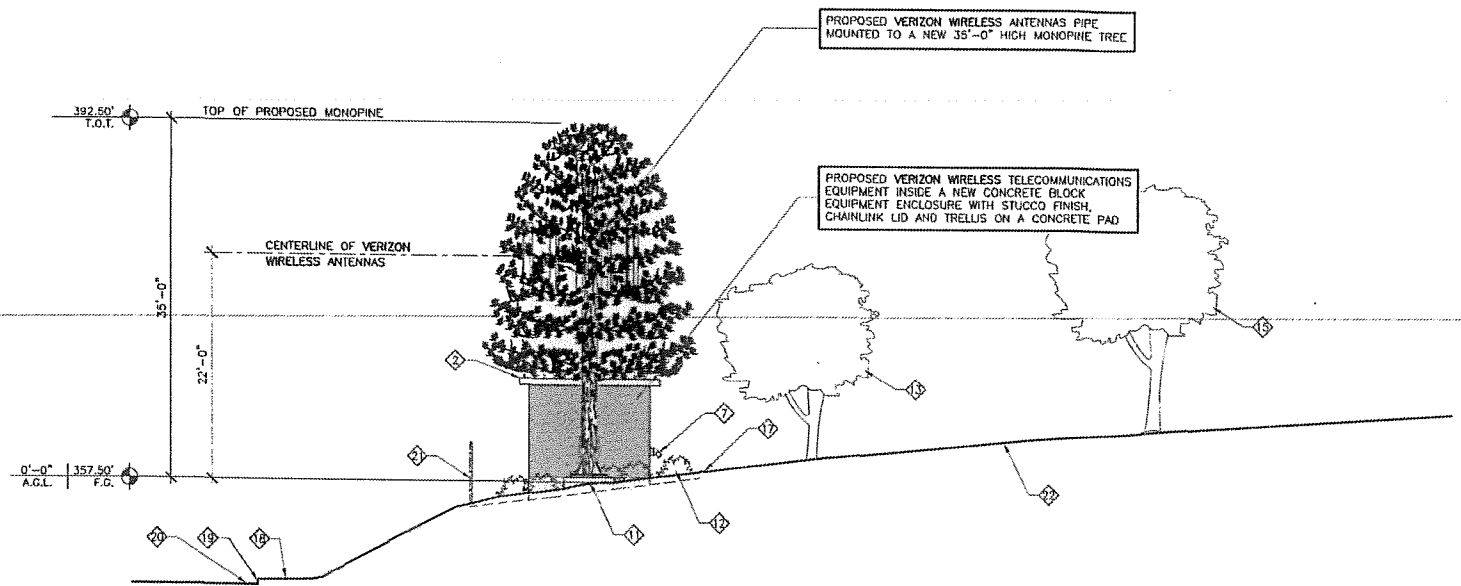


CHAIN LINK LID PLAN
SCALE: 3/8" = 1'-0"

CHAIN LINK LID PLAN NOTES:

- 1 "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- 2 PROPOSED 3" SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
- 3 PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSIONER STRIP
- 4 PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
- 5 PROPOSED BRACKET SUPPORT CLAMP FOR CHAINLINK LID AT 4'-0" O.C.
- 6 PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDARD WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME, SEE SPECIFICATION THIS SHEET
- 7 OPENING IN CONCRETE WALL (SHOWN SHADED)

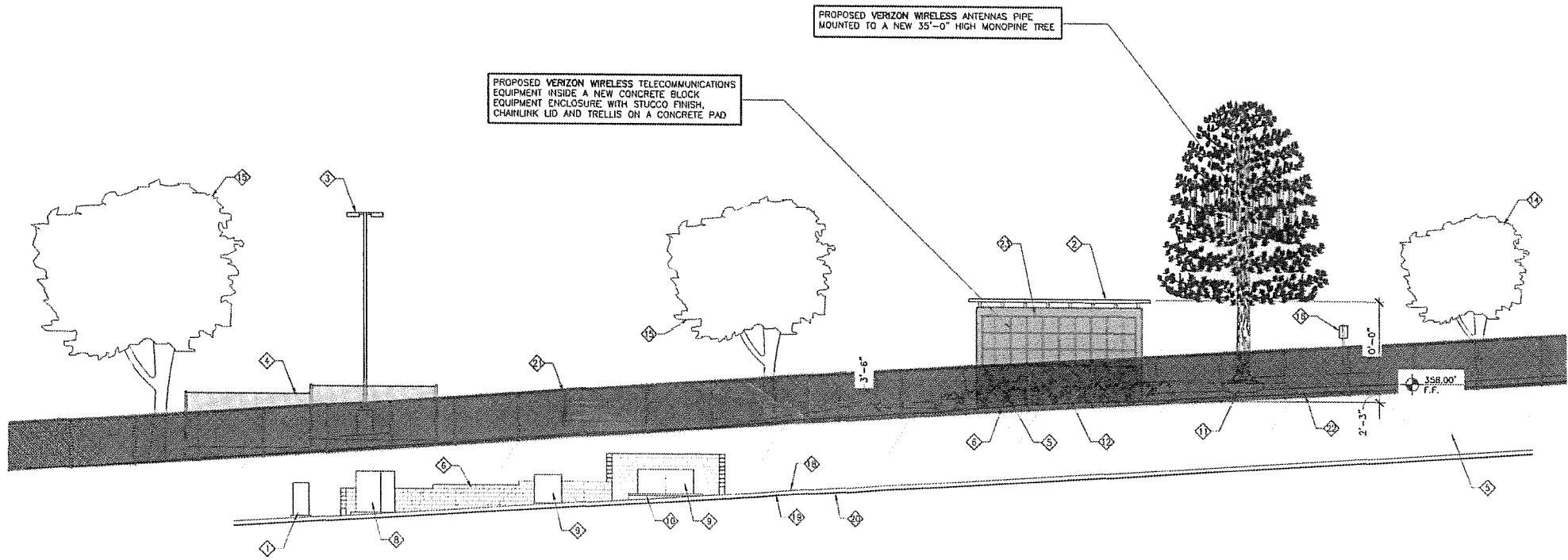




NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

- 1. PROPOSED VERIZON WIRELESS 200A ELECTRICAL METER PEDESTAL ON CONCRETE PAD
- 2. PROPOSED WOOD TRELLIS
- 3. EXISTING LIGHT STANDARD (BEYOND)
- 4. EXISTING TRASH ENCLOSURE
- 5. EXISTING SLOPED LANDSCAPE AREA
- 6. EXISTING RETAINING WALL
- 7. PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 8. EXISTING SDG&E TRANSFORMER #D109373_CIR168 (PROPOSED ELECTRICAL P.O.C.)
- 9. EXISTING ELECTRICAL TRANSFORMER
- 10. EXISTING ELECTRICAL VAULT
- 11. PROPOSED MONOPINE TREE CONCRETE FOOTING
- 12. PROPOSED SHRUBS
- 13. PROPOSED TREE
- 14. REMOVE AND REPLACE EXISTING DEAD TREE WITH SAME SPECIES
- 15. EXISTING TREE TO REMAIN
- 16. PROPOSED RELOCATION OF EXISTING SIGN
- 17. EXISTING CONCRETE MOW STRIP
- 18. EXISTING CONCRETE SIDEWALK
- 19. EXISTING CONCRETE CURB
- 20. EXISTING CONCRETE GUTTER
- 21. EXISTING CHAIN LINK FENCE
- 22. EXISTING GRADE
- 23. PROPOSED METAL DECORATIVE TRELLIS FOR LANDSCAPE PLANTS MOUNTED TO CONCRETE BLOCK WALL



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

Booth & Suarez
ARCHITECTURE INCORPORATED
125 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-4474

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

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PROJECT NAME
COLINA DEL SOL
5319 ORANGE AVENUE
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

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04/10/15	100% ZD REVISION 6 (ic)

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\14014

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



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

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PROJECT NAME

COLINA DEL SOL

5319 ORANGE AVENUE
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

DRAWING DATES

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04/10/15	100% ZD REVISION 6 (ic)

SHEET TITLE

**EXTERIOR
ELEVATIONS**

PROJECTS\VERIZON\14014

A-5

ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 2 PROPOSED PAIR 3'-0" WIDE STEEL GATE AND FRAME WITH LOCKABLE ACCESS AND VERIZON WIRELESS SIGNAGE
- 3 PROPOSED MONOPINE TREE CONCRETE FOOTING
- 4 PROPOSED SHRUBS
- 5 PROPOSED TREE
- 6 REMOVE AND REPLACE EXISTING DEAD TREE WITH SAME SPECIES
- 7 EXISTING TREE TO REMAIN
- 8 PROPOSED RELOCATION OF EXISTING SIGN
- 9 EXISTING CONCRETE MOW STRIP
- 10 EXISTING CONCRETE SIDEWALK
- 11 EXISTING CONCRETE CURB
- 12 EXISTING CONCRETE GUTTER
- 13 EXISTING CHAIN LINK FENCE
- 14 EXISTING GRADE
- 15 PROPOSED CONCRETE LANDING
- 16 PROPOSED WOOD TRELLIS
- 17 EXISTING TRASH ENCLOSURE
- 18 PROPOSED METAL DECORATIVE TRELLIS FOR LANDSCAPE PLANTS MOUNTED TO CONCRETE BLOCK WALL

PROPOSED VERIZON WIRELESS ANTENNAS PIPE
MOUNTED TO A NEW 35'-0" HIGH MONOPINE TREE

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS
EQUIPMENT INSIDE A NEW CONCRETE BLOCK
EQUIPMENT ENCLOSURE WITH STUCCO FINISH,
CHAINLINK LID AND TRELLIS ON A CONCRETE PAD

SOUTH ELEVATION

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

PROPOSED VERIZON WIRELESS ANTENNAS PIPE
MOUNTED TO A NEW 35'-0" HIGH MONOPINE TREE

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS
EQUIPMENT INSIDE A NEW CONCRETE BLOCK
EQUIPMENT ENCLOSURE WITH STUCCO FINISH,
CHAINLINK LID AND TRELLIS ON A CONCRETE PAD

WEST ELEVATION

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

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

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

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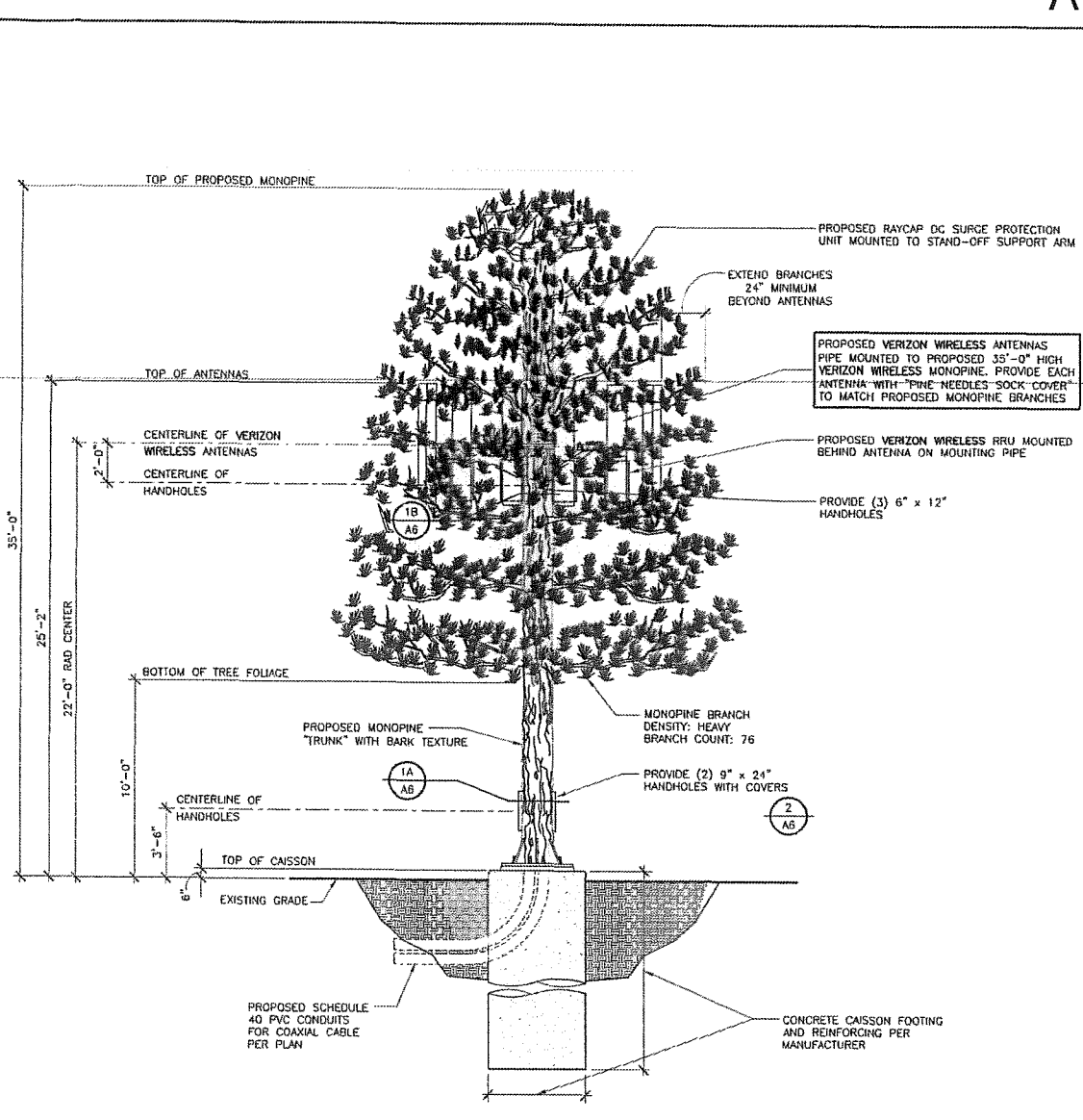
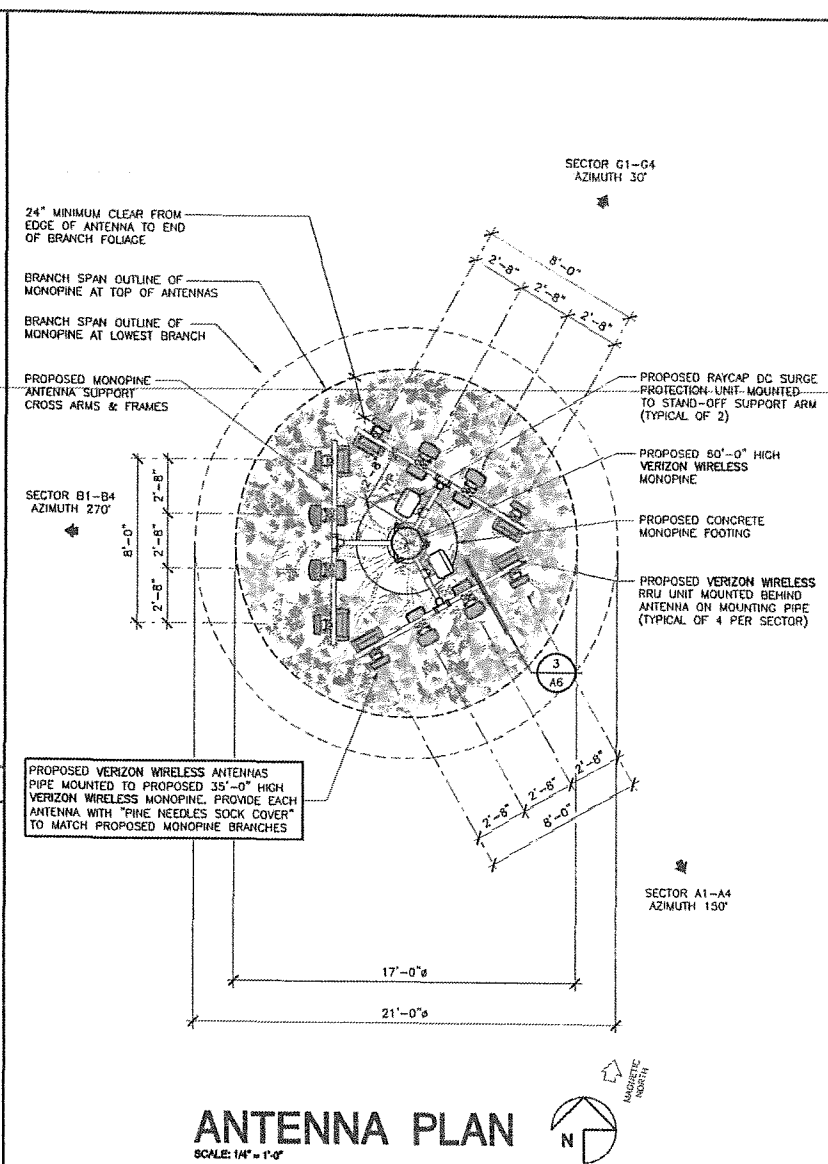
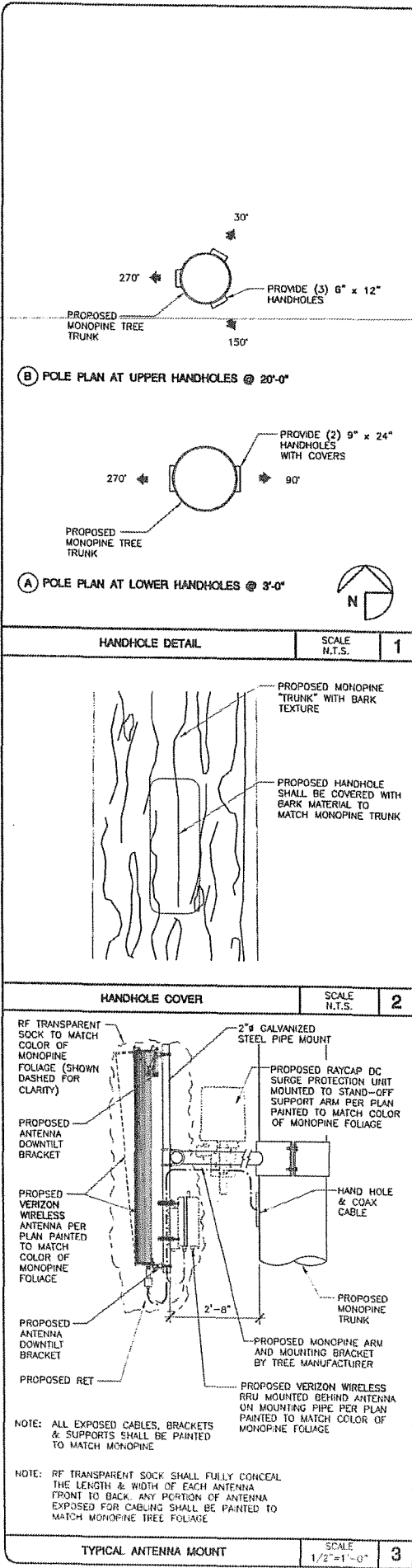
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SAN DIEGO COUNTY

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04/10/15 100% ZD REVISION 6 (ic)

SHEET TITLE
**MONOPINE ELEVATION,
ANTENNA PLAN &
DETAILS**

PROJECTS\VERIZON\14014

A-6



ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 3')	COAX SIZE
ALPHA1	SOUTHEAST	150°	0°	N/A	76.1" L x 11.9" W x 7.1" D	4 COAX	75'-0"	6'-0"	7/8"
ALPHA2					76.1" L x 11.9" W x 7.1" D	4 HYBRID & 4 RET CABLES			
ALPHA3					76.1" L x 11.9" W x 7.1" D	4 COAX			
ALPHA4					76.1" L x 11.9" W x 7.1" D	4 HYBRID & 4 RET CABLES			
BETA1	WEST	270°	0°	N/A	76.1" L x 11.9" W x 7.1" D	4 COAX	75'-0"	6'-0"	7/8"
BETA2					76.1" L x 11.9" W x 7.1" D	4 HYBRID & 4 RET CABLES			
BETA3					76.1" L x 11.9" W x 7.1" D	4 COAX			
BETA4					76.1" L x 11.9" W x 7.1" D	4 HYBRID & 4 RET CABLES			
GAMMA1	NORTH-EAST	30°	0°	N/A	76.1" L x 11.9" W x 7.1" D	4 COAX	75'-0"	6'-0"	7/8"
GAMMA2					76.1" L x 11.9" W x 7.1" D	4 HYBRID & 4 RET CABLES			
GAMMA3					76.1" L x 11.9" W x 7.1" D	4 COAX			
GAMMA4					76.1" L x 11.9" W x 7.1" D	4 HYBRID & 4 RET CABLES			

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

PREPARED FOR
verizon wireless

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

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COLINA DEL SOL
5319 ORANGE AVENUE
SAN DIEGO, CA 92105
SAN DIEGO COUNTY

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SHEET TITLE

ENLARGED
SITE PLAN

PROJECTS\VERIZON\14014

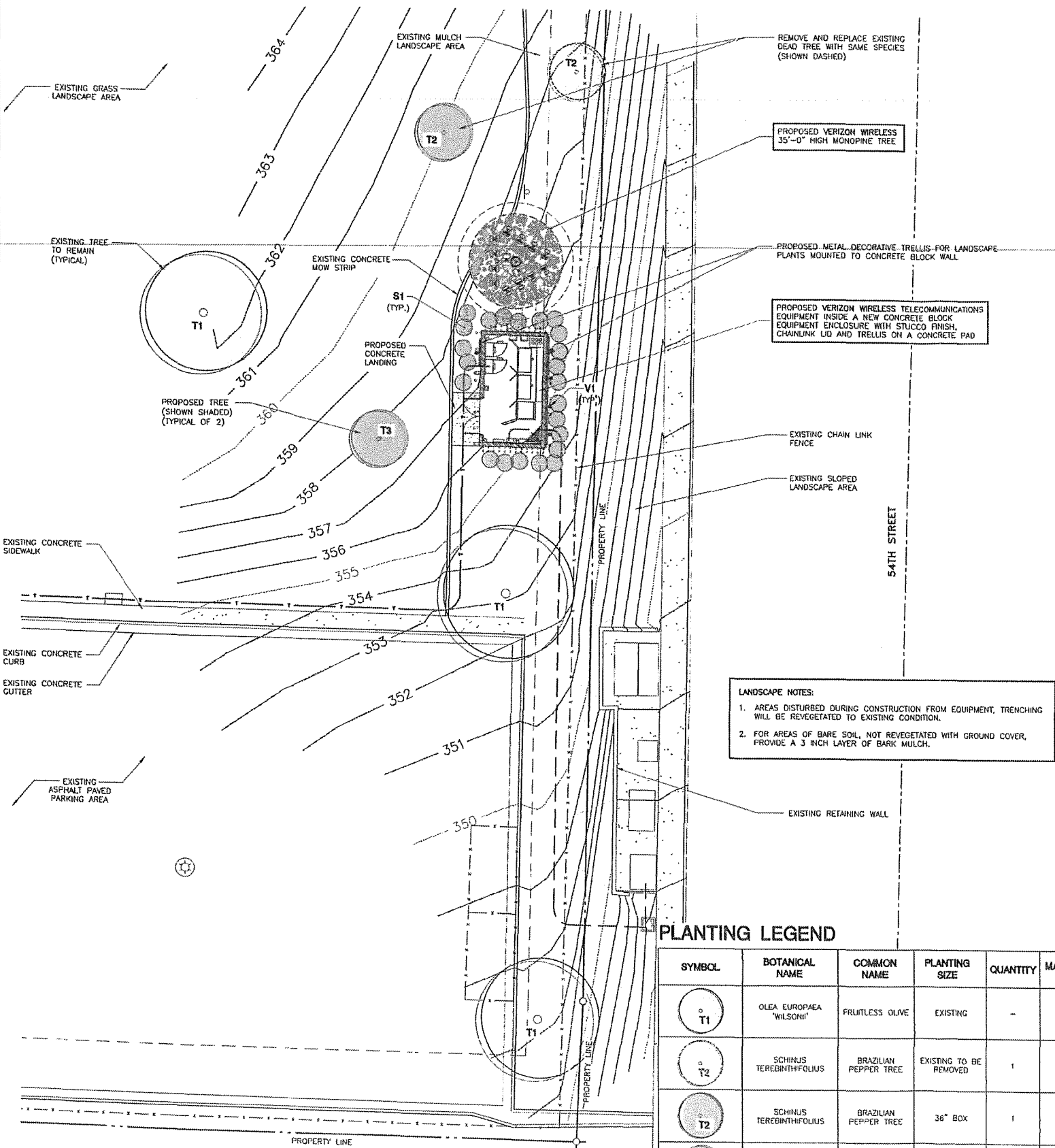
L-1

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX EXISTING IRRIGATION SYSTEM TO BE RE-CALIBRATED FOR NEW IRRIGATION.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.
13. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(g)].
14. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
9. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER, U.O.N. LANDSCAPE & IRRIGATION AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
12. IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
13. REMOVE WEEDS AND PROVIDE A WEED BARRIER. PROVIDE A MINIMUM 3-INCH THICK BARK MULCH ABOVE THE WEED BARRIER.
14. SHRUBS REQUIRED TO SCREEN THE TELECOMMUNICATION FACILITY ARE TO BE MAINTAINED BY THE LESSEE.
15. TREES SHOULD HAVE A MINIMUM 12 FOOT CLEARANCE FROM OTHER IMPROVEMENTS TO ALLOW FOR GANG MOWERS.



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

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	OLEA EUROPAEA "WILSONI"	FRUITLESS OLIVE	EXISTING	-	25' HEIGHT 25' SPREAD
T2	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	EXISTING TO BE REMOVED	1	30' HEIGHT 30' SPREAD
T2	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	36" BOX	1	30' HEIGHT 30' SPREAD
T3	PINUS CANARIENSIS	CANARY ISLAND PINE	36" BOX	1	80' HEIGHT 30' SPREAD
S1	CEANOTHUS THYRSIFLORUS	WILD LILAC	5 GAL.	23	5' HEIGHT 5' SPREAD
VI	FICUS PURPURA	CREeping FIG	5 GAL.	5	15' HEIGHT 10' SPREAD

LANDSCAPE DEVELOPMENT PLAN

SCALE: 1" = 10'-0"

BY: COMMONWEALTH LAND TITLE COMPANY
4100 NEWPORT PLACE DR. SUITE 120
NEWPORT BEACH, CA 92660
PHONE: (949) 724-3140

COMMITMENT NO.: 08022284
TITLE OFFICER: CHRIS MAZIAR
DATED: APRIL 24, 2014

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

- 2 RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS 52ND STREET, ORANGE AVENUE AND 54TH STREET. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 3 EASEMENT(S) FOR STREET AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 22, 1928, IN BOOK 1465, PAGE 345 OF RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT DOES NOT AFFECT THE PROJECT AREA AND IS NOT PLOTTED HEREON.
- 4 EASEMENT(S) FOR STREET AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 12, 1928, IN BOOK 1678, PAGE 217 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT DOES NOT AFFECT THE PROJECT AREA AND IS NOT PLOTTED HEREON.
- 5 EASEMENT(S) FOR STREET AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 12, 1928, IN BOOK 1678, PAGE 222 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT DOES NOT AFFECT THE PROJECT AREA AND IS NOT PLOTTED HEREON.
- 6 AN "UNRECORDED LEASE" WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN ENTERED BY THE DOCUMENT BY THE DOCUMENT ENTITLED "MEMORANDUM OF LEASE", RECORDED SEPTEMBER 23, 1989 AS INSTRUMENT NO. 173715 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 7 THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "ORDINANCE NUMBER 0-16551 ADOPTED ON DECEMBER 15, 1985 AS INSTRUMENT NO. 87-078059 OF OFFICIAL RECORDS, 23 AND 24 OF LEVON VALLEY, MAP NO. 734, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED DECEMBER 10, 1985 AS INSTRUMENT NO. 87-078059 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 8 THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "RESOLUTION NUMBER R-267618 ADOPTED ON FEBRUARY 3, 1987 ESTABLISHING AN UNDERGROUND UTILITY DISTRICT TO BE KNOWN AND DENOMINATED AS THE 54TH STREET (UNIVERSITY AVENUE) TO EL CAJON BOULEVARD) UNDERGROUND UTILITY DISTRICT", RECORDED FEBRUARY 11, 1987 AS INSTRUMENT NO. 87-078059 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 9 THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT" RECORDED JANUARY 26, 2005 AS INSTRUMENT NO. 0508635 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.

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

CITY OF SAN DIEGO BENCHMARK ID: 1141
LOCATION: 52ND STREET & UNIVERSITY AVE
ELEV: 314.926 SEBP MSL

3/26/14

BEARINGS SHOWN HEREON ARE BASED UPON
THE CALIFORNIA COORDINATE SYSTEM, ZONE
6, NAD 83 - EPOCH 2013.250 AS DERIVED
THROUGH FIXED RTK OBSERVATIONS RCTM,
CORRECTED THROUGH SMARTNET.

472-390-21

THE BOUNDARY SHOWN HEREON IS NOT THE
RESULT OF A COMPLETE BOUNDARY SURVEY.
ONLY THOSE PORTIONS OF THE BOUNDARY
THAT LIE WITHIN THE PROJECTED SCOPE OF
THE PROJECT ARE SHOWN HEREON.

LINE	LENGTH	BEARING
L1	25.07	S02°43'33"W
L2	41.60	N01°07'01"E

LOT 15
LEMON VILLA TRACT
MAP NO. 734

POR. LOT 24
LEMON VILLA TRACT
MAP NO. 734

LOT 17
LEMON VILLA TRACT
MAP NO. 734

POR. LOT 23
LEMON VILLA TRACT
MAP NO. 734

PROJECT AREA
SCALE: 1" = 20'

SITE PLAN
SCALE: 1" = 60'

CITY OF
SAN DIEGO

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

ALL OF LOTS 15, 16, 17, 23 AND 24 OF LEMON VILLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 734 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1892. EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN THREE PARCELS AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT 23 OF LEMON VILLA AND OF THE CLOSED
PORTION OF THE UNNAMED STREET ADJOINING SAID LOT 23 ON THE
SOUTH, ACCORDING TO MAP THEREOF NO. 734, FILED IN THE OFFICE OF
THE RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 2, 1892,
DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF S&D LOT 23, LEMON MLLA; THENCE SOUTH 00° 01' 00" EAST ALONG THE WEST LINE OF 54TH STREET, FORMERLY DOUGLASS AVENUE, A DISTANCE OF 536.84 FEET; THENCE NORTH 87° 13' 00" WEST 99.70 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE CURVE, BEARING S 15° 15' 45" E, 145 FEET AND BEARS NORTH 07° 16' 13" EAST; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95° 40' 41", A DISTANCE OF 66.80 FEET; THENCE TANGENT TO SAID CURVE NORTH 01° 35' 32" EAST, A DISTANCE OF 24.83 FEET TO AN ON CURVE; THENCE ALONG SAID ON CURVE, DISTANT 40 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID 54TH STREET; THENCE NORTH 00° 01' 00" WEST 100 FEET TO A PARALLEL LINE 200 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT 23; THENCE S 25° 02' 00" E ALONG SAID NORTHERLY LINE 40 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PORTION OF LOT 23 OF LEMON VALLEY, ACCORDING TO MAP NO. 734, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SUTTER COUNTY, CALIFORNIA, DECEMBER 2, 1892, LYING SOUTH OF A LINE OF DEEDS AS FOLLOWS: BEGIN AT THE EAST CORNER OF A CORNER OF SAID LOT 23 WHICH IS 30 FEET NORTH OF THE NORTHWEST CORNER OF THAT PORTION OF SAID LOT 23 CONVEYED TO THE CITY OF EAST SAN FRANCISCO BY DEED DATED AUGUST 1, 1918 IN BOOK 759, PAGE 324 OF DEEDS; THENCE NORTH ALONG SAID WEST LINE 240 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED; THENCE SOUTH 59° 58' 30" EAST TO THE EAST LINE OF SAID LOT 23. EXCEPTING THEREFROM THAT PORTION INCLUDED IN PARCEL 1 ABOVE DESCRIBED.

PARCEL 3: THAT PORTION OF LOT 24 OF LEMON VILLA IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449,

ASSESSOR'S PARCEL NUMBER: 472-390-21

AC - ASPHALT CONCRETE
AG - ANCHOR GUY
BW - BACK OF WALK
CATY - CABLE BOX
C - CATCH BASIN
CLF - CHAIN LINK FENCE
EB - ELECTRIC BOX
EC - EDGE OF CONCRETE
EU - ELECTRIC UTILITY
EV - ELECTRIC VALVE (SDG&E)
FG - FINISH GRADE
FL - FLOW LINE
FS - FINISH SURFACE
LG - LIGHT POLE
NC - NATURAL GROUND
PP - POWER POLE
SDMH - STORM DRAIN MANHOLE
SURF - STREET LIGHT PULLBOSS
TB - SIGN
TB - TOP OF CONCRETE BASE
TC - TOP OF CURB
TE - TOP OF ENCLOSURE
TOE - TOE OF NATURAL GROUND
TOP - TOP OF NATURAL GROUND
TOP - TELEPHONE PEDESTAL
TOP - TOP
UT - UTILITY BOX
XFMR - TRANSFORMER

JEFFERY L. MAYES
EXP: 12/31/14

L.S. NO. 6379



PREPARED FOR.....

verizonwireless

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

CONSULTANT

JRN
CIVIL ENGINEERS

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

PROJECT NAME

COLINA DEL SOL

5319 ORANGE AVENUE,
SAN DIEGO, 92105

DRAWING DATES

DRAWING DATES

03/26/14

SHEET TITLE

TOPOGRAPHIC SURVEY

C1