



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 16, 2015

REPORT NO. PC-15-090

ATTENTION: Planning Commission, Agenda of July 23, 2015

SUBJECT: VERIZON WIRELESS NAVAJO LTE - PROJECT NO. 374509  
PROCESS FOUR

OWNER/ McLaughlin Trust  
APPLICANT: Verizon Wireless

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Planned Development Permit and a Site Development Permit for a modification to an existing Wireless Communication Facility at 7880 Golfcrest Drive within the Navajo Community Planning Area?

**Staff Recommendation:** APPROVE Planned Development Permit No. 1505552; and Site Development Permit No. 1505553.

**Community Planning Group Recommendation:** On May 13, 2015, the Navajo Community Planners Inc. made a motion to approve the project 10-2-1 (Attachment 11).

**Environmental Review:** This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 11, 2015, and the opportunity to appeal that determination ended March 25, 2015 (Attachment 7).

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.

## **BACKGROUND**

Verizon Wireless originally obtained Permit No. 99-960-037 on July 31, 2002 for a 30-foot tall faux monopine with a total of nine (9) panel antennas. The equipment associated with the original permit is located behind a concrete wall on the west side of the property in the required 10-foot side yard setback. The existing approval expired on July 31, 2012. A 10 year expiration date was included as part of the initial approval to provide the City an opportunity to review the project again for compliance with the latest regulations with the focus on the latest advancements in technology and designs.

The proposed site upgrade is part of a City-Wide fourth generation (4G) initiative to help improve the existing Verizon network calling and data services while improving the existing appearance of the existing monopine. The site is surrounded by a variety of land uses including the Mission Trails Regional Park to the north of Mission Gorge Road, commercial uses to the south of Golfcrest Drive, multi-family residential uses to the east of Golfcrest Drive and open space to the west (Attachment 1). A Planned Development Permit (PDP) is required for the proposed height deviation to exceed the CN-1-2 zone height limit of 30-feet and to continue to locate the equipment and the monopine within the required side yard setback. A Site Development Permit (SDP) is required due to the project location, which is in the Mission Trails Design District.

## **DISCUSSION**

Project Description: The Verizon Wireless modification will result in a total of twelve (12) panel antennas integrated on a modified 34-foot tall monopine. The existing height of the monopine will be increased to accommodate the twelve antennas and to ensure a more realistic tree appearance. The monopine will also include the installation of twelve (12) Remote Radio Units (RRUs) behind the proposed antennas. The RRUs are complimentary equipment components that must be connected to the antennas within a close proximity due to the increase of data consumption. To better conceal the antennas and the associated Remote Radio Units (RRUs), the older monopine will be re-branched and reconfigured. By re-branching the antennas, the replacement Long Term Evolution (LTE) antennas will be set back 24-inches from the longer replacement branches and screened with the installation of antenna socks. The antenna socks are custom fabricated with the pine materials and wrapped completely around each antenna. As a result, this older first generation monopine will be updated to a more realistic appearance monopine with significant improvements (Attachment 9).

The project is also proposing to replace one existing outdoor equipment cabinet with two additional cabinets within the existing equipment enclosure located in the side yard setback on the southwesterly portion of the property. The emergency generator associated with this WCF will continue to operate behind an existing concrete enclosure. Since the original approval, the property has added significant landscaping to further assist with the screening of the WCFs on this property. There are two other WCFs on this property, both located on the roof of the existing building designed to appear as faux chimneys. This property is considered a collocation facility.

Community Plan Analysis - The project location has been designated for commercial use in the

Navajo Community Land Use Plan (Attachment 2). The Navajo Community Plan does not contain specific policies on wireless communication facility development.

General Plan - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. Facilities are to be aesthetically pleasing and respectful of the neighborhood context. The proposed modification will result in twelve new panel antennas on a modified 34-foot tall monopine. The combination of the longer branches and the newer replacement pine materials will help modernize this first generation monopine tree to comply with the General Plan requirements. Along with the existing landscaping planted on this property, the modified monopine will be effectively camouflaged and will blend into the surrounding area, and complies with the General Plan's recommendations.

Council Policy 600-43 - The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCFs. The project is proposed within a preference 1 location according to Council Policy 600-43, which categorizes WCF according to the land use in which they are located. In this case, the property is zoned commercial. However, the project is located within the Mission Trail Design District and Verizon Wireless is requesting several deviations (height and setbacks), and a Planned Development Permit, Process 4, Planning Commission decision is required.

Conclusion: The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes development regulations from the CN-1-2 zone, the Mission Design District LDC Section 132.0201 and the Wireless Communication Facilities Regulations Section 141.0420. Staff is in support of the deviations after reviewing the proposed improvements which significantly improve the views to and from the property. Therefore, staff recommends that the Planning Commission approve Planned Development Permit No. 1505552; and Site Development Permit No. 1505553.

### **ALTERNATIVE**

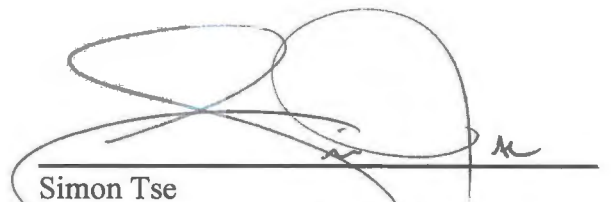
1. **Approve** Planned Development Permit No. 1505552; and Site Development Permit No. 1505553, **with modifications.**
2. **Deny** Planned Development Permit No. 1505552; and Site Development Permit No. 1505553, **if the Planning Commission makes written based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department

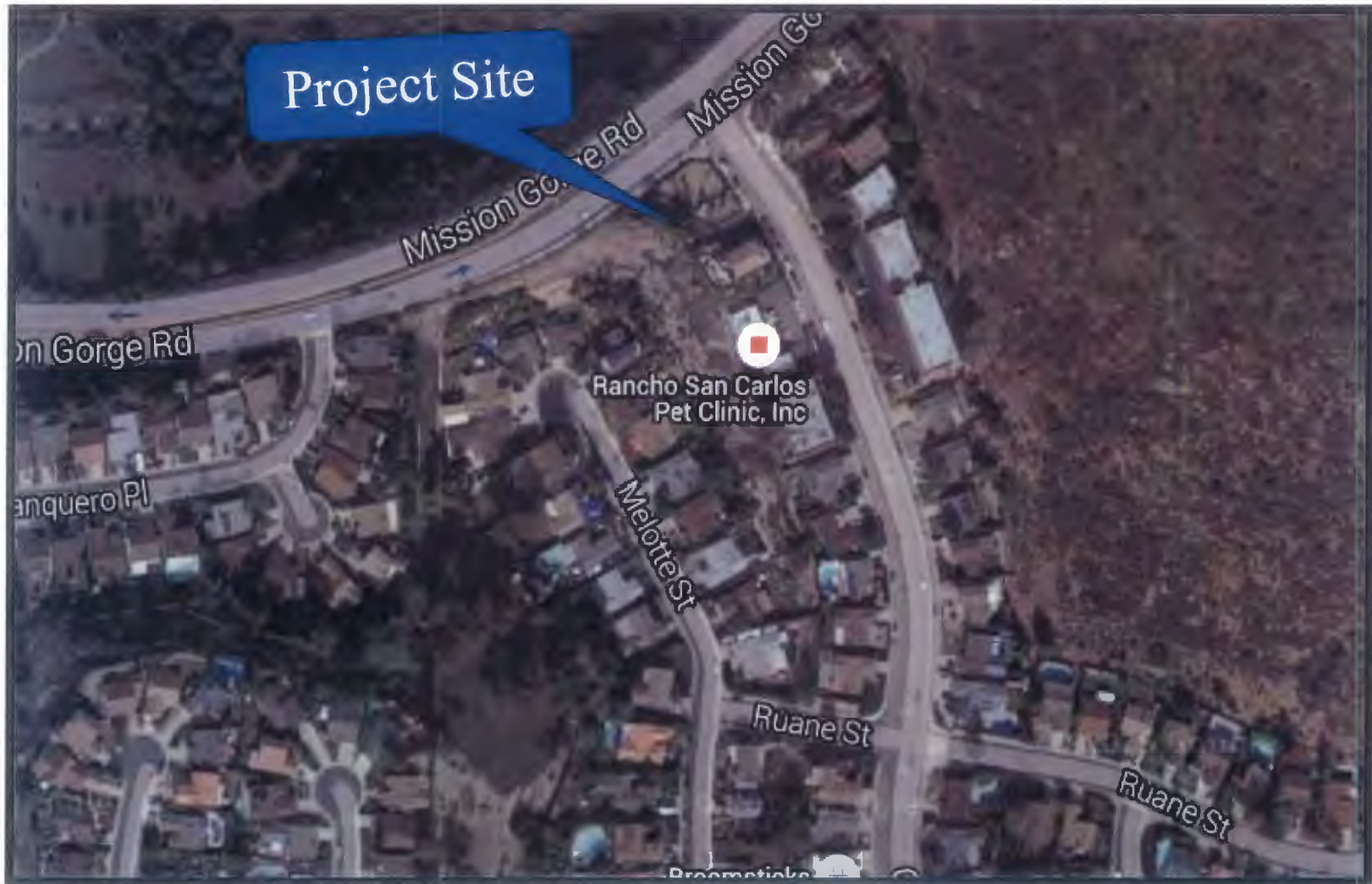


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Simon Tse  
Development Project Manager  
Development Services Department

Attachments:

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



## Aerial Photo

Verizon Wireless Navajo LTE

7880 Golfcrest Drive, San Diego, CA 92119





## Navajo Community Plan Land Use Map

Verizon Wireless Golfcrest- Project No. 374509

7880 Golfcrest Drive, San Diego, CA 92119

North

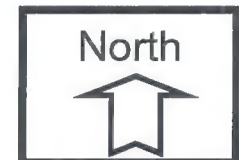




## Project Location Map

Verizon Wireless Navajo LTE

7880 Golfcrest Drive, San Diego, CA 92119



## PROJECT DATA SHEET

|  |   |                              |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
|--|---|------------------------------|--|-------------------------|-------------------------|--------------|--------|--|----------------------|---------|---------|-----------------------|------|--------------------|----------------------|-------|--------------------|----------------------|-------|--------------------|
| <b>PROJECT NAME:</b>   | Verizon Wireless Navajo LTE   |                              |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>PROJECT DESCRIPTION:</b>  | Modification to an existing Wireless Communication Facility resulting in twelve (12) new panel antennas integrated onto a re-branched and modified 34-foot tall monopine. The equipment associated with this project along with the emergency back-up generator will continue to operate at its current location without any proposed exterior changes. |                              |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>COMMUNITY PLAN AREA:</b>  | Navajo  |                              |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>DISCRETIONARY ACTIONS:</b>  | Planned Development Permit and Site Development Permit  |                              |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>COMMUNITY PLAN LAND USE DESIGNATION:</b>  | Commercial  |                              |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b><u>ZONING INFORMATION:</u></b><br><br><table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 35%; text-align: center;"><b><u>Required:</u></b></td> <td style="width: 35%; text-align: center;"><b><u>Proposed:</u></b></td> </tr> <tr> <td style="text-align: right;"><b>Zone:</b></td> <td style="text-align: center;">CN-1-2</td> <td></td> </tr> <tr> <td style="text-align: right;"><b>Height Limit:</b></td> <td style="text-align: center;">30-feet</td> <td style="text-align: center;">34-feet</td> </tr> <tr> <td style="text-align: right;"><b>Front Setback:</b></td> <td style="text-align: center;">0-ft</td> <td style="text-align: center;">No proposed change</td> </tr> <tr> <td style="text-align: right;"><b>Side Setback:</b></td> <td style="text-align: center;">10-ft</td> <td style="text-align: center;">No proposed change</td> </tr> <tr> <td style="text-align: right;"><b>Rear Setback:</b></td> <td style="text-align: center;">10-ft</td> <td style="text-align: center;">No proposed change</td> </tr> </table> |   |                              |  | <b><u>Required:</u></b> | <b><u>Proposed:</u></b> | <b>Zone:</b> | CN-1-2 |  | <b>Height Limit:</b> | 30-feet | 34-feet | <b>Front Setback:</b> | 0-ft | No proposed change | <b>Side Setback:</b> | 10-ft | No proposed change | <b>Rear Setback:</b> | 10-ft | No proposed change |
|  | <b><u>Required:</u></b>   | <b><u>Proposed:</u></b>      |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>Zone:</b>   | CN-1-2  |                              |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>Height Limit:</b>   | 30-feet   | 34-feet                      |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>Front Setback:</b>  | 0-ft  | No proposed change           |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>Side Setback:</b>   | 10-ft   | No proposed change           |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>Rear Setback:</b>   | 10-ft   | No proposed change           |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>ADJACENT PROPERTIES:</b>  | <b>LAND USE DESIGNATION &amp; ZONE</b>  | <b>EXISTING LAND USE</b>     |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>NORTH:</b>  | Open Space; AR-1-1  | Mission Trails Regional Park |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>SOUTH:</b>  | Commercial; CN-1-2  | Commercial                   |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>EAST:</b>   | Commercial; CN-1-2  | Multi-Family Residential     |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>WEST:</b>   | Open Space; RS-1-7  | Open Space                   |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>DEVIATIONS OR VARIANCES REQUESTED:</b>  | Height deviation to exceed the CN-1-2 zone height limit of 30-feet and to continue to locate both the equipment and monopine within the required side yard setback (LDC Section 131.0531).  |                              |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |
| <b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>  | This project was presented to the Navajo Community Planners Inc. on May 13, 2015 and was approved with a vote of 10-2-0.  |                              |  |                         |                         |              |        |  |                      |         |         |                       |      |                    |                      |       |                    |                      |       |                    |

**PLANNING COMMISSION  
RESOLUTION NO. TBD  
PLANNED DEVELOPMENT PERMIT NO. 1505552  
SITE DEVELOPMENT PERMIT NO. 1505553  
VERIZON WIRELESS NAVAJO LTE PTS NO. 374509  
DRAFT**

WHEREAS, **MCLAUGHLIN TRUST**, Owner and **VERIZON WIRELESS**, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) with the installation of twelve (12) new panel antennas and associated Remote Radio Units (RRUs) on a modified monopine. The project is also proposing to replace one existing outdoor equipment cabinet with two additional cabinets within the existing equipment enclosure located in the side yard setback on the southwesterly portion of the property. The emergency generator associated with this WCF will continue to operate behind an existing concrete enclosure as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1505552 and Site Development Permit No. 1505553;

WHEREAS, the project site is located at 7880 Golfcrest Drive in the CN-1-2 zone within the Navajo Community Planning Plan;

WHEREAS, the project site is legally described as the project site is legally described as that portion of Lot 253 amended Map of Princess Gardens Unit No. 6 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8015;

WHEREAS, on July 23, 2015, the PLANNING COMMISSION of the City of San Diego considered Planned Development Permit No. 1505552 and Site Development Permit No. 1505553 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 11, 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 Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the PLANNING COMMISSION of the City of San Diego as follows:

That the PLANNING COMMISSION adopts the following written Findings, dated July 23, 2015.

**FINDINGS:**

**Planned Development Permit - Section 126.0604**

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

The City of San Diego General Plan recommends that all WCFs minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these

facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. To comply with the General Plan's recommendation, Verizon is proposing to modernize the existing monopine as part of their upgrade. The modernization includes re-branching the entire monopine with longer branches. This will allow the branch to extend out 24-inches in front of the proposed antennas and RRUs. Additionally, newer and fuller pine materials will be installed to help increase the screening. This includes custom fabricated antenna socks designed to fully wrap around the antennas. To accommodate the re-branching efforts, the overall height of the tree will be increasing by 4 feet. These improvements along with the existing landscaping on the premise will help integrate the WCF into the current setting resulting in a site that will be aesthetically pleasing and respectful to the neighborhood context.

The Navajo Community Plan does not address wireless communication facilities as a specific land use. The project site is located within the Mission Trails Design District and as such is subject to a Site Development Permit to ensure that development along the edges of Mission Trails Regional Park enhances the park's natural qualities and promotes the aesthetics and functional quality of park/urbanization relationships. The project as proposed does not interfere with the park master plan nor does it create any visual impacts for the surrounding park or community.

Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. Therefore, the proposed development would not adversely affect the Navajo Community Plan or the City of San Diego General Plan and Progress Guide.

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

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) on March 11, 2015. 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 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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Verizon Wireless submitted an Electro Magnetic Emission (EME) Analysis, which concluded that the project complies with FCC RF Standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

**in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The project complies with the City of San Diego Wireless Communication Facilities Regulations (Section 141.0420) and the applicable development regulations of the CN-1-2 zone with the exceptions to the height limit and the side yard setback requirements. The overall height of the existing monopine is 30-feet with nine antennas installed. To address the increase in demand in cellular device usage, the current site needs to be upgraded. The upgrade requires a total of twelve antennas and associated RRUs. Unfortunately, this first generation monopine will not be able to provide the necessary screening required for the amount of antennas and RRUs proposed for the Long Term Evolution (LTE) upgrade. Therefore, Verizon is proposing to modernize the existing monopine by re-branching the entire tree. The new branches will now extend 24-inches in front of the antennas and the RRUs to reduce the visibilities of these elements. Newer and fuller pine materials will be installed. This includes custom fabricated antenna socks wrapped around each antenna for a more realistic tree appearance. The increase in height will allow the longer branches to create a more realistic tree appearance and will result in a more desirable project.

The existing monopine and the equipment are within the required setbacks identified in the CN-1-2 zone. However, the WCF is appropriately sited and would result in a greater visual impact if moved to comply with the required setbacks. The equipment, located behind the building is visible by foot if you were on the property. Adjacent to the equipment is open space with homes located at the bottom of the hill with limited visibility. The monopine is surrounded by extensive landscaping that was recently installed as illustrated in the photosurvey. Moving the monopine away from the side yard setback would make the monopine more visible. Therefore, the existing location of the equipment and the monopine, in the setback, is more desirable, in order to limit the visual impacts.

#### **Site Development Permit – Section 126.0504**

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

The City of San Diego General Plan recommends that all WCFs minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. To comply with the General Plan's recommendation, Verizon is proposing to modernize the existing monopine as part of their upgrade. The modernization includes re-branching the entire monopine with longer branches. This will allow the branch to extend out 24-inches in front of the proposed antennas and RRUs. Additionally, newer and fuller pine materials will be installed to help increase the screening. This includes custom fabricated antenna socks designed to fully wrap around the antennas. To accommodate the re-branching efforts, the overall height of the tree will be increasing by 4 feet. These improvements along with the existing landscaping on the premise will help integrate the WCF into the current setting resulting in a site that will be aesthetically pleasing and respectful to the neighborhood context.

The Navajo Community Plan does not address wireless communication facilities as a specific land use. The project site is located within the Mission Trails Design District and as such is subject to a Site Development Permit to ensure that development along the edges of Mission Trails Regional Park enhances the park's natural qualities and promotes the aesthetics and functional quality of

park/urbanization relationships. The project as proposed does not interfere with the park master plan nor does it create any visual impacts for the surrounding park or community.

Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. Therefore, the proposed development would not adversely affect the Navajo Community Plan or the City of San Diego General Plan and Progress Guide.

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

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) on March 11, 2015. 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 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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” Verizon Wireless submitted an Electro Magnetic Emission (EME) Analysis, which concluded that the project complies with FCC RF Standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

The project complies with the City of San Diego Wireless Communication Facilities Regulations (Section 141.0420) and the applicable development regulations of the CN-1-2 zone with the exceptions to the height limit and the side yard setback requirements. The overall height of the existing monopine is 30-feet with nine antennas installed. To address the increase in demand in cellular device usage, the current site needs to be upgraded. The upgrade requires a total of twelve antennas and associated RRUs. Unfortunately, this first generation monopine will not be able to provide the necessary screening required for the amount of antennas and RRUs proposed for the Long Term Evolution (LTE) upgrade. Therefore, Verizon is proposing to modernize the existing monopine by re-branching the entire tree. The new branches will now extend 24-inches in front of the antennas and the RRUs to reduce the visibilities of these elements. Newer and fuller pine materials will be installed. This includes custom fabricated antennas socks wrapped around each antenna for a more realistic tree appearance. The height of the monopine will increase by 4 feet due to the longer branches. The increase in height will allow the longer branches to create a more realistic tree appearance and will result in a more desirable project.

The existing monopine and the equipment are within the required side yard setbacks in the CN-1-2 zone. However, the WCF is appropriately sited and would result in a greater visual impact if moved to comply with the required setbacks. The equipment is located behind the building and screened partially by the existing landscaping and the stairwell to the second floor. The monopine blends in with the extensive landscaping that was recently installed as illustrated in the photosurvey. Moving the equipment and the monopine away from the side yard setback may increase the visibility. Therefore, the existing location of the equipment and the monopine, in the setback, is more desirable, in order to limit the visual impacts.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1505552 and Site Development Permit No. 1505553 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 1505552 and Site Development Permit No. 1505553 a copy of which is attached hereto and made a part hereof.

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Simon Tse – Development Project Manager  
Development Services

Adopted on: July 23, 2015  
Internal Order No. 24004777

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004777

**PLANNED DEVELOPMENT PERMIT NO. 1505552  
SITE DEVELOPMENT PERMIT NO. 1505553  
VERIZON WIRELESS NAVAJO LTE PTS NO. 374509  
PLANNING COMMISSION  
DRAFT**

This Planned Development Permit No. 1505552 and Site Development Permit No. 1505553 is granted by the Planning Commission of the City of San Diego to **MCLAUGHLIN TRUST**, Owner and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0401, 126.0501, 126.0601, 131.0501, 132.1201, and 141.0420. The site is located at 7880 Golfcrest Drive in the CN-1-2 zone within the Navajo Community Planning Plan. The project site is legally described as the project site is legally described as that portion of Lot 253 amended Map of Princess Gardens Unit No. 6 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8015.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a modification to an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 23, 2015, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) for twelve (12) antennas, two (2) Raycaps, two (2) Remote Interface Units (RIUs), and twelve (12) Remote Radio Units (RRUs) installed on a modified monopine as illustrated in the approved 'Exhibit A' dated July 23, 2015; and
- b. Replace one existing outdoor equipment cabinet and install two within the existing equipment enclosure located on the southwesterly portion of the property within the required side yard setback; and

- c. An emergency generator inside a 72-square foot concrete stone wall equipment enclosure; and
- d. Deviations to increase the height of the monopine to 34-feet, which is 4-feet above the CN-1-2 zone height limit of 30-feet; and to maintain the equipment and monopine in place within the required 10-foot side yard setback; and
- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

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

b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

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

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

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

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:**

13. 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.

14. 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.

15. 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.

**PLANNING/DESIGN REQUIREMENTS:**

16. The approval allows twelve (12) antennas with the following dimensions: 75.5" by 11.8" by 6" and 72" by 11.9" by 7.1".

17. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

18. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

19. Photosimulations for the WCF shall be printed (not stapled) on the construction plans.
20. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
21. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.
22. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
23. Branches at the antenna level shall extend a minimum of 24-inches beyond the vertical face of antenna to the satisfaction of the Development Services Department.
24. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
25. RF socks fully covering the front and back of the antennas (and any other components) shall be used.
26. The applicant shall provide color samples of the monopines branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built monopines.
27. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition shall be required.
28. 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.
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.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed

on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on July 23, 2015 and Resolution No. TBD.

Planned Development Permit No. 1502493  
Site Development Permit No. 1502494  
July 23, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Simon Tse  
Development Project Manager

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

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**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.

**MCLAUGHLIN TRUST**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**VERIZON WIRELESS**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

ORIGINAL

**Jeffrey Rome | ASSOCIATES**  
architecture | telecommunications  
131 Innovation Drive, Suite 100  
Irvine, California 92617  
tel 949.760.3929 | fax 949.760.3931

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR  
**verizon wireless**  
15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618



**APPROVALS**

|                  |  |
|------------------|--|
| R.F.             |  |
| ZONING           |  |
| CONSTRUCTION     |  |
| SITE ACQUISITION |  |
| OWNER APPROVAL   |  |

**SITE NAME**  
**NAVAJO (LTE)**  
7880 GOLFCREST DRIVE  
SAN DIEGO, CALIFORNIA 92119

**DRAWING DATES**

|          |                     |
|----------|---------------------|
| 08/18/14 | CITY COMMENTS (P4)  |
| 09/24/14 | ADDED TEMP (P5)     |
| 10/08/14 | SURVEY UPDATES (P6) |
| 12/03/14 | REMOVE TEMP (P7)    |
| 01/12/15 | RE-DESIGN (P8)      |
| 01/27/15 | CLARIFICATIONS (P9) |
| 03/11/15 | CITY COMMENTS (P10) |

**SHEET TITLE**  
**TITLE SHEET**

**T-1**

# verizon wireless

## NAVAJO (LTE)

### 7880 GOLFCREST DRIVE

### SAN DIEGO, CALIFORNIA 92119

### SPECIAL INSPECTIONS

|   |  |
|---|--|
| 1. CONCRETE   | 13.1. VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT   |
| 2. BOLTS INSTALLED IN CONCRETE                        | 13.2. VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA   |
| 3. CONCRETE MOMENT-RESISTING SPACE FRAME              | 13.3. PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES  |
| 4. REINFORCING STEEL AND PRESTRESSING STEEL           | 13.4. PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE |
| 5.1 ALL STRUCTURAL WELDING                            | 14. SMOKE CONTROL SYSTEM   |
| 5.2 WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME | 15. SPECIAL CASES (DESCRIBE)   |
| 5.3 WELDING REINFORCING STEEL                         | 16. OFF-SITE FABRICATION OF BUILDING COMPONENTS  |
| 6. HIGH-STRENGTH BOLTING                              | 17. OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER  |
| 7. STRUCTURAL MASONRY                                 |  |
| 8. REINFORCED GYPSUM CONCRETE                         |  |
| 9. INSULATING CONCRETE FILL                           |  |
| 10. SPRAY-APPLIED FIREPROOFING                        |  |
| 11. DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS)     |  |
| 12. SHOTCRETE   |  |

| NO. | DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS. |
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### CONSULTANT TEAM

**CLIENTS REPRESENTATIVE:**  
PLANCOM, INC.  
302 STATE PLACE  
ESCONDIDO, CALIFORNIA 92029  
PHONE: (760) 420-4833  
CONTACT: JILL CLEVELAND

**ARCHITECT:**  
JEFFREY ROME & ASSOCIATES  
131 INNOVATION DRIVE  
SUITE: 100  
IRVINE, CALIFORNIA 92617  
PHONE: (949) 760-3929  
FAX: (949) 760-3931  
CONTACT: JEFFREY ROME

### LEGAL DESCRIPTION

**PARCEL 1:** IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA AS SHOWN AT PAGE 3417 OF PARCEL MAPS, FIELD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 23, 1975.

**PARCEL 2:** THE PORTION OF LOT 253 OF AMENDED MAP OF PRINCESS GARDENS UNIT NO. 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 8015, FIELD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 5, 1974. DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 253; THENCE ALONG THE BOUNDARY OF SAID LOT 253 AS FOLLOWS: N38°01'02"W 11.92 FEET; THENCE N81°53'00"W 84.31 FEET TO A POINT ON THE ARC OF A 1563.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, A RADIAL LINE OF SAID CURVE BEARS S30°40'50"E TO SAID POINT; AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°32'16" A DISTANCE OF 69.23 FEET; THENCE LEAVING SAID BOUNDARY S28°08'34"E, 1.10 FEET; THENCE N77°09'35"E, 87.00 FEET; THENCE S83°30'00"E, 55.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 253; THENCE ALONG SAID SOUTHEASTERLY LINE, N36°37'59"E, 2.13 FEET TO THE POINT OF BEGINNING.

### DEVELOPMENT SUMMARY

**APPLICANT:** VERIZON WIRELESS  
15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618

**OWNER:** DICK McLAUGHLIN  
7880 GOLFCREST DRIVE  
SAN DIEGO, CALIFORNIA 92119

**EXISTING USE:** COMMERCIAL UNMANNED WIRELESS FACILITY

**PROPOSED USE:** COMMERCIAL UNMANNED WIRELESS FACILITY

**OTHER ON-SITE TELECOM FACILITIES:** AT&T, T-MOBILE

**ASSESSORS PARCEL NUMBER:** 371-120-73

**EXISTING ZONING:** CN-1-2

**PROPOSED PROJECT AREA:** 138 SQ. FT. ENCLOSURE

**EXISTING TYPE OF CONSTRUCTION:** TYPE V-B

**PROPOSED TYPE OF CONSTRUCTION:** TYPE V-B

**EXISTING OCCUPANCY:** B (COMMERCIAL BUILDING)

**PROPOSED OCCUPANCY:** B (COMMERCIAL BUILDING)

**JURISDICTION:** CITY OF SAN DIEGO

**AMENDMENT TO PLANNED DEVELOPMENT PERMIT:** 659620

**AMENDMENT TO SITE DEVELOPMENT PERMIT:** 592669

### PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES TO MODIFY AN UNOCCUPIED TELECOMMUNICATIONS FACILITY.

- REPLACE (9) ANTENNAS AND INSTALL (3) ADDITIONAL ANTENNAS FOR A TOTAL OF (12) ANTENNAS.
- INSTALL (N) (2) RAYCAPS ON (E) MONOPINE.
- INSTALL (N) (2) RAYCAPS IN (E) EQUIPMENT ENCLOSURE.
- INSTALL (N) (6) RRU'S ON (E) MONOPINE
- RELOCATE (E) (3) RRU'S ON (E) MONOPINE.
- INSTALL (N) (3) RIU'S.
- REMOVE (E) (1) BATTERY CABINET.
- INSTALL (N) (1) 84" TALL BATTERY/ POWER PLANT.
- INSTALL (N) 3'-6" X 5" CONCRETE PAD.
- RE-BRANCH (E) MONOPINE.

**TOTAL AMOUNT OF ANTENNAS:**  
(9) VZW ANTENNAS BEFORE PROPOSED MODIFICATION.  
(12) VZW ANTENNAS AFTER PROPOSED MODIFICATION.

### SHEET INDEX

**T-1** TITLE SHEET

**A-1** SITE PLAN

**A-1.1** EQUIPMENT PLAN

**A-2** ELEVATIONS

**A-2.1** ELEVATIONS

**A-3** ANTENNA PLAN

**A-3.1** MONOPINE PROFILE

**A-4** DETAILS

**A-5** DETAILS

**A-6** EQUIPMENT DETAILS

**C-1** TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)

**MP-1** POLE DRAWINGS (FOR REFERENCE ONLY)

### APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA FIRE CODE, 2013 EDITION  
CALIFORNIA BUILDING CODE, 2013 EDITION  
CALIFORNIA PLUMBING CODE, 2013 EDITION  
CALIFORNIA MECHANICAL CODE, 2013 EDITION  
CALIFORNIA ELECTRICAL CODE, 2013 EDITION  
CALIFORNIA GREEN BUILDING CODE, 2013 EDITION

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

### ACCESSIBILITY DISCLAIMER

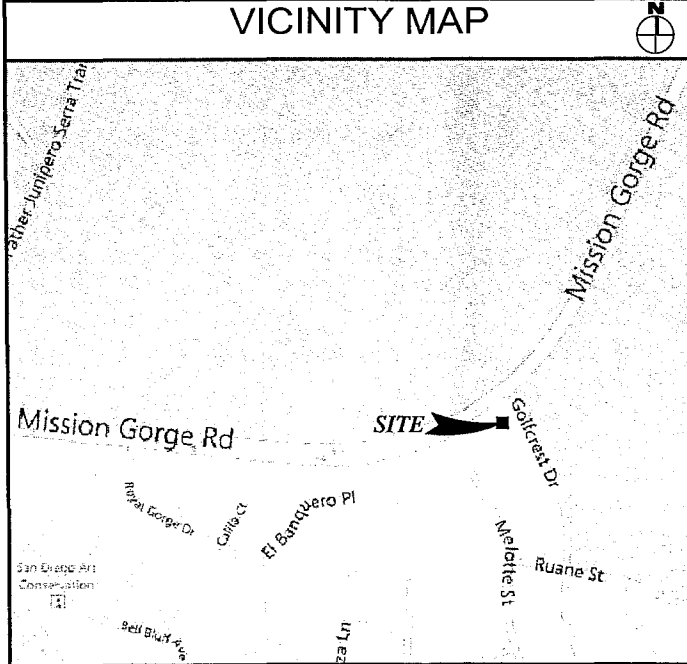
THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

### NOTES

THE PROPOSED WIRELESS FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCIES IN ACCORDANCE WITH THE TELECOMMUNICATIONS ACT OF 1995 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY THE STATE OR FEDERAL REGULATORY AGENCIES.

### SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.



# SITE PLAN KEYNOTES

- 1 (N) VZW ANTENNAS MOUNTED TO (E) VZW MONOPINE.
- 2 (E) VZW EQUIPMENT ENCLOSURE.
- 3 (E) PROPERTY LINE.
- 4 (E) PINE TREE, TYP.
- 5 (E) ASPHALT PAVEMENT.
- 6 (E) PARKING LOT.
- 7 (E) ACCESS DRIVEWAY.
- 8 (E) BUILDING.
- 9 (E) CONCRETE FLOW LINES.
- 10 (E) TRASH ENCLOSURE.
- 11 (E) T-MOBILE OUTDOOR EQUIPMENT.
- 12 (E) WOOD FENCE.
- 13 (E) AT&T ANTENNAS WITHIN (E) FAUX CHIMNEY.
- 14 (E) T-MOBILE ANTENNAS WITHIN (E) FAUX CHIMNEY.
- 15 (E) VZW STANDBY GENERATOR.
- 16 (E) VZW CABLE SHROUD.
- 17 (E) ELECTRICAL CABINET.
- 18 (E) TRANSFORMER.
- 19 (E) ELECTRICAL METER.

## NOTE:

1. THIS IS A MODIFICATION OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

## STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 ([HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD\\_STORMWATER.HTML](http://www.swrcb.ca.gov/RWQCB9/PROGRAMS/SD_STORMWATER.HTML)) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE ([HTTP://CLERKDOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW\\_OBJECTID=090014518008CC43](http://CLERKDOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43))

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.

2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 34% OR GREATER.

3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.

4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

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

I/we the undersigned as Lessee(s) of the property described as

(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, pollutants anticipated by the proposed land use are as follows:

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

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

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

Additionally I/we will:  
• Minimize the use of pesticides  
• Use efficient irrigation systems and landscape design - incorporating rain shut-off devices and flow reducers

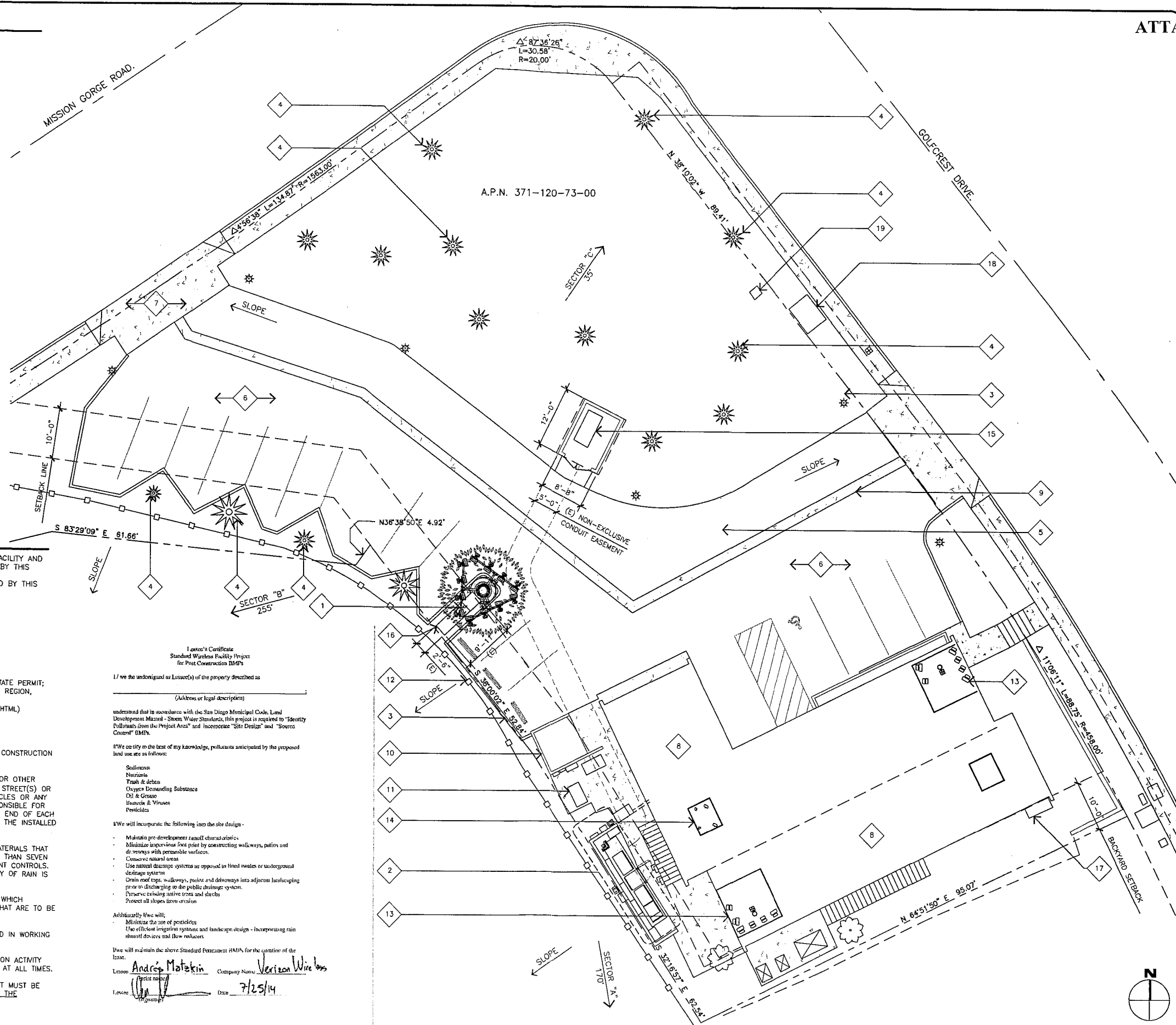
I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee: Andrew Matzkin Company Name: Verizon Wireless

Date: 7/25/14

Signature: [Signature]

## SITE PLAN



SCALE:

1"=10'

0 5' 10'

1



N

SECTOR A  
170'

SECTOR B  
255'

SECTOR C  
35'

SECTOR D  
170'

SECTOR E  
170'

SECTOR F  
170'

SECTOR G  
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SECTOR H  
170'

SECTOR I  
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SECTOR J  
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SECTOR K  
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170'

SECTOR DM  
170'

SECTOR DN  
170'

SECTOR DO  
170'

SECTOR DP  
170'

SECTOR DQ  
170'

SECTOR DR  
170'

SECTOR DS  
170'

SECTOR DT  
170'

SECTOR DU  
170'

SECTOR DV  
170'

SECTOR DW  
170'

SECTOR DX  
170'

SECTOR DY  
170'

SECTOR DZ  
170'

SECTOR EA  
170'

SECTOR EB  
170'

SECTOR EC  
170'

SECTOR ED  
170'

SECTOR EE  
170'

SECTOR EF  
170'

SECTOR EG  
170'

SECTOR EH  
170'

SECTOR EI  
170'

SECTOR EJ  
170'

SECTOR EK  
170'

SECTOR EL  
170'

SECTOR EM  
170'

SECTOR EN  
170'

SECTOR EO  
170'

SECTOR EP  
170'

SECTOR EQ  
170'

SECTOR ER  
170'

SECTOR ES  
170'

SECTOR ET  
170'

SECTOR EU  
170'

SECTOR EV  
170'

SECTOR EW  
170'

SECTOR EX  
170'

SECTOR EY  
170'

SECTOR EZ  
170'

SECTOR FA  
170'

SECTOR FB  
170'

SECTOR FC  
170'

SECTOR FD  
170'

SECTOR FE  
170'

SECTOR FF  
170'

SECTOR FG  
170'

SECTOR FH  
170'

SECTOR FI  
170'

SECTOR FJ  
170'

SECTOR FK  
170'

SECTOR FL  
170'

SECTOR FM  
170'

SECTOR FN  
170'

SECTOR FO  
170'

SECTOR FP  
170'

SECTOR FQ  
170'

SECTOR FR  
170'

SECTOR FS  
170'

SECTOR FT  
170'

SECTOR FU  
170'

SECTOR FV  
170'

SECTOR FW  
170'

SECTOR FX  
170'

SECTOR FY  
170'

SECTOR FZ  
170'

SECTOR GA  
170'

SECTOR GB  
170'

SECTOR GC  
170'

SECTOR GD  
170'

SECTOR GE  
170'

SECTOR GF  
170'

SECTOR GG  
170'

SECTOR GH  
170'

SECTOR GI  
170'

SECTOR GJ  
170'

SECTOR GK  
170'

SECTOR GL  
170'

SECTOR GM  
170'

SECTOR GN  
170'

SECTOR GO  
170'

SECTOR GP  
170'

SECTOR GQ  
170'

SECTOR GR  
170'

SECTOR GS  
170'

SECTOR GT  
170'

SECTOR GU  
170'

SECTOR GV  
170'

SECTOR GW  
170'

SECTOR GX  
170'

SECTOR GY  
170'

SECTOR GZ  
170'

SECTOR HA  
170'

SECTOR HB  
170'

SECTOR HC  
170'

SECTOR HD  
170'

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**verizon wireless**  
 15505 SAND CANYON AVENUE  
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

NAVAJO (LTE)

 7880 GOLFCREST DRIVE  
 SAN DIEGO, CALIFORNIA 92119

DRAWING DATES

 08/18/14 CITY COMMENTS (P4)  
 09/24/14 ADDED TEMP (P5)  
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 01/27/15 CLARIFICATIONS (P9)  
 03/11/15 CITY COMMENTS (P10)

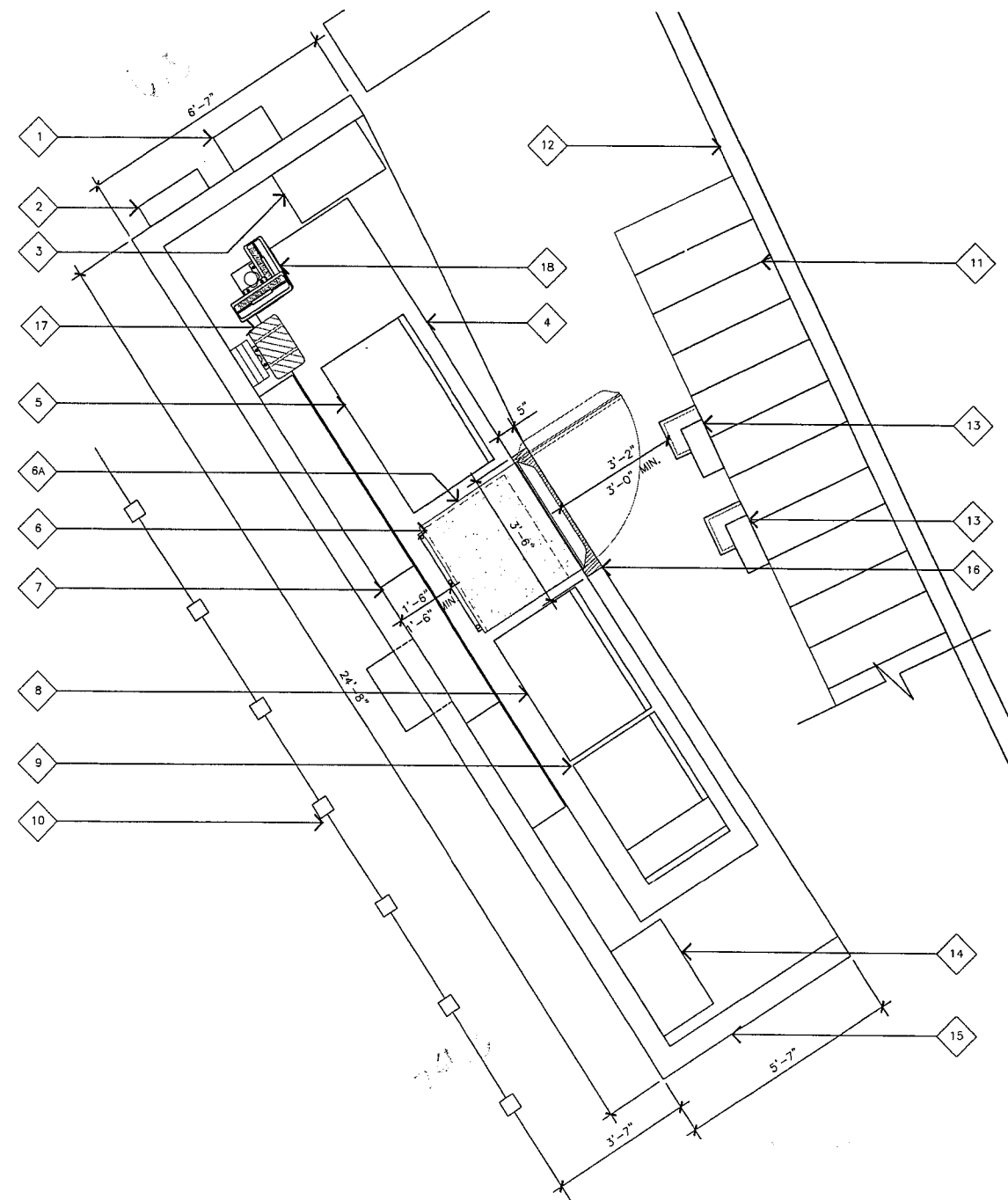
SHEET TITLE

EQUIPMENT PLAN

A-1.1

## EQUIPMENT PLAN KEYNOTES

- |   |                              |  |
|---|------------------------------|--|
| 1 (E) VZW AUTOMATIC TRANSFER SWITCH.              | 8 (E) VZW RE CABINET.        | 16 (N) 3'-6" X 5" VZW CONCRETE PAD.  |
| 2 (E) VZW POWER PANEL.                            | 9 (E) VZW DE/DEI CABINET.    | 17 (N) (2) STACKED VZW RAYCAPS MOUNTED TO (N) UNISTRUT ON (E) WALL.              |
| 3 (E) VZW TELCO CABINET.                          | 10 (E) WOOD FENCE.           | 18 (E) (3) STACKED RRU'S TO BE RELOCATED TO (E) MONOPINE AS PART OF THIS PERMIT. |
| 4 (E) RAISED CONCRETE PAD.                        | 11 (E) STEPS.                |  |
| 5 (E) VZW LTE CABINET.                            | 12 (E) BUILDING.             |  |
| 6 (E) VZW BATTERY CABINET TO BE REMOVED.          | 13 (E) VZW OUTDOOR A/C UNIT. |  |
| 6A (N) 84" TALL VZW BATTERY/ POWER PLANT CABINET. | 14 (E) VZW FIBER CABINET.    |  |
| 7 (E) VZW CABLE SHROUD.                           | 15 (E) 72" TALL WALL.        |  |



NOT USED

2

EQUIPMENT PLAN

SCALE:

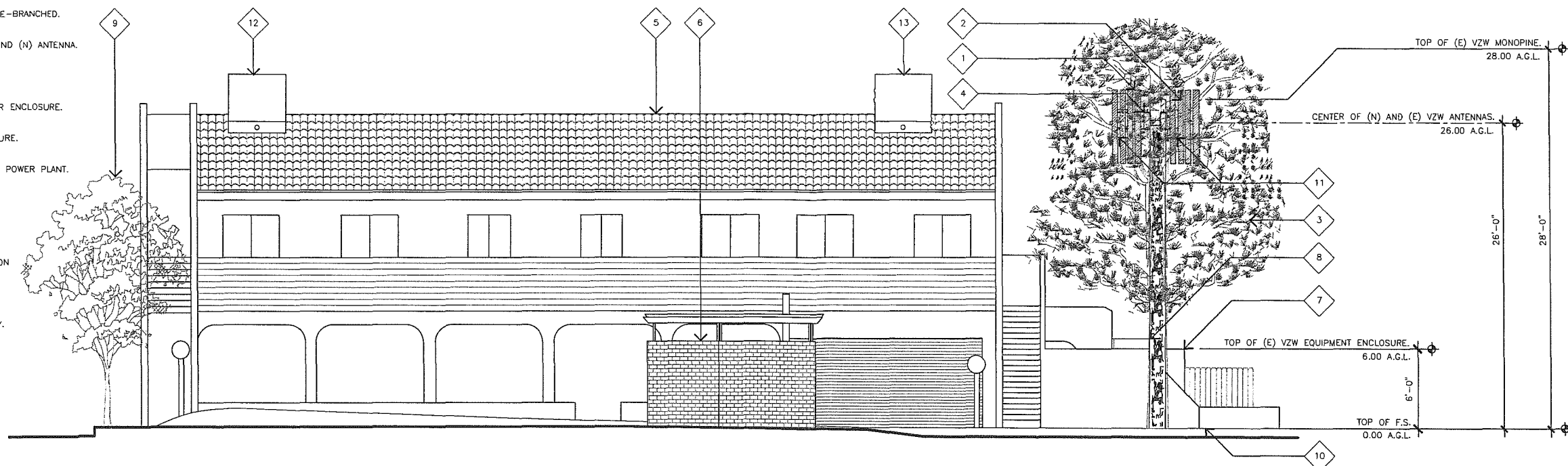
1/2"=1'-0"

0 1' 2'

1

## ELEVATION KEYNOTES

- 1 (N) VZW ANTENNA TO REPLACE (E) ANTENNA MOUNTED TO (E) MONOPINE.
- 2 NOT USED.
- 3 (E) VZW MONOPINE TO BE RE-BRANCHED.
- 4 (N) VZW RRU MOUNTED BEHIND (N) ANTENNA.
- 5 (E) BUILDING.
- 6 (E) VZW STANDBY GENERATOR ENCLOSURE.
- 7 (E) VZW EQUIPMENT ENCLOSURE.
- 8 (N) VZW 84" TALL BATTERY/ POWER PLANT.
- 9 (E) TREE, TYP.
- 10 (E) VZW CABLE SHROUD.
- 11 (N) VZW RAYCAP MOUNTED ON (E) MONOPINE.
- 12 (E) AT&T FAUX CHIMNEY.
- 13 (E) T-MOBILE FAUX CHIMNEY.



## NOTES

1. (N) ANTENNAS, RRU'S, AND RAYCAPS WILL BE PAINTED TO MATCH (E) MONOPINE AND INSTALLED WITH A (N) STEALTH "SOCK" COVER TO MATCH (E) MONOPINE FOLIAGE.

## ATTACHMENT 8

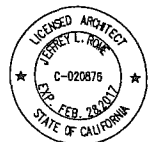
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APPROVALS

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ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

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 01/27/15 CLARIFICATIONS (P9)  
 03/11/15 CITY COMMENTS (P10)

SHEET TITLE

ELEVATIONS

A-2

## NORTH ELEVATION

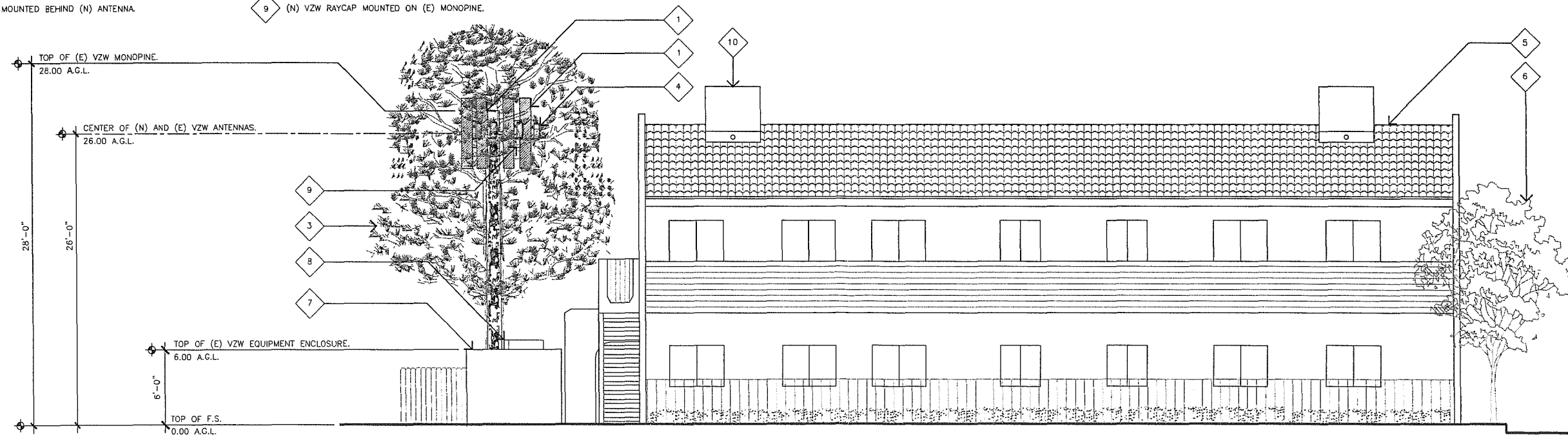
SCALE:

3/16"=1'-0" 0 3' 6'

2

## ELEVATION KEYNOTES

- 1 (N) VZW ANTENNA TO REPLACE (E) ANTENNA MOUNTED TO (E) MONOPINE.
- 2 NOT USED.
- 3 (E) VZW MONOPINE TO BE RE-BRANCHED.
- 4 (N) VZW RRU MOUNTED BEHIND (N) ANTENNA.
- 5 (E) BUILDING.
- 6 (E) TREE, TYP.
- 7 (E) VZW EQUIPMENT ENCLOSURE.
- 8 (N) VZW 84" TALL BATTERY/ POWER PLANT.
- 9 (N) VZW RAYCAP MOUNTED ON (E) MONOPINE.
- 10 (E) AT&T FAUX CHIMNEY.



## NOTES

1. (N) ANTENNAS, RRU'S, AND RAYCAPS WILL BE PAINTED TO MATCH (E) MONOPINE AND INSTALLED WITH A (N) STEALTH "SOCK" COVER TO MATCH (E) MONOPINE FOLIAGE.

SCALE:

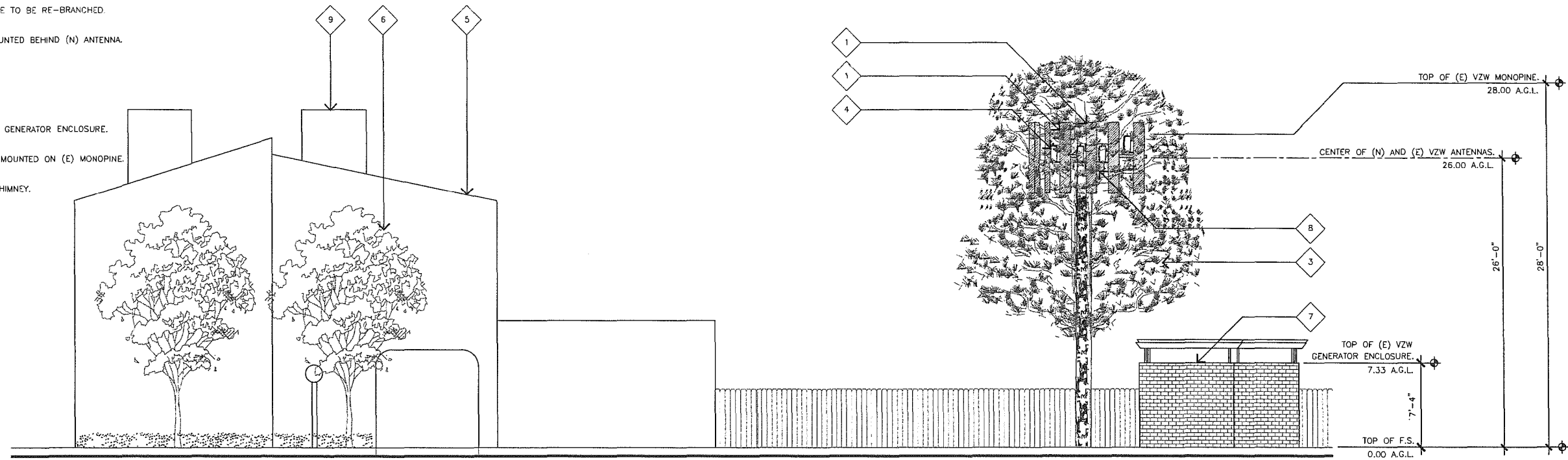
3/16"=1'-0" 0 3' 6'

1

## SOUTH ELEVATION

# ELEVATION KEYNOTES

- 1 (N) VZW ANTENNA TO REPLACE (E) ANTENNA MOUNTED TO (E) MONOPINE.
- 2 NOT USED.
- 3 (E) VZW MONOPINE TO BE RE-BRANCHED.
- 4 (N) VZW RRU MOUNTED BEHIND (N) ANTENNA.
- 5 (E) BUILDING.
- 6 (E) TREE, TYP.
- 7 (E) VZW STANDBY GENERATOR ENCLOSURE.
- 8 (N) VZW RAYCAP MOUNTED ON (E) MONOPINE.
- 9 (E) AT&T FAUX CHIMNEY.

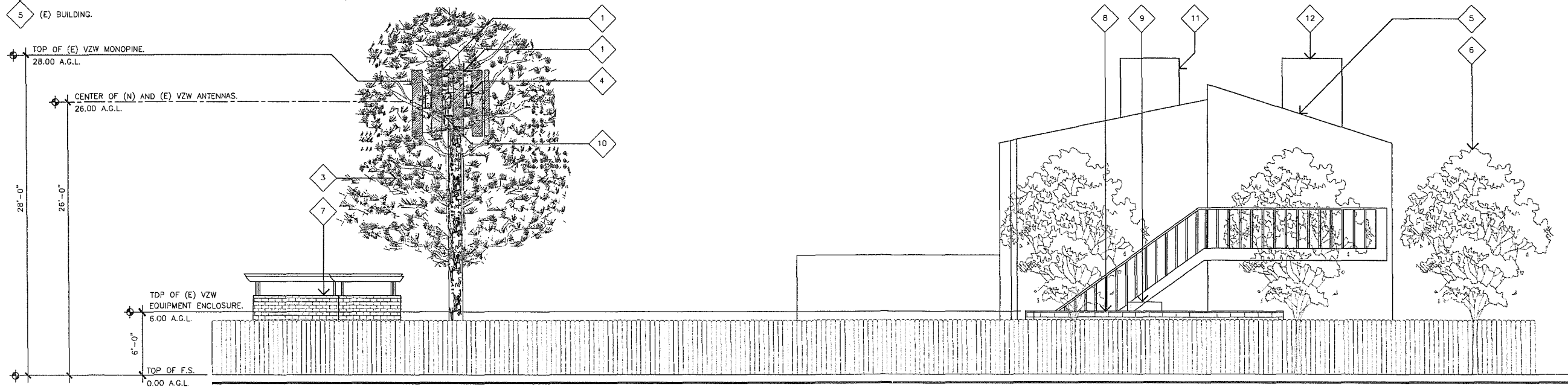


## EAST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6' 2

# ELEVATION KEYNOTES

- 1 (N) VZW ANTENNA TO REPLACE (E) ANTENNA MOUNTED TO (E) MONOPINE.
- 2 NOT USED.
- 3 (E) VZW MONOPINE TO BE RE-BRANCHED.
- 4 (N) VZW RRU MOUNTED BEHIND (N) ANTENNA.
- 5 (E) BUILDING.
- 6 (E) TREE, TYP.
- 7 (E) VZW STANDBY GENERATOR ENCLOSURE.
- 8 (E) VZW EQUIPMENT ENCLOSURE.
- 9 (N) VZW 84" TALL BATTERY/ POWER PLANT.
- 10 (N) VZW RAYCAP MOUNTED ON (E) MONOPINE.
- 11 (E) T-MOBILE FAUX CHIMNEY.
- 12 (E) AT&T FAUX CHIMNEY.



## WEST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6' 1

# NOTES

1. (N) ANTENNAS, RRU'S, AND RAYCAPS WILL BE PAINTED TO MATCH (E) MONOPINE AND INSTALLED WITH A (N) STEALTH "SOCK" COVER TO MATCH (E) MONOPINE FOLIAGE.

## ATTACHMENT 8

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APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

**NAVAJO (LTE)**

7880 GOLFCREST DRIVE  
SAN DIEGO, CALIFORNIA 92119


DRAWING DATES

08/18/14 CITY COMMENTS (P4)  
09/24/14 ADDED TEMP (P5)  
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12/03/14 REMOVE TEMP (P7)  
01/12/15 RE-DESIGN (P8)  
01/27/15 CLARIFICATIONS (P9)  
03/11/15 CITY COMMENTS (P10)

SHEET TITLE

**ELEVATIONS**

**A-2.1**



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IRVINE, CALIFORNIA 92618



APPROVALS

R.F. \_\_\_\_\_

ZONING \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

SITE ACQUISITION \_\_\_\_\_

OWNER APPROVAL \_\_\_\_\_

SITE NAME

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SAN DIEGO, CALIFORNIA 92119

| DRAWING DATES |                     |
|---------------|---------------------|
| 08/18/14      | CITY COMMENTS (P4)  |
| 09/24/14      | ADDED TEMP (P5)     |
| 10/08/14      | SURVEY UPDATES (P6) |
| 12/03/14      | REMOVE TEMP (P7)    |
| 01/12/15      | RE-DESIGN (P8)      |
| 01/27/15      | CLARIFICATIONS (P9) |
| 03/11/15      | CITY COMMENTS (P10) |

SHEET TITLE

**ANTENNA PLAN**

**A-3**

ANTENNA PLAN KEYNOTES

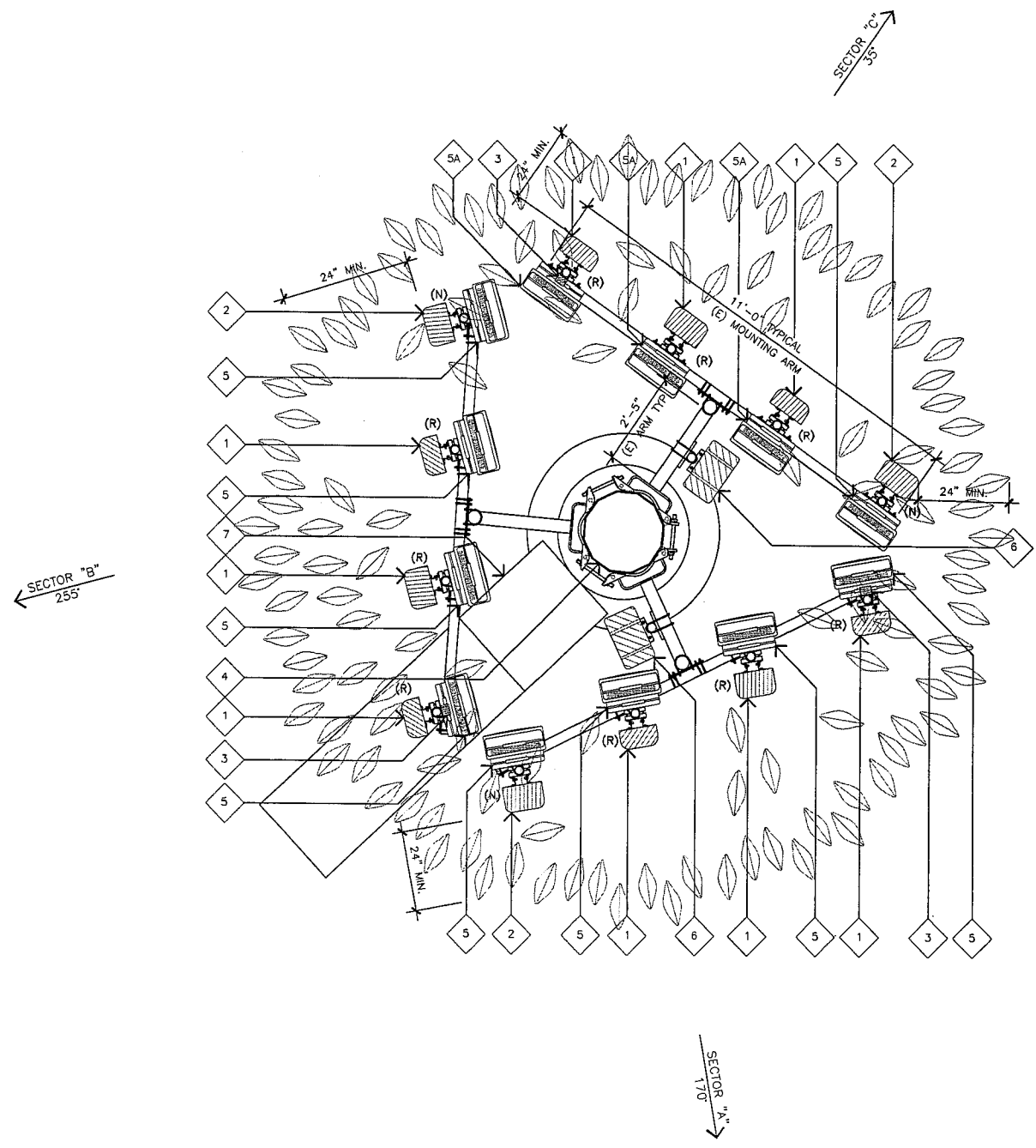
- 1 (N) VZW ANTENNA TO REPLACE (E) ANTENNA MOUNTED TO (E) MONOPINE (9 TOTAL).
- 2 (N) VZW ANTENNA MOUNTED TO (E) MONOPINE (3 TOTAL).
- 3 (N) VZW RIU MOUNTED BEHIND (N) ANTENNA (3 TOTAL).
- 4 (E) VZW MONOPINE.
- 5 (N) VZW RRU MOUNTED BEHIND (N) ANTENNA (9 TOTAL).
- 5A (N) LOCATION OF RELOCATED VZW RRU WITH (N) A2 MOUNTED BEHIND (N) ANTENNA (3 TOTAL).
- 6 (N) VZW RAYCAP MOUNTED TO (E) MONOPINE (2 TOTAL).
- 7 (E) VZW CABLE SHROUD.

NOTES

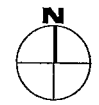
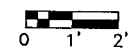
1. (N) ANTENNAS, RRU'S, AND RAYCAPS WILL BE PAINTED TO MATCH (E) MONOPINE AND INSTALLED WITH A (N) STEALTH "SOCK" COVER TO MATCH (E) MONOPINE FOLIAGE.
2. (N) REPLACEMENT BRANCHES WILL EXTEND 24" IN FRONT OF ANTENNAS.

LEGEND

- (R) REPLACE
- (N) NEW



SCALE:  
1/2"=1'-0"



NOT USED

3

NOT USED

2

ANTENNA PLAN

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APPROVALS

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SITE NAME

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01/12/15 RE-DESIGN (P8)  
01/27/15 CLARIFICATIONS (P9)  
03/11/15 CITY COMMENTS (P10)

SHEET TITLE

**MONOPINE PROFILE**

**A-3.1**

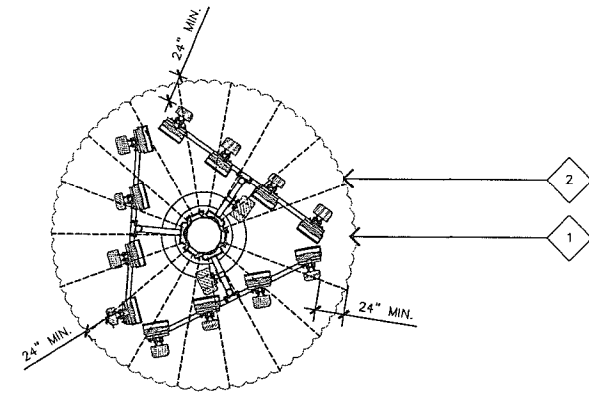
JRA JOB NUMBER: 140278

LEGEND

----- (N) BRANCH.

BRANCHING SCHEMATIC KEYNOTES

- 1 (N) BRANCHES TO BE INSTALLED; SEE DETAIL 4/- AND CELL TREES DRAWING.
- 2 (N) MONOPINE.



BRANCHING PLAN AT 20'-0"

SCALE: 3/16"=1'-0" 0 3' 6"

3

(N) BRANCH PLAN

4

| HEIGHT    | DEGREE | 1 | 2  | 3  | 4  | 5  | 6  | 7 | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
|-----------|--------|---|----|----|----|----|----|---|----|----|----|----|----|----|----|----|----|----|----|
| 28.0' AGL | 90°    |   |    |    |    |    |    |   |    |    |    |    |    |    |    |    |    |    |    |
| 27.5' AGL | 50°    | T |    |    |    | 5  | T  |   |    | 6  |    | 5  | T  |    |    |    |    | 5  | T  |
| 27.0' AGL | 30°    |   | 6  |    |    |    |    |   | 6  |    |    |    |    |    | 6  |    |    |    |    |
| 26.5' AGL | 15°    | T |    |    | 8  | T  |    |   | 8  |    |    | 8  | T  |    |    | 8  |    |    | T  |
| 26.0' AGL | 15°    |   |    |    |    | 8  |    |   |    |    |    | 6  |    |    |    |    |    |    | 6  |
| 25.0' AGL | 15°    |   | BM | BM | BM | BM |    |   | BM | BM | BM | BM |    |    | BM | BM | BM | BM |    |
| 24.0' AGL | 15°    | T |    | 6  |    |    |    | T |    | 6  |    | T  |    |    | T  |    | 6  |    | T  |
| 23.0' AGL | 15°    |   | 8  |    |    |    |    |   | 8  |    |    |    |    |    | 8  |    |    |    |    |
| 22.0' AGL | 15°    | T |    |    |    | 8  | T  |   |    |    | 8  | T  |    |    |    |    | 8  |    | T  |
| 21.0' AGL | 15°    |   | 8  |    |    |    |    |   | 8  |    |    |    |    |    | 8  |    |    |    |    |
| 20.0' AGL | 15°    |   |    |    | 8  |    |    |   |    |    | 8  |    |    |    |    | 8  |    |    |    |
| 19.0' AGL | 15°    |   |    |    |    | 8  |    |   |    |    |    | 8  |    |    |    |    |    | 8  |    |
| 18.0' AGL | 15°    |   |    | 8  |    |    |    |   | 8  |    |    |    |    |    | 8  |    |    |    |    |
| 17.0' AGL | 15°    |   | 8  |    |    |    |    |   | 8  |    |    |    |    |    | 8  |    |    |    |    |
| 16.0' AGL | 15°    |   |    |    | 8  |    |    |   |    |    | 8  |    |    |    |    | 8  |    |    |    |
| 15.0' AGL | 15°    |   | 10 |    |    |    |    |   | 10 |    |    |    |    |    | 10 |    |    |    |    |
| 14.0' AGL | 15°    |   |    |    | 10 |    |    |   |    |    | 10 |    |    |    |    | 10 |    |    |    |
| 13.0' AGL | 15°    |   |    |    |    | 10 |    |   |    |    |    | 10 |    |    |    |    | 10 |    |    |
| 12.0' AGL | 15°    |   |    |    |    |    | 10 |   |    |    |    |    | 10 |    |    |    |    | 10 |    |

(N) BRANCH SCHEDULE

5

SCALE: 3/16"=1'-0" 0 3' 6"

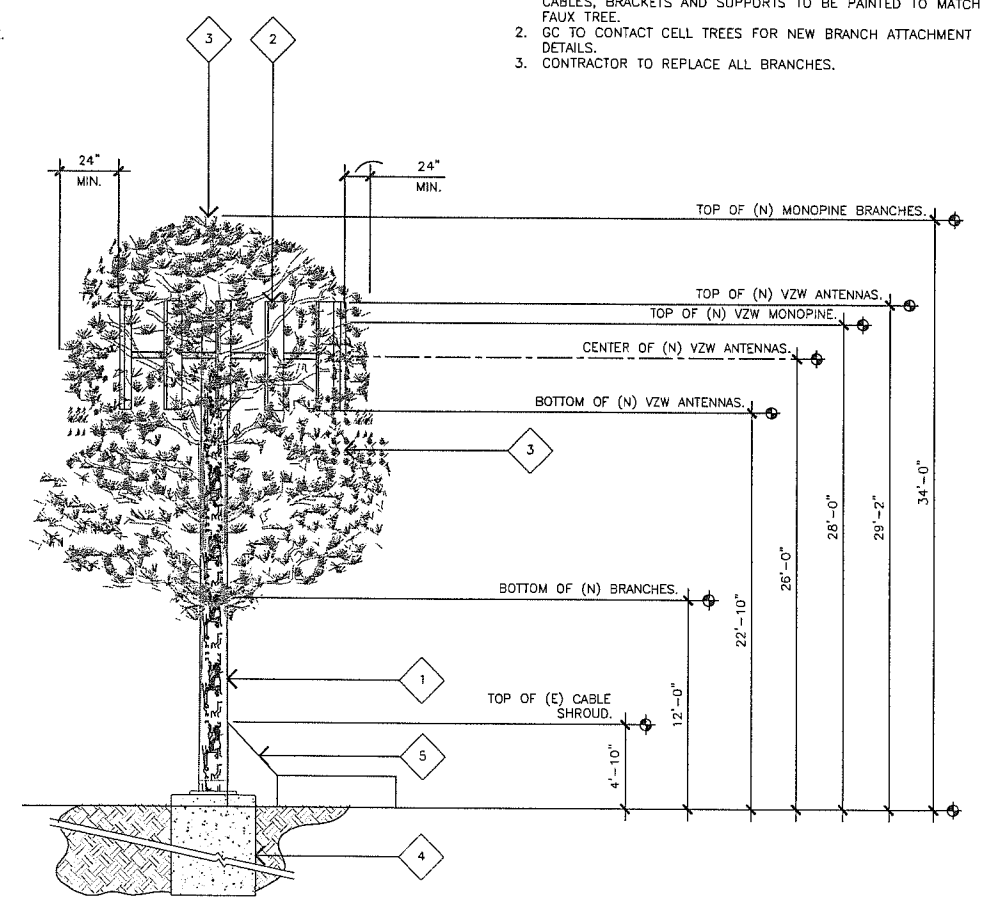
NOT USED

ELEVATION KEYNOTES

- 1 (E) VZW MONOPINE.
- 2 (N) VZW ANTENNAS MOUNTED ON (E) MONOPINE.
- 3 (N) BRANCHES TO BE INSTALLED; SEE NDTE.
- 4 (E) CONCRETE CAISSON FOOTING.
- 5 (E) VZW CABLE SHROUD.

NOTE:

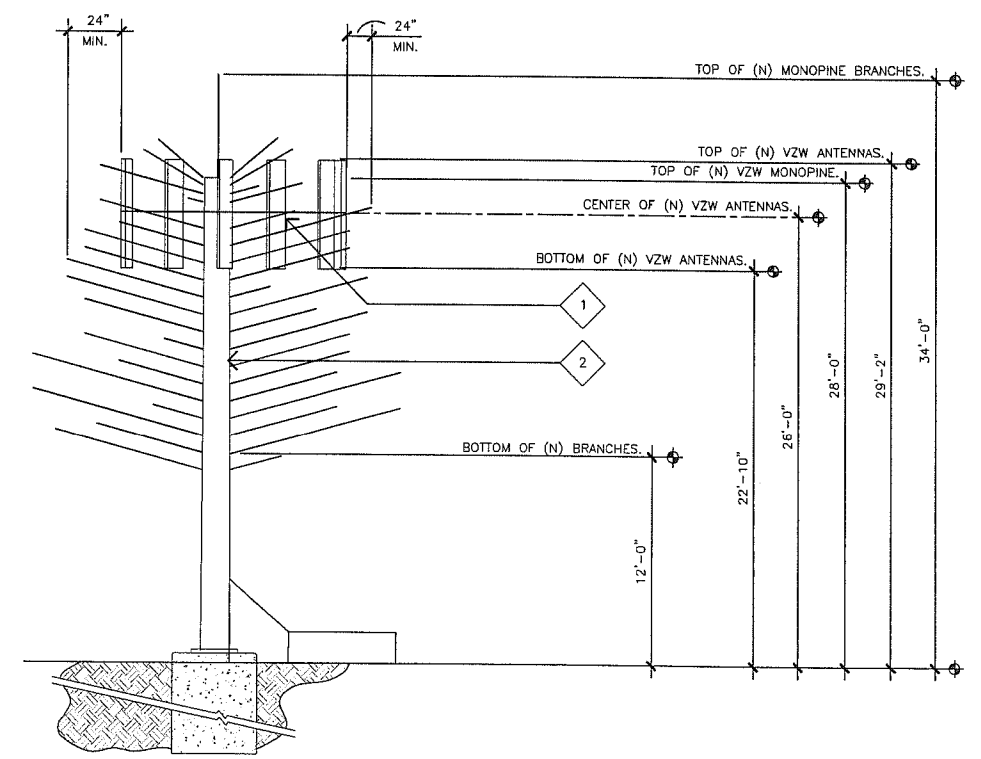
- 1. ALL CABLES AND RRU COVERS TO BE PAINTED. THE DC SUPPRESSORS TO BE COVERED WITH STOCKS. ANY EXPOSED CABLES, BRACKETS AND SUPPORTS TO BE PAINTED TO MATCH THE FAUX TREE.
- 2. GC TO CONTACT CELL TREES FOR NEW BRANCH ATTACHMENT DETAILS.
- 3. CONTRACTOR TO REPLACE ALL BRANCHES.



MONOPINE DETAIL

SCALE: 3/16"=1'-0" 0 3' 6"

2



BRANCHING ELEVATION

BRANCHING SCHEMATIC

SCALE: 3/16"=1'-0" 0 3' 6"

1

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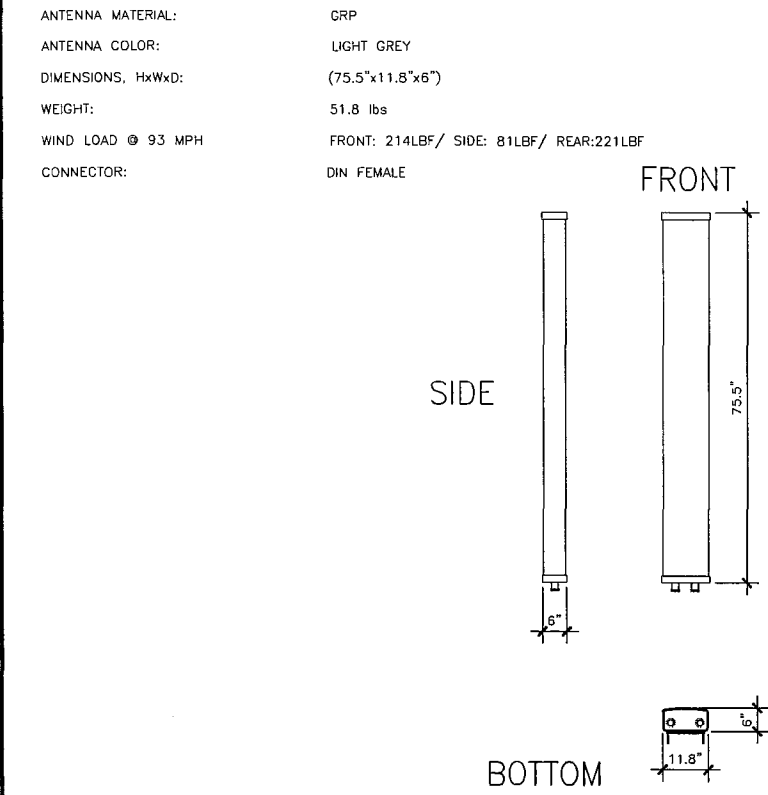


APPROVALS  
R.F. \_\_\_\_\_  
ZONING \_\_\_\_\_  
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01/27/15 CLARIFICATIONS (P9)  
03/11/15 CITY COMMENTS (P10)

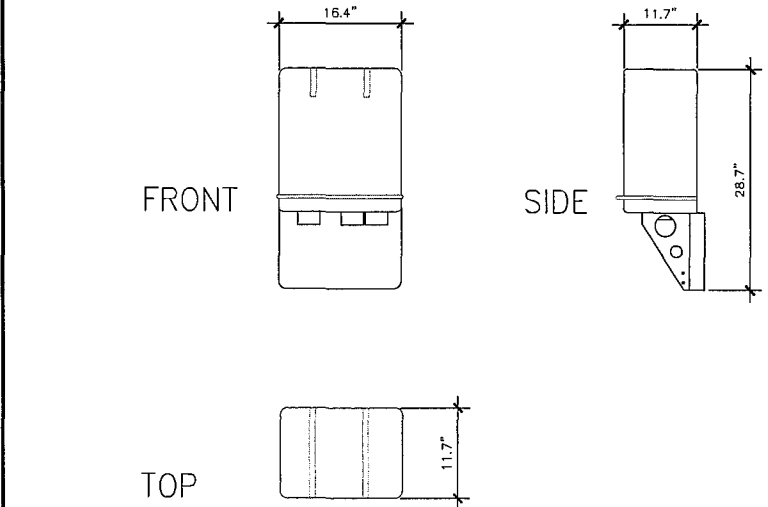
SHEET TITLE  
**DETAILS**



(N) ANTENNA SPECIFICATIONS

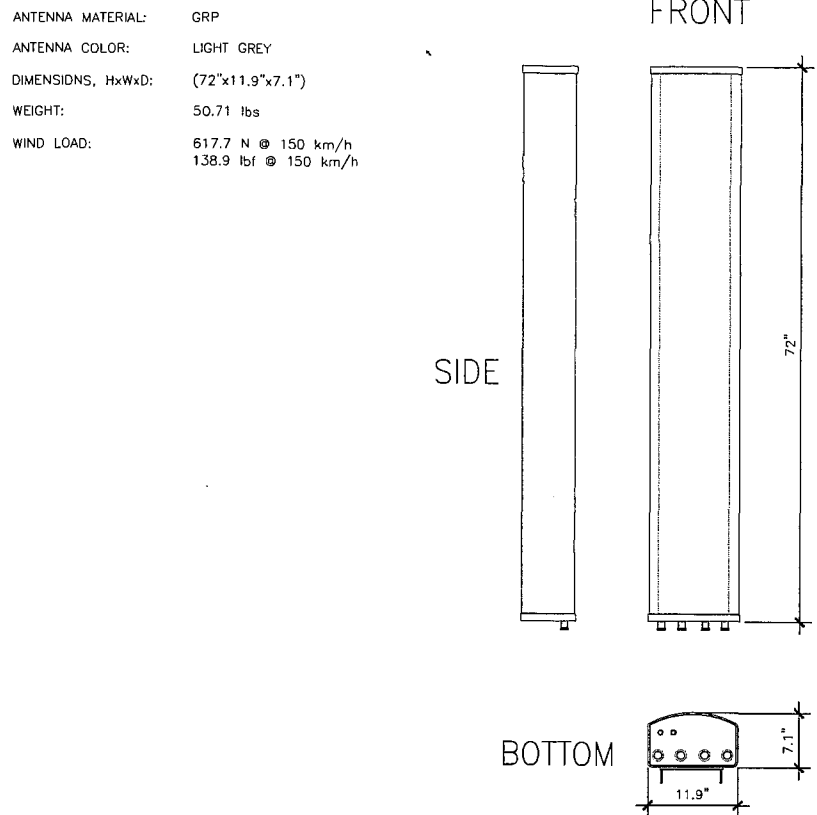
SCALE: NONE 6

**RAYCAP RCMDC 33150PF-48**  
COLOR: GRAY  
DIMENSIONS, HxWxD: 28.7"x16.4"x11.7"  
WEIGHT: 32.0 lbs



RAYCAP SPECIFICATIONS

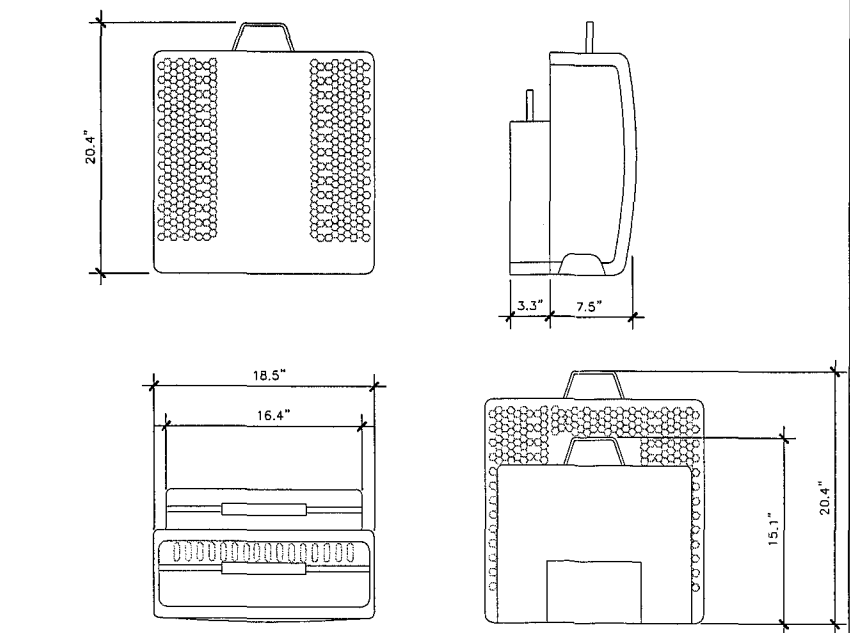
SCALE: NONE 5



(N) ANTENNA SPECIFICATIONS

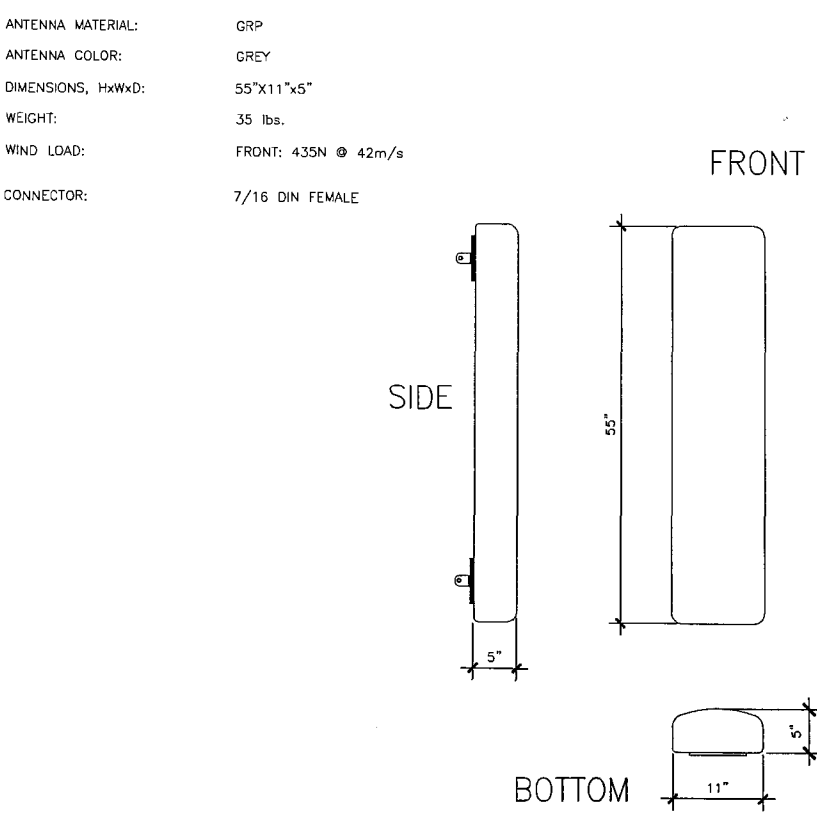
SCALE: NONE 4

**ERICSSON RRUS12 A2**  
COLOR: GRAY  
DIMENSIONS, HxWxD: 20.4"x18.5"x7.5"  
15.1"x16.4"x3.3"  
WEIGHT: 58.0 LBS.  
22.0 LBS.



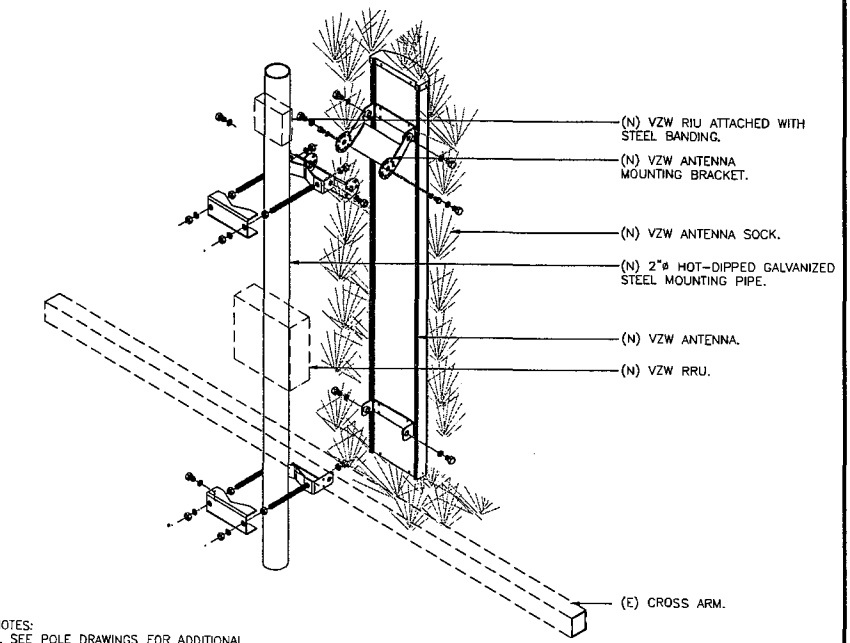
RRU SPECIFICATIONS

SCALE: NONE 3



(E) ANTENNA SPECIFICATIONS

SCALE: NONE 2



- NOTES:  
1. SEE POLE DRAWINGS FOR ADDITIONAL MOUNTING INFORMATION.  
2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.  
3. ALL PIPES TO BE REPLACED WITH (N) STEEL PIPES SAME LENGTH AS (N) ANTENNAS.  
4. ALL (N) STEEL TO BE HOT-DIPPED GALVANIZED.

ANTENNA / RRU MOUNTING

SCALE: NONE 1

**Jeffrey Rome | ASSOCIATES**  
architecture | telecommunications  
131 Innovation Drive, Suite 100  
Irvine, California 92617  
tel 949.760.3929 | fax 949.760.3931

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR

**verizon wireless**  
15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618



APPROVALS

R.F. \_\_\_\_\_  
ZONING \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
SITE ACQUISITION \_\_\_\_\_  
OWNER APPROVAL \_\_\_\_\_

SITE NAME

**NAVAJO (LTE)**

7880 GOLFCREST DRIVE  
SAN DIEGO, CALIFORNIA 92119

DRAWING DATES

08/18/14 CITY COMMENTS (P4)  
09/24/14 ADDED TEMP (P5)  
10/08/14 SURVEY UPDATES (P6)  
12/03/14 REMOVE TEMP (P7)  
01/12/15 RE-DESIGN (P8)  
01/27/15 CLARIFICATIONS (P9)  
03/11/15 CITY COMMENTS (P10)

SHEET TITLE

**DETAILS**

**A-5**

NOT USED

SCALE:  
NONE

6

NOT USED

SCALE:  
NONE

4

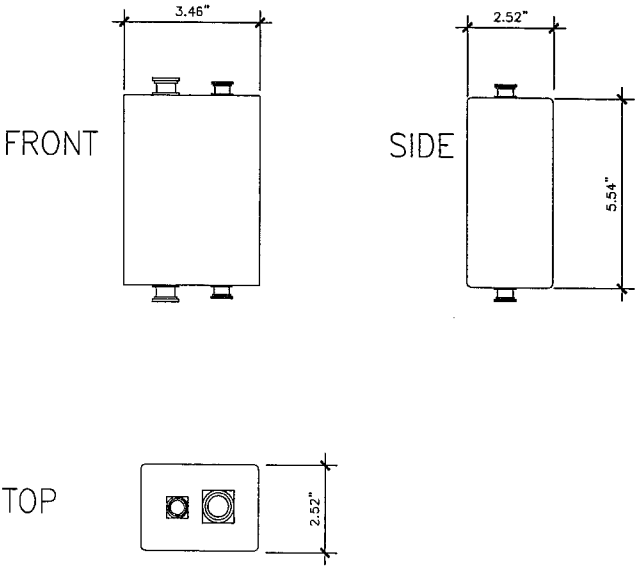
NOT USED

SCALE:  
NONE

2

**RIU (KRC 115 032/2)**

COLOR: GRAY  
DIMENSIONS, HxWxD: 5.54"x3.46"x2.52"  
WEIGHT: 1.0 lbs



NOT USED

SCALE:  
NONE

5

NOT USED

SCALE:  
NONE

3

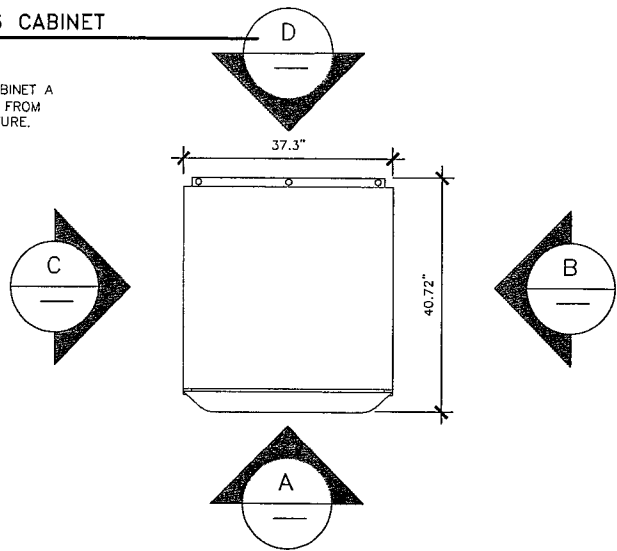
**RIU SPECIFICATIONS**

SCALE:  
NONE

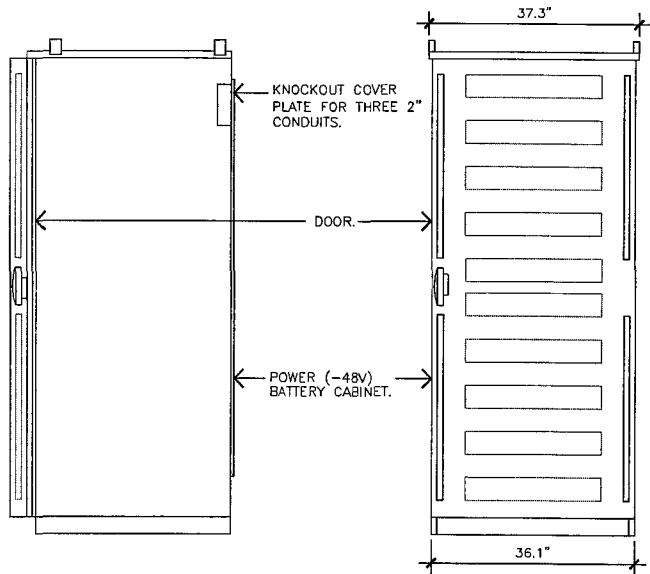
1

RBA 84-36 CABINET

NOTE:  
SET REAR OF CABINET A  
MINIMUM OF 18" FROM  
WALL OR STRUCTURE.

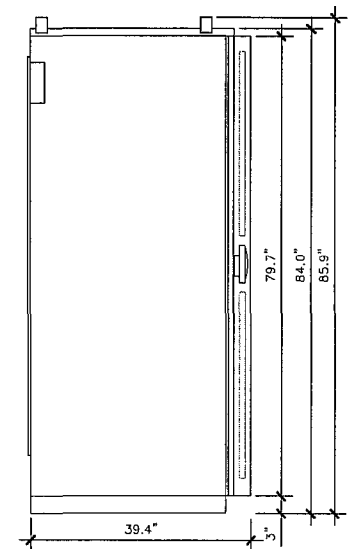


SHIPPING WEIGHT: 800  
WEIGHT WITH BATTERIES: 4,750.0 LBS.  
AC OUTLET: GFCI, 120 VAC (15 A BREAKER)

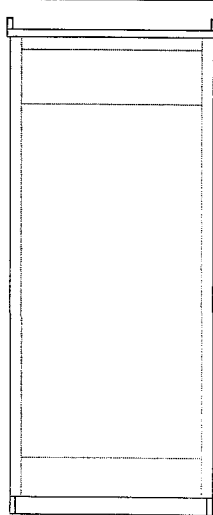


ELEVATION B

ELEVATION A



ELEVATION C



ELEVATION D

BATTERY/POWER PLANT CABINET

SCALE:  
NONE

4

RAYCAP WALL MOUNT DETAIL

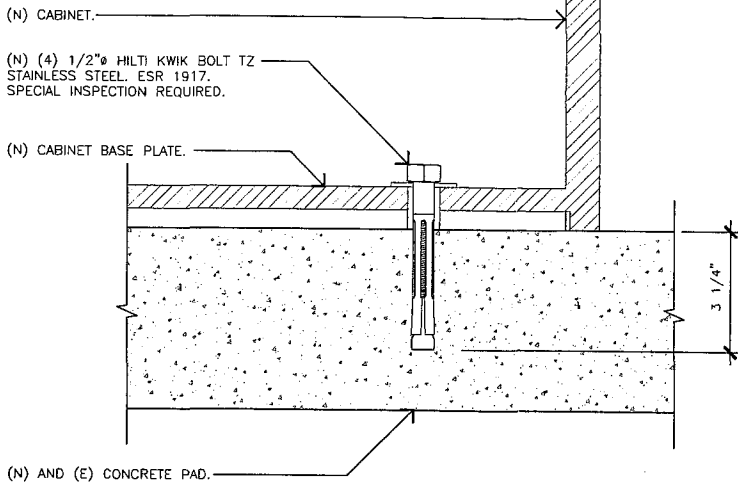
SCALE:  
NONE

2

CABINET ANCHORAGE

SCALE:  
NONE

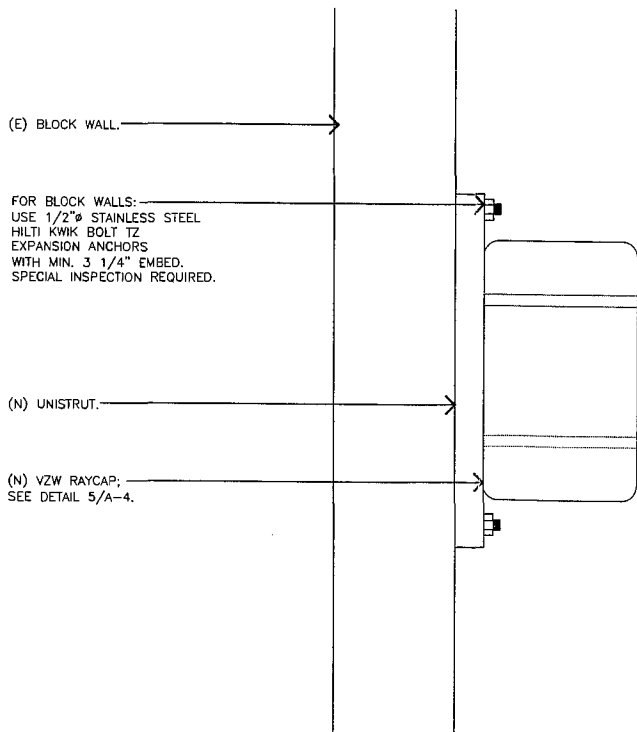
1



EQUIPMENT MOUNT ON CONCRETE

SCALE:  
NONE

3

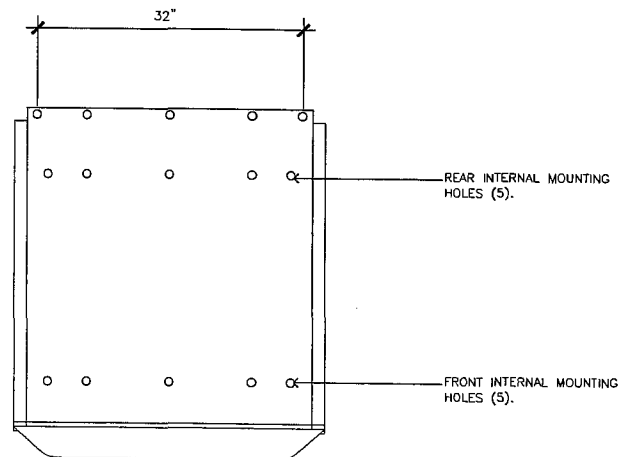


EQUIPMENT CABINET GENERAL NOTES

SCALE:  
NONE

5

NOTE:  
USE OF ALL FIVE REAR INTERNAL  
MOUNTING HOLES REQUIRED IN  
REGIONS OF HIGH GEOLOGICAL  
INSTABILITY.



CABINET ANCHORAGE

SCALE:  
NONE

1

ATTACHMENT 8

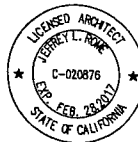
**Jeffrey Rome | ASSOCIATES**  
architecture | telecommunications  
131 Innovation Drive, Suite 100  
Irvine, California 92617  
tel 949.760.3929 | fax 949.760.3931

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WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR

**verizon wireless**  
15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618



APPROVALS

R.F. \_\_\_\_\_

ZONING \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

SITE ACQUISITION \_\_\_\_\_

OWNER APPROVAL \_\_\_\_\_

SITE NAME

**NAVAJO (LTE)**

7880 GOLFCREST DRIVE  
SAN DIEGO, CALIFORNIA 92119

DRAWING DATES

08/18/14 CITY COMMENTS (P4)  
09/24/14 ADDED TEMP (P5)  
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12/03/14 REMOVE TEMP (P7)  
01/12/15 RE-DESIGN (P8)  
01/27/15 CLARIFICATIONS (P9)  
03/11/15 CITY COMMENTS (P10)

SHEET TITLE

**EQUIPMENT DETAILS**

**A-6**



Jeffrey Rome | ASSOCIATES  
architect/telecommunications  
1 San Joaquin Plaza, Suite 250  
Newport Beach, California 92660  
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

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CONSULTANT

**CAL VADA**  
**SURVEYING, INC.**  
411 Jenks Cir., Suite 205, Corona, CA 92880  
Phone: 951-280-9950 Fax: 951-280-9746  
Toll Free: 800-CALVADA www.calvada.com  
JOB NO. 14991

PREPARED FOR



15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618

APPROVALS

|                |      |
|----------------|------|
| R.F.           | DATE |
| SAC AND ZONING | DATE |
| CM             | DATE |
| VZW CM         | DATE |
| OWNER APPROVAL | DATE |

PROJECT NAME

NAVAJO

7880 GOLFCREST DRIVE  
SAN DIEGO, CA 92119  
SAN DIEGO COUNTY

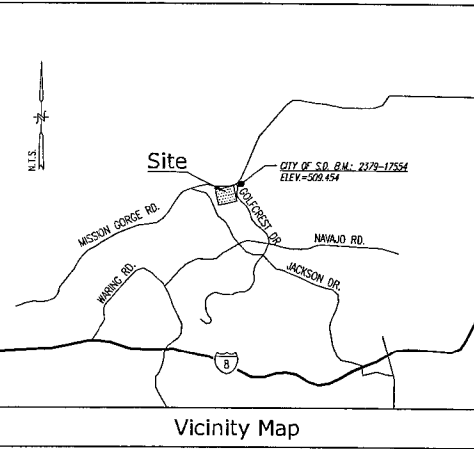
| DATE    | DESCRIPTION | BY |
|---------|-------------|----|
| 10/2/14 | SUBMITTAL   | AV |

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1



Title Report

PREPARED BY: LAWYERS TITLE COMPANY  
ORDER NO.: 09306129  
DATE: JULY 23, 2012

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, DESCRIBED AS FOLLOWS:

PARCEL 1:  
PARCEL 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3417 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 23, 1975.

PARCEL 2:  
THAT PORTION OF LOT 253 OF AMENDED MAP OF PRINCESS GARDENS UNIT NO. 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8015, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 5, 1974, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 253, THENCE ALONG THE BOUNDARY OF SAID LOT 253 AS FOLLOWS: N30°01'02"W, 11.92 FEET; THENCE N81°33'00"W, 84.31 FEET TO A POINT ON THE ARC OF A 1563.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, A RADIAL LINE OF SAID CURVE, BEARS S30°40'50"E TO SAID POINT; AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°32'16" A DISTANCE OF 69.23 FEET; THENCE LEAVING SAID BOUNDARY S28°08'34"E, 1.10 FEET; THENCE N77°09'35"E, 87.00 FEET; THENCE S83°30'00"E, 85.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 253; THENCE ALONG SAID SOUTHEASTERLY LINE, N36°37'59"E, 2.13 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel No.

371-120-73-00

Easements

NO EASEMENTS REPORTED PER TITLE REPORT

Date of Survey

SEPTEMBER 26, 2014

Access/Utility Routes & Lease Area

TO BE DETERMINED

Geographic Coordinates at Existing Monopine

1983 DATUM: LATITUDE: 32° 49' 03.14"N LONGITUDE: 117° 02' 49.92"W  
ELEVATION = 500.2 FEET ABOVE MEAN SEA LEVEL

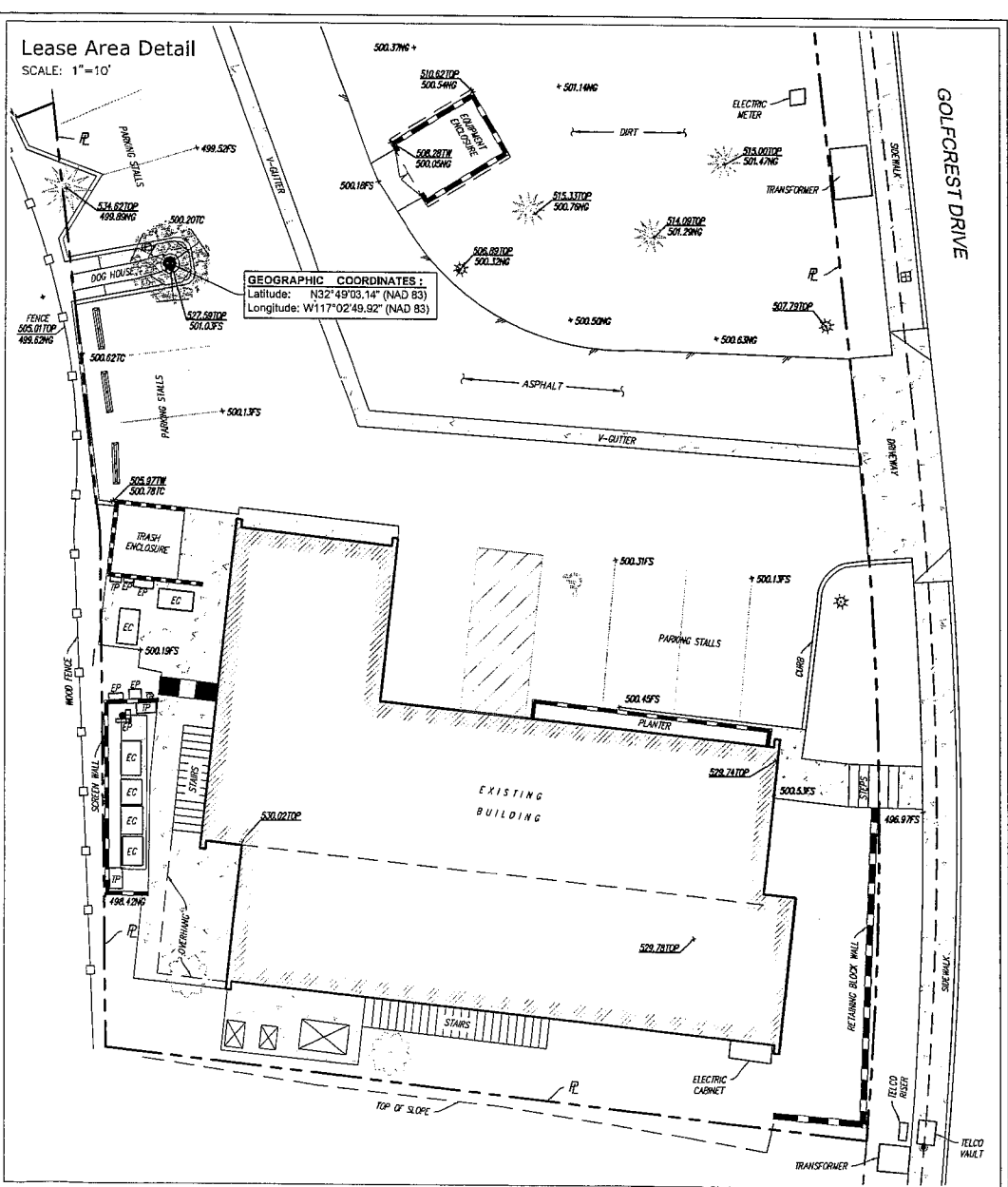
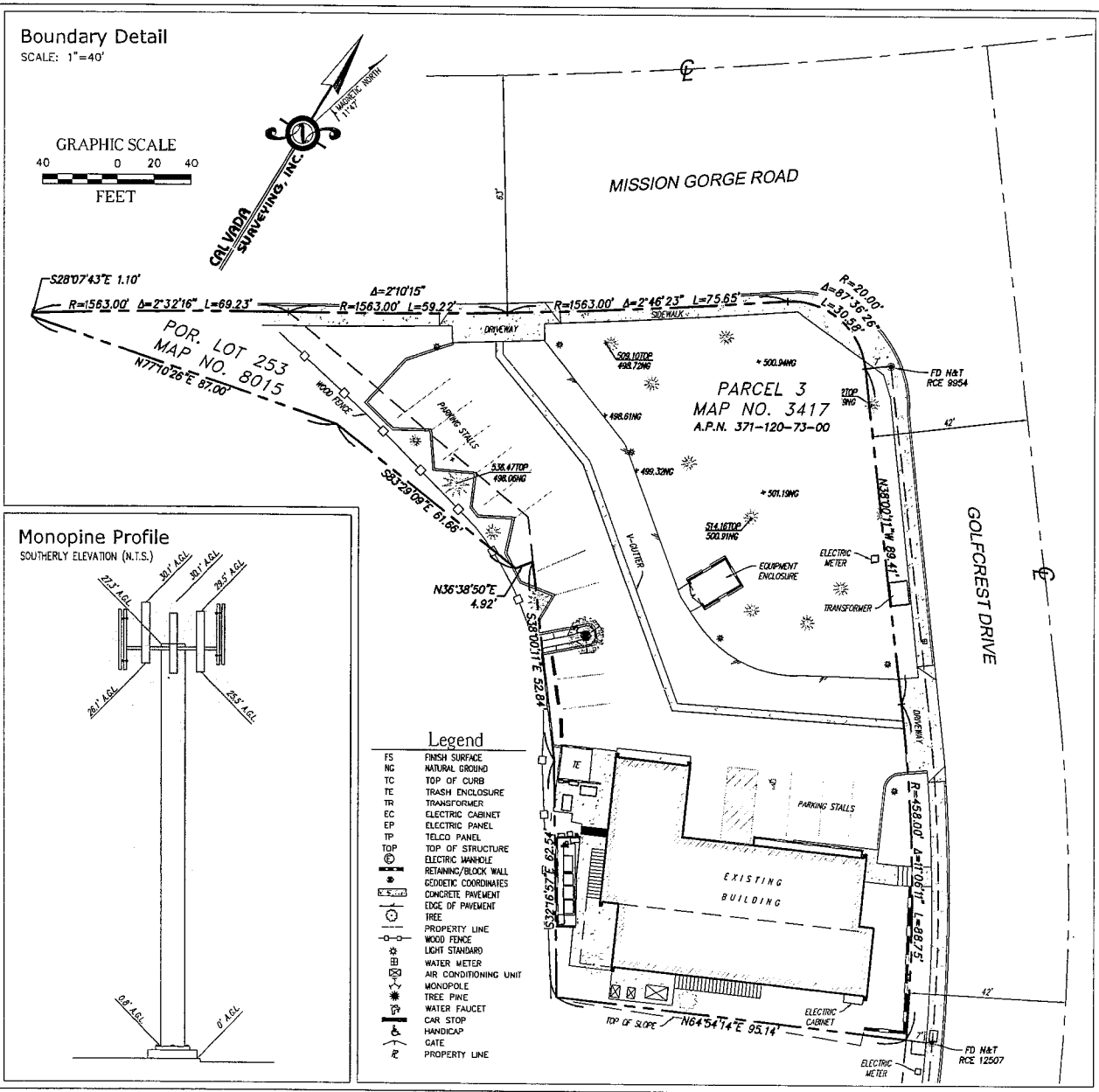
CERTIFICATION: THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND, THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

Bench Mark

CITY OF SAN DIEGO BENCH MARK: 2379-1755A, ELEVATION = 509.454 FEET (NGVD 29)



DESIGNED ACCORDING TO: ANSI/TIA-222-G-2  
MEETS THE REQUIREMENTS OF: CBC 2013

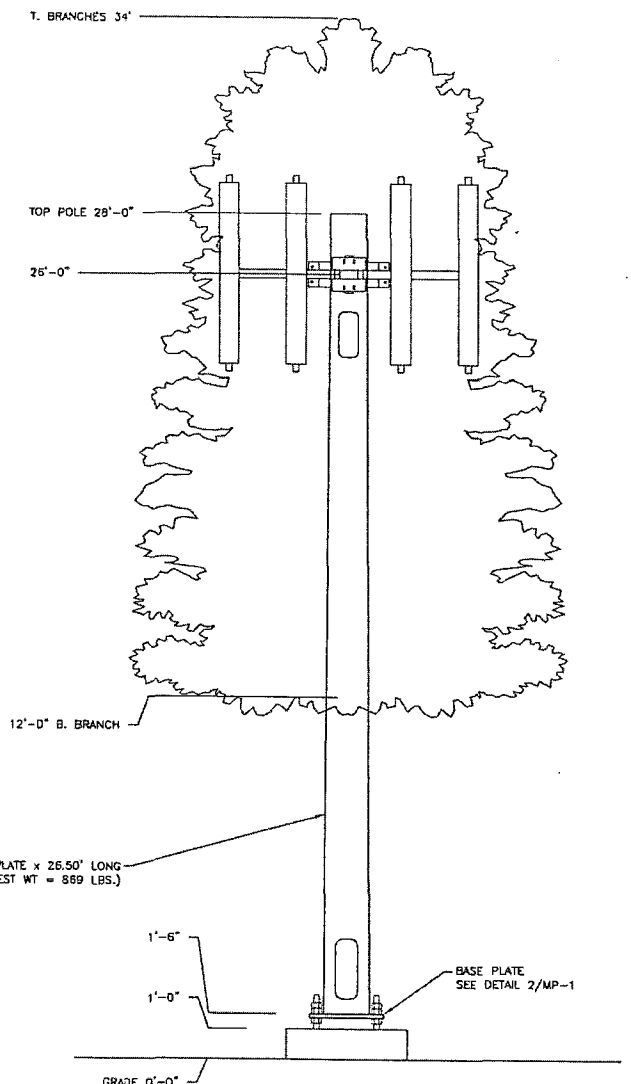
MP-1

[illegible]

|                   |  |     |
|-------------------|--|-----|
| Site Name: NAVAJO | Site Location: SAN DIEGO, CA<br>7880 GOLFCREST DRIVE |     |
| Designed By:      | BWW  | BWW |
| Date:             | 10/06/2014   |     |
| Scale:            | NTS/_AS_NOTED  |     |

|                      |                          |
|----------------------|--------------------------|
| Project Description: | 28-FT PINE TREE MONOPOLE |
| Project Number:      | 1514225-390              |
| Cell:                | CELL TREES, INC. 14-566  |
| Owner:               | VERIZON WIRELESS         |

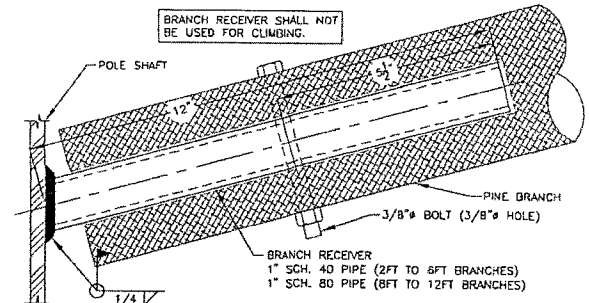
THIS ANALYSIS HAS BEEN PERFORMED IN ACCORDANCE WITH THE 2013 CBC BASED UPON AN ULTIMATE 3-SECOND GUST WIND SPEED OF 110 MPH CONVERTED TO A NOMINAL 3-SECOND GUST WIND SPEED OF 85 MPH PER SECTION 1609.3.1 AS REQUIRED FOR USE IN THE ANSI/TIA-222-G-2 STANDARD PER EXCEPTION #5 OF SECTION 1609.1.1. RISK CATEGORY II HAS BEEN USED IN THIS ANALYSIS.



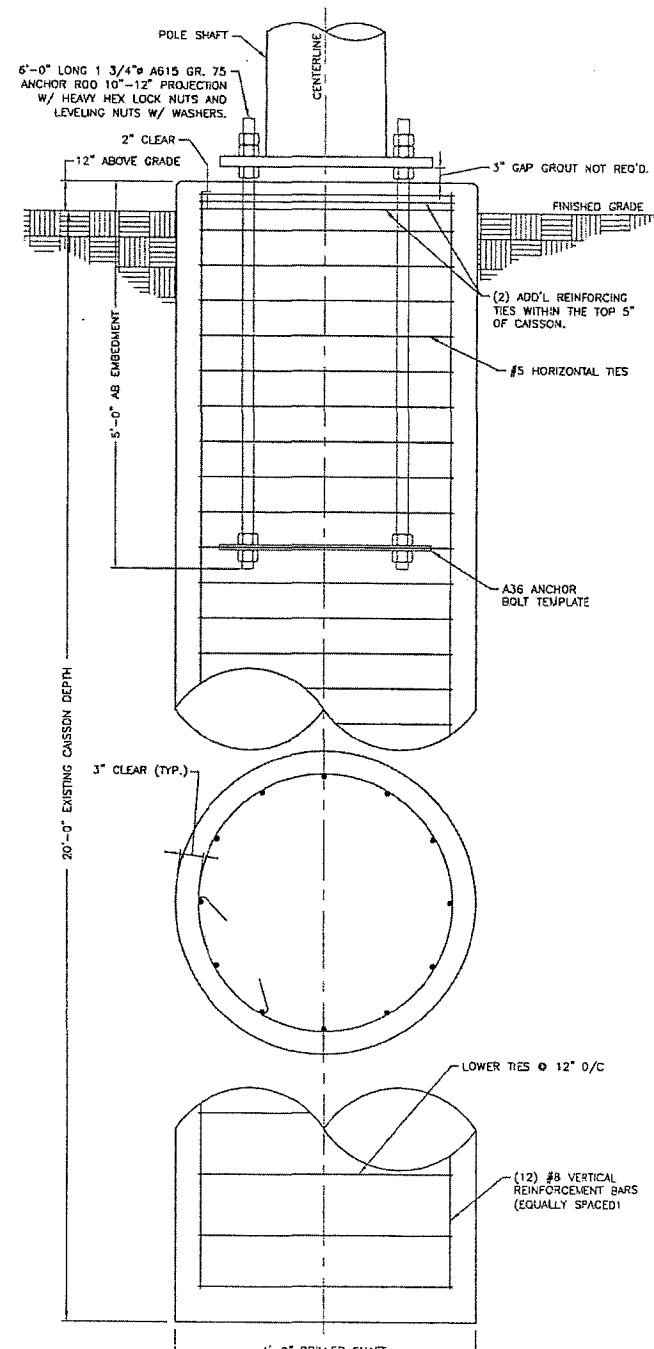
POLE ELEVATION A  
MP-1



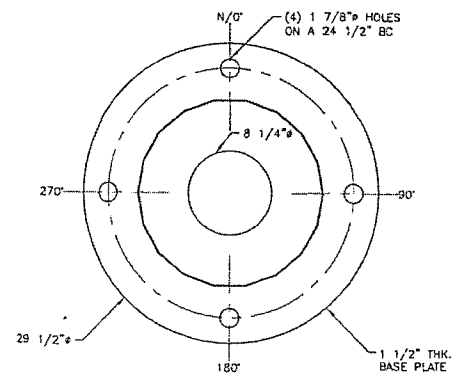
10/10/14



NEW RECEIVER 3  
MP-1



CAISSON FOUNDATION (B)  
MP-1



BASE PLATE (2)  
MP-1

|  |   |                             |                   |  |                    |
|--|---|-----------------------------|-------------------|--|--------------------|
| DESIGN SPECIFICATIONS  |   |                             |                   |  |                    |
| DESIGNED ACCORDING TO: ANSI/TIA-222-G-2                      |   |                             |                   |  |                    |
| COMPLIES WITH: 2013 CALIFORNIA BUILDING CODE                 |   |                             |                   |  |                    |
| EARTHQUAKE DESIGN DATA                                       |   |                             |                   |  |                    |
| (PER THE EQUIVALENT LATERAL FORCE PROCEDURE, SECTION 1613)   |   |                             |                   |  |                    |
| IMPORTANCE FACTOR (I):                                       |   | OCCUPANCY CATEGORY: Group 1 |                   |  |                    |
| S <sub>w</sub> : 0.591                                       |   | S <sub>s</sub> : 0.229      |                   | S <sub>1</sub> : 0.087      S <sub>2</sub> : 0.343 |                    |
| SEISMIC DESIGN CATEGORY: D; SITE CLASS B                     |   |                             |                   |  |                    |
| DESIGN BASE SHEAR = 10K (WIND)                               |   |                             |                   |  |                    |
| SEISMIC RESPONSE COEFFICIENT (C): 0.39                       |   |                             |                   |  |                    |
| RESPONSE MODIFICATION FACTOR (R): 1.50                       |   |                             |                   |  |                    |
| Wind Speed Load Cases: (According to the ANSI/TIA-222-G-2)   |   |                             |                   |  |                    |
| STRUCTURE CLASS  | EXPOSURE CATEGORY                             | TOPOGRAPHIC CATEGORY        | CREST HEIGHT      |  |                    |
| II   | C   | I                           | 0.0               |  |                    |
| LOAD CASE 1: 85 MPH DESIGN WIND SPEED                        |   |                             |                   |  |                    |
| LOAD CASE 2: 60 MPH OPERATIONAL WIND SPEED                   |   |                             |                   |  |                    |
| POLE STEEL SPECIFICATIONS                                    |   |                             |                   |  |                    |
| POLE SHAFT SHAPE: 18-SIDED TAPERED POLYGON                   |   |                             |                   |  |                    |
| POLE SHAFT TAPER: 0.4151, inches/ft.                         |   |                             |                   |  |                    |
| POLE SHAFT STEEL: ASTM A572 GR. 65 (F <sub>y</sub> = 65 ksi) |   |                             |                   |  |                    |
| BASE PLATE STEEL: ASTM A572 GR. 60 (F <sub>y</sub> = 60 ksi) |   |                             |                   |  |                    |
| ANCHOR RODS: 1 3/4" A615 GR. 75 x 6 FT LONG                  |   |                             |                   |  |                    |
| MONDPOLE BASE REACTIONS: (Maximum Factored Reactions)        |   |                             |                   |  |                    |
| MOMENT:  | 211   | ft.-kips                    |                   |  |                    |
| SHEAR:   | 10.0  | kips                        |                   |  |                    |
| AXIAL:   | 7.5   | kips                        |                   |  |                    |
| WALL SHAFT SECTION DIMENSIONS                                |   |                             |                   |  |                    |
|  | SECTION LENGTH (ft)                           | PALL THK. (inches)          | SPACE LENGTH (ft) | TOP DIA. (inches)                                  | BOT. DIA. (inches) |
| 1  | 26.50   | 0.1875                      | 0.00              | 14,500   | 18,250             |
| MONDPOLE TWIST & SWAY CRITERIA                               |   |                             |                   |  |                    |
| 85 MPH WIND SPEED  |   | 60 MPH WIND SPEED           |                   |  |                    |
| ELEVATION  | DEFLECTION                                    | ROTATION                    | DEFLECTION        | ROTATION   |                    |
| 28 ft  | 6.9"  | 1.87                        | 1.9"              | 0.51"  |                    |
| APPERTURENCE LIST  |   |                             |                   |  |                    |
| Elev.(ft) Equipment Description:                             |   |                             |                   |  |                    |
| TOP LIGHTNING ROD (OPTIONAL)                                 |   |                             |                   |  |                    |
| 26.0   | 6" ERICKSON AIR 21 1.3M 94A B2P PANEL ANTENNA |                             |                   |  |                    |
| 26.0   | (3) 55"x11"x5" PANEL ANTENNA                  |                             |                   |  |                    |
| 26.0   | (12) RRUS-12                                  |                             |                   |  |                    |
| 26.0   | (3) RIU UNIT                                  |                             |                   |  |                    |
| 26.0   | (2) SURGE SUPPRESSOR (28.7"x15.4"x11.7")      |                             |                   |  |                    |
| 26.0   | (3) 75.5"x11.8"x6" PANEL ANTENNA              |                             |                   |  |                    |
| 26.0   | STD. 8-FIT T-ARM MOUNT                        |                             |                   |  |                    |
| NOTES: ARTIFICIAL TREE BARK ON POLE SHAFT TO FULL HEIGHT     |   |                             |                   |  |                    |
| ANTENNA COAX CABLES ROUTED INSIDE POLE SHAFT                 |   |                             |                   |  |                    |

[illegible]

GENERAL NOTES:

1. ALL STEEL SHALL MEET THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION STEEL" ASTM A36, UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS OR BELOW.
2. ALL ROUND STEEL PIPE SHALL MEET THE REQUIREMENTS OF ASTM A53 TYPE E OR S GRADE B (35 KSI YIELD POINT MATERIAL) OR ASTM A501 (36 KSI YIELD POINT MATERIAL).
3. ALL POLYGON FORMED STEEL SHAFTS SHALL MEET THE REQUIREMENTS OF ASTM A572 GR. 65 ( $F_y = 65$  ksi).
4. ALL WELDED CONNECTIONS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1 CODE. ALL WELD ELECTRODES OR WIRE SHALL AT A MINIMUM CONFORM TO AWS E60 ELECTRODES (80 KSI YIELD).
5. ALL STEEL SHAPES AND PLATES SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A123. ALL STEEL NUTS AND BOLTS AND ASSOCIATED HARDWARE SHALL BE HOT-DIPPED ACCORDING TO ASTM A153.
6. WIND TESTING OF ARTIFICIAL TREE BRANCHES HAS BEEN COMPLETED BY THE SUPPLIER OF THE BRANCHES, CELL TREES, INC. CELL TREES, INC. HAS VERIFIED THE STRENGTH OF THE BRANCHES THROUGH FULL SCALE WIND TESTING. THE WIND AREA USED IN THE CALCULATIONS IS BASED ON THE WIND TEST DATA. THE CALCULATIONS ACCOUNT FOR BRANCHES ATTACHED TO THE MONOPOLE SHAFT AS SHOWN ON THESE DRAWINGS. DAVINCI ENGINEERING, INC. HAS REVIEWED AND APPROVED THE WIND TEST METHODS.
7. THE MAIN MONOPOLE STRUCTURE AND FOUNDATION ARE EXISTING.
8. ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY THE ENGINEER OF RECORD. THE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

ERECTION NOTES

1. ALL ANTENNA COAXIAL CABLES SHALL BE RUN INSIDE THE MONOPOLE SHAFT.
2. THE CONTRACTOR SHALL INSTALL THE ANTENNA AND MOUNT AS REQUIRED BY THE OWNER.
3. ALL GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED UP WITH TWO COATS OF A COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.

FOUNDATION NO1

1. FOUNDATION ANALYSIS IS BASED ON SITE SPECIFIC GEOTECHNICAL REPORT AS PROVIDED BY: GEOTECHNICAL SOLUTIONS, INC.; REPORT # VC-3552-01; DATED OCTOBER 24, 2007.
2. ALL FOUNDATION CONCRETE ASSUMED TO BE TYPE II CEMENT AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI WITHIN 28 DAYS OF PLACEMENT.
3. CAISSON FOUNDATION INSTALLATION ASSUMED TO BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PILES", LATEST EDITION.
4. ALL REINFORCING STEEL SHALL ASSUMED TO CONFORM TO ASTM A815. PRIMARY REINFORCING BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION, UNLESS OTHERWISE DETAILED ON THIS SHEET.
5. THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS: MOMENT: 211 FT-KIPS; SHEAR: 10.0 KIPS; AXIAL: 7.5 KIPS

Additional Notes:

U:\Engineering\Std\_projects\Std\_projects\Cap\_Tests, Inc 225\2016\14223-230 SA.dwg MP-1 1 Fri 10-26-16 01:45 pm

*EXISTING*



**ATTACHMENT 9**  
**Navajo (LTE)**  
7880 Golfcrest Dr.  
San Diego, CA 92119



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 new and replacement antennas, RRUs and surge suppressors mounted to existing rebranched monopine

**PROPOSED**

**Photosimulation of proposed telecommunications site**

**EXISTING**



**ATTACHMENT 9**

**Navajo (LTE)**

7880 Golfcrest Dr.  
San Diego, CA 92119



Proposed new and replacement  
antennas, RRUs and surge  
supressors mounted to existing  
rebranched monopine



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**



## PHOTOGRAPHIC STUDY

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PROPOSAL TO MODIFY AN  
EXISTING TELECOMMUNICATIONS  
COMMUNICATIONS FACILITY

**Verizon Wireless**  
**"Navajo"**

7880 Golfcrest Drive  
San Diego, CA 92119

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: Candace Chu, Planning Consultant  
(408) 667-2791

May 14, 2014



North Elevation of Monopine



East Elevation of Monopine



South Elevation of Monopine



West Elevation of Monopine



View South from the Project Site



View North from the Project Site



View East from the Project Site



Aerial View of Site



Aerial View of Site and Surroundings



## PHOTOGRAPHS OF EQUIPMENT ENCLOSURE

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**Verizon Wireless**  
**"Navajo"**

7880 Golfcrest Drive  
San Diego, CA 92119

Prepared for:  
**City of San Diego**  
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1222 First Avenue  
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302 State Place  
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February 10, 2015



View North of Equipment Enclosure



Close-Up View of Equipment Enclosure



Alternate Close-Up View of Equipment (North End of Enclosure)



View from Stairs Above (North End of Equipment)



View from Stairs Above (South End of Equipment)

Tse, Simon

---

**From:** navajoplanners@cox.net  
**Sent:** Wednesday, June 03, 2015 6:13 PM  
**To:** Tse, Simon  
**Subject:** Re: IMPORTANT: PTS 374509 Verizon Wireless McLaughlin First Assessment Review Letter

Simon,

Can you send me the form so I can record the vote from Navajo Planning Group.

Voted 10-2 in support with the condition that the applicant return to the planning group with photos once the project is completed.

--

Matthew J. Adams  
NCPI Chair

----- "Tse wrote:

> Good afternoon - Here's the latest assessment letter from staff for reference, thank you  
> and contact me with any questions.

>

> ST

>

> Simon Tse I Development Project Manager I Office: 619.687.5984 I Fax:

> 619.446.5499 I Development Services Department I

> 1222 First Avenue, 5th Floor San Diego, CA 92101-4155 I Email -

> [Stse@Sandiego.gov](mailto:Stse@Sandiego.gov)<<mailto:Stse@Sandiego.gov>>

>

> [[cid:image001.png@01D02BFF.6BCE2030](#)]<<http://www.sandiego.gov/developme>

> nt-services/opensd/> Now: Pay

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> Deposits<<http://opensd.sandiego.gov/web/Invoices/Search>> Online

>



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 (as requested):

☐ Neighborhood Development Permit    ☐ Site Development Permit    ☐ Planned Development Permit    ☐ Conditional Use Permit  
☐ Variance    ☐ Tentative Map    ☐ Vesting Tentative Map    ☐ Map Waiver    ☐ Land Use Plan Amendment    ☐ Other

**Project Title**

Navajo

**Project Address**

7880 Golfcrest Dr. San Diego, CA 92117

**Project No.** *Rev. 06/14/14*

### 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 easement against the property, as shown below the owner(s) and beneficiary of application 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 operate from the property) and 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 any project permit for which a Disposition and Development Agreement (DDA) has been approved, executed by the City, County, State, or approved or supported by the Planning Manager or any changes in ownership during the term of application or during development of the project. Changes in ownership are to be stated on the Permit Manager at least daily, every project day, from the start of the project to the end of the project. The project day is the day that the information is submitted for a delay in the project or delay.

**Additional pages attached**    Yes    No

**Name of Individual (Type or name)**

McLAUGHLIN TRUST, DATED 07/13/1992

☒ Owner    ☐ Tenant    ☐ Other (specify):

**Street Address**

7880 GOLFCREST DRIVE

SAN DIEGO, CA 92117

619-464-6348

**Signature** *Ran An Winger Trustee* 7/14/14

**Name of Individual (Type or name)**

**Address** *1222 First Ave., MS 302, San Diego, CA 92101*

**Street Address**

**City, State, Zip**

**Phone No.**

**Phone No.**

**Name of Individual (Type or name)**

**Address** *1222 First Ave., MS 302, San Diego, CA 92101*

**Street Address**

**City, State, Zip**

**Phone No.**

**Phone No.**

**Name of Individual (Type or name)**

**Address** *1222 First Ave., MS 302, San Diego, CA 92101*

**Street Address**

**City, State, Zip**

**Phone No.**

**Phone No.**

**Verizon Wireless Navajo LTE**  
**PROJECT CHRONOLOGY**  
 PTS #374509 IO #24004777

| Date                               | Action                            | Description                                 | City Review | Applicant Response |
|------------------------------------|-----------------------------------|---|-------------|--------------------|
| 06.06.2014                         | First Submittal                   | Project Deemed Complete                     |             |                    |
| 07.02.2014                         | Completeness Letter               |   | 26 days     |                    |
| 02.13.2015                         | Second Submittal                  |   |             | 226 days           |
| 04.13.2015                         | Second Assessment Letter          |   | 59 days     |                    |
| 05.12.2015                         | Third Submittal                   |   |             | 29 days            |
| 06.17.2015                         | All issues resolved               |   | 36 day      |                    |
| 07.23.2015                         | Scheduled for Planning Commission |   | 36 days     |                    |
| <b>Total Staff Time:</b>           |                                   | Does not include City Holidays and Furlough | 157 days    |                    |
| <b>Total Applicant Time:</b>       |                                   | Does not include City Holidays and Furlough |             | 255 days           |
| <b>Total Project Running Time:</b> |                                   | From Deemed Complete to PC Hearing          | 412 days    |                    |

|   |
|---|
| <p style="text-align: center;"><b>SITE JUSTIFICATION</b><br/><b>Verizon Wireless Navajo</b></p> |
|---|

**PROJECT DESCRIPTION**

The existing wireless communication facility is located at 7880 Golfcrest Drive at the corner of Mission Gorge Road and Golfcrest Drive. The property consists of a commercial building with T-Mobile and AT&T wireless carriers cohabitated on the existing building.

The project as previously approved consists of a 30 foot stealth monopine in the parking lot of a commercial property supporting twelve (12) antennas. Associated equipment is located in a 138 SF accessory outdoor equipment enclosure in the side yard setback on the west side of building. Additionally, Verizon was approved to install a new 20kW Diesel Generator with 90-gal fuel tank on a containment pad in a CMU enclosure with aluminum pergola on the interior portion of the property.

The proposed project includes to remove and replace (9) previously approved antennas to replace existing antennas, adding (3) antennas, installing (12) remote radio units, (3) RIUs, (3) Raycaps on the monopine, and (3) Raycaps in the existing equipment enclosure. In addition, remove the existing battery cabinet and install an 84" tall battery cabinet and a 3'-6" x 5" concrete pad. The monopine will be re-branched with greater branch density to improve the visual appearance of the tree and effectively conceal the antennas. The proposed antennas, RRU's, and Raycaps will be painted to match the existing monopine and antennas will be installed with sock covers to match the existing monopine foliage.

**PREFERENCE 1 LOCATION**

The existing facility is located on a commercially zoned property abutted to open space zoned Governmental/Public Use and residential uses. By re-branching the monopine to conceal the antennas to better integrate with the surrounding area, we believe that the facility as proposed is consistent with all other development standards. The proposed location of the monopine is well integrated within the property as it is at the back corner away from the street right of way, behind an existing mature tree, ranging in height. The property is vegetated with pine trees, and the west property line is at the top of a canyon slope, providing ample distance from the surrounding buildings. In addition, no parking spaces are being removed with this project for antenna modifications.

We examined other locations along the property, specifically the rooftop and other ground space; however, the options were not feasible due to the co-location of AT&T and T-Mobile and impeding the primary use of the property.

**CO-LOCATION OF FACILITIES**

There are currently two other wireless carriers on the property, AT&T and T-Mobile.

**Navajo LTE**  
7880 Golfcrest Dr.  
San Diego, CA 92119



**Legend**

Search Ring

Selected Site

Existing sites within  
1 mile radius:

NONE

Alternative Sites:

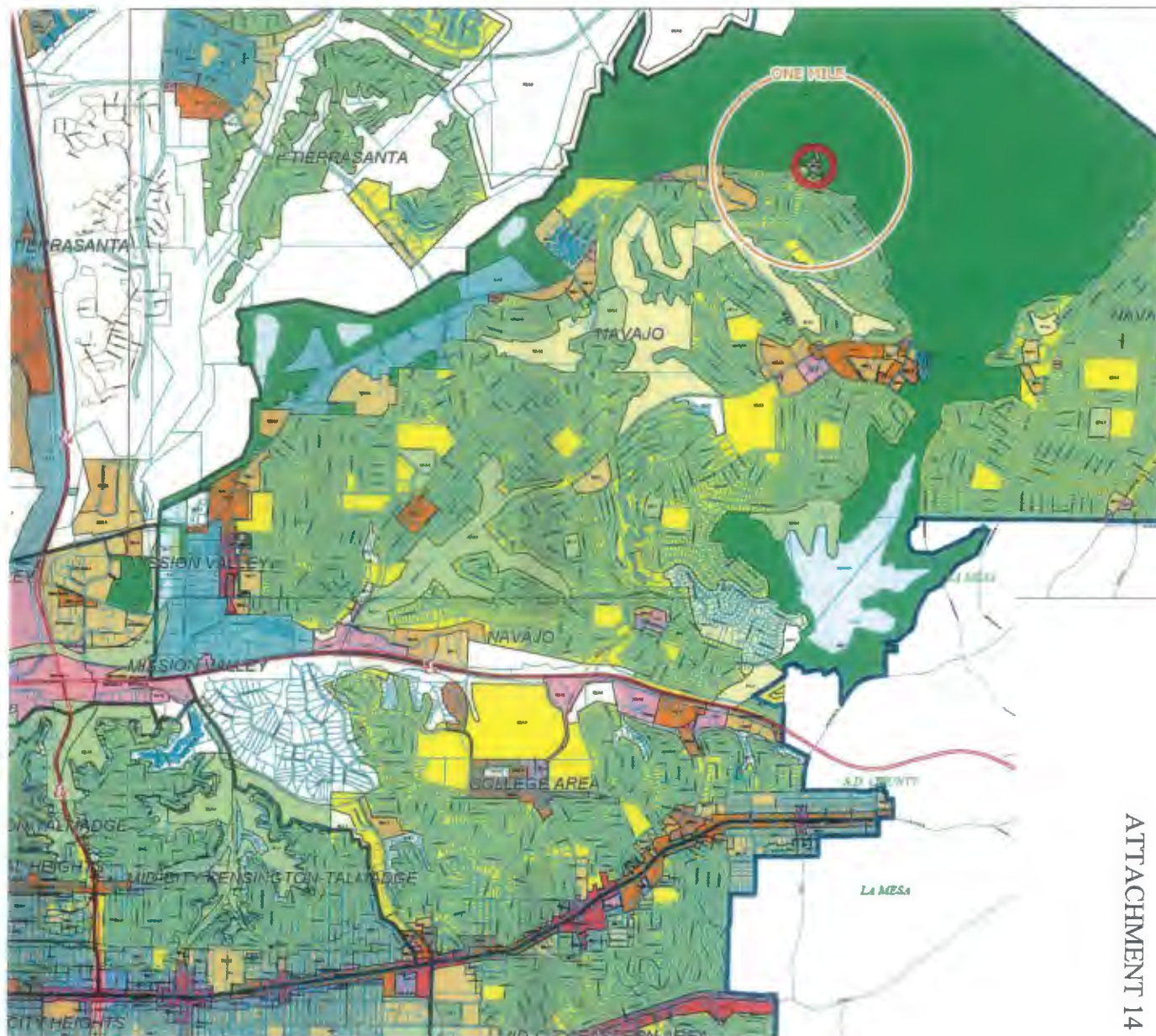
NONE

**Legend**

City of San Diego Boundary  
Community Plan Areas  
Parcels

**Zoning**

| Zone    | Color        |
|---------|--------------|
| AR-1-1  | Dark Green   |
| AR-1-2  | Light Green  |
| CC-1-3  | Orange       |
| CC-4-2  | Red          |
| CH-1-2  | Yellow       |
| CO-1-2  | Light Blue   |
| IL-3-1  | Dark Blue    |
| OF-1-1  | Light Yellow |
| OP-1-1  | Light Green  |
| OP-2-1  | Light Green  |
| RM-1-1  | Light Green  |
| RM-2-9  | Light Green  |
| RM-3-7  | Light Green  |
| RM-3-9  | Light Green  |
| RM-4-10 | Light Green  |
| RM-6-12 | Light Green  |
| RS-1-1  | Light Green  |
| RS-1-2  | Light Green  |
| RS-1-4  | Light Green  |
| RS-1-7  | Light Green  |
| RS-1-8  | Light Green  |



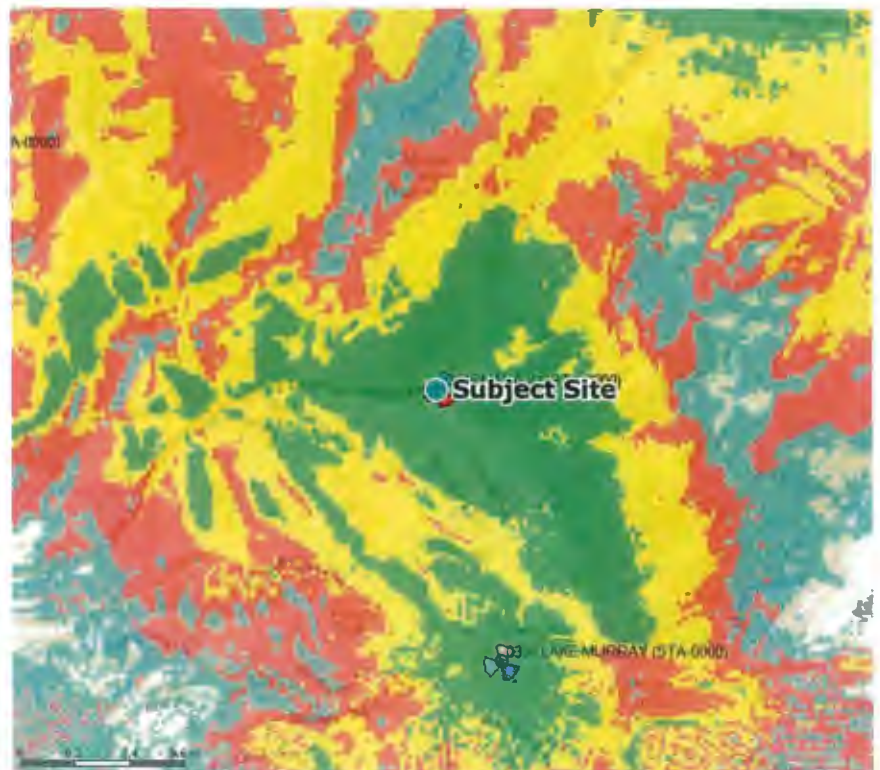
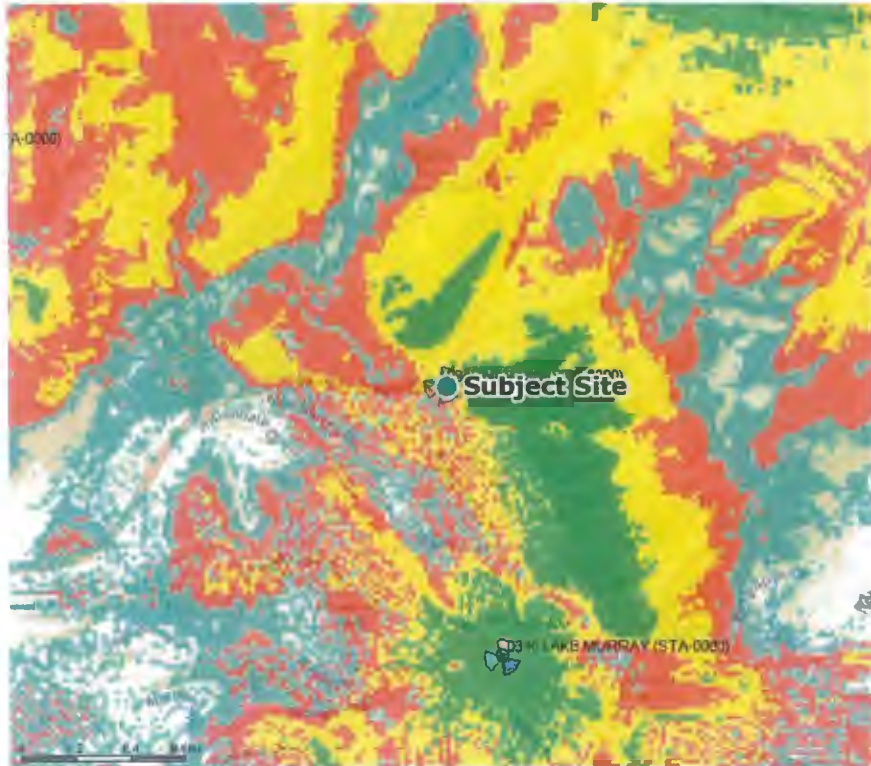
City of San Diego  
Development Services Department



GRID TILE: 20  
GRID SCALE: 800  
DATE: 3/25/2008 2:02:35 PM



## Coverage without site



### Coverage Levels:

- Excellent
- Good/Variable
- Poor