



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** August 20, 2015 **REPORT NO.** PC-15-095

**ATTENTION:** Planning Commission, Agenda of August 27, 2015

**SUBJECT:** VERIZON GRAND DEL MAR - PROJECT NO. 379687  
PROCESS FOUR

**OWNER/  
APPLICANT:** Grand Del Mar Resort, LP  
Verizon Wireless

### SUMMARY

**Issue(s):** Should the Planning Commission approve a wireless communication facility located at 5300 Grand Del Mar Court in the Del Mar Mesa Community Planning area?

**Staff Recommendation(s):** Approve Planned Development Permit No. 1326920, Neighborhood Development Permit No. 1517369 and Neighborhood Use Permit No. 1517378.

**Community Planning Group Recommendation:** On April 9, 2015, the Del Mar Mesa Community Planning Board voted 8-0 to recommend approval of the Verizon Grand Del Mar project.

**Environmental Review:** This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 New Construction on June 26, 2015. This project is not pending an appeal of the environmental determination, which ended July 13, 2015.

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

**Code Enforcement Impact:** None.

**Housing Impact Statement:** Not Applicable.

## **BACKGROUND**

Verizon – Grand Del Mar is an application for a Planned Development Permit (PDP), Neighborhood Development Permit (NDP) and Neighborhood Use Permit (NUP) for a Wireless Communication Facility (WCF), Process 4. The project is located at 5300 Grand Del Mar Court in the AR-1-2 zone of the Del Mar Mesa community plan area. The WCF is surrounded by the Grand Del Mar Resort, which includes among other uses, a golf course, hotel and spa with residential uses located beyond the golf course green to the south, north, east and west (Attachments 1, 2, 3).

WCF are permitted in agricultural zones where the antennas are more than 100 feet from the property line of a residential use with an NUP. An NDP is required, as the equipment enclosure exceeds 250 square-feet. A PDP is required to allow a height deviation to the AR-1-2 zone 30 foot height limit and to allow a rear yard setback encroachment.

## **DISCUSSION**

### **Project Description:**

This project consists of a 35 foot tall (37 feet to top of finial) monument tower concealing twelve (12) panel antennas, associated components and a 4 foot diameter microwave dish. A 322 square foot integrated equipment room and a 194 square foot integrated room for an emergency generator are also included. The monument design is based on the existing Mediterranean architecture of the surrounding resort development.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCF away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCF located in commercial and industrial zones are permitted with Process One (Staff-level) approvals, whereas WCF located in a residential zone with a residential use are permitted with a Process Four (Planning Commission) approval. As this particular project is located in an agricultural zone where the antennas maintain a minimum distance of 100 feet from the property line of residential uses, an NUP is required. Carriers are required to provide coverage throughout their license area, which sometimes necessitates locating in a less preferable location. In this case, the proposed design allows the WCF to integrate with the surrounding resort while providing wireless coverage in an unobtrusive manner.

WCF are required to “use all reasonable means to conceal or minimize the visual impact of the WCF through integration...” Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, Verizon collaborated with the resort architects and developed a design that would integrate with and compliment the surrounding development, while completely concealing the WCF from view.

The project proposes a deviation to the AR-1-2 zone maximum height of 30 feet. The tower is proposed to be 35 feet tall with a 2 foot finial on the top for an overall height of 37 feet. The height of structures in agricultural zones can exceed the height limit if the front, side and rear setbacks are each increased by 10 feet for each 10 feet or portion thereof, of structure height

above 30 feet. The required rear yard setback is 25 feet and the monument tower is proposed to be set back 23 feet, necessitating a PDP for the deviation. In this case, the lot is oddly shaped, due to the presence of the surrounding golf course, which is on a separate lot. The proposed location for the monument tower is on a very narrow portion of the lot so increasing the side and rear yards is not possible and would result in having to relocate the monument tower elsewhere on the property if the deviation is not granted. The proposed location integrates well with the immediately adjacent conference room building to the northwest and because of the design of the tower element and proposed landscape; it will be a focal point for the resort. The additional height allows Verizon to meet its coverage objective for the surrounding resort and residential uses in a way that is not obtrusive. The area has extensive landscaping and Verizon is proposing additional trees, shrubs and ground cover to further enhance the WCF setting. If the height deviation was not permitted, Verizon could require additional WCFs to meet its coverage needs for the area.

### **Community Plan Analysis:**

While the Del Mar Mesa Community Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

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

This project is a complete concealment design that proposes an architectural tower and associated equipment buildings designed in a Mediterranean style to integrate with the resort buildings. The tower itself will include stone veneer, arched faux windows, cornices and a red tile roof with a finial on top. Equipment and an emergency generator are located in separate, attached buildings at the base of the tower and are designed similar to the tower with many architectural details not commonly seen with equipment enclosures. This WCF has been designed to be consistent with the City's General Plan and all components of the facility are concealed within an architecturally integrated complex. This project respects the neighborhood context and will not adversely affect the General Plan.

### **Conclusion:**

With the exception of height and rear yard setback, this project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of PDP No. 1326920, NDP No. 1517369, and NUP No. 1517378.

## ALTERNATIVE

1. **Approve** PDP No. 1326920, NDP No. 1517369 and NUP No. 1517378 **with modifications.**
2. **Deny** PDP No. 1326920, NDP No. 1517369 and NUP No. 1517378, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



---

Mike Westlake  
Assistant Deputy Director  
Development Services Department



---

Karen Lynch  
Project Manager  
Development Services Department

VACCHI/KAL

### Attachments:

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

Rev 01-06/11 hmd





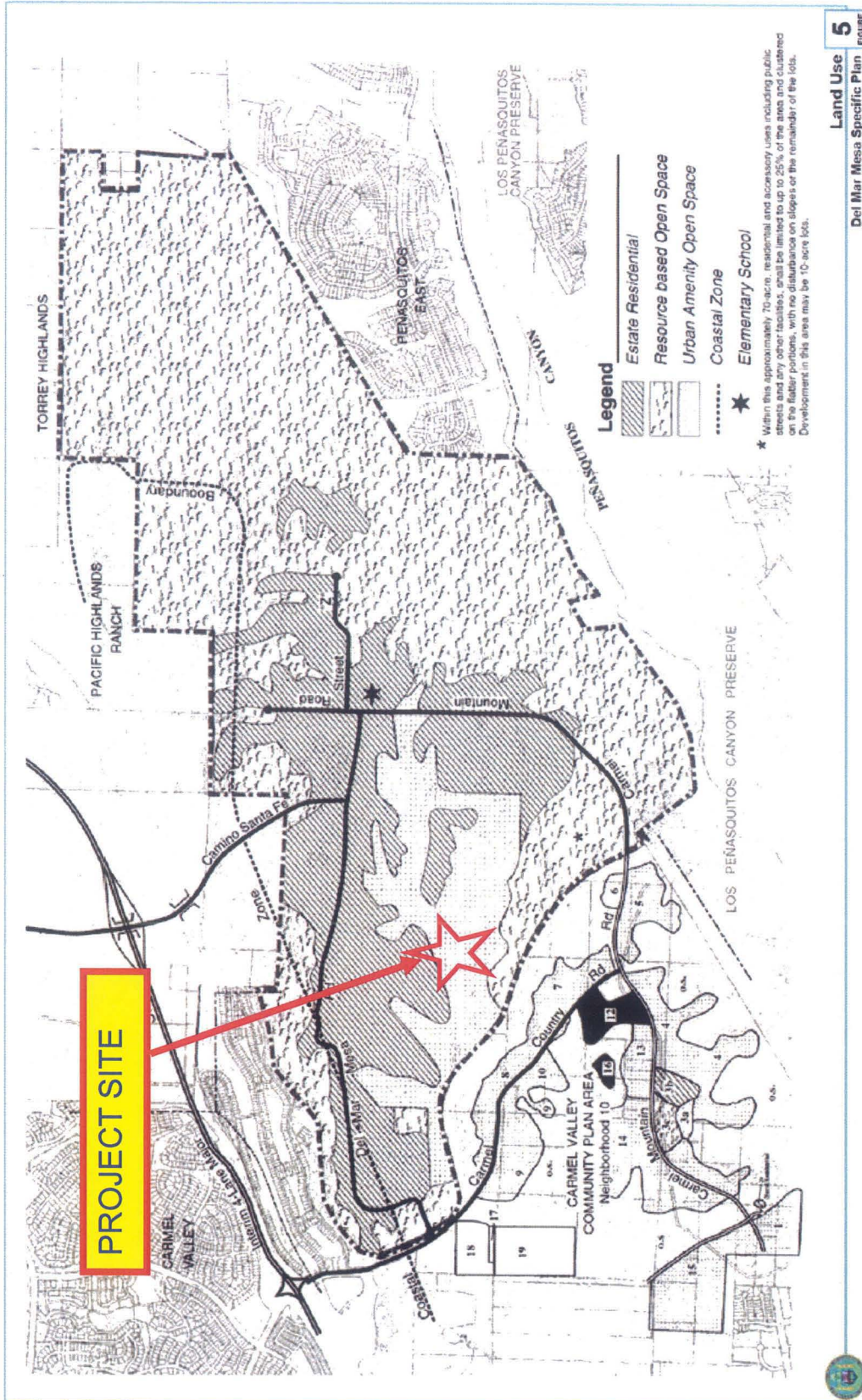
## Aerial Photo

VERIZON- GRAND DEL MAR PROJECT NUMBER 379687

5300 GRAND DEL MAR COURT







## DEL MAR MESA SPECIFIC PLAN

VERIZON—GRAND DEL MAR PROJECT NUMBER 379687

5300 GRAND DEL MAR COURT







## Project Location Map

VERIZON- GRAND DEL MAR PROJECT NUMBER 379687

**5300 GRAND DEL MAR COURT**





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Verizon – Grand Del Mar	
<b>PROJECT DESCRIPTION:</b>	Construction of a new 35-foot tall monument tower concealing 12 panel antennas, a microwave dish and associated components with equipment and an emergency generator located in attached ancillary buildings totaling 516 square feet.	
<b>COMMUNITY PLAN AREA:</b>	Del Mar Mesa Specific Plan	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit/Neighborhood Use Permit/Neighborhood Development Permit.	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Urban Amenity Open Space	
<b><u>ZONING INFORMATION:</u></b> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <b><u>REQUIRED</u></b>             HEIGHT LIMIT: 30'            SIDE SETBACK: 20'            REAR SETBACK: 25'         </div> <div style="text-align: center;"> <b><u>PROPOSED</u></b>             37' Overall            21'-6"            23'         </div> </div>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Urban Amenity Open Space; AR-1-2.	Golf Course
<b>SOUTH:</b>	Urban Amenity Open Space; AR-1-2.	Driving Range/Parking Lot
<b>EAST:</b>	Urban Amenity Open Space; AR-1-2.	Parking Lot/Golf Course
<b>WEST:</b>	Urban Amenity Open Space; AR-1-2.	Building/Conference Rooms
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviations: 1. Exceed the 30' height limit without providing the increased front, side and rear yard setbacks; 2. Encroach into the required 25' rear yard setback by 2 feet.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On April 9, 2015, the Del Mar Mesa Community Planning Board voted 8-0 to recommend approval of the Verizon – Grand Del Mar project.	

**PLANNING COMMISSION  
RESOLUTION NO.  
PLANNED DEVELOPMENT PERMIT NO. 1326920  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1517369  
NEIGHBORHOOD USE PERMIT NO. 1517378  
VERIZON GRAND DEL MAR  
PROJECT NO. 379687**

WHEREAS, Grand Del Mar Resort LP, Owner, and Verizon Wireless, Permittee,, filed an application with the City of San Diego for a wireless communication facility as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 1326920, 1517369 and 1517378, on portions of a 13.58-acre site;

WHEREAS, the project site is located at 5300 Grand Del Mar Court in the AR-1-2 zone of the Del Mar Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel A: Lot 1 of the Grand Del Mar, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 15163, filed in the Office of the County Recorder of San Diego, November 1, 2005;

WHEREAS, on August 27, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1326920, Neighborhood Development Permit No. 1517369 and Neighborhood Use Permit No. 1517378 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 27, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) 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 August 27, 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's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.



This project consists of a new 35 foot tall monument tower (with a 2 foot finial on top) concealing 12 panel antennas, associated components and a 4 foot diameter microwave dish. The associated equipment is located in a 322 square foot building attached at the tower base and a 194 square foot building for an emergency generator, also attached at the tower base. The design of the WCF matches the Mediterranean architectural design of the surrounding resort. This project complies with the City's General Plan requirements by locating the antennas in an architecturally integrated monument tower, designed to integrate the WCF with the community in a way that is visually compatible and not intrusive. Based on the design of this facility, the proposed development will not adversely affect the applicable land use plan.

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

The project is located at 5300 Grand Del Mar Court in the Del Mar Mesa Community Plan Area. The project consists of 12 panel antennas and associated components located within a new 35 foot tall (37 feet to the top of the finial) monument tower designed to match the Mediterranean architecture of the surrounding Grand Del Mar Resort. Equipment and an emergency generator are proposed within ancillary buildings attached at the base of the tower. The upper portion of the tower will be constructed of radio-frequency (RF) transparent screens, designed, textured and painted to appear as stone veneer with architectural accents reminiscent of the architectural style of the buildings on the surrounding resort property.

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

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

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

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

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Land Development Code Section 141.0420 requires that WCF's be minimally visible through the use of architecture, landscape and siting solutions. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, Verizon is proposing to construct a 35 foot tall (37 feet to top of final) monument tower to conceal 12 panel antennas, a 4 foot diameter microwave dish and associated components. Equipment and an emergency generator associated with the antennas will be located at the base of the monument tower in equipment rooms designed to complement the overall design. While WCF are encouraged by both City Council Policy 600-43 and the WCF Regulations to locate away from residential uses, wireless carriers are required to provide coverage throughout their coverage area. In this case, the proposed location is less preferable than a commercial or industrially-zoned property (Preference One), but because of the agricultural zoning designation, it is technically a Preference Three location and is more preferable than locating in a residential zone with a residential use.

The AR-1-2 zone has a maximum height limit of 30 feet, but includes a provision to allow increases in height if the front, side and rear setbacks are each increased by 10 feet for each 10 feet or portion thereof above 30 feet. The property is oddly shaped, due to the presence of the Grand Del Mar Golf Course, which is on a separate lot, mostly surrounding the proposed location of the WCF. The physical layout of the area includes a parking lot to the southeast and a building containing conference rooms to the northwest. Grand Del Mar Court is directly in front of the proposed WCF location. The required rear yard setback is 25 feet and as proposed, the WCF will be set back approximately 23 feet, prompting the need for a PDP for the deviation. Technically, the front, side and rear yard setbacks are required to be increased by 10 feet, but due to the existing physical constraints of the property, the side and rear cannot be increased, thus prompting the need for a Planned Development Permit.

The purpose and intent of a PDP is to encourage imaginative and innovative planning to assure that the development will comply with the Community Plan and would be preferable to what could be achieved with strict conformance to the regulations. In order to provide coverage to this newly developed (and still developing) area, Verizon is proposing an architectural monument tower that has been designed to integrate with the unique architectural palette of the Grand Del Mar Resort, using siting, architecture and landscape to integrate into the setting. This deviation request results in a more desirable project, by allowing Verizon to conceal the entire WCF within an architecturally-integrated structure that blends in with the unique design theme of the resort allowing Verizon to provide wireless coverage to the surrounding neighborhood in a way that is aesthetically pleasing and not disruptive to the community.

## ATTACHMENT 5

Based on this analysis, the architecturally integrated design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviations permitted with the PDP.

### **Neighborhood Development Permit - Section 126.0404**

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

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

This project consists of a new 35 foot tall monument tower (with a 2 foot finial on top) concealing 12 panel antennas, associated components and a 4 foot diameter microwave dish. The associated equipment is located in a 322 square foot building attached at the tower base and a 194 square foot building for an emergency generator, also attached at the tower base. The design of the WCF matches the Mediterranean architectural design of the surrounding resort. This project complies with the City's General Plan requirements by locating the antennas in an architecturally integrated monument tower, designed to integrate the WCF with the community in a way that is visually compatible and not intrusive. Based on the design of this facility, the proposed development will not adversely affect the applicable land use plan.

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

The project is located at 5300 Grand Del Mar Court in the Del Mar Mesa Community Plan Area. The project consists of 12 panel antennas and associated components located within a new 35 foot tall (37 feet to the top of the finial) monument tower designed to match the Mediterranean architecture of the surrounding Grand Del Mar Resort. Equipment and an emergency generator are proposed within ancillary buildings attached at the base of the tower. The upper portion of the tower will be constructed of radio-frequency (RF) transparent screens, designed, textured and painted to appear as stone veneer with architectural accents reminiscent of the architectural style of the buildings on the surrounding resort property.

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

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities

comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities has been provided. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Land Development Code Section 141.0420 requires that WCF be minimally visible through the use of architecture, landscape and siting solutions. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, Verizon is proposing to construct a 35 foot tall (37 feet to top of final) monument tower to conceal 12 panel antennas, a 4 foot diameter microwave dish and associated components. Equipment and an emergency generator associated with the antennas will be located at the base of the monument tower in equipment rooms designed to complement the overall design. The WCF regulations permit equipment enclosures greater than 250 square feet in size with a Neighborhood Development Permit. This project proposes a 322 square foot building to house the equipment and a separate, but attached 194 square foot building to house an emergency generator for a combined total of 516 square feet. The equipment buildings at the base of the monument tower include architectural details found on the building located to the northwest and will not present a visual impact to the community.

The AR-1-2 zone has a maximum height limit of 30 feet, but includes a provision to allow increases in height if the front, side and rear setbacks are each increased by 10 feet for each 10 feet or portion thereof above 30 feet. The property is oddly shaped, due to the presence of the Grand Del Mar Golf Course, which is on a separate lot, mostly surrounding the proposed location of the WCF. The physical layout of the area includes a parking lot to the southeast and a building containing conference rooms to the northwest. Grand Del Mar Court is directly in front of the proposed WCF location. The required rear yard setback is 25 feet and as proposed, the WCF will be set back approximately 23 feet, prompting the need for a PDP for the deviation. Technically, the front, side and rear yard setbacks are required to be increased by 10 feet, but due to the existing physical constraints of the property, the side and rear cannot be increased, thus prompting the need for a Planned Development.

The purpose and intent of a PDP is to encourage imaginative and innovative planning to assure that the development will comply with the Community Plan and would be preferable to what could be achieved with strict conformance to the regulations. In order to provide coverage to this newly developed (and still developing) area, Verizon is proposing an architectural monument tower that has been designed to integrate with the unique architectural palette of the Grand Del Mar Resort, using siting, architecture and landscape to integrate into the setting. This deviation

request results in a more desirable project, by allowing Verizon to conceal the entire WCF within an architecturally-integrated structure that blends in with the unique design theme of the resort and creating a focal point allows Verizon to provide wireless coverage to the surrounding neighborhood in a way that is aesthetically pleasing and not disruptive to the community.

Based on this analysis, the architecturally integrated design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviations permitted with the PDP.

**Neighborhood Use Permit - Section 126.0205**

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

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

This project consists of a new 35 foot tall monument tower (with a 2 foot finial on top) concealing 12 panel antennas, associated components and a 4 foot diameter microwave dish. The associated equipment is located in a 322 square foot building attached at the tower base and a 194 square foot building for an emergency generator, also attached at the tower base. The design of the WCF matches the Mediterranean architectural design of the surrounding resort. This project complies with the City's General Plan requirements by locating the antennas in an architecturally integrated monument tower, designed to integrate the WCF with the community in a way that is visually compatible and not intrusive. Based on the design of this facility, the proposed development will not adversely affect the applicable land use plan.

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

The project is located at 5300 Grand Del Mar Court in the Del Mar Mesa Community Plan Area. The project consists of 12 panel antennas and associated components located within a new 35 foot tall (37 feet to the top of the finial) monument tower designed to match the Mediterranean architecture of the surrounding Grand Del Mar Resort. Equipment and an emergency generator are proposed within ancillary buildings attached at the base of the tower. The upper portion of the tower will be constructed of radio-frequency (RF) transparent screens, designed, textured and painted to appear as stone veneer with architectural accents reminiscent of the architectural style of the buildings on the surrounding resort property.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and



inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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

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

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

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Land Development Code Section 141.0420 requires that WCF be minimally visible through the use of architecture, landscape and siting solutions. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, Verizon is proposing to construct a 35 foot tall (37 feet to top of final) monument tower to conceal 12 panel antennas, a 4 foot diameter microwave dish and associated components. Equipment and an emergency generator associated with the antennas will be located at the base of the monument tower in equipment rooms designed to complement the overall design. The WCF regulations permit equipment enclosures greater than 250 square feet in size with a Neighborhood Development Permit. This project proposes a 322 square foot building to house the equipment and a separate, but attached 194 square foot building to house an emergency generator for a combined total of 516 square feet. The equipment buildings at the base of the monument tower include architectural details found on the building located to the northwest and will not present a visual impact to the community.

The AR-1-2 zone has a maximum height limit of 30 feet, but includes a provision to allow increases in height if the front, side and rear setbacks are each increased by 10 feet for each 10 feet or portion thereof above 30 feet. The property is oddly shaped, due to the presence of the Grand Del Mar Golf Course, which is on a separate lot, mostly surrounding the proposed location of the WCF. The physical layout of the area includes a parking lot to the southeast and a building containing conference rooms to the northwest. Grand Del Mar Court is directly in front of the proposed WCF location. The required rear yard setback is 25 feet and as proposed, the WCF will be set back approximately 23 feet, prompting the need for a PDP for the deviation. Technically, the front, side and rear yard setbacks are required to be increased by 10 feet, but due to the existing physical constraints of the property, the rear and side setbacks cannot be increased, thus prompting the need for a Planned Development.

## ATTACHMENT 5

The purpose and intent of a PDP is to encourage imaginative and innovative planning to assure that the development will comply with the Community Plan and would be preferable to what could be achieved with strict conformance to the regulations. In order to provide coverage to this newly developed (and still developing) area, Verizon is proposing an architectural monument tower that has been designed to integrate with the unique architectural palette of the Grand Del Mar Resort, using siting, architecture and landscape to integrate into the setting. This deviation request results in a more desirable project, by allowing Verizon to conceal the entire WCF within an architecturally-integrated structure that blends in with the unique design theme of the resort and creating a focal point allows Verizon to provide wireless coverage to the surrounding neighborhood in a way that is aesthetically pleasing and not disruptive to the community.

Based on this analysis, the architecturally integrated design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviations permitted with the PDP.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PDP No. 1326920, NDP No. 1517369 and NUP No. 1517378 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 1326920, 1517369 and 1517378, a copy of which is attached hereto and made a part hereof.

---

Karen Lynch  
Development Project Manager  
Development Services

Adopted on: August 27, 2015

SAP or WBS Number: 24004888

Modified HMD 1-26-15

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004888

**NEIGHBORHOOD USE PERMIT NO. 1517378**  
**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1517369**  
**PLANNED DEVELOPMENT PERMIT NO. 1326920**  
**VERIZON – GRAND DEL MAR**  
**PROJECT NO. 379687**  
**PLANNING COMMISSION**

This Neighborhood Use Permit No. 1517378, Neighborhood Development Permit No. 1517369 and Planned Development Permit No. 1326920 is granted by the **Planning Commission** of the City of San Diego to Grand Del Mar Resort LP, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0201, 126.0401, 126.0601. The 13.58-acre site is located at 5300 Grand Del Mar Court in the AR-1-2 zone of the Del Mar Mesa Community Planning area. The project site is legally described as: Parcel A: Lot 1 of the Grand Del Mar, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 15163, filed in the Office of the County Recorder of San Diego, November 1, 2005.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 27, 2015, on file in the Development Services Department.

The project shall include:

- a. A 35-foot tall (37-feet overall with decorative finial) monument tower concealing twelve panel antennas, six measuring 76.1" x 11.9" x 3.9" and six measuring 72" x 11.9" x 7.1", 12 Remote Radio Units and a 4-foot diameter microwave dish. The tower is permitted to exceed the maximum AR-1-2 zone height limit of 30-feet;

- b. A 322-square foot equipment building and a 194-square foot building for an emergency generator (total 516-square feet) where 250-square feet is permitted for associated equipment;
- c. The WCF encroaches two feet into the required rear yard setback of 25 feet;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 11, 2018.
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
3. 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.
4. 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.

5. 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.

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

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

8. 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.

9. 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.

10. 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.

11. 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:**

12. This project proposes to export 55.2 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

13. Prior to the issuance of any construction permits, 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 permits, 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 permits 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.

**GEOLOGY REQUIREMENTS:**

16. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

**PLANNING/DESIGN REQUIREMENTS:**

17. 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.

18. 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.

19. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
20. It is the Owner/Permittee's responsibility to notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
21. The photosimulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
22. No exposed cabling is allowed for this project.
23. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying 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.
24. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and photosimulations) prior to receiving final inspection approval.
25. The telecommunication provider shall ensure that the site remains in compliance at all times with a valid radio frequency report demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency report.
26. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
27. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
28. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on August 27, 2015 by Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: PDP No. 1326920/NDP No. 1517369/NUP No. 1517378

Date of Approval: August 27, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Karen Lynch  
Development Project Manager

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

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

**Grand Del Mar Resort LP**  
Owner

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

**Verizon Wireless**  
Permittee

By \_\_\_\_\_  
Hal Navarre  
Executive Director  
Verizon Wireless - Network

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



North Elevation



East Elevation





South Elevation



West Elevation





North View



East View



South View







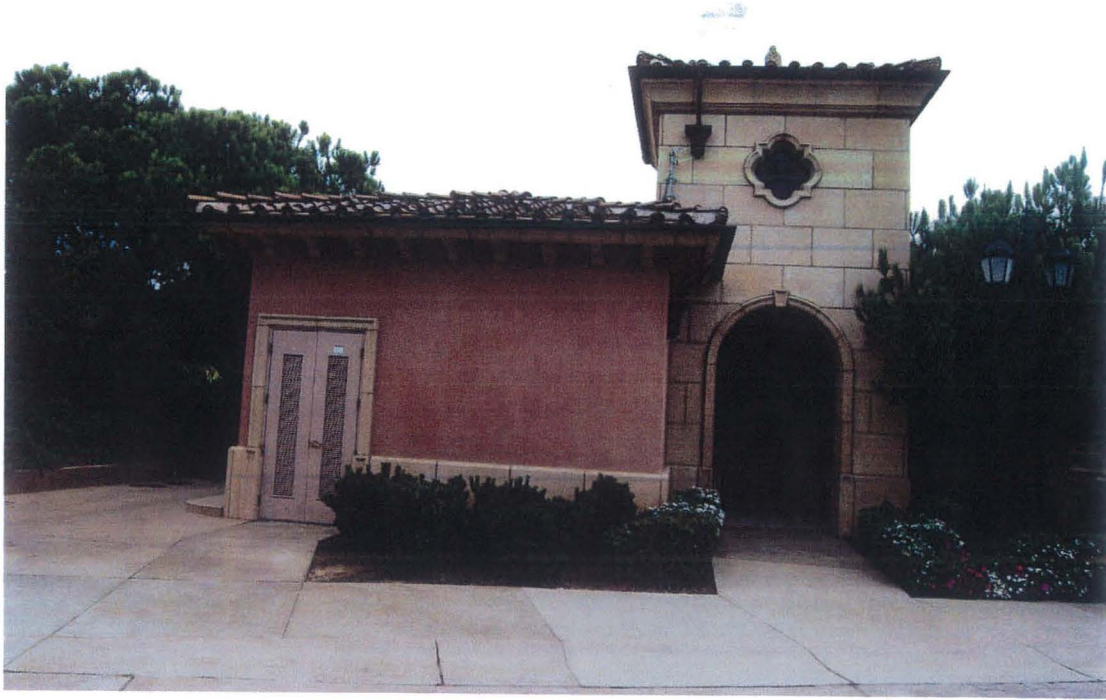
West View



Aerial View







EXISTING



**Grand Del Mar**  
5300 Grand Del Mar Court  
San Diego, CA 92130



Proposed antennas mounted within new tower

Proposed equipment shelter  
and generator enclosure



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

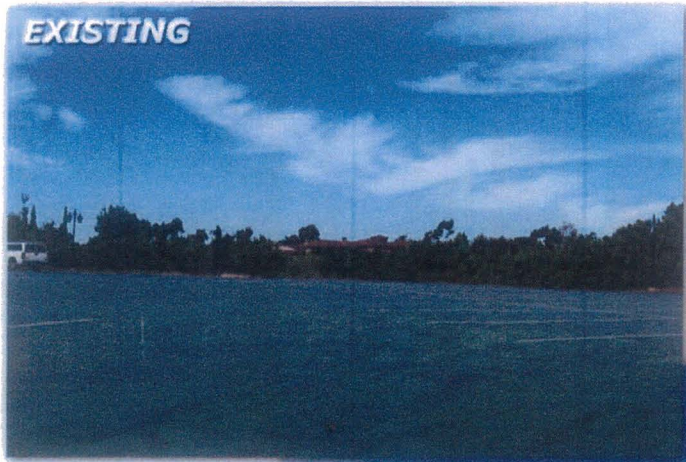
7/8/2014

**PROPOSED**  
*Photosimulation of proposed telecommunications site*

ATTACHMENT 8



**EXISTING**



**Grand Del Mar**  
5300 Grand Del Mar Court  
San Diego, CA 92130



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

**PROPOSED**

**Photosimulation of proposed telecommunications site**

3/30/2015

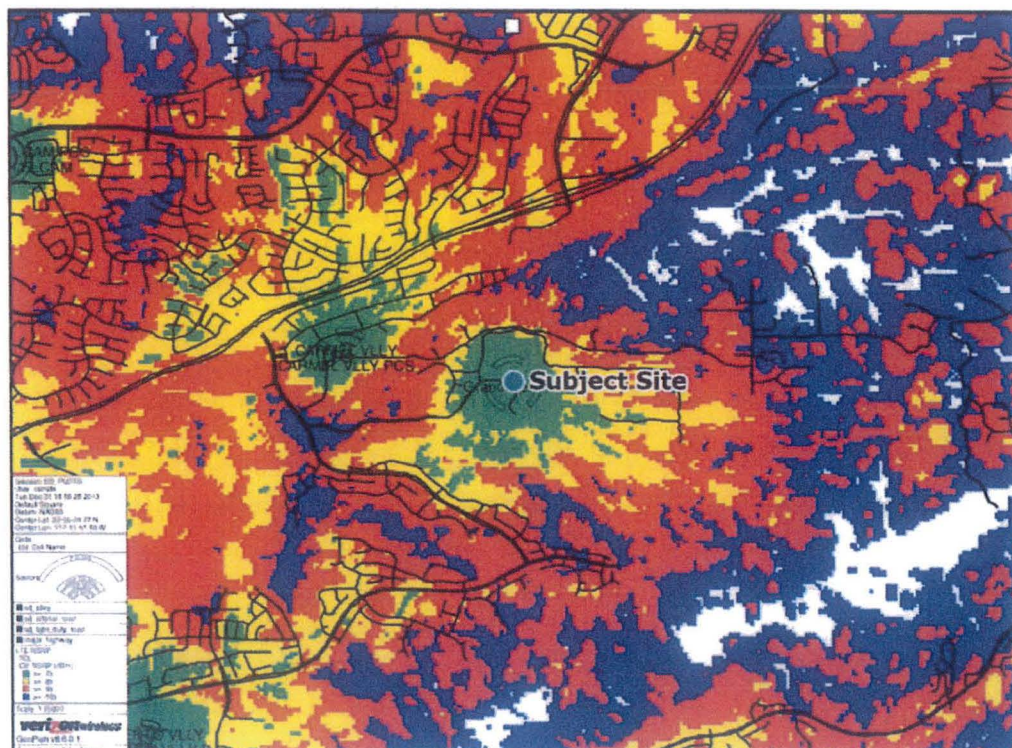
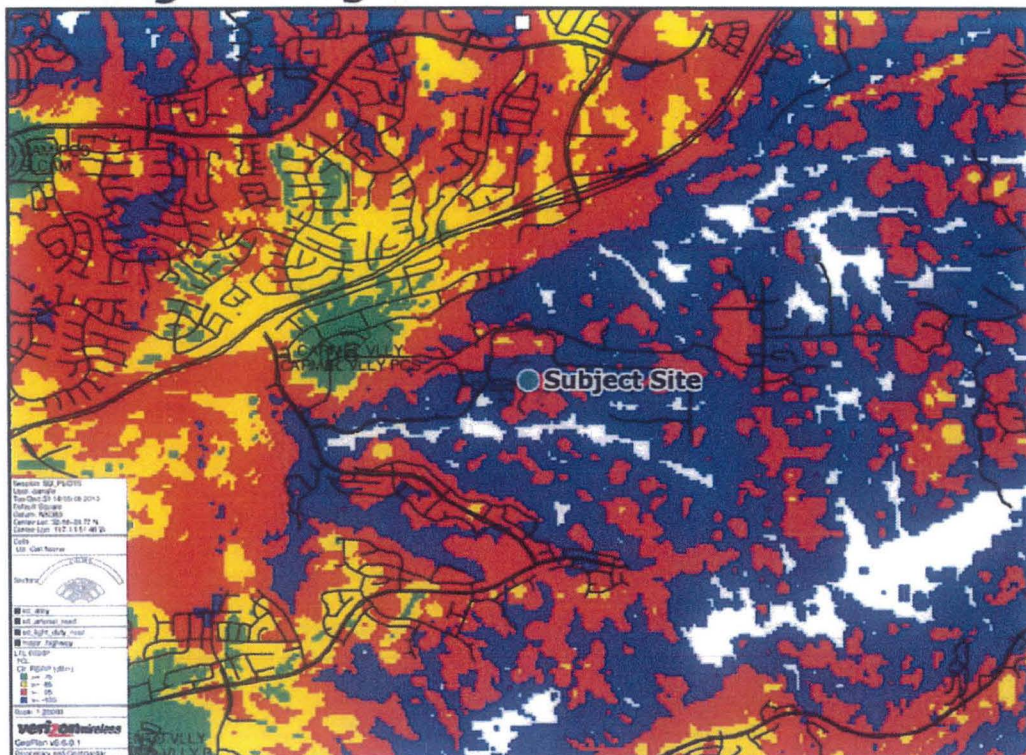
ATTACHMENT 8



**and Del Mar**  
5500 Grand Del Mar Court  
San Diego, CA 92130



## Existing coverage



### Proposed coverage

### Coverage Levels:

-  **Excellent**  
 **Good/Variable**  
 **Poor**

1/2/2014



# NOTICE OF EXEMPTION

ATTACHMENT 10

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK  
P.O. Box 1750, MS A-33  
1600 PACIFIC HWY, ROOM 260  
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

☐ OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

PROJECT TITLE/ No.: VERIZON GRAND DEL MAR/379687

PROJECT LOCATION-SPECIFIC: 5300 Grand Del Mar Court, San Diego CA 92130

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: NEIGHBORHOOD USE PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT, and PLANNED DEVELOPMENT PERMIT for the installation of Verizon Wireless Telecommunications equipment including a 35'-0" high monument tower with three (3) antenna sectors, of four (4) antennas each (total of twelve (12) antennas), four (4) RRU units per sector (total of twelve (12) RRU's), two (2) Raycap surge protectors, one (1) 4'-0" microwave dish antenna (for telco service feed), and two (2) E/911 GPS antennas. The project also includes equipment racks inside a new 14'-8" concrete block equipment building on a new concrete pad, a new 15'-4" x 12'-8" concrete block wall enclosure at grade with two (2) Raycap surge protectors inside the equipment building, a 30kw enclosed standby generator with a 210 gallon diesel tank on a concrete pad inside the new block wall enclosure, a new 200amp electrical service connection from an existing SDG&E transformer, a new telco service connection from an existing telco vault and associated minor irrigation and landscaping. The project site is located at 3500 Grand Del Mar Court in the AR-1-2 zone of the Del Mar Mesa Specific Plan area, Council District 1.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92618, Kerrigan Diehl (760)587-3003

## EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL: (SEC. 21080 (b) (1); 15268)
- ☐ DECLARED EMERGENCY: (SEC. 21080 (b) (3); 15269 (a))
- ☐ EMERGENCY PROJECT: (SEC. 21080 (b) (4); 15269 (b) (c))
- ☒ CATEGORICAL EXEMPTION: 15303 (New Construction)
- ☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for installation of small new equipment and facilities for structures not exceeding 2,500 square feet as well as accessory structures. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Morgan Dresser

TELEPHONE: (619)446-5404

IF FILED BY APPLICANT:

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

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

*Morgan Dresser / Senior Planner*  
SIGNATURE/TITLE

*June 26, 2015*  
DATE

CHECK ONE:

- ☐ SIGNED BY LEAD AGENCY
- ☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**Del Mar Mesa Community Planning Board  
Thursday, April 9, 2015 - Carmel Valley Library, Community Room  
3919 Townsgate Drive  
DRAFT**

Attendees:

Lisa Ross  
Michael Vinson  
Elizabeth Rabbitt  
Gary Levitt  
Preston Drake  
Jim Bessemer  
Amy Wood  
Diane Korsh

Absent:

Paul Metcalf  
Ray Ellis  
Ken London  
Rob Mikuteit

Call to order - Chairman Levitt called the meeting to order at 7:05 PM

Adoption of agenda - No changes.

Approval of minutes - March 2015 - Chairman Levitt called for review and approval of the March 2015 minutes, **Amy Wood moved to approve, Preston Drake seconded and it was carried with two abstentions.**

Election Results - Certification - Gary called for certification, Diane Korsh reported that Jim Bessemer, Elizabeth Rabbitt, and Ray Ellis were re elected as Residents at Large members and Paul Metcalf as Small Developer representative were reelected. Chairman Levitt went on to report on the various board appointed seats including Ken London as Community Service Representative, Rob Mikuteit as Open Space Representative and Preston Drake as Recreation and Trails Representative. **Lisa Ross made the motion to approve Elizabeth Rabbitt seconded and it was carried .**

Announce and certify Grand Del Mar Representative - Gary reported that **Michael Vinson is continuing as the Grand Del Mar Representative.**

Elect new officers - Gary called for nominations for the Chairman, Vice Chairman and Secretary positions. **Lisa Ross made the motion to nominate Gary continue as the Chairman, Elizabeth Rabbitt seconded and it was carried. Chairman Levitt made the motion that the role of Vice Chairman/Secretary continue with Elizabeth Rabbitt, Jim Bessemer seconded and it was carried.**

Community Member/Public Comments - Chairman Levitt called for community comment, and there were none.

Chairs Remarks - Gary reported on the Park process and asked Steve Headly for an update. He reported that he will follow up with emails to the internal parties responsible for the contracts and project managers and will CC Gary Levitt. Chairman Levitt also asked Elizabeth Rabbitt to follow up with the report of the DMMPB seats to the city.

Police Department - Officer Tracey Williams reported on a new series of daytime burglaries starting in Rancho Penasquitos that appear to be heading west. Intruders described as well dressed men who broke into a home but were "scared" off by the screaming of the home owner. He reminded home owners to use and set their alarms. Lieutenant Rose has been promoted and confirmed as the captain for the Northwestern Division.

Liaison Reports

Council District 1 - Steve Headly asked for feedback on the traffic and parking situation on the new access between Del Vino Court and Carmel Mountain Rd connection. He made a visit over the weekend and did not see an issue. Chairman Levitt commented on the striping which has left access for parking and so far there has not been a parking issue. It was noted that the weekend is the best time to observe the situation. Steve also commented on the Alta Del Mar matter of the DMMPB expectations of the fencing design irregularities and inconsistencies with design of berms, vegetation and fencing.

He discussed the approach of working with new home owners that are occupying the homes in question and being creative in development of options to improve the street-side look of the fencing, such as a new facade. Steve asked for further input on what could be done to improve the situation. Lisa Ross commented on the representation of the fences to the community look and feel. Steve is focused on gathering information and ideas including input from the home owners, and will report back next month. Diane Korsh asked Chairman Levitt for input on what he would consider to be in keeping with the expectations of the DMMPG. He commented on the approach of a fence design such as lower half or even two thirds brick with the upper half to a third wrought iron.

CA Assembly District 77 - Michael Lieberman - Absent

Dave Roberts County Supervisor - Mel Millstein reported his pleasure in returning to DMMPG in a new role with Dave Roberts office. He reinforced that he is available for any matters related to the County commenting on the scope and depth of the county responsibility. His email address [mel.Millstein@SDCounty.ca.gov](mailto:mel.Millstein@SDCounty.ca.gov). He replaced Sachiko and complimented her on her role and depth of experience.

Jet Noise - Elizabeth Rabbitt raised the matter of the deafening jet noise from Miramar. Chairman Levitt agreed and commented further on the inconsistencies with pilots and the levels of testosterone that drive their individual need to do the equivalent of wheelies over the Del Mar Mesa. Mel Millstein reported that the go to person is Kristin Camper [kristin.Camper@USMC.MIL](mailto:kristin.Camper@USMC.MIL). She has been responsive and helpful. He commented on the ability to track the timing and activity of the behavior. It is apparent that many of the pilots are very respectful. It was agreed that the matter deserved to be raised and that tracking of the pilots for patterns of behavior. **It was agreed that Elizabeth initiate the dialogue with Kristin.**

Friends of Del Mar Mesa - So far the committed funding from the Manchester Group has not been received. An additional check for \$5,000 for the recycled water study was received from Taner Halicioglu.

Pardee Fencing - Alta Del Mar - Chairman Levitt reported that he received a call from Jimmy Alyaya regarding the fencing matter as well as the matter of the weeds between the fence Pardee installed on their properties boundary and Little McGonigle Ranch Road curb, to include what should be the continuation of the DG trail from the west, another peeler pole fence and then landscaping along the curb. This is what has been installed by the developments along the entire Del Mar Mesa Road. So far there has been great attention to detail parallel and on the outside of the DG trail with fencing, landscaping, trees and irrigation. Jimmy informed Chairman Levitt that there is no intent to assume any responsibility for the orphan right of way area. Lisa Ross asked about the area of responsibility for HOA's which are typically inclusive of the area up to the road and which should be responsible for this area.

Cell Tower - PTS No 379687 Verizon Grand Del Mar - Kerrigan Diehl provided handouts including photos and design for review by DMMPG. She commented on the look and feel of the structure to look identical to that of the design of the Grand Del Mar. Placement is away from residential areas and is located in an agriculture zone space. Chairman Levitt asked about the ownership of the existing cell towers along Del Mar Mesa Road, including the barn, the tree to the west, and the tree to the north with the leaves that look like paper plates. **Kerrigan will look into the ownership of the existing towers at these locations and report back to Chairman Levitt. Preston Drake moved to approve Diane Korsh seconded and it was carried.**

One Paseo - Lisa Ross introduced Jeff Powers and the effort for signature acquisition and presentation to the City. He provided additional history of the \$88M acquisition of 23 acres by Kilroy in 2008 which has driven the scope and scale of the One Paseo project. Lisa commented on the proposed resolution expressing objection to the approval of the One Paseo Project in Carmel Valley including the request that the City Council rescind their action. Jeff commented further that a successful petition sending the council decision to a public vote it may not be able to go to special election and would be limited to the June general election. Lisa Ross reported that 62K signatures were collected with 20K so far that were not legal. Kilroy managed to get 29,000 signatures to rescind their signature which remain to be verified. **Chairman Levitt moved to approve the resolution for rescinding the vote. Preston Drake seconded and the motion was carried to ask the City Council to rescind their action.**

Los Penasquitos Canyon Preserve Citizens Advisory Committee - Preston Drake reported that the next meeting is May 21, 2015 and that there is nothing new to report at this time.

Adjournment - Elizabeth Rabbitt moved, Jim Bessemer seconded and the meeting was adjourned at 8:03 pm.



THE CITY OF SAN DIEGO

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

## Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

VZ: "Grand Del Mar"

Project Address:

5300 Grand Del Mar Court, San Diego, CA 92130

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:


<b>Project Title:</b> VZ: Grand Del Mar	<b>Project No. (For City Use Only)</b>
--	--

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

**Legal Status (please check):**

☐ Corporation    ☐ Limited Liability -or-    ☐ General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership

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

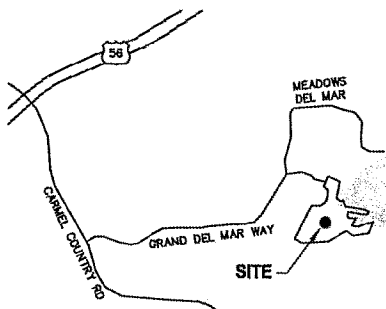
<b>Corporate/Partnership Name (type or print):</b> Grand Del Mar Resort LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b> 5300 Grand Del Mar Court <b>City/State/Zip:</b> San Diego, CA 92130 <b>Phone No:</b> _____ <b>Fax No:</b> _____ 619-977-1364 <b>Name of Corporate Officer/Partner (type or print):</b>  <b>Title (type or print):</b>  <b>Signature :</b>  <b>Date:</b> 7/8/14	<b>Corporate/Partnership Name (type or print):</b>  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b>  <b>City/State/Zip:</b>  <b>Phone No:</b> _____ <b>Fax No:</b> _____  <b>Name of Corporate Officer/Partner (type or print):</b>  <b>Title (type or print):</b>  <b>Signature :</b> _____ <b>Date:</b> _____
<b>Corporate/Partnership Name (type or print):</b>  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b>  <b>City/State/Zip:</b>  <b>Phone No:</b> _____ <b>Fax No:</b> _____  <b>Name of Corporate Officer/Partner (type or print):</b>  <b>Title (type or print):</b>  <b>Signature :</b> _____ <b>Date:</b> _____	<b>Corporate/Partnership Name (type or print):</b>  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b>  <b>City/State/Zip:</b>  <b>Phone No:</b> _____ <b>Fax No:</b> _____  <b>Name of Corporate Officer/Partner (type or print):</b>  <b>Title (type or print):</b>  <b>Signature :</b> _____ <b>Date:</b> _____
<b>Corporate/Partnership Name (type or print):</b>  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b>  <b>City/State/Zip:</b>  <b>Phone No:</b> _____ <b>Fax No:</b> _____  <b>Name of Corporate Officer/Partner (type or print):</b>  <b>Title (type or print):</b>  <b>Signature :</b> _____ <b>Date:</b> _____	<b>Corporate/Partnership Name (type or print):</b>  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b>  <b>City/State/Zip:</b>  <b>Phone No:</b> _____ <b>Fax No:</b> _____  <b>Name of Corporate Officer/Partner (type or print):</b>  <b>Title (type or print):</b>  <b>Signature :</b> _____ <b>Date:</b> _____





GRAND DEL MAR  
5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130

VICINITY MAP



THOMAS GUIDE PAGE: 1188-E7

ADDRESS

5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130

DIRECTIONS:

(FROM VZW'S OFFICES IN IRVINE): FROM 15505 SAND CANYON AVENUE, IRVINE, CA 92618, HEAD SW ON SAND CANYON AVENUE TOWARD WATERWORKS WAY, KEEP LEFT AT THE FORK, MERGE ONTO 405 VIA RAMP TO SD. MERGE ONTO I-5 SOUTH TO ROUTE 56. HEAD EAST ON ROUTE 56 AND TAKE THE CARMEL COUNTRY ROAD EXIT. TURN RIGHT AND HEAD UP THE HILL DUE SOUTH. TURN LEFT ON GRAND DEL MAR WAY AND HEAD TOWARDS THE ENTRANCE.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION  
CALIFORNIA PLUMBING CODE, 2013 EDITION  
CALIFORNIA MECHANICAL CODE, 2013 EDITION  
CALIFORNIA ELECTRICAL CODE, 2013 EDITION  
CALIFORNIA FIRE CODE, 2013 EDITION  
CALIFORNIA ENERGY CODE, 2013 EDITION

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

CONSULTANT TEAM

ARCHITECT:

BOOTH & SUAREZ ARCHITECTURE INC.  
325 CARLSBAD VILLAGE DRIVE, SUITE D2  
CARLSBAD, CA 92008  
(760) 434-8474  
(760) 434-8598 (FAX)

LEASING/PLANNING:

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

SURVEYOR:

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

PERMITS REQUIRED

- VARIANCE
- PDP - PROCESS 4

SCALE

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

PROJECT SUMMARY

APPLICANT:

VERIZON WIRELESS  
15505 SAND CANYON AVENUE  
IRVINE, CA 92618  
PHONE: (949) 286-7000

OWNER:

GRAND DEL MAR RESORT LP  
5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SITE CONTACT: VERN BLEVINS  
DIRECTOR OF ENGINEERING  
PHONE: (619) 977-1364

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A PROPOSED 14'-3" X 22'-0" CONCRETE BLOCK EQUIPMENT BUILDING ON A NEW CONCRETE PAD.
- INSTALLATION OF NEW 15'-4" X 12'-8" CONCRETE BLOCK WALL ENCLOSURE AT GRADE LEVEL.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED INSIDE A NEW 35'-0" HIGH MONUMENT TOWER.
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND ANTENNAS INSIDE PROPOSED 35'-0" HIGH MONUMENT TOWER.
- INSTALLATION OF TWO (2) VERIZON WIRELESS RAYCAP SURGE PROTECTORS MOUNTED INSIDE MONUMENT TOWER, AND TWO (2) INSIDE EQUIPMENT BUILDING.
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED INSIDE PROPOSED 35'-0" HIGH MONUMENT TOWER.
- INSTALLATION OF (2) TWO VERIZON WIRELESS E/911 GPS ANTENNAS.
- INSTALLATION OF A 30KW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD INSIDE NEW CONCRETE BLOCK WALL ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING SDG&E TRANSFORMER.
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING TELCO VAULT.
- MINOR LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT.

PROJECT ADDRESS: 5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130

ASSESSORS PARCEL NUMBER: APN 308-103-14

EXISTING ZONING: AR-1-2

TOTAL SITE AREA: 591,674 S.F.  
= 13.58 ACRES

PROPOSED PROJECT AREA:

EQUIPMENT BUILDING: 332 SF  
CONCRETE BLOCK ENCLOSURE: 181 SF  
MONUMENT TOWER: 139 SF  
TOTAL: 652 SF

PROPOSED TYPE OF

CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: B

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

- T-1 TITLE SHEET AND PROJECT DATA
- A-0 SITE PLAN
- A-1 ENLARGED SITE PLAN
- A-2 ENLARGED AREA PLAN
- A-3 ROOF PLAN AND CHAIN LINK LID PLAN
- A-4 ANTENNA PLANS AND TOWER ROOF PLAN
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS
- L-1 LANDSCAPE DEVELOPMENT PLAN
- L-2 LANDSCAPE DEVELOPMENT PLAN
- L-3 PLANTING LEGEND
- C1 TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

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

PARCEL 1:

LOT 1 OF THE GRAND DEL MAR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15163, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 1, 2005.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C1

ACCESSIBILITY DISCLAIMER

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

BOOTH &  
SUAREZ

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

PREPARED FOR  
verizon wireless

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

APPROVALS

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

PROJECT NAME

GRAND DEL MAR

5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES

11/11/13	90% ZD (ic)
11/15/13	100% ZD (ic)
12/10/13	100% ZD Revision 1 (ic)
02/14/14	100% ZD Revision 2 (ic)
06/17/14	100% ZD Revision 3 (ss)
06/30/14	100% ZD Revision 4 (ss)
07/07/14	100% ZD Revision 5 (ss)
02/12/15	100% ZD Revision 6 (ss)
04/10/15	100% ZD Revision 7 (ss)

SHEET TITLE

TITLE SHEET  
&  
PROJECT DATA

PROJECTS\VERIZON\13329

T-1

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
395 CARLSBAD VILLAGE DRIVE, SUITE 02  
CARLSBAD, CA 92008 (760) 434-8474

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

APPROVALS

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

PROJECT NAME  
**GRAND DEL MAR**  
5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

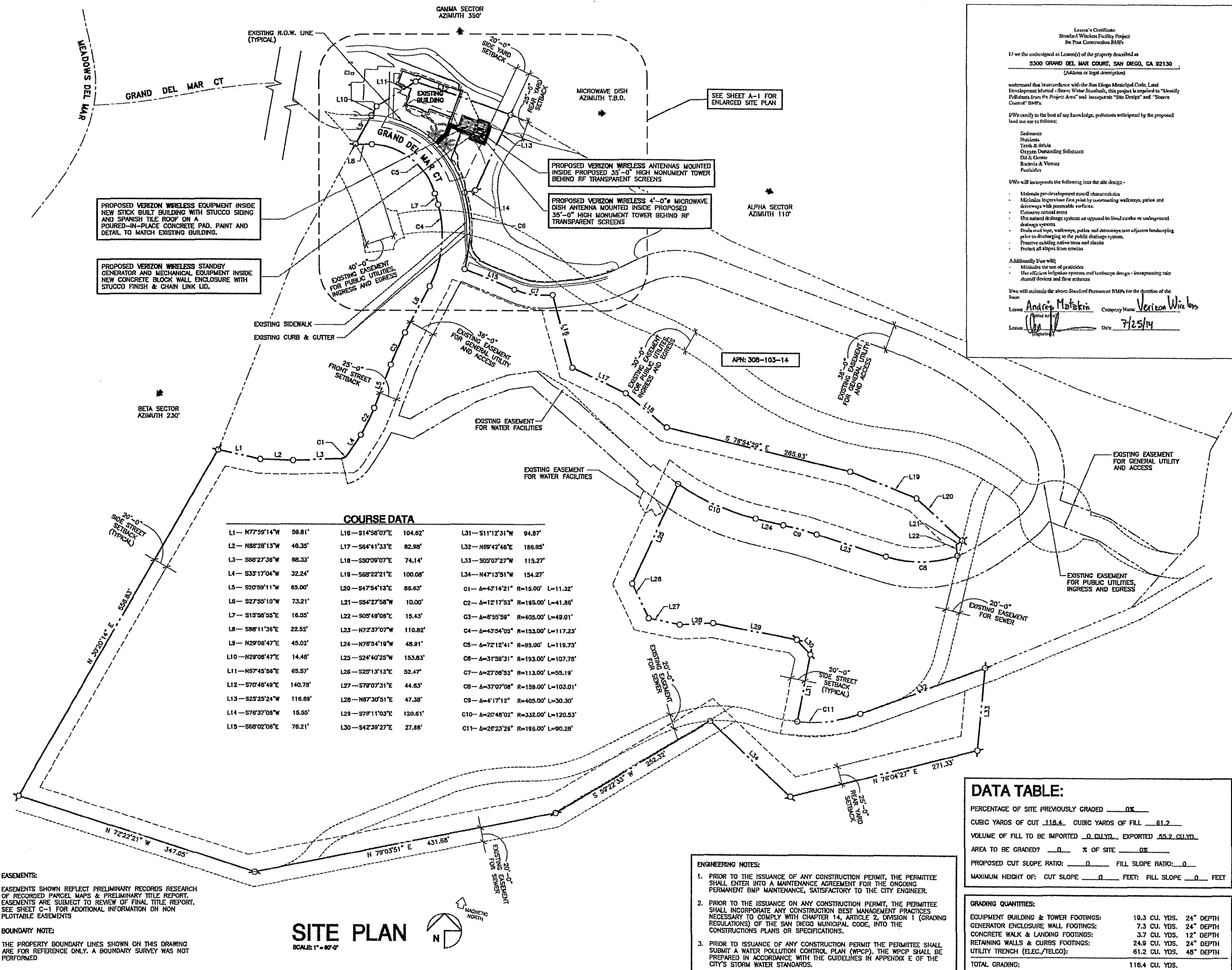
DRAWING DATES

11/11/13	90% ZD (lc)
11/15/13	100% ZD (lc)
12/10/13	100% ZD Revision 1 (lc)
02/14/14	100% ZD Revision 2 (hc)
06/17/14	100% ZD Revision 3 (se)
06/30/14	100% ZD Revision 4 (se)
07/07/14	100% ZD Revision 5 (se)
02/12/15	100% ZD Revision 6 (se)
04/10/15	100% ZD Revision 7 (se)

SHEET TITLE  
**SITE PLAN**

PROJECTS\VERIZON\13329

**A-0**









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

## APPROVALS

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

PROJECT NAME

## GRAND DEL MAR

5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130

SAN DIEGO COUNTY

## DRAWING DATES

11/11/13	90% ZD (lc)	
11/15/13	100% ZD (lc)	
12/10/13	100% ZD Revision 1	(lc)
02/14/14	100% ZD Revision 2	(lc)
06/17/14	100% ZD Revision 3	se
06/30/14	100% ZD Revision 4	se
07/07/14	100% ZD Revision 5	se
02/12/15	100% ZD Revision 6	se
04/10/15	100% ZD Revision 7	se

SHEET TITLE

ENLARGED  
AREA PLAN

PROJECTS\VERIZON\13329

**A-2**

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK BUILDING WITH STUCCO FINISH.
- 2 PROPOSED VERIZON WIRELESS EQUIPMENT RACK 23" WIDE x 84" HIGH x 23" DEEP. WEIGHT: 1200 LBS.
- 3 PROPOSED VERIZON WIRELESS 2V BATTERY RACK, 37" WIDE x 37.66" HIGH x 27.88" DEEP. WEIGHT: 2860 LBS.
- 4 PROPOSED RAYCAP DC SURGE PROTECTION UNITS UNSTRUT MOUNTED TO WALL ON HIGH (TYPICAL OF 2)
- 5 PROPOSED OPENING FOR COAX CABLE AND FOR GROUND ABOVE (SHOWN DASHED)
- 6 PROPOSED OVERHEAD 16" CABLE LADDER @ +8'-0" (SHOWN DASHED)
- 7 PROPOSED AIR HANDLERS
- 8 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9 PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12 PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 13 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME. DOOR SHALL BE DESIGNED TO MATCH THE ARCHITECTURE OF THE ENCLOSURES. PROVIDE NEW VERIZON WIRELESS SIGNAGE
- 14 PROPOSED ALUMINUM THRESHOLD
- 15 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING, LIGHT FIXTURE SHALL MATCH THE ARCHITECTURAL STYLE OF THE FACILITY.
- 16 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 4)
- 17 PROPOSED WALL MOUNTED TELCO BOARD
- 18 PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELRON #S1973 MONO WHITE WITH 4" COVER BASE
- 19 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 20 PROVIDE AND INSTALL BATTERY ACID SPILL KIT(S) CAPABLE OF NEUTRALIZING A SPILL FROM THE LARGEST BATTERY
- 21 PROPOSED REFRIGERANT LINE ROUTING
- 22 PROPOSED (2) OUTDOOR CONDENSER UNITS (CARRIER MODEL 38HR060 W/ 172 DBA SOUND LEVEL, OR EQUIVALENT SIZED UNIT) MOUNTED ON STACKING RACK ON A CONCRETE PAD
- 23 PROPOSED CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH
- 24 PROPOSED VERIZON WIRELESS 30KW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD IN A SOUND ATTENUATION ENCLOSURE WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 85 DBA OR LESS AT A REFERENCE DISTANCE OF 23 FEET (OR EQUIVALENT SIZED UNIT)
- 25 PROPOSED CONCRETE LANDING
- 26 PROPOSED PAIR 4'-0" WIDE STEEL GATES W/ FRAME, GATES SHALL BE DESIGNED TO MATCH THE ARCHITECTURE OF THE ENCLOSURES.
- 27 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- 28 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER INSIDE A NEMA 3R CABINET
- 29 PROPOSED CONCRETE SIDEWALK
- 30 PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 31 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 32 PROPOSED JOINT UTILITY TRENCH
- 33 PROPOSED CHAIN LINK LID
- 34 PROPOSED VERIZON WIRELESS WOOD FRAMED ANTENNA TOWER. ARCHITECTURE AND FINISH TO MATCH EXISTING BUILDING. (SHOWN SHADED)
- 35 PROPOSED CORNICE
- 36 PROPOSED ARCHITECTURAL TRIM (TYPICAL)
- 37 OUTLINE OF BUILDING OVERHANG
- 38 EXISTING CONCRETE GUTTER
- 39 PROPOSED CONCRETE STEPS
- 40 PROPOSED RETAINING WALL
- 41 INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE ENCLOSURE
- 42 PROPOSED CONTOUR LINES
- 43 PROPOSED RETAINING CURB
- 44 EXISTING CONTOUR LINES AT 1'-0" INTERVALS
- 45 EXISTING TOP OF SLOPE
- 46 EXISTING PALM TREE
- 47 EXISTING DECORATIVE COLUMN (TYPICAL)
- 48 NOT USED
- 49 EXISTING AIR CONDITIONING UNIT ON CONCRETE SLAB
- 50 EXISTING LANDSCAPE AREA
- 51 EXISTING BUILDING
- 52 OUTLINE OF EXISTING BUILDING OVERHANG
- 53 NOT USED
- 54 PROPOSED DRYWELL
- 55 REMOVE EXISTING CONCRETE GUTTER
- 56 EXISTING CONCRETE SIDEWALK
- 57 PROPOSED ACCESS HATCH ABOVE
- 58 PROPOSED STEEL ACCESS LADDER
- 59 PROPOSED FAUX WINDOW
- 60 PROPOSED DOWNSPOUT FOR ROOF DRAIN
- 61 PROPOSED UNDERGROUND DRAIN LINE TO EXISTING STORMWATER DRAINAGE SYSTEM (SHOWN DASHED)
- 62 PROPOSED 16" x 16" MOTORIZED EXHAUST FAN
- 63 PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYPICAL OF 2)
- 64 OUTLINE OF PROPOSED GUTTER
- 65 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME.
- 66 EXISTING RETAINING WALL
- 67 PROPOSED STEEL COLUMN (TYPICAL OF 4)
- 68 PROPOSED HANDRAIL
- 69 PROPOSED DECORATIVE TILE TO MATCH EXISTING
- 70 EXISTING AREA DRAIN

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

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

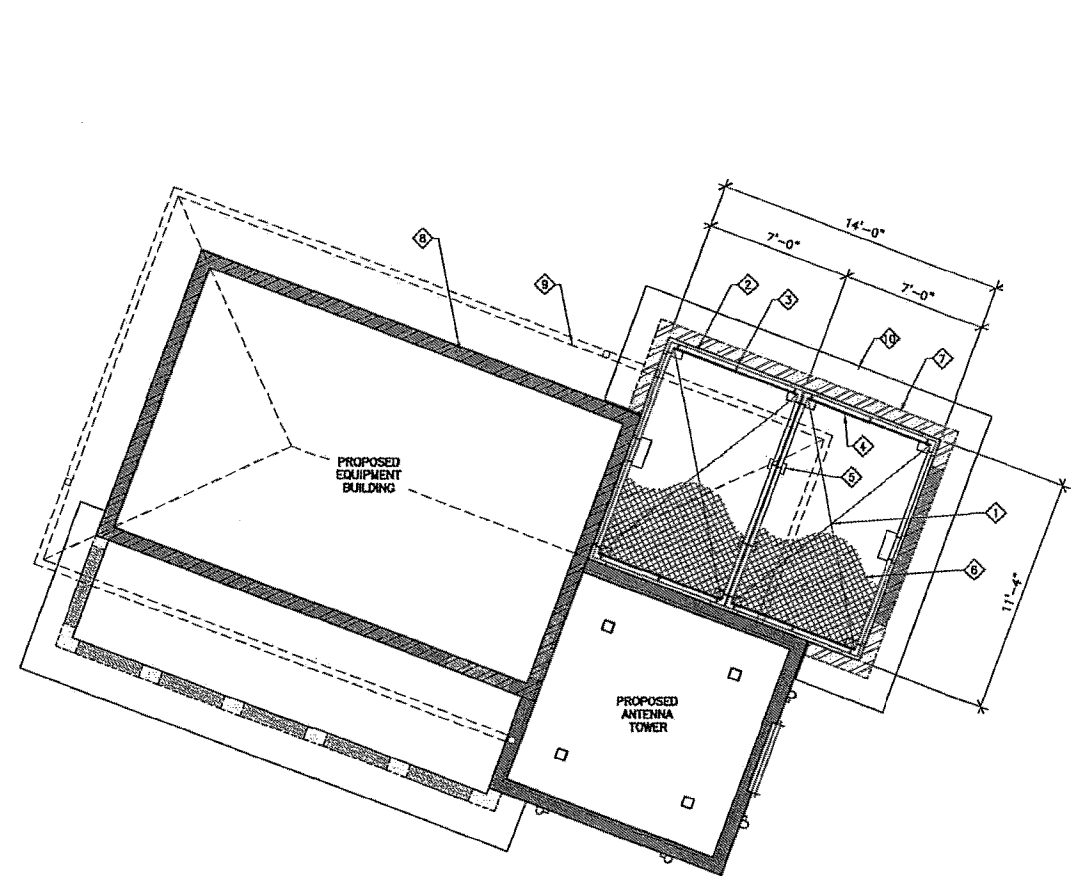
APPROVALS	
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME  
**GRAND DEL MAR**  
5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES	
11/11/13	90% ZD (lc)
11/15/13	100% ZD (lc)
12/10/13	100% ZD Revision 1 (lc)
02/14/14	100% ZD Revision 2 (lc)
06/17/14	100% ZD Revision 3 (se)
06/30/14	100% ZD Revision 4 (se)
07/07/14	100% ZD Revision 5 (se)
02/12/15	100% ZD Revision 6 (se)
04/10/15	100% ZD Revision 7 (se)

SHEET TITLE  
**ROOF PLAN AND  
CHAIN LINK LID  
PLAN**

PROJECTS\VERIZON\13329

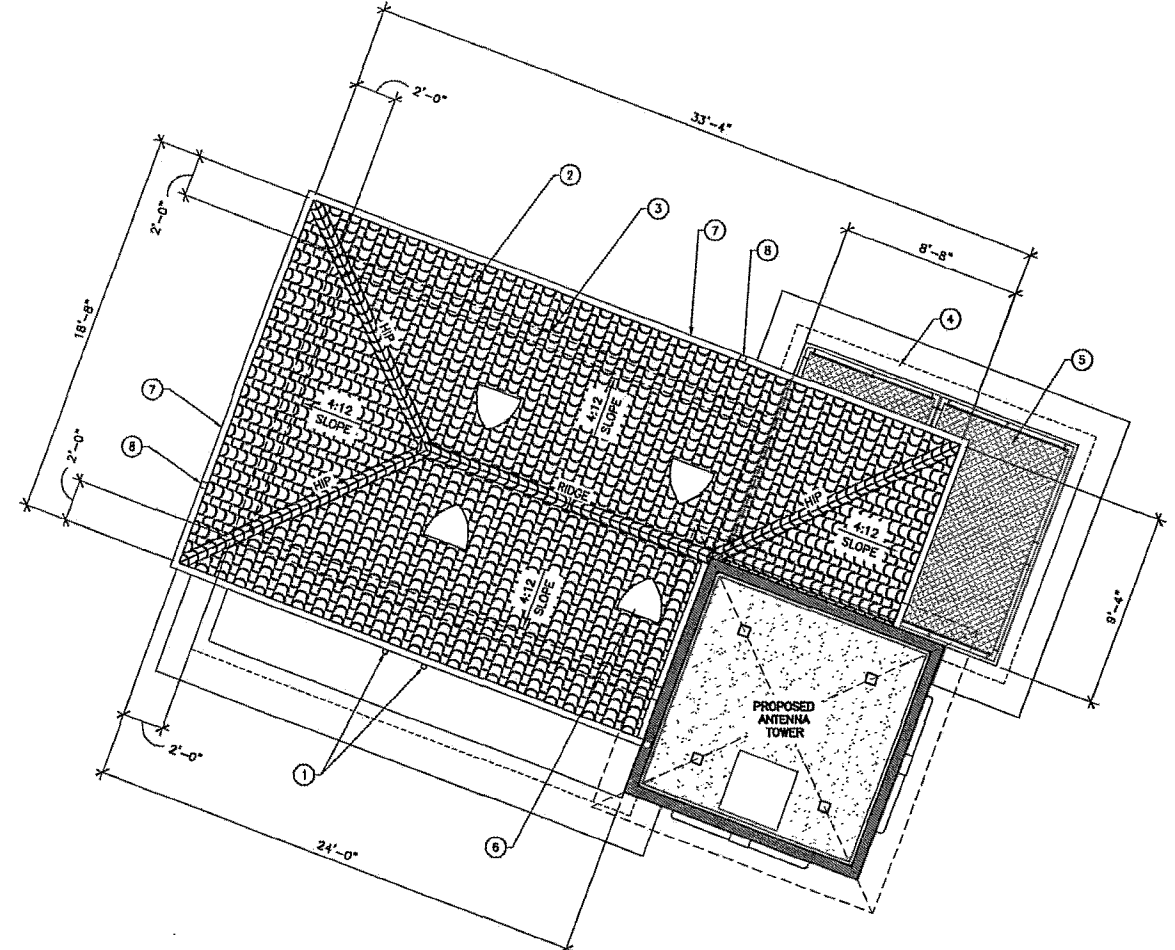


**CHAIN LINK LID PLAN**  
SCALE: 1/4" = 1'-0"



**CHAIN LINK LID PLAN NOTES:**

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



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



**ROOF PLAN NOTES:**

- 1 PROPOSED E911/GPS ANTENNAS MOUNTED TO ROOF EAVE (TYPICAL OF 2)
- 2 PROPOSED SPANISH ROOF TO MATCH EXISTING ADJACENT BUILDING ROOF
- 3 PROPOSED BUILDING OUTLINE BELOW (SHOWN DASHED)
- 4 PROPOSED ADJACENT GENERATOR ENCLOSURE
- 5 PROPOSED CHAIN LINK LID AT GENERATOR ENCLOSURE
- 6 PROPOSED ROOF VENT
- 7 PROPOSED GUTTER
- 8 PROPOSED DOWNSPOUT

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

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

APPROVALS

AAC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

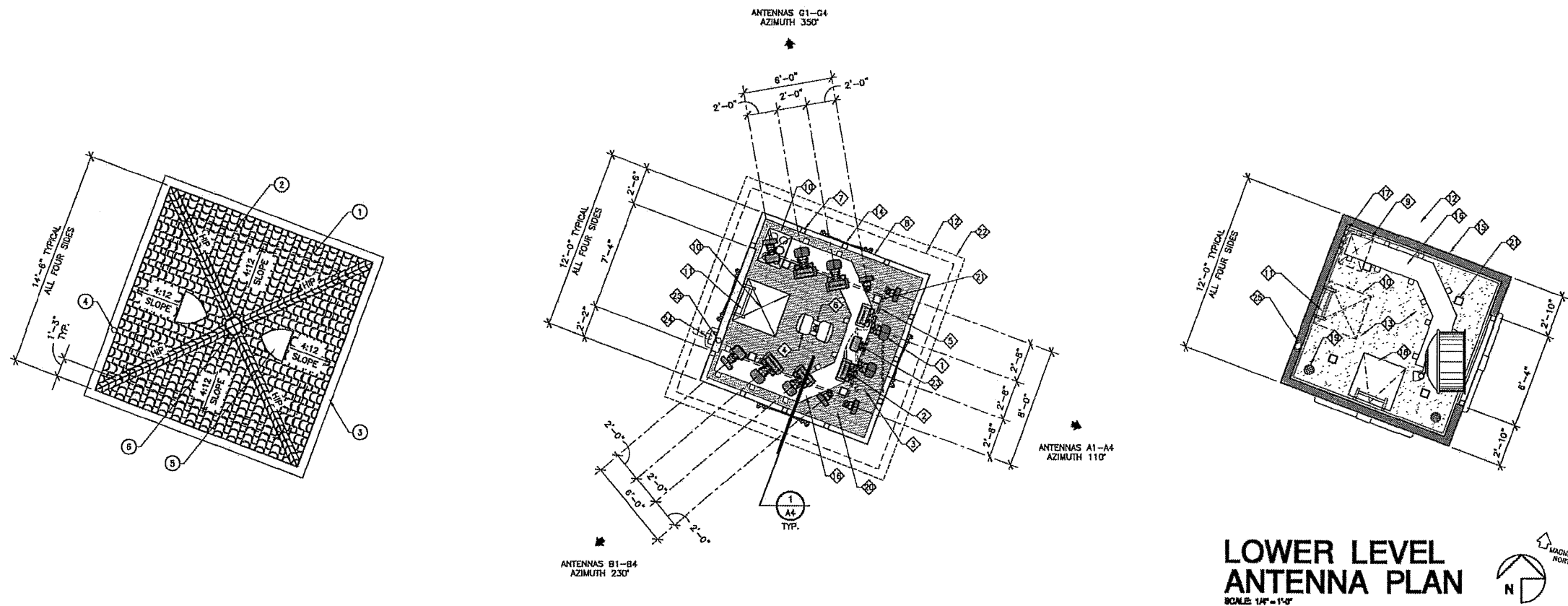
PROJECT NAME  
**GRAND DEL MAR**  
5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES

11/11/13	90% ZD (to)
11/15/13	100% ZD (to)
12/10/13	100% ZD Revision 1 (to)
02/14/14	100% ZD Revision 2 (to)
06/17/14	100% ZD Revision 3 (to)
06/30/14	100% ZD Revision 4 (to)
07/07/14	100% ZD Revision 5 (to)
02/12/15	100% ZD Revision 6 (to)
04/10/15	100% ZD Revision 7 (to)

SHEET TITLE  
**ANTENNA PLANS & TOWER ROOF PLAN**

PROJECTS\VERIZON\13329  
**A-4**



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

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

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

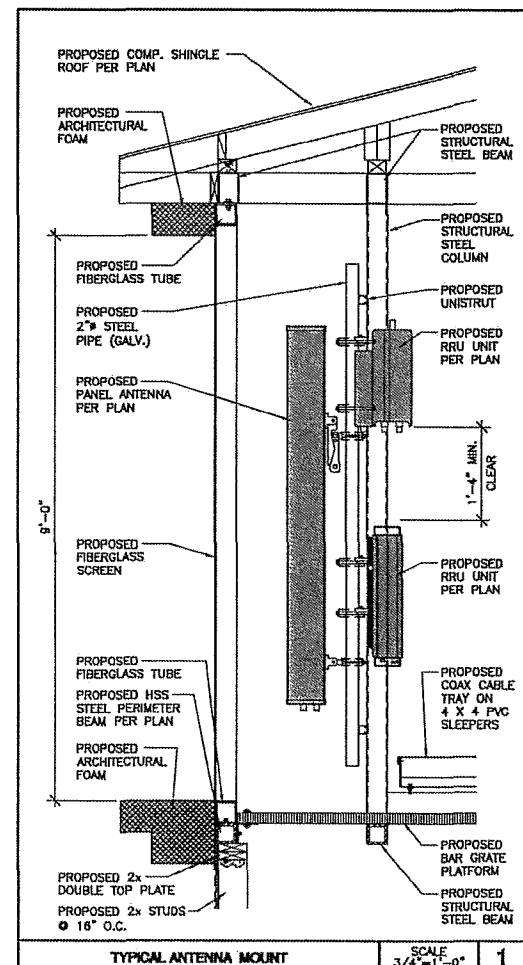
**ROOF PLAN NOTES:**

- PROPOSED SPANISH ROOF TO MATCH EXISTING ADJACENT BUILDING ROOF
- PROPOSED TOWER OUTLINE BELOW (SHOWN DASHED)
- PROPOSED GUTTER
- PROPOSED DOWNSPOUT LOCATION
- PROPOSED ROOF VENT
- PROPOSED DECORATIVE FINIAL TO MATCH EXISTING

**ANTENNA PLAN NOTES:**

- PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE PROPOSED MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS. (TYP.)
- PROPOSED STACKED PAIR VERIZON WIRELESS RRUS12+RRUS22 MODULES MOUNTED BEHIND ANTENNA ON MOUNTING PIPE (TYPICAL OF 4 RRU MODULES PER SECTOR) (SEE RRU REQUIREMENTS IN ANTENNA SCHEDULE)
- PROPOSED VERIZON WIRELESS 4'-0" MICROWAVE DISH MOUNTED INSIDE PROPOSED MONUMENT TOWER BEHIND RF TRANSPARENT SCREEN (BELOW SHOWN DASHED)
- PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED TO STEEL PIPE (TYPICAL OF 2)
- PROPOSED UNISTRUT
- PROPOSED STEEL PLATE (GALV.)
- PROPOSED 4" x 4" x 1/4" FIBERGLASS TUBE (TYPICAL)
- PROPOSED RF TRANSPARENT SCREEN
- PROPOSED OPENING IN BAR GRATE FOR COAX CABLE ROUTING (ABOVE SHOWN DASHED)
- PROPOSED ACCESS OPENING IN BAR GRATE
- PROPOSED STEEL ACCESS LADDER
- OUTLINE OF ROOF OVERHANG
- PROPOSED WATERPROOF DECK
- PROPOSED DECORATIVE ARCHITECTURAL FOAM
- PROPOSED 2x STUD WALL (SHOWN SHADED)
- PROPOSED COAX CABLE TRAY ON 4 X 4 PVC SLEEPERS
- PROPOSED COAX CABLE PENETRATION WITH (6) 6" NONCOMBUSTIBLE SLEEVES THROUGH WALL
- PROPOSED ACCESS HATCH
- PROPOSED FLOOR DRAIN (TYPICAL OF 2)
- PROPOSED "BAR GRATE" DECK
- PROPOSED STEEL COLUMN (TYPICAL OF 4)
- PROPOSED RAIN GUTTER TO MATCH EXISTING
- PROPOSED STACKED PAIR VERIZON WIRELESS RRUS32'S MOUNTED BEHIND ANTENNA ON MOUNTING PIPE (TYPICAL OF 2 RRUS32'S PER SECTOR) (SEE RRU REQUIREMENTS IN ANTENNA SCHEDULE)
- PROPOSED RAINWATER LEADER TO MATCH EXISTING
- PROPOSED RAINWATER DRAIN IN WALL

ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	MODEL	DOWNTILT	SKEW ANGLE	SIZE	RRU REQUIREMENTS PER SECTOR	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 5') (+/- 3')
ALPHA1	EAST	110°	KATHREIN: 80010735V01	0°	N/A	76.1" L x 11.9" W x 3.9" D	(4) RRUS12 FOR AMS AND PCS LITE + (4) RRUS22 FOR 4-WAY RX DIVERSITY + (2) RRUS32 TYPICAL PER SECTOR	4 COAX, 4 HYBRID + 4 RET CABLES	85'-0"
ALPHA2			COMUSCOPE: SENH-10658			72.0" L x 11.9" W x 7.1" D			
ALPHA3			COMUSCOPE: SENH-10658			72.0" L x 11.9" W x 7.1" D			
ALPHA4			KATHREIN: 80010735V01			76.1" L x 11.9" W x 3.9" D			
BETA1	SOUTHWEST	230°	KATHREIN: 80010735V01	0°	N/A	76.1" L x 11.9" W x 3.9" D	(4) RRUS12 FOR AMS AND PCS LITE + (4) RRUS22 FOR 4-WAY RX DIVERSITY + (2) RRUS32 TYPICAL PER SECTOR	4 COAX, 4 HYBRID + 4 RET CABLES	85'-0"
BETA2			COMUSCOPE: SENH-10658			72.0" L x 11.9" W x 7.1" D			
BETA3			COMUSCOPE: SENH-10658			72.0" L x 11.9" W x 7.1" D			
BETA4			KATHREIN: 80010735V01			76.1" L x 11.9" W x 3.9" D			
GAMMA1	NORTH	350°	KATHREIN: 80010735V01	0°	N/A	76.1" L x 11.9" W x 3.9" D	(4) RRUS12 FOR AMS AND PCS LITE + (4) RRUS22 FOR 4-WAY RX DIVERSITY + (2) RRUS32 TYPICAL PER SECTOR	4 COAX, 4 HYBRID + 4 RET CABLES	85'-0"
GAMMA2			COMUSCOPE: SENH-10658			72.0" L x 11.9" W x 7.1" D			
GAMMA3			COMUSCOPE: SENH-10658			72.0" L x 11.9" W x 7.1" D			
GAMMA4			KATHREIN: 80010735V01			76.1" L x 11.9" W x 3.9" D			
MICROWAVE DISH	T.B.D.		4'-0" DIAMETER			4'-0" DIAMETER		1	80'-0"



**TYPICAL ANTENNA MOUNT**  
SCALE: 3/4" = 1'-0"

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

PREPARED FOR  
**verizon**wireless  
P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 288-7000

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

PROJECT NAME  
**GRAND DEL MAR**  
5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

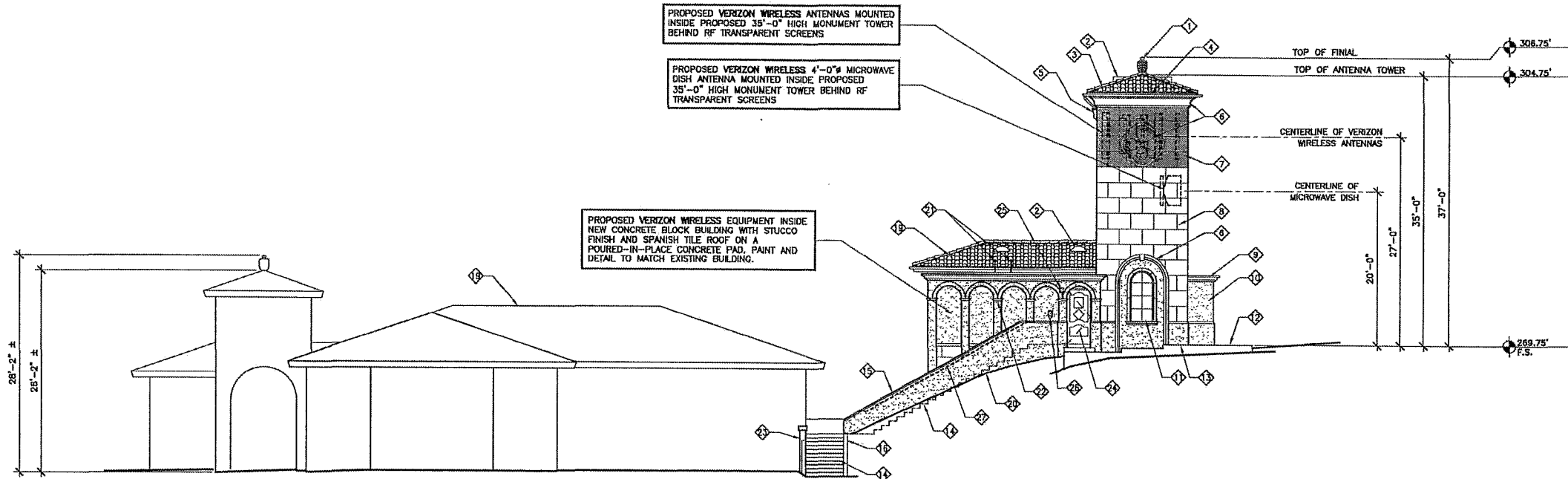
DRAWING DATES	
11/11/13	90% ZD (ic)
11/15/13	100% ZD (ic)
12/10/13	100% ZD Revision 1 (ic)
02/14/14	100% ZD Revision 2 (ic)
06/17/14	100% ZD Revision 3 (ss)
06/30/14	100% ZD Revision 4 (ss)
07/07/14	100% ZD Revision 5 (ss)
02/12/15	100% ZD Revision 6 (se)
04/10/15	100% ZD Revision 7 (se)

SHEET TITLE

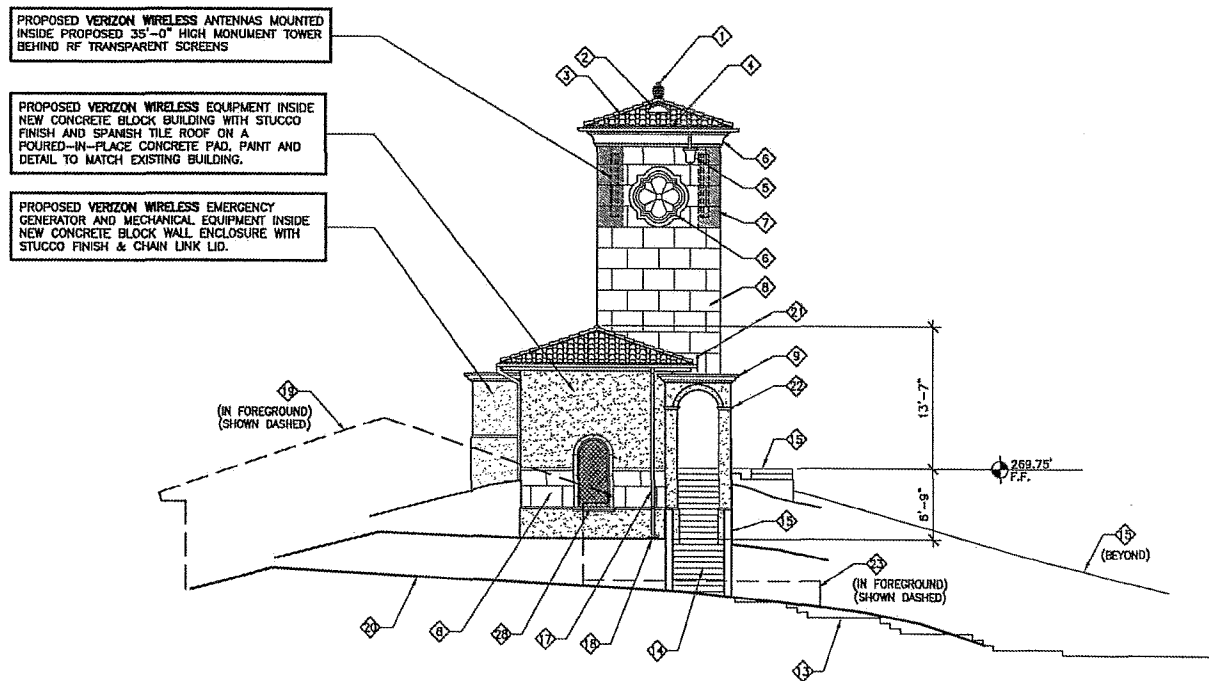
**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\13329

**A-5**



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



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION NOTES:**

- 1 PROPOSED DECORATIVE FINIAL TO MATCH EXISTING
- 2 PROPOSED ROOF VENT
- 3 PROPOSED SPANISH TILE ROOF TO MATCH EXISTING
- 4 PROPOSED RAIN GUTTER TO MATCH EXISTING
- 5 PROPOSED RAINWATER LEADER TO MATCH EXISTING
- 6 PROPOSED DECORATIVE ARCHITECTURAL FOAM TO MATCH EXISTING DESIGN (TYPICAL)
- 7 PROPOSED RF TRANSPARENT SCREEN (SHOWN SHADED)
- 8 PROPOSED STONE VENEER TO MATCH EXISTING
- 9 PROPOSED ARCHITECTURAL CORNICE
- 10 PROPOSED STUCCO FINISH TO MATCH EXISTING
- 11 PROPOSED FAUX WINDOW
- 12 PROPOSED CONCRETE LANDING
- 13 PROPOSED CONCRETE SIDEWALK
- 14 PROPOSED CONCRETE STEPS
- 15 PROPOSED RETAINING WALL
- 16 PROPOSED RETAINING CURB
- 17 PROPOSED DOWNSPOUT FOR ROOF DRAIN
- 18 PROPOSED SPLASH BLOCK
- 19 EXISTING BUILDING
- 20 EXISTING NATURAL GRADE
- 21 PROPOSED (2) E911/GPS ANTENNA MOUNTED TO ROOF EAVE
- 22 PROPOSED ARCHITECTURAL TRIM (TYPICAL)
- 23 EXISTING RETAINING WALL
- 24 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE (BEYOND), DOOR SHALL BE DESIGNED TO MATCH THE ARCHITECTURE OF THE ENCLOSURES.
- 25 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING (BEYOND)(SHOWN DASHED), LIGHT FIXTURE SHALL MATCH THE ARCHITECTURAL STYLE OF THE FACILITY.
- 26 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL (BEYOND)
- 27 PROPOSED HANDRAIL (BEYOND)(SHOWN DASHED)
- 28 PROPOSED DECORATIVE TILE TO MATCH EXISTING



**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
395 CARLSBAD VILLAGE DRIVE, SUITE 89  
CARLSBAD, CA 92008 (760) 434-8474

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

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

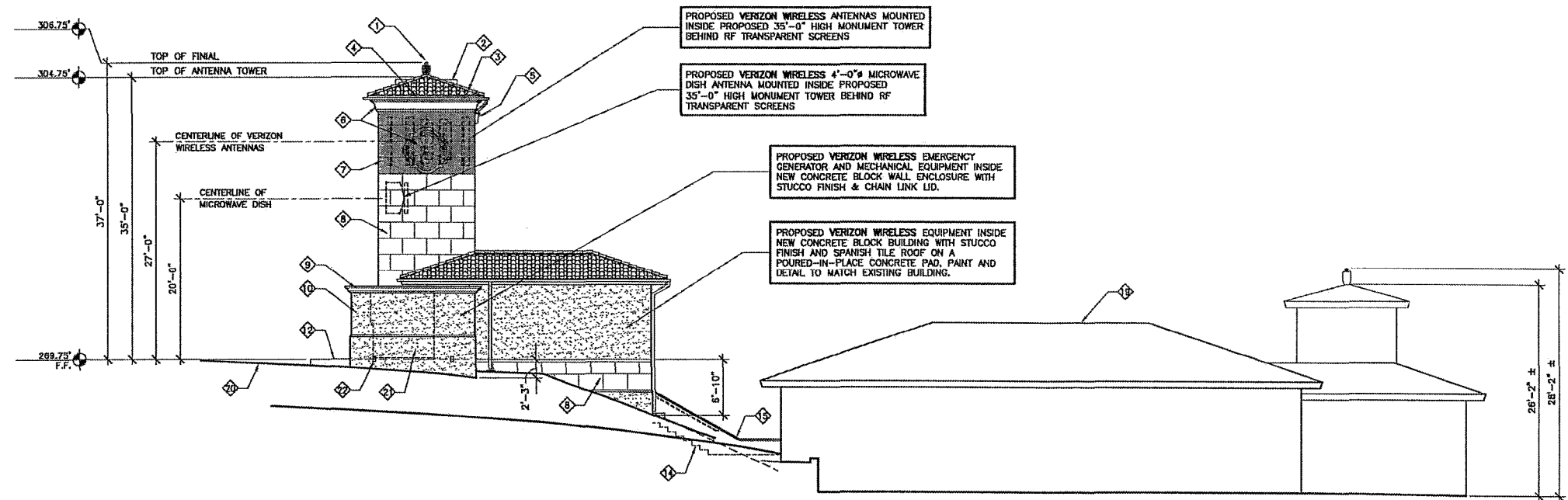
PROJECT NAME  
**GRAND DEL MAR**  
5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES	
11/11/13	90% ZD (ic)
11/15/13	100% ZD (ic)
12/10/13	100% ZD Revision 1 (ic)
02/14/14	100% ZD Revision 2 (ic)
06/17/14	100% ZD Revision 3 (se)
06/30/14	100% ZD Revision 4 (se)
07/07/14	100% ZD Revision 5 (se)
02/12/15	100% ZD Revision 6 (se)
04/10/15	100% ZD Revision 7 (se)

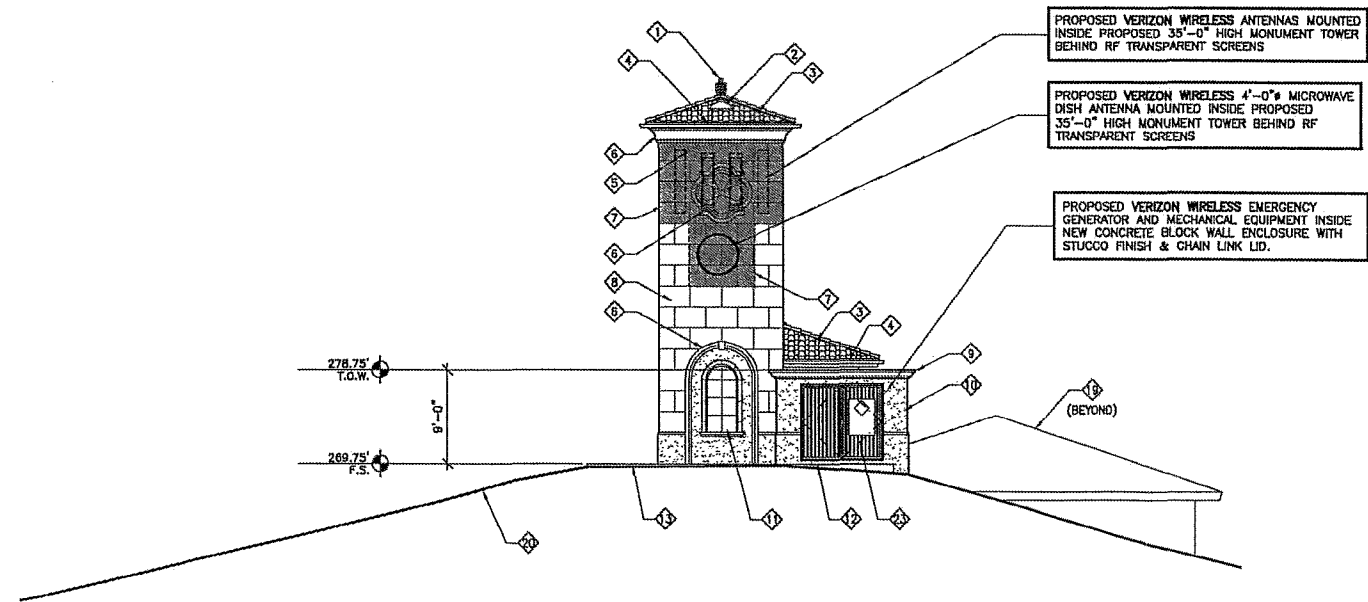
SHEET TITLE  
**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\13329

**A-6**



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



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

**ELEVATION NOTES:**

- PROPOSED DECORATIVE FINIAL TO MATCH EXISTING
- PROPOSED ROOF VENT
- PROPOSED SPANISH TILE ROOF TO MATCH EXISTING
- PROPOSED RAIN GUTTER TO MATCH EXISTING
- PROPOSED RAINWATER LEADER TO MATCH EXISTING
- PROPOSED DECORATIVE ARCHITECTURAL FOAM TO MATCH EXISTING DESIGN (TYPICAL)
- PROPOSED RF TRANSPARENT SCREEN (SHOWN SHADED)
- PROPOSED STONE VENEER TO MATCH EXISTING
- PROPOSED ARCHITECTURAL CORNICE
- PROPOSED STUCCO FINISH TO MATCH EXISTING
- PROPOSED FAUX WINDOW
- PROPOSED CONCRETE LANDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE STEPS
- PROPOSED RETAINING WALL
- PROPOSED RETAINING CURB
- PROPOSED DOWNSPOUT FOR ROOF DRAIN
- PROPOSED SPLASH BLOCK
- EXISTING BUILDING
- EXISTING NATURAL GRADE
- PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR WITH A DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD (SHOWN DASHED)
- PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYPICAL OF 2)
- PROPOSED PAIR 4'-0" WIDE STEEL GATES W/ FRAME, GATES SHALL BE DESIGNED TO MATCH THE ARCHITECTURE OF THE ENCLOSURES.

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

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

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

PROJECT NAME  
**GRAND DEL MAR**  
5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES	
11/11/13	90% ZD (ic)
11/15/13	100% ZD (ic)
12/10/13	100% ZD Revision 1 (ic)
02/14/14	100% ZD Revision 2 (ic)
06/17/14	100% ZD Revision 3 (se)
09/30/14	100% ZD Revision 4 (se)
07/07/14	100% ZD Revision 5 (se)
02/12/15	100% ZD Revision 6 (se)
04/10/15	100% ZD Revision 7 (se)

SHEET TITLE  
**LANDSCAPE DEVELOPMENT PLAN**

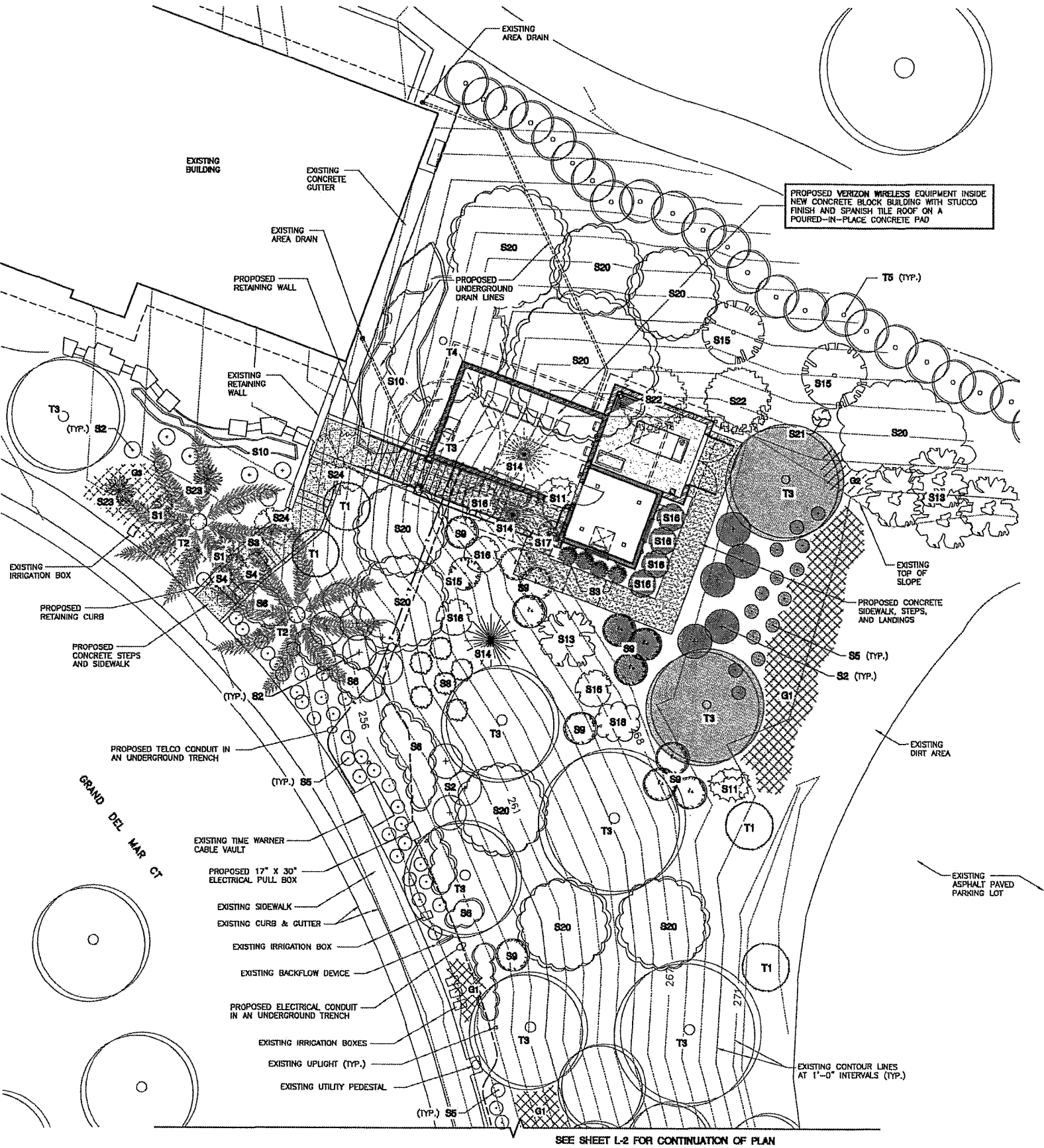
PROJECTS\VERIZON\13329

**L-1**

PLANTING NOTES

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

- LANDSCAPE NOTES:
1. ANY PLANT MATERIAL INTENDED TO REMAIN THAT IS DAMAGED OR DESTROYED DURING ALL ASPECTS OF CONSTRUCTION SHALL BE REPLACED IN LIKE AND KIND CONSISTENT WITH LOC SEC. 142.0403(b)(6) TO THE SATISFACTION OF THE PROPERTY OWNER AND DEVELOPMENT SERVICES DEPARTMENT.
  2. AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REVEGETATED IN LIKE AND KIND TO THE SATISFACTION OF THE PROPERTY OWNER AND DEVELOPMENT SERVICES DEPARTMENT.
  3. FOR AREAS OF BARE SOIL, NOT REVEGETATED WITH GROUND COVER, PROVIDE A 3 INCH LAYER OF BARK MULCH.



**LANDSCAPE DEVELOPMENT PLAN**  
SCALE: 1/8" = 1'-0"

NOTE:  
1. SEE SHEET L-2 FOR WATER CONSERVATION NOTES AND SHEET L-3 FOR PLANTING LEGEND



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

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

APPROVALS

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

PROJECT NAME

**GRAND DEL MAR**

5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES

11/11/13	90% ZD (lc)
11/15/13	100% ZD (lc)
12/10/13	100% ZD Revision 1 (lc)
02/14/14	100% ZD Revision 2 (lc)
05/17/14	100% ZD Revision 3 (sc)
05/30/14	100% ZD Revision 4 (sc)
07/07/14	100% ZD Revision 5 (sc)
02/12/15	100% ZD Revision 6 (sc)
04/10/15	100% ZD Revision 7 (sc)

SHEET TITLE

**LANDSCAPE  
DEVELOPMENT  
PLAN**

PROJECTS\VERIZON\13329

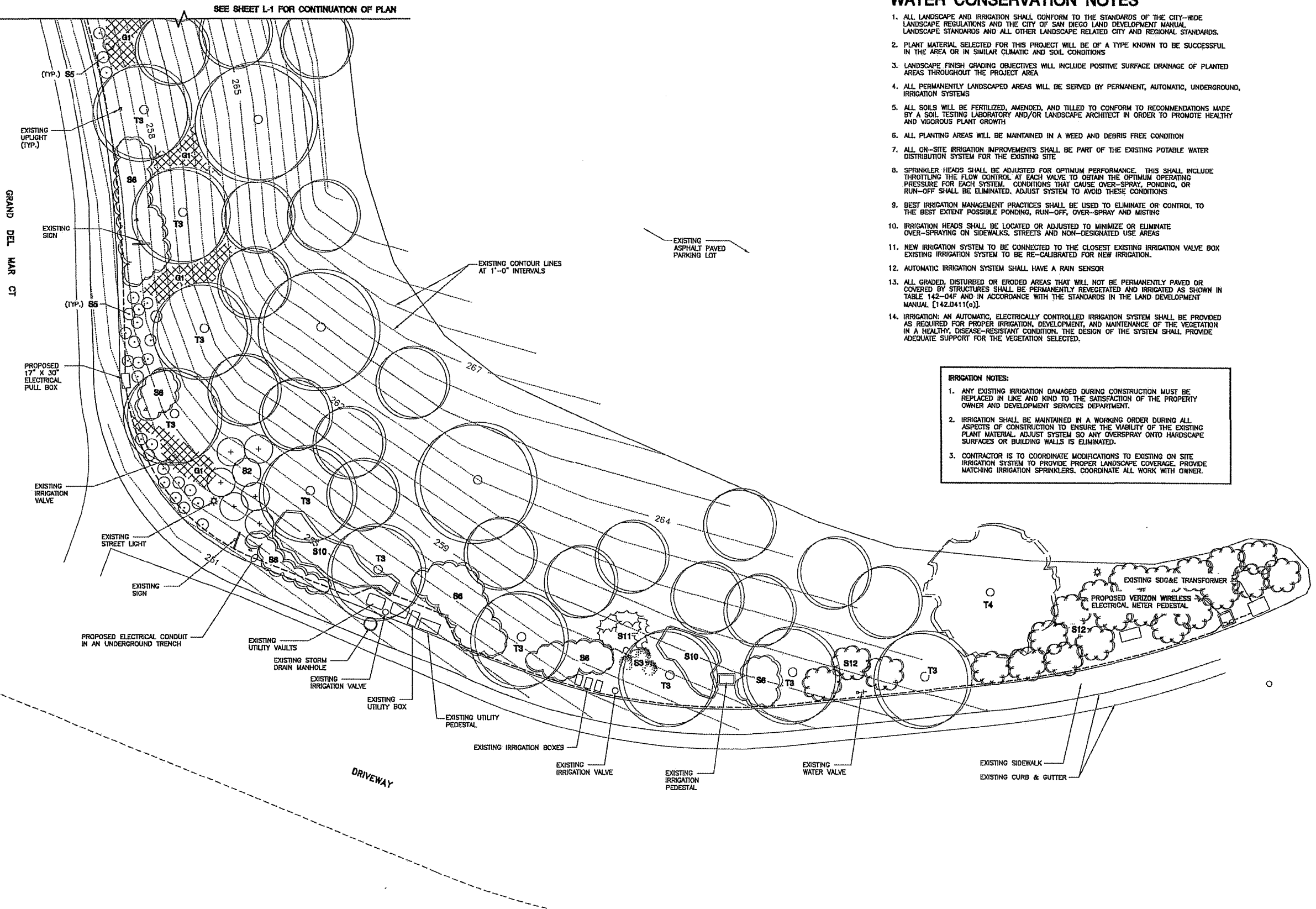
**L-2**

**WATER CONSERVATION NOTES**

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

**IRRIGATION NOTES:**

1. ANY EXISTING IRRIGATION DAMAGED DURING CONSTRUCTION MUST BE REPLACED IN LIKE AND KIND TO THE SATISFACTION OF THE PROPERTY OWNER AND DEVELOPMENT SERVICES DEPARTMENT.
2. IRRIGATION SHALL BE MAINTAINED IN A WORKING ORDER DURING ALL ASPECTS OF CONSTRUCTION TO ENSURE THE VIABILITY OF THE EXISTING PLANT MATERIAL. ADJUST SYSTEM SO ANY OVERSPRAY ONTO HARDSCAPE SURFACES OR BUILDING WALLS IS ELIMINATED.
3. CONTRACTOR IS TO COORDINATE MODIFICATIONS TO EXISTING ON SITE IRRIGATION SYSTEM TO PROVIDE PROPER LANDSCAPE COVERAGE. PROVIDE MATCHING IRRIGATION SPRINKLERS. COORDINATE ALL WORK WITH OWNER.

























**LANDSCAPE DEVELOPMENT PLAN  
(CONTINUED)**

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
























NOTE:  
1. SEE SHEET L-1 FOR PLANTING NOTES AND SHEET L-3 FOR PLANTING LEGEND

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	TREE	EXISTING TO REMAIN	—	80' HT 10' W.
	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	TREE	EXISTING TO REMAIN (TRUNK CALIPER SIZE ±24")	2	80' HT 25' W.
	PINUS HALEPENSIS	ALEPPO PINE OR JERUSALEM PINE	TREE	EXISTING TO REMAIN (AVE. TRUNK CALIPER SIZE ±12")	—	40' HT 30' W.
	PINUS HALEPENSIS	ALEPPO PINE OR JERUSALEM PINE	TREE	EXISTING TO BE REMOVED (TRUNK CALIPER SIZE ±12")	1	40' HT 30' W.
	PINUS HALEPENSIS	ALEPPO PINE OR JERUSALEM PINE	TREE	36" BOX	2	40' HT 30' W.
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	TREE	EXISTING TO REMAIN (AVE. TRUNK CALIPER SIZE ±12")	—	40' HT 40' W.
	PODOCARPUS GRACILIOR	WEeping PODOCARPUS	TREE	EXISTING TO REMAIN (AVE. TRUNK CALIPER SIZE ±6")	—	50' HT 35' W.
	ALOE ARBORESCENS	LUTEA ALOE	SHRUB	EXISTING TO REMAIN	—	8' HT 5' W.
	EURYOPS PECTINATUS	YELLOW BUSH DAISY	SHRUB	EXISTING TO REMAIN	—	4' HT 4' W.
	EURYOPS PECTINATUS	YELLOW BUSH DAISY	SHRUB	5 GAL.	5	4' HT 4' W.
	SALVIA FARINACEA	BLUE SALVIA	SHRUB	EXISTING TO REMAIN (REMOVE AS REQUIRED)	—	3' HT 2' W.
	SALVIA FARINACEA	BLUE SALVIA	SHRUB	10 GAL.	4	3' HT 2' W.
	GREVILLEA 'NOELLII'	NOELL'S GREVILLEA	SHRUB	EXISTING TO BE REMOVED	2	6' HT 6' W.
	HEMEROCALLIS	DAY LILY	SHRUB	EXISTING TO REMAIN (REMOVE AS REQUIRED)	—	1.5' HT 2' W.
	HEMEROCALLIS	DAY LILY	SHRUB	1 GAL.	14	1.5' HT 2' W.
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	SHRUB	EXISTING TO REMAIN	—	5' HT 8' W.
	BRUXUS MICROPHYLLA	JAPANESE BOXWOOD	SHRUB	EXISTING TO REMAIN	—	6' HT 4' W.
	POLYGALA MYRTIFOLIA 'MARIPOSA'	SWEET PEA BUSH	SHRUB	EXISTING TO REMAIN	—	6' HT 6' W.
	ECHIUM CANDICANS	PRIDE OF MADEIRA	SHRUB	EXISTING TO REMAIN (REMOVE AS REQUIRED)	—	3' HT 6' W.
	ECHIUM CANDICANS	PRIDE OF MADEIRA	SHRUB	10 GAL.	3	3' HT 6' W.
	ROSMARINUS OFFICINALIS	ROSEMARY	SHRUB	EXISTING TO REMAIN	—	4' HT 5' W.
	HETEROMELES ARBUTIFOLIA	TOYON	SHRUB	EXISTING TO REMAIN	—	35' HT 35' W.
	HETEROMELES ARBUTIFOLIA	TOYON	SHRUB	EXISTING TO BE REMOVED	1	35' HT 35' W.

(CONTINUED)

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	SHRUB	EXISTING TO REMAIN	—	30' HT 30' W.
	MYOPORUM LAETUM	COASTAL MYOPORUM	SHRUB	EXISTING TO REMAIN	—	60' HT 30' W.
	CORTADERIA SELLOANA	PAMPAS GRASS	SHRUB	EXISTING TO REMAIN	—	10' HT 10' W.
	CORTADERIA SELLOANA	PAMPAS GRASS	SHRUB	EXISTING TO BE REMOVED	2	10' HT 10' W.
	SALIX EXIGUA	SANDBAR WILLOW	SHRUB	EXISTING TO REMAIN	—	12' HT 18' W.
	LIGUSTRUM UNDULATUM	PRIVET	SHRUB	EXISTING TO REMAIN	—	6' HT 6' W.
	LIGUSTRUM UNDULATUM	PRIVET	SHRUB	EXISTING TO BE REMOVED	1	6' HT 6' W.
	LIGUSTRUM UNDULATUM	PRIVET	SHRUB	10 GAL.	4	6' HT 6' W.
	LANTANA CAMARA	WEeping LANTANA	SHRUB	EXISTING TO BE REMOVED	1	3' HT 8' W.
	SOLANUM RANTONNETII	BLUE POTATO BUSH	SHRUB	EXISTING TO REMAIN	—	8' HT 8' W.
	PLUMBAGO AURICULATA	ROYAL CAPE PLUMBAGO	SHRUB	EXISTING TO REMAIN	—	8' HT 8' W.
	ACACIA RETINODES	MIMOSA ACACIA	SHRUB	EXISTING TO REMAIN	—	20' HT 25' W.
	BACCHARIS PILULARIS	DWARF COYOTE BUSH	SHRUB	EXISTING TO REMAIN	—	4' HT 6' W.
	RHUS INTEGRIFOLIA	LEMONADE BERRY BUSH	SHRUB	EXISTING TO REMAIN	—	10' HT 10' W.
	RHUS INTEGRIFOLIA	LEMONADE BERRY BUSH	SHRUB	EXISTING TO BE REMOVED	1	10' HT 10' W.
	AGAVE ATTENUATA	FOXTAIL AGAVE	SHRUB	EXISTING TO REMAIN	—	4' HT 6' W.
	LEONOTIS LEONURUS	LION'S EAR PLANT	SHRUB	EXISTING TO BE REMOVED	2	6' HT 3' W.
	MYOPORUM PACIFICUM	MYOPORUM PACIFICUM	GROUND COVER	EXISTING TO REMAIN	—	3' HT 25' W.
	MYOPORUM PACIFICUM	MYOPORUM PACIFICUM	GROUND COVER	FLATS	36" O.C.	3' HT 25' W.
	ACACIA REDOLENS	DESERT CARPET	GROUND COVER	EXISTING TO REMAIN	—	2' HT 10' W.
	SEDUM RUPESTRE	ANGELINA STONECROP	GROUND COVER	EXISTING TO REMAIN	—	7" HT 18" W.

NOTE:  
1. SEE SHEET L-1 FOR PLANTING NOTES AND SHEET L-2 FOR WATER CONSERVATION NOTES

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

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

APPROVALS

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

PROJECT NAME  
**GRAND DEL MAR**  
5300 GRAND DEL MAR COURT  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

DRAWING DATES

11/11/13	90% ZD (ic)
11/15/13	100% ZD (ic)
12/10/13	100% ZD Revision 1 (ic)
02/14/14	100% ZD Revision 2 (ic)
05/17/14	100% ZD Revision 3 (ss)
06/30/14	100% ZD Revision 4 (ss)
07/07/14	100% ZD Revision 5 (ss)
02/12/15	100% ZD Revision 6 (ss)
04/10/15	100% ZD Revision 7 (ss)

SHEET TITLE  
**PLANTING LEGEND**

PROJECTS\VERIZON\13329

LEGAL DESCRIPTION:

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

PARCEL 1:

LOT 1 OF THE GRAND DEL MAR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15163, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 1, 2005.

EXCEPTING THEREFROM 50 PERCENT OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL AND PETROLEUM AND LIKE SUBSTANCES, AS EXCEPTED IN DEED FROM JOHN MEJIANI, A SINGLE MAN, GRANTOR, TO J. WAY HARLAN AND MARIE M. HARLAN, HUSBAND AND WIFE AS JOINT TENANTS, AND RECORDED JULY 25, 1952 IN BOOK 4537, PAGE 158 OF OFFICIAL RECORDS, WHICH RECITES THAT GRANTOR AND GRANTEE ARE TO HOLD THEIR RESPECTIVE 50 PERCENT INTEREST IN SAID MINERAL, OIL, PETROLEUM AND LIKE SUBSTANCES, AS TENANTS IN COMMON.

PARCEL 1A:

A NONEXCLUSIVE EASEMENT, ONTO, OVER AND ACROSS LOTS 1 THROUGH 135 INCLUSIVE AND LOTS 140, 150 AND 151 OF THE BOUQUINVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13684, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 19, 1998, FOR THE PURPOSE OF ACCOMMODATING (i) THE FLIGHT OF GOLF BALLS THROUGH THE AIR OVER SAID LOTS AND ANY BUILDINGS OR OTHER IMPROVEMENTS ON SAID LOTS, (ii) THE OVERSPRAY OF WATER, HERBICIDES, FUNGICIDES, PESTICIDES AND FERTILIZERS, AND (iii) THE INSTALLATION, CONSTRUCTION, REPLACEMENT, MAINTENANCE AND REPAIR OF IMPROVEMENTS AND/OR LANDSCAPING LOCATED UPON THE GOLF COURSES, AS REFERRED TO IN SECTION 14.9 (GOLF COURSE EASEMENTS) OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 17, 1999 AS FILE NO. 2003-0086878, TOGETHER WITH THE EASEMENTS AS RESERVED IN THE DEEDS TRANSFERRING LOTS 1, 4 THRU 15 INCLUSIVE, 18 THRU 38 INCLUSIVE, 40 THRU 42 INCLUSIVE, 44 THRU 48 INCLUSIVE, 50 THRU 52 INCLUSIVE, 54 THRU 56 INCLUSIVE, 59 THRU 61 INCLUSIVE, 63, 65, 68 THRU 72 INCLUSIVE, 75 THRU 77 INCLUSIVE, 80, 83 THRU 86 INCLUSIVE, 88, 90 THRU 93 INCLUSIVE, 95 THRU 112 INCLUSIVE, 114 THRU 127 INCLUSIVE, 130 THRU 135 INCLUSIVE, AND 140 OF SAID MAP NUMBER 13684.

PARCEL 1B:

A NONEXCLUSIVE SUBSURFACE EASEMENT FOR THE DRAINAGE OF WATER AND STORM DRAINAGE, PURSUANT AND SUBJECT TO THAT CERTAIN "DECLARATION OF DRAINAGE EASEMENT" RECORDED FEBRUARY 12, 2002 AS FILE NO. 2002-0121433 OF OFFICIAL RECORDS, OVER THOSE PORTIONS OF PARCELS 1, 2, 3 AND 4 OF SAID PARCEL, MAP NO. 13684, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERMOST POINT OF LOT 145 OF SAID MAP NO. 13684 ON SHEET 13 OF SAID MAP NO. 13684, THENCE SOUTH 23°45'54" WEST 21.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 26°01'47" WEST 323.32 FEET; THENCE NORTH 28°03'04" WEST 293.92 FEET TO THE BEGINNING OF A NON TANGENT CURVE WITH A RADIUS OF 400.00 FEET, A LINE RADIAL TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS SOUTH 10°42'45" WEST; THENCE WESTERLY 18.89 FEET THROUGH A CENTRAL ANGLE OF 02°42'19" A LINE RADIAL TO THE END OF SAID NON-TANGENT CURVE BEARS NORTH 09°00'28" EAST; THENCE NORTH 26°03'04" EAST 305.15 FEET; THENCE SOUTH 26°01'47" EAST 333.23 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 145; THENCE NORTH 29°48'54" EAST 18.13 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 145 TO THE TRUE POINT OF BEGINNING.

PARCEL 1C:

A NONEXCLUSIVE EASEMENT OVER, UNDER AND ACROSS THE HEREINAFTER DESCRIBED LAND FOR THE PURPOSE OF PROVIDING ACCESS TO CERTAIN UNDERGROUND DRAINAGE PIPES LOCATED THEREIN, TOGETHER WITH THE RIGHT TO MAINTAIN, REPAIR, AND REPLACE SUCH DRAINAGE PIPES, PURSUANT AND SUBJECT TO THAT CERTAIN "EXCLUSIVE EASEMENT AGREEMENT" RECORDED DECEMBER 8, 2000 AS FILE NO. 2000-0669521 OF OFFICIAL RECORDS.

BEING A PORTION OF LAND DESCRIBED IN MAP NO. 13684, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 19, 1998 AS FILE NO. 1998-753788 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 80 OF SAID MAP NO. 13684, SAID POINT BEING THE BEGINNING OF A 53.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL TO SAID POINT BEARS NORTH 84°18'38" WEST; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°35'45" AN ARC LENGTH OF 49.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°50'08" AN ARC LENGTH OF 10.02 FEET; THENCE LEAVING SAID LINE, SOUTH 34°21'32" WEST A DISTANCE OF 31.34 FEET; THENCE SOUTH 80°11'37" WEST A DISTANCE OF 13.94 FEET; THENCE NORTH 34°21'32" EAST A DISTANCE OF 41.46 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1D:

A NONEXCLUSIVE RIGHT OF WAY EASEMENT FOR GOLF CART AND PEDESTRIAN ACCESS, INGRESS AND/OR EGRESS OVER AND UPON A PORTION OF LOT 150 AS DESCRIBED IN MAP NO. 13684, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 19, 1998 AS FILE NO. 1998-753788 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 111 OF SAID MAP NO. 13684, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 150; THENCE SOUTH 08°25'14" WEST 38.00 FEET TO THE BEGINNING OF A 1019.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 01°03'27" AN ARC LENGTH OF 18.81 FEET; THENCE NORTH 08°25'14" EAST 38.01 FEET TO THE BEGINNING OF A 981.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 01°05'54" AN ARC LENGTH OF 18.81 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 2 THROUGH 5 OF THE GRAND DEL MAR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15163, FILED IN OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 1, 2005.

EXCEPTING THEREFROM 50 PERCENT OF ALL MINERALS AND RIGHTS IN RELATION THERETO, INCLUDING ALL OIL AND PETROLEUM AND LIKE SUBSTANCES, AS EXCEPTED IN DEED FROM JOHN MEJIANI, A SINGLE MAN, GRANTOR, TO J. WAY HARLAN AND MARIE M. HARLAN, HUSBAND AND WIFE, AS JOINT TENANTS, AND RECORDED JULY 25, 1952 IN BOOK 4537, PAGE 158 OF OFFICIAL RECORDS, WHICH RECITES THAT GRANTOR AND GRANTEE ARE TO HOLD THEIR RESPECTIVE 50 PERCENT INTEREST IN SAID MINERAL, OIL, PETROLEUM AND LIKE SUBSTANCES, AS TENANTS IN COMMON.

ASSESSOR'S PARCEL NUMBER: 308-103-14

DATUM STATEMENT:

CITY OF SAN DIEGO BENCHMARK  
CARMEL COUNTRY ROAD AND CARMEL CANYON ROAD  
ELEVATION: 152.668  
LOCATION: SEBP TOP INLET  
(NLSL)

MIGUEL A. MARTINEZ  
L.S. 7443  
Exp. 06/30/14  
PROFESSIONAL LAND SURVEYOR  
STATE OF CALIFORNIA

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: COMMONWEALTH LAND TITLE COMPANY  
4100 NEWPORT PLACE DR., SUITE 120  
NEWPORT BEACH, CA 92660  
(949) 724-0708

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

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
2. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "GRANTING SOURCE PROTECTION ORDINANCE, CONDITIONAL USE AND PLANNED RESIDENTIAL DEVELOPMENT BOUQUINVILLE PERMIT NO. 89-1286" BY AND BETWEEN CITY COUNCIL OF THE CITY OF SAN DIEGO, WESTSHAW ASSOCIATES, RECORDED JULY 11, 1997 AS FILE NO. 1997-0527107 OF OFFICIAL RECORDS.

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THE TERMS AND PROVISIONS OF "AGREEMENT RELATING TO IMPLEMENTATION OF PROPOSITION" RECORDED NOVEMBER 5, 1997 AS FILE NO. 1997-055182 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS OF "AGREEMENT AND ASSUMPTION AGREEMENT PROPOSITION AGREEMENT" RECORDED JANUARY 15, 2003 AS FILE NO. 2003-051365 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

3. EASEMENTS FOR SEWER AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP NO. 13684, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
4. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED DECEMBER 23, 1998 AS DOCUMENT NO. 98-842332 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ENCROACHMENT REMOVAL AGREEMENT REGARDING THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE ENHANCED PAVING, PRIVATE ACCESS GATES, PILASTERS, FENCES AND BUILDINGS, AND PRIVATE LANDSCAPING AND IRRIGATION OVER, UNDER AND ACROSS PUBLIC GENERAL UTILITY AND ACCESS EASEMENTS AND PUBLIC SEWER EASEMENTS RECORDED JUNE 18, 1999 AS DOCUMENT NO. 99-429566 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

6. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "MAINTENANCE AND EASEMENT AGREEMENT" BY AND BETWEEN THE MEADOWS DEL MAR HOMEOWNERS ASSOCIATION, A CALIFORNIA NON-PROFIT, MUTUAL BENEFIT CORPORATION AND WESTSHAW ASSOCIATES, L.P. A DELAWARE LIMITED PARTNERSHIP, RECORDED AUGUST 18, 2000 AS FILE NO. 2000-0440584 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
7. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "DECLARATION OF DRAINAGE EASEMENT" RECORDED FEBRUARY 12, 2002 AS FILE NO. 2002-0121433 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AFFECTS LOT 145 ON MAP 13684.

THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AMENDED AND RESTATED AGREEMENT RELATING TO IMPLEMENTATION OF PROPOSITION 'C' " BY AND BETWEEN CITY OF SAN DIEGO, A MUNICIPAL CORPORATION AND WESTSHAW ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED MAY 2, 2002 AS FILE NO. 2002-037366 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

9. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004842 OF OFFICIAL RECORDS, THIS ITEM AFFECTS PARCEL 1B, NORTHEAST OF THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AFFECTS LOT 146 OF MAP NO. 13684.
10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004843 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AFFECTS LOT 146 OF MAP NO. 13684.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004854 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AFFECTS LOT 146 OF MAP NO. 13684.

11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004854 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AFFECTS LOT 146 OF MAP NO. 13684.
12. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004854 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AFFECTS LOT 146 OF MAP NO. 13684.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004854 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AFFECTS LOT 146 OF MAP NO. 13684.

13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004854 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AFFECTS LOT 146 OF MAP NO. 13684.
14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004854 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AFFECTS LOT 147 OF MAP NO. 13684.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004854 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

15. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 14, 2003 AS FILE NO. 2003-004854 OF OFFICIAL RECORDS, THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
16. EASEMENTS FOR GENERAL UTILITY AND ACCESS AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP NO. 15163, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

EASEMENTS FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED OCTOBER 31, 2005 AS FILE NO. 2005-0942476 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.

17. ENCROACHMENT REMOVAL AGREEMENT REGARDING THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE SEWER LATERAL, PRIVATE FIRE SERVICE, 6" MASONRY RETURN WALLS AND A DUAL SWING SECURITY GATE RECORDED MARCH 1, 2006 AS FILE NO. 2006-0144573 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
18. A DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED RECORDED NOVEMBER 16, 2008 AS FILE NO. 2008-0815703 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE, IT CONTAINS AN ACCESS EASEMENT WHICH DOES NOT AFFECT THE SUBJECT PROPERTY BUT IS SHOWN HEREON.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 16, 2008 AS INSTRUMENT NO. 2008-0815703 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

20. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0815703 OF OFFICIAL RECORDS, MODIFICATIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 8, 2007 AS INSTRUMENT NO. 2007-0459352, AND AUGUST 28, 2007 AS INSTRUMENT NO. 2007-054825 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
21. A DOCUMENT ENTITLED "LICENSE, HOTEL SERVICES, COLLECTION AND EASEMENT AGREEMENT" RECORDED NOVEMBER 16, 2006 AS FILE NO. 2006-0815704 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

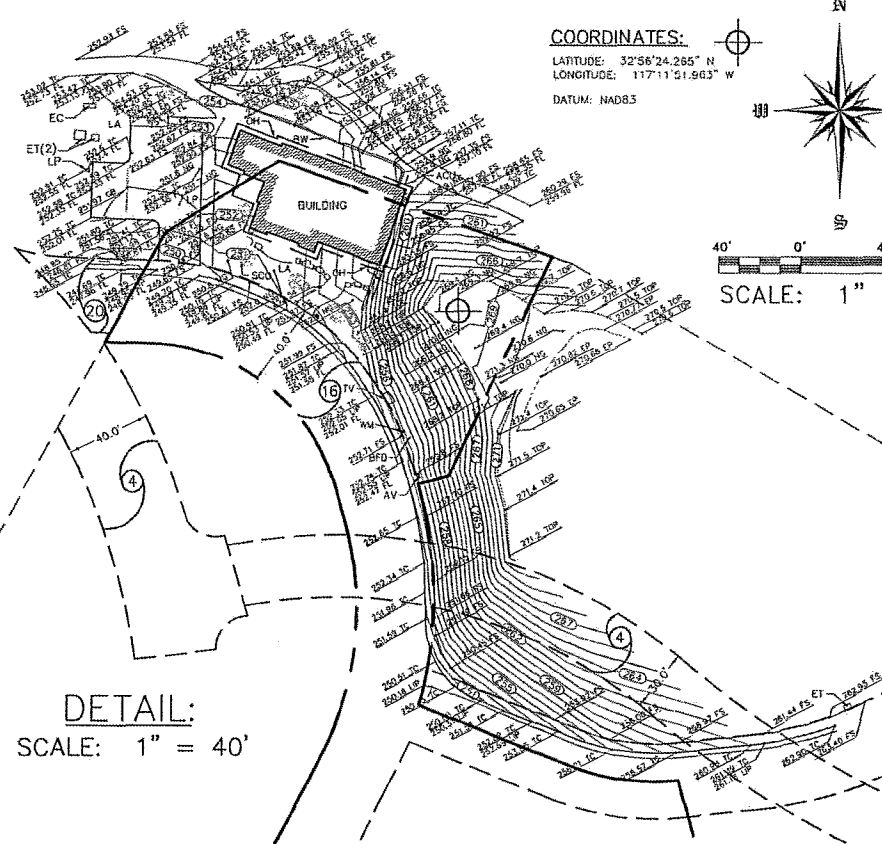
EASEMENTS FOR WATER FACILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED JUNE 7, 2007 AS FILE NO. 2007-0366305 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

23. EASEMENTS FOR WATER FACILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED JUNE 20, 2007 AS FILE NO. 2007-0416172 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
24. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT" RECORDED AUGUST 25, 2008 AS INSTRUMENT NO. 2008-0453814 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

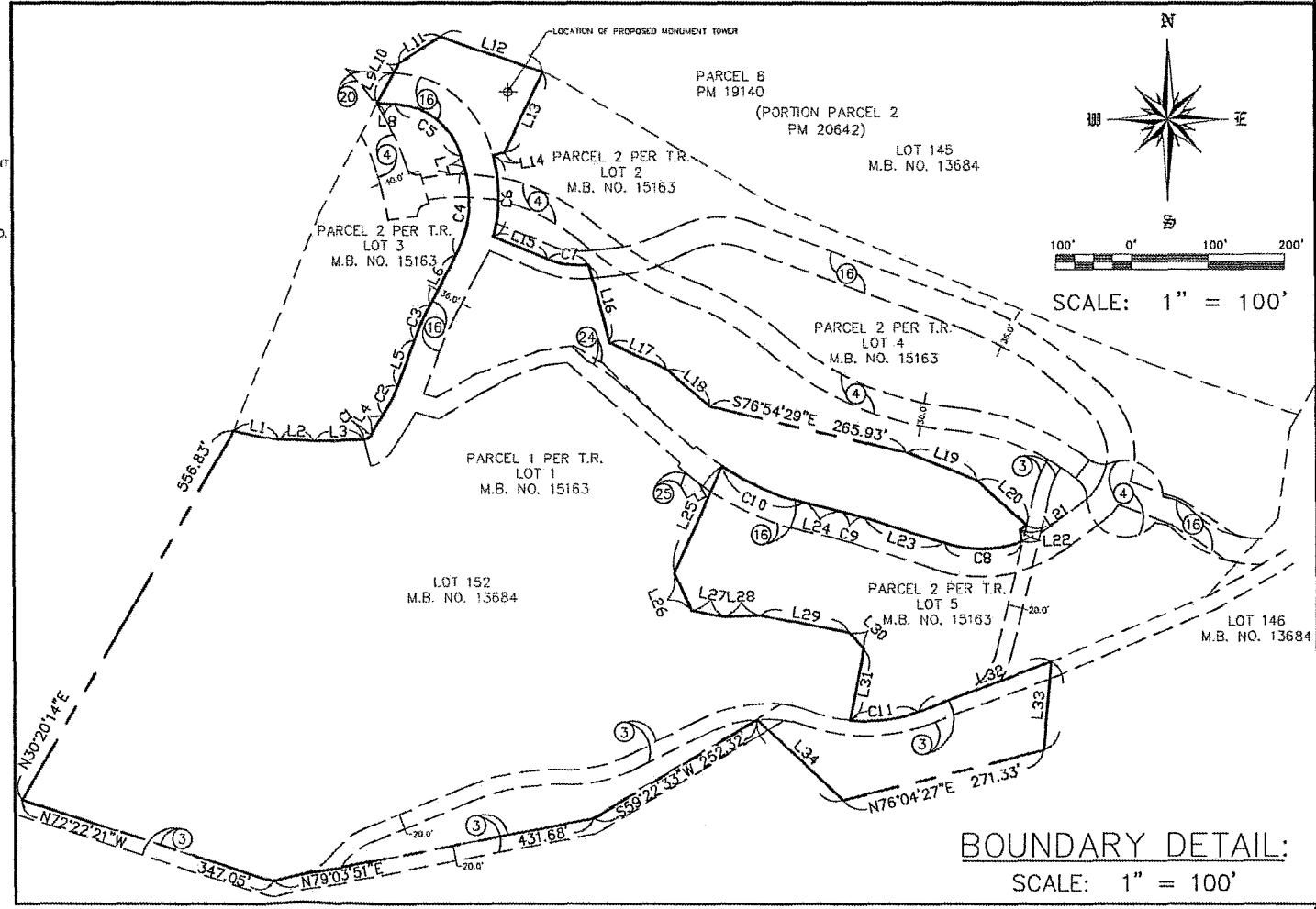
ENCROACHMENT REMOVAL AGREEMENT REGARDING THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF SIDEWALK, DECORATIVE PAVING, CURBS AND GUTTER, DRIVEWAYS, SEWER LATERALS AND MAIN, CART PATHS, BOLLARDS RECORDED SEPTEMBER 2, 2008 AS INSTRUMENT NO. 2008-0467278 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

26. ENCROACHMENT REMOVAL AGREEMENT REGARDING THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE STORM DRAINS RECORDED SEPTEMBER 2, 2008 AS INSTRUMENT NO. 2008-0467280 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
27. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "SMART METER NETWORK DEVICE EASEMENT" BY AND BETWEEN THE GRAND DEL MAR RESORT, L.P., A LIMITED PARTNERSHIP AND SAN DIEGO GAS & ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED MARCH 1, 2013 AS INSTRUMENT NO. 2013-03382 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.



DETAIL:  
SCALE: 1" = 40'



BOUNDARY DETAIL:  
SCALE: 1" = 100'

**BOOTH SUAREZ &**  
ARCHITECTURE & PLANNING  
WILLIAM R. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT  
P.O. BOX 4431 CALIFORNIA, CA 92016 (760) 434-6474

PREPARED FOR  
**verizon wireless**

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

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

PROJECT NAME  
**GRAND DEL MAR**  
5300 GRAND DEL MAR CT  
SAN DIEGO, CA 92130

SAN DIEGO COUNTY

DRAWING DATES  
10/31/2013

SHEET TITLE  
TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\15163 ACM

C1