



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: July 21, 2016 REPORT NO. PC-16-048  
HEARING DATE: July 28, 2016  
SUBJECT: VERIZON RANCHO MISSION, Process Four Decision  
PROJECT NUMBER: [435890](#)  
OWNER: San Diego City Fire Fighters Local 145  
APPLICANT: Verizon Wireless

### SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 10405 San Diego Mission Road in the Mission Valley Community Planning Area?

Staff Recommendation: Approve Planned Development Permit (PDP) No. 1524909.

Community Planning Group Recommendation: On October 7, 2015, the Mission Valley Community Planning Group voted 19-1-0 to approve the Verizon Rancho Mission project with no conditions (Attachment 10).

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) of the CEQA State Guidelines (Attachment 8). This project is not pending an appeal of the Environmental Determination. The Environmental Exemption Determination for this project was made on April 22, 2016 and the opportunity to appeal that determination ended May 6, 2016 (Attachment 8).

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

### BACKGROUND

Verizon Rancho Mission is a PDP application for a WCF located at 10405 San Diego Mission Road in the MV-CR zone of the Mission Valley Planned District. The site is designated Commercial Retail in the Mission Valley Community Plan. The surrounding uses include commercial and residential to the north, residential to the south, and commercial to the east and west (Attachments 1, 2 and 3).

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. As a commercial property in a commercial zone, this project is in the Preference 1 category. Such projects typically require a Process One, Limited Use approval, which is a staff decision. However, this project seeks a deviation to allow placement of a faux eucalyptus tree that encroaches into the required ten-foot side yard setback (Attachment 13). This requires a Process Four Planning Commission decision per [SDMC 126.0602\(b\)\(1\)](#).

## DISCUSSION

### Project Description:

The Verizon Rancho Mission project proposes a new WCF consisting of 12 antennas, 12 Remote Radio Units (RRUs), a four-foot microwave dish, and two surge suppressors on a 50-foot-tall faux eucalyptus tree (Attachment 12). The project is requesting a PDP for a deviation to Land Development Code (LDC) Section 1514.0305(e) to allow the branches of the faux tree to encroach approximately five feet into the required ten-foot side yard setback of the MV-CR zone. The equipment area and structure of the tree will be outside of the setback (Attachment 13).

This property is a desirable location for WCFs as it is commercially zoned and near to freeways, major roads, and residential areas. A faux eucalyptus tree is proposed to camouflage the WCF because there are existing mature eucalyptus trees nearby that serve as a background for the tree as seen from the public right of way. The setback deviation allows the tree and equipment to be placed as close as possible to the eastern property line, which is shared with the rear of a shopping center. The tree is proposed adjacent to the trash receptacles in an area that is as far away from adjacent residential use as possible. It is partially screened from view from the public right of way by existing buildings and Verizon is proposing additional landscape shrubs to be planted from San Diego Mission Road down the property line to the WCF to provide screening of the enclosure and improve views.

The purpose of a PDP is to “to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.” By allowing a setback deviation, a PDP will allow the applicant the flexibility to reduce visual impacts to adjacent residential uses by integrating a WCF in a way where the tree is adjacent to commercial uses, preserves the existing parking lot layout, and integrates with nearby trees.

### Community/General Plan Analysis:

The [Mission Valley Community Plan](#) does not specifically address wireless facilities. The City's General Plan addresses Wireless Facilities in the [Urban Design Element \(UD-A.15\)](#). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The project, in proposing a faux eucalyptus tree that is similar to nearby trees, meets the intent of UD-A.15. The associated equipment and an emergency generator is proposed adjacent to the tree



within a 178-square-foot concrete masonry unit block wall enclosure with a trellis top. Landscape screening is proposed to soften and improve views of the enclosure from the east and north. Therefore, the project meets the objectives of the General Plan.

Project Related Issues:

The proposed faux tree is visible from nearby residential properties as well as traffic on adjacent streets. To address the possible visual impacts of the project, staff explored relocating the tree to other places, including: adjacent commercial properties, the middle of the parking lot, adjacent to the building, and on the building itself (Attachments 12 and 13).

Integration into the existing building was not structurally feasible, and integration into the commercial center to the east was not possible at the desired operational height. In discussing other options with the applicant, staff determined that to move the facility to the middle of the parking lot or adjacent to the building would be more visible to adjacent residential properties, and could reduce the amount of available parking at the site.

A faux tree at the proposed location was determined to be the least visually intrusive installation given the limitations of the site and the presence of eucalyptus trees nearby. The requested setback deviation enables the WCF to integrate into the built environment with a minimal visual impact to nearby properties. The project will require removal of one parking space to accommodate the WCF, however, the property will have adequate parking on site with 164 parking spaces, where a minimum of 157 spaces are required (Attachment 13).

Conclusion:

Based on its design, the project complies with the WCF Regulations (SDMC 141.0420). Staff has prepared draft findings in the affirmative to approve the PDP and recommends approval of PDP No. 1524909 (Attachment 6).


ALTERNATIVES

1. Approve PDP No. 1524909 with modifications.
2. Deny PDP No. 1524909, 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,



Elyse Lowe  
Deputy Director  
Development Services Department



Travis Cleveland  
Development Project Manager  
Development Services Department

LOWE/TAC

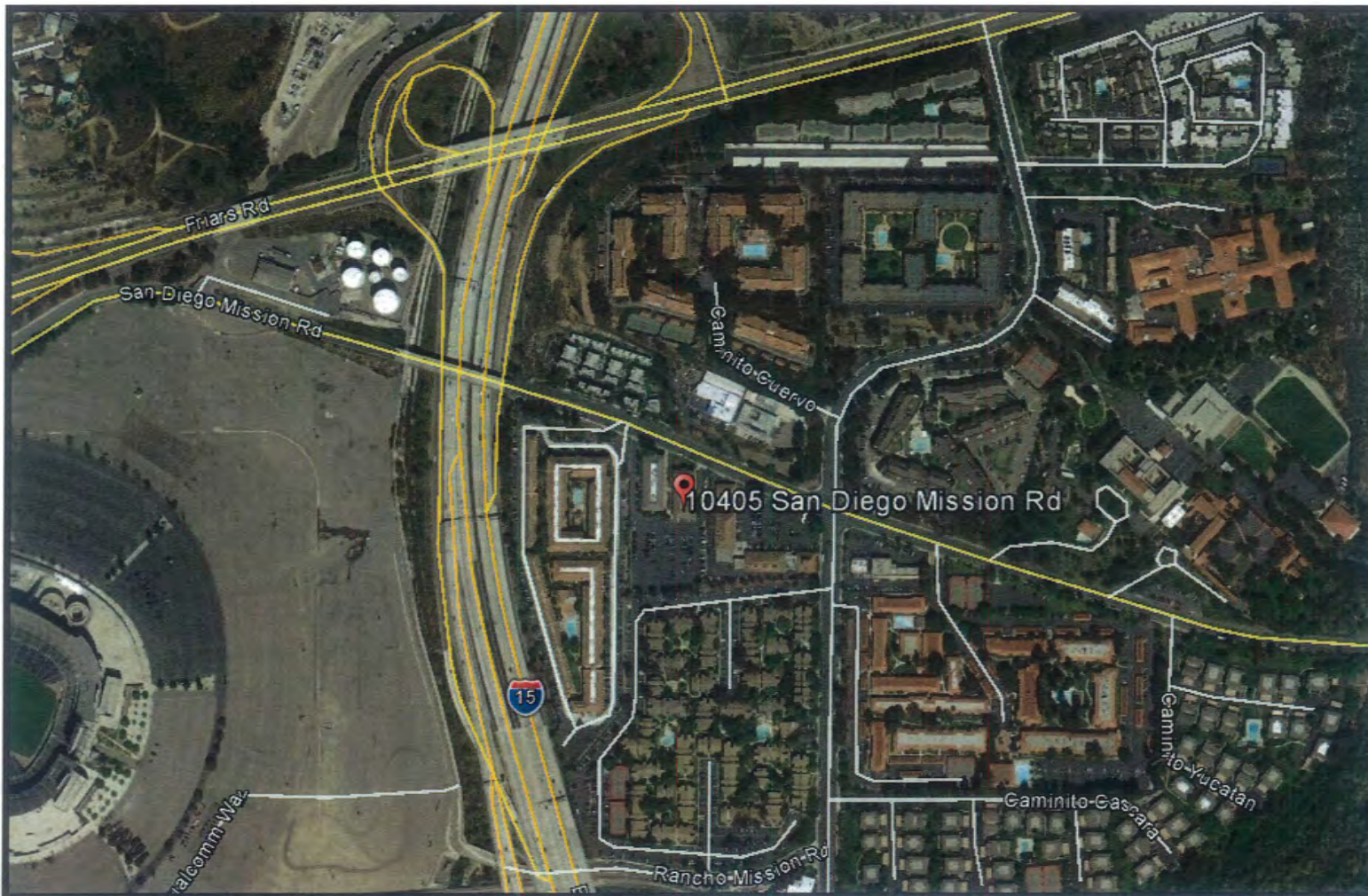
Attachments:

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





# Aerial Photo



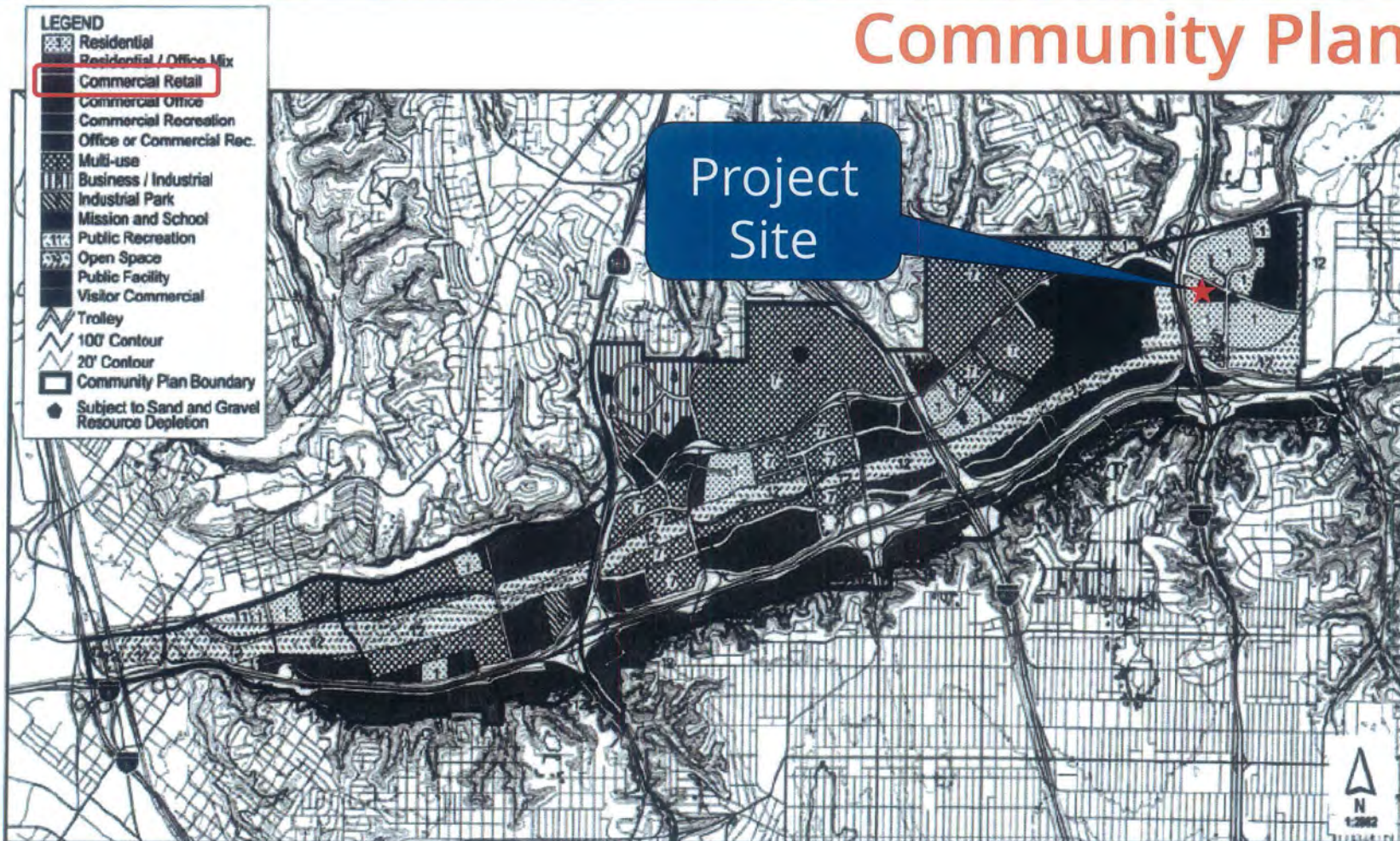
ATTACHMENT 1

**Verizon - Rancho Mission, Project Number 435980**  
**10405 San Diego Mission Road**





# Community Plan



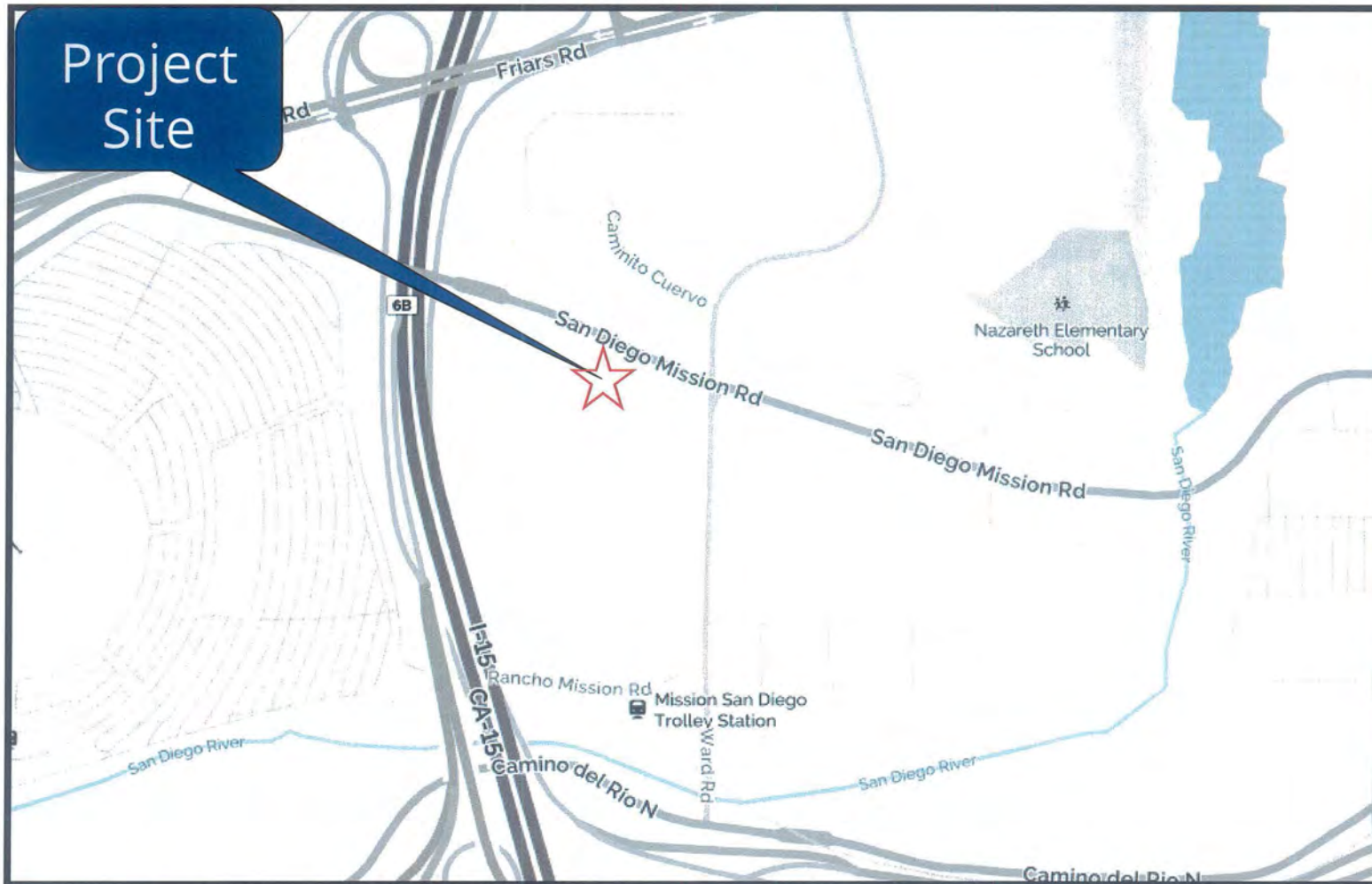
Verizon - Rancho Mission, Project Number 435980  
10405 San Diego Mission Road







# Project Location Map



**Verizon - Rancho Mission, Project Number 435980**  
10405 San Diego Mission Road

## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Verizon Rancho Mission, PTS No. 435890	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of a 50-foot tall faux eucalyptus tree supporting 12 antennas, 12 Remote Radio Units (RRUs), and 2 surge suppressors with associated equipment located in a 178-square-foot enclosure.	
<b>COMMUNITY PLAN AREA:</b>	Mission Valley	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit (PDP)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Commercial Retail	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	MV-CR	
<b>HEIGHT LIMIT:</b>	250 feet	
<b>LOT SIZE:</b>	1.23 acres	
<b>FRONT SETBACK:</b>	10 feet	
<b>SIDE SETBACK:</b>	10 feet	
<b>REAR SETBACK:</b>	8 feet	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; MVR-2	Commercial and Residential
<b>SOUTH:</b>	Residential; MVR-2	Residential
<b>EAST:</b>	Commercial Retail, MV-CR	Commercial
<b>WEST:</b>	Commercial Retail, MV-CR	Commercial
<b>DEVIATION REQUESTED:</b>	The required side yard setback is 10 feet and the faux tree branches will encroach into the setback approximately 5 feet.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 7, 2015, the Mission Valley Community Planning Group voted 19-1-0 to approve the Verizon Rancho Mission project.	



PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_  
PLANNED DEVELOPMENT PERMIT NO. 1524909  
**VERIZON RANCHO MISSION**  
PROJECT NO. 435890

WHEREAS, SAN DIEGO CITY FIRE FIGHTERS LOCAL 145, Owner, and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1524909), on portions of a 1.23-acre site;

WHEREAS, the project site is located at 10405 San Diego Mission Road in the Mission Valley Planned District MV-CR zone of the Mission Valley Community Plan area;

WHEREAS, the project site is legally described as: Parcel 2 of Parcel Map No. 7491, in the City of San Diego, County of San Diego, State of California, filed in the Office of Said County Recorder, June 27, 1978 being a division of Parcels 1 and 2 of Parcel Map No. 6638, in the City of San Diego, County of San Diego, State of California;

WHEREAS, on July 28, 2016, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1524909, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 22, 2016, 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; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated July 28, 2016.

FINDINGS:

**Planned Development Permit Approval- Section §126.0604**

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

The Mission Valley Community Plan did not contemplate Wireless Communication Facilities (WCF) when it was ADOPTED in 1985, however, 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 50-foot-tall faux eucalyptus tree supporting 12 panel antennas, 12 Remote Radio Units (RRU), two raycaps and one four-foot-diameter microwave dish. The associated equipment is proposed in a 178-square-foot concrete block enclosure with a trellis roof top. Pursuant to Land Development Code (LDC) Section 141.0420(c)(1)(A), a WCF in a commercial zone is allowed as a Limited Use, Process One. The project requires a PDP to allow a deviation to the required ten-foot side yard setback of the MV-CR zone. The equipment area and structure of the tree will be outside of the setback; however, the faux tree branches will encroach to within 5 feet of the eastern property line.

The faux eucalyptus tree is proposed to camouflage the WCF because there are existing mature eucalyptus trees nearby that serve as a backdrop as seen from the public right-of-way. The tree is proposed on the eastern perimeter of the property, adjacent to the trash receptacles in an area that is as far away from adjacent residential use as possible. It is partially screened from view from the public right of way by existing buildings and Verizon is proposing additional landscape shrubs to be planted from San Diego Mission Road down the eastern property perimeter to the WCF to help improve views.

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

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

The project is located at 10405 San Diego Mission Road, in the Mission Valley Community Plan area. The project consists of a new 50-foot-tall faux eucalyptus tree supporting 12 panel antennas, 12 RRUs, two raycaps and a four-foot diameter microwave dish. The associated equipment and an emergency generator is located in a 178-square-foot concrete block enclosure with a trellis top.

The project was determined to be exempt from 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.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by SiteSafe, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not



result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

This project is located in the MV-CR zone of the Mission Valley Planned District. WCF are permitted in commercial zones as a Limited Use, Process One pursuant to LDC Section 141.0420(c)(1)(A). However, the MV-CR zone has a 10-foot side yard setback in which the branches of the faux eucalyptus tree will be encroaching upon. The faux tree and equipment enclosure will be placed as close as possible to the eastern property line, outside of the setback, however, the branches of the tree will extend almost five feet into the setback. This location is adjacent to the trash receptacles in the parking area, which is as far away from the adjacent residential uses as possible. It is partially screened from view from the public right-of-way by existing buildings and Verizon is proposing additional landscape shrubs to be planted from San Diego Mission Road down the eastern property perimeter to the WCF to improve views.

The purpose of a PDP is to "to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations." The setback deviation provides Verizon the flexibility to reduce visual impacts to adjacent residential uses by locating it closer to commercial uses, preserving the existing parking field, and integrating it with nearby mature trees. With the exception of setback encroachment, the project will comply with the applicable regulations of the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1524909 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. 1524909, a copy of which is attached hereto and made a part hereof.

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Travis Cleveland  
Development Project Manager  
Development Services

Adopted on: July 28, 2016

IO#: 24006085

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24006085

PLANNED DEVELOPMENT PERMIT NO. 1524909

**VERIZON RANCHO MISSION**

PROJECT NO. 435890

PLANNING COMMISSION

This Planned Development Permit No. 1524909 is granted by the Planning Commission of the City of San Diego to San Diego City Fire Fighters Local 145, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0604 and 141.0420. The 1.23-acre site is located at 10405 San Diego Mission Road in the Mission Valley Planned District MV-CR zone of the Mission Valley Community Planning area. The project site is legally described as: Parcel 2 of Parcel Map No. 7491, in the City of San Diego, County of San Diego, State of California, filed in the Office of Said County Recorder, June 27, 1978 being a division of Parcels 1 and 2 of Parcel Map No. 6638, in the City of San Diego, County of San Diego, State of California.

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 July 28, 2016, on file in the Development Services Department.

The project shall include:

- a. A 50-foot-tall faux eucalyptus tree supporting 12 panel antennas, 12 Remote Radio Units (RRU), two surge suppressors and a 4-foot-diameter microwave dish;
- b. A 178-square-foot concrete block enclosure with a trellis roof top housing two outdoor equipment cabinets and associated components including an emergency generator;
- c. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.



- d. Deviation to Land Development Code (LDC) Section 1514.0305 (e) to allow the faux tree branches to encroach up to 5 feet into the required 10-foot side yard setback;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. 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 August 12, 2019.
2. This Planned Development Permit (PDP) and corresponding use of this site shall expire on August 12, 2026. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.



7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in



defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the San Diego Mission Road's Right-of-Way.
16. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way Permit for the proposed work in the San Diego Mission Road public right-of-way.
17. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
18. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

19. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
20. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.
21. All required landscape shall be maintained by the Owner in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.



22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**PLANNING/DESIGN REQUIREMENTS:**

23. 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.

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

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

26. Branches shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.

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

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

29. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

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

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

32. Faux trees rely on existing and/or proposed trees to integrate with the surroundings. Additional trees may be required, to effectively integrate the faux tree, to the satisfaction of the Development Services Department.



33. 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.
34. 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.
35. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
36. The photo simulation(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."
37. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
38. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
39. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
40. 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.
41. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5407 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 July 28, 2016, by Resolution No.

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DRAFT



Permit Type/PTS Approval No.: PDP No. 1524909

Date of Approval: July 28, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Travis Cleveland  
Development Project Manager

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

DRAFT

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

**San Diego City Fire Fighters Local 145**  
Owner

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

**Verizon Wireless**  
Permittee

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

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

DRAFT

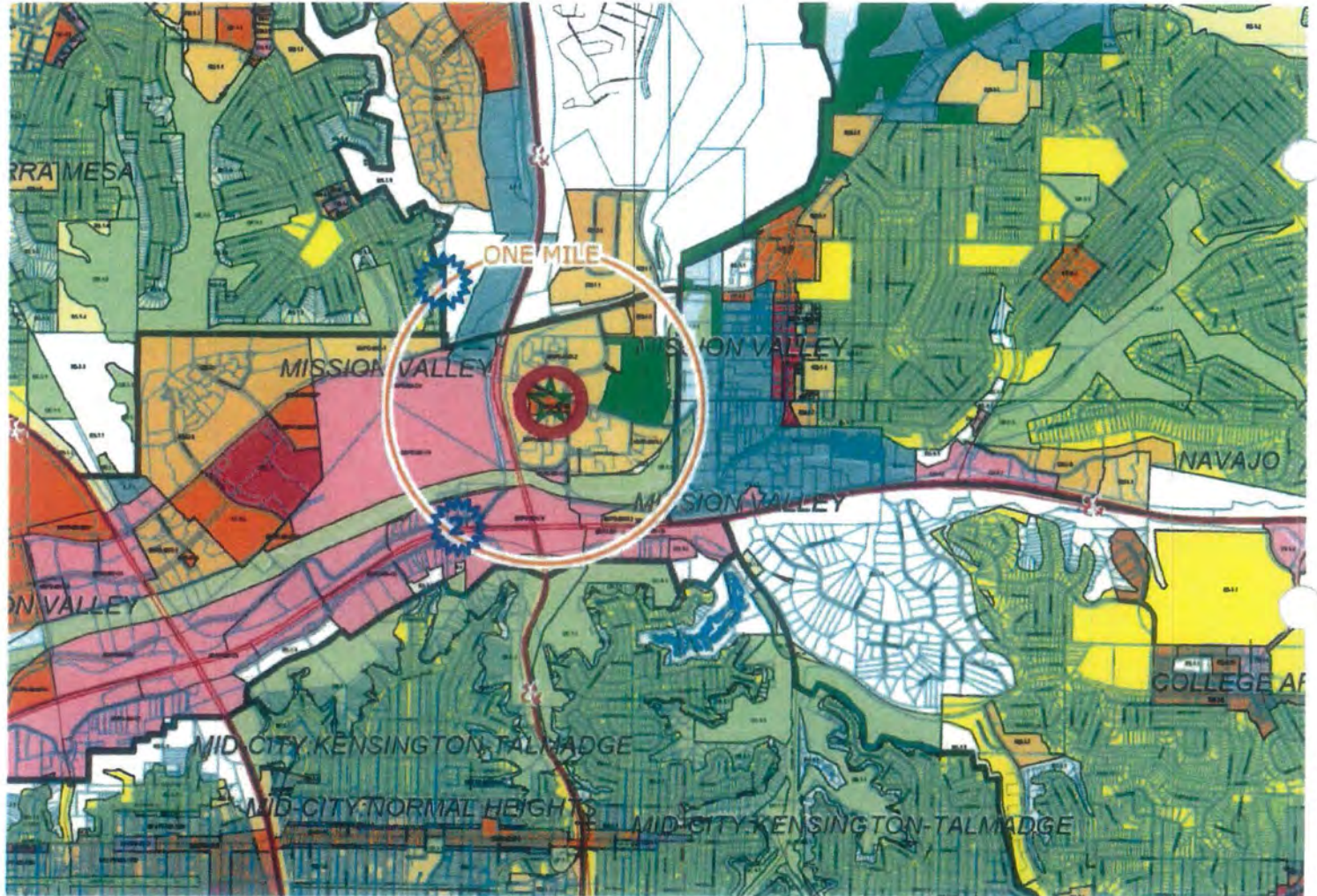


**Rancho Mission (MCE)**  
 10405 San Diego Mission Rd.  
 San Diego, CA 92108



**Legend**

- Search Ring
- Selected Site
- Existing sites within 1 mile radius:
  1. Serra Mesa
  2. Del Rio
- Alternative Sites: NONE



**Legend**

City of San Diego Boundary  
 Community Plan Areas  
 Parcels

Zone

ZONE_NAME
AR-1-1
AR-1-2
CC-1-3
CC-4-2
CV-1-2
CD-1-2
IL-2-1
IL-3-1
OF-1-1
OP-1-1
OP-2-1
RM-1-1
RM-2-5
RM-3-7
RM-3-9
RM-4-10
RM-6-12
RS-1-1
RS-1-2
RS-1-4
RS-1-7
RS-1-8



City of San Diego  
 Development Services Department



GRID TILE: 19 & 20

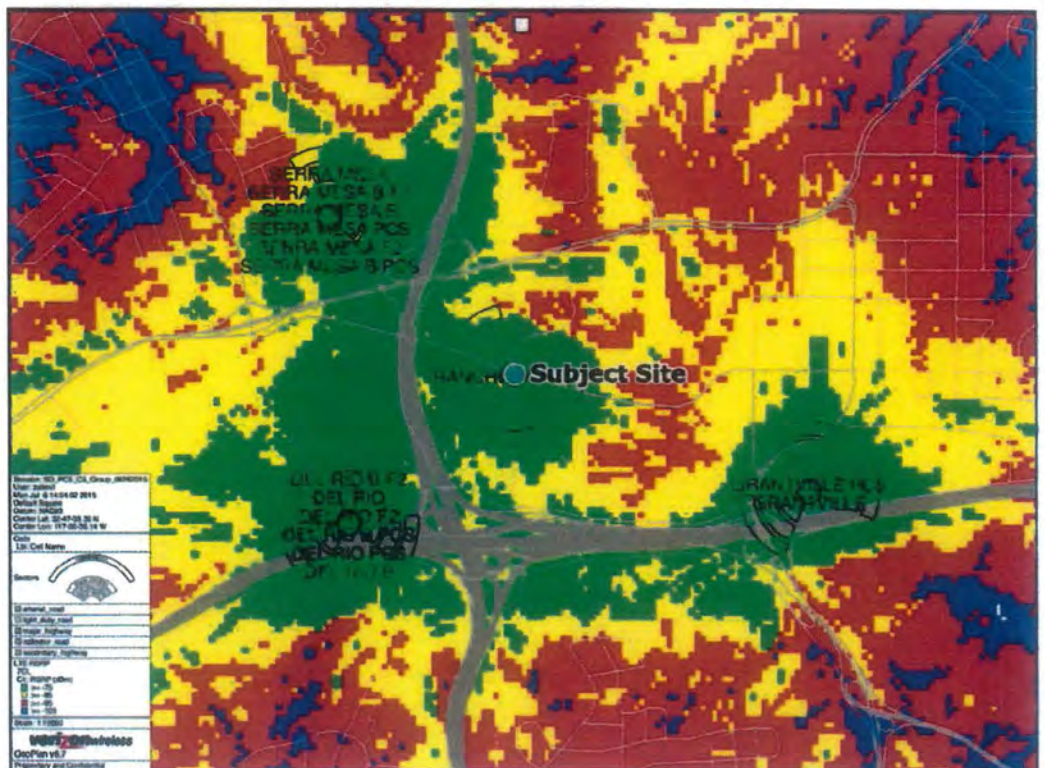
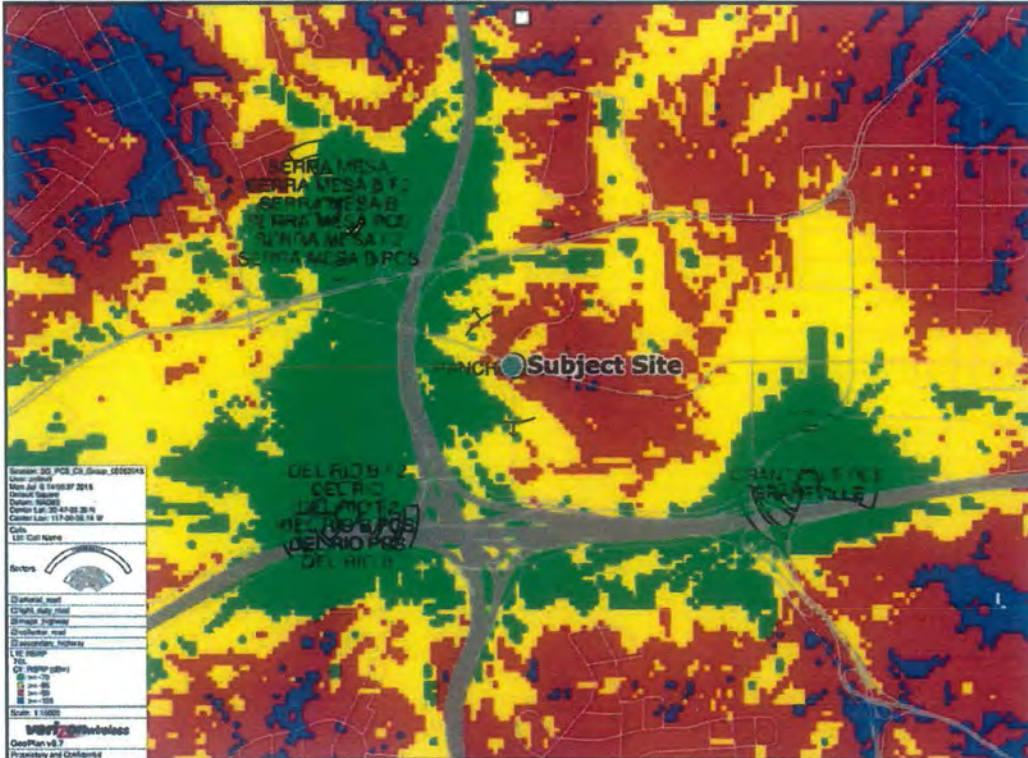
GRID SCALE: 800  
 DATE: 3/25/2015 2:02:30 PM



**Rancho Mission (MCE)**  
 10405 San Diego Mission Rd.  
 San Diego, CA 92108



**Coverage without site**



**Coverage Levels:**

- Excellent
- Good/Variable
- Poor

7/17/2015

**Coverage with site**



NOTICE OF EXEMPTION

ATTACHMENT 8

(Check one or both)

TO:  X  Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

     Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Project No.: 435890

Project Title: Verizon Rancho Mission

Project Location-Specific: 10405 San Diego Mission Road, San Diego, California 92101

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A PLANNED DEVELOPMENT PERMIT to install an unmanned wireless communications facility (WCF) consisting of 12 antennas mounted on one 50-foot high stealth mono eucalyptus; 12 remote radio units (RRU's); two raycaps near antennas; one four-foot diameter microwave antenna; one stand-by generator; one electrical meter pedestal; one eight-foot high screening enclosure with two-foot high trellis; one run for hybrid cables; two outdoor equipment cabinets; and one sub-panel. Additionally, setback deviations are being requested. The 406-square-foot project site is located on a 1.23-acre commercial property at 10405 San Diego Mission Road. The project site is designated Commercial - Retail and within the MV-CR zone of the Mission Valley Planned District. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area (Montgomery Field, Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area (Montgomery Field), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Mission Valley Community Plan. (LEGAL DESCRIPTION: Assessor's Parcel No. 434-032-31.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Andres Matzkin  
Verizon Wireless  
15505 Sand Canyon Avenue  
Irvine, California 92618  
(949) 286-8116

Exempt Status: (CHECK ONE)

- ( ) Ministerial (Sec. 21080(b)(1); 15268);
- ( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ( ) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- (X) Categorical Exemption: 15303 (New Construction or Conversion of Small Structures)

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 that consists of construction and location of limited numbers of new, small facilities or structures, and the installation of small new equipment and facilities in small structures. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

ATTACHMENT 8


Lead Agency Contact Person: Lindsey H. Sebastian

Telephone: (619) 236-5993

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

  
\_\_\_\_\_  
Signature/Title

April 22, 2016  
\_\_\_\_\_  
Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:





## PHOTO STUDY & KEY MAP

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**Verizon Wireless**  
**"RANCHO MISSION"**

10405 San Diego Mission Road  
San Diego, CA

Prepared for:

**City of San Diego**  
**Development Services Department**

1222 First Avenue  
San Diego, CA 92101

Prepared by:

**PlanCom, Inc.**

*Contractor Representatives for*  
**Verizon Wireless**

302 State Place  
Escondido, CA 92029

Contact: Kerrigan Diehl, Planning Consultant  
(760) 587-3003

July 5, 2016



Looking South



Looking East





Looking West



Looking North





North Elevation



East Elevation



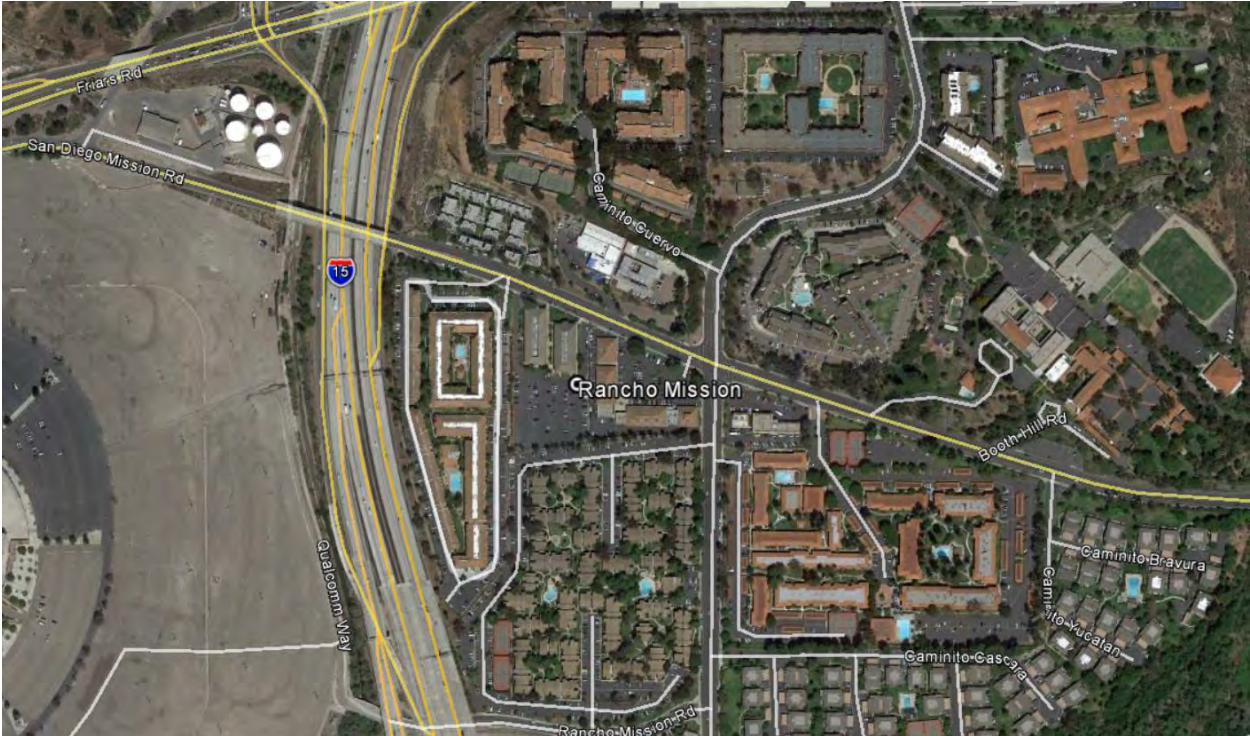


South Elevation



West Elevation





Aerial View of Site & Surroundings



Aerial View of Subject Site



**MINUTES OF THE REGULAR MEETING OF THE  
MISSION VALLEY PLANNING GROUP**

**October 07, 2015**

MEMBERS PRESENT

Steve Abbo  
Deborah Bossmeyer  
Paul Brown  
Bob Cummings  
Perry Dealy  
Robert Doherty  
Randall Dolph  
Alan Grant  
Derek Hulse  
Rob Hutsel  
Elizabeth Leventhal  
Andrew Michajlenko  
David Norvell  
John Nugent  
Jim Penner  
Keith Pittsford  
Marco Sessa  
Dottie Surdi  
Rick Tarbell  
Josh Weiselberg

MEMBERS ABSENT

Matthew Guillory  
John Laraia  
Alex Plishner  
  
FEDERAL REP'S STAFF  
Mark Zambon  
  
STATE STAFF  
Jason Weisz  
  
CITY STAFF  
Julio DeGuzman  
Nancy Graham  
Karen Reilly  
Liz Saidkhanian

GUESTS

Debbie Dorsee  
Erich Flessner  
Daniel Gebreselassie  
Richard Hurd  
Yousef Koutnik  
Richard Ledford  
Robert McDowell  
Nick McGuire  
Vince Meehan  
Mary Masters  
Alexis Olbrei  
Nelly Philipps  
Mark Radelow  
Michael Richter  
Margie Roehm  
Sam Spitalaw  
Carole Thompson  
Ken Williams  
Jonas Wochfield

Dottie Surdi, Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:00 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

**A. CALL TO ORDER**

Verify Quorum: 19 members were present, constituting a quorum.

**B. PLEDGE OF ALLEGIANCE –**

Alan Grant led the Pledge of Allegiance.

**C. INTRODUCTIONS / OPENING REMARKS**

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

Guests introduced themselves.

**D. APPROVAL OF MINUTES**

**Rob Hutsel moved to approve the minutes of the September 02, 2015 regular meeting. Alan Grant seconded the motion. Minutes were approved 15 –0 – 4 with**

**Paul Brown, Bob Cummings, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes, and Steve Abbo, Deborah Bossmeyer, Perry Dealy. Andrew Michajlenko abstaining.**

**E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.**

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.”  
Mission Valley Planning Group Bylaws as Amended and approved July 2015

The following topics were addressed:

- Opposition to any new Mission Valley development projects until infrastructure needs are addressed and fixed
- Government seems to be in a “catch up mode” rather than a “proactive mode”
- Continuous development in Mission Valley is lowering the quality of life
- Need improvements in public safety in Mission Valley

**F. MEMBERSHIP BUSINESS**

John Nugent nominated Perry Dealy to the position of Vice Chair with the term ending in March 2018,

**John Nugent moved to elect Perry Dealy to the position of Vice Chair with the term expiring in March 2018. Rick Tarbell seconded the motion. Motion approved 18-0-1 With Steve Abbo, Deborah Bossmeyer, Paul Brown, Bob Cummings, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes and Perry Dealy abstaining.**

John Nugent nominated David Norvell to the MVPG Board in the category of Property Taxpayer with the term expiring in March 2016

**John Nugent moved to elect David Norvell to the MVPG Board in the category of Property Taxpayer with the term expiring in March 2016. Andrew Michajlenko seconded the motion. Motion approved 19-0-0 with Steve Abbo, Deborah Bossmeyer, Paul Brown, Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes.**

Dottie Surdi announced that there was one position open for a MVPG Board member to serve on the Community Plan Update Committee. Since there were three MVPG Board



members interested in serving as a MVPG Board member to the Community Plan Update Committee she would select the individual through a lottery. After the hat drawing Dottie appointed Rick Tarbell.

John Nugent reported that Stephen Fluhr and Philip Saenkov have resigned as community members from the Community Plan Update Committee. Dottie Surdi appointed community members Nate Smith and Karen Ruggels as replacements to the Community Plan Update Committee.

John reported that there is an open MVPG Board position as a "Resident" with a term expiring in March of 2016.

John reported that there is a community member position open on the Community Planning Update subcommittee.

John reminded those in attendance of the March 2016 MVPG election.

#### **G. TREASURER'S REPORT**

Bob Doherty reported that the balance is \$1,357.06.

#### **H. PUBLIC SAFETY REPORTS**

1. Police Department – Officer Adam McElroy  
Officer McElroy was not present. No report

2. Fire Department – No report.

#### **I. GOVERNMENTAL STAFF REPORTS**

1. Mayor's Office  
Anthony George was not present.

2. City Attorney's office  
Julio DeGuzman reported on the results and operation of the Community Courts for misdemeanor violations.

More information on office can be found at:  
<http://www.sandiego.gov/cityattorney/divisions/index.shtml>

3. Council Office-District 7- Councilmember Scott Sherman

Liz Saidkhanian reported:

- Expecting staff to release the Phyllis Place/ Franklin Ridge Road EIR this month. It is anticipated this will come before the Council early 2016.
- Councilmember Sherman has included traffic signal optimization in Mission Valley as one of his CIP (Capital Improvement Project) priorities for District 7.
- There is a ribbon cutting for the newly built Mission Valley Fire Station #45 scheduled for November 2, 2015.

## Discussion/Questions/Comments:

- What else can be done about the traffic congestion in Mission Valley
- The link to the HWY 163/Friars Road Project is:  
<http://www.sandiego.gov/cip/projectinfo/featuredprojects/friars163.shtml>

3. City Planning Update-Nancy Graham

Nancy Graham reported on:

- The public workshop for the MV Community Plan Update is October 29, 2016 at 6:00 p.m. at Mission Valley Library
- Invited all interested parties to the October 09, 2015 Mission Valley Community Plan Update Subcommittee (CPUS) meeting from 3:00-4:30 at the Mission Valley Library. All meetings are open to the public.

4. State Representativesa. Senate Member's Office – Sen. Marty Block from the 39<sup>th</sup> Senate District l.

Katelyn Hailey was not present. No report

More information can be found at: <http://sd39.senate.ca.gov/>b. Assembly Member's Office – Shirley Weber from the 79th Assembly District

George Gastil was not present. No report.

c. Assembly Member's Office- Toni G. Atkins/ Speaker of the Assembly/78th Assembly District.

Jason Weisz distributed The Toni Times and reported on:

- The completion of the legislative session
- The signing of SB 350, a climate-change bill that pushes for stronger standards for renewable energy and building energy efficiency
- An October 15<sup>th</sup> small business seminar.

More information can be found at: <http://asmcd.org/speaker>5. Federal Representativesa. Congresswoman Susan Davis' Office

Mark Zambon was present and distributed The Davis Dispatch.

Mark reported on:

- November 10<sup>th</sup> College Affordability Forum
- Co-sponsorship of legislation to strengthen workplace protections for workers seeking to organize a union, improves working conditions, or seeks better wages.
- Applications for Military Academy Nominations for Class of 2020 are due October 30.
- Updates on Mission Valley VA Medical Clinic and outreach to homeless.

More information is available at: <http://www.house.gov/susandavis/>b. Congressman Scott Peters' Office –

Sarah Czarrecki was not present. No report.

More information is available at: <http://scottpeters.house.gov/>



**J. NEW BUSINESS****1. Verizon Rancho Mission WTC-Kerrigan Diehl**

Draft Motion:

Recommend a Planned Development Permit (PDP) to install an unmanned Wireless Communication Facility consisting of 12 antennas mounted on a new 50" stealth mono eucalyptus on land not proposed for development at 10405 San Diego Mission Road.

Kerrigan Diehl reviewed the project to install an unmanned Wireless Communication Facility (WTC) consisting of 12 antennas mounted on a new 50" stealth mono eucalyptus at 10405 San Diego Mission Road.

**Discussion/Questions/Comments:**

- Size/height of WTC—other existing ones that could be view- 9212 Miramar Road, San Diego, CA 92126
- Eucalyptus trees are a non-native plant, are not part of the River Park Master Plan—are there alternatives?
- Any conflict with other unmanned Wireless Communication Facilities in the area?
- Reason site was chosen is because of poor reception coverage in area
- Any radiation from tower---meets FAA requirements
- Do Wireless Communication Facilities increase climate change.
- Have neighboring property owners been contacted?
- Why could it not be located on top of building—was reviewed but due to A/C unit it was not feasible
- Any plans for other unmanned Wireless Communication Facility in Mission Valley?

**Jim Penner moved to recommend a Planned Development Permit (PDP) to install an unmanned Wireless Communication Facility consisting of 12 antennas mounted on a new 50" stealth mono eucalyptus on land not proposed for development at 10405 San Diego Mission Road. David Norvell seconded the motion. The motion was approved 19-1-0 with Steve Abbo, Deborah Bossmeyer, Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko, David Norvell, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes and Paul Brown voting no.**

**2. 6950, 7020, and 7050 Friars Road (Friars Residential Complex)**

Greg Mueller reviewed the project:

- The project is part of Linda Vista Community planning area, 6950, 7020, and 7050 Friars Road, APN's 437-250-22, 23, 24.
- The partners for this project are Guardian Capital Realty-Jim Previti and LandCap Investment Partners-Jeff Holbrook.
- The proposed project covers 5.43 Gross Acres.
- The site is currently developed with three late '70's office buildings that are fully occupied.
- All existing improvements are to be demolished and redeveloped as a residential site of 249 apartments in one building and 70 condominiums in another building.



- Both buildings will sit atop a two level podium garage, partially subterranean.
- The plan calls for the apartment building to be eight floors and the condominium building to be nine floors.
- The current zoning is CO 1-2. The Preliminary Review Application lists both a Planned Development Permit (PDP) and Site Development Permit (SDP) as part of the requested actions/approvals that will be sought through a Process Four with an Mitigated Negative Declaration( MND). Additionally there will be an application for a Grading Permit and Building Department Permits.

Discussion/Questions/Comments:

- Since project is in Linda Vista Planning Area but entire impact is in Mission Valley Planning Area where do Development Impact Fees (DIF) go---Lind Vista.
- Preliminary traffic study is 1660 average daily trips—currently 800 so the project would add 800
- Friars Road, in front of project will be widened to 6 lanes with street parking eliminated.
- Can incentive to use trolley be given to residents by issuing trolley passes?
- Rent reduction for tenants with no cars?
- Recommend that project be presented to MV Design Advisory Board (DAB) for feedback.
- Glad to see repurpose of existing buildings rather than taking MV open space
- Options for pedestrian bridge/tunnel across/under Friars Road
- Plans do not indicate park space---developer will pay mitigation fees-will go to Linda Vista
- Need for zoning change/requirements for commercial space
- Landscaping to block site of parking levels from Friars Road
- Project in Development Intensity District  
<http://www.sandiego.gov/planning/community/profiles/pdf/cp/cpmvpedevelopmentintensity.pdf>
- Large service trucks, i.e. moving vans are not able to access project—will have to unload/load from Friars Road
- Requested project developers return to MVPG as project plans develop

### 3. Civita Recreation Center.

Mark Radelow reviewed the plans for the new Civita Recreation Center.

- Construction should begin in the first quarter of 2016, completion set for 2<sup>nd</sup> quarter of 2017.
- It will be a Private-Use Recreation Facility for Civita residents.
- Will be on 2.1 acres
- The main building is 8970 sf
- There will be an ancillary gym/lap pool building of 1425 sf.
- The outdoor areas include pools/spas, BBQ areas and lounging areas.

Discussion/Questions/Comments:

- Civita Park-1<sup>st</sup> phase has begun on 5 acres/ recreation center will be adjacent
- Access to Civita Park via Mission Center Road and Friars Road



- Status of the road connection between the internal roads in the Civita (Quarry Falls) development in Mission Valley and Phyllis Place in Serra Mesa, extending Franklin Ridge Road
- Total Civita Project will be 4,070 units
- Civita Recreation Center will be private and will be security controlled to restrict public access.

## **K. OLD BUSINESS**

### **1. Subcommittee Reports:**

#### **A. Standing Committees:**

##### 1) Design Advisory Board – Randy Dolph

The committee did not meet in August so there was no report.

The next meeting is set for Monday November 2, 2015 at 3:00 p.m. at the Mission Valley Library.

##### 2) Mission Valley Community Plan Update-John Nugent

The Community Plan Update Subcommittee (CPUS) is a standing subcommittee of the Mission Valley Planning Group,

A meeting was held on September 11, 2015. The minutes of the meeting follow these MVPG minutes (see below).

The CPUS committee meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library.

For more information please visit the CPUS website at:

<http://www.sandiego.gov/planning/community/cpu/missionvalley/>

#### **B. Ad Hoc Committees**

##### 1) Parks – Rob Hutsel

Rob Hutsel asked that individuals interested on serving on the committee contact him.

##### 2) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal reported there is a new Sargent in charge of the SDPD HOT Team, Sgt. Michael Stirk. He will be present at the November MVPG meeting.

[MStirk@pd.sandiego.gov](mailto:MStirk@pd.sandiego.gov)

##### 3) Riverwalk-John Nugent

The committee did not meet. No report.

### **2. Community Reports**

#### 1. San Diego River Coalition

Alan Grant reported that there was no meeting in September due to the 2015 Anniversary Party on September 17<sup>th</sup> at the Carlton Oaks Golf Course in Santee.

The next meeting is October 16, 2015. The agenda will include the Mid-Year Work Plan and an update from Reaches

The committee meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

More info at: <http://www.sandiegoriver.org>

**3. Community Planning Chairs Meeting –**

Dottie Surdi reported that the Community Planning Chairs met in September and the minutes will be set out when available.

**4. Miscellaneous Mail**

There were no items

**5. Miscellaneous Items**

There were no items

**L. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:54 P.M.

The next regular meeting will be on Wednesday November 04, 2015 at 12:00 p.m. at the Mission Valley Library, Community Room.

---

John Nugent, Secretary

**Design Advisory Board (DAB) Standing Committee**  
MINUTES OF THE REGULAR MEETING OF THE DESIGN ADVISORY BOARD  
STANDING COMMITTEE

The committee did not meet in August so there are no current committee minutes.

**The Community Plan Update Subcommittee (CPUS)**

MINUTES OF THE REGULAR MEETING OF THE  
MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE

September 11, 2015

**Members Present:**

Deborah Bossmeyer, Paul Brown, Perry Dealy, Terrence Fox, Alan Grant, Ryan Holborn, Derek Hulse, Rob Hutsel, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, David Norvell, John Nugent, Patrick Pierce, Rebecca Sappenfield, John Schneidmiller, Marco Sessa, Karen Tournaire

**Members Absent:**



Michael Richter, Dottie Surdi

San Diego City Planning Staff and Consultants present:

Jenny An, Nancy Graham, Tara Lieberman, Michelle Nermon (MW Steele), Diego Velasco (MW Steele), Peter Winch (Dyett and Bhatia),

Governmental Staff :

Roberto Ramizea (County of San Diego), Karen Reilly (San Diego Library), Liz Saidkhanian (Councilman Scott Sherman's office)

Others in attendance:

Chad Bailey, Michelle Nermon, Karen, Ruggels, Nate Smith, David Whitley,

A. CALL TO ORDER

John Nugent, Chair, called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:06 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. INTRODUCTIONS / OPENING REMARKS/ AGENDA CHANGE

John Nugent welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

All present introduced themselves.

C. OPENING REMARKS/QUESTIONS/ANNOUNCEMENTS

John Nugent announced that Stephen Fluhr and Philip Saenkov have resigned from the committee and Nate Smith and Karen Ruggels will be appointed to the committee at the next Mission Valley Planning Group meeting. John welcomed Nate and Karen.

John announced that there is likely to be another community member opening soon so we are looking for more interested individuals to serve on the committee.

John reported that there are two openings on the Mission Valley Planning Group Board, one for "Resident" with the term expiring in March 2016 and one in the category of "Property Owner" with the term expiring in March 2016. John announced the next MYPG election in March of 2016.

John turned the meeting over to Nancy Graham who introduced the agenda.

D. RESULTS OF PROJECT INITIATION ACTIVITY

Diego Velasco coordinated the review of the project initiation activity, the committee member's responses to the "Paths of Discovery". The "Paths of Discovery" worksheets will be summarized and distributed at a future meeting.

E. ADJOURNMENT: The meeting adjourned at 4:36 P.M.

Next Regular Meeting Date – Friday, October 09, 2015 at the Mission Valley Library, Community Room.



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

**Project Title** **Project No. For City Use Only**  
 Verizon: Rancho Mission

**Project Address:**  
 10405 San Diego Mission Road, San Diego, CA 92108

**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> Verizon: Rancho Mission	<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

Corporate/Partnership Name (type or print):  
 San Diego City Fire Fighters Local 145

Owner     Tenant/Lessee

Street Address:  
 10405 San Diego Mission Road

City/State/Zip:  
 San Diego, CA 92108

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 ( 619-563-6161 )

Name of Corporate Officer/Partner (type or print):  
 Denise Pendleton

Title (type or print):  
 Director of Operations

Signature: \_\_\_\_\_ Date: July 21, 2015

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

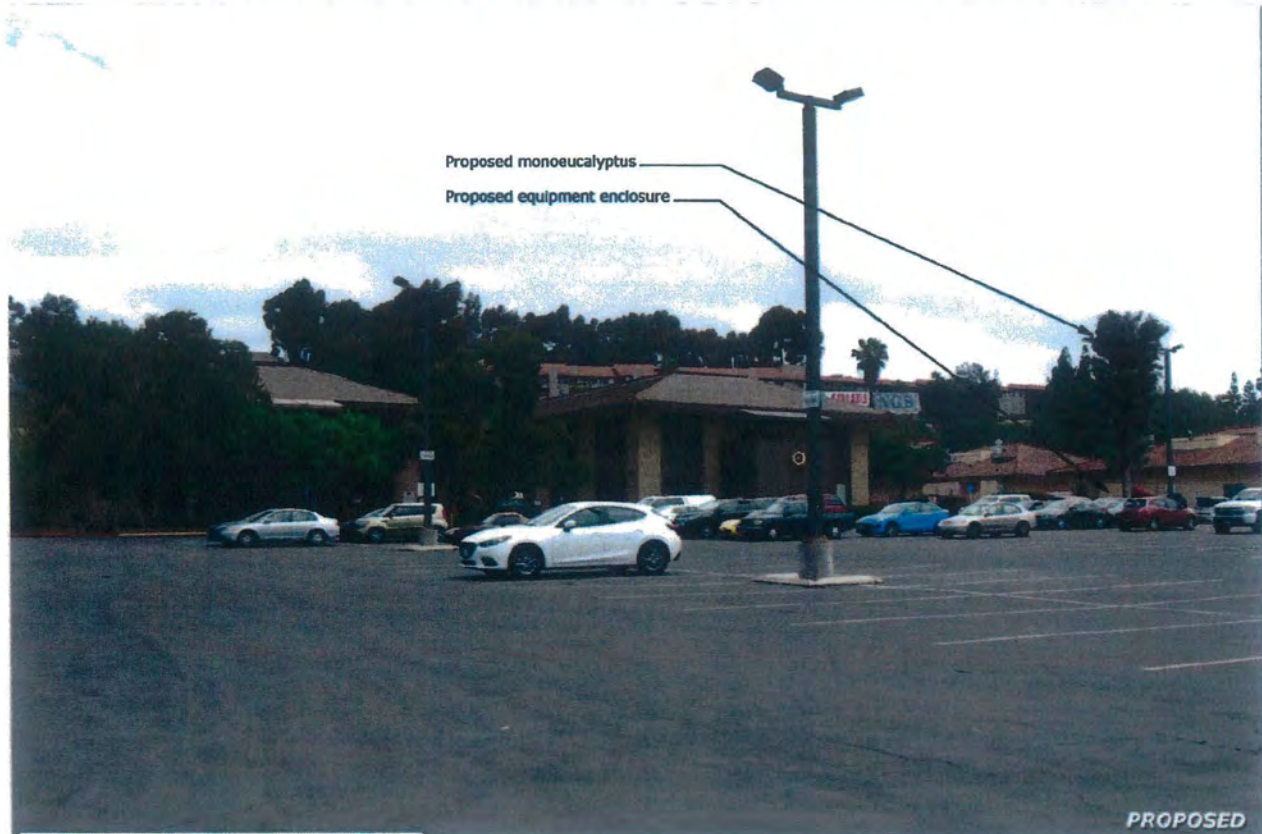
Signature : \_\_\_\_\_ Date: \_\_\_\_\_



Rancho Mission (MCE)  
10405 San Diego Mission Rd.  
San Diego, CA 92108



EXISTING



PROPOSED

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  
3/16/2016



Rancho Mission (MCE)  
10405 San Diego Mission Rd.  
San Diego, CA 92108



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  
1/12/2016



Rancho Mission (MCE)  
10405 San Diego Mission Rd.  
San Diego, CA 92108



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  
1/12/2016





# RANCHO MISSION (MCE)

MTX 40 / BSC 26 AREA  
MCE  
10405 SAN DIEGO MISSION ROAD  
SAN DIEGO, CALIFORNIA 92108

OVERALL HEIGHT: 59'-0"

### PROJECT TEAM

#### SITE ACQUISITION

PLANCOM, INC.  
302 STATE PLACE  
ESCONDIDO, CALIFORNIA 92029  
CONTACT: GREG MOORAD  
TELEPHONE: (858) 603-2336

#### PLANNING

PLANCOM, INC.  
302 STATE PLACE  
ESCONDIDO, CALIFORNIA 92029  
CONTACT: KERRIGAN DIEHL  
TELEPHONE: (760) 587-3003

#### ARCHITECT:

JEFFREY ROME & ASSOCIATES  
131 INNOVATION DRIVE, SUITE 100  
IRVINE, CALIFORNIA 92617  
CONTACT: JEFFREY ROME  
TELEPHONE: (949) 760-3929

#### SURVEYOR:

A.J. KOLTAVARY CIVIL ENGINEERS  
3 NINOS  
IRVINE, CALIFORNIA 92620  
CONTACT: ANDREW KOLTAVARY  
TELEPHONE: (714) 624-9027

#### UTILITY COORDINATOR:

THE TRIAD GROUP  
109000 NORTHEAST 8TH STREET,  
SUITE 1500  
BELLEVUE, WASHINGTON 98004  
CONTACT: ALAN GEORGE  
TELEPHONE: (760) 716-3483

#### PROFESSIONAL ENGINEER:

PEYTON-TOMITA & ASSOCIATES, LLC  
28562 OSO PARKWAY, D-407  
RANCHO SANTA MARGARITA, CA 92688  
CONTACT: MARK TOMITA  
TELEPHONE: (949) 842-6000

### PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY, IT WILL CONSIST OF THE FOLLOWING:

- PROPOSED VERIZON WIRELESS 406 SQ. FT. LEASE AREA
- (12) PROPOSED ANTENNAS MOUNTED ON (1) PROPOSED 59'-0" HIGH STEALTH ANTENNA STRUCTURE
- (12) PROPOSED RRUS
- (2) PROPOSED RAYCAPS NEAR ANTENNAS
- (1) PROPOSED 4'-0" MICROWAVE ANTENNA
- (1) PROPOSED STAND-BY GENERATOR
- (1) PROPOSED VERIZON WIRELESS ELECTRICAL METER PEDESTAL
- (1) PROPOSED 6'-0" HIGH CMU BLOCK WALL ENCLOSURE WITH 2'-0" HIGH TRELLIS
- (1) PROPOSED RUN FOR HYBRID CABLES
- (2) PROPOSED VZW MCE OUTDOOR EQUIPMENT CABINETS
- (1) PROPOSED VZW SUB-PANEL

### PROJECT SUMMARY

#### APPLICANT/LESSEE

verizon  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618  
OFFICE: (949) 286-7000

#### ASSESSOR'S PARCEL NUMBER

APN: 434-032-31

#### APPLICANT'S REPRESENTATIVE

PLANCOM, INC.  
302 STATE PLACE  
ESCONDIDO, CALIFORNIA 92029  
CONTACT: GREG MOORAD  
TELEPHONE: (858) 603-2336

#### PROPERTY OWNER:

OWNER: SAN DIEGO CITY FIRE FIGHTERS LOCAL 145  
ADDRESS: 10405 SAN DIEGO MISSION ROAD  
SAN DIEGO, CALIFORNIA 92108  
CONTACT: DENISE FENDELTON  
TELEPHONE: (619) 575-5161

#### PROPERTY INFORMATION:

SITE NAME: RANCHO MISSION  
SITE ADDRESS: 10405 SAN DIEGO MISSION ROAD  
SAN DIEGO, CALIFORNIA 92108  
JURISDICTION: CITY OF SAN DIEGO

#### CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: 406 SQ. FT. (178 SQ. FT. EQUIP AREA, 228 SQ. FT. ANTENNA AREA)  
OCCUPANCY: U  
TYPE OF CONSTRUCTION: TYPE V-B  
CURRENT ZONING: TYPE V-B  
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

### GENERAL CONTRACTOR NOTES

#### DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

### CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED. NOT FOR LOCAL INSPECTION.

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	P10
LS-1	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	P10
LS-2	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	P10
LS-3	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	P10
A-0	SITE PLAN	P10
A-1	ENLARGED SITE PLAN	P10
A-1.1	EQUIPMENT PLAN, ANTENNA PLAN, SCHEDULE AND SPECIFICATIONS	P10
A-1.2	TRELLIS PLAN AND FIBER/POWER DETAIL	P10
A-2	ELEVATIONS	P10
A-2.1	ELEVATIONS	P10
A-3	DETAILS	P10
L-1	IRRIGATION PLAN	P10
L-2	IRRIGATION DETAIL	P10
L-3	PLANTING PLAN	P10

### ZONING DRAWINGS

### ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P3	09/02/15	100% ZONING	IB
P4	09/22/15	UTILITY COORDINATION	IB
P5	10/14/15	RF COMMENTS	IB
P6	12/22/15	RE-DESIGN	IB
P7	01/12/16	SA COMMENTS	IB
P8	01/27/16	CLIENT COMMENTS	IB
P9	02/04/16	CLIENT COMMENTS	AZ
P10	03/10/16	STAFF COMMENTS	IB
P11	03/11/16	UC COMMENTS	IB



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

PROPRIETARY INFORMATION  
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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



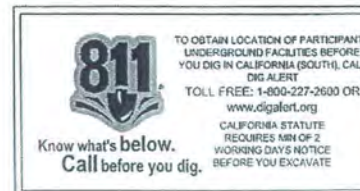
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618



RANCHO MISSION  
10405 SAN DIEGO MISSION RD.  
SAN DIEGO, CALIFORNIA 92108

SHEET TITLE:  
TITLE SHEET

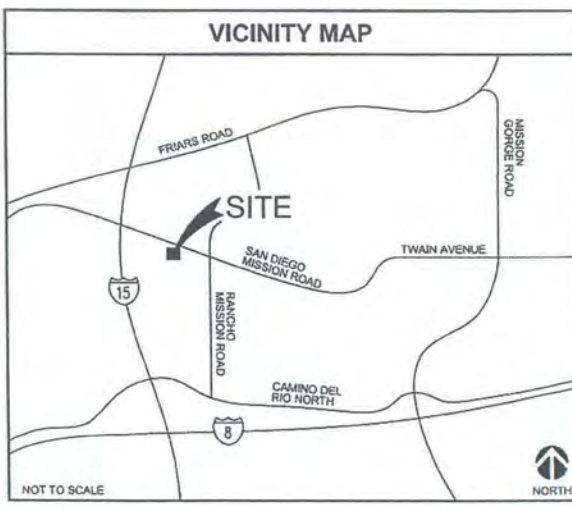
T-1



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT  
TOLL FREE: 1-800-227-2600 OR  
www.digalert.org  
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

### VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

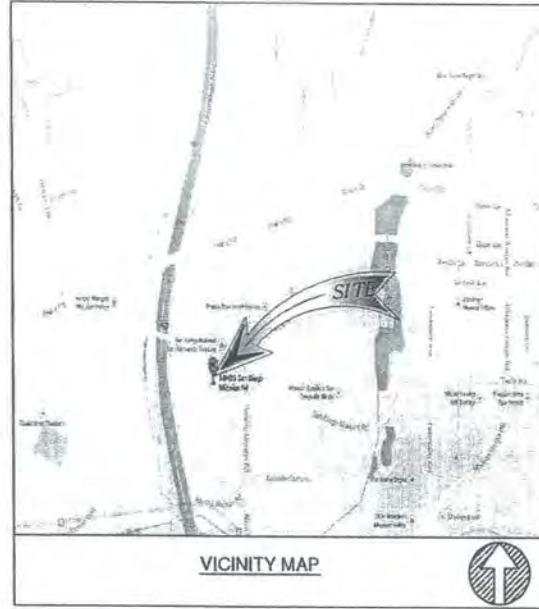


### DRIVING DIRECTIONS

- FROM: VERIZON OFFICE 10405 SAN DIEGO MISSION ROAD  
SAN DIEGO, CALIFORNIA 92124
1. HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH.
  2. TURN LEFT ONTO SAND CANYON AVENUE.
  3. TURN RIGHT TO MERGE ONTO I-5 SOUTH.
  4. CONTINUE ON I-5 SOUTH.
  5. KEEP LEFT AT THE FORK TO CONTINUE ON I-05 SOUTH.
  6. USE THE RIGHT 2 LANES TO TAKE EXIT 17B TO MERGE ONTO I-8 EAST TOWARD EL CENTRO.
  7. USE THE RIGHT 2 LANES TO TAKE EXIT 8 TO MERGE ONTO I-15 NORTH.
  8. TAKE EXIST 7A FOR FRIARS ROAD EAST.
  9. TURN RIGHT ONTO RANCHO MISSION ROAD AND YOUR DESTINATION WILL BE ON THE LEFT.

NOTE: THE ORIGINAL SET OF THIS PROJECT IS IN THE POSSESSION OF THE ARCHITECT. SCALE DRAWINGS NOT VALID FOR RECORDS OR ENLARGED SHEET SET.





VICINITY MAP

**SITE ADDRESS**

10405 SAN DIEGO MISSION ROAD, SAN DIEGO, CA 92108

**APN**

434-032-31

**RECORD OWNER**

SAN DIEGO CITY FIREFIGHTERS LOCAL 145, IAFF, A TAX EXEMPT ORGANIZATION

**TITLE REPORT**

A PRELIMINARY TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE COMPANY FILE NO. 08023010 DATED SEPTEMBER 18, 2014

**BASIS OF BEARING**

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

**BENCH MARK**

THE SPATIAL REFERENCE CENTER C.O.R.S. "S105", ELEVATION = 726.025 FEET (NAVD 88)

**FLOOD ZONE**

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C1636H EFFECTIVE DATE MAY 16, 2012.

**SCHEDULE B EXCEPTION**

- ITEMS A-C ARE TAX RELATED
- ITEM 1 IS WATER RIGHT RELATED
- ITEM 6 IS DEED RELATED
- ITEM 7 IS RIGHT RELATED
- ITEM 8 IS DISCREPANCIES RELATED
- ITEM 9 IS UNDISCLOSED EASEMENT RELATED
- ITEM 10 IS INSPECTION RELATED

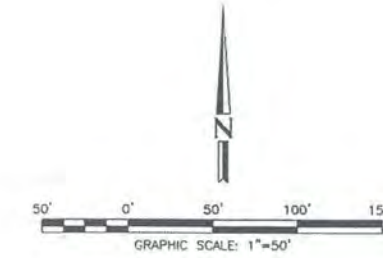
△ EASEMENT(S) OR RIGHT(S) OF WAY FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD: PURPOSE: INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED AFFECTS: PARCELS B AND C DOES NOT AFFECT VERIZON LEASE PREMISES

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: MAY 22, 1961 RECORDING NO: AS INSTRUMENT NO. 87922 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. DOES NOT AFFECT VERIZON LEASE PREMISES

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO TEACHERS ASSOCIATION PURPOSE: DRIVEWAY RECORDING DATE: MARCH 22, 1978 RECORDING NO: AS INSTRUMENT NO. 78-111794 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECT VERIZON LEASE PREMISES

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: APRIL 25, 1978 RECORDING NO: AS INSTRUMENT NO. 78-164944 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. DOES NOT AFFECT VERIZON LEASE PREMISES

**BOUNDARY DETAIL**



**LEGAL DESCRIPTION**

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

**PARCEL A:**

PARCEL 2 OF PARCEL MAP NO. 7491, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF SAID COUNTY RECORDER, JUNE 27, 1978 BEING A DIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 6638, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

**PARCEL B:**

AN EASEMENT FOR PARKING AND INCIDENTAL PURPOSE OVER, UNDER, ALONG AND ACROSS THE EASTERLY 15 FEET OF PARCEL 1 OF PARCEL MAP NO. 7491, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER JUNE 27, 1978. EXCEPTING THEREFROM THAT PORTION WHICH LIES NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID PARCEL 1 WHICH IS DISTANT SOUTH 00° 32' 40" WEST 270.00 FEET FROM THE NORTHEASTERLY CORNER OF SAID PARCEL 1; THENCE NORTH 89° 27' 20" WEST A DISTANCE OF 15.00 FEET TO THE WESTERLY LINE OF SAID EASTERLY 15.00 FEET OF SAID PARCEL 1.

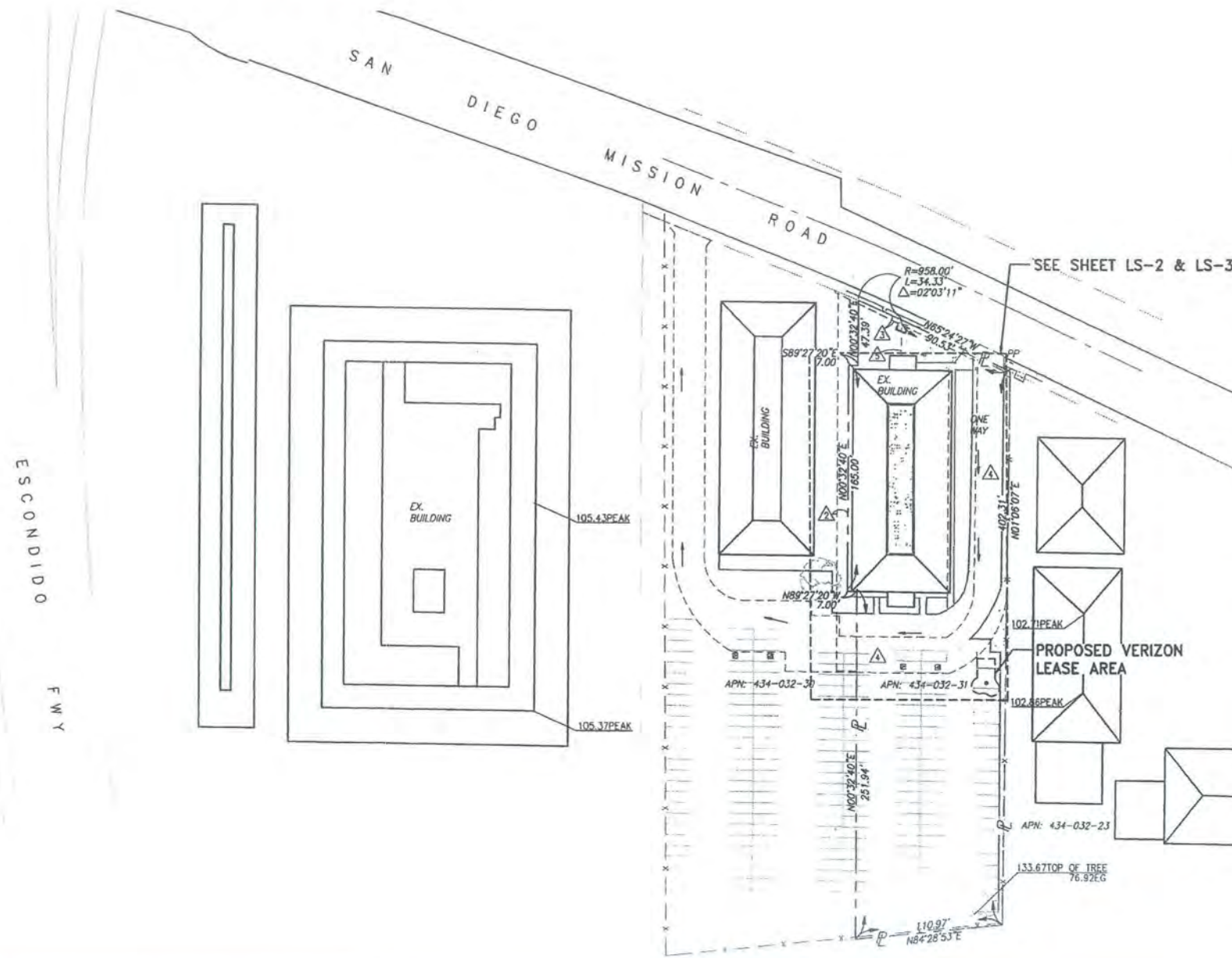
**PARCEL C:**

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR DRIVEWAY PURPOSE OVER, UNDER, ALONG AND ACROSS ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 7491, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER JUNE 27, 1978, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 68° 31' 30" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 29.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 68° 31' 30" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 27.00 FEET; THENCE SOUTH 40° 00' 00" WEST, A DISTANCE OF 5.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANCE EASTERLY 48.00 FEET FROM THE WESTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID PARALLEL LINE, SOUTH 00° 32' 40" WEST, 228.00 FEET TO THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" A DISTANCE OF 47.12 FEET; THENCE SOUTH 89° 27' 20" EAST, 50.00 FEET; THENCE SOUTH 00° 32' 40" WEST, 10.50 FEET; THENCE SOUTH 89° 27' 20" EAST, 20.00 FEET; THENCE SOUTH 00° 32' 40" WEST, 15.5 FEET; THENCE SOUTH 89° 27' 20" EAST, 13.0 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 1 OF SAID POINT BEING SOUTH 00° 32' 40" WEST, 244.00 FEET FROM THE NORTHEASTERLY CORNER OF SAID PARCEL 1; THENCE SOUTH 00° 32' 40" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 26.00 FEET. THENCE NORTH 89° 27' 20" WEST, 53.5 FEET; THENCE NORTH 00° 32' 40" EAST, 14.00 FEET; THENCE NORTH 09° 27' 20" WEST 40.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT 84.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL TO SAID POINT BEARS SOUTH 27° 30' 00" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 30' 00", A DISTANCE OF 84.30 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 24.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 00° 32' 40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 237.00 FEET TO A LINE WHICH BEARS SOUTH 40° 00' 00" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 40° 00' 00" EAST, 5.00 FEET TO THE TRUE POINT OF BEGINNING.

**LIVING PLANTS AND TREE NOTES**

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE ONLY.



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	04/13/15	PRELIMINARY SURVEY	JP
1	05/18/15	FINAL SURVEY	JP
2	02/10/16	UPDATE SURVEY	JP

10005 MURLANDS BLVD.  
SUITE "E"  
IRVINE, CA 92618  
PH: 714.824.9227

PROPRIETARY INFORMATION  
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IRVINE, CA 92618

RANCHO MISSION  
10405 SAN DIEGO MISSION RD.  
SAN DIEGO, CALIFORNIA 92108

SHEET TITLE:  
TOPOGRAPHIC SURVEY

LS-1

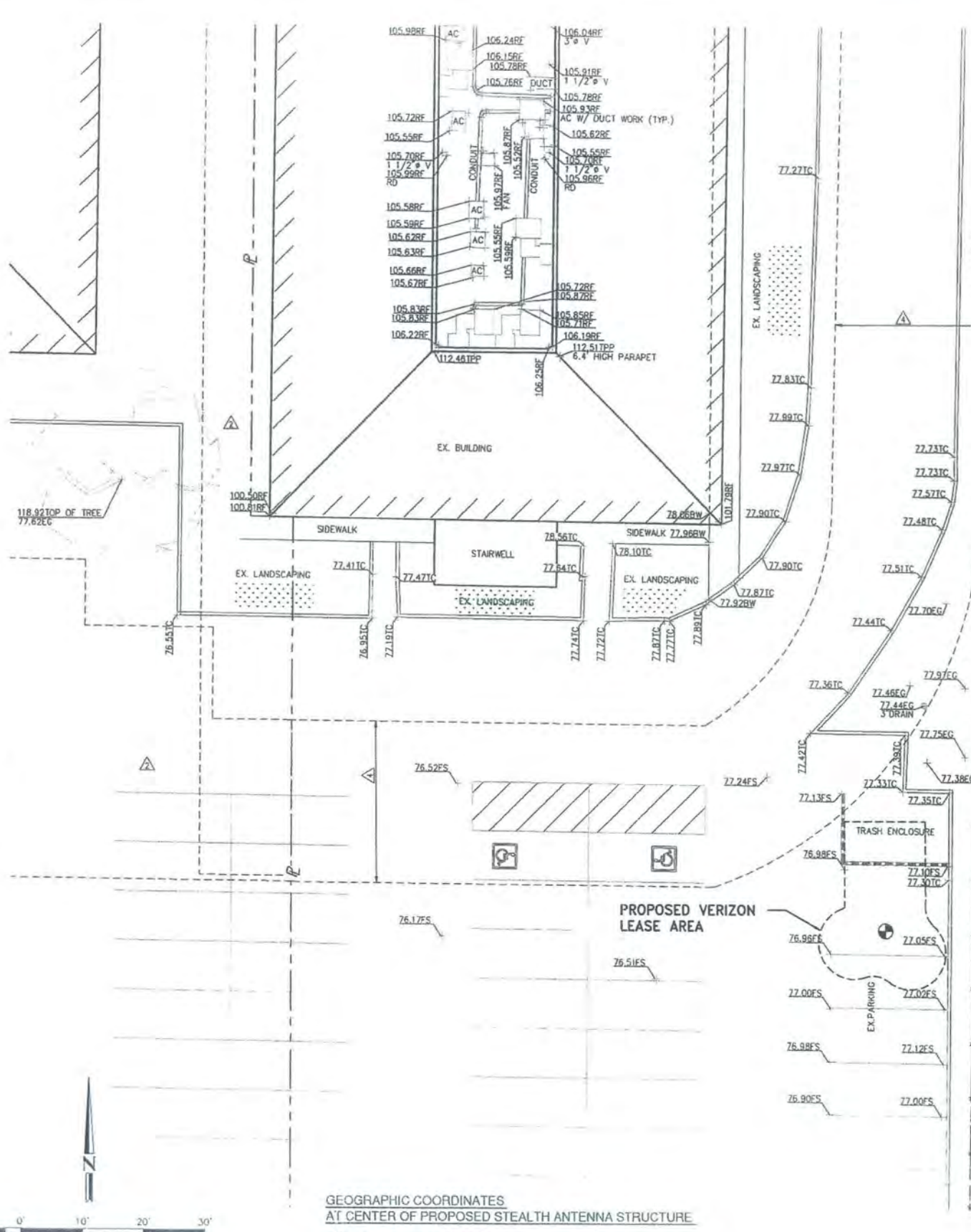




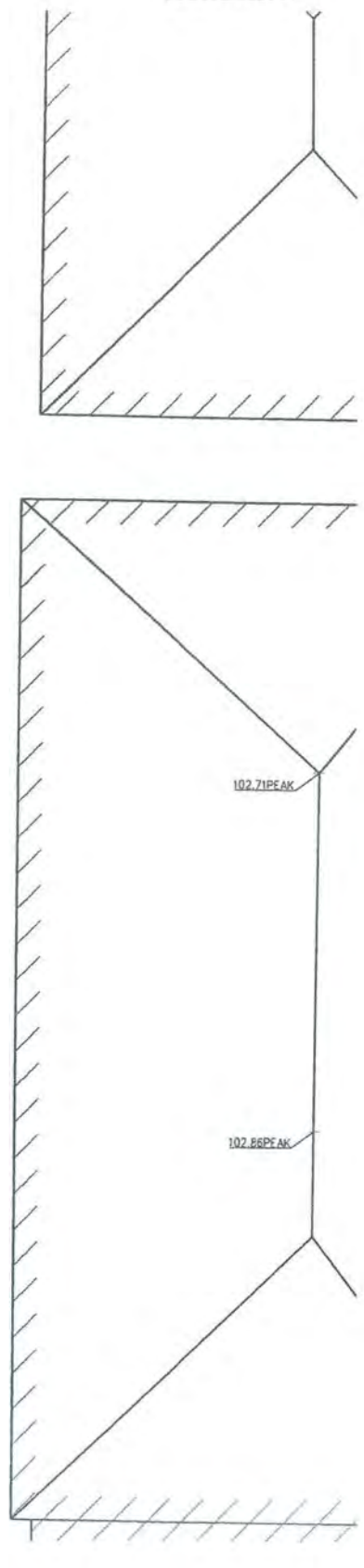


LEGEND

- CENTER LINE
- - - PROPERTY LINE
- - - CHAIN-LINK FENCE
- - - WOOD FENCE
- - - EASEMENT LINE
- - - GAS LINE
- - - SEWER LINE
- - - WATER LINE
- - - TELEPHONE CABLE
- - - WOOD WALL
- - - CMU WALL
- - - EDGE OF PAV'T
- - - EXISTING GROUND
- - - FOUND
- - - GUY WIRE ANCHOR
- - - EDGE OF PAVEMENT
- - - FLOW LINE
- - - FINISH SURFACE
- - - HEIGHT
- - - NATURAL GRADE
- - - ROOF GRADE
- - - RAISED PLATFORM
- - - MAIL BOX
- - - PROPERTY LINE
- - - POWER POLE
- - - PULL BOX
- - - SANITARY SEWAGE CLEANOUT
- - - STREET SIGN/STOP SIGN
- - - STORM DRAIN MAN HOLE
- - - SIGN
- - - TOP OF CURB
- - - TOP OF WALL
- - - TOP OF ANTENNA
- - - UNDERGROUND ACCESS
- - - BACK FLOW PREVENTER
- - - WATER METER
- - - WATER VALVE
- - - EXISTING LIGHT
- - - EXISTING ELECTRICAL MH
- - - EXISTING POLE
- - - EXISTING STREET LIGHT
- - - EXISTING SATELLITE DISH
- - - EXISTING CONDENSER
- - - ROOF DRAIN
- - - EXISTING TELE. MANHOLE
- - - EXISTING WATER METER
- - - EXISTING BACKFLOW PREVENTER
- - - EXISTING SIGN
- - - EXISTING TRAFFIC SIGNAL
- - - EXISTING ANTENNA
- - - EXISTING MICROWAVE DISH
- - - EXISTING SEWER MANHOLE
- - - POWER POLE
- - - GUY WIRE ANCHOR
- - - CATCH BASIN
- - - FIRE HYDRANT
- - - VALVE (UTILITY)
- - - TREE
- - - PINE TREE
- - - BUSH
- - - PALM TREE
- - - EXISTING CONCRETE
- - - EXISTING GRASS/TURF
- - - MONUMENT FD. (AS NOTED)



SURVEY DETAIL



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	04/13/15	PRELIMINARY SURVEY	JP
1	06/18/15	FINAL SURVEY	JP
2	02/10/16	UPDATE SURVEY	JP

**AJK**  
 10005 MURLANDS BLVD., SUITE 100  
 IRVINE, CA 92618  
 PH: 714.624.9027

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**verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

REGISTERED PROFESSIONAL ENGINEER  
 ANDREW J. KATZ  
 No. 26571  
 Exp. 03/31/16  
 CIVIL  
 STATE OF CALIFORNIA

**RANCHO MISSION**  
 10405 SAN DIEGO MISSION RD.  
 SAN DIEGO, CALIFORNIA 92108

SHEET TITLE:  
 TOPOGRAPHIC SURVEY

LS-3

GEOGRAPHIC COORDINATES  
 AT CENTER OF PROPOSED STEALTH ANTENNA STRUCTURE

LATITUDE: 32° 47' 04.82" N  
 LONGITUDE: 117° 06' 42.60" W



NOTE: THE ORIGINAL SET OF THIS PLAN IS 11" x 17". SCALE SHOULD BE NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



KEYNOTES

- 1 PROPOSED VZW ANTENNA STEALTH STRUCTURE AND PROPOSED EQUIPMENT ENCLOSURE AREA; SEE SHEET A-1.
- 2 EXISTING TRANSFORMER #704-94 AND PROPOSED VZW POWER SOURCE.
- 2A PROPOSED 17"x30" PULL BOX ON PROPERTY LINE AND VZW PROPOSED FIBER MMP.
- 3 PROPOSED VZW JOINT POWER & TELCO TRENCH; APPROXIMATELY 250 LINEAR FEET.
- 3A PROPOSED VZW POWER TRENCH; APPROXIMATELY 15'-0".
- 4 EXISTING BUILDING, TYPICAL.
- 5 EXISTING PARKING LOT.
- 6 EXISTING PROPERTY LINE, TYPICAL.
- 7 EXISTING TREE, TYPICAL.
- 8 EXISTING AT&T MANHOLE.
- 9 EXISTING TRASH BIN AREA TO BE RELOCATED.
- 9A PROPOSED TRASH BIN AREA.
- 10 EXISTING 3" DRAIN.
- 11 EXISTING EASEMENT; SEE SHEETS LS-1, LS2 & LS-3.
- 12 PROPOSED 200 AMP METER PEDESTAL IN RIGHT OF WAY.
- 13 EXISTING BUSHES TO BE TRIMMED BACK AS NEEDED TO ACCOMMODATE PROPOSED METER PEDESTAL.
- 14 PROPOSED LANDSCAPE TO REPLACE EXISTING LANDSCAPE REMOVED DUE TO UTILITY TRENCHING; SEE SHEETS L-1, L-2, AND L-3.
- 15 EXISTING (1) PARKING STALL TO BE REMOVED AND UTILIZED BY VZW LEASE AREA.
- 16 PROPOSED CROWN 2" IN PROPOSED TRENCH TO PROPOSED MMP; APPROXIMATELY 5'-0".
- 17 PROPOSED CROWN 17"x30" PULL BOX IN RIGHT-OF-WAY AND PROPOSED TELCO POC.

GENERAL NOTES

- A. SETBACKS:  
STREET YARD: 10'  
SIDE YARD: 10'  
REAR YARD: 8'
- B. EASEMENTS:  
SEE SHEETS LS-1, LS-2 & LS-3.
- C. FREQUENCY:  
OPERATING FREQUENCIES: 698-2360.
- D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 45258 SQ. FT.  
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 48088 SQ. FT.
- E. TOTAL AREA DISTURBED:  
WALL FOOTING: 155 SQ. FT.  
UTILITY TRENCHING: 675 SQ. FT.  
PROPOSED VZW EQUIPMENT AREA: 176 SQ. FT.
- F. TOTAL LEASE AREA: 406 SQ. FT.
- G. A/C UNIT MANUFACTURER, CARRIER MODEL: N/A
- H. GENERATOR MANUFACTURER POLAR POWER MODEL NUMBER 82204-37NWB-101
- I. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- J. (E) LANDSCAPE: SHRUBS.
- K. (1) EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- L. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE 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.
- M. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE 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.
- N. THE APPLICANT SHALL OBTAIN A NON-EXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE SAN DIEGO MISSION ROAD RIGHT-OF-WAY.
- P. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE SAN DIEGO MISSION ROAD RIGHT-OF-WAY.

STORM WATER QUALITY NOTES  
CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010675 ([HTTP://WWW.SWRQCB.CA.GOV/RWQCB9/PROGRAMS/SD\\_STORMWATER.HTML](http://www.swrqcb.ca.gov/rwqcb9/PROGRAMS/SD_STORMWATER.HTML)) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE ([HTTP://CLERK.DOC.SANINET.GOV/RIGHTS/GETCONTENT/LOCAL.PDF?DMW\\_OBJECTID=090014518008CC43](http://CLERK.DOC.SANINET.GOV/RIGHTS/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43))

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

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS  $\geq 40$  OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

**GRADING DATA TABLE**

EXCAVATION (EQUIPMENT ENCLOSURE)= 11.26 CU. YDS.
MAX DEPTH (EQUIPMENT ENCLOSURE)= 2'-0"
EXCAVATION (ANTENNA STEALTH STRUCTURE)= 18.52 CU. YDS.
MAX DEPTH (ANTENNA STEALTH STRUCTURE)= 20'-0"
EXCAVATION (TRENCHING)= 61.11 CU. YDS.
MAX DEPTH (TRENCHING)= 5'-0"
TOTAL EXCAVATION= 90.89 CU. YDS. TO BE DISPERSED THROUGHOUT SITE.

**PARKING NOTES**

EXISTING PARKING SPACES: 161
EXISTING HANDICAP PARKING SPACES: 4
TOTAL EXISTING PARKING SPACES: 165
REQUIRED PARKING SPACES: 4.3X1000 SF
EXISTING BUILDING(S) SF: 18,300 SFx2 = 36,600 SQ. FT.
PARKING CALCULATION: 36,000/1,000 = 36.6x4.3 = 157
TOTAL REQUIRED PARKING SPACES: 157
TOTAL PROPOSED PARKING SPACES: 164

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
P3	09/02/15	100% ZONING	IB
P4	09/22/15	UTILITY COORDINATION	IB
P5	10/14/15	RF COMMENTS	IB
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P8	01/27/16	CLIENT COMMENTS	IB
P9	02/04/16	CLIENT COMMENTS	AZ
P10	03/10/16	STAFF COMMENTS	IB
P11	03/11/16	UC COMMENTS	IB

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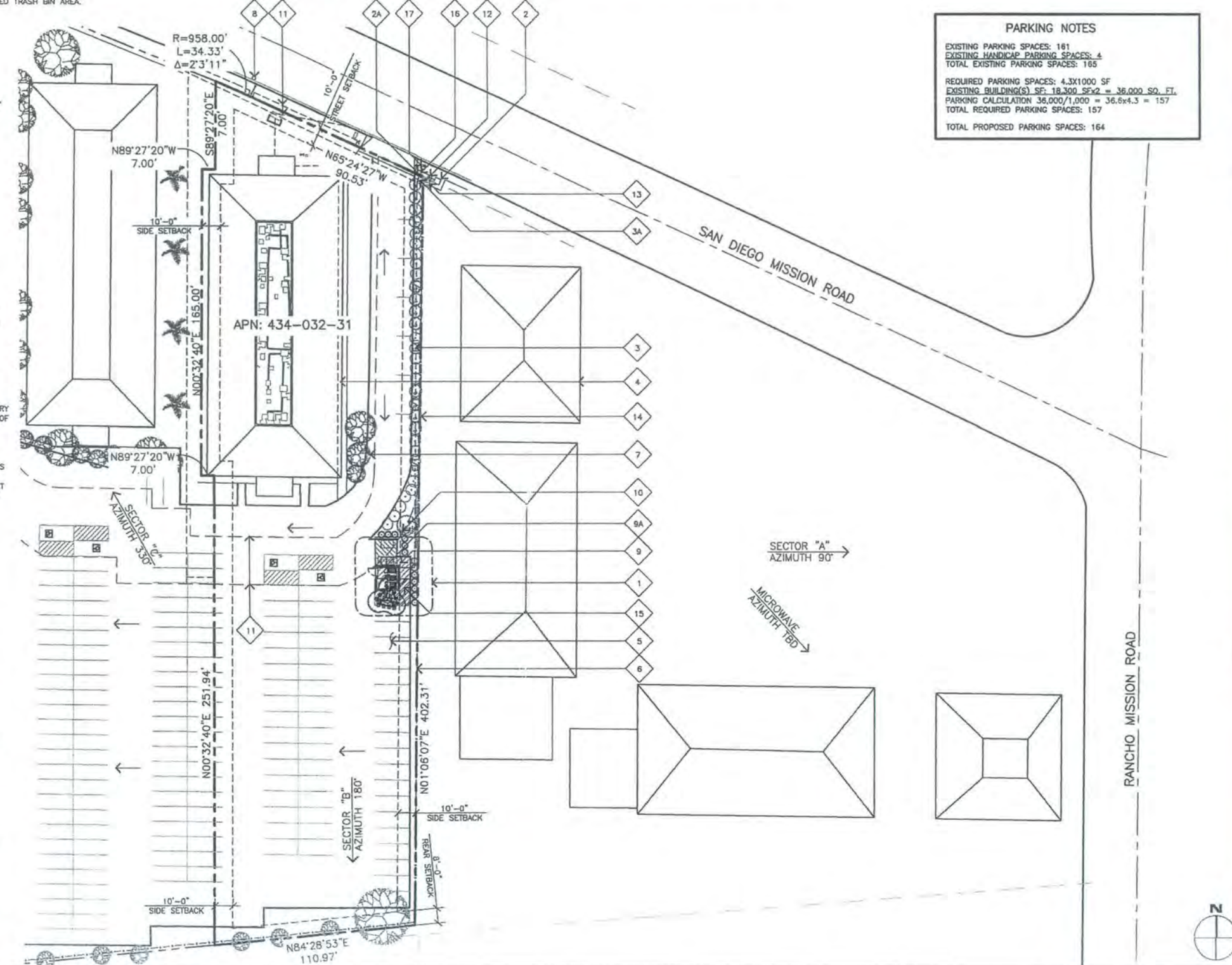
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**RANCHO MISSION**  
 10405 SAN DIEGO MISSION RD.  
 SAN DIEGO, CALIFORNIA 92108

SHEET TITLE:  
**SITE PLAN**  
**A-0**



SITE PLAN

SCALE:  
 1"=30'  
 0 15' 30'





KEYNOTES

- 1 PROPOSED VZW 13'-4" X 13'-4" X 8'-0" HIGH CMU BLOCK WALL EQUIPMENT ENCLOSURE; SEE DETAIL 3/A-1.1.
- 2 PROPOSED VZW 50'-0" HIGH ANTENNA STEALTH STRUCTURE; SEE DETAIL 1/A-1.1.
- 3 PROPOSED VZW JOINT POWER & TELCO TRENCH; APPROXIMATELY 250 LINEAR FEET.
- 3A PROPOSED VZW POWER TRENCH; APPROXIMATELY 15'-0".
- 4 EXISTING SDG&E PAD TRANSFORMER #2259373536 120/240V 1# 3W AND PROPOSED VZW POWER SOURCE.
- 5 PROPOSED 17"x30" PULL BOX ON PROPERTY LINE AND VZW PROPOSED FIBER MMP.
- 5A PROPOSED CROWN 17"x30" PULL BOX IN RIGHT-OF-WAY AND PROPOSED TELCO POC.
- 5B PROPOSED CROWN 2" IN PROPOSED TRENCH TO PROPOSED MMP; APPROXIMATELY 5'-0".
- 6 EXISTING LANDSCAPE, TYPICAL.
- 7 EXISTING BUILDING.
- 8 EXISTING PROPERTY LINE, TYPICAL.
- 9 EXISTING TRASH BIN AREA TO BE RELOCATED.
- 9A PROPOSED TRASH BIN AREA.
- 10 EXISTING PARKING LOT.
- 11 EXISTING EASEMENT; SEE SHEETS LS-1, LS-2 & LS-3.
- 12 EXISTING SDG&E POLE #P79522.
- 13 EXISTING AT&T MANHOLE.
- 14 PROPOSED 200 AMP METER PEDESTAL IN ROW.
- 15 EXISTING (1) PARKING STALL TO BE REMOVED AND UTILIZED BY VZW LEASE AREA.
- 16 PROPOSED LANDSCAPE TO REPLACE EXISTING LANDSCAPE REMOVED DUE TO UTILITY TRENCHING; SEE SHEETS L-1, L-2, AND L-3.
- 17 EXISTING CHAIN LINK FENCE.

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

I/We the undersigned as Lessee(s) of the property described as  
10405 SAN DIEGO MISSION ROAD SAN DIEGO, CALIFORNIA 92108  
(Address or legal description)

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

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

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

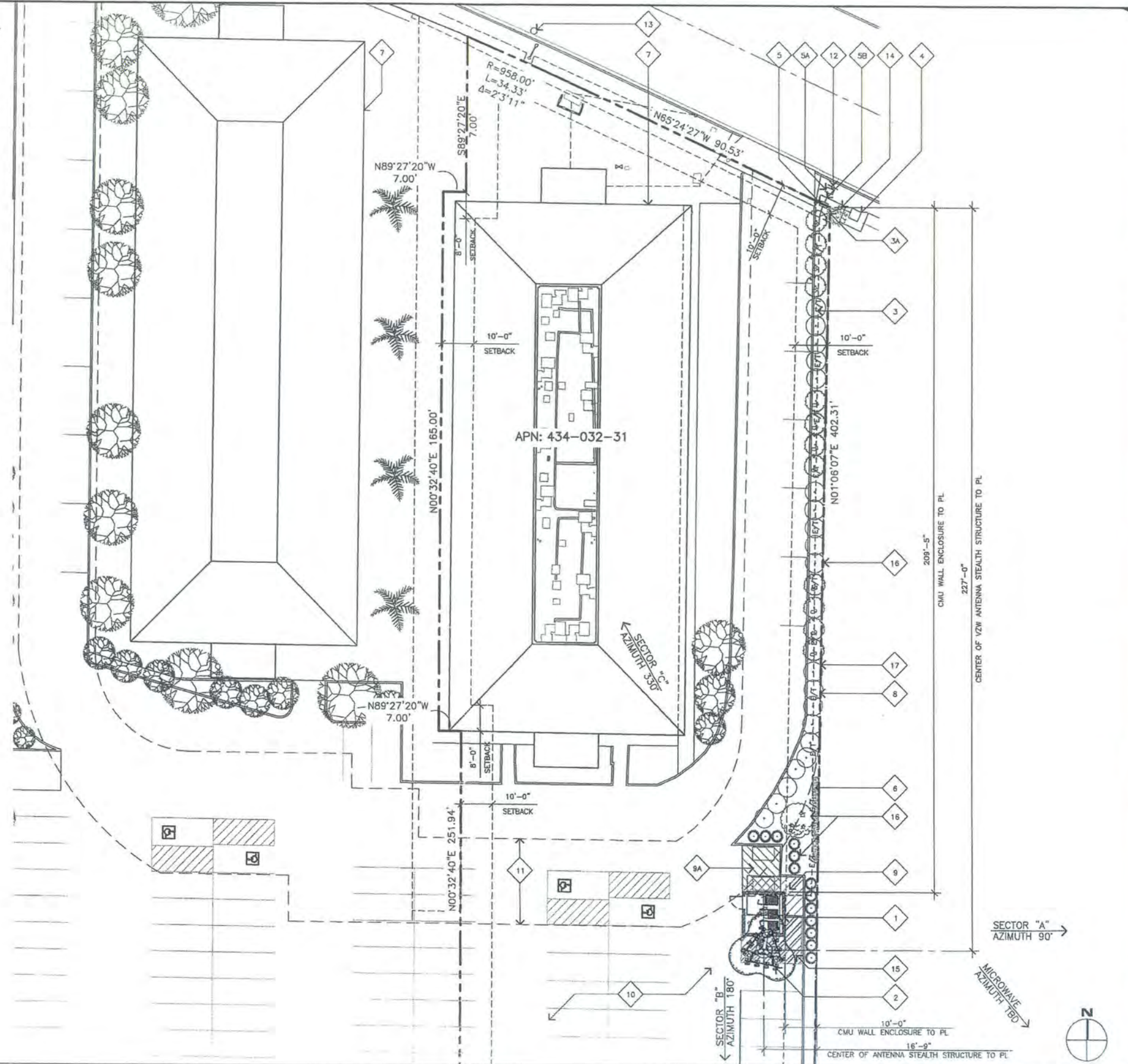
I/We will incorporate the following into the site design:

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

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

I/We will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee: Andrey Motekin Company Name: Verizon Wireless  
Date: 7/25/14



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P7	01/12/16	SA COMMENTS	IB
P8	01/27/16	CLIENT COMMENTS	IB
P9	02/04/16	CLIENT COMMENTS	AZ
P10	03/10/16	STAFF COMMENTS	IB
P11	03/11/16	UC COMMENTS	IB

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**RANCHO MISSION**  
10405 SAN DIEGO MISSION RD.  
SAN DIEGO, CALIFORNIA 92108

SHEET TITLE:  
ENLARGED SITE PLAN

A-1

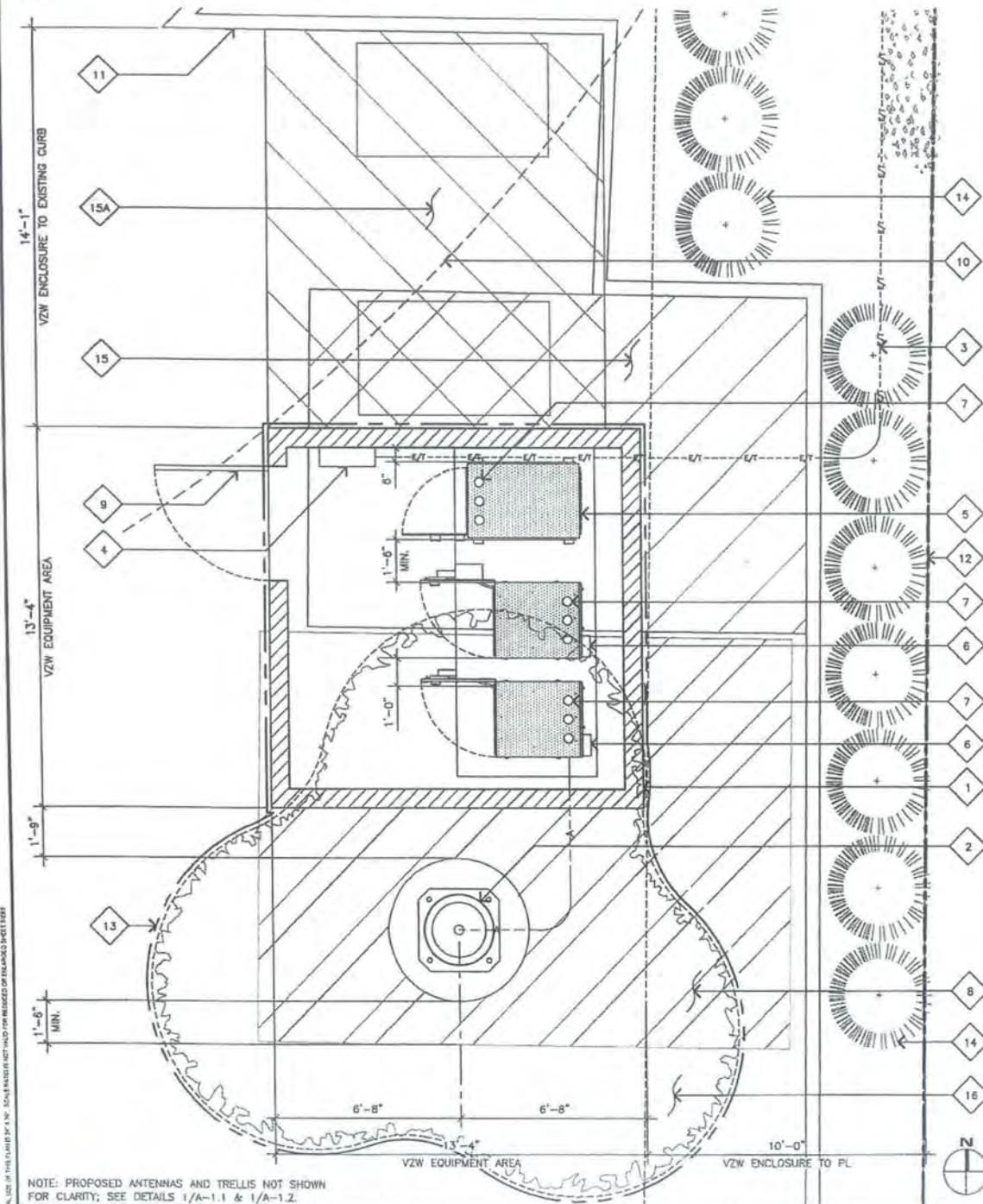
ENLARGED SITE PLAN

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



KEYNOTES

- 1 PROPOSED VZW 13'-4" X 13'-4" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE WITH TRELLIS.
- 2 PROPOSED VZW 50'-0" HIGH ANTENNA STEALTH STRUCTURE; SEE DETAIL 1/A-1.1.
- 3 PROPOSED VZW JOINT POWER & TELCO TRENCH; APPROXIMATELY 250'-0".
- 4 PROPOSED VZW SUB-PANEL.
- 5 PROPOSED VZW STAND-BY GENERATOR.
- 6 PROPOSED VZW MCE CABINET.
- 7 PROPOSED VZW STUB-UPS.
- 8 EXISTING (1) PARKING STALL TO BE REMOVED AND UTILIZED BY VZW LEASE AREA.
- 9 PROPOSED VZW 4'-0" WIDE SOLID METAL ACCESS GATE.
- 10 EXISTING EASEMENT; SEE SHEETS LS-1, LS-2, AND LS-3.
- 11 EXISTING CURB, TYPICAL.
- 12 EXISTING PROPERTY LINE.
- 13 PROPOSED VZW LEASE AREA: 406 SQ. FT.
- 14 PROPOSED LANDSCAPE; SEE SHEETS L-1, L-2, AND L-3.
- 15 EXISTING TRASH BIN AREA TO BE RELOCATED.
- 15A PROPOSED TRASH BIN AREA.
- 16 EXISTING ADJACENT PARKING SPACE.



NOTE: PROPOSED ANTENNAS AND TRELLIS NOT SHOWN FOR CLARITY; SEE DETAILS 1/A-1.1 & 1/A-1.2.

ENLARGED EQUIPMENT PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 3'

3 ANTENNA PLAN

FREQUENCY (MHZ)	698 - 2360
GAIN	21.0 dBi
HORIZONTAL BW(°)	39-47
VERTICAL BW(°)	4.5-8.9
POLARIZATION	SLANT ±45°
VSWR	1.5   14.0
SIZE:LXWXD(INCH/MM)	95.9X18.0X7.0/2437X457X178
CONNECTOR TYPE	7-16 DIN FEMALE
CONNECTOR LOCATION	BOTTOM

FREQUENCY (MHZ)	698 - 2360
GAIN	18.2 dBd
HORIZONTAL BW(°)	58-70
VERTICAL BW(°)	4.4-8.9
POLARIZATION	SLANT ±45°
VSWR	1.5   14.0
SIZE:LXWXD(INCH/MM)	96.0X11.9X7.1/2438X301X181
CONNECTOR TYPE	4X7-16 DIN FEMALE (LONG NECK)
CONNECTOR LOCATION	BOTTOM

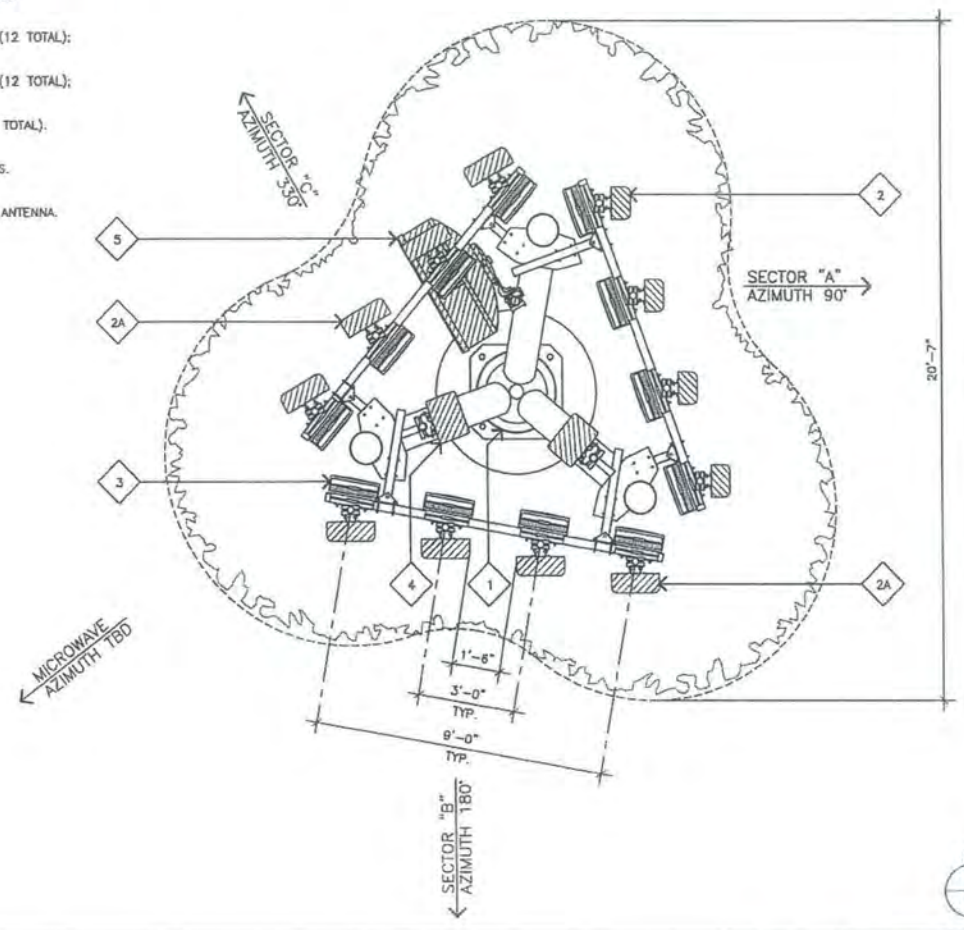
ANTENNA SCHEDULE								
SECTOR	QUANTITY	AZIMUTH	PROPOSED ANTENNA SIZE	COAX	TOP OF ANTENNA	EST. LENGTH	TX/RX	DNTLT.
ALPHA	4	60° DEGREES	8'-0"	7/8" HYBRID	48'	70'	TBD	0° DEGREES
BETA	4	180° DEGREES	8'-0"	7/8" HYBRID	48'	70'	TBD	0° DEGREES
GAMMA	4	330° DEGREES	8'-0"	7/8" HYBRID	48'	70'	TBD	0° DEGREES

ANTENNA SCHEDULE AND SPECIFICATIONS

SCALE: NONE 2

KEYNOTES

- 1 PROPOSED VZW 50'-0" HIGH AND 20'-0" WIDE ANTENNA STEALTH STRUCTURE.
- 2 PROPOSED VZW (4) ANTENNAS PER SECTOR (12 TOTAL); SEE DETAIL 2/A-3.
- 2A PROPOSED VZW (4) ANTENNAS PER SECTOR (12 TOTAL); SEE DETAIL 4/A-3.
- 3 PROPOSED VZW (4) RRU'S PER SECTOR (12 TOTAL).
- 4 PROPOSED VZW (2) RAYCAPS NEAR ANTENNAS.
- 5 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA.



SCALE: 3/8"=1'-0" 0 1' 2' 3'

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P7	01/12/16	SA COMMENTS	IB
P8	01/27/16	CLIENT COMMENTS	IB
P9	02/04/16	CLIENT COMMENTS	AZ
P10	03/10/16	STAFF COMMENTS	IB
P11	03/11/16	UC COMMENTS	IB

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LICENSED ARCHITECT  
 JEFFREY L. ROME  
 C-203616  
 EXP. FEB. 28, 2017  
 STATE OF CALIFORNIA

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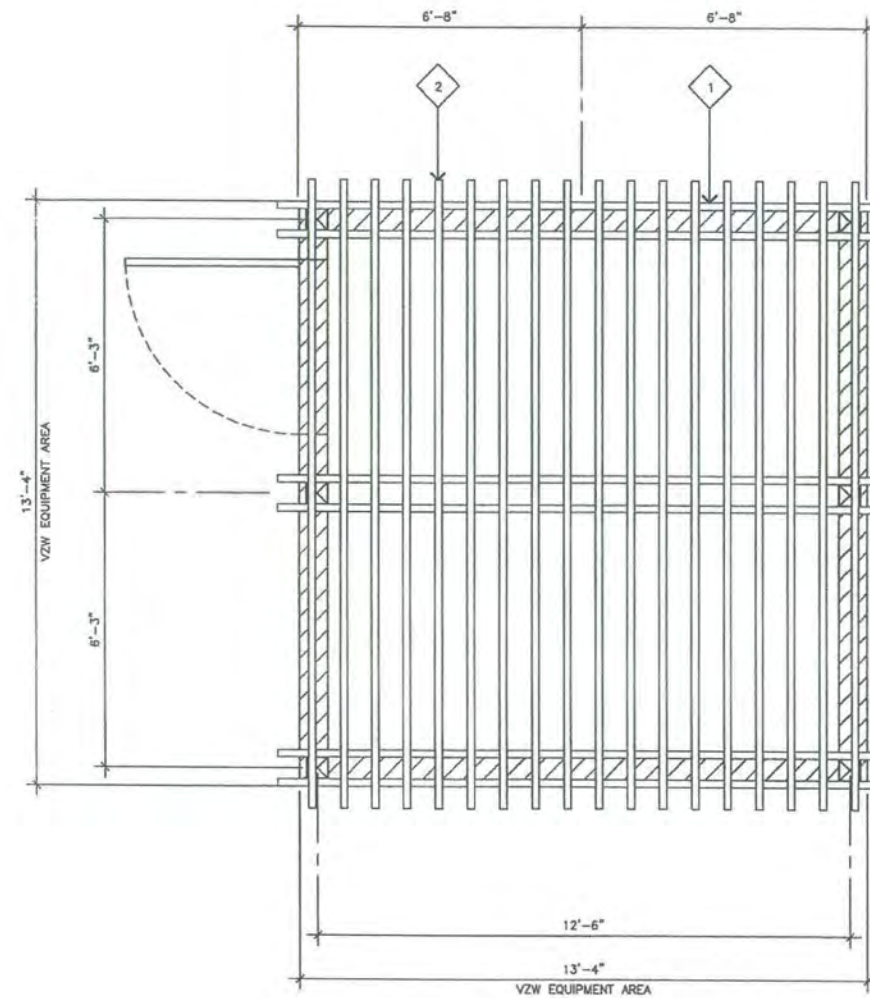
SHEET TITLE:  
 EQUIPMENT PLAN,  
 ANTENNA PLAN,  
 SCHEDULE AND SPECS

A-1.1



KEYNOTES

- 1 PROPOSED VZW 13'-4" X 13'-4" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE.
- 2 PROPOSED TRELLIS.



- NOTE:
1. ALL STEEL SHALL BE GALVANIZED
  2. ALL LUMBER SHALL BE PRESSURE TREATED
  3. ALL MEMBERS TO BE PAINTED TO MATCH EXISTING BUILDING.

ISSUE STATUS

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SHEET TITLE:  
**TRELLIS PLAN**

**A-1.2**

NOT USED

SCALE:  
 NONE

**2**

**TRELLIS PLAN**

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



**1**



KEYNOTES

- 1 PROPOSED VZW 13'-4" X 13'-4" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE.
- 2 PROPOSED VZW 50'-0" HIGH AND 20'-0" WIDE, 299 S.F. ANTENNA STEALTH STRUCTURE.
- 3 PROPOSED VZW (4) ANTENNAS WITH SOCK COVER PER SECTOR (12 TOTAL).
- 4 PROPOSED VZW (4) RRU'S PER SECTOR (12 TOTAL).
- 5 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA.
- 6 EXISTING TREE, TYPICAL.
- 7 EXISTING BUILDING.
- 8 EXISTING LANDSCAPE, TYPICAL.
- 9 EXISTING CHAIN LINK FENCE.
- 10 PROPOSED TRELLIS.
- 11 PROPOSED LANDSCAPE; SEE SHEETS L-1, L-2, AND L-3.
- 11A PROPOSED (1) 5 GAL. BRISBANE BOX; SEE SHEETS L-1, L-2, AND L-3.

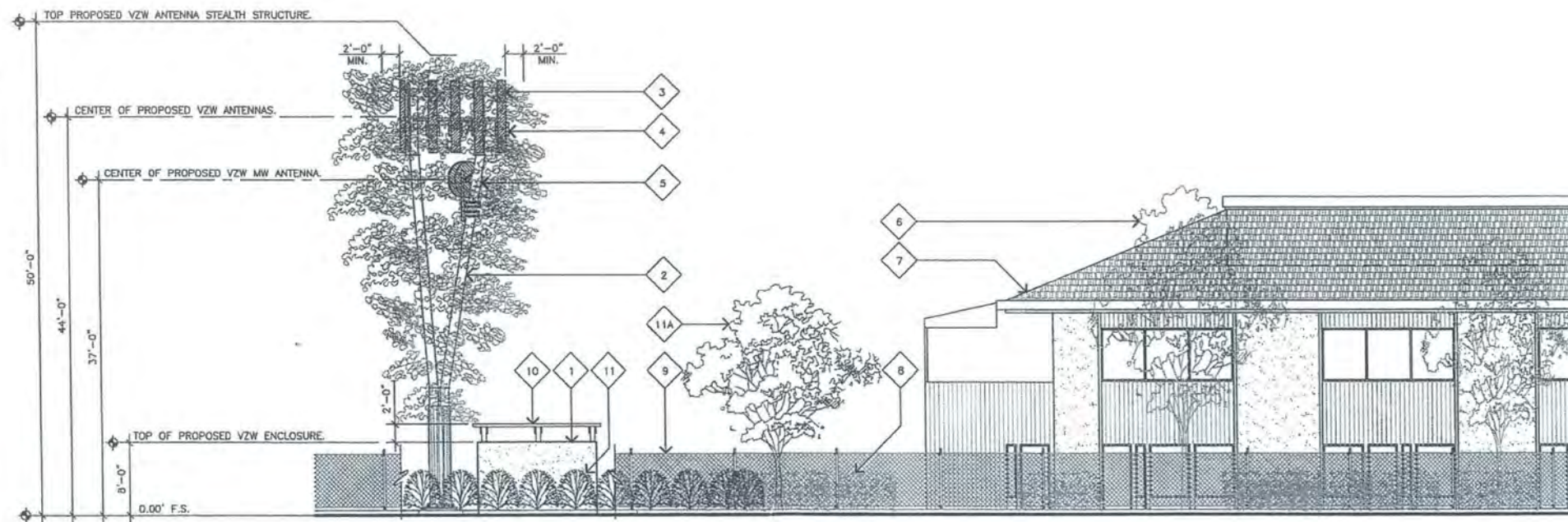


SOUTH ELEVATION

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

KEYNOTES

- 1 PROPOSED VZW 13'-4" X 13'-4" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE.
- 2 PROPOSED VZW 50'-0" HIGH AND 20'-0" WIDE, 299 S.F. ANTENNA STEALTH STRUCTURE.
- 3 PROPOSED VZW (4) ANTENNAS WITH SOCK COVER PER SECTOR (12 TOTAL).
- 4 PROPOSED VZW (4) RRU'S PER SECTOR (12 TOTAL).
- 5 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA.
- 6 EXISTING TREE, TYPICAL.
- 7 EXISTING BUILDING.
- 8 EXISTING LANDSCAPE, TYPICAL.
- 9 EXISTING CHAIN LINK FENCE.
- 10 PROPOSED TRELLIS.
- 11 PROPOSED LANDSCAPE; SEE SHEETS L-1, L-2, AND L-3.
- 11A PROPOSED (1) 5 GAL. BRISBANE BOX; SEE SHEETS L-1, L-2, AND L-3.



EAST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' 1

ISSUE STATUS

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P3	09/07/15	100% ZONING	IB
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P5	10/14/15	RF COMMENTS	IB
P6	12/22/15	RE-DESIGN	IB
P7	01/12/16	SA COMMENTS	IB
P8	01/27/16	CLIENT COMMENTS	IB
P9	02/04/16	CLIENT COMMENTS	AZ
P10	03/10/16	STAFF COMMENTS	IB
P11	03/11/16	UC COMMENTS	IB

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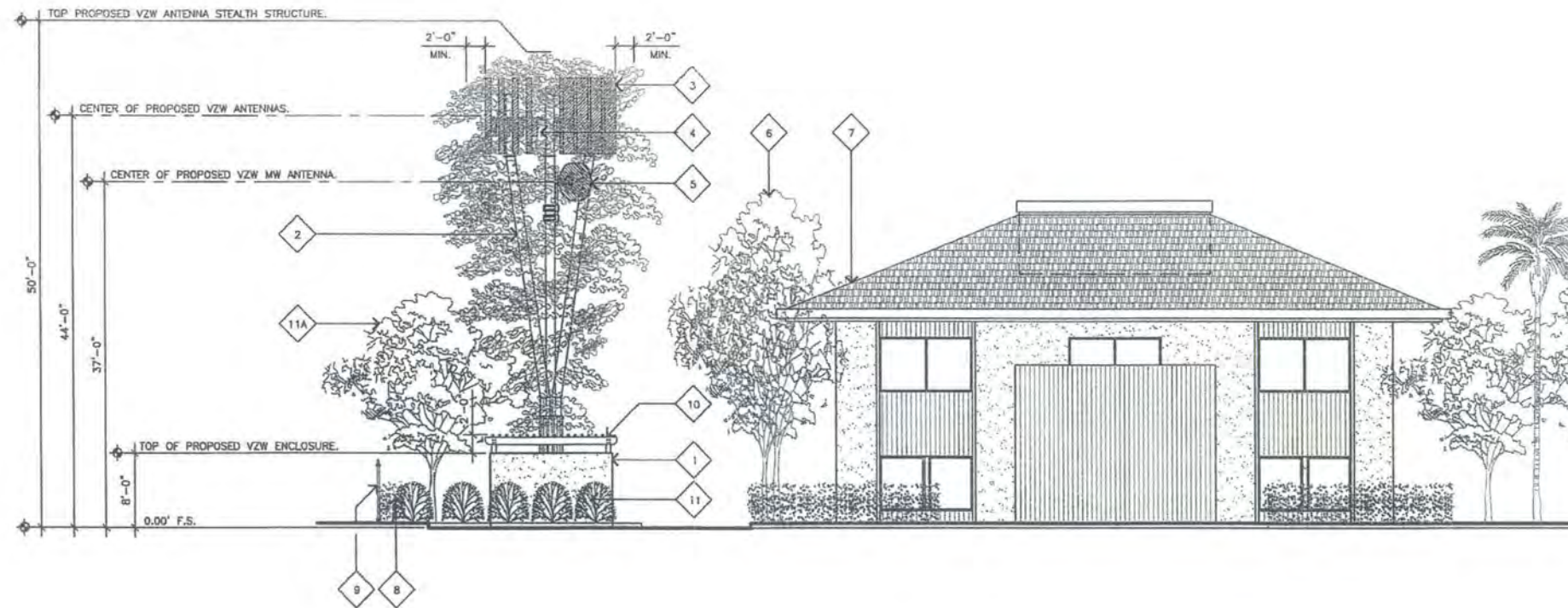
SHEET TITLE:  
 ELEVATIONS

A-2



KEYNOTES

- 1 PROPOSED VZW 13'-4" X 13'-4" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE.
- 2 PROPOSED VZW 50'-0" HIGH AND 20'-0" WIDE, 299 S.F. ANTENNA STEALTH STRUCTURE.
- 3 PROPOSED VZW (4) ANTENNAS WITH SOCK COVER PER SECTOR (12 TOTAL).
- 4 PROPOSED VZW (4) RRU'S PER SECTOR (12 TOTAL).
- 5 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA.
- 6 EXISTING TREE, TYPICAL.
- 7 EXISTING BUILDING.
- 8 EXISTING LANDSCAPE, TYPICAL.
- 9 EXISTING CHAIN LINK FENCE.
- 10 PROPOSED TRELLIS.
- 11 PROPOSED LANDSCAPE; SEE SHEETS L-1, L-2, AND L-3.
- 11A PROPOSED (1) 5 GAL. BRISBANE BOX; SEE SHEETS L-1, L-2, AND L-3.

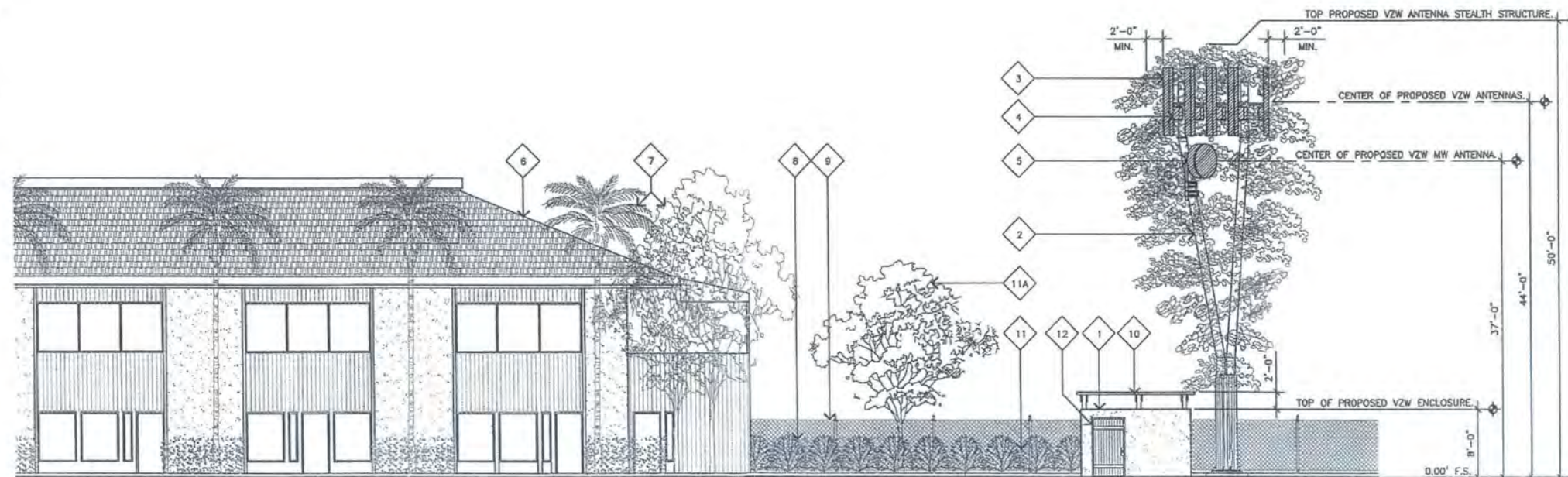


NORTH ELEVATION

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

KEYNOTES

- 1 PROPOSED VZW 13'-4" X 13'-4" X 8'-0" HIGH CMU BLOCK WALL ENCLOSURE.
- 2 PROPOSED VZW 50'-0" HIGH AND 20'-0" WIDE, 299 S.F. ANTENNA STEALTH STRUCTURE.
- 3 PROPOSED VZW (4) ANTENNAS WITH SOCK COVER PER SECTOR (12 TOTAL).
- 4 PROPOSED VZW (4) RRU'S PER SECTOR (12 TOTAL).
- 5 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA.
- 6 EXISTING TREE, TYPICAL.
- 7 EXISTING BUILDING.
- 8 EXISTING LANDSCAPE, TYPICAL.
- 9 EXISTING CHAIN LINK FENCE.
- 10 PROPOSED TRELLIS.
- 11 PROPOSED LANDSCAPE; SEE SHEETS L-1, L-2, AND L-3.
- 11A PROPOSED (1) 5 GAL. BRISBANE BOX; SEE SHEETS L-1, L-2, AND L-3.
- 12 PROPOSED VZW SOLID METAL ACCESS DOORS.



WEST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P3	09/01/15	100% ZONING	IB
P4	09/22/15	UTILITY COORDINATION	IB
P5	10/14/15	RF COMMENTS	IB
P6	12/22/15	RE-DESIGN	IB
P7	01/12/16	SA COMMENTS	IB
P8	01/27/16	CLIENT COMMENTS	IB
P9	02/04/16	CLIENT COMMENTS	AZ
P10	03/10/16	STAFF COMMENTS	IB
P11	03/11/16	UC COMMENTS	IB



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 tel 949.760.3929 | fax 949.760.3931

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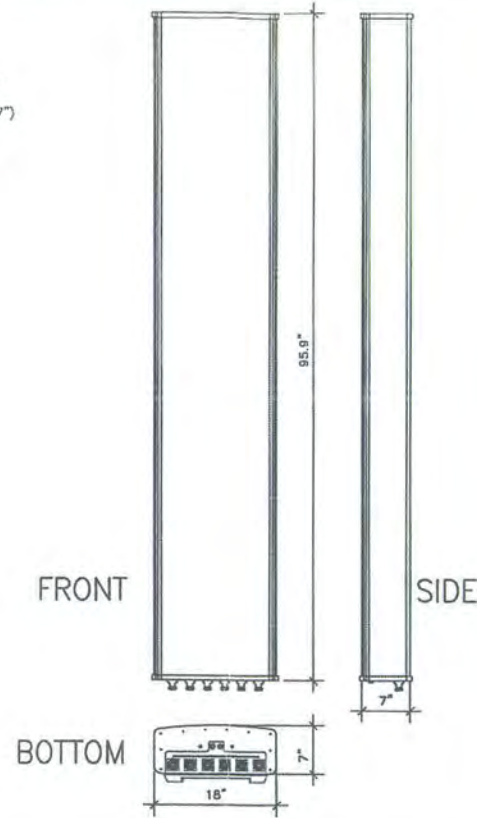
RANCHO MISSION  
 10405 SAN DIEGO MISSION RD.  
 SAN DIEGO, CALIFORNIA 92108

SHEET TITLE:  
 ELEVATIONS

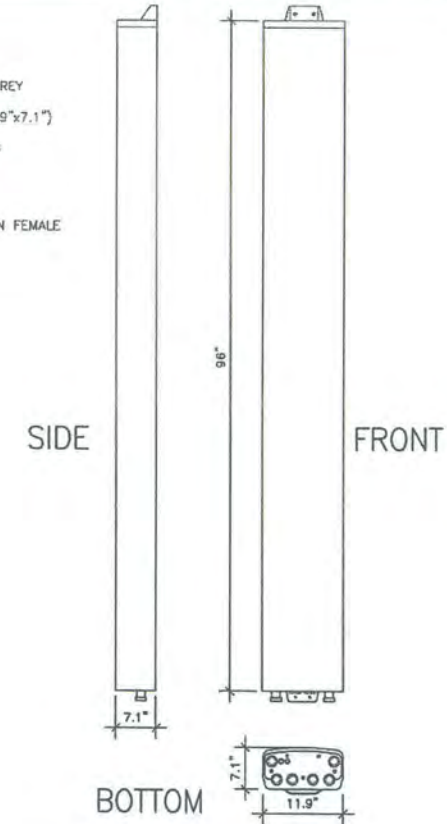
A-2.1



ANTENNA MATERIAL: GRP  
 ANTENNA COLOR: LIGHT GREY  
 DIMENSIONS, HxWxD: (95.9"x18"x7")  
 WEIGHT: 79.6 lbs  
 WIND LOAD @ 150 MPH: 328.2 lbf



ANTENNA MATERIAL: GRP  
 ANTENNA COLOR: LIGHT GREY  
 DIMENSIONS, HxWxD: (96"x11.9"x7.1")  
 WEIGHT: 49.6 lbs  
 WIND LOAD, FRONTAL/LATERAL/REAR: 286 lbf/106 lbf/ 297 lbf  
 CONNECTOR: 7/16 DIN FEMALE



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P11	03/17/16	UC COMMENTS	IB

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**RANCHO MISSION**  
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 SAN DIEGO, CALIFORNIA 92108

SHEET TITLE:  
 DETAILS

A-3

JRA JOB NUMBER: 150681

NOT USED

SCALE:  
 NONE

6

ANTENNA SPECIFICATIONS AT SECTORS "B" & "C"

SCALE:  
 NONE

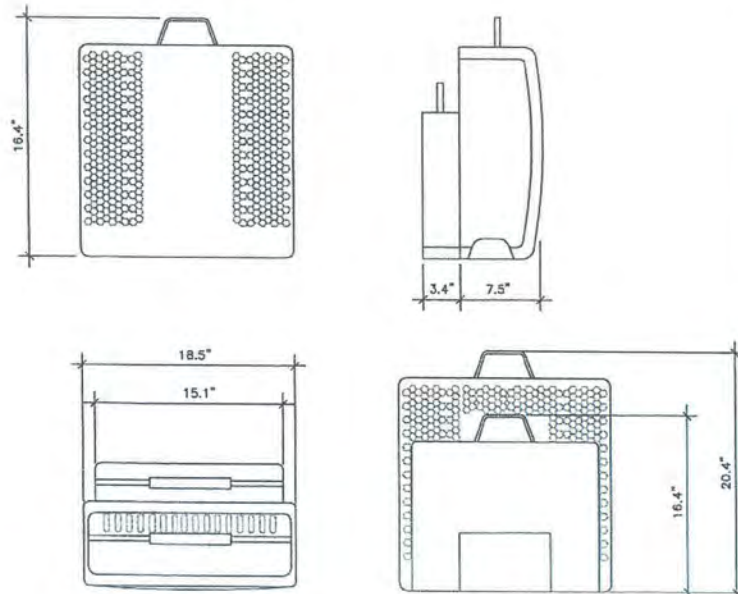
4

ANTENNA SPECIFICATIONS AT SECTOR "A"

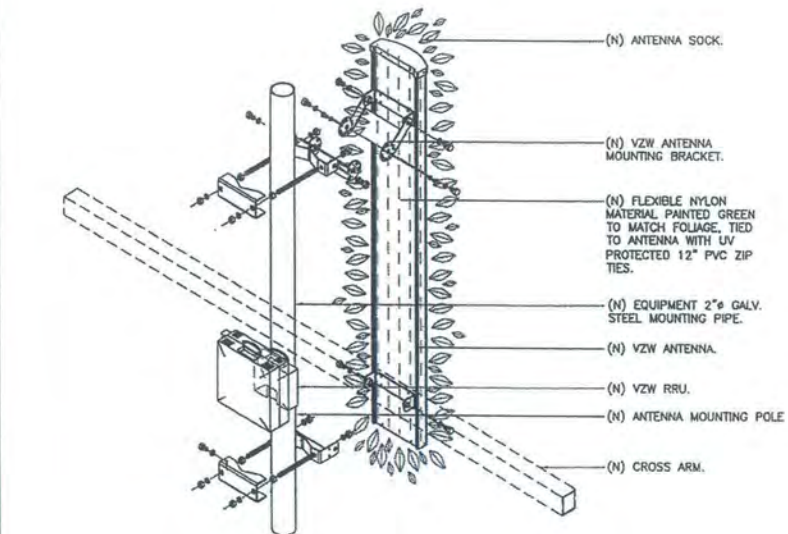
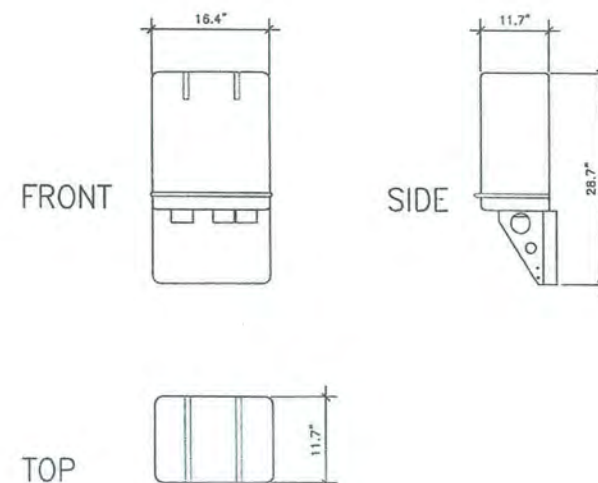
SCALE:  
 NONE

2

COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: RRU: 20.4"x18.5"x7.5"  
 RRU A2: 16.4"x15.1"x3.4"  
 WEIGHT: RRU: 58.0 LBS.  
 RRU A2: 22.0 LBS.



COLOR: GRAY  
 DIMENSIONS, HxWxD: 28.7"x16.4"x11.7"  
 WEIGHT: 32.0 lbs



NOTES:  
 1. SEE POLE DRAWINGS FOR ADDITIONAL MOUNTING INFORMATION.  
 2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.

RRU SPECIFICATIONS

SCALE:  
 NONE

5

RAYCAP SPECIFICATIONS

SCALE:  
 NONE

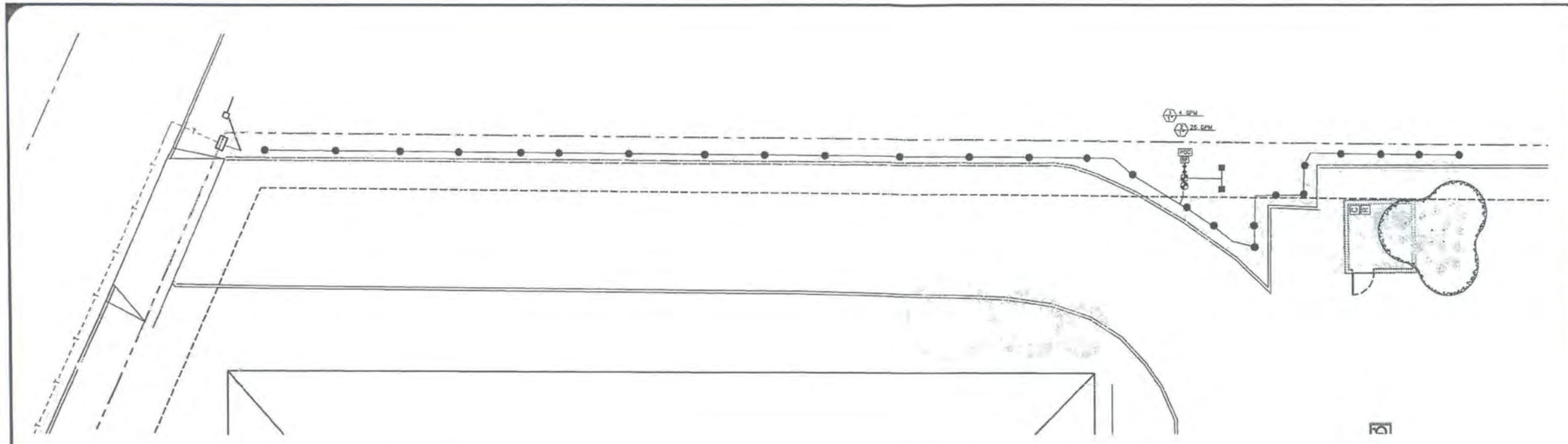
3

ANTENNA MOUNT DETAIL

SCALE:  
 NONE

1





**EXISTING IRRIGATION NOTES**

1. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN.

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**LANDSCAPE CONTRACTOR NOTES**

1. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN.

REFER TO SHEET L-2 FOR IRRIGATION DETAILS

IRRIGATION PLAN

**NOTE**

1. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN.

**DIG-ALERT NOTE**

1. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN.

**CONTROLLER NOTE**

1. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN.

**IRRIGATION DETAIL NOTES**

1. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN.

**CHECK VALVE NOTES**

1. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN.

**MAINTENANCE NOTE**

1. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING IRRIGATION SYSTEMS SHALL BE REMOVED AND REINSTALLED AS SHOWN ON THIS PLAN.

**Irrigation Legend**

Symbol	Catalogue No.	Manuf.	Description	GPM	PSI	Detail No.
■	RWS-M-B-1408	RAINBIRD	ROOT WATERING SYSTEM	2.0	30	A, SHEET L-2
●	1806-5HB	RAINBIRD	6" POP-UP STREAM SPRAY NOZZLE	1.0	30	B, SHEET L-2
⊗	NIBCO	NIBCO	BALL VALVE			C, SHEET L-2
⊕	PGA SERIES	RAINBIRD	REMOTE CONTROL VALVE	1"	SET 30PSI	D, SHEET L-2
⊖	ESP-SMT4	RAINBIRD	4-STATION OUTDOOR			E, SHEET L-2
⊗	B25YA	FEBCO	REDUCED PRESS. BACKFLOW DEVICE			F, SHEET L-2
⊕	RAIN CLK	HUNTER	RAIN SENSOR			

— Schedule 40 PVC Main Line Pipe 24" Min. Depth (1-1/4" Diameter Unless Otherwise Indicated)

— Schedule 40 PVC Pipe 16" Min. Depth (3/4" Diameter Unless Otherwise Indicated)

----- Schedule 40 PVC Sleeving (1") Diameter Unless Otherwise Indicated)

⊕ Maximum Flow (GPM) Through Valve  
⊖ Controller Station  
⊗ Valve Size

**NOTES:**  
Backflow Device. Install new backflow device only if one does not exist or existing device does not meet current City standards.  
Controller Device. Install new controller only if one does not exist or existing controller does not meet current City standards.

**CS DG**  
CS Design Group, Inc.

6995 El Camino Real  
Suite 105-462  
Carlsbad, CA 92009  
(P) 760-272-5742  
(F) 760-454-3097

SCALE:  
1" = 10'-0" 0 5' 10"

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
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P8	01/27/16	CLIENT COMMENTS	IB
P9	02/04/16	CLIENT COMMENTS	AZ
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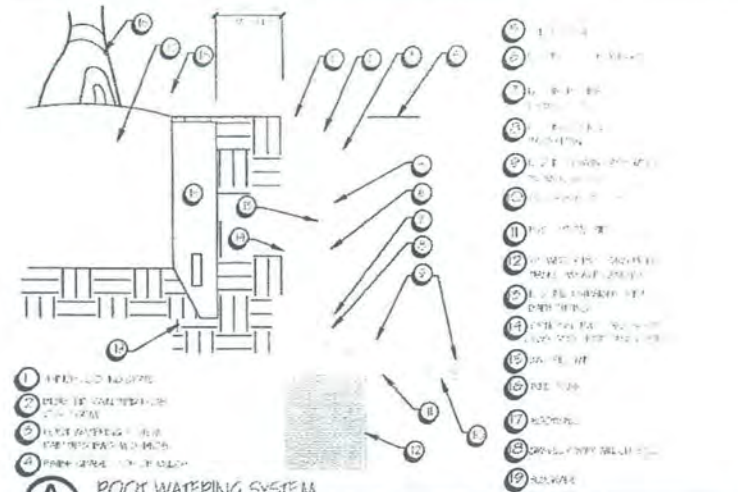
**RANCHO MISSION**  
10405 SAN DIEGO MISSION RD.  
SAN DIEGO, CALIFORNIA 92108

SHEET TITLE:  
IRRIGATION PLAN

L-1

JRA JOB NUMBER: 15081

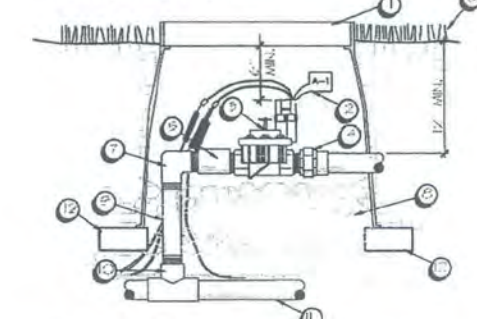




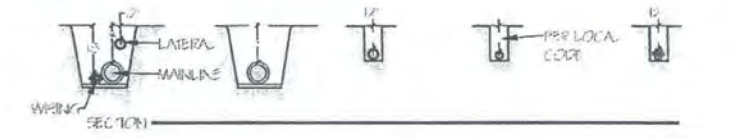
**A** ROOT WATERING SYSTEM  
N.T.S.

**NOTES:**  
ALL WIRE SHALL BE INSTALLED PER LOCAL CODE.  
PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (10 WIRE'S REQUIRED A 1/2" DIA PIPE), SET BOXES 1" ABOVE FINISH GRADE OR ALL C- COVER IN GROUND COVER/ SHIELD AREA AND FLUSH WITH FINISH GRADE IN TYP AREA.

- 1 1/2" DIA. WIRE
- 2 1/2" DIA. WIRE
- 3 1/2" DIA. WIRE
- 4 1/2" DIA. WIRE
- 5 1/2" DIA. WIRE
- 6 1/2" DIA. WIRE
- 7 1/2" DIA. WIRE
- 8 1/2" DIA. WIRE
- 9 1/2" DIA. WIRE
- 10 1/2" DIA. WIRE
- 11 1/2" DIA. WIRE
- 12 1/2" DIA. WIRE
- 13 1/2" DIA. WIRE
- 14 1/2" DIA. WIRE
- 15 1/2" DIA. WIRE
- 16 1/2" DIA. WIRE
- 17 1/2" DIA. WIRE
- 18 1/2" DIA. WIRE
- 19 1/2" DIA. WIRE



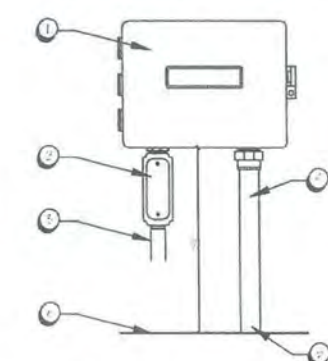
**D** REMOTE CONTROL VALVE  
N.T.S. B.G. STANDARD



**E** WALL MOUNTED CONTROLLER  
N.T.S.

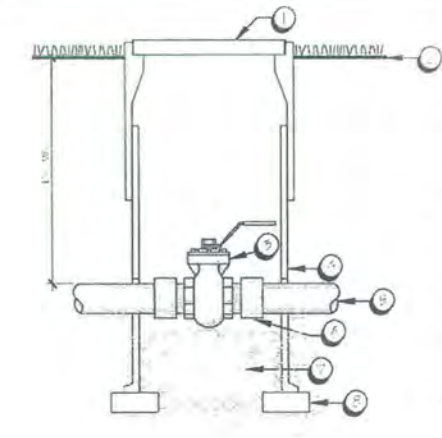
**NOTES:** ALL ELECTRICAL WORK SHALL COMPLY W/ LOCAL AND NATIONAL CODES.  
ELECTRICAL WIRE TO BE INSTALLED OPPOSITE SIDE IRRIGATION CONTROLLER PER NFPA'S SPECIFICATIONS.

- 1 IRRIGATION CONTROLLER MOUNTED TO WALL. REFER TO IRRIGATION LEGEND SHEET "I" FOR CONTROLLER SPECIFICATIONS.
- 2 JUNCTION BOX BY GENERAL CONTRACTOR.
- 3 120V WIRE AND CONDUIT TO ELECTRICAL CONNECTION BY GENERAL CONTRACTOR.
- 4 2" CONDUIT AT MINIMUM 18" BELOW GRADE AND INSTALLED TO 9" ON OUTSIDE WALL.
- 5 CONTROL WIRE TO REMOTE CONTROLLER IN MAIN LINE TRENCH.
- 6 FINISH GRADE.



**B** POP-UP SPRAY SPRINKLER  
N.T.S.

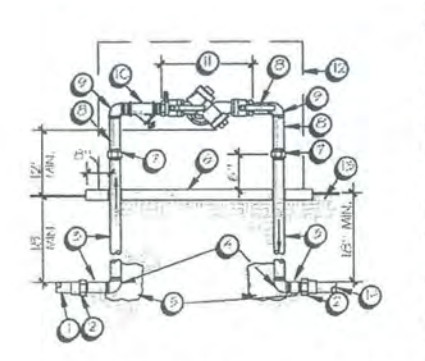
- 1 1/2" DIA. RISER PIPE
- 2 1/2" DIA. RISER PIPE
- 3 1/2" DIA. RISER PIPE
- 4 1/2" DIA. RISER PIPE
- 5 1/2" DIA. RISER PIPE
- 6 1/2" DIA. RISER PIPE



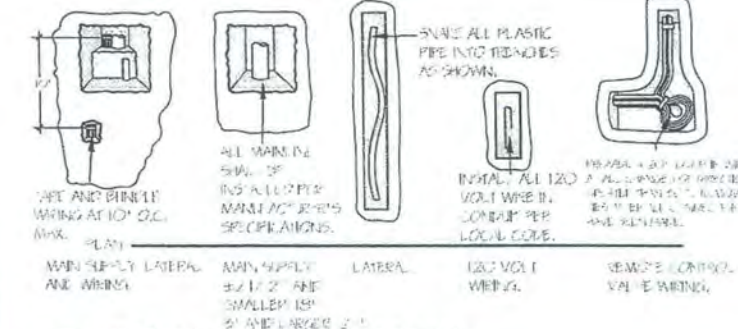
**C** BRASS BALL VALVE  
N.T.S.

**NOTES:**  
REFERENCE TO UNIT SHALL BE MADE, PROVIDE ADEQUATE SIZE AS REQUIRED TO BRIDGE OVER BACKFLOW UNIT. CAST SUPPORT HARDWARE INTO CONCRETE SLAB.

- 1 IRRIGATION MAINLINE FROM P.O.C.
- 2 PVC MALE ADAPTER
- 3 SA VAMIZED NIPPLES. WRAP UNDERGROUND PIPE WITH 2" WRAPS DUCT TAPE 1" GALVANIZED 90 ELBOW
- 4 GALVANIZED 90 ELBOW
- 5 18" BY 18" BY 18" CONCRETE BRIST BLOCK
- 6 4" CONCRETE SLAB
- 7 ELECTRICAL COUPLING
- 8 BRASS 90° ELBOW
- 9 BRASS 90° ELBOW TYPICAL
- 10 ARMORING BRASS W/ E STRAINER LINE SET.
- 11 REDUCED PRESSURE BACKFLOW PREVENTER WITH IN LINE VALVES INSTA PER LOCAL CODE.
- 12 BACKFLOW PREVENTER CLOSURE BY LEVEL MANUFACTURING
- 13 FINISH GRADE
- 14 PVC MAINLINE SUPPLY TO VALVE



**F** REDUCED PRESSURE BACKFLOW PREVENTER  
N.T.S.



**G** PIPE & WIRE TRENCHING DETAIL  
N.T.S.

IRRIGATION DETAILS

**CS DG**  
6905 El Camino Real  
Suite 105-482  
Carlsbad, CA 92009  
(P) 760-272-5742  
(F) 760-454-3097

SCALE:  
REFER TO DETAIL

ISSUE STATUS

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SAN DIEGO, CALIFORNIA 92108

SHEET TITLE:  
IRRIGATION DETAILS

L-2

JRA JOB NUMBER: 150681



