



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 11, 2018 REPORT NO. PC-18-059
HEARING DATE: October 25, 2018
SUBJECT: VERIZON 30th Place, Process Four Decision
PROJECT NUMBER: [255170](#)
OWNER/APPLICANT: City of San Diego/Verizon Wireless (VAW), LLC

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 797 30th Place in the Southeastern San Diego Community Planning area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 898466, Planned Development Permit (PDP) No. 898467 and Neighborhood Development Permit (NDP) No. 2131342.

Community Planning Group Recommendation: On November 13, 2017, the Southeastern San Diego Planning Group voted 8-0-0 to recommend approval of the Verizon 30th Place project with no conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The [environmental exemption determination](#) for this project was made on April 13, 2018 and the opportunity to appeal that determination ended April 27, 2018 (Attachment 6).

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

Code Enforcement Impact: Pursuant to the Settlement Agreement discussed below, the City agreed not to take any Code Enforcement action while a permit application is pending.

BACKGROUND

The Verizon 30th Place project is located at 797 30th Place in the RM-2-5 zone. The site is designated

Residential – Medium (15-29 du/ac) in the Southeastern San Diego Community Plan. It is located immediately adjacent to eastbound State Route-94, just past the 28th Street off-ramp in a single-unit residential neighborhood (Attachments 1, 2 and 3).

Verizon received City Council approval for a Conditional Use Permit (CUP) for the existing 133-foot tall monopole and 484-square-foot equipment enclosure in 1984. This permit was valid for a period of 20 years and expired November 20, 2004. In 2005, the tower manager, American Tower Corporation (ATC), filed an application for a CUP and a Planned Development Permit (PDP) (PTS No. 296127) to maintain the current monopole. The project was presented to the Planning Commission in June 2007 and was denied (Resolution No. 4280-PC). An appeal of this decision was filed, and the City Council denied the project on April 14, 2008 (Resolution No. 303561).

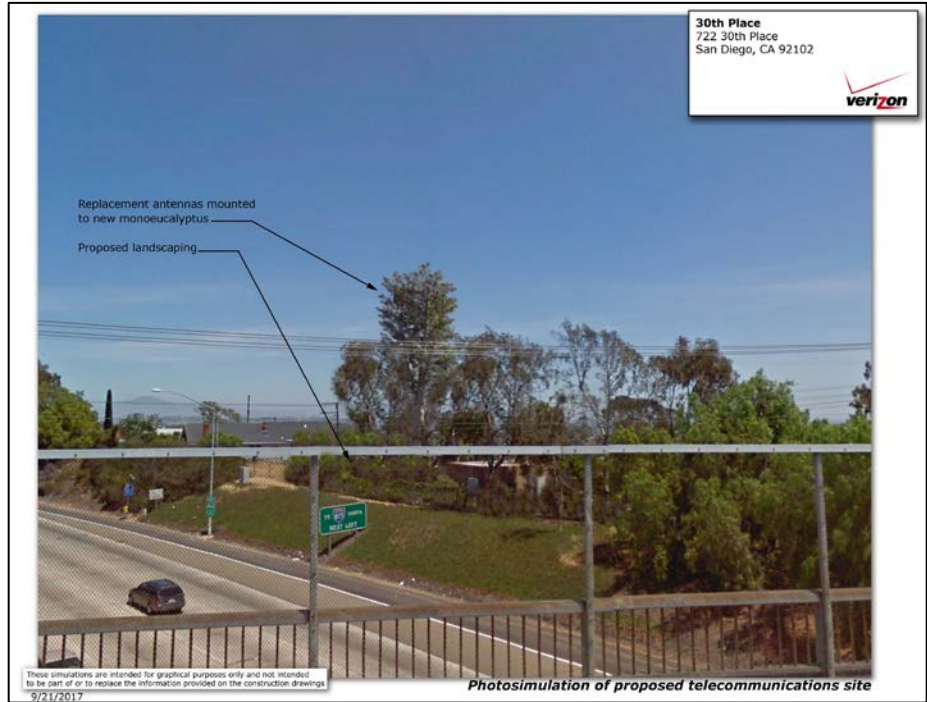


A few weeks later, Verizon and ATC each filed separate complaints against the City in the United States District Court, Southern District of California challenging the denial of the 30th Place WCF and several other wireless projects. Subsequently, the City entered into a Settlement Agreement (Agreement) with Verizon as to the litigation relating to their four sites, which included 30th Place (Attachment 13) and the lawsuits were dismissed by Verizon and ATC as to those sites. The Agreement provides, in part, that Verizon would submit a new application for this site and that City staff would not make an ultimate recommendation on the application but would instead prepare a balanced staff report to provide the necessary information for the ultimate decision maker to act on the application. The parties also negotiated a point which allowed the City to hire a third party technical expert, paid for by Verizon, to review each of the projects and determine if the sites could be reduced in height. For the 30th Place project, the Wireless Facility Engineering Report (Report) determined that as the structure height was reduced, coverage to the north and south would also be reduced which could be mitigated by construction of new sites. The report determined that an antenna height reduction to 70 feet or lower would be feasible with minimal reduction in existing coverage by adjusting the antenna down tilt. Based on that information, Verizon redesigned the WCF to a 74-foot-tall faux eucalyptus tree (Attachments 12 and 13).

On July 30, 2018, Verizon submitted a letter agreeing to process the application (Attachment 15) under the current regulations and to waive the provision in paragraph 2 of the Settlement Agreement that would preclude Staff from recommending approval with respect to the 30th Place Site. Verizon's waiver is contingent upon the review of the Staff's draft Planning Commission report.

DISCUSSION

Project Description: The Verizon 30th Place project proposes to remove an existing 133-foot-tall monopole and replace it with a 74-foot-tall faux eucalyptus tree. The faux tree would support twelve panel antennas, twelve Remote Radio Units (RRUs), three 2-foot-diameter microwave dishes and three 4-foot-diameter microwave dishes (Attachment 12). The existing 484-square-foot equipment enclosure will continue to be used. Verizon currently has an unscreened emergency generator located in the front of the equipment enclosure. This project proposes to remove the generator and install a new one on the east side of the equipment enclosure in a 172-square-foot concrete block enclosure. An 80-square-foot concrete block screen wall is also proposed to conceal proposed condenser units located on the north side of the equipment enclosure (Attachment 14). Fence upgrades and new landscape are also included in the project proposal.



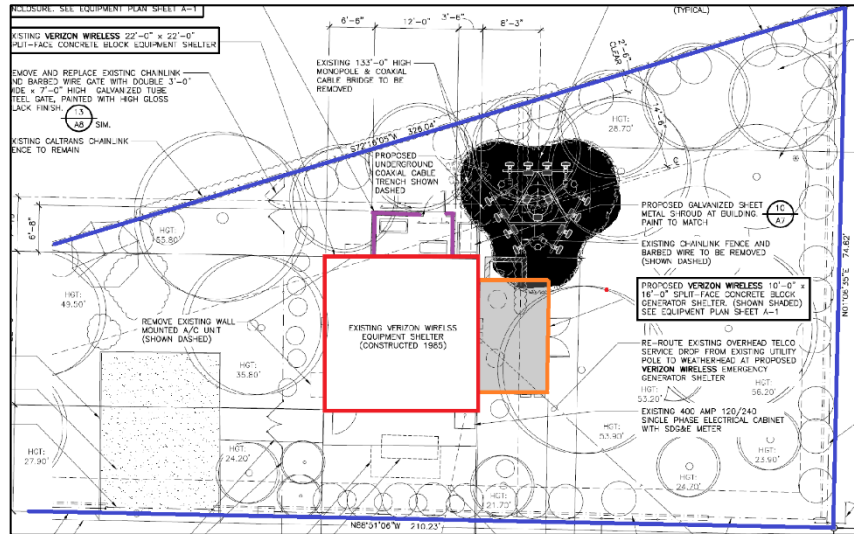
Permit Requirements:

Pursuant to [Land Development Code \(LDC\) Section 112.0103](#), applications that include more than one permit type shall be consolidated for processing and be reviewed at the highest level of authority for the development. Pursuant to the Agreement, signed in March 2011, "The City agrees that it will process the new Verizon Wireless Applications under the ordinances and policies currently in effect." As of the date of the Agreement, required permits for this project included a CUP, SDP and a PDP. However, in 2015, the Southeastern San Diego Planned Development Ordinance (PDO) was repealed, the Southeastern San Diego Community Plan was adopted, and citywide zoning went into effect. This eliminated the need for an SDP, which the PDO required for all uses that required a CUP. Verizon has opted to process this project under the current regulations which still require a CUP for the use, a PDP for the height and setback deviation and an NDP for the

equipment area, which exceeds the 250-square-foot maximum.

Conditional Use Permit - LDC Section 141.0420(e)(1) allows a WCF on a premise containing a non-residential use within a residential zone. The project is located on a property zoned RM-2-5 that contains a non-residential use. A CUP is required when a use could have impacts on the surrounding properties, to determine if the development complies with all applicable regulations of the zone and any supplemental regulations pertaining to the use, and to apply conditions that may be necessary to help ensure compliance.

The area surrounding the property is primarily single-unit residential, which is a lower-preference location (Preference 4) than the proposed project site (Preference 3). The topography and predominantly residential character of the surrounding area make it difficult to achieve wireless coverage objectives without impacts to residential uses.



Planned Development Permit - LDC Section 126.0602(b)(1) establishes a review process for development that allows an applicant to request deviations to allow greater flexibility from the strict application of the regulations. It is intended to encourage imaginative and innovative planning and to assure that the approved deviation would be preferable to what would be achieved by strict conformance with the regulations. The Verizon 30th Place 74-foot-tall faux eucalyptus tree exceeds the RM-2-5 zone height limit of 40 feet. A 34-foot increase allows Verizon to continue to provide coverage along the very heavily traveled State Route 94 corridor with a design that integrates well into the project site. Removing the monopole, which does not comply with the WCF regulations and reducing the height of the WCF will reduce the visual impacts associated with this WCF.

Verizon's CUP, issued in 1984, for a 133-foot tall monopole, expired in 2004. Based on the Report prepared by RCC Consultants, Inc., it was determined that this WCF could be lowered to a height of 70 feet and with the addition of fill-in sites, the new project would be able to maintain current coverage levels. Reducing the height of the WCF to comply with the RM-2-5 zone of 40-feet would significantly impact and reduce the existing Verizon coverage. Multiple sites were added to accommodate the current height of 74 feet and any further height reduction would result in a gap in coverage as identified in the Report. Additionally, compliance with the setback regulations would impact the overall appearance of the faux eucalyptus design. The site consists of multiple established mature trees at a significant height and relocating the WCF location out of the setback would impact the site operation and displace mature trees that this site depends on for integration purposes.

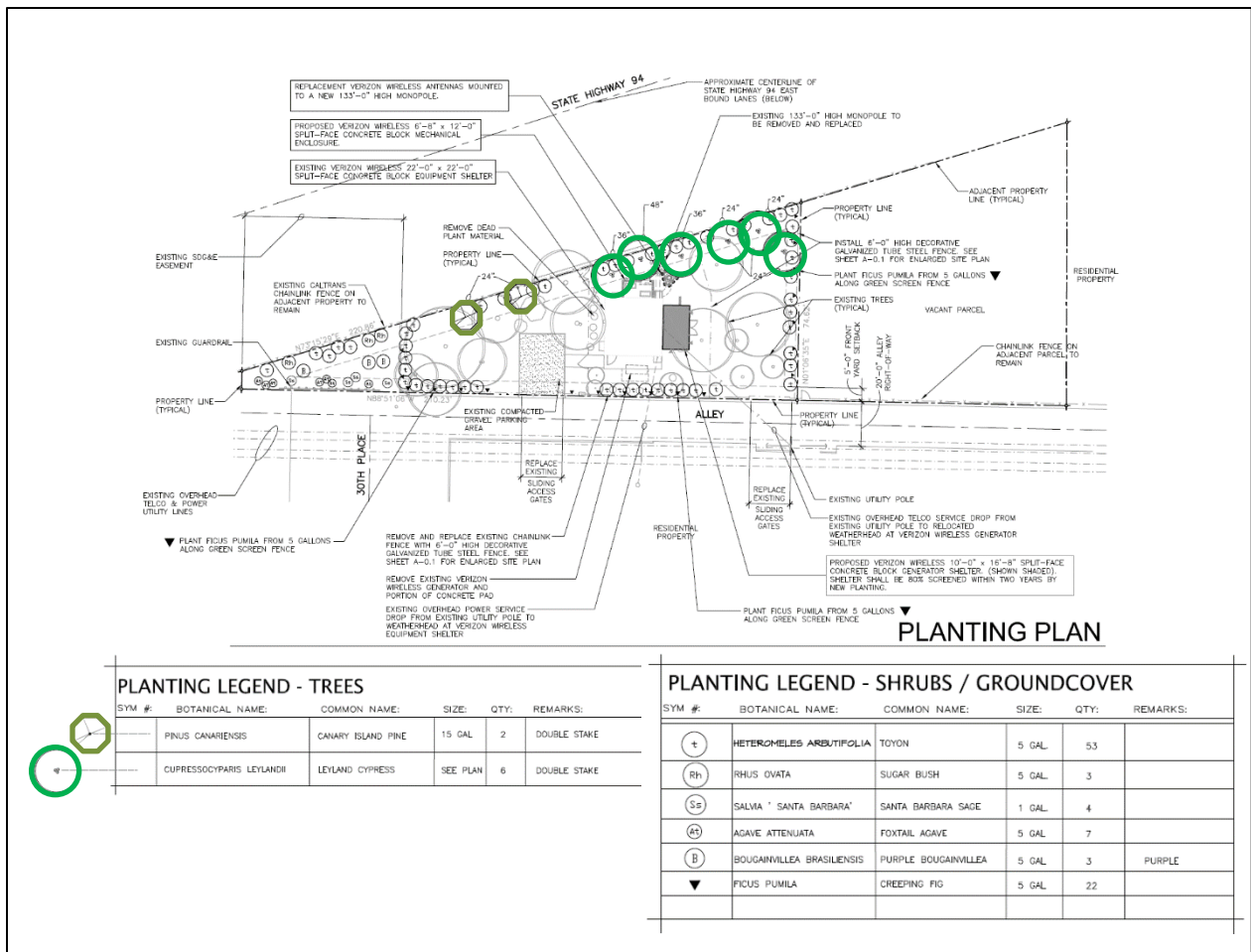
The faux tree, which is proposed to be set back further from the rear yard property line, will continue to encroach in to the rear yard setback mostly due to the antennas and branches. The block wall proposed to screen the existing mechanical units is located on the back side of the equipment enclosure and that too, will encroach into the rear setback. The resulting project will encroach 12 feet, 10 inches at the closest point (faux tree branches) to the rear property line. The entire rear yard will be planted with Canary Island Pine trees, Leland Cypress trees and Toyons to provide screening of the equipment area (Attachment 14).

Neighborhood Development Permit - [LDC Section 126.0402\(m\)](#) allows a WCF with an equipment enclosure that exceeds 250 square feet. The existing WCF includes an existing 484-square-foot equipment enclosure and a very large outdoor emergency generator. This WCF is one of the original Verizon facilities, approved 34 years ago when wireless communications were in the infancy in San Diego. The antennas were always at a height sufficient enough to "see" other tall Verizon facilities and the equipment enclosures were always large to handle the bulky computers and equipment that handled the communications traffic. This project is proposing to maintain the equipment enclosure, replace the existing outdoor emergency generator with a 30kW emergency generator enclosed within a 172-square-foot concrete block enclosure and an 80-square foot concrete block enclosure to conceal proposed condenser units. The equipment area will total 736 square feet, 486 square feet above the maximum. The 8,556-square-foot lot is situated between east bound State Route 94 and an alley. The property contains mature landscape, which provides intermittent screening for the equipment. This project proposes to add eight trees and a large number of shrubs which will further screen the existing and proposed equipment on site. Further, Verizon is proposing to remove the chain link fencing and barbed wire and replace it with wrought iron fencing to further enhance the property for the neighborhood.

Community Plan/General Plan Analysis:

The Southeastern San Diego Community Plan refers to the San Diego Municipal Code and the General Plan for the design and development of Wireless Communication Facilities (WCF). The City of San Diego's [General Plan Urban Design Element, Section UD-A.15](#) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The project site is situated at a high point on the south side of State Route 94. It is between 20-30 feet higher than other properties to the east and west. The community of Golden Hill is located to the north on the north side of State Route 94. The existing Verizon 133-foot tall monopole



supporting numerous types of antennas is visible to the community and beyond (Attachment 11). Reducing the height by 59 feet and screening the antennas with foliage from the faux tree will greatly reduce the visual impact. Existing mature trees on site as well as the addition of eight trees (Leyland Cypress and Canary Island Pines) will help to integrate the faux eucalyptus tree into the property. A mixture of 92 one and five-gallon shrubs will be planted along the perimeter of the property to help screen the equipment. The proposed landscaping is expected to help reduce the visual impact of the ground mounted facility while enabling its continued function as a WCF.

Council Policy 600-43:

[Council Policy 600-43](#), Wireless Communication Facilities, encourages wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. For example, WCFs located in commercial and industrial zones are permitted with a Process One (staff-level) approval, whereas WCFs located in a residential zone with a residential use are permitted with a Process Four (Planning Commission) approval. The proposed project is located in a residential zone on a site with a non-residential use, which corresponds to a Process Three CUP. The project is a Process Four decision level because a PDP is required for the height and setback deviations. This location is more preferable than locating the WCF in a residential zone with a residential use but is less preferable than locating the WCF in a commercial or industrial

zone. Wireless carriers are required to provide coverage throughout their license area, which sometimes necessitates locating a WCF in a less preferable area (Attachments 9 and10).

Third Party Technical Analysis:

As noted earlier, the Agreement allowed for "technical review by a neutral, third party expert." The City and Verizon agreed upon RCC Consultants, Inc., to conduct the third-party review. Based on the project submittal, technical information provided by Verizon, and a field visit to each of the four Verizon sites, RCC was tasked with an analysis of the submitted information and to provide responses to five questions. The questions were primarily related to the height of the monopoles and the relationship to existing coverage, but also requested an analysis of other potential network changes. Verizon was able to propose a 59-foot height reduction and design their WCF as a faux tree to integrate with the mature trees on site.

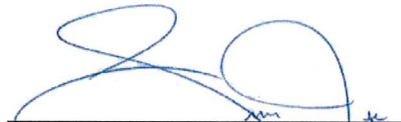
CONCLUSION:

Pursuant to the Agreement, staff has presented the facts associated with this project and outlined the required permits. The Agreement specifies that staff will not make an ultimate recommendation for approval or denial of the permits, however, Verizon has worked with the community and City staff to develop a project that could be supported and both parties have agreed to waive that portion of the Agreement. Staff has determined that the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the RM-2-5 zone and the Wireless Communication Facilities regulations, Section 141.0420. Staff recommends approval of CUP No. 898466, PDP No. 898467 and NDP No. 2131342.

Respectfully submitted,



Patricia J. Fitzgerald
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Development Services Department



Simon Tse
Development Project Manager
Development Services Department

FITZGERALD/TSE

Attachments:

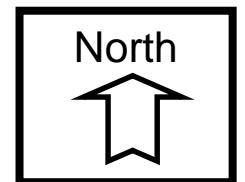
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions

7. Environmental Exemption
8. Community Planning Group Recommendation
9. Site Justification
10. Coverage Maps
11. Photo Survey
12. Photo Simulations
13. Settlement Agreement
14. Project Plans
15. Letter titled, "Verizon Wireless 30th Place Site (PTS 255170)"



Aerial Photo

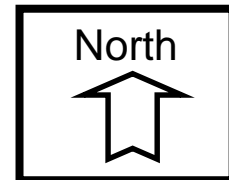
Verizon 30th Place / 797 30th Place
PROJECT NO. 255170

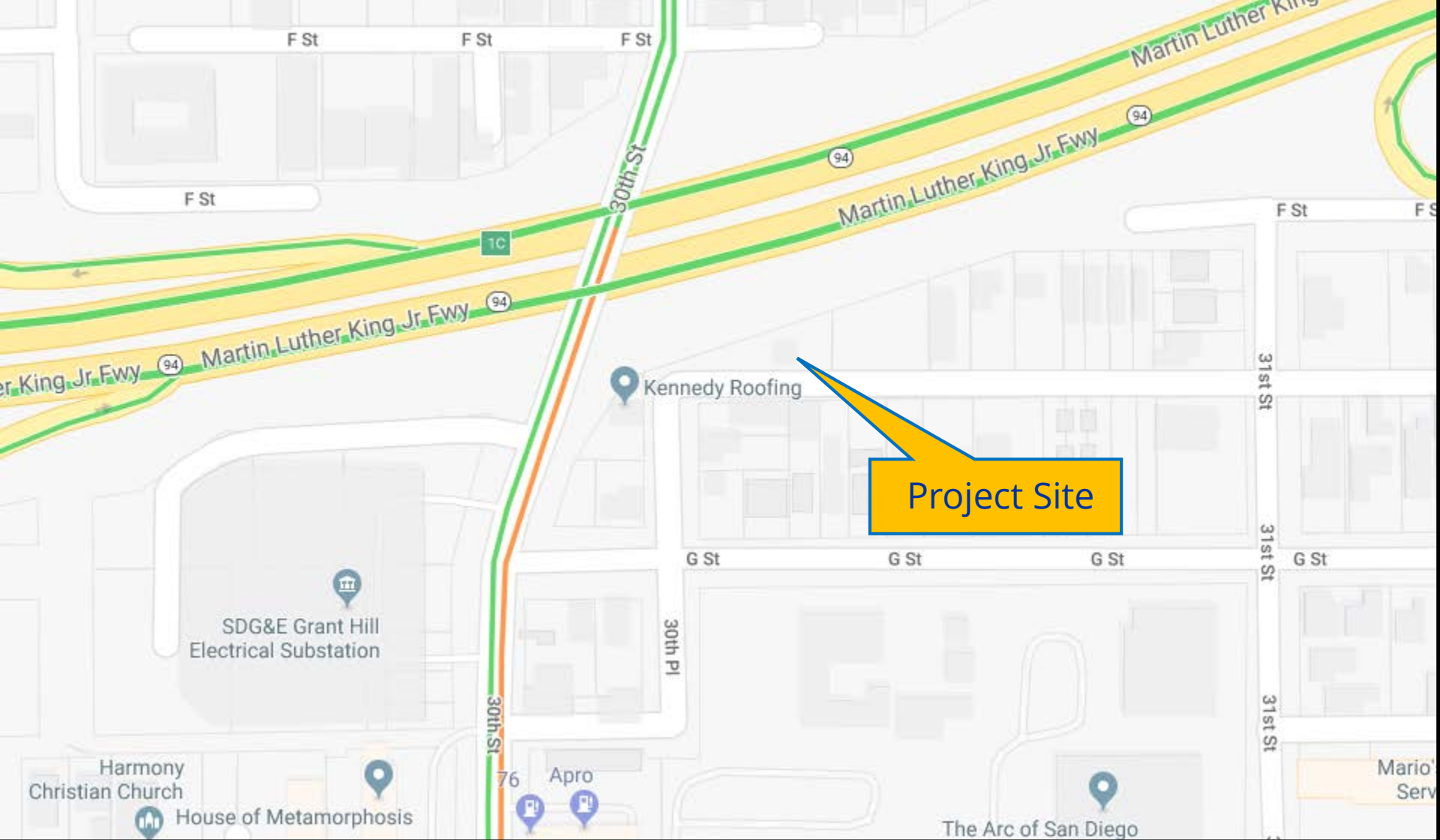




Land Use Map

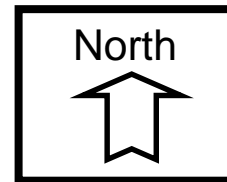
Verizon 30th Place/ 797 30th Place
 PROJECT NO. 255170





Project Location Map

Verizon 30th Place / 797 30th Place
PROJECT NO. 255170



PROJECT DATA SHEET

PROJECT NAME:	Verizon Wireless 30 th Place	
PROJECT DESCRIPTION:	Conditional Use Permit, Planned Development Permit and Neighborhood Development Permit for the removal of a 133' tall monopole and the installation of a 74' tall faux eucalyptus tree supporting 12 panel antennas. 12 RRUs and 6 microwave dishes. The existing 484 sq. ft. equipment enclosure will remain, and Verizon proposes to add a 160 sq. ft. concrete block enclosure to house an emergency generator and a 96 sq. ft. block enclosure to screen existing condenser units. The site is located at 797 30th Place in the RM-2-5-zone.	
COMMUNITY PLAN AREA:	Southeastern San Diego	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Planned Development Permit, and Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
ZONING INFORMATION:		
	ZONE:	RM-2-5
	HEIGHT LIMIT:	40-feet
	FRONT SETBACK:	15-feet
	SIDE SETBACK:	5-feet
	STREETSIDE SETBACK:	10-feet
	REAR SETBACK:	15-feet
	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/RM-2-5	Undeveloped
SOUTH:	Residential/RM-2-5	Undeveloped
EAST:	State Route 94/RM-2-5	State Route 94
WEST:	Residential/RM-2-5	Residential
DEVIATION REQUESTED:	Height deviation to allow the faux tree to exceed the 40-foot height limit by 34 feet and a setback deviation to allow the WCF to encroach into the 15-foot required rear yard setback by 12 feet, 10 inches	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 4, 2018, the Ocean Beach Community Planning area voted 6-2-0 to recommend approval of the project without conditions.	

PLANNING COMMISSION RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 898466
PLANNED DEVELOPMENT PERMIT NO. 898467
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2131342
VERIZON 30TH PLACE - PROJECT NO. 255170

WHEREAS, Pac Tel Mobile Access, Owner, and Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 898466/898467/2131342), on portions of a .20-acre site;

WHEREAS, the project site is located at 797 30th Place in the RM-2-5 zone of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as Lot 2 of Hilltop Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof 5357, filed in the Office of the County Recorder of San Diego, March 6, 1964;

WHEREAS, on April 13, 2018, 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 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 25, 2018, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 898466, Planned Development Permit (PDP) No. 898467 and Neighborhood Development Permit (NDP) No. 2131342 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated October 25, 2018.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

(a) The proposed development will not adversely affect the applicable land use Plan.

The Southeastern San Diego Community Plan refers to the San Diego Municipal Code (SDMC) and the General Plan for the design and development of Wireless Communication

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

The Verizon 30th Place project proposes to remove an existing 133-foot-tall monopole and replace it with a 74-foot-tall faux eucalyptus tree. The faux tree would support twelve panel antennas, twelve Remote Radio Units (RRUs), three 2-foot-diameter microwave dishes and three 4-foot-diameter microwave dishes. The existing 484-square-foot equipment enclosure will be maintained. Verizon currently has an unscreened emergency generator located in the front of the equipment enclosure. This project proposes to remove the generator and install a new one on the east side of the equipment enclosure in a 172-square-foot concrete block enclosure. An 80-square-foot concrete block screen wall is also proposed to conceal new condenser units located on the north side of the equipment enclosure. Fence upgrades and new landscape are also included in the project proposal.

The WCF is located on the south side of State Route 94 (94) in a mostly residential neighborhood of Southeastern San Diego at 797 30th Place. The project site is zoned RM-2-5. WCFs are permitted in this zone with a Conditional Use Permit pursuant to compliance with the underlying zone and the WCF regulations. The project site currently supports Verizon's 133-foot tall monopole which will be removed as part of this project.

The site is generally surrounded by mature trees and Verizon is proposing to install a mixture of eight Canary Island Pine and Leyland Cypress trees between 15-gallon and 36-inch box size as well as 92 one and five-gallon shrubs around the property for additional screening and enhancement.

The proposed WCF complies with SDMC 141.0420, Wireless Communication Facilities, as well as the design and location 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.

(b) The proposed development will not be detrimental to the public health, safety, and welfare.

The project is located at 797 30th Place in the Southeastern San Diego Community Plan area. The project proposes to replace an existing 133-foot tall monopole with a 74-foot tall faux eucalyptus tree. Existing equipment is located in 484-square-foot enclosure. A new 172-square-foot concrete block enclosure would house a replacement emergency generator and an 80-square-foot concrete block enclosure will screen proposed condenser units. Existing chain link fencing and barbed wire will be replaced with wrought iron.

The project was determined to be exempt from the California Environmental Quality Act pursuant to Section 15302 (Replacement or Reconstruction). 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 Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Site Compliance Report was prepared, which concluded that the project is in compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or safety risks to the surrounding area related to matters within the City's jurisdiction. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Wireless Communication Facilities (WCFs) are permitted on premises with non-residential uses in residential zones with the processing of a Conditional Use Permit (CUP). The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

The project consists of the removal of 133-foot tall monopole and the installation of a 74-foot tall faux eucalyptus tree which will support twelve panel antennas, twelve Remote Radio Units (RRUs), three 2-foot-diameter microwave dishes and three 4-foot-diameter microwave dishes. Verizon will maintain their existing 484-square-foot equipment enclosure. A new 172-square-foot enclosure to house a replacement emergency generator is also proposed, as well as an 80-square-foot enclosure to screen proposed condenser units. The project requires a Planned Development Permit (PDP) to deviate from the 40-foot height limit in the RM-2-5 zone and to deviate from the 15-foot required rear yard setback. A Neighborhood Development Permit (NDP) is also required to deviate from the maximum equipment area size of 250 square feet.

The project site is bounded by an alley on the south and State Route 94 (94) on the north. The neighborhood is mostly residential, and the community of Golden Hill is to the north across 94. The existing 133-foot tall monopole was originally approved in 1984 (for a period of twenty years) prior to regulations or policies specific to wireless communication facilities. It is one of the original sites established during the advent of wireless communications in San Diego. These project sites included very large equipment enclosures built to accommodate large computers and equipment prevalent during the advent of wireless.

Verizon developed their network around this monopole, however, over the past several years additional sites in the area have been added that would allow this site to be reduced in height, from 133 feet to 74 feet. Mature trees and shrubs on the property will help to

integrate the proposed 74-foot tall faux eucalyptus tree and the existing and proposed equipment areas. The addition of eight Leyland Cypress and Canary Island Pine trees and 92 shrubs will integrate the faux tree and improve views in the neighborhood as well as along 94.

Reducing the height of the WCF to comply with the RM-2-5 zone of 40-feet would significantly impact and reduce the existing Verizon coverage. Multiple sites were added to accommodate the current height of 74 feet and any further height reduction would result in a gap in coverage as identified in the Report. Additionally, compliance with the setback regulations would impact the overall appearance of the faux eucalyptus design. The site consists of multiple established mature trees at a significant height and relocating the WCF location out of the setback would impact the site operation and displace mature trees that this site depends on for integration purposes.

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

(d) The proposed use is appropriate at the proposed location.

It appears from aerial photos that this property contained a home in the early 1950's but when State Route 94 (94) was constructed, it cut through the neighborhood, creating this parcel which remained vacant over the years until the WCF was installed in 1985. This stretch of 94 is slightly higher in elevation than surrounding properties providing coverage not only for the surrounding neighborhoods and along 94, but also to Golden Hill to the north. The lot contains mature vegetation with trees ranging in size between 28 and 63 feet tall and Verizon proposes the addition of eight trees (Leyland Cypress and Canary Island Pines) to help integrate the faux eucalyptus tree into the property. The addition of a mixture of 92 one and five-gallon shrubs will be planted along the perimeter of the property to help screen the equipment and enhance views of the project from the neighborhood.

Verizon is proposing to remove a 133-foot-tall monopole with exposed antennas and replace it with a 74-foot tall faux eucalyptus tree supporting 12 panel antennas, twelve Remote Radio Units (RRUs), three 2-foot-diameter microwave dishes and three 4-foot-diameter microwave dishes. In addition to the branches providing screening for the antennas, the panel antennas will be covered with pine needle socks to help blend them into the foliage. The microwave dishes will be painted the same color as the foliage and will be covered by branch antlers to further integrate them into the silhouette of the tree. A 74-foot tall faux tree with the proposed upgrades to the property will integrate into the neighborhood and provide improved views along 94.

The demand for wireless services from consumers is significant resulting in carriers' having to locate within residential neighborhoods to provide these services. The WCF regulations encourage providers to seek out non-residential sites by providing a lower decision process level. In this case, the project site is zoned for residential but used for WCF. If there were no deviations, the project would not require a PDP and would be processed as a CUP, Process Three. The permit will allow Verizon to maintain a WCF at this location, while upgrading the site to better integrate with the surroundings and improve views to the communities of

Southeastern San Diego and Golden Hill as well as for travelers along 94, therefore, the use is appropriate at this location.

B. PLANNED DEVELOPMENT PERMIT [SDMC 126.0605]

1. Findings for all Planned Development Permits:

(a) The proposed development will not adversely affect the applicable land use plan.

Please see CUP Finding (a) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

(b) The proposed development will not be detrimental to the public health, safety, and welfare.

Please see CUP Finding (b) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

(c) 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.

Please see CUP Finding (c) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, 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.

C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC 126.0404]

1. Findings for all Neighborhood Development Permits:

(a) The proposed development will not adversely affect the applicable land use plan.

Please see CUP Finding (a) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

(b) The proposed development will not be detrimental to the public health, safety, and welfare.

Please see CUP Finding (b) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Please see CUP Finding (c) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 898466/PDP No. 898467/ NDP No. 2131342 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. 898466/898467/2131342, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: October 25, 2018

IO#: 24002113

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24002113

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 898466
PLANNED DEVELOPMENT PERMIT NO. 898467
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2131342
VERIZON 30TH PLACE PROJECT NO. 255170
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 898466, Planned Development Permit (PDP) No. 898467 and Neighborhood Development Permit (NDP) No. 2131342 is granted by the Planning Commission of the City of San Diego to Pac Tel Mobile Access, Owner, and Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0303, 126.0602, and 126.0402. The .20-acre site is located at 797 30th Place in the RM-2-5 zone of the Southeastern San Diego Community Plan. The project site is legally described as: Lot 2 of Hilltop Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof 5357, filed in the Office of the County Recorder of San Diego, March 6, 1964.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 25, 2018, on file in the Development Services Department.

The project shall include:

- a. Removal of the existing 133-foot tall monopole and an existing outdoor generator; and
- b. The installation of a 74-foot tall faux mono-eucalyptus tree supporting 12 panel antennas, 12 Remote Radio Units (RRU), and three 2-foot-diameter microwave dishes and three 4-foot-diameter microwave dishes (total of six microwave dishes); and
- c. An existing 484-square-foot equipment enclosure; the addition of a 172-square-foot concrete block enclosure to conceal a 30kW emergency generator; the addition of an 80-square-foot concrete block enclosure to two condenser units on the north side of the equipment enclosure; and

- d. This approval includes a height deviation to allow the faux tree to exceed the 40-foot height limit by 34 feet and a setback deviation to allow the WCF to encroach into the 15-foot required rear yard setback by 12 feet, 10 inches; and
- e. Landscaping (planting, irrigation and landscape related improvements); and
- 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 **November 8, 2021**.
2. This permit and corresponding use of this site shall **November 8, 2028**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

ATTACHMENT 6

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.

AIRPORT REQUIREMENTS:

14. Prior to issuance of Building Permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA] or a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

15. The project proposes to export 14 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

18. 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.

19. 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:

20. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall

be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

23. 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.

24. The existing non-compliant monopole must be removed from the property within nine months of the approval of this Permit (**August 8, 2019**). Within that timeframe a demolition permit application for the removal of the monopole must be submitted and approved. Written and photographic verification that the monopole has been removed shall be submitted to the Development Services Department. Failure to meet these deadlines will result in referral to Code Enforcement, which may include civil penalties and/or fines for non-compliance with this permit.

25. A temporary antenna support structure, if needed during construction, may be permitted through an application for Substantial Conformance Review (SCR).

26. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines 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.

27. The WCF shall conform to the approved construction plans.

28. Photo simulations shall be printed on the construction plans.

29. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
30. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
31. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
32. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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.
33. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
34. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

Faux Tree

35. 3D photographic model simulations developed by the tree vendor, demonstrating that the tree will have the shape and appearance of a live mono-eucalyptus tree is required prior to obtaining a Building Permit. The tree vendor shall demonstrate how branches will be formed to eliminate empty ports due to potential interference with antennas or dishes.
36. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
37. All proposed hand-holes shall be covered with bark material to match the mono-eucalyptus trunk to the satisfaction of the Development Services Department.
38. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
39. Starting branch height shall be no higher than 10-feet.
40. Ninety degree connectors shall be used for bottom fed antennas to eliminate excess cables and the potential for looping.

41. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
42. RF socks fully covering the front and back of the antennas shall be used. Any other associated components shall be painted to match the foliage/tree bark.
43. Owner/Permittee shall provide color samples of mono-eucalyptus branches and bark prior to Building Permit issuance to ensure that the proposed components integrate with the surrounding landscape. The Development Services Department, in its sole discretion, will pre-approve the color sample prior to Building Permit issuance. During FINAL INSPECTION, if necessary, the approved samples shall be used to compare with the as-built faux eucalyptus design. The color approved by the Development Services Department must be identical to the as-built tree.
44. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 687-5984 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary 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.
- 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 October 25, 2018 by Resolution No. _____.

CUP No. 898466/PDP No. /898467/NDP No. 2131342/PTS 255170
October 25, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

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

**Verizon Wireless (VAW) LLC,
d/b/a Verizon Wireless**
Permittee

By _____
NAME:
TITLE:

Pac Tel Mobile
Owner

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 255170

PROJECT TITLE: Verizon 30th Place

PROJECT LOCATION-SPECIFIC: The project is located at 797-1/3 30th Place, (APN# 545-031-33).

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Verizon 30th Place consists of the removal of an existing 133' tall monopole and the installation of a 74' tall faux eucalyptus tree supporting 12 panel antennas, 12 Remote Radio Units and 6 microwave dishes. The existing 484 sq. ft. equipment enclosure will remain and Verizon proposes to add a 160 sq. ft. concrete block enclosure to house an emergency generator and a 96 sq. ft. block enclosure to screen existing condenser units. The site is located at 797 30th Place in the RM-25 zone. It is designated Residential - Medium (15-29 du/ac) in the Southeastern San Diego Community Plan. The project requires a PDP to deviate from the 40' maximum height, a CUP due to the zone and an NDP due to the size of the equipment enclosures.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Verizon Wireless 15505 Sand Canyon Avenue Irvine CA 92618. Contact Shelly Kilbourn (619) 208-4865

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 EXEMPTIONS: 15302 (REPLACEMENT OR RECONSTRUCTION)
() STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction) which allows for the replacement of existing utility systems involving negligible expansion. Since the project would replace one monopole with another of similar size and given that the site is devoid of sensitive resources the project qualifies to be categorical exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFF SZYMANSKI

TELEPHONE: (619) 446-5324

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] / SENIOR PLANNER
SIGNATURE/TITLE

March 4, 2013
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Southeastern San Diego Planning Group

DRAFT Minutes

Monday, 13th of November, 2017, 6:00 pm

Mountain View Community Center, 641 So. Boundary Street, San Diego, CA 92113

Contact: bernal.raymond@yahoo.com 619-988-5958

1. **Call to order (6:01pm) and introductions:** Bob Leif, Dale Huntington, Steve Veach, Chelsea Klaseus, Ray Bernal, Reggie Womack, Vince Noto, Paul Sweeney
2. **Adopt the Agenda.**
Motion to add July Minutes to Review and Approval. Veach/Noto MSC 8-0-0
3. **Meeting Minutes Review and Approval: 7/?/2017, 10/9/2017**
Motion to approve the 7/?/2017 meeting minutes. Veach/Torio MSC 8-0-0
Motion to approve the 10/9/2017 meeting minutes. Veach/Huntington MSC 8-0-0
4. **Public Comment:** The public may speak on matters not on the agenda up to 2 minutes.
Louise Torio, Friends of the Villa Montezuma – Cemetery walk was very successful and will plan for one for the Spring
Dale Huntington, Mt. Hope – Diamond BID going to have a “Winter Wonderland” December 2, on Market and Toyne.
5. **Reports**
 - A. Elected Officials Staff Reports
 - B. City Departments
 - C. Civic San Diego, Sherry Brooks
 - D. CPC Report. Presenter, Robert Leif
Discussion around back in diagonal parking. Also discussed how to determine zero for high limit of new buildings.
 - E. Chairs Report.
6. **Board Appointment**
 - A. Appoint member Myron Taylor to a vacant seat on the Southeastern San Diego Planning Group Board.
Motion to appoint Myron Taylor onto the board. Torio/Klaseus MSC 8-0-0
7. **Information Items.** None.
8. **Consent Items.** None.
9. **Action Item:**

A. Verizon - 30th Place (722 30th St, 92102) Project No. 255170
Shelly Kilbourn – PlanCom, Inc. presented on installing 74 foot tall moneucalyptus tree
by Verizon wireless.

Motion to approve the project. Torio/Noto MSC 8-0-0

B. Form committee to review “Council Policy 600-24 Annotated Bylaws Shell”
and provide recommendations to the group.

Motion to review and update Bylaws at Projects Committee. Veach/Leif 8-0-0

10. Workshop Item. None.

11. Adjournment (6:45pm)

Ray Bernal: 619-988-5958



Telecommunications Project Management

VERIZON WIRELESS – 30th Place REVISED SITE JUSTIFICATION REPORT 700 30th Place

PROJECT DESCRIPTION

Verizon Wireless is requesting approval to continue operating an existing wireless communication facility on a residentially zoned property located at 700 30th Place in the Southeastern community. Verizon Wireless refers to the existing facility as “30th Place”. The 30th Place site is located on a 0.405 acre property that is owned by Verizon Wireless. The property is developed with the existing wireless communication facility and contains mature eucalyptus trees and various shrubs. The property is located on 30th Place between the 94 Freeway and G Street and is surrounded by the freeway and residential development. An aerial photograph of the property and surrounding area and a photograph of the existing monopole have been provided behind Tab 1.

The 30th Place property is a Preference 3 location under Council Policy 600-43. It is zoned RS-1-7 and designated in the community plan for residential uses, but is developed with non-residential uses. A zoning justification map has been provided behind Tab 2 to demonstrate the residential zone of the subject property. A Conditional Use Permit (Process 3) is required for the operation of the 30th Place site and a Planned Development Permit (Process 4) to exceed the underlying zone height limit. Additionally, due to the size of the equipment enclosure and the height of the tower, a Neighborhood Use Permit (Process 2) is required.

The existing wireless facility is a 130-foot monopole and associated equipment enclosure located on the north side of the property. The monopole currently houses eighteen (18) directional antennas, one (1) omni antenna and five (5) microwave dishes and provides service to the surrounding residential and commercial areas as well as the 94 Freeway and Interstate 15.

Verizon Wireless is proposing to significantly reduce the height of the wireless facility by replacing the 130-foot monopole with a 74-foot mono-eucalyptus. The top of the antennas would be placed at 70 feet, as recommended by RCC Consultants, Inc. in its November 12, 2012 Wireless Facility Engineering Review (the “RCC Report”).

The proposed mono-eucalyptus tree is a stealth wireless facility and is designed to blend in with the existing mature eucalyptus trees located on the property. To further minimize the visual impact and improve site aesthetics at the 30th Place site, Verizon Wireless also proposes to replace the existing chain link and barbed wire fence with galvanized tube steel (wrought iron) fencing, remove and replace the existing generator and provide a block enclosure around it, add a block enclosure around the air condenser units, add two live eucalyptus trees, and increase the landscaping around the perimeter

of the site to provide additional screening. Project plans and photographic simulations of the proposed monoecalyptus design are provided behind Tab 3.

COVERAGE CONSIDERATIONS

The existing wireless facility has been located on this property since 1984, providing critical voice and data service to the Southeastern and Golden Hill communities. Continued operation of the 30th Place site is necessary to maintain the existing levels of service to the area. The 30th Place facility is a core site and integral part of Verizon Wireless' wireless network, as the site's operation is closely coordinated with a number of other Verizon Wireless sites in the Golden Hill, City Heights and Southeastern areas of San Diego.

Coverage maps have been provided behind Tab 4 to demonstrate the existing coverage provided by the 30th Place site and the predicted coverage at the reduced antenna height. Verizon Wireless's ability to reduce the height of the 30th Place site to the 70 foot antenna height recommended in the RCC Report is contingent on the future approval of additional "fill-in" sites, which are necessary to compensate for the loss in coverage caused by the significant height reduction. This is consistent with the general observation in the RCC Report that, in lowering the antenna height, additional sites may be necessary to improve coverage and capacity and would allow lowering of the antennas. See, e.g., RCC Report at 12. The additional fill-in sites needed for the lowered height at the 30th Place site are Cedar Fern, Golden Hill and 94 & 25th.

In addition to providing wireless coverage to the immediate area surrounding the site, the 30th Place site supports five (5) microwave dishes that provide connectivity to other Verizon Wireless sites including its Harrington Sound, Southport, Cabrillo/Downtown and Aviation facilities and ultimately to Verizon Wireless' switch and the public switched telephone network.¹ Verizon Wireless installs microwave at certain key sites in the City because it is a more reliable technology than landline service to connect sites to its switch and the public switched telephone network. This increased reliability is especially critical in the case of a disaster or emergency when landline facilities are subject to being cut or otherwise disabled. In such cases, Verizon Wireless can deploy its microwave network to keep core portions of its wireless network "up and running" even when the landline network is not functioning.

SITE CONSIDERATIONS

The 30th Place site is an existing facility and any change in location or further reduction in height of the antennas beyond the significant reduction already proposed would negatively impact customers' existing service and could impact the ability to connect

¹ The microwave dishes are at 108', 102', 68', 57' and 47'. The reduction in structure height will result in a change to the microwave dish heights.

this site via microwave.² Alternative sites have not been considered because replicating the exact coverage footprint from a different location is not possible. The resulting degradation in service would directly contravene Verizon Wireless' commitment to improving the reliability and performance of its network and its customers' wireless experience. Allowing the 30th Place site to continue operating at its current location and at the reduced height with the necessary fill-in sites will ensure that existing customers are not impacted.

Attachments:

Tab 1 – Aerial photograph and existing facility photograph

Tab 2 – Zoning Justification Map

Tab 3 – Project plans and photographic simulation

Tab 4 – Radio Frequency Coverage Map

² As a “point-to-point” technology, microwave depends on having “line-of-sight” between two dishes. As a result, any reduction in height, or change in location of the 30th Place site could impact the functionality of other facilities as well.

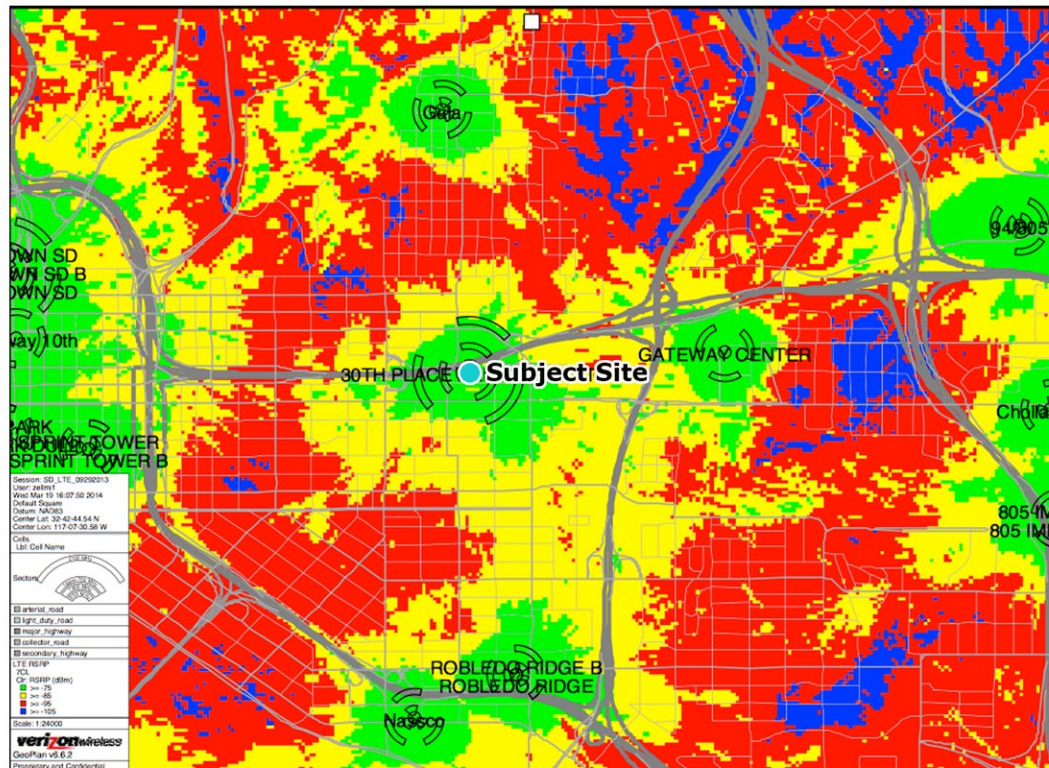
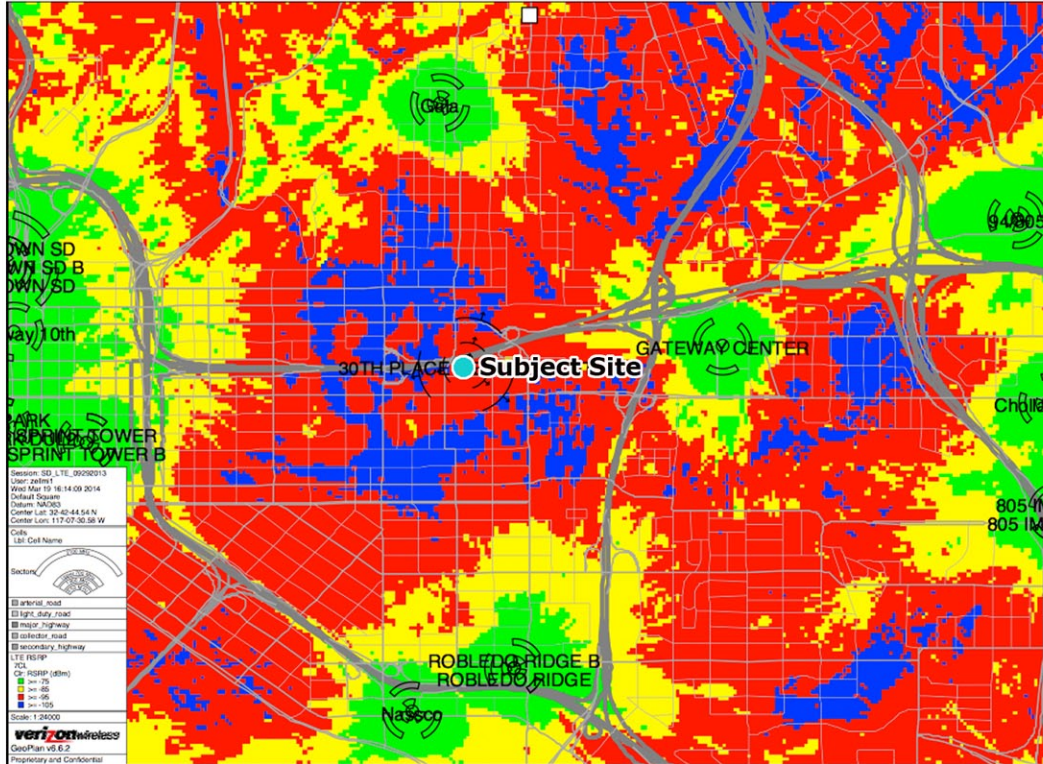
Tab 4

Radio Frequency Coverage Map

30th Place
 722 30th Place
 San Diego, CA 92102



Existing coverage



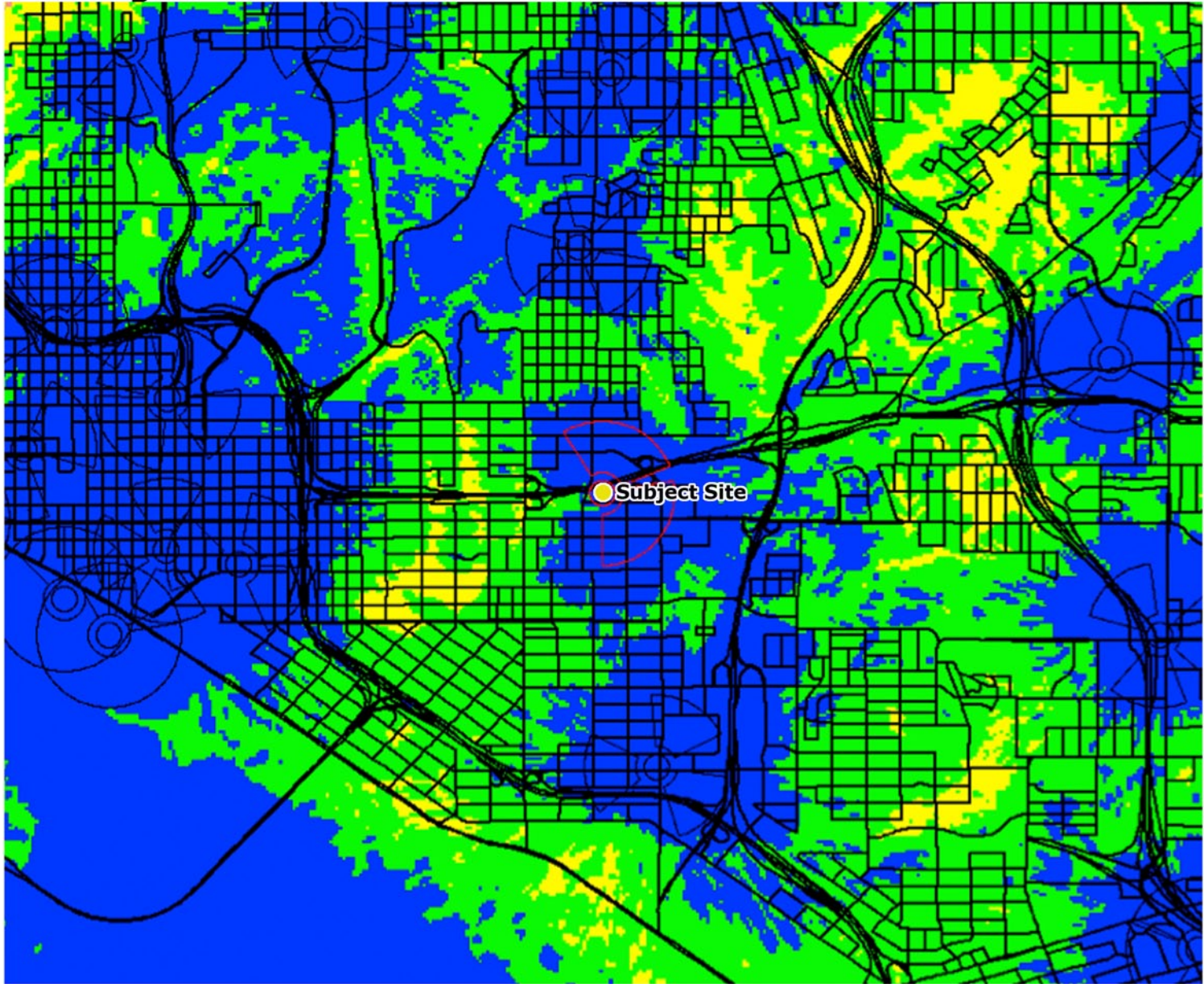
Coverage Levels:

- Excellent
- Good/Variable
- Poor

30th Place
700 30th Place
San Diego, CA 92102



Coverage With Site



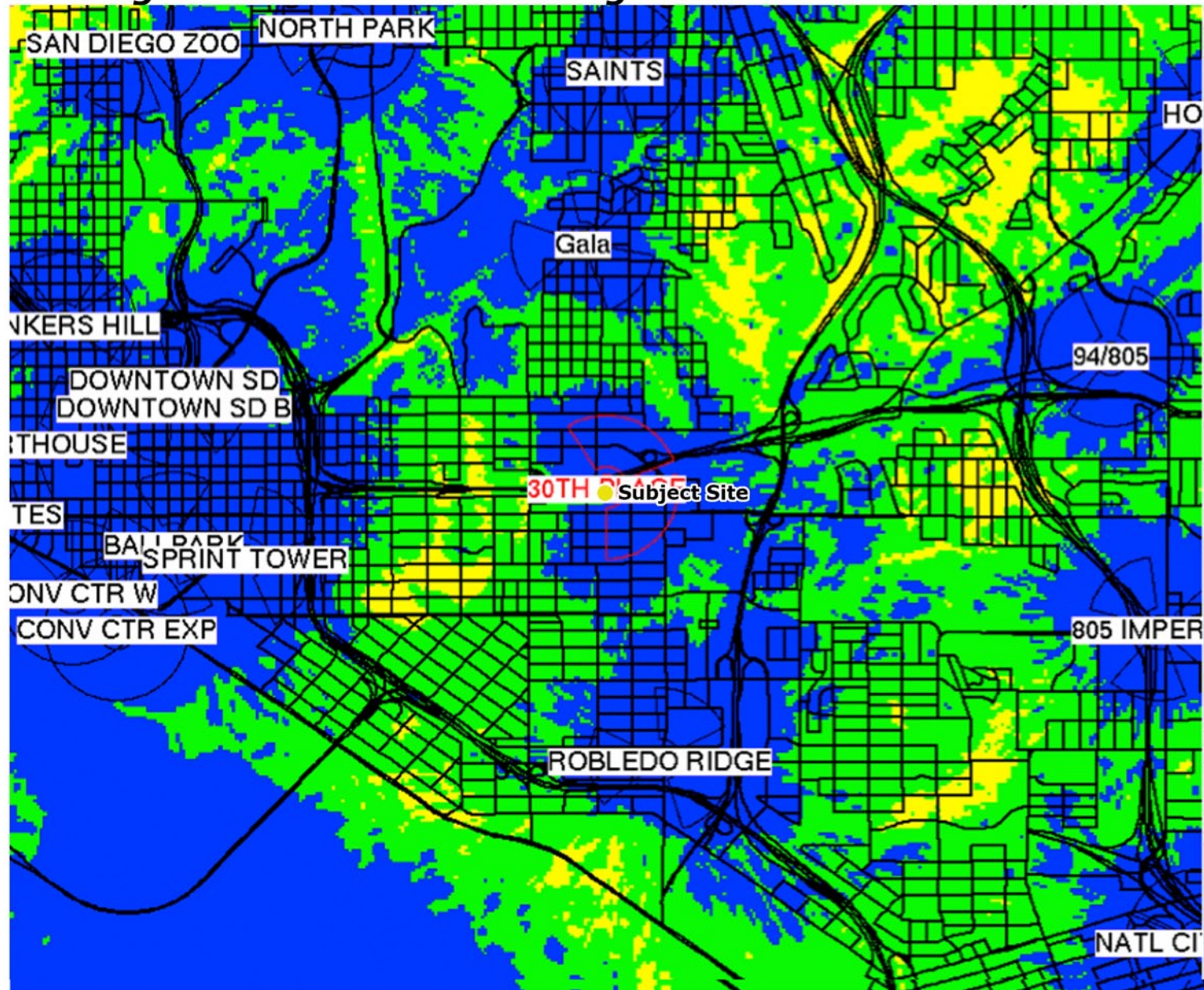
Coverage Levels:

-  Good In-building and Vehicle
-  Variable In Building
-  Poor

30th Place
700 30th Place
San Diego, CA 92102



Coverage With Site & Surrounding Sites

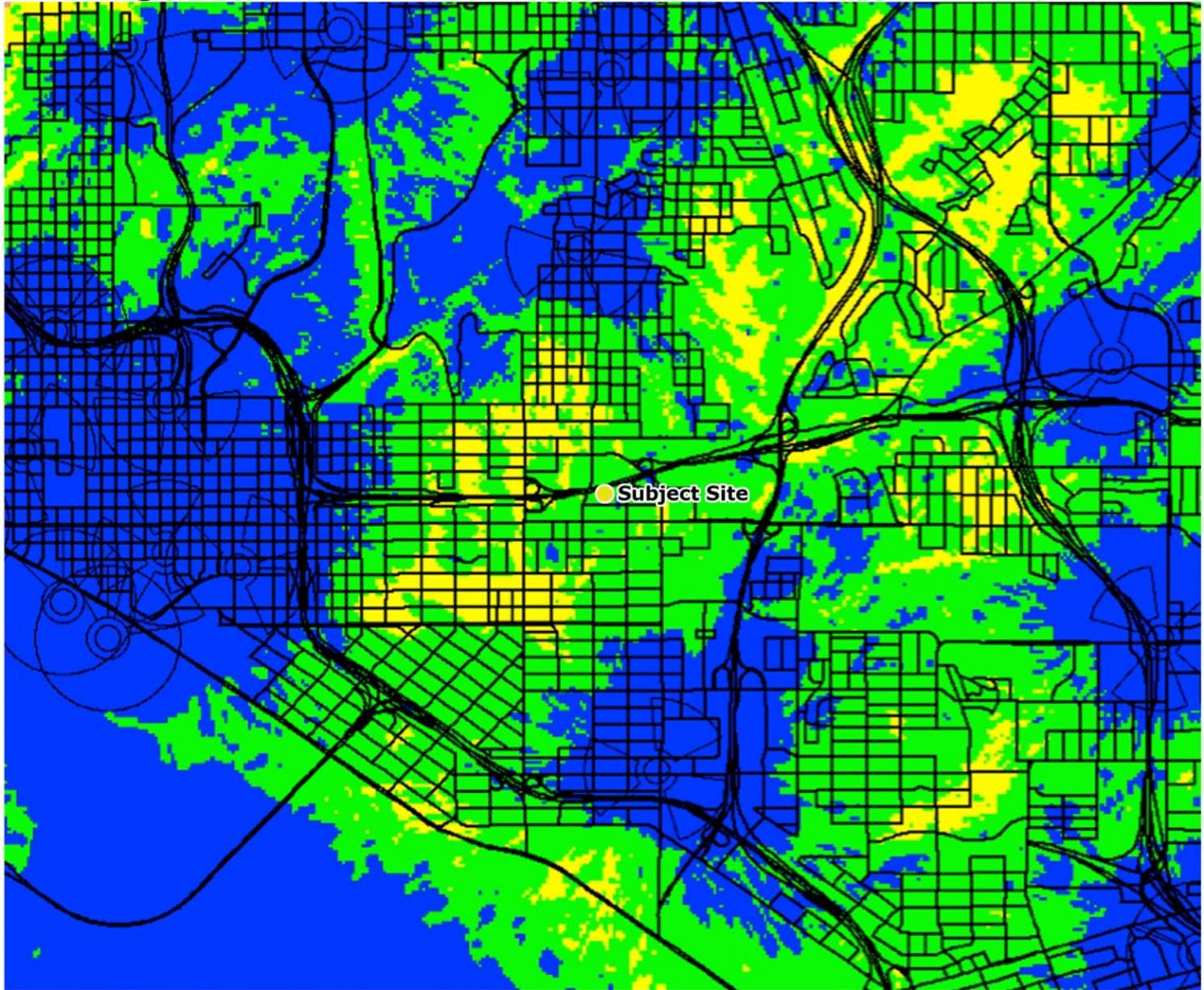


Coverage Levels:

- Good In-building and Vehicle
- Variable In Building
- Poor



Coverage Without Site



Coverage Levels:

-  Good In-building and Vehicle
-  Variable In Building
-  Poor

PHOTOGRAPHIC STUDY AND KEY MAP

30th Place
Verizon Wireless
722 30th Place
San Diego, CA 92102

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Land Use Consultant
(619) 208-4685

May 9, 2018



Looking at north elevation



Looking at south elevation



Looking at east elevation



Looking at west elevation

Verizon Wireless 30th Place



Looking north from site



Looking west from site



Looking east from site



Looking south from site

Verizon Wireless 30th Place



Aerial photo of site

30th Place
722 30th Place
San Diego, CA 92102

Attachment 12



Existing telecommunications site

30th Place
722 30th Place
San Diego, CA 92102

Attachment 12



Replacement antennas mounted to new monoecalyptus

Proposed landscaping



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

9/21/2017

Photomontage of proposed telecommunications site

Settlement Agreement

This Agreement ("Agreement") is made and effective as of March ___, 2011, by and among Verizon Wireless (VAW) LLC (hereinafter "Verizon Wireless") on the one hand, and the City of San Diego, California (hereinafter, "the City"). Verizon Wireless and the City may each be referred to as a "Party" or collectively as "the Parties" to this Agreement.

Recitals

- A. In December 2005, American Tower Corporation (hereinafter, "ATC"), acting in its capacity as agent for Verizon Wireless, filed applications for permits associated with four existing Verizon Wireless-owned wireless sites ("ATC Applications"). The four Verizon Wireless-owned sites are located at 4586 Federal Boulevard ("Federal"); 797 1/3 30th Place ("30th Place"); 6426 Mt. Ada Road ("Mt. Ada") and 6770 Aviation Drive ("Aviation") and are collectively referred to herein as the "Sites." The City subsequently denied each of the ATC Applications.
- B. Verizon Wireless and ATC, acting in its capacity as agent for Verizon Wireless, have individually filed Actions against the City in the United States District Court, Southern District of California, seeking relief for claims related to the City's denial of the ATC Applications. (A list of the individual Actions and the sites and permits at issue in each case is attached hereto as Exhibit 1. The cases are collectively referred to herein as the "Actions").
- C. The City has filed answers to each of the Actions, denying all liability.
- D. The Parties wish to avoid the expense, delay and uncertainty of litigation and to settle the disputes among them.
- E. To settle their disputes, the Parties hereto have negotiated a settlement which is set forth below.

THEREFORE, the Parties agree as follows:

AGREEMENT

1. **New Applications for Permits:** Verizon Wireless has agreed that it will file a new application to obtain the appropriate use permit(s) for each of the existing Sites (hereinafter collectively, "New Verizon Wireless Applications") within ninety (90) days of dismissal of the claims and Actions identified in Paragraph 4

2. **Processing of New Verizon Wireless Applications:** The City agrees that it will process the New Verizon Wireless Applications under the ordinances and policies currently in effect. (Municipal Code Section 141.0420 et seq.). The Parties agree that they will work cooperatively and make a good faith effort to set the New Verizon Wireless Applications individually for hearing. Based upon this good faith agreement, Verizon Wireless agrees not to enforce or make claims in any future litigation challenges under the Permit Streamlining Act and/or Federal Communications Commission ("FCC") Order 09-99 with respect to the New Verizon Wireless Applications. This agreement extends only to the New Verizon Wireless Applications and to no other Verizon Wireless application currently pending before or filed in the future with the City. City staff will accept and analyze all permit information but will not make an ultimate recommendation for approval or denial of any of the permits sought by the New Verizon Wireless Applications and will prepare a balanced staff report that provides the necessary support for the decision makers' approval or denial of the applications. The Director of the Development Services Department will meet with representatives of Verizon Wireless before issuing any report to decision makers on the New Verizon Wireless Applications to discuss the contents of the staff draft report and to allow Verizon Wireless to comment on the balance of the report required by this provision. As a general practice, the City does not have meetings to

discuss and allow comment on the staff report or require that the Director attend a meeting to discuss the staff report, but for purposes of this settlement, City agrees to this procedure for the New Verizon Wireless Applications. The Director of the Development Services Department will have the final authority to determine the contents of the staff report consistent with the requirements of this Agreement. To the extent that Verizon Wireless proposes to replace any current monopole with a new structure and the City grants a new permit for such site, the City will consider including within the new permit conditions a process for streamlined renewal of the new permit. Where the complexity of the methodology or analysis required to review an application for any one of the New Verizon Wireless Applications warrants the City's retention of a third party for technical review, the City may require Verizon Wireless to pay for a technical review by a neutral, third party expert, the costs of which up to \$2400 per application shall be borne by Verizon Wireless in addition to other applicable fees. The Parties will work together cooperatively to select the neutral third party expert. If Verizon Wireless chooses a neutral, third party expert above the \$2400 amount, Verizon Wireless shall bear the additional applicable fees.

3. **Discretionary Decision.** The Parties acknowledge and agree that the City decision maker has discretion to decide whether or not to approve or deny each of the New Verizon Wireless Applications. The Parties agree that nothing in this Agreement is intended to divest the City decision maker of that discretion.

4. **Dismissal of Claims without Prejudice.** Verizon Wireless will dismiss Case No. 09cv681 (relating to the Aviation, Mt. Ada, and 30th Place sites) in its entirety without prejudice and will direct ATC, as its agent, to dismiss Case Nos. 08cv0864 (relating to the 30th Place and Mt. Ada sites) and 09cv00439 (relating to the Aviation site) in their entirety without prejudice and to dismiss from Case No. 07cv00399 all claims relating to the Verizon Wireless-owned site

(Federal) at issue in that case. The remaining claims in Case No. 07cv00399 would not be affected by this Agreement.

5. **Support for Request for Dismissal.** The Parties will join in a Joint Motion for an Order dismissing these Actions and claims without prejudice within thirty (30) days of execution of this agreement.

6. **No Enforcement Action.** During the period that the New Verizon Wireless Applications are pending at the City, the City agrees not to take any code enforcement action or seek any fines or penalties against any of the Sites.

7. **No Prejudice.** The City agrees that the New Verizon Wireless Applications are timely filed, notwithstanding the fact that the applications will have been filed a number of years after the alleged expiration dates of the permits for the Sites. The Parties shall not use the New Verizon Wireless Applications, this Agreement or dismissal of the Actions pursuant to this Agreement as a basis for asserting waiver, estoppel, laches, res judicata, collateral estoppel, ripeness, mootness, failure to exhaust, unclean hands, or any other legal or equitable defenses or claims based on or related to the passage of time with respect to the New Verizon Wireless Applications. Except as expressly provided herein, the Parties shall preserve any and all claims and defenses each has as to the Sites.

8. **Validity of Agreement.** The Parties may not raise as a defense in any subsequent proceeding or action related to these Sites or any other proceeding or action that this Agreement is invalid or void.

9. **No Third-Party Beneficiaries.** This Agreement is solely for the benefit of each Party individually and the Parties collectively. There are no intended third-party beneficiaries.

10. **Representations and Warranties.** Each Party represents and warrants that it has full and complete power, capacity, and authority to enter into this Agreement and to consummate all transactions and perform all obligations contemplated hereby. Each Party represents and warrants that it has not assigned or transferred its rights, demands, claims, causes of action, and/or any interest related to this Agreement, either in full or in part, and further, that such Party is not a party to any agreement that could require it to sell, transfer, assign, or otherwise dispose of such rights, demands, claims, causes of action, and/or interest related to this Agreement, either in full or in part.

11. **Assignment.** No Party may assign its rights, duties, or obligations under this Agreement or any part thereof to any third person without the prior written consent of the other Party, which consent shall not be unreasonably withheld. Any purported assignment contrary to this section shall be void.

12. **Voluntary and Informed Consent.** The Parties warrant and represent that they have read and understand the foregoing provisions of this Agreement, that they have had the opportunity to discuss this Agreement with an attorney of their choosing, and that they and their respective signatories are fully authorized and competent to execute this Agreement on their behalf.

13. **Common Contribution.** This Agreement is drafted by a common contribution and editing among all the Parties to it; no inference shall arise or be applied against any Party on the theory that fewer than all the Parties drafted this Agreement.

14. **Entire Agreement.** This Agreement is an integrated agreement containing the entire understanding of the Parties with respect to the matters addressed herein and, except as set forth in this Agreement, no representations, warranties or promises have been made or relied on by the

Parties. This Agreement shall prevail over any prior communications between the Parties or their representations relative to matters addressed herein. The Parties acknowledge that in signing this Agreement, they have relied only on the promises set forth herein.

15. **No Admission.** Nothing in this Agreement shall be construed as an admission or estoppel on the part of any Party as to any matter, including the legal necessity of the permitting process specified in this Agreement. This Agreement may not be introduced into evidence in any action or proceeding other than an action or proceeding to enforce the Agreement

16. **Governing Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of California.

17. **Attorneys' Fees and Costs.** Each Party shall each bear its own costs and expenses, including attorneys' fees, including those incurred in connection with the Actions or the negotiation and execution of this Agreement and expressly waives any right to seek or claim any right to fees, costs or damages incurred as of the date this Agreement is executed. In the event of any proceedings to enforce this Agreement, the prevailing Party shall be entitled, in addition to any other appropriate relief, to recover its reasonable costs and attorneys' fees.

18. **Severability.** If any portion, provision, or part of this Agreement is determined or adjudicated to be invalid, unenforceable, or void for any reason whatsoever, each such portion, provision or part shall be severed from the remaining portions, provisions, or parts of this Agreement and shall not affect the validity or enforceability of any remaining portions, provisions, or parts.

19. **Counterparts.** This Agreement may be signed in counterparts which together shall constitute a single document. Facsimile, portable document format ("PDF"), and other electronic signatures shall have the same effect as manually signed originals.

20. **Headings.** The section headings of this Agreement are for the convenience of reference only and shall have no effect on the interpretation of this Agreement.

21. **Effective Date.** "Effective Date" means and refers to the date on which this Agreement is signed by the Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

Dated: March 24, 2011

VERIZON WIRELESS (VAW) LLC

By: 
Its: VP - NG, WIRELESS, WEST
WALTER L. JONES, JR.

Dated: March __, 2011

THE CITY OF SAN DIEGO

By: _____
Its: _____


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21. Effective Date. "Effective Date" means and refers to the date on which this Agreement is signed by the Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

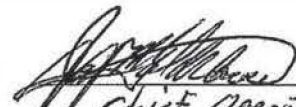
Dated: March 24, 2011

VERIZON WIRELESS (VAW) LLC

By: 
Its: VP - NETWORK, WEST
WALTER L. JONES, JR.

Dated: ~~March~~ November 13, 2012, 2011

THE CITY OF SAN DIEGO

By: 
Its: Chief Operating Officer

20. **Headings.** The section headings of this Agreement are for the convenience of reference only and shall have no effect on the interpretation of this Agreement.

21. **Effective Date.** "Effective Date" means and refers to the date on which this Agreement is signed by the Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

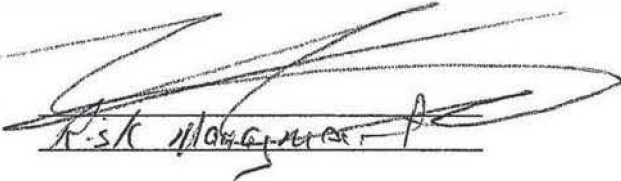
Dated: March __, 2011

VERIZON WIRELESS (VAW) LLC

By: _____
Its: _____

Dated: March 25, 2011

THE CITY OF SAN DIEGO

By: 
Its: _____

*United States District Court, Southern District of California Case No. 07cv0399:
American Tower Corporation, a Delaware corporation, Plaintiff, v.
the City of San Diego, California, the City Council of the City of San Diego, California, and
the Development Services Department of the City of San Diego, California, Defendants*

*Later Consolidated (11/19/2009) in re Cell Tower Litigation: Case Nos. 07cv0399 (LEAD CASE),
08cv00864, 09cv00439, 09cv0681, 09cv435, 09cv1879, 09cv1888*

EXHIBIT 1 - LIST OF CASES INVOLVING VERIZON WIRELESS CELL SITES

Date of Initial Complaint	Case No.	Case Name	Permit numbers¹	Cell Site/Address
3/2/07	07cv0399	<i>ATC v. City of San Diego</i>	CUP No. 292612	Federal Boulevard Site 4586 Federal Boulevard <i>[Note: This case also includes claims regarding the Verus Site (CUP No. 94-0471) which is not owned by Verizon Wireless].</i>
5/14/08	08cv00864	<i>ATC v. City of San Diego</i>	CUP No. 296127 PDP No. 453612 CUP No. 292627 SDP No. 450714	30 th Place Site 797 1/3 30 th Place Mt. Ada Site 6426 Mt. Ada Road
3/5/09	09cv00439	<i>ATC V. City of San Diego</i>	CUP No. 296155 PDP No. 296156	Aviation Site 6770 Aviation Drive
4/3/09	09cv0681	<i>Verizon Wireless v. San Diego</i>	CUP No. 296155 PDP No. 296156 CUP No. 296127 PDP No. 453612 CUP No. 292627 SDP No. 450714	Aviation Site 6770 Aviation Drive 30 th Place Site 797 1/3 30 th Place Mt. Ada Site 6426 Mt. Ada Road

¹ "CDP" refers to Conditional Use Permit; "PDP" refers to "Planned Development Permit"; and "SDP" refers to Site Development Permit.

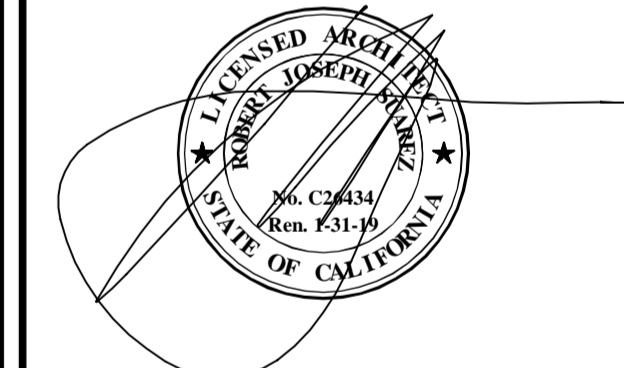
ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/11/16	90% CD REVIEW	jab
0	06/20/16	100% CD REVIEW	jab/sv
1	06/16/17	REVISED 100% CD	jb

Booth & Suarez
 ARCHITECTURE ■ INCORPORATED
 1283 EAST MAIN STREET SUITE 200
 EL CAJON, CA 92021 (619) 749-1305

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



**30TH PLACE
 AWS / PCS**
 797-1/3 30TH PLACE
 SAN DIEGO, CA 92102
 SAN DIEGO COUNTY

SHEET TITLE:
**TITLE SHEET &
 PROJECT DATA**

T-1



**30TH PLACE AWS / PCS
 797-1/3 30TH PLACE
 SAN DIEGO, CA 92102**

RF INFORMATION			
	LTE	GSM	UMTS
Tx	704.0 - 716.0 MHz	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	874.6 - 879.6 MHz 1945 - 1950 MHz
Rx	734.0 - 746.0 MHz	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz
MAX EIRP:		LTE: 500 WATTS 850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS	

VICINITY MAP

THOMAS GUIDE PAGE: 1289, E-3

ADDRESS:
 797-1/3 30TH PLACE
 SAN DIEGO, CA 92102

COORDINATES (NAD 83):
 LATITUDE: 32° 42' 48.27" NORTH
 LONGITUDE: 117° 07' 44.90" WEST

LAND USE PERMITS REQUIRED

- CUP/PDP PROCESS 4
- PROPOSED DEVIATIONS:
 - PDP FOR: HEIGHT LIMIT
 SETBACK REQUIREMENTS
 EQUIPMENT AREA SQUARE FOOTAGE
 - SDP FOR SESDPD: CUP REQUIRED

TELECOMMUNICATIONS ACT

THIS VERIZON WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATIONS ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES

SCALE

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

CONSULTANT TEAM

ARCHITECT:
 BOOTH & SUAREZ ARCHITECTURE INC.
 1283 E. MAIN ST. SUITE 200
 EL CAJON, CA 92021
 (619) 749-1305

LANDSCAPE ARCHITECT:
 GROVE LANDSCAPE ARCHITECTURE
 2644 BRESSI RANCH WAY
 CARLSBAD, CA 92009
 CONTACT: BRIAN GROVE
 (760) 550-9757

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

PLANNING:
 PLANCOM, INC.
 302 STATE PLACE
 ESCONDIDO, CA 92029
 SHELLY KILBOURN
 (619) 208-4685

R.F. ENGINEERING
 VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 CONTACT: MIKE ZELLER
 (619) 787-4940

SOILS ENGINEER:
 TORO INTERNATIONAL
 HANTORO WALUJONO
 6 INDIGO
 IRVINE, CA 92618
 (714) 396-3888
 (949) 559-1583 (FAX)

STRUCTURAL ENGINEER:
 ALEX BROWN ENGINEERING
 935 OLDFHAM COURT
 ENCINITAS, CA 92024
 (760) 943-7866
 (760) 943-7866 (FAX)

POLE MANUFACTURER:
 SOLAR COMMUNICATIONS INTERNATIONAL, INC. (SCI)
 8885 RIO SAN DIEGO DR., SUITE 207
 SAN DIEGO, CA 92108
 (619) 243-2750
 (619) 243-2749 (FAX)

FAR CALCULATION

ALLOWABLE FAR PER TABLE 1512-03K	= 1.00
SITE AREA:	8,556 SQ. FT.
EXISTING BLDG AREA:	
EXISTING VERIZON EQUIPMENT SHELTER:	484 SQ. FT.
PROPOSED VERIZON GENERATOR AND CONDENSOR ENCLOSURES:	260 SQ. FT.
TOTAL AREA EXISTING	TOTAL AREA AFTER CONSTRUCTION
484 SQ. FT.	744 SQ. FT.
CURRENT FAR= 484 SQ. FT./8,556	PROPOSED FAR= 744 SQ. FT./8,556
DEVIATION: NONE =.057	DEVIATION: NONE =.087

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 SITE CONTACT: SHELLY KILBOURN
 (619) 208-4865

OWNER: PACTEL MOBILE ACCESS & SUCCESSORS
 15505 SAND CANYON AVE.
 IRVINE, CA 92618

PROJECT DESCRIPTION:

- EXISTING VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE AN EXISTING 22'-0" x 22'-0" SPLIT-FACE CONCRETE BLOCK EQUIPMENT SHELTER TO REMAIN.
- REMOVE AND REPLACE EXISTING 133'-0" HIGH MONOPOLE WITH A NEW 74'-0" HIGH MONO-EUCALYPTUS TREE.
- (12) REPLACEMENT VERIZON WIRELESS PANEL ANTENNAS MOUNTED ON NEW 74'-0" HIGH MONO-EUCALYPTUS TREE
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALLATION OF ONE (1) VERIZON WIRELESS RAYCAP (SURGE DEMARCATION JUNCTION BOX) MOUNTED TO NEW MONO-EUCALYPTUS TREE. ONE (1) EXISTING RAYCAP INSIDE EQUIPMENT SHELTER SHALL REMAIN
- (6) EXISTING MICROWAVE ANTENNAS TO BE RELOCATED ONTO NEW 74'-0" HIGH MONO-EUCALYPTUS TREE.
- INSTALLATION OF A REPLACEMENT STAND-BY GENERATOR FOR VERIZON WIRELESS INSIDE A NEW 10'-0" x 16'-0" SPLIT-FACE CONCRETE BLOCK SHELTER
- INSTALLATION OF A NEW 8'-0" x 12'-0" SPLIT-FACE CONCRETE BLOCK ENCLOSURE FOR CONDENSOR UNITS
- ADDITIONAL LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT SEE SHEETS L-1 AND L-2
- REMOVE ALL EXISTING CHAINLINK AND BARBED WIRE FENCES AND REPLACE WITH NEW GALVANIZED TUBE STEEL FENCING (WROUGHT IRON) EXCEPT CALTRANS FENCE ALONG FREEWAY FRONTAGE WHICH MUST REMAIN AS-IS

LEGAL DESCRIPTION:
 LOT 2 OF HILLTOP SUBDIVISION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 5357 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 6, 1964

PROJECT ADDRESS: 797-1/3 30TH PLACE
 SAN DIEGO, CA 92102

ASSESSORS PARCEL NUMBER: 545-031-33

EXISTING ZONING: SESDPD-MF-3000

TOTAL SITE AREA: 8,556 SQ. FT.
 0.20 ACRES

VERIZON LEASE AREA: 2,483 SQ. FT.

VERIZON BUILDING AREA:
 EQUIPMENT SHELTER (CONSTRUCTED 1985): 484 SQ. FT.
 PROPOSED GENERATOR & CONDENSOR ENCLOSURES: 260 SQ. FT.

TOTAL BUILDING AREA ON SITE: 744 SQ. FT.
 SEE SHEET A-0 FOR BUILDING AREA BREAKDOWN
 TOTAL LOT COVERAGE: (8.7% OF TOTAL SITE)

EXISTING TYPE OF CONSTRUCTION: TYPE VB

EXISTING OCCUPANCY: B

NOTE:
 THERE ARE NO OTHER TELECOMMUNICATION FACILITIES ON SITE

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
T-2	CONDITIONS OF APPROVAL AND PHOTO SIMS.
A-0	SITE PLAN
A-0.0	SPECIAL INSPECTIONS
A-0.1	GENERAL NOTES
A-0.2	STRUCTURAL CONCRETE SPECIFICATIONS
A-0.3	WATER POLLUTION CONTROL PLAN
A-0.4	WATER POLLUTION CONTROL CITY FORMS
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT SHELTER FLOOR PLAN
A-3	FOUNDATION PLAN
A-4	ROOF & ROOF FRAMING PLANS
A-5	SECTIONS
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS
A-8	SITE TREE ELEVATIONS
A-9	ANTENNA PLAN & MICROWAVE PLAN
A-10	MONO-EUCALYPTUS ELEVATION
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
D-4	DETAILS
D-5	DETAILS
D-6	DETAILS
E-1	ELECTRICAL NOTES, SYMBOLS, POWER SINGLE LINE DIAGRAM & PANEL SCHEDULE
E-2	UTILITY ROUTE PLAN
E-3	POWER & ALARM PLANS
E-3.1	ELECTRICAL & LIGHTING PLANS
E-4	POWER SINGLE LINE DIAGRAM, PANEL SCHEDULE & GROUNDING PLAN
E-4.1	ANTENNA & MICROWAVE GROUNDING PLAN
E-5	ELECTRICAL DETAILS
M-1	MECHANICAL PLAN
M-2	MECHANICAL DETAILS
T-24	TITLE 24 COMPLIANCE FORMS
T-24.1	TITLE 24 COMPLIANCE FORMS
L-1	EXISTING LANDSCAPE CONDITIONS
L-2	PLANTING PLAN
L-3	DETAILS
C-1	SURVEY & TOWER PROFILE
MONO-EUCALYPTUS DRAWINGS BY SCI	
T-1	TITLE SHEET
S-1	ELEVATION VIEW & NOTES
S-2	DETAILS
S-3	DETAILS
S-4	DETAILS
S-5	FOUNDATION
S-6	FOUNDATION

APPLICABLE CODES

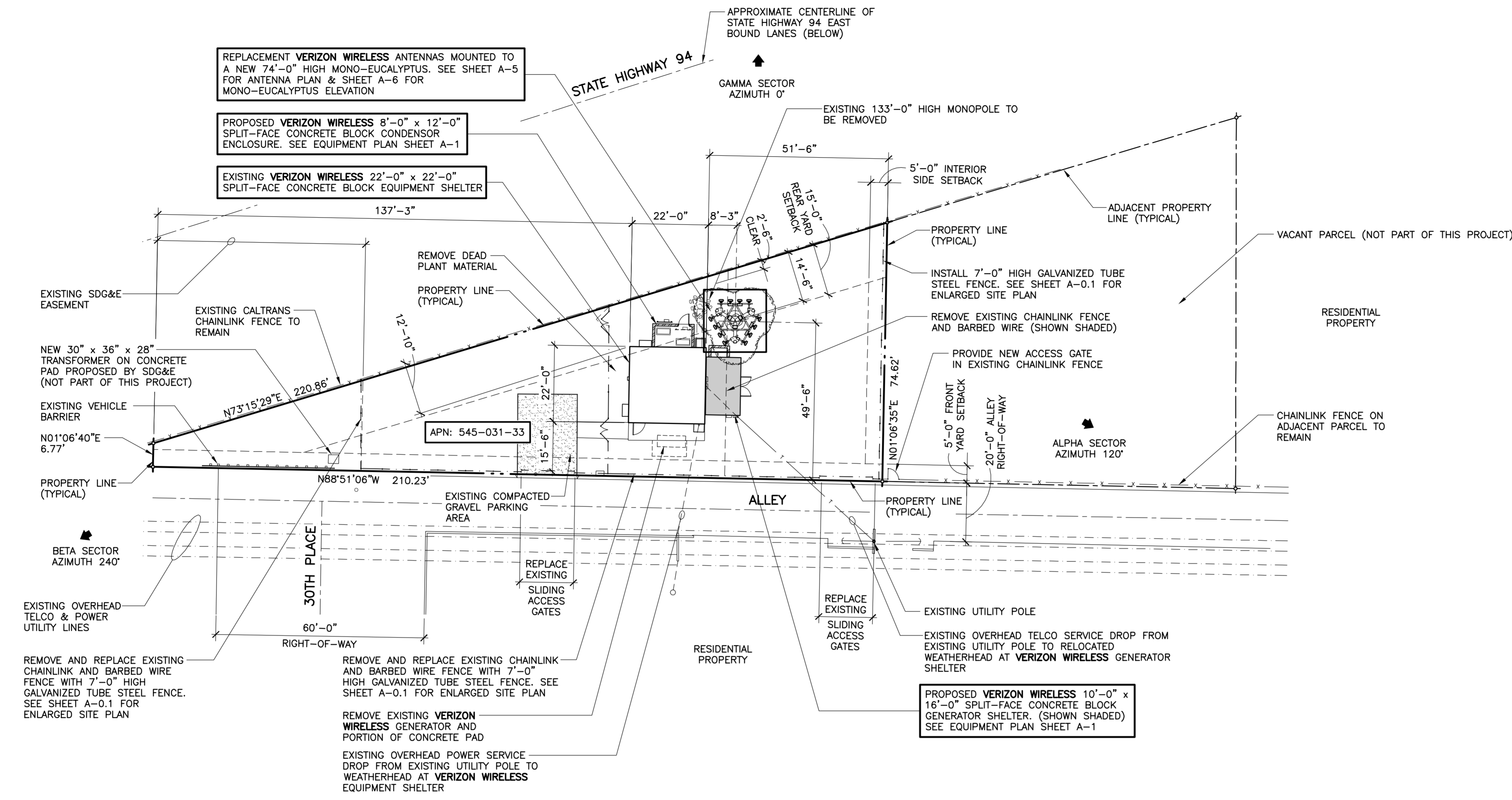
ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA BUILDING CODE, TITLE 24, 2016 EDITION
 CALIFORNIA PLUMBING CODE, 2016 EDITION
 CALIFORNIA MECHANICAL CODE, 2016 EDITION
 CALIFORNIA ELECTRICAL CODE, 2016 EDITION
 CALIFORNIA FIRE CODE, 2016 EDITION
 CALIFORNIA ENERGY CODE, 2016 EDITION

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

ACCESSIBILITY DISCLAIMER

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

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



SITE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE NOTE:
FOR EXISTING AND PROPOSED
LANDSCAPING SEE SHEETS
L-1 AND L-2

BUILDING SUMMARY

EXISTING VERIZON WIRELESS EQUIPMENT SHELTER	BUILT IN 1985	TELECOMMUNICATION FACILITY	484 SQ. FT.
PROPOSED VERIZON WIRELESS GENERATOR SHELTER	PROPOSED	TELECOMMUNICATION FACILITY	172 SQ. FT.
PROPOSED VERIZON WIRELESS CONDENSOR ENCLOSURE	PROPOSED	TELECOMMUNICATION EQUIPMENT	80 SQ. FT.
TOTAL BUILDING AREA			736 SQ. FT.

GRADING VOLUMES:

EXPORT:		
CAISSON FOOTING:	7.50 CU. YDS	
GENERATOR SHELTER FOOTING:	2.75 CU. YDS	
MECHANICAL ENCLOSURE FOOTING:	1.85 CU. YDS	
COAXIAL CABLE TRENCH:	2.75 CU. YDS	
TOTAL:	14.85 CU. YDS	
IMPORT:	0 CU. YDS	
REMOVE & RE-COMPACT 1.65 CU. YDS AT UTILITY TRENCH		
EXPORT:	13.20 CU. YDS	
(EXPORT TO CITY APPROVED SITE OR DISPOSE OF SOILS ON SITE)		

PROJECT NOTES:

- ANY ARTIFICIAL LIGHTING SHALL BE DIRECTED OR SHIELDED SO AS NOT TO FALL ONTO ADJACENT PROPERTY
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS

Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's
I/we the undersigned, as lessee of a portion of the property described as
797-1/3 30TH PLACE
(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 certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding 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
 - Drain 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:

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

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

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

FREQUENCY NOTES:

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:
LTE EQUIPMENT:
TX FREQUENCY: 776-787 MHz
RX FREQUENCY: 746-757 MHz
CDMA EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz
PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED BY FLOYD SURVEYING, INC.

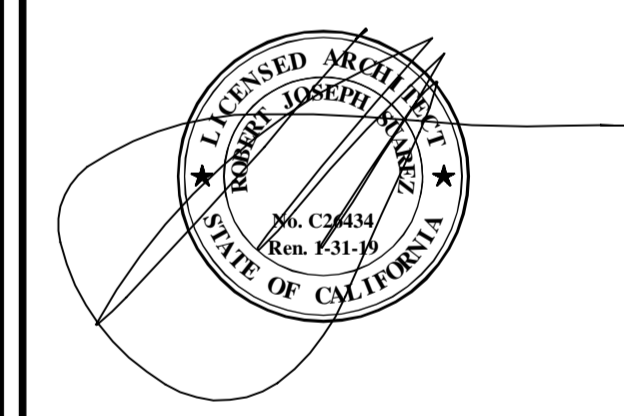
EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF TITLE REPORT.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/11/16	90% CD REVIEW	jab
0	06/20/16	100% CD REVIEW	jab/sv
1	06/16/17	REVISED 100% CD	jb

Booth Suarez &
ARCHITECTURE ■ INCORPORATED
1283 EAST MAIN STREET SUITE 200
EL CAJON, CA 92021 (619) 749-1305
PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



**30TH PLACE
AWS / PCS**
797-1/3 30TH PLACE
SAN DIEGO, CA 92102
SAN DIEGO COUNTY

SHEET TITLE:
SITE PLAN

A-0

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

Attachment 14

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RAIN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
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

BMP LEGEND

DIRECTION OF LOT DRAINAGE → →

TABLE I MINIMUM REQUIRED STANDARD CONSTRUCTION:

SS-4	HYDRAULIC STABILIZATION HYDROSEEDING	
SC-5	FIBER ROLLS —FR—FR—	
SC-7	STREET SWEEPING & VACUUMING	
TC-1	STABILIZED CONSTRUCTION ENTRANCE	
WM-1	MATERIAL DELIVERY & STORAGE	
WM-5	SOLID WASTE MANAGEMENT	
WM-6	HAZARDOUS WASTE MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-9	SANITARY WASTE MANAGEMENT	

TABLE II MINIMUM REQUIRED LOW IMPACT DEVELOPMENT BMP'S:

LID PLANNING PRACTICE	
2.2.1	CONSERVE NATURAL AREAS, SOILS AND VEGETATION
2.2.4	MINIMIZE SOIL COMPACTION
2.2.5	DRAIN RUNOFF TO IMPERVIOUS SURFACE

TABLE III POST-CONSTRUCTION BMP'S:

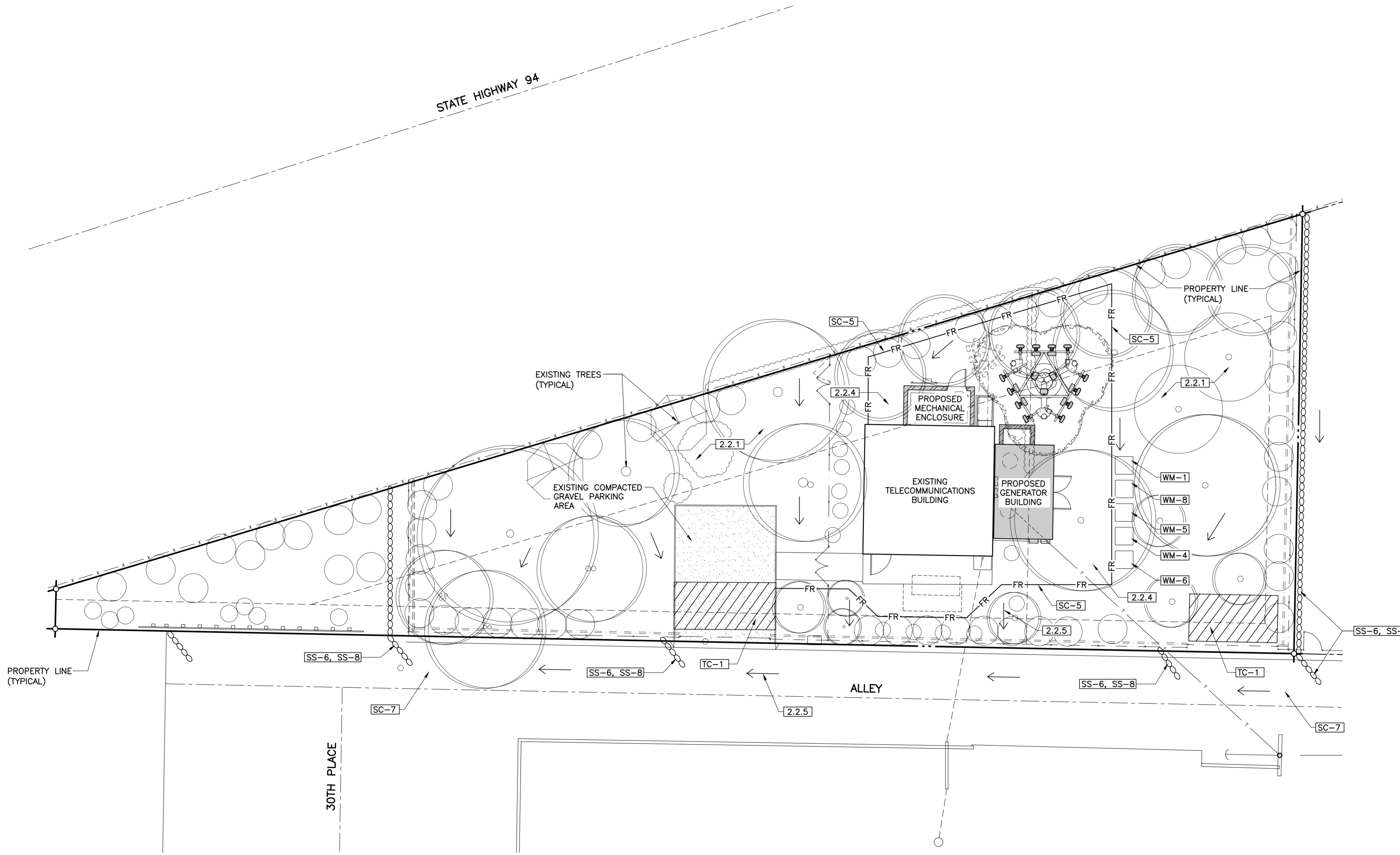
POST CONSTRUCTION (PERMANENT) BMP'S ARE NOT REQUIRED

STORM WATER MANAGEMENT:

TOTAL AREA OF LAND DISTURBANCE ACTIVITY:

MONO-EUCALYPTUS:	=	30 SQ. FT.
GENERATOR BUILDING:	=	265 SQ. FT.
MECHANICAL ENCLOSURE:	=	130 SQ. FT.
CABLE SHROUD:	=	15 SQ. FT.
TOTAL AREA:	=	440 SQ. FT.

1. STORM WATER MANAGEMENT FOR SITE GRADING AND CONSTRUCTION ACTIVITIES SHALL INCLUDE THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) AS OUTLINED IN THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK.
2. SAND OR GRAVEL BAGS SHALL BE PLACED AND MAINTAINED IN FLOW LINE AREAS TO FACILITATE SEDIMENT CONTROL.
3. CONTRACTOR WILL PROVIDE A "WEATHER TRIGGERED" BMP ACTION PLAN DURING THE DRY SEASON.
4. ALL TRENCH SEGMENTS EXCAVATED SHALL BE FILLED AND COVERED WITHIN 24 HOURS.
5. PROVIDE A TEMPORARY CONCRETE WASHOUT FACILITY.



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0	06/20/16	100% CD REVIEW	jab/sv
1	06/16/17	REVISED 100% CD	jb

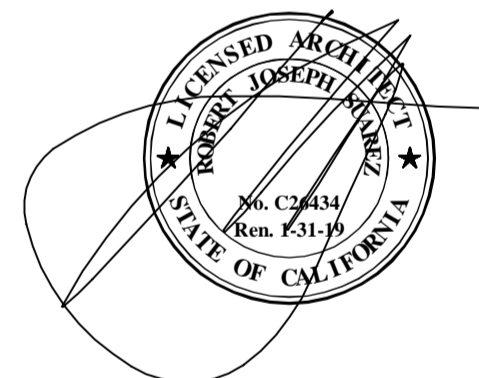
BOOTH SUAREZ &

ARCHITECTURE ■ INCORPORATED
1283 EAST MAIN STREET SUITE 200
EL CAJON, CA 92021 (619) 749-1305

PROPRIETARY INFORMATION
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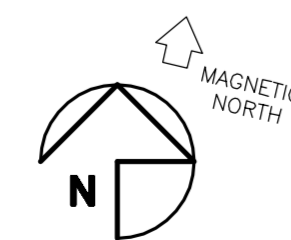
**30TH PLACE
AWS / PCS**
797-1/3 30TH PLACE
SAN DIEGO, CA 92102
SAN DIEGO COUNTY

SHEET TITLE:
**WATER POLLUTION
CONTROL PLAN**

A-0.3

**WATER POLLUTION
CONTROL PLAN**

SCALE: 1" = 10'-0"



ISSUE STATUS

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0	06/20/16	100% CD REVIEW	jab/sv
1	06/16/17	REVISED 100% CD	jb



ARCHITECTURE INCORPORATED

1283 EAST MAIN STREET SUITE 200
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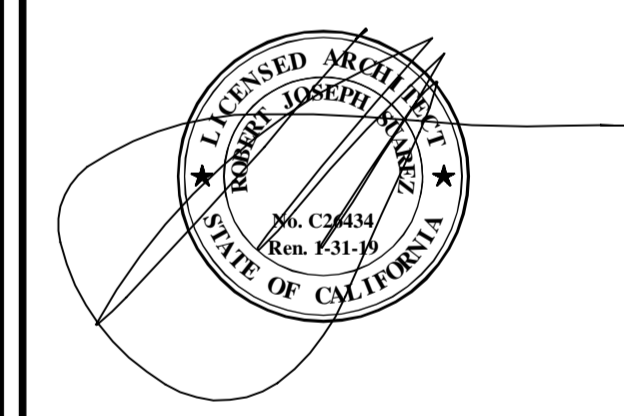
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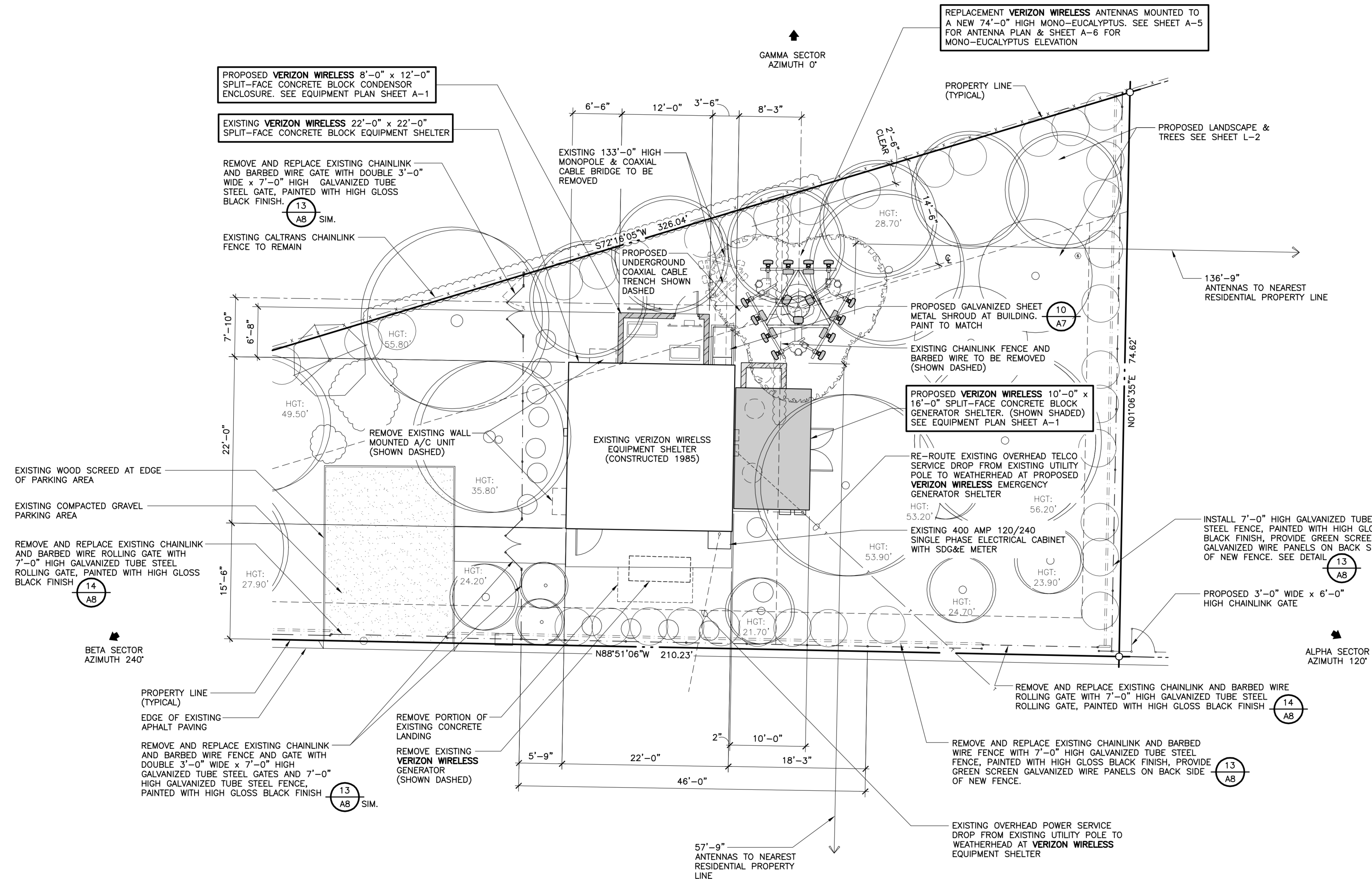
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



30TH PLACE
AWS / PCS
797-1/3 30TH PLACE
SAN DIEGO, CA 92102
SAN DIEGO COUNTY

SHEET TITLE:
ENLARGED SITE PLAN

A-1



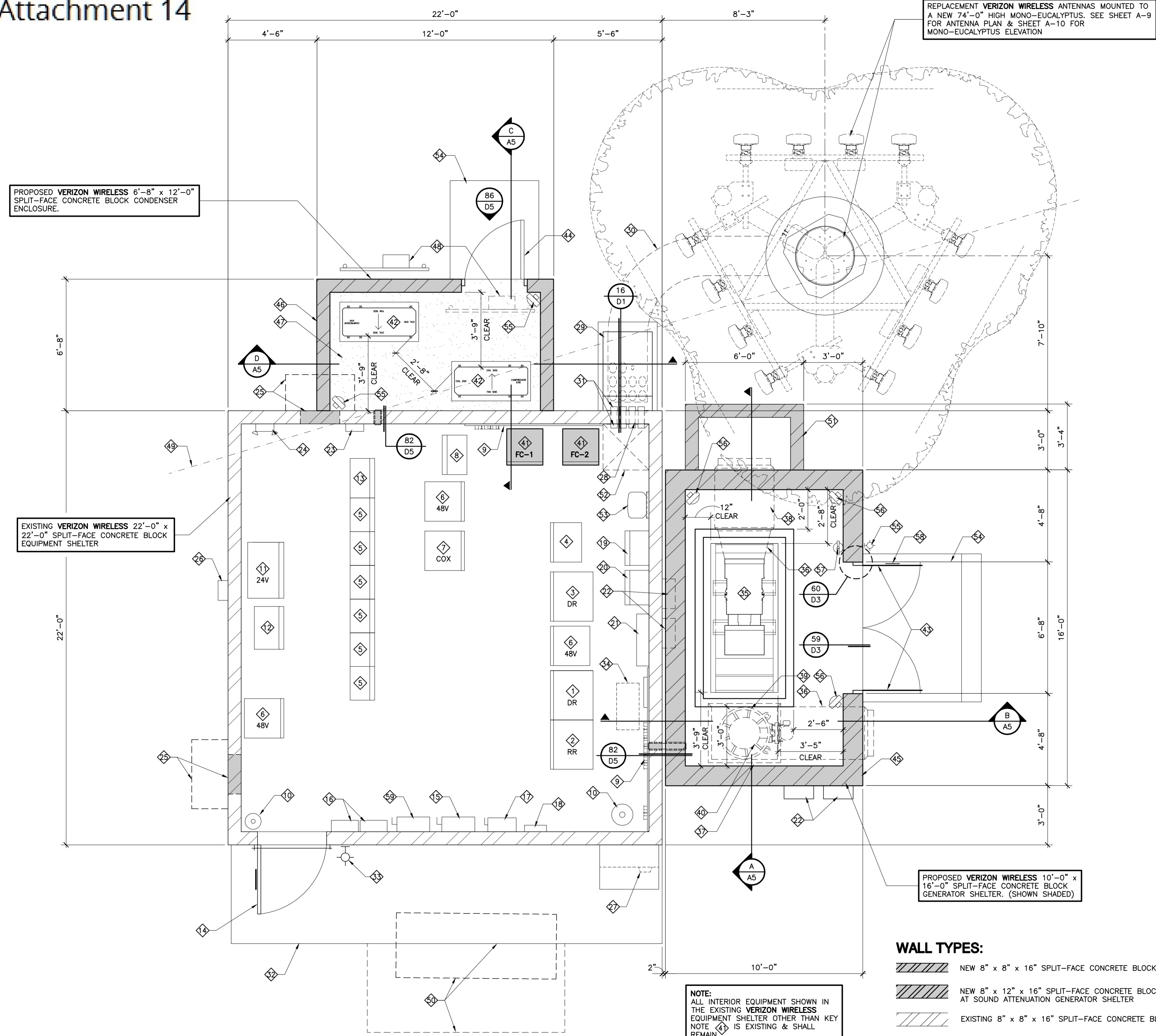
ENLARGED SITE PLAN

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

PROJECT NOTES:

1. ANY ARTIFICIAL LIGHTING SHALL BE DIRECTED OR SHIELDED SO AS NOT TO FALL ONTO ADJACENT PROPERTY
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
5. 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
6. 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

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



PROPOSED VERIZON WIRELESS 6'-8" x 12'-0" SPLIT-FACE CONCRETE BLOCK CONDENSER ENCLOSURE.

EXISTING VERIZON WIRELESS 22'-0" x 22'-0" SPLIT-FACE CONCRETE BLOCK EQUIPMENT SHELTER

REPLACEMENT VERIZON WIRELESS ANTENNAS MOUNTED TO A NEW 74'-0" HIGH MONO-EUCALYPTUS. SEE SHEET A-9 FOR ANTENNA PLAN & SHEET A-10 FOR MONO-EUCALYPTUS ELEVATION

PROPOSED VERIZON WIRELESS 10'-0" x 16'-0" SPLIT-FACE CONCRETE BLOCK GENERATOR SHELTER. (SHOWN SHADED)

NOTE: ALL INTERIOR EQUIPMENT SHOWN IN THE EXISTING VERIZON WIRELESS EQUIPMENT SHELTER OTHER THAN KEY NOTE 41 IS EXISTING & SHALL REMAIN

WALL TYPES:
 [Hatched Pattern] NEW 8" x 8" x 16" SPLIT-FACE CONCRETE BLOCK WALL
 [Hatched Pattern] NEW 8" x 12" x 16" SPLIT-FACE CONCRETE BLOCK WALL AT SOUND ATTENUATION GENERATOR SHELTER
 [Hatched Pattern] EXISTING 8" x 8" x 16" SPLIT-FACE CONCRETE BLOCK WALL

NOTE: THE BLOCK WALL SOUND ATTENUATION BUILDING IS CONSIDERED A PROJECT NOISE DESIGN FEATURE THAT REDUCES NOISE LEVELS DEMONSTRATING COMPLIANCE WITH COUNTY NOISE STANDARDS.

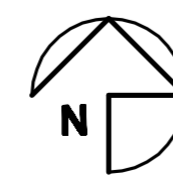
NOTE: SEE SHEET A-0.2 FOR DOOR SCHEDULE

EQUIPMENT PLAN NOTES:

- 1 EXISTING VERIZON WIRELESS NORTEL CDMA EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 2 EXISTING VERIZON WIRELESS NORTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
- 3 EXISTING VERIZON WIRELESS NORTEL PCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 4 EXISTING VERIZON WIRELESS ERICSSON RBS 6201 EQUIPMENT CABINET 24" WIDE x 58" HIGH x 19" DEEP. WEIGHT: 1500 LBS.
- 5 EXISTING VERIZON WIRELESS MW RACK (TYPICAL OF 6)
- 6 EXISTING VERIZON WIRELESS BATTERY RACK
- 7 EXISTING VERIZON WIRELESS TOLL RACK. 24" WIDE x 57" HIGH x 15" DEEP. WEIGHT: 500 LBS.
- 8 EXISTING CB RACK
- 9 EXISTING TELCO BOARD
- 10 EXISTING FIRE EXTINGUISHER
- 11 EXISTING 24V BATTERY RACK
- 12 EXISTING ECS RACK
- 13 EXISTING DIG MULTI RACK
- 14 EXISTING EQUIPMENT ROOM DOOR WITH VERIZON WIRELESS SIGNAGE. INSTALL NEW SIGNAGE AS REQUIRED. SEE DETAILS (56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 15 EXISTING WALL MOUNTED AUTOMATIC TRANSFER SWITCH
- 16 EXISTING WALL MOUNTED 200 AMP ELECTRICAL PANELS
- 17 EXISTING WALL MOUNTED FUSED DISCONNECT SWITCH
- 18 EXISTING WALL MOUNTED ALARM SWITCH BOX
- 19 EXISTING WALL MOUNTED DMC CABINET
- 20 EXISTING WALL MOUNTED RMC CABINET
- 21 EXISTING WALL MOUNTED DIPLEXORS
- 22 RELOCATE EXISTING TELCO JUNCTION BOX LOCATED ON WALL OF VERIZON EQUIPMENT SHELTER TO ADJACENT WALL OF PROPOSED GENERATOR ENCLOSURE
- 23 EXISTING EYE WASH STATION
- 24 EXISTING EMERGENCY LIGHTS
- 25 REMOVE EXISTING WALL MOUNTED A/C MECHANICAL UNITS (TYPICAL OF 2) IN-FILL EXISTING OPENING IN WALL WITH STEEL STUD FRAMING. (SHOWN SHADED) ATTACH STEEL PLATE COVER AT EXTERIOR AND INTERIOR GYPSUM BOARD FINISH
- 26 EXISTING IRRIGATION CONTROLLER MOUNTED TO EXTERIOR WALL
- 27 EXISTING 36" x 27" DEEP CABINET WITH 400 AMP, 120/240V, SINGLE PHASE ELECTRICAL CABINET WITH SDG&E METER FOR VERIZON WIRELESS
- 28 REMOVE EXISTING COAXIAL CABLE PORTS IN EXTERIOR WALL. IN-FILL EXISTING OPENING IN WALL WITH STEEL STUD FRAMING. (SHOWN SHADED) STUCCO FINISH AT EXTERIOR AND GYPSUM BOARD FINISH ON INTERIOR. PAINT TO MATCH EXISTING ADJACENT SURFACE
- 29 PROPOSED CONCRETE APRON & GALVANIZED SHEET METAL SHROUD. PAINT TO MATCH EXISTING SHELTER
- 30 PROPOSED COAXIAL CABLE TRENCH. (REMOVE EXISTING CABLE BRIDGE)
- 31 PROPOSED "SITE PRO 1" E1118 CABLE PORT @ +3'-0"
- 32 EXISTING CONCRETE LANDING
- 33 EXISTING WALL MOUNTED LIGHT FIXTURE
- 34 EXISTING DEHUMIDIFIER PUMP ON PORTABLE CART
- 35 PROPOSED VERIZON WIRELESS 30kW ENCLOSED EMERGENCY GENERATOR WITH A 148 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "KOHLER" JORCOZK GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dBA AT A REFERENCE DISTANCE OF 23 FEET.
- 36 PROPOSED DUCT WORK (SHOWN DASHED) SEE DETAILS (67, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 37 PROPOSED AIR INLET INLINE SILENCER (SHOWN DASHED)
- 38 PROPOSED AIR OUTLET INLINE SILENCER (SHOWN DASHED)
- 39 PROPOSED FLEXIBLE DUCT (SHOWN DASHED)
- 40 PROPOSED TUBULAR CENTRIFUGAL AIR BLOWER (SHOWN DASHED)
- 41 PROPOSED FAN COIL UNITS FOR VERIZON WIRELESS WITH OUTDOOR CONDENSOR UNITS. (TYPICAL OF 2) SEE SHEET M-1 FOR MECHANICAL PLAN.
- 42 PROPOSED CONDENSOR UNITS ON A CONCRETE PAD (TYPICAL OF 2). "CARRIER AIR CONDITIONING UNITS MODEL 38HRO60 OR EQUIVALENT SIZED UNITS." SEE SHEET M-1 FOR MECHANICAL PLAN
- 43 PROPOSED 3'-0" WIDE SOLID STEEL DOUBLE SOUND DOORS AND FRAME AT GENERATOR SHELTER WITH VERIZON WIRELESS SIGNAGE
- 44 PROPOSED 3'-0" WIDE SOLID STEEL DOOR AND FRAME AT MECHANICAL ENCLOSURE
- 45 PROPOSED 8" x 12" x 16" SPLIT-FACE CONCRETE BLOCK SHELTER FOR VERIZON WIRELESS STAND-BY GENERATOR. 12" BLOCK USED AS NOISE CONTROL FEATURE
- 46 PROPOSED 8'-0" HIGH SPLIT-FACE CONCRETE BLOCK ENCLOSURE FOR VERIZON WIRELESS CONDENSER UNITS
- 47 INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN CONDENSER UNITS AREA
- 48 RELOCATE STEEL H-FRAME AND UTILITY CABINET (BY OTHERS)
- 49 EXISTING SETBACK LINE (SHOWN DASHED)
- 50 REMOVE EXISTING VERIZON WIRELESS EMERGENCY GENERATOR AND PORTION OF CONCRETE CURB/LANDING (SHOWN DASHED)
- 51 PROPOSED 8'-0" HIGH SPLIT-FACE CONCRETE BLOCK ACOUSTIC Baffle WALL (MINIMUM 18" ABOVE TOP OF EXHAUST DUCT) EXHAUST IS NOT COMBUSTIBLE PRODUCT EXHAUST.
- 52 REROUTE COAXIAL CABLE DOWNWARD ON INSIDE FACE OF EXISTING WALL TO NEW CABLE PORT
- 53 EXISTING ONE (1) SURGE DEMARCATION JUNCTION BOX SHALL REMAIN WALL MOUNTED INSIDE EXISTING EQUIPMENT ENCLOSURE. FIELD VERIFY. SEE DETAIL (5, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 54 PROPOSED CONCRETE LANDING (TYPICAL OF 2)
- 55 PROPOSED WALL MOUNTED EXTERIOR LIGHT FIXTURE (TYPICAL OF 3)
- 56 PROPOSED WALL MOUNTED INTERIOR LIGHT FIXTURE (TYPICAL OF 3)
- 57 GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "2A-10BC" FIRE EXTINGUISHER IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS
- 58 704 PLACARD SHALL BE APPLIED ON THE FRONT OF THE STRUCTURE OR EACH ACCESS TO A ROOM OR AREA. THE PLACARD SHALL IDENTIFY THE HAZARDS OF HEALTH, FLAMMABILITY AND INSTABILITY PER NFPA 704. A SIGN IDENTIFYING THE ELECTRICAL POWER SHUTOFF SHALL BE POSTED TO THE SATISFACTION OF THE FIRE DEPARTMENT. EMERGENCY CONTACT INFORMATION SHALL BE LABELED ON THE ENCLOSURE. SEE DETAIL (72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- 59 PROPOSED MANUAL TRANSFER SWITCH. INSTALL AS REQUIRED.

EQUIPMENT SHELTER FLOOR PLAN

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



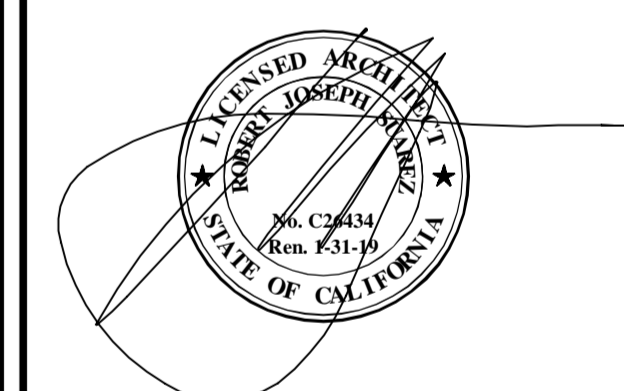
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 EL CAJON, CA 92021 (619) 749-1305

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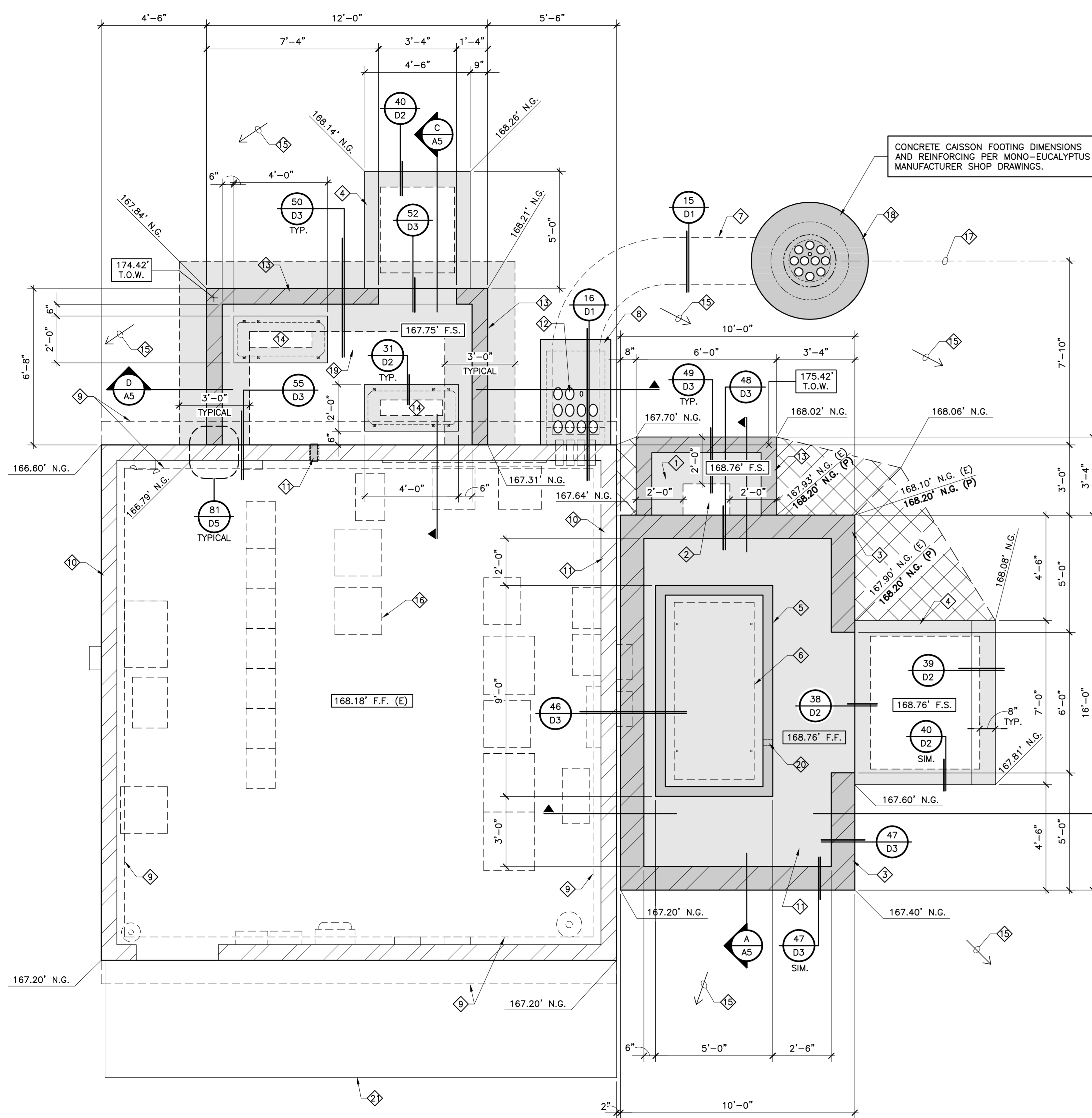


**30TH PLACE
 AWS / PCS**
 797-1/3 30TH PLACE
 SAN DIEGO, CA 92102
 SAN DIEGO COUNTY

SHEET TITLE:
**EQUIPMENT SHELTER
 FLOOR PLAN**

A-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



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

FOUNDATION PLAN NOTES:

- 1 CONTINUOUS CONCRETE FOOTING (SHOWN SHADED)
- 2 CONCRETE SLAB. SEE CONCRETE SLAB NOTE THIS SHEET.
- 3 PROPOSED 8" x 12" x 16" SPLIT-FACE CONCRETE BLOCK SHELTER FOR VERIZON WIRELESS STAND-BY GENERATOR. 12" BLOCK USED AS NOISE CONTROL FEATURE
- 4 PROPOSED CONCRETE LANDING
- 5 CONCRETE CONTAINMENT CURB FOR GENERATOR
- 6 DASHED LINE REPRESENTS GENERATOR FOOTPRINT
- 7 PROPOSED COAX CABLE TRENCH
- 8 PROPOSED CONCRETE APRON AT CONDUIT STUB-UP & SHEET METAL SHROUD (SHOWN SHADED)
- 9 CONCRETE FOOTING AT EXISTING BUILDING (SHOWN DASHED)
- 10 EXISTING VERIZON WIRELESS CONCRETE BLOCK EQUIPMENT SHELTER
- 11 PROPOSED CONCRETE MAT FOOTING
- 12 PROPOSED (10) 4" CONDUITS FOR COAX CABLE & (1) 1-1/2" CONDUIT FOR GROUND
- 13 PROPOSED SPLIT-FACE CONCRETE BLOCK WALL. (8"x8"x16" BLOCK)
- 14 PROPOSED CONCRETE PAD
- 15 DIRECTION OF DRAINAGE
- 16 OUTLINE OF EXISTING & PROPOSED VERIZON WIRELESS EQUIPMENT. SEE SHEET A-1 FOR EQUIPMENT PLAN (SHOWN DASHED) (TYPICAL)
- 17 CENTERLINE OF CAISSON FOOTING
- 18 PROPOSED MONO-EUCALYPTUS CAISSON FOOTING
- 19 INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE CONDENSER UNIT ENCLOSURE
- 20 GENERATOR OVERFLOW DRAIN LINE
- 21 EXISTING CONCRETE LANDING

NOTE: DIFFICULT EXCAVATION DUE TO THE PRESENCE OF OVERSIZE MATERIALS SHOULD BE ANTICIPATED BY THE CONTRACTOR. REFUSAL OCCURRED AT 9'-0" DEEP

FOUNDATION & SITE PREPARATION NOTES

1. SEE CONCRETE SPECIFICATIONS ON SHEET A-0.3
2. FOR DETAILED GEOTECHNICAL INFORMATION, REFER TO GEOTECHNICAL INVESTIGATION, VERIZON WIRELESS MONO-EUCALYPTUS AND GENERATOR BUILDING, 30TH PLACE, 797-1/3 30TH PLACE, SAN DIEGO, CALIFORNIA, 92102. PREPARED BY TORO INTERNATIONAL, PROJECT NUMBER 13-109.94 DATED JULY 12, 2015
3. ALLOWABLE SOIL BEARING VALUE OF:
MONO-BROADLEAF FOOTING: 5,000 PSF @ 15'-0" BELOW GRADE
EQUIPMENT BLDG FOOTING: 1,500 PSF @ 12" BELOW GRADE
4. THE BUILDING SITE SHALL BE PREPARED IN STRICT COMPLIANCE WITH ALL GUIDELINES, RECOMMENDATIONS AND SPECIFICATIONS CALLED FOR IN THE GEOTECHNICAL AND FOUNDATION REPORT REFERENCED ABOVE.
5. OVER EXCAVATION/REMOVALS: THE UPPER 18 TO 24 INCHES OF SUBSURFACE SOILS CONTAIN ORGANICS. ALL DELETERIOUS MATERIAL TO BE DISCARDED OFF THE SITE AND UPPER 24 INCHES OF THE SUBSURFACE MATERIALS MAY BE REMOVED AND REPLACED WITH COMPACTED FILLS. ONSITE SOILS MAY BE REUSED. THE EXTENT OF REMOVAL SHOULD BE WITHIN THE PROPOSED CONCRETE SLAB FOOTPRINT AND 3 FEET BEYOND IT, WHEREVER POSSIBLE. THE REMOVAL BOTTOM AND COMPACTED FILL SHOULD BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS STATED BELOW.
6. SITE PREPARATION: VEGETATION, ORGANIC SOIL, ROOTS AND OTHER UNSUITABLE MATERIAL SHOULD BE REMOVED FROM THE BUILDING AREAS. PRIOR TO THE PLACEMENT OF FILL, THE EXISTING GROUND SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES, AND RE-COMPACTED.
7. PRIOR TO POURING CONCRETE, THE SUB-GRADE SOIL FOR THE CONCRETE SLAB AREA SHOULD BE WETTED TO A SLIGHTLY HIGHER THAN THE OPTIMUM MOISTURE TO A DEPTH OF 6 INCHES FROM THE SURFACE
8. FILL COMPACTION: ALL FILL AND BACKFILL TO BE PLACED IN ASSOCIATION WITH SITE DEVELOPMENT SHOULD BE ACCOMPLISHED AT SLIGHTLY OVER OPTIMUM MOISTURE CONDITIONS. THE MINIMUM RELATIVE COMPACTION RECOMMENDED FOR FILL IS 90 PERCENT RELATIVE COMPACTION BASED ON MAXIMUM DRY DENSITY PERFORMED IN ACCORDANCE WITH ASTM D-1557. SEE ITEM 11 BELOW.

FILL SHOULD BE COMPACTED BY MECHANICAL MEANS IN UNIFORM HORIZONTAL LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS.
9. FILL MATERIAL: THE ON-SITE SOILS CAN BE USED FOR COMPACTED FILL. HOWEVER, SOIL GRADING OPERATIONS, SOIL TYPES OTHER THAN THOSE ANALYZED IN THE GEOTECHNICAL REPORTS MAY BE ENCOUNTERED BY THE CONTRACTOR. THE GEOTECHNICAL CONSULTANT SHOULD BE NOTIFIED TO EVALUATE THE SUITABILITY OF THOSE SOILS FOR USE AS FILL AND AS FINISHED GRADE SOILS.

IMPORTED FILL MATERIALS SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO IMPORTING. SOILS EXHIBITING ANY EXPANSION POTENTIAL SHOULD NOT BE USED AS IMPORT MATERIALS.

BOTH IMPORTED AND ON-SITE SOILS TO BE USED AS FILL MATERIALS SHOULD BE FREE OF DEBRIS, ORGANIC AND COBBLES OVER 3 INCHES IN MAXIMUM DIMENSION
10. SITE DRAINAGE: FOUNDATION AND SLAB PERFORMANCE DEPENDS GREATLY ON HOW WELL RUNOFF WATERS DRAIN FROM THE SITE. THIS IS TRUE BOTH DURING CONSTRUCTION AND OVER THE ENTIRE LIFE OF THE STRUCTURE. THE GROUND SURFACE AROUND STRUCTURES SHOULD BE GRADED SO THAT WATER FLOWS RAPIDLY AWAY FROM THE STRUCTURES WITHOUT PONDING.
11. UTILITY TRENCHES: BEDDING MATERIALS SHOULD CONSIST OF SAND HAVING SAND EQUIVALENT NOT LESS THAN 30, WHICH MAY THEN BE JETTED. EXISTING SOILS MAY BE UTILIZED FOR TRENCH BACKFILL PROVIDED THEY ARE FREE OF ORGANIC MATERIALS AND ROCKS OVER 3 INCHES IN DIMENSION.

THE BACKFILL SHOULD BE UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION BASED ON MAXIMUM DENSITY PERFORMED IN ACCORDANCE WITH ASTM D-1557.
12. COMPACTION REQUIREMENTS (ASTM D1557):
BELOW FOOTINGS: 90 PERCENT
BELOW SLABS AND PAVEMENT: 90 PERCENT
UNPAVED AREAS: 90 PERCENT
MAXIMUM LIFT: 8-INCH COMPACTED THICKNESS
13. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL IMBED ITEMS WITH THE FLOOR PLAN PRIOR TO POURING CONCRETE AND SHALL NOTIFY THE VERIZON WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT IF DISCREPANCIES ARE FOUND.
14. FOOTING DEPTH DIMENSIONS SHOWN ON THE DETAILS ARE MINIMUMS AND MUST BE INCREASED AND STEPPED BY THE CONTRACTOR WHERE REQUIRED BY SPECIFIC FIELD CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE VERIZON WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING WHEN AND WHERE SUCH INCREASES OCCUR.
15. REBAR REINFORCEMENT IN SLAB SHALL BE SUPPORTED ON CHAIRS AT 24" O.C. EACH WAY TO INSURE REINFORCEMENT IS CENTERED IN SLAB.
16. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT,
B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND
C. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
17. SLOPE FINISH GRADE AWAY FROM ALL BUILDINGS AND OTHER STRUCTURES A MINIMUM OF 2" IN FIVE FEET.
18. SLOPE ALL WALKS, LANDINGS AND DRIVEWAYS A MINIMUM OF 1% DOWN AND AWAY FROM ALL BUILDING AND STRUCTURES.
19. SAW CUT AND REMOVE INTERFERING PAVEMENT AS NECESSARY FOR FOUNDATION CONSTRUCTION.

CEMENT TYPE
BASED ON THE TYPE OF SOILS, TYPE II CEMENT & WATER-CEMENT RATIO OF 0.45 OR LESS MAY BE USED FOR CONCRETE IN CONTACT WITH THE ON-SITE SOILS.

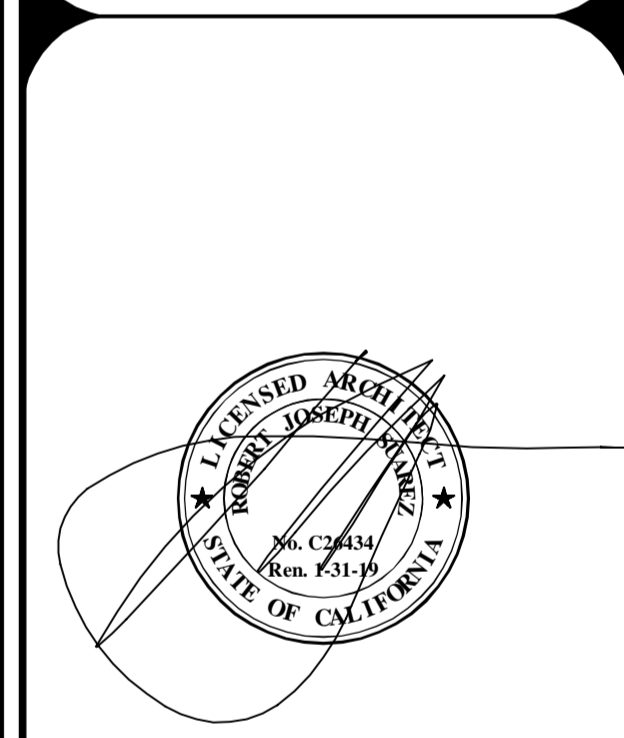
TYPICAL FOUNDATION DETAILS
REFER TO TYPICAL DETAILS 32, 33, 35, 36, 37, 89, 101, 102
D2, D2, D2, D2, D2, D5, D6, D6

ISSUE STATUS

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**30TH PLACE
AWS / PCS**
797-1/3 30TH PLACE
SAN DIEGO, CA 92102
SAN DIEGO COUNTY

SHEET TITLE:
FOUNDATION PLAN

A-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

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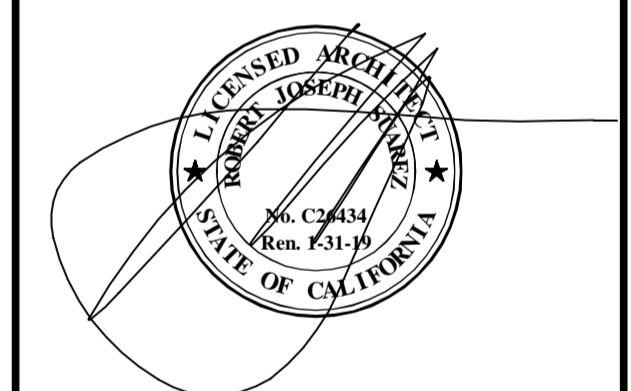
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30TH PLACE
AWS / PCS
797-1/3 30TH PLACE
SAN DIEGO, CA 92102
SAN DIEGO COUNTY

SHEET TITLE:
ROOF FRAMING PLAN

A-4

FRAMING NOTES:

- FOR GENERAL MASONRY SPECIFICATIONS SEE SHEET "A-0.3"
- FOR GENERAL FRAMING SPECIFICATIONS SEE SHEET "A-0.2"
- ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS. ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES. SEE ARCHITECTURAL DRAWINGS FOR FURTHER INFORMATION.
- REFER TO APPROPRIATE DRAWINGS FOR DUCTS, CHASES AND ADDITIONAL OPENINGS NOT SHOWN.
- SEE PLAN FOR RAFTER SIZE AND SPACING.
- WHERE HANGER SIZE IS NOT SPECIFIED, USE MAXIMUM SIZE FOR APPLICATION.
- FILL ALL NAIL HOLES WHERE WOOD CONNECTION HARDWARE IS USED.
- APPROVED METAL HANGERS SHALL BE USED AT ALL HEAD-OUTS.
- ALL FRAMING HARDWARE SHALL BE "SIMPSON STRONG-TIE".
- SEE STRUCTURAL DETAILS AND STRUCTURAL NOTES FOR FURTHER INFORMATION.

MATERIAL SPECIFICATIONS

- STUDS:
SILL PLATES ON SLAB: DF#2 OR BETTER
- 2x RAFTERS & JOISTS: PRESSURE TREATED DOUGLAS FIR OR FOUNDATION GRADE REDWOOD
- TIMBER BEAMS & HEADERS: NO. 2 OR BETTER
- POSTS: NO. 1 OR BETTER
- PLYWOOD SHEATHING: APA RATED SHEATHING PER DOC PS-1 AND DOC PS-2
- PREFABRICATED CONNECTORS: "SIMPSON" STRONG-TIE

ROOF SHEATHING

15/32" THICK APA RATED SHEATHING C-D, EXPOSURE I WITH 10d @ 6" O.C. B.N. & 6" O.C. P.E., AND 12" O.C. F.N. BLOCKED. NO PANELS LESS THAN 24" SHALL BE USED. LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO JOIST SPAN, WITH END JOISTS STAGGERED.

- NOTE:
- SCHEDULE IS BASED ON NER 108.
 - FRAMING SHALL BE DOUGLAS FIR LARCH, STUDS SHALL BE SPACED 16" O.C. MAX.
 - NAILS @ APA RATED PANELS SHALL BE COMMON OR GALVANIZED BOX.

TYPICAL FRAMING DETAILS

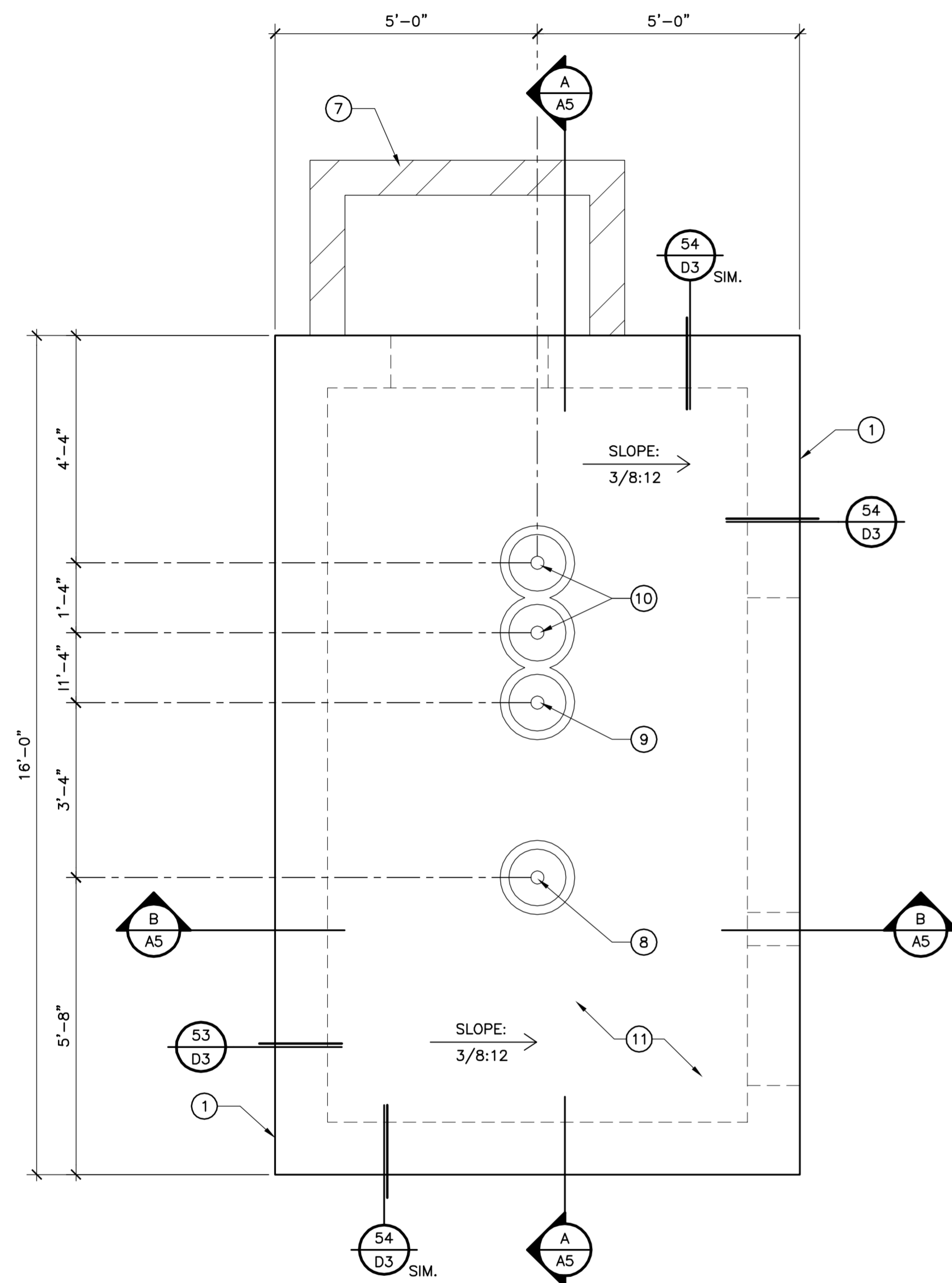
REFER TO TYPICAL DETAILS 53/54 D3/D3

ROOFING SPECIFICATION

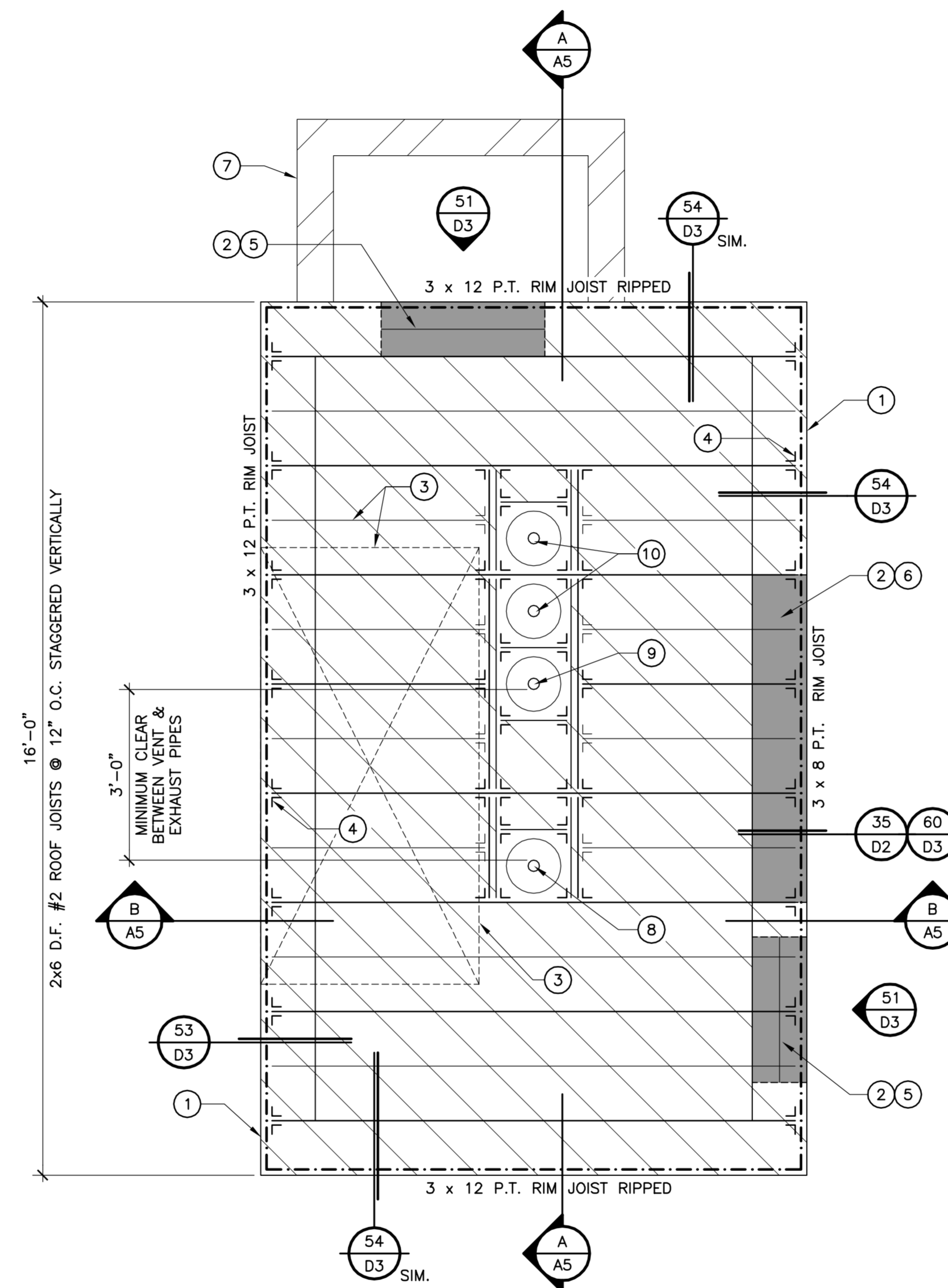
BUILT-UP ROOFING:
JOHNS MANVILLE,
CLASS A BUILT-UP ROOFING, JM BASE
SHEET, JM PLY FELT AND GLASKAP
SPEC #3GNC

FRAMING PLAN NOTES:

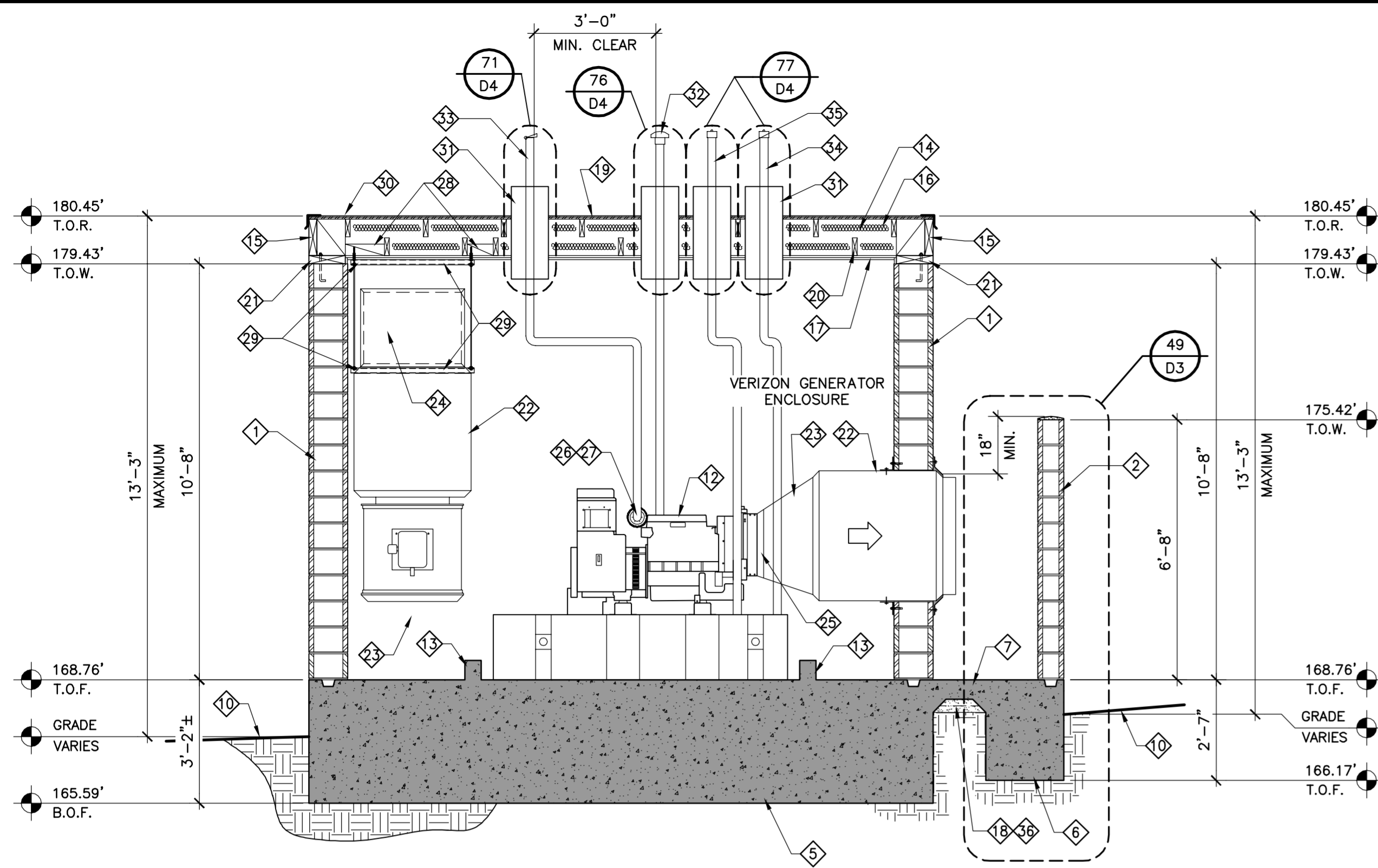
- PROPOSED VERIZON WIRELESS 10'-0" x 16'-0" SPLIT-FACE CONCRETE BLOCK SHELTER FOR STAND-BY GENERATOR. NOISE CONTROL FEATURE.
- OPENING IN CONCRETE WALL (SHOWN SHADED)
- ROOF PLYWOOD SHEATHING OVER ROOF JOIST PER ROOF SHEATHING NOTE
- "SIMPSON" LU26 HANGER (TYPICAL)
- 36" x 36" OPENING FOR LOUVERED VENT BELOW (SHOWN SHADED)
- 6'-8" WIDE x 7'-4" HIGH OPENING FOR DOUBLE DOORS BELOW (SHOWN SHADED)
- 8'-0" HIGH SPLIT-FACE CONCRETE BLOCK ACOUSTIC Baffle WALL
- GENERATOR EXHAUST PIPE WITH RAIN CAP UP THROUGH ROOF FRAMING. PIPE TERMINATES 2'-0" ABOVE ROOF LINE. SEE DETAIL 71/74
- PROPOSED GENERATOR NORMAL VENT PIPE WITH MUSHROOM VENT CAP UP THROUGH ROOF FRAMING. PIPE TERMINATES 2'-0" ABOVE ROOF LINE. SEE DETAIL 76/74
- PROPOSED GENERATOR EMERGENCY INNER & OUTER TANK RELIEF VENT PIPES WITH VENT CAP UP THROUGH ROOF FRAMING. PIPE TERMINATES 2'-0" ABOVE ROOF LINE. SEE DETAIL 77/74
- PROPOSED BUILT-UP ROOF



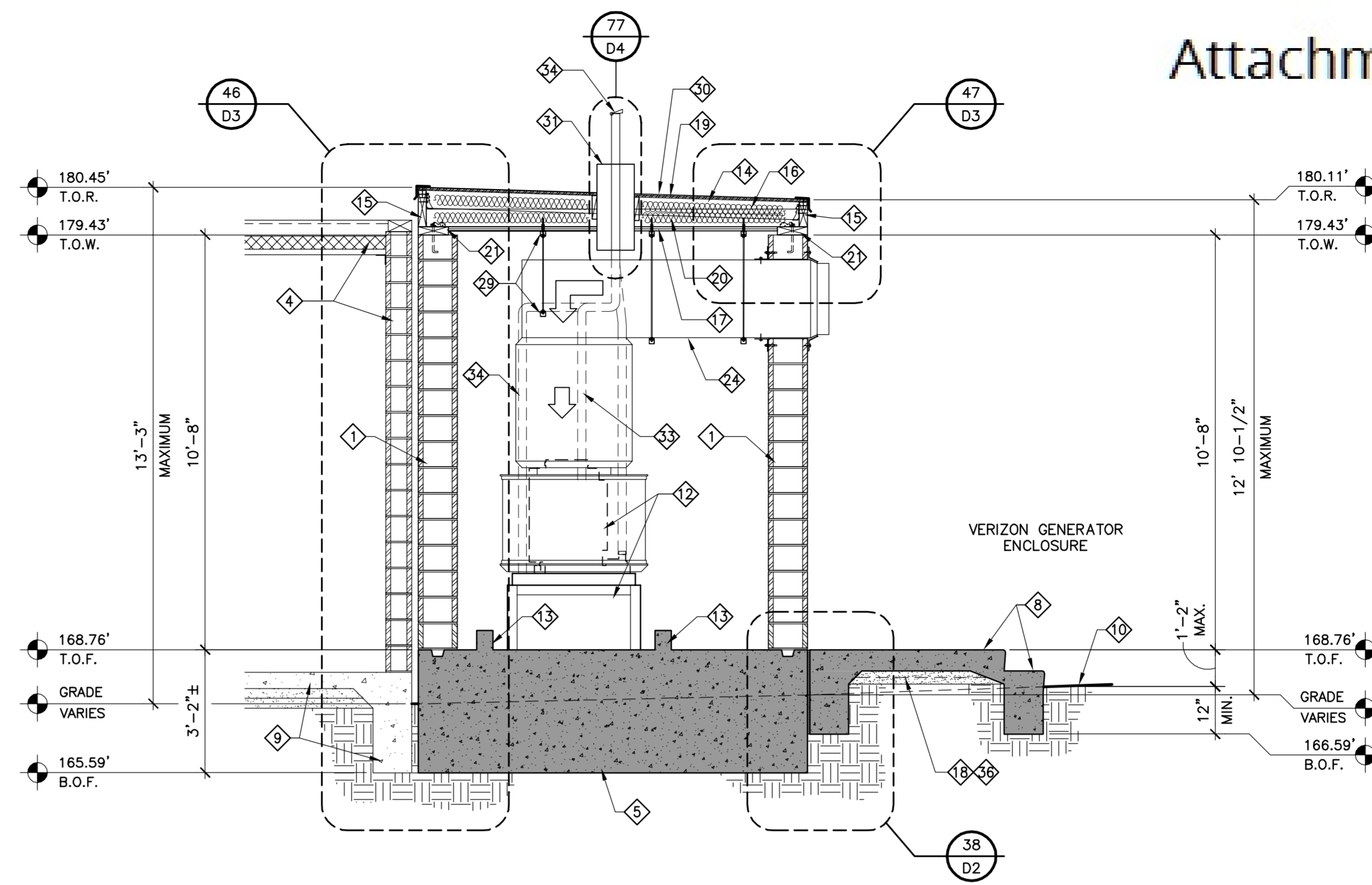
ROOF PLAN
SCALE: 1/2" = 1'-0"



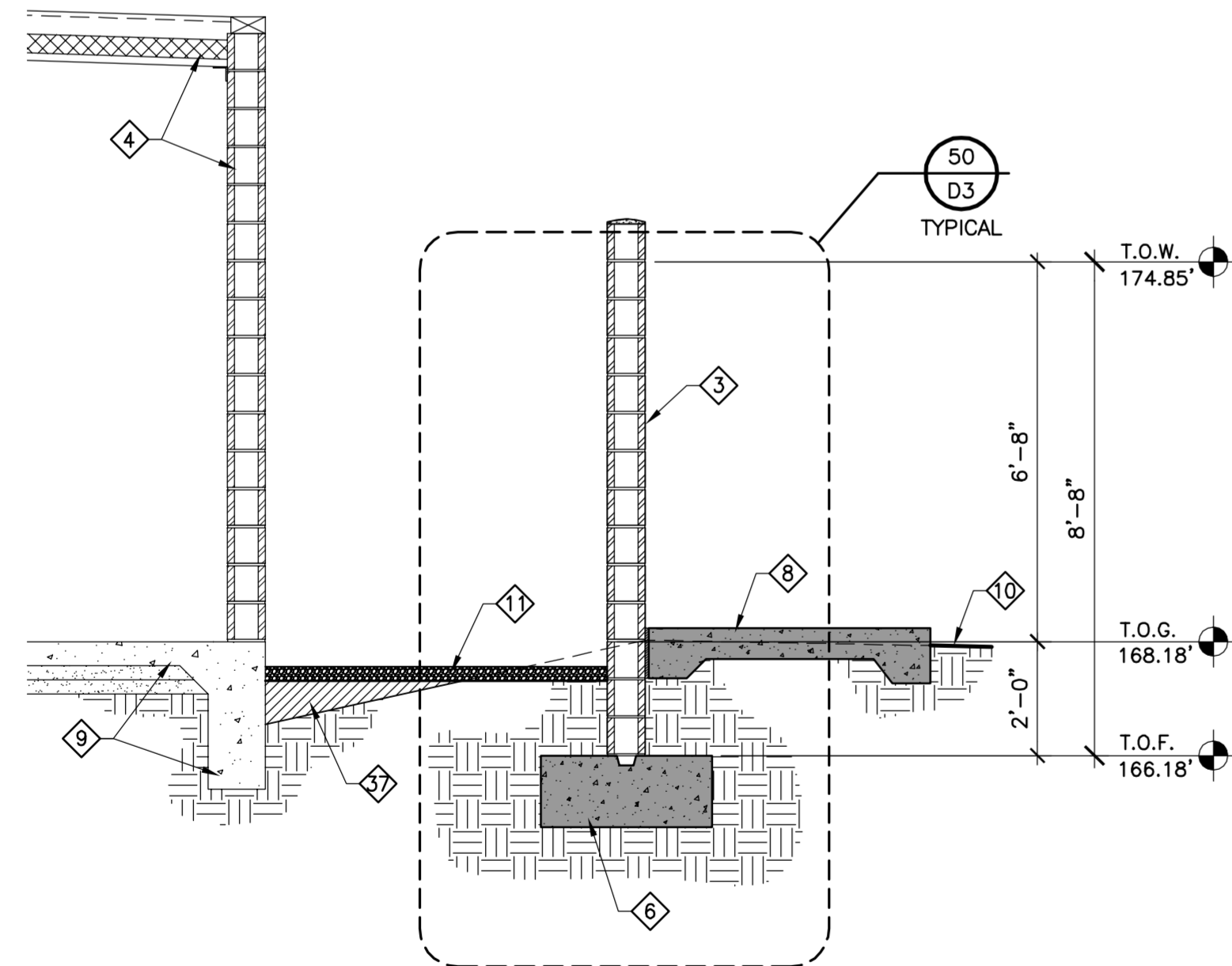
ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0"



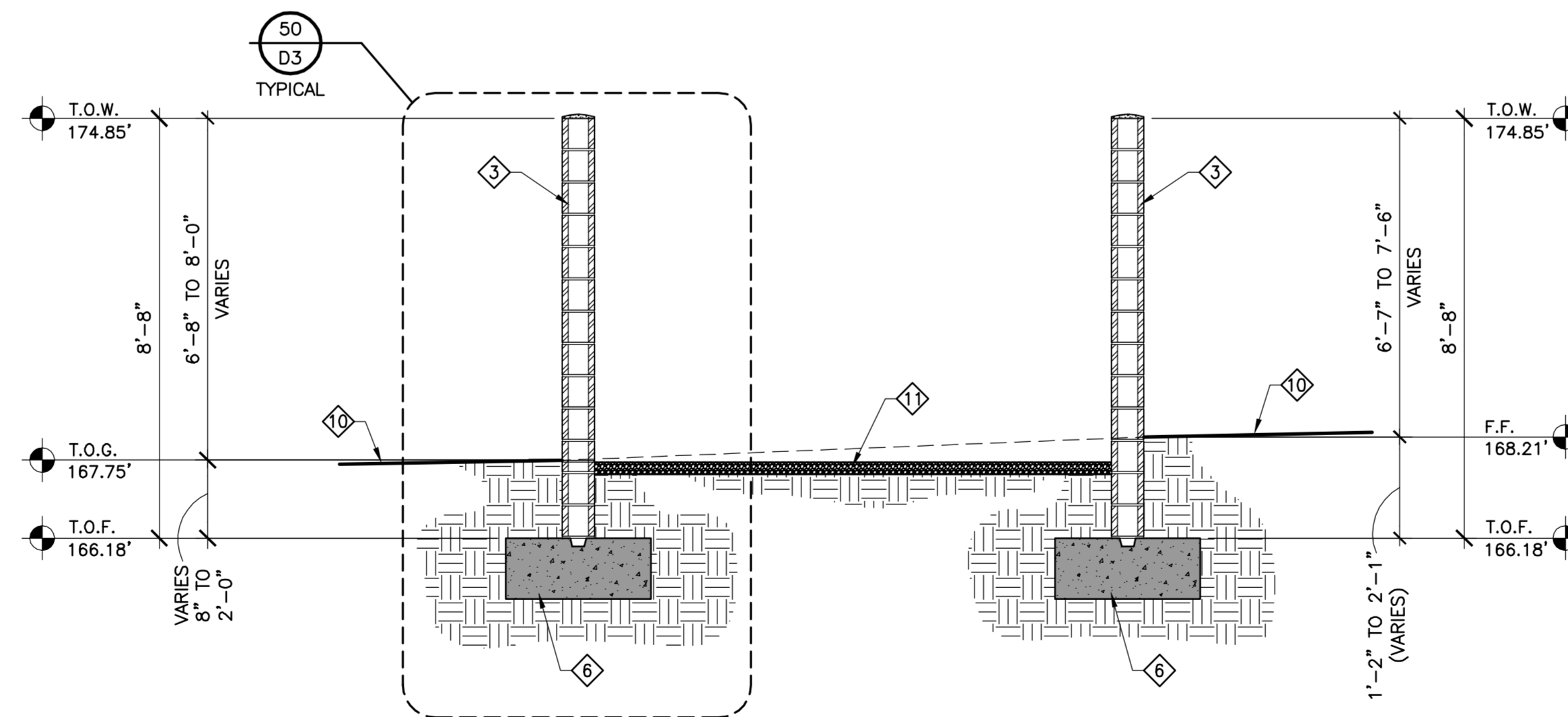
SECTION A
SCALE: 3/8" = 1'-0"



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



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



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

SECTION NOTES:

- 1. PROPOSED VERIZON WIRELESS 8"x12"x16" SPLIT-FACE CONCRETE BLOCK GENERATOR ENCLOSURE.
- 2. PROPOSED VERIZON WIRELESS 8"x8"x16" SPLIT-FACE CONCRETE BLOCK ACOUSTIC Baffle WALL AT GENERATOR FAN EXHAUST DUCT (MINIMUM 18" ABOVE TOP OF EXHAUST DUCT) EXHAUST IS NOT COMBUSTIBLE PRODUCT EXHAUST.
- 3. PROPOSED VERIZON WIRELESS 8"x8"x16" SPLIT-FACE CONCRETE BLOCK WALL AT CONDENSOR ENCLOSURE
- 4. EXISTING VERIZON WIRELESS SPLIT-FACE CONCRETE BLOCK EQUIPMENT BUILDING
- 5. PROPOSED CONCRETE MATT FOOTING
- 6. PROPOSED CONTINUOUS CONCRETE FOOTING
- 7. PROPOSED CONCRETE SLAB
- 8. PROPOSED CONCRETE LANDING
- 9. EXISTING CONTINUOUS CONCRETE FOOTING AND FLOOR SLAB
- 10. EXISTING GRADE
- 11. INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE CONDENSER UNIT ENCLOSURE
- 12. PROPOSED 'KOHLER' STAND-BY GENERATOR FOR VERIZON WIRELESS
- 13. CONCRETE CONTAINMENT CURB AROUND STAND-BY GENERATOR
- 14. 2x ROOF JOIST PER PLAN
- 15. 3x RIM JOIST PER PLAN
- 16. R-19 INSULATION
- 17. HARD LID CONSTRUCTION OF (2) LAYERS OF 5/8" TYPE "X" GYP. BD. AT CEILING IN GENERATOR ENCLOSURE ROOM WITH A MIN. 3" SEPARATION BETWEEN THE BOTTOM ROOF FRAMING AND CEILING FRAMING WITH R-19 INSULATION
- 18. 4" SAND BASE
- 19. 1/2" PLYWOOD ROOF SHEATHING
- 20. 2x CEILING JOIST PER PLAN
- 21. 3x P.T. PLATE WITH 5/8" A307 x 6" HEADED BOLT @ 32" O.C. WITH NUT AND WASHER
- 22. PROPOSED DUCT SILENCER
- 23. TUBULAR CENTRIFUGAL BLOWER
- 24. PROPOSED DUCT WORK (SHOWN DASHED) SEE DETAILS 67/69 D3/D3
- 25. FLEXIBLE DUCT CONNECTER
- 26. GENERATOR EXHAUST SILENCER
- 27. FLEXIBLE EXHAUST PIPE. EXHAUST IS COMBUSTIBLE PRODUCT EXHAUST
- 28. PROVIDE 2x4 BLOCKING WITH SIMPSON A34 CLIP EACH SIDE AND BOTH ENDS
- 29. P1000T "UNISTRUT" SUPPORTS WITH 3/8" STAINLESS STEEL THREADED ROD (TYPICAL)
- 30. PROPOSED BUILT-UP ROOF
- 31. ROOF EXHAUST THIMBLE WITH METAL FLASHING AT ROOF
- 32. PROPOSED GENERATOR NORMAL VENT PIPE WITH MUSHROOM VENT CAP
- 33. GENERATOR EXHAUST PIPE WITH RAIN CAP
- 34. PROPOSED GENERATOR EMERGENCY OUTER TANK RELIEF VENT PIPE WITH VENT CAP UP THROUGH CEILING FRAMING & ROOF FRAMING. PIPE TERMINATES 2'-0" ABOVE ROOF LINE
- 35. PROPOSED GENERATOR EMERGENCY INNER TANK RELIEF VENT PIPE WITH VENT CAP UP THROUGH CEILING FRAMING & ROOF FRAMING. PIPE TERMINATES 2'-0" ABOVE ROOF LINE
- 36. SEE SHEET A-3 FOUNDATION NOTES FOR SOIL PREPARATION
- 37. IN-FILL GRADE AS REQUIRED (SHOWN HATCHED)

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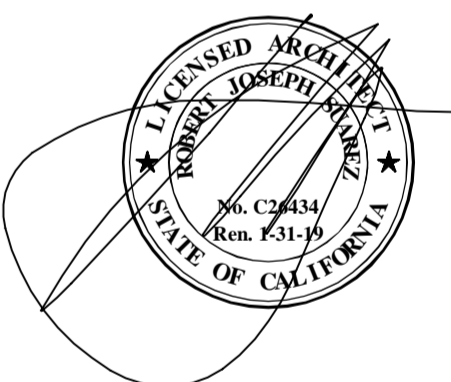
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SAN DIEGO, CA 92102
SAN DIEGO COUNTY

SHEET TITLE:
SECTIONS

A-5

ISSUE STATUS

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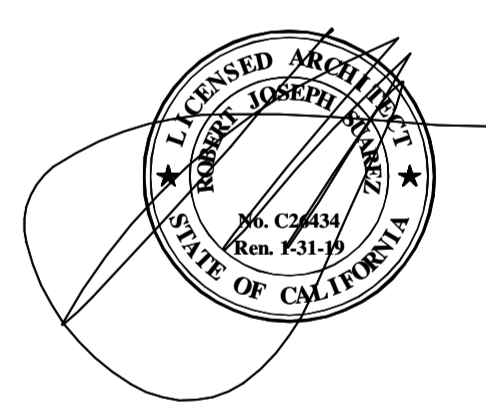
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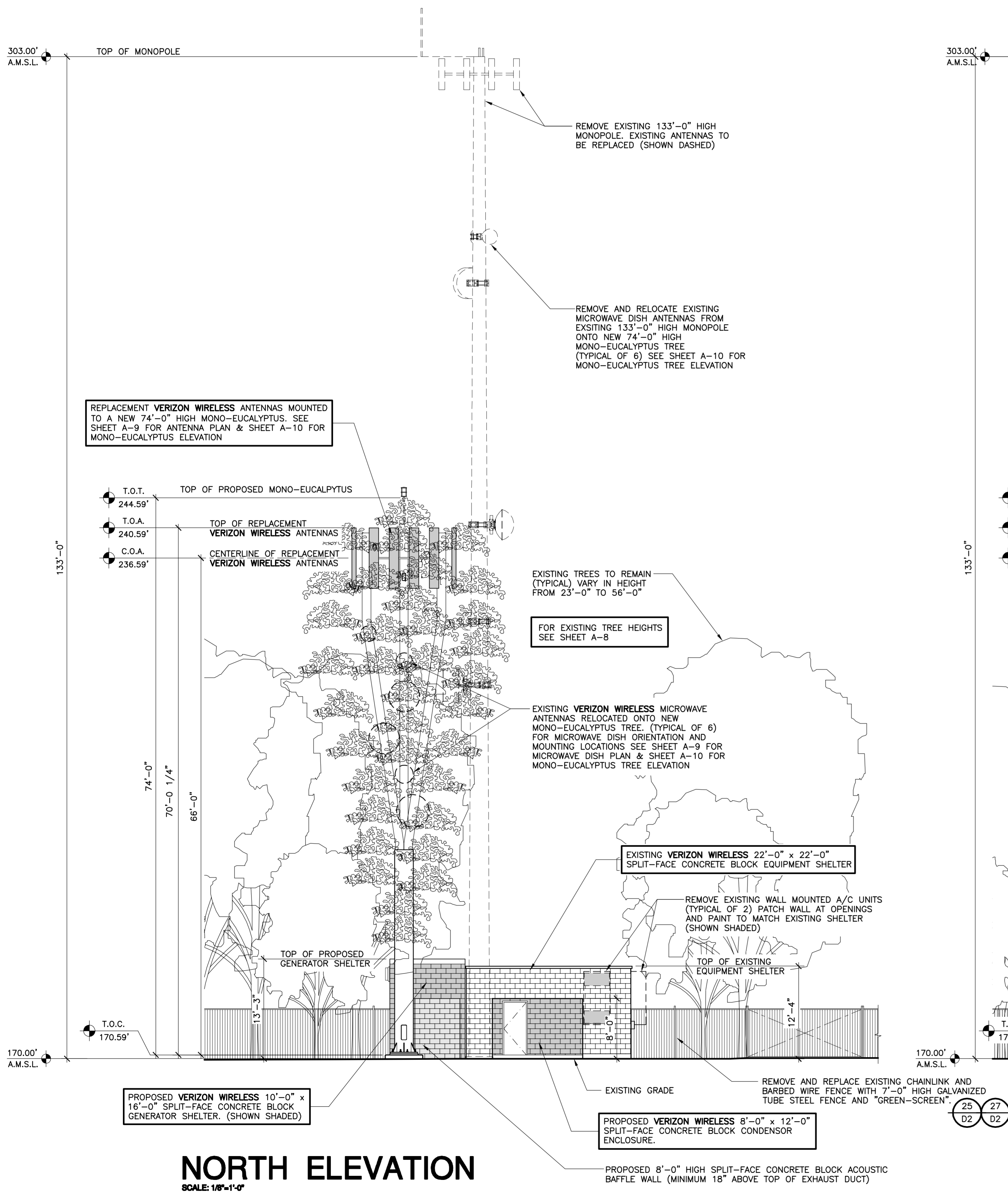
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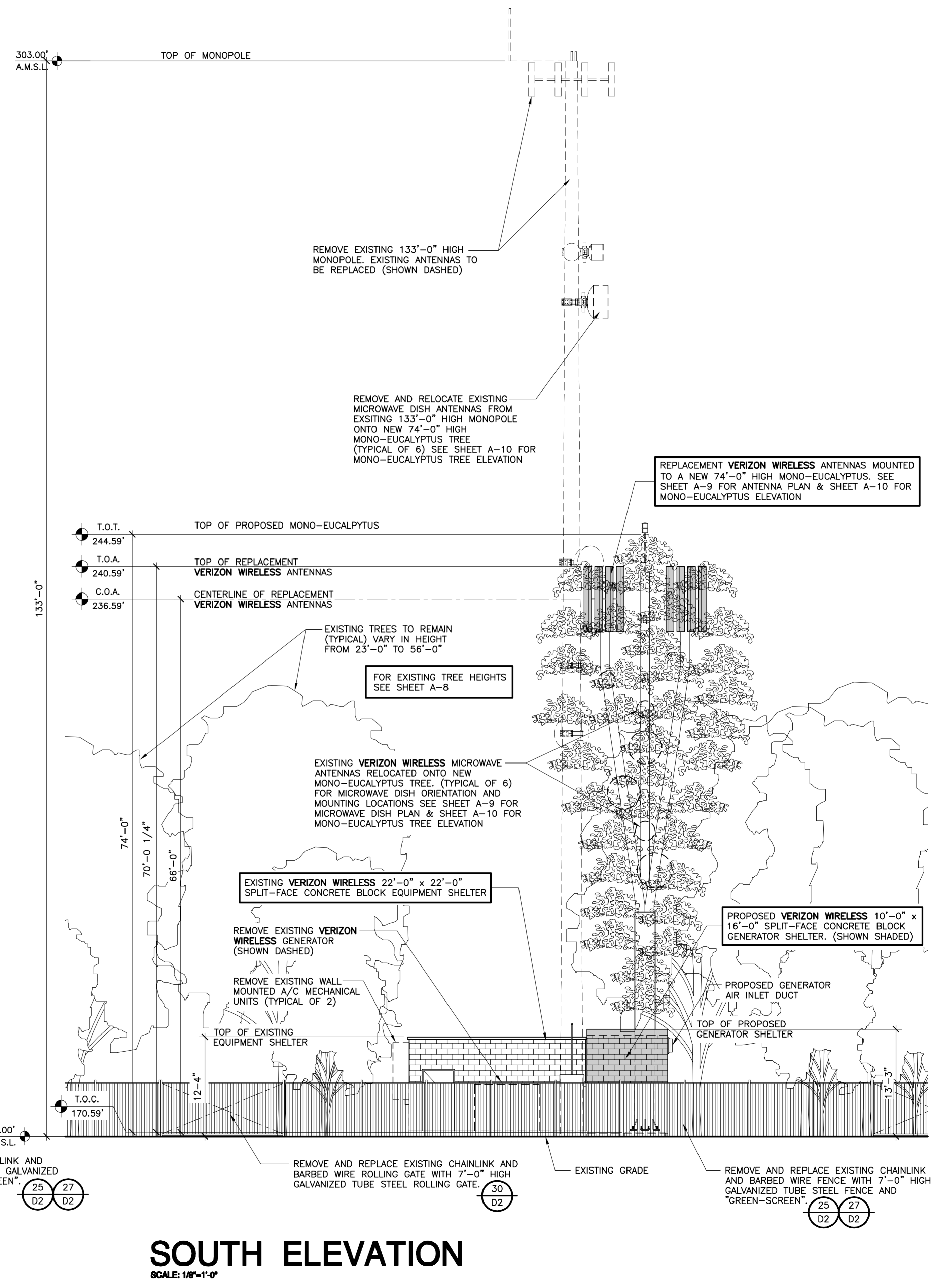
30TH PLACE
AWS / PCS
797-1/3 30TH PLACE
SAN DIEGO, CA 92102
SAN DIEGO COUNTY

SHEET TITLE:
EXTERIOR
ELEVATIONS

A-6



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



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

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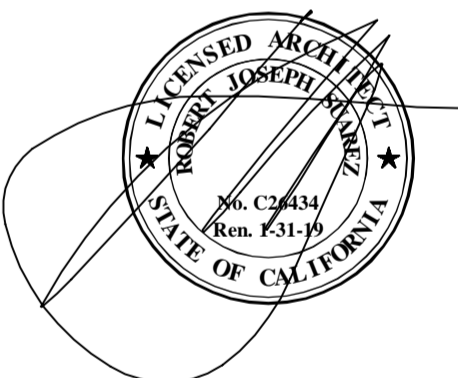
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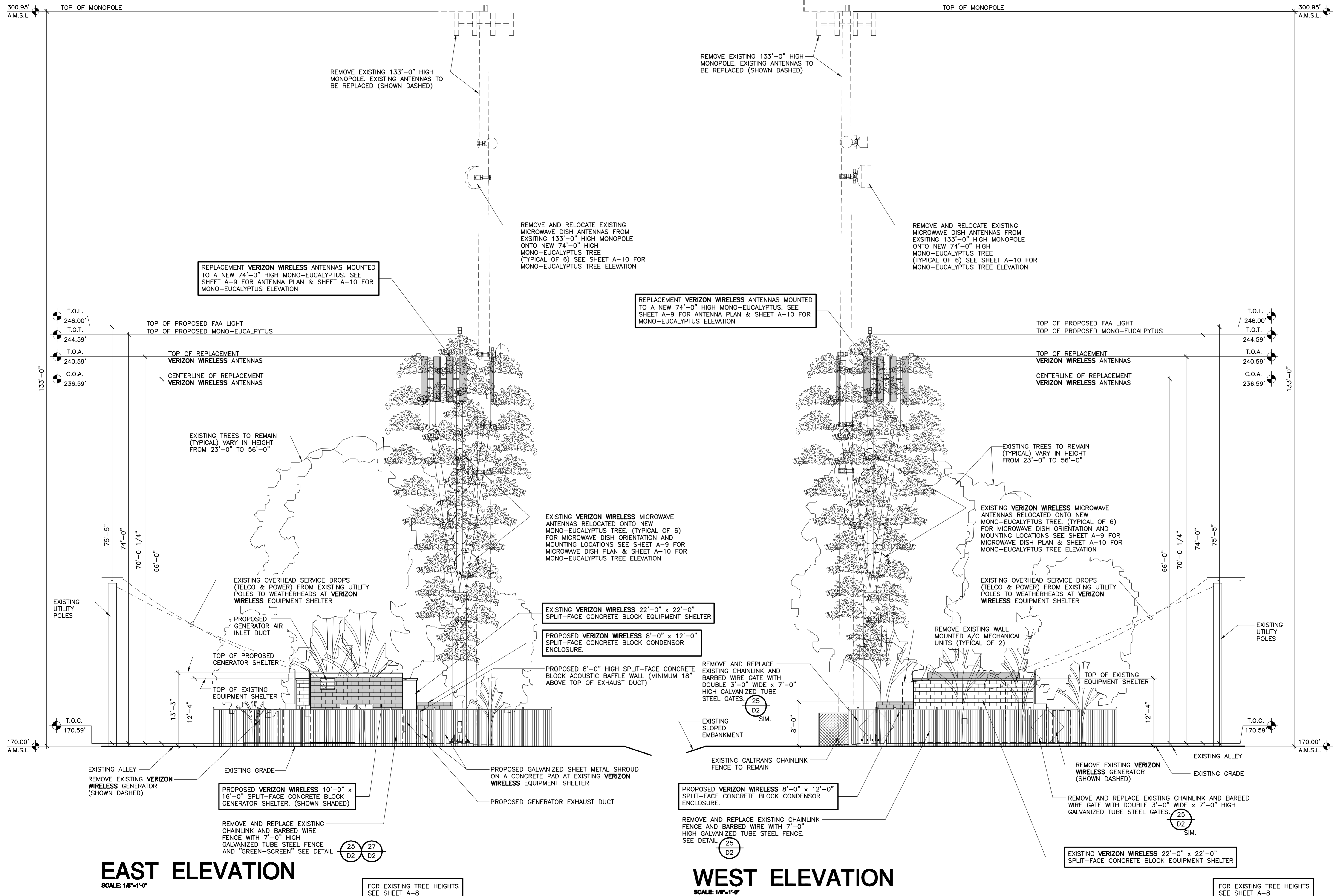
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**30TH PLACE
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 797-1/3 30TH PLACE
 SAN DIEGO, CA 92102
 SAN DIEGO COUNTY

SHEET TITLE:
**EXTERIOR
 ELEVATIONS**

A-7



EAST ELEVATION

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

FOR EXISTING TREE HEIGHTS
 SEE SHEET A-8

WEST ELEVATION

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

FOR EXISTING TREE HEIGHTS
 SEE SHEET A-8

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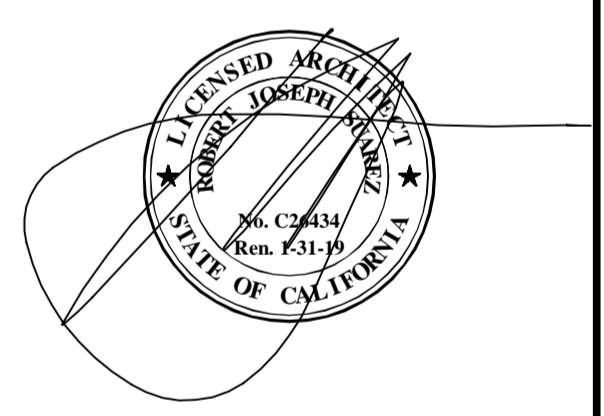
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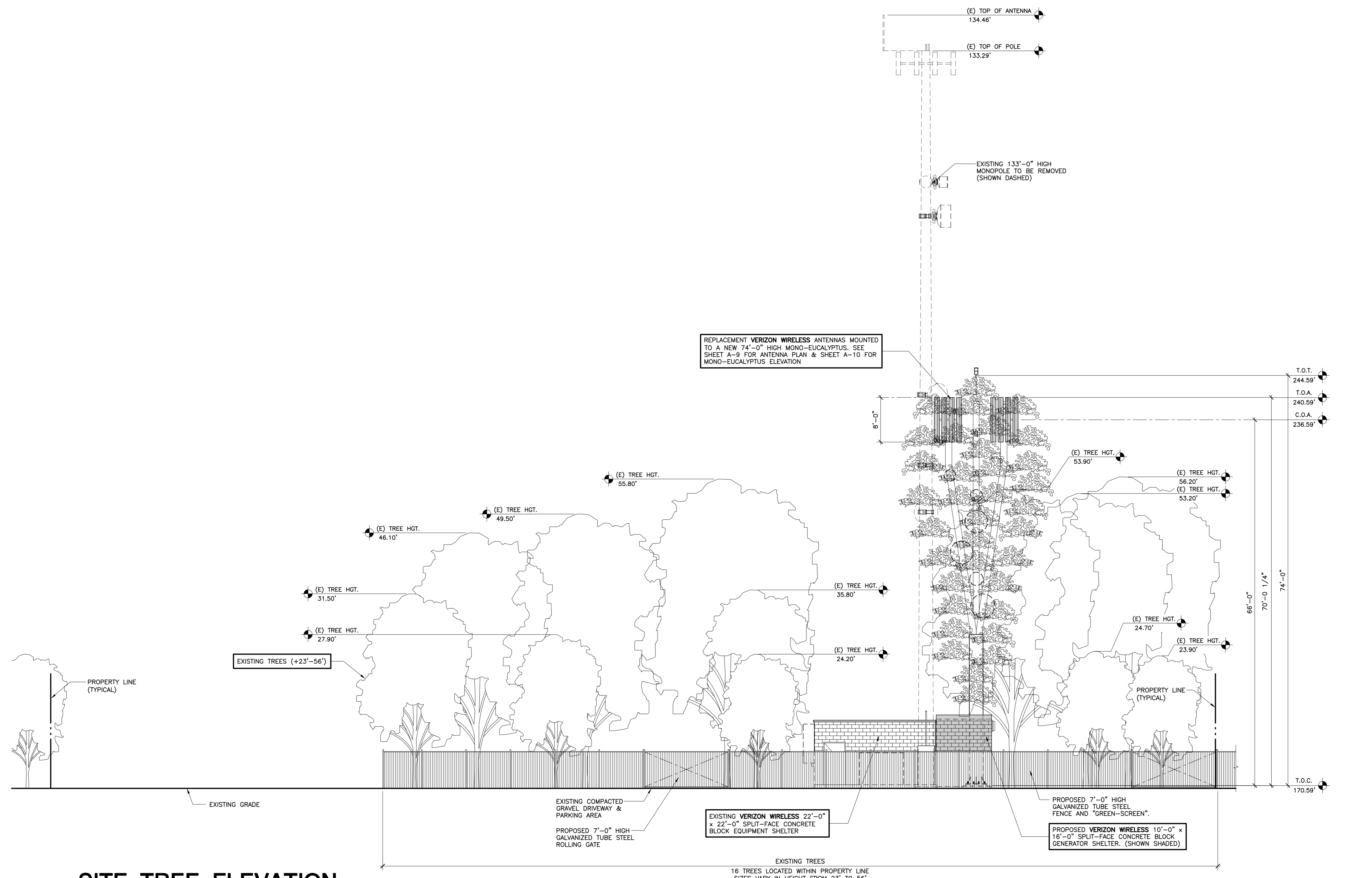
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SAN DIEGO COUNTY

SHEET TITLE:
SITE TREE ELEVATIONS

A-8



SITE TREE ELEVATION
SCALE: 1/8" = 1'-0"

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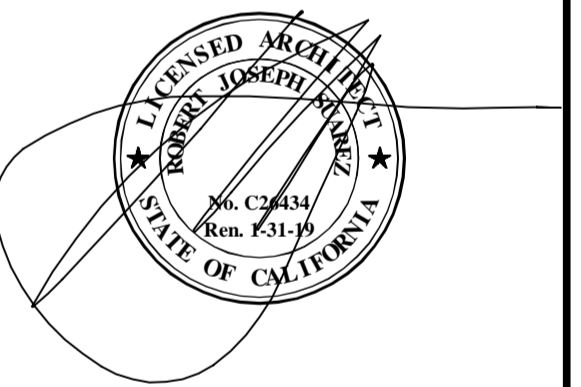
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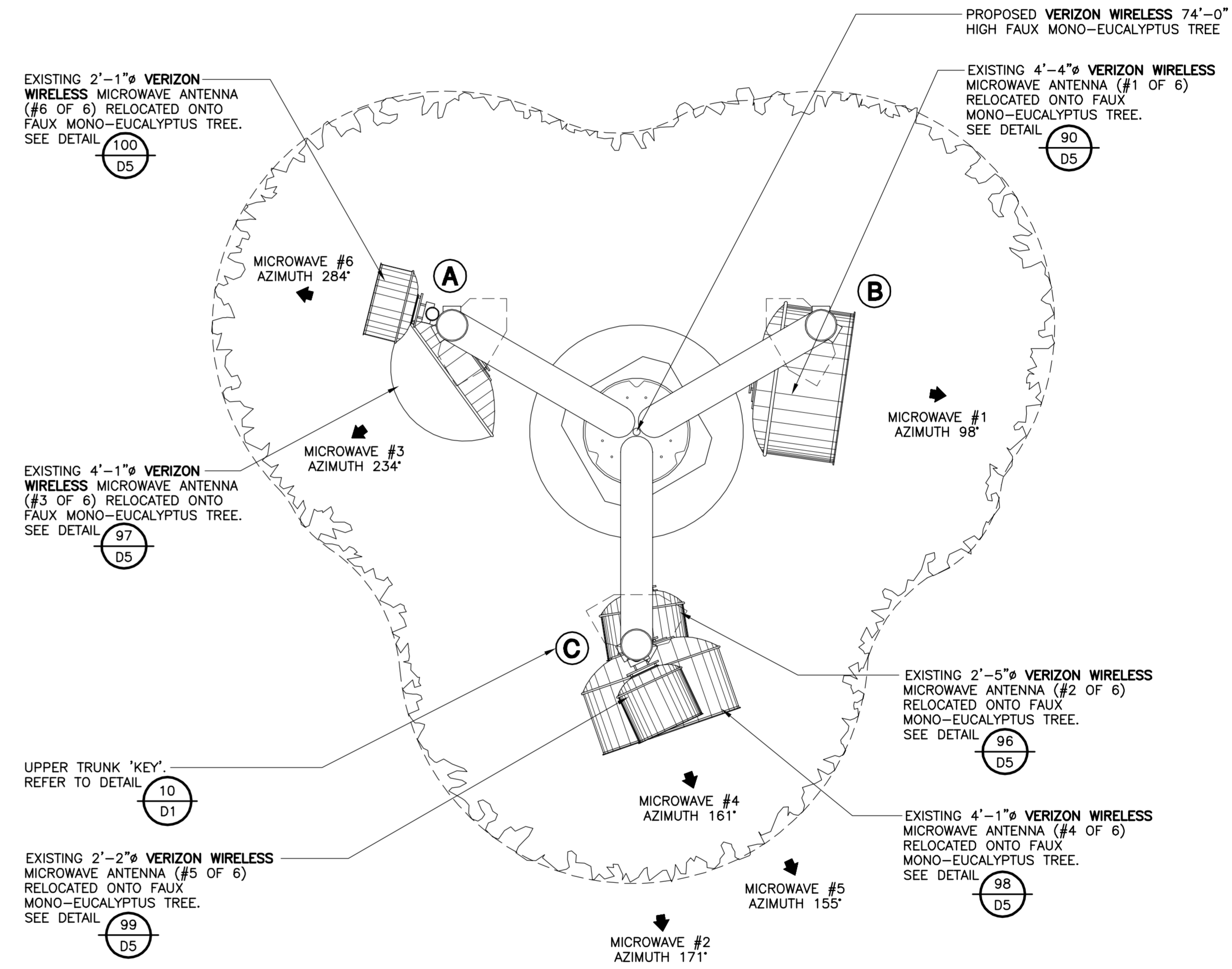
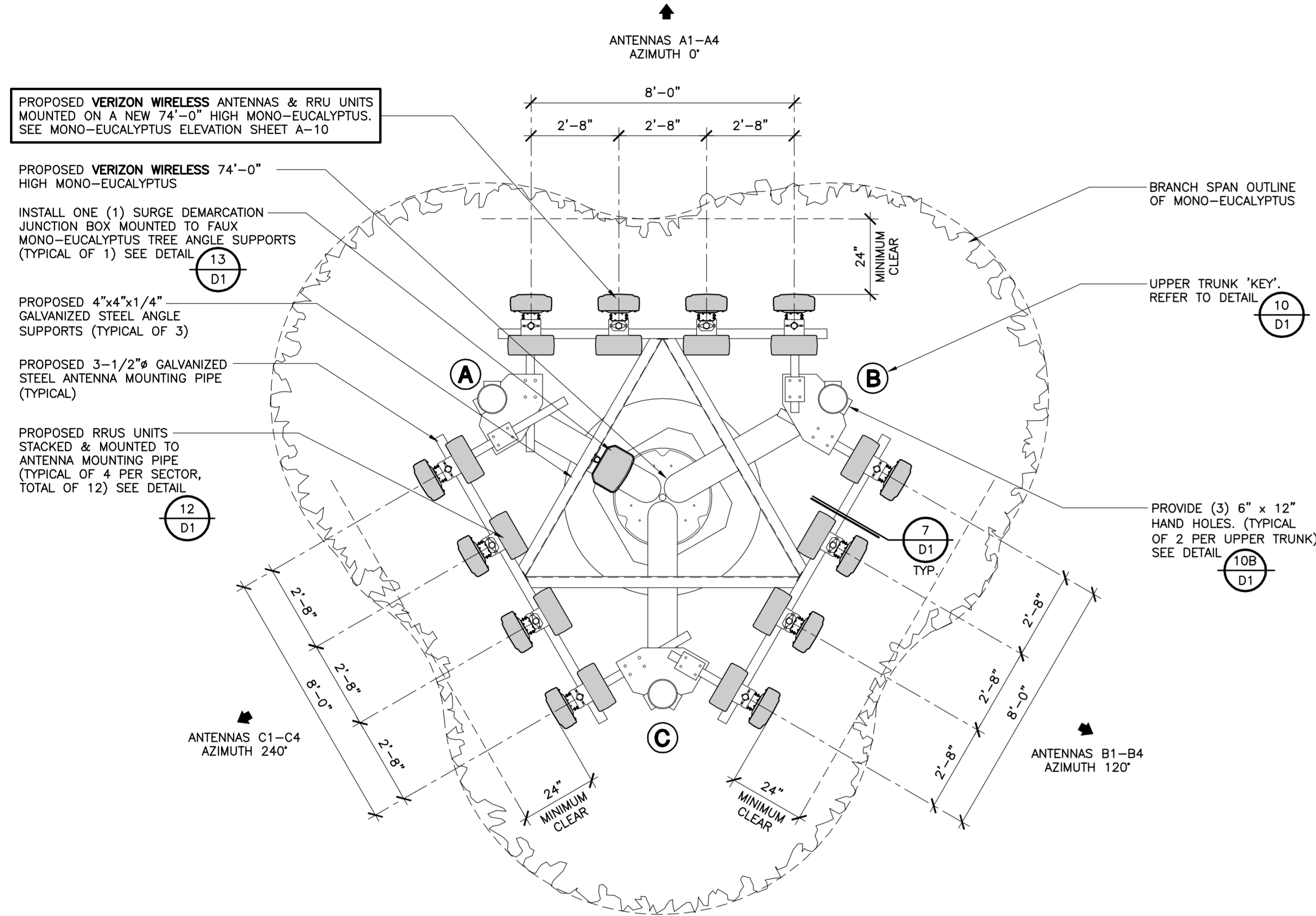
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SAN DIEGO COUNTY

SHEET TITLE:
**ANTENNA PLAN &
MICROWAVE PLAN**

A-9



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

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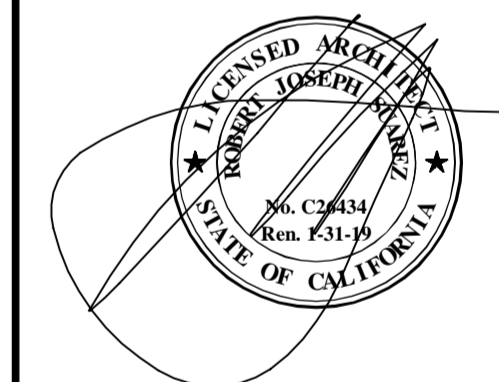
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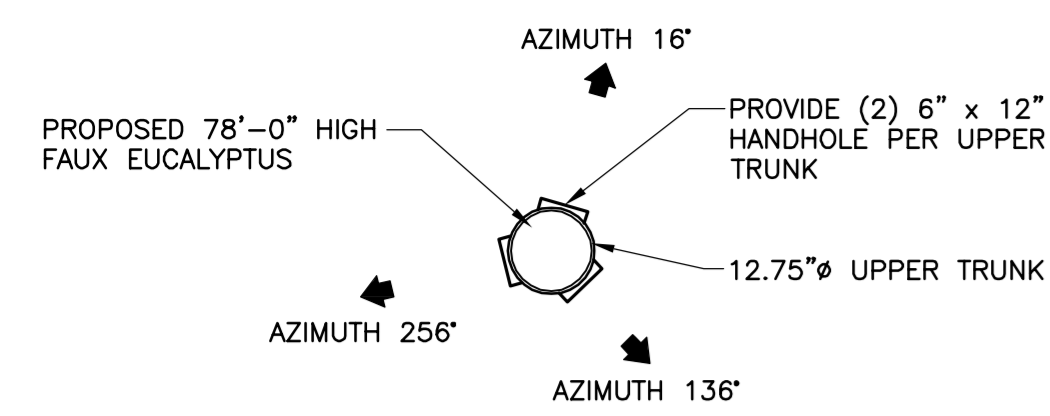
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



30TH PLACE
AWS / PCS
797-1/3 30TH PLACE
SAN DIEGO, CA 92102
SAN DIEGO COUNTY

SHEET TITLE:
MONO-EUCALYPTUS
ELEVATION

A-10



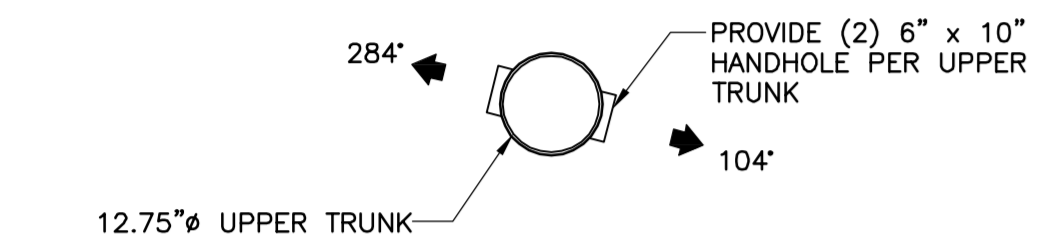
NOTE: ONLY TWO UPPER PORTS ARE REQUIRED ON EACH UPPER TRUNK

TRUNK (A) 16°, 256° (SEE ANTENNA PLAN SHEET A-9)

TRUNK (B) 16°, 136° (SEE ANTENNA PLAN SHEET A-9)

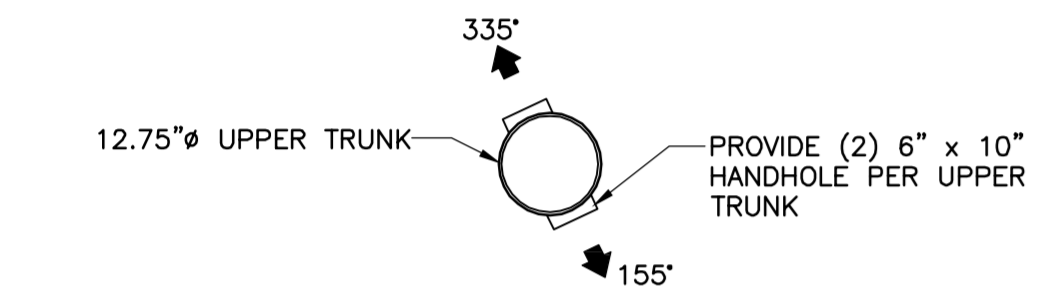
TRUNK (C) 136°, 256° (SEE ANTENNA PLAN SHEET A-9)

(H) POLE PLAN AT UPPER HANDHOLES



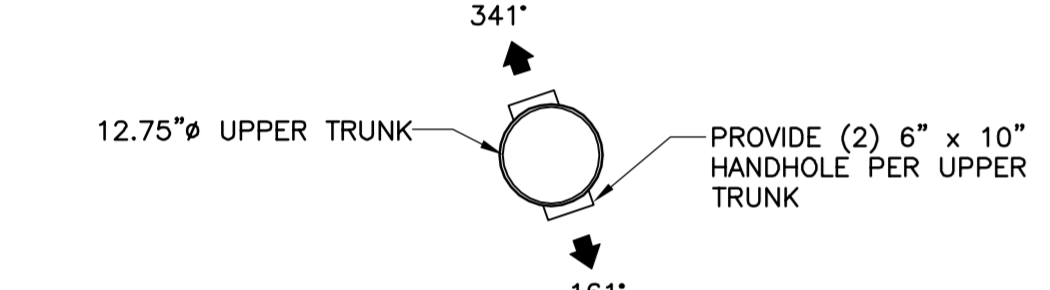
TRUNK (C) 284°, 104° (SEE MICROWAVE PLAN SHEET A-9)

(G) UPPER TRUNK PLAN AT MICROWAVE #4 (HANDHOLES)



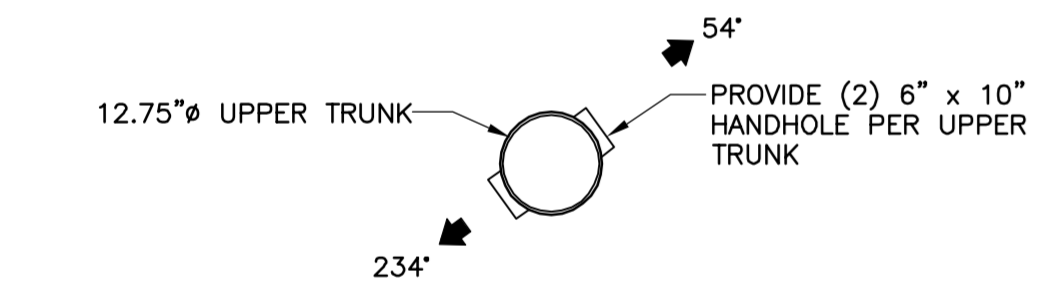
TRUNK (C) 155°, 335° (SEE MICROWAVE PLAN SHEET A-9)

(F) UPPER TRUNK PLAN AT MICROWAVE #4 (HANDHOLES)



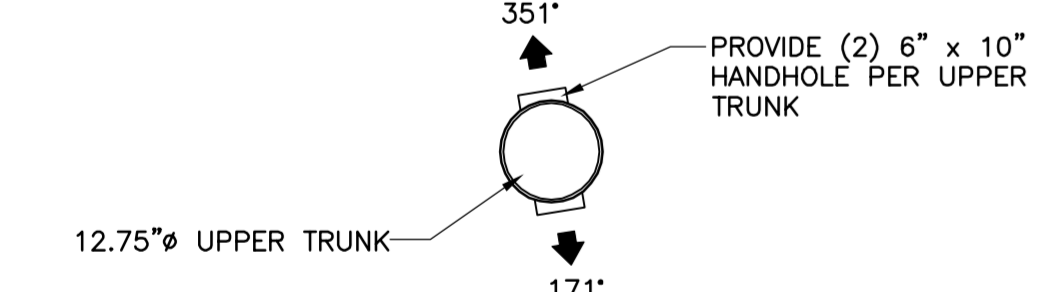
TRUNK (C) 161°, 341° (SEE MICROWAVE PLAN SHEET A-9)

(E) UPPER TRUNK PLAN AT MICROWAVE #4 (HANDHOLES)



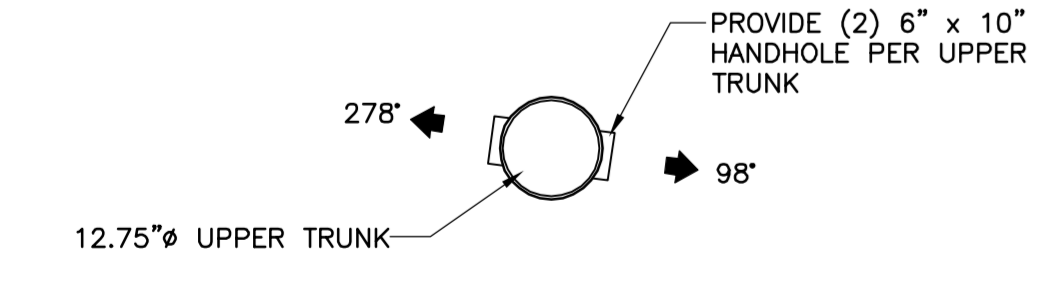
TRUNK (A) 234°, 54° (SEE MICROWAVE PLAN SHEET A-9)

(D) UPPER TRUNK PLAN AT MICROWAVE #3 (HANDHOLES)



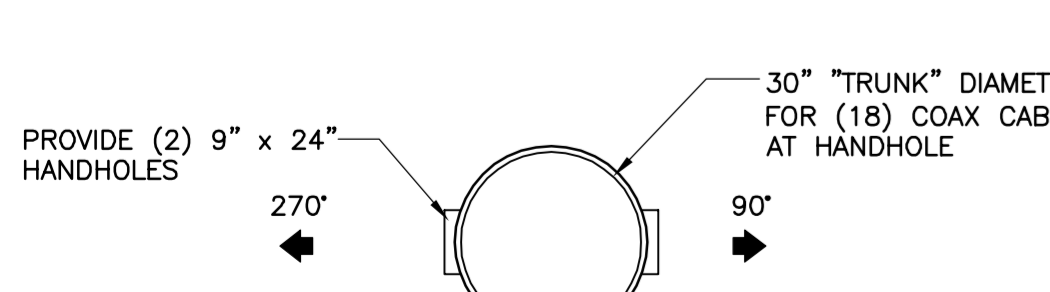
TRUNK (C) 171°, 351° (SEE MICROWAVE PLAN SHEET A-9)

(C) UPPER TRUNK PLAN AT MICROWAVE #2 (HANDHOLES)



TRUNK (B) 98°, 278° (SEE MICROWAVE PLAN SHEET A-9)

(B) UPPER TRUNK PLAN AT MICROWAVE #1 (HANDHOLES)



TRUNK (A) 270°, 90° (SEE MICROWAVE PLAN SHEET A-9)

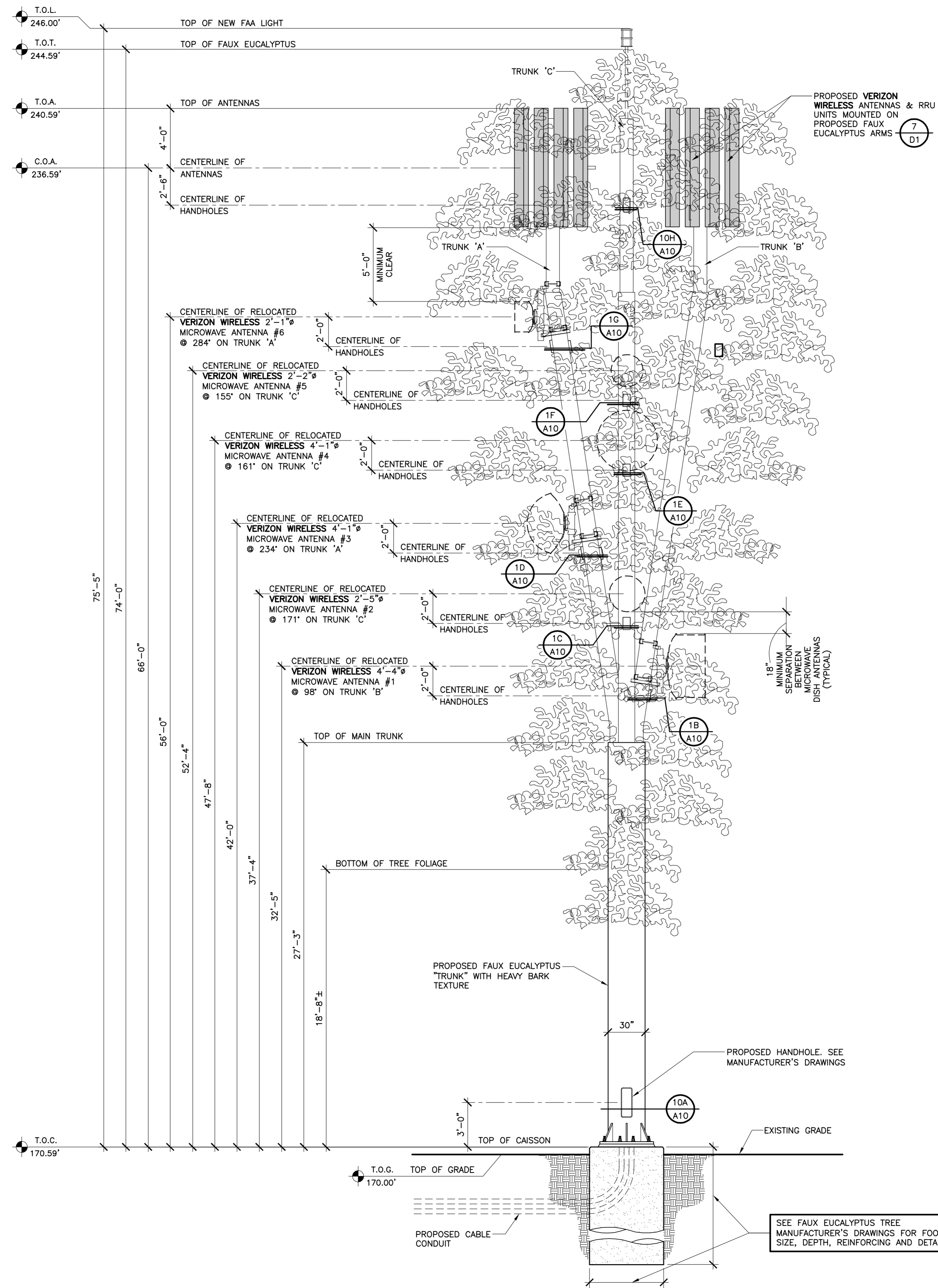


(A) LOWER TRUNK PLAN AT POLE BASE

FAUX MONO-EUCALYPTUS DETAIL

SCALE 1/2" = 1'-0"

1



MONO-EUCALYPTUS ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24\"/>

PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IN SUBSTANDARD IN SIZE, QUALITY, OR HEALTH.
3. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
4. PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLAN.
5. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS THOROUGHLY SOAKED PRIOR TO PLANTING.
6. LANDSCAPE CONTRACTOR SHALL REMOVE EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK AND OTHER DEBRIS IN PLANTING AREAS. RAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. EXISTING LANDSCAPING ON AND ADJACENT TO THE SITE SHALL BE PROTECTED IN PLACE AND SUPPLEMENTED OR REPLACED TO MEET THE SATISFACTION OF THE PLANNING DEPARTMENT.
7. PLANTING PITS SHALL BE TWICE THE CONTAINER WIDTH AND OF EQUAL DEPTH. PLANTING PITS AND PLANTERS SHALL BE BACKFILLED WITH EXISTING SITE SOIL AND 1/4 (BY VOLUME) NITRIFIED TOP SOIL.
8. TREES AND SHRUBS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH 21-GRAM AGRIFORM TABLETS AT THE FOLLOWING RATES:
 -1 GAL. - 1 TABLET
 -5 GAL. - 3 TABLETS
 -15 GAL. - 5 TABLETS
 -1 TABLET FOR EACH 6" OF BOXED TREE SIZE
 -GROUNDCOVER-15 GRAM 20-10-5 TABLET
9. DOUBLE STAKE 15 GALLON AND 24" BOX TREES. GUYING OF LARGER TREES SHALL BE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE STABILITY DURING LENGTH OF THE GUARANTEE PERIOD.
10. VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN A 24 HOUR PERIOD.
11. ALL PLANTING AREAS EXCEPT SLOPES SHALL BE PREPARED BY APPLYING THE FOLLOWING AMENDMENTS TO THE SOIL AND TILLING INTO THE TOP 6" OF SOIL:
 3 CU. YD./1000 S.F. NITRIFIED WOOD SHAVINGS
 100LBS./1000 S.F. AGRICULTURAL GYPSUM
 25 LBS./1000 S.F. 12-12-12 FERTILIZER

- NOTE: SUBJECT TO CHANGE PER SOIL TEST RECOMMENDATIONS.
12. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE CITY). THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:
 A. ORGANIC MATTER CONTENT
 B. N.P.K.
 C. PH
 D. ED
 E. SOIL TEXTURE (SILT, CLAY, SAND)
 F. RECOMMENDATIONS FOR AMENDMENTS, LEACHING, AND MAINTENANCE
 THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY. POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, AND 90 DAYS AFTER PLANTING.
 13. PLANTS SHALL NOT BE PLACED WITHIN 12" OF SPRINKLER HEADS.
 14. ROOT BARRIERS (INCLUDING BIO-BARRIERS) SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE 24" IN DEPTH.
 15. PROVIDE A 3" LAYER OF "WALK ON BARK" FOR ALL NON-TURF AREAS LESS STEEP THAN 3:1. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO "BULK DELIVERY" TO SITE.
 16. VINES SHALL BE SECURED TO ADJACENT FENCES POSTS OR WALLS USING VINE TIES.
 17. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF THREE MONTHS AFTER CITY ACCEPTANCE. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED-FREE. ALL DEAD OR DYING PLANTS SHALL BE REPLACED DURING THE MAINTENANCE PERIOD ACCORDING TO THE SPECIAL PROVISIONS.
 18. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES-ONE YEAR, SHRUBS & GROUNDCOVER-SIX MONTHS.
 19. THE LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER IN PERPETUITY PER CITY OF SAN DIEGO REQUIREMENTS AND PER THE TERMS OF THE PERMIT.

PROPERTY OWNER (PACTEL MOBILE ACCESS & SUCCESSORS.) IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
 15505 SAND CANYON AVE.
 IRVINE, CA. 92618

NOTES:

1. ALL EXISTING PLANTING AND IRRIGATION SHOWN ON THE PLANS IS TO REMAIN
2. ANY LANDSCAPING THAT IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND PRIOR TO FINAL INSPECTION
3. CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL UPGRADE EXISTING RAINBIRD ESP CLOCK TO ACCOMMODATE ADDITIONAL VALVES (STATIONS) IF NECESSARY.

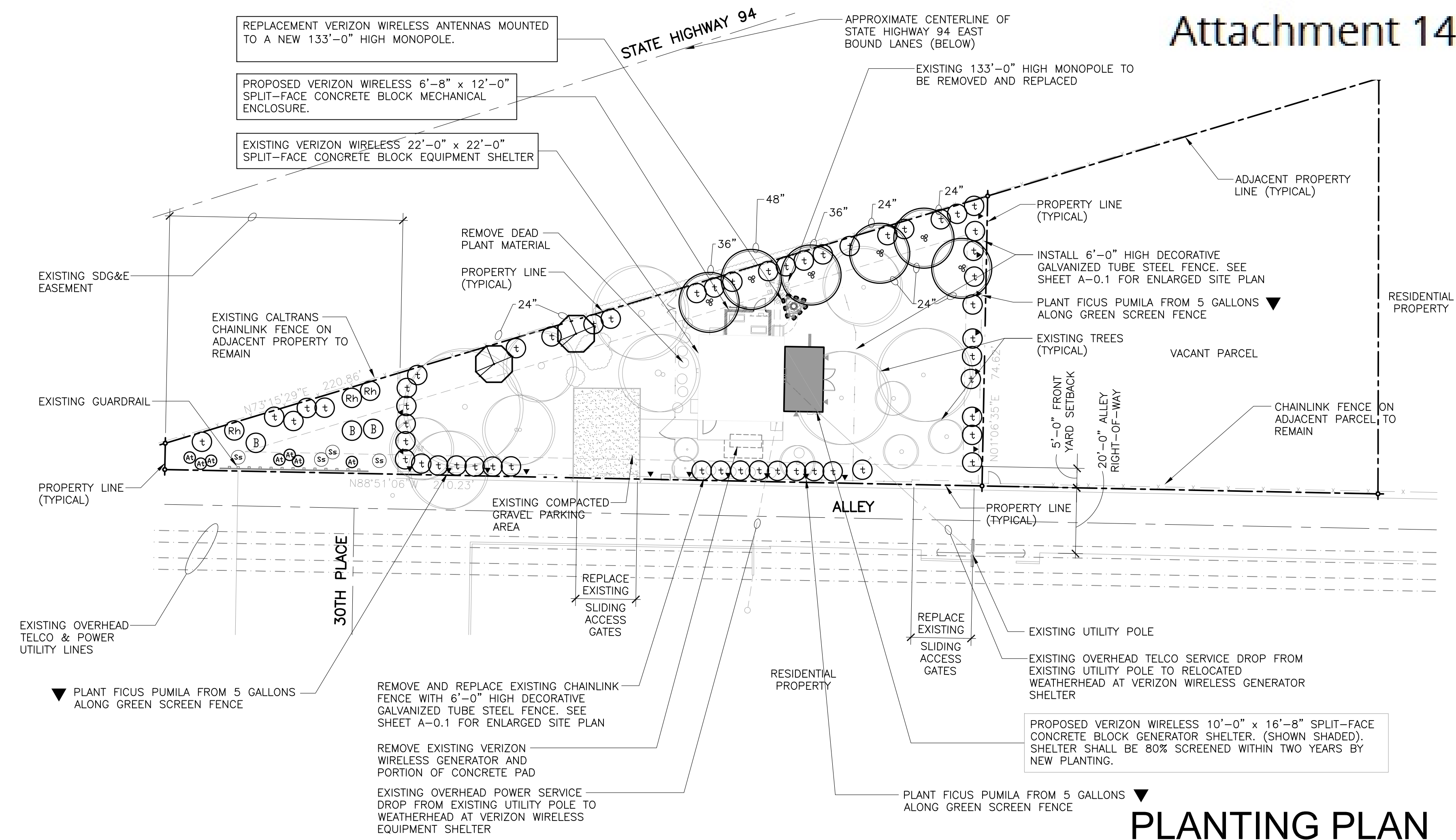
Attachment 14

SUBMITTAL DATE: _____
 REVISION 1: _____
 REVISION 2: _____
 REVISION 3: _____
 REVISION 4: _____

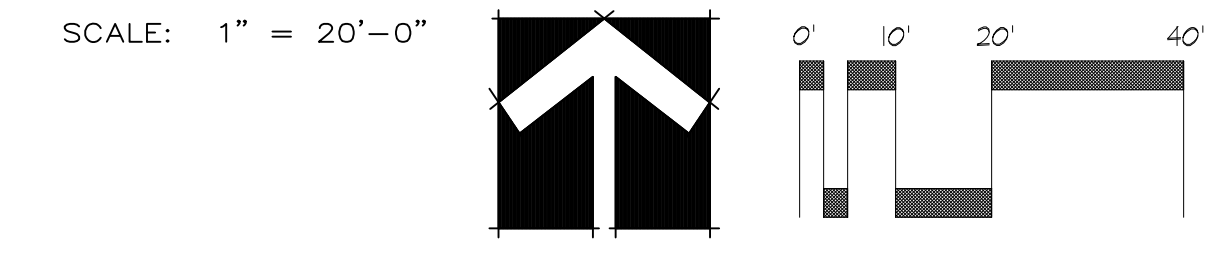
PREPARED BY:
 GROVE LANDSCAPE ARCHITECTURE
 200 N Cedros Avenue
 Solana Beach, Ca 92075

PROJECT ADDRESS:
 797-1/3 30th Place
 San Diego, CA 92102

PROJECT NAME:
 Verizon Wireless 30th Place Cell Tower



PLANTING PLAN

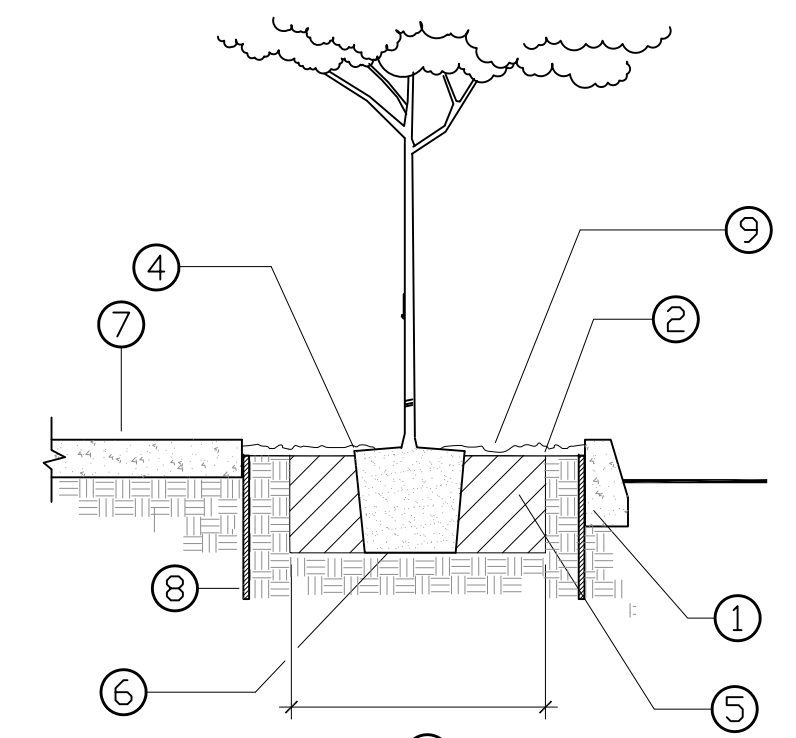


PLANTING LEGEND - SHRUBS / GROUNDCOVER

SYM #:	BOTANICAL NAME:	COMMON NAME:	SIZE:	QTY:	REMARKS:
t	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	53	
Rh	RHUS OVATA	SUGAR BUSH	5 GAL.	3	
Ss	SALVIA ' SANTA BARBARA'	SANTA BARBARA SAGE	1 GAL.	4	
At	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	7	
B	BOUGAINVILLEA BRASILIENSIS	PURPLE BOUGAINVILLEA	5 GAL.	3	PURPLE
▼	FICUS PUMILA	CREEPING FIG	5 GAL.	22	

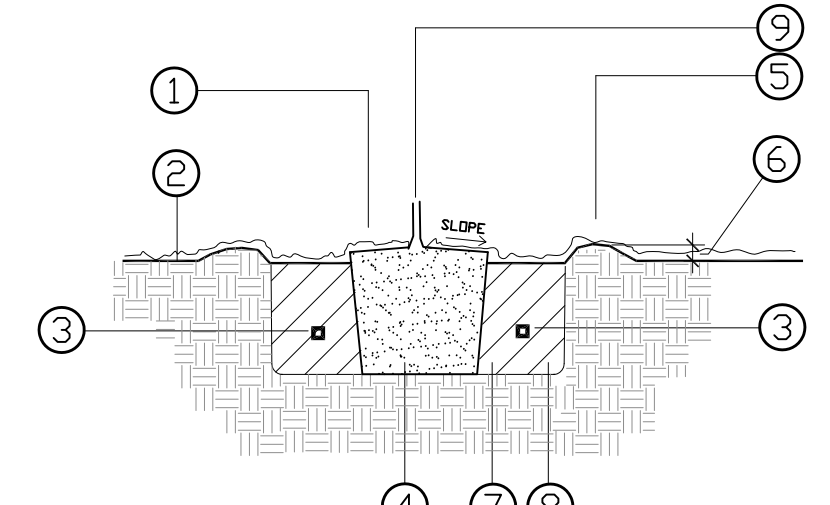
PLANTING LEGEND - TREES

SYM #:	BOTANICAL NAME:	COMMON NAME:	SIZE:	QTY:	REMARKS:
	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GAL.	2	DOUBLE STAKE
	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	SEE PLAN	6	DOUBLE STAKE



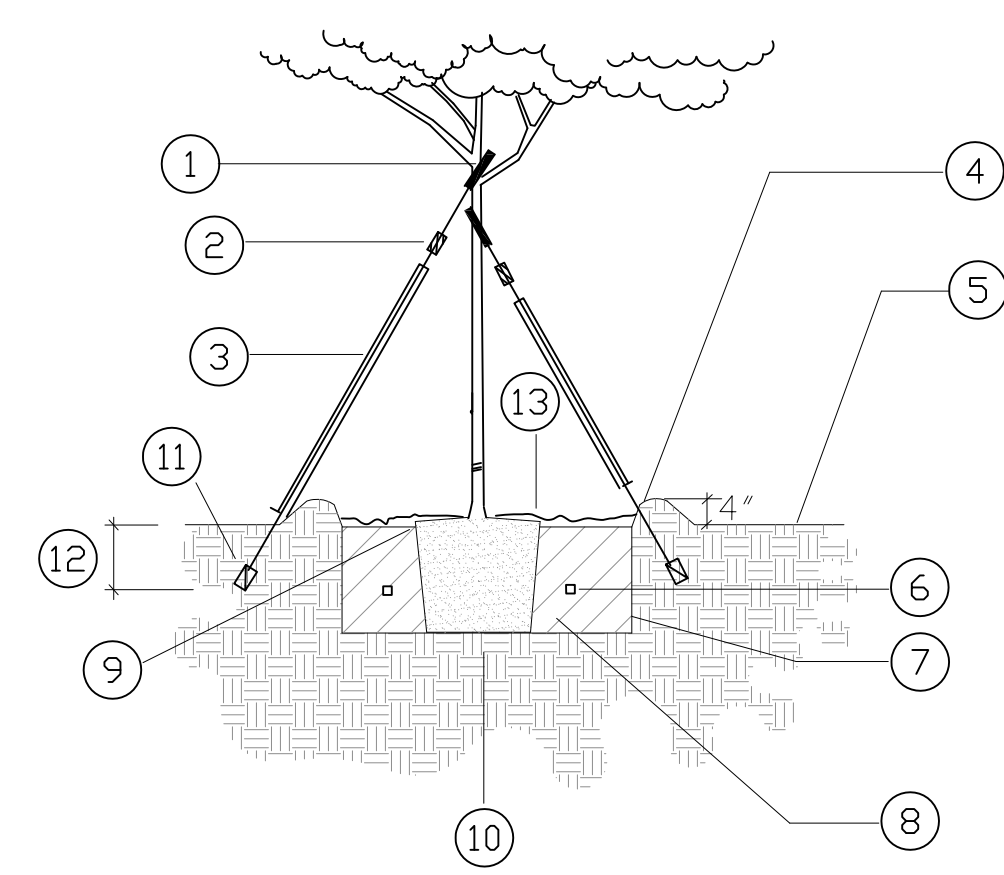
- 1 CONCRETE CURB
 - 2 FINISH GRADE
 - 3 ROOTBALL - SET CROWN 2" ABOVE GRADE
 - 4 PLANTING HOLE - 2 TIMES BOX WIDTH
 - 5 BACKFILL (PER SPECIFICATIONS)
 - 6 PLACE ROOTBALL OVER NATIVE SUBGRADE
 - 7 CURB OR PAVING
 - 8 24" DEEP BIO-BARRIER (INSTALL PER MANUFACTURER'S SPECS)
 - 9 MULCH IF REQUIRED
- NOTE: BIO-BARRIERS SHALL BE INSTALLED ON ALL TREES WITHIN 10' OF CURBS, WALKS, BROW DITCHES, ANY HARDSCAPE, OR UTILITY LINES (BIO-BARRIERS SHALL EXTEND 5' IN BOTH DIRECTIONS FROM THE TRUNK OF THE TREE.)

ⓑ BIO-BARRIER ROOT CONTROL SYSTEM N.T.S.



- 1 ROOTBALL, SET CROWN 1" ABOVE GRADE
- 2 FINISH GRADE
- 3 FERTILIZER TABLET (SEE SPECIFICATIONS)
- 4 PLACE ROOTBALL OVER NATIVE SUBGRADE
- 5 2" BASIN BERM FOR SHRUBS 4" BASIN BERM FOR TREES
- 6 LAYER OF MULCH (SEE PLANTING SPECIFICATIONS FOR DEPTH) MAINTAIN 3" FROM TRUNK
- 7 PLANTING HOLE - 2 TIMES CONTAINER WIDTH
- 8 BACKFILL (SEE SPECIFICATIONS)
- 9 CONTRACTOR TO PRUNE UP ALL TREES & SHRUBS 12" FROM FINISH GRADE

Ⓒ TREE / SHRUB PLANTING N.T.S.



- 1 RUBBER GARDEN HOSE
- 2 GALVANIZED TURNBUCKLE
- 3 12 GAL. GALVANIZED WIRE (NOT TO BE SPLICED) 3/8" OR 5/16" O.D. X .062 WT. POLYETHYLENE TUBING BY WARD MFG. (714) 631-5055. PAINT TUBING REMOTE #1UM19A BY AMERITONE PAINT
- 4 4" WATERING BASIN BERM
- 5 FINISH GRADE
- 6 FERTILIZER TABLET
- 7 PLANTING HOLE - 2 TIMES BOX WIDTH
- 8 BACKFILL (PER SPECIFICATIONS)
- 9 ROOTBALL - SET CROWN 2" ABOVE GRADE
- 10 PLACE ROOTBALL OVER NATIVE SUBSOIL
- 11 2'-0" MINIMUM
- 12 2" X 4" X 3'-0" LONG RWD. DEADMEN
- 13 LAYER OF MULCH. MAINTAIN 3" FROM TRUNK

Ⓒ TREE GUYING N.T.S.

Verizon Wireless 30th Place
 797-1/3 30th Place
 San Diego, CA 92102



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TWO WORKING DAYS BEFORE YOU DIG

TITLE: **PLANTING PLAN**
 DATE: **6-25-15**
 JOB NO.: -
 SCALE: **1" = 20'-0"**
 DRAWN BY: **HM**
 SHEET: **1 of 3**

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER
	EXISTING CONTROLLER (PROVIDE RAIN SHUTOFF SENSOR)	----	-----
	BLOCKED TRUE UNION BALL VALVE, LINE SIZE, IN VALVE BOX.	KING BROS. IND.	BTU-V-SERIES
	QUICK COUPLER VALVE, 1" TYP. WITH LOCKING PURPLE COVER	NELSON	7645
	DRIP ZONE VALVE ASSEMBLY INSTALLED IN JUMBO VALVE BOX	DIG CORPORATION	P40-075
	1/2" BLACK POLYETHYLENE TUBING	DIG CORPORATION	14-008
	EXCEL SERIES 17 DRIPLINE BROWN	DIG CORPORATION	A1-512P
	LATERAL LINE:	PACIFIC PLASTICS	PVC CLASS 200
	MAINLINE: CONNECT TO EXISTING	PACIFIC PLASTICS	PVC CLASS 315 (2" & GREATER) PVC SCH. 40 (1-1/2" & SMALLER)
	BUBBLER	RAINBIRD	RAINBIRD / 1804-SAM-PRS-1402
	SCH 40 FOR SLEEVING (2X DIAMETER PIPE)	PACIFIC PLASTIC	

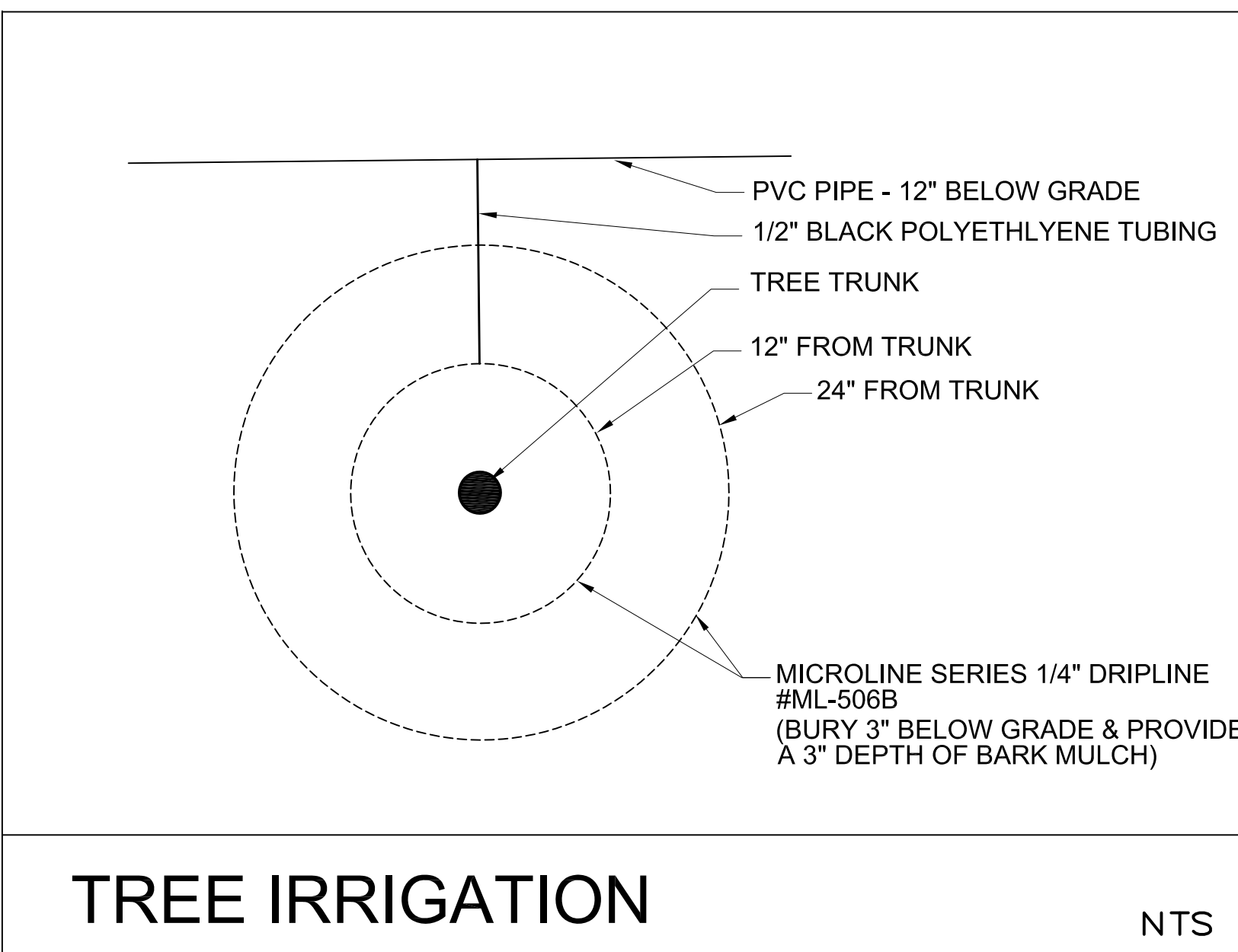
IRRIGATION NOTES

- ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED PER CITY OF SAN DIEGO LANDSCAPE GUIDELINES MANUAL. CONTRACTORS SHALL SECURE ALL NECESSARY PERMITS.
- CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING. IF DURING CONSTRUCTION IT IS FOUND THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION TO SPRAYS, THEN PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERTHROW. DO NOT EXCEED SPACING AS PER MANUFACTURER RECOMMENDATIONS.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL PIPING SHALL BE INSTALLED IN PLANTING AREAS EXCEPT WHERE IT IS INFEASIBLE.
- CONTRACTOR SHALL FLUSH ALL MAINLINES PRIOR TO INSTALLATION OF VALVES AND ALL LATERAL LINES PRIOR TO INSTALLATION OF HEADS.
- SPRINKLER HEADS ARE AVAILABLE IN VARYING DEGREES OF ARCS. CONTRACTOR SHALL PROVIDE, AT EACH HEAD, THE ARC MOST SUITED TO PROVIDE ADEQUATE COVERAGE AND PREVENT OVER SPRAY ON WALKS, ROADS, BUILDINGS, ETC.
- WHERE POSSIBLE, ALL PIPING, PVC ELECTRICAL SLEEVES, ETC., UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING.
- COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- ALL QUICK COUPLERS ARE TO BE LOCATED IN SHRUB AREAS WHENEVER POSSIBLE AND PLACED SIX (6) INCHES FROM OUTSIDE HEADER.
- ALL HEADS, WHEN LOCATED ADJACENT TO CURBS, HEADERS, SIDEWALKS, WALLS, BUILDING, ETC., ARE TO BE A MIN. OF TWO (2) INCHES TO A MAX. OF FOUR (4) INCHES AWAY FROM THE STRUCTURES.
- ALL CONTROL WIRE SLEEVES UNDER ROADS SHALL BE SCHEDULE 80 PVC, (6" OR LESS IN DIA. = 36" COVER, GREATER THAN 6" IN DIA. = 48" COVER). ALL CONTROL WIRE SLEEVES UNDER PAVING (NON-ROADS) SHALL BE SCHEDULE 40 PVC, (LESS THAN 3" IN DIA. = 18" COVER, 3" - 5-1/2" IN DIA. = 24" COVER, 6" OR GREATER IN DIA. = 36" COVER).
- LANDSCAPE IRRIGATION SHALL BE APPLIED AT A RATE NOT EXCEEDING THE INFILTRATION RATE OF THE SOIL (MINIMIZING EROSION AND WATER WASTE) BUT SUFFICIENTLY TO ALLOW FOR HEALTHY PLANT GROWTH.
- INSTALL CHECK VALVES AS NEEDED TO PREVENT LOW HEAD DRAINAGE
- SPECIAL CONSIDERATION SHALL BE GIVEN FOR WATER AND ELECTRICAL SERVICES.
- IF STATIC PRESSURE IS 80 PSI OR GREATER AT EXISTING VALVE LOCATION PROVIDE A PRESSURE REGULATING VALVE.

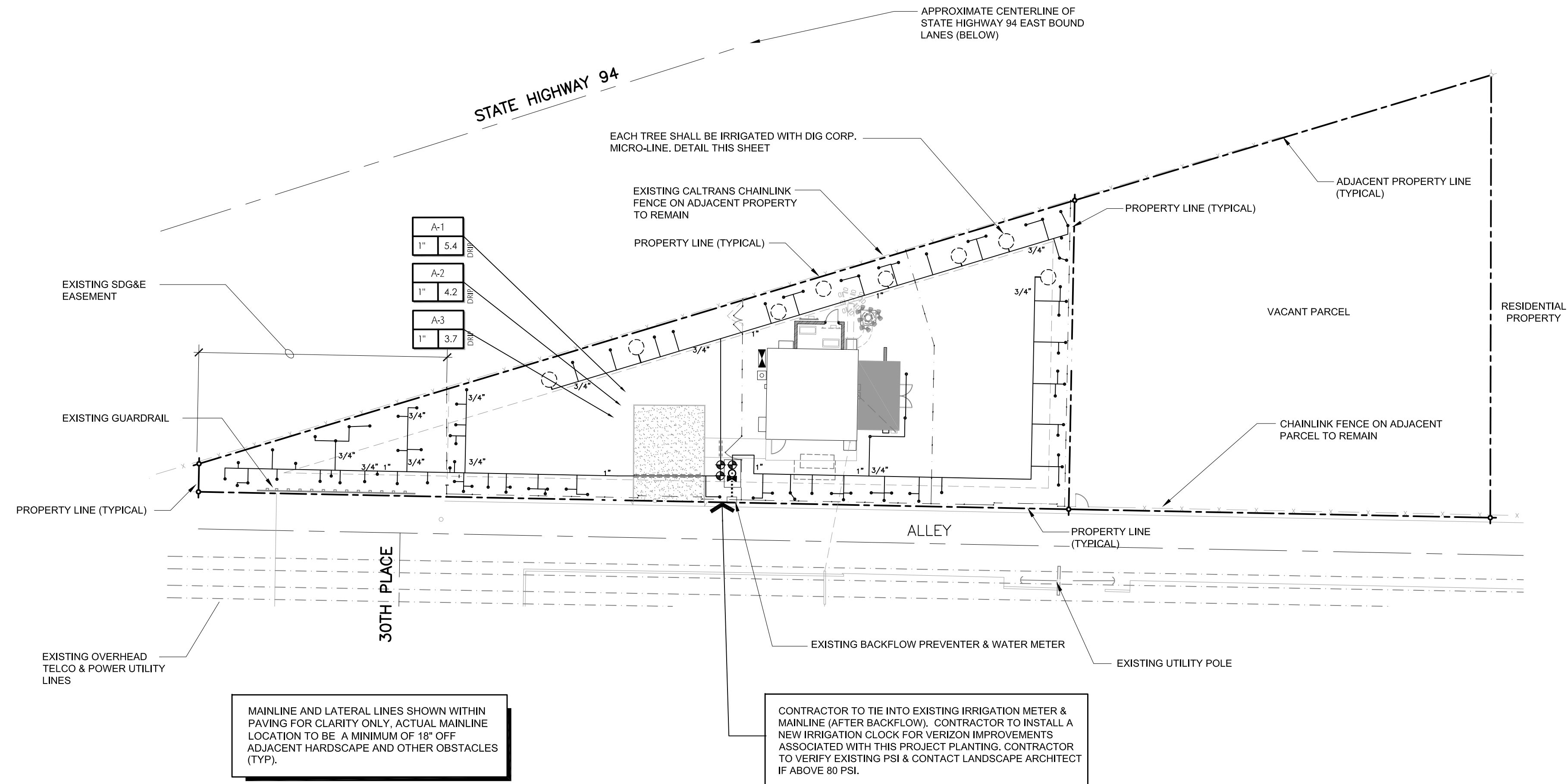
GUARANTEE

THE ENTIRE SPRINKLER SYSTEM SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTling OF BACKFILLED AREAS AND TRENCHES FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

SHOULD ANY OPERATIONAL DIFFICULTIES IN CONNECTION WITH THE SPRINKLER SYSTEM DEVELOP WITHIN THE SPECIFIED GUARANTEE PERIOD, WHICH IN THE OPINION OF THE OWNER MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE OWNER, AT NO ADDITIONAL COST.

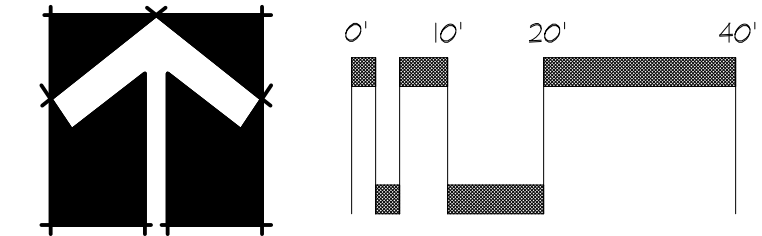


Attachment 14



IRRIGATION PLAN

SCALE: 1" = 20'-0"



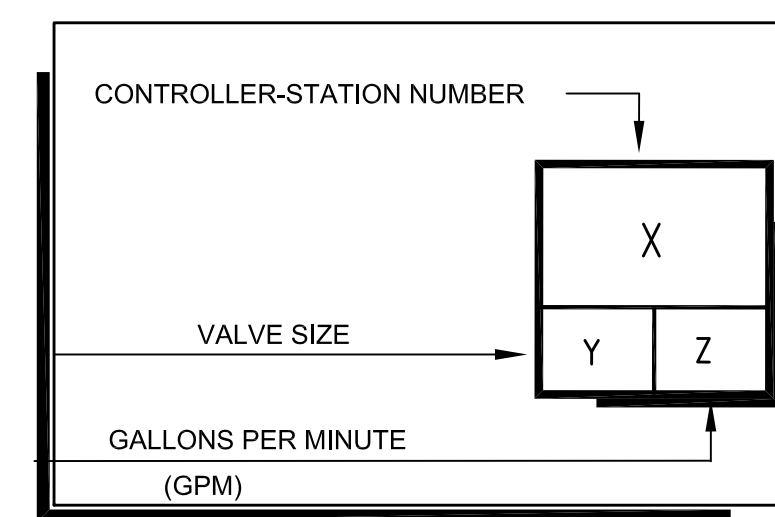
IRRIGATION NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER-AS NOTED.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS. ADJUSTANCE.
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.
- ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- ALL SPRAY HEADS INSTALLED FARTHER THAN FIVE (5) FEET FROM PAVING, DRIVEWAYS, CURBS, TURF BOUNDARIES, TOPS OF WALLS AND OTHER PEDESTRIAN AREAS MAY BE INSTALLED AS SHRUB ADAPTERS ON A SCH. 80 RISER, TOP OF HEAD 12" ABOVE GRADE.
- ALL HEADS INDICATED ON THE PLANS AT A SPACING LESS THAN 75% OF FULL OPEN THROW, AS PER MANUFACTURER'S RECOMMENDATIONS, ARE TO RECEIVE A PCS SCREEN OF APPROPRIATE SIZE TO REDUCE THE RADIUS TO MORE CLOSELY MATCH THE SPACING. REFER TO THE MANUFACTURER'S CHARTS PROVIDED WITH PCS SCREENS FOR SIZING OF SCREENS.
- ALL SPRAY HEADS THAT DO NOT CONFORM TO PRESCRIBED NOZZLE RADIUS SHALL BE FITTED WITH PRESSURE COMPENSATING SCREENS TO ACHIEVE PROPER RADIUS/THROW DISTANCE.
- ALL PIPING AND IRRIGATION DEVICES THAT DELIVER WATER SHALL BE INSTALLED BELLOW GRADE IF THEY ARE 24" OF A VEHICLE OR PEDESTRIAN USE AREA.

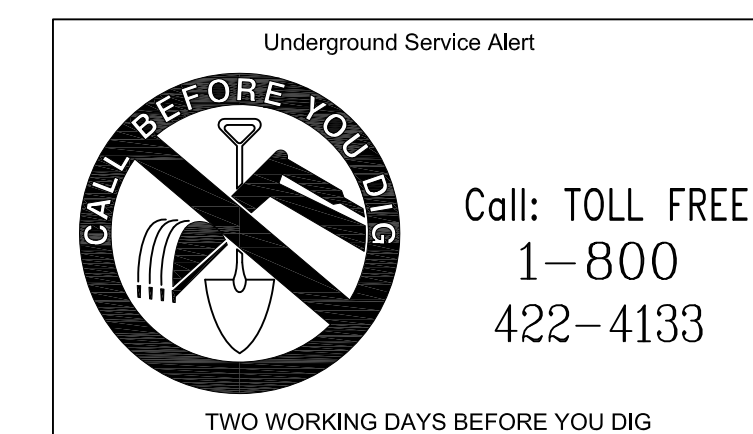
PIPE SIZING CHART

DIAMETER	SCH 40
3/4"	8-11 GPM
1"	12-16 GPM
1-1/4"	17-26 GPM
1-1/2"	27-49 GPM

NOTE: MAXIMUM ALLOWABLE DEMAND FOR ALL LATERAL LINES IS 18 GPM.



NOTES:
- PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE IRRIGATION AUDIT.



SUBMITTAL DATE: _____
REVISION 1: _____
REVISION 2: _____
REVISION 3: _____
REVISION 4: _____

PREPARED BY:
GROVE LANDSCAPE ARCHITECTURE
200 N Cedros Avenue
Solana Beach, Ca 92075

PROJECT ADDRESS:
797-1/3 30th Place
San Diego, CA 92102

PROJECT NAME:
Verizon Wireless 30th Place Cell Tower

Verizon Wireless 30th Place
 797-1/3 30th Place
 San Diego, CA 92102



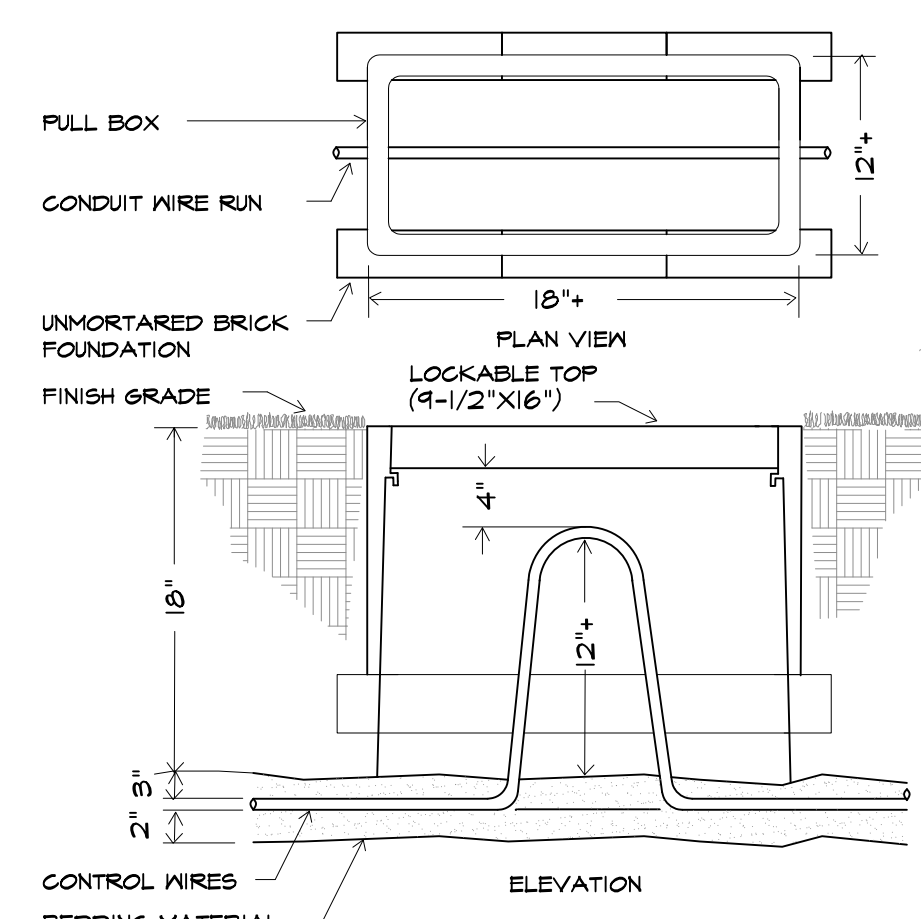
TITLE: IRRIGATION PLAN
DATE: 6-25-15
JOB NO.: -
SCALE: 1" = 20'-0"
DRAWN BY: HM
SHEET: 2 of 3

SUBMITTAL DATE: _____
 REVISION 1: _____
 REVISION 2: _____
 REVISION 3: _____
 REVISION 4: _____

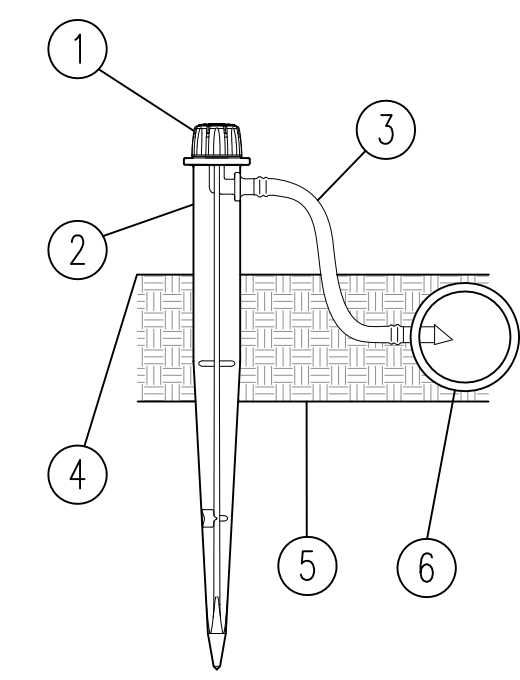
PREPARED BY:
 GROVE LANDSCAPE ARCHITECTURE
 200 N Cedros Avenue
 Solana Beach, Ca 92075

PROJECT ADDRESS:
 797-1/3 30th Place
 San Diego, CA 92102

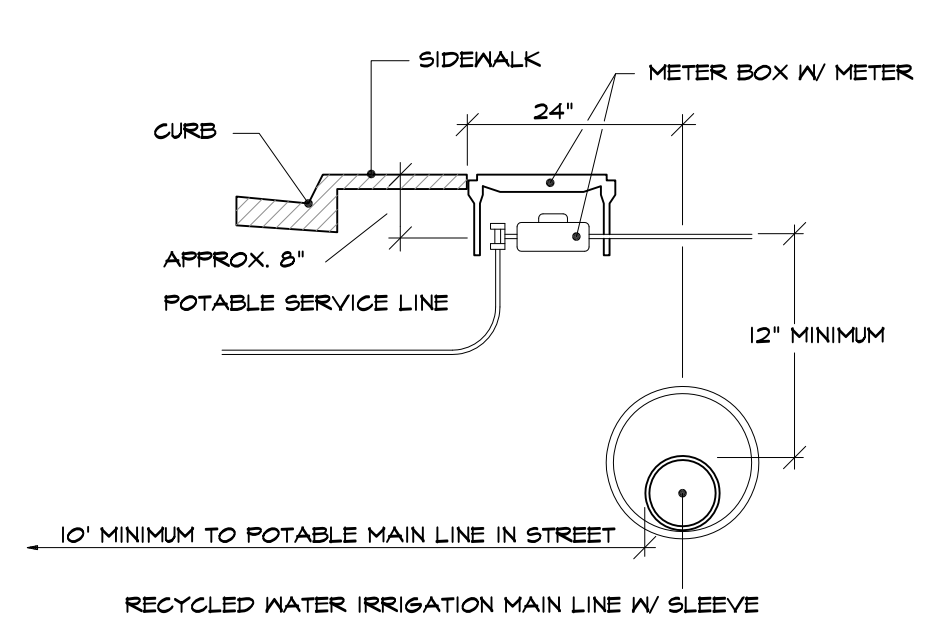
PROJECT NAME:
 Verizon Wireless 30th Place Cell Tower



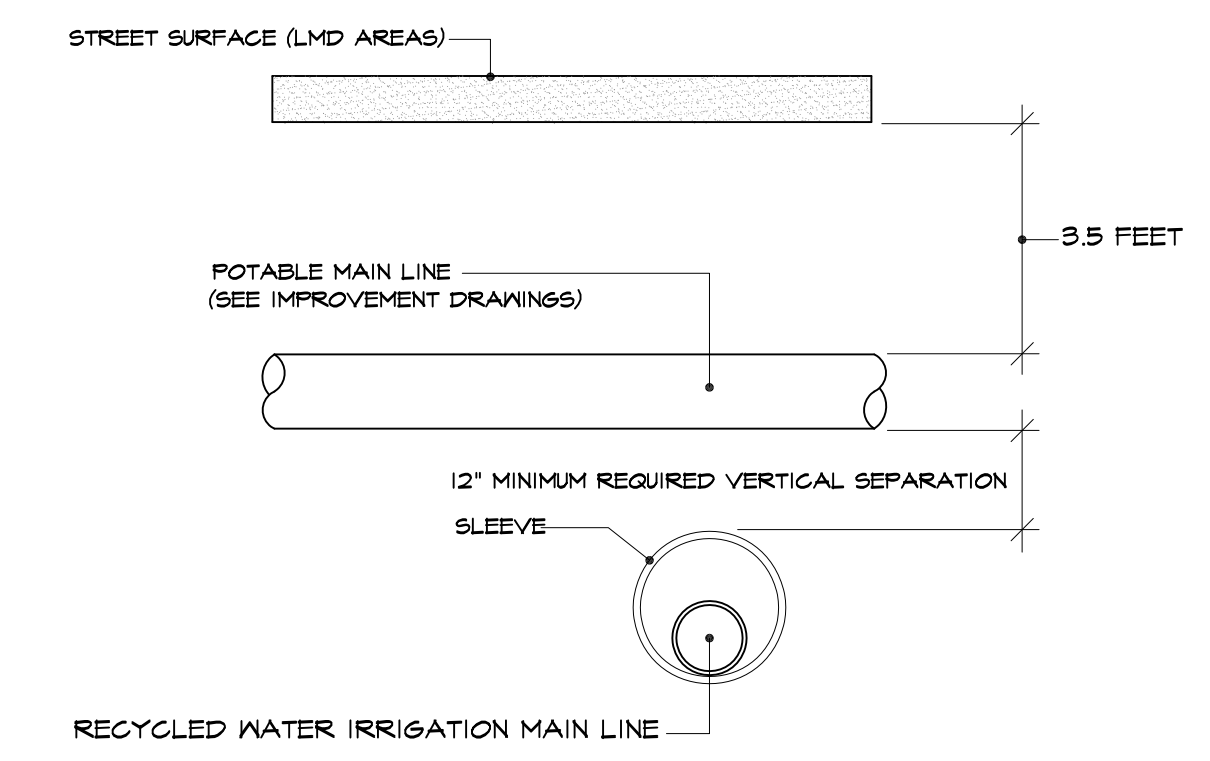
NOTES:
 • INSTALL PULL BOXES AS SHOWN ON PLANS.
 • AT JUNCTIONS WHERE RUNS COMBINE, SPLICE COMMON GROUND IN PULL BOX.
 • PULL BOX COVER SHALL BE PERMANENTLY MARKED 'ELECTRIC'.
 • CONDUCTORS FOR EACH CONTROLLER CLOCK SHALL BE HARNESSSED SEPERATELY AND AT SUFFICIENT INTERVALS TO MAINTAIN A DEFINITE BUNDLE.
 • ALL SPLICES SHALL BE MADE WITH A PROPERLY SET MECHANICAL SPLICE CONNECTOR ENTIRELY ENCLOSED IN SELF-CURING RESIN AND SHALL BE COMPLETELY WATERPROOF.
 • ALL SPARE WIRE ENDS SHALL BE INSULATED IN THE SAME MANNER AS WIRE SPLICES.
 • IF SPECIFIED, ALL SPLICES SHALL BE SOLDERED WITH METALLIC ALLOY SOLDER PRIOR TO INSTALLING CONNECTORS.
 • WIRE BUNDLES INSIDE PULL BOXES SHALL BE AT LEAST 4 INCHES FROM THE UNDER SIDE OF THE BOX COVER. MINIMUM SIZE PULL BOX SHALL BE AS SHOWN ABOVE. LARGER BOXES MAY BE NECESSARY TO MEET THE 4 INCH CLEARANCE HEIGHT.
 • LOOP CONTROL WIRES INTO PULL BOX. ALL SPLICES ARE TO BE MADE IN PULL BOXES OR REMOTE CONTROL VALVE BOXES.



- ① HUNTER SOLO-DRIP SD-B-STK
- ② MICRO SPRAY STAKE
- ③ POLY TUBING
- ④ TOP OF MULCH
- ⑤ FINISH GRADE
- ⑥ DRIPLINE LATERAL



NOTE:
 VERTICAL CLEARANCE OF 12\"/>



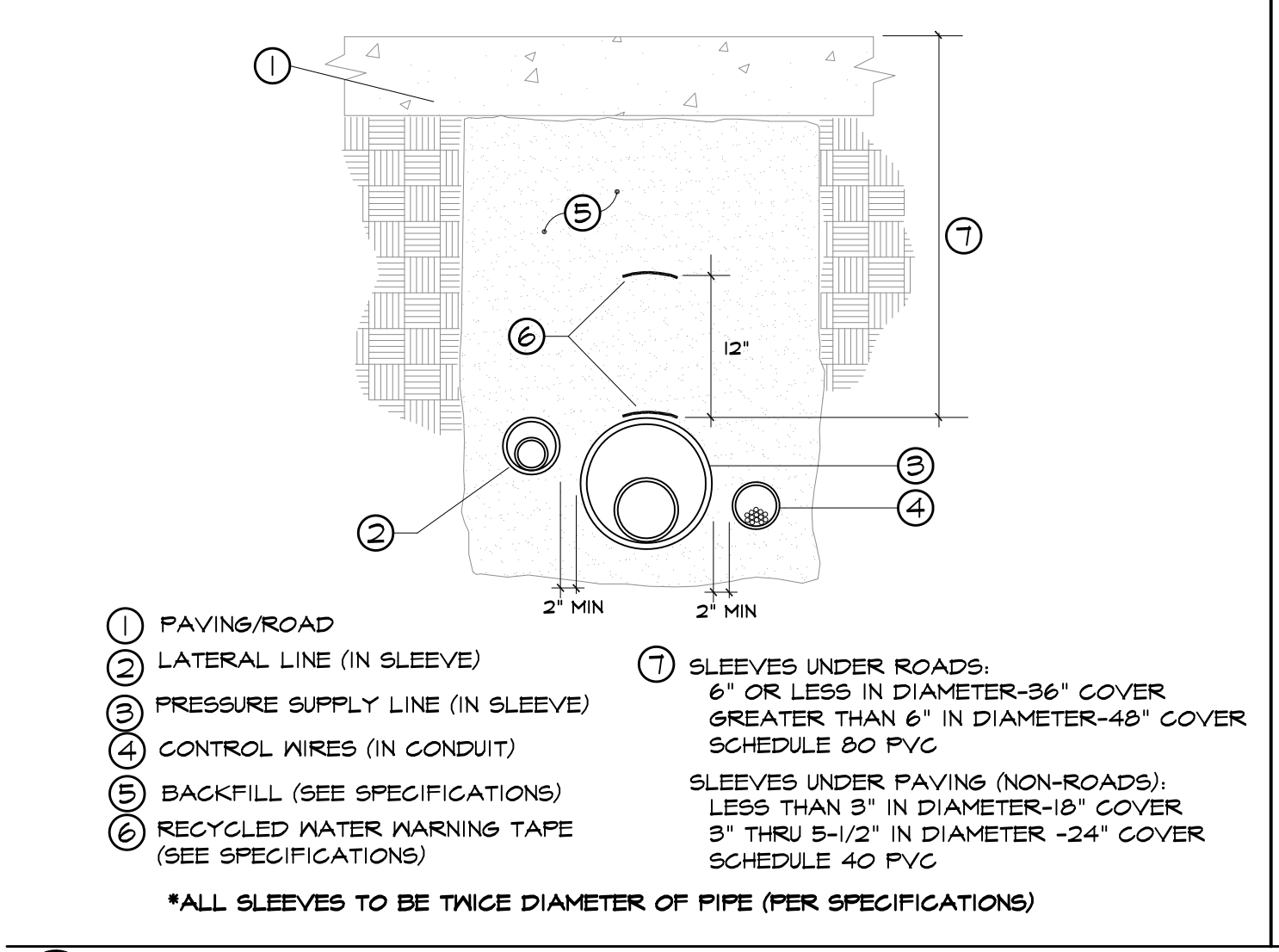
NOTE:
 ALL RECYCLED WATER IRRIGATION PIPE AND SLEEVES SHALL BE PURPLE AND LABELED AS SPECIFIED IN THE FOLLOWING:
 'STANDARD SPECIFICATIONS FOR PRIVATE IRRIGATION SYSTEMS'
 'CARLSBAD RECLAMATION RULES AND REGULATIONS FOR CONSTRUCTION OF RECLAIMED WATER MAINS' OCTOBER 1993

(A) PULL BOX N.T.S.

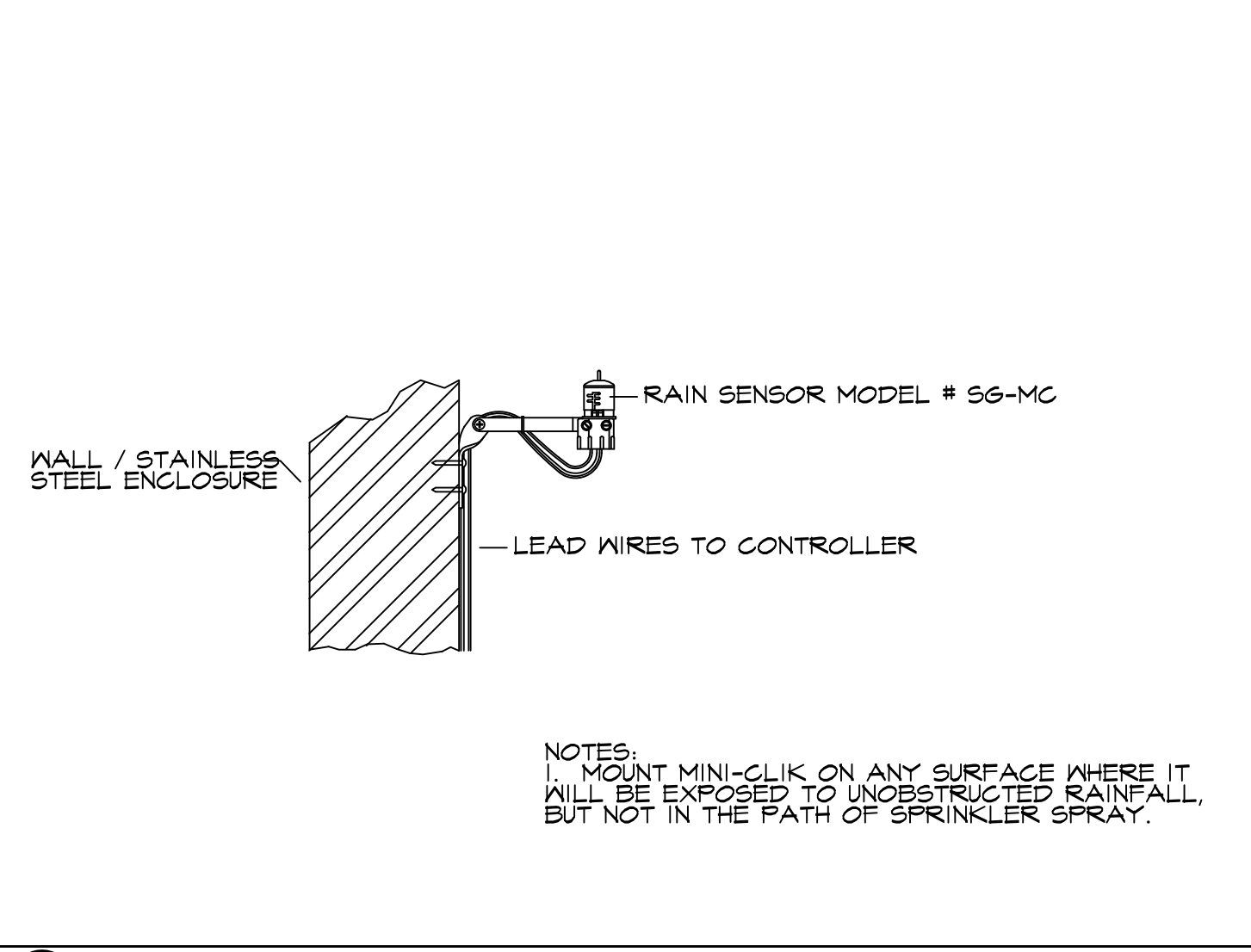
(B) DRIP HEAD N.T.S.

(C) POTABLE SERVICE LINE CROSSING N.T.S.

(D) POTABLE MAIN LINE CROSSING N.T.S.



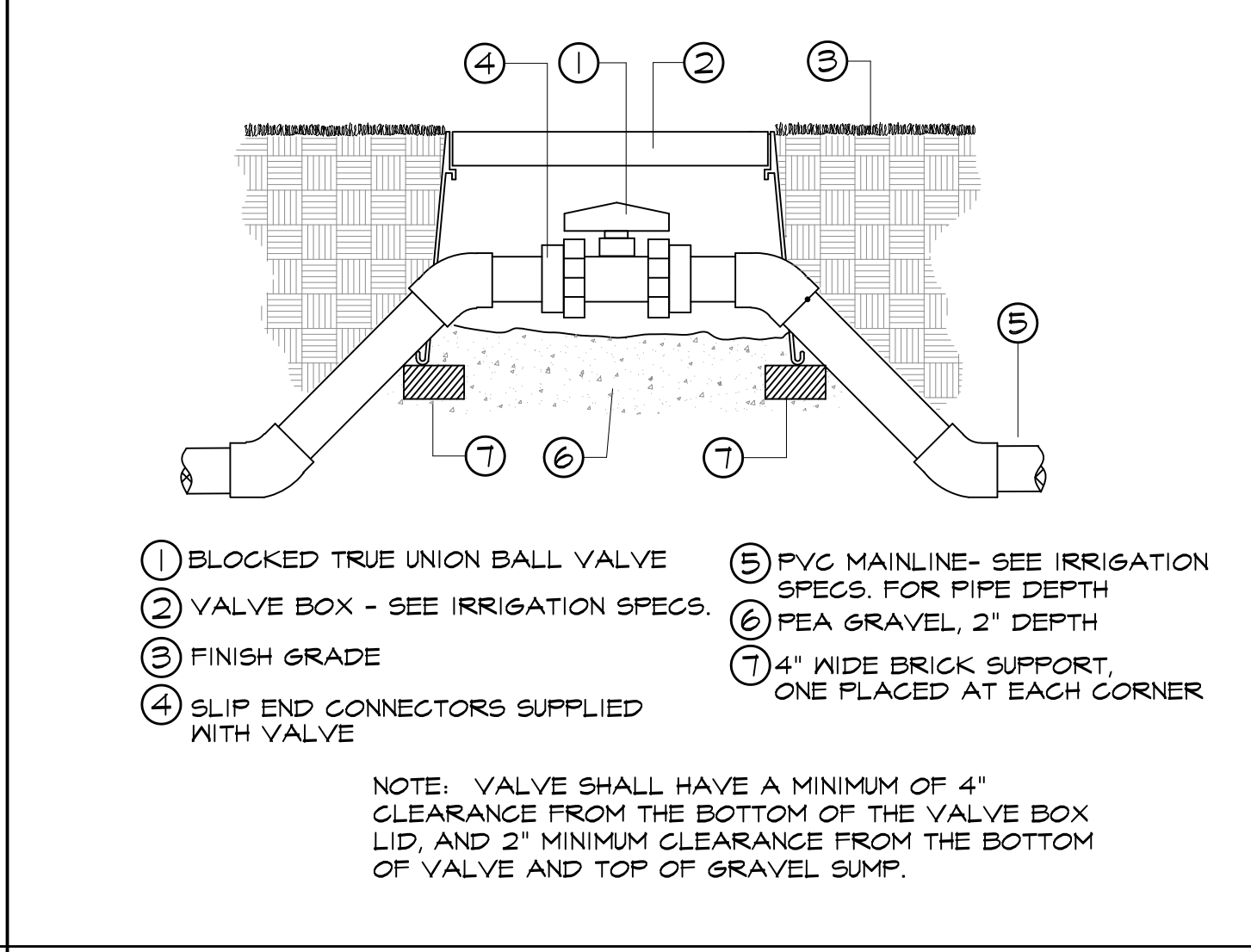
- ① PAVING/ROAD
- ② LATERAL LINE (IN SLEEVE)
- ③ PRESSURE SUPPLY LINE (IN SLEEVE)
- ④ CONTROL WIRES (IN CONDUIT)
- ⑤ BACKFILL (SEE SPECIFICATIONS)
- ⑥ RECYCLED WATER WARNING TAPE (SEE SPECIFICATIONS)
- ⑦ SLEEVES UNDER ROADS: 6\"/>



RAIN SENSOR MODEL # SG-MC
 LEAD WIRES TO CONTROLLER

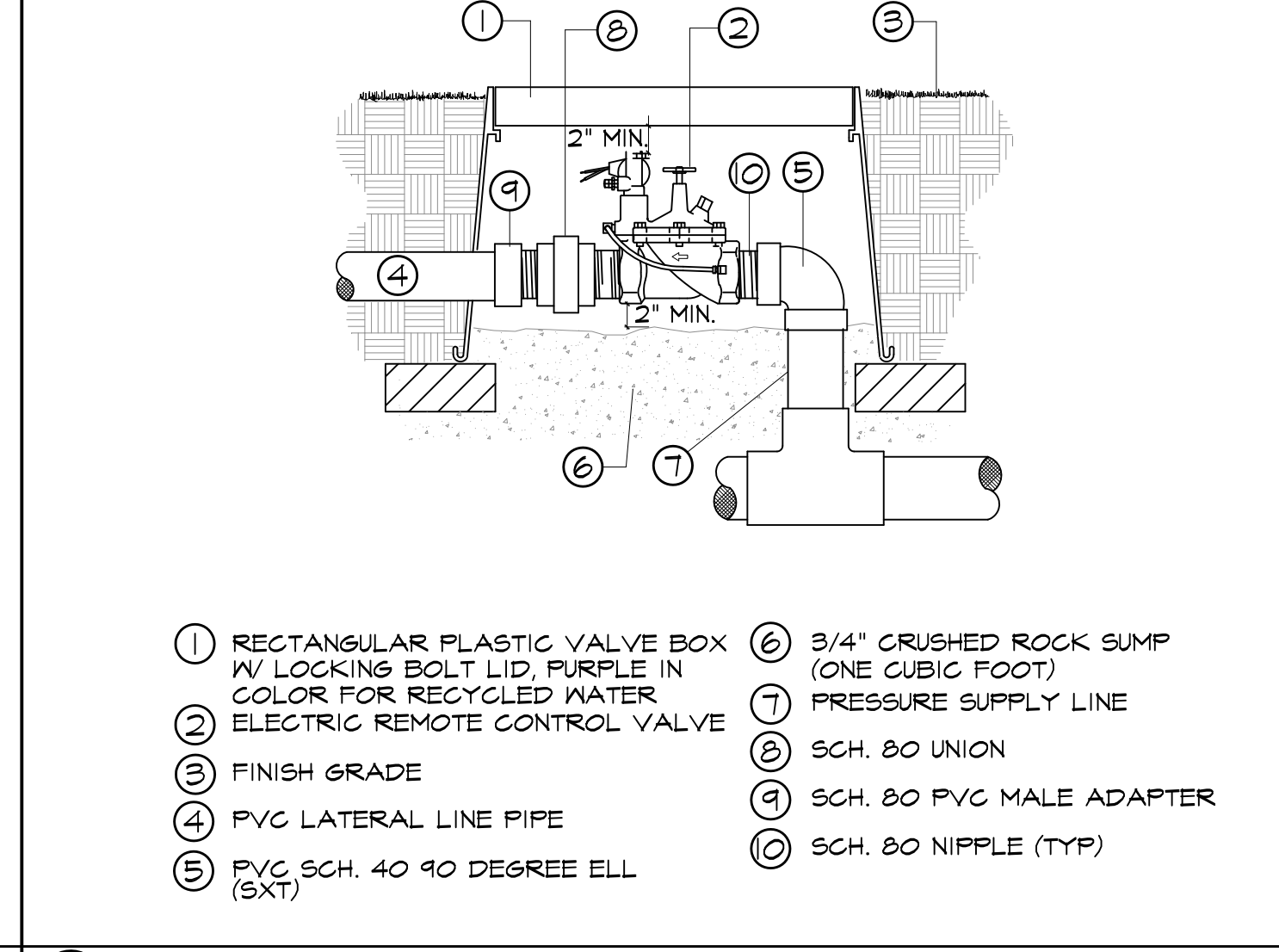
NOTES:
 1. MOUNT MINI-CLICK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

(E) SLEEVING N.T.S. **(F)** N.T.S.



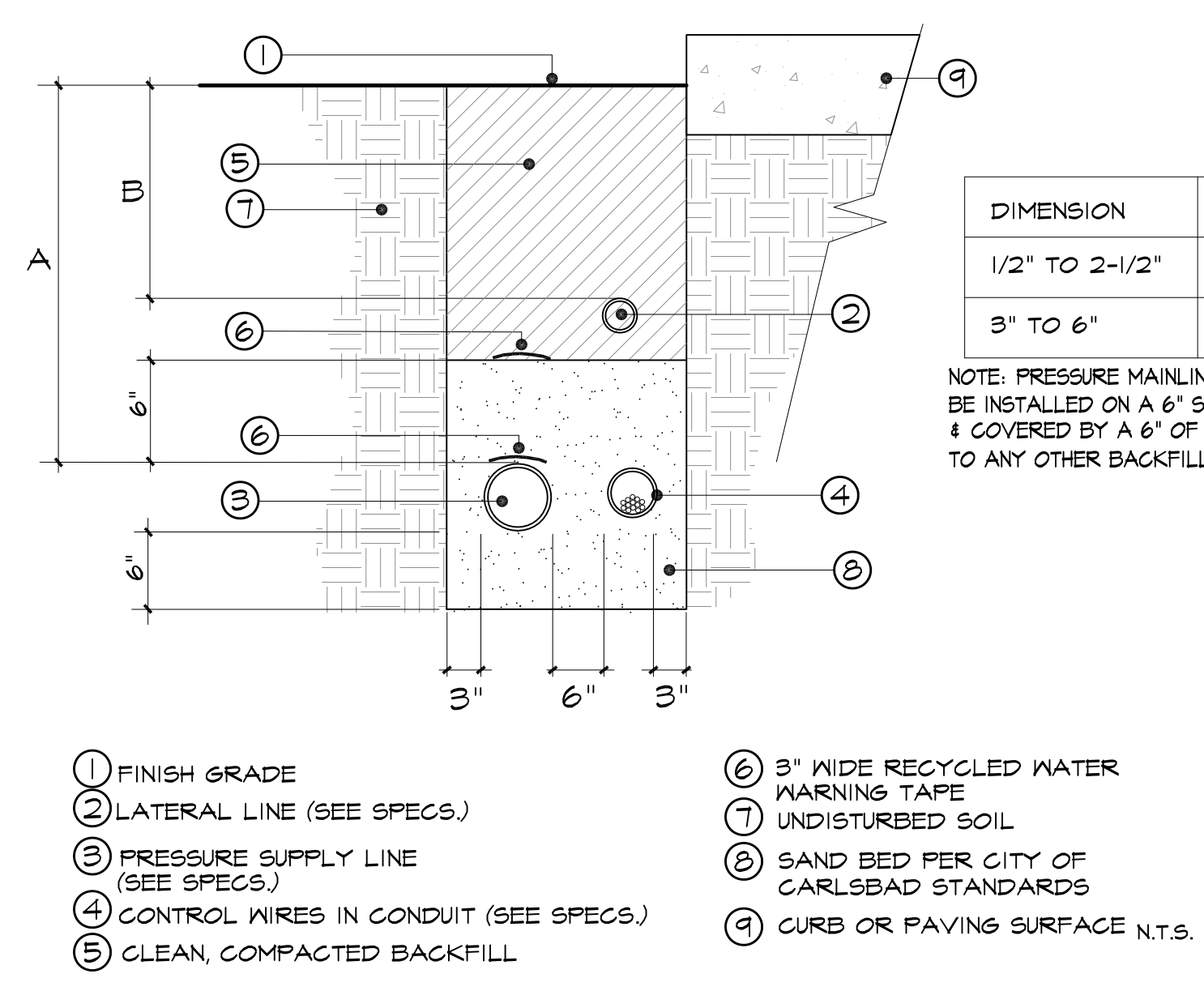
- ① BLOCKED TRUE UNION BALL VALVE
 - ② VALVE BOX - SEE IRRIGATION SPECS.
 - ③ FINISH GRADE
 - ④ SLIP END CONNECTORS SUPPLIED WITH VALVE
 - ⑤ PVC MAINLINE- SEE IRRIGATION SPECS. FOR PIPE DEPTH
 - ⑥ PEA GRAVEL, 2\"/>
- NOTE: VALVE SHALL HAVE A MINIMUM OF 4\"/>

(G) BALL VALVE N.T.S.



- ① RECTANGULAR PLASTIC VALVE BOX w/ LOCKING BOLT LID, PURPLE IN COLOR FOR RECYCLED WATER
- ② ELECTRIC REMOTE CONTROL VALVE
- ③ FINISH GRADE
- ④ PVC LATERAL LINE PIPE
- ⑤ PVC SCH. 40 90 DEGREE ELL (SXT)
- ⑥ 3/4\"/>

(H) REMOTE CONTROL VALVE N.T.S.



- ① FINISH GRADE
- ② LATERAL LINE (SEE SPECS.)
- ③ PRESSURE SUPPLY LINE (SEE SPECS.)
- ④ CONTROL WIRES IN CONDUIT (SEE SPECS.)
- ⑤ CLEAN, COMPACTED BACKFILL
- ⑥ 3\"/>

(N) TRENCHING N.T.S.

DIMENSION	A	B
1/2" TO 2-1/2"	18"	12"
3" TO 6"	24"	18"

NOTE: PRESSURE MAINLINE SHALL BE INSTALLED ON A 6\"/>

Verizon Wireless 30th Place
 797-1/3 30th Place
 San Diego, CA 92102



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 design | consulting | project management

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 {www.grove-design.com}

TITLE: IRRIGATION DETAILS
 DATE: 6-25-15
 JOB NO: -
 SCALE: n.t.s.
 DRAWN BY: HM
 SHEET: 3 of 3

Attachment 14

DATUM STATEMENT:

BASIS OF BEARINGS:
 THE BASIS OF BEARING OF THIS SURVEY IS CCS ZONE 6, NAD 83, EPOCH 2002.00, AS DERIVED THROUGH STATIC GPS OBSERVATIONS CONSTRAINED TO THE "CGPS" "CORS" REFERENCE STATIONS "P472" & P473.

BENCHMARK:
 CITY OF SAN DIEGO BENCHMARK NO.: 687
 DESCRIPTION: BRASS PLUG AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF 30TH STREET AND "G" STREET.

ELEVATION: 160.306
 DATUM: MEAN SEA LEVEL

DATE OF SURVEY:

OCTOBER 3, 2011

NOTE:

VARIANCES SHOWN HEREON ARE THE STANDARD DEVIATION OF VALUES DERIVED FROM TWO SEPARATE OBSERVATIONAL POSITIONS. WHERE NO VARIANCE IS SHOWN, ONLY ONE MEASUREMENT WAS TAKEN.

LEGEND:

APN - ASSESSORS PARCEL NUMBER
 CLF - CHAIN LINK FENCE
 E - EAST
 EC - ELECTRIC CABINET
 FD - FOUND
 FL - FLOW LINE
 FS - FINISH SURFACE
 LS - LICENSED SURVEYOR
 LT&T - LEAD, TACK & TAG
 N - NORTH
 NG - NATURAL GROUND
 S - SOUTH
 SCO - SEWER CLEANOUT
 TB - TOP BASE
 W - WEST

○ - TREE TOP

COORDINATES:

LATITUDE: 32°42'48.299" N
 LONGITUDE: 117°07'45.013" W
 DATUM: NAD83

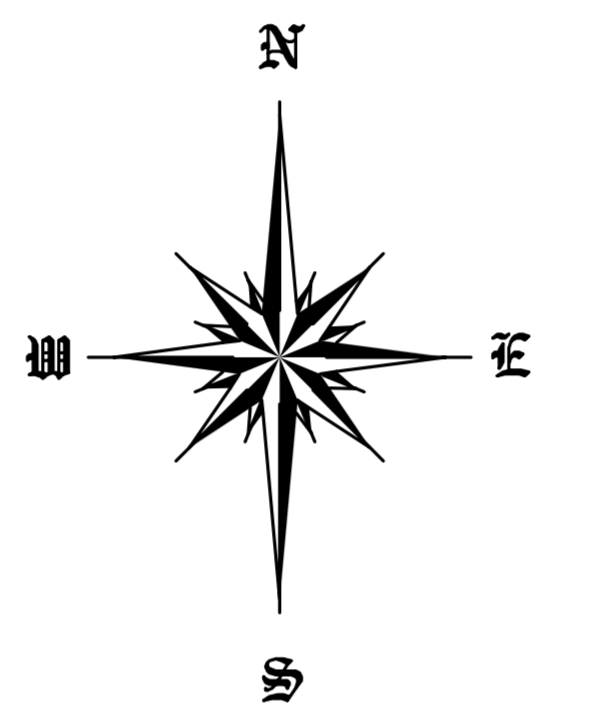
BOUNDARY NOTE:

THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSORS PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY, VACATIONS AND OTHER DEEDS OF RECORD MAY AFFECT THE LOCATION OF TRUE BOUNDARY LINES.

LEGAL DESCRIPTION:

LOT 2 OF HILLTOP SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5357, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 6, 1964.

ASSESSOR'S PARCEL NUMBER: 545-031-33



SCALE: 1" = 10'

ITEMS CORRESPONDING TO SCHEDULE "B":

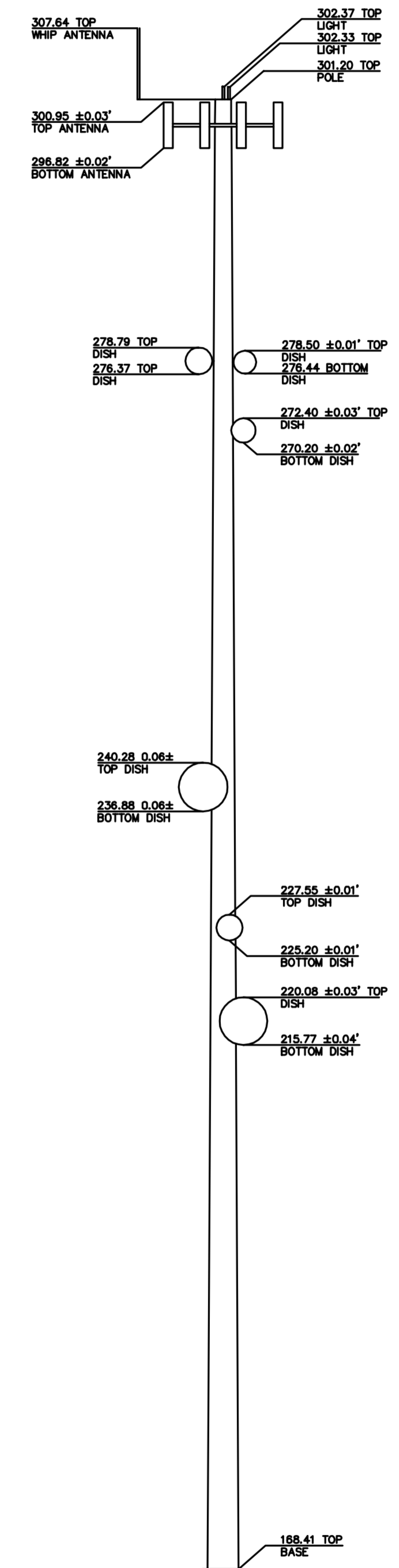
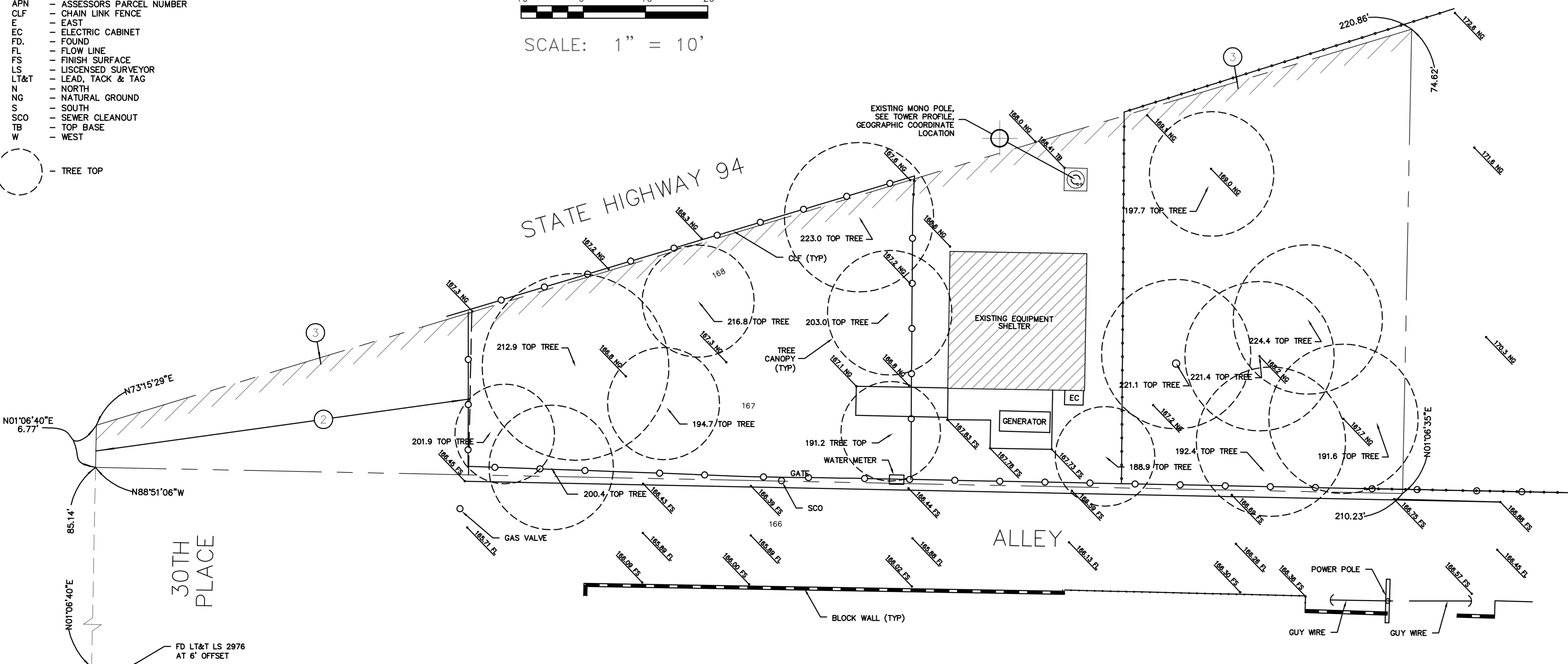
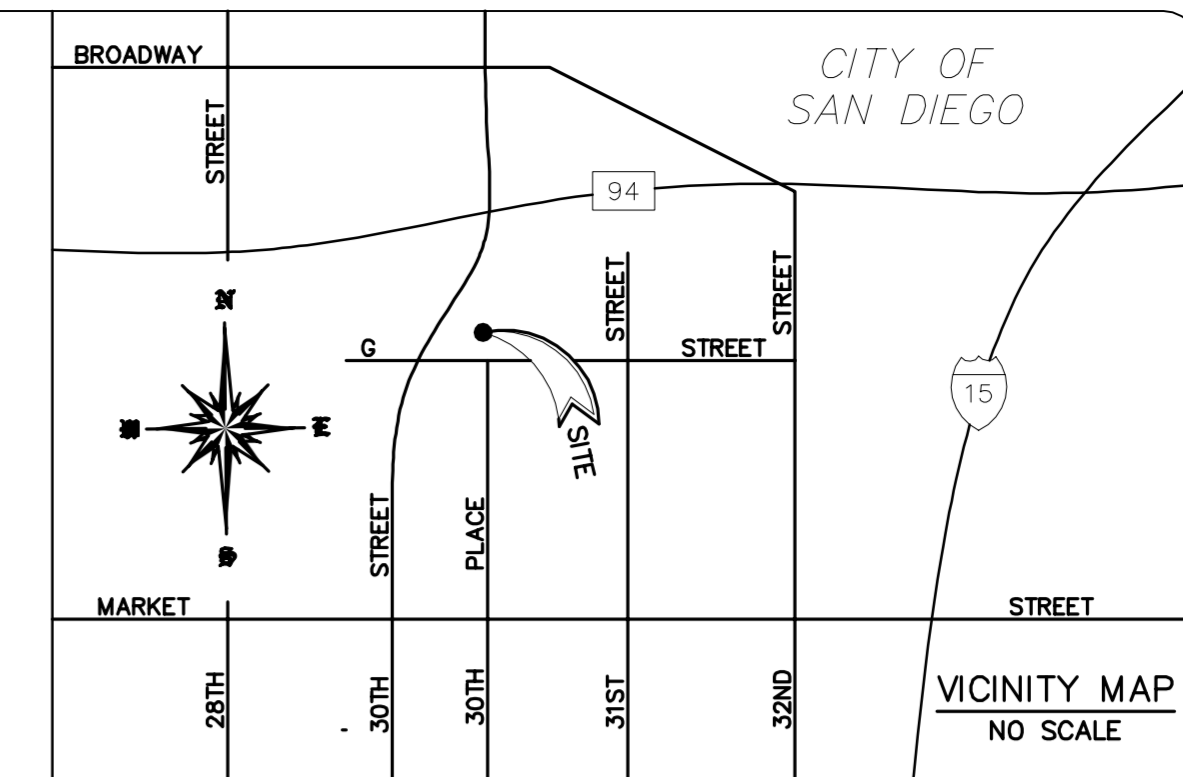
BY: LAWYERS TITLE COMPANY
 4100 NEWPORT PLACE DRIVE
 SUITE 120
 NEWPORT BEACH, CA. 92660
 (949) 724-3170

TITLE NO.: 09303703-10
 TITLE OFFICER: CHRIS MAZIAR
 DATED: AUGUST 11, 2011

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

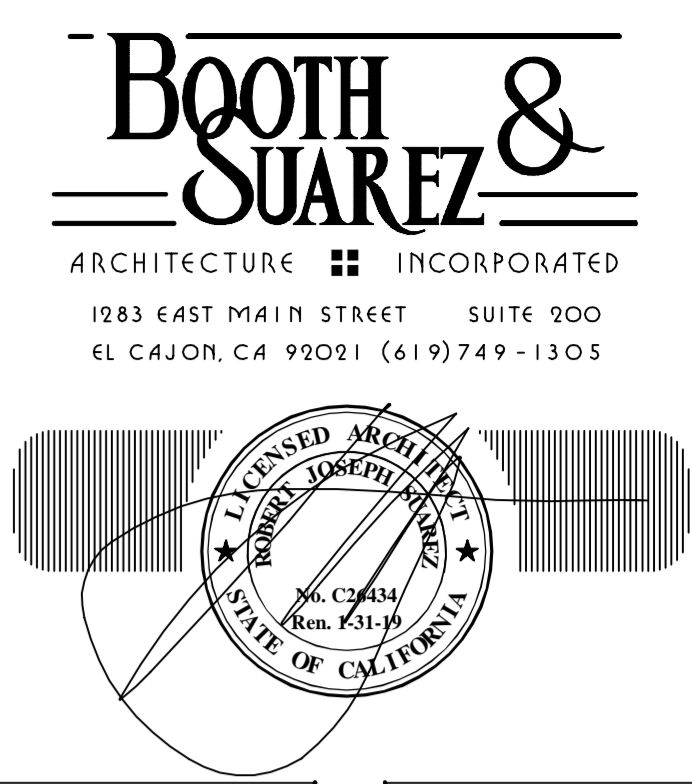
- ② AN EASEMENT FOR UTILITIES RECORDED JANUARY 30, 1964 AS INSTRUMENT NO. 18378 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ③ THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO THE FREEWAY ABUTTING SAID LAND AS RELINQUISHED ON MAP NO. 5357. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- ④ MATTERS CONTAINED IN CONDITIONAL USE PERMIT NO. 84-0469 RECORDED MARCH 6, 1985 AS INSTRUMENT NO. 85-074154 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑤ AN UNRECORDED SUBLEASE AS DISCLOSED BY THE MEMORANDUM RECORDED APRIL 19, 2011 AS INSTRUMENT NO. 2011-0204427 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ⑥ THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA AS DISCLOSED BY DOCUMENT RECORDED APRIL 19, 2011 AS INSTRUMENT NO. 2011-0204427 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

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



TOWER PROFILE
 GENERAL SOUTHEAST ELEVATION

VERTICAL SCALE: 1" = 10'
 HORIZONTAL SCALE: NTS



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

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

PROJECT NAME
30th PLACE
 722 30th PLACE
 SAN DIEGO, CA 92102
 SAN DIEGO COUNTY

DRAWING DATES
 04/11/16 90% CD REVIEW (jab)
 06/20/16 100% CD REVIEW (jab/sv)
 06/16/17 REVISED 100% CD (jb)

SHEET TITLE
 TOWER PROFILE

verizon

30TH PLACE

74'-0" MONOEUC

US PATENT # 7616170 & 8035574

LOCATION:

797-1/3 30TH PLACE
 SAN DIEGO, CA 92102
 SAN DIEGO COUNTY

DRAWING INDEX

- T1 TITLE SHEET
- S1 ELEVATION VIEW & NOTES
- S2 DETAILS
- S3 DETAILS
- S4 DETAILS
- S5 FOUNDATION
- S6 FOUNDATION

SPECIAL INSPECTIONS:

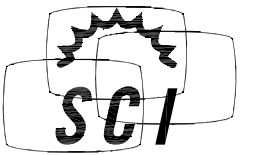
1. STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
2. NO FIELD WELDING SHALL BE PERMITTED
3. THE FOLLOWING SPECIAL INSPECTIONS SHALL BE REQUIRED PER CHAPTER 17 OF THE 2013 CBC:
 - PERIODIC SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING
 - CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATIONS FOR PIER FOUNDATIONS
 - CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS
 - PERIODIC SPECIAL INSPECTION OF PLACEMENT OF REINFORCING STEEL
 - CONTINUOUS SPECIAL INSPECTION OF ANCHOR BOLTS PRIOR TO AND DURING CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTON OF CONCRETE PLACEMENT

STRUCTURAL OBSERVATION:

NO STRUCTURAL OBSERVATION IS REQUIRED.

DISCLAIMERS:

ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.



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 SAN DIEGO, CA 92108
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VERIZON

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 IRVINE, CA 92623

TITLE SHEET

30TH PLACE
 US PATENT # 7616170 & 8035574
 74'-0" MONOEUC
 797-1/3 30TH PLACE
 SAN DIEGO, CA 92102



2/17/16

DATE: 2/16/16 | DESIGNED: ESS | DRAFTER: LSB

REVISIONS	
DATE	DESCRIPTION

U1085-437-161

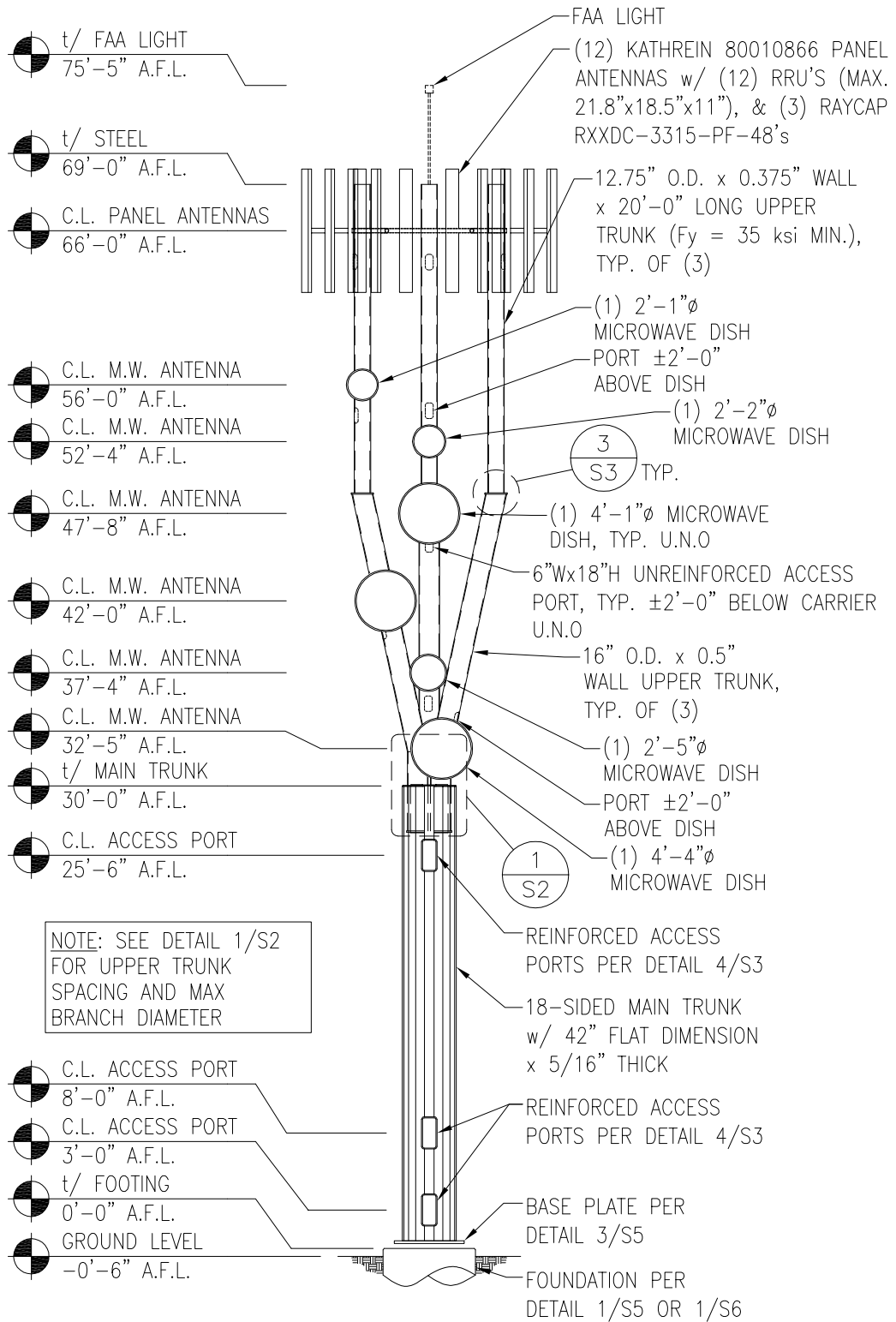
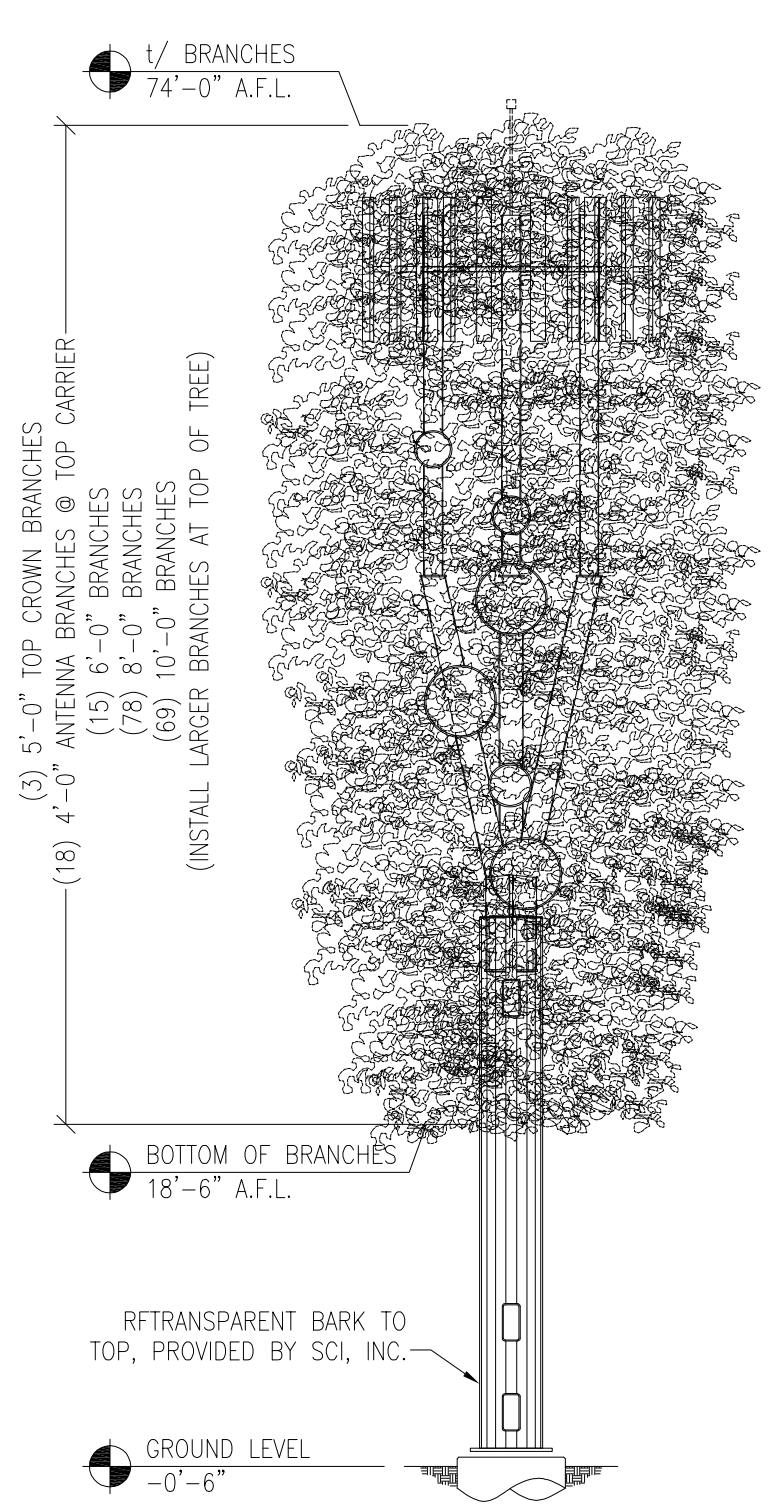
T1

REV
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Attachment 14

BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT DRAWN TO SCALE

NOTE: ADDITIONAL 4'-0" BRANCHES TO BE ORDERED AND INSTALLED AT MOUNT ARMS OF FUTURE CARRIER TO REPLACE EQUAL AREA OF BRANCHES AROUND LOWER ANTENNA ELEVATION



NOTE: SEE DETAIL 1/S2 FOR UPPER TRUNK SPACING AND MAX BRANCH DIAMETER

ELEVATIONS

GENERAL DESIGN NOTES

DESIGN NOTES AND MATERIAL REQUIREMENTS:

- THE DESIGN CRITERIA FOR THIS STRUCTURE IS AS FOLLOWS:
 - STANDARDS AND DESIGN CODES:
 - INDUSTRY STANDARD: TIA-222-G & 2013 CBC
 - STEEL MANUAL: AISC-LRFD, 3rd EDITION
 - CONCRETE CODE: ACI 318-11
 - WELDING CODE: AWS D1.1, LATEST EDITION
 - DESIGN:
 - WIND: 110 MPH BASIC WIND SPEED (3-SEC GUST)
 - EXPOSURE: C
 - STRUCTURE CLASS: II
 - TOPOGRAPHIC CATEGORY: 1
 - ICE: NONE
 - SEISMIC: SEISMIC IMPORTANCE FACTOR, I: 1.00
 - STRUCTURE CLASS: II
 - SPECTRAL RESPONSE ACCELERATIONS:
 - S_s = 1.145 g, S₁ = 0.440 g
 - SITE CLASS: C
 - SPECTRAL RESPONSE COEFFICIENTS:
 - S_{ss} = 0.763 g, S_{d1} = 0.399 g
 - SEISMIC DESIGN CATEGORY: D
 - SEISMIC RESPONSE COEFFICIENT: 0.509
 - RESPONSE MODIFICATION FACTOR, R = 1.5
 - SEISMIC BASE SHEAR: 12.0 k
 - ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

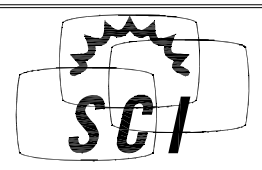
- GENERAL STRUCTURAL NOTES:
- ALL MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - SHAPES/PLATES: ASTM A36
 - PORTS: ASTM A572 GR. 50
 - BASEPLATE: ASTM A572 GR. 50
 - UPPER TRUNK: MIN. Fy = 42 ksi, U.N.O.
 - MAIN TRUNK: MIN. Fy = 65 ksi, U.N.O.
 - ANCHOR BOLTS: ASTM F1554 GR. 105
- ALL WELDING TO BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS D1.1. FIELD WELDING IS PROHIBITED. ALL WELDS SHALL USE E70XX LOW HYDROGEN ELECTRODES U.N.O.
- ALL STRUCTURAL STEEL SHALL BE A PRE-QUALIFIED STEEL LISTED IN TIA-222-G AND BE GALVANIZED IN ACCORDANCE WITH ASTM A123.
- ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE "TURN OF THE NUT" METHOD AS DEFINED BY AISC.

FACTORED MONOPOLE BASE REACTIONS:

OVERTURNING MOMENT = 1,813 k-ft (1.0 WIND)
 BASE SHEAR = 36.8 k (1.0 WIND)
 BASE WEIGHT = 28.2k (1.2 DEAD)

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY SITE OR LAYOUT RESTRICTIONS, SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF SCI, INC. PRIOR TO BEGINNING PROJECT. ALL WORK SHALL BE PERFORMED USING ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR TO VERIFY MATERIALS PROVIDED BY SCI PRIOR TO INSTALLATION.
- ALL ENGINEERING PLANS, CALCULATIONS AND DRAWINGS ARE DESIGNED TO THE PROPRIETARY MANUFACTURING SPECIFICATIONS OF SOLAR COMMUNICATIONS INTERNATIONAL, INC. ("SCI") AND ARE INTENDED AND AUTHORIZED SOLELY FOR USE WITH PRODUCT PRODUCED BY SCI.
- NO FIELD MODIFICATIONS MAY BE MADE TO STRUCTURE WITHOUT THE EXPRESS WRITTEN CONSENT FROM THE ENGINEER OF RECORD. SCI, INC. AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THE STRUCTURE IF ALTERATIONS AND/OR ADDITIONS ARE MADE TO THE DESIGN AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTORS AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK TO THE BEST OF HIS/HER ABILITY AND SKILL. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING SAME. WHETHER SHOWN OR NOT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, FORM WORK, ETC., AND SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL ORDINANCES AND CODES IN ORDER TO SAFELY EXECUTE ALL STAGES OF WORK TO COMPLETE THIS PROJECT.
- IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION OF THE STRUCTURE SHOWN.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN. THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK ON THIS PROJECT.
- BRANCHES OR OTHER DESIGN TECHNIQUE SHALL BE USED TO DISGUISE THE TRANSITION FROM THE MAIN TRUNK TO THE TRI-ARMS.
- ANTENNA COVERS SHALL CONSIST OF A DURABLE MATERIAL MATCHED TO THE COLOR OF THE TREE EMBEDDED WITH LEAVES MATCHING THE LEAF DENSITY OF THE TREE.
- THE MAIN TRUNK, TRI-ARMS AND BRANCHES SHALL HAVE FULL BARK CLADDING, COMPLETE WITH CURLED PIECES OF BARK EXTENDING FROM THE STRUCTURE.
- ALL MOUNTING HARDWARE, CABLING, NUTS AND BOLTS, AND OTHER EQUIPMENT, INCLUDING TOWER MOUNTED AMPLIFIERS, USED ON THE MONOECALYPTUS TREE SHALL BE PAINTED TO MATCH THE TREE DESIGN.
- ALL CABLING SHALL BE WIRED INTERNAL TO THE TREE STRUCTURE TO THE EXTENT POSSIBLE.



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VERIZON

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ELEVATION VIEW & NOTES

30TH PLACE
 US PATENT # 7616170 & 8035574
 74'-0" MONOECUC
 797-1/3 30TH PLACE
 SAN DIEGO, CA 92102



2/17/16

DATE: 2/16/16 | DESIGNED: ESS | DRAFTER: LSB

REVISIONS	
DATE	DESCRIPTION

U1085-437-161

S1

REV
0

Attachment 14



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DETAILS

30TH PLACE
US PATENT # 7616170 & 8035574
74-0" MONCEUC
 797-1/3 30TH PLACE
 SAN DIEGO, CA 92102



2/17/16

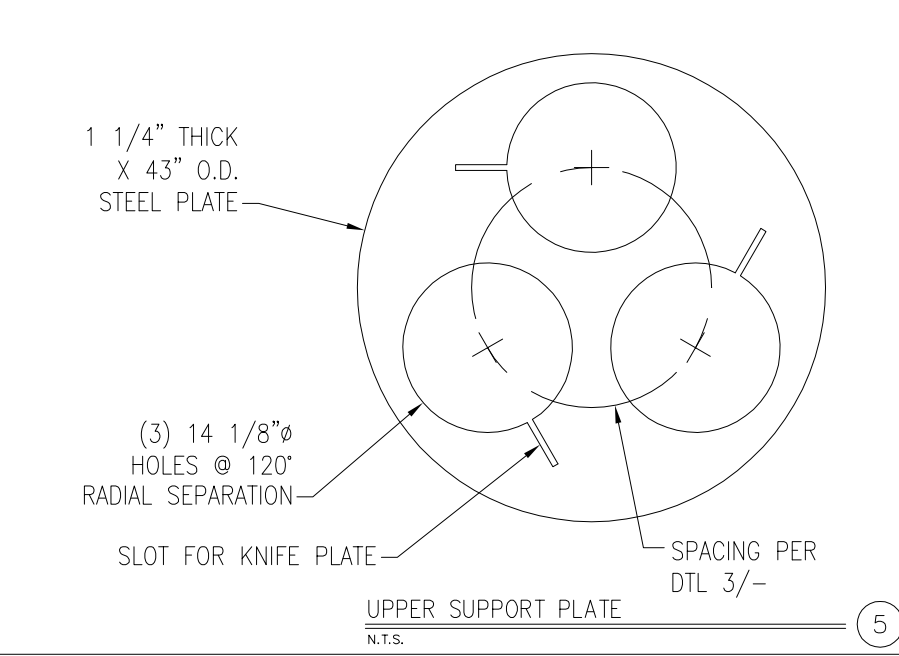
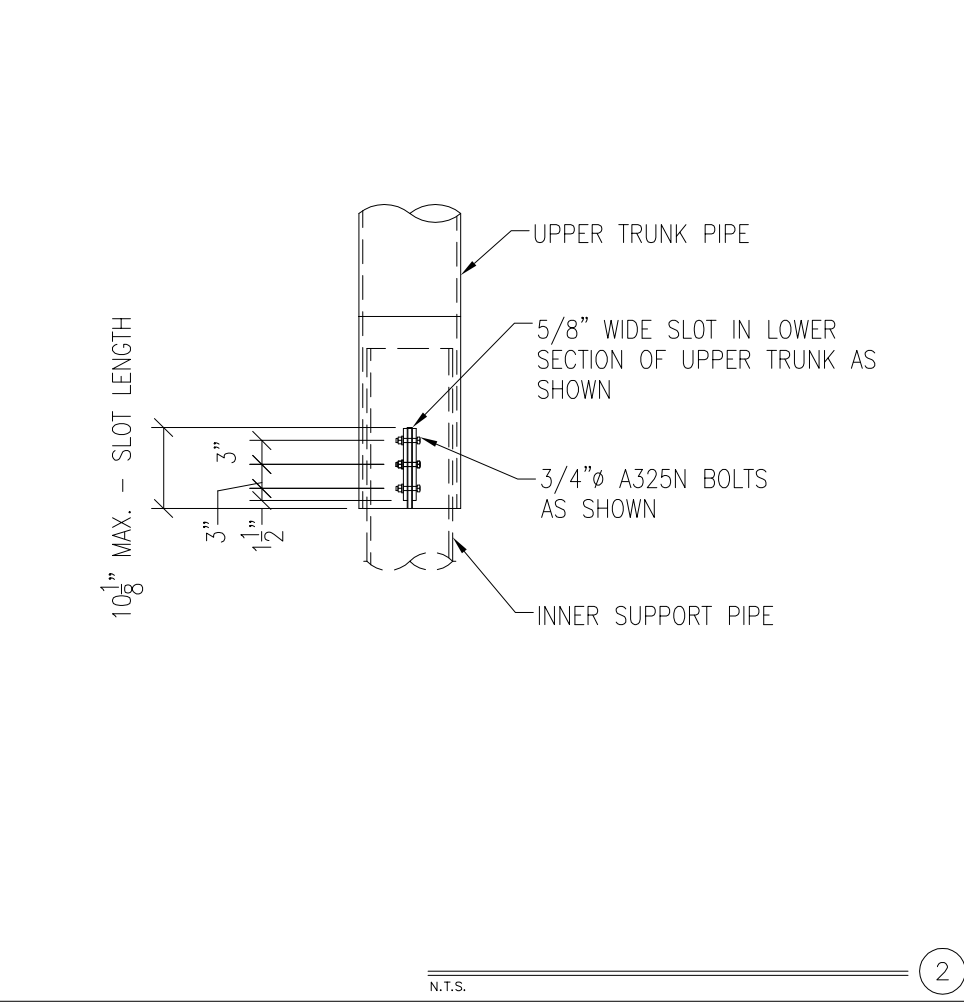
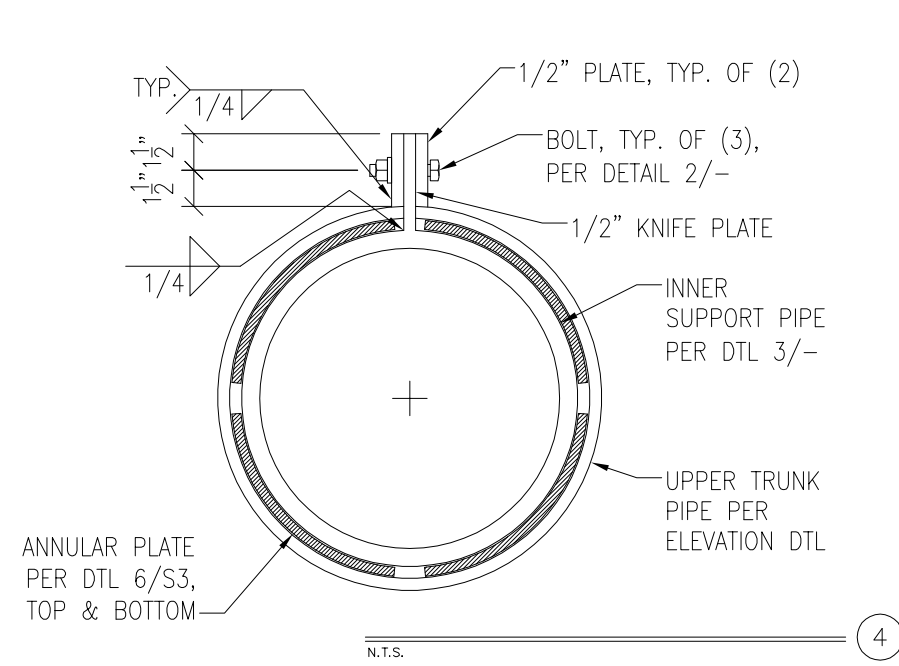
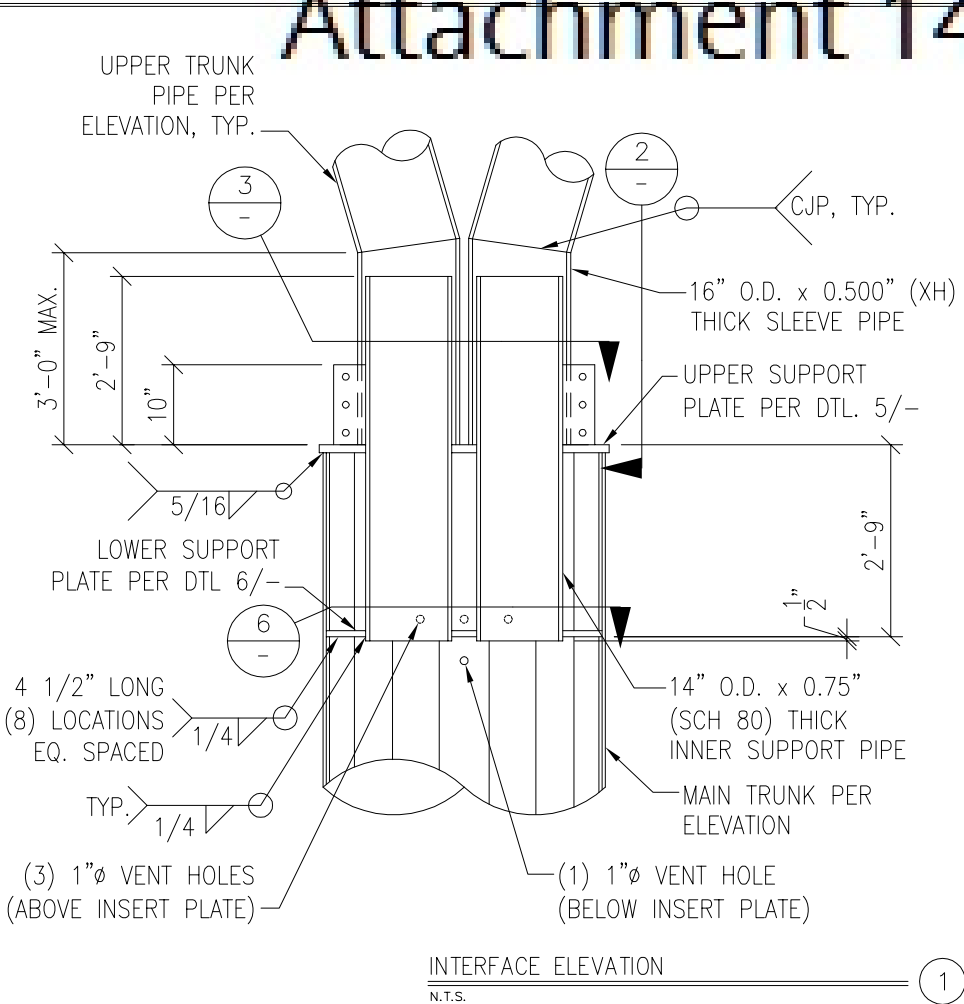
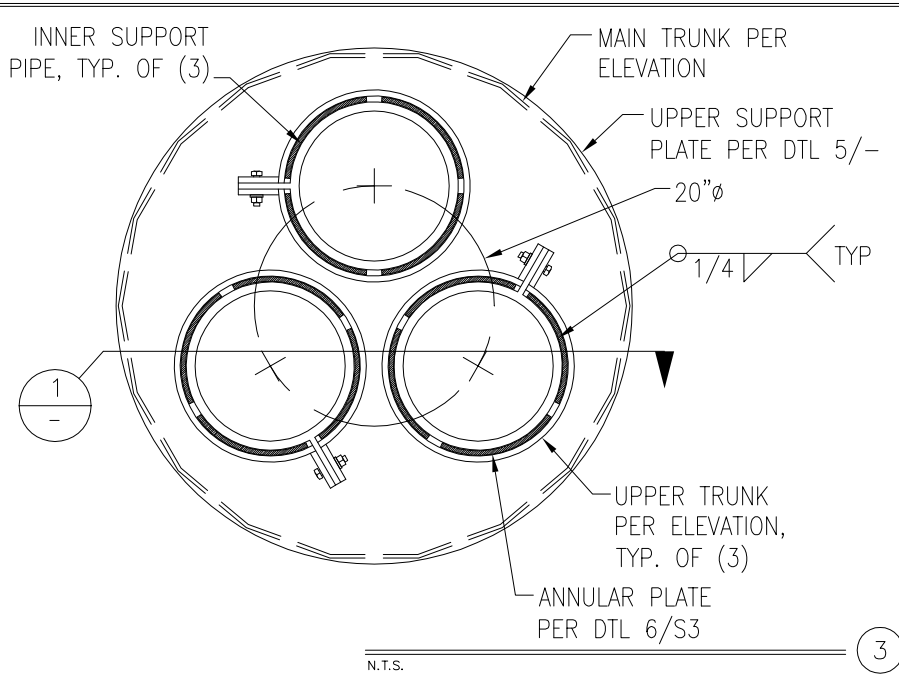
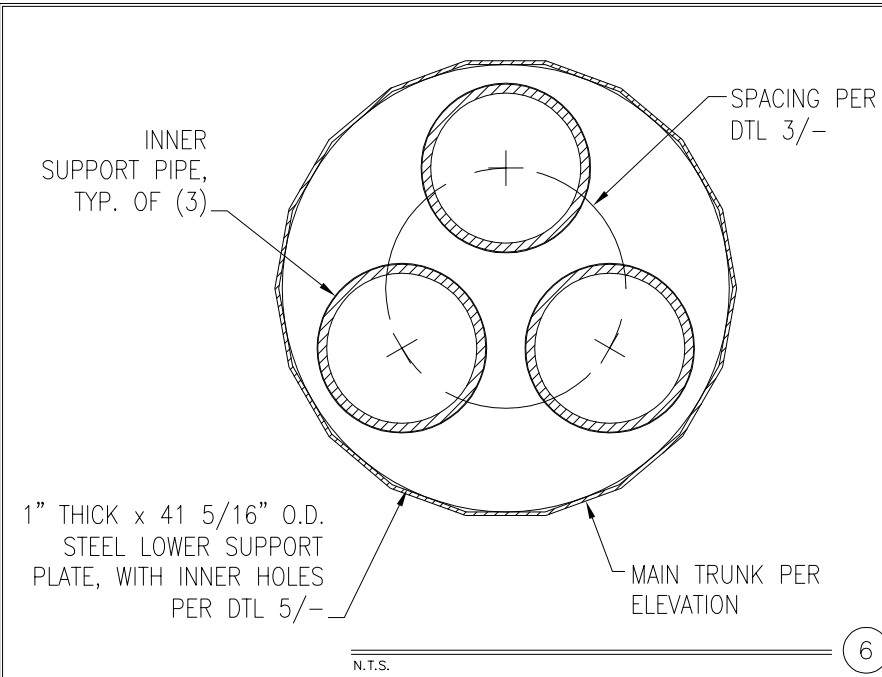
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July 30, 2018

VIA EMAIL

Leslie Fitzgerald
Senior Chief Deputy
San Diego City Attorney's Office
1200 3rd Avenue, Suite 1100
San Diego, CA 92101

Re: **Verizon Wireless 30th Place Site (PTS 255170)**

Dear Ms. Fitzgerald:

We understand that zoning for the 30th Place Site (PTS 255170) of Verizon Wireless (Company or Verizon) has recently changed to RM 2-5 with the adoption of the Southeast Community Plan and that under the new regulations, the site would no longer need a Site Development Permit. We further understand that the City of San Diego (City) is willing to process Verizon's permit application for the 30th Place Site under the new regulations (if Verizon prefers it do so) but wishes to confirm with Verizon that the City may do so notwithstanding paragraph 2 of the 2011 Settlement Agreement between the parties which provides that "Processing of New Verizon Wireless Applications: The City agrees that it will process the New Verizon Wireless Applications under the ordinances and policies currently in effect. (Municipal Code Section 141.0420 et seq.)."

By this letter, Verizon confirms that: (i) it is its preference that the City processes its application for the 30th Place Site under the new regulations; and (ii) Verizon agrees that the City may do so notwithstanding paragraph 2 of the Settlement Agreement.

We further understand that staff of the City (Staff) would like to make a recommendation of approval for the 30th Place Site notwithstanding paragraph 2 of the 2011 Settlement Agreement between the parties which provides Staff "will not make an ultimate recommendation for approval or denial." This letter further confirms that Verizon is willing to waive the provision in paragraph 2 of the Settlement Agreement that would preclude Staff from recommending approval with respect to the 30th Place Site. The Company's waiver is contingent upon our review of the Staff's draft report. Our hope is that, as was the case with the Aviation Site, once we review the Staff's draft report, we can forego the meeting with the Director of the Development Services Department which is provided for in the Settlement Agreement.

Leslie Fitzgerald
July 30, 2018
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Please let me know if you have any questions or would like to discuss this matter.

Very truly yours,

Davis Wright Tremaine LLP

A handwritten signature in blue ink, appearing to read "Suzanne Toller". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Suzanne Toller

cc: Karen Lynch