



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 8, 2022 REPORT NO. PC-22-053
HEARING DATE: December 15, 2022
SUBJECT: VERIZON SAN DIEGO ZOO. Process Four Decision
PROJECT NUMBER: [699293](#)
OWNER/APPLICANT: 666 Upas Homeowners Association Corporation, Owner, and Verizon Wireless, Applicant

SUMMARY

Issue: Should the Planning Commission approve an existing Wireless Communication Facility (WCF) located at 666 Upas Street in the Uptown Community Plan?

Staff Recommendations:

1. **Approve** Conditional Use Permit (CUP) No. 2591714; and
2. **Approve** Neighborhood Development Permit (NDP) No. 2606145.

Community Planning Group Recommendation: On May 3, 2022, the Uptown Community Planning Group voted 13-0-1 to recommend approval of the project without conditions (Attachment 10).

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made November 9, 2022 and the opportunity to appeal that determination ended November 23, 2022.

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a wireless communication facility and is

not associated with residential development.

BACKGROUND

The Verizon San Diego Zoo (Project) proposes the continued use and upgrade of a Verizon Wireless Communication Facility (WCF) mounted on the outside of the existing penthouse of an existing high rise condominium complex (Del Prado building) located at 666 Upas Street within the RM-4-10 Zone of the Uptown Community Plan area. The previous approval for Conditional Use Permit (CUP) No. 700236 with a 10-year term expired on December 10, 2019. Additionally, Sprint utilizes the same condominium complex to establish a WCF for their communication network and currently has six (6) panel antennas mounted on the rooftop penthouse. Sprint was issued Planned Development Permit (PDP) No. 2584404 and CUP No. 2584402 on December 16, 2021.

The project site is a designated historical resource and is listed as Historical Resources Board (HRB) Site #1304. As a designated historical resource, all work must be reviewed by Plan-Historic staff for conformance with the City's Historic Resources Regulations ([SDMC Chapter 14, Article 3, Division 2](#)) and the U.S. Secretary of the Interior's Standards. Plan-Historic staff has deemed this project consistent with the U.S. Secretary of the Interior's Standards and is therefore exempt from the requirement to obtain a Site Development Permit in accordance with SDMC Section 143.0220. Any and all revisions to the project scope, no matter how minor, will require review and approval by Plan-Historic staff prior to any changes.

DISCUSSION

Project Description:

The Project proposes the continued operation of a WCF utilized by Verizon. Land uses surrounding the Project site include a mix of commercial and residential to the west, residential to the north, open space to the east, and Balboa Park is to the south (Attachments 1, 2, 3). The WCF will consist of eight (8) panel antennas within two sectors mounted on the rooftop penthouse west and south wall with Fiberglass Reinforced Panel (FRP) screen box. FRP boxes will be painted and textured to match the existing building. The equipment area of 332 square-feet will continue to be located on the building's upper roof (Figures 1 and 2). The Project complies with the [Wireless Communication Facility Guidelines](#) as a façade mounted WCF.



Figure 1: Photo-simulation of proposed antennas on the south face of roof penthouse



Figure 2: Photo-simulation of FRP enclosure on east face of roof penthouse

WCFs are permitted in all zones citywide with the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1, which are generally non-residential uses/zones and are permitted ministerially and the least preferred locations are residential uses in residential zones and are Preference 4, requiring a Process Four, CUP. This Project is located in a residential zone, on a residential development which is a Preference 4, Process Four CUP.

The current site location is the tallest existing structure in the surrounding area. The surrounding properties in north and west directions are mostly residential and some commercial, and open space and parks to the south and west. In order to make up for the loss in height, a wireless facility at one of these locations would require a new standalone tower, whose height would far exceed the height of any existing structures in the area. The relocation of an existing wireless facility could have

negative impacts on the overall performance of the network in the area, resulting in possible coverage gaps between sites. For these reasons, the existing site is preferred, and no other properties are suitable candidates.

This WCF has been in Verizon's network for over 10 years with a 10-year expiration term. The purpose and intent of an expiration date is to allow the City to analyze the WCF design with the current surrounding development in addition to upgrading the WCFs to address any advancements in designs and innovations. To continue use of the WCF, this new application was submitted on December 9, 2021. In reviewing the aerial maps provided with the application, it is evident that the area is a mix of residential and commercial uses at low elevations and this Preference 4 location is still the only viable option (Attachment 1). Pursuant to [San Diego Municipal Code \(SDMC\) 141.0420\(c\)\(2\)\(B\)](#), the project as designed requires a Process Four, CUP, Planning Commission decision as the Project is in a residential zone on a premises that contains a residential development. Additionally, pursuant to SDMC Section 141.0420(e)(3) requires a Process Four, NDP when a project's equipment enclosure exceeds 250 square-feet. In this case, the WCF has an equipment area of 332 square-feet located on the upper roof.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. An RFE-EME Compliance Report dated September 14, 2021 from Pramira was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the Project file.

Community Plan Analysis:

The [Uptown Community Plan](#) does not address communication antennas as a specific land use. However, the City of San Diego's General Plan ([UD-A.15](#)) requires that the visual impact of wireless facilities be minimized by concealing them inside 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 shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view.

In this case, four panel antennas will be screened behind four FRP antenna screen boxes on the east and four panel antennas on the south face of the penthouse. These concealment types will be painted and textured to match the existing condominium complex façade they are attached to. The associated equipment cabinets are to be located on the upper rooftop. As designed, the Project complies with the WCF regulations, by integrating the Project into the condominium complex, thereby reducing any potential visual impacts.

Project-Related Issues:

The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuing of the WCF. A degradation of the existing service could have a significant impact on customers and essential emergency communication services. The proposed WCF will include FRP screen boxes painted and textured to match the existing building design to implement the intent of the WCF ordinance which is to integrate and camouflage WCFs within the existing environment. SDMC Section 141.0420(e)(3) requires an NDP for equipment larger than 250 square-feet. An NDP is processed as part of this permit to address the equipment area that measures 332 square-feet located on the upper roof equipment platform.

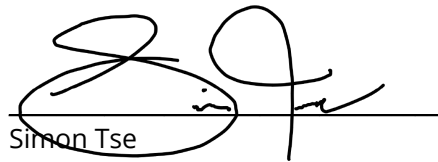
Conclusion:

The Project's design effectively integrates with the architecture of the existing condominium complex meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the [Wireless Design Guidelines](#) and [Council Policy 600-43](#). City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of CUP No. 2591714 and NDP No. 2606145. (Attachment 6).

ALTERNATIVES

1. Approve CUP No. 2591714 and NDP No. 2606145, with modifications.
2. Deny CUP No. 2591714 and NDP No. 2606145, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Simon Tse
Supervising Development Project Manager
Development Services Department

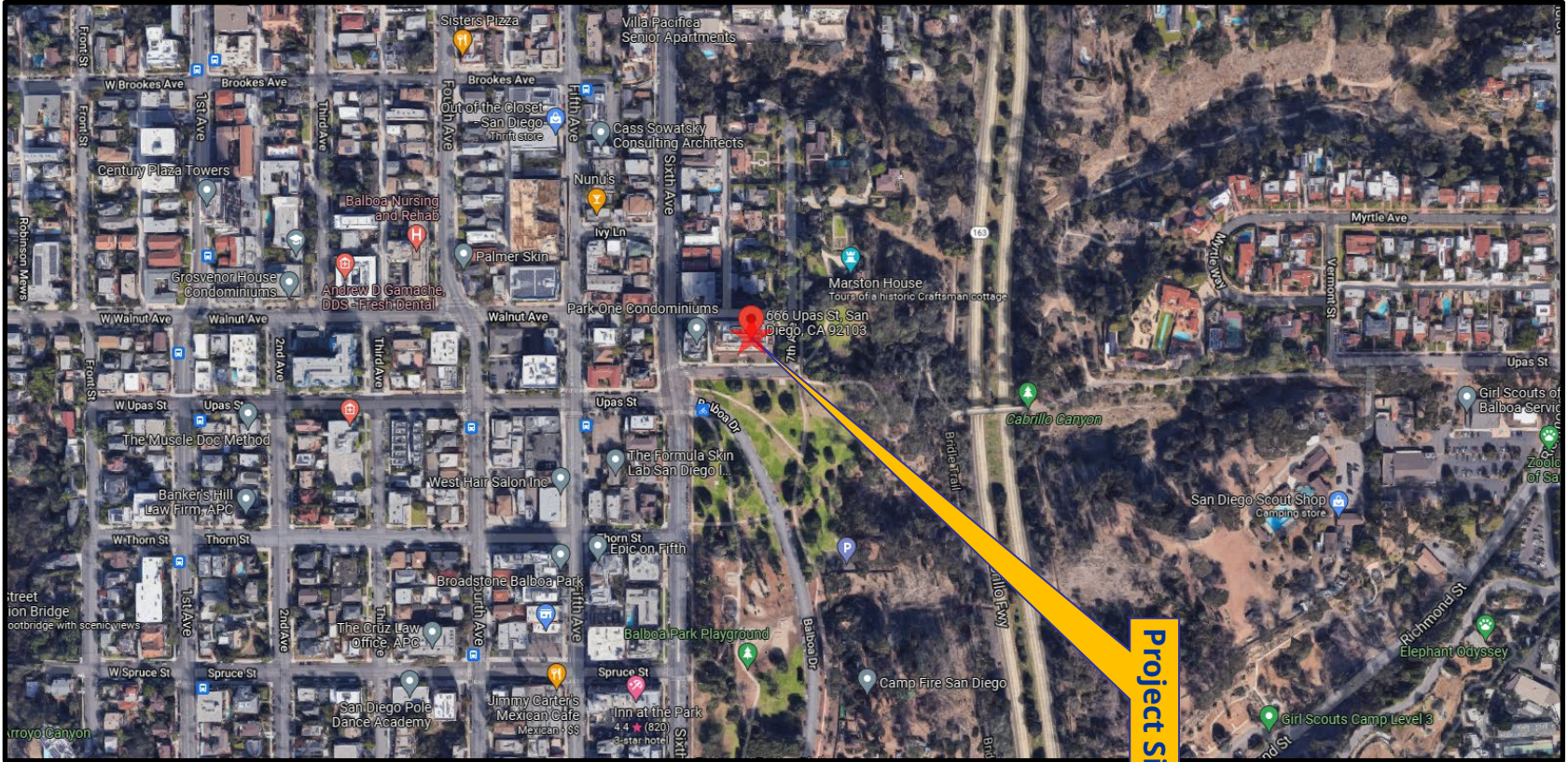


Ian Heacox
Development Project Manager
Development Services Department

ST/IH

Attachments:

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



Project Site



Aerial Photograph

Verizon San Diego Zoo Project No. 699293
666 Upas Street

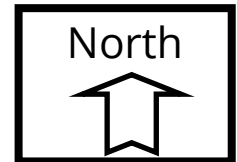
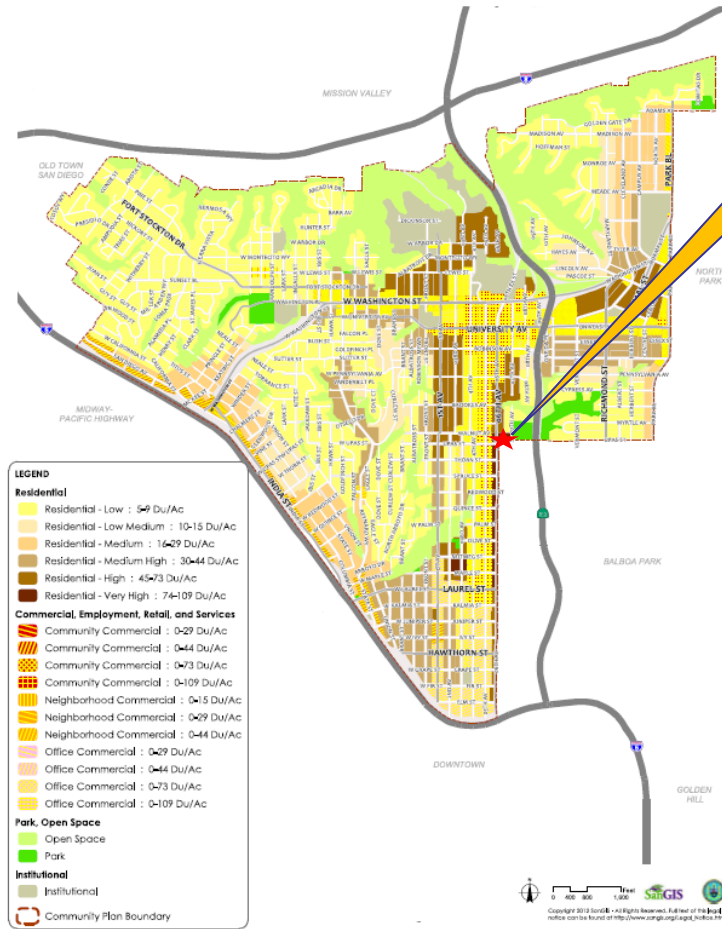


FIGURE 2-1: COMMUNITY PLAN LAND USE MAP



LU-24

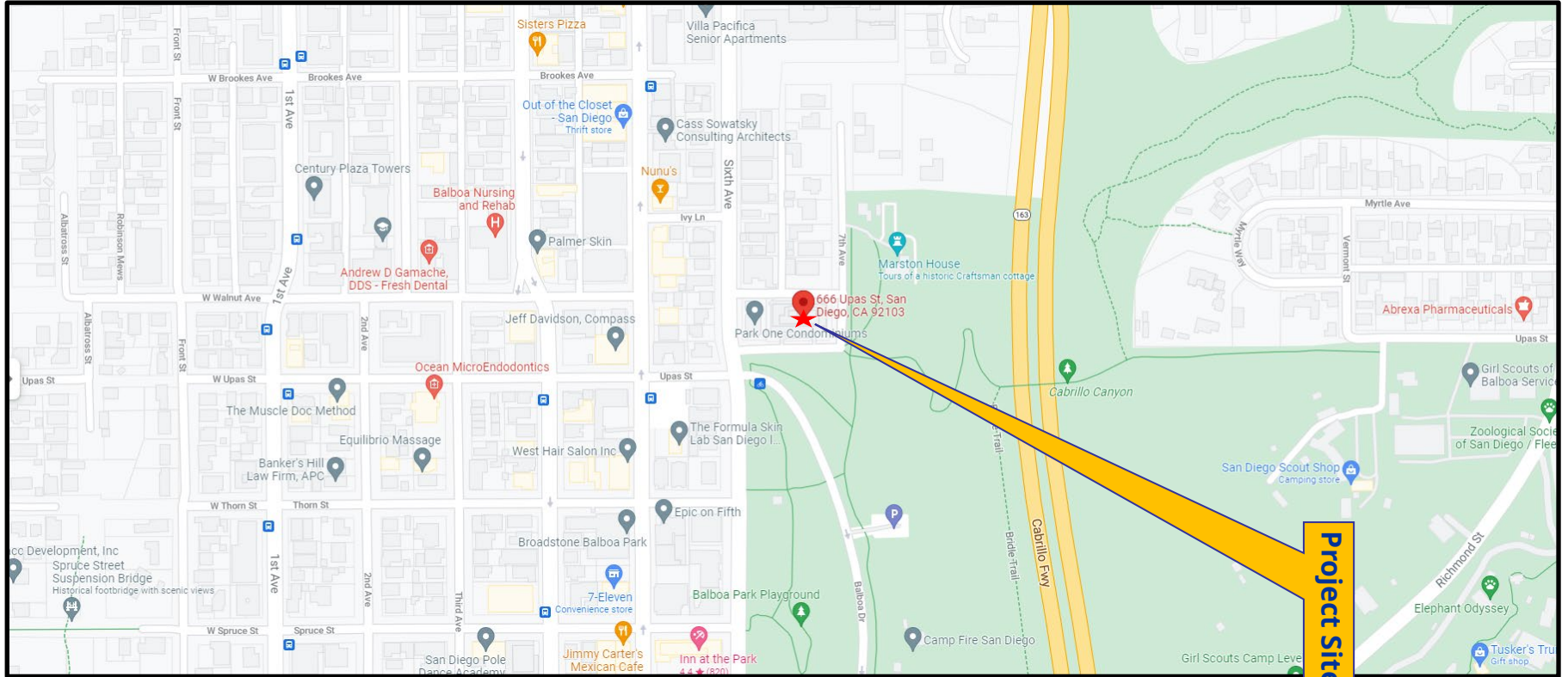


Uptown Land Use Map

Verizon San Diego Zoo Project No. 699293

666 Upas Street



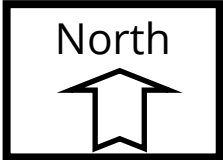


Project Site



Project Location Map

Verizon San Diego Zoo Project No. 699293
666 Upas Street



PLANNING COMMISSION RESOLUTION NO. XXX
CONDITIONAL USE PERMIT NO. 2591714
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2606145
VERIZON SAN DIEGO ZOO PROJECT NO. 699293

WHEREAS, 666 UPAS Homeowners Association Corp., Owner, and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2591714 and 2606145);

WHEREAS, the project site is located at 666 Upas Street in the RM-4-10 Zone of the Uptown Community Plan area;

WHEREAS, the project site is legally described as Lots 1, 2 and 3 in Park Upas, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5161, filed in the Office of the County Recorder of San Diego County, April 22, 1963. Excepting therefrom all units as shown on the amended Del Prado Condominium Plan recorded in the Office of the County Recorder of San Diego County, August 16, 1972 as Document No. 216496 of Official Records;

WHEREAS, on November 9, 2022, 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 December 15, 2022, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 2591714 and Neighborhood Development Permit (NDP) No. 2606145 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 2591714 and NDP No. 2606145:

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 Verizon San Diego Zoo (Project) proposes the continued use of a Wireless Communication Facility (WCF) by Verizon. The existing WCF will consist of modifications to the project and comprises eight (8) antennas to be mounted on the outside wall of an existing condominium complex and enclosed behind Fiberglass Reinforced Plastic (FRP) screen boxes, painted and textured to match the existing building. There will be four antennas on the eastern wall of the penthouse and four antennas on the southern wall.

The Uptown Community Plan does not address communication antennas as a specific land use. However, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside 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 shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, the eight (8) panel antennas will be screened behind FRP screen boxes painted and textured to match the existing façade. The associated equipment area is located on the upper rooftop. As designed, the project complies with the WCF regulations, by integrating the Project into the condominium complex, thereby reducing any potential visual impacts. Therefore, 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.

The Project is determined to be exempt from CEQA 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 to include, but not limited to setback limitation, concealment requirements, and electromagnetic fields controls. 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 existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuing of the WCF. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. An RFE-EME Compliance Report (Report) dated September 14, 2021 from Pramira was submitted to the City verifying that the proposed Project meets or exceeds the requirements of the FCC. The Report will be stamped as Exhibit "A" and provided within the Project file. Therefore, 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 Land Development Code.

The existing WCF will consist of modifications to the project and comprises eight (8) antennas to be mounted on the outside wall of an existing condominium complex and enclosed behind Fiberglass Reinforced Plastic (FRP) screen boxes, painted and textured to match the existing building. The project does not contain any deviations from the Land Development Code. Per SDMC Section 141.0420(e)(3), if the project contains an equipment enclosure that is greater than 250-square-feet, then an NDP is required. The equipment area is 332 -square-feet, located on the upper roof.

The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the project. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The City's WCF regulations, SDMC section 141.0420, allow these facilities in a residential zone with residential use with the approval of a Process Four, Conditional Use Permit when the antennas are located on a premise that contains residential development. The proposed WCF will include FRP screen boxes painted and textured to match the existing building design implementing the intent of the WCF ordinance which is to integrate and camouflage WCFs within the existing environment. Based on these considerations, this Project complies with the permit and design requirements for WCF's as identified in the SDMC. Therefore, the proposed development will comply with the regulations of the Land Development Code and no deviations are required.

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

The existing Verizon WCF was previously approved on December 10, 2009 with a 10-year term and contained a total of twelve (12) panel antennas. The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the height of the existing condominium complex meets Verizon's coverage objective. No other sites within the search ring, with a non-residential use, are available at the required height.

The Project site location is the tallest existing structure in the surrounding area. The surrounding properties in all directions are mostly residential. There are some non-residential properties to the west, but they are smaller structures. In order to make up for the loss in height, a wireless facility at one of these locations would require a new standalone tower, whose height would far exceed the height of any existing structures in the area. This would result in a facility that is less integrated in the overall aesthetics of the community. In addition, the relocation of an existing wireless facility, could have negative impacts on the overall performance of the network in the area, resulting in possible coverage gaps between sites. For these reasons, the existing site is preferred, and no other properties are suitable candidates.

The condominium houses other communication antennas and is viewed as a "collocation site." The proposed antennas will be concealed with screen boxes and painted and textured to match the existing building. This will allow the communication antennas to blend in with the building and be more visually appealing. Therefore, the proposed use is appropriate at the proposed location.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

As outlined in CUP Finding No. A.1.a. listed above, 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.

As outlined in CUP Finding No. A.1.b. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in CUP Finding No. A.1.c. listed above, the proposed development will not adversely affect the applicable land use plan.

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. 2591714 and NDP No. 2606145 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2591714 and 2606145, a copy of which is attached hereto and made a part hereof.



Ian Heacox
Development Project Manager
Development Services

Adopted on: December 15, 2022

IO#: 11003679

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: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2591714
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2606145
VERIZON SAN DIEGO ZOO PROJECT NO. 699293
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 2591714 and Neighborhood Development Permit (NDP) No. 2606145 is granted by the Planning Commission of the City of San Diego to 666 Upas Homeowners Association Corporation, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303, 126.0402, and 141.0420. The site is located at 666 Upas Street in the RM-4-10 Zone of the Uptown Community Plan. The project site is legally described as Lots 1, 2 and 3 in Park Upas, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 5161, filed in the office of the County Recorder of San Diego County, April 22, 1963. Excepting therefrom all units as shown on the amended Del Prado Condominium Plan recorded in the Office of the County Recorder of San Diego County, August 16, 1972 as Document no. 216496 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 15, 2022, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of eight (8) antennas and four (4) Remote Radio Units (RRUs), to be mounted on the outside wall of an existing condominium complex and enclosed behind Fiberglass Reinforced Plastic (FRP) screen boxes painted and textured to match the existing building;
- b. Associated 332-square-foot equipment area located on the upper roof;
- c. 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 December 29, 2025.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. This Permit and corresponding use of this site shall expire on December 29, 2032. 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.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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.

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

10. 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.).

11. 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.

12. 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.

13. 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" conditions(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.

14. 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 the 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 the Owner/Permittee.

LANDSCAPE REQUIREMENTS:

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

16. Any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged, removed or significantly trimmed for the operation of the wireless communication facility, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

17. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

18. No overhead cabling is permitted.

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

20. Photo simulations shall be printed in color on the construction plans.

21. 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.

22. The Owner/Permittee shall install and maintain appropriate warning signage and barriers on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

23. 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.

24. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

25. 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, the Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

26. 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.

27. 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.

28. 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.

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 Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, 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 December 15, 2022.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
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.

666 Upas, Homeowners Association Corp.
Owner

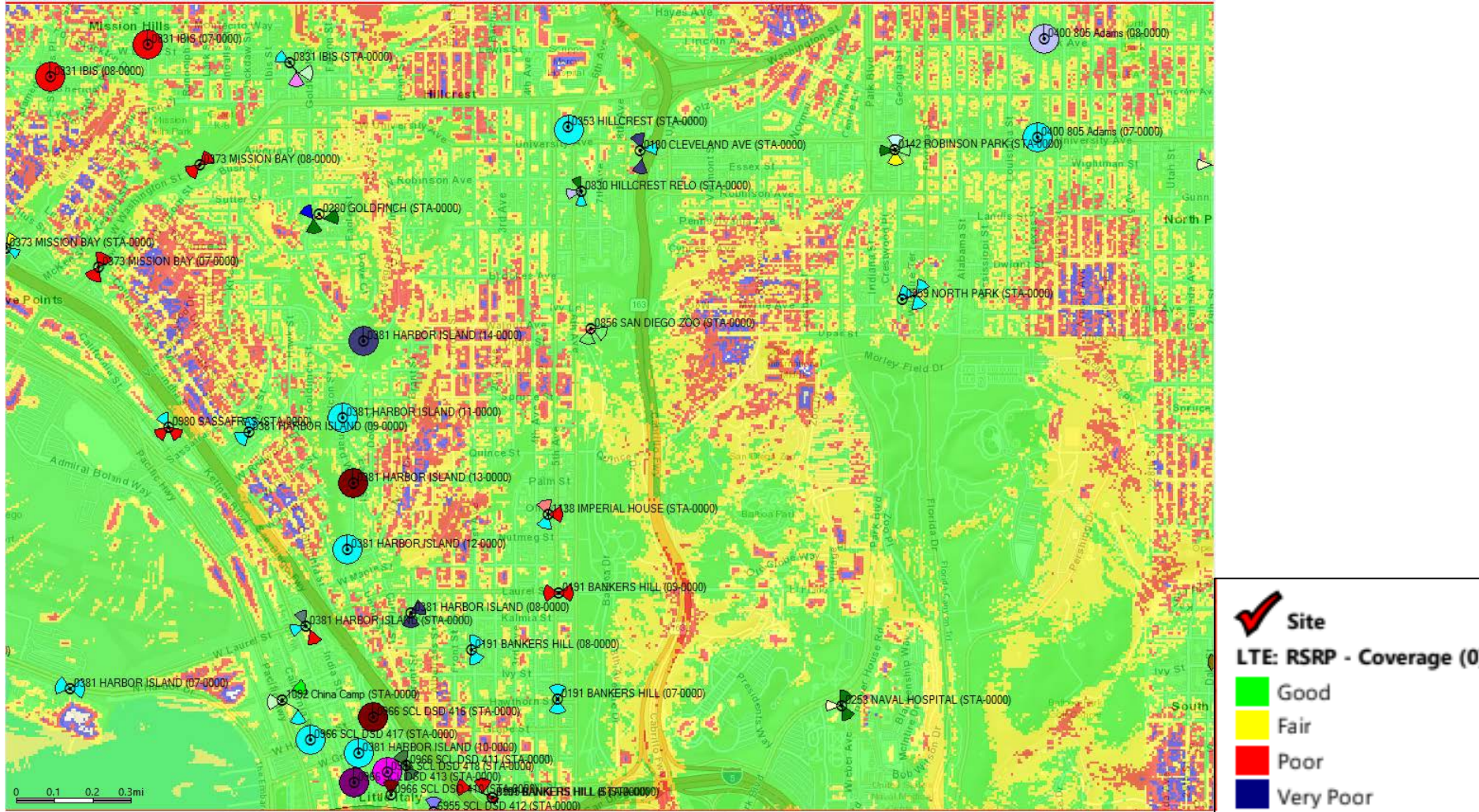
By _____
NAME:
TITLE:

Verizon Wireless
Permittee

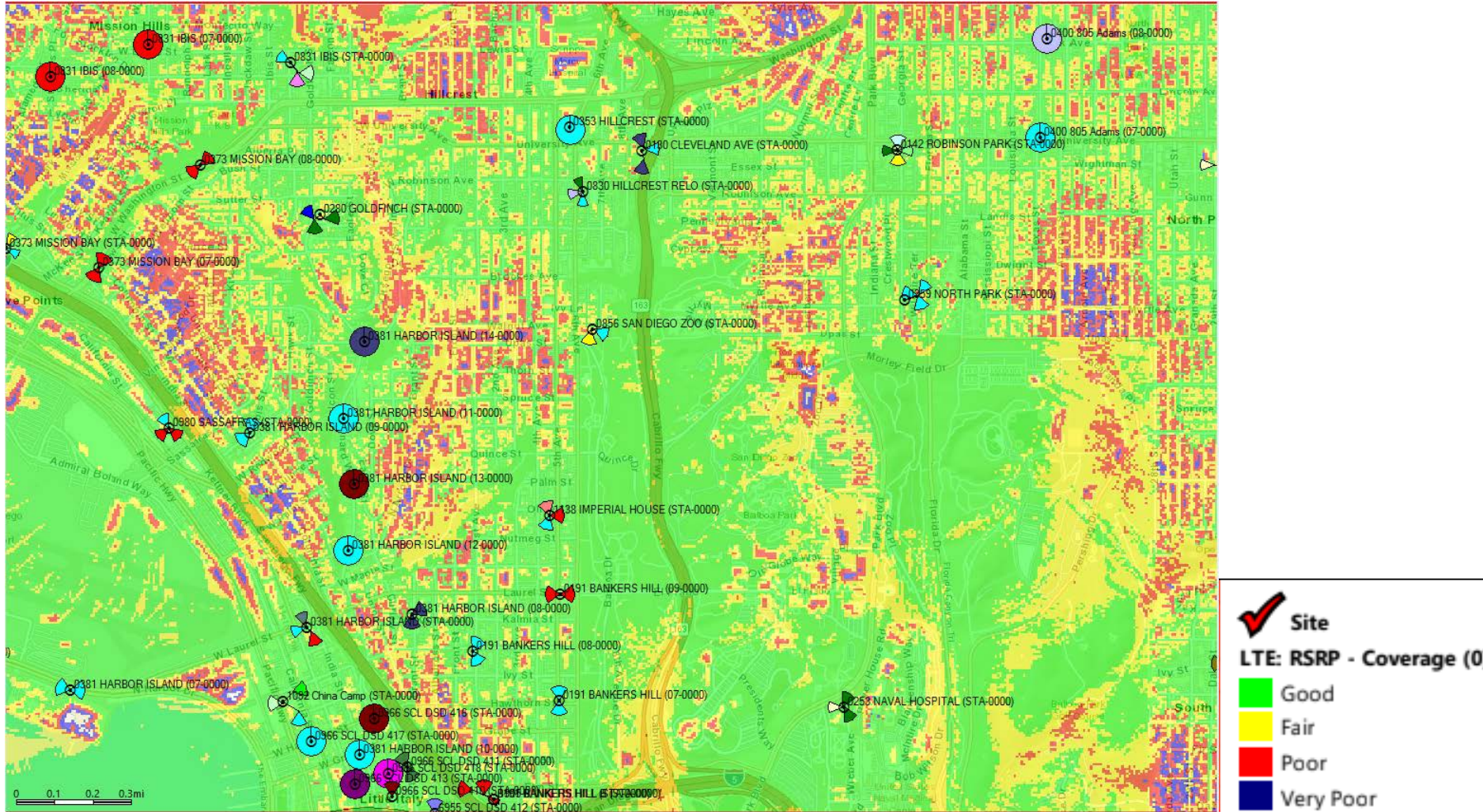
By _____
NAME:
TITLE:

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

Coverage Without Site = San Diego Zoo



Coverage With Site = San Diego Zoo



NOTICE OF EXEMPTION

Attachment 7

(Check one or both)

TO: RECORDER/COUNTY CLERK
P.O. Box 1750, MSA-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.: 699293

Project Title: Verizon San Diego Zoo

PROJECT LOCATION-SPECIFIC: The project is located at The project is located at 666 Upas Street San Diego, CA 92101

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) for the continued use and upgrade of the Wireless Communication Facility (WCF) by removing four panel antennas to install six (6) panel antennas, and two Remote Radio Units (RRU). The existing four Fiberglass Reinforced Plastic (FRP) boxes will be replaced. The project is located at 666 Upas Street in the RM-4-10 zone, the FAA Part 77 Noticing Area, the Community Plan Implementation Overlay Zone-A, the Uptown Community Plan, and City Council District 3.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Smartlink, Contact Veronica Arvizu-18401 Karmen Street, Irvine, CA 92612. (858) 602-6380

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) .
- MINISTERIAL PROJECTS: 15302 (Replacement or Reconstruction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

 _____ /SENIOR PLANNER
SIGNATURE/TITLE

NOVEMBER 28, 2022
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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

Project Title: San Diego Zoo **Project No. For City Use Only:** _____
Project Address: _____

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: 666 UPAS HOMEOWNERS Owner Tenant/Lessee Successor Agency
 Street Address: 666 UPAS STREET #301
 City: SAN DIEGO State: CA Zip: 92103
 Phone No.: 619-260-0500 Fax No.: _____ Email: _____
 Signature: [Signature] Date: 9-27-21
 Additional pages Attached: Yes No


Applicant

Name of Individual: Smartlink obo Verizon Wireless Owner Tenant/Lessee Successor Agency
 Street Address: 15505 Sand Canyon Ave
 City: Irvine State: CA Zip: 92618
 Phone No.: (949) 286-7000 Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

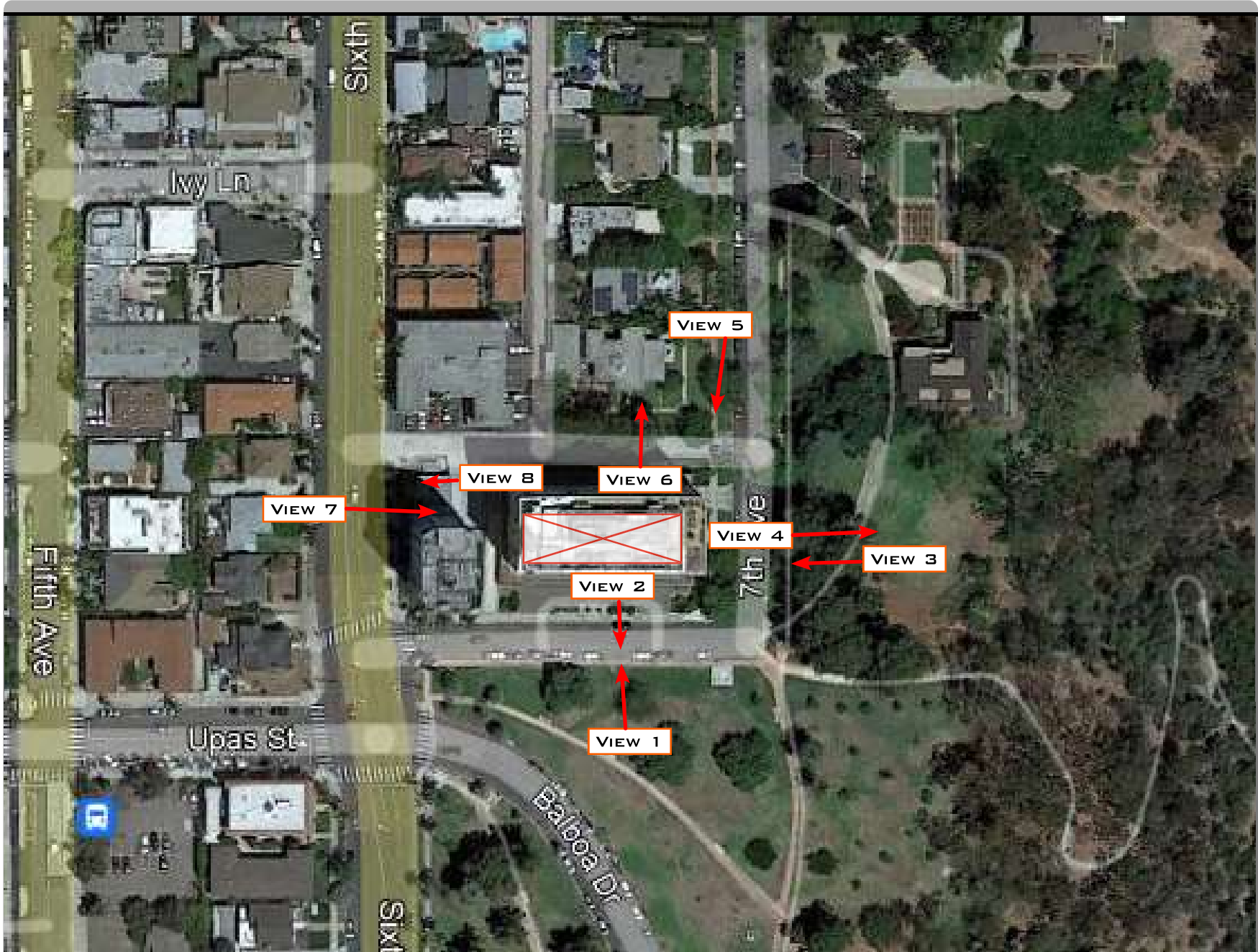
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

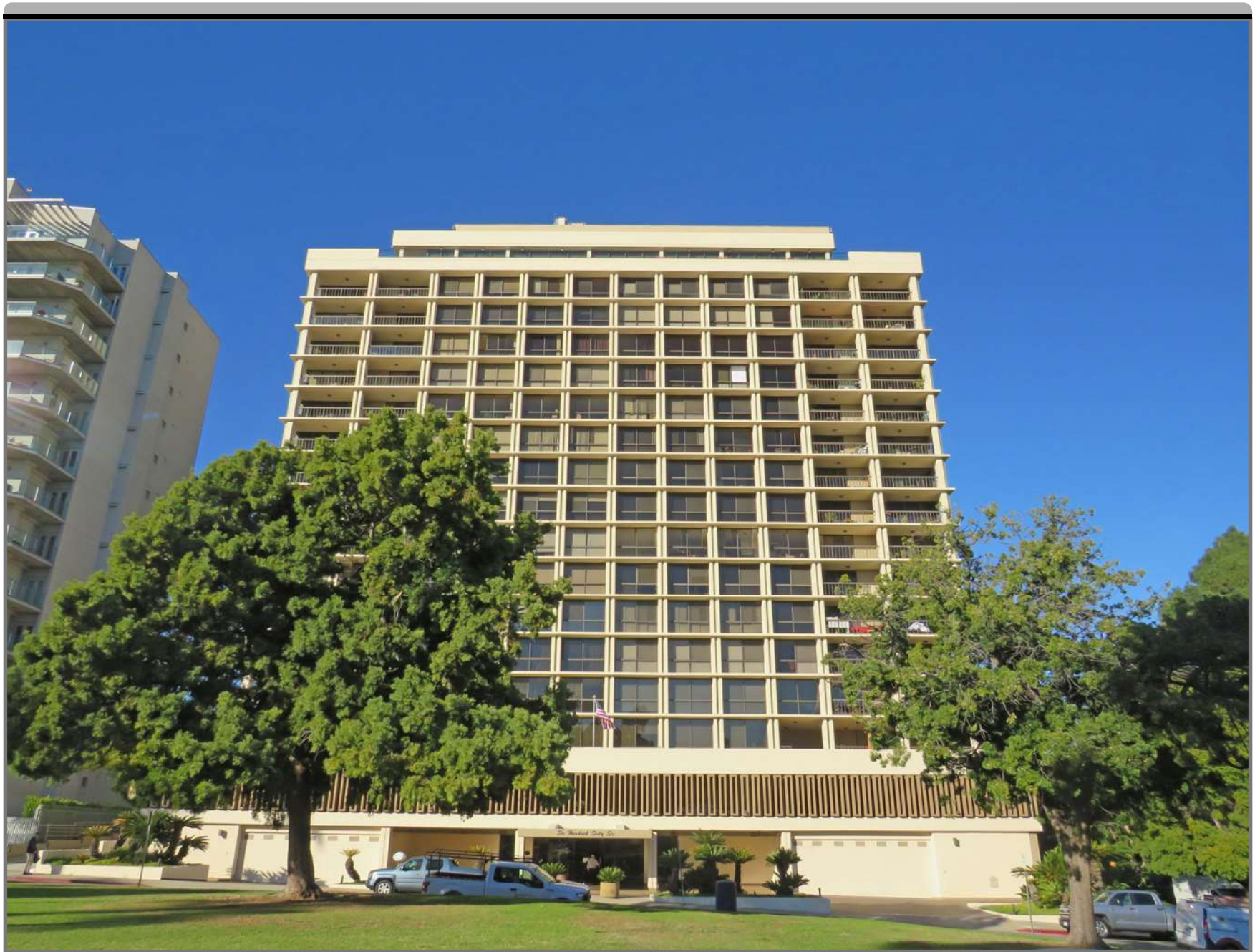
Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1 style="text-align: center;">Community Planning Committee Distribution Form</h1>
	Project Name: Verizon Site (San Diego Zoo)		Project Number: 0699293
Community: Uptown			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: May 03, 2022	
# of Members Yes 13	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations: none			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Mat Wahlstrom			
TITLE: Chair, Uptown Planners		DATE: May 16, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

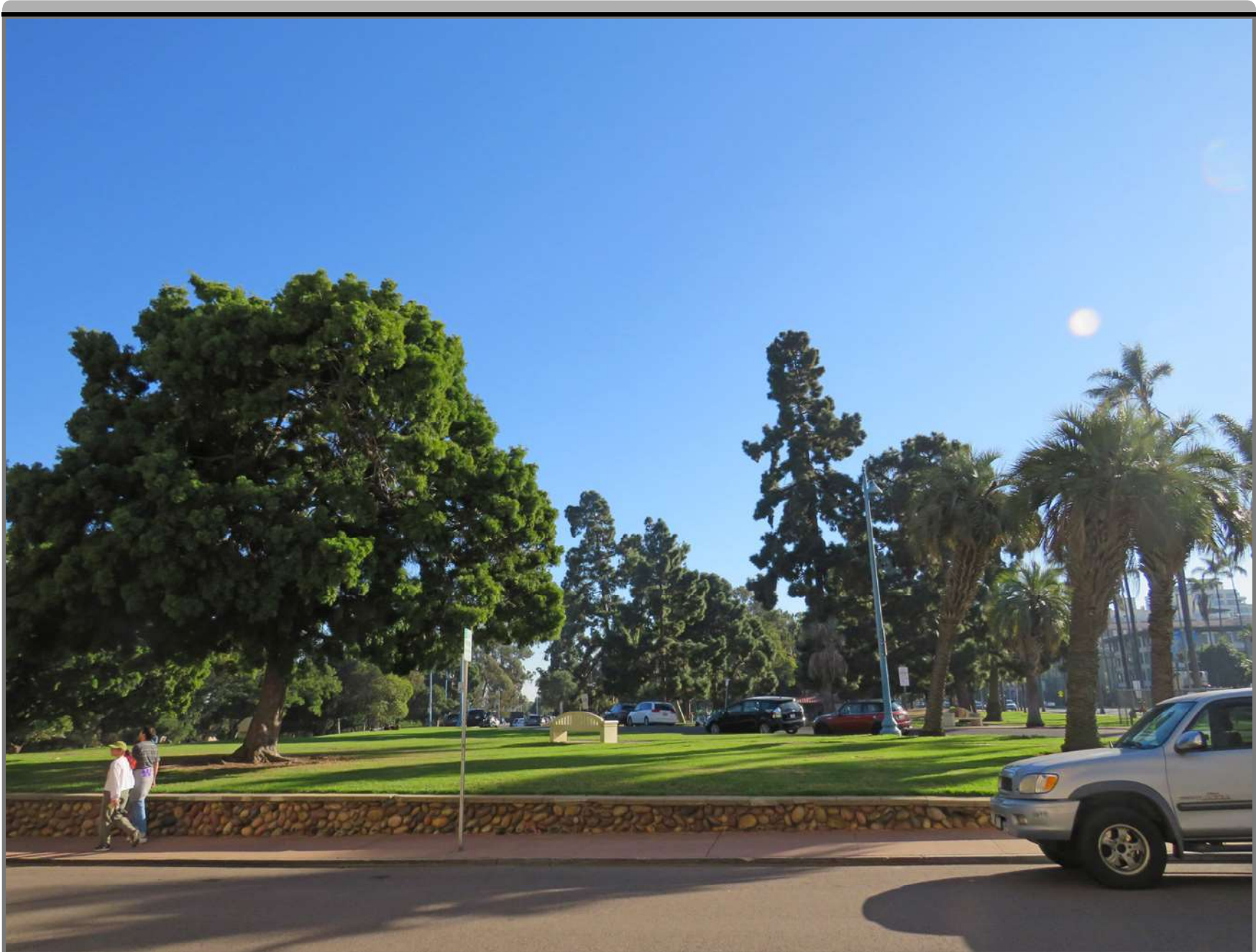
DS-5620 (08-18) ONLINE FORM





VIEW 1

LOOKING NORTH FROM PARK



VIEW 2

LOOKING SOUTH FROM SITE



VIEW 3

LOOKING WEST FROM PARK



VIEW 4

LOOKING EAST FROM SITE



VIEW 5

LOOKING SOUTH FROM 7TH AVENUE



VIEW 6

LOOKING NORTH FROM SITE



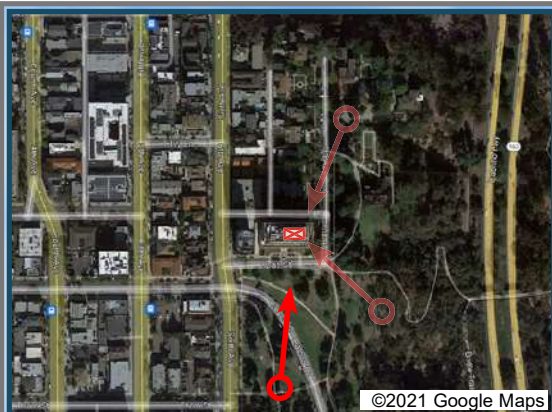
VIEW 7

LOOKING EAST FROM 6TH AVENUE

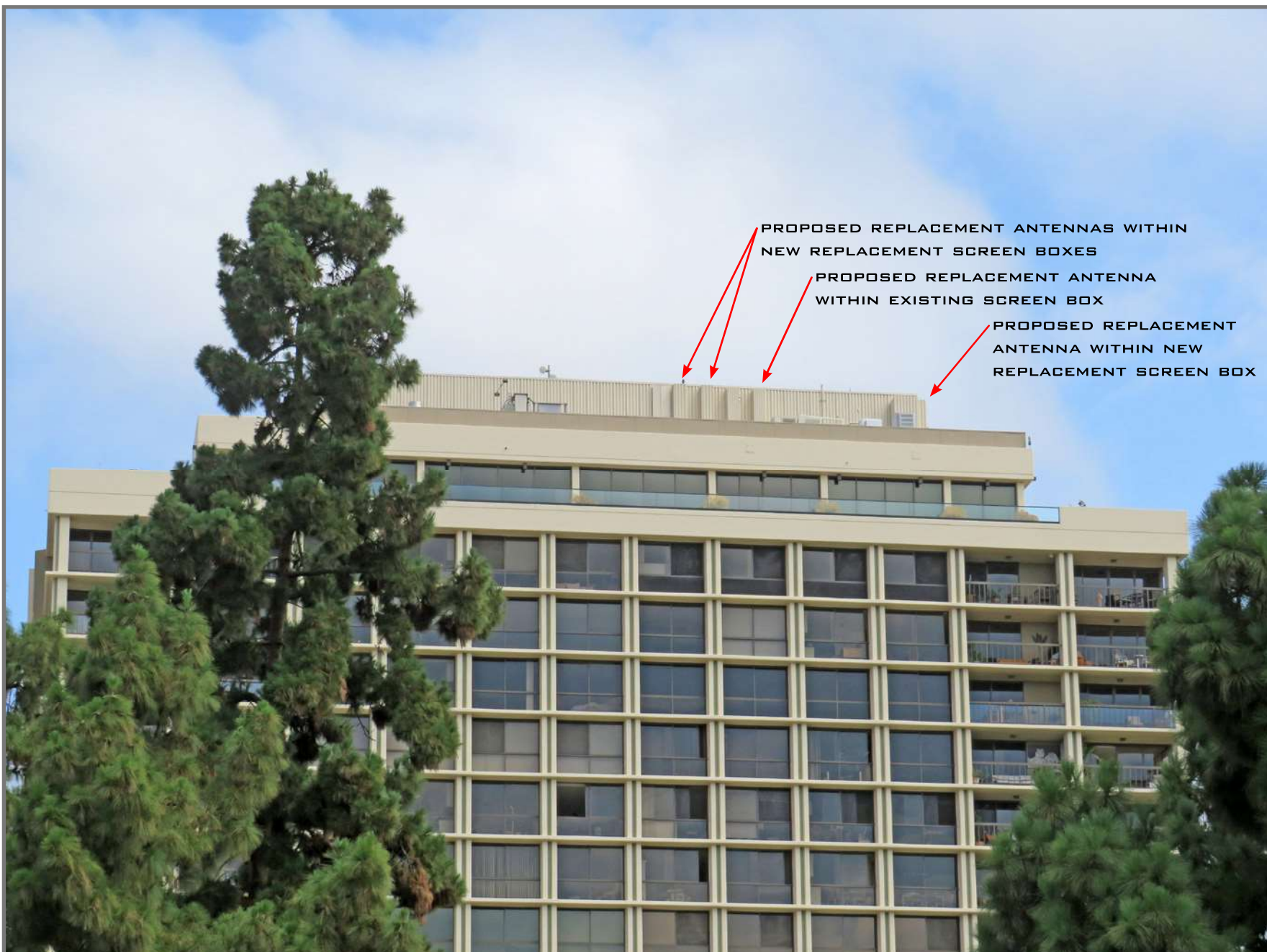


VIEW 8

LOOKING WEST FROM SITE



EXISTING



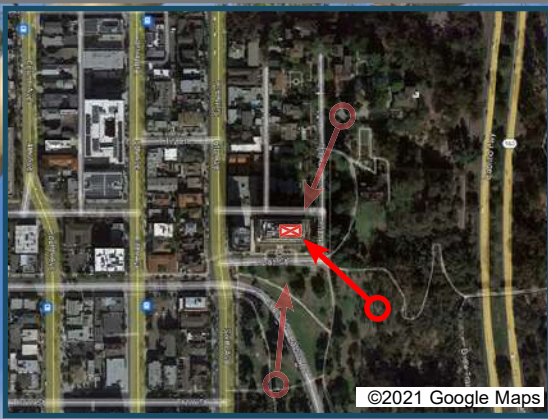
PROPOSED LOOKING NORTH FROM PARK



EXISTING



PROPOSED LOOKING SOUTHWEST ACROSS 7TH AVENUE



EXISTING



PROPOSED LOOKING NORTHWEST FROM PARK



SAN DIEGO ZOO

L-SUB6 - CARRIER ADD

666 UPAS ST.
SAN DIEGO, CA 92103

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/16/21	90% PRELIMINARY	AF
B	09/07/21	DRM COMMENTS	CAM
0	10/06/21	100% CONSTRUCTION	CAM
1	04/29/22	PLAN CHECK	CAM



3300 IRVINE AVE.
SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 861-2201
FAX: (949) 387-1275

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



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



SAN DIEGO ZOO
L-SUB6 - CARRIER ADD
666 UPAS ST.
SAN DIEGO, CA 92103

SHEET TITLE:
TITLE SHEET

T-1

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
T-2	GENERAL NOTES, ABBREVIATIONS & LEGENDS	0
T-3	PHOTO SIMULATIONS	0
T-4	CONSENT LETTER	0
A-1	SITE PLAN	0
A-2	ENLARGED ROOF PLAN	0
A-3	EQUIPMENT PLAN	0
A-4	ANTENNA PLAN	0
A-4.1	ANTENNA SCHEDULE	0
A-5	ELEVATIONS	0
A-6	ELEVATIONS	0
D-1	DETAILS	0
E-1	POWER & TELCO ROUTING, 1-LINE DIAGRAM, PANEL SCHEDULE	0
G-1	GROUNDING PLAN AND NOTES	0
G-2	GROUNDING DETAILS	0
S-1	GENERAL NOTES	0
S-2	H-FRAME DESIGN	0
S-3	FRP SCREEN DESIGN	0

CONSTRUCTION DRAWINGS

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

Know what's below. Call before you dig.

PROJECT SUMMARY

APPLICANT/LESSEE: **verizon** ASSESSOR'S PARCEL NUMBER: APN: 452-430-27-00

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

APPLICANT'S REPRESENTATIVE:
SMARTLINK, LLC
3300 IRVINE AVE SUITE #300
NEWPORT BEACH, CA 92660
CONTACT: VERONICA ARVIZU
PHONE: 858-602-6380
veronica.arvizu@smartlinkllc.com

PROPERTY OWNER:
UPAS HOMEOWNER ASSOCIATION
666 UPAS ST.
SAN DIEGO, CA 92103
CONTACT: TBD
PHONE: TBD

PROPERTY INFORMATION:
SITE NAME: SAN DIEGO ZOO
SITE ADDRESS: 666 UPAS ST.
SAN DIEGO, CA 92103

JURISDICTION: CITY OF SAN DIEGO

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: -
OCCUPANCY: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: MR 400
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIREMENTS.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- ANSII/TIA-222-H STANDARD
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A MODIFICATIONS TO AN EXISTING VERIZON WIRELESS ANTENNA FACILITY. MODIFICATIONS INCLUDE:

- REMOVE (4) EXISTING 8' TALL PANEL ANTENNAS, (2) PER SECTOR
- REMOVE AND REPLACE (4) EXISTING FRP ANTENNA SCREEN BOXES, (2) PER SECTOR
- INSTALL (4) NEW NHHS4-45C-R2B PANEL ANTENNAS, (2) PER SECTOR
- INSTALL (2) NEW NHHS4-45C-R3B PANEL ANTENNAS, (1) PER SECTOR
- INSTALL (2) NEW RRUS, (1) PER SECTOR
- UPGRADE EXISTING POWER PLANT IN (E) RBA CABINET
- INSTALL (1) DC UP-CONVERTER IN (E) RBA CABINET
- REMOVE (2) EXISTING 1064 TYPE RAYCAPS, (1) PER SECTOR
- INSTALL (3) NEW 3315 TYPE RAYCAPS, (2) AT ANTENNAS, (1) AT EQUIPMENT
- INSTALL (1) NEW 6x12 HYBRID CABLE
- REMOVE AND REPLACE (4) EXISTING RRUS SKIDS, (2) PER SECTOR
- REMOVE AND REPLACE (4) EXISTING FRP SCREEN BOXES, (2) PER SECTOR

NOTE: NO BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT

VICINITY MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM: VERIZON OFFICE 15505 SAND CANYON AVENUE, D1 IRVINE, CA 92618 TO: 666 UPAS ST. SAN DIEGO, CA 92103

1. DEPART AND HEAD (NORTHEAST)
2. TURN RIGHT, THEN IMMEDIATELY
3. TURN RIGHT ONTO SAND CANYON AVE
4. TAKE THE RAMP ON THE RIGHT FOR I-405 SOUTH AND HEAD TOWARDS SAN DIEGO
5. TAKE THE RAMP ON THE LEFT FOR I-5 S / SAN DIEGO FWY S
6. KEEP LEFT TO GET ONTO I-805 S
7. AT EXIT 2C, HEAD RIGHT ON THE RAMP TOWARD 6TH AVE / UNIVERSITY AVE
8. KEEP STRAIGHT TO GET ONTO SLIP ROAD
9. BEAR RIGHT ONTO 6TH AVE
10. TURN LEFT
11. ARRIVE AT 666 UPAS ST., SAN DIEGO, CA 92103

PROJECT TEAM

SITE ACQUISITION

SMARTLINK, LLC
3300 IRVINE AVE SUITE #300
NEWPORT BEACH, CA 92660
CONTACT: VERONICA ARVIZU
PHONE: 858-602-6380
veronica.arvizu@smartlinkllc.com

PLANNING

SMARTLINK, LLC
3300 IRVINE AVE SUITE #300
NEWPORT BEACH, CA 92660
CONTACT: VERONICA ARVIZU
PHONE: 858-602-6380
veronica.arvizu@smartlinkllc.com

PROFESSIONAL ENGINEER:

INFINGY ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH,
LAKE FOREST, CA 92630
CONTACT: ROBERT KITSTEINER
PHONE: (949) 753-8807
rkitsteiner@infingy.com

VERIZON WIRELESS RFDS

SITE NAME:
SAN DIEGO ZOO

DATE:
7/14/2021

VERIZON WIRELESS SIGNATURE BLOCK

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

NOTE: THE ORIGINAL SIZE OF THESE DRAWINGS IS 11" X 17". SCALE AND/OR NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

A.B.	ANCHOR BOLT	GRND.	GROUND
ABV.	ABOVE	HDR.	HEADER
ACCA	ANTENNA CABLE COVER ASSEMBLY	HGR.	HANGER
ADD'L	ADDITIONAL	HT.	HEIGHT
A.F.F.	ABOVE FINISHED FLOOR	ICGB.	ISOLATED COPPER GROUND BUS
A.F.G.	ABOVE FINISHED GRADE	IN.(ES)	INCH(ES)
ALUM.	ALUMINUM	INT.	INTERIOR
ALT.	ALTERNATE	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET (FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONG(ITUDINAL)
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG.	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BTWC.	BARE TINNED COPPER WIRE	MISC.	MISCELLANEOUS
B.O.F.	BOTTOM OF FOOTING	MTL.	METAL
B/U	BACK-UP CABINET	(N)	NEW
CAB.	CABINET	NO.(#)	NUMBER
CANT.	CANTILEVER(ED)	N.T.S.	NOT TO SCALE
C.I.P.	CAST IN PLACE	O.C.	ON CENTER
CLG.	CILING	OPNG.	OPENING
CLR.	CLEAR	P/C	PRECAST CONCRETE
COL.	COLUMN	PCS	PERSONAL COMMUNICATION SERVICES
CONC.	CONCRETE	PLY.	PLYWOOD
CONN.	CONNECTION(OR)	PPC	POWER PROTECTION CABINET
CONSTR.	CONSTRUCTION	PRC	PRIMARY RADIO CABINET
CONT.	CONTINUOUS	P.S.F.	POUNDS PER SQUARE FOOT
d	PENNY (NAILS)	P.S.I.	POUNDS PER SQUARE INCH
DBL.	DOUBLE	P.T.	PRESSURE TREATED
DEPT.	DEPARTMENT	PWR.	POWER (CABINET)
D.F.	DOUGLAS FIR	QTY.	QUANTITY
DIA.	DIAMETER	RAD.(R)	RADIUS
DIAG.	DIAGONAL	REF.	REFERENCE
DIM.	DIMENSION	REINF.	REINFORCEMENT(ING)
DWG.	DRAWING(S)	REQ'D.	REQUIRED
DWL.	DOWEL(S)	RGS.	RIGID GALVANIZED STEEL
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICK(NESS)
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE (PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITERS LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH (CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT
GLB.(GLU-LAM)	GLUE LAMINATED BEAM	©	CENTERLINE
GPS	GLOBAL POSITIONING SYSTEM	®	PLATE

- THE CONTRACTOR SHALL NOTIFY VERIZON WIRELESS, INC. OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AS THEY MAY BE DISCOVERED IN PLANS, DOCUMENTS, NOTES, OR SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION INCLUDING, BUT NOT LIMITED BY, DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF VERIZON WIRELESS, INC. AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY VERIZON WIRELESS, INC..
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. DISCREPANCIES WILL BE REPORTED IMMEDIATELY TO VERIZON WIRELESS, INC.. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUBCONTRACTOR(S).
- A COPY OF GOVERNING AGENCY APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW, SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. THE PLANS ARE NOT TO BE USED BY THE WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS GOVERNING AGENCY APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS, IN GOOD CONDITION, COMPLETE WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES UNDER THE DIRECT CARE OF THE SUPERINTENDENT. THE CONTRACTOR SHALL SUPPLY VERIZON WIRELESS, INC.. WITH A COPY OF ALL REVISIONS, ADDENDA, AND/OR CHANGE ORDERS AT THE CONCLUSION OF THE WORK AS A PART OF THE AS-BUILT DRAWING RECORDS.
- THE CONTRACTOR SHALL STUDY THE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS AND CROSS CHECK THEIR DETAILS, NOTES, DIMENSIONS, AND ALL REQUIREMENTS PRIOR TO THE START OF ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
- THE CONTRACTOR HAS THE RESPONSIBILITY OF LOCATING ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR, OR SUBCONTRACTOR AS SPECIFIED IN THE AGREEMENT BETWEEN SUBCONTRACTOR AND CONTRACTOR, SHALL BEAR THE EXPENSES OF REPAIR AND/OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- THE REFERENCES ON THE DRAWINGS ARE FOR CONVENIENCE ONLY AND SHALL NOT LIMIT THE APPLICATION OF ANY DRAWING OR DETAIL.
- ALL CONSTRUCTION THROUGHOUT THE PROJECT SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. EXCEPT WHERE EXEMPTED.
- ALL GLASS AND GLAZING IS TO COMPLY WITH CHAPTER 54 OF THE U.S. CONSUMER SAFETY COMMISSION - SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1428, CFR PART 1201) AND LOCAL SECURITY REQUIREMENTS.
- ALL EXISTING CONSTRUCTION, EQUIPMENT, AND FINISHES NOTED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND WILL BE REMOVED FROM THE SITE WITH THE FOLLOWING EXCEPTIONS:
 - PROPERTY NOTED TO BE RETURNED TO THE OWNER.
 - PROPERTY NOTED TO BE REMOVED BY THE OWNER.
- THE GOVERNING AGENCIES, CODE AUTHORITIES, AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT. TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.
- WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER ROUGH FRAMED FLOORS OR ROOFS SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING AND/OR BRACING IS TO BE PROVIDED WHERE THE STRUCTURE HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCE. VERIZON WIRELESS, INC. IS NOT RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.
- PRIOR TO THE POURING OF ANY NEW SLAB OVER AN EXISTING SLAB THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, CHASES, AND EQUIPMENT WHICH ARE TO BE IMPLEMENTED INTO THE NEW WORK. ALL ITEMS DESIGNATED TO BE ABANDONED SHALL BE NOTED AND DISCUSSED WITH THE OWNER AND VERIZON WIRELESS, INC. AS PART OF THE AS-BUILT DRAWING PACKAGE.
- BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING, CONSTRUCTION, AND ANY OTHER PROJECT EFFORT AS MANDATED BY THE GOVERNING AGENCY.
- OWNER, CONTRACTOR, AND VERIZON WIRELESS, INC. SHALL MEET JOINTLY TO VERIFY ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
- THE PROJECT, WHEN COMPLETED, SHALL COMPLY WITH LOCAL SECURITY CODES AND TITLE-24 ENERGY CONSERVATION REQUIREMENTS. (TITLE-24 WHEN APPLICABLE)
- NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL MATCH IN FORM, TEXTURE, FINISH, AND IN MATERIALS EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR TO REPLACE AND/OR REROUTE ANY EXISTING UNDERGROUND UTILITIES ENCOUNTERED DURING TRENCHING AND GENERAL CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING, BLOCKING, AND/OR SLEEVES REQUIRED FOR THE INSTALLATION OF FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, HARDWARE, AND FINISH ITEMS TO INSURE A PROPER AND COMPLETE JOB.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROJECT LEVEL, STRAIGHT, AND TRUE ACCORDING TO THE PLANS. THE CONTRACTOR SHALL COMPARE THE LINES AND LEVELS OF THE EXISTING CONDITIONS WITH THOSE SHOWN ON THE PLANS PRIOR TO THE START OF ANY CONSTRUCTION. VERIZON WIRELESS, INC. SHALL BE NOTIFIED OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR IS TO PROVIDE PROTECTION FOR ADJOINING PROPERTIES FROM PHYSICAL HARM, NOISE, DUST, DIRT, AND FIRE AS REQUIRED BY THE GOVERNING AGENCIES.
- WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AND/OR REVISIONS AVAILABLE AS REQUIRED BY THE GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STORAGE OF ALL MATERIALS AND SHALL NOT DO SO ON PUBLIC PROPERTY WITHOUT A PERMIT TO DO SO FROM THE GOVERNING AGENCIES FOR THIS PURPOSE.
- GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- TRADES INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR THEIR OWN CUTTING, FITTING, PATCHING, ETC., SO AS TO BE RECEIVED PROPERLY BY THE WORK OF OTHER TRADES.
- ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT PREMISES AND SHALL BE LEFT IN A CLEAN (BROOM FINISH) CONDITION AT ALL TIMES BY EACH TRADE AS THEY PERFORM THEIR OWN PORTION OF THE WORK.
- VERIZON WIRELESS, INC. DOES NOT GUARANTEE ANY PRODUCTS, FIXTURES, AND/OR ANY EQUIPMENT NAMED BY A TRADE OR MANUFACTURER. GUARANTEE OR WARRANTY THAT MAY BE IN EFFECT IS DONE SO THROUGH THE COMPANY OR MANUFACTURER PROVIDING THE PRODUCT, FIXTURE, AND/OR EQUIPMENT ONLY. UNLESS SPECIFIC RESPONSIBILITY IS ALSO PROVIDED BY THE CONTRACTOR/SUBCONTRACTOR IN WRITTEN FORM.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT; UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.
- THE ARCHITECT/ENGINEER IN CHARGE SHALL SIGN AND SEAL ALL DRAWINGS AND/OR SPECIFICATIONS.
- FIRE EXTINGUISHER REQUIREMENTS SHALL BE VERIFIED WITH THE LOCAL FIRE MARSHALL.
- VERIZON WIRELESS, INC. WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT. VERIZON WIRELESS, INC. PROJECT APPROVAL OF A SEPARATE ITEM SHALL NOT INCLUDE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO PLACEMENT OF LIGHT POLE FOOTING AND OTHER STRUCTURES TO BE PLACED IN GROUND. SEE GENERAL NOTE #6 ON THIS SHEET.
- SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
- ALL ANTENNAS MOUNTED ON ROOF SUPPORT FRAMES TO BE PROVIDED BY VERIZON .
- CONTRACTOR TO PROVIDE TRENCH AS REQUIRED TO INSTALL BOTH ELECTRICAL AND TELEPHONE UNDERGROUND CONDUITS (#40 PVC) PER S.C.E. WORKORDER. BACKFILL WITH CLEAN SAND AND COMPACT TO THE SATISFACTION OF THE DISTRICTS INSPECTOR. REPLACE FINISH GRADE WITH MATCHING MATERIALS (GRASS, ASPHALT, CONCRETE, ETC.)
- CONTRACTOR TO PROVIDE HEAVY STEEL PLATES AT OPEN TRENCHES FOR SAFETY AND TO PROTECT EXISTING GROUND SURFACES FROM HEAVY EQUIPMENT UTILIZED DURING CONSTRUCTION.
- CONTRACTOR TO PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA AS NECESSARY TO PROVIDE A UNIFORM SURFACE AND MAINTAIN EXISTING SURFACE DRAINAGE SLOPES.
- CONTRACTOR TO REPLACE LANDSCAPE VEGETATION THAT WAS DAMAGED DUE TO CONSTRUCTION, AND TO MODIFY REMAINING IRRIGATION LINES TO OPERATING CONDITION, PROVIDING FULL COVERAGE TO IMPACTED AREAS.

ABBREVIATIONS

	NEW ANTENNA		ELECTRIC BOX		GROUND CONDUCTOR
	EXISTING ANTENNA		TELEPHONE BOX		TELEPHONE CONDUIT
	GROUND ROD		LIGHT POLE		ELECTRICAL CONDUIT
	GROUND BUS BAR		FND. MONUMENT		COAXIAL CABLE
	MECHANICAL GRND. CONN.		SPOT ELEVATION		OVERHEAD SERVICE CONDUCTORS
	CADWELD		SET POINT		CHAIN LINK FENCING
	GROUND ACCESS WELL		REVISION		

3 GENERAL NOTES

	GROUT OR PLASTER		WOOD CONTINUOUS		GRID REFERENCE		CENTERLINE
	BRICK		WOOD BLOCKING		DETAIL REFERENCE		PROPERTY/LEASE LINE
	MASONRY		STEEL		ELEVATION REFERENCE		MATCH LINE
	CONCRETE				SECTION REFERENCE		WORK POINT
	EARTH						
	GRAVEL						
	PLYWOOD						
	SAND						

LEGENDS

1

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2

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1	04/29/22	PLAN CHECK	CAM

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15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. KITSINGER
Exp 03/01/23
C86713
CIVIL
STATE OF CALIFORNIA

SAN DIEGO ZOO
L-SUB6 - CARRIER ADD
666 UPAS ST.
SAN DIEGO, CA 92103

SHEET TITLE:
GENERAL NOTES, ABBREVIATIONS & LEGENDS

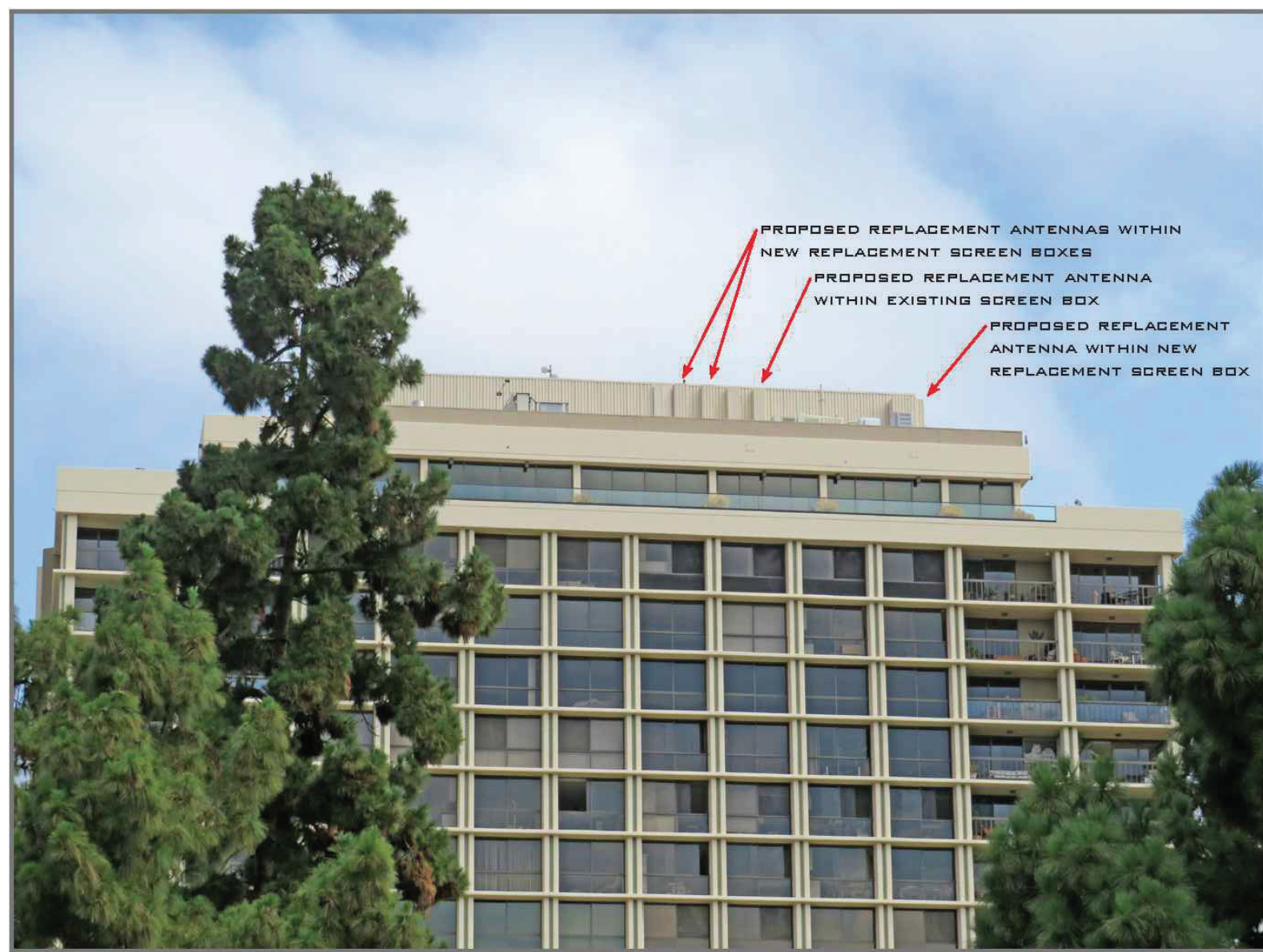
T-2

NOTE: THE ORIGINAL SIZE OF THESE DRAWINGS IS 11" X 17". SCALE AND/OR NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

VIEW 1



EXISTING



PROPOSED LOOKING NORTH FROM PARK

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

VIEW 2



EXISTING



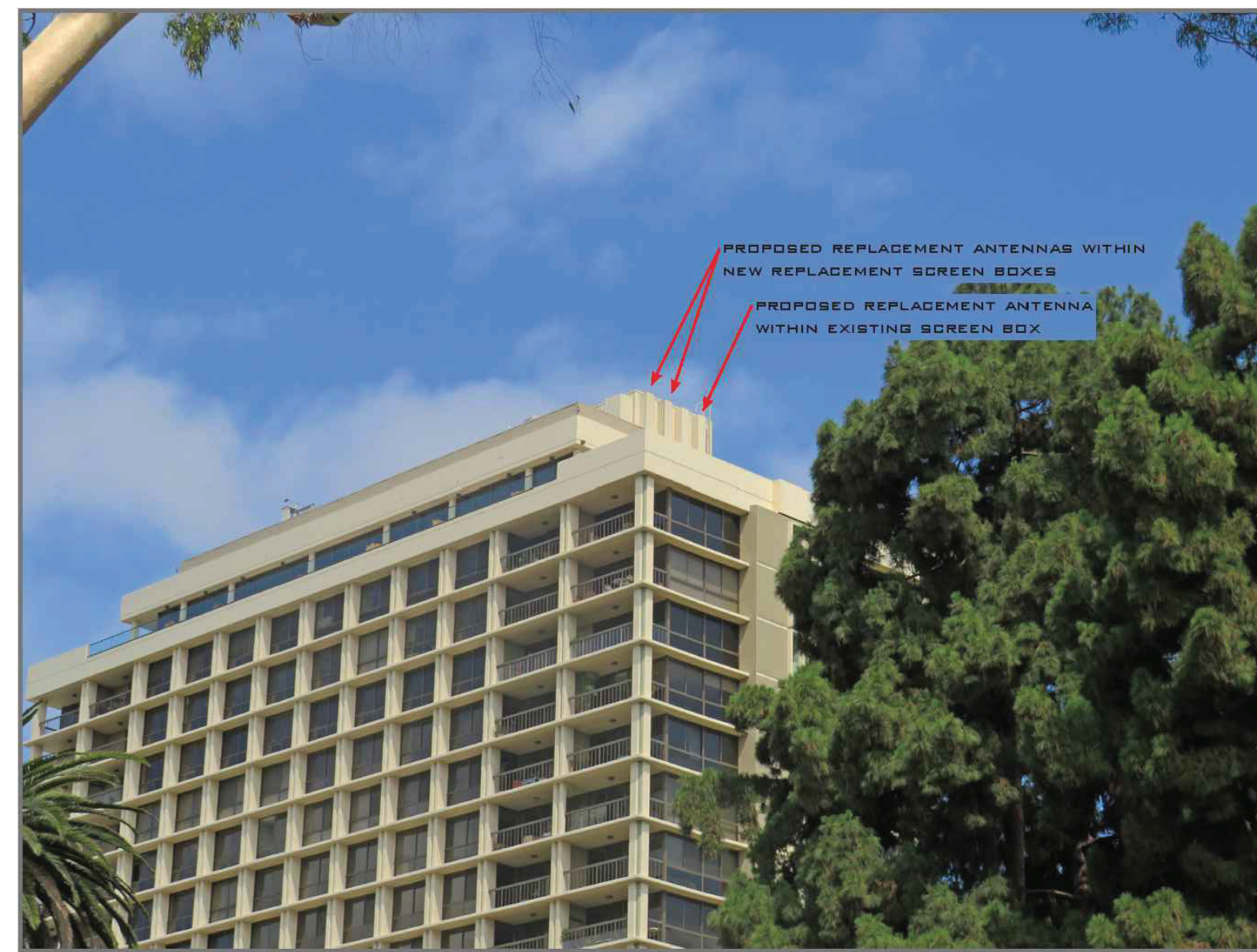
PROPOSED LOOKING SOUTHWEST ACROSS 7TH AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

VIEW 3



EXISTING



PROPOSED LOOKING NORTHWEST FROM PARK

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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SHEET TITLE:
PHOTO SIMULATIONS

T-3

NOTE: THE ORIGINAL SIZE OF THESE DRAWINGS IS 11" X 17". SCALE RATIOS ARE NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



Date: 9/1/2021

Sent Certified: 9590 9402 6624 1028 6452 84

Mr.-Ron Feurer
666 Upas Homeowners Association
666 Upas St., San Diego, CA 92103

Site Name: San Diego Zoo
Site Address: 666 Upas St., San Diego, CA 92103
APN: 452-430-27-00

Dear Landlord and/or Representative,

Verizon will be performing a minor equipment modification located at the leased premises described above. There will be no increase to the lease area and construction will take approximately 7-10 days to complete, of which will be coordinated with ownership prior to work start. As part of Verizon's leased obligations, this modification will be permitted through the City of San Diego.

As such, we kindly request that you sign and return the attached "Ownership Disclosure Statement" and please return it via email or regular mail at your earliest convenience along with the completed and signed information listed below.

Please email or call with any questions that you may have and we will be happy to answer. Thank you!

Steven C. Bagge
Landlord or Representative Signature

Steven C. Bagge
Printed Name

619-260-0500
Email/Phone

9/16/21
Date

• Landlord Notes (Optional)

Sincerely,
Nicole Koen
Nicole Koen
3330 Irvine Avenue, Suite 300
Newport Beach, CA 92660
Real Estate Manager
Smartlink LLC on behalf of Verizon Wireless
949-689-9684
Nicole.koen@smartlinkgroup.com

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318
	October 2017		
Approval Types: Check appropriate box for type of approval(s) requested: <input type="checkbox"/> Neighborhood Use Permit <input type="checkbox"/> Coastal Development Permit <input type="checkbox"/> Neighborhood Development Permit <input type="checkbox"/> Site Development Permit <input type="checkbox"/> Planned Development Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Tentative Map <input type="checkbox"/> Vesting Tentative Map <input type="checkbox"/> Map Waiver <input type="checkbox"/> Land Use Plan Amendment <input type="checkbox"/> Other			
Project Title: <u>San Diego Zoo</u> Project No. For City Use Only: _____			
Project Address: _____			
Specify Form of Ownership/Legal Status (please check): <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability-or- <input type="checkbox"/> General-What State? _____ Corporate Identification No. _____ <input type="checkbox"/> Partnership <input type="checkbox"/> Individual			
<small>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.</small>			
Property Owner Name of Individual: <u>666 UPAS HOME ASSOC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency Street Address: <u>666 UPAS STREET #301</u> City: <u>SAN DIEGO</u> State: <u>CA</u> Zip: <u>92103</u> Phone No.: <u>619-260-0500</u> Fax No.: _____ Email: _____ Signature: <i>Steven C. Bagge</i> Date: <u>9-27-21</u> Additional pages Attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Applicant Name of Individual: <u>Smartlink obo Verizon Wireless</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency Street Address: <u>15505 Sand Canyon Ave</u> City: <u>Irvine</u> State: <u>CA</u> Zip: <u>92618</u> Phone No.: <u>(949) 286-7000</u> Fax No.: _____ Email: _____ Signature: _____ Date: _____ Additional pages Attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Other Financially Interested Persons Name of Individual: _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency Street Address: _____ City: _____ State: _____ Zip: _____ Phone No.: _____ Fax No.: _____ Email: _____ Signature: _____ Date: _____ Additional pages Attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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DS-318 (10-17)

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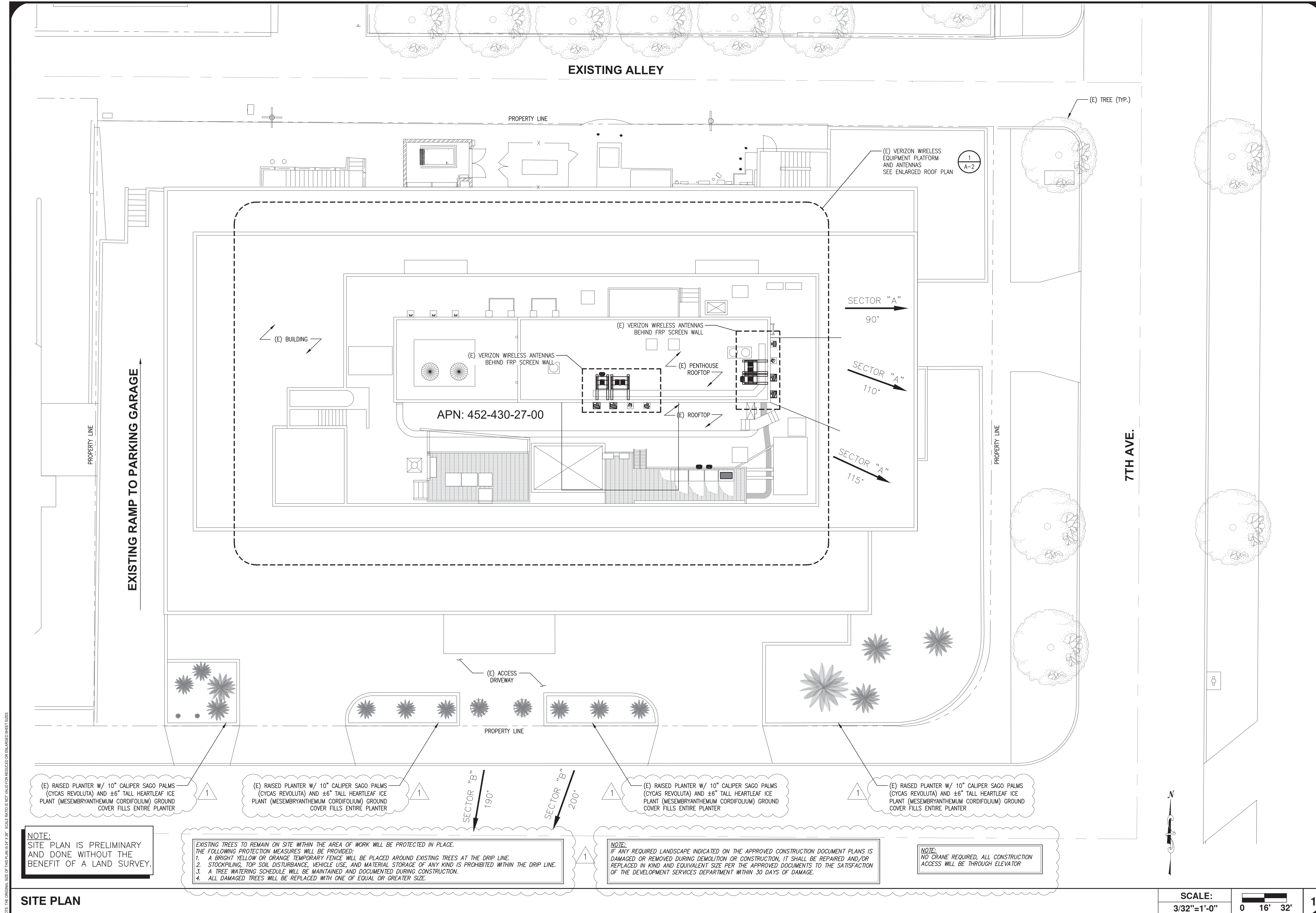
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666 UPAS ST.
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SHEET TITLE:
CONSENT LETTER

T-4



NOTE: THE ORIGINAL SIZE OF THESE DRAWINGS IS 36" X 48". SCALE AND DIMENSIONS NOT TO BE REDUCED OR ENLARGED SHEET SIZES.

NOTE:
SITE PLAN IS PRELIMINARY AND DONE WITHOUT THE BENEFIT OF A LAND SURVEY.

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOP SOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

NOTE:
IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

NOTE:
NO CRANE REQUIRED, ALL CONSTRUCTION ACCESS WILL BE THROUGH ELEVATOR

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SHEET TITLE:
SITE PLAN

A-1

SCALE: 3/32"=1'-0"

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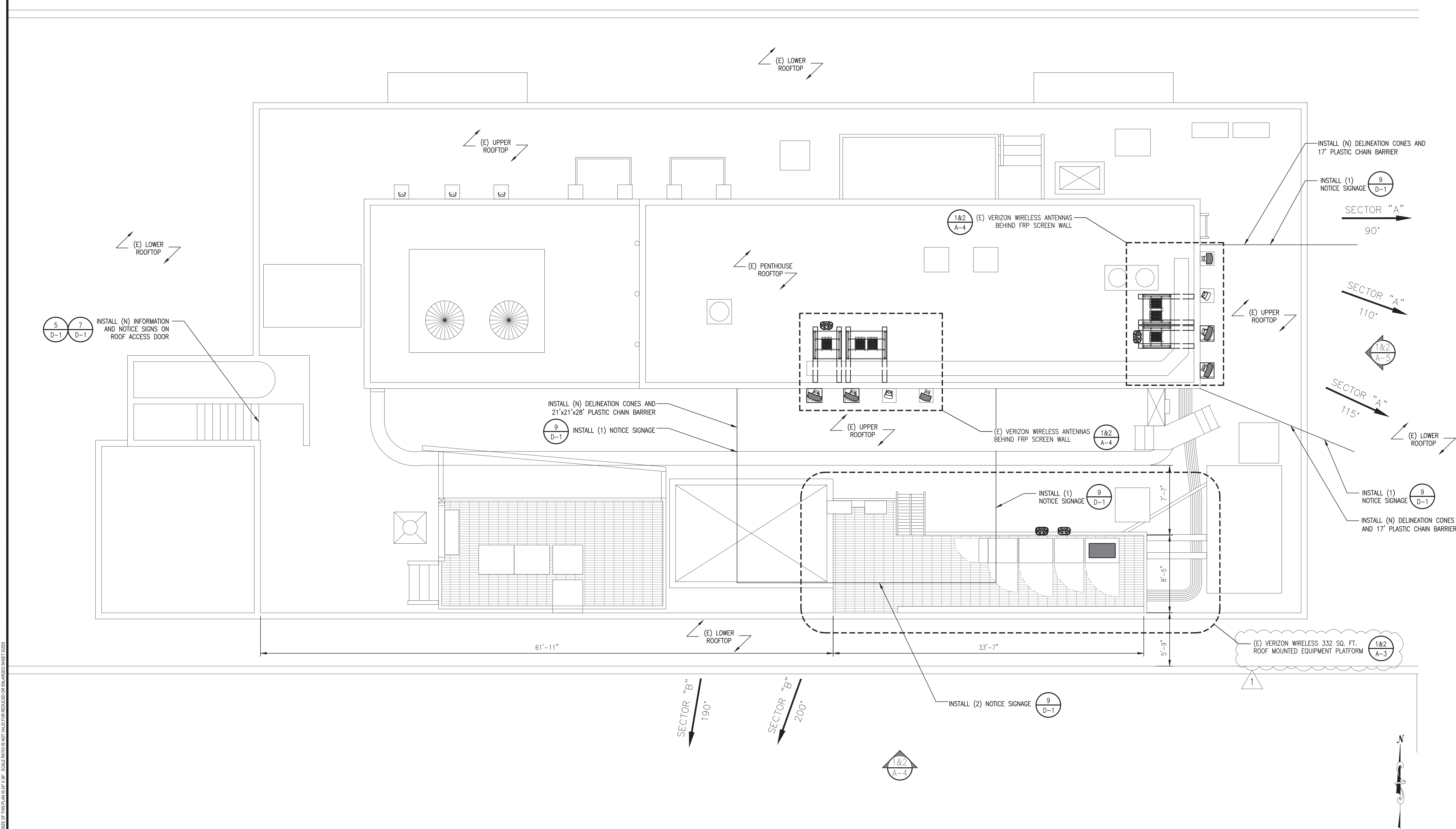
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SHEET TITLE:
ENLARGED ROOF PLAN

A-2

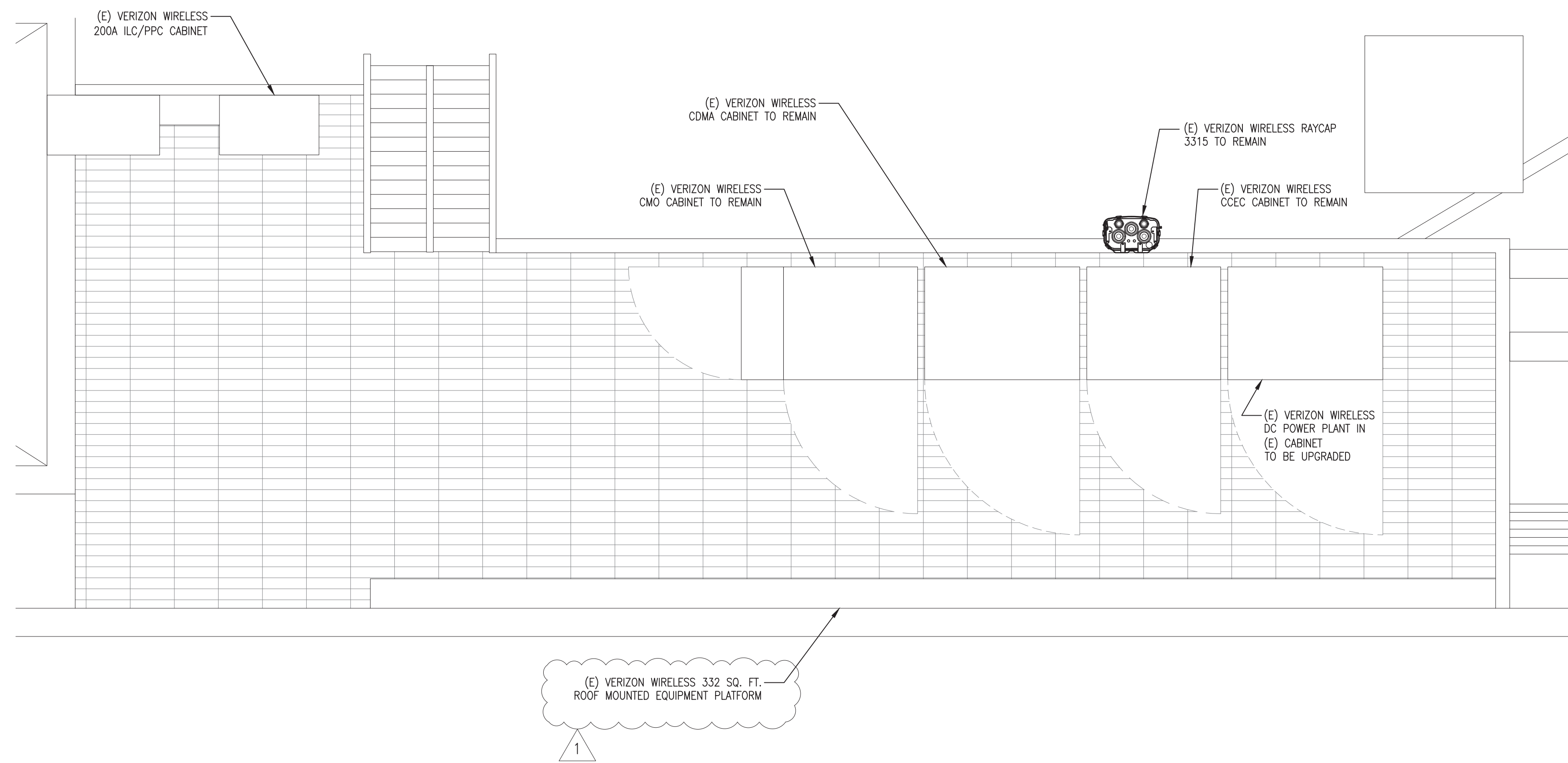
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ENLARGED ROOF PLAN



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

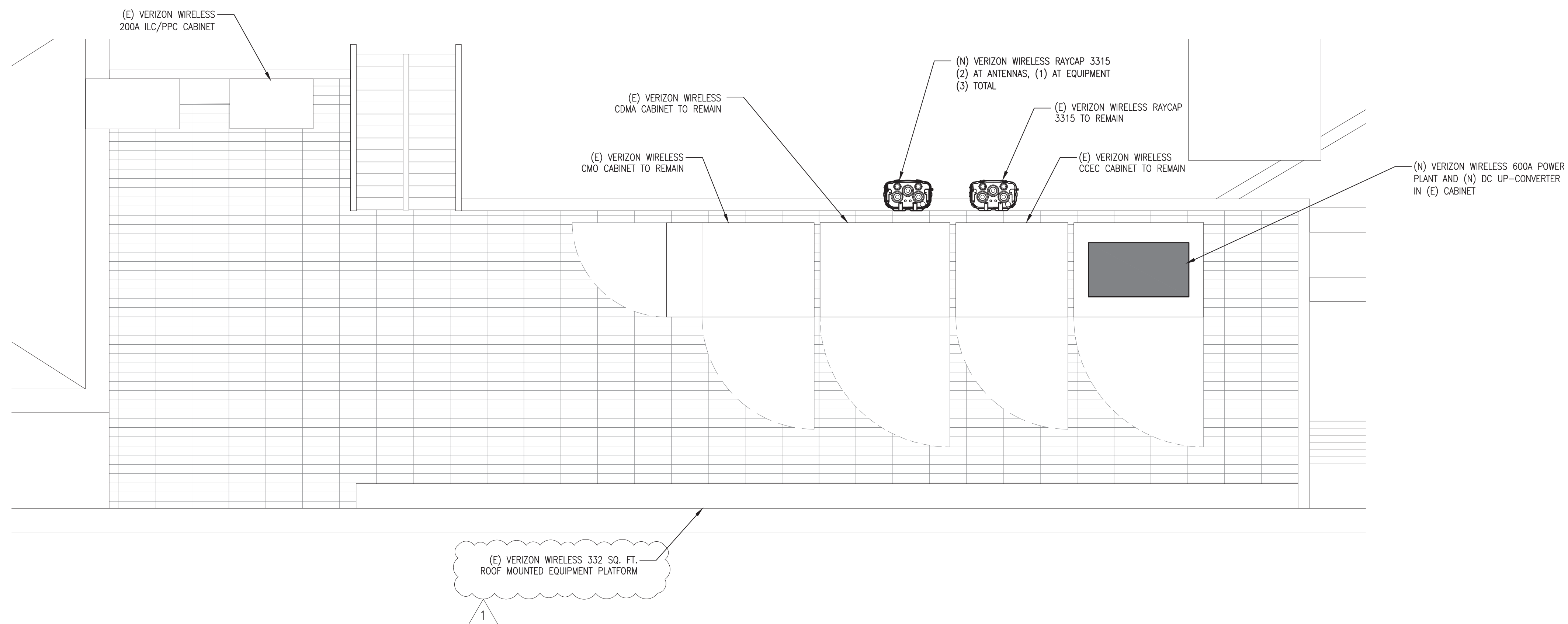
1



EXISTING EQUIPMENT PLAN

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

NOTE: INFINITY ENGINEERING HAS NOT EVALUATED THE PLATFORM OR EQUIPMENT ANCHORAGE FOR THIS PROJECT AND ASSUMES NO LIABILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



PROPOSED EQUIPMENT PLAN

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

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SHEET TITLE:
EQUIPMENT PLAN

A-3

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NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE RATIOS DO NOT APPLY TO REDUCED OR ENLARGED SHEET SIZES.

EXISTING ANTENNA SCHEDULE										
SECTOR	ANTENNA				ANTENNA AZIMUTH	CENTER LINE	RADIOS		RAYCAP	
	TECHNOLOGY	MODEL	SIZE	WEIGHT (LBS)			TYPE	WEIGHT (LBS)		
SECTOR "A"	A1	700/850/1900 AWS/AWS3	80010866	96.1"	±77.2	115'	180'-0"	RRUS4449	71	(1) (E) RXXDC-1064-PF-48
	A2	700/850/1900 AWS/AWS3	80010866	96.1"	±77.2	115'	180'-0"	RRUS8843	71	
	A3	CDMA	7750.002 849-10 (138779)	55"	±27	115'	180'-0"	-	-	
	A4	-	-	-	-	-	-	-	-	
SECTOR "B"	B1	700/850/1900 AWS/AWS3	80010866	96.1"	±77.2	190'	180'-0"	RRUS4449	71	(1) (E) RXXDC-1064-PF-48
	B2	700/850/1900 AWS/AWS3	80010866	96.1"	±77.2	190'	180'-0"	RRUS8843	71	
	B3	CDMA	7750.002 849-10 (138779)	55"	±27	190'	180'-0"	-	-	
	B4	-	-	-	-	-	-	-	-	

NOTE: G.C. TO VERIFIED CURRENT RFDS PRIOR TO BUILD.

PROPOSED ANTENNA SCHEDULE										
SECTOR	ANTENNA				ANTENNA AZIMUTH	CENTER LINE	RADIOS		RAYCAP	
	TECHNOLOGY	MODEL	SIZE	WEIGHT (LBS)			TYPE	WEIGHT (LBS)		
SECTOR "A"	A1	LSUB6	NHHS4-65C-R3B	95.9"	±72.1	90'	180'-0"	RRUS	50	(1) (N) RXXDC-3315-PF-48
	A2	CDMA	7750.002 849-10 (138779)	55"	±27	115'	180'-0"	-	-	
	A3	700/850/1900 AWS/AWS3	NHH-45C-R2B	95.9"	±81.6	110'	180'-0"	RRUS4449	71	
	A4	700/850/1900 AWS/AWS3	NHH-45C-R2B	95.9"	±81.6	110'	180'-0"	RRUS8843	71	
SECTOR "B"	B1	LSUB6	NHHS4-65C-R3B	95.9"	±72.1	200'	180'-0"	RRUS	71	(1) (N) RXXDC-3315-PF-48
	B2	CDMA	7750.002 849-10 (138779)	55"	±27	190'	180'-0"	-	-	
	B3	700/850/1900 AWS/AWS3	NHH-45C-R2B	95.9"	±81.6	200'	180'-0"	RRUS4449	71	
	B4	700/850/1900 AWS/AWS3	NHH-45C-R2B	95.9"	±81.6	200'	180'-0"	RRUS8843	71	

NOTE: G.C. TO VERIFIED CURRENT RFDS PRIOR TO BUILD.

EXISTING ANTENNA SCHEDULE

SCALE: 1
N.T.S.

PROPOSED ANTENNA SCHEDULE

SCALE: 2
N.T.S.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/16/21	90% PRELIMINARY	AF
B	09/07/21	DRM COMMENTS	CAM
0	10/06/21	100% CONSTRUCTION	CAM
1	04/29/22	PLAN CHECK	CAM



3300 IRVINE AVE.
SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 861-2201
FAX: (949) 387-1275

PROPRIETARY INFORMATION

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IRVINE, CA 92618



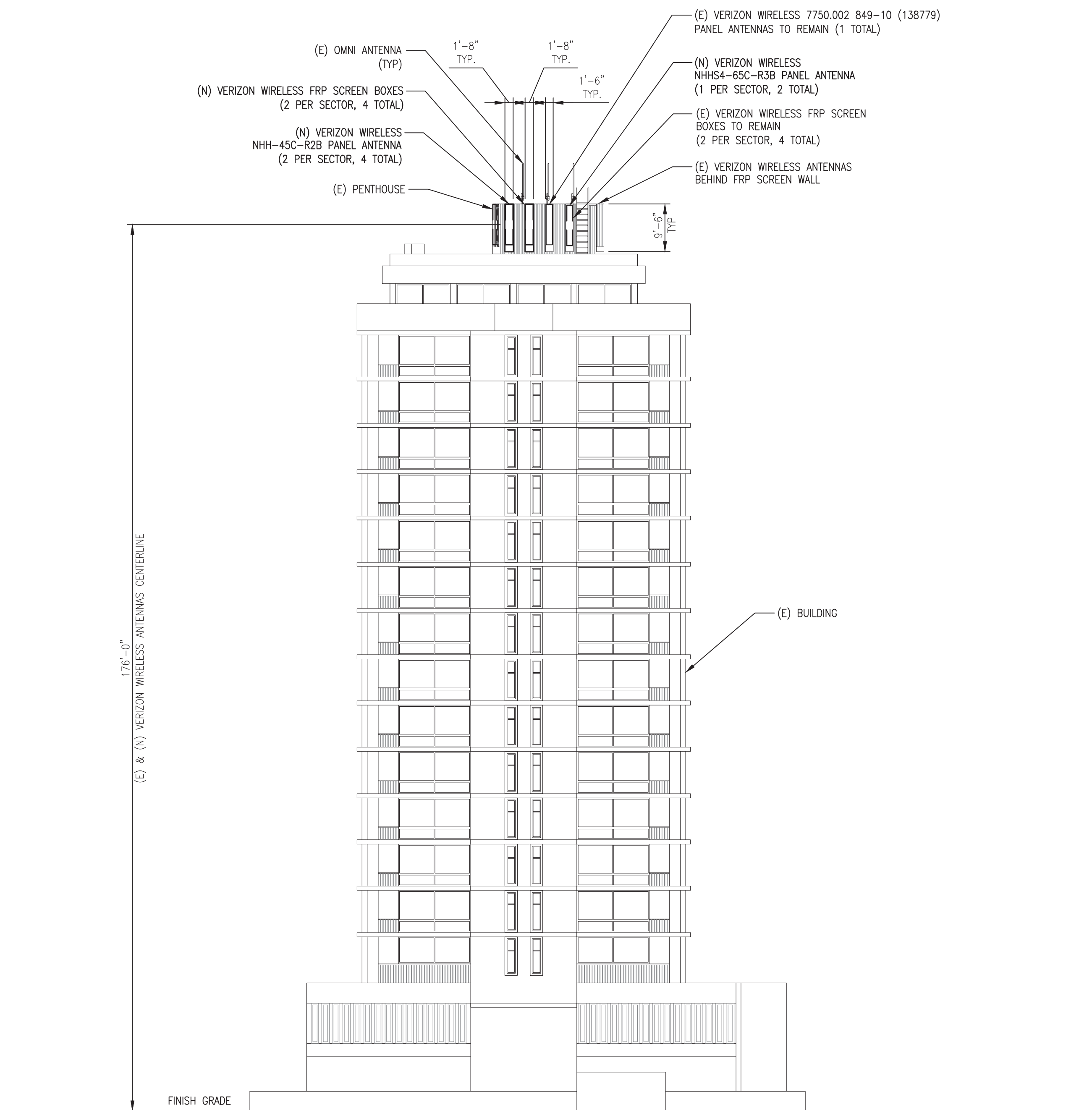
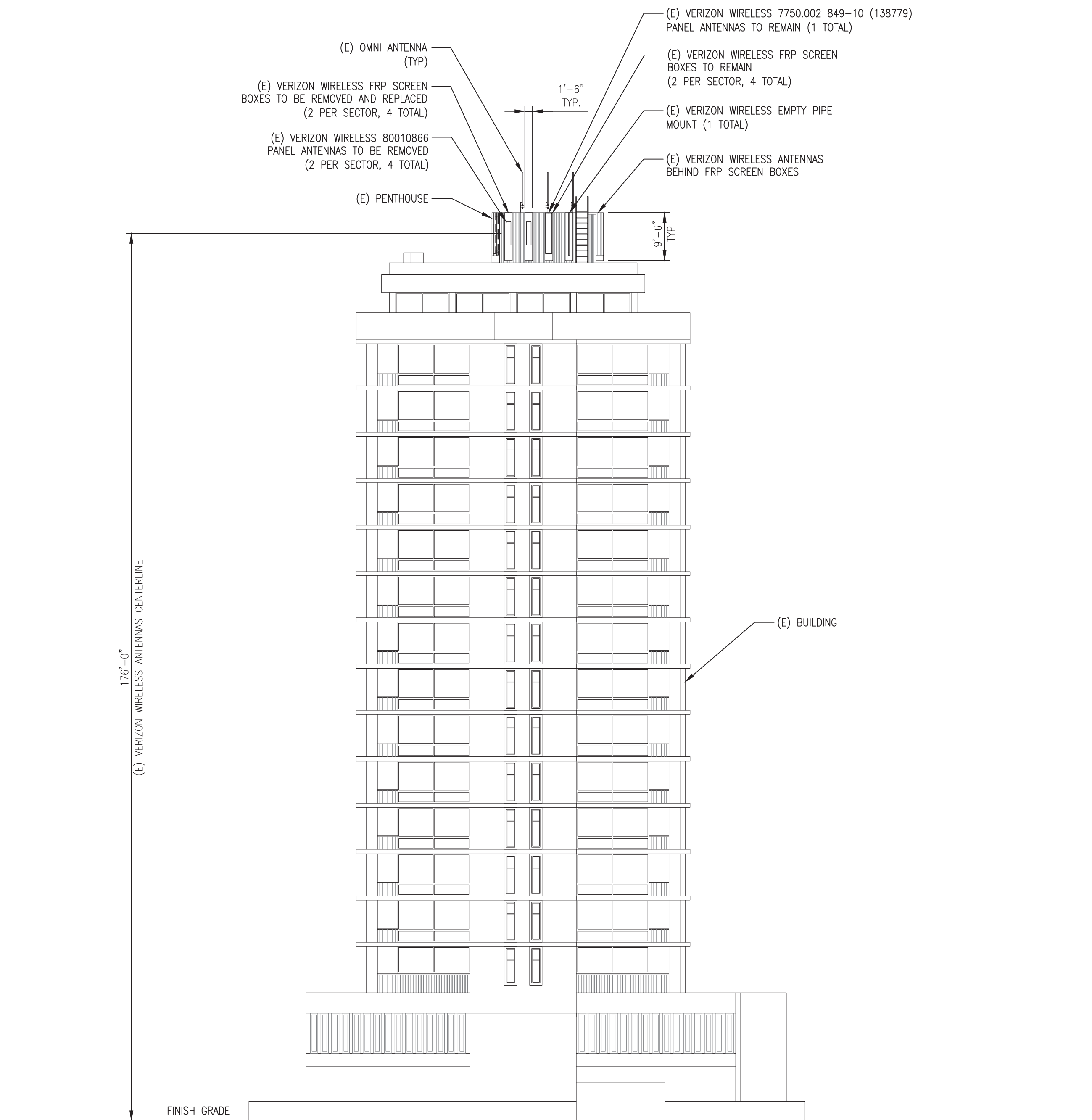
SAN DIEGO ZOO
L-SUB6 - CARRIER ADD
666 UPAS ST.
SAN DIEGO, CA 92103

SHEET TITLE:
ANTENNA SCHEDULE

A-4.1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 34" x 46". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

NOTE:
 INFINIGY ENGINEERING HAS NOT EVALUATED THE PLATFORM OR EQUIPMENT ANCHORAGE FOR THIS PROJECT AND ASSUMES NO LIABILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



EXISTING EAST ELEVATION

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

2

NEW EAST ELEVATION

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

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/16/21	90% PRELIMINARY	AF
B	09/07/21	DRM COMMENTS	CAM
0	10/06/21	100% CONSTRUCTION	CAM
1	04/29/22	PLAN CHECK	CAM



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 IRVINE, CA 92618

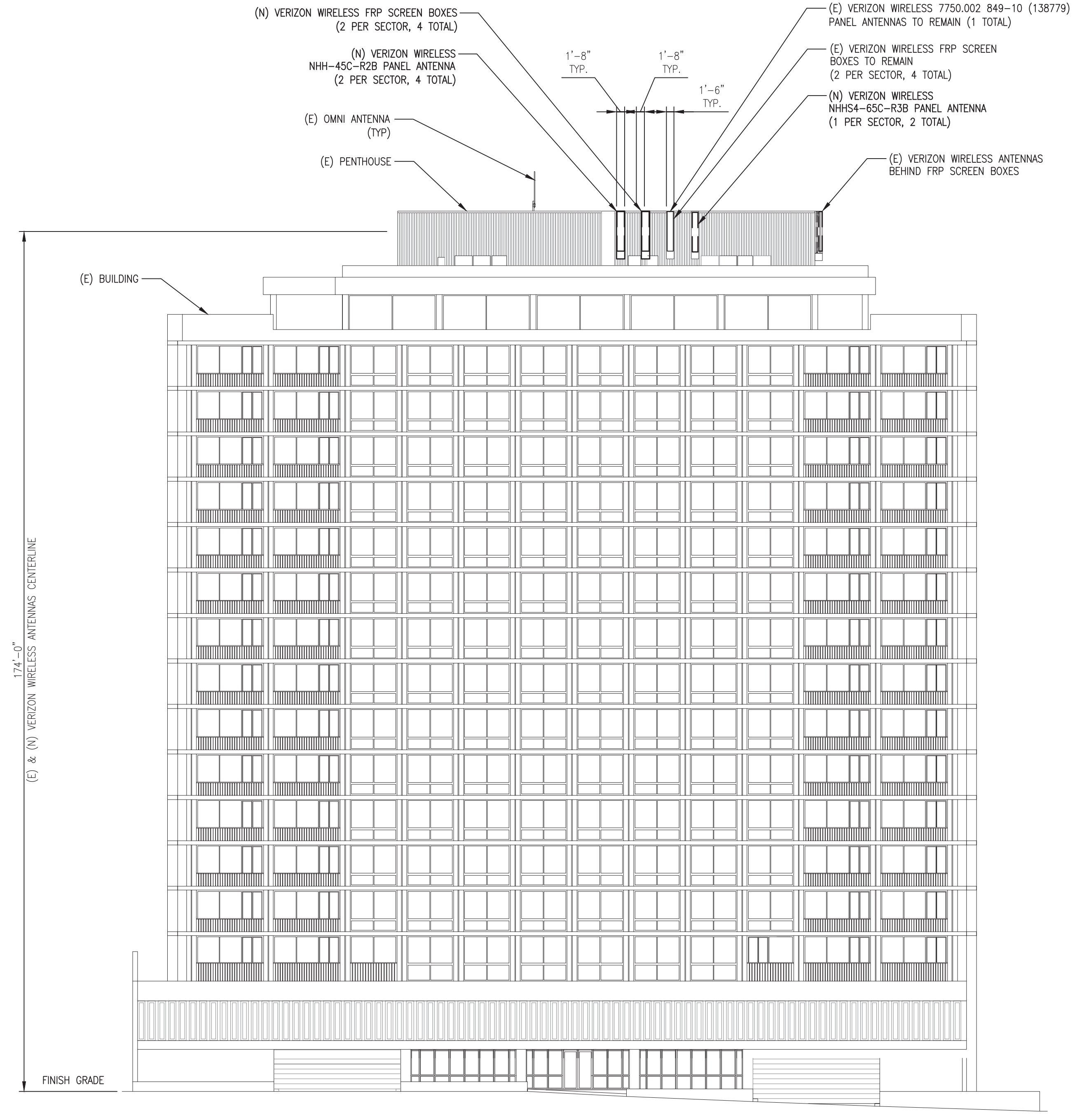
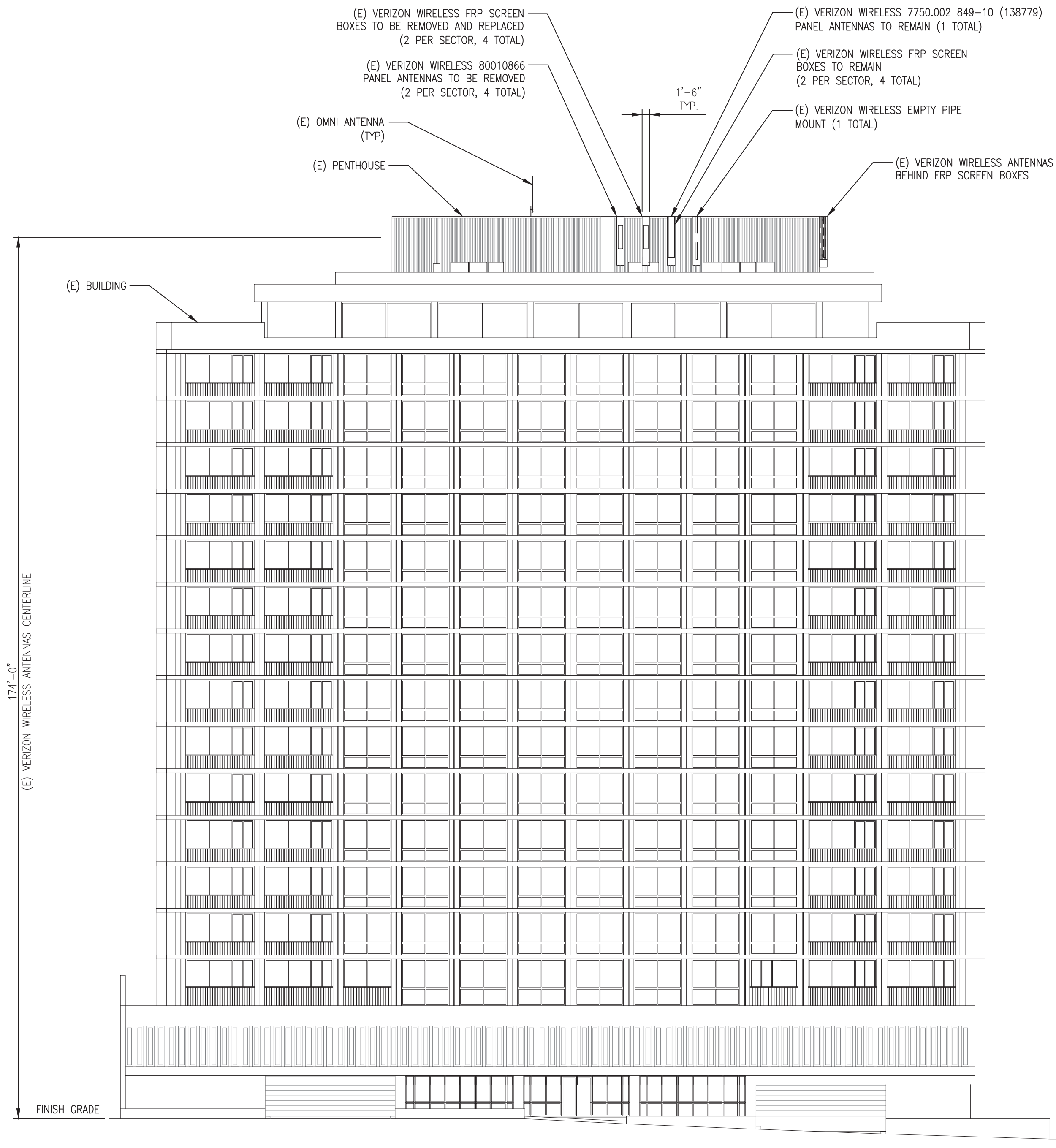


SAN DIEGO ZOO
 L-SUB6 - CARRIER ADD
 666 UPAS ST.
 SAN DIEGO, CA 92103

SHEET TITLE:
 ELEVATIONS

A-5

NOTE:
 INFINGY ENGINEERING HAS NOT EVALUATED THE PLATFORM OR EQUIPMENT ANCHORAGE FOR THIS PROJECT AND ASSUMES NO LIABILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



EXISTING SOUTH ELEVATION

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

2

NEW SOUTH ELEVATION

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

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/16/21	90% PRELIMINARY	AF
B	09/07/21	DRM COMMENTS	CAM
0	10/06/21	100% CONSTRUCTION	CAM
1	04/29/22	PLAN CHECK	CAM



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SAN DIEGO ZOO
 L-SUB6 - CARRIER ADD
 666 UPAS ST.
 SAN DIEGO, CA 92103

SHEET TITLE:
 ELEVATIONS

A-6

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

NOTICE

Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC General Population exposure limit.

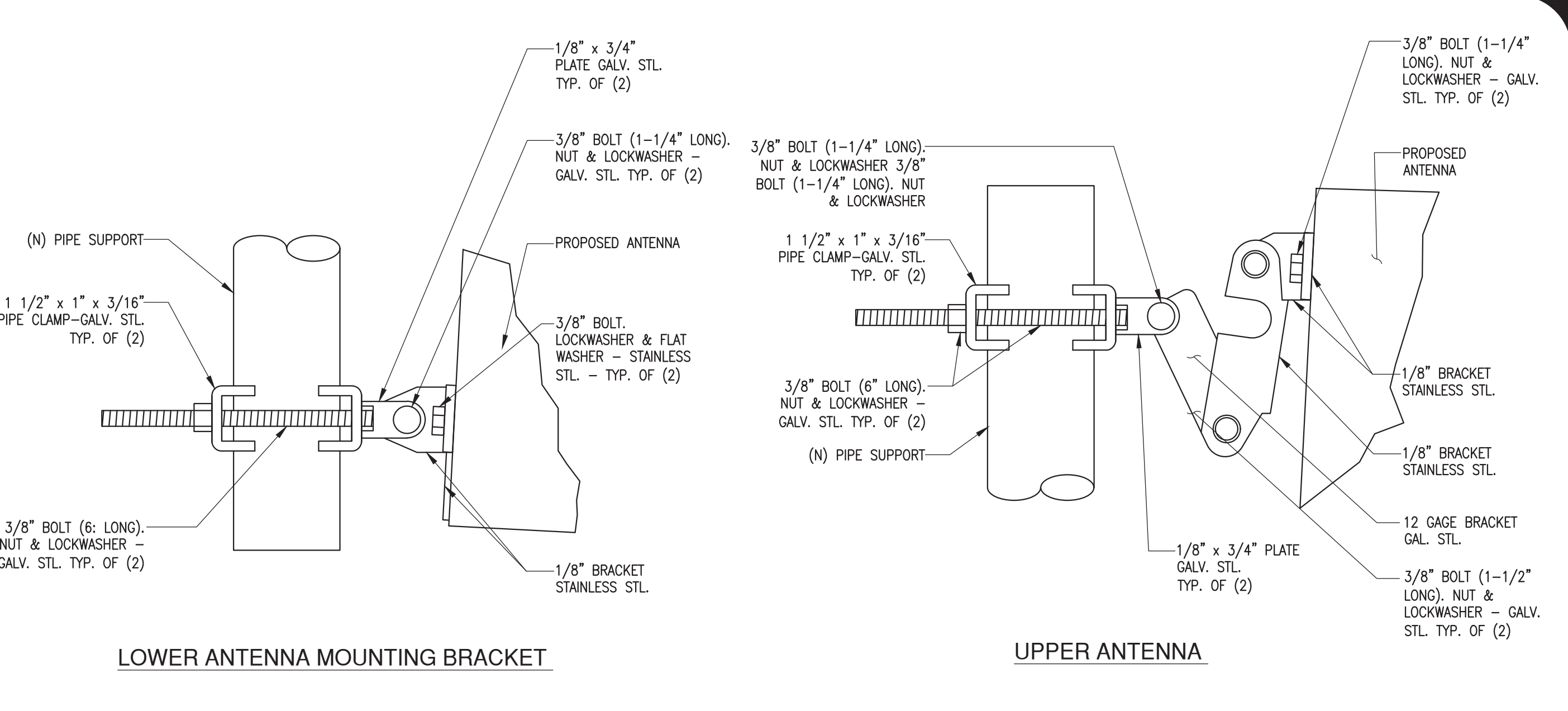
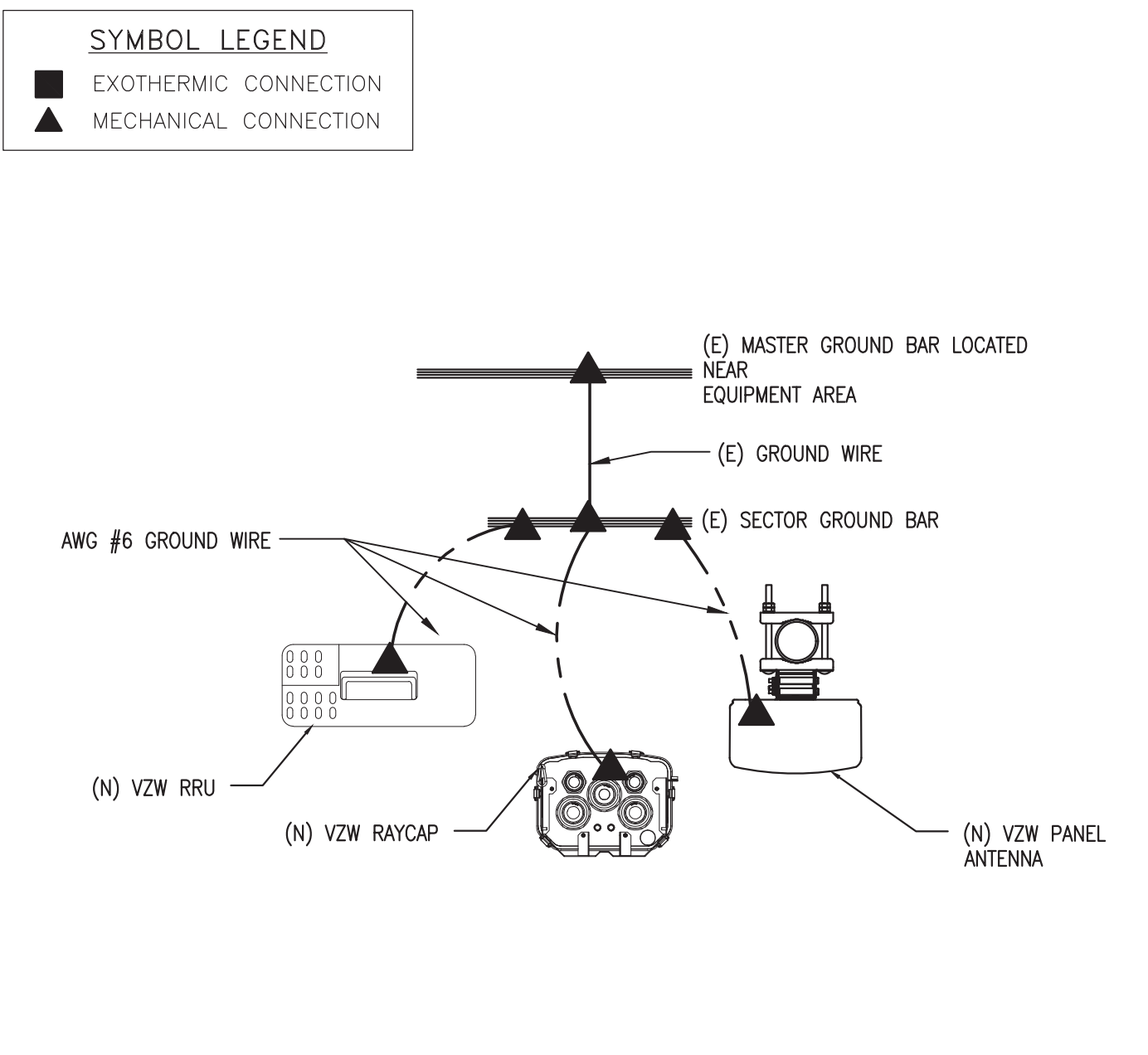
Obey all posted signs and site guidelines.

Call Verizon at 1-800-264-6620 **PRIOR** to working beyond this point.

STATE: _____ SWITCH: _____

SITE ID: _____

SECTOR/NODE: _____



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	08/16/21	90% PRELIMINARY	AF
B	09/07/21	DRM COMMENTS	CAM
0	10/06/21	100% CONSTRUCTION	CAM
1	04/29/22	PLAN CHECK	CAM

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SUITE 300
NEWPORT BEACH, CA 92660
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NOTICE SIGNAGE SCALE: N.T.S. 9

ANTENNA GROUNDING SCALE: NTK.BS. 6

LOWER/ UPPER ANTENNA MOUNTING BRACKET SCALE: N.T.S. 1

NOTICE

Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC General Population exposure limit.

Obey all posted signs and site guidelines.

Call Verizon at 1-800-264-6620 **PRIOR** to working beyond this point.

STATE: _____ SWITCH: _____

SITE ID: _____

INFORMATION

This is an ACCESS POINT to an area with transmitting antennas.

Obey all postings and boundaries beyond this point.

Call Verizon at 1-800-264-6620 for more information.

STATE: _____ SWITCH: _____

SITE ID: _____

PANEL ANTENNA SPECIFICATIONS

ANTENNA COLOR:	LIGHT GRAY
DIMENSIONS (HxWxD):	95.9"x13.8"x8.1"
WEIGHT:	72.1 LBS
WIND LOAD (MI/HR):	150 MI/HR
CONNECTOR:	8-pin DIN FEMALE/MALE (LONG NECK) (BOTTOM MOUNTED)

PANEL ANTENNA SPECIFICATIONS

ANTENNA COLOR:	LIGHT GRAY
DIMENSIONS (HxWxD):	95.9"x18"x7.0"
WEIGHT:	81.6 LBS
WIND LOAD (MI/HR):	150 MI/HR
CONNECTOR:	8-pin DIN FEMALE/MALE (LONG NECK) (BOTTOM MOUNTED)

NOT USED SCALE: N.T.S. 10

INFORMATION SIGNAGE 7

ANTENNA SPECIFICATIONS 4

ANTENNA SPECIFICATIONS SCALE: N.T.S. 2

- 8TX/8RX
- Support split mode (2 x 4T4R or 4 x 2T2R as multi-sector solution)
- Tx Power 8x40W
- 200MHz IBW TDD
- 2 x 10.1/25Gbps CPRI
- 25 liter, 25kg
- 48 VDC 3-wire
- AISG RET support via RS-485 or RF connectors
- Optional fan for increased site flexibility
- 2 external alarm
- Convectional cooling
- IP 65, -40 to +55°C

RADIO SPECIFICATIONS 8

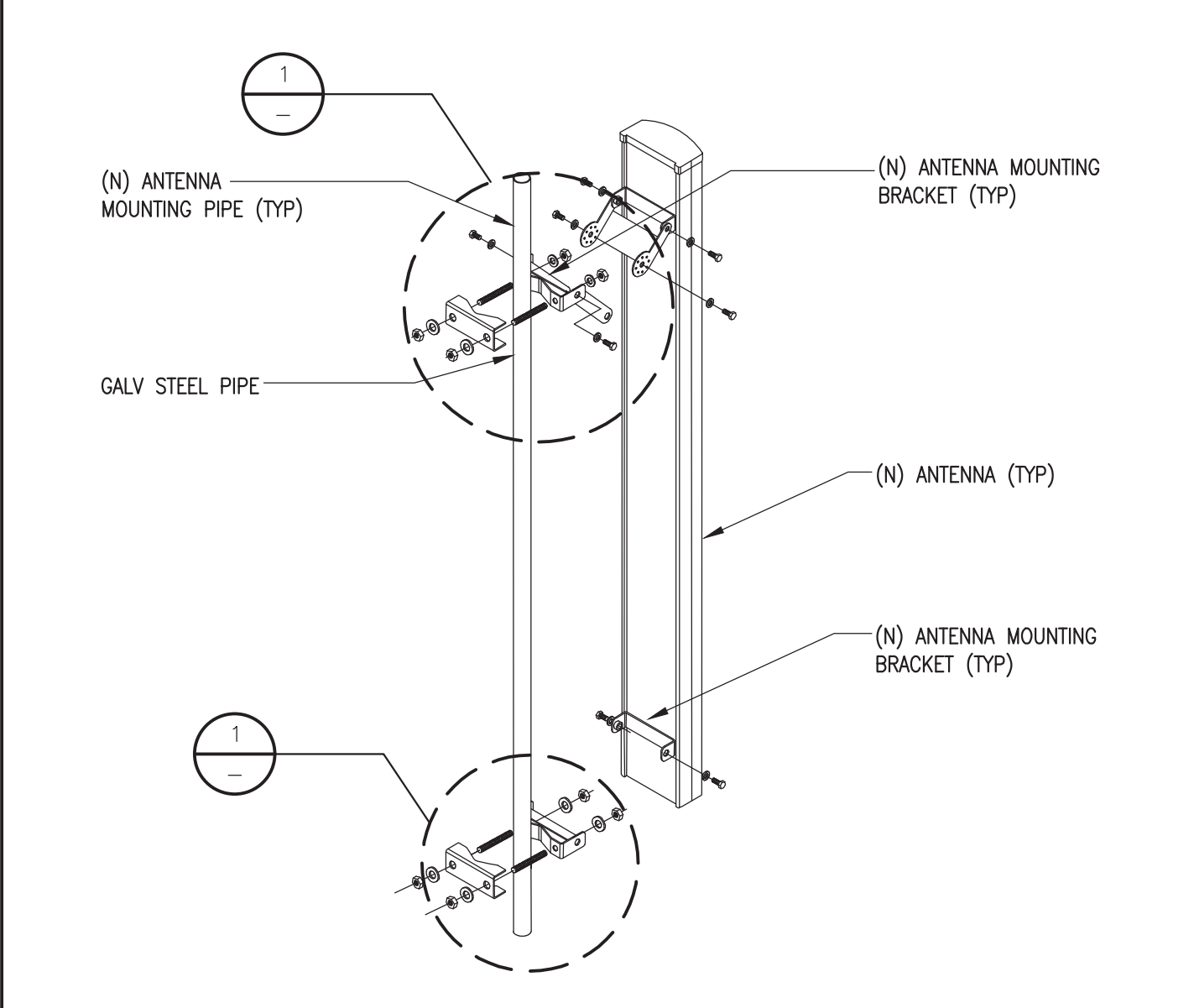
NOTICE

General Radio Frequency (RF) Safety Guidelines

Until ALL applicable antennas have been deactivated, please observe the following:

- ▲ Obey all posted signs.
- ▲ Assume all antennas are transmitting.
- ▲ Do not touch any antenna.
- ▲ Do not stand in front of any antenna.
- ▲ Do not walk in front of any antenna.
- ▲ Do not walk beyond any signs, barriers, or visual markers towards any antenna.
- ▲ Contact antenna owner or property owner if there are any questions or concerns.

NOTICE SIGNAGE 5



ANTENNA MOUNTING DETAIL SCALE: N.T.S. 3

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IRVINE, CA 92618



SAN DIEGO ZOO

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666 UPAS ST.
SAN DIEGO, CA 92103

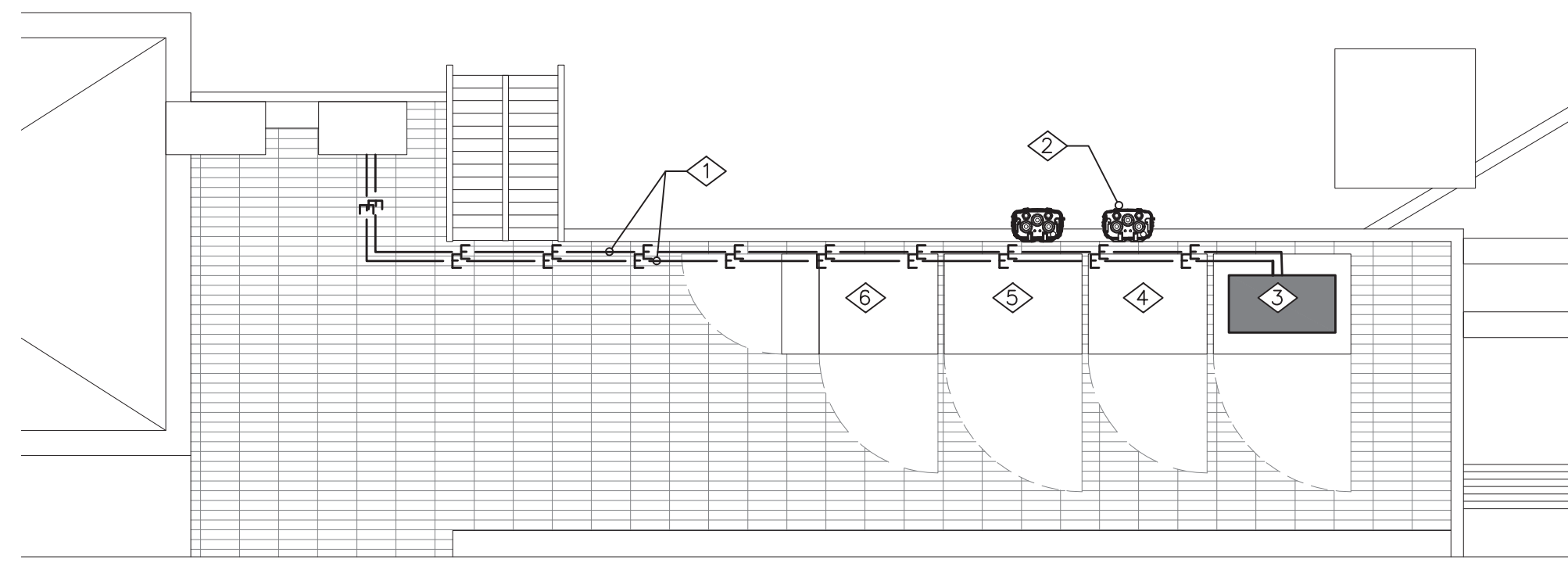
SHEET TITLE:
ELEVATIONS

D-1

NOTE: THE ORIGINAL SIZE OF THESE DRAWINGS IS 36" x 48". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

KEYNOTE

- ① (N) POWER CONDUIT FROM (E) POWER PLANT CABINET TO (E) WIRELESS CABINET.
- ② (N) VERIZON WIRELESS RAYCAP 3315
- ③ (E) VERIZON WIRELESS POWER PLANT CABINET
- ④ (E) VERIZON WIRELESS CCEC CABINET
- ⑤ (E) VERIZON WIRELESS CMO CABINET.
- ⑥ (E) VERIZON WIRELESS STAND-BY DC GENERATOR.



- LEGEND**
- E — ELECTRICAL CONDUIT
 - T — TELCO/FIBER CONDUIT
 - C — COMMUNICATION CONDUIT

NOTE:
THE CONTRACTOR SHALL GIVE THE CONSTRUCTION MANAGER THE OPPORTUNITY TO REVIEW THE CONDUIT LAYOUT PRIOR TO INSTALLING THE CONDUITS

SCALE: 5
N.T.S.

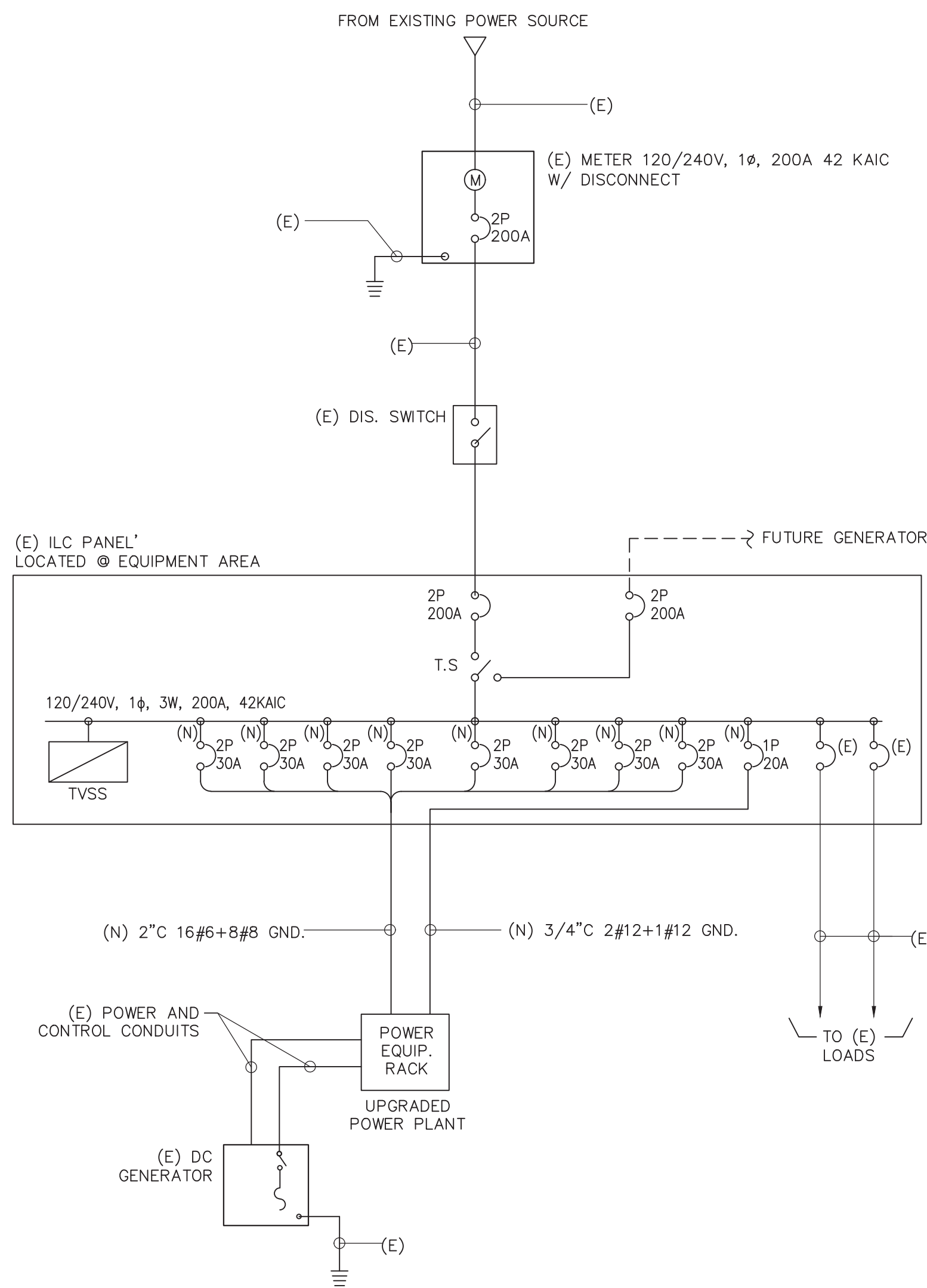
POWER & TELCO ROUTING

POWER / TELCO UTILITY NOTES:

- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR NEW SERVICE AND EXACT WORK / MATERIALS REQUIREMENTS; CONSTRUCT TO UTILITY ENGINEERED PLANS AND SPECIFICATIONS ONLY; OBTAIN AND PAY FOR ALL PERMITS AND UTILITY COMPANY FEES.
- CONTRACTOR SHALL FURNISH AND INSTALL CONDUIT, PULL WIRES, CABLE PULL BOXES, CONCRETE ENCASUREMENT OF CONDUIT (WHERE APPLICABLE), BARRIERS, TRENCHING, BACK FILL.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

SINGLE LINE DIAGRAM GENERAL NOTES:

- SERVICE POWER TO EQUIPMENT SHALL BE 120/240VAC OR 120/208V, 1φ, 3W.
- UTILITY RECEPTACLE IS A GFI DUPLEX OUTLET.
- FOR COMPLETE INTERNAL WIRING AND ARRANGEMENTS, REFER TO VENDOR DRAWINGS.
- PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF ALL ELECTRICAL PANELS / SERVICE EQUIPMENT.
- THE MAIN CIRCUIT BREAKER IS RATED FOR 42 KAIC & ALL BREAKERS IN THE PANEL ARE RATED 10,000 AIC SYMMETRICAL AMPS, 240V MAX., 75° C.
- ALL WIRING SHALL BE COPPER AND RATED FOR 75° C.
- CONDUIT REQUIREMENTS (TYP. U.N.O.) EMT, ABOVE GROUND (EXTERIOR): ROS OR LIQUID TIGHT FLEX.
- ALL EQUIPMENT SHALL BE LABELED BY A RECOGNIZED TESTING LAB.
- VERIFY AVAILABLE FAULT CURRENT WITH SCE.



- ⊕ DUPLEX RECEPTACLE
- ⊗ GROUND ROD
- ⊕ QUAD RECEPTACLE
- ⊗ GROUND ROD WITH ACCESS
- F DISCONNECT SWITCH
- XIT GROUND ROD
- M UTILITY METER
- ① EQUIPMENT IDENTIFICATION
- ⊕ CIRCUIT BREAKER
- ① DENOTES FEEDER
- FUSE
- COMPRESSION, CLAMP, OR DOUBLE HOLE LUG TYPE GROUND CONNECTION
- ⊕ GENERATOR
- EXOTHERMIC CONNECTION (CADWELD) TO GROUND RING AND COMPRESSION TO GROUND HALO
- ⊕ LIGHT SWITCH

POWER 1-LINE DIAGRAM

SCALE: 4
N.T.S.

VOLTAGE: 120/240V, 1 PHASE, 3W, 200A, 42 KAIC MOUNTING : SURFACE
MAIN CB'S: 2P/200A NEMA : 3R

EXISTING ILC PANEL "A"

VOLT AMPS		DESCRIPTION	POLE	BKR	CKT	LOCATION: AT LEASE AREA		VOLT AMPS				
PHASE A	PHASE B					PHASE A	PHASE B					
2000	2000	REC 1	2	40	1	2	40	2	HVAC #1	5000	—	
—	—	—	—	—	3	4	—	—	—	—	5000	
2000	2000	REC 2	2	40	5	6	40	2	HVAC #2	5000	—	
—	—	—	—	—	7	8	—	—	—	—	5000	
2000	2000	REC 3	2	30	9	10	20	2	HVAC CONTROLLER	100	—	
—	—	—	—	—	11	12	—	—	—	—	100	
—	—	—	—	—	13	14	—	—	—	—	—	
—	—	—	—	—	15	16	—	—	—	—	—	
—	—	—	—	—	17	18	20	1	INTERIOR LIGHTS	100	—	
—	—	—	—	—	19	20	20	1	EXTERIOR LIGHTS	—	100	
—	—	—	—	—	21	22	—	—	—	—	—	
—	—	—	—	—	23	24	—	—	—	—	—	
—	—	—	—	—	25	26	20	1	RECEPTACLES	120	—	
—	—	—	—	—	27	28	—	—	—	—	—	
360	480	GEN. CHARGER	1	20	29	30	20	1	EXHAUST FAN	100	—	
—	—	—	—	—	31	32	20	1	EXT. GFCI RECEPT.	—	120	
—	—	—	—	—	33	34	—	—	—	—	—	
—	—	—	—	—	35	36	20	1	SMOKE DETECTOR	—	100	
—	—	—	—	—	37	38	—	—	—	—	—	
—	—	—	—	—	39	40	—	—	—	—	—	
—	—	—	—	—	41	42	—	—	—	—	—	
6360	6480					VA LINE				10420	10420	
		PHASE A = 16,780						PHASE B = 16,900				
TOTAL CONNECTED LOAD = 33,680 VA												
TOTAL DESIGN AMP. = 81.1 A												

- NOTES:**
- REFER TO REVISED PANEL SCHEDULE

VOLTAGE: 120/240V, 1 PHASE, 3W, 200A, 42 KAIC MOUNTING : SURFACE
MAIN CB'S: 2P/200A NEMA : 3R

REVISED ILC PANEL "A"

VOLT AMPS		DESCRIPTION	POLE	BKR	CKT	LOCATION: AT LEASE AREA		VOLT AMPS				
PHASE A	PHASE B					PHASE A	PHASE B					
2000	2000	REC 1	2	30	1	2	40	2	HVAC #1	5000	—	
—	—	—	—	—	3	4	—	—	—	—	5000	
2000	2000	REC 2	2	30	5	6	40	2	HVAC #2	5000	—	
—	—	—	—	—	7	8	—	—	—	—	5000	
2000	2000	REC 3	2	30	9	10	20	2	HVAC CONTROLLER	100	—	
—	—	—	—	—	11	12	—	—	—	—	100	
2000	2000	REC 4	2	30	13	14	20	1	POWER PLANT GFI	180	—	
—	—	—	—	—	15	16	—	—	—	—	—	
2000	2000	REC 5	2	30	17	18	20	1	INTERIOR LIGHTS	100	—	
—	—	—	—	—	19	20	20	1	EXTERIOR LIGHTS	—	100	
2000	2000	REC 6	2	30	21	22	—	—	—	—	—	
—	—	—	—	—	23	24	—	—	—	—	—	
2000	2000	REC 7	2	30	25	26	20	1	RECEPTACLES	120	—	
—	—	—	—	—	27	28	—	—	—	—	—	
360	480	GEN. CHARGER	1	20	29	30	20	1	EXHAUST FAN	100	—	
—	—	—	—	—	31	32	20	1	EXT. GFCI RECEPT.	—	120	
2000	2000	REC 8	2	30	33	34	—	—	—	—	—	
—	—	—	—	—	35	36	20	1	SMOKE DETECTOR	—	100	
—	—	—	—	—	37	38	—	—	—	—	—	
—	—	—	—	—	39	40	—	—	—	—	—	
—	—	—	—	—	41	42	—	—	—	—	—	
16360	16480					VA LINE				10780	10420	
		PHASE A = 27,140						PHASE B = 26,900				
TOTAL CONNECTED LOAD = 54,040 VA												
TOTAL DESIGN AMP. = 115.06 A												

- NOTES:**
- INSTALL (N) CB 2P/30A FROM SPACE #1 TO 27 & #33 TO 35 TO PROVIDE POWER TO (N) POWER PLANT.
 - INSTALL (N) CB 1P/20A @ SPACE #14 TO PROVIDE POWER TO GFI OF (N) POWER PLANT.
 - (N) CB SHOULD BE SAME TYPE AND SAME A.I.C. RATING W/ (E) CBS.

(E) AND (N) PANEL SCHEDULES

SCALE: 1
N.T.S.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/16/21	90% PRELIMINARY	AF
B	09/07/21	DRM COMMENTS	CAM
0	10/06/21	100% CONSTRUCTION	CAM
1	04/29/22	PLAN CHECK	CAM

smartlink

3300 IRVINE AVE.
SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 861-2201
FAX: (949) 387-1275

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verizon

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IRVINE, CA 92618



SAN DIEGO ZOO
L-SUB6 - CARRIER ADD
666 UPAS ST.
SAN DIEGO, CA 92103

SHEET TITLE:
POWER & TELCO ROUTING, 1-LINE DIAGRAM, LABELING, PANEL SCHEDULE & SYMBOLS

E-1

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
- ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE CONTRACTOR.
- ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, OR MECHANICAL AS SPECIFIED ON THE DRAWINGS.
- GROUND RING SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE, WHICH EVER IS DEEPER.
- INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
- GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS. SUBMIT AN INDEPENDENT, FALL-OF-POTENTIAL TESTING REPORT.
- EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
- GROUND BARS:
 - EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
 - MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
 - NO-OX OR AN APPROVED EQUAL SHALL BE USED ON ALL MECHANICAL CONNECTIONS TO BUSS BARS. APPLY PER MANUFACTURER'S RECOMMENDATIONS AND PER REVISION VERIZON WIRELESS STANDARDS.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- OBSERVE C.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
- GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
- NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
- CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROD OR APPROVED EQUAL, WHEN REQUIRED AND WITH PRIOR APPROVAL OF THE CONSTRUCTION MANAGER.
- ALL GROUNDING INSTALLATIONS SHALL BE IN ACCORDANCE WITH VERIZON WIRELESS STANDARDS AND SUPPLEMENTS.
- ALL BASE STATION GROUNDING SHALL INCLUDE THEFT DETERRENT CABLE OR APPROVED, SIMILAR MATERIALS.

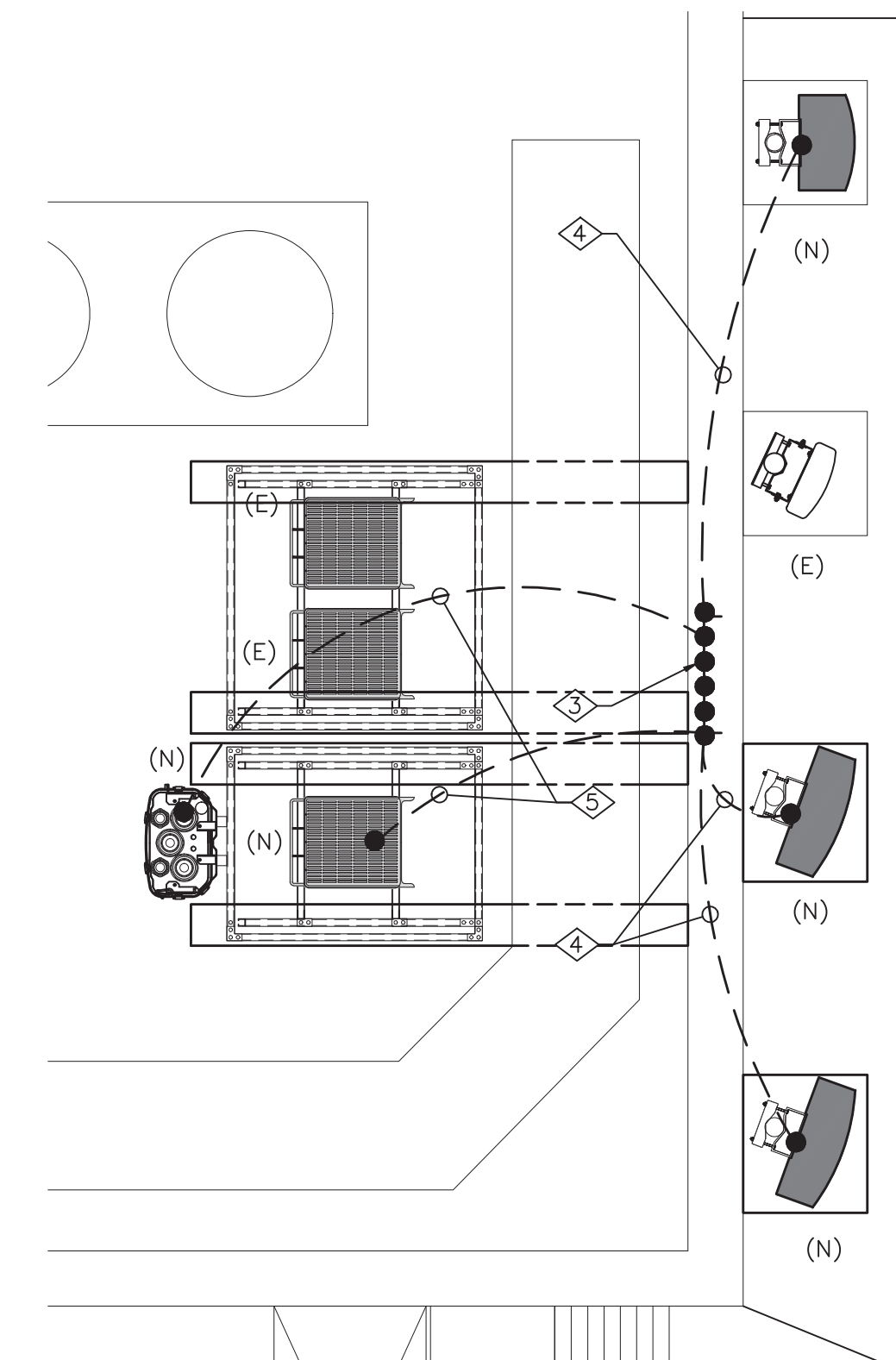
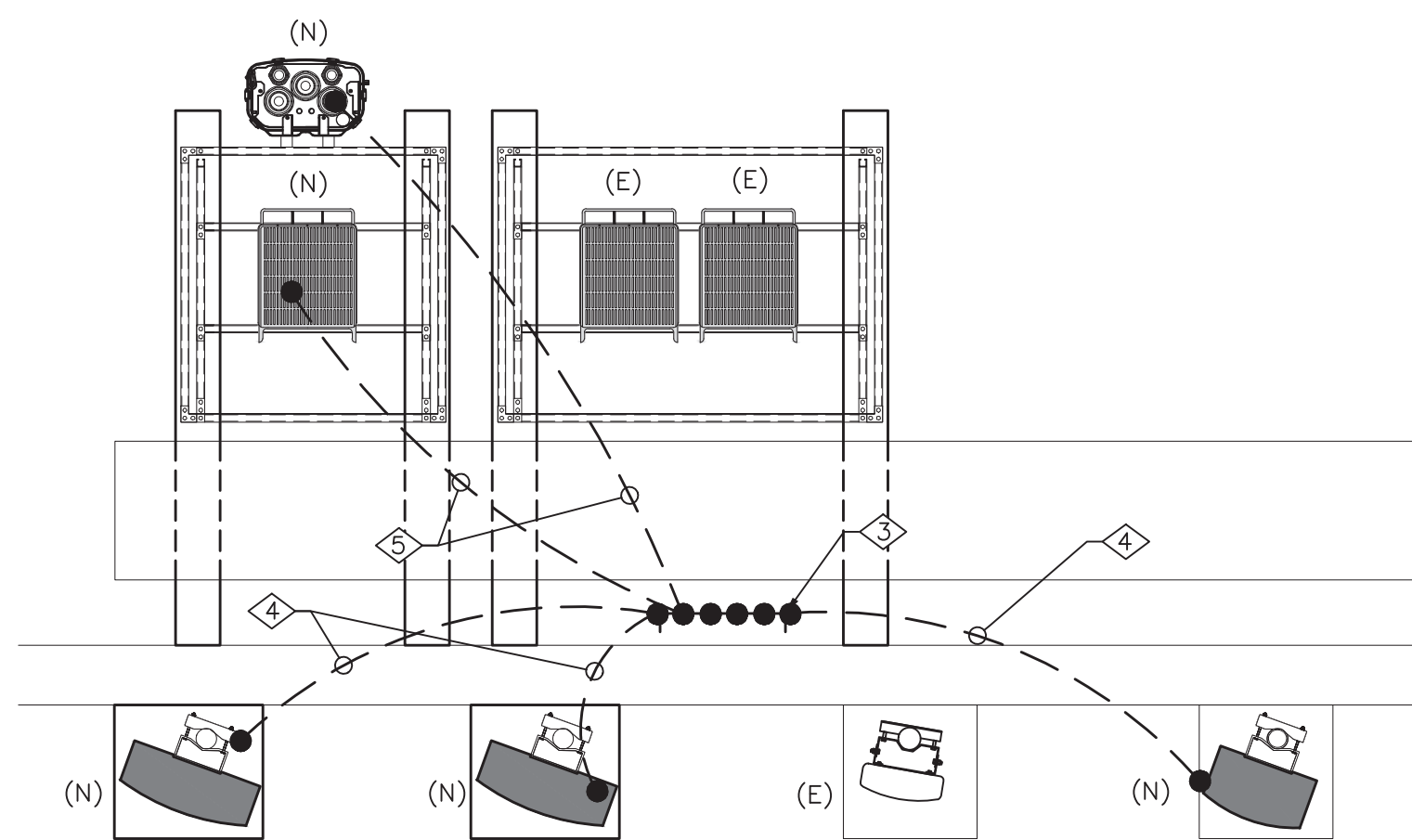
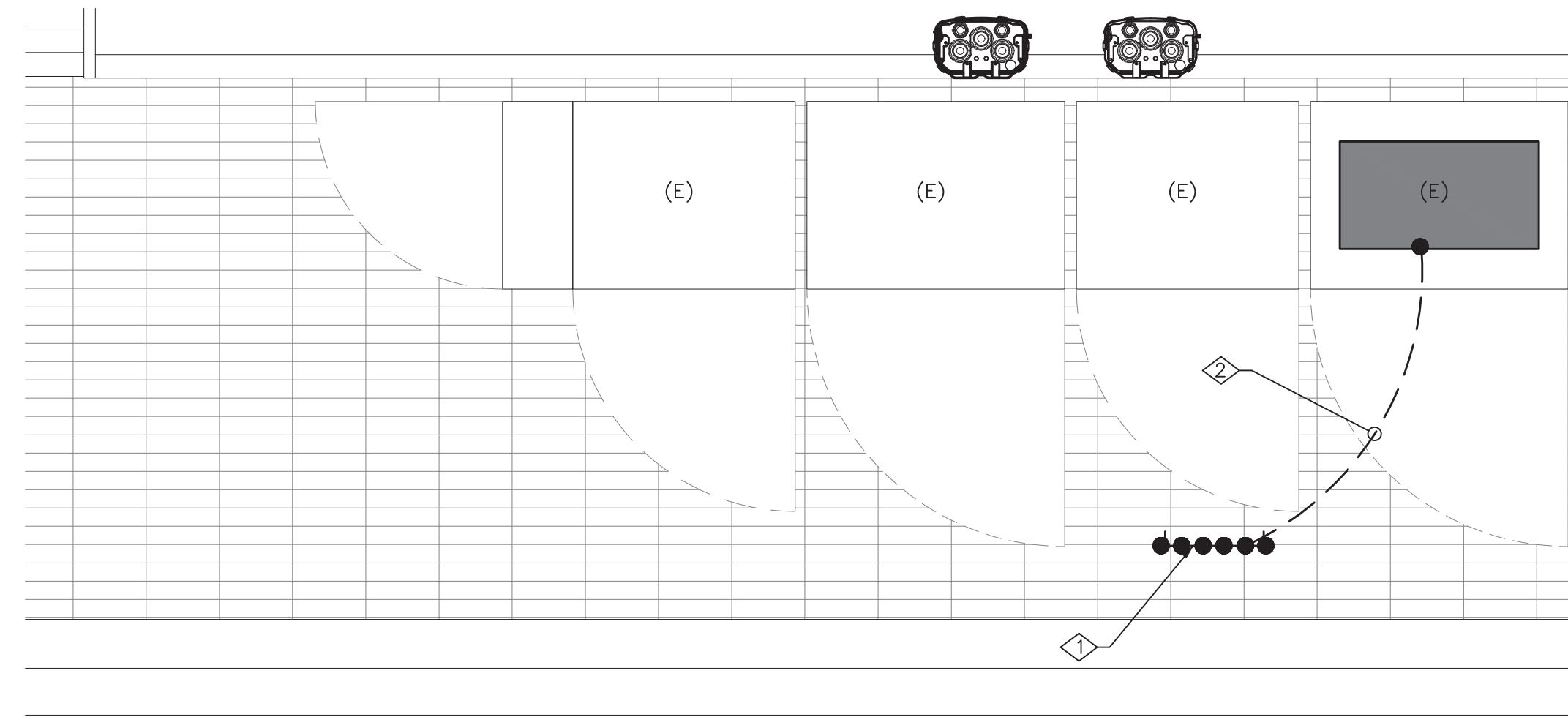
LEGEND	
	EXOTHERMIC CONNECTION
	MECHANICAL CONNECTION
	ANTENNA GROUND BAR
	MASTER GROUND BAR

KEYNOTES

- ① (E) EQUIP. GROUND BAR TO BE VERIFIED @ FIELD
- ② (N) AWG 2 INSULATED COPPER GROUND WIRE
- ③ (E) ANTENNA GROUND BAR TO BE VERIFIED IN FIELD
- ④ (N) AWG 6 INSULATED COPPER GROUND WIRE FROM ANTENNA GROUND KIT (TYP.)
- ⑤ (N) AWG 2 INSULATED COPPER GROUND FROM (N) RRU / (N) RAYCAP.

NOTES

(E) GROUND WIRES ARE NOT SHOWN FOR CLARITY.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/16/21	90% PRELIMINARY	AF
B	09/07/21	DRM COMMENTS	CAM
0	10/06/21	100% CONSTRUCTION	CAM
1	04/29/22	PLAN CHECK	CAM



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SUITE 300
NEWPORT BEACH, CA 92660
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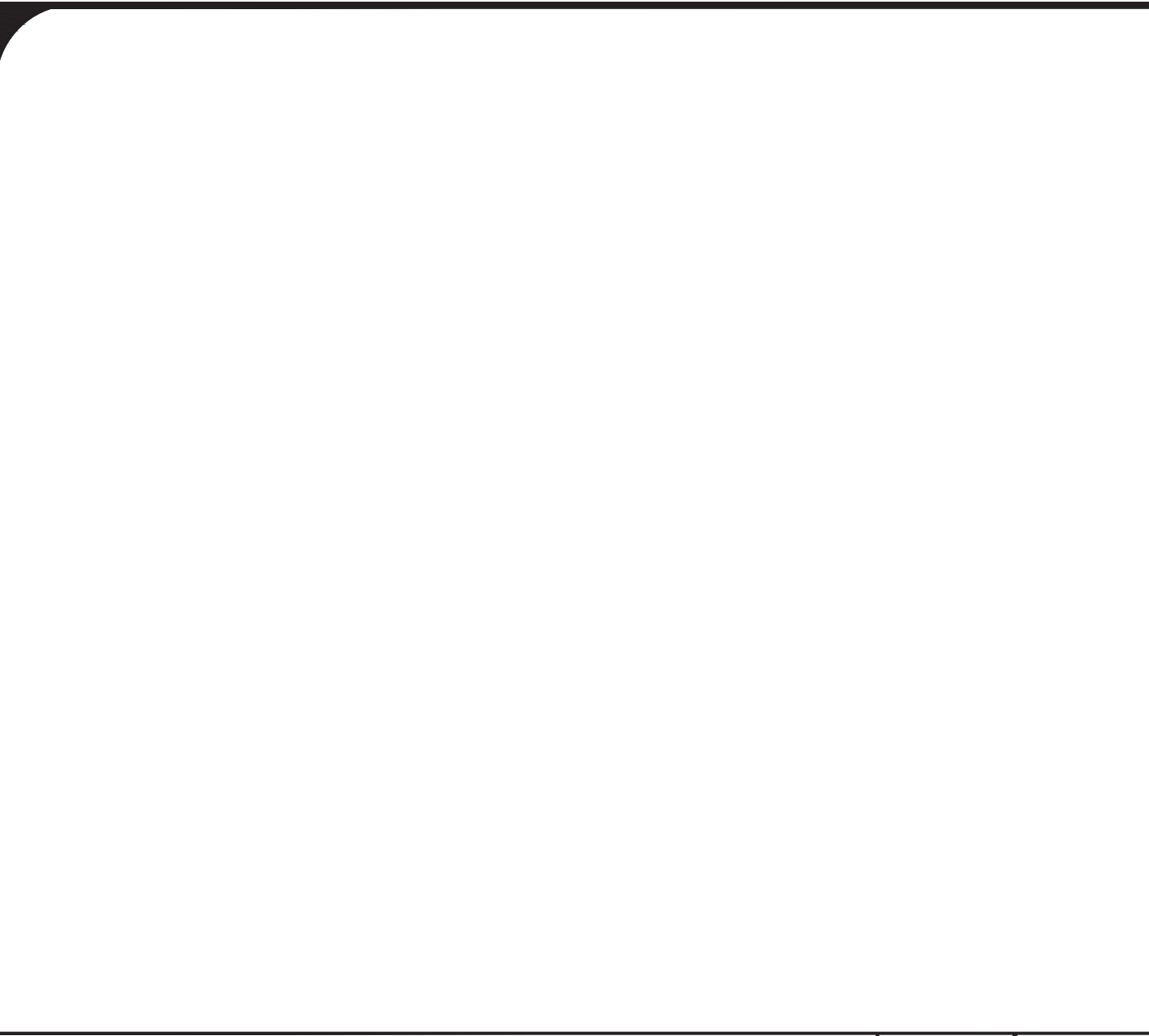
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



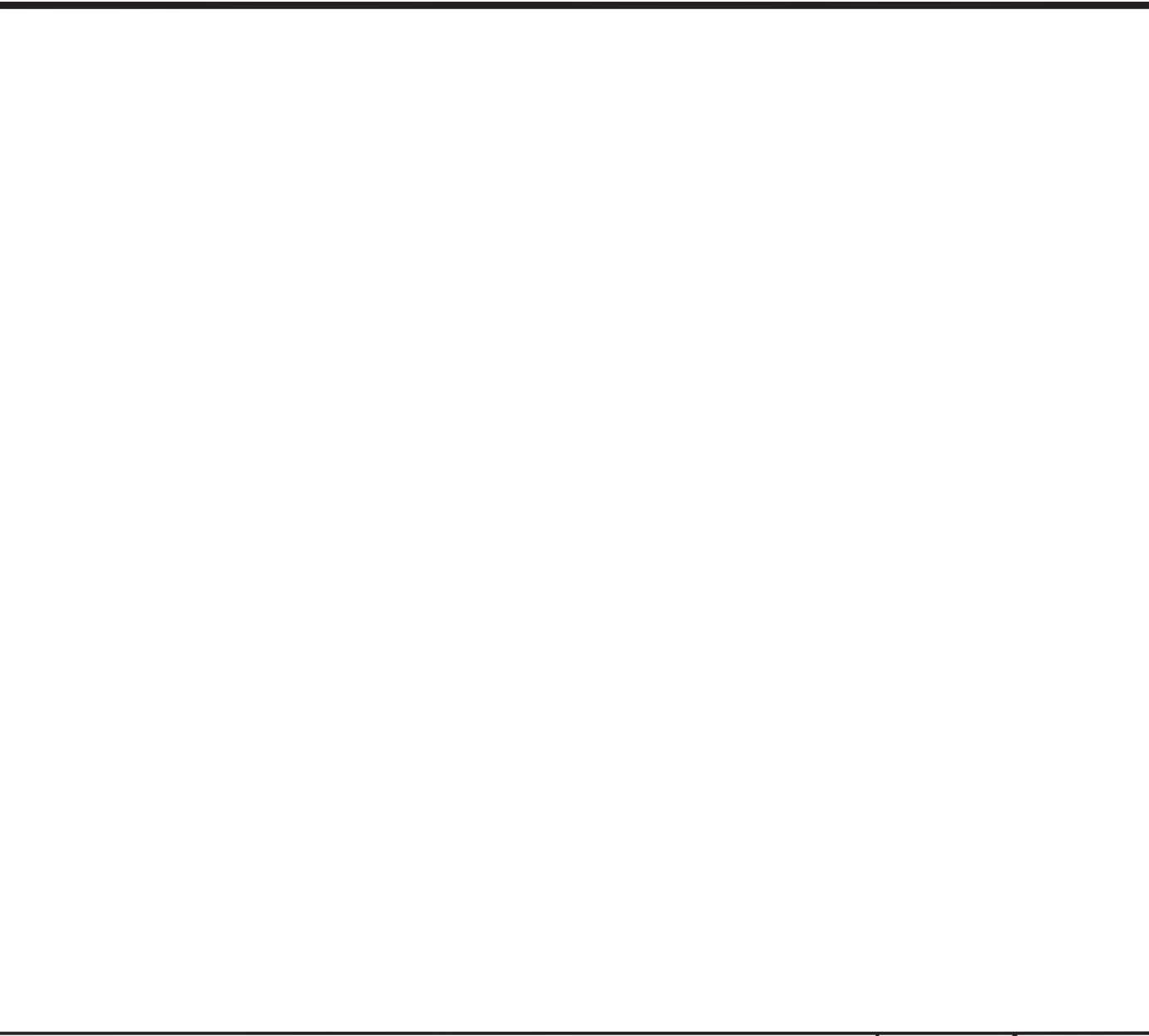
SAN DIEGO ZOO
L-SUB6 - CARRIER ADD
666 UPAS ST.
SAN DIEGO, CA 92103

SHEET TITLE:
GROUNDING PLANS & NOTES

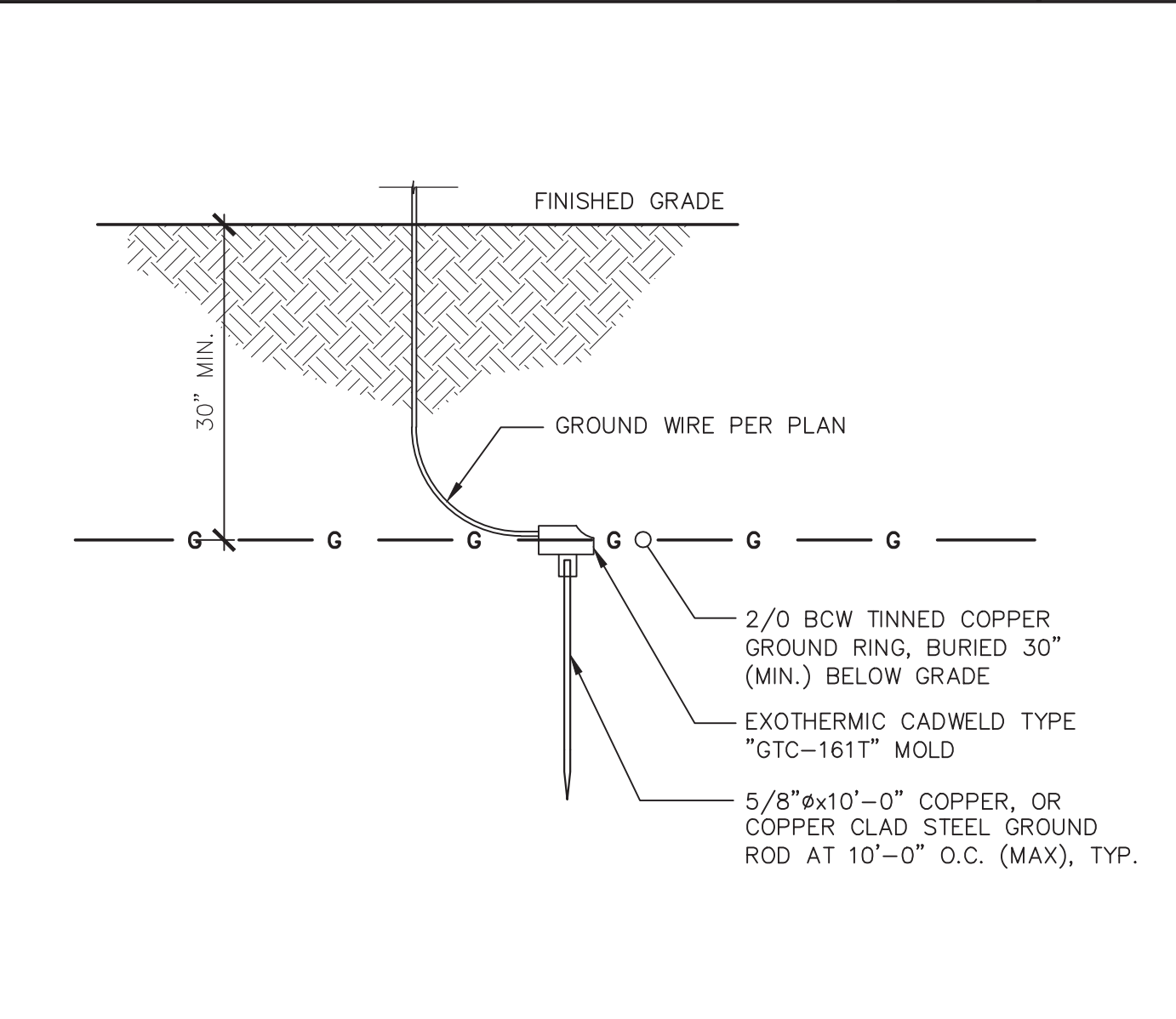
G-1



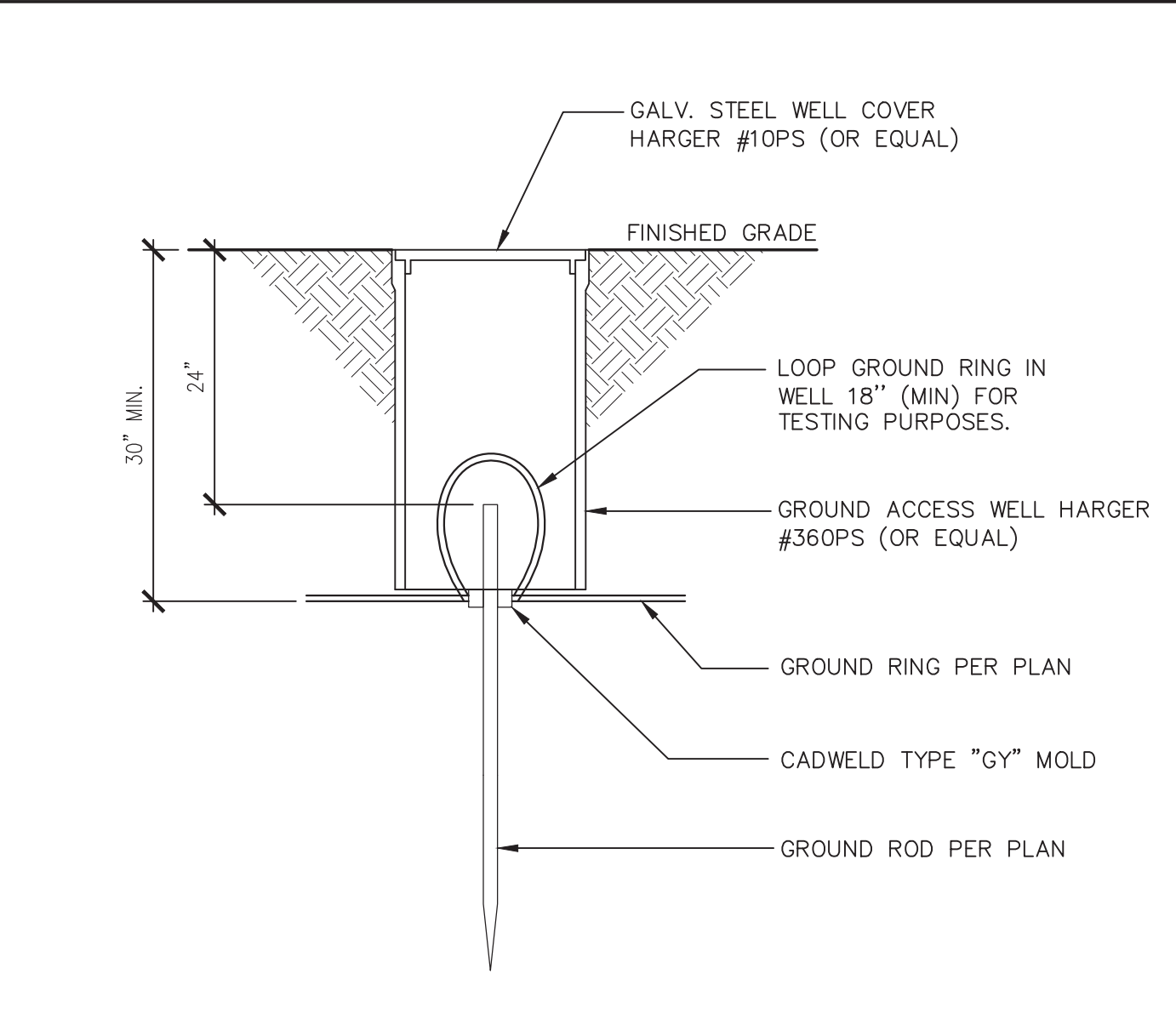
NOT USED SCALE 1 N.T.S.



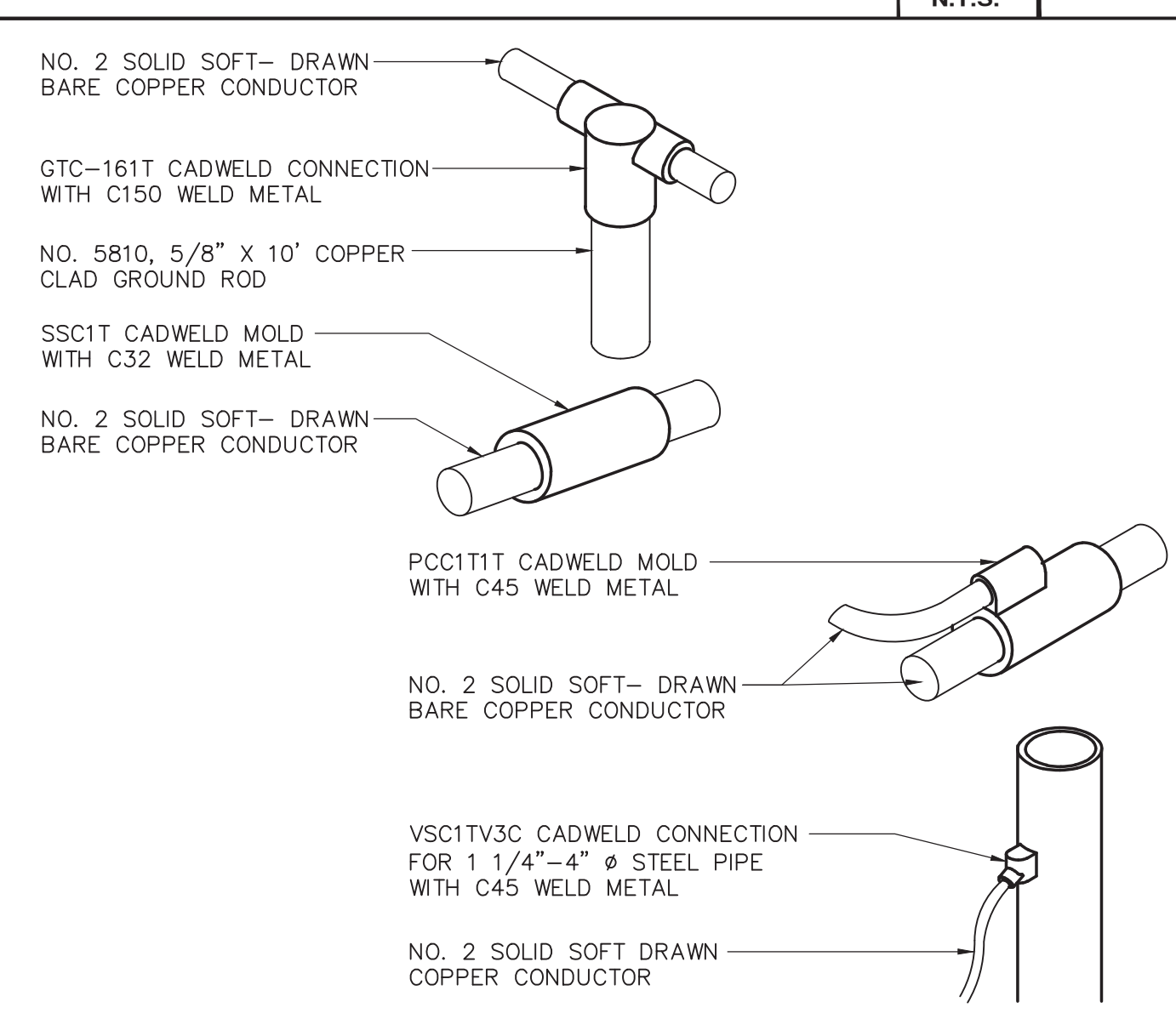
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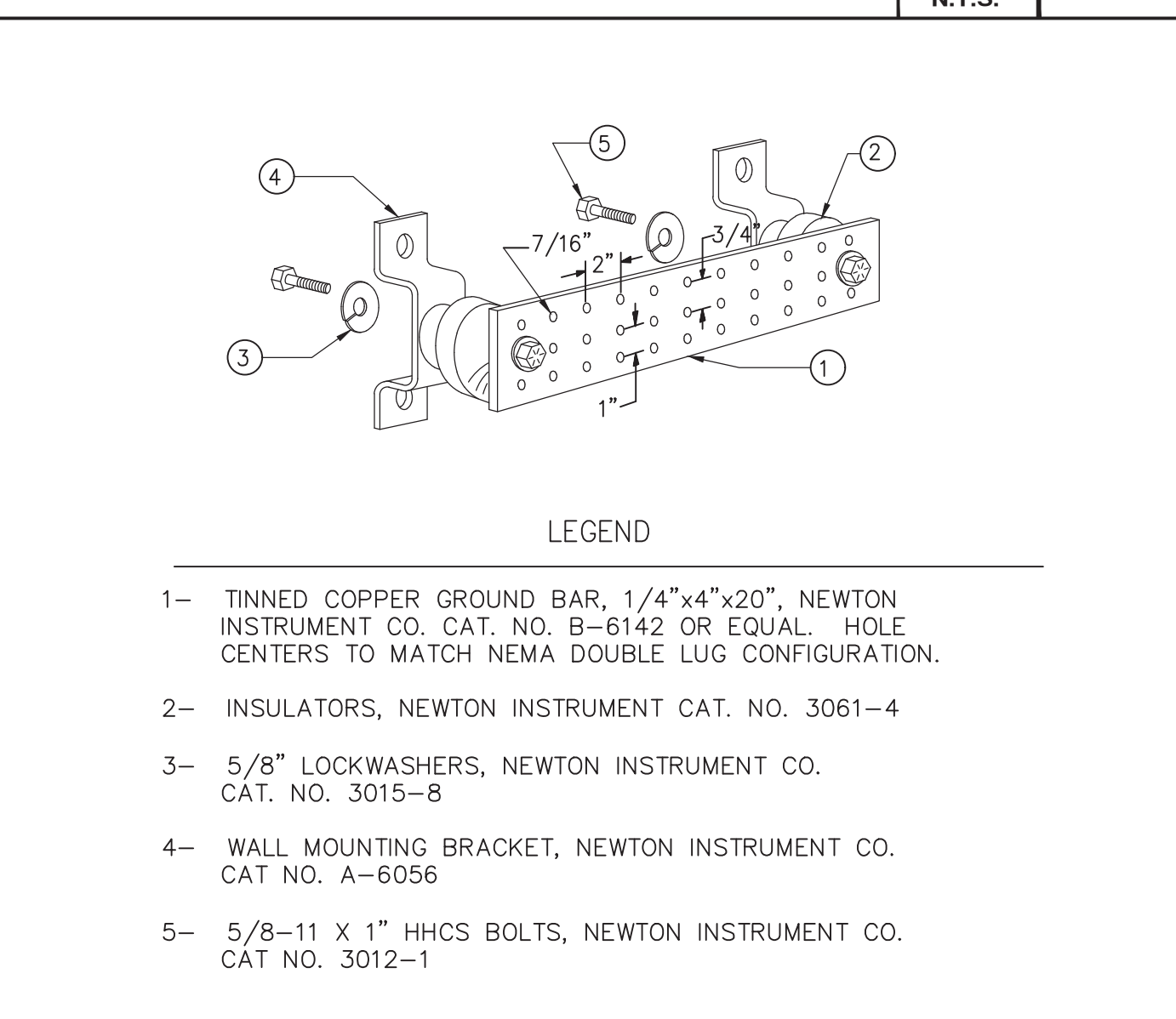
GROUND ROD SCALE 3 N.T.S.



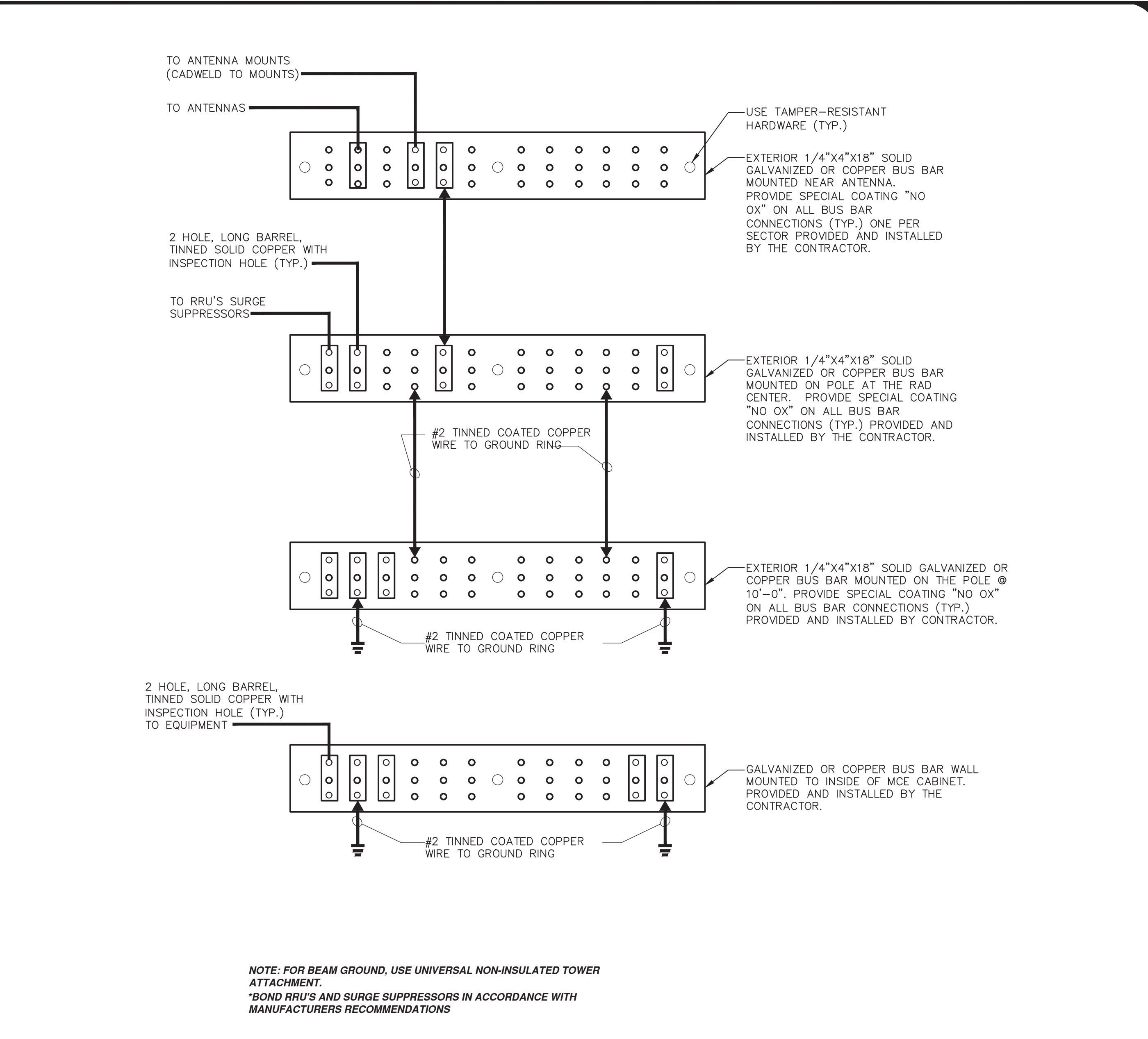
GROUND ROD SCALE 4 N.T.S.



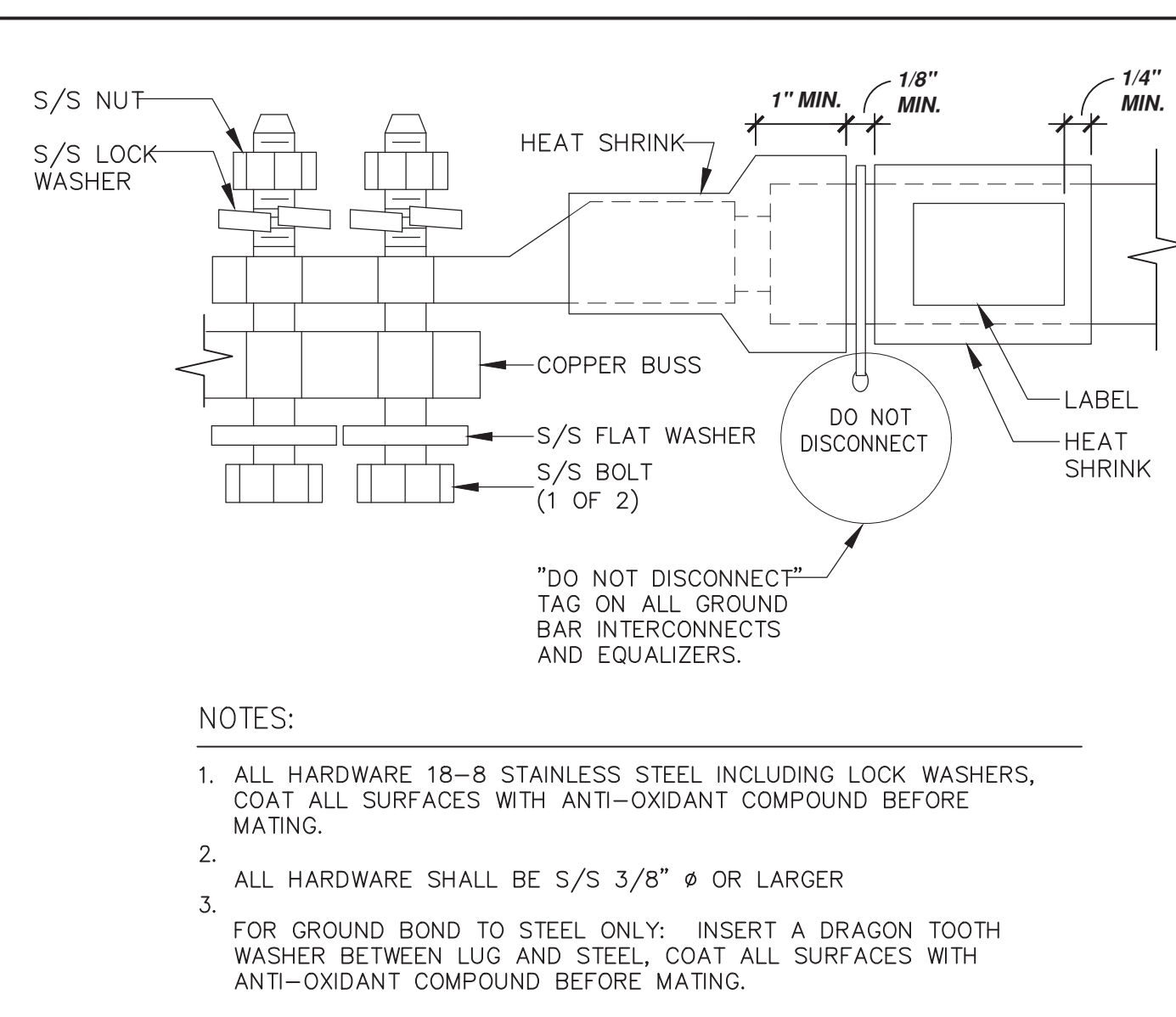
CADWELDS SCALE 6 N.T.S.



GROUND BAR SCALE 7 N.T.S.



GROUND BUS BAR DETAIL SCALE 5 N.T.S.



GROUND DOUBLE LUG SCALE 8 N.T.S.

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. ALL EXTERIOR GROUNDING AND TOP OF GROUNDING RODS SHALL BE BURIED TO MINIMUM DEPTH OF 1'-6" BELOW FINISH GRADE, ELECTRIC METER GROUND EXCEPTED.
3. ALL GROUNDING LEAD CONDUCTORS SHALL BE #2 SOLID TINNED BARE COPPER.
4. GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS, SUBMIT AN INDEPENDENT FALL OF POTENTIAL TESTING REPORT.
5. NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
6. CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROC OR APPROVED EQUAL, WHEN REQUIRED.
7. ALL UNDERGROUND GROUNDING CONNECTORS ARE TO BE CADWELDED ABOVE GRADE GROUNDING SHALL BE EITHER CADWELD OR MECHANICAL AS SPECIFIED ON DRAWINGS.
8. ALL GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE VERIZON WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.

GROUNDING NOTES SCALE 9 N.T.S.

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	08/16/21	90% PRELIMINARY	AF
B	09/07/21	DRM COMMENTS	CAM
0	10/06/21	100% CONSTRUCTION	CAM
1	04/29/22	PLAN CHECK	CAM

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PROPRIETARY INFORMATION
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IRVINE, CA 92618

SAN DIEGO ZOO
L-SUB6 - CARRIER ADD
666 UPAS ST.
SAN DIEGO, CA 92103

SHEET TITLE:
GROUNDING DETAILS

G-2

NOTE: THE ORIGINAL SIZE OF THESE DRAWINGS IS 36" X 48". SCALE AND NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

GENERAL NOTES:

1. THESE DOCUMENTS WERE DESIGNED IN ACCORDANCE WITH THE LATEST VERSION OF APPLICABLE LOCAL/STATE/COUNTY/CITY BUILDING CODES, AS WELL AS ANSI/TIA-222 STANDARD, AWWA-D100 STANDARD, NDS, NEC, MSJC, AND/OR THE LATEST VERSION OF THE INTERNATIONAL BUILDING CODE, UNLESS NOTED OTHERWISE IN THE CORRESPONDING STRUCTURAL REPORT.
2. ALL CONSTRUCTION METHODS SHOULD FOLLOW STANDARDS OF GOOD CONSTRUCTION PRACTICE.
3. ALL WORK INDICATED ON THESE DRAWINGS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS EXPERIENCED IN SIMILAR CONSTRUCTION.
4. ALL NEW WORK SHALL ACCOMMODATE EXISTING CONDITIONS. IF OBSTRUCTIONS ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD PRIOR TO CONTINUING WORK.
5. ANY CHANGES OR ADDITIONS MUST CONFORM TO THE REQUIREMENTS OF THESE NOTES AND SPECIFICATIONS, AND SHOULD BE SIMILAR TO THOSE SHOWN. ALL CHANGES OR ADDITIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND/OR CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL MISCELLANEOUS SHORING, BRACING, TEMPORARY SUPPORTS, ETC. NECESSARY TO PROVIDE A COMPLETE AND STABLE STRUCTURE DURING CONSTRUCTION. TIA-1019-A-2011 IS AN APPROPRIATE REFERENCE FOR THOSE DESIGNS MEETING TIA STANDARDS. THE ENGINEER OF RECORD MAY PROVIDE FORMAL RIGGING PLANS AT THE REQUEST AND EXPENSE OF THE CONTRACTOR.
7. INSTALLATION SHALL NOT INTERFERE NOR DENY ADEQUATE ACCESS TO OR FROM ANY EXISTING OR PROPOSED OPERATIONAL AND SAFETY EQUIPMENT.
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY FABRICATION. CONTACT INFINIGY ENGINEERING IF ANY DISCREPANCIES EXIST.

STEEL CONSTRUCTION NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION 14TH EDITION, FOR THE DESIGN AND FABRICATION OF STEEL COMPONENTS.
2. ALL FIELD CUT SURFACES, FIELD DRILLED HOLES, AND GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZATION REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS' RECOMMENDATIONS.
3. ALL FIELD DRILLED HOLES TO BE USED FOR FIELD BOLTING INSTALLATION SHALL BE STANDARD HOLES, AS DEFINED BY AISC, UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123.
5. ALL STEEL MEMBERS AND CONNECTIONS SHALL MEET THE FOLLOWING GRADES:
 - ANGLES, CHANNELS, PLATES AND BARS TO BE A36. Fy=36 KSI, U.N.O.
 - W SHAPES TO BE A992. Fy=50 KSI, U.N.O.
 - RECTANGULAR HSS TO BE A500, GRADE B. Fy=46 KSI, U.N.O.
 - ROUND HSS TO BE A500, GRADE B. Fy=42 KSI, U.N.O.
 - STEEL PIPE TO BE A53, GRADE B. Fy=35 KSI, U.N.O.
 - BOLTS TO BE A325-X. Fu=120 KSI, U.N.O.
 - U-BOLTS AND LAG SCREWS TO BE A307 GR A. Fu=60 KSI, U.N.O.
6. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES, U.N.O.
7. ALL WELDING SHALL CONFORM TO AISC AND AWS D1.1 LATEST EDITION.
8. ALL HILTI ANCHORS TO BE CARBON STEEL, U.N.O.
 - MECHANICAL ANCHORS: KWIK BOLT-TZ, U.N.O.
 - CMU BLOCK ANCHORS: ADHESIVE - HY120, U.N.O.
 - CONCRETE ANCHORS: ADHESIVE - HY200, U.N.O.
 - CONCRETE REBAR: ADHESIVE - RE500, U.N.O.
9. ALL STUDS TO BE NELSON CAPACITOR DISCHARGE 1/4"-20 LOW CARBON STEEL COPPER-FLASH AT 55 KSI ULT/50 KSI YIELD, U.N.O.
10. BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC.
11. MINIMUM EDGE DISTANCES SHALL CONFORM TO AISC TABLE J3.4.
12. REMOVAL/REPLACEMENT OF STRUCTURAL MEMBERS SHALL BE DONE ONE MEMBER AT A TIME. CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STRUCTURAL INTEGRITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

FIBER REINFORCED POLYMER (FRP) NOTES:

1. FRP PLATES, SHAPES, BOLTS AND NUTS (STUD/NUT ASSEMBLIES) SHALL CONFORM TO ASTM D638, 695, 790. PLATES AND SHAPES TO BE Fy = 5.35 KSI LW (SAFETY FACTOR OF 8), .945 KSI CW (SAFETY FACTOR OF 8) MIN.
2. IF FIELD FABRICATION IS REQUIRED, ALL CUT EDGES AND DRILLED HOLES TO BE SEALED USING VINYL ESTER SEALING KIT SUPPLIED BY THE MANUFACTURER.
3. ALL FASTENERS TO BE 1/2" DIA FRP THREADED ROD WITH FIBER REINFORCED THERMOPLASTIC NUT, SPACED AT 12 INCHES ON CENTER MAXIMUM, U.N.O., FOR PANELS AND AS DESIGNED FOR STRUCTURAL MEMBERS.
4. THE COLOR AND SURFACE PATTERN OF EXPOSED FRP PANELS SHALL MATCH THE EXTERIOR OF THE EXISTING BUILDING, U.N.O.
5. STUD/NUT ASSEMBLIES SHOULD BE LUBRICATED FOR INSTALLATION
6. ENSURE BEARING SURFACES OF THE NUTS ARE PARALLEL TO THE SURFACES BEING FASTENED.
7. TORQUE BOLTS ACCORDING TO THE FOLLOWING TABLE:

INSTALLATION TORQUE TABLE		
SIZE	ULTIMATE TORQUE STRENGTH	RECOMMENDED MAXIMUM INSTALLATION TORQUE
3/8-16 UNC	8 FT-LBS	4 FT-LBS
1/2-13 UNC	18 FT-LBS	8 FT-LBS
5/8-11 UNC	35 FT-LBS	16 FT-LBS
3/4-10 UNC	50 FT-LBS	24 FT-LBS
1-8 UNC	110 FT-LBS	50 FT-LBS

8. WHEN TIGHTENING FRP STUD/NUT ASSEMBLIES, WRENCHES MUST MAKE FULL CONTACT WITH ALL NUT EDGES. A STANDARD SIX POINT SOCKET IS RECOMMENDED.
9. STUD/NUT ASSEMBLIES SHOULD BE BONDED BY APPLYING BONDING AGENT TO ENTIRE NUT AND EXPOSED STUD.
10. ALL FRP MATERIALS TO BE PROVIDED BY FIBERGRATE COMPOSITE STRUCTURES, DALLAS TX, OR APPROVED EQUAL.
11. ALL FRP SHAPES TO BE DYNAFORM PULTRUDED STRUCTURAL SHAPES.
12. ALL FRP PLATES TO BE FIBERPLATE MOLDED FRP PLATE.
13. ALL FRP PANELS TO BE FIBERPLATE CLADDING PANEL.
14. EACH FRP PANEL TO BE IDENTIFIED WITH LARR#25536 AND FIBERGRATE COMPOSITE STRUCTURAL LABEL.
15. FRP MATERIAL TO BE CLASSIFIED AS CC1 OR BETTER, AND HAVE MAXIMUM FLAME SPREAD OF 50.
16. ALL DESIGN AND CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH LOS ANGELES RESEARCH REPORT RR25536, DATED FEBRUARY 1, 2016.
17. SPECIAL INSPECTIONS MUST BE PROVIDED FOR ALL FRP INSTALLMENTS. SEE SPECIAL INSPECTION SECTION, THIS SHEET.

RATIO OF EDGE DISTANCE TO FRP FASTENER DIAMETER		
	RANGE	RECOMMENDED
EDGE DISTANCE - CL* BOLT TO END	2.0-4.0	3.0
EDGE DISTANCE - CL* BOLT TO SIDE	1.5-3.5	2.5
BOLT PITCH - CL* TO CL*	4.0-5.0	5.0

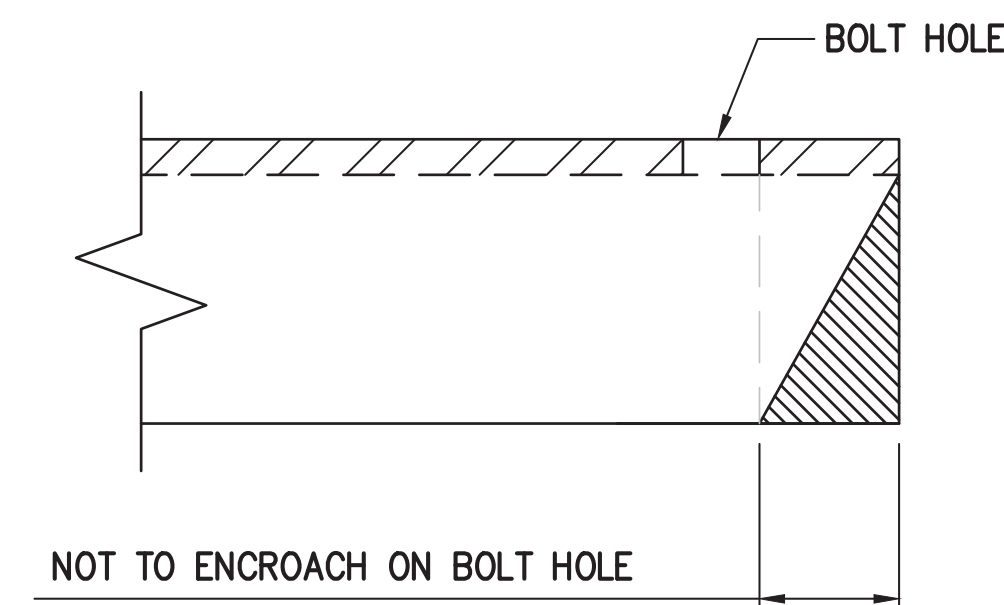
WOOD CONSTRUCTION NOTES:

1. ALL EXISTING WOOD SHAPES ARE ASSUMED TO BE DOUGLAS FIR-LARCH WITH A REFERENCE DESIGN BENDING VALUE OF 1000 PSI MIN.
2. ALL PROPOSED WOOD SHAPES ARE TO BE DOUGLAS FIR-LARCH WITH A REFERENCE DESIGN BENDING VALUE OF 1000 PSI MIN. U.N.O.
3. ALL EXISTING AND PROPOSED GLUED LAMINATED TIMBERS ARE TO BE 24F-1.8C DOUGLAS FIR BALANCED WITH A REFERENCE DESIGN BENDING VALUE OF 2400 PSI MIN. U.N.O.

SPECIAL INSPECTIONS NOTES:

1. A QUALIFIED INDEPENDENT TESTING LABORATORY, EMPLOYED BY THE OWNER AND APPROVED BY THE JURISDICTION, SHALL PERFORM INSPECTION AND TESTING IN ACCORDANCE WITH THE THE GOVERNING BUILDING CODE, APPLICABLE SECTION(S) AS REQUIRED BY PROJECT SPECIFICATIONS FOR THE FOLLOWING CONSTRUCTION WORK:
 - a. FIBER REINFORCED POLYMER.
 - THE SPECIAL INSPECTOR MUST VERIFY THAT THE FRP MATERIAL SPECIFIED ON THE APPROVED DESIGN DOCUMENTS IS BEING INSTALLED.
 - THE SPECIAL INSPECTOR MUST VERIFY THAT ALL CUT EDGES AND DRILLED HOLES ARE PROPERLY SEALED USING A VINYL ESTER SEALING KIT SUPPLIED BY THE MANUFACTURER.
 - THE SPECIAL INSPECTOR MUST VERIFY THAT THE STRUCTURE IS BUILT IN ACCORDANCE WITH THE APPROVED DESIGN DOCUMENTS.
2. THE INSPECTION AGENCY SHALL SUBMIT INSPECTION AND TEST REPORTS TO THE BUILDING DEPARTMENT, THE ENGINEER OF RECORD, AND THE OWNER UNLESS THE FABRICATOR IS APPROVED BY THE BUILDING OFFICIAL TO PERFORM WORK WITHOUT THE SPECIAL INSPECTIONS.

MAXIMUM ALLOWABLE ANGLE CLIP



BOLT EDGE DISTANCE TABLE:

BOLT DIAMETER (IN)	MIN. REQUIRED EDGE DISTANCE (IN)
0.375	0.6875
0.5	0.75
0.625	0.9375
0.75	1.125
0.875	1.3125
1.0	1.5
1.125	1.6875
1.25 & OVER	1.5 x BOLT DIAMETER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/22/21	100% CONSTRUCTION	BE



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SUITE 300
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SAN DIEGO ZOO

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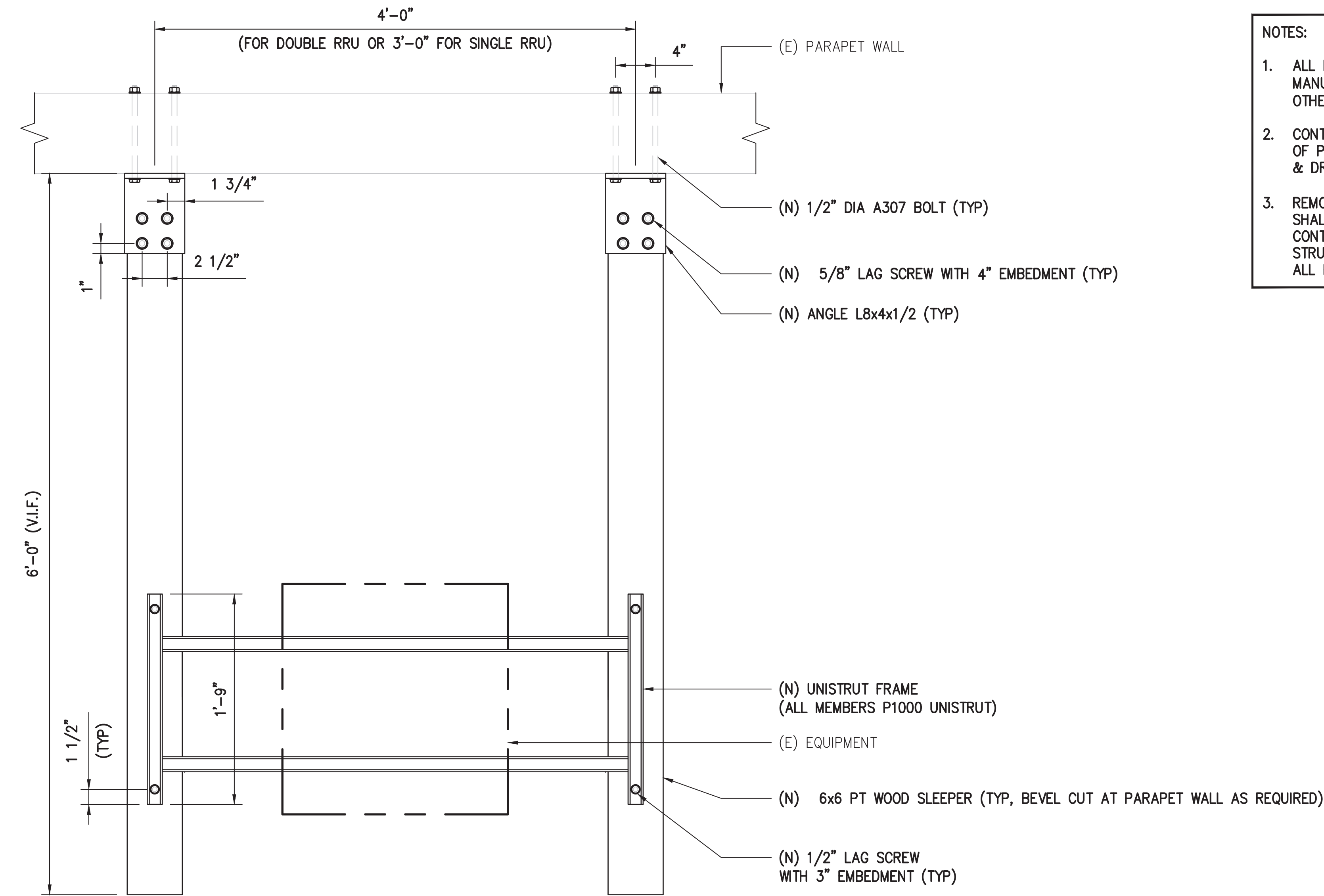
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SHEET TITLE:

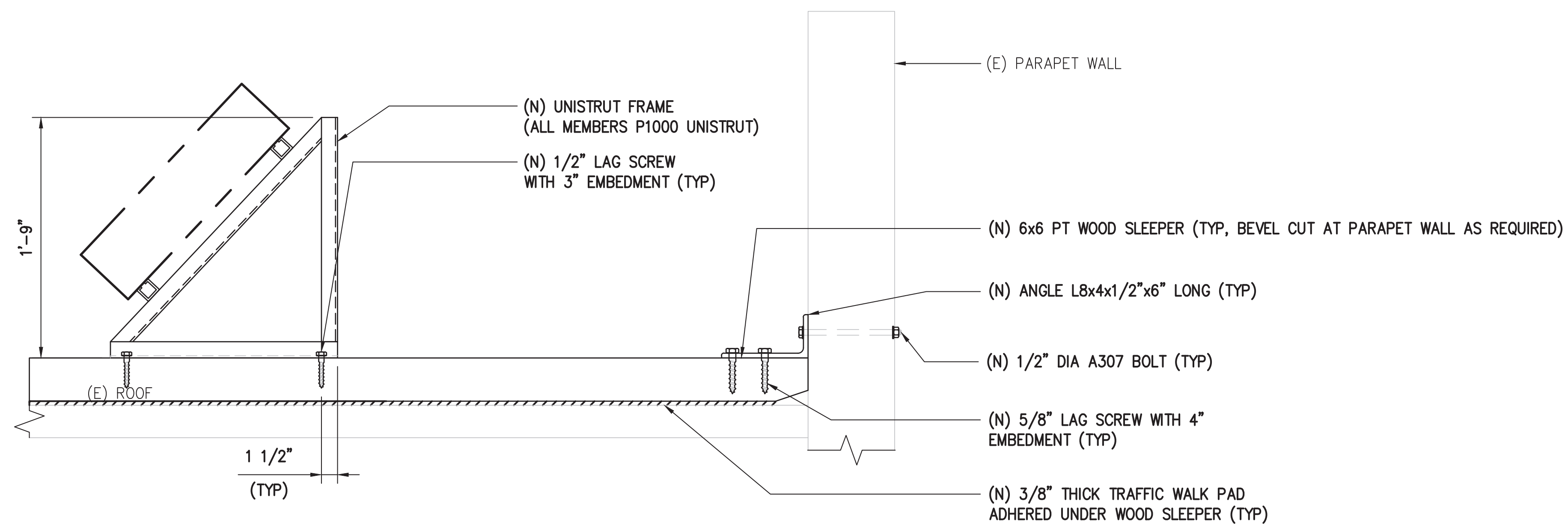
GENERAL NOTES

S-1

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



1 PLAN VIEW
SCALE: NOT TO SCALE



2 ELEVATION VIEW
SCALE: NOT TO SCALE

NOTES:

1. ALL DESIGNATED PARTS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY REQUIRED LENGTHS OF PROPOSED ANGLES, PIPES & PLATES, AND CUT & DRILL ON SITE AS NECESSARY.
3. REMOVAL/REPLACEMENT OF STRUCTURAL MEMBERS SHALL BE DONE ONE MEMBER AT A TIME. CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STRUCTURAL INTEGRITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

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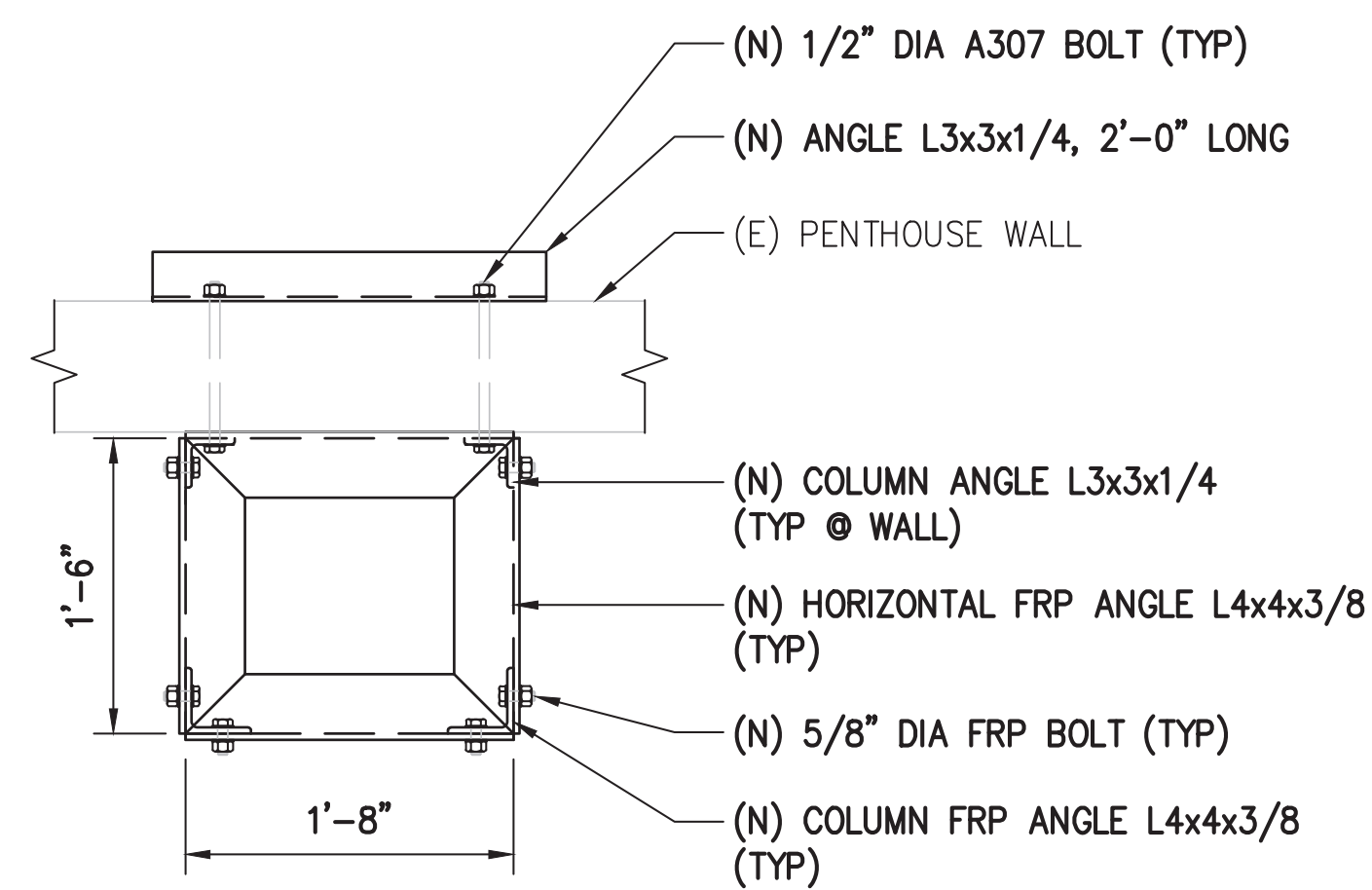


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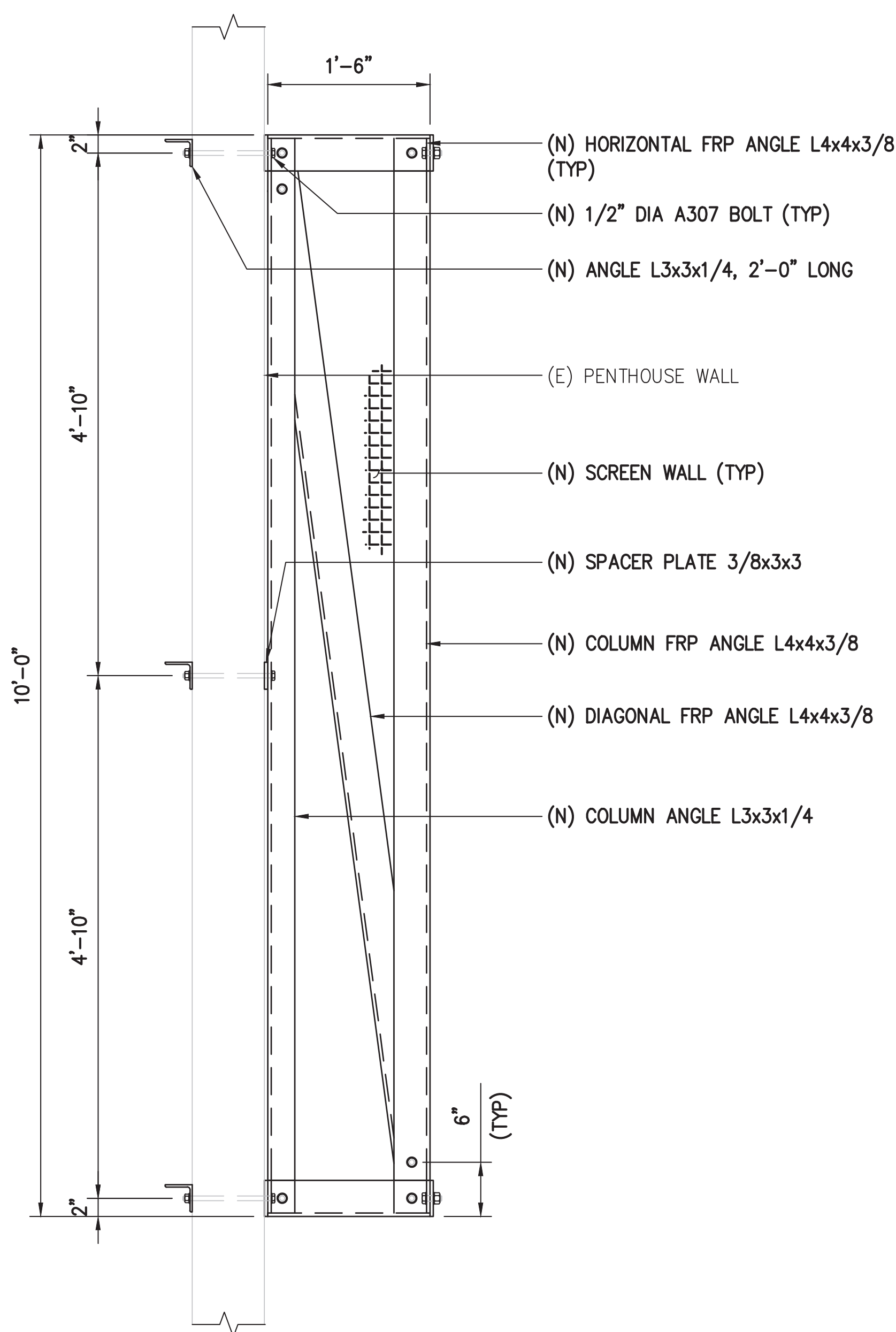
SHEET TITLE:
H-FRAME DESIGN

S-2

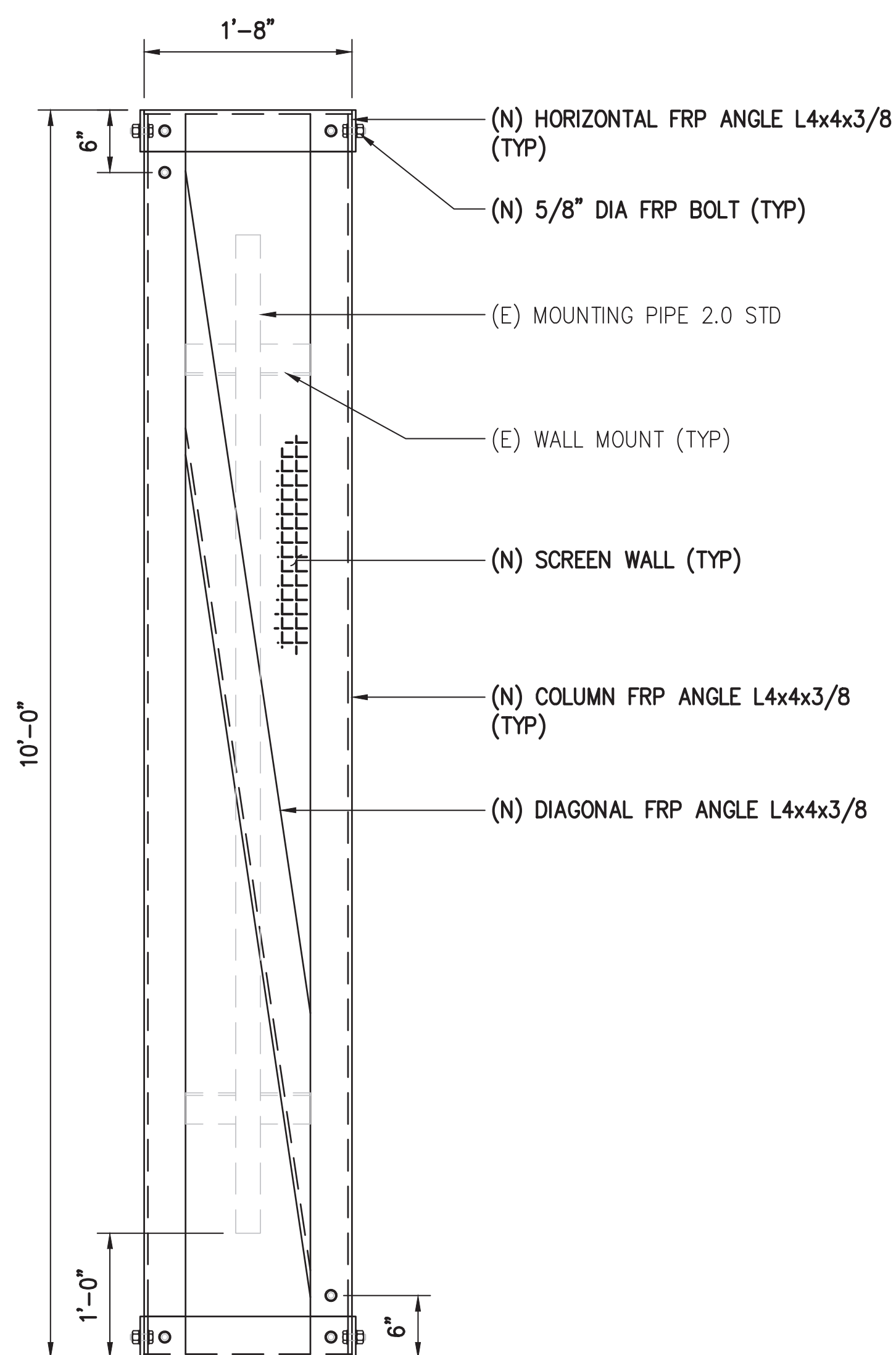
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



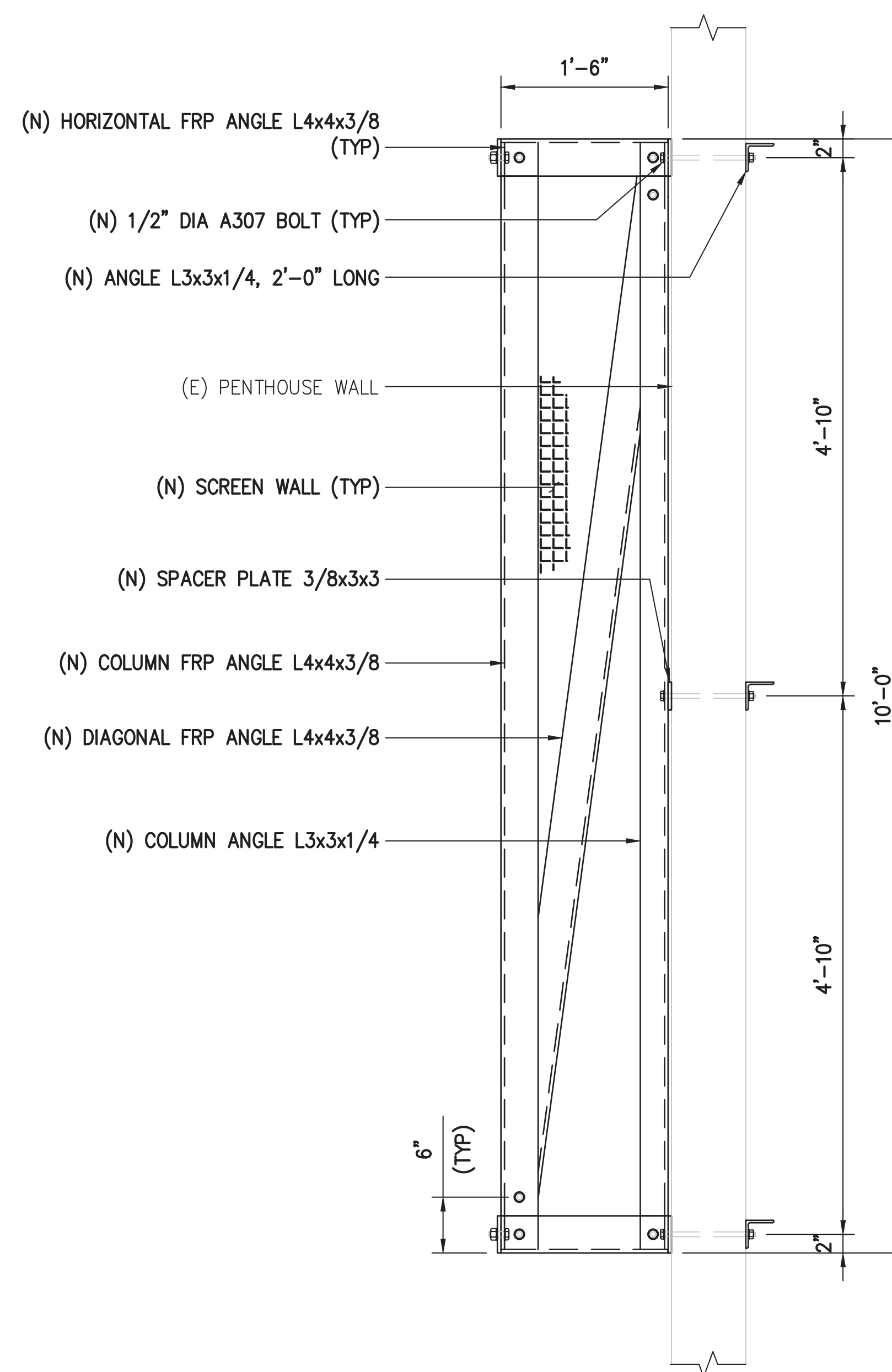
1 PLAN VIEW
SCALE: NOT TO SCALE



2 LEFT SIDE ELEVATION VIEW
SCALE: NOT TO SCALE



3 ELEVATION VIEW
SCALE: NOT TO SCALE



4 RIGHT SIDE ELEVATION VIEW
SCALE: NOT TO SCALE

- NOTES:
- MODIFICATIONS SHOWN ARE TYPICAL FOR ALL SECTORS.
 - ALL DESIGNATED PARTS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO FIELD VERIFY REQUIRED LENGTHS OF PROPOSED ANGLES, PIPES & PLATES, AND CUT & DRILL ON SITE AS NECESSARY.
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10-22-21

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SHEET TITLE:
FRP SCREEN DESIGN

S-3

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