



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: January 12, 2023 REPORT NO. PC-23-003  
HEARING DATE: January 19, 2023  
SUBJECT: VERIZON PADRE GOLD. Process Four Decision  
PROJECT NUMBER: [670977](#)  
OWNER/APPLICANT: Linda Vista Post No. 731, The American Legion Department of California,  
Owner/ Verizon Wireless, Applicant

### SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 7245 Linda Vista Road in the Linda Vista Community Plan?

### Staff Recommendations:

1. **Approve** Planned Development Permit (PDP) No. 2607784; and
2. **Approve** Neighborhood Development Permit (NDP) No. 2607785.

Community Planning Group Recommendation: On August 23, 2021, the Linda Vista Community Planning Group voted 8-0- to recommend approval of the project with the condition that original landscaping is installed with the cooperation of the Maintenance Assessment District (MAD) and new landscaping should be coordinated with MAD (Attachment 10).

### Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) 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 December 12, 2022 and the opportunity to appeal that determination ended December 27, 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 Padre Gold (Project) proposes the continued use of a Verizon Wireless Communication Facility (WCF) mounted within an existing 76-foot-high stealth tower located at 7245 Linda Vista Road within the CC-1-3 Zone of the Linda Vista Community Plan area. The previous approval for Conditional Use Permit (CUP) No. 97765 expired on September 2, 2020, with a 10-year term. Additionally, multiple carriers already utilize the site for their communication network including T-Mobile and AT&T. AT&T collocates on the tower which results in the height of the tower. Collocation is when two or more carriers share a tower. This allows carriers to maintain the necessary existing coverage and service while avoiding interference and reducing the amount of WCFs towers on a site. The AT&T permit is being processed separately and is currently in review. AT&T has its own separate equipment enclosure. T-Mobile's WCF is located on the other side of the building concealed in a flagpole.

## DISCUSSION

### Project Description:

The Project proposes the continued operation of a WCF utilized by Verizon. Land uses surrounding the Project site include an elementary school across Linda Vista Road and a mix of commercial and residential including to the west, and varying density residential developments to the north, east and south (Attachments 1, 2, 3). The WCF consists of twelve (12) panel antennas and six (6) Remote Radio Units (RRUs) within an existing 76-foot-high stealth tower. The tower contains a functioning clock and is painted to match the American Legion building on the same site. The associated equipment will continue to be located in a 360-square-foot enclosure on grade next to the tower (Figures 1 and 2). The Project does not include any modifications to the equipment in the tower level or in the enclosure. The Project complies with the [Wireless Communication Facility Guidelines](#) as a Architecturally Designed Stand-Alone Tower.



Figure 1 View of WCF tower from Genesee Avenue



Figure 2: View of WCF tower from Linda Vista Road

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 commercial zone which is a Preference 1 according to Council Policy.

This WCF has been in Verizon's network since 1995. 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 created on July 29, 2020. The Project's permit will include a 10-year expiration date. 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 1 location is the most viable option in the area (Attachment 1). Pursuant to San Diego Municipal Code (SDMC) [143.0401](#), the Project as designed requires a Process Four, PDP, Planning Commission decision as the Project requires a deviation to the height limit. Additionally, pursuant to SDMC Section 141.0420(e)(3), the Project requires a NDP when a Project's equipment enclosure exceeds 250 square-feet. In this case, the WCF has an existing equipment area of 360 square-feet located in an enclosure on grade.

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 February 25, 2019 from Dtech communications 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 [Linda Vista 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, the antennas are mounted inside the tower at the top. The tower concealing the antennas is painted and textured to match the existing adjacent building. The associated equipment enclosure is located in a 360-square-foot building located on grade next to the WCF tower. As designed, the Project complies with the WCF regulations, by integrating the Project into an architecturally designed standalone tower, thereby reducing any potential visual impacts.

Project-Related Issues:

Deviation- An applicant may request deviations from the applicable development regulations with a Planned Development Permit decided in accordance with Process Four, provided that the findings in [SDMC Section 126.0605](#) are made. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviations:

| <b>DEVIATIONS SUMMARY</b>               |   |                         |                  |
|---|---|-------------------------|------------------|
| <b>Table 1</b>                          |   |                         |                  |
| <b>Deviation Description</b>            | <b>Deviation from SDMC</b>                              | <b>Allowed/Required</b> | <b>Proposed</b>  |
| <b>Over Maximum Height Limit CC-1-3</b> | <a href="#">SDMC Section 131.0530 and Table 131-05D</a> | 45 feet                 | 76 feet existing |

*Justification*- The facility has been existing on the site since 1995 and was designed as a 76-foot monopole. In 2005, it was redesigned to conform to the newest WCF guidelines and associated codes. The Project was designed as a 76-foot stealth tower that contained a functioning clock to continue the required service.

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 (Attachment 7). A degradation of the existing service could have a significant impact on customers and essential emergency communication services. The above deviation has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), Linda Vista Community Plan, and the purpose and intent of the Wireless Communication Facility Ordinance. The Project has been designed to integrate into the surrounding community and would not adversely impact the public's health or safety.

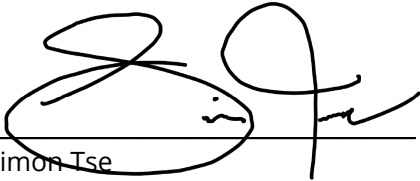
Conclusion:

The Project's design effectively integrates with the architecture of the surrounding community, 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 PDP No. 2607784 and NDP No. 2607785 (Attachment 6).

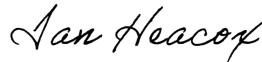
ALTERNATIVES

1. Approve PDP No. 2607784 and NDP No. 2607785, with modifications.
2. Deny PDP No. 2607784 and NDP No. 2607785, 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

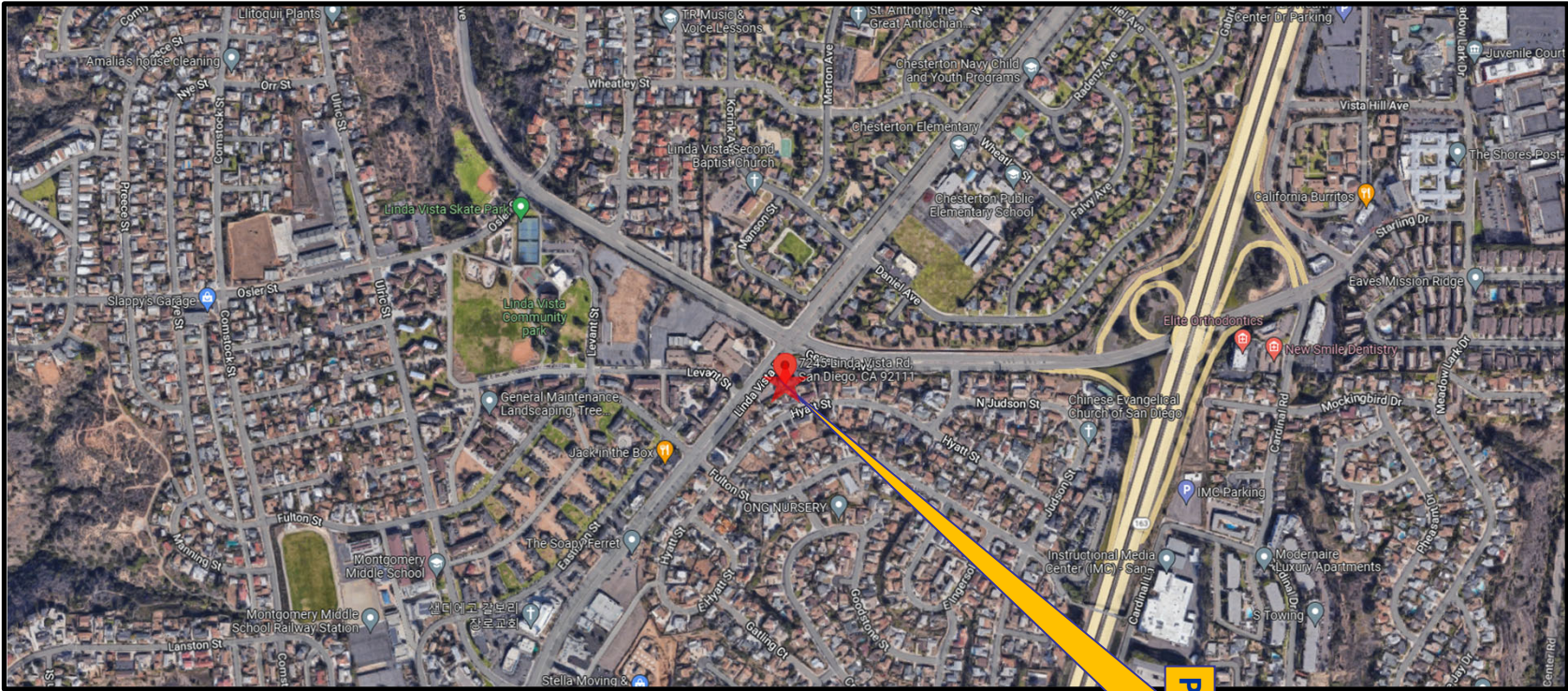


Ian Heacox  
Development Project Manager  
Development Services Department

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

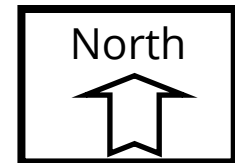


**Project Site**

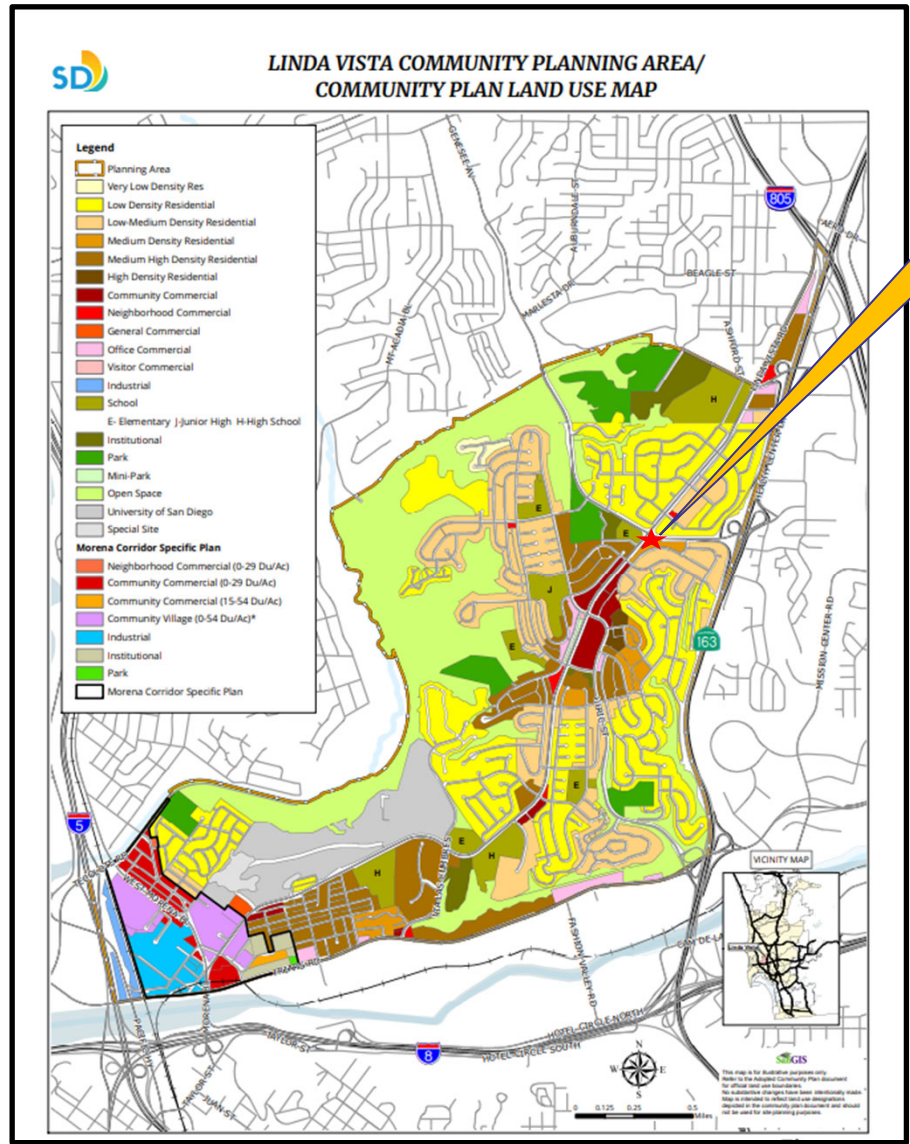


# Aerial Photograph

**VERIZON PADRE GOLD PROJECT NO. 670977**  
**7245 Linda Vista Road**







**Project Site**

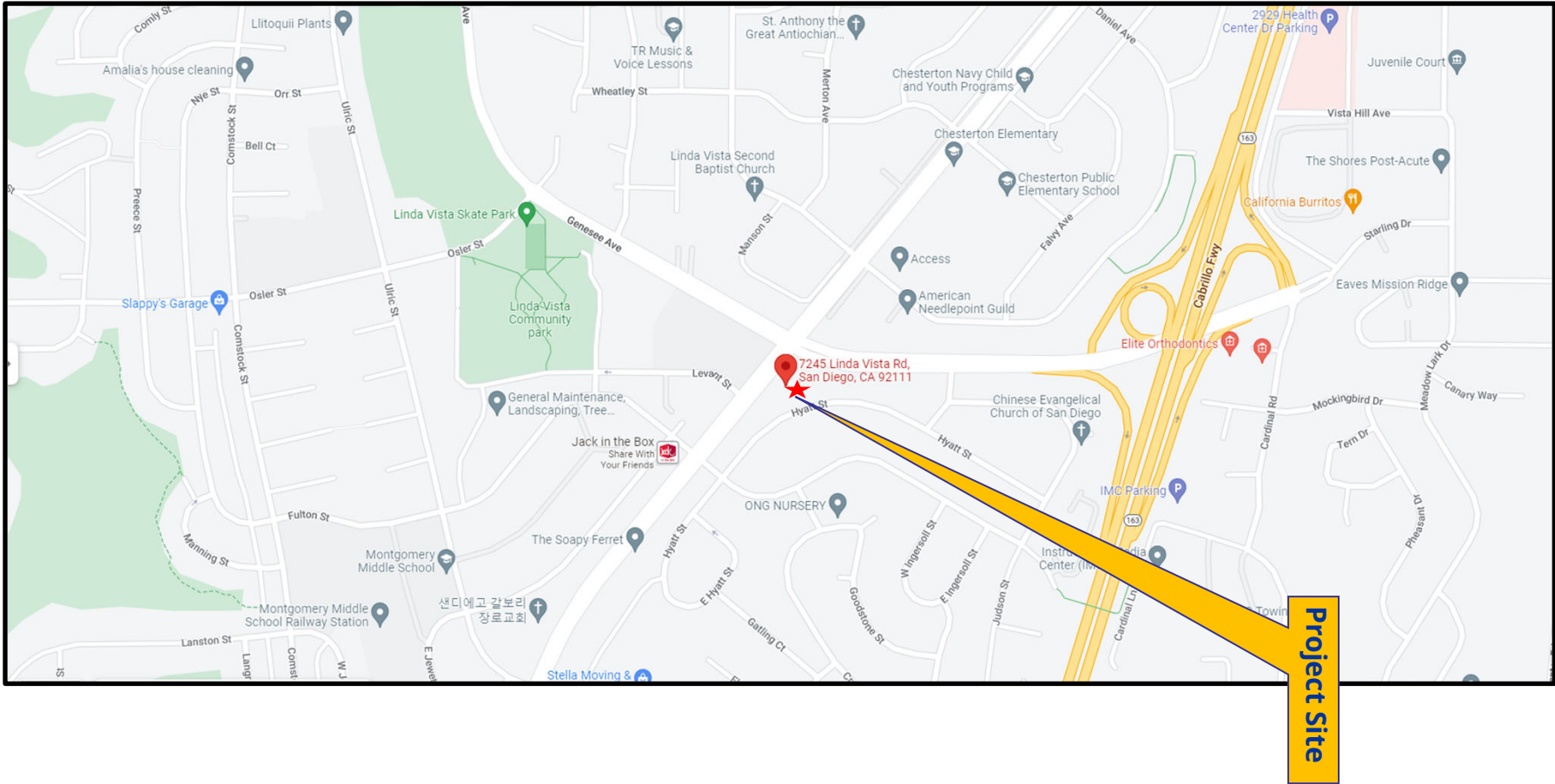


# Linda Vista Land Use Map

Verizon Padre Gold Project No. 670977  
7245 Linda Vista Road

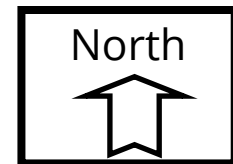


ATTACHMENT 2



# Project Location Map

**Verizon Padre Gold Project No. 670977**  
**7245 Linda Vista Road**



PLANNING COMMISSION RESOLUTION NO. XXX  
PLANNED DEVELOPMENT PERMIT NO. 2607784  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2607785  
**VERIZON PADRE GOLD PROJECT NO. 670977**

WHEREAS, Linda Vista Post No. 731, The American Legion Department of California, 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. 2607784 and 2607785);

WHEREAS, the project site is located at 7245 Linda Vista Road in the CC-1-3 Zone of the Linda Vista Community Plan area;

WHEREAS, the project site is legally described as Lot 9, Block 35, Linda Vista Subdivision Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No.3253, filed in the Office of the Recorder of Said San Diego County, June 23, 1955;

WHEREAS, on December 12, 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 15301 (Existing Facilities) 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 January 19, 2023, the Planning Commission of the City of San Diego considered Planned Development Permit (PDP) No. 2607784 and Neighborhood Development Permit (NDP) No. 2607785 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 PDP No. 2607784 and NDP No. 2607785:



**A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

**1. Findings for all Conditional Use Permits:**

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

The Verizon Padre Gold (Project) proposes the continued use of a Wireless Communication Facility (WCF) by Verizon. The existing WCF will not consist of modifications to the project and comprises twelve (12) antennas and six (6) Remote Radio Units (RRUs) to be mounted inside an existing 76-foot stealth tower with a functioning clock, painted and textured to match the surrounding buildings.

The Linda Vista 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 antennas will be screened inside the existing stealth tower with a functioning clock, painted and textured to match the adjacent buildings. The associated equipment area is located in an enclosure on grade adjacent to the tower. As designed, the Project complies with the WCF regulations, by integrating the Project into the surrounding community, 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 15301 (Existing Facilities). 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.

This existing WCF has been active on this site since 1995. The 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 February 25, 2019 from Dtech communications 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 proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations are otherwise authorized pursuant to the Land Development Code.**

The Project requires a height deviation from the zone regulations under Land Development Code. The 76-foot stealth tower is located on a commercial premise in the CC-1-3 Zone. The maximum height limit is 45 feet and the deviation will be for 31 feet. 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 360 -square-feet, located on grade.

In addition to Verizon, AT&T collocates on the tower which results in the height of the tower. Collocation is when two or more carriers share a tower. This allows carriers to maintain the necessary existing coverage and service while avoiding interference due to height difference of the carrier's equipment and reducing the amount of WCFs towers on a site. The AT&T permit is being processed separately and is currently in review. AT&T has its own separate equipment enclosure.

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.

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 commercial zone which is a Preference 1 according to Council Policy. The stealth tower with a function clock implements 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 with the approval of the height deviation.

**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 PDP 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.**

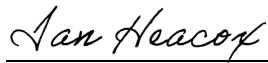
As outlined in PDP Finding No. A.1.b. listed above, the proposed development will not adversely affect the applicable land use plan.

**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 PDP 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, PDP No. 2607784 and NDP No. 2607785 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. 2607784 and 2607785, a copy of which is attached hereto and made a part hereof.



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Ian Heacox  
Development Project Manager  
Development Services

Adopted on: January 19, 2023

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

PLANNED DEVELOPMENT PERMIT NO. 2607784  
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2607785  
**VERIZON PADRE GOLD PROJECT NO. 670977**  
 PLANNING COMMISSION

This Planned Development Permit (PDP) No. 2607784 and Neighborhood Development Permit (NDP) No. 2607785 is granted by the Planning Commission of the City of San Diego to Linda Vista Post No. 731, The American Legion Department of California, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0402, 141.0420, and 143.0401. The site is located at 7245 Linda Vista Road in the CC-1-3 Zone of the Linda Vista Community Plan area. The project site is legally described as Lot 9, Block 35, Linda Vista Subdivision Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3253, filed in the Office of the Recorder of Said San Diego County, June 23, 1955.

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 January 19, 2023, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of twelve (12) antennas and six (6) Remote Radio Units (RRUs), to be located within an existing 76-foot stealth tower;
- b. Height Deviation: 31 feet, where the height limit in CC-1-3 zone is 45-feet;
- c. Associated 360-square-foot fully enclosed equipment area; and
- d. 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 February 2, 2026.
2. This Permit and corresponding use of this site shall expire on February 2, 2033 the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.



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

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

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

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify 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:**

14. Prior to issuance of any construction permit for building, the Owner/Permittee shall submit an "Existing Landscape Plan", consistent with Exhibit "A," on file in the Development Services Department. The "Existing Landscape Plan" shall show and identify all existing plant material, including existing quantities, as shown in the Exhibit "A"s.

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. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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.

**COMMUNITY PLANNING GROUP:**

17. The original landscape shall be installed with the cooperation of the designated Maintenance Assessment District (MAD) and any new landscaping shall be coordinated with the designated MAD.

**PLANNING/DESIGN REQUIREMENTS:**

18. 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.

19. No overhead cabling is permitted.

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

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

22. 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.

23. 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.

24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. FRP should be textured and painted to match adjacent building faces at all times. Paint and texture should match completely.
31. There should be no noticeable transitions between FRP and adjacent surfaces at any time, be they paint, texture, or seam.
32. If concealed within a parapet, top, sides and rear of antennas and associated components should also be enclosed or otherwise screened from view. At no time should any WCF component be visible, be it antenna, mounting apparatus, cabling, or equipment.

**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 January 19, 2023.

DRAFT

Planned Development Permit No. 2607784  
Neighborhood Development Permit No. 2607785  
January 19, 2023

---

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.

**Linda Vista Post No. 731, The American Legion Department of California**  
Owner

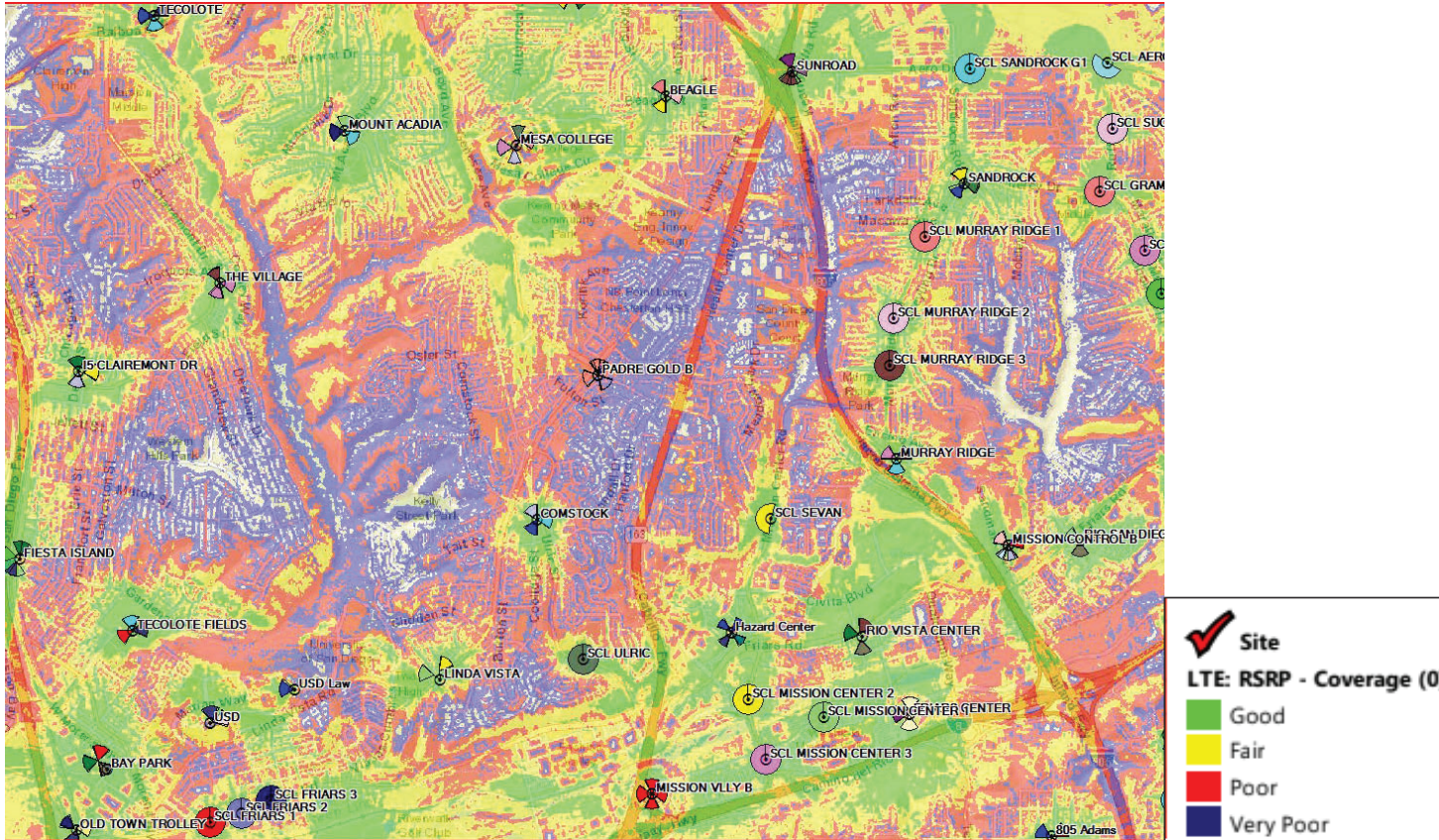
By \_\_\_\_\_  
NAME:  
TITLE:

**Verizon Wireless**  
Permittee

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

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

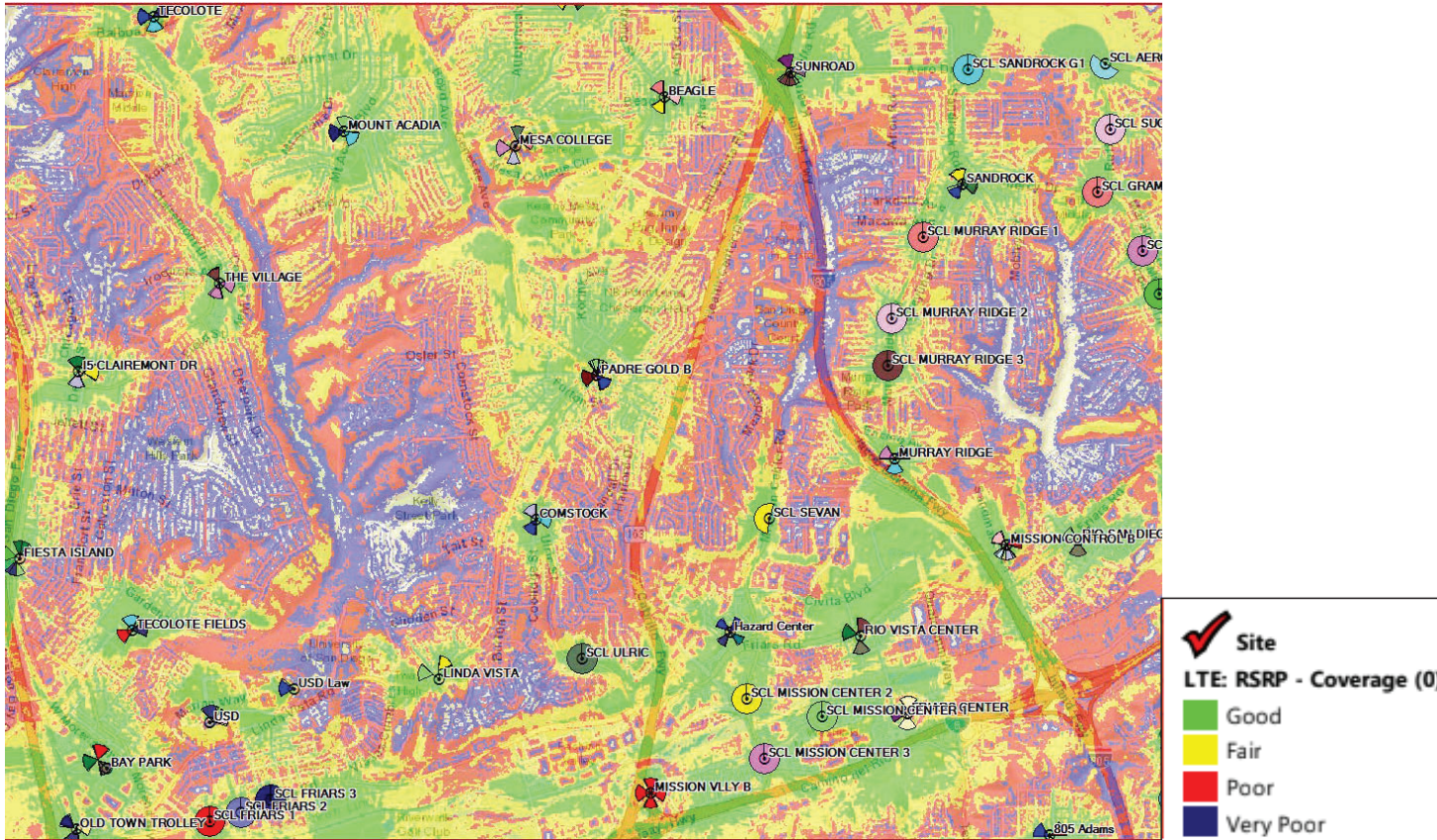
# Coverage Without Site = Padre Gold



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



# Coverage With Site = Padre Gold



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

**NOTICE OF EXEMPTION***(Check one or both)*

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

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

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

Project No.: 670977

Project Title: Verizon Padre Gold

PROJECT LOCATION-SPECIFIC: The project is located at 7245 Linda Vista Road, San Diego CA 92111

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP) and Neighborhood Development Permit (NDP) for the continued use of an existing Wireless Communications Facility (WCF). The existing WCF is located within an existing 76-foot-high stealth tower providing 12 panel antennas and six Remote Radio Units (RRUs). The project is located at 7245 Linda Vista Road. The property is zoned CC-1-3 and it is designated for Community Commercial in the Linda Vista Community Plan, Council District 7. There is no development being proposed as part of this project.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Plancom, Shelly Kilbourn—302 State Place, Escondido CA 92029. (619) 208-4685

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: 15301 (Existing Facilities)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

Jeff Szymanski / SENIOR PLANNER  
SIGNATURE/TITLE

JANUARY 3, 2022  
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

|   |   |   |   |
|---|---|---|---|
|  | <b>City of San Diego<br/>Development Services</b><br>1222 First Ave., MS 302<br>San Diego, CA 92101<br>(619) 446-5000 | <h1>Ownership Disclosure<br/>Statement</h1> | <b>FORM<br/>DS-318</b><br><br><b>October 2017</b> |
|---|---|---|---|

**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:** Verizon Padre Gold **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 7245 Linda Vista Road

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

**Non Profit**

Corporation  Limited Liability -or-  General – What State? CA Corporate Identification No. C0245047  
 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: Linda Vista Post No. 731  Owner  Tenant/Lessee  Successor Agency

Street Address: 7245 Linda Vista Road

City: San Diego State: CA Zip: 92111

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

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

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Verizon Wireless  Owner  Tenant/Lessee  Successor Agency

Street Address: 15505 Sand Canyon Avenue

City: Irvine State: CA Zip: 92618

Phone No.: 949-760-3929 Fax No.: \_\_\_\_\_ Email: karen.pereda@verizonwireless.com

Signature: Karen Pereda Date: 3/19/2020

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





**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:** Verizon Padre Gold **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 7245 Linda Vista Road

**Specify Form of Ownership/Legal Status (please check):** \_\_\_\_\_ Non Profit  
 Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. C0245047  
 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: Linda Vista Post 731, The American Legion Department of California, a California non-profit mutual benefit corporation  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 7245 Linda Vista Road  
 City: San Diego State: CA Zip: 92111  
 Phone No.: 619-701-5925 Fax No.: \_\_\_\_\_ Email: RPT@SAN.RR.COM  
 Signature: Ronald P. Tomcek Date: 3-19-2020  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Verizon Wireless  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 15505 Sand Canyon Avenue  
 City: Irvine State: CA Zip: 92618  
 Phone No.: 949-760-3929 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](http://www.sandiego.gov/development-services).  
 Upon request, this information is available in alternative formats for persons with disabilities.

|  |   |                                  |   |
|--|---|----------------------------------|---|
| <b>Page 3</b>  | <b>City of San Diego · Information Bulletin 620</b>   |                                  | <b>August 2018</b>  |
|   | <b>City of San Diego<br/>Development Services</b><br>1222 First Ave., MS-302<br>San Diego, CA 92101 |                                  | <h1>Community Planning<br/>Committee Distribution<br/>Form</h1> |
|  | Project Name:<br>Padre Gold Verizon (PTS 670977)  |                                  | Project Number:<br>670977                                       |
| Community: Linda Vista   |   |                                  |   |
| <p>For project scope and contact information (project manager and applicant),<br/>log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p> |   |                                  |   |
| <input checked="" type="checkbox"/> Vote to Approve<br><input type="checkbox"/> Vote to Approve with Conditions Listed Below<br><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below<br><input type="checkbox"/> Vote to Deny                                |   | Date of Vote:<br>August 23, 2021 |   |
| # of Members Yes<br>8  | # of Members No<br>0  | # of Members Abstain<br>0        |   |
| Conditions or Recommendations:<br>Original landscaping was installed with the cooperation of the MAD and new landscaping should be coordinated with MAD  |   |                                  |   |
| <input type="checkbox"/> No Action<br>(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)   |   |                                  |   |
| NAME: Lauree Camarato  |   |                                  |   |
| TITLE: Secretary, Linda Vista Planning Group   |   | DATE: August 30, 2022            |   |
| <i>Attach additional pages if necessary (maximum 3 attachments).</i>   |   |                                  |   |

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM



## PHOTO STUDY & KEY MAP

---

**Verizon Wireless**  
**"Padre Gold"**  
7245 Linda Vista Road  
San Diego, CA 92111

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

Prepared by:

**PlanCom, Inc.**  
*Contractor Representatives for*  
**Verizon Wireless**

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

July 7, 2021





North Elevation



South Elevation





East Elevation



West Elevation





North elevation of the equipment enclosure



North elevation of the equipment enclosure





West elevation of the equipment enclosure



North elevation with equipment enclosure visible at base of tower



View North





View South



View East



View West





Aerial View





**EXISTING**



**PROPOSED**



**Padre Gold**  
7245 Linda Vista Rd.  
San Diego, CA 92111

(AWS-3/850 LTE Add)



**EXISTING**



**PROPOSED**

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings  
4/7/2020

**Photosimulation of proposed telecommunications site: North elevation**



**Padre Gold**  
7245 Linda Vista Rd.  
San Diego, CA 92111

(AWS-3/850 LTE Add)



**EXISTING**



**PROPOSED**

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings  
4/7/2020

**Photosimulation of proposed telecommunications site: West elevation**





**PADRE GOLD**  
**7245 LINDA VISTA ROAD**  
**SAN DIEGO, CALIFORNIA 92111**



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

PREPARED FOR



15505 SAND CANYON AVENUE  
 IRVINE, CALIFORNIA 92618

**LEGAL DESCRIPTION**

LOT 9, BLOCK 35, LINDA VISTA SUBDIVISION UNIT NO. 8, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3253, FIELD IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, JUNE 23, 1955.

**CONSULTANT TEAM**

**CLIENTS REPRESENTATIVE:**

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

**ARCHITECT:**

**MOTIVE INFRASTRUCTURE SOLUTIONS**  
 17260 NEWHOPE STREET  
 FOUNTAIN VALLEY, CALIFORNIA 92708  
**PHONE:** (949) 760-3929  
**FAX:** (949) 760-3931  
**CONTACT:** JEFFREY ROME

**LANDSCAPE ARCHITECT:**

**CS DESIGN GROUP**  
 6965 EL CAMINO REAL  
**SUITE:** 105-482  
 CARLSBAD, CALIFORNIA 92009  
**PHONE:** (760) 272-5742  
**FAX:** (760) 454-3097  
**CONTACT:** GARY CHAPMAN

**DEVELOPMENT SUMMARY**

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

**OWNER:** AMERICAN LEGION POST 731  
 DEPARTMENT OF CALIFORNIA  
 7245 LINDA VISTA ROAD  
 SAN DIEGO, CALIFORNIA 92111  
 SITE CONTACT: CHARLES CAMARATO, JR.  
 PHONE: (858) 277-3255

**USE:** WIRELESS TELECOMMUNICATIONS FACILITY

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

**ASSESSORS PARCEL NUMBER:** 432-030-24

**ZONING:** CC-1-3

**EXISTING TYPE OF CONSTRUCTION:** B-TELECOM SHELTER

**OCCUPANCY:** U

**JURISDICTION:** CITY OF SAN DIEGO

**PROPOSED PERMITS:** LIMITED USE AND PLANNED DEVELOPMENT PERMIT

**SHEET INDEX**

T-1 TITLE SHEET  
 T-2 LETTER OF AUTHORIZATION  
 T-3 PHOTOSIMULATIONS

A-1 SITE PLANS  
 A-2 NORTH AND SOUTH ELEVATIONS  
 A-2.1 EAST AND WEST ELEVATIONS  
 A-3 ANTENNA PLAN  
 A-4 DETAILS  
 A-5 DETAILS

L-1 LANDSCAPE DEVELOPMENT PLAN

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA FIRE CODE, 2019 EDITION  
 CALIFORNIA BUILDING CODE, 2019 EDITION  
 CALIFORNIA PLUMBING CODE, 2019 EDITION  
 CALIFORNIA MECHANICAL CODE, 2019 EDITION  
 CALIFORNIA ELECTRICAL CODE, 2019 EDITION  
 CALIFORNIA GREEN BUILDING CODE, 2019 EDITION

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

**ACCESSIBILITY DISCLAIMER**

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

**PROJECT DESCRIPTION**

VERIZON WIRELESS PROPOSES TO OBTAIN A NEW PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY FOR THE FOLLOWING:

- (15) VZW PANEL ANTENNAS MOUNTED WITHIN AN EXISTING STEALTH TOWER.
- (7) VZW RRU'S MOUNTED WITHIN AN EXISTING STEALTH TOWER.
- (2) VZW RAYCAP.
- (2) 6x12 HYBRID CABLES.
- (1) EQUIPMENT SHELTER.
- LANDSCAPING AND IRRIGATION TO COMPLY WITH PREVIOUS ENTITLEMENTS.

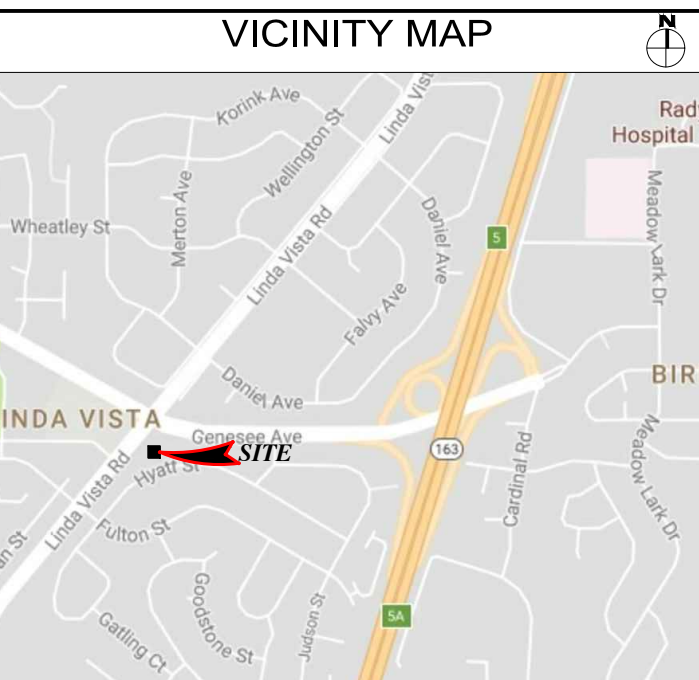
THIS PROJECT DOES NOT PROPOSE ANY DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

**NOTES**

THE PROPOSED WIRELESS FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCIES IN ACCORDANCE WITH THE TELECOMMUNICATIONS ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY THE STATE OR FEDERAL REGULATORY AGENCIES.

**SCALE**

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"X36" FORMAT. IF THIS DRAWING SET IS NOT 24"X36", THIS SET IS NOT TO SCALE.



APPROVALS

90% CDS \_\_\_\_\_ DATE \_\_\_\_\_

100% CDS \_\_\_\_\_ DATE \_\_\_\_\_

100% CDS WITH STRUCTURAL \_\_\_\_\_ DATE \_\_\_\_\_

SITE NAME

**PADRE GOLD**

7245 LINDA VISTA ROAD  
 SAN DIEGO, CALIFORNIA 92111

DRAWING DATES  
 04/09/20 ZONING DRAWING  
 12/17/20 REV. PER CITY COMMENTS  
 10/19/21 REV. PER CITY COMMENTS  
 12/06/21 EXISTING LANDSCAPING  
 06/01/22 DRAWING REVIEW COMMENTS  
 06/17/22 DRAWING REVIEW COMMENTS

SHEET TITLE

**TITLE SHEET**

**T-1**



Verizon Wireless  
15505 Sand Canyon Avenue  
Irvine, Ca. 92618

**LETTER OF AUTHORIZATION**  
(APPLICATION FOR ZONING/LAND USE ENTITLEMENTS)

|                            |  |
|----------------------------|--|
| Property Address:          | 7245 Linda Vista Road, San Diego, CA 92111   |
| Vested Owner:              | Linda Vista Post 731, The American Legion Department of California, a California non-profit mutual benefit corporation |
| Assessor's Parcel Numbers: | 432-030-24   |
| Verizon Site Name:         | Padre Gold   |

The undersigned, authorizes Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless, with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921, its employees, representatives, agents, and/or consultants, to act as agent on the undersigned's behalf for the sole purpose of obtaining land use approvals, building permits and or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility, including FAA filings, on the above identified parcel of land. It is understood that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

It being further understood that signing this Letter of Authorization in no way creates an obligation of any kind.

Vested Owner: Linda Vista Post 731, The American Legion Department of California, a California non-profit mutual benefit corporation

By: Ronald Paul Tomcek

Print Name: RONALD PAUL TOMCEK

Date: 3-18-2020

Scanned with CamScanner



17260 NEWHOPE ST., FOUNTAIN VALLEY, CA 92708  
PHONE: (714) 752-4263 FAX: (949) 760-3931

**PROPRIETARY INFORMATION**

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

PREPARED FOR



15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618

APPROVALS

90% CDS \_\_\_\_\_ DATE \_\_\_\_\_

100% CDS \_\_\_\_\_ DATE \_\_\_\_\_

100% CDS WITH STRUCTURAL \_\_\_\_\_ DATE \_\_\_\_\_

SITE NAME

**PADRE GOLD**

7245 LINDA VISTA ROAD  
SAN DIEGO, CALIFORNIA 92111

| DRAWING DATES |                         |
|---------------|-------------------------|
| 04/09/20      | ZONING DRAWING          |
| 12/17/20      | REV. PER CITY COMMENTS  |
| 10/19/21      | REV. PER CITY COMMENTS  |
| 12/06/21      | EXISTING LANDSCAPING    |
| 06/01/22      | DRAWING REVIEW COMMENTS |
| 06/17/22      | DRAWING REVIEW COMMENTS |

SHEET TITLE

**LETTER OF AUTHORIZATION**

**T-2**

JOB NUMBER: 10012483



**PROPRIETARY INFORMATION**  
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PREPARED FOR



15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618

APPROVALS

|                          |      |
|--------------------------|------|
| 90% CDS                  | DATE |
| 100% CDS                 | DATE |
| 100% CDS WITH STRUCTURAL | DATE |

SITE NAME

**PADRE GOLD**

7245 LINDA VISTA ROAD  
SAN DIEGO, CALIFORNIA 92111

DRAWING DATES

|          |                         |
|----------|-------------------------|
| 04/09/20 | ZONING DRAWING          |
| 12/17/20 | REV. PER CITY COMMENTS  |
| 10/19/21 | REV. PER CITY COMMENTS  |
| 12/06/21 | EXISTING LANDSCAPING    |
| 06/01/22 | DRAWING REVIEW COMMENTS |
| 06/17/22 | DRAWING REVIEW COMMENTS |

SHEET TITLE

**PHOTOSIMULATIONS**

**T-3**

**Padre Gold**  
7245 Linda Vista Rd.  
San Diego, CA 92111  
(AWS-3/850 LTE A66)  
**verizon**

**Padre Gold**  
7245 Linda Vista Rd.  
San Diego, CA 92111  
(AWS-3/850 LTE A66)  
**verizon**

**Padre Gold**  
7245 Linda Vista Rd.  
San Diego, CA 92111  
(AWS-3/850 LTE A66)  
**verizon**



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings 4/7/2020

Photosimulation of proposed telecommunications site: South elevation

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings 4/7/2020

Photosimulation of proposed telecommunications site: North elevation

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings 4/7/2020

Photosimulation of proposed telecommunications site: West elevation



**SITE PLAN AND ENLARGED SITE PLAN KEYNOTES**

- 1 (E) 76'-0" CLOCK TOWER ENCLOSURE WITH (E) VZW ANTENNAS; SEE SHEET A-3.
- 2 (E) VZW LEASE AREA; SEE ENLARGED SITE PLAN DETAIL 1/A-1.
- 3 (E) AT&T EQUIPMENT AREA.
- 4 (E) PROPERTY LINE.
- 5 (E) VZW EQUIPMENT SHELTER WITH (N) 2260 RAYCAP INSTALLED IN (E) RACK.
- 6 (E) BUILDING.
- 7 (E) PARKING.
- 8 (E) VZW STANDBY GENERATOR.
- 9 (E) VZW GPS ANTENNA.
- 10 (E) VZW A/C UNIT.
- 11 (E) LANDSCAPING; REFER TO LANDSCAPE DRAWING FOR COMPLETE AREA.
- 12 (E) ACCESS ENTRY DRIVEWAY TO VZW COMPOUND/LEASE AREA, NORTHSIDE OF PROPERTY.
- 13 DRIVEWAY TRIANGLE VISIBILITY AREA.

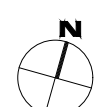
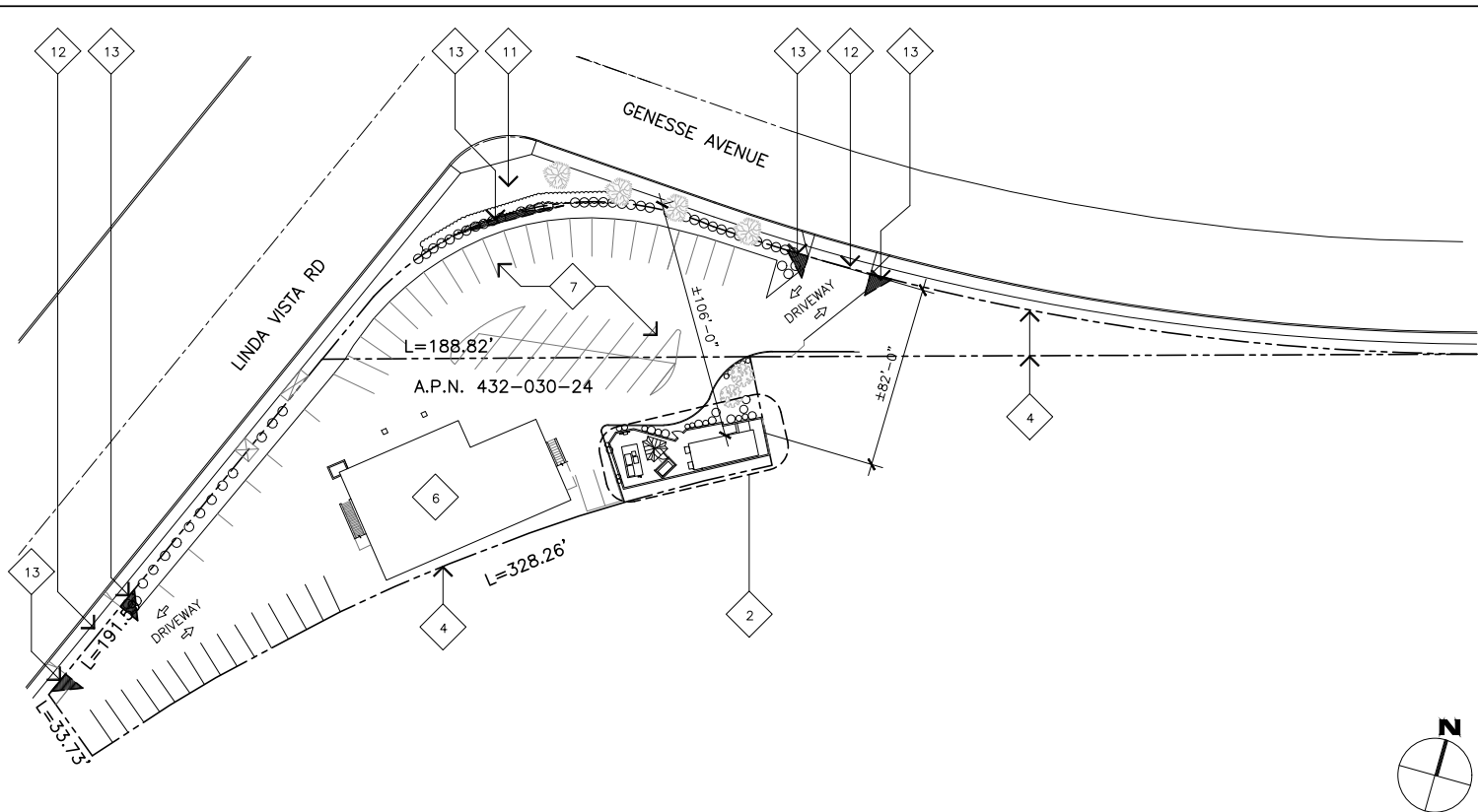
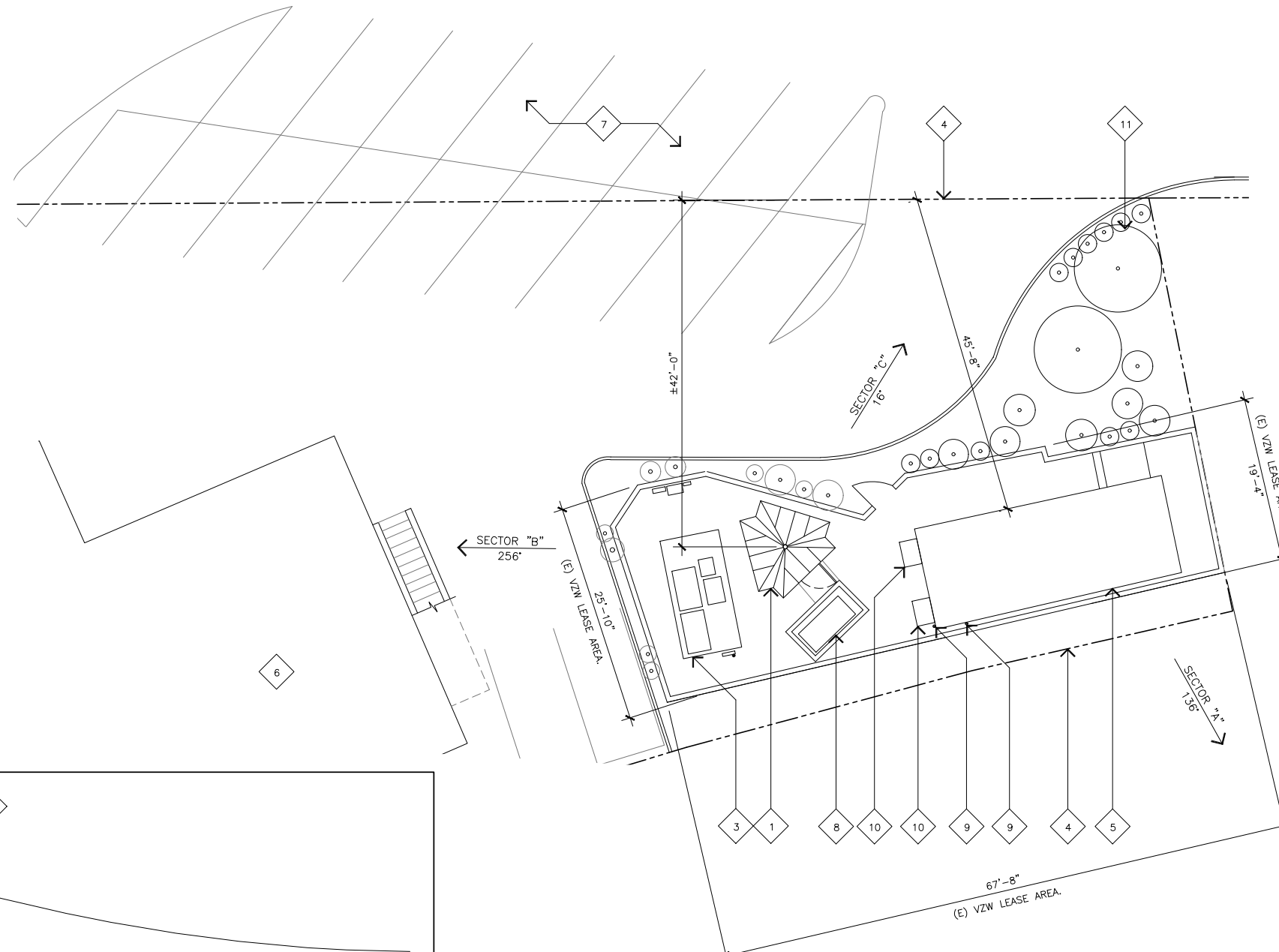
**NOTES:**

THIS PROJECT DOES NOT PROPOSE ANY DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT OF WAY.

RECONSTRUCTION OF EXISTING DRIVEWAY SERVING THE SITE PER CURRENT CITY STANDARDS.

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



**SITE PLAN**

SCALE:  
1"=50'



**2**

**ENLARGED SITE PLAN**

SCALE:  
1"=10'



**1**



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**PROPRIETARY INFORMATION**

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PREPARED FOR



15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618

APPROVALS

|                          |      |
|--------------------------|------|
| 90% CDS                  | DATE |
| 100% CDS                 | DATE |
| 100% CDS WITH STRUCTURAL | DATE |

SITE NAME

**PADRE GOLD**

7245 LINDA VISTA ROAD  
SAN DIEGO, CALIFORNIA 92111

DRAWING DATES

|          |                         |
|----------|-------------------------|
| 04/09/20 | ZONING DRAWING          |
| 12/17/20 | REV. PER CITY COMMENTS  |
| 10/19/21 | REV. PER CITY COMMENTS  |
| 12/06/21 | EXISTING LANDSCAPING    |
| 06/01/22 | DRAWING REVIEW COMMENTS |
| 06/17/22 | DRAWING REVIEW COMMENTS |

SHEET TITLE

**SITE PLANS**

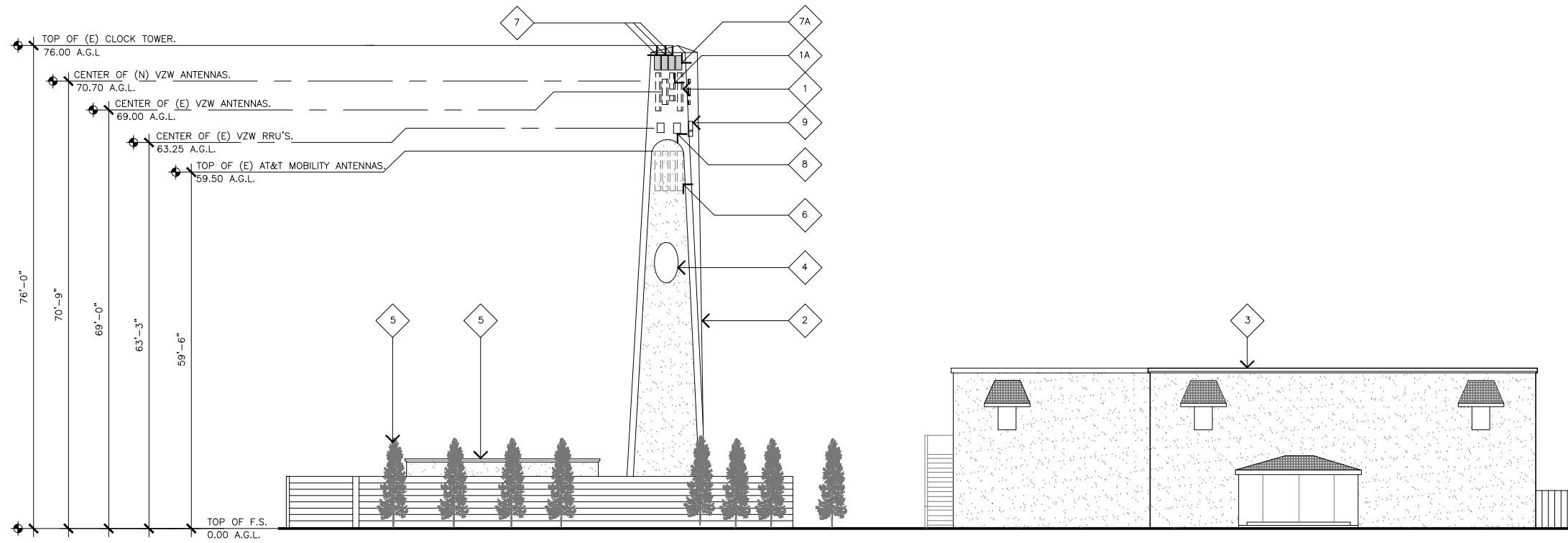
**A-1**

JOB NUMBER: 10012483



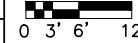
ELEVATION KEYNOTES

- 1 (E) VZW ANTENNAS INSIDE (E) CLOCK TOWER.
- 1A (N) VZW STACK ANTENNAS INSIDE (E) CLOCK TOWER.
- 2 (E) CLOCK TOWER.
- 3 (E) BUILDING.
- 4 (E) CLOCK ON FACE OF TOWER.
- 5 (E) VZW EQUIPMENT SHELTER.
- 6 (E) AT&T ANTENNAS.
- 7 (E) (6) 14"x36" THIN-LINE LOUVER.
- 7A (E) (3) FAUX 14"x36" FRP LOUVERS.
- 8 (E) VZW RRU'S, TYP.
- 9 (E) VZW RAYCAP.
- 10 (E) & PROPOSED TREES; SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION.



NORTH ELEVATION

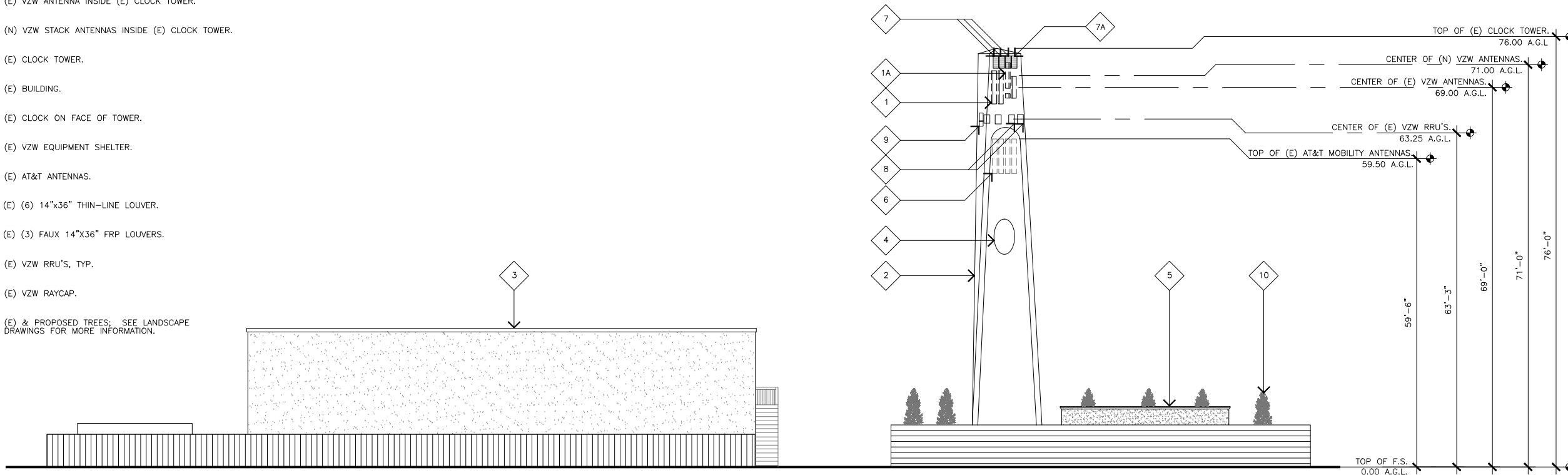
SCALE:  
3/32"=1'-0"



2

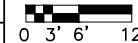
ELEVATION KEYNOTES

- 1 (E) VZW ANTENNA INSIDE (E) CLOCK TOWER.
- 1A (N) VZW STACK ANTENNAS INSIDE (E) CLOCK TOWER.
- 2 (E) CLOCK TOWER.
- 3 (E) BUILDING.
- 4 (E) CLOCK ON FACE OF TOWER.
- 5 (E) VZW EQUIPMENT SHELTER.
- 6 (E) AT&T ANTENNAS.
- 7 (E) (6) 14"x36" THIN-LINE LOUVER.
- 7A (E) (3) FAUX 14"x36" FRP LOUVERS.
- 8 (E) VZW RRU'S, TYP.
- 9 (E) VZW RAYCAP.
- 10 (E) & PROPOSED TREES; SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION.



SOUTH ELEVATION

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



1



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APPROVALS

|                          |      |
|--------------------------|------|
| 90% CDS                  | DATE |
| 100% CDS                 | DATE |
| 100% CDS WITH STRUCTURAL | DATE |

SITE NAME

**PADRE GOLD**

7245 LINDA VISTA ROAD  
SAN DIEGO, CALIFORNIA 92111

DRAWING DATES

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SHEET TITLE

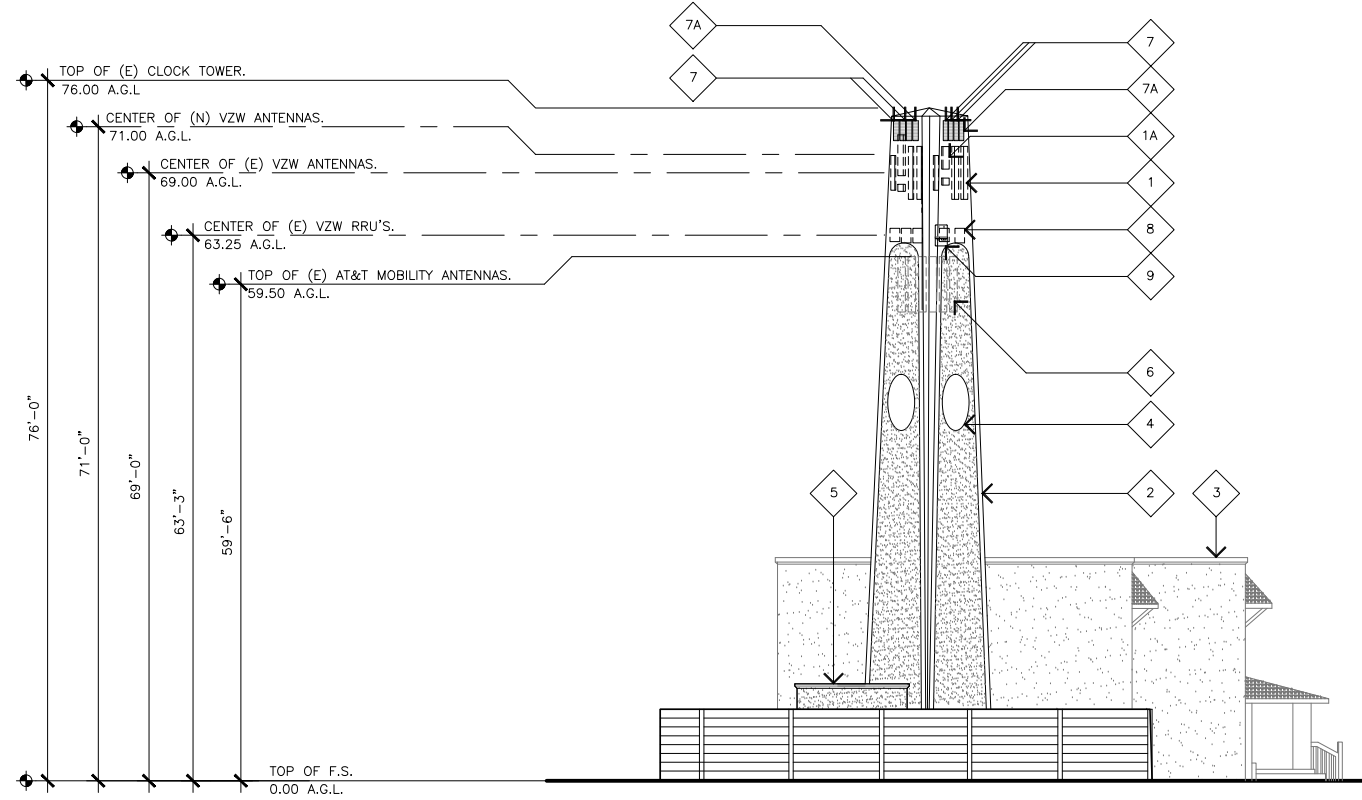
**NORTH AND SOUTH ELEVATIONS**

**A-2**

JOB NUMBER: 10012483

ELEVATION KEYNOTES

- 1 (E) VZW ANTENNA INSIDE (E) CLOCK TOWER.
- 1A (N) VZW STACK ANTENNAS INSIDE (E) CLOCK TOWER.
- 2 (E) CLOCK TOWER.
- 3 (E) BUILDING.
- 4 (E) CLOCK ON FACE OF TOWER.
- 5 (E) VZW EQUIPMENT SHELTER.
- 6 (E) AT&T ANTENNAS.
- 7 (E) (6) 14"x36" THIN-LINE LOUVER.
- 7A (E) (3) FAUX 14"x36" FRP LOUVERS.
- 8 (N) VZW RRU'S, TYP.
- 9 (E) VZW RAYCAP.



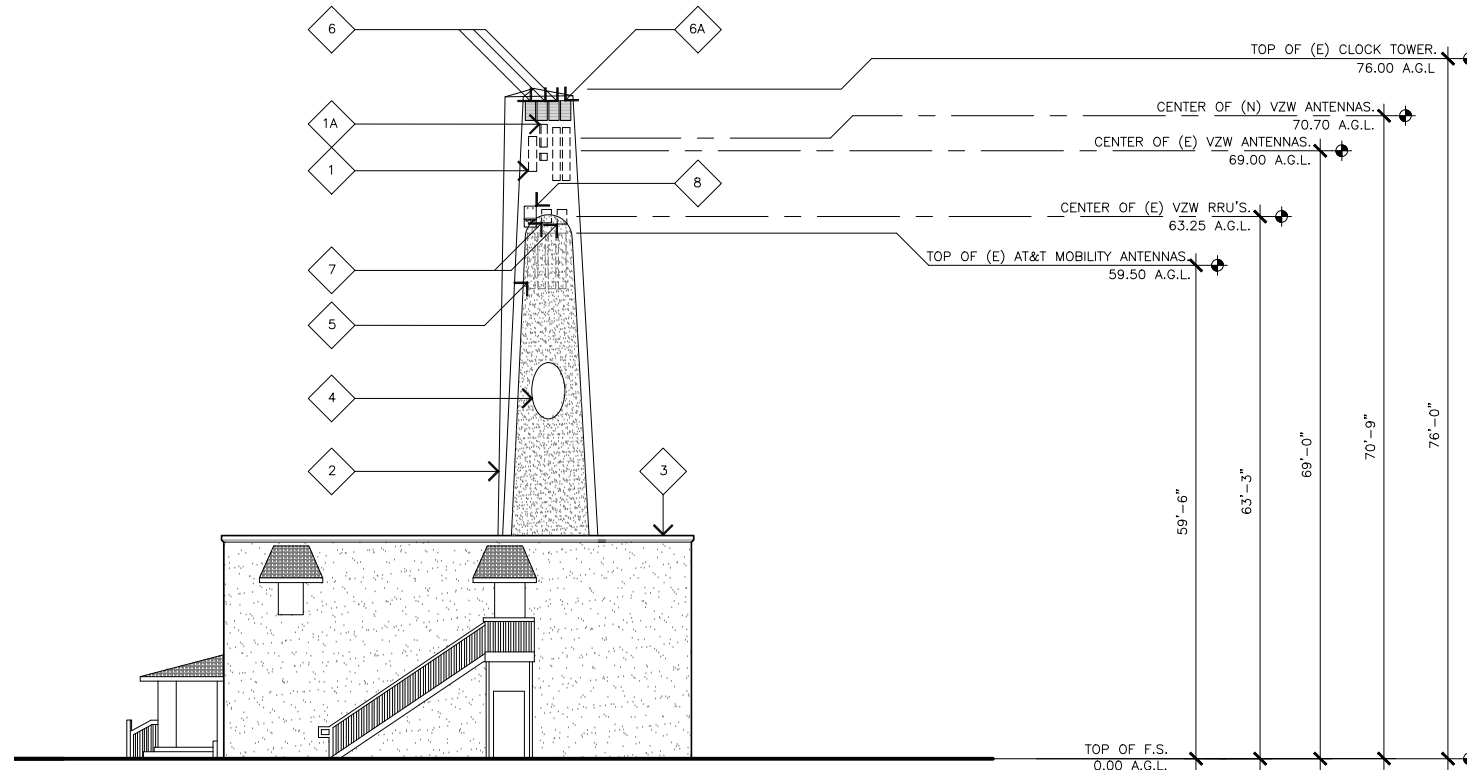
EAST ELEVATION

SCALE:  
3/32"=1'-0" 0 3' 6' 12'

2

ELEVATION KEYNOTES

- 1 (E) VZW ANTENNA INSIDE (E) CLOCK TOWER.
- 1A (N) VZW STACK ANTENNAS INSIDE (E) CLOCK TOWER.
- 2 (E) CLOCK TOWER.
- 3 (E) BUILDING.
- 4 (E) CLOCK ON FACE OF TOWER.
- 5 (E) AT&T ANTENNAS.
- 6 (E) (6) 14"x36" THIN-LINE LOUVER.
- 6A (E) (3) FAUX 14"x36" FRP LOUVERS.
- 7 (E) VZW RRU'S, TYP.
- 8 (E) VZW RAYCAP.



WEST ELEVATION

SCALE:  
3/32"=1'-0" 0 3' 6' 12'

1



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APPROVALS

|                          |      |
|--------------------------|------|
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| 100% CDS                 | DATE |
| 100% CDS WITH STRUCTURAL | DATE |

SITE NAME

**PADRE GOLD**

7245 LINDA VISTA ROAD  
SAN DIEGO, CALIFORNIA 92111

DRAWING DATES

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SHEET TITLE

**EAST AND WEST ELEVATIONS**

**A-2.1**

JOB NUMBER: 10012483

ANTENNA PLAN KEYNOTES

- 1 (E) VZW ANTENNA TO REMAIN (9 TOTAL).
- 1A (N) VZW STACK ANTENNAS (6 TOTAL).
- 2 (E) AND (N) VZW RRU MOUNTED (E) P1000 UNISTRUT ON (E) WALL (7 TOTAL).
- 3 (E) VZW RAYCAP MOUNTED ON (E) P1000 UNISTRUT ON (E) WALL (1) TOTAL.
- 3A (N) VZW RAYCAP MOUNTED ON (E) P1000 UNISTRUT ON (E) WALL (1) TOTAL.
- 4 (E) CLOCK TOWER ENCLOSURE.
- 5 (E) COLUMN, TYP.
- 6 (E) ACCESS LADDER.
- 7 (E) 4"x4"x1/4" FRP TUBE.

LEGEND

- (E) EXISTING
- (N) NEW



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APPROVALS

|                          |      |
|--------------------------|------|
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| 100% CDS                 | DATE |
| 100% CDS WITH STRUCTURAL | DATE |

SITE NAME

**PADRE GOLD**

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SAN DIEGO, CALIFORNIA 92111

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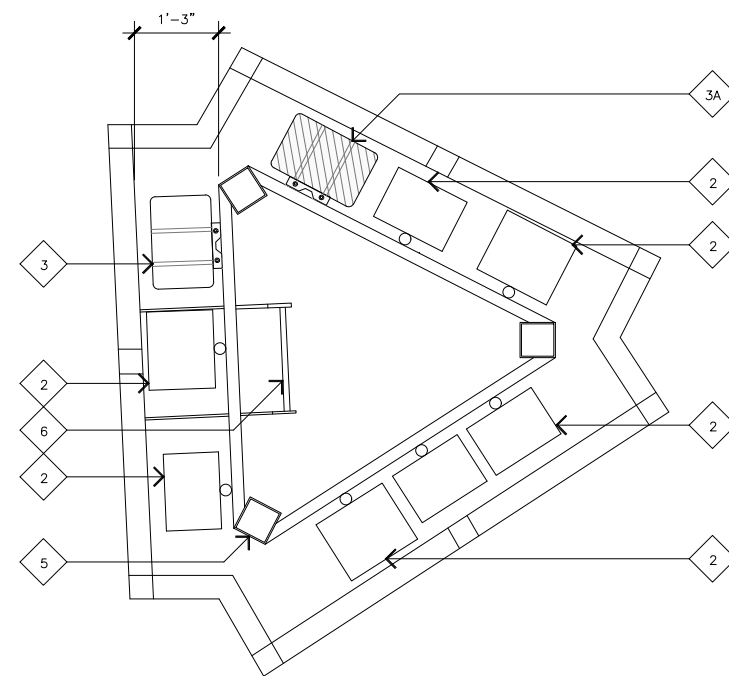
SHEET TITLE

**ANTENNA PLAN**

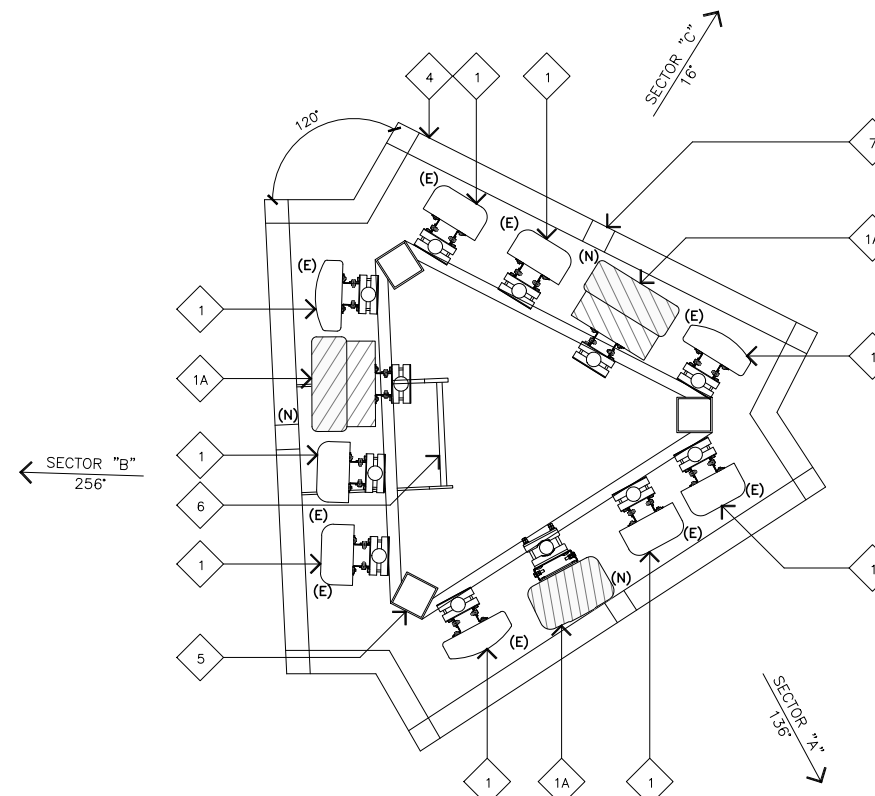


**A-3**

JOB NUMBER: 10012483

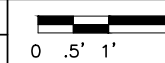


RRU PLAN @ 63'-3" CENTER



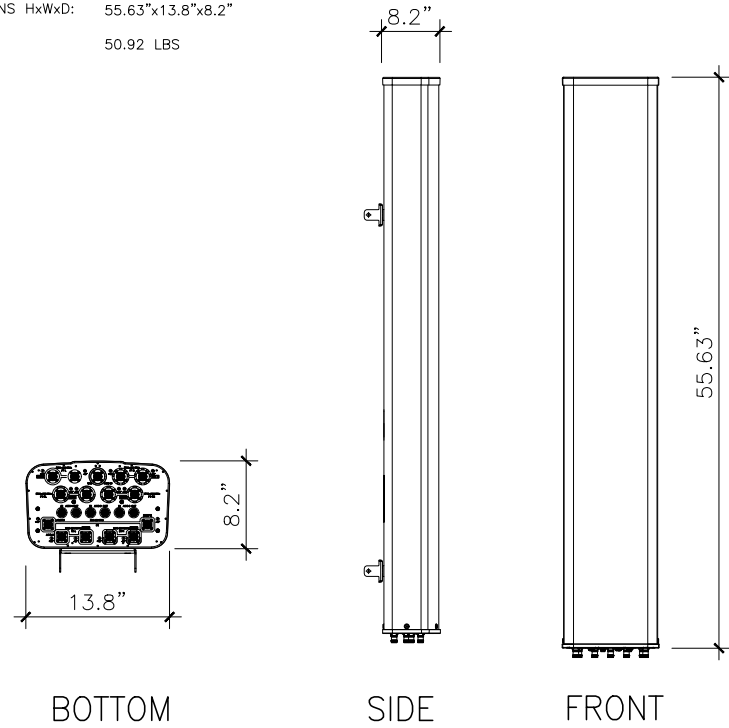
ANTENNA PLAN

| SCHEDULE |               |         |            |              |          |                  |                   |          |                        |
|----------|---------------|---------|------------|--------------|----------|------------------|-------------------|----------|------------------------|
| POSITION | ANTENNA       | AZIMUTH | RAD CENTER | RRU          | DIPLEXER | RAYCAP           | NO. OF CABLE RUNS | DIAMETER | CABLE LENGTH (APPROX.) |
| A1       | SBNHH-1D65B   | 136°    | 69'-0"     | (1) RRU-4449 | -        | -                | -                 | -        | ± 80'                  |
| A2       | SBNHH-1D65B   | 136°    | 69'-0"     | (1) RRU-8843 | -        | -                | -                 | -        | ± 80'                  |
| A3.1     | NHHS4-65A-R3B | 136°    | 71'-0"     | (1) RRU-8863 | -        | -                | -                 | -        | ± 80'                  |
| A3.2     | KRE105281/1   | 136°    | 67'-4"     | -            | -        | -                | 2                 | 7/8"     | ± 80'                  |
| A5       | BXA-80063/4CF | 136°    | 69'-0"     | -            | -        | -                | -                 | -        | -                      |
| B1       | SBNHH-1D65B   | 256°    | 69'-0"     | (1) RRU-4449 | -        | -                | 1                 | 6x12     | ± 80'                  |
| B2       | SBNHH-1D65B   | 256°    | 69'-0"     | (1) RRU-8843 | -        | -                | -                 | -        | ± 80'                  |
| B3.1     | AIR6449       | 256°    | 70'-9"     | -            | -        | RCMDC-3315-PF-48 | -                 | -        | ± 80'                  |
| B3.2     | KRE105281/1   | 256°    | 68'-0"     | -            | -        | -                | 2                 | 7/8"     | ± 80'                  |
| B4       | BXA-80063/4CF | 256°    | 69'-0"     | -            | -        | -                | -                 | -        | -                      |
| C1       | NHH-65B-R2B   | 16°     | 69'-0"     | (1) RRU-4449 | -        | -                | 1                 | 6x12     | ± 80'                  |
| C2       | NHH-65B-R2B   | 16°     | 69'-0"     | (1) RRU-8843 | -        | -                | -                 | -        | ± 80'                  |
| C3.1     | AIR6449       | 16°     | 70'-9"     | -            | -        | RCMDC-3315-PF-48 | -                 | -        | ± 80'                  |
| C3.2     | KRE105281/1   | 16°     | 68'-0"     | -            | -        | -                | 2                 | 7/8"     | ± 80'                  |
| C4       | BXA-80063/4CF | 16°     | 69'-0"     | -            | -        | -                | -                 | -        | -                      |
| TOTALS:  | 15            | -       | -          | 7            | 0        | 2                | 9                 | -        | -                      |



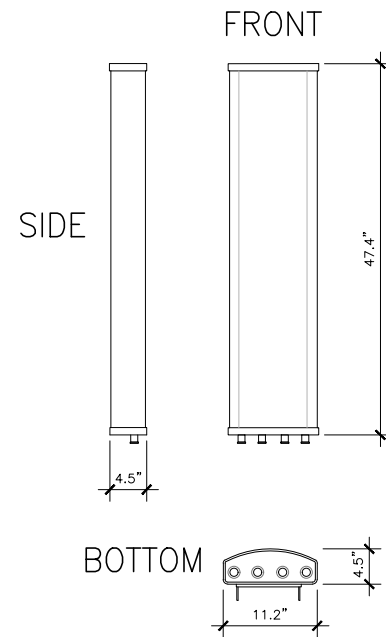
**COMMSCOPE NHHS4-65A-R3B**

ANTENNA MATERIAL: GRP  
 COLOR: LIGHT GRAY  
 DIMENSIONS HxWxD: 55.63"x13.8"x8.2"  
 WEIGHT: 50.92 LBS



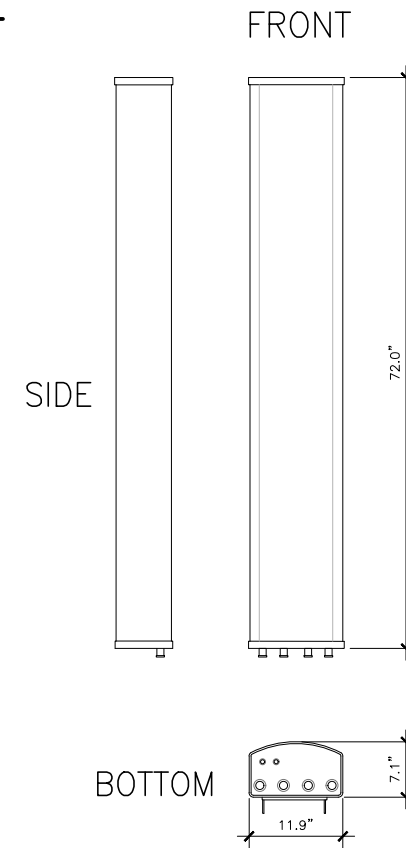
**ANTEL BXA-80063/4CF\_5\***

ANTENNA MATERIAL: GRP  
 ANTENNA COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: 47.4"x11.2"x4.5"  
 WEIGHT: 9.9 lbs  
 WIND LOAD @ 100 mph: FRONT 522N 117lbs  
 SIDE 233N 52lbs



**COMMSCOPE SBNHH-1D65B**

ANTENNA MATERIAL: GRP  
 ANTENNA COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: 72.0"x11.9"x7.1"  
 WEIGHT: 40.6 lbs  
 WIND LOAD: 617.7 N @ 150 km/h  
 138.9 lbf @ 150 km/h



**ANTENNA DETAIL**

SCALE: NONE **6**

**ANTENNA DETAIL**

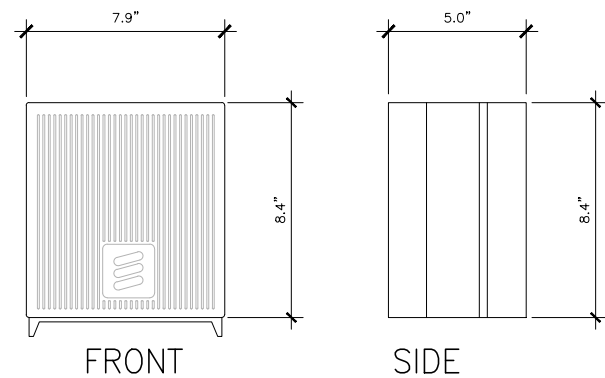
SCALE: NONE **4**

**ANTENNA DETAIL**

SCALE: NONE **2**

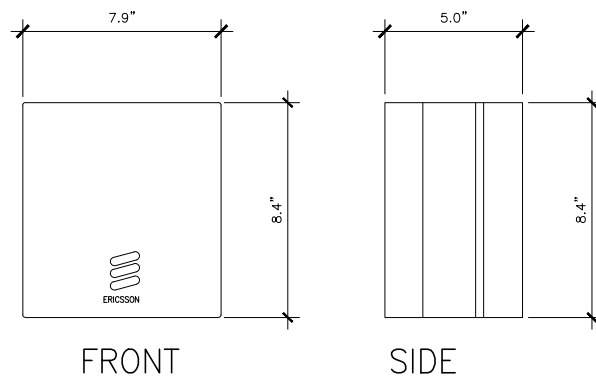
**LSUB6 RRU-8863**

ANTENNA MATERIAL: FIBERGLASS  
 ANTENNA COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: 8.4"x7.9"x5.0"  
 WEIGHT: 11.1 lbs  
 RF CONNECTOR LOCATION: BOTTOM



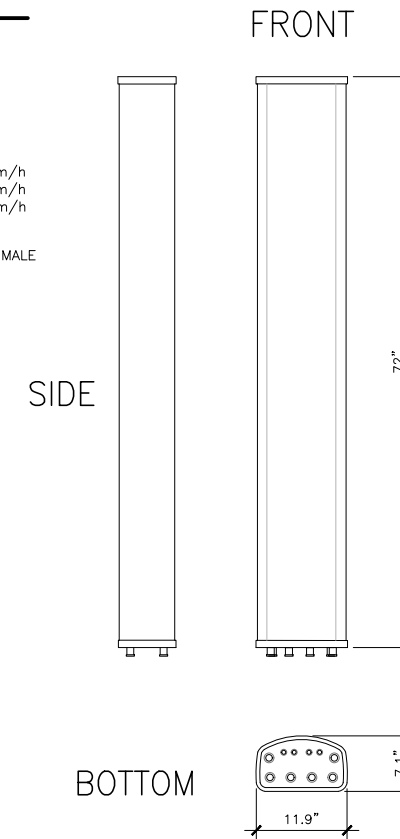
**ANTENNA/RRU MODEL: 4408**

ANTENNA MATERIAL: FIBERGLASS  
 ANTENNA COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: 8.4"x7.9"x5.0"  
 WEIGHT: 11.1 lbs  
 RF CONNECTOR LOCATION: BOTTOM



**COMMSCOPE NHH-65B-R2B**

ANTENNA MATERIAL: GRP  
 ANTENNA COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: 72"x11.9"x7.1"  
 WEIGHT: 43.7 lbs  
 WIND LOAD: FRONTAL: 610.0 N @ 150 km/h  
 LATERAL: 195.0 N @ 150 km/h  
 REAR: 717.0 N @ 150 km/h  
 RF CONNECTOR INTERFACE: 8-pin DIN FEMALE/8-pin DIN MALE  
 RF CONNECTOR LOCATION: BOTTOM



**RRU SPECIFICATION**

SCALE: NONE **5**

**ANTENNA/RRU SPECIFICATION**

SCALE: NONE **3**

**ANTENNA DETAIL**

SCALE: NONE **1**



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

APPROVALS

|                          |      |
|--------------------------|------|
| 90% CDS                  | DATE |
| 100% CDS                 | DATE |
| 100% CDS WITH STRUCTURAL | DATE |

SITE NAME  
**PADRE GOLD**  
 7245 LINDA VISTA ROAD  
 SAN DIEGO, CALIFORNIA 92111

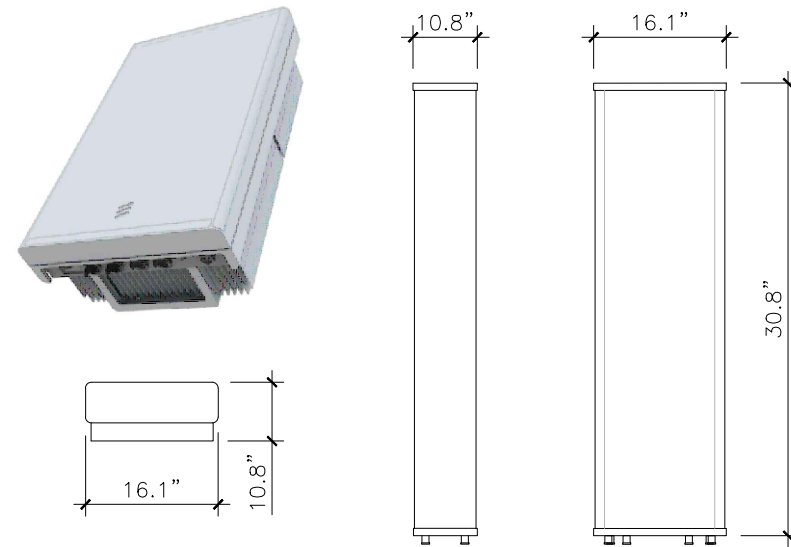
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|          |                         |
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SHEET TITLE  
**DETAILS**

**ERICSSON AIR-6449**

ANTENNA MATERIAL: GRP  
 COLOR: LIGHT GRAY  
 DIMENSIONS HxWxD: 30.8"x16.1"x10.8"  
 WEIGHT: 88.0 LBS



BOTTOM SIDE FRONT

NOT USED

SCALE:  
NONE

**6**

NOT USED

SCALE:  
NONE

**4**

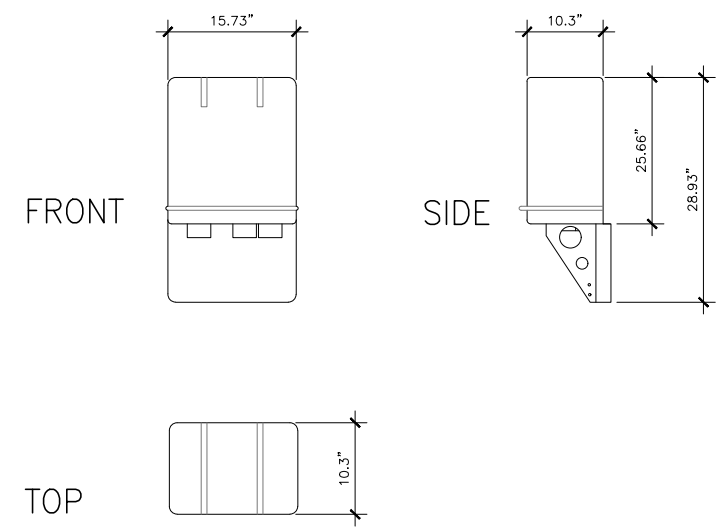
**LSUB6 ANTENNA**

SCALE:  
NONE

**2**

**RAYCAP RCMDC 3315-PF-48**

COLOR: GRAY  
 DIMENSIONS, HxWxD: 28.93"x15.73"x10.3"  
 WEIGHT: 32.0 lbs



FRONT SIDE

TOP

NOT USED

SCALE:  
NONE

**5**

NOT USED

SCALE:  
NONE

**3**

**RAYCAP SPECIFICATIONS**

SCALE:  
NONE

**1**

**MOTIVE**  
 INFRASTRUCTURE SOLUTIONS  
 17260 NEWHOPE ST., FOUNTAIN VALLEY, CA 92708  
 PHONE: (714) 752-4263 FAX: (949) 760-3931

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SHEET TITLE

**DETAILS**

**PLANT LEGEND-EXISTING**

| SYMBOL                 | BOTANICAL NAME         | COMMON NAME                                  | CALIPER SIZE (FOR TREES) | HEIGHT/SPREAD (FOR SHRUBS) | COUNT | REMOVE OR REMAIN |
|------------------------|------------------------|--|--------------------------|----------------------------|-------|------------------|
| <b>EXISTING TREES</b>  |                        |  |                          |                            |       |                  |
|                        | Cupressus sempervirens | Italian cypress 'Tiny Towers'(refer to plan) | (N/A)                    | (N/A)                      | 4     | REMAIN           |
|                        | Koelreuteria bipinnata | Chinese Flame Tree (refer to plan)           | (N/A)                    | (N/A)                      | 4     | REMAIN           |
| <b>EXISTING SHRUBS</b> |                        |  |                          |                            |       |                  |
|                        | Photinia fraseri       | Fraser Photinia (N/A)                        | (N/A)                    | 4'/4'                      | 54    | REMAIN           |
|                        | Rhampholepis indica    | Indian Hawthorn (N/A)                        | (N/A)                    | 4'/3'                      | 10    | REMAIN           |
|                        | Strelitzia reginae     | Dwarf Bird-of-Paradise (N/A)                 | (N/A)                    | 3'/3'                      | 14    | REMAIN           |
|                        | Xylosma Hedge          | Existing Hedge Prior to Original Submittal   |                          |                            |       |                  |



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

PREPARED FOR



15505 SAND CANYON AVENUE  
 IRVINE, CALIFORNIA 92618



APPROVALS

|                          |            |
|--------------------------|------------|
| ROBIN NELSON             | 10/04/2018 |
| 90% CDS                  | DATE       |
| ROBIN NELSON             | 03/15/2019 |
| 100% CDS                 | DATE       |
| 100% CDS WITH STRUCTURAL | DATE       |

SITE NAME

**PADRE GOLD**  
 7245 LINDA VISTA ROAD  
 SAN DIEGO, CALIFORNIA 92111

DRAWING DATES

04/09/20 ZONING DRAWING

SHEET TITLE

EXISTING LANDSCAPE PLAN

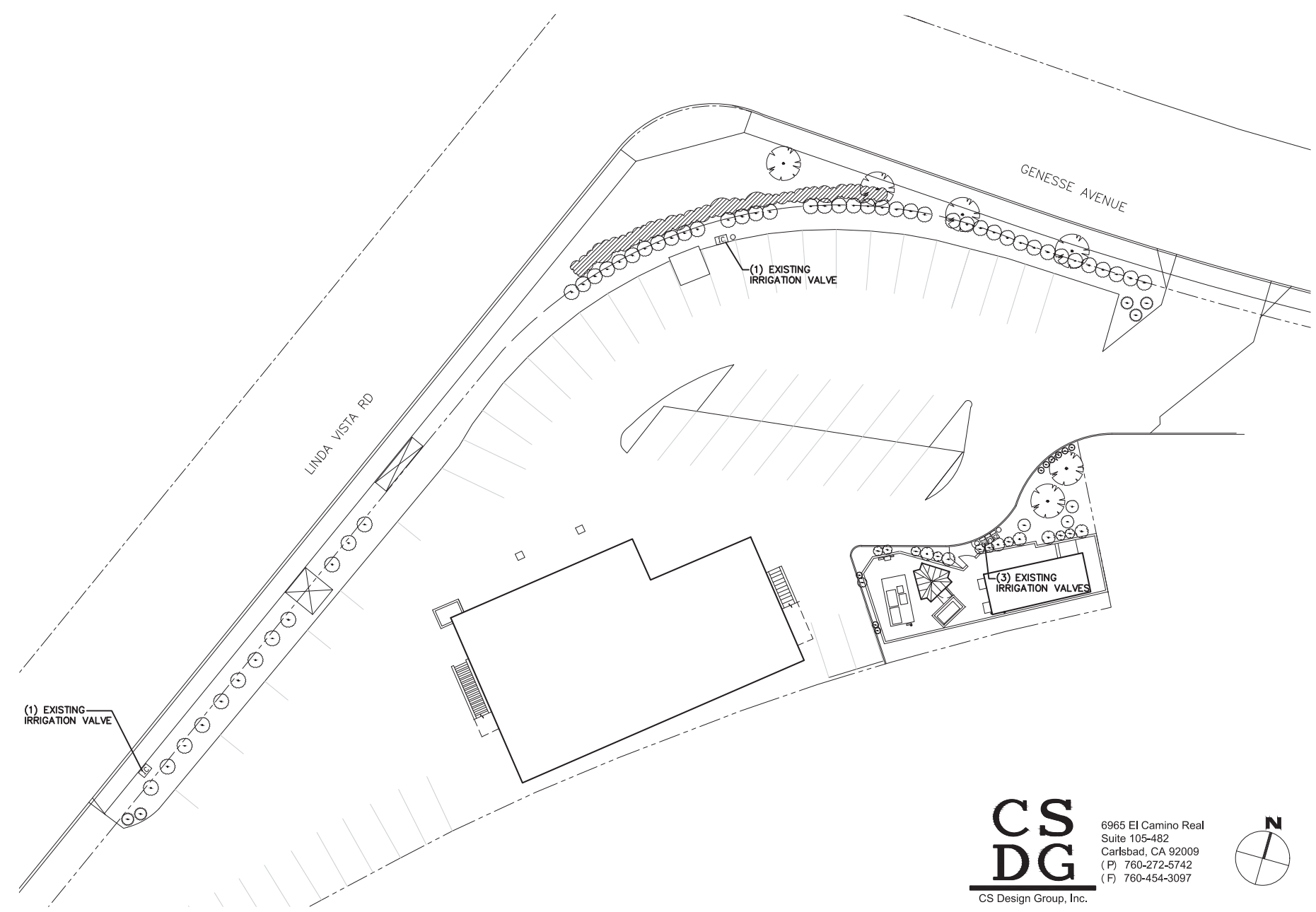
**L-1**

JOB NUMBER: 200025

4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

5. 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.



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SCALE:  
 1"=20'