



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 2, 2023 REPORT NO. **PC-23-008**

HEARING DATE: March 16, 2023

SUBJECT: Verizon Regents, Project No. 664166
Process Four Decision

PROJECT NUMBER: [664166](#)

OWNER/APPLICANT: UC Marketplace LLC/Verizon

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 3358 Governor Drive in the University Community Planning Area?

Staff Recommendation(s):

1. APPROVE Planned Development Permit (PDP) No. 2608126; and
2. APPROVE Neighborhood Development Permit (NDP) No. 2608127.

Community Planning Group Recommendation: On October 11, 2022, the University Community Planning Group voted to recommend approval of the project 12-0-1 with Non-Binding Recommendations. (Attachment 9).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities). The environmental exemption determination for this project was made on December 23, 2022 and the opportunity to appeal that determination ended January 10, 2023 (Attachment 6).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project is an existing WCF located at 3358 Governor Drive in the CN-1-2 Zone of the University Community Plan Area (Attachment 1-3). The project is proposing to replace a 43-foot tall monopole with a 43-foot-tall stealth tower supporting a maximum of eighteen (18) antennas and to maintain equipment enclosure on the ground. The WCF was originally approved by the City Council in May of 1997. The permit was approved to continue operation of this WCF at this location, necessary to maintain the exiting level of service to the area.

The latest permit was approved in April of 2010, with an expiration date of 10- year to allow for any modification and change in technology. A ten-year expiration date was added as permit condition to allow the City to evaluate this facility for future technology improvements and design modifications in accordance with the regulations at the time of the submittal. During the last Land Development code update, monopoles were identified as a design that should be phased out in place of other design options due to concealment concerns. As a result, Verizon is proposing to replace the existing monopole with a stealth tower to architecturally integrate with the shopping center and to conceal the antennas.

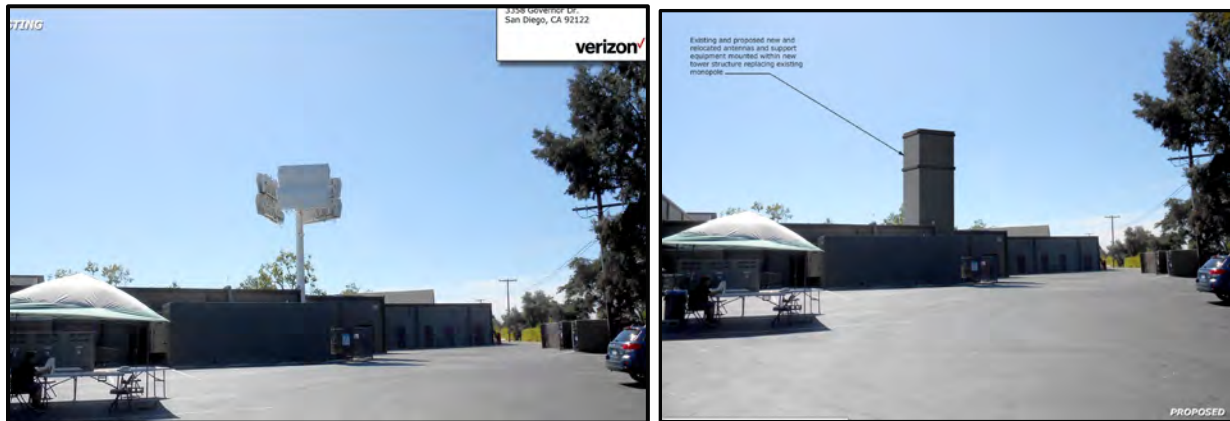


Figure 1 Existing and proposed views

DISCUSSION

Project Description:

Verizon is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of removing a 43-foot tall monopole and replacing it with a 43-foot tall stealth tower, concealing all antennas, the equipment to remain on the ground inside an enclosure.

The current site is developed with a commercial shopping center (figure 1). The site is surrounded to the north, east and west by single family residential. Replacing the monopole with the stealth tower

conceals the antennas from view, which will result in a much better, aesthetically pleasing, product to the surrounding area. The equipment will continue to operate at its current location at the base of the tower inside an enclosure without any changes.

WCFs are allowed in the commercial zone with the approval of a Limited Use Permit, pursuant to SDMC Section [141.0420\(a\)\(1\)](#), which is a Process One decision. However, the maximum height in this Zone is 30-feet, for this WCF in order to remain operational, the maximum height of 43-feet is required in order to meet the coverage need in this area. AT&T has indicated that the additional height allows the WCF to continue providing service to an expanded area and a reduction to the 30-foot height limit would impact existing coverage which would require additional WCFs in the area to replace the lost coverage. The deviation proposed, to the development standards (height) is allowed through approval of a PDP, pursuant to SDMC Section [126.0602\(b\)](#), a Process Four decision.

In addition, a deviation for the size of the equipment, a total of 360-square-feet of equipment enclosure is proposed, where a maximum of 250 square-feet is allowed in this zone. This deviation is processed through approval of an NDP, a Process Two decision pursuant to Section [126.0402\(m\)](#). All reviews are combined into one approval, under Process Four decision, the highest level of approval.

Community Plan Analysis:

The University Community Plan does not address WCFs as a specific land use. However, the General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area compatible with the surrounding and respectable of the community.

Removing the monopole and replacing it with architecturally designed stealth tower, conceals the antennas and reduces the visual impact to the surrounding, consistent with the General Plan and [WCF Design Guidelines](#). The proposed site is designed to conceal the antennas within the 43-foot tall stealth tower, which is designed to match the architecture of the shopping center, and to blend with the surrounding in order to minimize visual impact.

With recent Code updates in the last few years, the City is discouraging the use of monopoles for a number of reasons, mainly with concerns over integration. Taking into the City's WCF considerations, Verizon has proposed to replace the monopole with the new design to support the antennas. This WCF design technique will improve the look of the site and blend the site with the surrounding environment. Therefore, staff has determined that the proposed WCF design is in line with the General Plan requirements for concealment of the WCFs.

Community Planning Group:

The University Community Planning Group (UCPG) voted 12-0-1, on October 11, 2022 to approval the project and requested independent measurement and monitoring of the new facility that provides information to confirm that the facility operates within the Federal Communication Commission (FCC) Guidelines, with results to be reported to the UCPG and the City. Verizon has submitted a Radio Frequency (RF) Study as part of the application for this permit to the

Development Services that indicates compliance with the FCC measures for public health and safety; in addition, Permit conditions are included to ensure the compliance.

Council Policy [600-43](#) guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. WCF located within the commercial and industrial zones are lower preference and are processed through Process One, a staff level Decision. This site has been in this location for more than ten years and is part of established network, which is necessary to provide service to the surrounding residential areas.

Project- Related Issues:

Height Deviation:

Verizon is requesting a deviation from the applicable development regulations for the height of the stealth tower as allowed with approval of a Planned Development Permit (PDP). This site is zoned CN-1-2 with a maximum allowed height of 30-feet for structures. The previous permit was approved in 1997 and subsequently in 2007, allowing a 10-year expiration for any changes to the development regulations or the technology related to the design of the WCF.

The SDMC [126.0602\(b\)](#) allows for a deviation for relief from strict development standards through processing of a PDP. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. The need for the height is required for this WCF to remain operational in order to meet the coverage need of this community, the PDP resolutions ensures that the justifications and findings support the proposed deviation. (Attachment 4)

This monopole supporting the antennas has been in this location for over two decades providing critical voice and data service to the surrounding area. The original WCF was proposed and approved to continue operation of this WCF at this location, necessary to maintain the existing level of service to the area for the Verizon customers. The coverage map (Attachment 12) indicates the loss of the existing coverage footprint could result in significant impact to those within the area. In addition, the latest WCF code update discourages the approval of monopoles and encourage creative designs that integrate such facilities with the surrounding in order to eliminate visual impact. The removal of the monopole and placing the antennas inside the proposed stealth tower meets these criteria. Along with the existing matured landscaping proposed as part of the previous permit, the newly redesigned replacement tower represents a significant improvement aesthetically. As demonstrated in the photo-simulation on page 2 of this report, the tower design will include the commercial plaza's color palette along with the trim features. Furthermore, the antennas, brackets, supporting equipment, and wires will now be fully concealed. Regardless of potential technology upgrades, the exterior appearance will not be impacted once this facility is constructed.

A deviation for the size of the equipment, a total of 360-square-feet of equipment enclosure is

proposed, where a maximum of 250 square-feet is allowed in this zone. This deviation is processed through approval of an NDP, a Process Two decision pursuant to Section [126.0402\(m\)](#). This site has been in this location for more than ten years and is part of established network, the increase in size of equipment is necessary to support the existing antennas for output and coverage which is necessary to provide service to the surrounding areas.

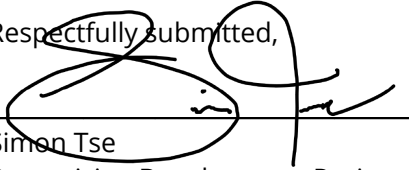
Staff supports the proposed use of the WCF with the deviation in the height, which is appropriate for placement of the WCF. The proposed relocation of the antennas, brackets, equipment and wires from the monopole to the stealth tower blends the WCF with its surrounding and make this a more desirable project. Staff has prepared findings to support their recommendation in the resolution. (Attachment 5). The proposed development, overall, will be a benefit to the community as maintaining the existing use with the proposed modification will continue to provide service to the neighborhood.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code Sections and 126.0401 which includes the development regulations and the Wireless Communication Facilities Regulations Section 141.0420. Therefore, staff recommends Planning Commission approve Planned Development Permit No. 2608126 and Neighborhood Development Permit No. 2608127.

ALTERNATIVES

1. APPROVE PDP No. 2608126, and NDP No. 2608127, with modifications.
2. Deny PDP No. 2608126, and NDP No. 2608127, 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

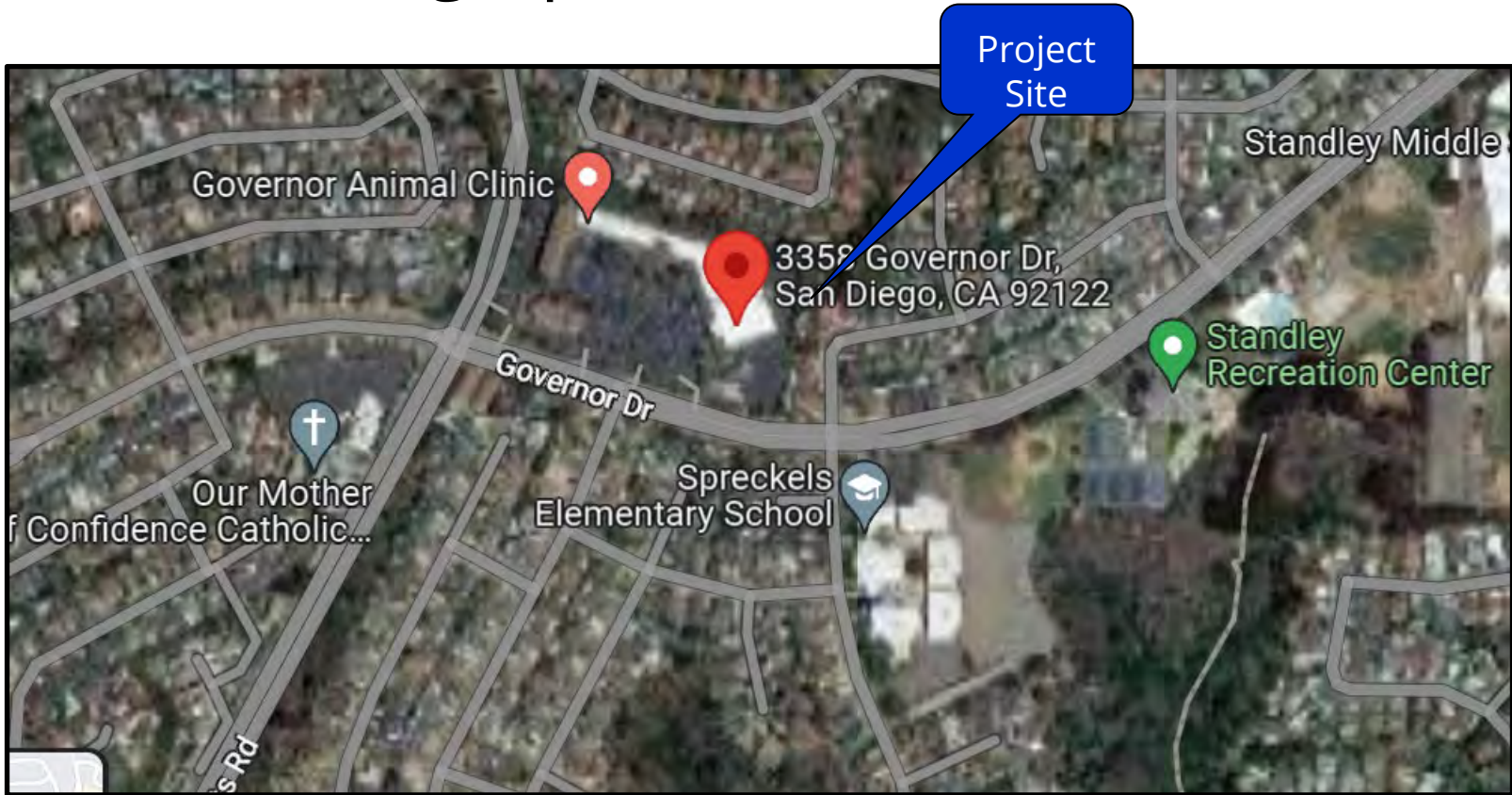

Nilia Safi
Development Project Manager
Development Services Department

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. Environmental Exemption
7. Photo Simulations
8. Photo Survey
9. Community Planning Group Recommendation
10. Project Plans
11. Ownership Disclosure Statement
12. Site Justification/Coverage Map

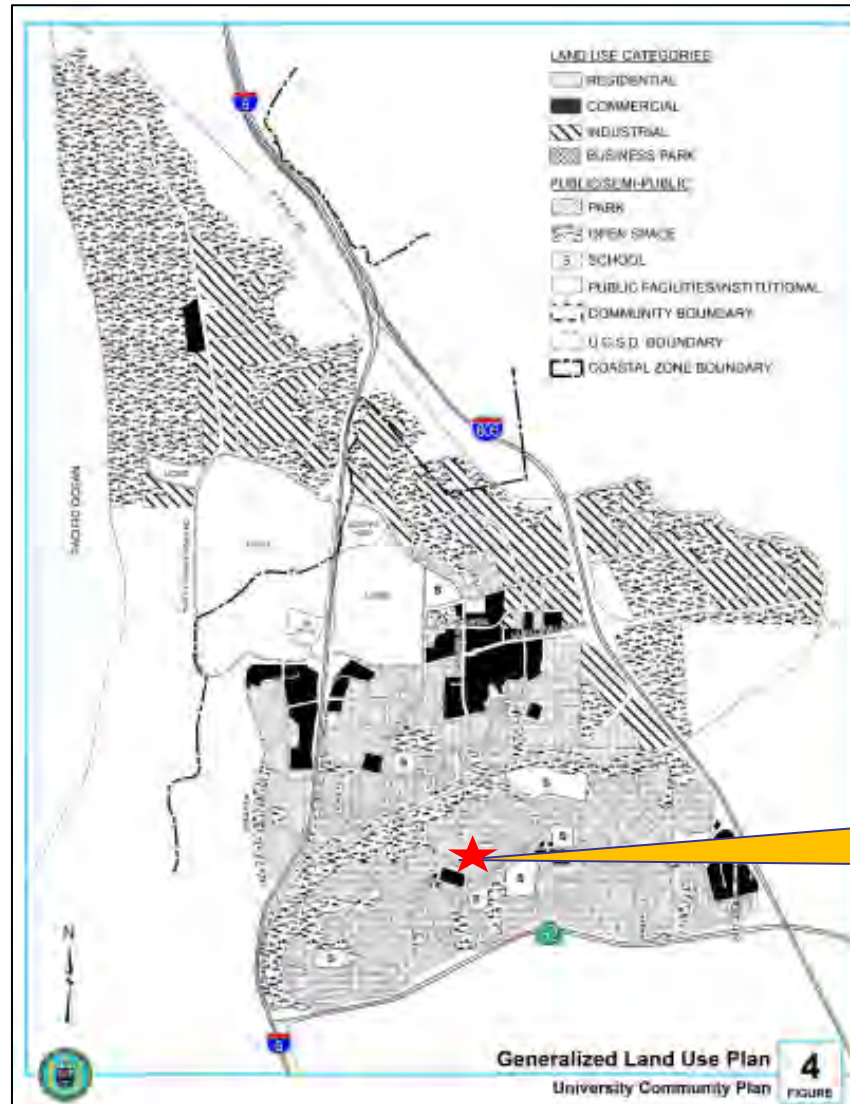
Aerial Photograph



Verizon Regents Project No. 664166
3358 Governor Drive



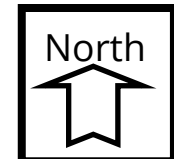
University Community Land Use Map



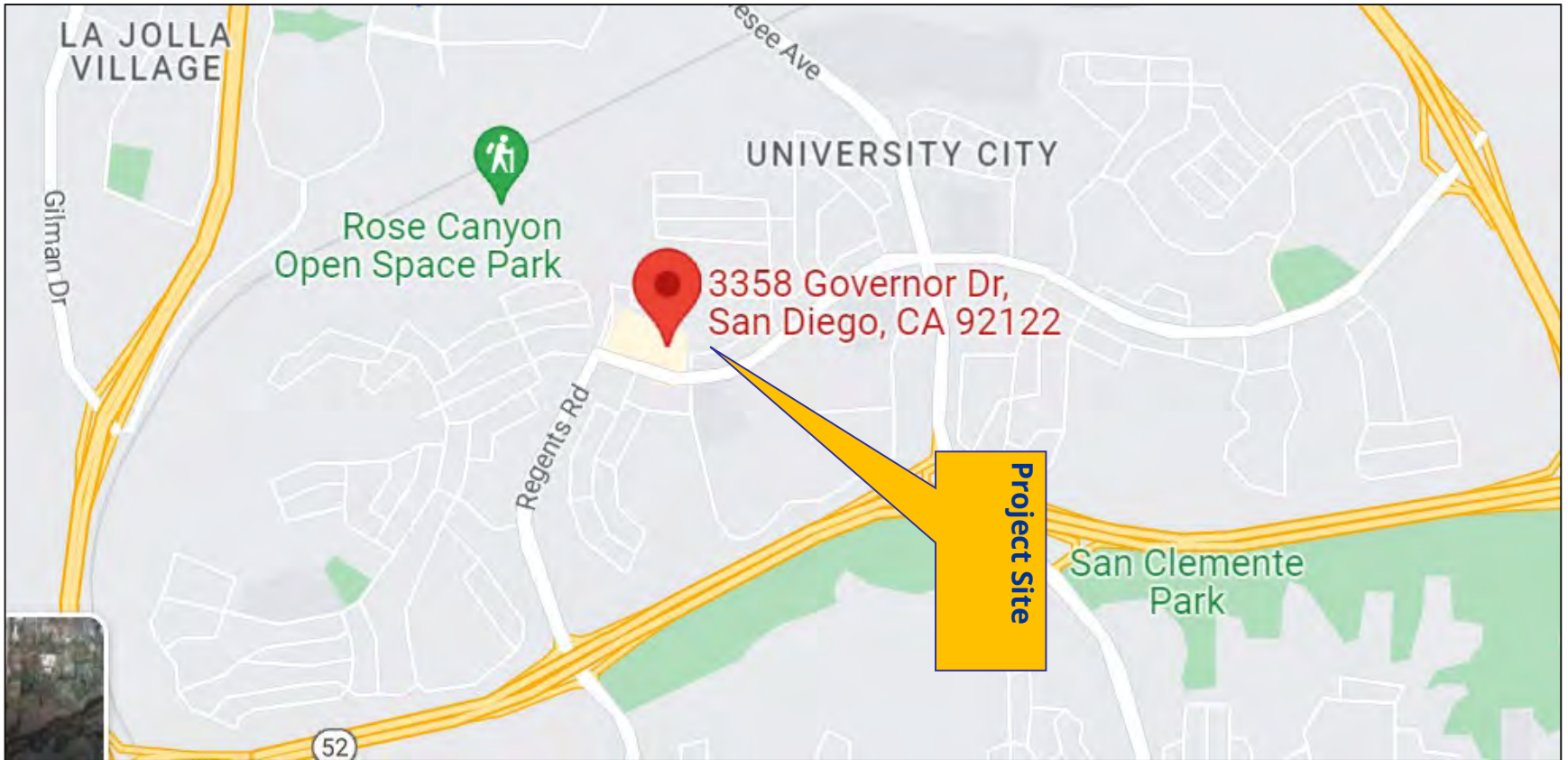
Project Site



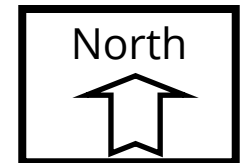
Verizon Regents PTS 664166
3358 Governor Drive



Project Location Map



Verizon Regents Project No. 664166
3358 Governor Drive



**Planning Commission
Resolution No. XXXX
Planned Development Permit No. 2608126
Neighborhood Development Permit No. 2608127
Verizon Regents - Project No. 664166**

WHEREAS, UC Marketplace LLC, Owner, and Verizon Wireless, Permittees, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit (PDP) No. 2608126 and Neighborhood Development Permit (NDP) No. 2608127); and

WHEREAS, the project site is located at 3358 Governor Drive in the CN-1-2 zone of the University Community Plan area; and

WHEREAS, the project site is legally described as Lot 1 of Regents Road Commercial Center in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4973, filed in the Office of the County Recorder of San Diego County, May 8, 1962; and

WHEREAS, on December 23, 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; and

WHEREAS, on March 16, 2023, the Planning Commission of the City of San Diego considered PDP No. 2608126 and NDP No. 2608127 pursuant to the Land Development Code of the City of San Diego; and

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to PDP No. 2608126 and NDP No. 2608127.

1. Findings for a Planned Development Permit [SDMC Section 126.0605]

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

Verizon is requesting a new use permit to continue the operation of an existing WCF, with modifications at this location. The modification consists of removing a 43-foot tall monopole and replacing it with a 43-foot tall stealth tower, concealing all antennas, smaller antenna supporting equipment, brackets and wires. The equipment associated with this project will remain on the ground inside an enclosure. The current site is located at 3358 Governor Drive in the CN-1-2 Zone and developed with a commercial shopping center.

The University Community Plan defers all WCFs to the WCF Guidelines, regulations, and the General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under [UD-A.15.a](#). It also includes the following provisions: A) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context. C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Since monopoles are no longer supported as highlighted in the [City adopted WCF Design Guidelines](#), Verizon's design to modify the site from a monopole to a stealth tower represents an improvement, allowing the antennas to be better concealed from view consistent with the General Plan requirements.

This Verizon site originally was approved in 1997, followed by the latest approval in 2007, providing critical voice and now data services to the area. Both permits included expiration conditions so that City staff can re-evaluate the site at a later time for technology advancements in designs. This modified design will not adversely affect the applicable land use and is compatible with the City of San Diego General Plan for WCFs. 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;

Verizon is requesting a new use permit to continue the operation of an existing WCF, with modifications at this location. The modification consists of removing a 43-foot tall monopole and replacing it with a 43-foot tall stealth tower, concealing all antennas, smaller antenna supporting equipment, brackets and wires. The equipment associated with this project will remain on the ground inside an

enclosure. The current site is located at 3358 Governor Drive in the CN-1-2 Zone and developed with a commercial shopping center.

The project was 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 height limitation, concealment requirements, and electromagnetic fields controls. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. Verizon has submitted an RF Report dated March 10, 2020 to staff demonstrating compliance with the required FCC regulations.

Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City’s jurisdiction and will not be detrimental to the public health, safety, and welfare.

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

Verizon is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of removing a 43-foot tall monopole and replacing it with a 43-foot tall stealth tower, concealing all antennas, smaller antenna supporting equipment, brackets and wires. The equipment associated with this project will remain on the ground inside an enclosure. The current site is located at 3358 Governor Drive in the CN-1-2 Zone and developed with a commercial shopping center.

The University Community Plan defers all WCFs to the WCF Guidelines, regulations, and the General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under [UD-A.15.a](#). It also includes the following provisions: A) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. B) Design facilities to be aesthetically pleasing and respectful of

the neighborhood context. C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Since monopoles are no longer supported as highlighted in the [City adopted WCF Design Guidelines](#), along with the existing matured landscaping proposed as part of the previous permit, the newly redesigned replacement tower represents a significant improvement aesthetically. As demonstrated in the photo-simulation Exhibit A, the tower design will include the commercial plaza's color palette along with the trim features. Furthermore, the antennas, brackets, supporting equipment, and wires will now be fully concealed. Regardless of potential technology upgrades, the exterior appearance will not be impacted once this facility is constructed. Therefore, as a whole, the WCF is consistent with all applicable General Plan requirements.

Verizon is requesting a deviation from the applicable development regulations for the height of the stealth tower as allowed with approval of a Planned Development Permit (PDP). This site is zoned CN-1-2 with a maximum allowed height of 30-feet for structures. The previous permit (CUP NO. 95-0365) was approved in 1997 by the City Council and subsequently (PDP No. 590331) in 2010, allowing a 10-year expiration for any changes to the development regulations or the technology related to the design of the WCF.

The SDMC [126.0602\(b\)](#) allows a deviation for relief from strict development standards through processing of a PDP. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The proposed height of the stealth tower will support a large group of antennas necessary to provide critical data coverage to this area which may not be possible if the antennas are placed at a lower elevation will compromise the coverage need to service this area as indicated by Verizon in the Site justification and Coverage Map. (Attachment 12). AT&T has indicated that the additional height allows the WCF to continue providing service to an expanded area, a reduction to the 30-foot height limit would impact existing coverage and would require additional WCFs in the area to replace the lost coverage.

Therefore, the proposed height deviation can be supported due to the design, coverage, and integration. Placing antennas at the proposed height of the stealth tower will result in a more desirable project than would be if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

2. Findings for Neighborhood Development Permit [SDMC Section 126.0404]

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

See Section 1.a.

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

See Section 1.b.

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.

Verizon is requesting a new use permit to continue the operation of an existing WCF, with modifications at this location. The modification consists of removing a 43-foot tall monopole and replacing it with a 43-foot tall stealth tower, concealing all antennas, smaller antenna supporting equipment, brackets and wires. The equipment associated with this project will remain on the ground inside an enclosure. The current site is located at 3358 Governor Drive in the CN-1-2 Zone and developed with a commercial shopping center.

The University Community Plan defers all WCFs to the WCF Guidelines, regulations, and the General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under [UD-A.15.a](#). It also includes the following provisions: A) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context. C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Since monopoles are no longer supported as highlighted in the [City adopted WCF Design Guidelines](#), Verizon's design to modify the site from a monopole to a stealth tower represents an improvement, allowing the antennas to be better concealed from view consistent with the General Plan requirements.

A deviation for the size of the equipment, a total of 360-square-feet of equipment enclosure is proposed, where a maximum of 250 square-feet is allowed in this zone. This deviation is processed through approval of an NDP, a Process Two decision pursuant to Section [126.0402\(m\)](#).

Council Policy [600-43](#) guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. WCF located within the commercial and industrial zones are lower preference and are processed through Process One, a staff level Decision. This site has been in this location for more than ten years and is part of established network, the increase in size of equipment is necessary to support the existing antennas for output and coverage which is necessary to provide service to the surrounding areas.

Placement of the equipment underground would not be a viable option as it requires additional construction and demolition in this location which will interfere with the

current operation and functionality of the site. Therefore, the propose modification of the antennas will not impact the size of the existing equipment shelter

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PDP No. 2608126 and NDP No. 2608127, are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in PDP No. 2608126 and NDP No. 2608127, a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on: March 16, 2023

IO#: 11004545

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: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Planned Development Permit (PDP) No. 2608126
Neighborhood Development Permit (NDP) No. 2608127
Verizon Regents Project No. 664166
Planning Commission**

This Planned Development Permit No. 2608126 and Neighborhood Development Permit No. 2608127 is granted by the Planning Commission of the City of San Diego to UC Marketplace LLC, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code (SDMC) sections [141.0420 \(e\)\(3\)](#), [126.0403\(m\)](#), [126.0602\(b\)\(1\)](#), and [131.0502](#). The site is located at 3358 Governor Drive in the CN-1-2 Zone of University Community Plan.

The project site is legally described as Lot 1 of Regents Road Commercial Center in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4973, filed in the Office of the County Recorder of San Diego County, May 8, 1962;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated March 16, 2023, on file in the Development Services Department. The project shall include:

- a. The project consists of removing a 43-foot tall monopole supporting 18 antennas and six Radio Remote Units (RRUs) and relocating the 18 antennas and six (RRU) to a new 43-foot tall tower designed to conceal all antennas, RRUs, equipment, brackets, and wires; and
- b. The 360 square-foot equipment enclosure to remain for ground mounted equipment; and
- c. A PDP for the proposed deviation in height from maximum 30-feet allowed for the CN-1-2 Zone to a height of 43-feet; and
- d. An NDP for the proposed deviation to exceed the 250 square-foot equipment limitation with a 360-square-foot equipment enclosure; and

Attachment 5

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this Permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This Permit must be utilized by March 30, 2026.
2. This PDP and NDP and corresponding use of this site **shall expire on March 16, 2033**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

PLANNING/DESIGN REQUIREMENTS:

11. 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.
12. No overhead cabling is permitted.
13. The WCF shall conform to the approved construction plans.
14. Photo simulations shall be printed in color on the construction plans.
15. 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.
16. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
17. 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.
18. 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.

19. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
20. 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.
21. 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.
22. The Owner/Permittee shall notify the City within thirty (30) calendar 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.

Landscape Requirements:

23. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit a landscape plan titled "Existing Landscape Plan" to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," showing existing landscaping previously required and approved under PDP 590331, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.
24. 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.
25. 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.

INFORMATION ONLY:

Attachment 5

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any 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 Development Services Department of the City of San Diego on March 16, 2023 and (Approved Resolution Number XXXXX).

DRAFT

Attachment 5

Permit Type/PTS Approval Nos.: PDP/2608126 and NDP/2608127

Date of Approval: March 16, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi
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.

(UC Marketplace LLC)
Owner

By _____
NAME
TITLE

(Verizon Wireless)
Permittee

By _____
NAME
TITLE

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

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.: 664166

Project Title: Verizon Regents

PROJECT LOCATION-SPECIFIC: The project is located at 3358 Governor Drive, San Diego, CA 92122PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP) and a Neighborhood Development Permit (NDP) to continue the operation of an existing wireless communication facility (WCF). The project would remove an existing 46-foot tall monopole and install a 43-foot tall stealth tower which would conceal 12 antennas and 3 Radio Units, with a 360 square-foot equipment shelter. The project is located at 3358 Governor Drive, CN-1-2 Zone of the University Community Plan area, and Council District 1. The WCF is unmanned and is not for human habitation.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly Killbourn-Verizon Wireless—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)..
- CATEGORICAL EXEMPTION: 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 with improvements and would not expand the use 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

FEBRUARY 5, 2023
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

EXISTING



Existing and proposed new and relocated antennas and support equipment mounted within new tower structure replacing existing monopole



PROPOSED

EXISTING



Existing and proposed new and relocated antennas and support equipment mounted within new tower structure replacing existing monopole



PROPOSED

EXISTING

Regents Rd, 5G L-SUB6
ATTACHMENT 7
3358 Government
San Diego, CA 92122



Existing and proposed new and relocated antennas and support equipment mounted within new tower structure replacing existing monopole



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

1/27/2022

Photosimulation of proposed telecommunications site: View from the West

PHOTO STUDY

"Regents"

3358 Governor Drive
San Diego, Ca 92122

Prepared for:

City of San Diego

Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.

Contractor Representatives for
American Tower

302 State Place
Escondido, CA 92029

(619) 208-4685

Contact: Shelly Kilbourn, Land Use Consultant

April 27, 2020



West Elevation – Photo 1



East Elevation – Photo 2



South Elevation – Photo 3



Northeast Elevation – Photo 4



Looking north from site



Looking east from site



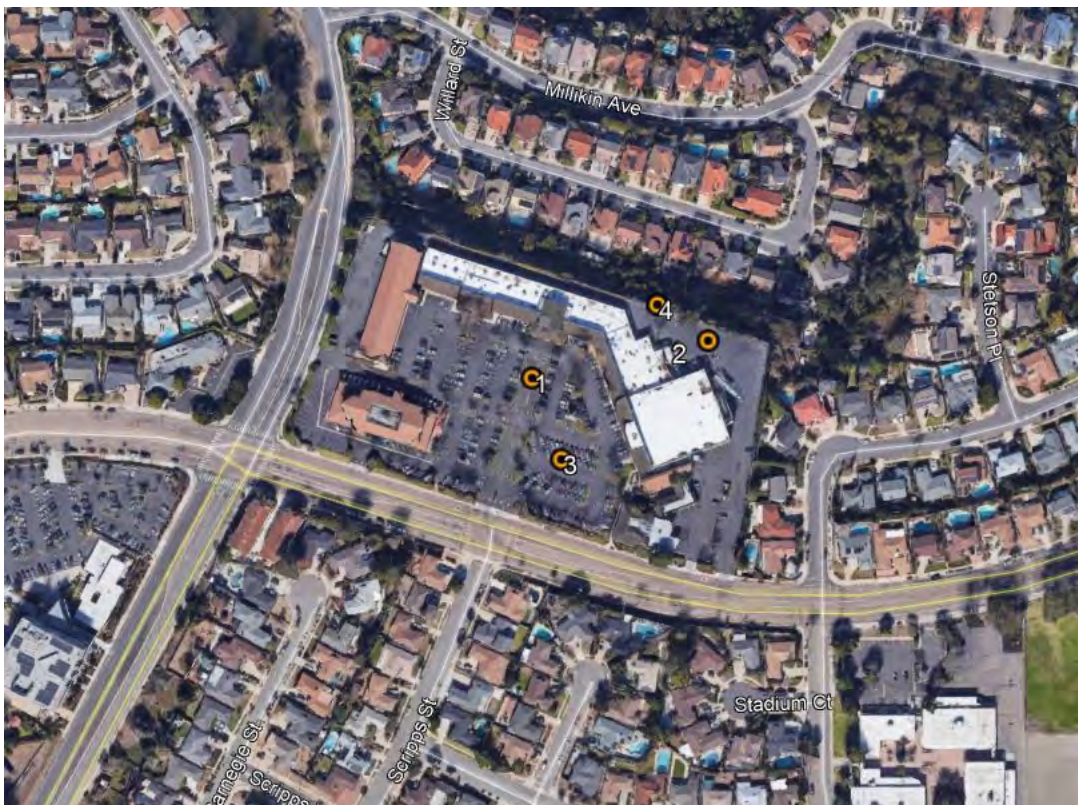
Looking south across the shopping center



Looking west from the location of the WCF



Looking west across the shopping center



Aerial Key Map

| | | | |
|---|---|-------------------------------|---|
| 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 | | <h2 style="text-align: center;">Community Planning Committee Distribution Form</h2> |
| Project Name: Verizon Regents WCF | | Project Number: PTS 664166 | |
| Community: University | | | |
| <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 type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input checked="" type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny | | | Date of Vote: October 11, 2022 |
| # of Members Yes 5 | # of Members No 0 | # of Members Abstain 8 | |
| Conditions or Recommendations: On a separate motion with vote of 12-0-1: The UCPG requests independent measurement and monitoring of the new facility that provides information to confirm that the facility operates within the FCC guidelines, with results to be reported to the UCPG board and City. | | | |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | | | |
| NAME: Chris Nielsen | | | |
| TITLE: Chair | | DATE: October 11, 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



REGENTS RD 5G L-SUB6

3358 GOVERNOR DR
SAN DIEGO, CA 92122

VALUATION ESTIMATE

\$175,000

OVERALL HEIGHT

43'-0"

PROJECT DESCRIPTION

VERIZON PROPOSES TO MODIFY AN (E) UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY THAT WILL CONSIST OF THE FOLLOWING:

- REMOVE (1) (E) MONOPOLE & RADOMES
- REMOVE (18) (E) PANEL ANTENNAS
- RELOCATE (6) (E) PANEL ANTENNAS
- REMOVE (6) (E) RADIO UNITS
- RELOCATE (3) (E) RADIO UNITS
- REMOVE (1) (E) RAYCAP UNIT
- INSTALL (1) (N) STEALTH ANTENNA STRUCTURE
- INSTALL (12) (N) PANEL ANTENNAS
- INSTALL (3) (N) RADIO UNITS
- INSTALL (3) (N) RAYCAP UNITS AT ANTENNA LEVEL
- INSTALL (2) (N) RAYCAP UNITS AT EQUIPMENT LEVEL
- INSTALL (3) (N) 6X12 HYBRID CABLES
- INSTALL (6) (N) COAX CABLES

QUANTITY AFTER MODIFICATION:
PANEL ANTENNAS: 18
RADIO UNITS: 6
RAYCAP UNITS: 3

PROJECT TEAM

SITE ACQUISITION:
PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029
CONTACT: RODNEY PHILHOWER
TELEPHONE: (619) 200-2260

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

ARCHITECTURE:
PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029
CONTACT: WILLIAM BOOTH
TELEPHONE: (760) 899-3201

RFDS INFORMATION

RFDS: REGENTS RD 4219954_26202113267
Dated 8/2/2021 18:28:2

VICINITY MAP



DRIVING DIRECTIONS

FROM: VERIZON OFFICE 15505 SAND CANYON AVE IRVINE, CA 92618 TO: 3358 GOVERNOR DR SAN DIEGO, CA 92122

1. TURN RIGHT ONTO SAND CANYON AVENUE
2. TURN RIGHT AT MERGE ONTO I-5 S
3. KEEP LEFT AT THE FORK TO CONTINUE ON I-805 S, FOLLOW SIGNS FOR INTERSTATE 805 S / CHULA VISTA
4. TAKE EXIT 24 FOR GOVERNOR DR
5. TURN RIGHT

DESTINATION WILL BE ON THE LEFT

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS.
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS MATCH THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH CONSTRUCTION WITHOUT SUCH NOTIFICATION OF DISCREPANCIES INDICATES THE GENERAL CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE EXISTING CONDITIONS AND HAS INCLUDED RESOLUTION OF THOSE DISCREPANCIES IN THE BID FOR CONSTRUCTION.

PROJECT SUMMARY

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

ASSESSOR'S PARCEL NUMBER:
APN: 348-290-43-00

LEGAL DESCRIPTION:
LOT 1 OF REGENTS ROAD COMMERCIAL CENTER IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 4973, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 6, 1962

APPLICANT'S REPRESENTATIVE:
PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029
CONTACT: SHELLY KILBOURN
TELEPHONE: (619) 208-4685

PROPERTY OWNER:
JC MARKETPLACE OWNER LLC
1620 5TH AVE STE 770
SAN DIEGO, CA 92101

TOWER OWNER:
ATC SEQUOIA, LLC
10 PRESIDENTIAL WAY
WOBBURN, MA 01801

PROPERTY INFORMATION:
SITE NAME: REGENTS RD 5G L-SUB6
SITE ADDRESS: 3358 GOVERNOR DR SAN DIEGO, CA 92122
JURISDICTION: CITY OF SAN DIEGO

CONSTRUCTION INFORMATION:
AREA OF CONSTRUCTION:
(E) EQUIPMENT SHELTER: 360 S.F.
(N) STEALTH ANTENNA STRUCTURE: 100 S.F.

OCCUPANCY: UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION: V-B
ZONING CLASSIFICATION: COMMERCIAL
USE: COMMUNICATIONS FACILITY

ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM STATE OF CALIFORNIA ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

LATITUDE: 32.852072 / 32° 51' 7.4592" N
LONGITUDE: -117.214333 / 117° 12' 51.5968" W
PARCEL SQ. FT.: 319,377.23 SQ. FT. = 7.33 ACRES

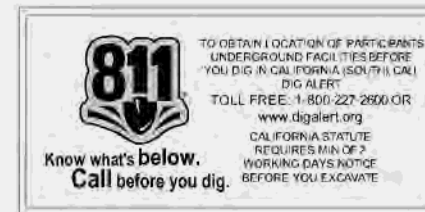
NOTE: THERE ARE THREE (E) TELECOMMUNICATIONS FACILITIES ON THIS PROPERTY. (VERIZON, AT&T AND T-MOBILE)

| SHEET | DESCRIPTION |
|------------------------|---------------------|
| T-1 | TITLE SHEET |
| A-0 | SITE PLAN |
| A-1 | ENLARGED SITE PLAN |
| A-2 | EQUIPMENT PLAN |
| A-3 | ANTENNA PLANS |
| A-4 | EXTERIOR ELEVATIONS |
| A-5 | EXTERIOR ELEVATIONS |
| D-1 | DETAILS |
| D-2 | DETAILS |
| L-1 | LANDSCAPE PLAN |
| ZONING DRAWINGS | |

CODE COMPLIANCE

- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE

IN THE EVENT OF A CONFLICT, THE MORE RESTRICTIVE CODE SHALL GOVERN.



ISSUE STATUS

| REV. | DATE | DESCRIPTION | BY |
|------|----------|--------------------|----|
| 0 | 11/18/21 | 90% ZD REVIEW | RL |
| 1 | 02/28/22 | 90% ZD DRM COMMENT | CB |
| 2 | 03/01/22 | 100% ZD | CB |
| 3 | 03/23/22 | ADD LANDSCAPE | RW |
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PLANCOM
TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

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.



**REGENTS RD
5G L-SUB6**
3358 GOVERNOR DR
SAN DIEGO, CA 92122

SHEET TITLE:
TITLE SHEET

T-1

| REV. | DATE | DESCRIPTION | BY |
|------|----------|---------------------|----|
| 0 | 11/18/21 | 90% ZD REVIEW | RL |
| 1 | 02/28/22 | 90% ZD DRAM COMMENT | CB |
| 2 | 03/01/22 | 100% ZD | CB |
| 3 | 03/23/22 | ADD LANDSCAPE | RW |
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PLANCON
TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

PROPRIETARY INFORMATION
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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



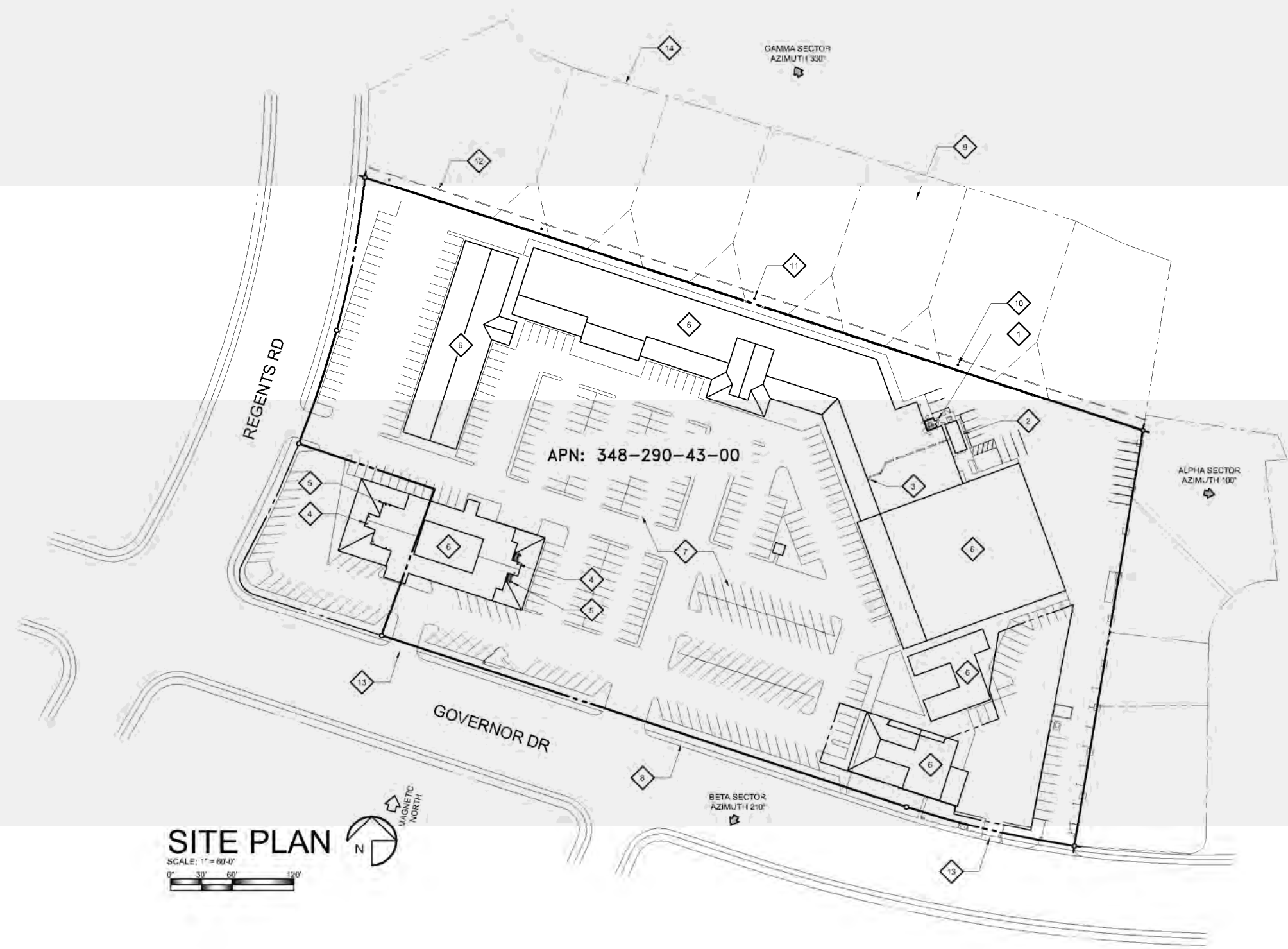
REGENTS RD
5G L-SUB6
3358 GOVERNOR DR
SAN DIEGO, CA 92122

SHEET TITLE:
SITE PLAN

A-0

KEYED NOTES:

- 1 (E) VERIZON WIRELESS PANEL ANTENNAS, RADIOS & RAYCAP MOUNTED ON (E) MONOPOLE. REMOVE MONOPOLE, RADOMES, ALL ANTENNAS, RADIOS & RAYCAPS. SALVAGE (E) PANEL ANTENNAS FOR RELOCATION TO (N) STEALTH ANTENNA STRUCTURE. SEE ENLARGED SITE PLAN SHEET A-2
- 2 (E) VERIZON WIRELESS EQUIPMENT SHELTER. INSTALL (2) (N) RAYCAP UNITS AT EQUIPMENT LEVEL. INSTALL (3) (N) 6X12 HYBRID CABLES. INSTALL (6) (N) COAX CABLES. SEE ENLARGED SITE PLAN SHEET A-2
- 3 (E) VERIZON 4'-0" MICROWAVE DISH MOUNTED TO BACKSIDE OF PARAPET WALL (NO CHANGE)
- 4 (E) AT&T WIRELESS ANTENNAS MOUNTED ON (E) BUILDING
- 5 (E) T-MOBILE ANTENNAS MOUNTED ON (E) BUILDING
- 6 (E) BUILDING
- 7 (E) PARKING AREA, TYPICAL
- 8 (E) CONCRETE SIDEWALK, CURB & GUTTER
- 9 (E) SLOPED LANDSCAPE AREA
- 10 (E) 35'-0" HIGH UTILITY POLE
- 11 (E) 26'-0" HIGH UTILITY POLE
- 12 (E) POWER LINES AT 35'-0" A.G.L.
(E) TELCO LINES AT 20'-0" A.G.L.
- 13 (E) DRIVEWAY
- 14 PROPERTY LINE, TYPICAL



SITE PLAN
SCALE: 1" = 60'-0"
0' 30' 60' 120'



BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

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

| REV. | DATE | DESCRIPTION | BY |
|------|----------|---------------------|----|
| 0 | 11/18/21 | 90% ZD REVIEW | RL |
| 1 | 02/28/22 | 90% ZD DRAM COMMENT | CB |
| 2 | 03/01/22 | 100% ZD | CB |
| 3 | 03/23/22 | ADD LANDSCAPE | RW |
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PLANCON
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 302 STATE PLACE,
 ESCONDIDO, CALIFORNIA 92029

PROPRIETARY INFORMATION

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

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



REGENTS RD
 5G L-SUB6
 3358 GOVERNOR DR
 SAN DIEGO, CA 92122

SHEET TITLE:
 ENLARGED
 SITE PLAN

A-1

KEYED NOTES:

- 1 (E) VERIZON WIRELESS PANEL ANTENNAS, RADIOS & RAYCAP MOUNTED ON (E) MONOPOLE. REMOVE MONOPOLE, RADOMES, ALL ANTENNAS, RADIOS & RAYCAPS. SALVAGE (B) PANEL ANTENNAS FOR RELOCATION TO (N) STEALTH ANTENNA STRUCTURE. SEE ANTENNA PLANS SHEET A-3.
- 2 (E) VERIZON WIRELESS EQUIPMENT SHELTER. INSTALL (2) (N) RAYCAP UNITS AT EQUIPMENT LEVEL. INSTALL (3) (N) 6X12 HYBRID CABLES. INSTALL (6) (N) COAX CABLES. SEE EQUIPMENT PLAN SHEET A-2.
- 3 (E) BUILDING
- 4 (E) SDG&E TRANSFORMER
- 5 (E) CHAIN LINK FENCE WITH PRIVACY SLATS
- 6 REMOVE (E) CHAIN LINK FENCE AT (N) STRUCTURE
- 7 (E) UTILITY CLOSET
- 8 (E) CABLE TRAY ON ROOF (FOR (E) VERIZON MICROWAVE)
- 9 (E) GPS ANTENNA MOUNTED TO SHELTER
- 10 (E) PARKING STRIPES
- 11 (E) DOOR (TYPICAL)
- 12 (E) MONOPOLE FOOTING
- 13 (E) CONCRETE LANDING
- 14 (E) VERIZON 200A METER PANEL WITH PULL-OUT FUSE MOUNTED TO WALL
- 15 (E) CONCRETE WHEEL STOPS
- 16 (E) CONCRETE PAVING
- 17 (E) ASPHALT PAVING
- 18 (E) OVERHEAD COAXIAL CABLE BRIDGE, REMOVE AT (N) STRUCTURE
- 19 (E) WALL MOUNTED MECHANICAL UNITS



ENLARGED SITE PLAN

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



| REV. | DATE | DESCRIPTION | BY |
|------|----------|--------------------|----|
| 0 | 11/18/21 | 90% ZD REVIEW | RL |
| 1 | 02/28/22 | 90% ZD DRM COMMENT | CB |
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| 3 | 03/23/22 | ADD LANDSCAPE | RW |
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PLANCOM
TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

PROPRIETARY INFORMATION

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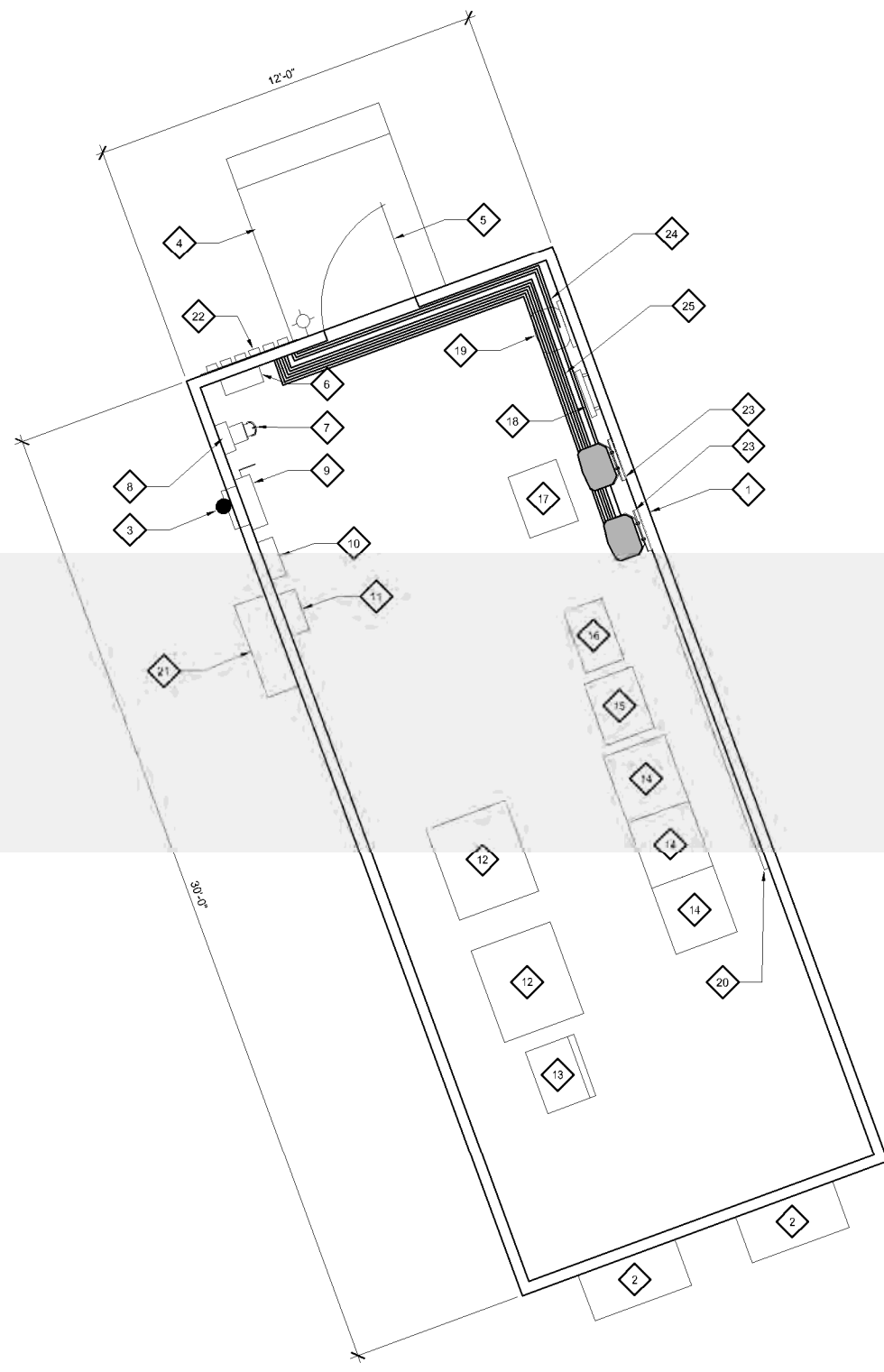
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



REGENTS RD
5G L-SUB6
3358 GOVERNOR DR
SAN DIEGO, CA 92122

SHEET TITLE:
EQUIPMENT PLAN

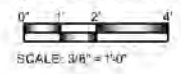
A-2



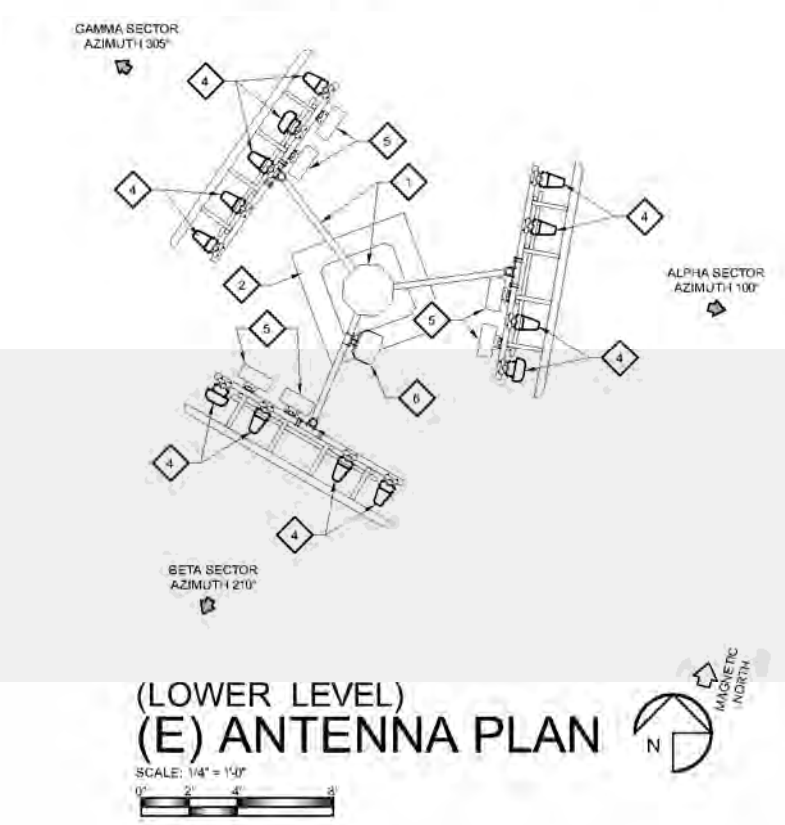
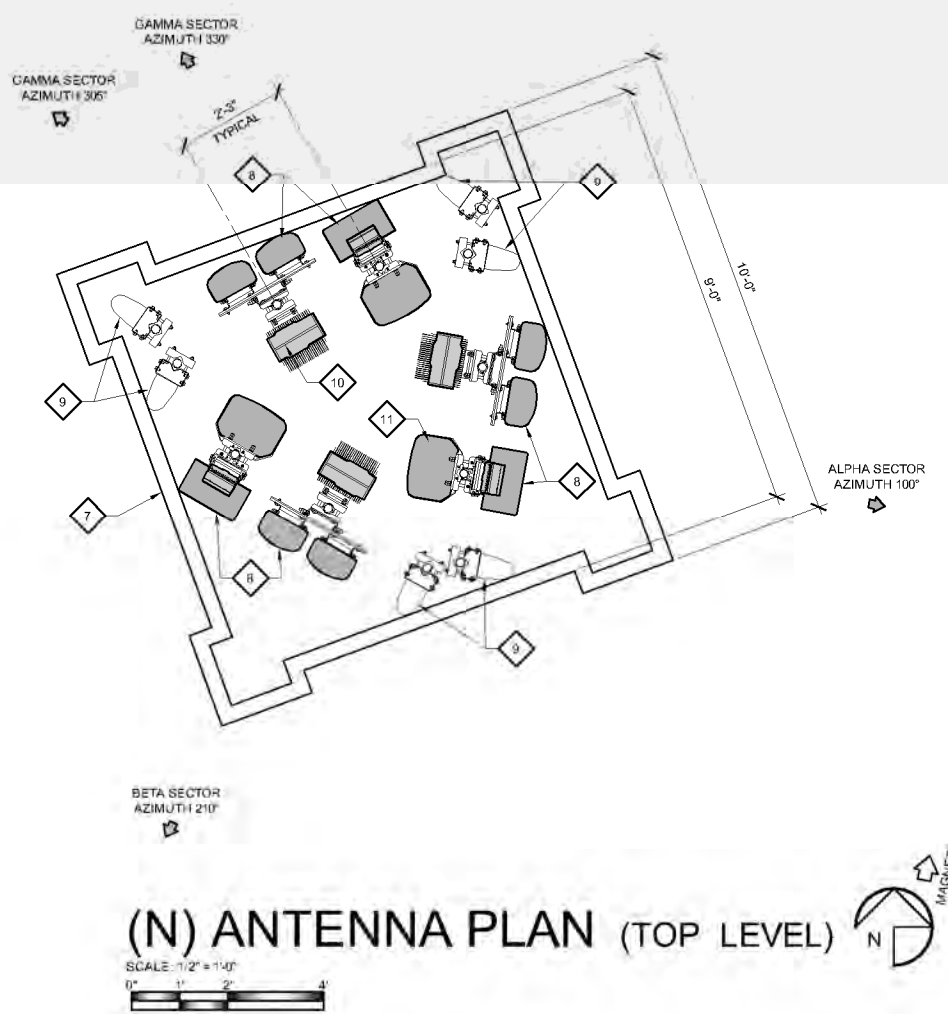
KEYED NOTES:

- 1 (E) VERIZON WIRELESS EQUIPMENT MODULAR SHELTER (NO CHANGE)
- 2 (E) WALL MOUNTED MECHANICAL UNITS
- 3 (E) GPS ANTENNA MOUNTED TO SHELTER
- 4 (E) CONCRETE LANDING
- 5 (E) ACCESS DOOR
- 6 (E) FIRE ALARM CONTROL UNIT
- 7 (E) EMERGENCY STAND-BY GENERATOR PLUG
- 8 (E) ALARM PANEL
- 9 (E) MANUAL TRANSFER SWITCH
- 10 (E) 200 AMP ELECTRICAL PANEL
- 11 (E) ENVIRONMENTAL CONTROL PANEL
- 12 (E) BATTERY RACK
- 13 (E) LTE RBS 6201 INDOOR EQUIPMENT CABINET
- 14 (E) EQUIPMENT RACK
- 15 (E) RECTIFIER RACK
- 16 (E) TOLL RACK
- 17 (E) NETSURE 701 POWER PLANT RACK
- 18 (E) GROUND BAR
- 19 (E) RAYCAP UNIT
- 20 (E) TELCO BOARD
- 21 (E) UTILITY CABINET
- 22 (E) CABLE PORT
- 23 INSTALL (2) (N) RAYCAP UNITS
- 24 INSTALL (3) (N) 6X12 HYBRID CABLES
- 25 INSTALL (6) (N) COAX CABLES

EQUIPMENT PLAN
(EXISTING / NO CHANGES / FOR REFERENCE ONLY)



| REV. | DATE | DESCRIPTION | BY |
|------|----------|---------------------|----|
| 0 | 11/18/21 | 90% ZD REVIEW | RL |
| 1 | 02/28/22 | 90% ZD DRAM COMMENT | CB |
| 2 | 03/01/22 | 100% ZD | CB |
| 3 | 03/23/22 | ADD LANDSCAPE | RW |



- KEYED NOTES:**
- 1 REMOVE (E) MONOPOLE INCLUDING ALL RADOMES, ANTENNAS, RRU UNITS, SURGE SUPPRESSORS, CABLES, ETC. SALVAGE (B) CDMA ANTENNAS
 - 2 (E) MONOPOLE FOOTING TO REMAIN
 - 3 RELOCATE (E) VERIZON WIRELESS PANEL ANTENNA, TOTAL OF 6
 - 4 REMOVE (E) VERIZON WIRELESS PANEL ANTENNA, TOTAL OF 19
 - 5 REMOVE (E) VERIZON WIRELESS RADIO UNIT, TOTAL OF 6
 - 6 REMOVE (E) VERIZON WIRELESS RAYCAP UNIT, TOTAL OF 1
 - 7 INSTALL (N) VERIZON WIRELESS STEALTH ANTENNA STRUCTURE
 - 8 (N) VERIZON WIRELESS PANEL ANTENNA, TOTAL OF 12
 - 9 RELOCATED (E) VERIZON WIRELESS PANEL ANTENNA, TOTAL OF 6
 - 10 INSTALL (N) VERIZON WIRELESS RADIO UNIT (STACKED), TOTAL OF 6
 - 11 INSTALL (N) VERIZON WIRELESS RAYCAP UNIT, TOTAL OF 3

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302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

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

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

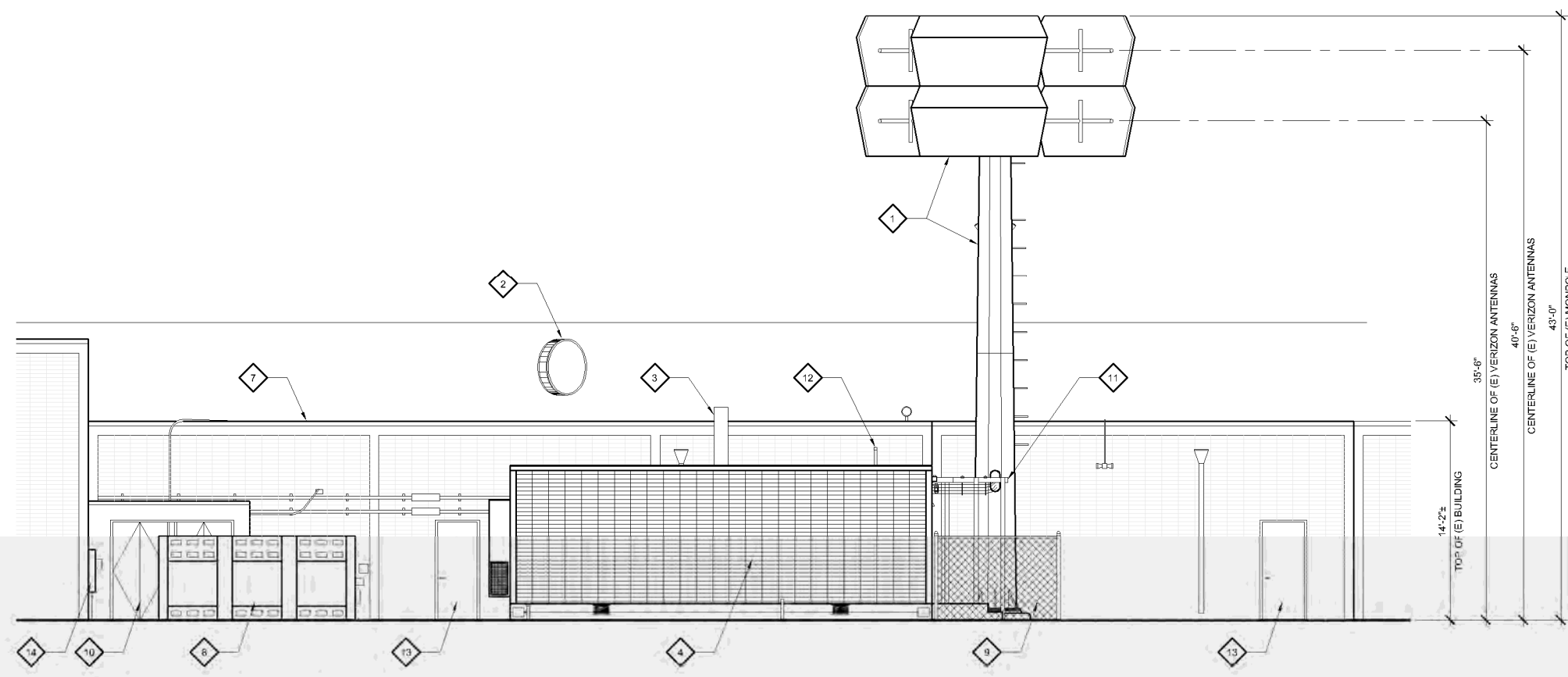


REGENTS RD
5G L-SUB6
3358 GOVERNOR DR
SAN DIEGO, CA 92122

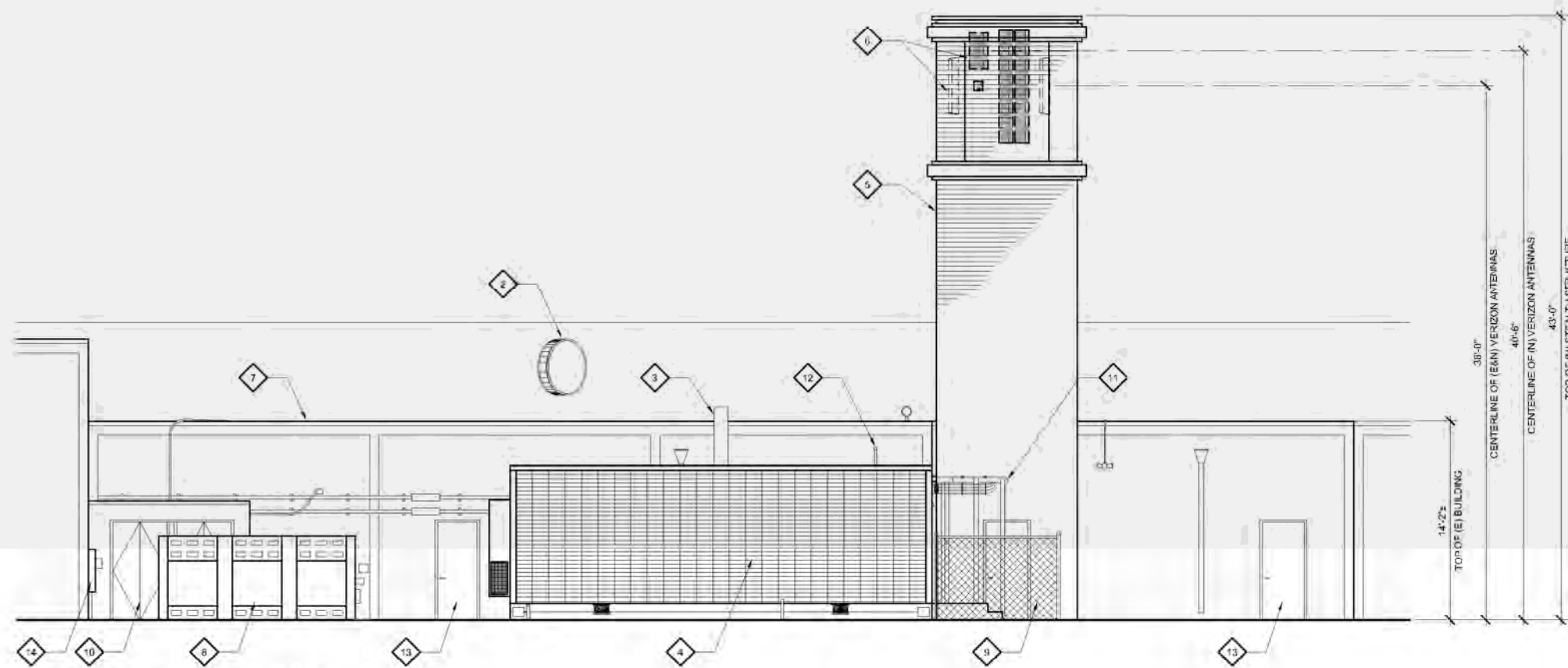
SHEET TITLE:
ANTENNA PLANS

A-3

| REV. | DATE | DESCRIPTION | BY |
|------|----------|--------------------|----|
| 0 | 11/18/21 | 90% ZD REVIEW | RL |
| 1 | 02/28/22 | 90% ZD DRM COMMENT | CB |
| 2 | 03/01/22 | 100% ZD | CB |
| 3 | 03/23/22 | ADD LANDSCAPE | RW |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



(E) EAST ELEVATION



(N) EAST ELEVATION

KEYED NOTES:

- 1 REMOVE (E) MONOPOLE INCLUDING ALL RADOMES, ANTENNAS, RRU UNITS, SURGE SUPPRESSORS, CABLES, ETC. SALVAGE (6) CDMA ANTENNAS
- 2 (E) VERIZON WIRELESS 4'-0" MICROWAVE ANTENNA
- 3 (E) CABLE TRAY ON ROOF (FOR (E) VERIZON MICROWAVE)
- 4 (E) VERIZON WIRELESS MODULAR EQUIPMENT SHELTER
- 5 (N) VERIZON WIRELESS STEALTH ANTENNA STRUCTURE
- 6 (N) & (E) RELOCATED VERIZON WIRELESS ANTENNAS
- 7 (E) BUILDING
- 8 (E) SDG&E TRANSFORMER
- 9 (E) CHAINLINK FENCE WITH PRIVACY SLATS
- 10 (E) UTILITY CLOSET
- 11 (E) OVER-HEAD COAXIAL CABLE BRIDGE
- 12 (E) GPS ANTENNA MOUNTED TO SHELTER
- 13 (E) DOOR (TYPICAL)
- 14 (E) VERIZON METER PANEL MOUNTED TO WALL

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IRVINE, CA 92618



REGENTS RD
5G L-SUB6
3358 GOVERNOR DR
SAN DIEGO, CA 92122

SHEET TITLE:
EXTERIOR ELEVATIONS

A-4



| REV. | DATE | DESCRIPTION | BY |
|------|----------|--------------------|----|
| 0 | 11/18/21 | 90% ZD REVIEW | RL |
| 1 | 02/28/22 | 90% ZD DRM COMMENT | CB |
| 2 | 03/01/22 | 100% ZD | CB |
| 3 | 03/23/22 | ADD LANDSCAPE | RW |

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PROPRIETARY INFORMATION
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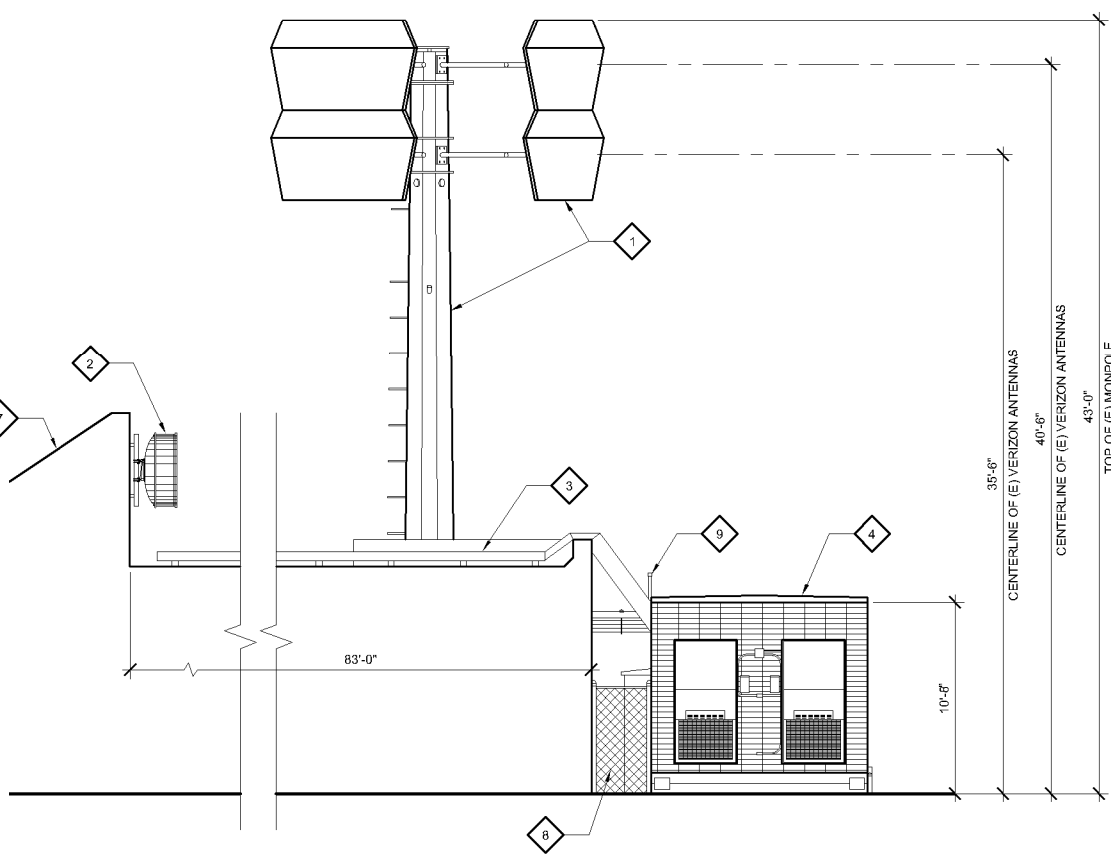
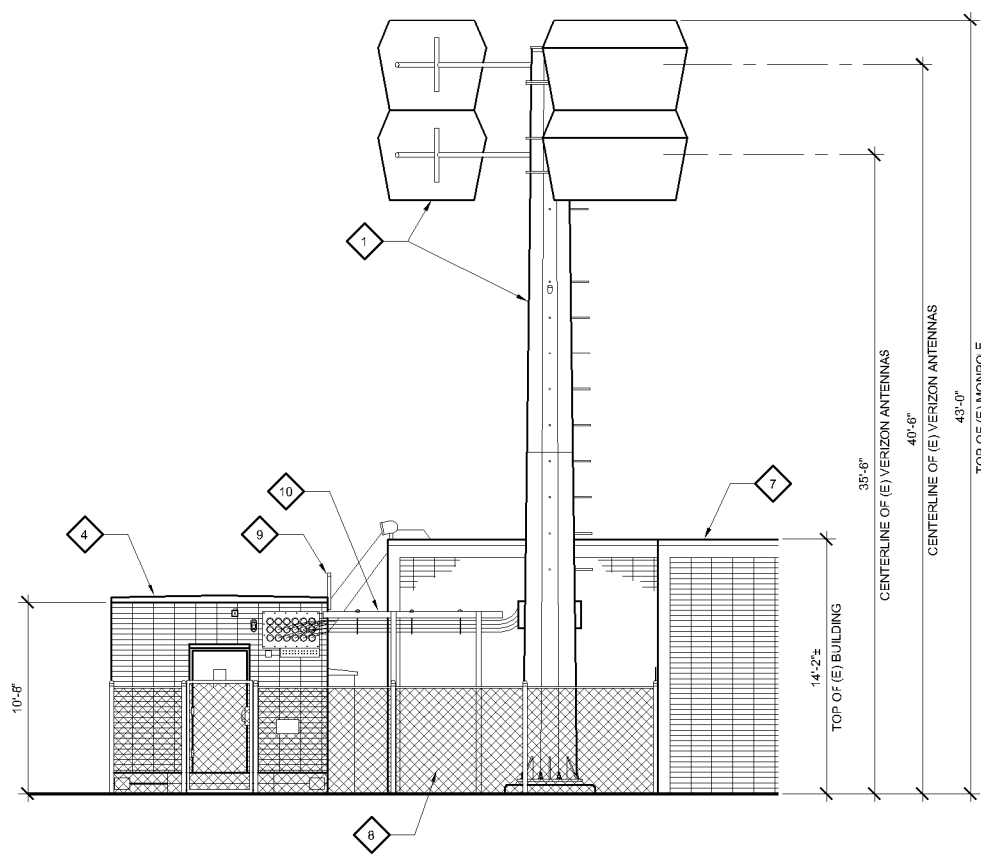
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



REGENTS RD
5G L-SUB6
3358 GOVERNOR DR
SAN DIEGO, CA 92122

SHEET TITLE:
EXTERIOR ELEVATIONS

A-5

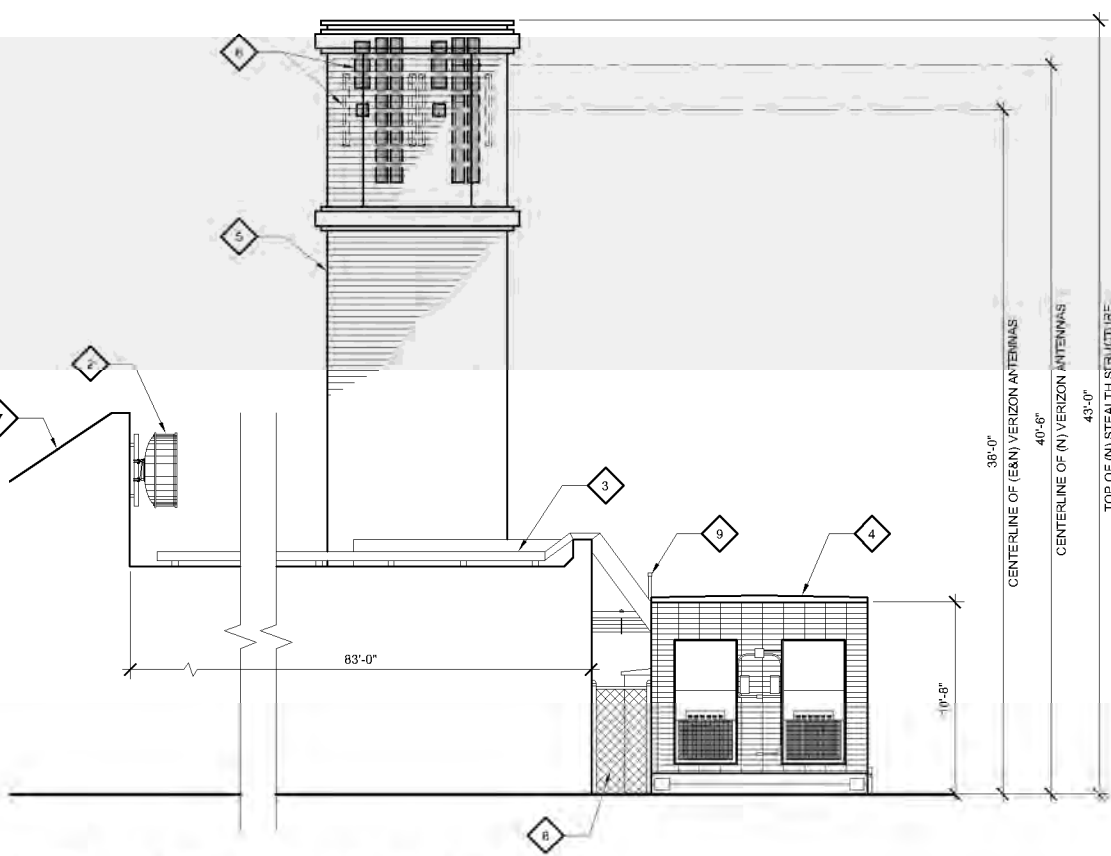
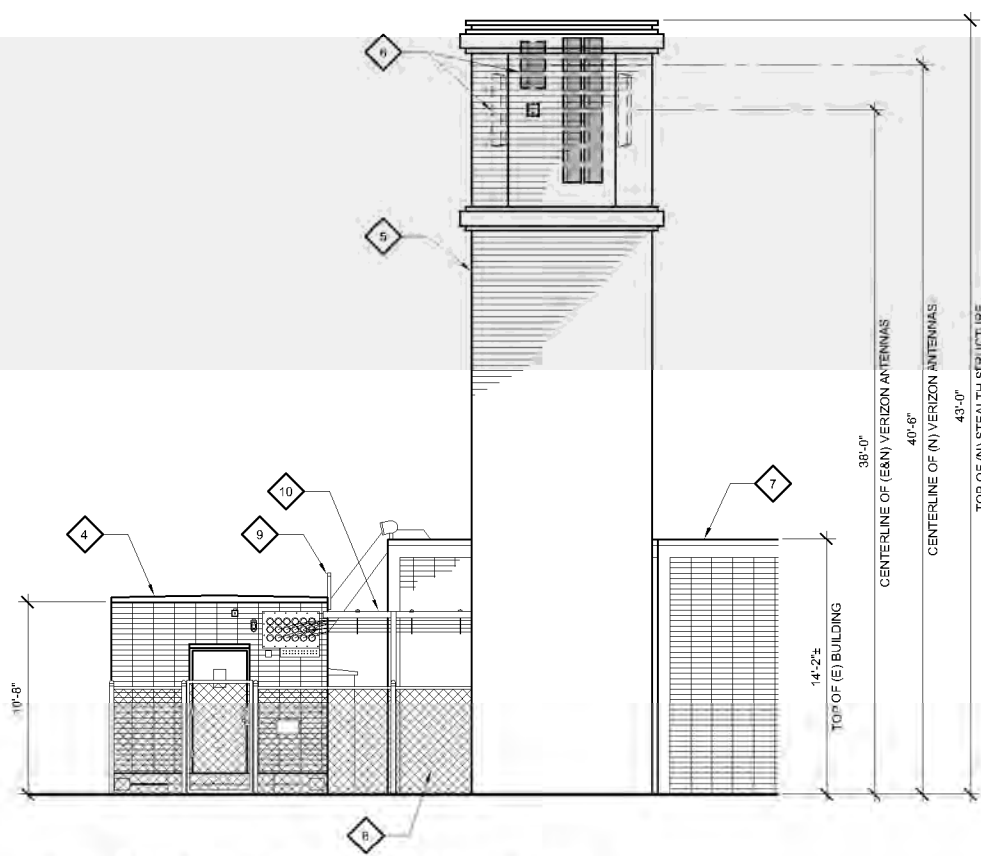


KEYED NOTES:

- 1 REMOVE (E) MONOPOLE INCLUDING ALL RADOMES, ANTENNAS, RRU UNITS, SURGE SUPPRESSORS, CABLES, ETC. SALVAGE (6) CDMA ANTENNAS
- 2 (E) VERIZON WIRELESS 4'-0" MICROWAVE ANTENNA
- 3 (E) CABLE TRAY ON ROOF (FOR (E) VERIZON MICROWAVE)
- 4 (E) VERIZON WIRELESS MODULAR EQUIPMENT SHELTER
- 5 (N) VERIZON WIRELESS STEALTH ANTENNA STRUCTURE
- 6 (N) & (E) RELOCATED VERIZON WIRELESS ANTENNAS
- 7 (E) BUILDING
- 8 (E) CHAINLINK FENCE WITH PRIVACY SLATS
- 9 (E) GPS ANTENNA MOUNTED TO SHELTER
- 10 (E) OVERHEAD COAXIAL CABLE BRIDGE

(E) NORTH ELEVATION

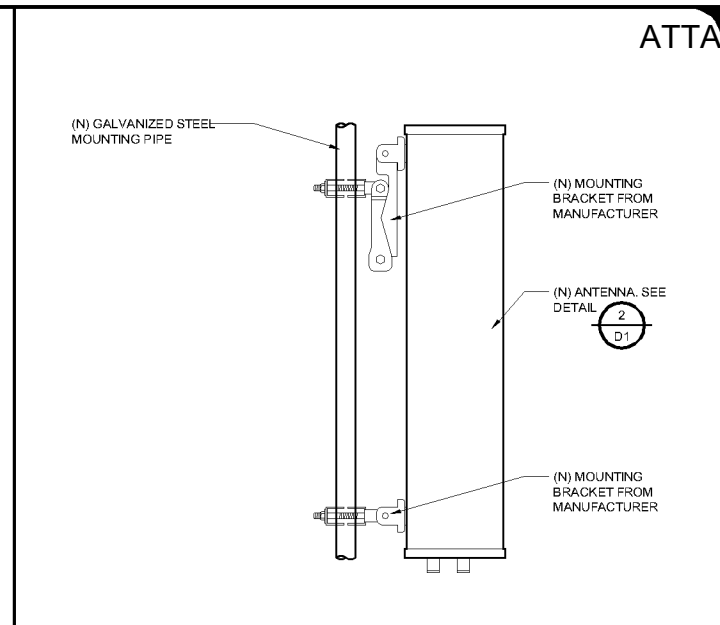
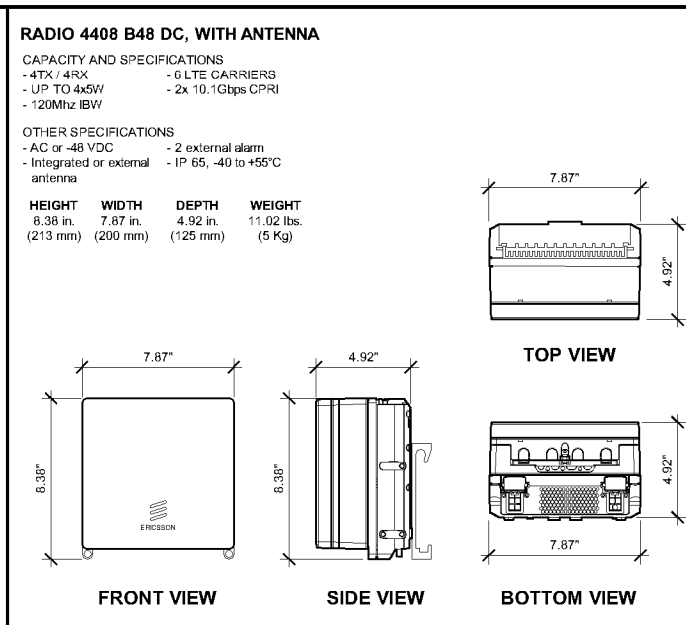
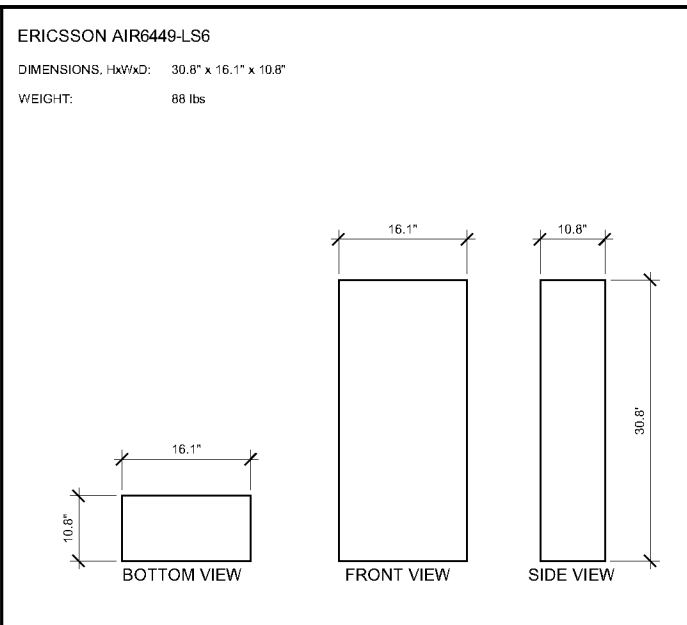
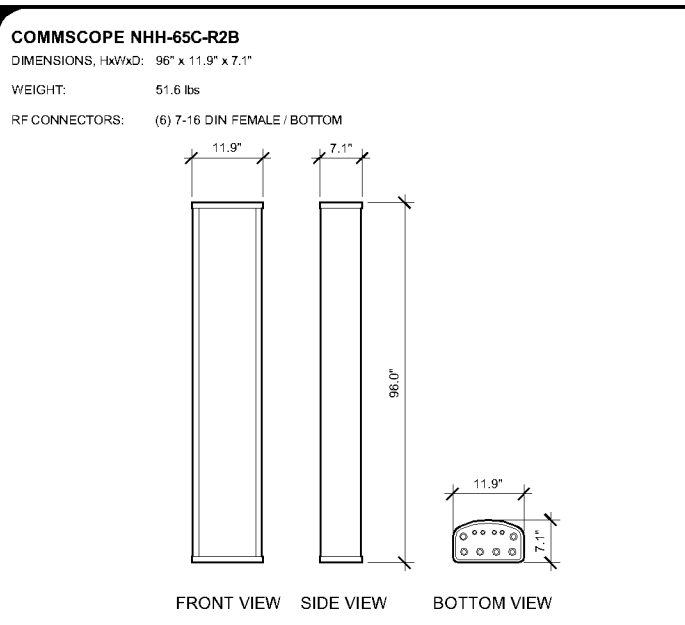
(E) SOUTH ELEVATION



(N) NORTH ELEVATION

(N) SOUTH ELEVATION



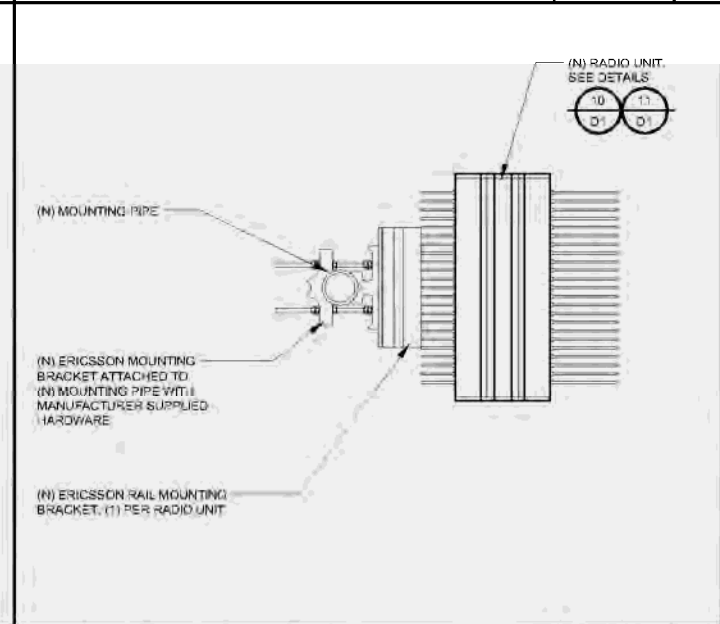
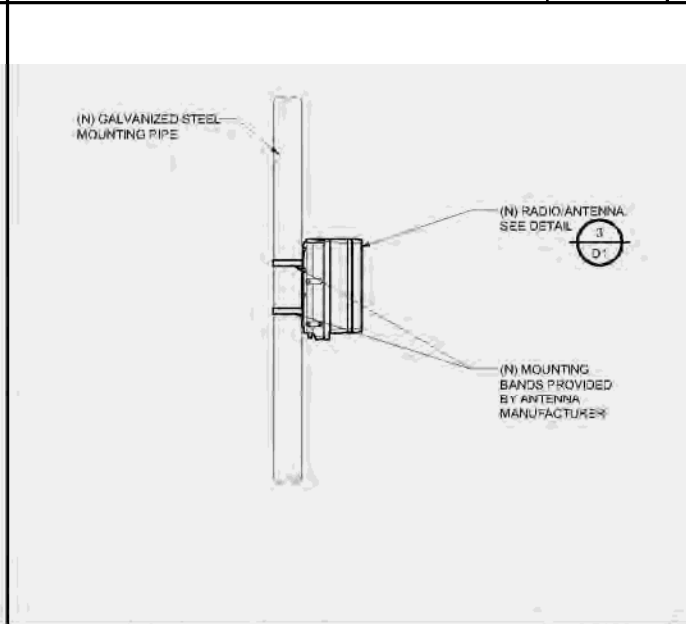
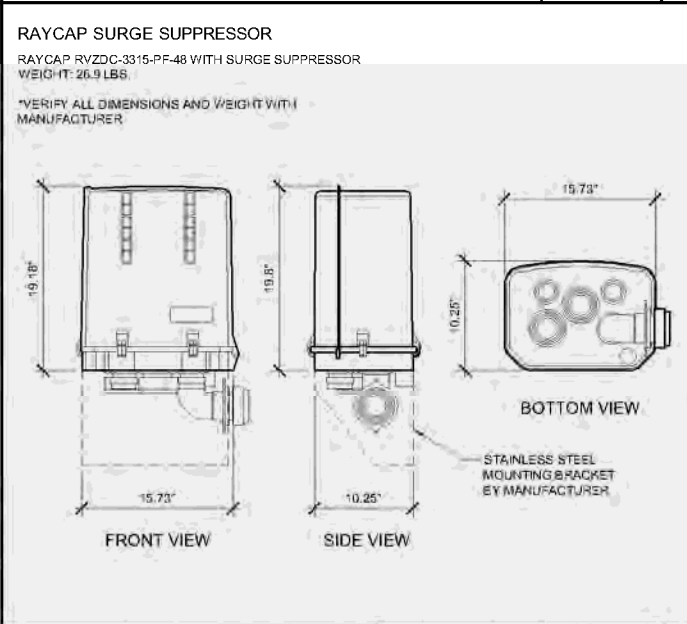
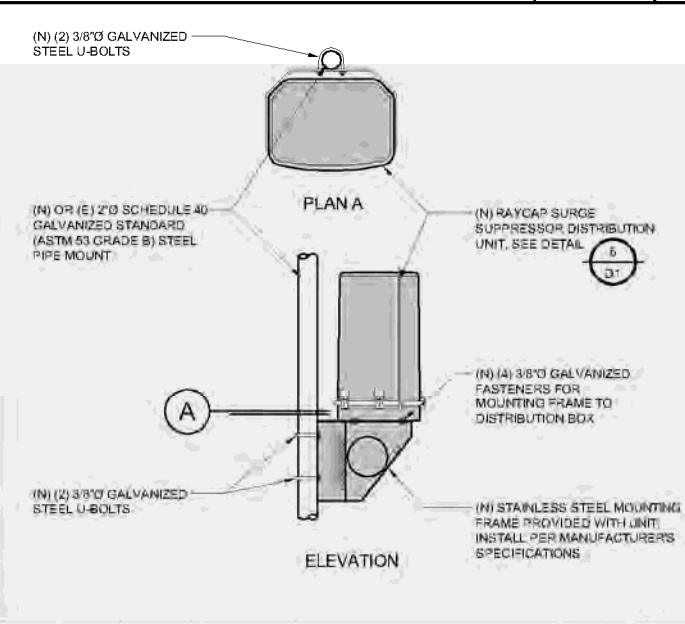


ANTENNA SPECIFICATIONS SCALE: N.T.S. 1

ANTENNA SPECIFICATIONS SCALE: NONE 2

RADIO 4408 W/ ANTENNA, SINGLE RADIO SCALE: N.T.S. 3

ANTENNA MOUNT SCALE: NONE 4

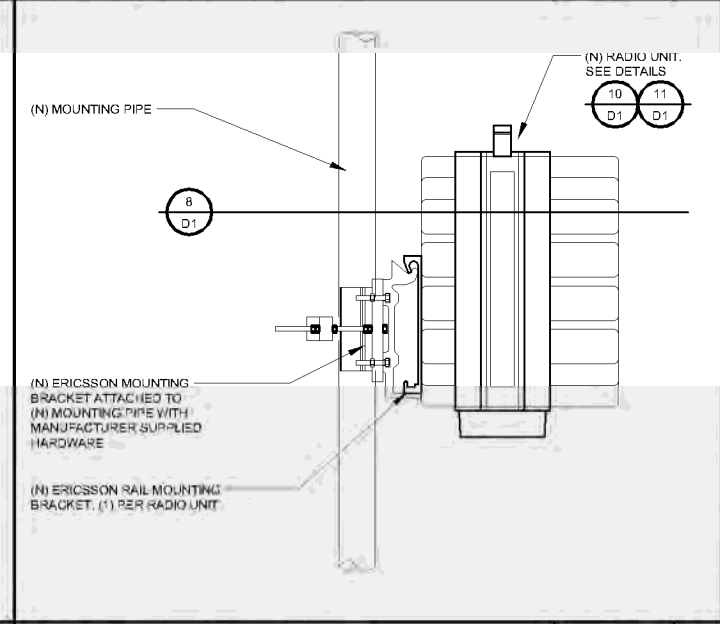
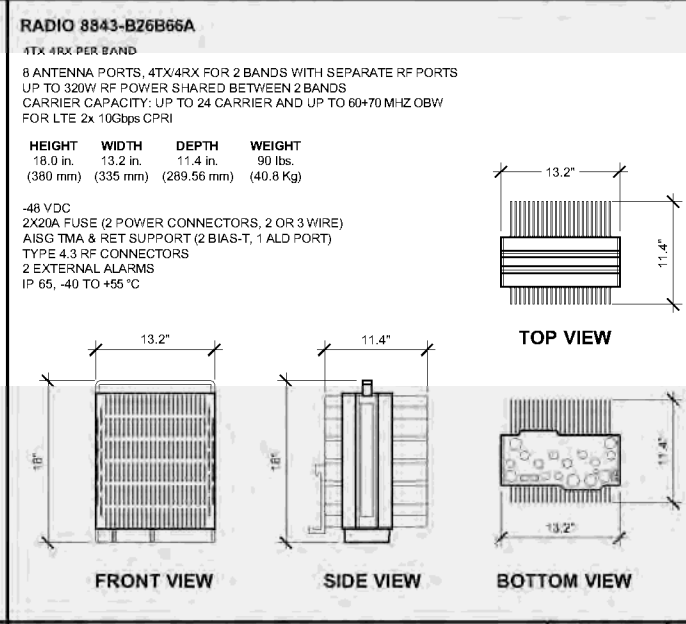
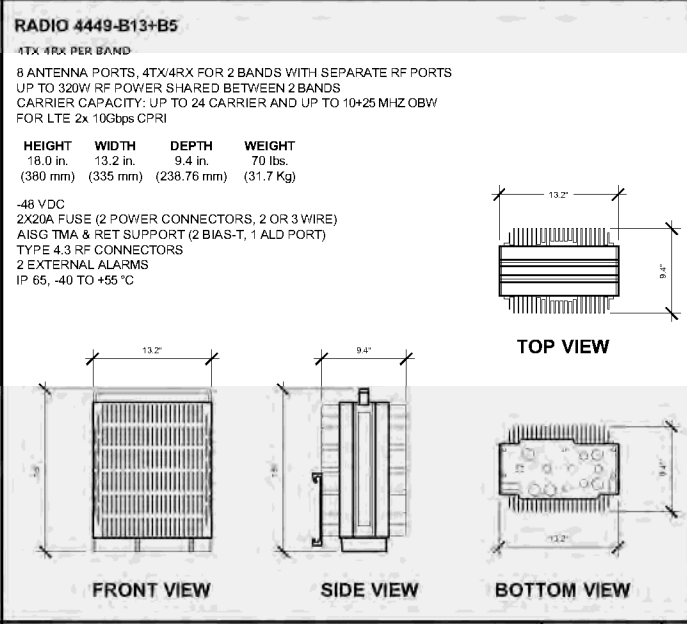
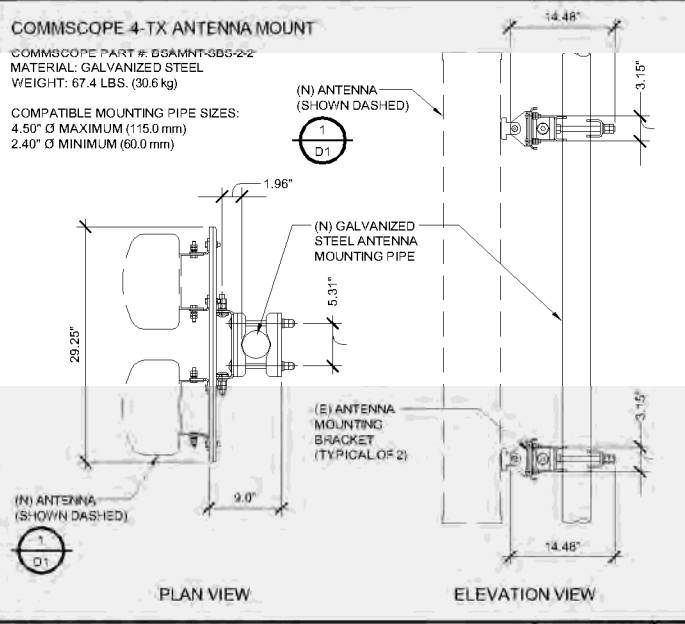


RAYCAP UNIT MOUNTING SCALE: 1" = 1'-0" 5

RAYCAP SURGE SUPPRESSOR UNIT SCALE: N.T.S. 6

RADIO/ANTENNA MOUNT SCALE: NONE 7

RADIO UNIT MOUNTING SCALE: NONE 8



4-TX ANTENNA MOUNT SCALE: N.T.S. 9

RRU 4449 SPECIFICATIONS SCALE: N.T.S. 10

RADIO 8843 SPECIFICATIONS SCALE: N.T.S. 11

RADIO UNIT MOUNTING SCALE: NONE 12

ATTACHMENT STATUS

| REV. | DATE | DESCRIPTION | BY |
|------|----------|--------------------|----|
| 0 | 11/18/21 | 90% ZD REVIEW | RL |
| 1 | 02/28/22 | 90% ZD DRM COMMENT | CB |
| 2 | 03/01/22 | 100% ZD | CB |
| 3 | 03/23/22 | ADD LANDSCAPE | RW |

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 302 STATE PLACE,
 ESCONDIDO, CALIFORNIA 92029

PROPRIETARY INFORMATION
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verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



**REGENTS RD
 5G L-SUB6**
 3358 GOVERNOR DR
 SAN DIEGO, CA 92122

SHEET TITLE:
 DETAILS

D-1

| REV. | DATE | DESCRIPTION | BY |
|------|----------|---------------------|----|
| 0 | 11/18/21 | 90% ZD REVIEW | RL |
| 1 | 02/28/22 | 90% ZD DRAM COMMENT | CB |
| 2 | 03/01/22 | 100% ZD | CB |
| 3 | 03/23/22 | ADD LANDSCAPE | RW |
| | | | |
| | | | |
| | | | |

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302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

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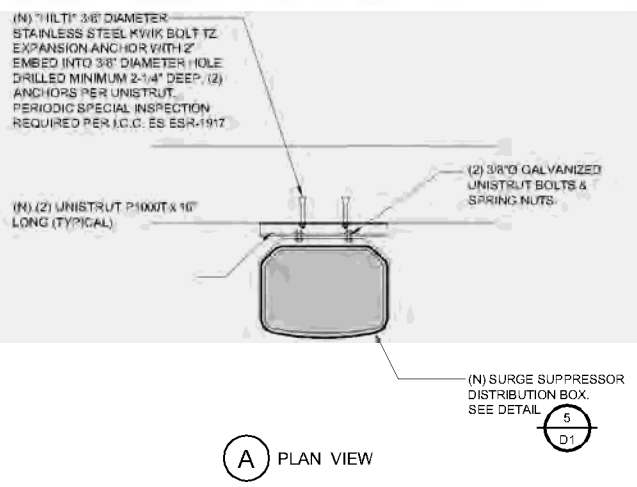
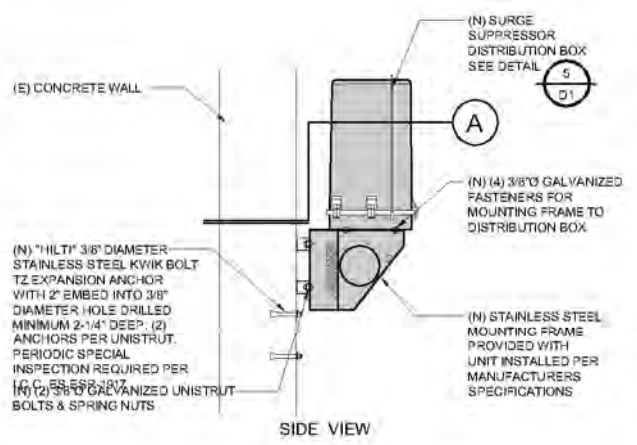
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



REGENTS RD
5G L-SUB6
3358 GOVERNOR DR
SAN DIEGO, CA 92122

SHEET TITLE:
DETAILS

D-2



| | | | | | | | | | |
|----------------------|---------------|----|---------------------------|---------------|----|----------|----|----------|----|
| VERIZON NOTICE SIGNS | SCALE: N.T.S. | 13 | SURGE SUPPRESSOR MOUNTING | SCALE: N.T.S. | 14 | NOT USED | 15 | NOT USED | 16 |
|----------------------|---------------|----|---------------------------|---------------|----|----------|----|----------|----|

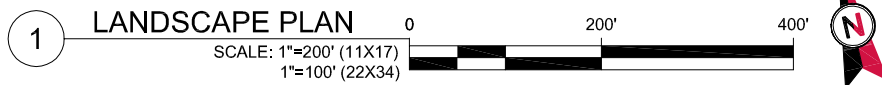
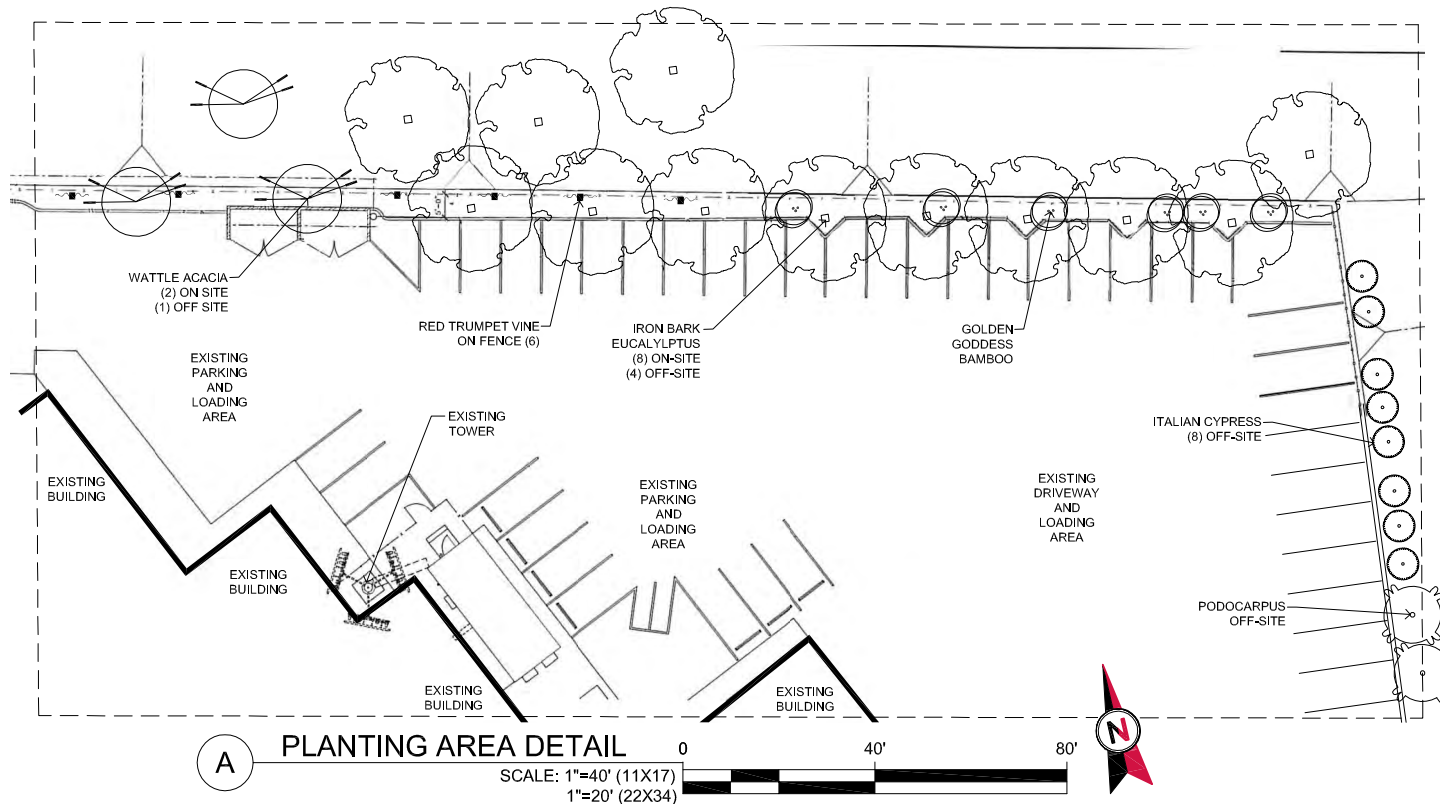
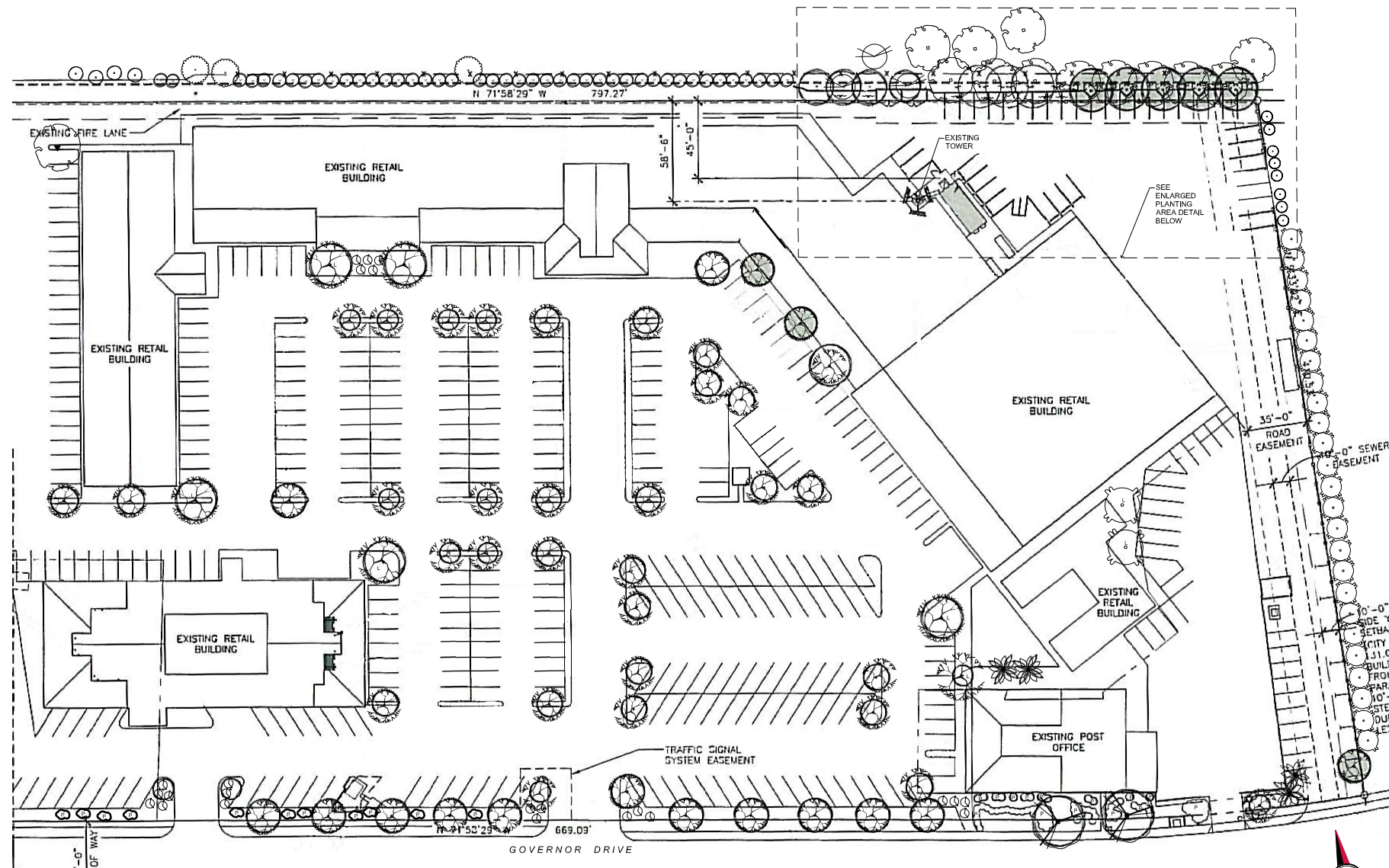
| | | | | | | | | |
|----------|----|---------------------------|---------------|----|----------|----|----------|----|
| NOT USED | 17 | SURGE SUPPRESSOR MOUNTING | SCALE: N.T.S. | 18 | NOT USED | 19 | NOT USED | 20 |
|----------|----|---------------------------|---------------|----|----------|----|----------|----|

| | | | | | | | |
|----------|----|----------|----|----------|----|----------|----|
| NOT USED | 21 | NOT USED | 22 | NOT USED | 23 | NOT USED | 24 |
|----------|----|----------|----|----------|----|----------|----|

- PLAN NOTES:**
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 - BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IRRIGATION:** EXISTING IRRIGATION TO REMAIN IN PLACE.. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM PROVIDED BY LDC 142.0430(C) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- MAINTENANCE:** ALL REQUIRED LANDSCAPE AREA SHALL BE MAINTAINED BY ATC FIELD OPS TECH. LANDSCAPE AND IRRIGATION AREAS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY ATC FIELD OPS TECH. 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.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).
- MULCH:** ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED.
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOP SOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.]
- 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.
- NO EXISTING LANDSCAPE MATERIAL TO BE REMOVED.



PLANT MATERIALS LEGEND

| SYM. | BOTANICAL NAME | COMMON NAME | SIZE: CAL., HEIGHT, SPREAD | QTY. |
|-------------------------------|------------------------|-----------------------|----------------------------------|------|
| EXISTING MATURE TREES | | | | |
| (Symbol) | FICUS NITIDA | LAUREL FIG | 30" CALIPER, 45' HT, 35' SP | 2 |
| (Symbol) | OLEA EUROPA | OLIVE TREE | 15" CALIPER, 18' HT, 15' SP | 3 |
| (Symbol) | EUCALYPTUS SIDEROXYLON | IRON BARK EUC. | 10"-12" CA., 25'-30' HT, 15' SP. | 12 |
| (Symbol) | EUCALYPTUS CITRIODORA | LEMON GUM | 30" CALIPER, 45' HT, 20' SP. | 6 |
| (Symbol) | PLATANUS RACEMOSA | CALIF. SYCAMORE | 8"-10" CAL., 25'-30' HT, 25' SP | 50 |
| (Symbol) | PLATANUS RACEMOSA | CALIF. SYCAMORE | 14-18" CAL., 45' HT, 35' SP | 6 |
| (Symbol) | PODOCARPUS GRACILIOR | YEW PINE | 8" CALIP., 10' HT x 10' SP | 25 |
| (Symbol) | PODOCARPUS GRACILIOR | YEW PINE | 15" CALIP., 35' HT x 20' SP | 2 |
| (Symbol) | WASHINGTONIA FILIFERA | MEXICAN FAN PALM | 25" CALIP., 45-50' HT x 15' SP | 4 |
| (Symbol) | CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS | 25' HEIGHT, 3-5' SP. | 9 |
| (Symbol) | ACACIA BAILEYANA | WATTLE ACACIA | 15' HEIGHT, 10' SP. | 3 |
| EXISTING MATURE SHRUBS | | | | |
| (Symbol) | BAMBUSA MULTIPLEX | GOLDEN GODDESS BAMBOO | 1" CALIPER, 5'-6' HT, 3' SP | 56 |
| (Symbol) | RHUS INTEGRIFOLIA | LEMONADE BERRY | 6'-8' HEIGHT x 4-5' SPREAD | 4 |
| (Symbol) | WHITE LANDSCAPE ROSE | LANDSCAPE ROSE | 2' HEIGHT x 3' SPREAD | 23 |
| (Symbol) | PITTIOSPORUM TOBIRA | MOCK ORANGE | 3' HEIGHT x 5' SPREAD | 18 |
| (Symbol) | DISTICTUS BUCCINATORIA | RED TRUMPET VINE | 5' HEIGHT x 7' SPREAD | 8 |

ATTACHMENT 10



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

| REV. | DESCRIPTION | BY | DATE |
|------|------------------|----|----------|
| 0 | FOR CONSTRUCTION | JD | 04/27/21 |
| | | | |
| | | | |
| | | | |
| | | | |

ATC SITE NUMBER:
411573
 ATC SITE NAME:
REGENTS CA

SITE ADDRESS:
 3358 GOVERNOR DR.
 SAN DIEGO, CA 92122

SEAL:



DATE DRAWN: 04/27/21
 ATC JOB NO: 13205189

LANDSCAPE PLAN

SHEET NUMBER: **L1** REVISION: **0**

| | | | |
|---|---|--|--|
|  | City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000 | <h1 style="margin: 0;">Ownership Disclosure Statement</h1> | 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: ATC Regents **Project No. For City Use Only:** _____
Project Address: 3358 Governor Drive, San Diego, CA 92122
 APN: 348-290-39, 41, 43

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.

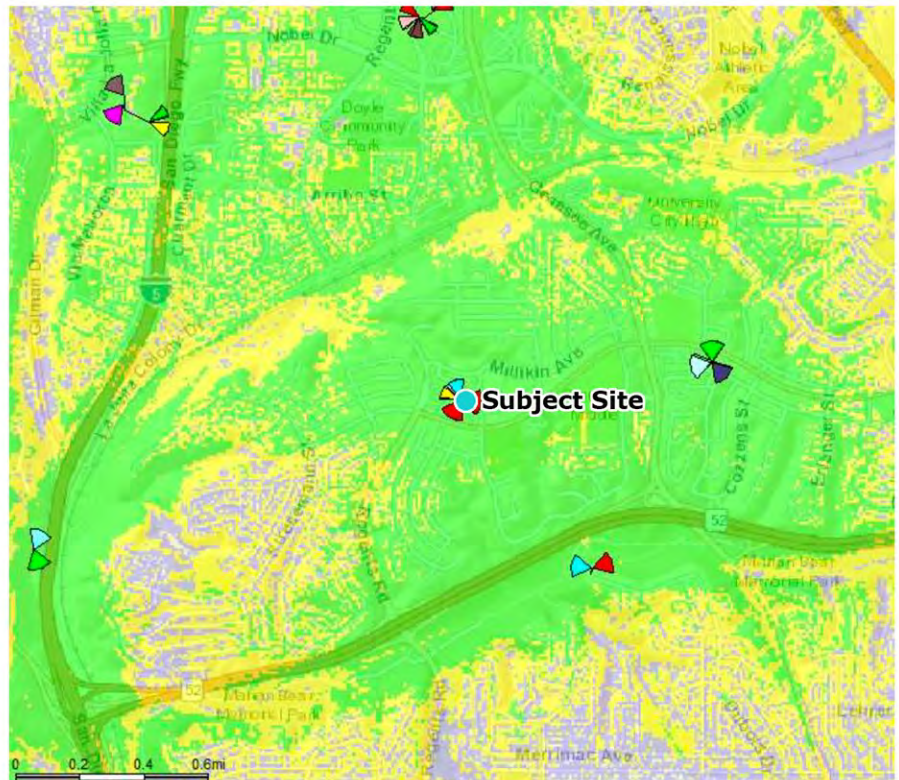
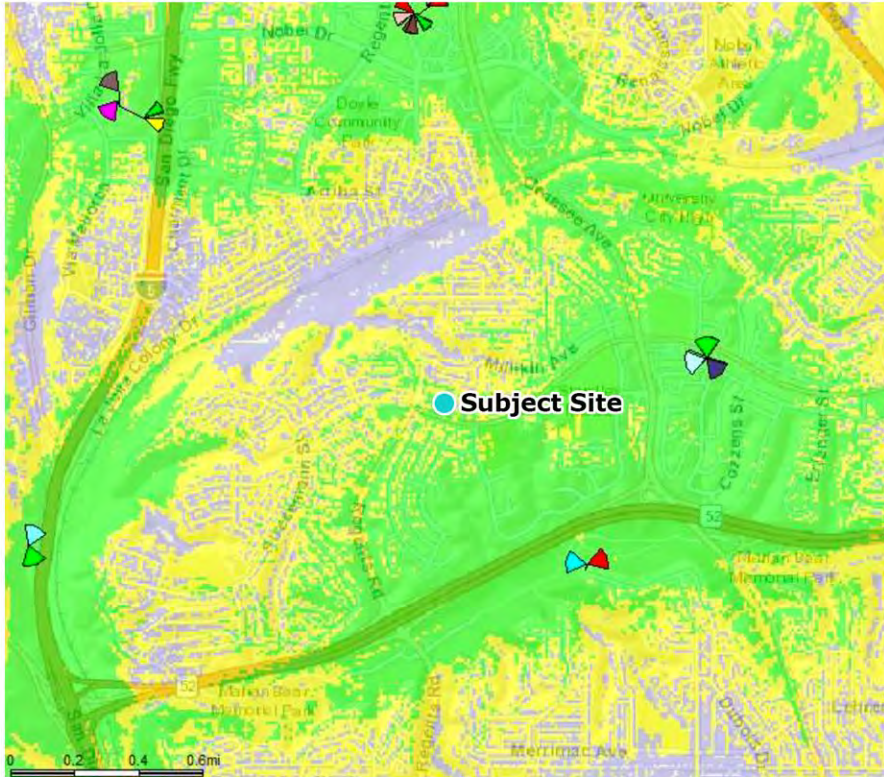
Property Owner
 Name of Individual: UC MARKETPLACE OWNER LLC Owner Tenant/Lessee Successor Agency
 Street Address: C/O REEF REAL ESTATE SERVICES 1620 5TH AVE STE 770
 City: San Diego State: CA Zip: 92101
 Phone No.: 619-780-0101 Fax No.: _____ Email: _____
 Signature: *MA* *Attorney For Owner* Date: 3/21/20
 Additional pages Attached: Yes No

Applicant
 Name of Individual: ATC Sequoia LLC Owner Tenant/Lessee Successor Agency
 Street Address: 10 Presidential Way
 City: Woburn State: MA Zip: 01801
 Phone No.: 781-926-4637 Fax No.: _____ Email: _____
 Signature: _____ Margaret Robinson, Senior Counsel,
ATC Sequoia LLC 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



Coverage without site



Coverage Levels:

- Excellent
- Good/Variable
- Poor