



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 25, 2016 **REPORT NO.** PC-16-002
ATTENTION: Planning Commission, Agenda of March 3, 2016
SUBJECT: VERIZON 905 OTAY MESA - PROJECT NO. 399144. PROCESS FOUR.
**OWNER/
APPLICANT:** Sweetwater Union High School District/
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 5353 Airway Road (San Ysidro High School) in the Otay Mesa Community Planning area?

Staff Recommendation(s):

1. Approve Neighborhood Use Permit No. 1607906;
2. Approve Neighborhood Development Permit No. 1607910; and
3. Approve Planned Development Permit No. 1607911.

Community Planning Group Recommendation: On October 21, 2015, the Otay Mesa Planning Group voted 10-0-0 to recommend approval of the Verizon 905 Otay Mesa project (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the State of California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301(Existing Facilities) and is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 16, 2015, and the opportunity to appeal that determination ended December 2, 2015 (Attachment 7).

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

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

Verizon – 905 Otay Mesa is an application for a Planned Development Permit (PDP), Neighborhood Development Permit (NDP) and Neighborhood Use Permit (NUP) for a Wireless Communication Facility (WCF). The project is proposed on the San Ysidro High School Performing Arts building located at 5353 Airway Road in the Otay Mesa Community Plan area. The campus is zoned both AR-1-1 (Agricultural-Residential, 10-acre lots) and RM-1-1 (Residential-Multiple Unit, 1 dwelling unit per 3,000 square feet) and the Performing Arts Building is located in the RM-1-1 zone. The high school is located at the southwest intersection of Airway Road and Caliente Avenue. Uses surrounding the school include single-unit residential to the north and west, unimproved vacant land to the south and residential development underway to the east (Attachments 1, 2 and 3).

In 2003, Verizon was administratively approved for three 30-foot tall flag poles each concealing one antenna with the associated equipment located in a 450-square foot enclosure. The permit expired on March 18, 2013.

WCFs are permitted in residential zones where the antennas are more than 100 feet from the property line of a residential use with an NUP. An NDP is required, as the equipment enclosure exceeds 250 square feet. A PDP is required to allow a height deviation to the RM-1-1 zone 30-foot height limit.

DISCUSSION

Project Description:

San Ysidro High School was constructed in 2002 in a developing area of Otay Mesa. In 2003, Verizon applied for and received a permit to install three faux flag poles near the entrance to the school along with an equipment enclosure located on the north side of the Performing Arts Building, adjacent to the Café and Food Service Building. Normally, the existing WCF would be required to be removed; however, the school has requested that the three flag poles remain (absent the antennas) since they are a focal point to the main entrance to the school. Verizon is proposing to supplement the existing landscape area with 17 five-gallon Spanish Iris plants around the flag poles to enhance and improve views of the front of the school (Attachment 15).

Wireless communications have rapidly expanded since 2003, as has the development in the community around the school. Construction of new homes in the area is continuing at a fast pace and in order to provide coverage to the developing area, Verizon is proposing to expand and enhance wireless communication coverage.

The project proposes two roof top mechanical screen enclosures above the Performing Arts Building, each concealing eight panel antennas and associated radio components. The screens will match other mechanical screen enclosures on the buildings throughout the campus (Attachments 14 and 15). The height limit in the RM-1-1 zone is 30 feet, although existing buildings on the campus along Caliente Avenue easily exceed the height limit. The existing Performing Arts Building is 38 feet, 4 inches tall. The mechanical screen enclosures will add another 7 feet, 6 inches for an overall height of 45 feet, 10 inches. The mechanical screen enclosure closest to Caliente Avenue is set back on the building roof top approximately 60 feet so views of the proposed WCF would be obscured by the massing of the existing Performing Arts Building along Caliente Avenue and Flowering Plum street trees.

Verizon is proposing to continue using the 450 square foot cement block equipment enclosure that was constructed in 2003. An emergency generator will be added to the enclosure in addition to minor equipment modifications. The enclosure is located on the southeast side of the Café and Food Service Building which is located just to the northwest of the Performing Arts Building (Attachments 14 and 15).

Council Policy 600-43 assigns preference levels to WCF proposed on different land uses. In this case, the project is located within a Preference Three category (corresponding to projects that require a CUP, Process Three), which requires the applicant to substantiate why lower preference level sites could not be utilized. Verizon submitted coverage maps demonstrating that the area has very poor coverage and with the installation of the upgraded project, coverage for the area would be significantly improved (Attachment 9). There are no other lower preference sites within Verizon's search ring, which includes a mixture of undeveloped agricultural and residential zoned properties and properties zoned for residential and either currently vacant or under construction. The school site is a non-residential use within a residential zone and WCF are permitted with a Conditional Use Permit unless the antennas are more than 100 feet away from a residential use, day care, elementary or middle school, in which case, the process is an NUP. The antennas associated with this project are more than 100 feet from the closest residential property line. An NDP is required because the equipment enclosure exceeds the 250 square foot maximum size and a PDP is required because the WCF will exceed the height limit of 30 feet. Pursuant to LDC Section 112.0103(a), when an applicant applies for more than one permit for a single development, the application shall be consolidated and reviewed by the highest level of authority and for this project, the PDP requires a Process Four hearing.

Community Plan Analysis:

The Otay Mesa Community Plan recommends that WCF be sited and camouflaged to reduce impacts to community character. This is similar to the City's General Plan, which addresses WCF in Section UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- 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.

The project complies with the Otay Mesa Community Plan and the General Plan recommendations by concealing the antennas in roof top mechanical enclosures designed to replicate other mechanical enclosures on campus buildings. In addition to the roof top mechanical enclosures being set back from Caliente Avenue, the Flowering Plum street trees help to break up the massing and enhance views of the buildings. Similarly, the equipment enclosure is set back from Airway Road and screened by mature landscaping.

Conclusion:

Other than the height deviation, this project complies with the applicable regulations of the

Land Development Code and the City's General Plan. Draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NUP No. 1607906, NDP No. 1607910 and PDP No. 1607911.

ALTERNATIVES

1. **Approve** PDP No. 1607911, NDP No. 160710 and NUP No. 1607906 **with modifications**.
2. **Deny** PDP No. 1607911, NDP No. 1607910 and NUP No. 1607906, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Elyse Lowe
Deputy Director
Development Services Department



Karen Lynch
Development Project Manager
Development Services Department

VACCHI/KAL

Attachments:

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

Rev 07/15/15 pzf

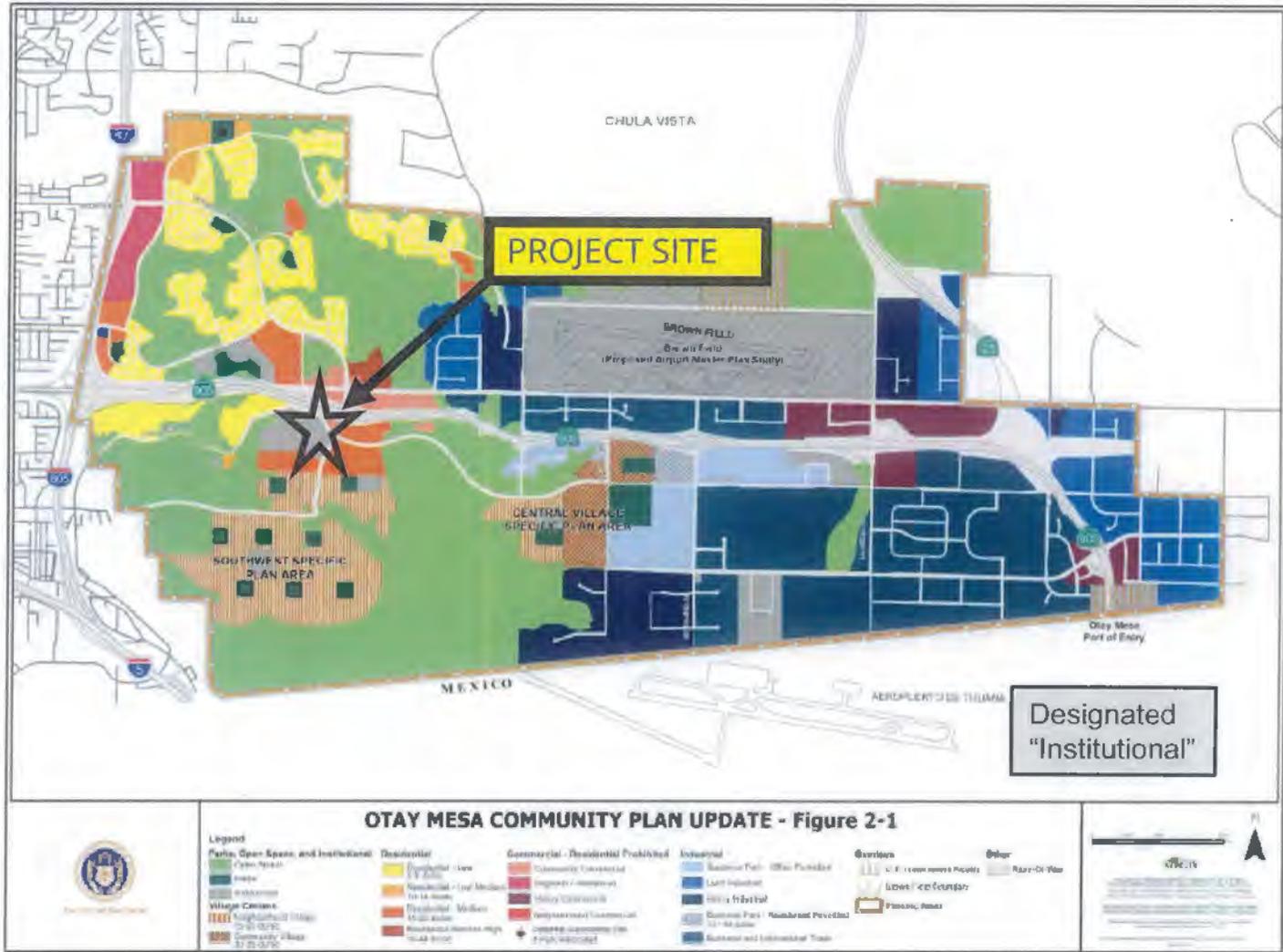


Aerial Photo

VERIZON- 905 OTAY MESA PROJECT NUMBER 399144

5353 AIRWAY ROAD



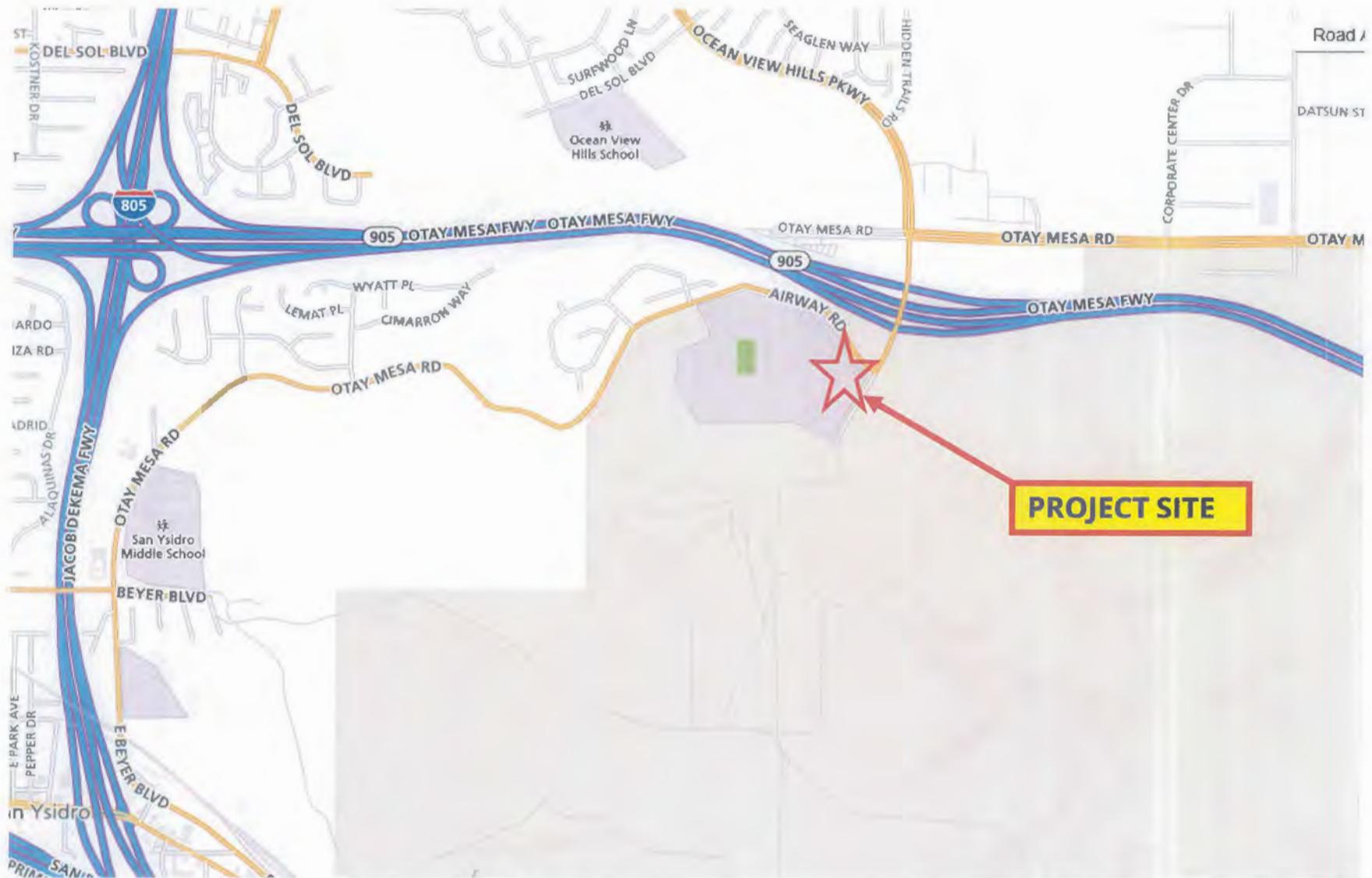


OTAY MESA COMMUNITY PLAN MAP



VERIZON- 905 OTAY MESA PROJECT NUMBER 399144
5353 AIRWAY ROAD





Project Location Map

VERIZON- 905 OTAY MESA PROJECT NUMBER 399144

5353 AIRWAY ROAD



PROJECT DATA SHEET

PROJECT NAME:	Verizon – 905 Otay Mesa	
PROJECT DESCRIPTION:	Installation of two roof top mechanical enclosures concealing 16 antennas and associated components with an associated 450 square foot equipment enclosure.	
COMMUNITY PLAN AREA:	Otay Mesa Community Plan Area	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit/Neighborhood Development Permit/Planned Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional	
ZONING INFORMATION:		
ZONE: RM-1-1 HEIGHT LIMIT: 30' FRONT SETBACK: 15' STREET SIDE SETBACK: 10' REAR SETBACK: 15'		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential Low 5-9 du/ac and Community Commercial; RS-1-14 and AR-1-1.	Vacant and Multi-Unit Residential
SOUTH:	Residential 15-29 du/ac; RM-1-1 and RM-2-5.	Vacant
EAST:	Residential 15-29 du/ac; RM-1-1 and RM-2-5.	Multi-Unit Residential (under construction)
WEST:	Open Space; AR-1-1.	Vacant
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to exceed the 30' height limit.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 21, 2015, the Otay Mesa Community Planning Group voted 10-0-0 to recommend approval of the Verizon – 905 Otay Mesa project.	

PLANNING COMMISSION
RESOLUTION NO.
NEIGHBORHOOD USE PERMIT NO. 1607906
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1607910
PLANNED DEVELOPMENT PERMIT NO. 1607911
VERIZON 905 OTAY MESA
PROJECT NO. 399144

WHEREAS, Sweetwater Union High School District, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego 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. 1607906/1607910/1607911), on portions of a 56.9-acre site;

WHEREAS, the project site is located at 5353 airway Road in the AR-1-1/RM-1-1 zones of the Otay Mesa Community Planning area;

WHEREAS, the project site is legally described as: Being a portion of the Northeast Quarter of the Northeast Quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian in the City of San Diego, County of San Diego, State of California;

WHEREAS, on March 3, 2016, the Planning Commission of the City of San Diego considered NUP No. 1607906, NDP No. 1607910, PDP No. 1607911, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 16, 2015, 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;

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

That the Planning Commission adopts the following written Findings, dated March 3, 2016.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

The Otay Mesa Community Plan recommends that WCF be sited and camouflaged to reduce impacts to community character. Additionally, the City of San Diego General Plan Section UD-A.15 purpose and intent is to minimize the visual impacts of wireless facilities with the following requirements:

- a. Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; and
- b. Design facilities to be aesthetically pleasing and respectful of the neighborhood context; and

- c. Conceal mechanical equipment and devices associated wireless facilities in underground vaults or unobtrusive structures.

This project proposes to replace an existing WCF that consists of three tele-flag poles each concealing one antenna with associated equipment located in a 450 square foot enclosure. The new project proposes to add two proportionally sized roof top boxes, each concealing eight panel antennas, on the Performing Arts building on the San Ysidro High School campus. Some equipment will be replaced and an emergency generator will be located within the existing enclosure located on the northwest side of the building. The roof top screen boxes have the appearance of mechanical enclosures and will be painted and textured to match mechanical screens on other campus buildings.

The existing 450-square foot equipment enclosure is located on the northwest side of the Performing Arts building on the interior of the campus, adjacent to the Café and Food Services Building. The design is typical of equipment enclosures and it is painted and textured to match the adjacent building. The project proposes to add an emergency generator, which will be located within the equipment enclosure.

The property is split zoned between AR-1-1 and RM-1-1 and the project is located on the RM-1-1 portion of the lot. LDC Section 141.0420(d)(2) allows WCF to be located in residential zones with non-residential uses when the antennas are located more than 100 feet from the property line of a day care or elementary school or residential use, as this project is, with a Neighborhood Use Permit.

The project, the project as designed complies with the Otay Mesa Community Plan and the City of San Diego General Plan and the proposed design will not adversely affect the applicable land use plan.

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

The project consists of 16 panel antennas and 16 Remote Radio Units concealed within proportionally sized roof top boxes designed as mechanical enclosures. The equipment associated with this project is located inside a 450-square foot enclosure designed to match the building in color and texture.

The project was determined to be exempt from the California Environmental Quality Act (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. 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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Verizon Wireless submitted an RF Report, which recommends that with the installation of a lock ladder for the roof and signage, the project complies with the FCCs RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

This project is located in the RM-1-1 zone of a split zoned property and WCF are permitted in residential zones when the antennas are located more than 100 feet away from the property line of a day care, elementary or middle school and residential uses, as this project is, with a Neighborhood Use Permit, Process Two pursuant to LDC Section 141.0420(d)(2). The RM-1-1 zone has a 30-foot height limit; however, the existing Performing Arts building where the mechanical screen enclosures are proposed is 38 feet, 4 inches tall. The addition of the screen boxes at 7 feet, six inches, will result in an overall building height of 45 feet, ten inches. The screen boxes are proportional to the Performing Arts building and will have the same appearance of mechanical enclosures found on other campus buildings.

The equipment enclosure is 450 square feet, which exceeds the maximum size of 250 square feet, however, LDC Section 141.0420(g)(3) allows larger enclosures with a Neighborhood Development Permit.

The project as a whole complies with LDC Section 141.0420(g)(1) and 141.0420(g)(2) which requires all WCFs to utilize the smallest, least visually intrusive *antennas*, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. Consistent with the regulations, the antennas and RRUs will all be completely concealed within two roof top screen boxes designed as mechanical enclosures, painted and detailed to match the existing building resulting in an integrated design.

The proposed height deviation can be supported by staff since the building is currently over height and the addition of the screen boxes is the minimum necessary to conceal all of the associated antennas and components. The size of the screen boxes is proportional to the building and the design is similar to other roof top mechanical enclosures on campus. With the exception of height, the project will comply with the applicable regulations of the Land Development Code.

Neighborhood Development Permit - Section 126.0404

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

The Otay Mesa Community Plan recommends that WCF be sited and camouflaged to reduce impacts to community character. Additionally, the City of San Diego General Plan Section UD-A.15 purpose and intent is to minimize the visual impacts of wireless facilities with the following requirements:

- a. Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; and
- b. Design facilities to be aesthetically pleasing and respectful of the neighborhood context; and
- c. Conceal mechanical equipment and devices associated wireless facilities in underground vaults or unobtrusive structures.

ATTACHMENT 5

This project proposes to replace an existing WCF that consists of three tele-flag poles each concealing one antenna with associated equipment located in a 450 square foot enclosure. The new project proposes to add two proportionally sized roof top boxes, each concealing eight panel antennas, on the Performing Arts building on the San Ysidro High School campus. Some equipment will be replaced and an emergency generator will be located within the existing enclosure located on the northwest side of the building. The roof top screen boxes have the appearance of mechanical enclosures and will be painted and textured to match mechanical screens on other campus buildings.

The existing 450-square foot equipment enclosure is located on the northwest side of the Performing Arts building on the interior of the campus, adjacent to the Café and Food Services Building. The design is typical of equipment enclosures and it is painted and textured to match the adjacent building. The project proposes to add an emergency generator, which will be located within the equipment enclosure.

The property is split zoned between AR-1-1 and RM-1-1 and the project is located on the RM-1-1 portion of the lot. LDC Section 141.0420(d)(2) allows WCF to be located in residential zones with non-residential uses when the antennas are located more than 100 feet from the property line of a day care or elementary school or residential use, as this project is, with a Neighborhood Use Permit.

The project, the project as designed complies with the Otay Mesa Community Plan and the City of San Diego General Plan and the proposed design will not adversely affect the applicable land use plan.

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

The project consists of 16 panel antennas and 16 Remote Radio Units concealed within proportionally sized roof top boxes designed as mechanical enclosures. The equipment associated with this project is located inside a 450-square foot enclosure designed to match the building in color and texture.

The project was determined to be exempt from the California Environmental Quality Act (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. 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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Verizon Wireless submitted an RF Report, which recommends that with the installation of a lock ladder for the roof and signage, the project complies with the FCCs RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

This project is located in the RM-1-1 zone of a split zoned property and WCF are permitted in residential zones when the antennas are located more than 100 feet away from the property line of a day care, elementary or middle school and residential uses, as this project is, with a Neighborhood Use Permit, Process Two pursuant to LDC Section 141.0420(d)(2). The RM-1-1 zone has a 30-foot height limit; however, the existing Performing Arts building where the mechanical screen enclosures are proposed is 38 feet, 4 inches tall. The addition of the screen boxes at 7 feet, six inches, will result in an overall building height of 45 feet, ten inches. The screen boxes are proportional to the Performing Arts building and will have the same appearance of mechanical enclosures found on other campus buildings.

The equipment enclosure is 450 square feet, which exceeds the maximum size of 250 square feet, however, LDC Section 141.0420(g)(3) allows larger enclosures with a Neighborhood Development Permit.

The project as a whole complies with LDC Section 141.0420(g)(1) and 141.0420(g)(2) which requires all WCFs to utilize the smallest, least visually intrusive *antennas*, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. Consistent with the regulations, the antennas and RRUs will all be completely concealed within two roof top screen boxes designed as mechanical enclosures, painted and detailed to match the existing building resulting in an integrated design.

The proposed height deviation can be supported by staff since the building is currently over height and the addition of the screen boxes is the minimum necessary to conceal all of the associated antennas and components. The size of the screen boxes is proportional to the building and the design is similar to other roof top mechanical enclosures on campus. With the exception of height, the project will comply with the applicable regulations of the Land Development Code.

Planned Development Permit – Section 126.0604

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

The Otay Mesa Community Plan recommends that WCF be sited and camouflaged to reduce impacts to community character. Additionally, the City of San Diego General Plan Section UD-A.15 purpose and intent is to minimize the visual impacts of wireless facilities with the following requirements:

- a. Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; and
- b. Design facilities to be aesthetically pleasing and respectful of the neighborhood context; and
- c. Conceal mechanical equipment and devices associated wireless facilities in underground vaults or unobtrusive structures.

ATTACHMENT 5

This project proposes to replace an existing WCF that consists of three tele-flag poles each concealing one antenna with associated equipment located in a 450 square foot enclosure. The new project proposes to add two proportionally sized roof top boxes, each concealing eight panel antennas, on the Performing Arts building on the San Ysidro High School campus. Some equipment will be replaced and an emergency generator will be located within the existing enclosure located on the northwest side of the building. The roof top screen boxes have the appearance of mechanical enclosures and will be painted and textured to match mechanical screens on other campus buildings.

The existing 450-square foot equipment enclosure is located on the northwest side of the Performing Arts building on the interior of the campus, adjacent to the Café and Food Services Building. The design is typical of equipment enclosures and it is painted and textured to match the adjacent building. The project proposes to add an emergency generator, which will be located within the equipment enclosure.

The property is split zoned between AR-1-1 and RM-1-1 and the project is located on the RM-1-1 portion of the lot. LDC Section 141.0420(d)(2) allows WCF to be located in residential zones with non-residential uses when the antennas are located more than 100 feet from the property line of a day care or elementary school or residential use, as this project is, with a Neighborhood Use Permit.

The project, the project as designed complies with the Otay Mesa Community Plan and the City of San Diego General Plan and the proposed design will not adversely affect the applicable land use plan.

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

The project consists of 16 panel antennas and 16 Remote Radio Units concealed within proportionally sized roof top boxes designed as mechanical enclosures. The equipment associated with this project is located inside a 450-square foot enclosure designed to match the building in color and texture.

The project was determined to be exempt from the California Environmental Quality Act (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. 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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Verizon Wireless submitted an RF Report, which recommends that with the installation of a lock ladder for the roof and signage, the project complies with the FCC's RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

This project is located in the RM-1-1 zone of a split zoned property and WCF are permitted in residential zones when the antennas are located more than 100 feet away from the property line of a day care, elementary or middle school and residential uses, as this project is, with a Neighborhood Use Permit, Process Two, pursuant to LDC Section 141.0420(d)(2).

The original project approved for this site in 2003 included three 30-foot tall tele-flag poles, each supporting one antenna and a 450-square foot equipment enclosure. Over the years, the technology has improved and the development in the area has increased resulting in the need to upgrade this site to accommodate the wireless traffic at the school and surrounding vicinity. LDC Section 141.0420(g)(9) requires flag poles used for wireless facilities to replicate the design, diameter and proportion of an actual flag pole. Adding any additional panel antennas to the existing tele-flag poles would change the appearance and require a PDP to deviate from the flag pole requirements. Verizon opted to pursue a building co-location which would enable them to turn this site into a macro site and expand coverage and capacity in the area for Verizon subscribers.

The RM-1-1 zone has a 30-foot height limit; however, the existing Performing Arts building where the screen boxes are proposed is 38 feet, four inches tall. The addition of the screen boxes at 7 feet, six inches tall, will result in an overall building height of 45 feet, six inches. The screen boxes are proportional to the Performing Arts building and will have the same appearance of mechanical enclosures found on other campus buildings and by locating the antennas and associated components in the screen boxes, any potential visual impacts become negligible.

The equipment enclosure is 450 square feet, which exceeds the maximum size of 250 square feet, however, LDC Section 141.0420(g)(3) allows larger enclosures with a Neighborhood Development Permit.

The project as a whole complies with LDC Section 141.0420(g)(1) and 141.0420(g)(2) which requires all WCFs to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. Consistent with the regulations, the antennas and RRUs will all be completely concealed within two rooftop mechanical screen enclosures, painted and detailed to match the existing building, resulting in an integrated design.

The proposed height deviation can be supported by staff since the building is currently over height and the addition of the screen boxes is the minimum necessary to conceal all of the associated antennas and components. The size of the mechanical screen enclosures is proportional to the building and the design is similar to other roof top mechanical enclosures on campus. With the exception of height, the project will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NUP No. 1607906, NDP No. 1607910 and PDP No. 1607911 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1607906/1607910/1607911, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: March 3, 2016

SAP or WBS Number: 24005370

Modified HMD 1-26-15

DRAFT

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005370

PLANNED DEVELOPMENT PERMIT NO. 1607911
NEIGHBRHOOD DEVELOPMENT PERMIT NO. 1607910
NEIGHBORHOOD USE PERMIT NO. 1607906
VERIZON 905 OTAY MESA
PROJECT NO. 399144
PLANNING COMMISSION

This Planned Development Permit (PDP) No. 1607911, Neighborhood Development Permit (NDP) No. 1607910 and Neighborhood Use Permit (NUP) No. 1607906 is granted by the Planning Commission of the City of San Diego to the Sweetwater Union High School District, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0203, 126.0402 and 126.0602. The 56.9-acre site is located at 5353 Airway Road in the AR-1-1 and RM-1-1 zones of the Otay Mesa Community Planning area. The project site is legally described as: Being a portion of the Northeast Quarter of the Northeast Quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 3, 2016, on file in the Development Services Department.

The project shall include:

- a. Installation of two proportionally sized rooftop mechanical screen boxes concealing 16 panel antennas (eight in each) and associated components on the roof top of the San Ysidro High School Performing Arts Building;
- b. A 450 square foot enclosure to house the associated equipment and an emergency generator;
- c. Three previously approved 30-foot tall teleflags (absent antennas) will remain in place to be used by San Ysidro High School;

- d. The maximum height limit in the RM-1-1 zone is 30 feet. The existing Performing Arts building is 38 feet, 4 inches tall and the addition of 7 foot, six inch roof top mechanical screen enclosures will bring the overall height to 45 feet, ten inches, therefore, requiring a PDP to deviate from the maximum 30-foot height limit.
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 17, 2019.
2. This PDP, NDP, NUP and corresponding use of this site shall expire on March 17, 2026. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related

decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPE REQUIREMENTS:

14. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan .

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

16. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs that die 3 years or more after installation shall be replaced with 15-gallon size, and required trees that die 3 years or more after installation shall be replaced with 60-inch box size material. The City Manager may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

17. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

18. All drainage shall comply with the Storm Water Standards of the Land Development Manual.

19. All planting areas shall be designed to effectively handle all drainage onsite.

PLANNING/DESIGN REQUIREMENTS:

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

22. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

23. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

24. No overhead cabling is allowed for this project.
25. Any future modifications to the antennas must be approved by Development Services. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
26. 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.
27. 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.
28. The approved antenna dimensions include eight 72" x 18" x 7" and eight 72" x 11.9" x 7.1" as illustrated on the Exhibit "A" dated March 3, 2016. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.
29. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
30. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
31. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
32. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
33. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 3, 2016 by Resolution No. _____.

DRAFT

Permit Type/PTS Approval No.: NUP No. 1607906/NDP No. 1607910/PDP No. 1607911
Date of Approval: March 3, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
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.**

Sweetwater Union High School District
Owner

By _____
NAME:
TITLE:

Verizon Wireless
Permittee

By _____
Harold W. Navarre
Executive Director, Network

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

NOTICE OF EXEMPTION

TO: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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

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

Project No.: 399144

Project Title: Verizon 905 Otay Mesa

Project Location-Specific: 5353 Airway Road, San Diego, California 92154

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

Description of nature and purpose of the Project: **PLANNED DEVELOPMENT PERMIT(PDP), NEIGHBORHOOD DEVELOPMENT PERMIT(NDP), NEIGHBORHOOD USE PERMIT(NUP)** to allow for a Wireless Communication Facility (WCF) consisting of the removal of three tele-flag poles, and the installation of two roof top boxes concealing 16 antennas and associated components on an existing building. Associated above ground equipment, including a stand by emergency generator would be located in an existing 15'-0" by 30'-0" square-foot enclosure adjacent and southeast of the Café and Food Service facility at the San Ysidro High School.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Curtis Diehl (Agent), Plancom (Firm), 302 State Place, #200, Escondido, CA 92029, (951) 833-5779

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: CEQA Exemption 15301 (Existing Facilities)
 Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which 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. A PDP, NDP, and NUP to permit a WCF and associated equipment would allow for a negligible expansion of use. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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

Anna L. McMahon / Senior Planner
Signature/Title

November 16, 2015
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



Looking at north elevation



Looking at east elevation



Looking at south elevation



Looking west from site



Looking north from site



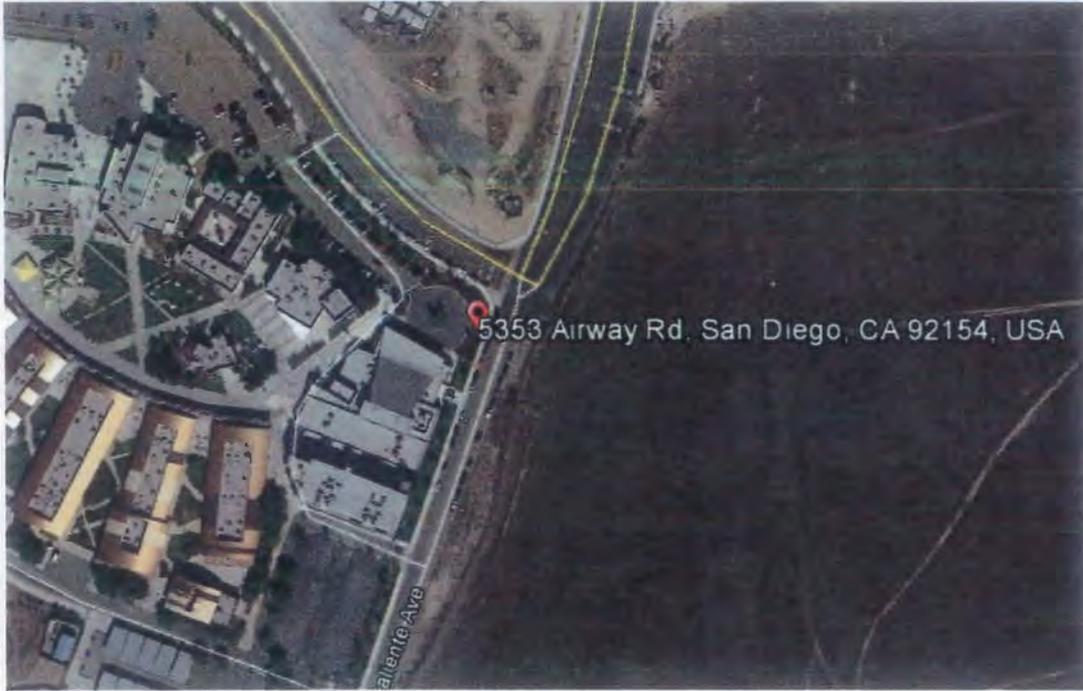
Looking south from site



Looking east from site



Equipment Room



Aerial View

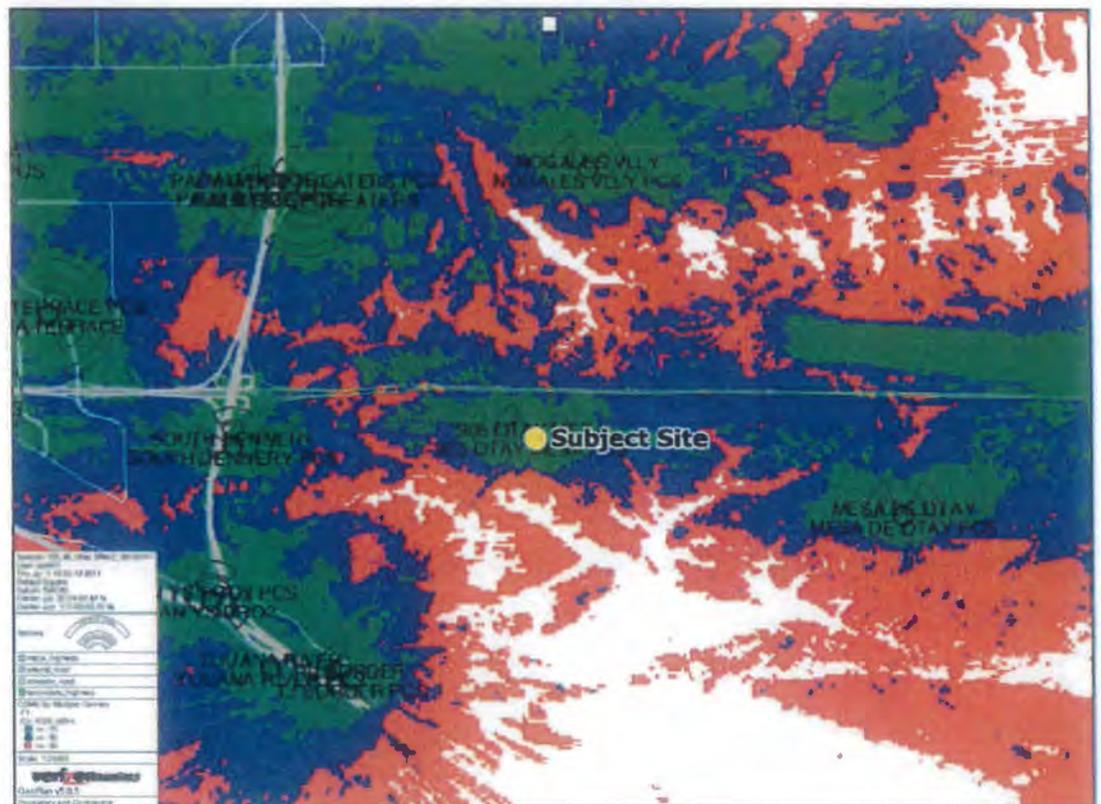
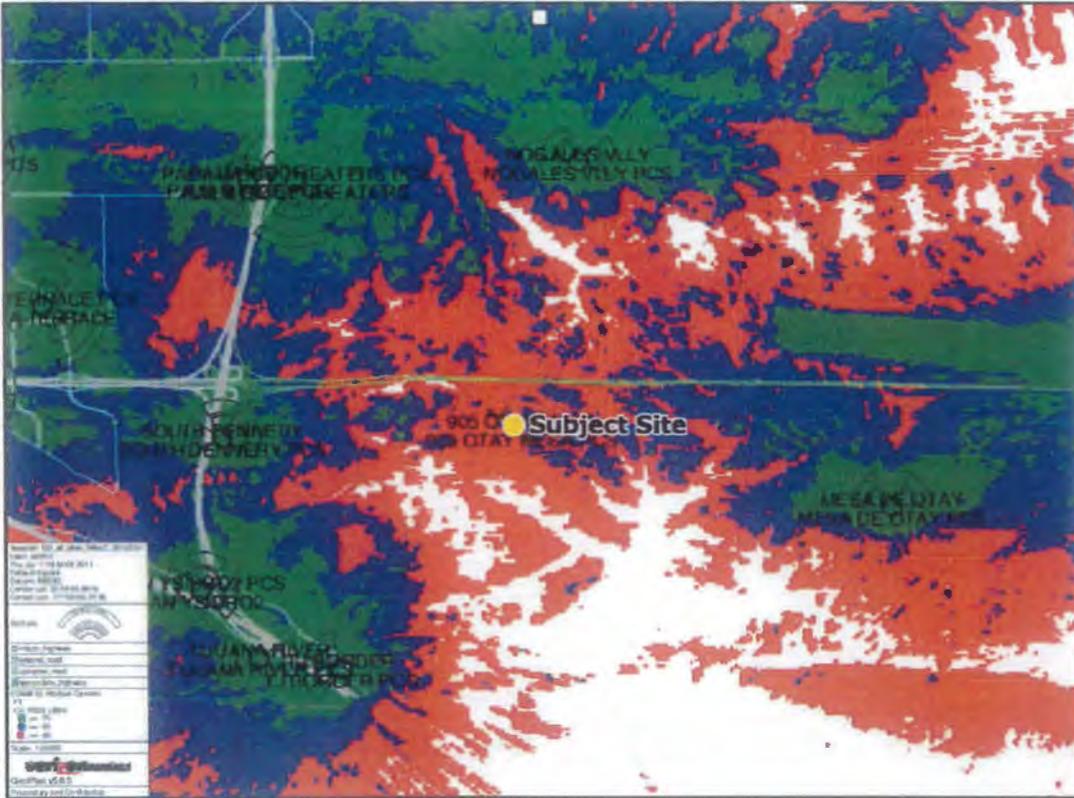


Surrounding Aerial View

06 OTAY MESA
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
 MTX-94



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Proposed coverage

SITE JUSTIFICATION
Verizon Wireless
905 Otay Mesa

PROJECT DESCRIPTION

The project proposes to continue operation of an existing wireless communication facility located at 5353 Airway Road, San Diego. The project as proposed modifies the previously approved design by removing the 3 existing antennas mounted on the faux flagpoles, removing the flagpoles and installing three (3) palm trees in place of the faux flagpoles, and to relocated antennas to the adjacent theater building rooftop. Verizon is proposing to install twelve (12) antennas, twelve (12) RRUs, and four (4) surge demarcation junction boxes behind RF screens on the theater building rooftop. Additionally, this project includes installing a 48V DC emergency generator, a battery cabinet, and three (3) surge demarcation junction boxes inside the existing 15'x30' equipment enclosure.

The property is located on the Sweetwater Union High School District owned parcel, which has been developed into San Ysidro High School. The high school is to the West and South, and vacant lots are to the North and East.

SITE DESIGN

In connection with Real Estate Assets and Planning Staff, Verizon is proposing these modifications in order to better serve their customers in the future. By adding additional antennas to an existing site, we feel we are increasing coverage in that area with minimal visual impacts when compared to adding a new telecommunication facility in the coverage area.

More specifically the relocated antennas will be configured in three (3) antenna sectors of four (4) antennas each (12 antennas total) with four (4) RRUs per sector behind antennas (12 RRUs total) and four (4) surge demarcation junction boxes all behind 7'-6" high RF transparent mechanical screens detailed, textured, and painted to match existing building wall on the upper roof of the existing building. Verizon is proposing to install a fiber/power cable conduit in an underground cable trench for the service connection between the antennas and the existing equipment enclosure, install three (3) surge demarcation junction boxes, one (1) Commscope battery cabinet inside the equipment enclosure, and to install a new Verizon Wireless 48V DC emergency generator on an existing concrete pad inside existing the 8'-0" high CMU wall existing equipment enclosure.

PREFERENCE 2 LOCATION

The proposed facility is located on a property that is residentially zoned however no residential use exists on the site. This application is including a generator inside the existing enclosure, but will not be expand the lease space. This site requires a Conditional Use Permit, Process 3 and we believe that the facility as designed is consistent with all relevant regulations and will be visually integrated with the existing site.

CO-LOCATION OF FACILITIES

There are currently 2 existing carriers on site, Verizon and AT&T.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

**Community Planning
 Committee
 Distribution Form Part 1**

Project Name: Verizon 905 Otay Mesa	Project Number: 399144	Distribution Date: 10/2/2015
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Project Scope/Location:
 OTAY MESA: PLANNED DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT, NEIGHBORHOOD USE PERMIT, PROCESS 4 for a wireless communication facility consisting of removal of three tele-flag poles and the installation of two roof top boxes concealing 16 antennas and associated components. Equipment and generator to be located in an existing 450 sq ft enclosure. Project is located on the San Ysidro High School Performing Arts building at 5353 Airway Road in the AR-1-1 zone. CD: 8

Applicant Name: Kerrigan Diehl, PlanCom, Inc.	Applicant Phone Number: (760) 587-3003
---	--

Project Manager: Karen Lynch	Phone Number: (619) 446-5351	Fax Number: (619) 321-3200	E-mail Address: klynchash@sandiego.gov
--	--	--------------------------------------	--

Project Issues (To be completed by Community Planning Committee for initial review):
 On October 21, 2015, a presentation was made before the Otay Mesa Community Planning Committee for the proposed removal of 3 tele-flag poles at San Ysidro High School and the installation of two new rooftop enclosures concealing 16 new wireless communication antennas on the roof of the Performing Arts Center. The poles to be removed and the building to receive the new enclosures are both visible from the intersection of Airway Rd. and Caliente Ave. The presentation included colored graphics which indicated the replacement of the tele-flag poles with live palm trees, and the two rooftop enclosures sided with a material that matched the color and texture of the visible roofing material currently on the building. The generator and battery cabinets were shown within an existing equipment enclosure located next to an adjacent building. No issues were raised by the Committee.

Attach Additional Pages If Necessary.

Please return to:
 Project Management Division
 City of San Diego
 Development Services Department
 1222 First Avenue, MS 302
 San Diego, CA 92101

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



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

**Community Planning
Committee
Distribution Form Part 2**

Project Name: Verizon 905 Otay Mesa		Project Number: 399144	Distribution Date: 10/2/2015
Project Scope/Location: OTAY MESA: PLANNED DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT, NEIGHBORHOOD USE PERMIT, PROCESS 4 for a wireless communication facility consisting of removal of three tele-flag poles and the installation of two roof top boxes concealing 16 antennas and associated components. Equipment and generator to be located in an existing 450 sq ft enclosure. Project is located on the San Ysidro High School Performing Arts building at 5353 Airway Road in the AR-1-1 zone. CD: 8			
Applicant Name: Kerrigan Diehl, PlanCom, Inc.		Applicant Phone Number: (760) 587-3003	
Project Manager: Karen Lynch	Phone Number: (619) 446-5351	Fax Number: (619) 321-3200	E-mail Address: klynchash@sandiego.gov
Committee Recommendations (To be completed for Initial Review): No objections to the proposed project were raised by the Committee, and a motion was made to support.			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 10	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 10	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes 10	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Deny	Members Yes 10	Members No 0	Members Abstain 0
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Mark Freed		TITLE: Secretary	
SIGNATURE: <i>Mark Freed</i>		DATE: 12/8/2015	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Ownership Disclosure Statement

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

Project Title Project No. For City Use Only

Verizon - 905 Otay Mesa

Project Address:

5353 Airway Road, San Diego, CA 92154

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 Thomas J. Calhoun, CFE, Sweetwater Union HSD

Owner Tenant/Lessee Redevelopment Agency

Street Address:
 1130 Fifth Ave.

City/State/Zip:
 Chula Vista, CA 91931

Phone No: (619) 961-5551 Fax No: (619) 425-3394

Signature: *Thomas J. Calhoun* Date: 7-23-13

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 19, 2016

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	March 3, 2016
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	PLANNED DEVELOPMENT PERMIT/NEIGHBORHOOD DEVELOPMENT PERMIT/NEIGHBORHOOD USE PERMIT, EXEMPT FROM CEQA, PROCESS FOUR 399144
PROJECT NUMBER:	399144
PROJECT NAME:	<u>VERIZON 905 OTAY MESA</u>
APPLICANT:	Shelly Kilbourn, PlanCom, Inc.
COMMUNITY PLAN AREA:	Otay Mesa
COUNCIL DISTRICT:	8
CITY PROJECT MANAGER:	Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5351 / klynchash@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a wireless communication facility consisting of the removal of three tele-flag poles and the installation of two roof top boxes concealing 16 antennas. Associated equipment and a generator are to be located in an existing 450 square foot enclosure. The project is located on the San Ysidro High School Performing Arts building at 5353 Airway Road in the AR-1-1/RM-1-1 zone.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street,

Second Floor. The appeal must be made within 10 business days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on November 16, 2015 and the opportunity to appeal that determination ended December 2, 2015.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24005370

Revised 11-17-14

EXISTING



**905 Otay Mesa
Generator & Mod
San Ysidro High School**
5353 Airway Rd.
San Diego, CA 92154
MTX-54



Proposed antennas, RRUs and surge demarcation boxes mounted behind new RF transparent mechanical screens on upper roof



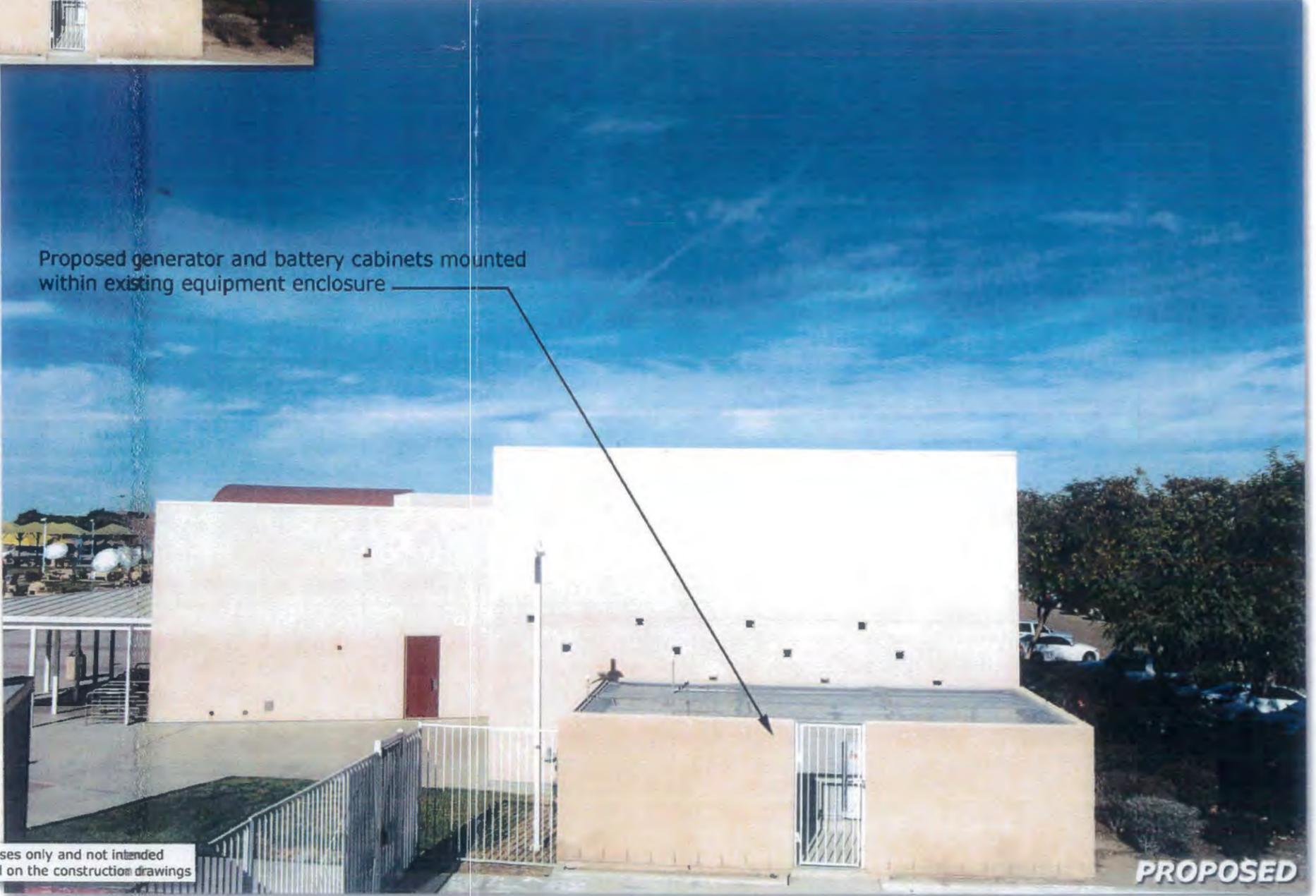
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

EXISTING



**905 Otay Mesa
Generator & Mod
San Ysidro High School**
5353 Airway Rd.
San Diego, CA 92154
MTX-54



Proposed generator and battery cabinets mounted within existing equipment enclosure

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

PROPOSED

#116399
Booth & Suarez
 ARCHITECTURE INCORPORATED
 385 CARLSBAD VILLAGE DRIVE SUITE 09
 CARLSBAD, CA 92008 (760) 434-6474



PREPARED FOR



15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 (949) 285-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
**905 OTAY MESA
 GENERATOR & MOD
 SAN YSIDRO
 HIGH SCHOOL**
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
MTX-54
 SAN DIEGO COUNTY

DRAWING DATES

06/12/13	PRELIM ZD REVIEW (nop)
11/01/13	ZD REV 1 ADD AWS (raw)
01/15/14	LEASE EXHIBIT (oo)
10/15/14	REVISED ZD #2 (oo)
11/08/14	100X ZD REVIEW (oo)
02/05/15	REVISED ZD #3 (em) (CITY COMMENTS)
04/09/15	REVISED ZD #4 (em)
04/30/15	90% CD (lo)
08/26/15	REVISED ZD #5 (xrc)
09/23/15	REVISED ZD #6 (oo) (CITY COMMENTS)
12/14/15	REVISED ZD #7 (co) (LANDSCAPE COMMENTS)

SHEET TITLE

TITLE SHEET

PROJECTS\VERIZON\131962d

T-1



**905 OTAY MESA
 GENERATOR & MOD
 SAN YSIDRO HIGH SCHOOL
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
 MTX-54**

APPLICABLE CODES

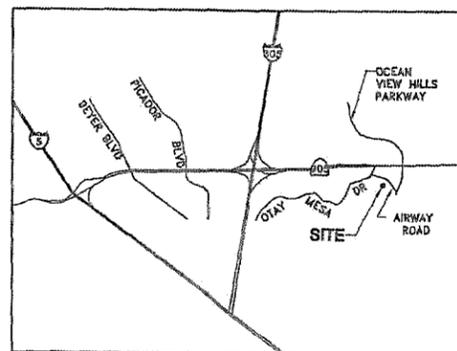
PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2014
 2013 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
 (2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND
 2013 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
 (2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
 (2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
 (2012 UNIFORM PLUMBING CODE AND 2010 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
 2013 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
 (2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13	AUTOMATIC SPRINKLER SYSTEMS	2013 EDITION
NFPA 14	STANDPIPE SYSTEMS (CALIFORNIA AMENDED)	2013 EDITION
NFPA 17a	WET CHEMICAL SYSTEMS	2013 EDITION
NFPA 20	STATIONARY PUMPS	2013 EDITION
NFPA 24	PRIVATE FIRE MAINS (CALIFORNIA AMENDED)	2013 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)	2013 EDITION
NFPA 80	FIRE DOOR AND OTHER OPENING PROTECTIVES	2013 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2012 EDITION

REFERENCE CODE SECTION FOR NFPA STANDARDS - 2013 CBC (SFM) CHAPTER 35
 SEE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO NFPA STANDARDS

VICINITY MAP



THOMAS BROTHERS GUIDE
 SAN DIEGO EDITION PAGE: 1351, A-2



ADDRESS
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154

COORDINATES (NAD 83)
 LATITUDE: 32° 33' 52.0" NORTH
 LONGITUDE: 117° 00' 56.7" WEST

CONSULTANT TEAM

ARCHITECT:
 BOOTH & SUAREZ ARCHITECTURE INC
 325 CARLSBAD VILLAGE DRIVE, SUITE D2
 CARLSBAD, CA 92008
 (760) 434-8474
 (760) 434-8598 (FAX)

PLANNING:
 PLANCOM INC.
 302 STATE PLACE
 ESCONDIDO, CA 92029
 KERRIGAN DIEHL
 (760) 587-3003

LEASING:
 PLANCOM INC.
 302 STATE PLACE
 ESCONDIDO, CA 92029
 TERRY QUINN
 (714) 350-9413

SURVEYOR:
 JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE, SUITE 107
 SAN CLEMENTE, CA 92672
 JIM NEEDHAM
 (949) 248-4885

STRUCTURAL ENGINEER:
 NEXT STEP DESIGN, INC.
 26170 ENTERPRISE WAY, SUITE 400
 LAKE FOREST, CA 92650
 (949) 215-3339

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 CONTACT: KERRIGAN DIEHL
 PHONE: (760) 587-3003

OWNER: SWEETWATER UNION HIGH SCHOOL DISTRICT
 1130 5TH AVENUE
 CHULA VISTA, CA 91911
 SITE CONTACT: RUSS DECCER
 (619) 585-4439

JURISDICTION: LAND USE: CITY OF SAN DIEGO
 BUILDING PERMIT: DEPARTMENT OF STATE ARCHITECT

PROJECT DESCRIPTION:
 EXISTING VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
 CONSISTING OF A 15' x 30' EQUIPMENT ENCLOSURE & THREE (3)
 30'-0" HIGH FLAGPOLES WITH CONCEALED ANTENNAS (TOTAL OF
 3 ANTENNAS).

- THE FOLLOWING MODIFICATIONS ARE PROPOSED:
- INSTALLATION OF A NEW VERIZON WIRELESS 48V DC EMERGENCY GENERATOR WITH A 55 GALLON SUBBASE DOUBLE WALL DIESEL FUEL TANK ON THE EXISTING CONCRETE PAD
 - REMOVAL OF THE CONCEALED VERIZON WIRELESS ANTENNAS INSIDE EXISTING VERIZON WIRELESS FLAGPOLES. FLAGPOLES ARE TO REMAIN
 - INSTALLATION OF (4) SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 16 ANTENNAS) BEHIND NEW RF TRANSPARENT MECHANICAL SCREENS ON UPPER ROOF
 - INSTALL OF (4) BRUS UNITS PER SECTOR PIPE MOUNTED BEHIND ANTENNAS (TOTAL OF 16 BRUS)
 - INSTALL FIBER/POWER CABLE CONDUIT IN AN UNDERGROUND CABLE TRENCH FOR THE SERVICE CONNECTION BETWEEN ANTENNAS AND EQUIPMENT ENCLOSURE.
 - INSTALLATION OF (1) COMMSCOPE BATTERY CABINET INSIDE EXISTING EQUIPMENT ENCLOSURE
 - INSTALLATION OF (4) SURGE DEMARCATION JUNCTION BOX INSIDE THE EXISTING EQUIPMENT ENCLOSURE & (4) MOUNTED BEHIND MECHANICAL SCREENS (TOTAL OF 8)
 - MINOR LANDSCAPE IS PROPOSED. INSTALLATION OF (17) SHRUBS

PROJECT ADDRESS: 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154

ASSESSORS PARCEL NUMBER: 645-090-34

ORIGINAL LAND USE APPROVAL: ADMINISTRATIVE PERMIT: 10572
 (APPROVED MARCH 18 2005)

EXISTING ZONING: AR-1-1

TOTAL SITE AREA: 2,480,480 SQ. FT.
 = 56.9 ACRES

EXISTING VERIZON ENCLOSURE AREA: 450 SQ. FT.

PROPOSED MONUMENT TOWER: 207 SQ. FT.

EXISTING TYPE OF CONSTRUCTION: TYPE VB

EXISTING OCCUPANCY: NONE (EXTERIOR EQUIPMENT CABINETS ONLY)

NOTE:
 THERE ARE TWO EXISTING TELECOMMUNICATIONS FACILITIES ON THIS SITE (VERIZON & AT&T)

SHEET SCHEDULE

- T-1 TITLE SHEET
- A-0 SITE PLAN
- A-1 ENLARGED SITE PLAN
- A-2 EQUIPMENT ENCLOSURE PLAN
- A-3 ROOF PLAN
- A-4 ENLARGED UPPER ROOF & ANTENNA PLAN
- A-5 PARTIAL SECTION
- A-6 EQUIPMENT ENCLOSURE EXTERIOR ELEVATIONS
- A-7 EXTERIOR ELEVATIONS
- A-8 EXTERIOR ELEVATIONS
- A-9 DETAILS
- L-1 LANDSCAPE DEVELOPMENT PLAN
- L-2 LANDSCAPE DETAILS
- C-1 TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

FCC COMPLIANCE STATEMENT

THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1995 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES

SCALE

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

#116399

Booth & Suarez
 ARCHITECTURE INCORPORATED
 315 CARLSBAD VILLAGE DRIVE, SUITE 202
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**905 OTAY MESA
 GENERATOR & MOD
 SAN YSIDRO
 HIGH SCHOOL**

5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES

06/12/13	PRELIM 2D REVIEW (nac)
11/01/13	2D REV 1 ADD AWS (rww)
01/15/14	LEASE EXHIBIT (ao)
10/15/14	REVISED 2D #2 (ao)
11/06/14	100% 2D REVIEW (ao)
02/05/15	REVISED 2D #3 (om) (CITY COMMENTS)
04/08/15	REVISED 2D #4 (om)
04/30/15	BOX CO (lc)
08/26/15	REVISED 2D #5 (rrc)
09/25/15	REVISED 2D #6 (ao) (CITY COMMENTS)
12/14/15	REVISED 2D #7 (cl) (LANDSCAPE COMMENTS)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\13196zd

A-0

Lessee's Certificate
 Standard Wireless Facility Project
 For Post Construction BMP's
 5353 AIRWAY ROAD SAN DIEGO, CA 92154
 (Address or legal description)

I/We the undersigned as Lessee(s) of the property described as
 5353 AIRWAY ROAD SAN DIEGO, CA 92154
 (Address or legal description)

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

I/We certify to the best of my knowledge, pollutants anticipated by the proposed
 land use are as follows:
 Sediment
 Nutrients
 Trash & debris
 Oxygen Demanding Substances
 Oil & Grease
 Heavy Metals
 Pesticides

I/We will incorporate the following into the site design -
 - Maintain pre-development runoff characteristics
 - Minimize impervious foot paths by connecting walkways, patios and
 driveways with permeable surfaces.
 - Conserve natural areas
 - Use natural drainage systems as opposed to lined gutters or underground
 drainage systems.
 - Ditch roof tops, gutters, patios and driveways into adjacent landscaping
 prior to discharging to the public drainage system.
 - Preserve existing native trees and shrubs
 - Protect all slopes from erosion

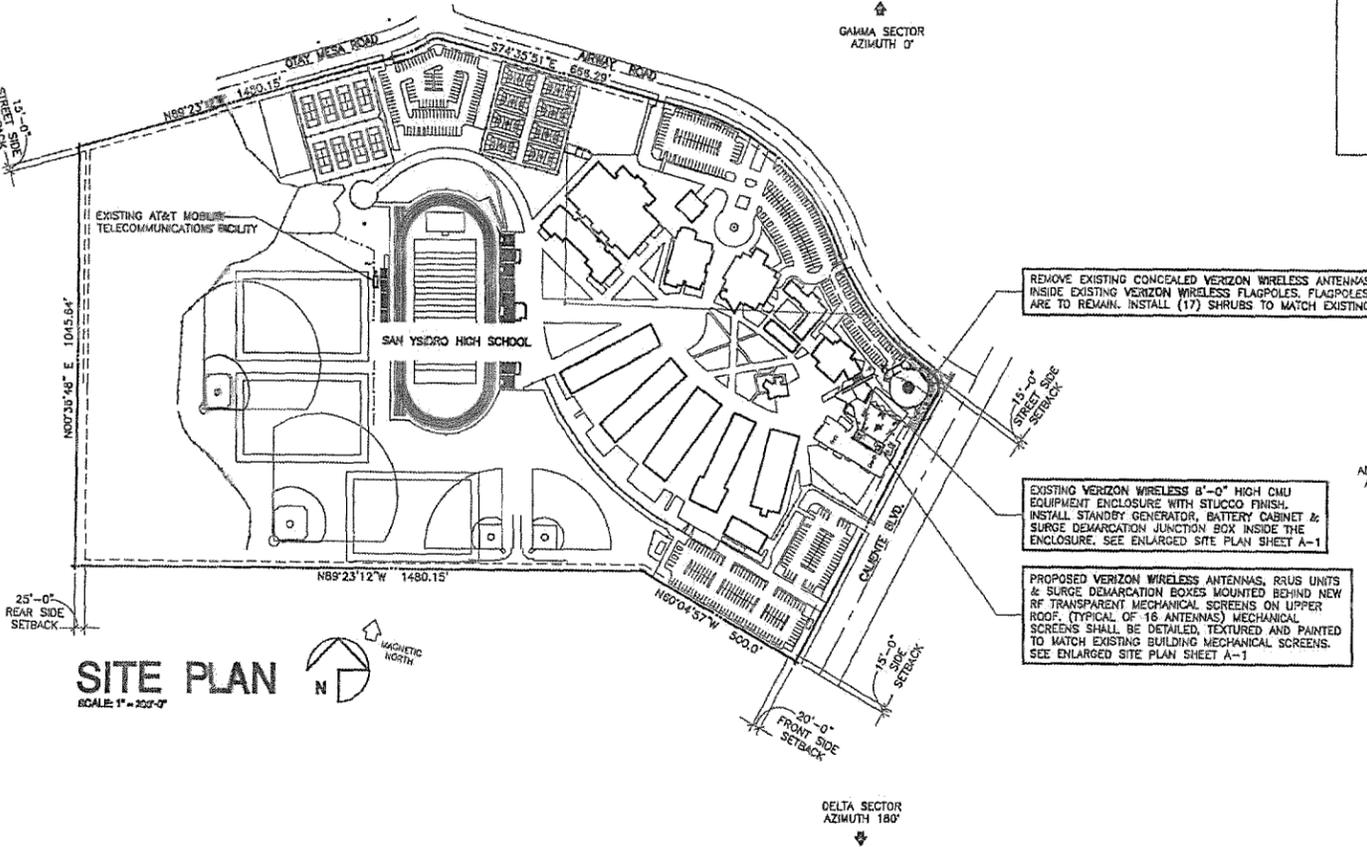
Additionally I/we will:
 - Minimize the use of pesticides
 - Use efficient irrigation systems and landscape design - incorporating rain
 shutoff devices and flow reducers

I/we will install in the above Standard Post-Construction BMP's for the duration of the
 term.

Lessee: Andres Matekin Company Name: Verizon Wireless
 Lessee: [Signature] Date: 7/25/14

**STORM WATER QUALITY NOTES
 CONSTRUCTION BMP'S**
 THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE
 STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD,
 SAN DIEGO REGION, ORDER NO. 2001-01, NPDES NO. CS210372
 NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR
 CONSTRUCTION BMP'S.

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



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

ENGINEER NOTES:
 1. THIS PROJECT IS ON SWEETWATER UNION HIGH SCHOOL
 DISTRICT PROPERTY. REVIEW AND APPROVAL OF PLANS
 FOR THE PROPOSED IMPROVEMENTS ARE UNDER THE
 JURISDICTION OF THE DIVISION OF THE STATE ARCHITECT
 2. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC
 RIGHT-OF-WAY

GRADING TABLE

CUT	
LANDSCAPE	11.1 YDS.
TRENCH	27.6 YDS.
TOTAL CUT	38.7 YDS.
FILL	
TRENCH	24
TOTAL EXPORT	14.7 YDS.

SOIL SHALL BE TRANSPORTED TO
 APPROVED CITY OF SAN DIEGO SITE

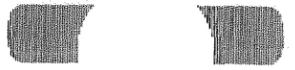
LAND DISTURBANCE:

CABLE TRENCH:	251 SQ. FT.
LANDSCAPE:	100 SQ. FT.
TOTAL:	351 SQ. FT.

VERIZON WIRELESS TELECOMMUNICATIONS
 TRANSMITTER FREQUENCY LEVELS:
 AWS EQUIPMENT:
 TX FREQUENCY: 2115-2130 MHz
 RX FREQUENCY: 1715-1730 MHz
 LTE EQUIPMENT:
 TX FREQUENCY: 775-787 MHz
 RX FREQUENCY: 745-757 MHz
 PCS EQUIPMENT:
 TX FREQUENCY: 1965-1970 MHz
 RX FREQUENCY: 1885-1890 MHz
 CDMA EQUIPMENT:
 TX FREQUENCY: 880-894 MHz
 RX FREQUENCY: 835-849 MHz

BOUNDARY NOTE:
 THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING
 ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT
 PROVIDED AND A BOUNDARY SURVEY HAS NOT PERFORMED
 EASEMENTS NOTE:
 NO PLOTTABLE EASEMENTS ARE SHOWN. A PRELIMINARY TITLE
 REPORT WAS NOT PROVIDED. EASEMENTS ARE SUBJECT TO
 REVIEW OF FINAL TITLE REPORT.

#116399
Booth & Suarez
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE 302
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
**905 OTAY MESA
 GENERATOR & MOD
 SAN YSIDRO
 HIGH SCHOOL**
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
MTX - 54
 SAN DIEGO COUNTY

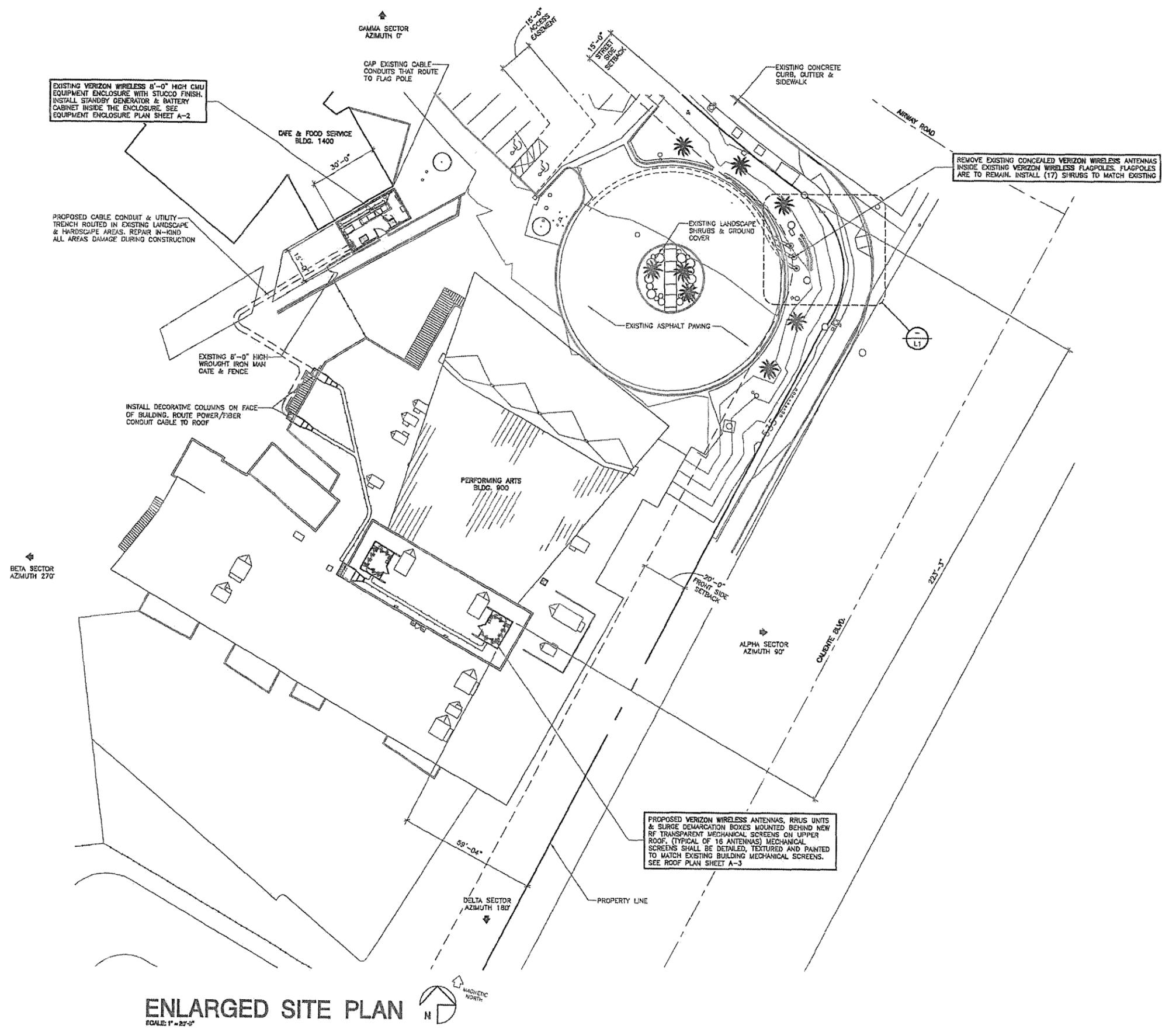
DRAWING DATES

06/12/13	PRELIM ZD REVIEW (nae)
11/01/13	ZD REV 1 ADD AWS (rew)
01/15/14	LEASE EXHIBIT (ao)
10/15/14	REVISED ZD #2 (ao)
11/06/14	100% ZD REVIEW (ao)
02/05/15	REVISED ZD #3 (am) (CITY COMMENTS)
04/09/15	REVISED ZD #4 (erm)
04/30/15	90% CD (lc)
08/26/15	REVISED ZD #5 (xrc)
09/23/15	REVISED ZD #6 (ao) (CITY COMMENTS)
12/14/15	REVISED ZD #7 (cl) (LANDSCAPE COMMENTS)

SHEET TITLE
ENLARGED SITE PLAN

PROJECTS\VERIZON\13196zd

A-1



EXISTING VERIZON WIRELESS 8'-0" HIGH CMU EQUIPMENT ENCLOSURE WITH STUCCO FINISH. INSTALL STANDBY GENERATOR & BATTERY CABINET INSIDE THE ENCLOSURE. SEE EQUIPMENT ENCLOSURE PLAN SHEET A-2

PROPOSED CABLE CONDUIT & UTILITY TRENCH ROUTED IN EXISTING LANDSCAPE & HARDSCAPE AREAS. REPAIR IN-GROUND ALL AREAS DAMAGE DURING CONSTRUCTION

EXISTING 8'-0" HIGH WROUGHT IRON MAIN GATE & FENCE

INSTALL DECORATIVE COLUMNS ON FACE OF BUILDING. ROUTE POWER/FIBER CONDUIT CABLE TO ROOF

REMOVE EXISTING CONCEALED VERIZON WIRELESS ANTENNAS INSIDE EXISTING VERIZON WIRELESS FLAGPOLES. FLAGPOLES ARE TO REMAIN. INSTALL (17) SHRUBS TO MATCH EXISTING

PROPOSED VERIZON WIRELESS ANTENNAS, RRUS UNITS & SURGE DEMARCATION BOXES MOUNTED BEHIND NEW RF TRANSPARENT MECHANICAL SCREENS ON UPPER ROOF. (TYPICAL OF 18 ANTENNAS) MECHANICAL SCREENS SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING MECHANICAL SCREENS. SEE ROOF PLAN SHEET A-3

ENLARGED SITE PLAN
 SCALE: 1" = 25'-0"



#116399
Booth & Suarez
 ARCHITECTURE INCORPORATED
 365 CHILSTRAD VILLAGE DRIVE SUITE 02
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
**905 OTAY MESA
 GENERATOR & MOD
 SAN YSIDRO
 HIGH SCHOOL**
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES

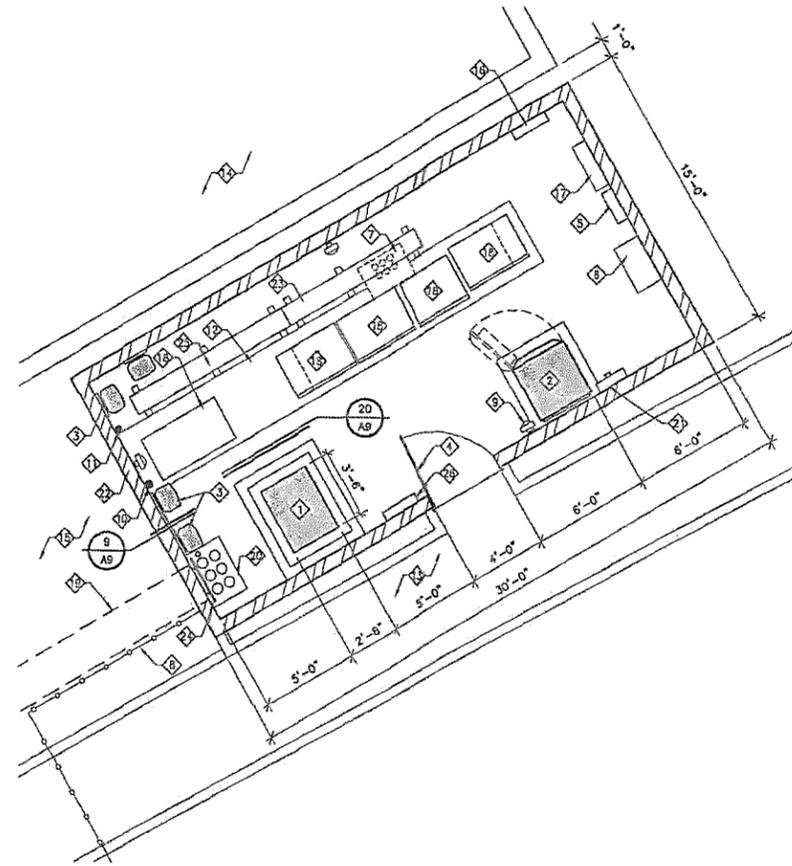
06/12/13	PRELIM 2D REVIEW (pac)
11/01/13	2D REV 1 ADD AWS (rev)
01/15/14	LEASE EXHIBIT (oo)
10/15/14	REVISED 2D #2 (oo)
11/06/14	100% 2D REVIEW (oo)
02/05/15	REVISED 2D #3 (nm) (CITY COMMENTS)
04/09/15	REVISED 2D #4 (nm)
04/30/15	90% CD (to)
08/26/15	REVISED 2D #5 (xro)
09/23/15	REVISED 2D #6 (no) (CITY COMMENTS)
12/14/15	REVISED 2D #7 (ci) (LANDSCAPE COMMENTS)

SHEET TITLE

**EQUIPMENT ENCLOSURE
 PLAN &
 SECTION "A"**

PROJECTS\VERIZON\13198.d

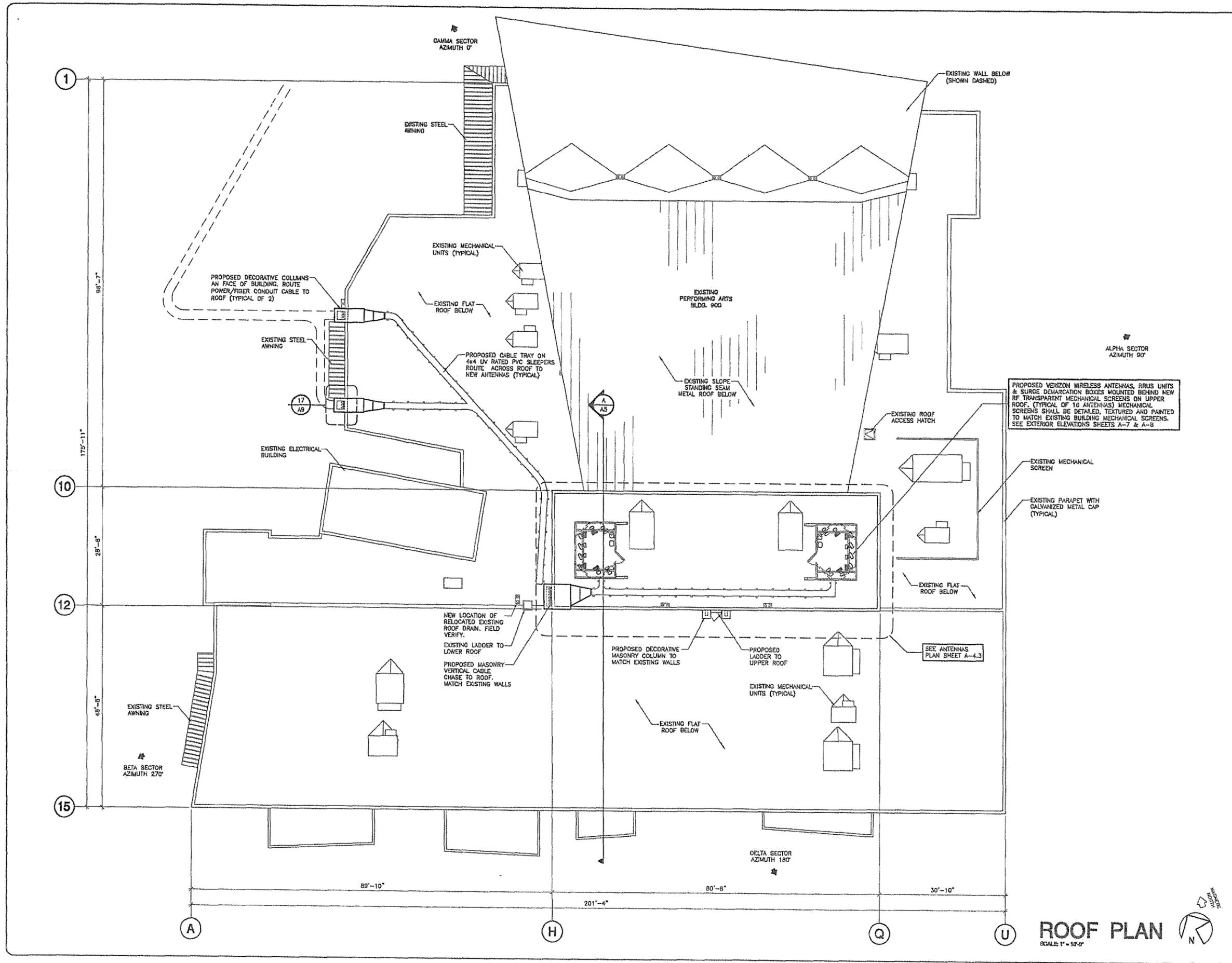
A-2



EQUIPMENT ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

KEYED NOTES:

- 1 PROPOSED ONE (1) VERIZON WIRELESS "POLAR" MODEL #92201-3CA1-001-004 48V DC STANDBY GENERATOR WITH A 55 GALLON DOUBLE WALL SUBBASE DIESEL FUEL TANK ON AN EXISTING CONCRETE PAD OR EQUIVALENTLY SIZED UNIT WITH A MAXIMUM ONE-HOUR SOUND PRESSURE LEVEL OF 63 DECIBELS (dBA) AT A REFERENCE DISTANCE OF TWENTY-THREE FEET OR LESS.
- 2 PROPOSED VERIZON WIRELESS RB484-36 EQUIPMENT CABINET 36"W x 84"H x 39"D, 4,750 LBS. WITH (16) BATTERIES ON A NEW CONCRETE PAD.
- 3 PROPOSED POWER/FIBER DEMARCATION BOX (RAYCAP) MOUNTED TO WALL (TYPICAL OF 4) SEE DETAIL 8/D1
- 4 EXISTING VERIZON WIRELESS 4'-0" WIDE TUBE STEEL ACCESS GATE. INSTALL METAL PINHOLE MESH BACKING TO GATE & PAINT WHITE (MATCH EXISTING FENCE)
- 5 EXISTING 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 6 EXISTING TELCO CABINET MOUNTED TO WALL
- 7 CAP ALL EXISTING COAXIAL CABLE 4" PVC CONDUITS & REMOVE AWA-5 COAXIAL CABLES & DUPLEXES. COAXIAL CABLE TO BE REMOVED AND RETURNED TO VERIZON WIRELESS
- 8 EXISTING TUBE STEEL FENCE
- 9 EXISTING WALL MOUNTED LIGHT FIXTURE (TYPICAL OF 3)
- 10 EXISTING GPS ANTENNA MOUNTED TO WALL
- 11 EXISTING E-911 GPS ANTENNA MOUNTED TO WALL
- 12 EXISTING VERIZON WIRELESS RAISED CONCRETE PAD
- 13 EXISTING CONCRETE WALK
- 14 EXISTING BUILDING
- 15 EXISTING LANDSCAPE AREA
- 16 EXISTING FIBER CABINET MOUNTED TO WALL
- 17 EXISTING DTV CABINET MOUNTED TO WALL
- 18 EXISTING VERIZON WIRELESS EQUIPMENT CABINETS
- 19 PROPOSED CABLE CONDUIT TRENCH ROUTED IN EXISTING LANDSCAPE AREA. REPAIR IN-KIND ALL AREAS DAMAGE DURING CONSTRUCTION
- 20 INSTALL (6) 6" CONDUIT SLEEVES ON A RAISED CONCRETE CURB. REMOVE & REPLACE CONCRETE SLAB & FOOTING AS REQUIRED
- 21 EXISTING MANUAL TRANSFER SWITCH WITH GENERATOR PLUG
- 22 EXISTING VERIZON WIRELESS 8'-0" HIGH CMU EQUIPMENT ENCLOSURE. INSTALL WHITE METAL FLASHING CAP ON CMU WALL, TO MATCH EXISTING
- 23 EXISTING CABLE TRAY
- 24 INSTALL NEW GROUND BUSS BAR TO WALL
- 25 INSTALL CABLE TRAY ON PVC SLEEPERS
- 26 PROVIDE (3) "SPILFYTER" MODEL #440133 BATTERY ACID SPILL KITS CAPABLE OF NEUTRALIZING ACID SPILL (ABSORBS UP TO 1 GALLON PER SPILL KIT). LARGEST BATTERY CONTAINS 2.1 GALLONS OF ACID. KIT CONTAINS: (2)-QUARTS "KOLOR-SAFE" LIQUID ACID NEUTRALIZER, (10)-12" x 12" HAZMAT PADS, (1)-OUNCE OF "AQUALOKIT" POLYMER, (1)-PAIR NITRILE GLOVES, (1)-PAIR SPLASH GOGGLES, (1)-POLY APRON, (1)-TROOPER SPRAYER, (1)-SCOOP WITH DETACHABLE SCRAPER, AND (1)-DISPOSAL BAG & TWIST TIE. WEIGHT = 9LBS. PER KIT.
- 27 EXISTING BATTERY "CAUTION" SIGN



SEE ANTENNAS PLAN SHEET A-4.3

ROOF PLAN
SCALE 1" = 10'-0"

#116399
Booth & Suarez
ARCHITECTURE INCORPORATED
305 CARLSBAD VILLAGE DRIVE SUITE 09
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless
15505 SAND CANYON AVENUE
IRVINE, CA 92618
(949) 286-7000

APPROVALS

A&C	DATE
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SAN DIEGO COUNTY

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09/23/15	REVISED 2D #6 (oo) (CITY COMMENTS)
12/14/15	REVISED 2D #7 (c) (LANDSCAPE COMMENTS)

SHEET TITLE
ROOF PLAN

PROJECTS\VERIZON\131962d

A-3

#116399
Booth & Suarez
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE SUITE D2
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



15505 SAND CANYON AVENUE
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04/09/15	REVISED 2D #4 (am)
04/30/15	90% CD (ib)
05/26/15	REVISED 2D #5 (xrc)
09/25/15	REVISED 2D #6 (ao) (CITY COMMENTS)
12/14/15	REVISED 2D #7 (cl) (LANDSCAPE COMMENTS)

SHEET TITLE

**ENLARGED
 UPPER ROOF &
 ANTENNA PLAN**

PROJECTS\VERIZON\131962d

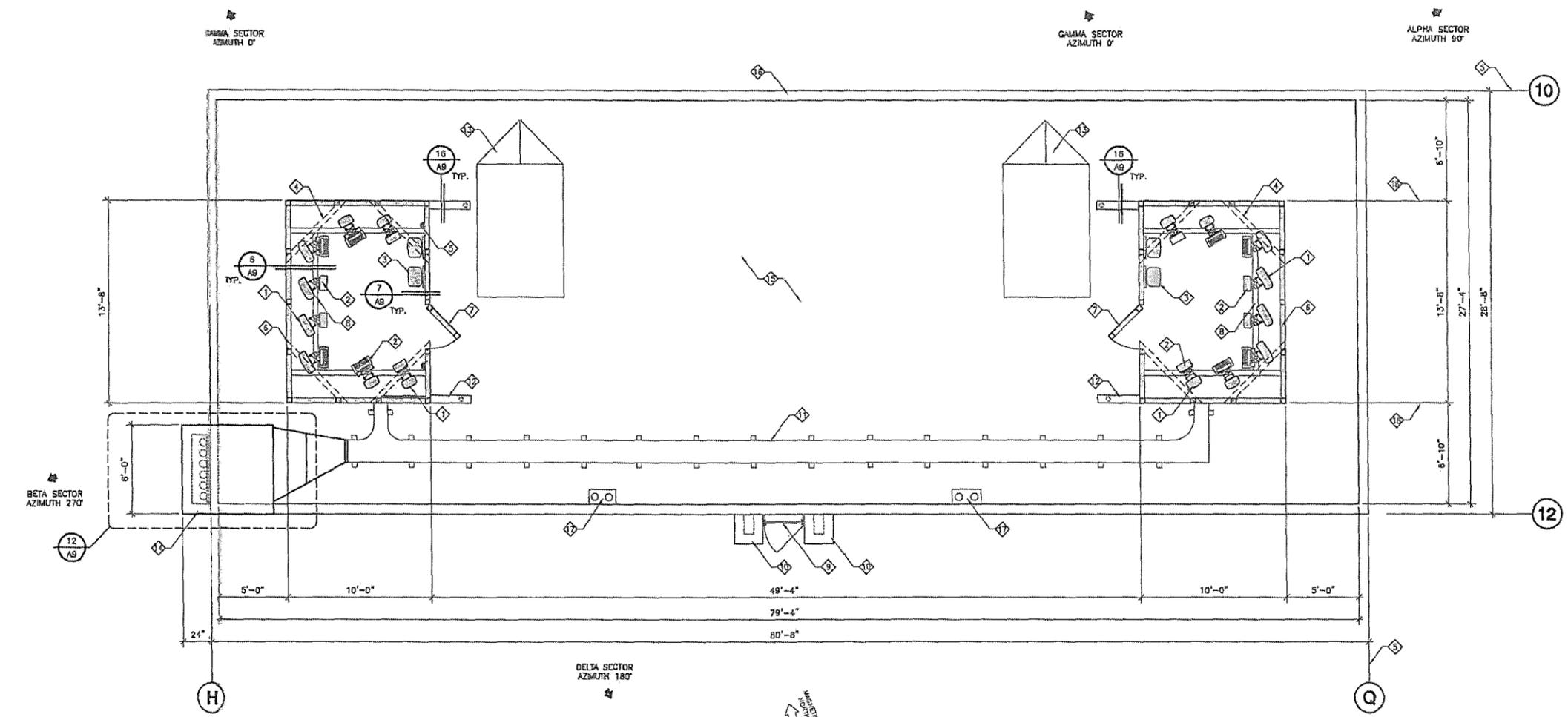
A-4

SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	RRUS	DOWNTILT	SKEN/ ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	FIBER LENGTH (+/- 5')	EQUIPMENT JUMPER LENGTH (+/- 5')	ANTENNA JUMPER LENGTH (+/- 5')	FIBER/ POWER COAX	
ALPHA 1	EAST	90°	COMMSCOPE: SBNHH-1045B	(2) RRUS12+ A2	0°	N/A		2	310'-0"	10'-0"	6'-0"	1 5/8"	
ALPHA 2			COMMSCOPE: SBNHH-1045B	(2) RRUS32									1 5/8"
ALPHA 3			COMMSCOPE: SBNHH-1045B										
ALPHA 4			COMMSCOPE: SBNHH-1045B										
BETA 1	WEST	270°	COMMSCOPE: SBNHH-1045B	(2) RRUS12+ A2	0°	N/A		2	310'-0"	10'-0"	6'-0"	1 5/8"	
BETA 2			COMMSCOPE: SBNHH-1045B	(2) RRUS32									1 5/8"
BETA 3			COMMSCOPE: SBNHH-1045B										
BETA 4			COMMSCOPE: SBNHH-1045B										
GAMMA 1	NORTH	0°	COMMSCOPE: SBNHH-1065B	(2) RRUS12+ A2	0°	N/A		2	310'-0"	10'-0"	6'-0"	1 5/8"	
GAMMA 2			COMMSCOPE: SBNHH-1065B	(2) RRUS32									1 5/8"
GAMMA 3			COMMSCOPE: SBNHH-1065B										
GAMMA 4			COMMSCOPE: SBNHH-1065B										
DELTA 1	SOUTH	180°	COMMSCOPE: SBNHH-1065B	(2) RRUS12+ A2	2°	N/A		2	310'-0"	10'-0"	6'-0"	1 5/8"	
DELTA 2			COMMSCOPE: SBNHH-1065B	(2) RRUS32									1 5/8"
DELTA 3			COMMSCOPE: SBNHH-1065B										
DELTA 4			COMMSCOPE: SBNHH-1065B										

- NOTES:
- 1 INSTALL POWER/FIBER CABLES
 - 2 INSTALL FOUR (4) ANTENNAS PER SECTOR (TOTAL OF SIXTEEN (16) ANTENNAS)
- COMMSCOPE: SBNHH-1065B (72.00" LENGTH x 11.90" WIDE x 7.10" DEEP, WEIGHT: 40.80 LBS.)
- COMMSCOPE: SBNHH-1045B (72.00" LENGTH x 18.00" WIDE x 7.00" DEEP, WEIGHT: 64.40 LBS.)

KEYED NOTES:

- 1 PROPOSED VERIZON WIRELESS PANEL ANTENNA (SHOWN SHADED) PIPE MOUNTED TO PROPOSED ANTENNA SUPPORT FRAME BEHIND PROPOSED RF TRANSPARENT MECHANICAL SCREENS (TOTAL OF 16) SEE DETAIL 6 AS
- 2 PROPOSED SIXTEEN (16) RRUS UNITS WITH MANUFACTURER'S BRACKET PIPE MOUNTED BEHIND ANTENNA. SEE DETAIL 8 AS, 13 AS
- 3 PROPOSED FOUR (4) SURGE SUPPRESSORS UNISTRUT MOUNTED TO INSIDE FACE OF PROPOSED ROOF TOP MECHANICAL SCREENS (TOTAL OF 4) SEE DETAIL 2 AS
- 4 PROPOSED RF SCREEN BRACES SHOWN DASHED.
- 5 STRUCTURAL GRID LINE FROM ORIGINAL CONSTRUCTION DOCUMENTS
- 6 PROPOSED RF SCREEN WALL TRANSPARENT PANELS & FRAMING. PANELS TO MATCH EXISTING MECHANICAL SCREENS
- 7 PROPOSED 3'-0" WIDE x 6'-8" HIGH ACCESS PANEL
- 8 PROPOSED ANTENNA SUPPORT FRAME
- 9 PROPOSED ACCESS LADDER TO UPPER ROOF
- 10 PROPOSED DECORATIVE MASONRY COLUMN TO MATCH EXISTING WALLS
- 11 PROPOSED CABLE TRAY ON UV RATED PV SLEEPERS
- 12 PROPOSED STEEL BEAMS OF PROPOSED PLATFORM (TYPICAL)
- 13 EXISTING ROOF SMOKE VENT (TYPICAL OF 2)
- 14 PROPOSED MASONRY VERTICAL CABLE CHASE TO ROOF TO MATCH EXISTING WALLS. INSTALL SHEET METAL COVER
- 15 EXISTING ROOF MEMBRANE. REPAIR AS REQUIRED
- 16 EXISTING PARAPET
- 17 EXISTING ROOF DRAIN & OVERFLOW (TYPICAL OF 2)
- 18 VERIFY LOCATION OF EXISTING STEEL ROOF BEAM PRIOR TO FABRICATION OF STEEL BEAMS



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



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 325 CARLSBAD VILLAGE DRIVE, SUITE D2
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PREPARED FOR



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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**905 OTAY MESA
 GENERATOR & MOD
 SAN YSIDRO
 HIGH SCHOOL**
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES

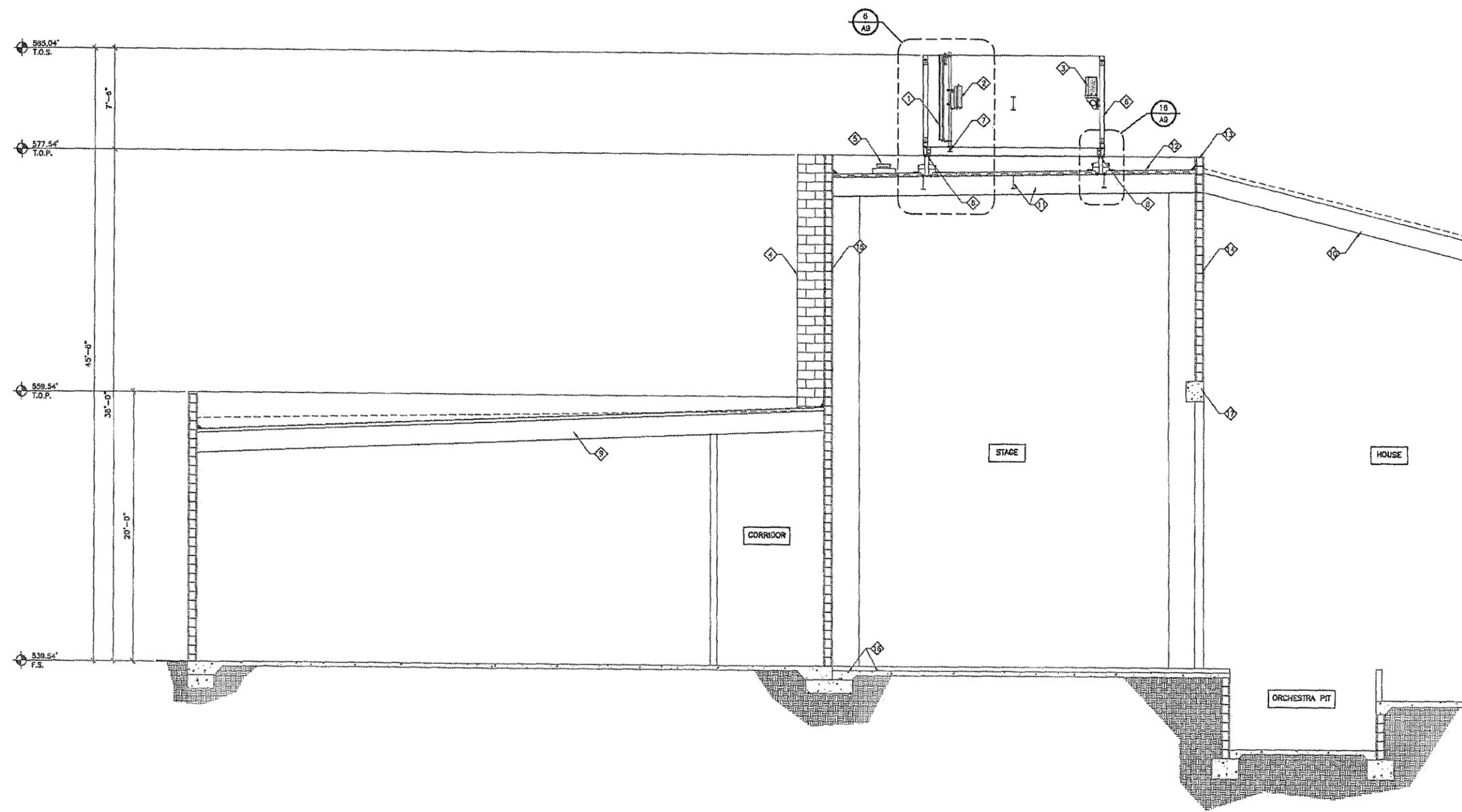
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11/01/13	ZD REV #1 ADD AWS (raw)
01/15/14	LEASE EXHIBIT (oo)
10/15/14	REVISED ZD #2 (oo)
11/06/14	100% ZD REVIEW (oo)
02/03/15	REVISED ZD #3 (om) (CITY COMMENTS)
04/09/15	REVISED ZD #4 (om)
04/30/15	90% CD (lc)
06/25/15	REVISED ZD #5 (orc)
09/23/15	REVISED ZD #6 (oo) (CITY COMMENTS)
12/14/15	REVISED ZD #7 (ci) (LANDSCAPE COMMENTS)

SHEET TITLE

PARTIAL SECTION

PROJECTS\VERIZON\13196zd

A-5



SECTION A
 SCALE 1/4" = 1'-0"

KEYED NOTES:

- 1 PROPOSED VERIZON WIRELESS PANEL ANTENNA (SHOWN SHADED) PIPE MOUNTED TO PROPOSED ANTENNA SUPPORT FRAME INSIDE PROPOSED MECHANICAL SCREENS (TOTAL OF 16) SEE DETAIL
- 2 PROPOSED SIXTEEN (16) RRUS UNITS WITH MANUFACTURER'S BRACKET MOUNTED INSIDE PROPOSED ROOF TOP CUPOLA SEE DETAIL
- 3 PROPOSED FOUR (4) SURGE DEMARCATION JUNCTION BOXES (RAYCAP) WITH MANUFACTURER'S BRACKET MOUNTED INSIDE PROPOSED ROOF TOP CUPOLA SEE DETAIL
- 4 PROPOSED DECORATIVE MASONRY COLUMN TO MATCH EXISTING WALLS
- 5 PROPOSED CABLE TRAY ON UV RATED PV SLEEPERS
- 6 PROPOSED RF TRANSPARENT MECHANICAL SCREEN & FRAMING PANELS TO MATCH EXISTING MECHANICAL SCREENS
- 7 PROPOSED ANTENNA SUPPORT FRAME
- 8 PROPOSED STEEL BEAMS OF PROPOSED PLATFORM
- 9 EXISTING LOWER ROOF
- 10 EXISTING SLOPE STANDING SEAM METAL ROOF
- 11 EXISTING STEEL ROOF FRAME
- 12 EXISTING ROOFING MEMBRANE REPAIR AS REQUIRED
- 13 EXISTING PARAPET
- 14 EXISTING INTERIOR CMU WALL
- 15 EXISTING EXTERIOR CMU WALL
- 16 EXISTING FOOTING & SLAB
- 17 EXISTING CONCRETE BEAM

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 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

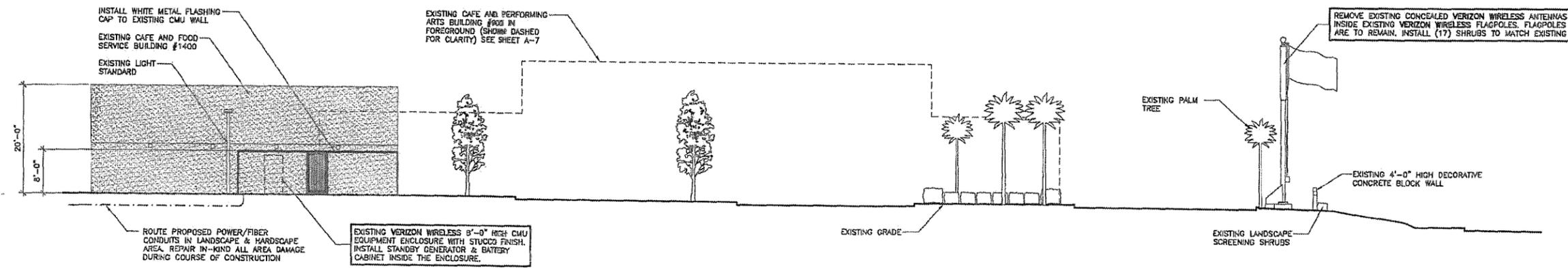
PROJECT NAME
**905 OTAY MESA
 GENERATOR & MOD
 SAN YSIDRO
 HIGH SCHOOL**
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES

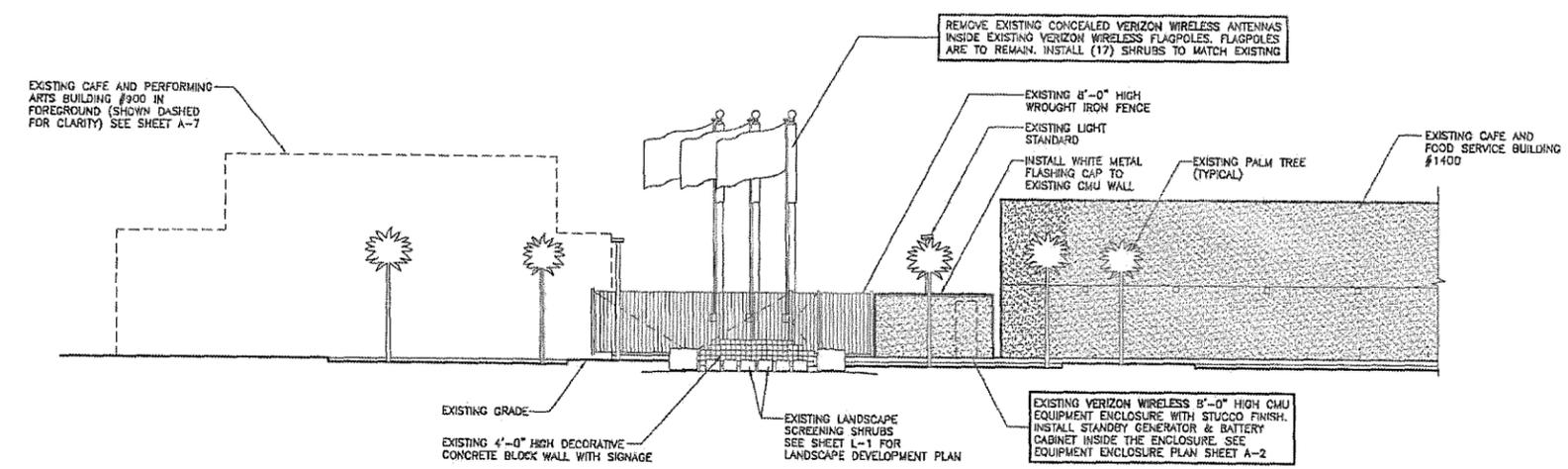
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11/06/14	100% 2D REVIEW (ao)
02/05/15	REVISED 2D #3 (am) (CITY COMMENTS)
04/08/15	REVISED 2D #4 (em)
04/30/15	90% CD (ls)
08/26/15	REVISED 2D #5 (xrd)
09/23/15	REVISED 2D #6 (ao) (CITY COMMENTS)
12/14/15	REVISED 2D #7 (c) (LANDSCAPE COMMENTS)

SHEET TITLE
**EQUIPMENT ENCLOSURE
 EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\131962d



**EQUIPMENT ENCLOSURE
 EAST ELEVATION**
 SCALE: 1" = 10'-0"



**EQUIPMENT ENCLOSURE
 NORTH ELEVATION**
 SCALE: 1" = 10'-0"

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APPROVALS

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RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
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 SAN YSIDRO
 HIGH SCHOOL**
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES

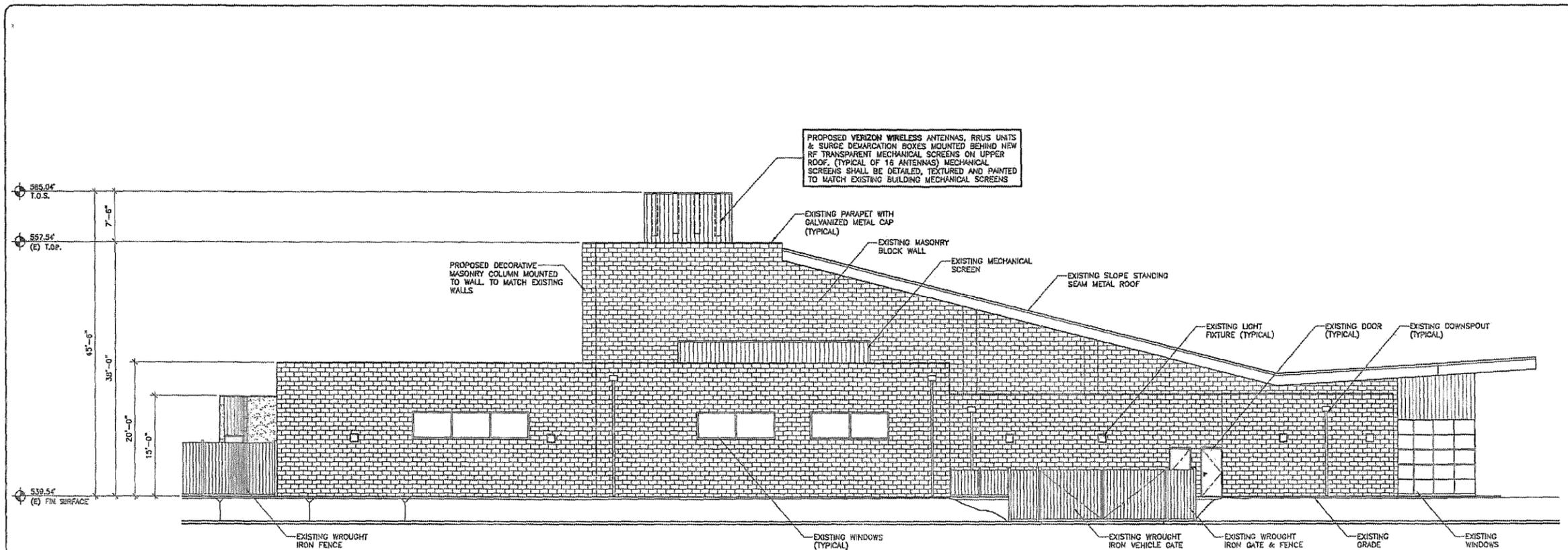
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02/05/15	REVISED ZD #3 (am)
	(CITY COMMENTS)
04/09/15	REVISED ZD #4 (em)
04/30/15	SOX CD (to)
08/26/15	REVISED ZD #5 (xrc)
09/23/15	REVISED ZD #6 (no)
	(CITY COMMENTS)
12/11/15	REVISED ZD #7 (el)
	(LANDSCAPE COMMENTS)

SHEET TITLE

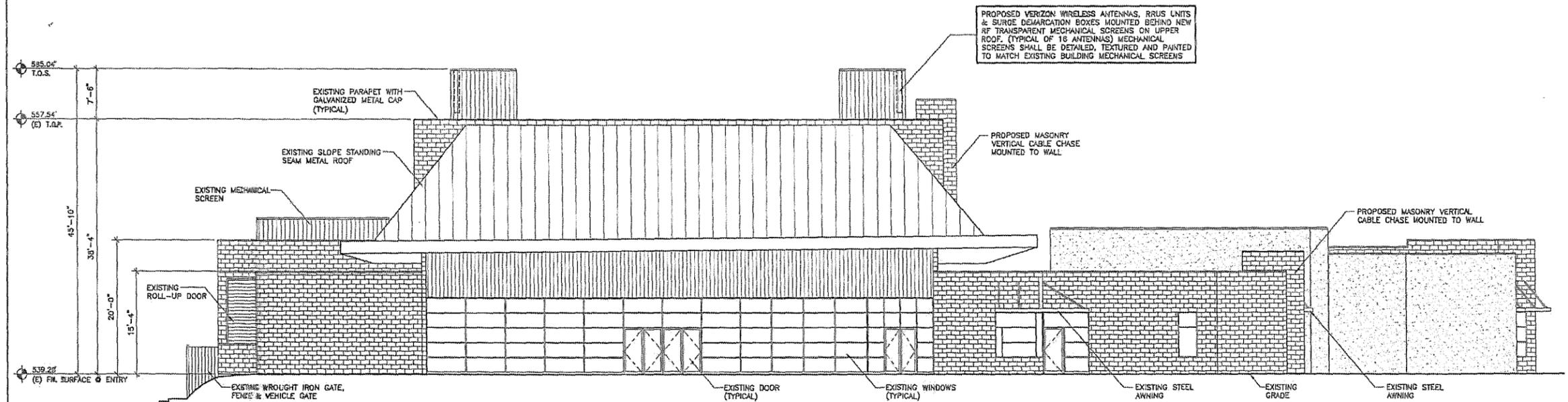
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\131962d

A-7



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



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

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IRVINE, CA 92618
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APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**905 OTAY MESA
GENERATOR & MOD
SAN YSIDRO
HIGH SCHOOL**
5353 AIRWAY ROAD
SAN DIEGO, CA 92154
MTX - 54
SAN DIEGO COUNTY

DRAWING DATES

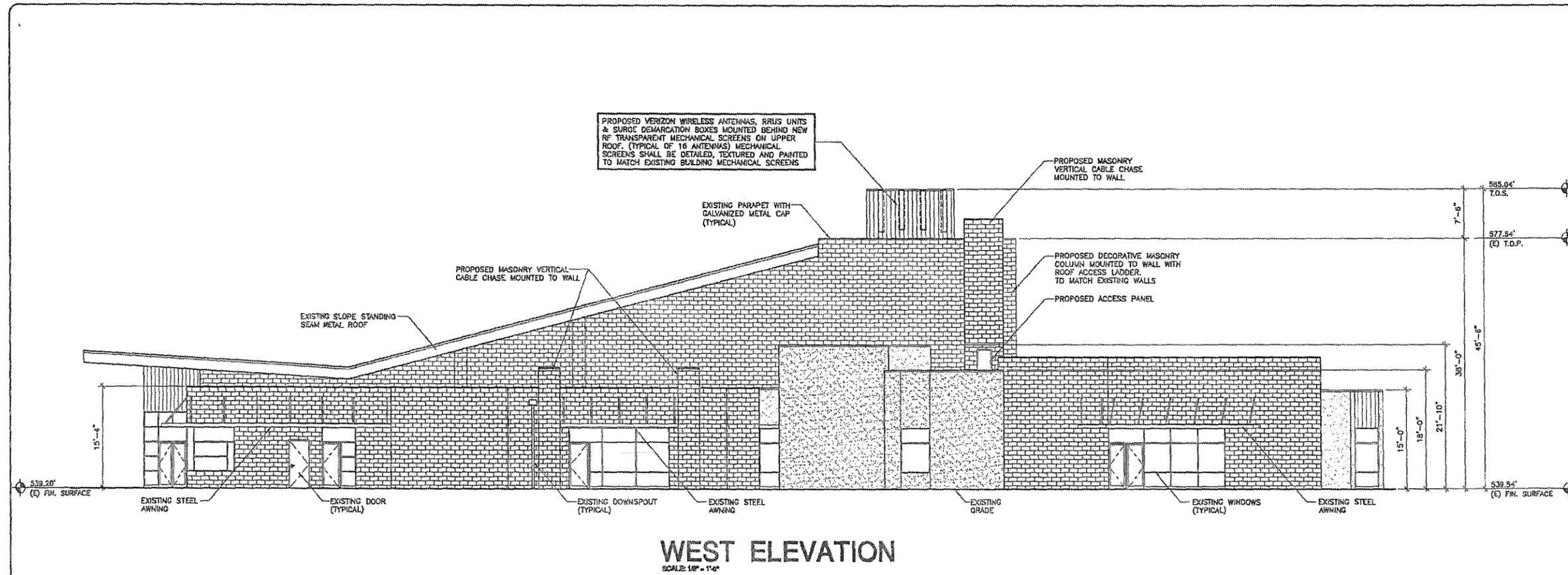
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02/03/15	REVISED 2D #3 (am) (CITY COMMENTS)
04/09/15	REVISED 2D #4 (am)
04/30/15	90% CD (la)
06/26/15	REVISED 2D #5 (xrc)
09/23/15	REVISED 2D #6 (aa) (CITY COMMENTS)
12/14/15	REVISED 2D #7 (cl) (LANDSCAPE COMMENTS)

SHEET TITLE

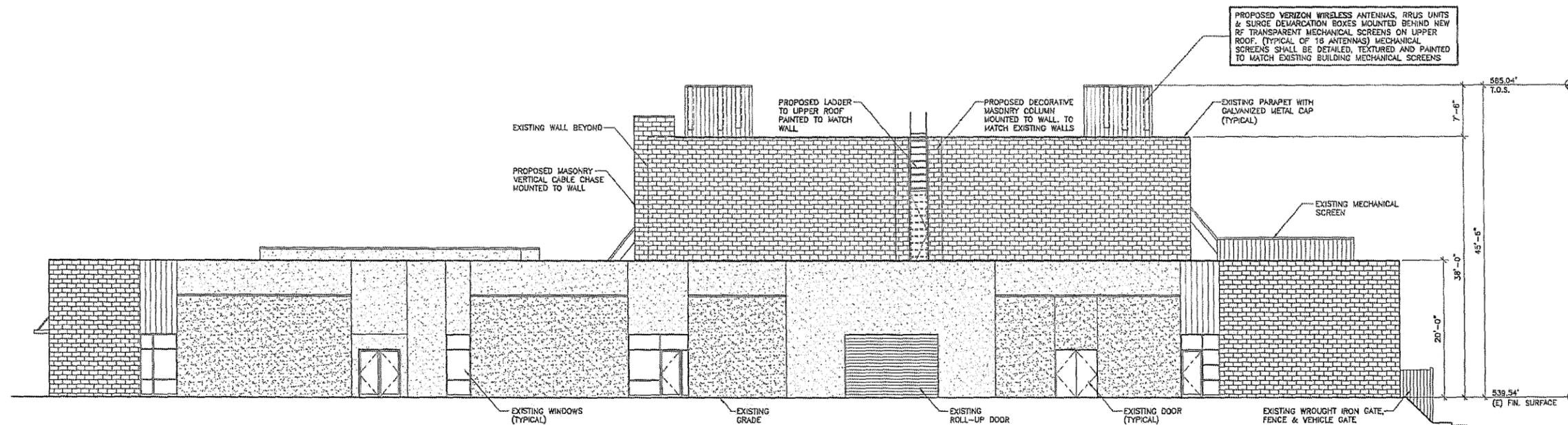
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\131962d

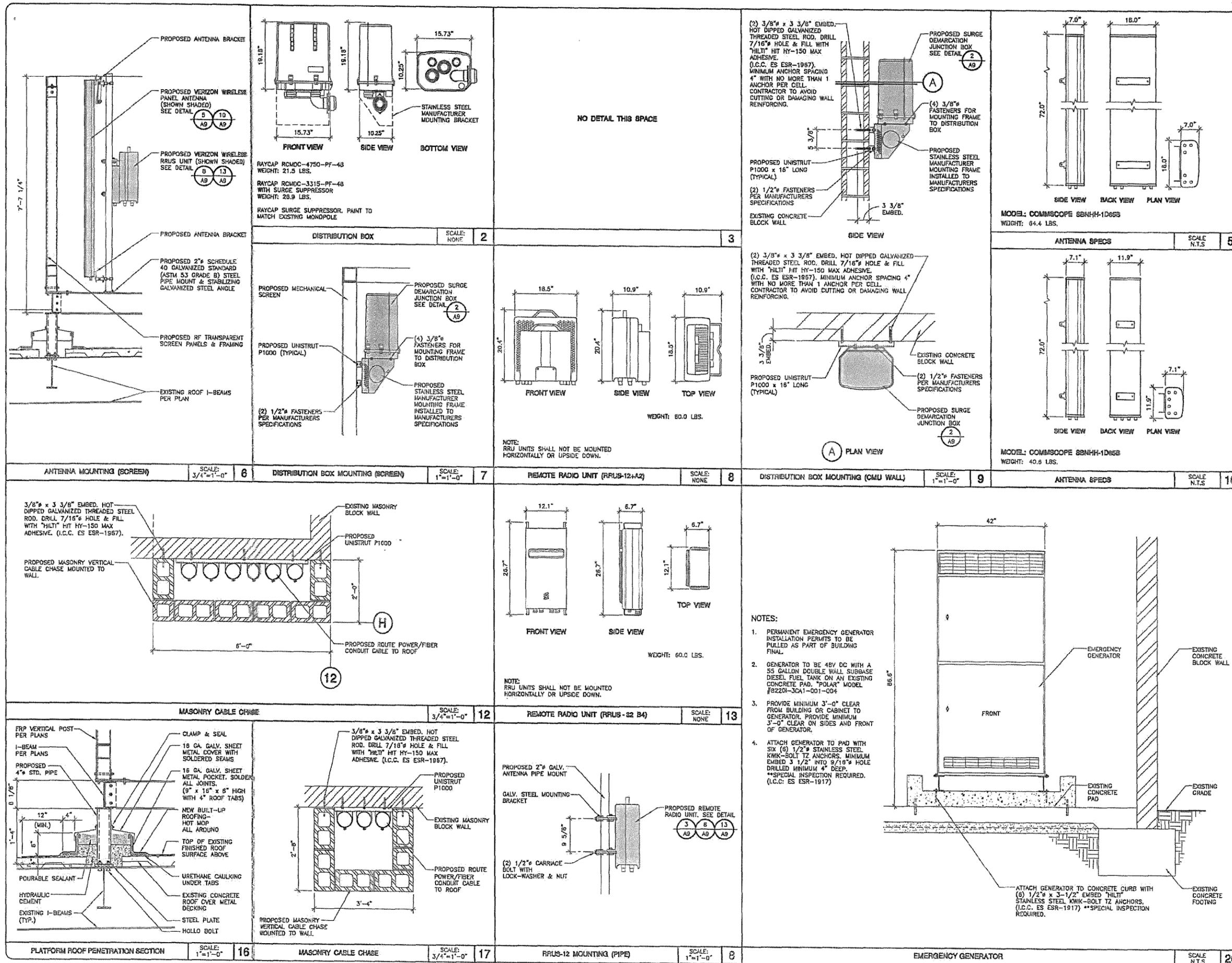
A-8



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



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



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Verizon Wireless
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 IRVINE, CA 92618
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APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
905 OTAY MESA GENERATOR & MOD SAN YSIDRO HIGH SCHOOL
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES

06/12/13	PRELIM 2D REVIEW (no)
11/01/13	2D REV 1 ADD AWS (rev)
01/15/14	LEASE EXHIBIT (no)
10/15/14	REVISED ZD #2 (no)
11/08/14	100% ZD REVIEW (no)
02/05/15	REVISED ZD #3 (nm) (CITY COMMENTS)
04/09/15	REVISED ZD #4 (nm)
04/30/15	90% CD (o)
08/26/15	REVISED ZD #5 (xrc)
09/23/15	REVISED ZD #6 (no) (CITY COMMENTS)
12/14/15	REVISED ZD #7 (o) (LANDSCAPE COMMENTS)

SHEET TITLE
DETAILS

PROJECTS\VERIZON\131962d

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APPROVALS

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RE	DATE
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INT	DATE
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PROJECT NAME
**905 OTAY MESA
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MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES

06/12/13	PRELIM 2D REVIEW (no)
11/01/13	2D REV 1 ADD AWS (rev)
01/15/14	LEASE EXHIBIT (ao)
10/15/14	REVISED 2D #2 (ao)
11/06/14	100% 2D REVIEW (ao)
02/05/15	REVISED 2D #3 (om) (CITY COMMENTS)
04/09/15	REVISED 2D #4 (om)
04/30/15	90% CD (lc)
08/26/15	REVISED 2D #5 (rr)
09/23/15	REVISED 2D #6 (ao) (CITY COMMENTS)
12/14/15	REVISED 2D #7 (cl) (LANDSCAPE COMMENTS)

SHEET TITLE

**LANDSCAPE
 DEVELOPMENT PLAN**

PROJECTS\VERIZON\13196zd

L-1

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 UNDERGROUND UTILITY LINES - 5 FEET DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. VERIZON WIRELESS IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT:
 15505 SAND CANYON AVENUE,
 IRVINE, CA 92618
 (949) 288-8735
 A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON WIRELESS. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
12. IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.

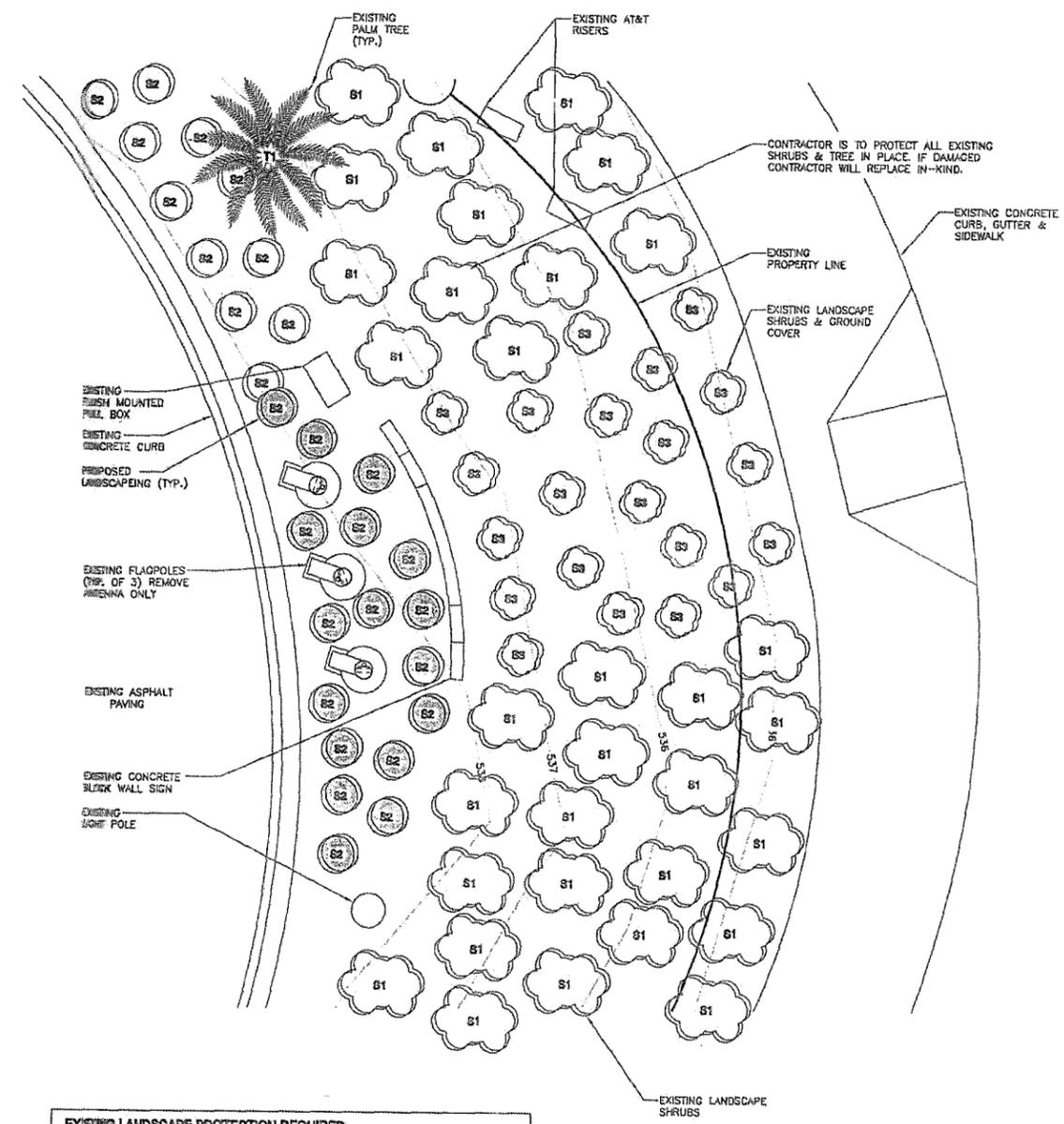
WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX

EXISTING & PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	EXISTING WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	EXISTING	(1) EXISTING 12' B.B.H.	-	EXISTING
	EXISTING ROSMARINUS OFFICINALIS	FLOWERING ROSEMARY	EXISTING	EXISTING	-	EXISTING
	EXISTING MORAEA DIETES	SPANISH IRIS	EXISTING	EXISTING	-	EXISTING
	PROPOSED MORAEA DIETES	SPANISH IRIS	MATCH EXISTING SHRUBS	5 GALLON	17	2' HGT. 1.5' SPD.
	EXISTING ACAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	EXISTING	EXISTING	-	EXISTING

NOTE: B.B.H. BROWN BARK HEIGHT



EXISTING LANDSCAPE PROTECTION REQUIRED

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 TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL 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.

LANDSCAPE DEVELOPMENT PLAN
 SCALE 1/4"=1'-0"

<p>ROOTSBALL TOP @ 1" ABOVE GRADE</p> <p>1-1/2" ROOT BALL</p> <p>2" DEPTH OF MULCH, OMIT IN TURF AREAS</p> <p>4" HIGH BERM (OMIT IN TURF AREAS)</p> <p>FINISH GRADE</p> <p>PLANT TABLETS</p> <p>BACKFILL MIXTURE, PUDDLE AND SETTLE</p> <p>2x CONTAINER DIAMETER</p>	NO DETAIL THIS SPACE			
SHRUB PLANTING DETAIL	SCALE N.T.S.	1	2	3
NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE
6	7	8	9	10
NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE
11	12	13	14	15

#116399

BOOTH & SUAREZ

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PREPARED FOR



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 IRVINE, CA 92618
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APPROVALS

A/E/C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
**905 OTAY MESA
 GENERATOR & MOD
 SAN YSIDRO
 HIGH SCHOOL**
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES

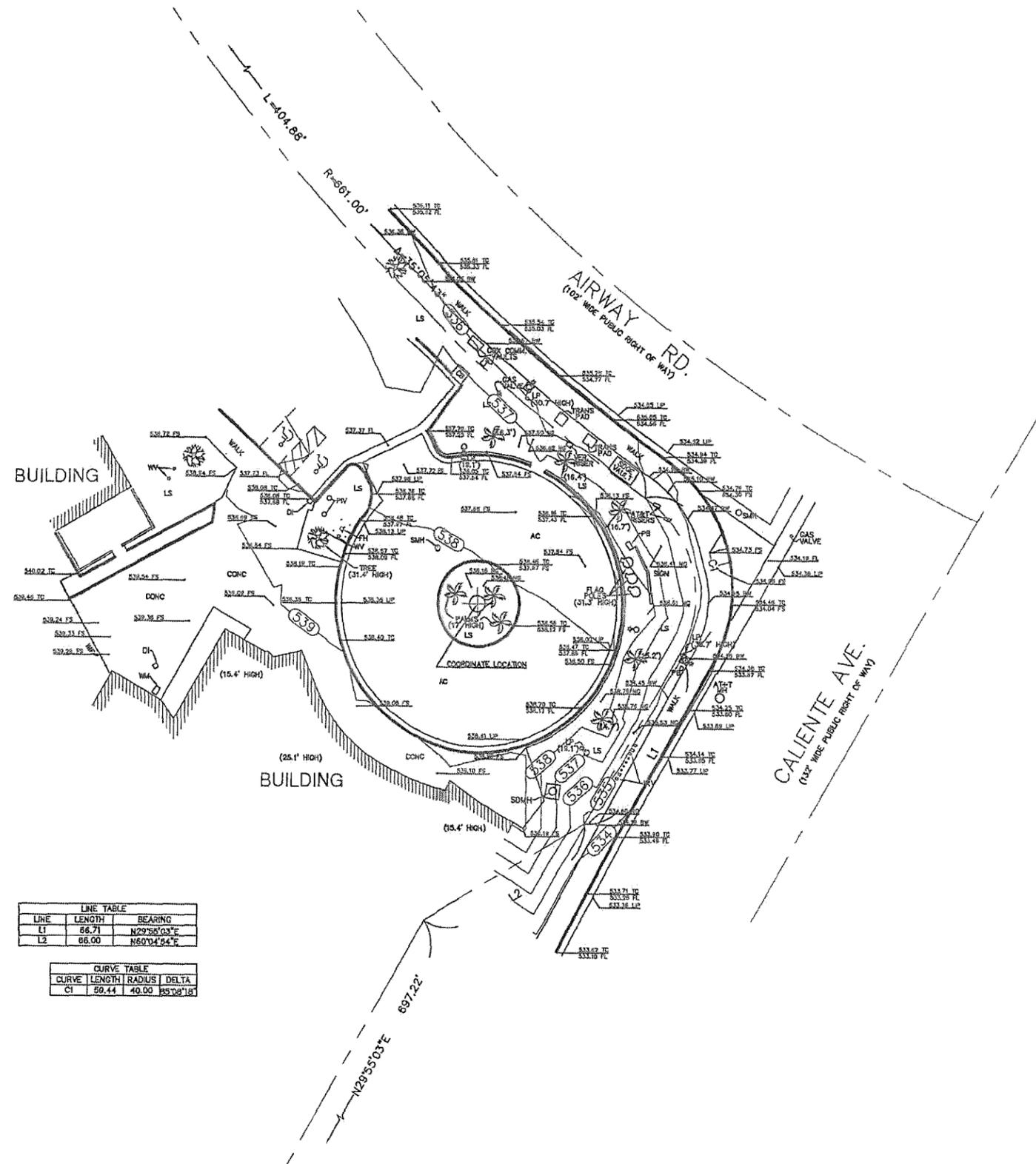
08/12/13	PRELIM ZD REVIEW (nac)
11/01/13	ZD REV 1 ADD AHS (ruw)
01/15/14	LEASE EXHIBIT (ca)
10/15/14	REVISED ZD #2 (ap)
11/08/14	100% ZD REVIEW (ca)
02/05/15	REVISED ZD #3 (am)
04/08/15	(CITY COMMENTS)
04/30/15	REVISED ZD #4 (am)
08/26/15	90% CD (ca)
09/23/15	REVISED ZD #5 (xrc)
12/14/15	REVISED ZD #6 (ao)
	(CITY COMMENTS)
	REVISED ZD #7 (el)
	(LANDSCAPE COMMENTS)

SHEET TITLE

**LANDSCAPE
 DETAILS**

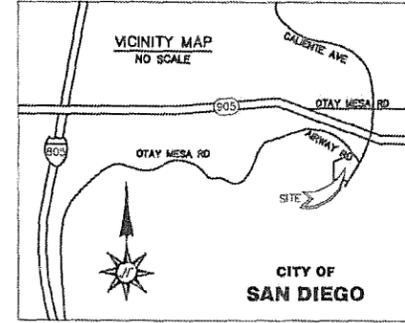
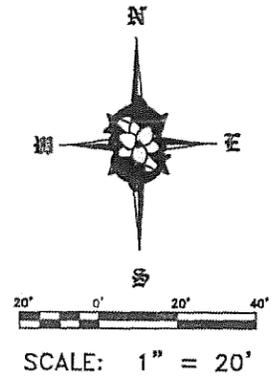
PROJECTS\VERIZON\13196zd

L-2



LINE TABLE		
LINE	LENGTH	BEARING
L1	66.71	N29°58'03\"/>

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	60.44	40.00	85°08'18\"/>



COORDINATES:
 LATITUDE: 32°33'51.987\"/>

ASSESSOR'S PARCEL NUMBER
 645-060-34

EASEMENT NOTE:
 EASEMENTS COULD NOT BE PLOTTED AT THE TIME OF DRAFT DISTRIBUTION AS A TITLE REPORT AND SUPPORTIVE DOCUMENTATION WERE UNAVAILABLE.

BASIS OF BEARINGS:
 THE CENTERLINE OF CALIENTE AVE. AS SHOWN ON RECORD OF SURVEY MAP NO. 17546, BEING SOUTH 29°55'03\"/>

DATUM STATEMENT:
 CITY OF SAN DIEGO BENCHMARK ID: 1484 17630
 LOCATION: AIRWAY ROAD AND OLD OTAY MESA ROAD
 ELEV: 016.00501 *MSP TOP INLET

DATE OF SURVEY:
 09/24/2013

- LEGEND:**
- (X) - HEIGHT
 - AC - ASPHALT CONCRETE
 - APN - ASSESSOR'S PARCEL NUMBER
 - BW - BACK OF WALK
 - CB - CATCH BASIN
 - E - EAST
 - EP - EDGE OF PAVEMENT
 - FL - FLOW LINE
 - FS - FINISHED SURFACE
 - FN - FIRE HYDRANT
 - IRV - IRRIGATION VALVE
 - LP - LIGHT POLE
 - LS - LANDSCAPE
 - MH - MANHOLE
 - N - NORTH
 - NE - NORTHEAST
 - NG - NATURAL GROUND
 - NW - NORTHWEST
 - P.L - PROPERTY LINE
 - PB - PULL BOX
 - PVI - POST INDICATOR VALVE
 - S - SOUTH
 - SE - SOUTHEAST
 - SW - SOUTHWEST
 - SMH - SINKER MANHOLE
 - TC - TOP OF CURB
 - TRANS - TRANSFORMER
 - TT - TOP OF TREE
 - TYP - TYPICAL
 - W - WEST
 - WF - WROUGHT IRON FENCE
 - WV - WATER VALVE
 - ℄ - CENTERLINE

Booth & Suarez
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 WILLIAM H. BOOTH, ARCHITECT ROBERT A. SUAREZ, ARCHITECT
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PROJECT NAME
905 OTAY MESA
 5353 AIRWAY ROAD,
 SAN DIEGO, CA 92154

DRAWING DATES

SHEET TITLE
 TOPOGRAPHIC SURVEY

C1