



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 24, 2022 REPORT NO. PC-22-061
HEARING DATE: December 1, 2022
SUBJECT: VERIZON MAR VISTA, Process Four Decision
PROJECT NUMBER: [670742](#)
OWNER/APPLICANT: Poway Unified School District/Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) 16601 Nighthawk Lane (Del Norte High School) in the Rancho Penosquitos Community Planning Area?

Staff Recommendation(s):

1. Approve Neighborhood Use Permit (NUP) No. 2605388;
2. Approve Neighborhood Development Permit (NDP) No. 2605391; and
3. Approve Planned Development Permit (PDP) No. 2605392.

Community Planning Group Recommendation: The Rancho Penasquitos Community Planning Group voted 12-0-0 on July 6, 2022 to approve the project with no conditions (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The environmental exemption determination for this project was made on September 1, 2022 and the opportunity to appeal that determination ended September 11, 2022. (Attachment 9)

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with the is action.

BACKGROUND

The project is an existing WCF at Del Norte High School located at 16601 Nighthawk Lane in the AR-1-1 Zone of the Rancho Penosquitos Community Planning area. (Attachment 1-3). The site is surrounded by Multi-Family Residential uses to the West, East, and South, and Commercial use to the North. The Verizon antennas were placed on site when the school was newly constructed.

The original project consisted of six antennas flush mounted to a 100-foot tall stadium light pole and associated equipment inside a 250-square-foot shelter, within the 25-foot front yard setback adjacent to the Nighthawk Lane. The original permit (NUP and PDP) was approved by the Planning Commission in February of 2010.

WCFs are allowed in the agricultural (AR-1-1) zone with approval of a Neighborhood Use Permit (NUP) pursuant to SDMC Section [141.0420\(b\)\(A\)](#), and an NDP is required for an equipment enclosure that exceeds the maximum allowable 250-square feet under WCF regulations, SDMC Section [141.0420\(e\)\(3\)](#). The deviation proposed to the development standards (setback) is allowed through approval of a PDP, pursuant to SDMC Section [126.0602\(b\)](#). The combination of the NUP, NDP, and the PDP shall be processed as a consolidated Process Four, Planning Commission decision.

DISCUSSION

Project Description:

The previous permit associated with this WCF expired on February 11, 2010. A 10-year expiration was added to the previous permit to allow the City to re-evaluate the WCF in accordance with the regulations and design requirements at the time of the submittal. In doing so, the City will have the opportunity to ensure the WCF is maintained and designed to integrate with the current use and surrounding development. On July 7, 2020, a new WCF application was submitted to extend the use of the facility. Under this application, Verizon is proposing to continue to conceal six (6) antennas attached to the light pole inside a new 11-foot tall and 38-inches round Fiberglass Reinforced Panel (FRP) radome; placement of a 10-foot by 4-foot tall metal mesh box to house six (6) Remote Radio Units (RRUs) at the base of the pole and maintain the existing 296-square-foot equipment enclosure on the ground adjacent to Nighthawk Lane.

Verizon's proposal will result in a slimmer radome that would be in more in line with the slim character ball field light pole as you can see below. The design is also consistent with our WCF Design Guidelines for ball field light poles.



In order to improve the efficiency and reduce the bulk of the WCF, Verizon is relocating six (6) RRUs from the equipment shelter and placing them inside a green mesh metal box at the base of the light pole. Per the request of Poway Unified School District (PUSD), as the owner of the property, Verizon is removing existing shrub and grass at the base of the pole and installing compacted 3” decomposed granite to improve the site.



Community Plan Analysis:

The Rancho Penosquitos Community Plan does not address WCFs as a specific land use. However, the General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The modification of the site includes a design that conceal the antennas within a newly slim 11-foot tall radome painted to match the pole in order to minimize visual impact of the WCF. The use of a slimmer radome as a design technique to camouflage the antennas will improve the look of the site compared to the previous generation. Therefore, staff has determined that the proposed WCF design is in line with the General Plan requirements for concealment of the WCFs.

The Rancho Penosquitos Community Planning Group Voted 12-0-0 on July 6, 2022 to approve the project without any conditions.

Environmental Analysis:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. The environmental exemption determination for this project was made on September 1, 2022 and the opportunity to appeal that determination ended September 16, 2022.

Council Policy 600-43:

Council Policy [600-43](#) guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 2 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. The applicant is required to submit a site justification explaining why a Preference 2 site was selected over any lower Preference level sites. The coverage ring and the existing coverage consists of residential uses nearby makes this site the only viable candidate at the current height needed to maintain the necessary coverage objective. No lower preference level solutions were available. As a result, Verizon is proposing to remain at this location and update their design with the focus on reducing visual impacts while maintaining the existing coverage area.

Project-Related Issues:

Equipment Deviation:

The project is proposing to retain the existing equipment enclosure design. The equipment enclosure is 296-square feet, which exceeds the 250-square feet allowed under LDC 141.0420. The overall equipment enclosure size cannot be reduced due to the type of equipment necessary to support this location. As a result, Verizon is pursuing an NDP, to exceed the 250-square feet allowance.

Setback Deviation:

The project is seeking relieve from strict development regulation that could hinder the operation of this WCF. The existing enclosure containing 297 square-foot equipment cabinet is located within the 25-foot front yard setback. The deviation to allow the equipment cabinet within the front yard setback was approved as part of the original permit in February of 2010 and the site has been operational since. Moving the equipment enclosure outside of the setback would impact the school operation and possible recreations. The current siting solution presents a unique opportunity to not interfere with school activities while also having it located so that it is minimally visible to the public. As with all WCFs, the purpose and intent are to locate equipment in areas where there are minimal visual impacts and to the extent possible rely on existing and/or proposed landscaping and

architectural solutions to help blend the facility into its natural surroundings. The equipment enclosure is placed in an area that is heavily landscape and away from recreation uses.

The SDMC [126.0602\(b\)](#) allows for a deviation for relief from strict development standards through processing of a PDP. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. The findings support the approval of the PDP ensure that the project remains in compliance with the current SDMC. (Attachment 5)

Complying with the required front yard setback will result in a major disturbance to the school's operation and increase the visual impact of the equipment enclosure. Therefore, it would be a more desirable project if approved as it is currently designed. The requested deviation is for the continued operation of the equipment enclosure within the front yard setback. The current equipment location would also allow for a separate independent 24/7 access by Verizon staff without entering the school premise due to security related reasons.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations (NUP) Section [141.0420 \(b\) \(A\)](#), (NDP) Section [141.0420\(e\)\(3\)](#), and (PDP) Section [126.0602\(b\)](#) and the Wireless Communication Facilities Regulations Section 141.0420. Therefore, staff recommends that the Planning Commission approve Neighborhood Use Permit No. 2605388, Neighborhood Development Permit No. 2605391, and Planned Development Permit No. 2605392.

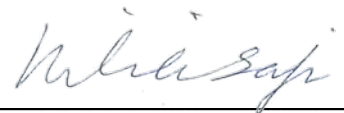
ALTERNATIVES

1. APPROVE NUP No. 2605388, NDP No. 2605391, and PDP No. 2605392 with modifications.
2. DENY NUP No. 2605388, NDP No. 2605391, and PDP No. 2605392, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Simon Tse
Supervising Development Project Manager
Development Services Department

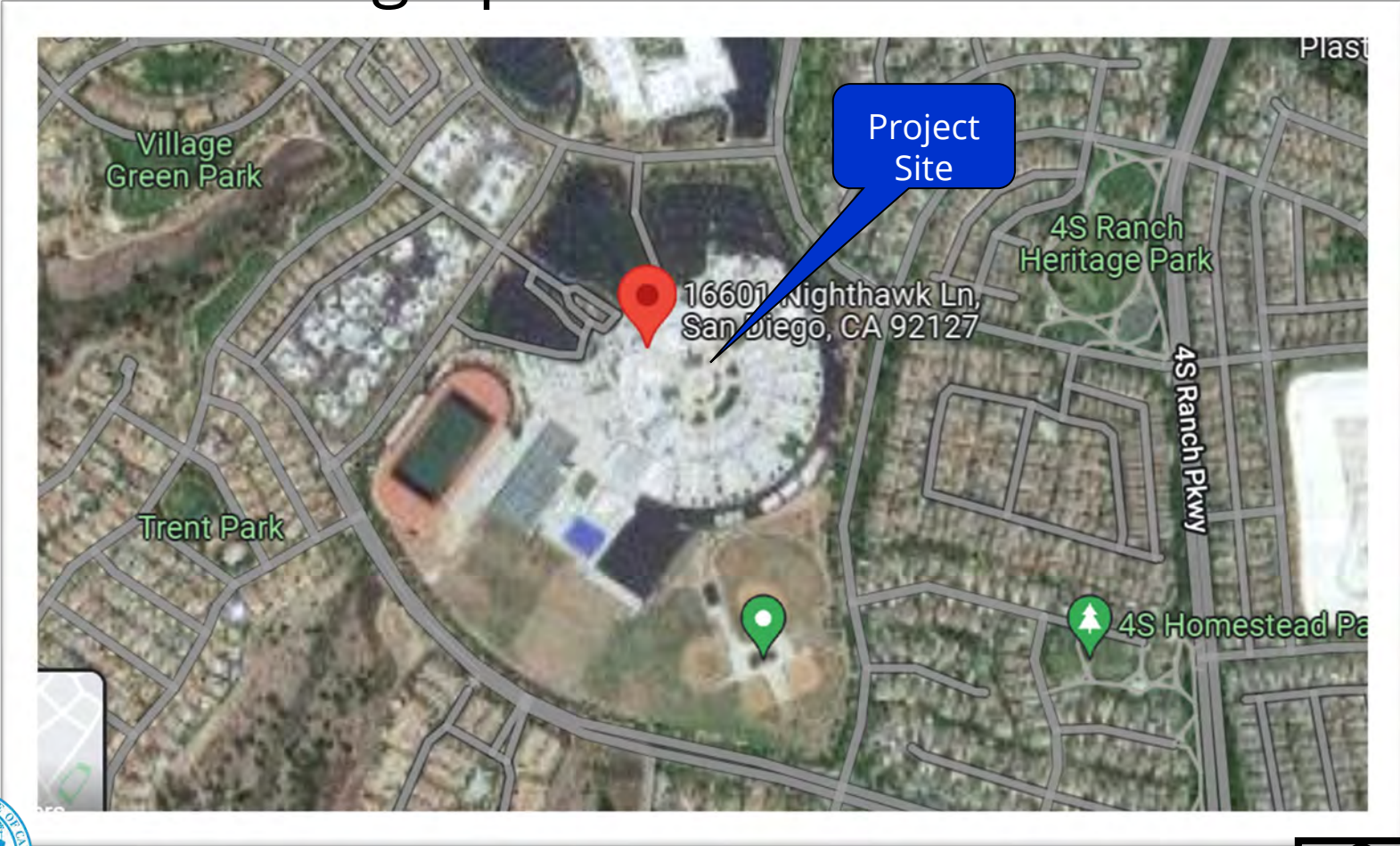


Nilia Safi
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Community Planning Group Vote
7. Photo Simulations
8. Photo Survey
9. Environmental Exemption
10. Site Justification
11. Project Plans

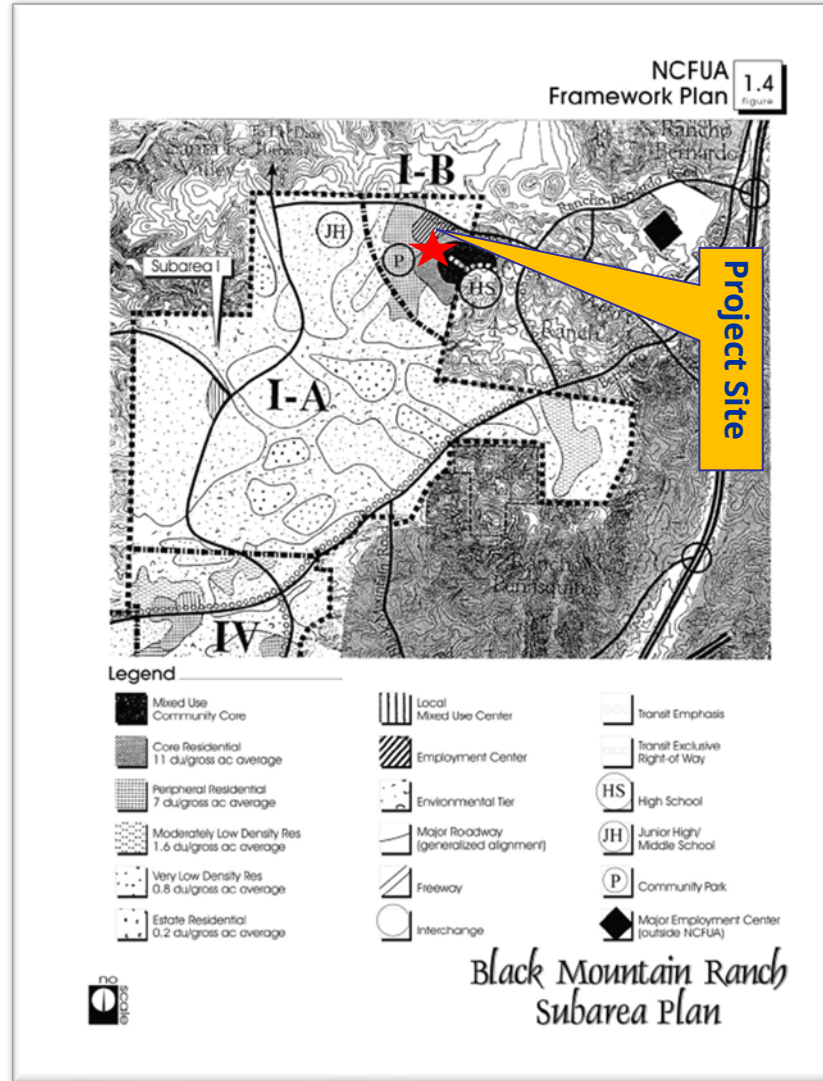
Aerial Photograph



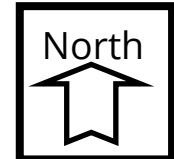
Verizon Mar Plaza (Del North High School) PTS 670742
16601 Nighthawk Lane



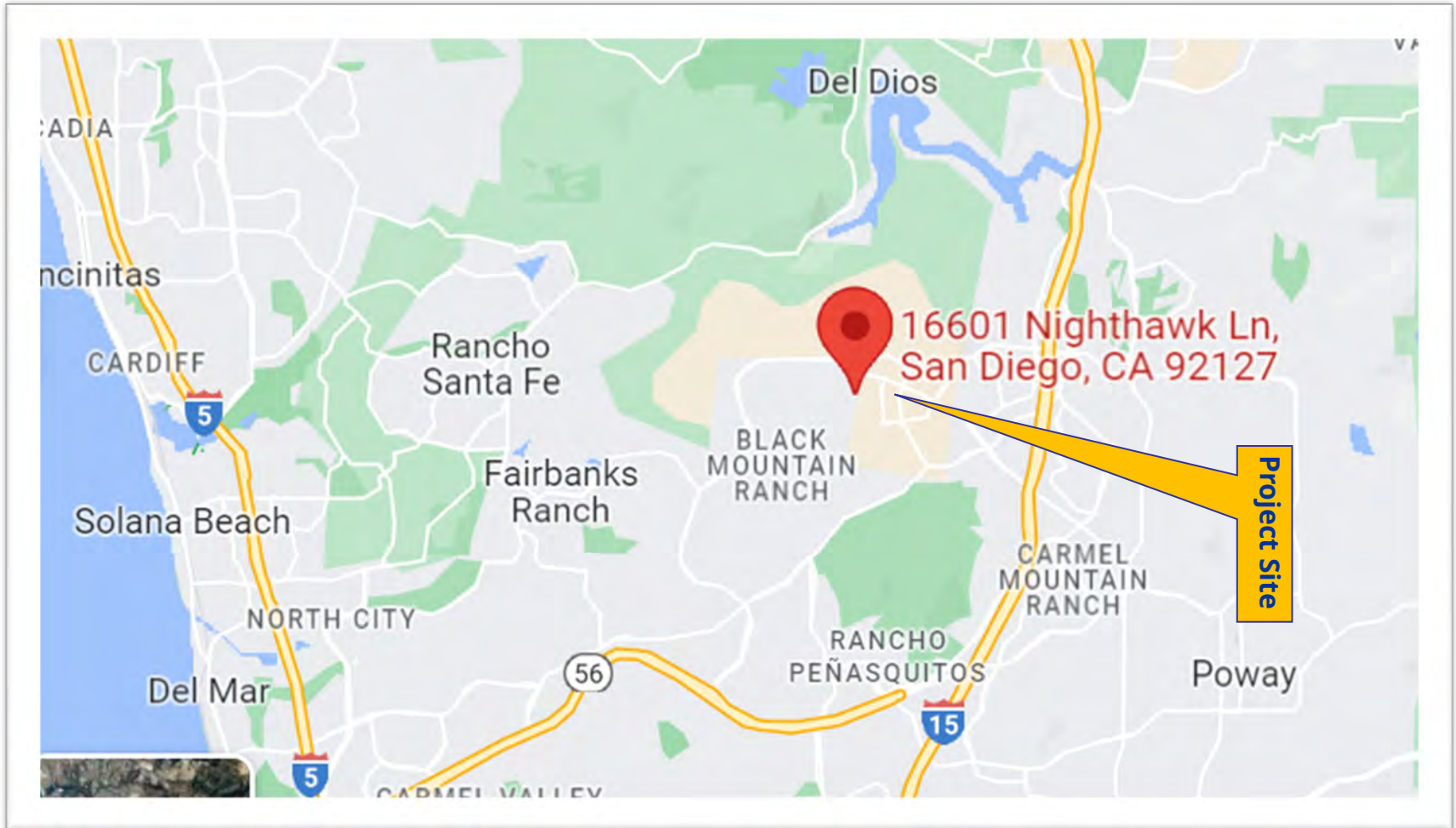
Black Mountain Ranch Subarea Plan



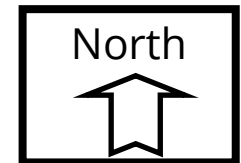
Verizon Mar Plaza (Del North High School) PTS 670742
16601 Nighthawk Lane



Project Location Map



Verizon Mar Plaza (Del North High School) PTS 670742
16601 Nighthawk Lane



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

Or
WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD USE PERMIT NO. 2605388
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2605391
PLANNED DEVELOPMENT PERMIT NO. 2605392

Verizon Mar Plaza PROJECT NO. 670742

PLANNING COMMISSION

This Neighborhood Use Permit (NUP) No. 2605388, Neighborhood Development Permit (NDP) No. 2605391 and Planned Development Permit (PDP) No. 2605392 is granted by the Planning Commission of the City of San Diego to Poway Unified School District, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections [141.0420](#), [126.0203](#), [126.0402](#), [126.0602](#). The site is located at 16601 Nighthawk Lane in the AR-1-1 zone of the Black Mountain Ranch Community Plan. The project site is legally described as: legally described as Parcel 2 of Parcel Map No. 17995 in the City of San Diego, County of San Diego, State of California, according to the Map Thereof filed in the Office of the County Recorder of San Diego County March 11, 1998.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 1, 2022, on file in the Development Services Department.

The project shall include:

- A Wireless Communication Facility (WCF) consisting of six (6) antennas concealed inside a new 11-foot tall and 38-inch round radome attached to an existing 100-foot tall ball light pole; and
- Relocating six (6) Remote Radio Units (RRU) inside a 10-foot by 4-foot tall green mesh box at the base of the pole; and
- Maintain an existing 296 square-foot concrete equipment enclosure locate adjacent to Nighthawk Lane; and
- Removing existing shrub and grass at the base of the pole and installing compacted 3" decomposed granite; and

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

- An NDP for deviation from 250-Square-foot max allowed for the equipment enclosure and a PDP for a deviation to the setback to accommodate the equipment enclosure in the front yard setback.
- Landscaping (planting, irrigation and landscape related improvements);
- Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 15, 2025.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. This Permit and corresponding use of this site shall **expire on December 1, 2032**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

5. Under no circumstances, does approval of this Permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this Permit approval beyond the expiration date of this permit is prohibited.
6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
10. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
11. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
12. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
13. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying

applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

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

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved

documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

19. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
20. No overhead cabling is permitted.
21. The WCF shall conform to the approved construction plans.
22. Photo simulations shall be printed in color on the construction plans.
23. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
24. 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.
25. 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.
26. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
27. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
28. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

29. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

30. The Owner/Permittee shall notify the City within thirty (30) calendar days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 1, 2022 and Approved Resolution Number xxxx.

Permit Type PTS Approval NO.: NUP No. 2605388
NDP No. 2605391
PDP No. 2605392
Date of Approval: December 1, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi
Development Project Manager

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

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

[Poway Unified School District]
Owner

By _____
NAME
TITLE

[Verizon Wireless]
Permittee

By _____
NAME
TITLE

NOTE: Notary acknowledgments

**must be attached per Civil Code
section 1189 et seq.**

DRAFT

Planning Commission RESOLUTION NO. xxxx
Neighborhood Use Permit No. 2605388
Neighborhood Development Permit No. 2605391
Planned Development Permit No. 2605392
Verizon Mar Vista - PROJECT NO. 670742

WHEREAS, POWAY UNIFIED SCHOOL DISTRICT, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to maintain the use of six panel antennas concealed inside a new 38-inch radome attached to an existing ball light pole with equipment inside an enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2605388, 2605391, 2605392),

WHEREAS, the project site is located at 16601 Nighthawk Lane in the AR-1-1 ZONE of the Rancho Penasquitos Ranch Community Plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 17995 in the City of San Diego, County of San Diego, State of California, according to the Map Thereof filed in the Office of the County Recorder of San Diego County March 11, 1998 ;

WHEREAS, on September 1, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 1, 2022, the Planning Commission of the City of San Diego considered No. 2605388, No. 2605391, No. 2605392 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to NUP No. 2605388, NDP No. 2605391, and PDP No. 2605392:

Findings for Neighborhood Use Permit Approval [126.0204]:

(1) Findings for all Neighborhood Use Permits

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

Verizon is requesting a new permit to continue the operation of an existing WCF, with modifications at this location. The modification consists of concealing the existing six (6) antennas inside a new 11 by 38-inch round Fiberglass Reinforced Panel (FRP) radome on the ball field light pole and relocating (6) Remote Radio Units (RRUs) to the base of the pole inside a 4 feet tall metal mesh box to house. The existing 296-square-foot equipment enclosure is proposed to remain in place within the required front yard setback.

WCFs are allowed in the agricultural (AR-1-1) zone with approval of a Neighborhood Use Permit (NUP) pursuant to SDMC Section [141.0420 \(b\) \(A\)](#), a Process Two decision.

The Rancho Penasquitos Community Plan defers all WCFs to the WCF Guidelines, regulations and the General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under [UD-A.15.a](#). It also includes the following provisions: A) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context; and C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Verizon's design to modify the site into concealing the antennas inside a (FRP) will represent an improvement, allowing the antennas to be better concealed from view consistent with the General Plan requirements.

Redesigning the FRP screens to a slimmer profile radome will result in a much more aesthetically pleasing design that is more compatible with the ball field light pole. To avoid potential conflicts with school operations, the equipment enclosure must continue to operate within the front yard setback. This Verizon site originally was approved in February of 2010, providing critical voice and now data services to the surrounding areas. The proposed design and update is consistent with our current design requirements. Therefore, this modification of the WCF will not adversely affect the applicable land use and is compatible with the City of San Diego General Plan for WCFs.

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

Verizon is requesting a new permit to continue the operation of an existing WCF, with modifications at this location. The modification consists of concealing the existing six (6) antennas inside a new 11 by 38-inch round Fiberglass Reinforced Panel (FRP) radome on the ball field light pole and relocating (6) Remote Radio Units (RRUs) to the base of the pole inside a 4 feet tall metal mesh box to house. The existing 296-square-foot equipment enclosure is proposed to remain in place within the required front yard setback

The project was determined to be exempt from CEQA pursuant to Section 15302 (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.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. Verizon has submitted an RF Report dated November 1, 2019 demonstrating compliance with the required FCC regulations.

Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City's jurisdiction.

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

Verizon is requesting a new permit to continue the operation of an existing WCF, with modifications at this location. The modification consists of concealing the existing six (6) antennas inside a new 11 by 38-inch round Fiberglass Reinforced Panel (FRP) radome on the ball field light pole and relocating (6) Remote Radio Units (RRUs) to the base of the pole inside a 4 feet tall metal mesh box to house. The existing 296-square-foot equipment enclosure is proposed to remain in place within the required front yard setback

The Rancho Penasquitos Community Plan defers all WCFs to the WCF Guidelines, regulations and the General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under [UD-A.15.a](#). It also includes the following provisions: A) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context; and C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Verizon design to modify the site into concealing the antennas inside a

(FRP) will represent an improvement, allowing the antennas to be better concealed from view consistent with the General Plan requirements.

Verizon is requesting a deviation from the applicable development regulations (building within the setback) as allowed with approval of a Planned Development Permit (PDP). This site is located in the AR-1-1 zone with a 25-foot front yard setback. Moving the existing equipment enclosure outside of the setback would impact the school operation and possible recreations. The current siting solution presents a unique opportunity to not interfere with school activities while also having it located so that it is minimally visible to the public. As with all WCFs, the purpose and intent are to locate equipment in areas where there are minimal visual impacts and to the extent possible rely on existing and/or proposed landscaping and architectural solutions to help blend the facility into its natural surroundings. The equipment enclosure is placed in an area that is heavily landscape and away from recreation uses.

In addition, an Neighborhood Development Permit (NDP) is required for an equipment enclosure that exceeds the maximum allowable 250-square feet under WCF regulations, SDMC sections [141.0420 \(e\)\(3\)](#), a Process Two decision. Unfortunately, the overall equipment enclosure size cannot be reduced due to the type of equipment necessary to support this location. As a result, Verizon is pursuing an NDP, to exceed the 250-square feet requirement.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code, and the proposed setback deviation and equipment size can be supported due to the design, coverage, and integration.

(2) Findings for Neighborhood Development Permit [SDMC Section 126.0404]

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

See Findings Section (1)a above.

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

See Findings Section (1)b. above.

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

See Findings Section (1)c. above.

(3) Findings for Planned Development Permit [SDMC Section 126.0604]

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

See Findings Section (1)a. above.

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

See Findings Section (1)b. above.

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

Verizon is requesting a new permit to continue the operation of an existing WCF, with modifications at this location. The modification consists of concealing the existing six (6) antennas inside a new 11 by 38-inch round Fiberglass Reinforced Panel (FRP) radome on the ball field light pole and relocating (6) Remote Radio Units (RRUs) to the base of the pole inside a 4 feet tall metal mesh box to house. The existing 296-square-foot equipment enclosure is proposed to remain in place within the required front yard setback

The Rancho Penasquitos Community Plan defers all WCFs to the WCF Guidelines, regulations and the General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under [UD-A.15.a](#). It also includes the following provisions: A) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context; and C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Verizon's design to modify the site into concealing the antennas inside a (FRP) will represent an improvement, allowing the antennas to be better concealed from view consistent with the General Plan requirements.

Verizon is requesting a deviation from the applicable development regulations (building within the setback) as allowed with approval of a Planned Development Permit (PDP). This site is located in the AR-1-1 zone with a 25-foot front yard setback. Moving the equipment enclosure outside of the setback would impact the school operation and possible recreations. The current siting solution presents a unique opportunity to not interfere with school activities while also having it located so that it is minimally visible to the public. As with all WCFs, the purpose and intent are to locate equipment in areas where there are minimal visual impacts and to the extent possible rely on existing and/or proposed landscaping and architectural solutions to

help blend the facility into its natural surroundings. The equipment enclosure is placed in an area that is heavily landscape and away from recreation uses.

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

Complying with the required front yard setback will result in a major disturbance to the school's operation and increase the visual impact of the equipment enclosure. Therefore, it would be a more desirable project if approved as it is currently designed. The requested deviation is for the continued operation of the equipment enclosure within the front yard setback. The current equipment location would also allow for a separate independent 24/7 access by Verizon staff without entering the School premise due to security related reasons.

In addition, an Neighborhood Development Permit (NDP) is required for an equipment enclosure that exceeds the maximum allowable 250-square feet under WCF regulations, SDMC sections [141.0420 \(e\)\(3\)](#), a Process Two decision. Unfortunately, the overall equipment enclosure size cannot be reduced due to the type of equipment necessary to support this location. As a result, Verizon is pursuing an NDP, to exceed the 250-square feet requirement. Furthermore, the existing equipment enclosure design and size was supported by the Rancho Penasquitos Community Planning Group.

Therefore, the proposed setback deviation and equipment size can be supported due to the design, coverage, and integration. The setback deviation to maintain the equipment enclosure at the current location 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.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, NUP No. 2605388, NDP No. 2605391, and PDP No. 2605392 is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits,

ATTACHMENT 5


terms and conditions as set forth in NUP No. 2605388, NDP No.2605391 and PDP No. 2605392, a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on: December 1, 2022

IO#: 11004545

DRAFT

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: verizon wireless - mar plaza		Project Number: pst-0670742	
Community: Rancho Penasquitos			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: July 06, 2022
# of Members Yes 12	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: Motion approved with the addition of three plants in front of housing to stabilize the existing slop			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Brian Reschke			
TITLE: Chair Rancho Penasquitos Planning Board			DATE: September 20, 2022
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

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

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

DS-5620 (08-18) ONLINE FORM



EXISTING



PROPOSED LOOKING EAST FROM CAMINO SAN BERNARDO



©2022 Google Maps



EXISTING



PROPOSED REPLACEMENT ANTENNAS
WITHIN NEW RADOME ENCLOSURE

PROPOSED

LOOKING SOUTH FROM NIGHTHAWK LANE



EXISTING



PROPOSED

LOOKING NORTHWEST FROM TRACK



PHOT LOCATION



VIEW No. 1 LOOKING EAST FROM NIGHTHAWK LANE



SITE PHOTOGRAPHS FOR VZW MAR PLAZA COW
16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127
APN: 678-230-08 & 12



VIEW NO. 2 LOOKING NORTHEAST FROM CAMINO SAN BERNARDO



VIEW NO. 3 LOOKING NORTH FROM CAMINO SAN BERNARDO



SITE PHOTOGRAPHS FOR VZW MAR PLAZA COW
16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127
APN: 678-230-08 & 12



VIEW No. 4 LOOKING SOUTH FROM NIGHTHAWK LANE





SITE PHOTOGRAPHS FOR VZW MAR PLAZA COW

16601 NIGHTHAWK LANE

SAN DIEGO, CA 92127

APN: 678-230-08 & 12

VIEW NO. 5 LOOKING WEST FROM SCHOOL BLEACHERS (CLOSE UP)



VIEW NO 6. LOOKING SOUTHEAST FROM NIGHTHAWK LANE OF EQUIPMENT ENCLOSURE

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: 670742

Project Title: Verizon Mar Plaza

PROJECT LOCATION-SPECIFIC: 16601 Nighthawk Lane, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Neighborhood Development Permit (NDP) and a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) to remove six (6) existing panel antennas for the installation of six (6) new panel antennas and six Remote Radio Units (RRUs) and the installation of a 38-inch diameter radome shroud to conceal the antennas mounted on an athletic field light standard. The project is located at 16601 Nighthawk Lane, within the RM-2-6 zone Council District 5 and renew the expiring Use Permit with new generator.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Ben Hackstedde, 1 Spectrum Pointe Drive #130, Lake Forest, CA 92630. (949) 259-3344

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- (X) CATEGORICAL EXEMPTION: 15302 (Replacement or Reconstruction)
- () STATUTORY EXEMPTION:

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

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

IF FILED BY APPLICANT:

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

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

 _____ /SENIOR PLANNER
SIGNATURE/TITLE

SEPTEMBER 22, 2022
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

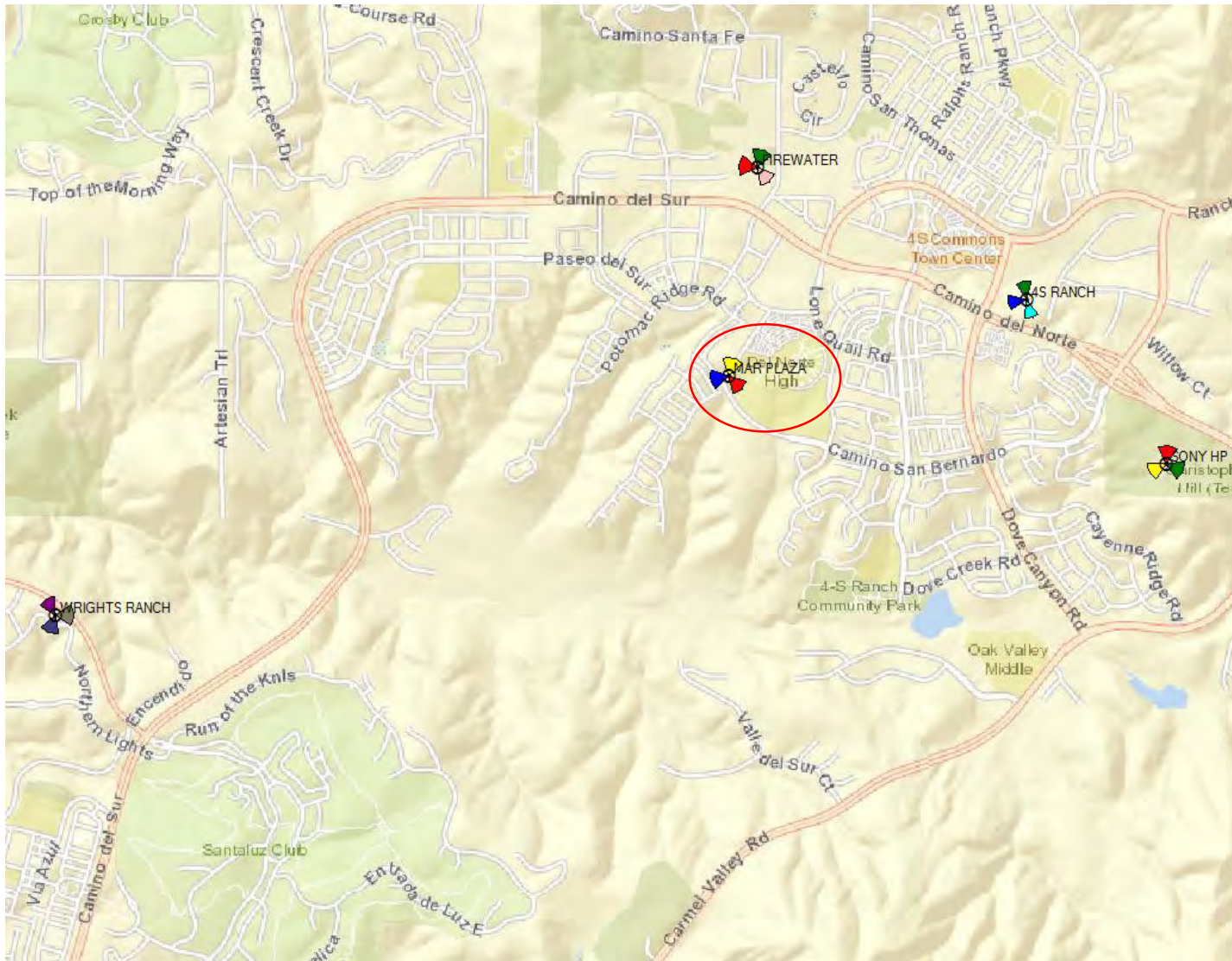
DATE RECEIVED FOR FILING WITH COUNTY

MAR PLAZA Propagation Maps

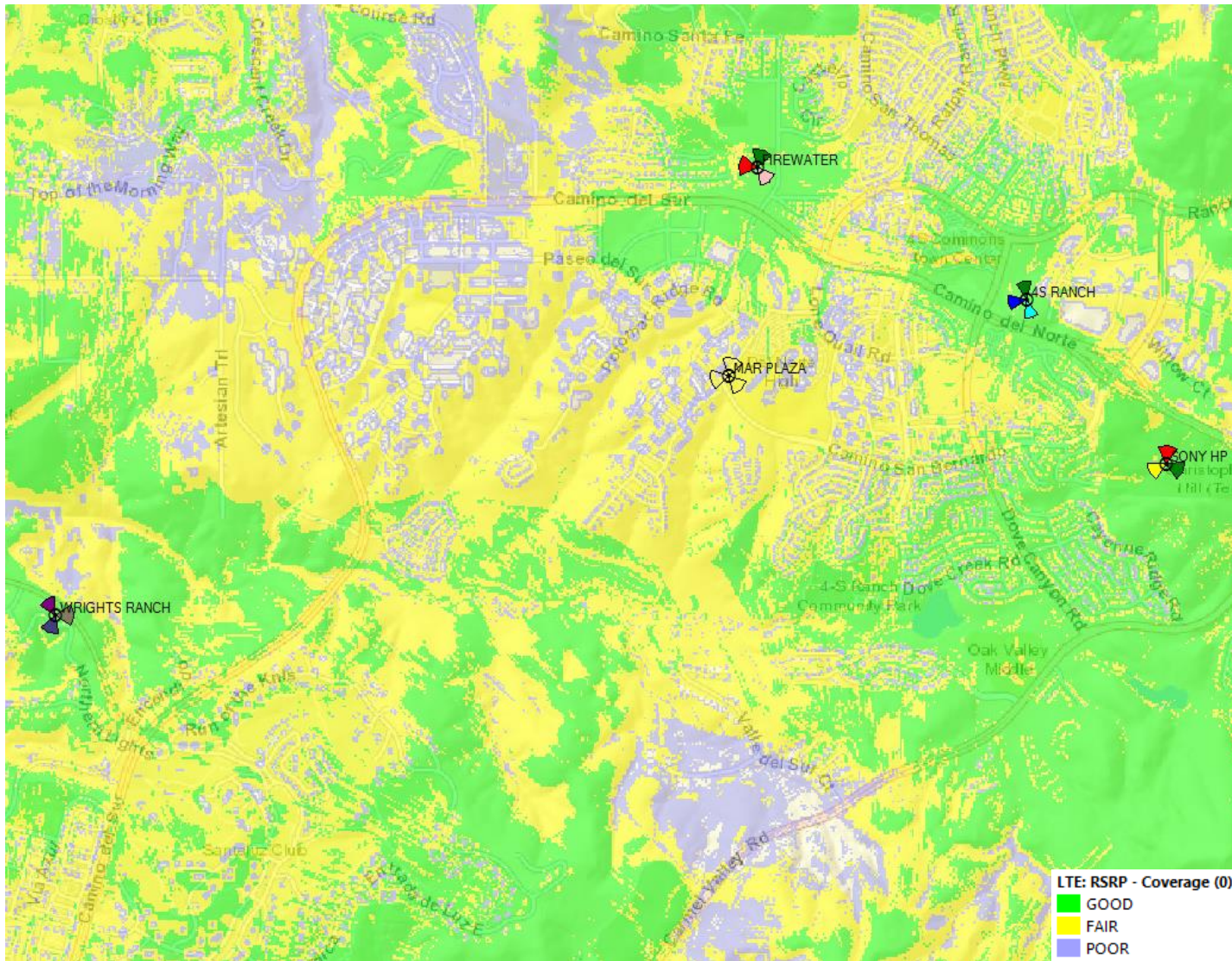
July 16, 2020



Overview Map

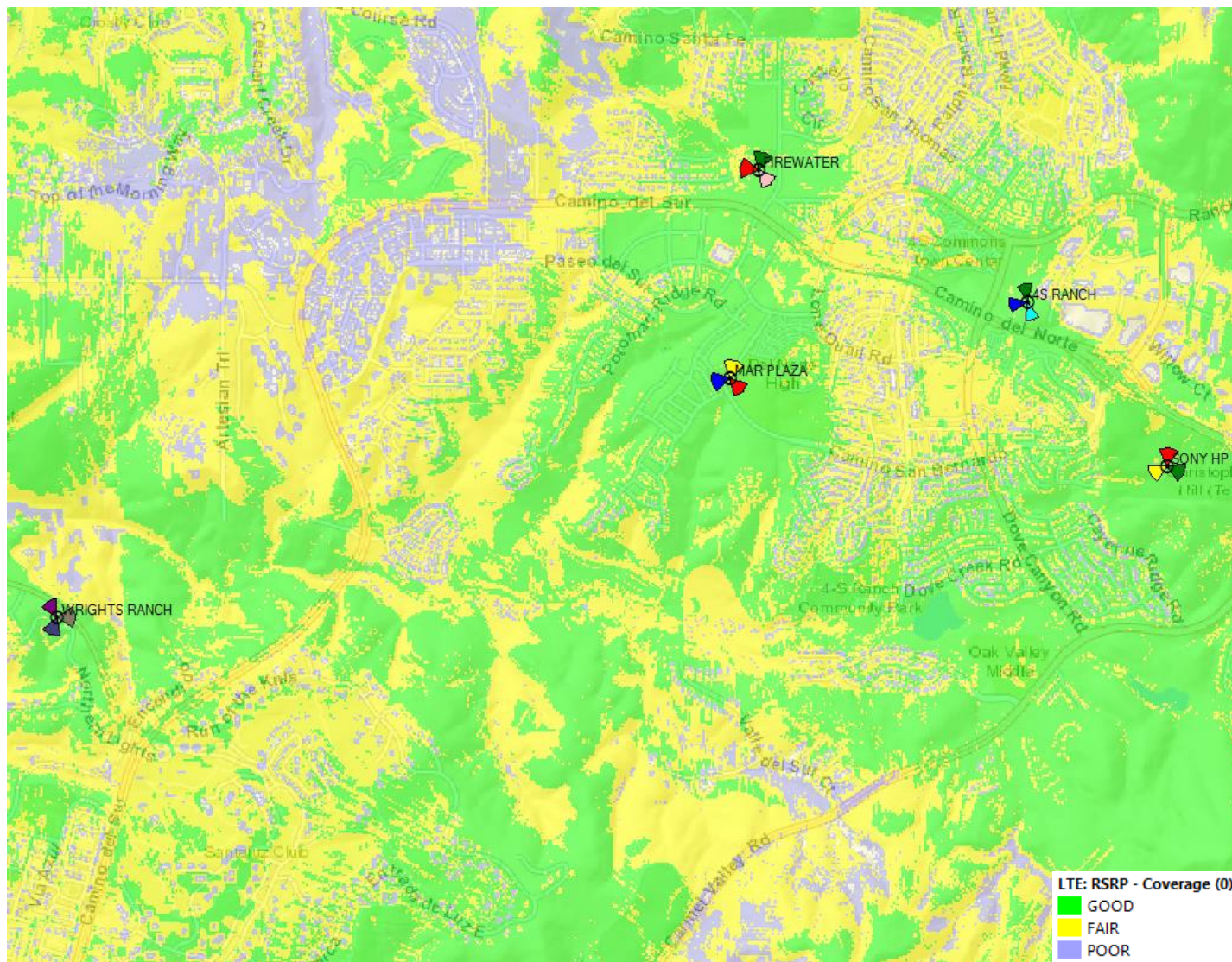


Verizon Coverage without MAR PLAZA

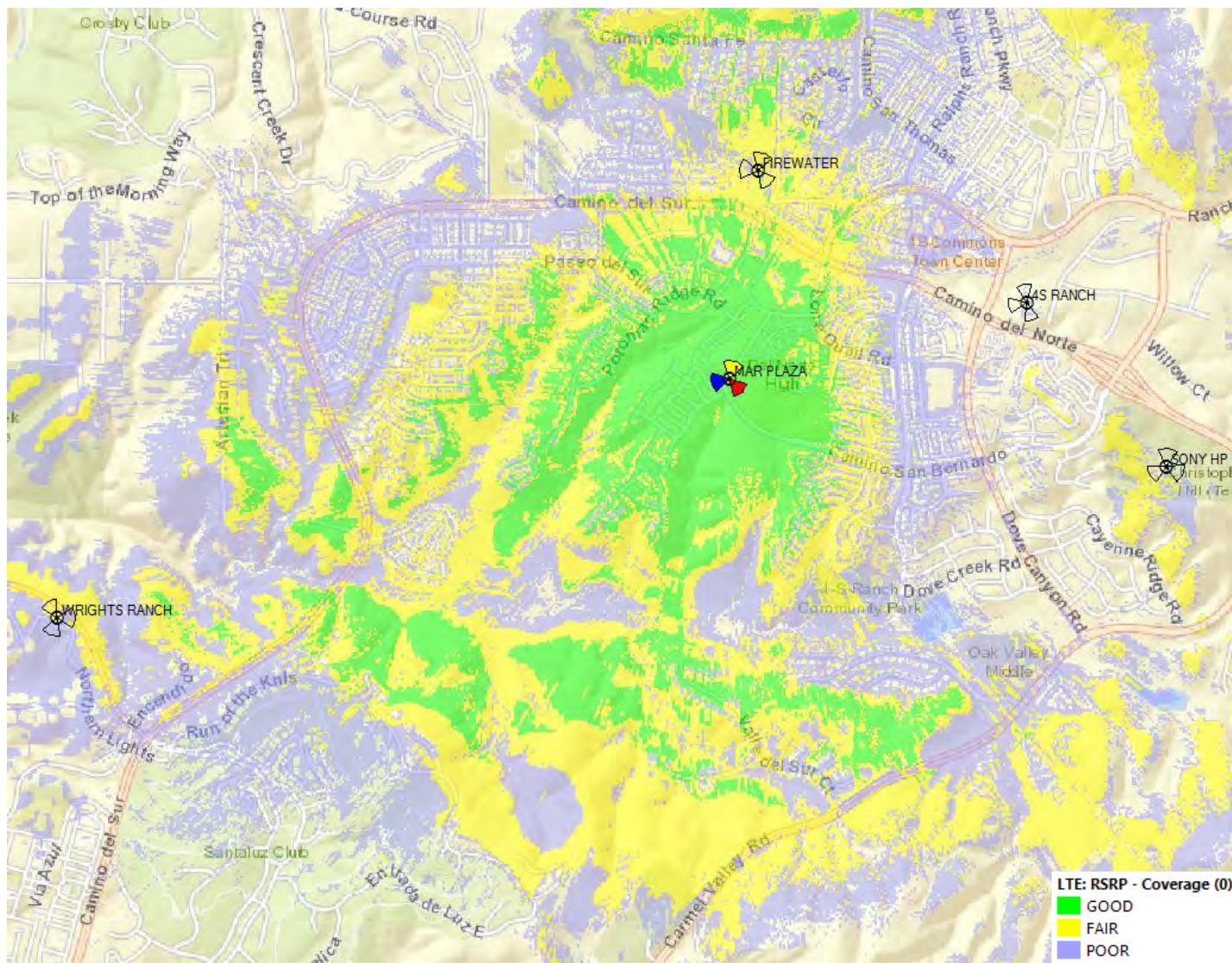


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Verizon Coverage with MAR PLAZA



MAR PLAZA Coverage Only



CALIFORNIA STATE CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA TITLE 24
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRIC CODE
- ANSITIA-222-H OR LATEST EDITION
- LOCAL CODES AND AMENDMENTS

FCC NOTE:

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

CODE COMPLIANCE

APPLICANT:
 verizon
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618
 PHONE: (949) 286-7000

PROPERTY OWNER:
 POWAY UNIFIED SCHOOL DISTRICT
 15250 AVENUE OF SCIENCE
 SAN, CA 92128

SITE ADDRESS:
 16601 NIGHTHAWK LANE
 SAN DIEGO, CA 92127

SITE PARCEL NUMBER:
 678-230-40

PROPERTY CONTACT:
 KARI ZIPP
 PHONE: (858) 748-0010, EXT. 2108

JURISDICTION:
 CITY OF SAN DIEGO

ZONING:
 AR-1-1

LATITUDE AND LONGITUDE:
 N 33° 0' 49.49", W 117° 07' 30.26"

VERIZON RFDS TAB: 03/23/2022

PROJECT DESCRIPTION:

- REMOVE (6) (E) 4'-0" PANEL ANTENNAS (2 PER SECTOR)
- REMOVE (2) (E) UNIVERSAL ANTENNA RING MOUNTS
- INSTALL (3) NEW 33.5" PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (3) NEW 4'-0" PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (1) NEW 38"Ø RADOME
- INSTALL (1) NEW 10'-3" X 4'-0" CONCRETE PAD @ BASE OF POLE
- INSTALL (1) NEW 9'-9" X 3'-6" METAL MESH CAGE ON A CONCRETE PAD
- RELOCATE (6) (E) RRUS FROM (E) EQUIPMENT SHELTER TO NEW METAL MESH CAGED ENCLOSURE @ BASE OF POLE
- REMOVE (6) (E) DIPLEXERS FROM (E) EQUIPMENT SHELTER
- INSTALL (3) NEW RRUS @ GROUND LEVEL (1 PER SECTOR)
- INSTALL (3) NEW CBRS RRUS @ GROUND LEVEL (1 PER SECTOR)
- INSTALL (3) NEW COMBINERS @ GROUND LEVEL (1 PER SECTOR)
- INSTALL (2) NEW 6627 RAYCAPS @ GROUND LEVEL
- REMOVE (1) (E) EQUIPMENT CABINET @ EQUIPMENT SHELTER
- INSTALL (1) NEW CLIMATE CONTROLLED CABINET @ EQUIPMENT SHELTER
- INSTALL (3) NEW 3315 RAYCAPS @ EQUIPMENT SHELTER
- INSTALL (3) NEW 6X12 HYBRID CABLES
- INSTALL COMPACTED 3" DECOMPOSED GRANITE, REMOVE ALL EXISTING LANDSCAPE SHRUBS AND GRASS PER THE POWAY UNIFIED SCHOOL DISTRICT

EXISTING ANTENNAS: 6
 EXISTING RRUS: 6 (TO BE RELOCATED FROM EQUIPMENT SHELTER)

FINAL ANTENNAS: 6
 FINAL RRUS: 12 (6 RELOCATED, 6 NEW @ GROUND LEVEL AT BASE OF POLE)

NOTE: OVERALL STRUCTURE HEIGHT AND SIZE OF EXISTING EQUIPMENT LEASE AREAS ARE TO REMAIN UNCHANGED.

HANDICAP REQUIREMENTS:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENT(S) DO NOT APPLY

SITE INFORMATION

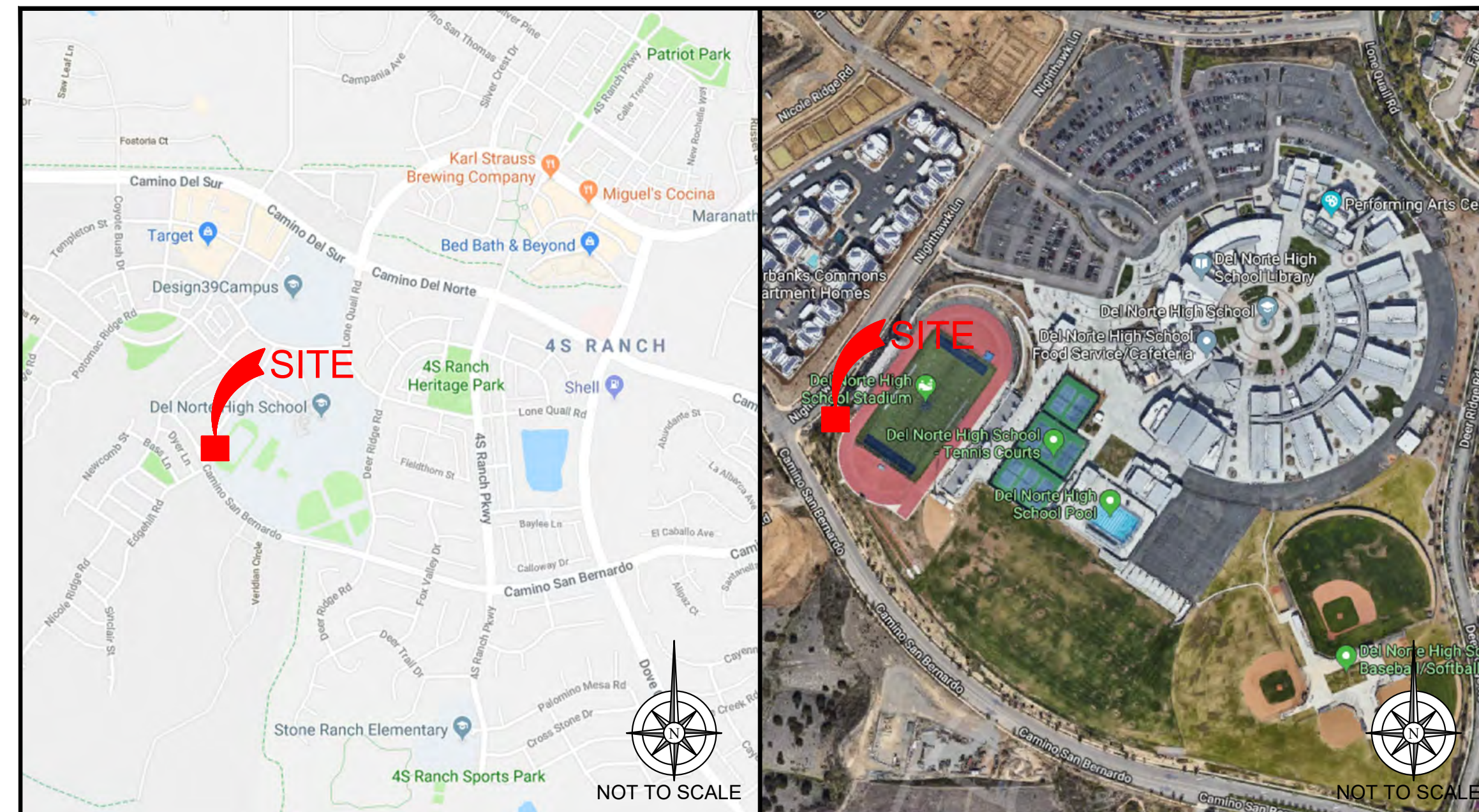
SITE ACQUISITION:
 SEQUOIA DEPLOYMENT SERVICES, INC.
 1 SPECTRUM POINTE DRIVE, STE. 130
 LAKE FOREST, CA 92630
 CONTACT: ERICK ERICKSON
 MOBILE: (714) 803-6389
 EMAIL: erick.ericson@sequoia-ds.com

ARCHITECTURE:
 TECHNOLOGY ASSOCIATES EC, INC
 2667 CAMINO DEL RIO SOUTH, STE 205
 SAN DIEGO, CA 92108
 CONTACT: STEVEN VANDENBERG
 OFFICE: (858) 300-2346 ext.1542
 EMAIL: steven.vandenberg@taec.net

CONTACT INFORMATION

verizon

DEL NORTE HIGH SCHOOL (POWAY UNIFIED SCHOOL DISTRICT) 16601 NIGHTHAWK LANE SAN DIEGO, CA 92127 (VERIZON: MAR PLAZA) LSUB6 ADD



VICINITY MAP

LOCAL MAP

STARTING FROM 15505 SAND CANYON AVENUE, BUILDING 'D' IRVINE, CA 92618:

1. TURN LEFT ONTO SAND CANYON AVE
2. TURN RIGHT TO MERGE ONTO I-5 S TOWARD SAN DIEGO
3. FOLLOW I-5 S TO SR-78 EAST. MERGE ONTO SR-78 EAST
4. FOLLOW SR-78 EAST TO I-15 S. MERGE ONTO I-15 S
5. FOLLOW I-15 S TO RANCHO BERNARDO RD. TAKE EXIT 24 FOR RANCHO BERNARDO RD
6. TURN RIGHT ONTO RANCHO BERNARDO RD
7. TURN LEFT ONTO CAMINO SAN BERNARDO
8. TURN RIGHT ONTO NIGHTHAWK LANE
9. DESTINATION WILL BE ON THE RIGHT

DRIVING DIRECTIONS

APPROVAL	SIGNATURE	DATE
VERIZON WIRELESS REPRESENTATIVE		
VERIZON WIRELESS RF ENGINEER		
SITE ACQUISITION		
VERIZON WIRELESS CONSTRUCTION MANAGER		
SITE OWNER		

APPROVALS

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING LOCATIONS, CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DO NOT SCALE DRAWINGS

SHEET	DESCRIPTION
T-1	TITLE SHEET (1 OF 20)
T-2	GENERAL NOTES (2 OF 20)
T-3	PHOTO SIMULATIONS (3 OF 20)
T-4	LETTER OF AUTHORIZATION & EME REPORT (4 OF 20)
A-1	SITE PLAN (5 OF 20)
A-2	ENLARGED SITE PLAN (6 OF 20)
A-3	ANTENNA PLANS (7 OF 20)
A-3.1	EQUIPMENT PLANS (8 OF 20)
A-3.2	EQUIPMENT PLANS (9 OF 20)
A-4	ELEVATIONS (10 OF 20)
A-5	ELEVATIONS (11 OF 20)
A-6	ELEVATIONS (12 OF 20)
A-7	DETAILS (13 OF 20)
A-8	DETAILS (14 OF 20)
A-9	DETAILS (15 OF 20)
A-10	DETAILS (16 OF 20)
A-11	DETAILS (17 OF 20)
G-1	GROUNDING PLANS (18 OF 20)
G-2	GROUNDING DETAILS (19 OF 20)
L-1	LANDSCAPING PLAN (20 OF 20)

SHEET INDEX (SHEET TOTAL: 20)

811 Know what's below.
 CALL before you dig.

CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG



15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618



1 SPECTRUM POINTE DRIVE, STE. 130
 LAKE FOREST, CA 92630



SAN DIEGO MARKET OFFICE
 2667 CAMINO DEL RIO SOUTH, STE 205
 SAN DIEGO, CA 92108
 (858) 300-2346

REV	DATE	DESCRIPTION	BY
E	05/12/2022	100% CONSTRUCTION	HC
D	05/05/2022	90% CX (REMOVE GEN. ADD)	HC
C	03/26/2022	90% CX (NEW RFDS)	HC
B	12/22/2021	90% CX (SAG COMMENTS)	RG
A	10/05/2021	90% CONSTRUCTION	HC

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DEL NORTE HIGH SCHOOL
 (VERIZON: MAR PLAZA)
 16601 NIGHTHAWK LANE
 SAN DIEGO, CA 92127
 LIGHT STANDARD

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

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

GENERAL NOTES

- THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2019 CBC SECTION 11B-203.5. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO PROPOSED OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/THIRD DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
- ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. AND ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
- WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL WITH U.L. APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- PROPOSED CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
- THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A:10-B:C RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2019 CFC SECTION 906.1-1 & 7 AND SECTION 906.3.1)
- MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
- ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
- BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
- ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.
- SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO (E) PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH THE CITY'S MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCC). THE WPCC SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
- THIS IS ROOFTOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S:

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

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 CLEANING 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.

GENERAL FIRE NOTES:

- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2019 CFC CHAPTER 33 AND ALL GOVERNING CODES.
- ADDRESS SHALL BE PROVIDED FOR ALL PROPOSED AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (2019 CFC SECTION 505.1)
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION (2019 CFC SECTION 807.3)
- PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. (2019 CFC SECTION 906.1.1 & 7 AND SECTION 906.3.1)

ABBREVIATION DEFINITION

AB.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT	ANTENNA
APPRX	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
B'OW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
BU	BACK-UP CABINET
CAB	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM	DIMENSION
DWG.	DRAWING(S)
DWL	DOWEL(S)
EA.	EACH
EL	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
(E)	EXISTING
EXT.	EXTERIOR

ABBREVIATION DEFINITION

FAB.	FABRICATION(OR)
FF.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT(FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB (GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN.(')	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONGITUDINAL
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
(P)	PROPOSED
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT

ABBREVIATION DEFINITION

P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
REF.	REFERENCE
REIN.F.	REINFORCEMENT(ING)
REQ'D.	REQUIRED
RGS.	RIGID GALVANIZED STEEL
RRU.	RADIO REMOTE UNIT
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
TMA	TOWER MOUNTED AMPLIFIER
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W.	WIDE(WIDTH)
W/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
⊕	CENTERLINE
℄	PLATE



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



1 SPECTRUM POINTE DRIVE, STE. 130
LAKE FOREST, CA 92630



SAN DIEGO MARKET OFFICE
2667 CAMINO DEL RIO SOUTH, STE 205
SAN DIEGO, CA 92108
(858) 300-2346

REV	DATE	DESCRIPTION	BY
E	05/12/2022	100% CONSTRUCTION	HC
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DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)

16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127

LIGHT STANDARD

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
T-2

ABBREVIATIONS

	PROPOSED ANTENNA		GRID REFERENCE		CENTERLINE
	EXISTING ANTENNA		DETAIL REFERENCE		PROPERTY/LEASE LINE
	GROUND ROD		ELEVATION REFERENCE		MATCH LINE
	GROUND BUS BAR		SECTION REFERENCE		WORK POINT
	MECHANICAL GRND. CONN.		GROUT OR PLASTER		TELEPHONE CONDUIT
	CADWELD		(E) BRICK		ELECTRICAL CONDUIT (POWER)
	GROUND ACCESS WELL		(E) MASONRY		COAXIAL CABLE
	ELECTRIC BOX		CONCRETE		FIBER
	TELEPHONE BOX		EARTH		POWER AND FIBER
	LIGHT POLE		GRAVEL		OVERHEAD SERVICE CONDUCTORS
	FND. MONUMENT		PLYWOOD		CHAIN LINK FENCING
	SPOT ELEVATION		SAND		WOOD FENCE
	SET POINT		WOOD CONT.		OVERHEAD POWER LINE
	REVISION		WOOD BLOCKING		BURIED POWER LINE
			STEEL		OVERHEAD TELEPHONE LINE
					BURIED TELEPHONE LINE
					BURIED WATER LINE
					BURIED SANITARY SEWER
					BURIED STORM DRAIN

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

GENERAL NOTES

3

LEGEND

2



MAR PLAZA
16601 Nighthawk Lane San Diego CA 92127



MAR PLAZA
16601 Nighthawk Lane San Diego CA 92127



MAR PLAZA
16601 Nighthawk Lane San Diego CA 92127



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



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16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE
**PHOTO
SIMULATIONS**

SHEET NUMBER
T-3

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

Site: Mar Plaza

Letter of Authorization

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address: 16601 Nighthawk Lane, San Diego, CA 92127
 Assessor's Parcel Number: 678-230-40

I/We, the owner(s) of the above-described property, authorize Celco Partnership, d/b/a Verizon Wireless, with offices located at 15505 Sand Canyon Avenue, Irvine, CA 92618, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct and operate a wireless communications facility on the above-described property. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Owner(s): Poway Unified School District

By: *[Signature]* Signature By: _____ Signature
 Print Name: Ron Little Print Name: _____
 Title: Associate Superintendent Title: _____
 Date: 10-01-21 Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of San Diego
 On _____ before me, *Brigitte Russo*, Notary Public, personally appeared *Ron Little* who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

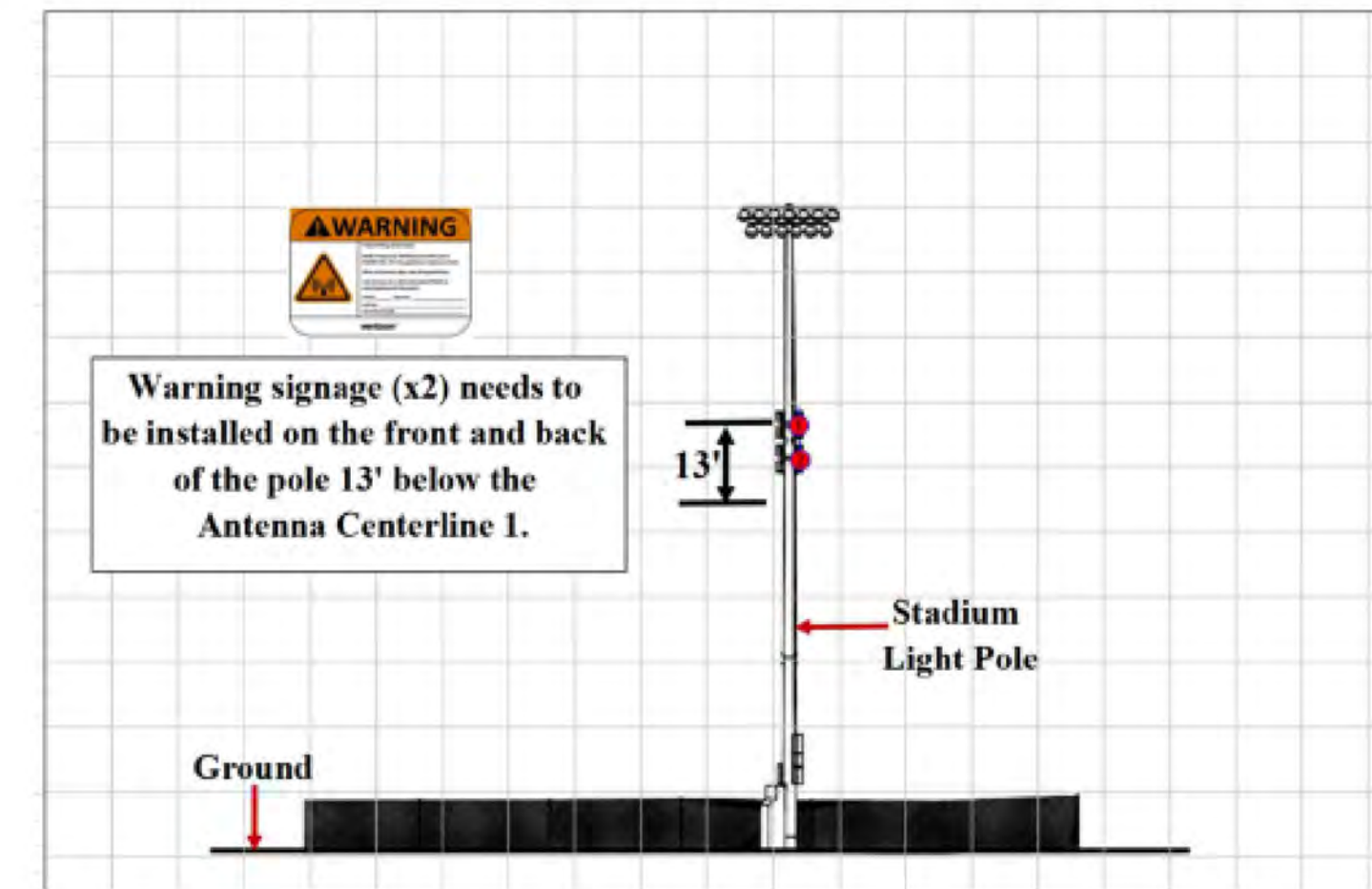
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Brigitte Russo*



5.2 Signage/Barrier Diagram



15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618



1 SPECTRUM POINTE DRIVE, STE. 130
 LAKE FOREST, CA 92630



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DEL NORTE HIGH SCHOOL
 (VERIZON: MAR PLAZA)
 16601 NIGHTHAWK LANE
 SAN DIEGO, CA 92127
 LIGHT STANDARD

SHEET TITLE
LOA & EME REPORT

SHEET NUMBER
T-4

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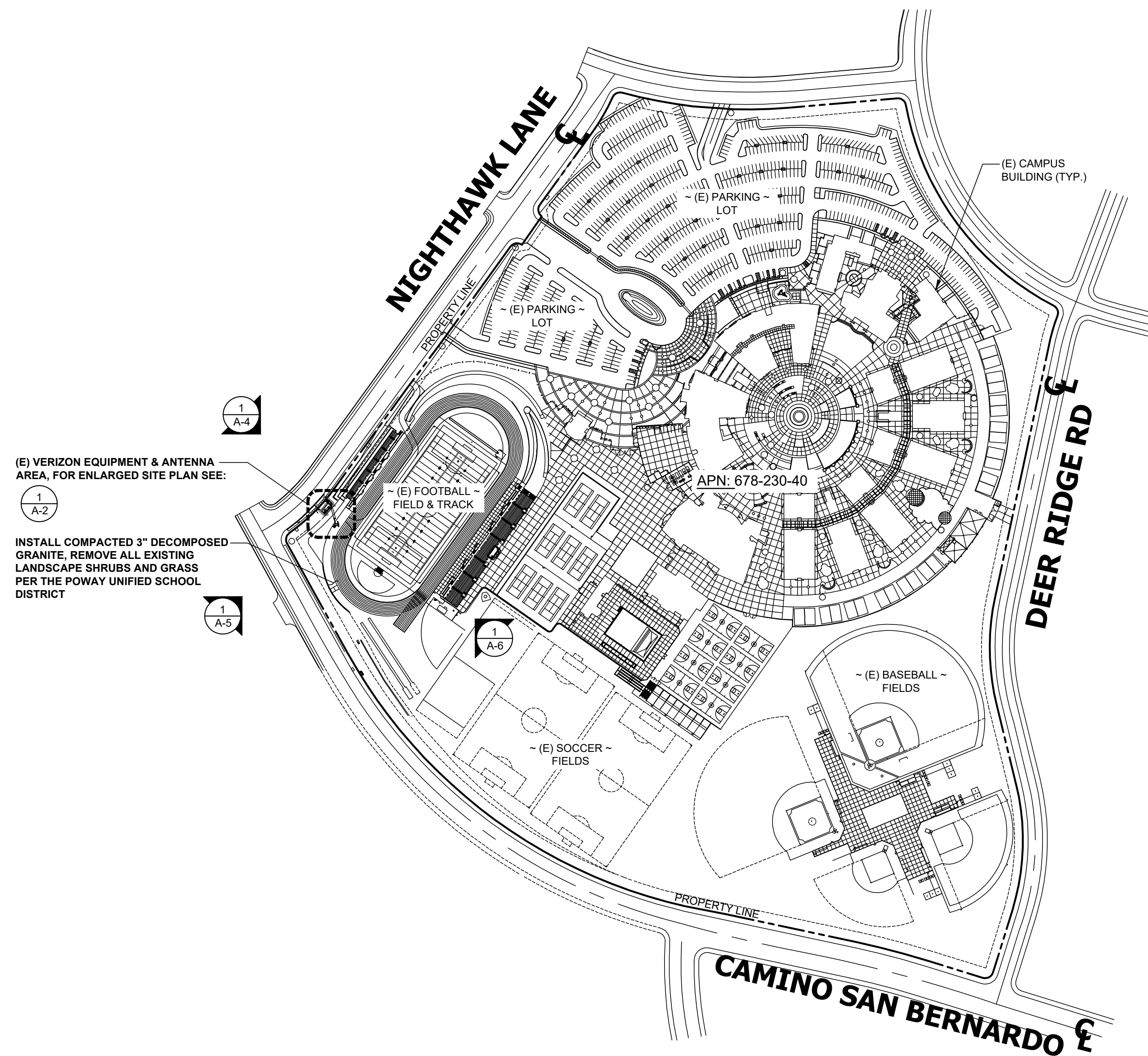
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(VERIZON: MAR PLAZA)
16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1



(E) VERIZON EQUIPMENT & ANTENNA AREA, FOR ENLARGED SITE PLAN SEE:

1/A-2

INSTALL COMPACTED 3" DECOMPOSED GRANITE, REMOVE ALL EXISTING LANDSCAPE SHRUBS AND GRASS PER THE POWAY UNIFIED SCHOOL DISTRICT

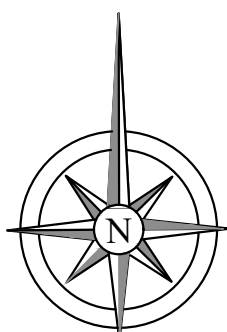
1/A-5

1/A-6

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SITE PLAN

200' 0 100' 200' SCALE: 1" = 200'-0" (24x36)
(OR) 1/2" = 200'-0" (11x17)



1



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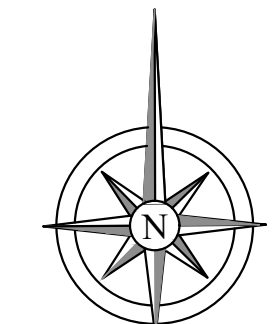
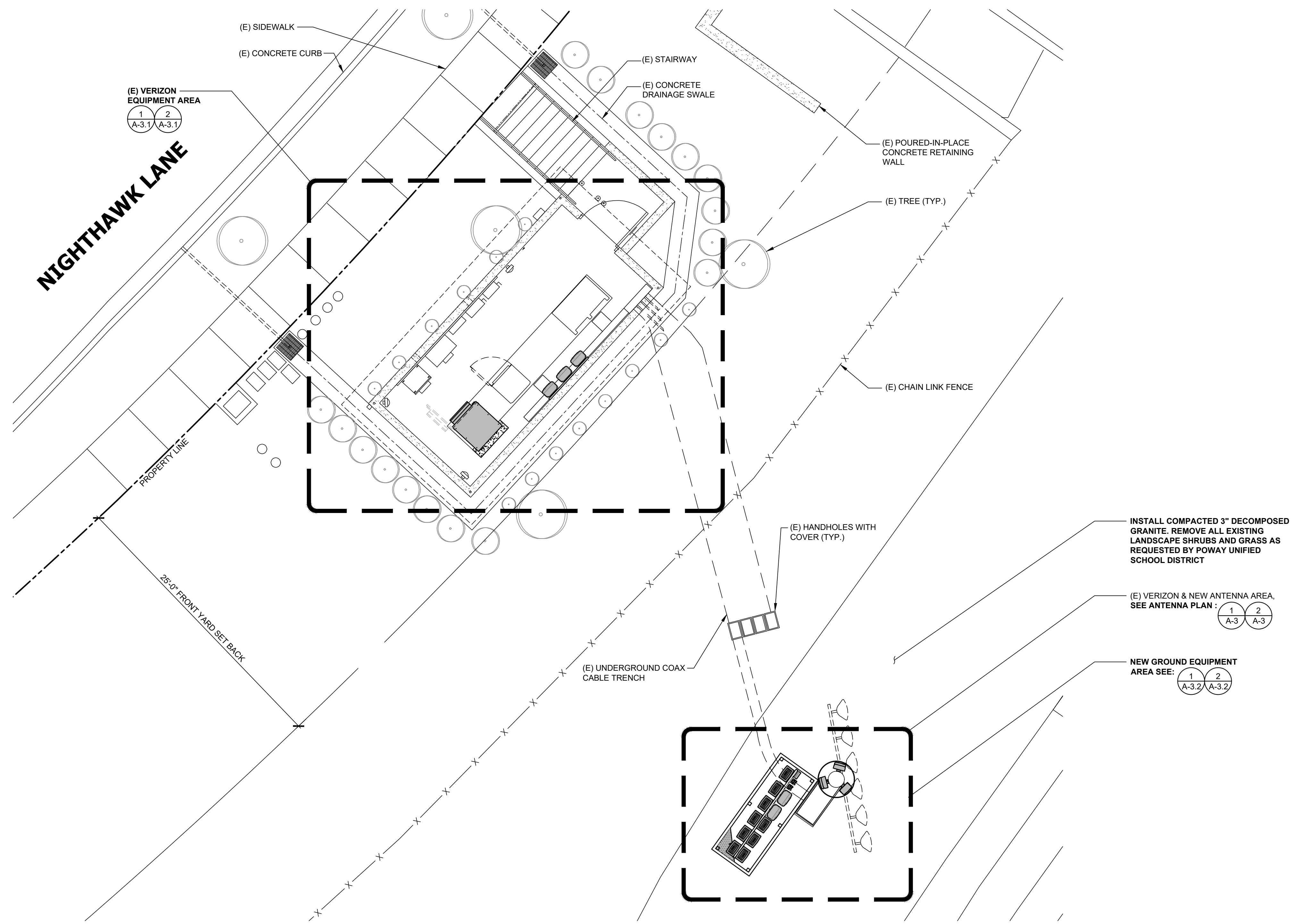
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SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE

**ENLARGED
SITE PLAN**

SHEET NUMBER

A-2

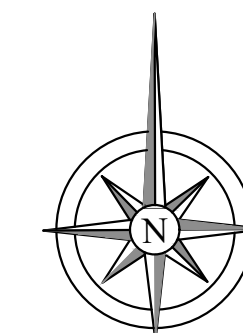
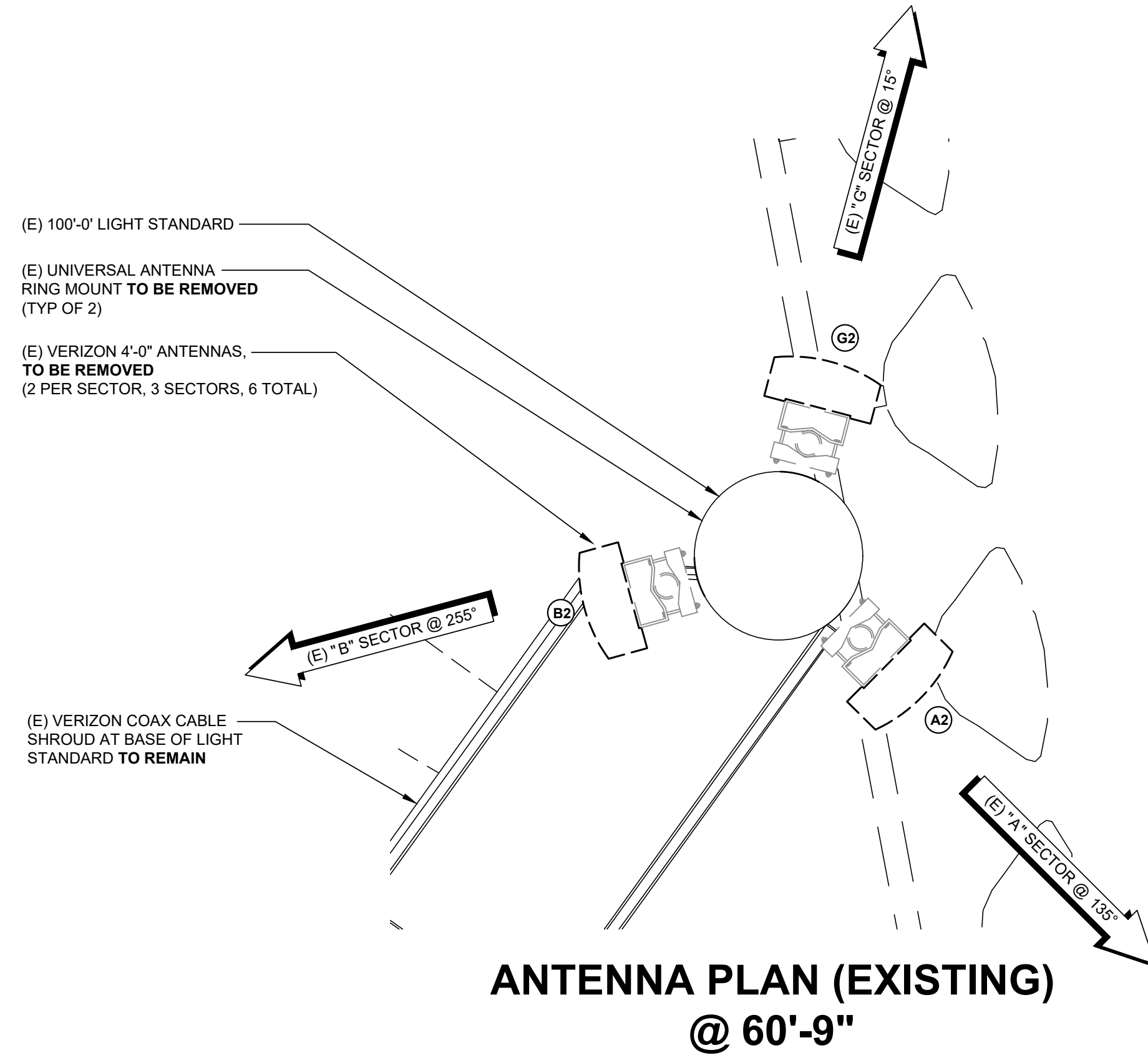


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ENLARGED SITE PLAN

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1



ANTENNA PLAN (EXISTING)

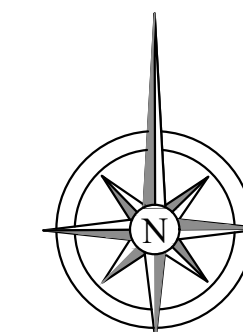
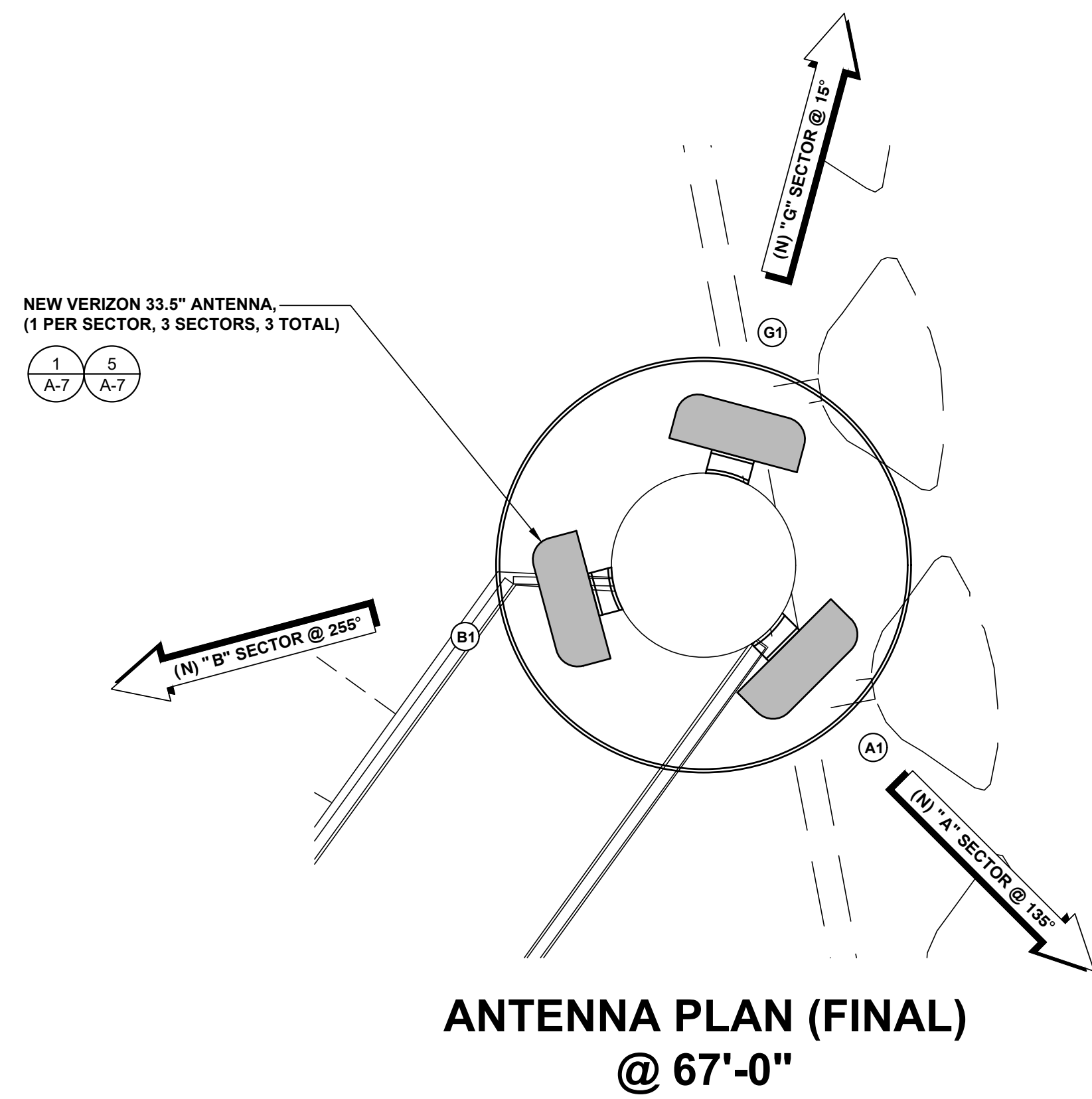
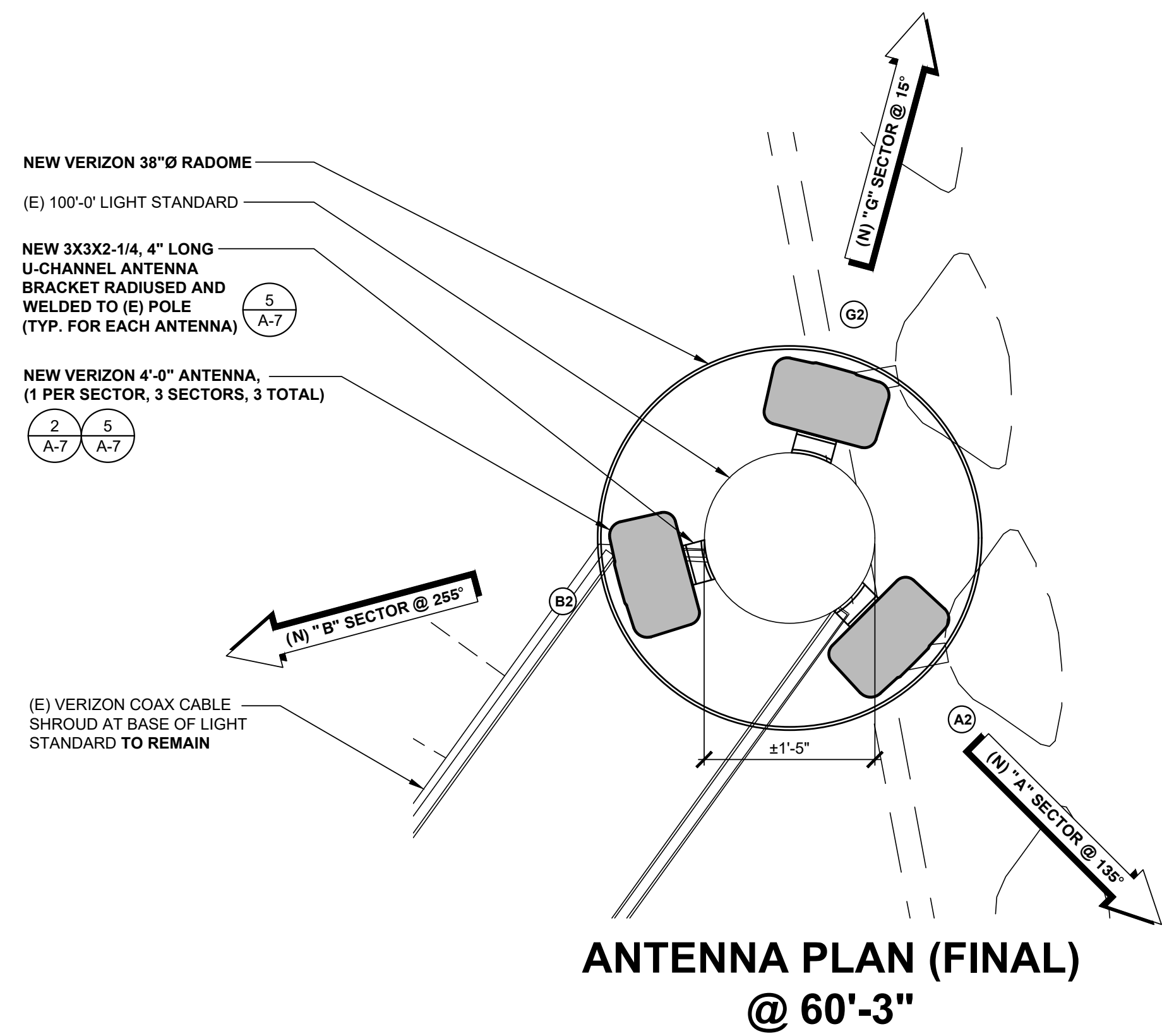
0 1.5" 3" 6" SCALE: 2" = 1'-0" (24x36)
 (OR) 1" = 1'-0" (11x17) **1**

NOTE:

- VERIZON SHALL VERIFY & APPROVE ALL ANTENNA TYPES & ANTENNA LOCATIONS PRIOR TO THEIR INSTALLATION.

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ANTENNA PLAN (FINAL)

0 1.5" 3" 6" SCALE: 2" = 1'-0" (24x36)
 (OR) 1" = 1'-0" (11x17) **2**



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 (VERIZON: MAR PLAZA)
 16601 Nighthawk Lane
 SAN DIEGO, CA 92127
 LIGHT STANDARD

SHEET TITLE
ANTENNA PLANS

SHEET NUMBER
A-3

NOTE:
1. VERIZON SHALL VERIFY & APPROVE ALL EQUIPMENT & CABINET LOCATIONS PRIOR TO THEIR INSTALLATION.



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NOTE:



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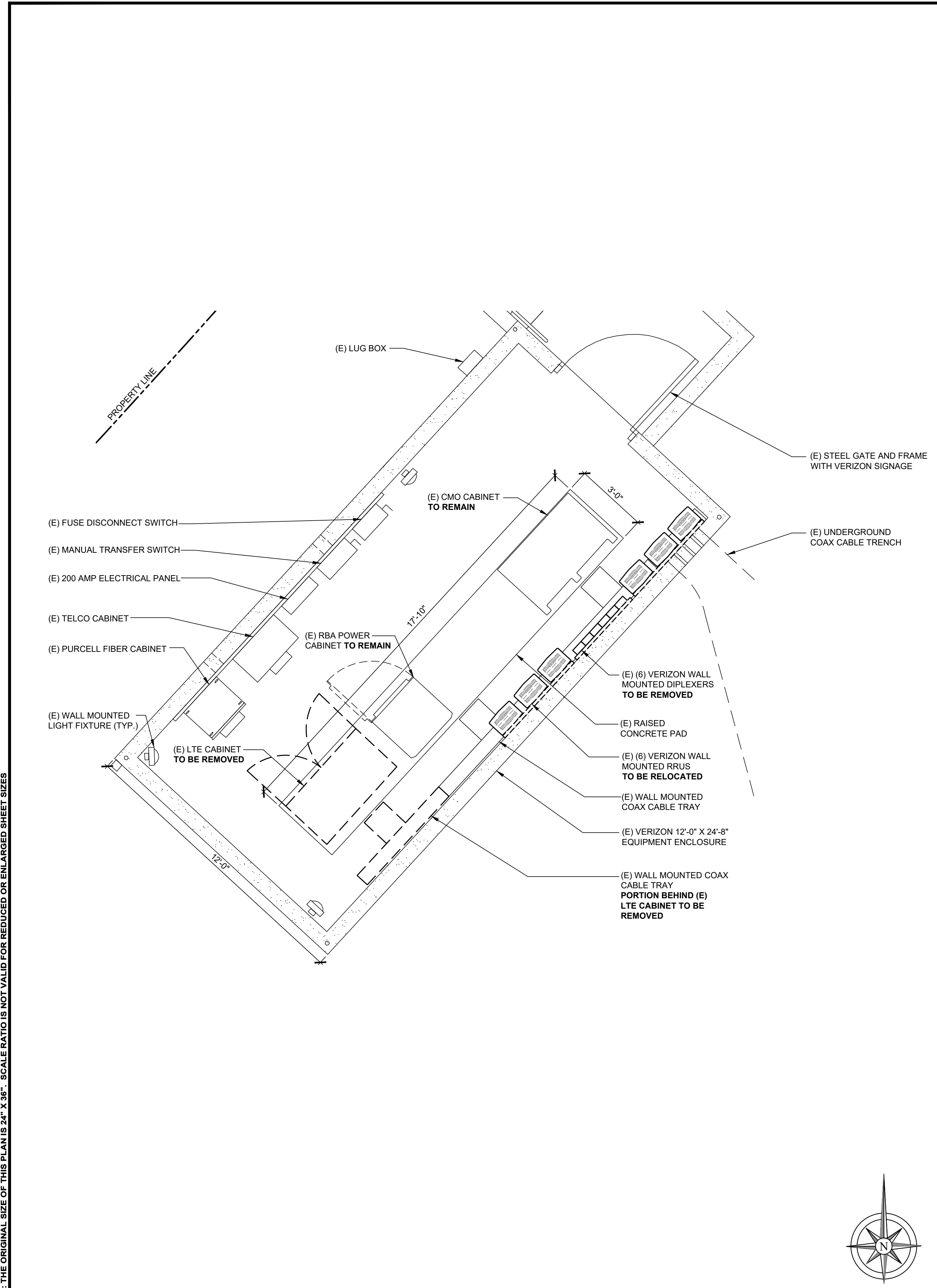
REV	DATE	DESCRIPTION	BY
E	05/12/2022	100% CONSTRUCTION	HC
D	05/05/2022	90% CX (REMOVE GEN. ADD)	HC
C	03/26/2022	90% CX (NEW RFDS)	HC
B	12/22/2021	90% CX (SAQ COMMENTS)	RG
A	10/05/2021	90% CONSTRUCTION	HC

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DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)
16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127
LIGHT STANDARD

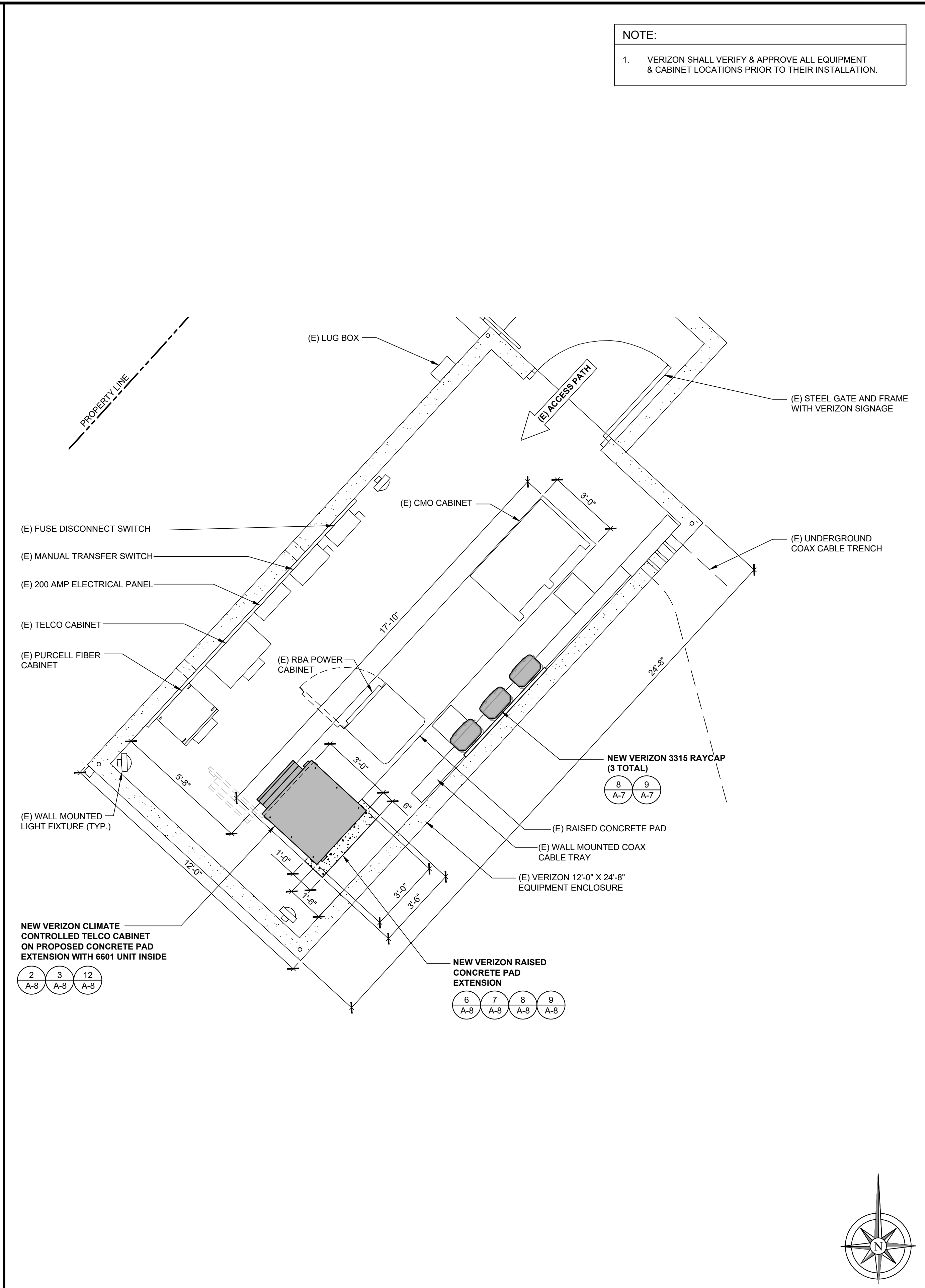
SHEET TITLE
EQUIPMENT PLANS

SHEET NUMBER
A-3.1



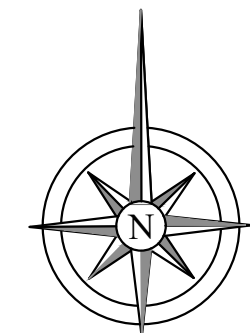
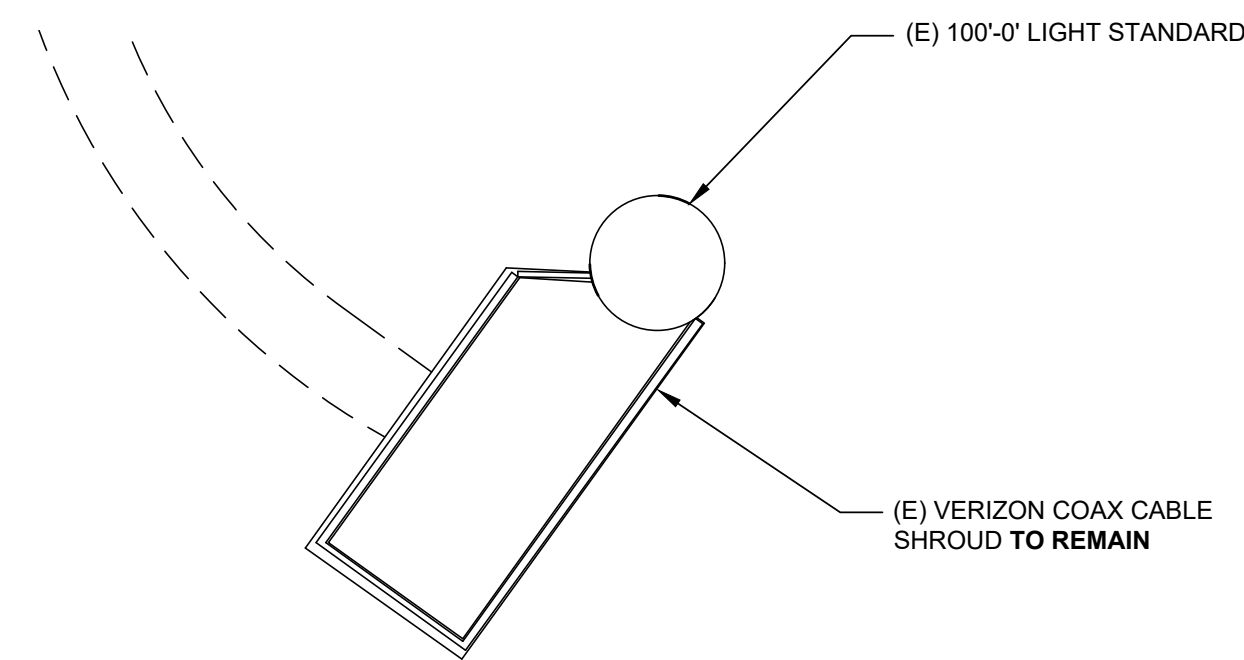
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

EQUIPMENT SHELTER PLAN (EXISTING) SCALE: 3/8" = 1'-0" (24x36) **2**



EQUIPMENT SHELTER PLAN (FINAL) SCALE: 1/2" = 1'-0" (24x36) **1**

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

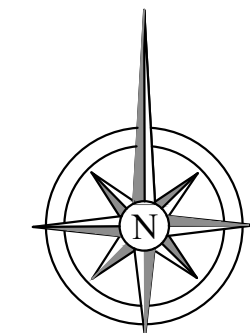
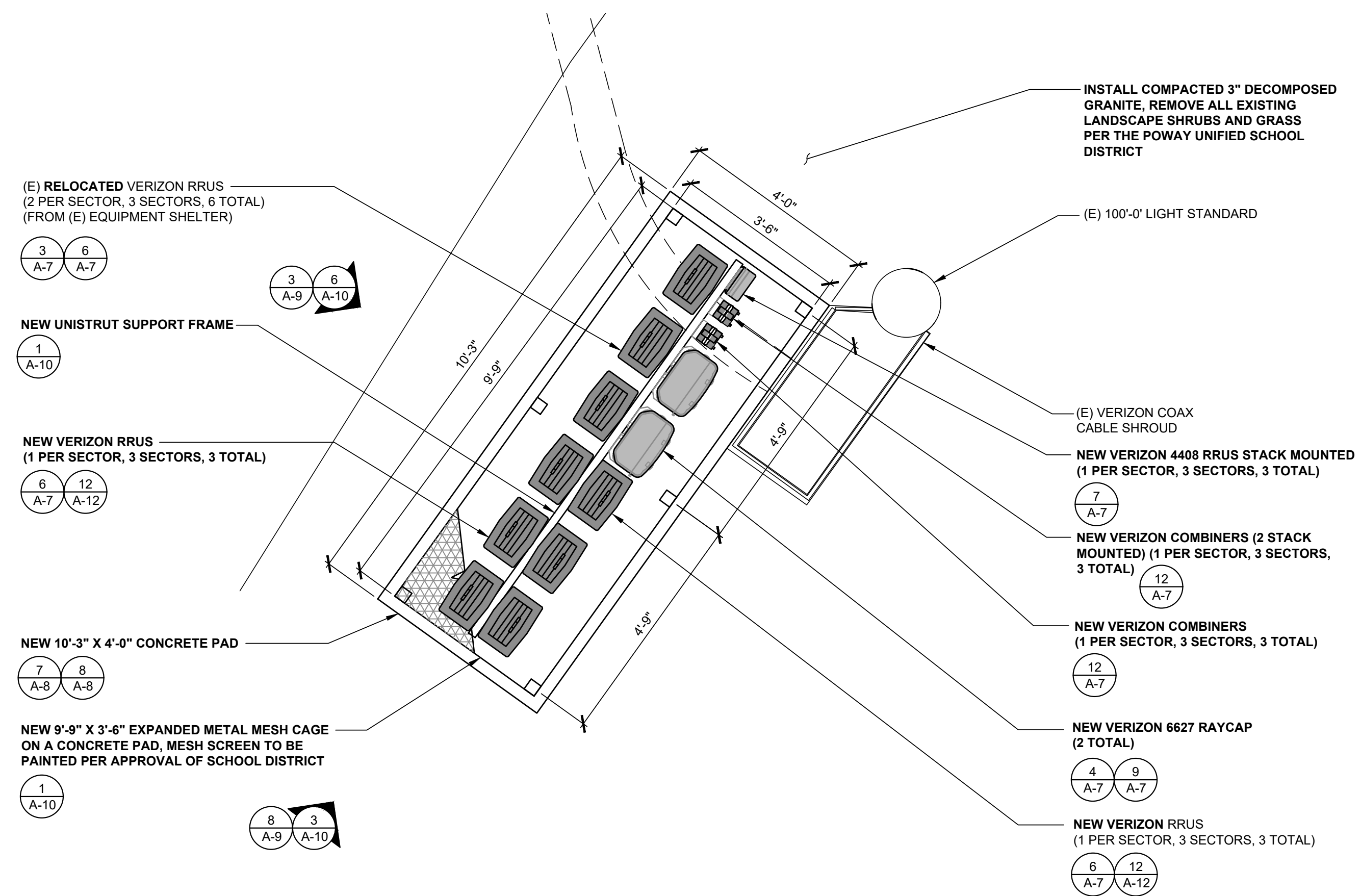


EQUIPMENT SHELTER PLAN (EXISTING)

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

2

NOTE:
1. VERIZON SHALL VERIFY & APPROVE ALL EQUIPMENT & CABINET LOCATIONS PRIOR TO THEIR INSTALLATION.



GROUND EQUIPMENT PLAN (FINAL)

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



1 SPECTRUM POINTE DRIVE, STE. 130
LAKE FOREST, CA 92630



SAN DIEGO MARKET OFFICE
2667 CAMINO DEL RIO SOUTH, STE 205
SAN DIEGO, CA 92108
(858) 300-2346

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A	10/05/2021	90% CONSTRUCTION	HC

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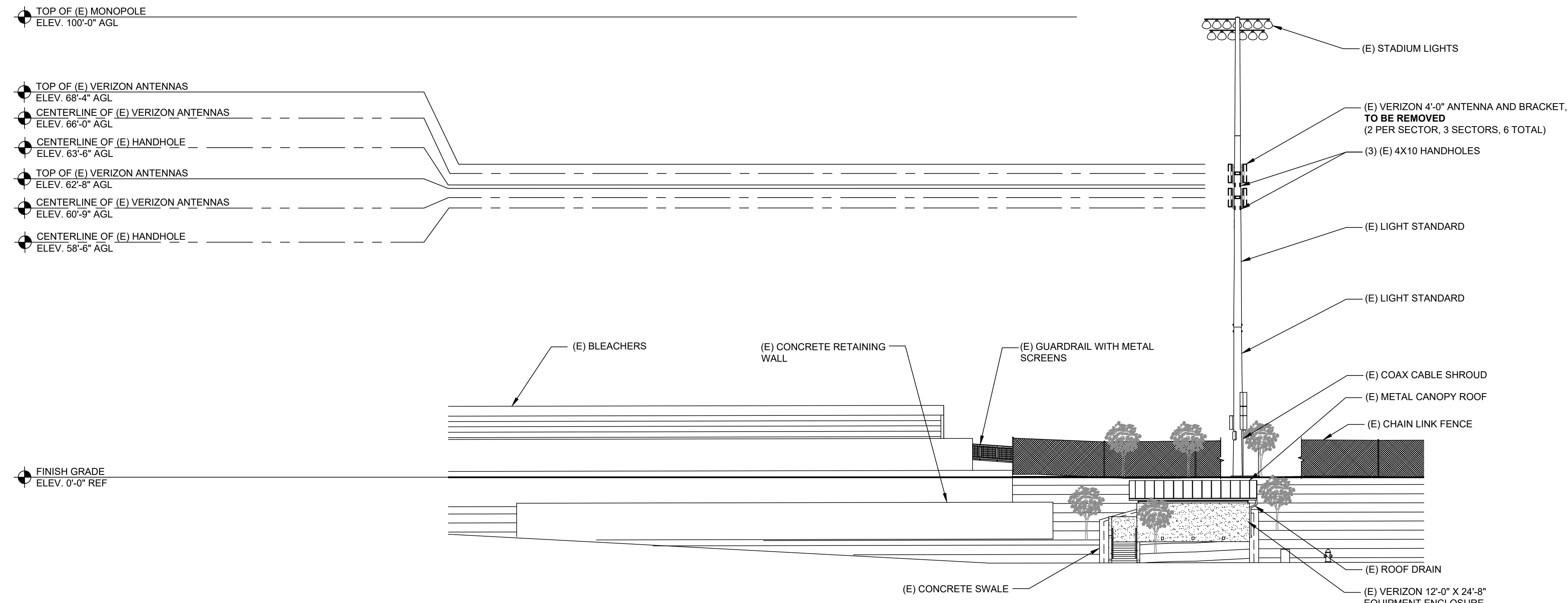
DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)

16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127

LIGHT STANDARD

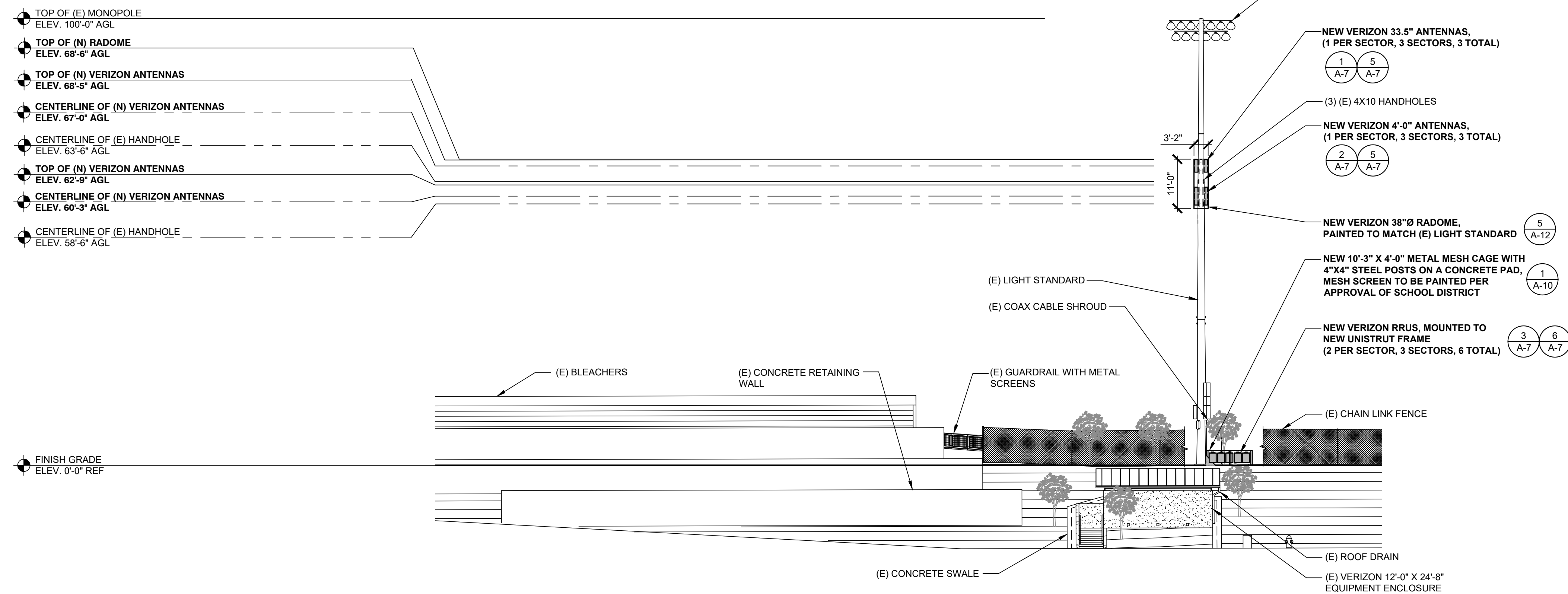
SHEET TITLE
EQUIPMENT PLANS

SHEET NUMBER
A-3.2



NORTHWEST ELEVATION (EXISTING)

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) 1
(OR) 1/16" = 1'-0" (11x17)



NORTHWEST ELEVATION (FINAL)

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) 2
(OR) 1/16" = 1'-0" (11x17)



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1 SPECTRUM POINTE DRIVE, STE. 130
LAKE FOREST, CA 92630



SAN DIEGO MARKET OFFICE
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SAN DIEGO, CA 92108
(858) 300-2346

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B	12/22/2021	90% CX (SAQ COMMENTS)	RG
A	10/05/2021	90% CONSTRUCTION	HC

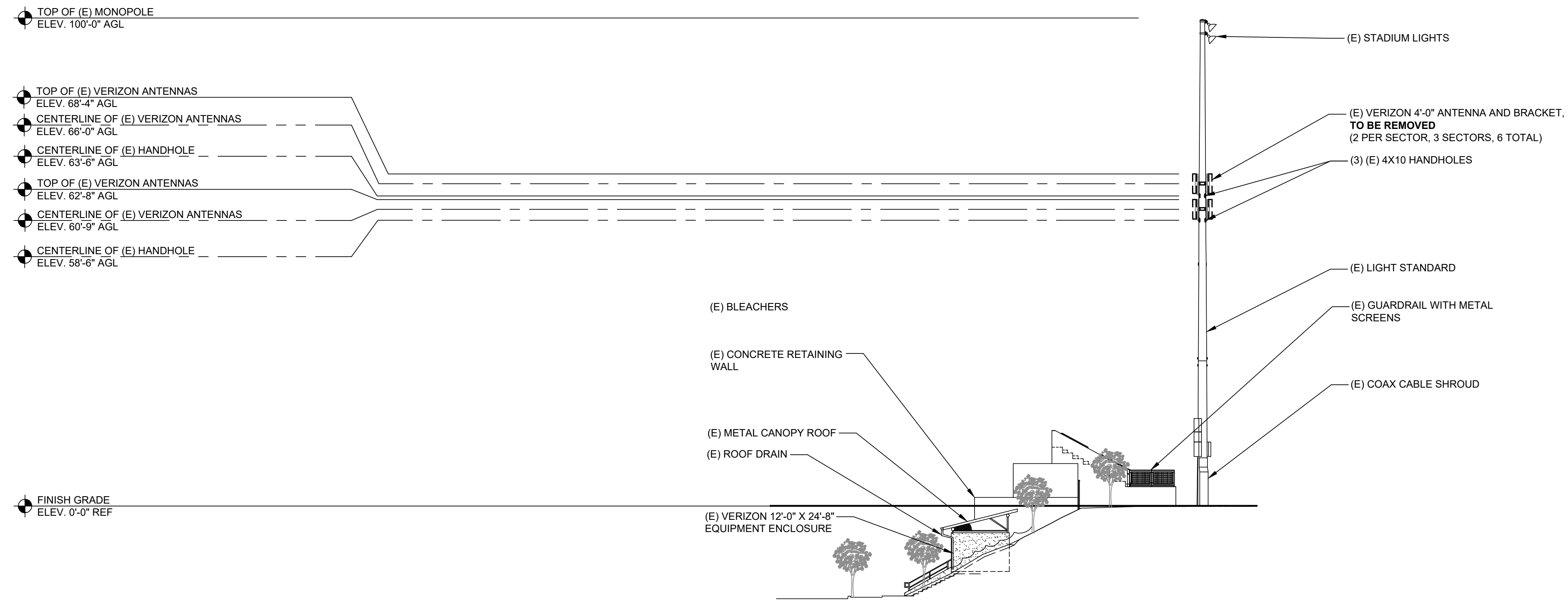
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DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)
16601 Nighthawk Lane
SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

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



SOUTHWEST ELEVATION (EXISTING)

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **1**



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



1 SPECTRUM POINTE DRIVE, STE. 130
LAKE FOREST, CA 92630



SAN DIEGO MARKET OFFICE
2667 CAMINO DEL RIO SOUTH, STE 205
SAN DIEGO, CA 92108
(858) 300-2346

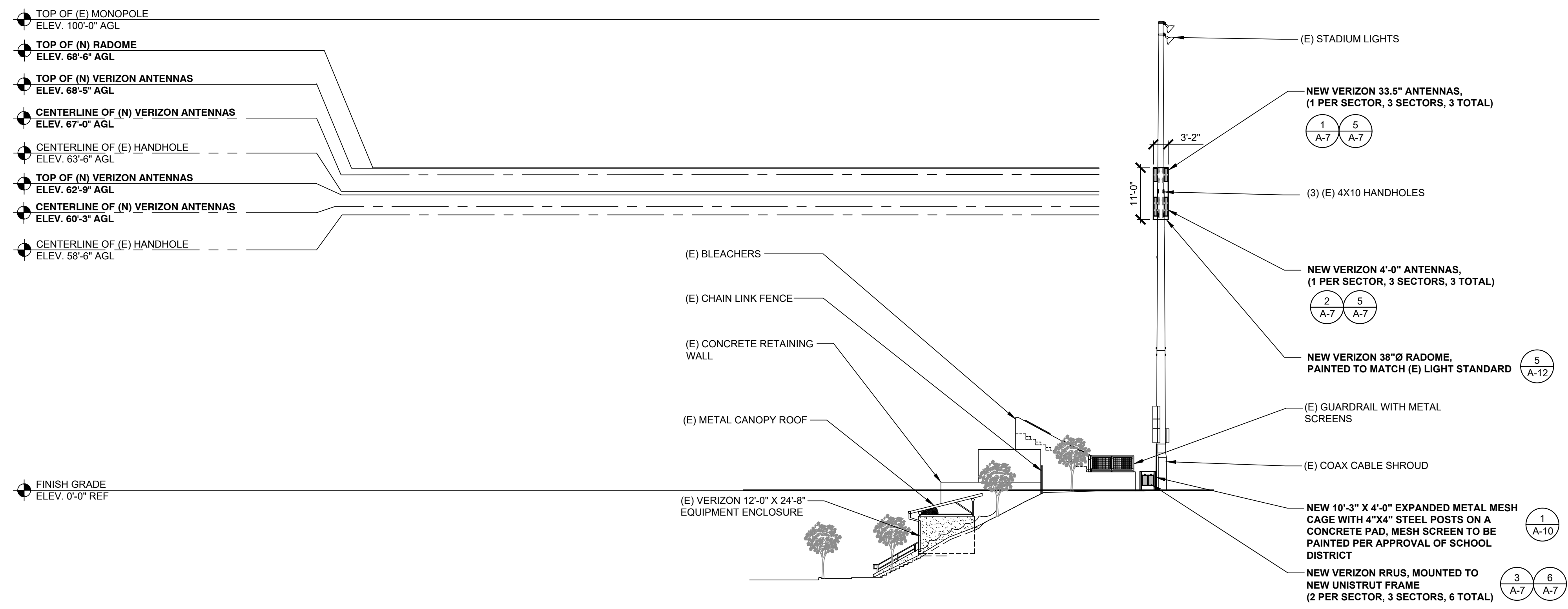
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(VERIZON: MAR PLAZA)
16601 Nighthawk Lane
SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE
ELEVATIONS

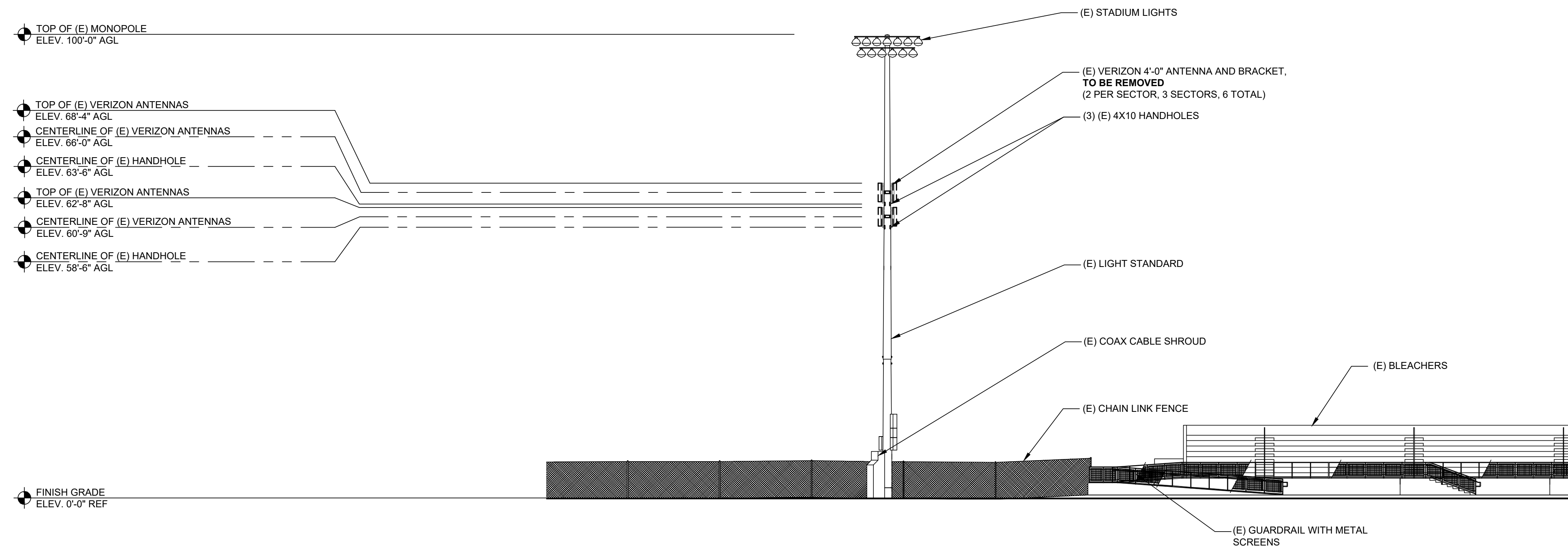
SHEET NUMBER
A-5



SOUTHWEST ELEVATION (FINAL)

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **2**

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



SOUTHEAST ELEVATION (EXISTING)

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **1**

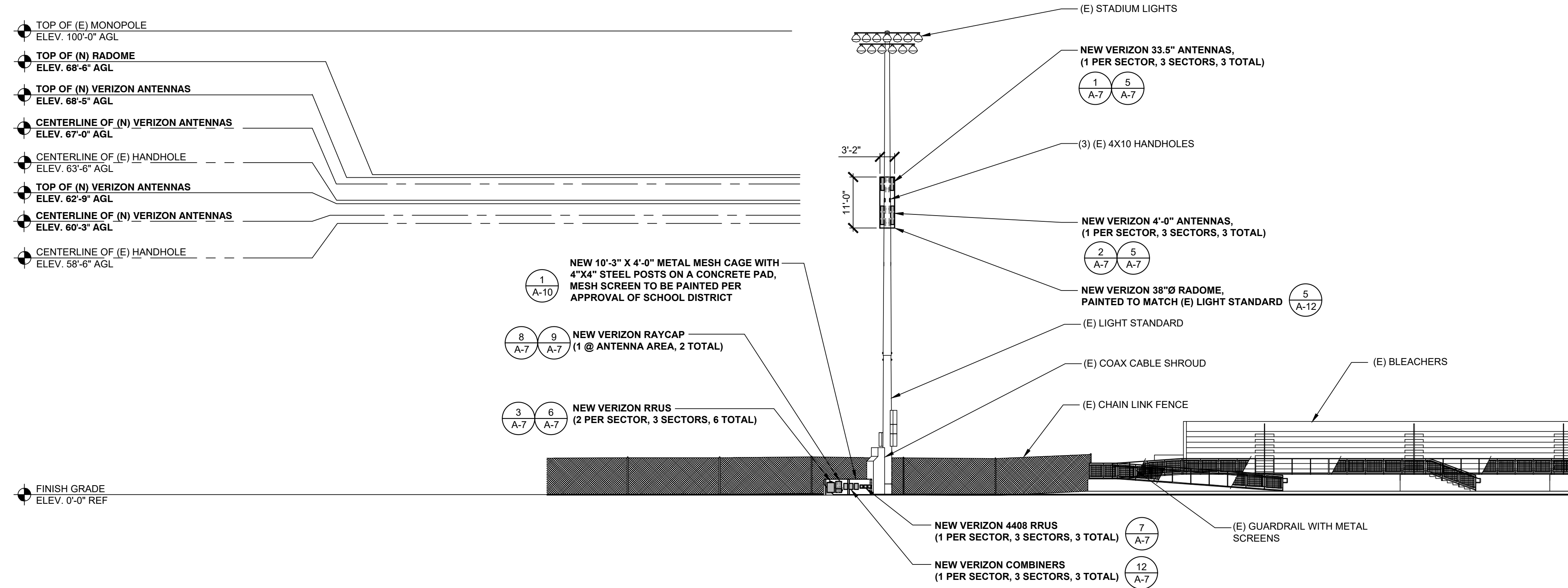
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DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)
16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-6



SOUTHEAST ELEVATION (FINAL)

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **2**

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verizon
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SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, STE. 130
LAKE FOREST, CA 92630

Technology Associates
SAN DIEGO MARKET OFFICE
2667 CAMINO DEL RIO SOUTH, STE 205
SAN DIEGO, CA 92108
(858) 300-2346

Radio 4408

B48 - 3.5 GHz, CBRS

Capacity and Specifications	
4TX/4RX	
Up to 4x5W	6 LTE carriers
120MHz IBW	2x 10.1Gbps CPRI

Other Specifications	
AC or -48 VDC	2 external alarm
Integrated or external antenna	IP 65, -40 to +55°C

FOA Q4-19
HW ready for 5G NR SW upgrade



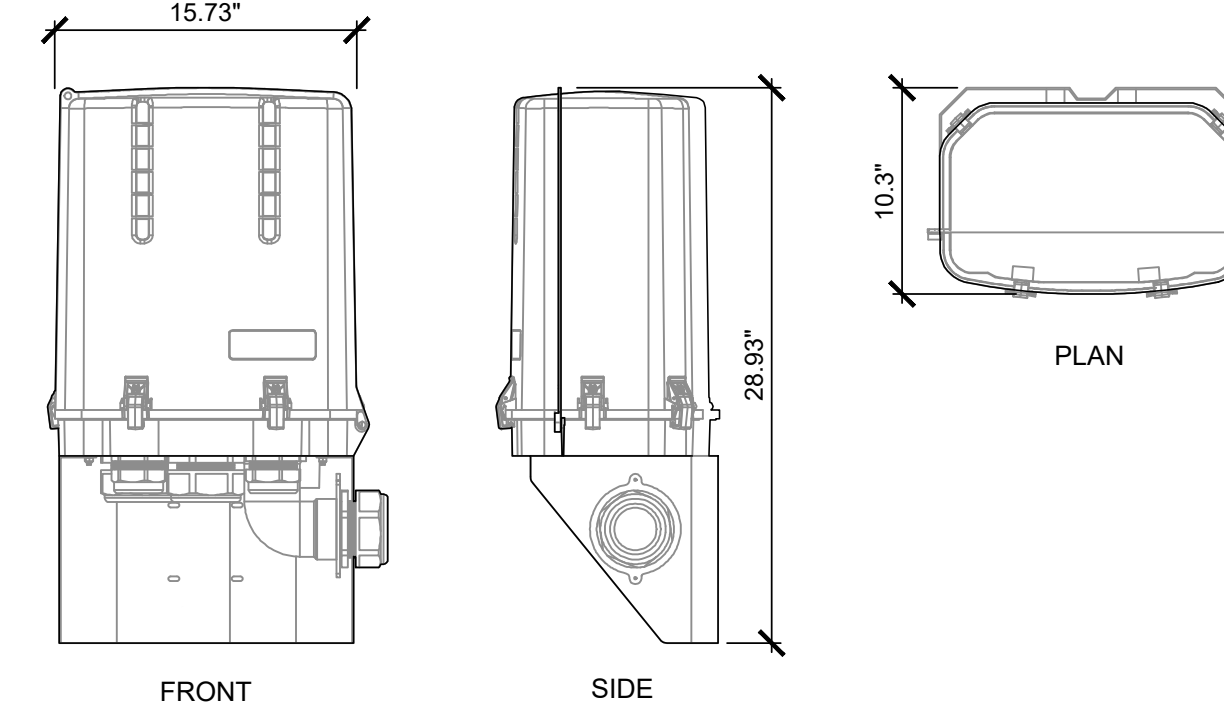
Size and Weight				
Radio 4408	Height	Width	Depth	Weight
Including bracket and cover	8.41 In	7.88 In	4.13 In	10.14 lbs



Shall not exceed dimensions

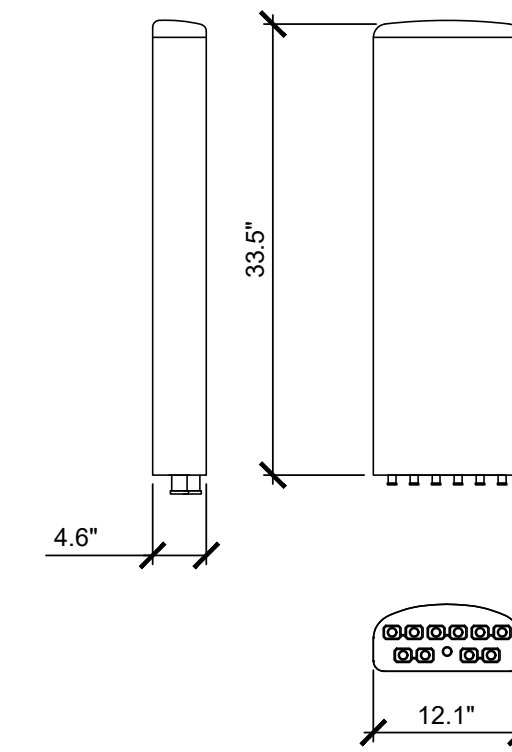
COMMSCOPE RAYCAP RCMD 6627-PF-48

DIMENSIONS: 10.3" X 28.93" X 15.73"
WEIGHT: 14.5 kg (32.0 lbs)
COLOR: GRAY
MOUNT TYPE: PIPE, 1.75" - 4.5" O.D. / WALL (MOUNTING KITS SUPPLIED BY RAYCAP)



S4-90M-R1B

RADOME MATERIAL: PVC, UV RESISTANT
RADOME COLOR: LIGHT GRAY
DIMENSIONS, HxWxD: 33.5" x 12.1" x 4.6" (850 x 307 x 118 mm)
WEIGHT, W/O MOUNTING KITS: 19 lbs/8.5kg
CONNECTOR: 4.3-10 FEMALE



RRU SPECIFICATIONS

SCALE N.T.S. 7

RAYCAP SPECIFICATIONS

SCALE N.T.S. 4

ANTENNA SPECIFICATIONS

SCALE N.T.S. 1

DBC0134F1V72-1

TWIN SAME BAND COMBINER
CDMA850 A/B + LTE700/LTE850 A/B BANDS

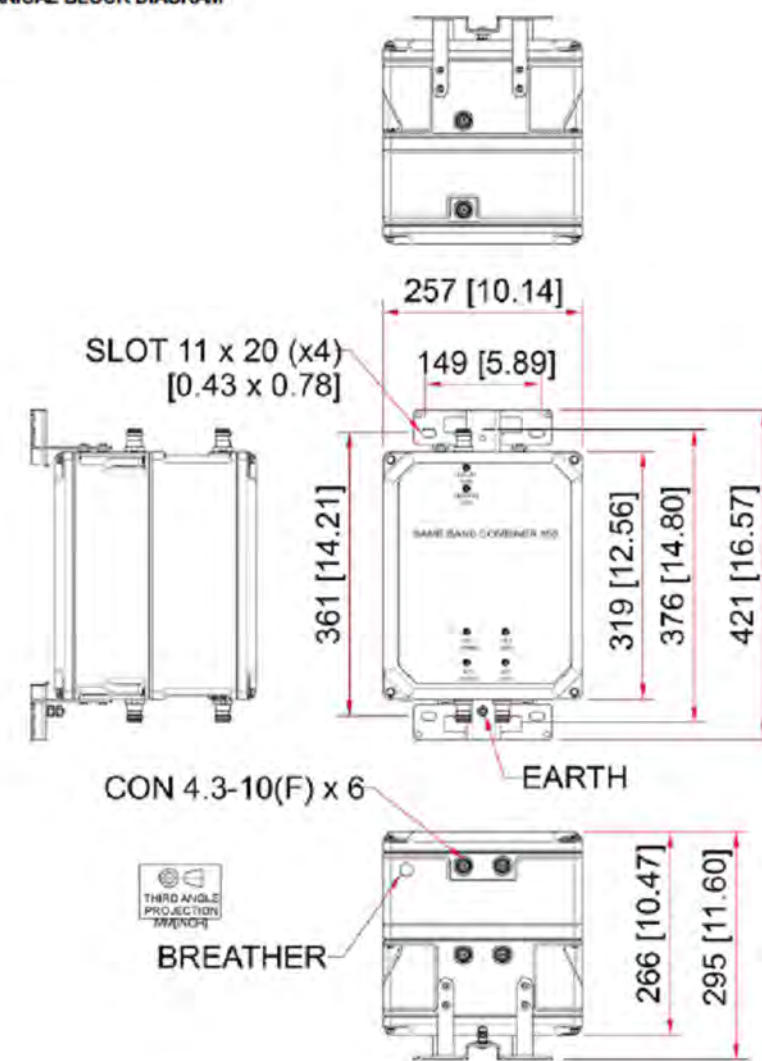
Designed to combine LTE700/LTE850 radio(s) with legacy CDMA850 equipment, the Kaelus DBC0134 is a low loss twin combiner with excellent insertion loss and passive inter-modulation performance.

FEATURES

- Combines/splits legacy CDMA850 & LTE700/LTE850 A/B bands
- Supports 10MHz LTE expansion in 850MHz A and/or B bands
- Allows LTE700/LTE850 & CDMA routing to separate antennas
- Ideal for use with dual band LTE700 & LTE850 radios
- Supports CDMA channels placed in either A or B
- Extremely close (zero guardband) spacing
- Designed for low passive inter-modulation
- DC/AISG autosensing with LED status
- Low insertion loss

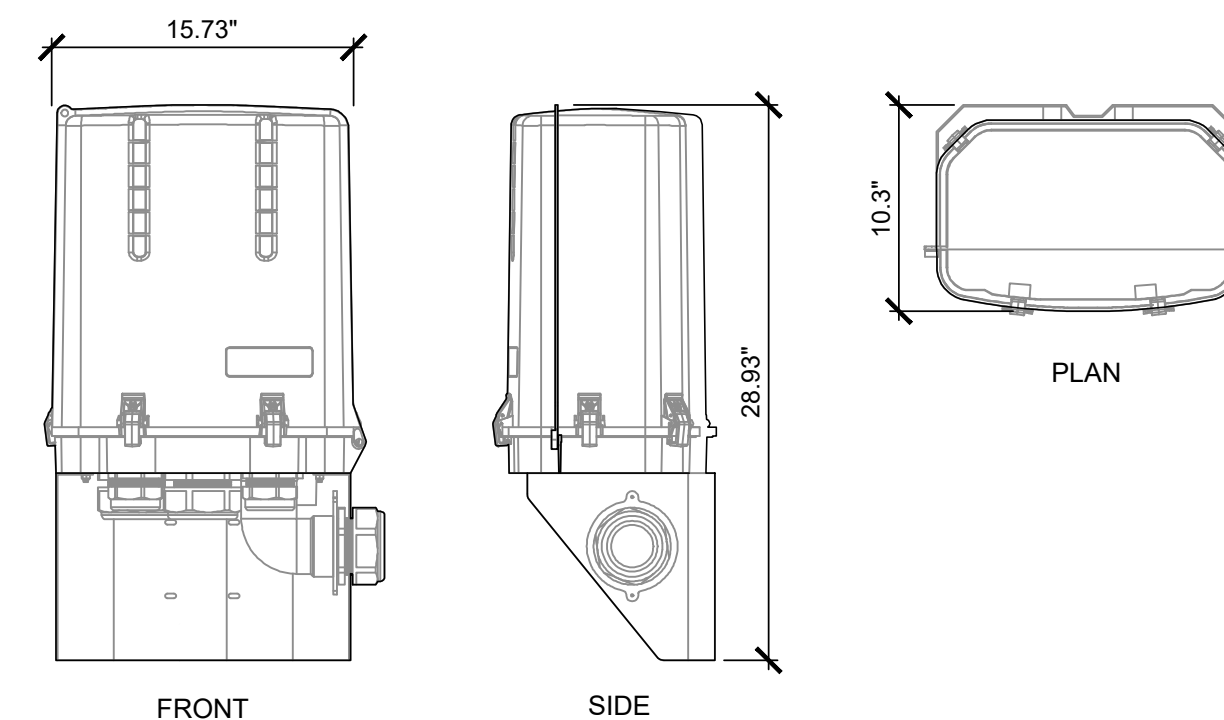


MECHANICAL BLOCK DIAGRAM



COMMSCOPE RAYCAP RCMD 3315V-PF-48

DIMENSIONS: 10.3" X 28.93" X 15.73"
WEIGHT: 14.5 kg (32.0 lbs)
COLOR: GRAY
MOUNT TYPE: PIPE, 1.75" - 4.5" O.D. / WALL (MOUNTING KITS SUPPLIED BY RAYCAP)



RAYCAP SPECIFICATIONS

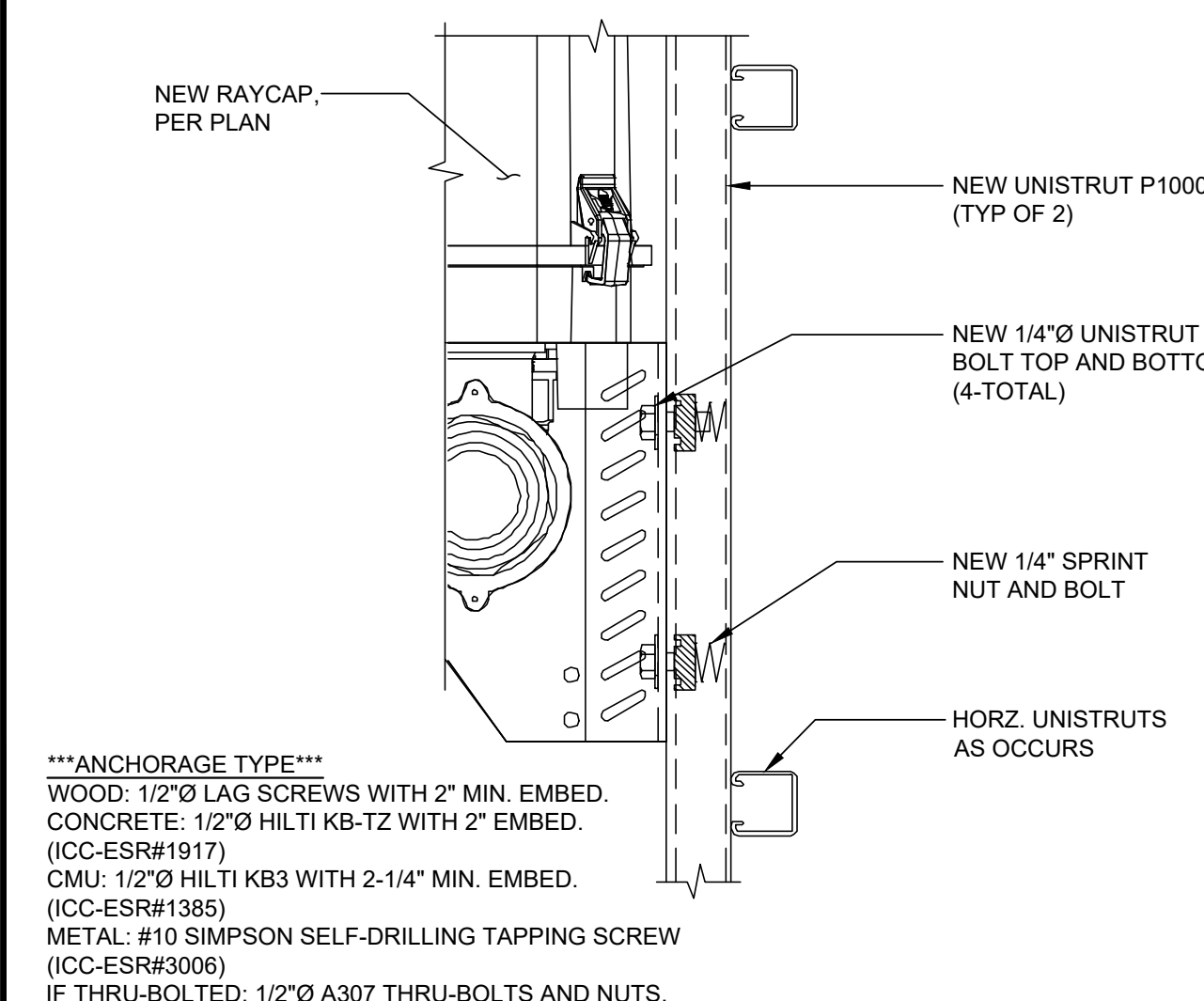
SCALE N.T.S. 8

ANTENNA MOUNT DETAIL

SCALE N.T.S. 5

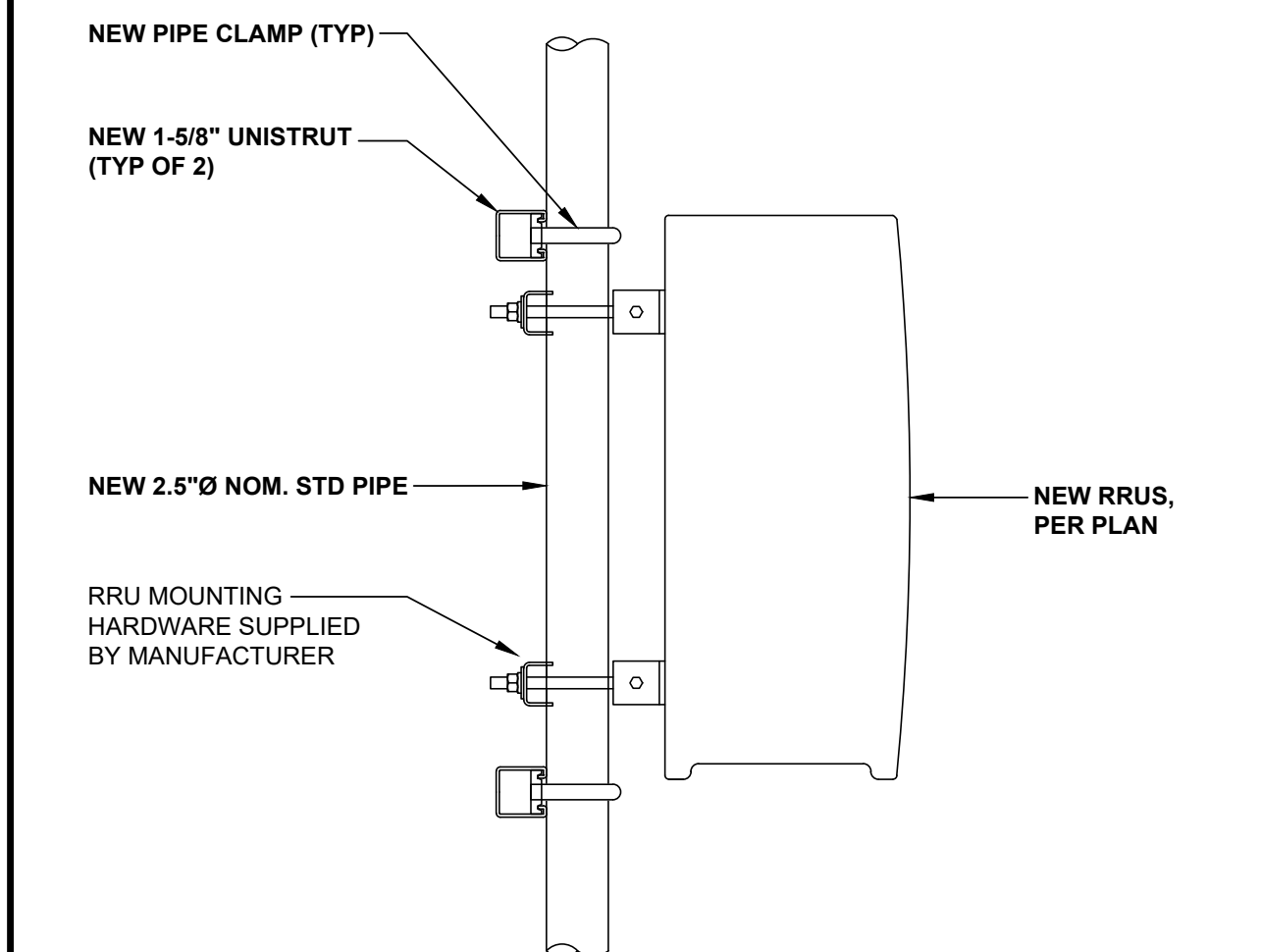
ANTENNA SPECIFICATIONS

SCALE N.T.S. 2



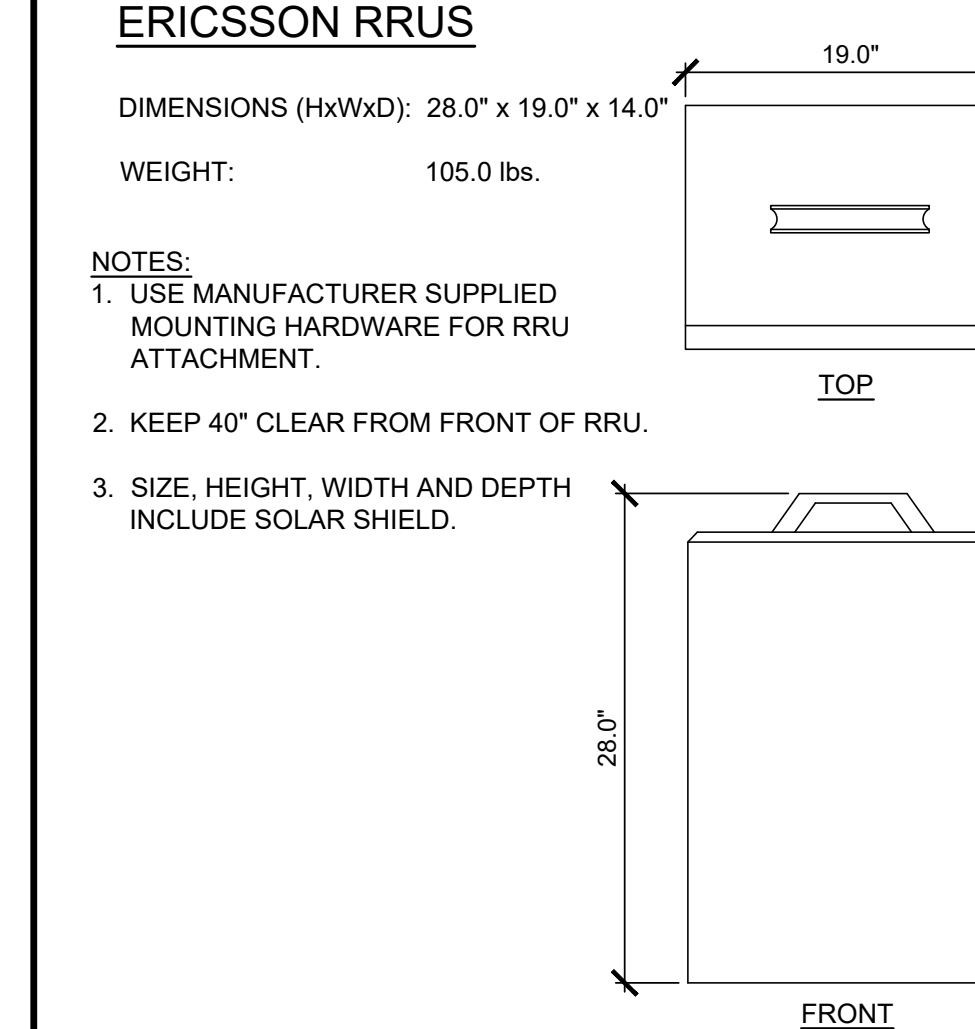
RAYCAP MOUNTING

SCALE N.T.S. 9



RRUS MOUNTING

SCALE N.T.S. 6



RRUS SPECIFICATIONS

SCALE N.T.S. 3



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



1 SPECTRUM POINTE DRIVE, STE. 130
LAKE FOREST, CA 92630



SAN DIEGO MARKET OFFICE
2667 CAMINO DEL RIO SOUTH, STE 205
SAN DIEGO, CA 92108
(858) 300-2346

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DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)
16601 NIGHAWK LANE
SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE

DETAILS

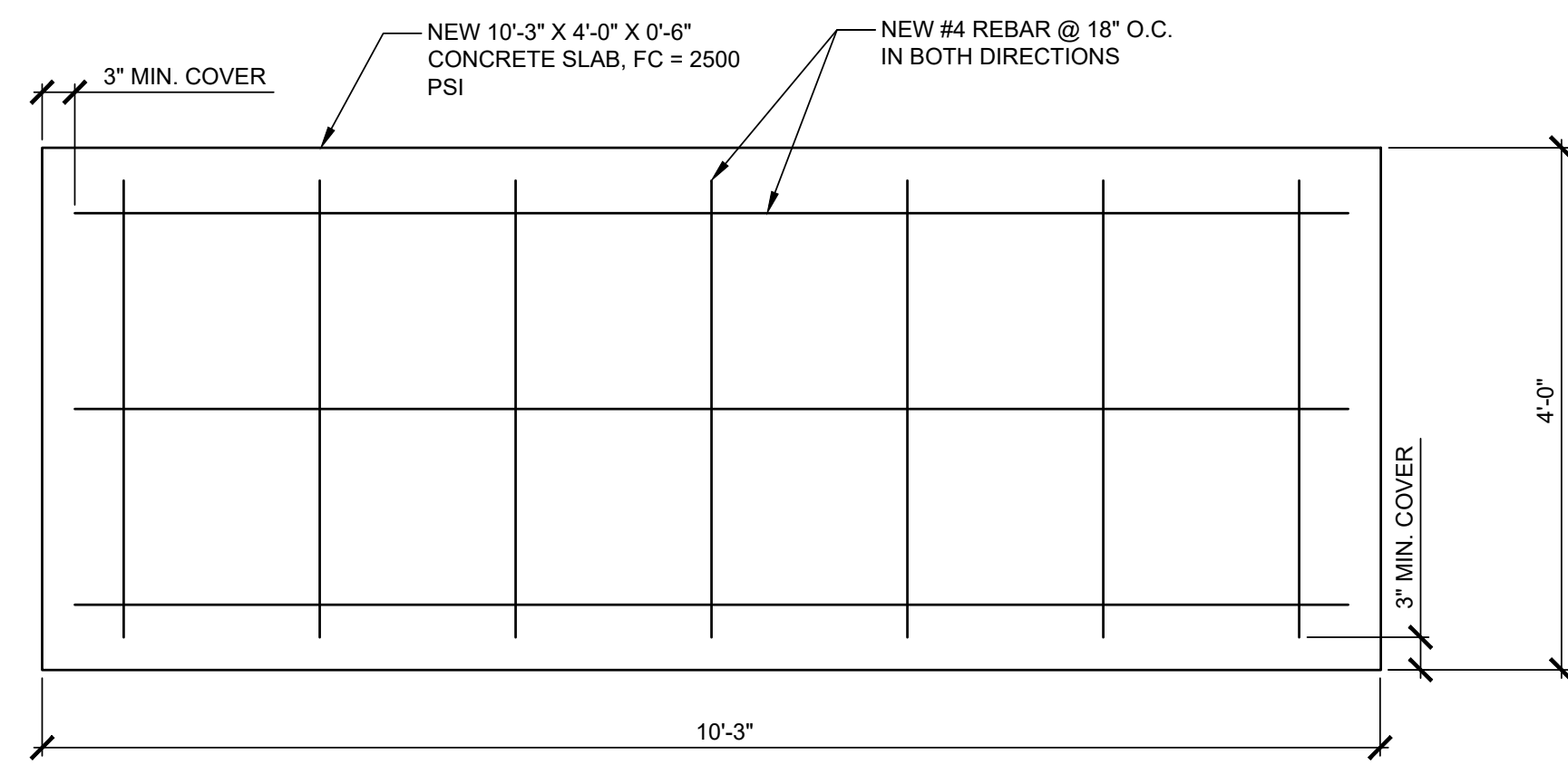
SHEET NUMBER

A-7

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

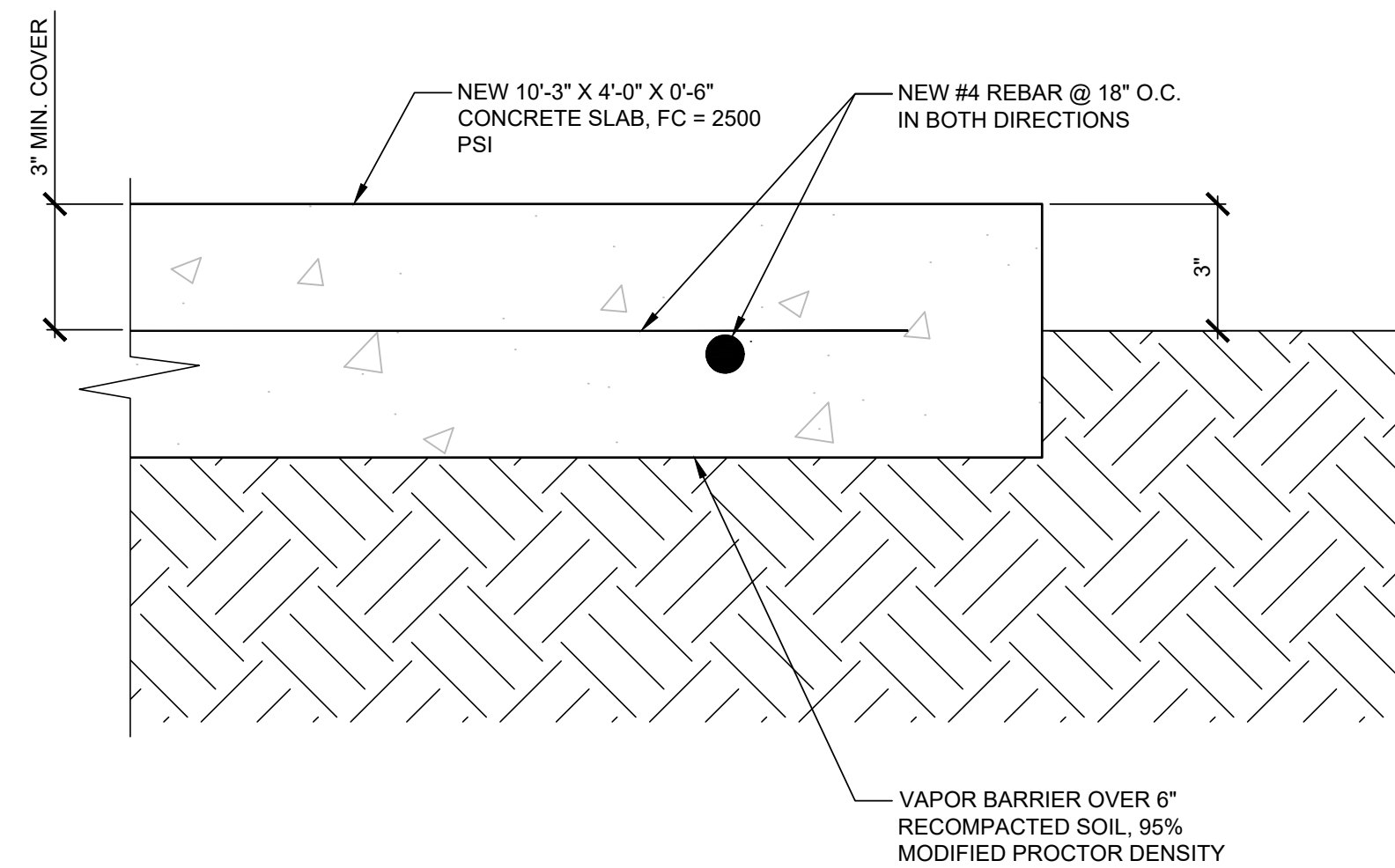
COMBINER SPECIFICATIONS

SCALE N.T.S. 12



PROPOSED CONCRETE PAD PLAN

SCALE
N.T.S. **7**

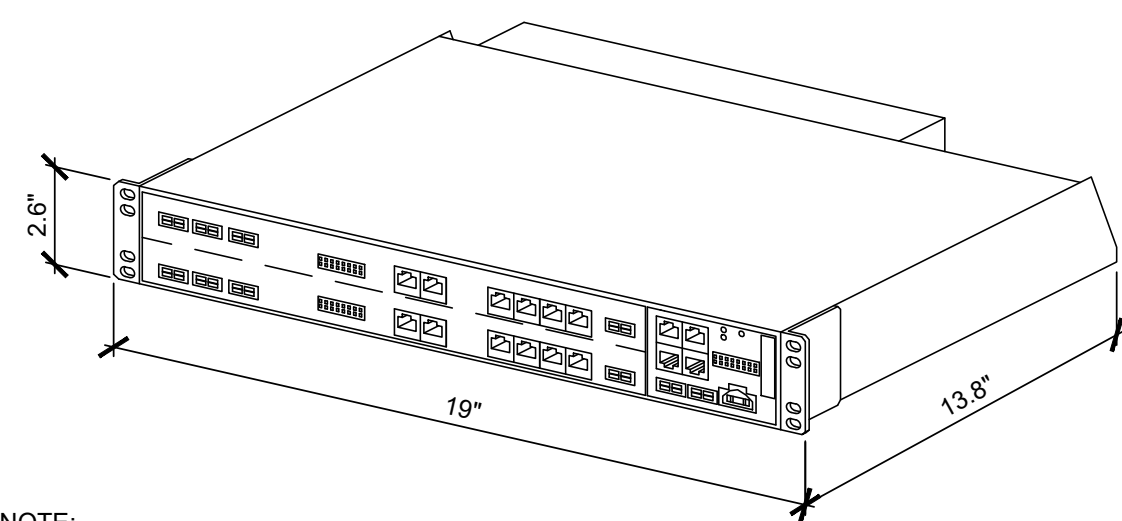


PROPOSED CONCRETE PAD SECTION

SCALE
N.T.S. **8**

ERICSSON - 6601 MAIN UNIT (MU)

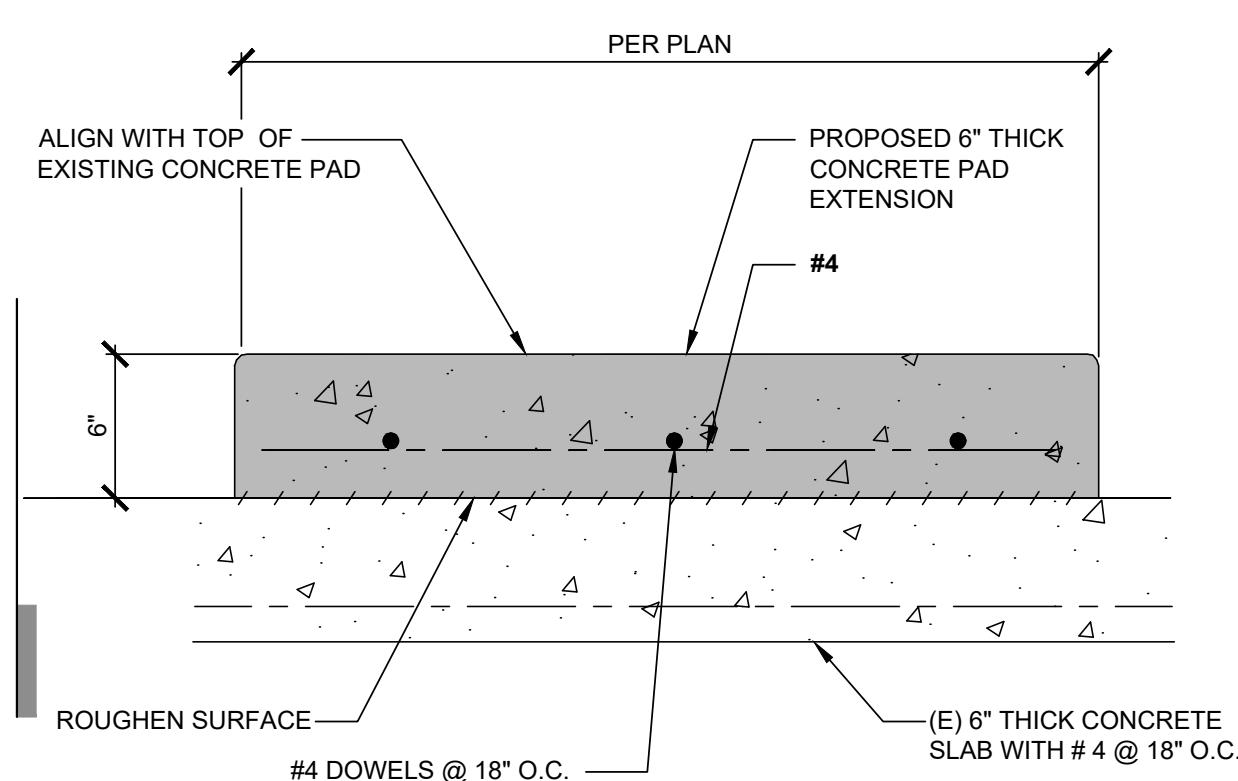
MANUFACTURER: ERICSSON
MODEL: 6601
DIMENSIONS (HxWxD): 2.6" x 19" x 13.8"
WEIGHT: 23 lbs.



NOTE:
A MINIMUM SPACE OF 3'-0" IS RECOMMENDED IN FRONT OF THE RACK TO PROVIDE ADEQUATE WORKING SPACE.

6601 MAIN UNIT

SCALE
N.T.S. **12**



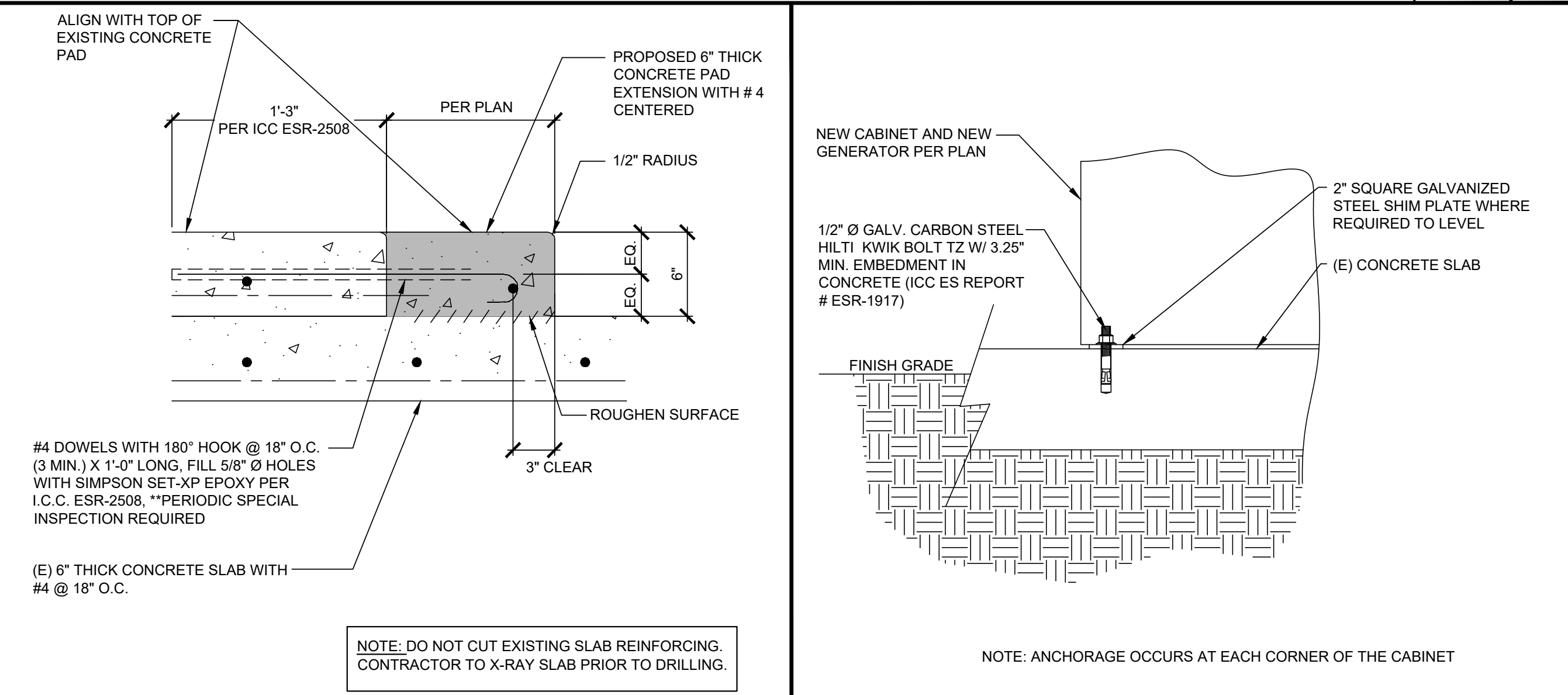
NOTE: DO NOT CUT EXISTING SLAB REINFORCING. CONTRACTOR TO X-RAY SLAB PRIOR TO DRILLING.

CONCRETE PAD EXTENSION

SCALE
N.T.S. **9**

CMC74-36E EQUIPMENT CABINET SPECIFICATIONS

SCALE
N.T.S. **2**



CONCRETE PAD EXTENSION

SCALE
N.T.S. **6**

CABINET ANCHOR DETAIL

SCALE
N.T.S. **3**

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SEQUOIA
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16601 NIGHAWK LANE
SAN DIEGO, CA 92127
LIGHT STANDARD

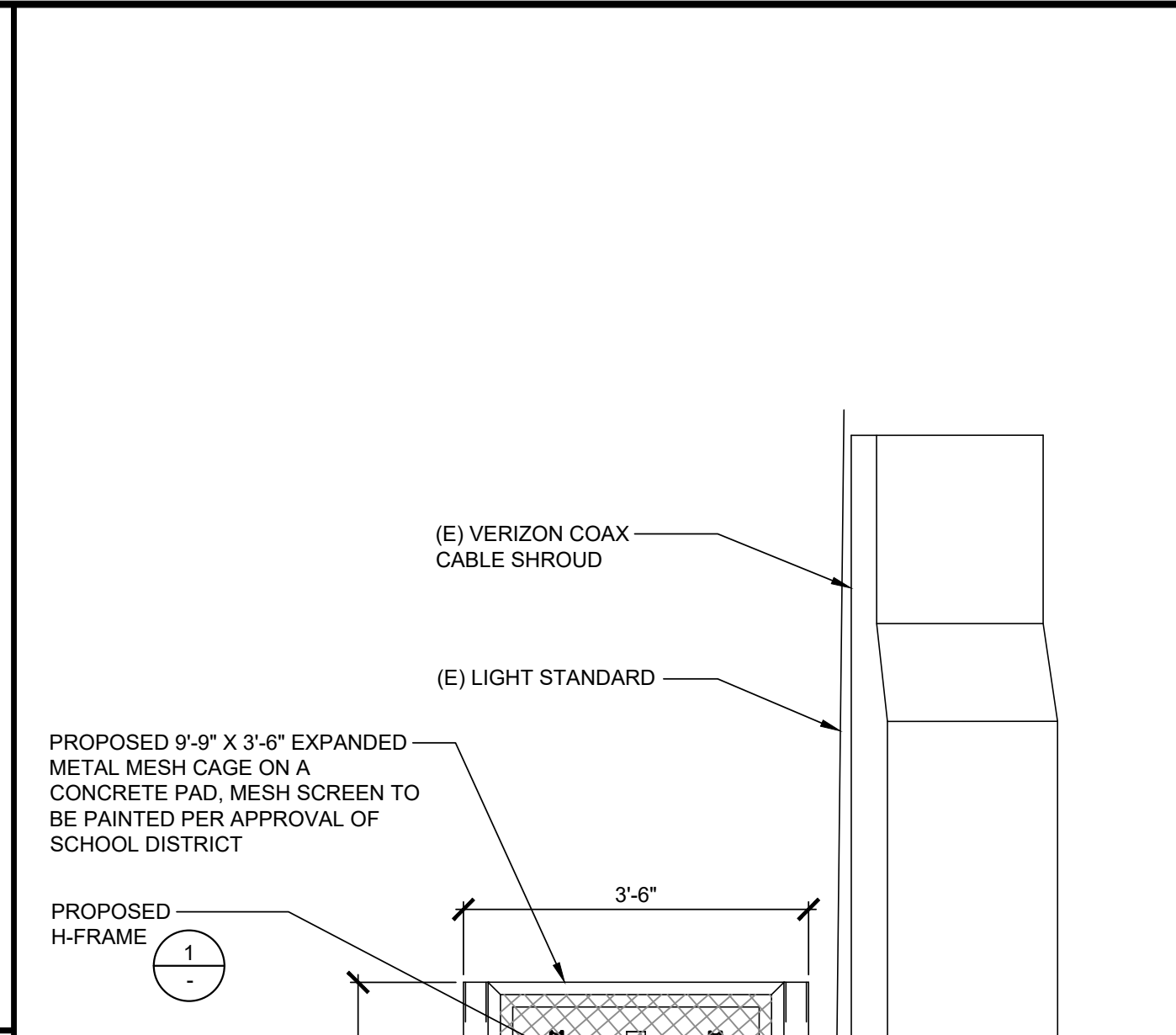
SHEET TITLE
DETAILS

SHEET NUMBER
A-8

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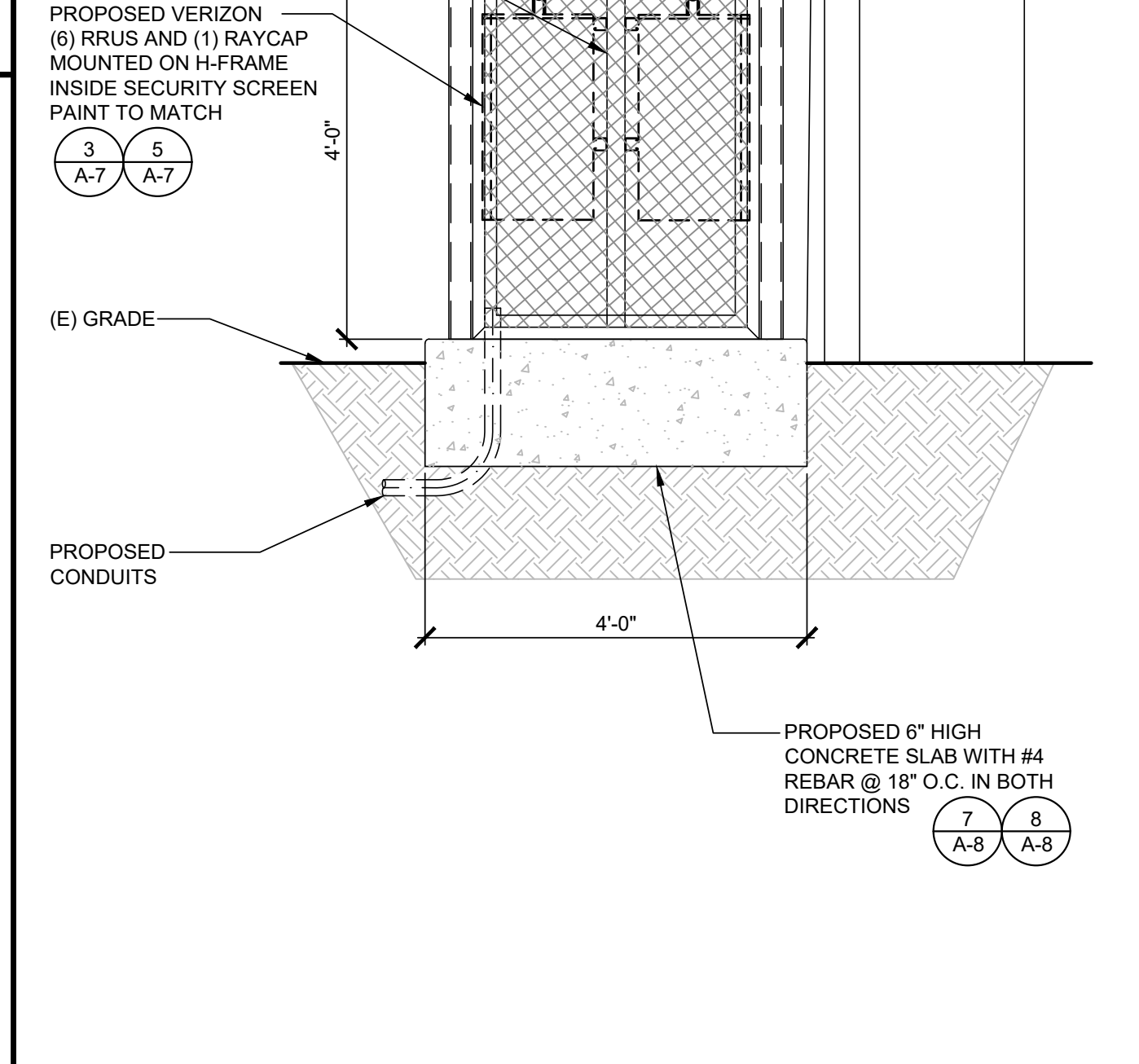
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SCALE N.T.S. **10**



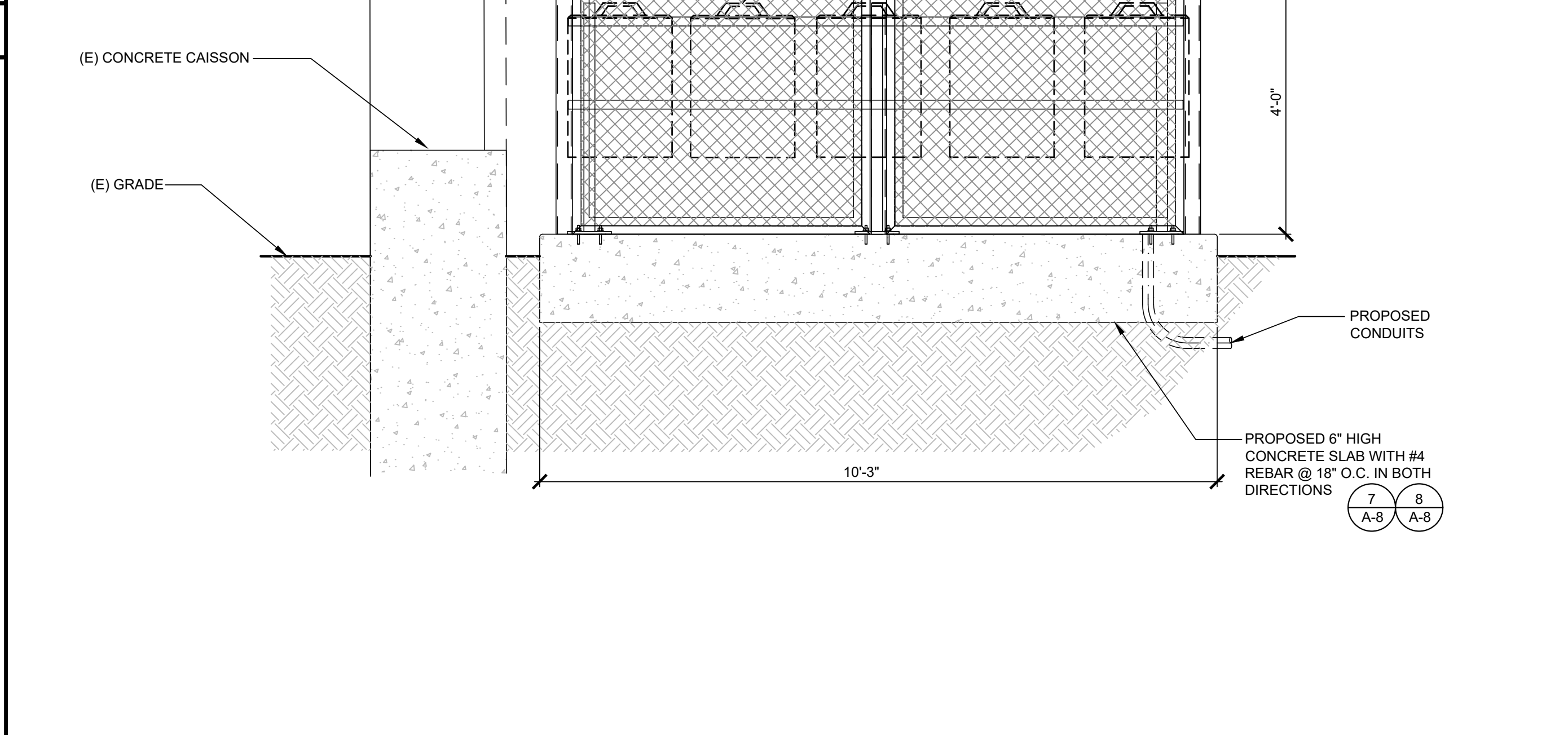
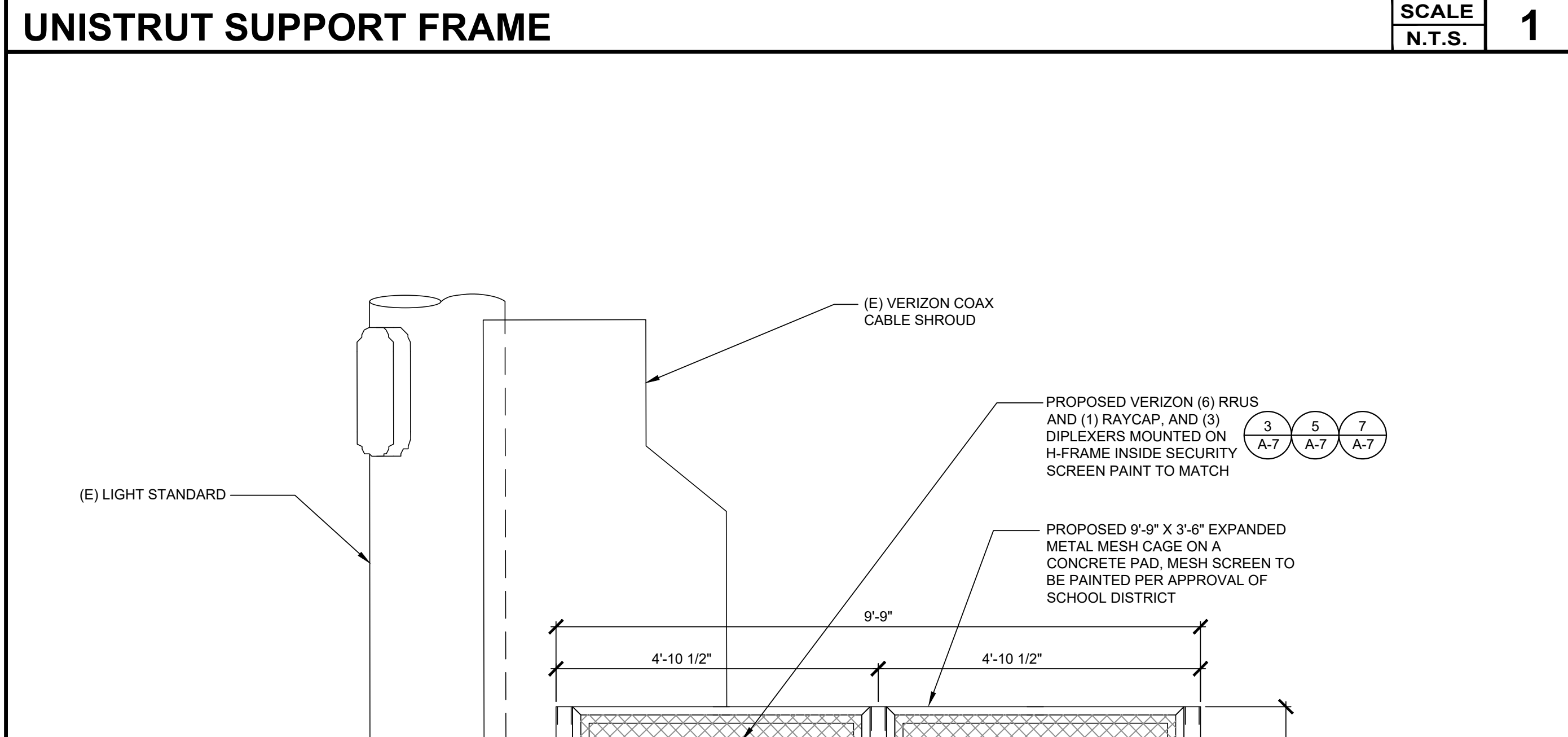
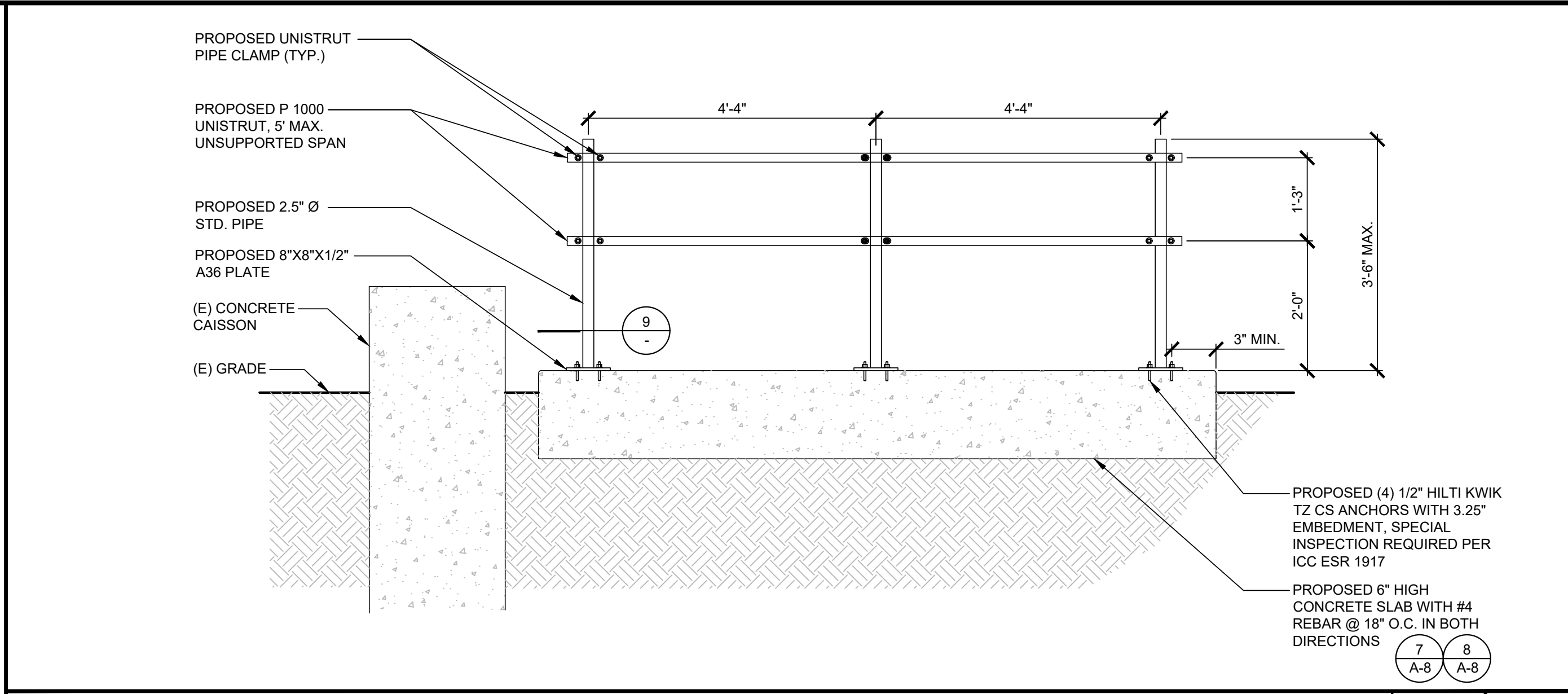
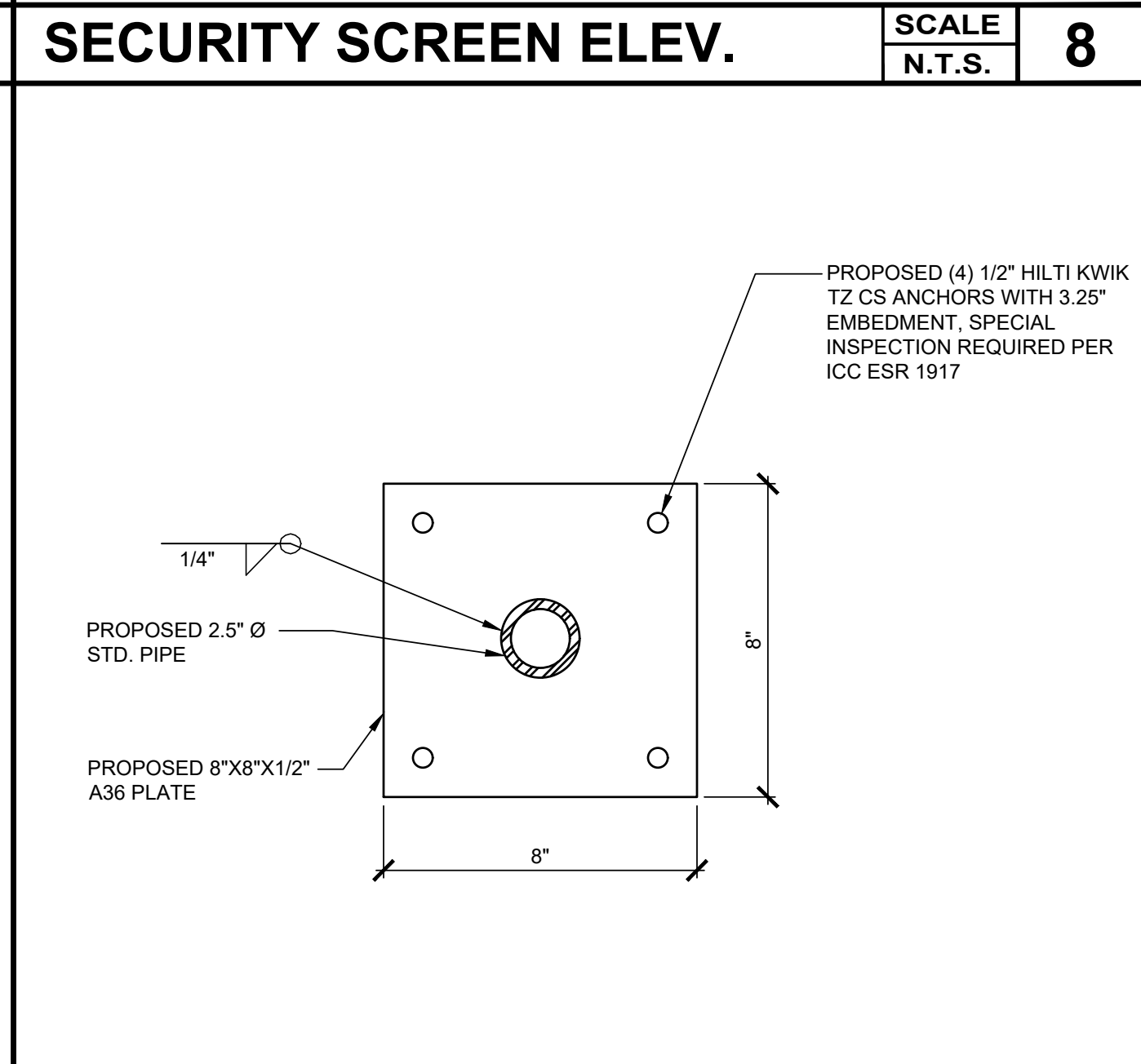
NOT USED

SCALE N.T.S. **11**



NOT USED

SCALE N.T.S. **12**



NOT USED

SCALE N.T.S. **12**

BASE PLATE

SCALE N.T.S. **9**

SECURITY SCREEN ELEVATION

SCALE N.T.S. **3**

15505 SAND CANYON AVE.
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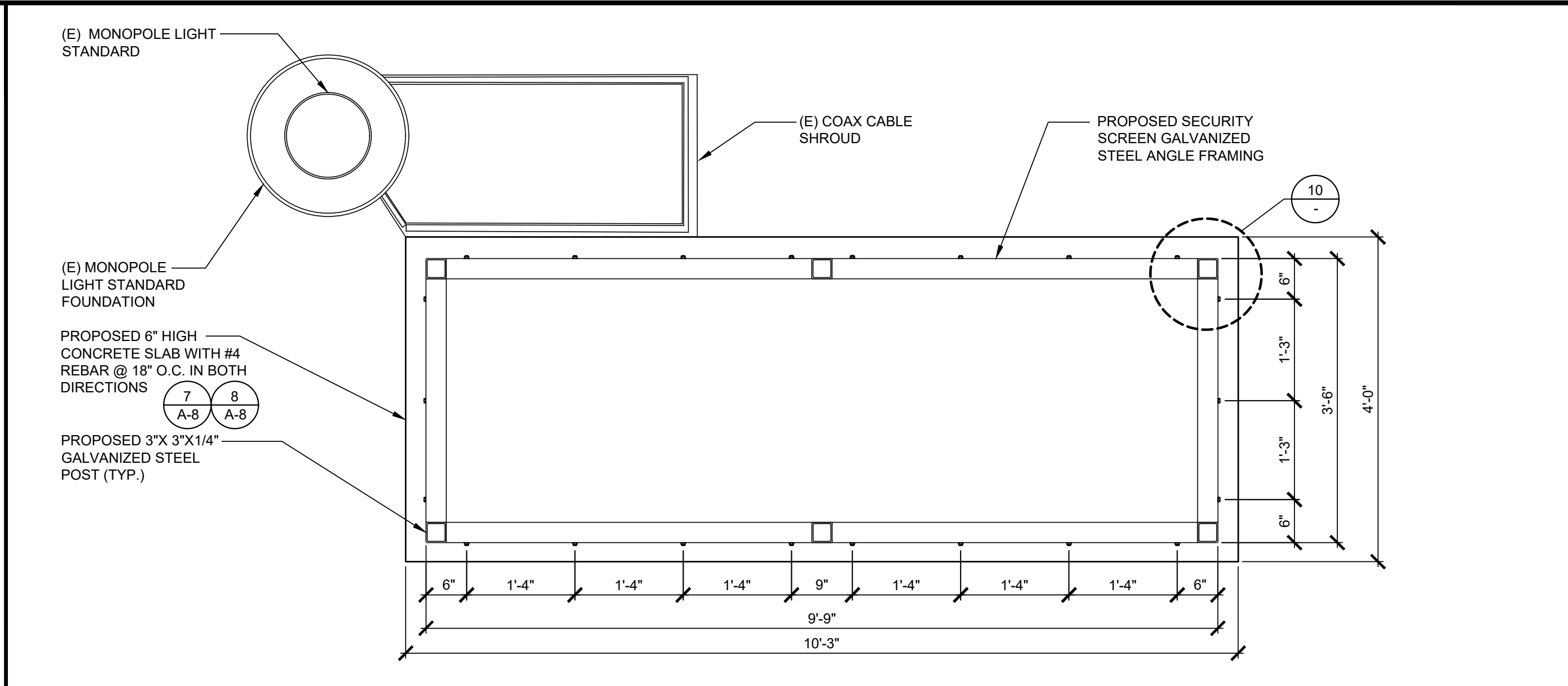
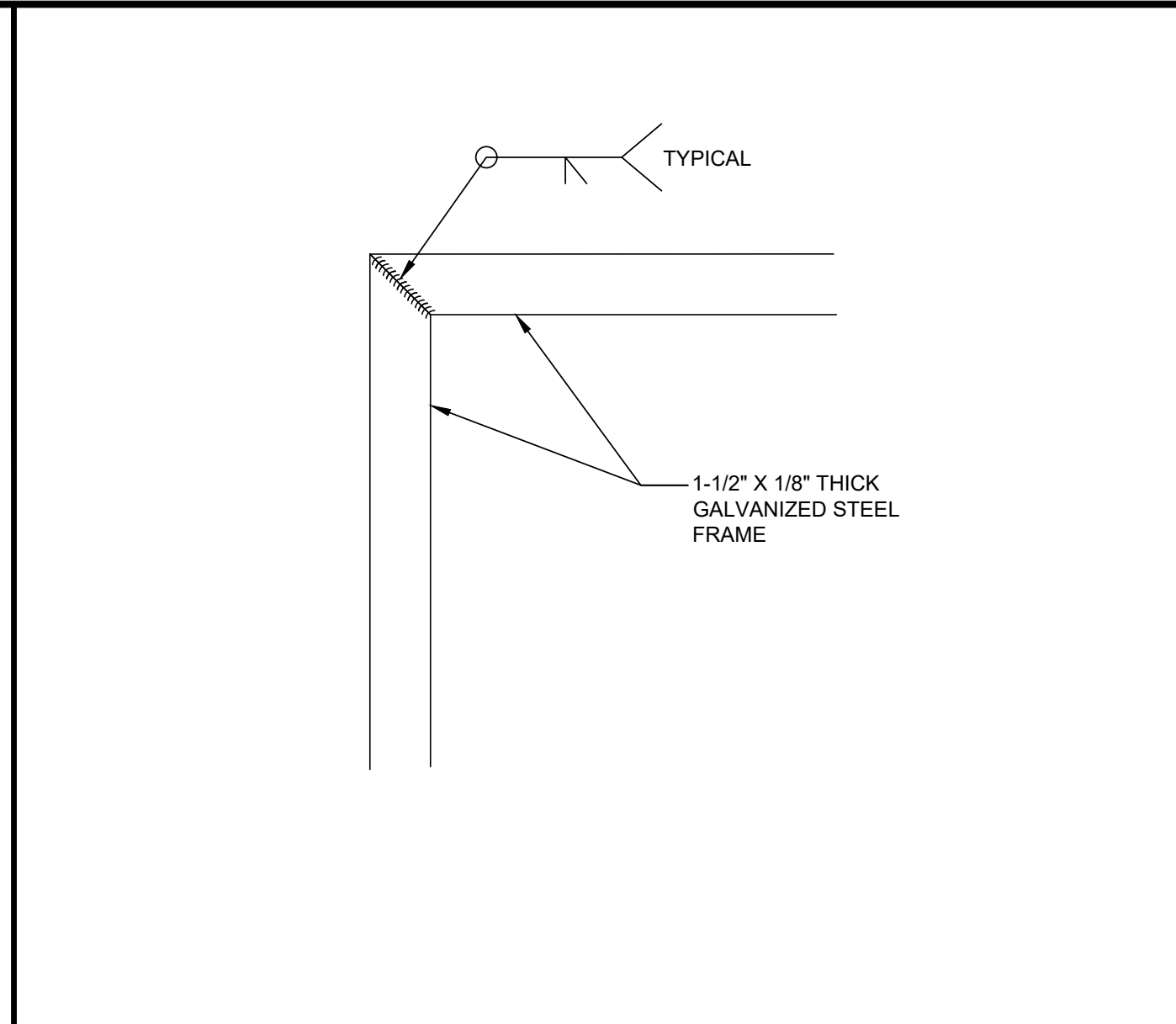
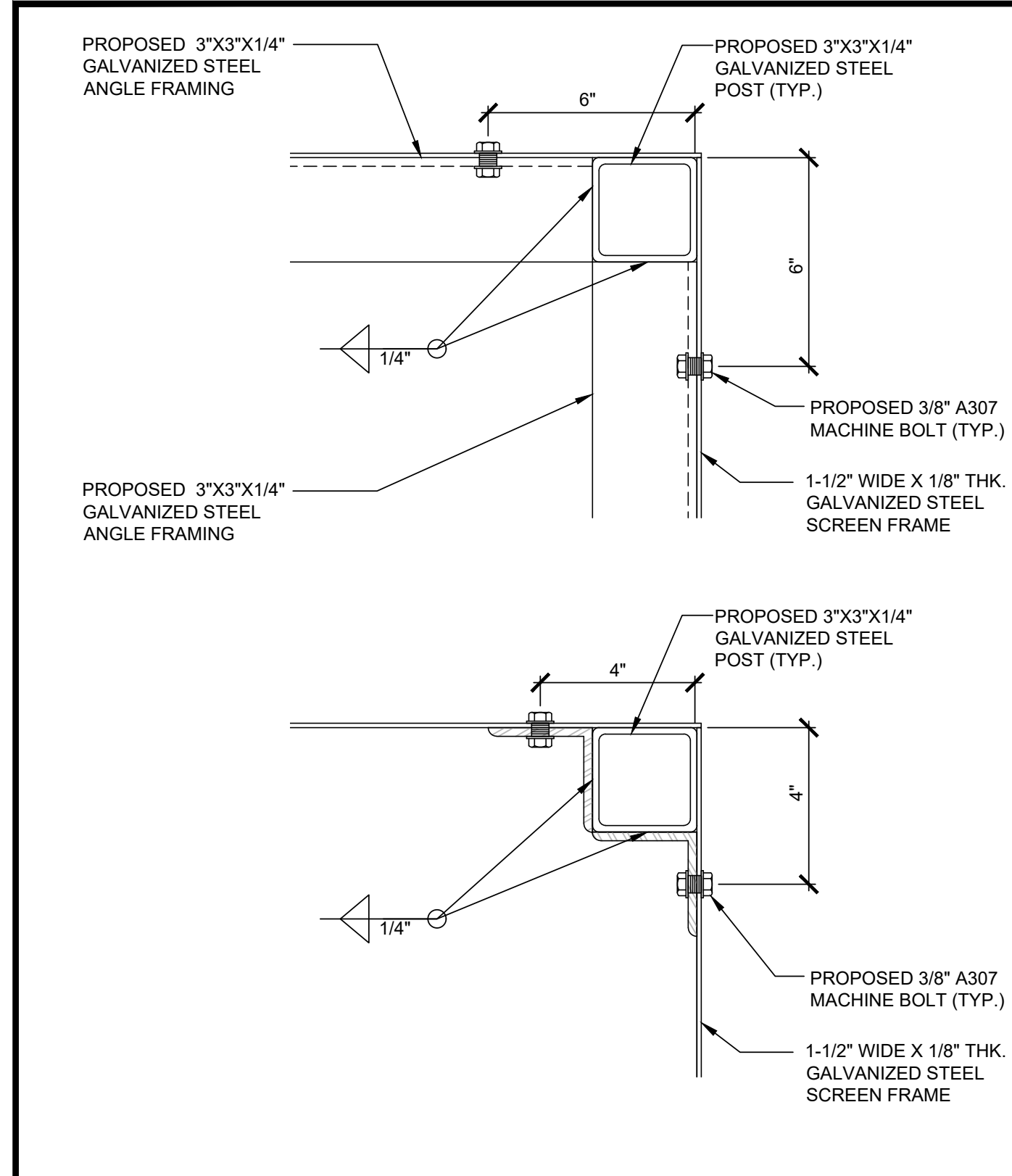
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DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)
16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE
DETAILS

SHEET NUMBER
A-9

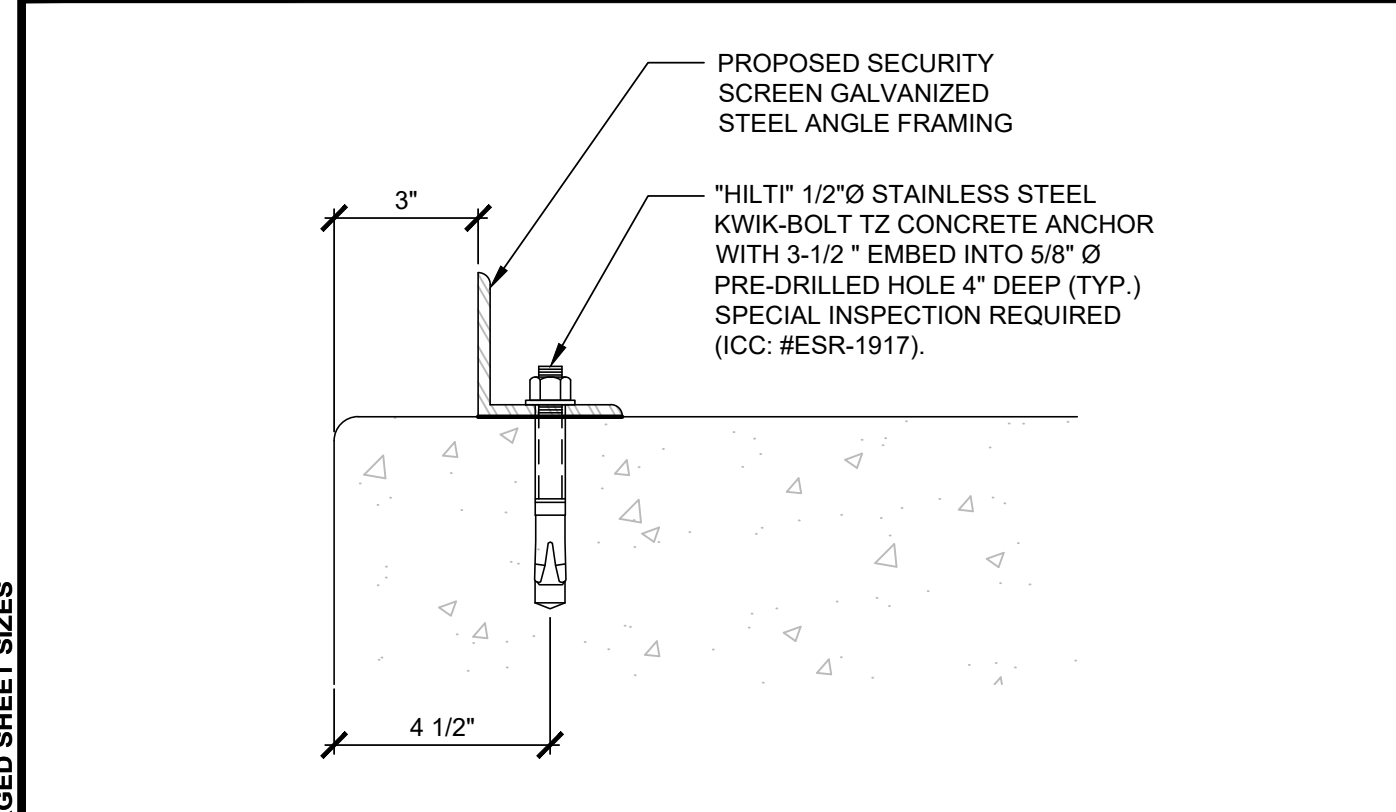
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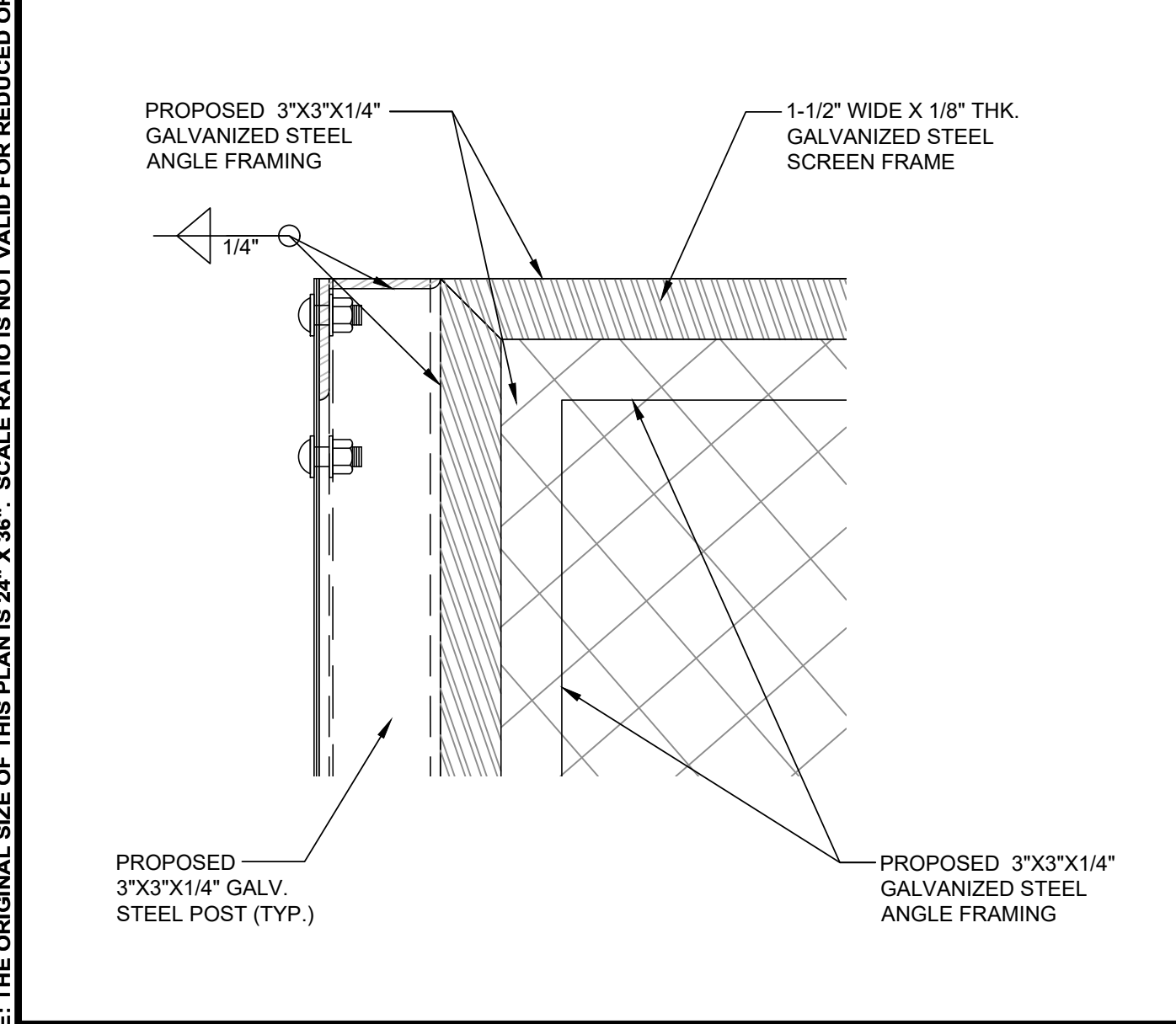
STEEL SCREEN FRAME SCALE N.T.S. **7**

SECURITY SCREEN ELEVATION SCALE N.T.S. **1**

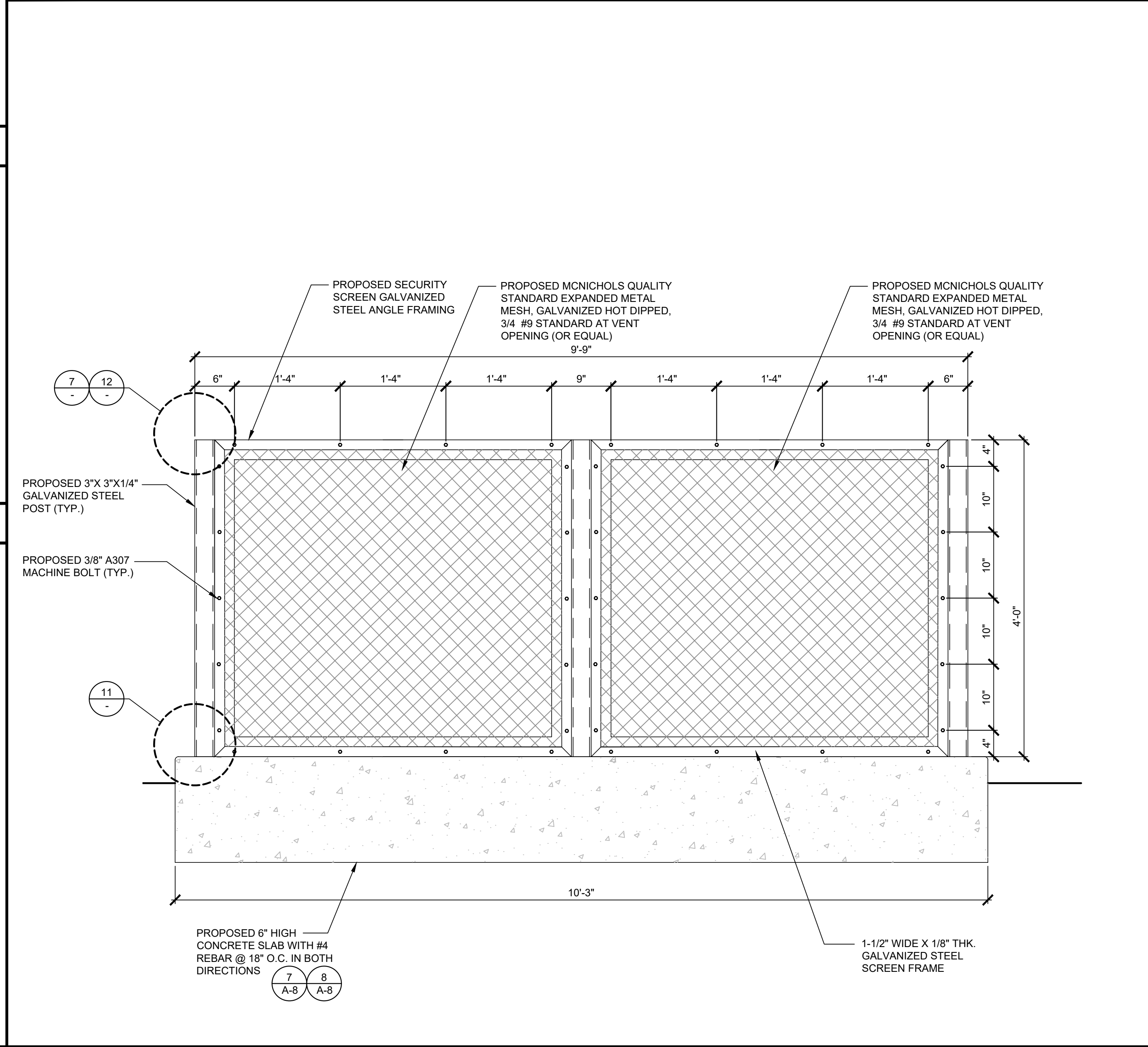
TYP. ANGLE TO POST CONN. SCALE N.T.S. **10**



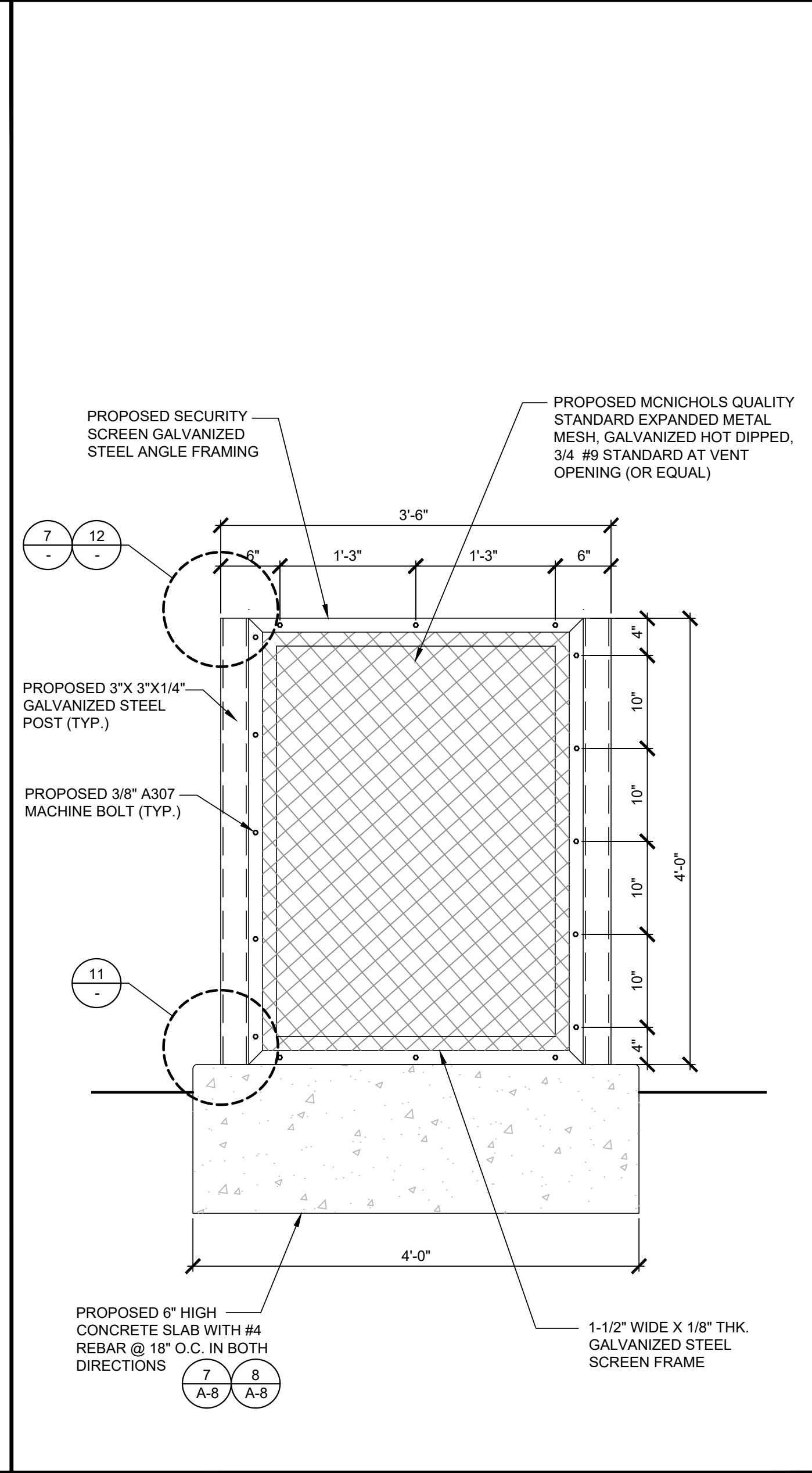
ANGLE ANCHORAGE DETAIL SCALE N.T.S. **11**



TYP. ANGLE TO POST CONN. SCALE N.T.S. **12**



SECURITY SCREEN ELEVATION SCALE N.T.S. **6**



SECURITY SCREEN ELEVATION SCALE N.T.S. **3**

15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618

1 SPECTRUM POINTE DRIVE, STE. 130
LAKE FOREST, CA 92630

SAN DIEGO MARKET OFFICE
2667 CAMINO DEL RIO SOUTH, STE 205
SAN DIEGO, CA 92108
(858) 300-2346

REV	DATE	DESCRIPTION	BY
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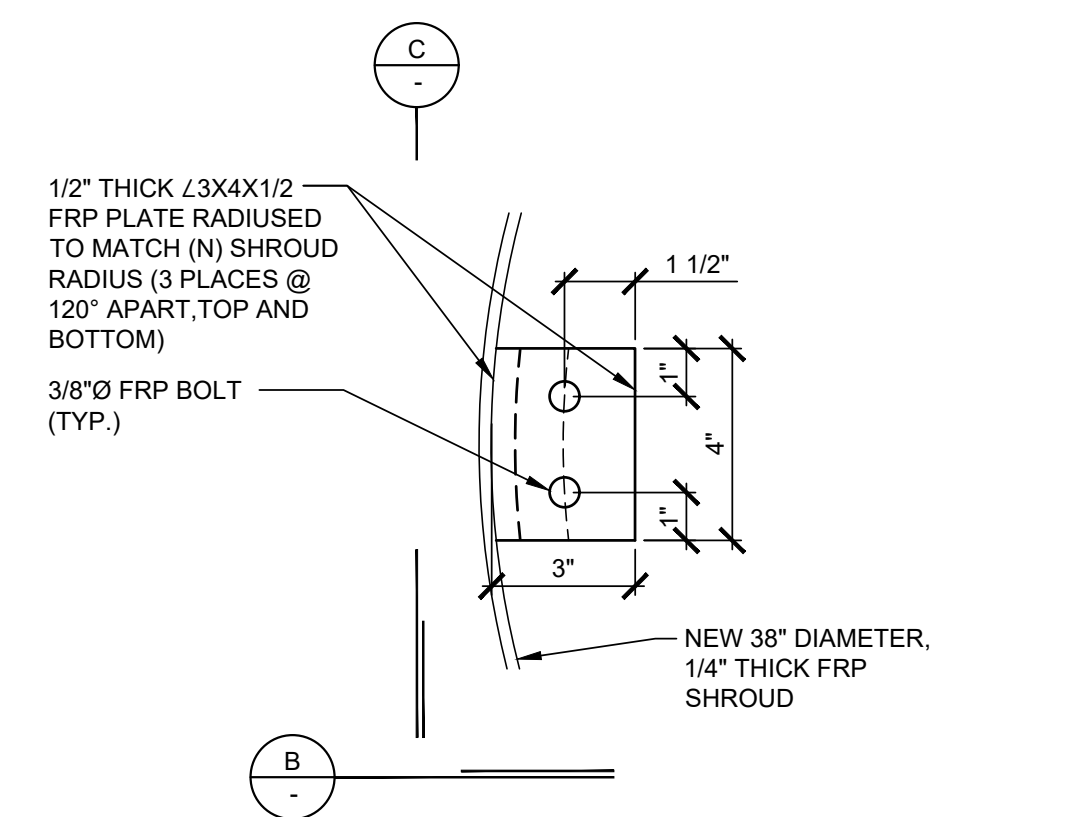
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DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)
16601 Nighthawk Lane
SAN DIEGO, CA 92127
LIGHT STANDARD

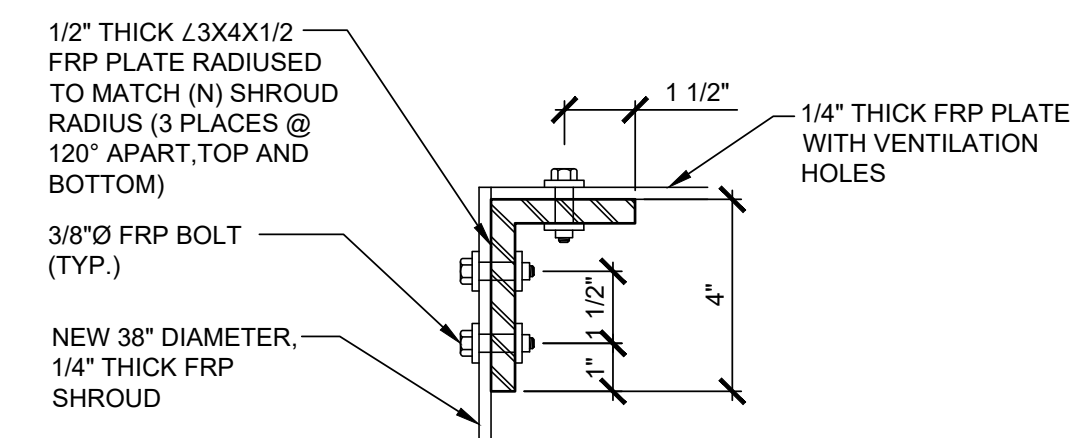
SHEET TITLE
DETAILS

SHEET NUMBER
A-10

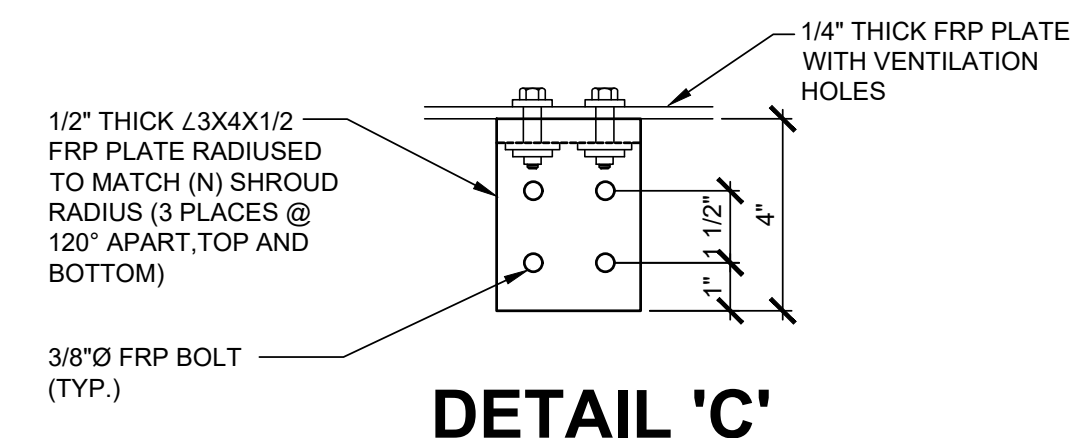
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



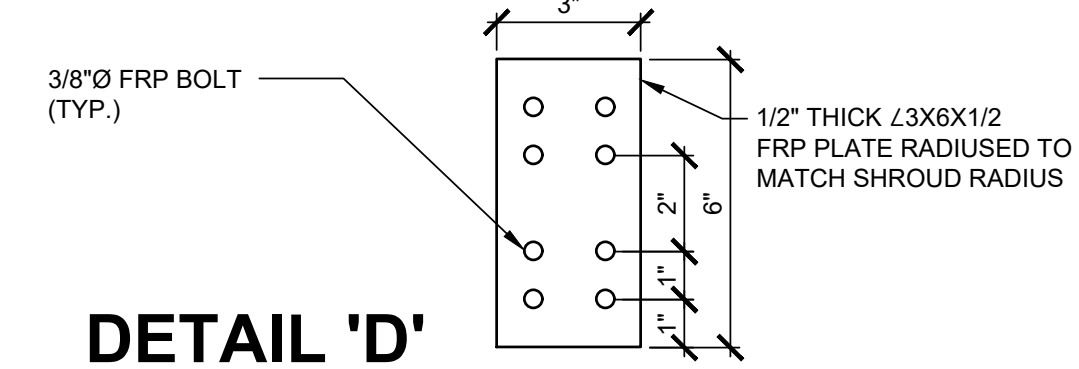
DETAIL 'A'



DETAIL 'B'

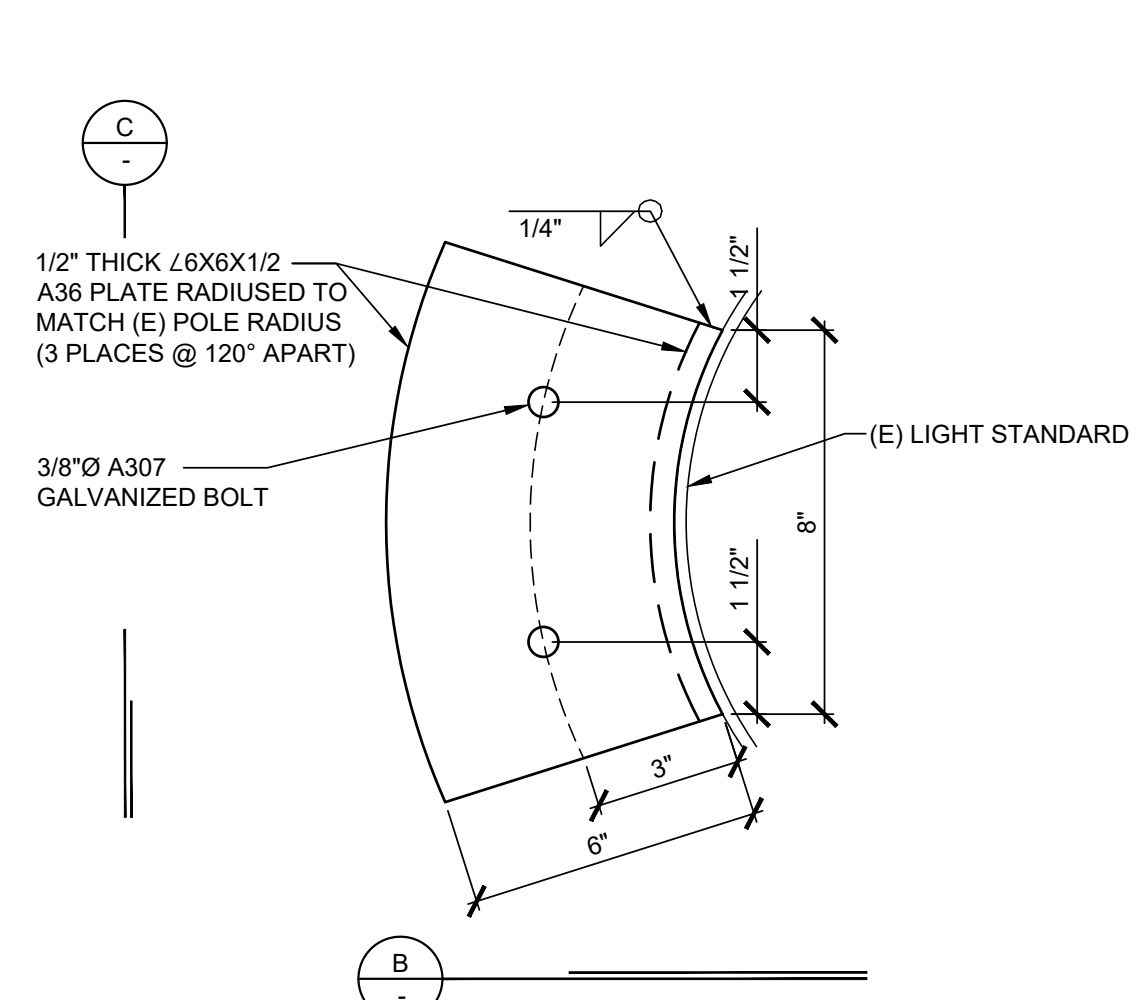


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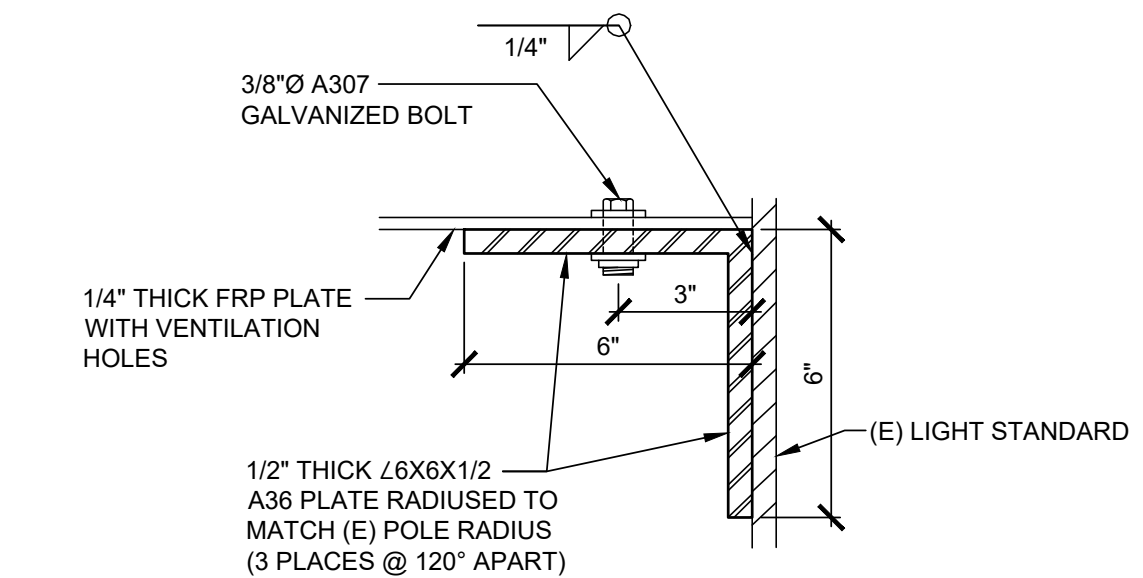


DETAIL 'D'

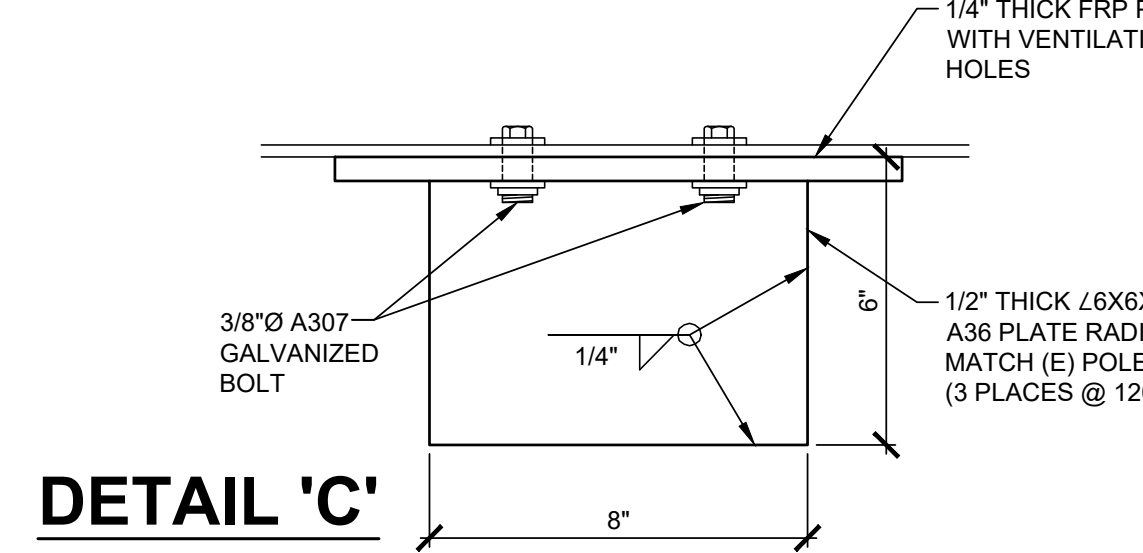
SHROUD CONN. @ SHROUD SCALE N.T.S. **10**



DETAIL 'A'

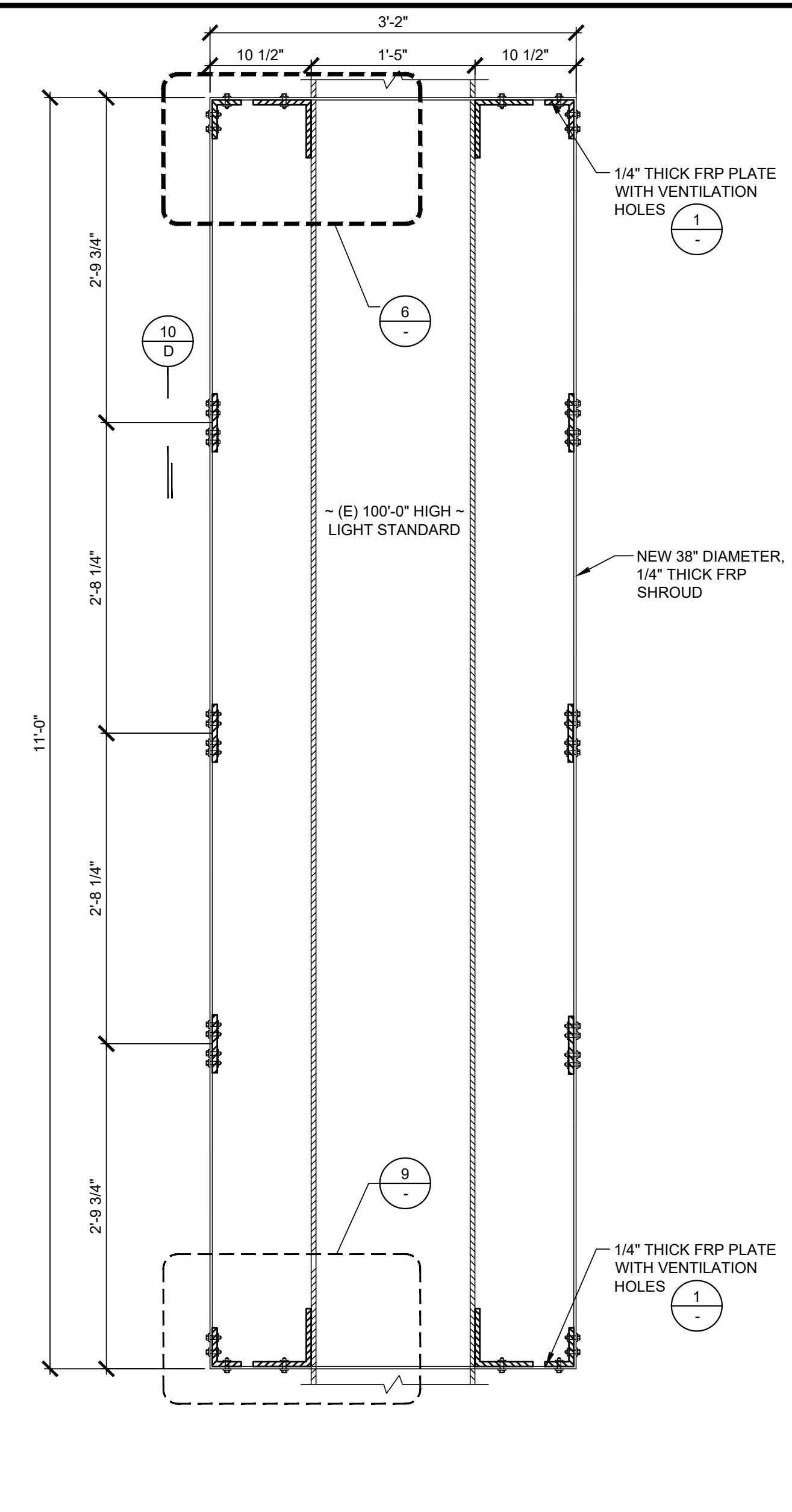


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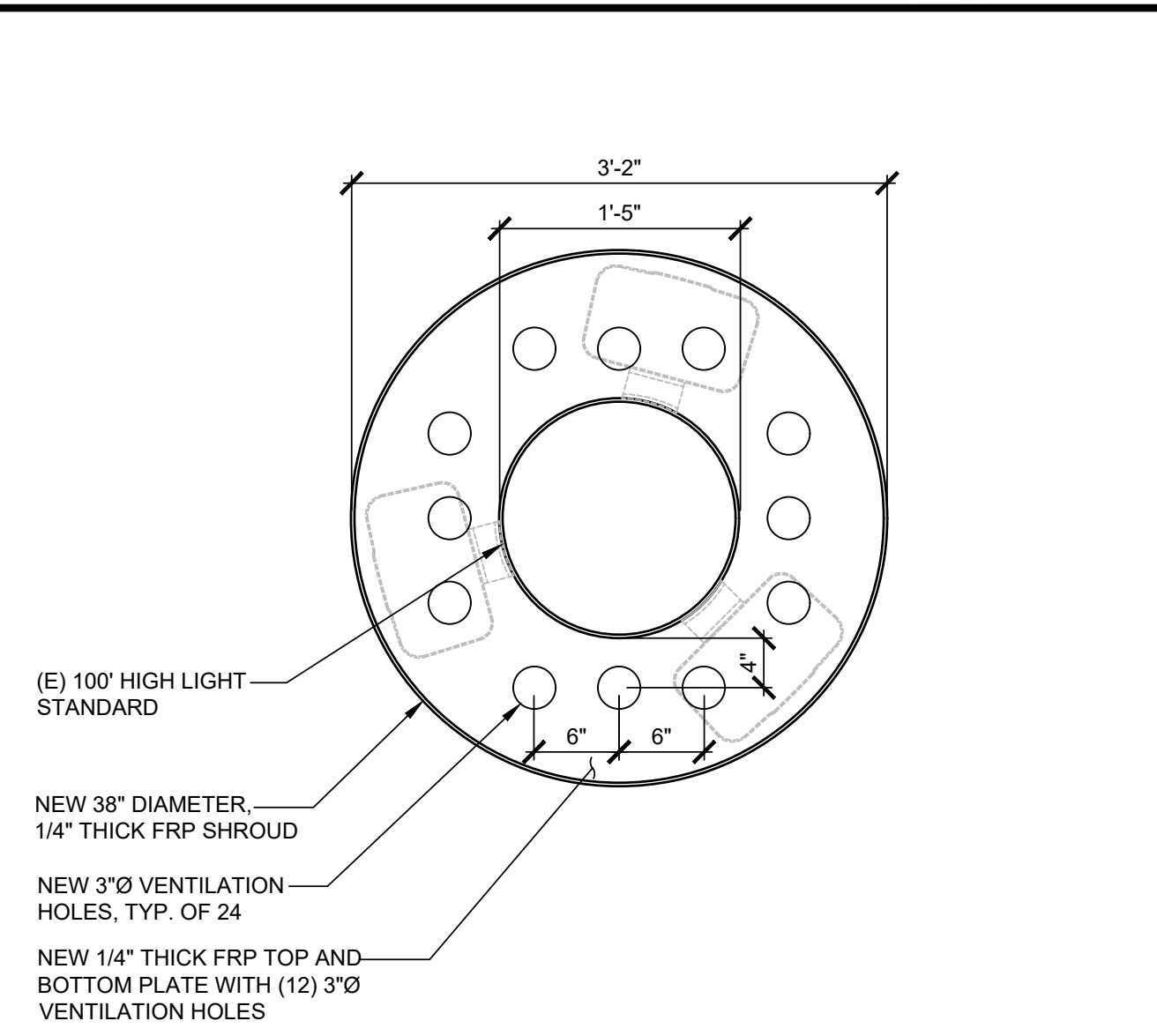


DETAIL 'C'

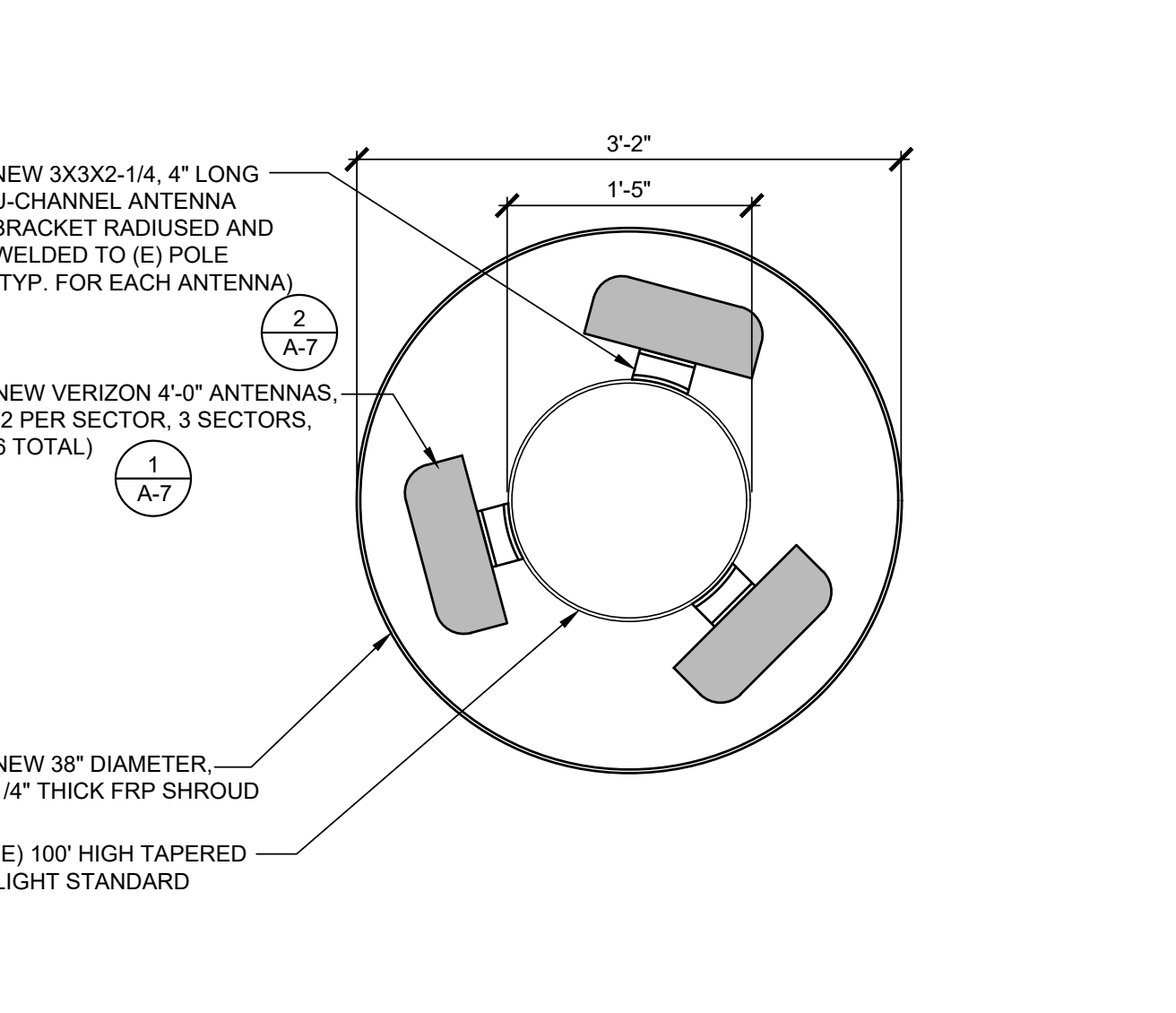
SHROUD CONN. @ POLE SCALE N.T.S. **8**



SHROUD ELEVATION VIEW SCALE N.T.S. **5**



FRP PLATE SHROUD DETAIL SCALE N.T.S. **1**



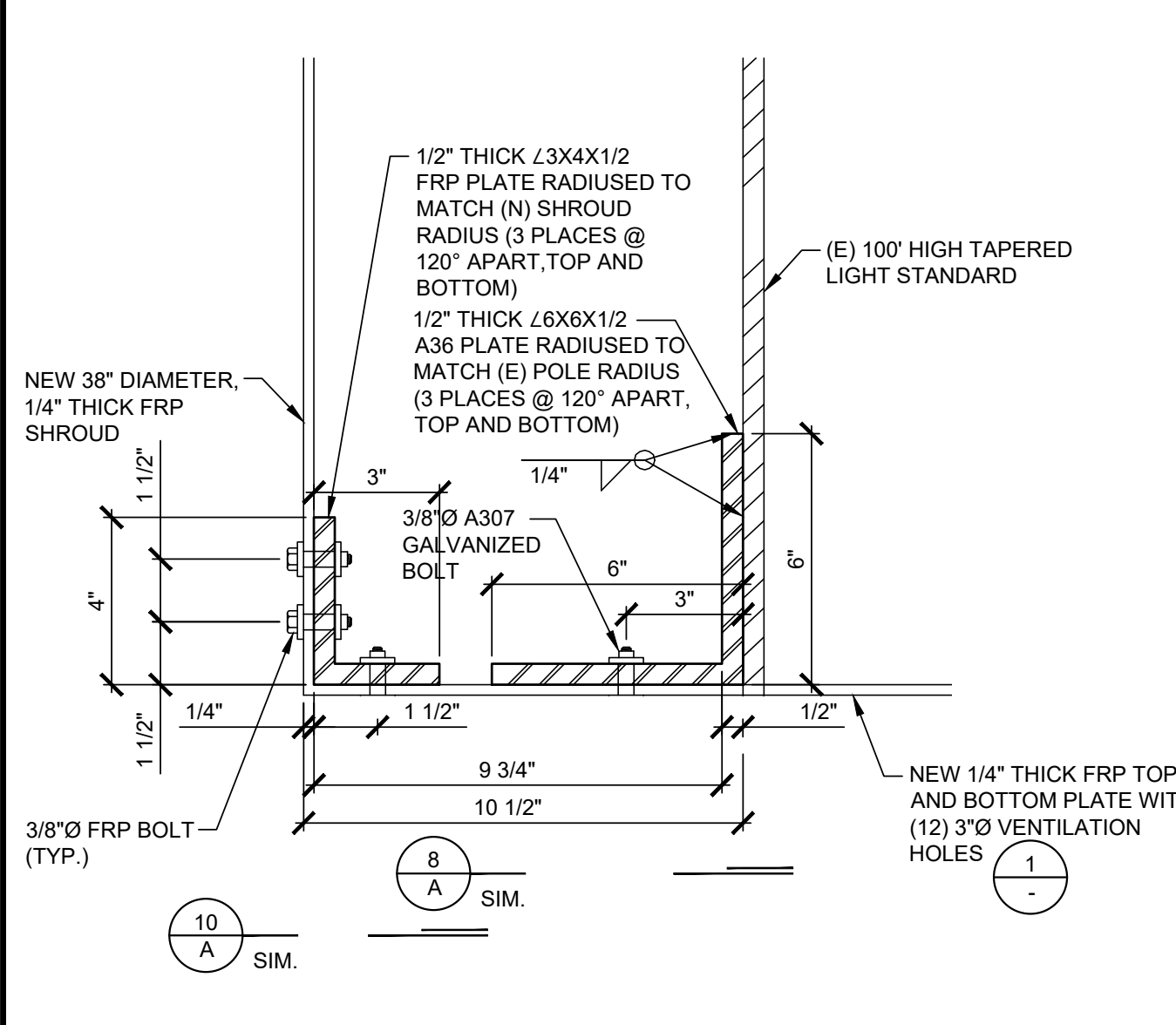
ANTENNA MOUNTING SCALE N.T.S. **2**

ERICSSON 8863
 DIMENSIONS, HxWxD: 18.9 x 14.8" x 6.7"
 w/ PROTRUDING ITEMS
 WEIGHT: 57.4 lbs.

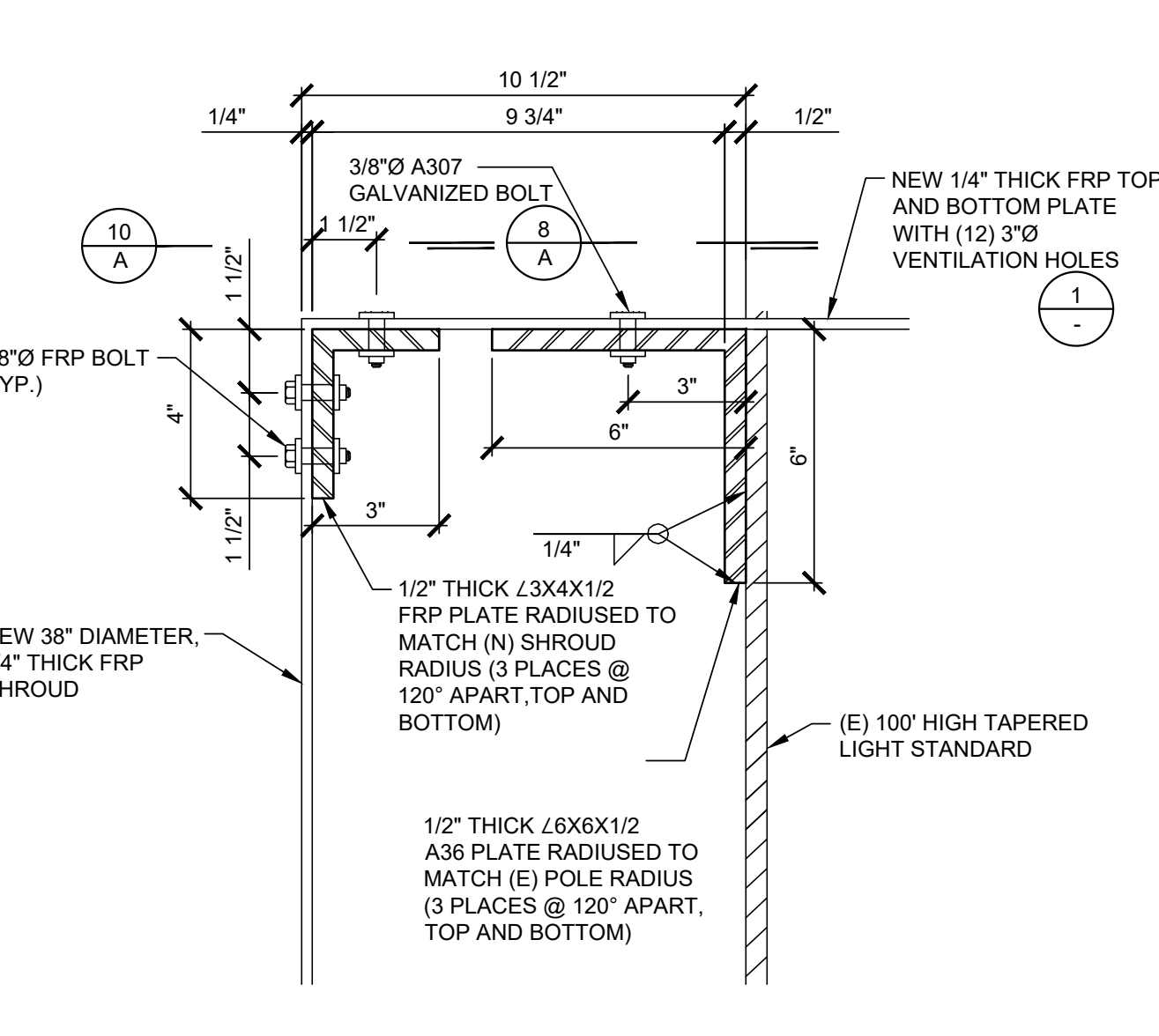
CAPACITY AND SPECIFICATIONS:

- 8Tx/8Rx
- SUPPORT SPLIT MODE (2 x 4T4R AS MULTI SECTOR SOLUTION)
- Tx POWER 8x40W
- 200 MHz IBW TDD
- 2 x 25 Gbps CPRI, (COMPATIBLE TO 10G) CPRI SFP28
- EXTERNAL ANTENNA CALIBRATION
- -48 VDC, MAX 1100 W
- AISG RET SUPPORT VIA RS-485 OR RF CONNECTORS
- CONVECTIONAL COOLING, OPTIONAL FAN FOR INCREASED SITE FLEXIBILITY
- 2 EXTERNAL ALARM
- IP 65, -40° TO 55° C (INCL SOLAR LOAD)

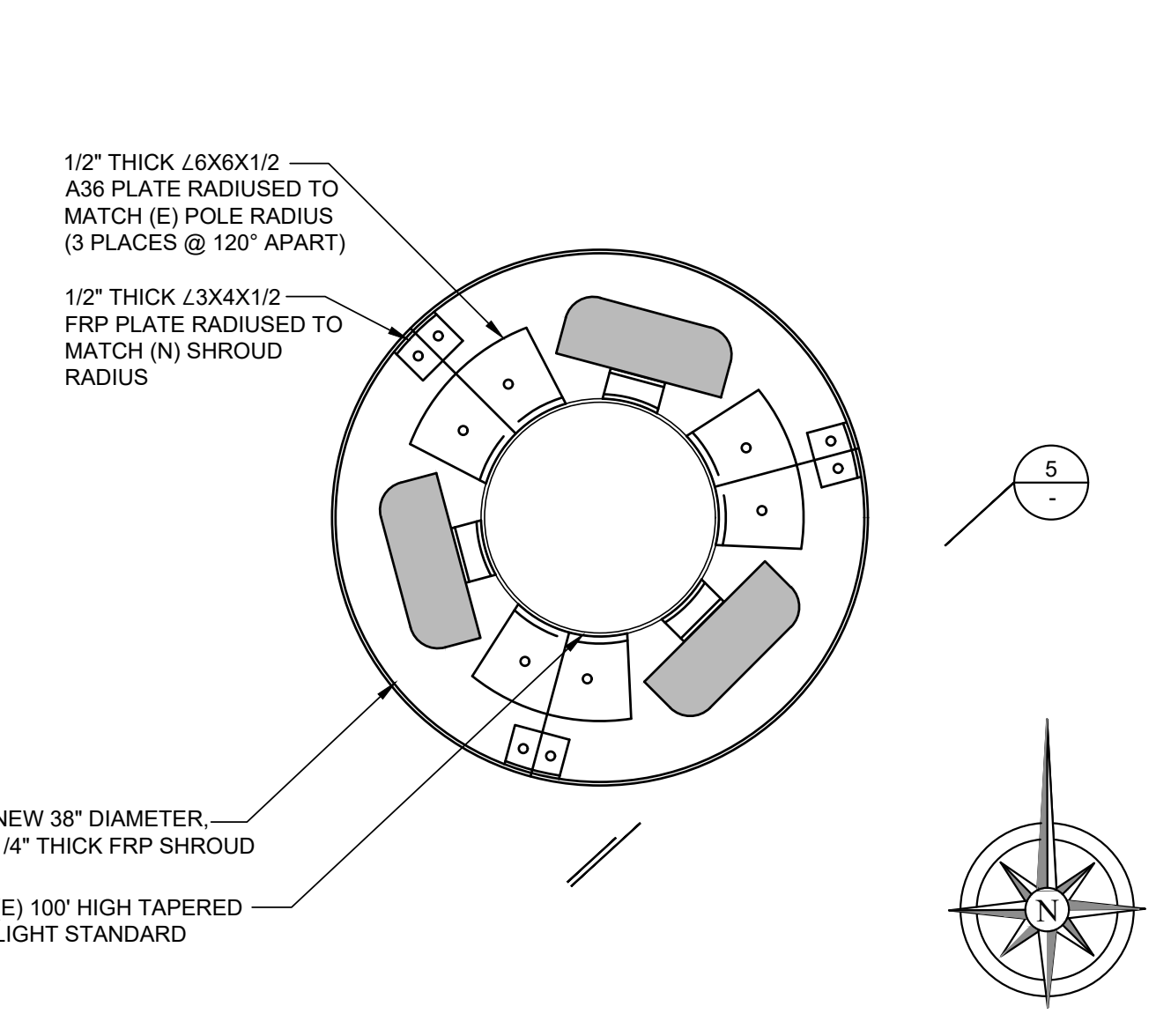
C-BAND RRU SPECIFICATIONS SCALE N.T.S. **12**



SHROUD DETAIL SCALE N.T.S. **9**



SHROUD DETAIL SCALE N.T.S. **6**



RADOME CONNECTION DETAIL SCALE N.T.S. **3**



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DEL NORTE HIGH SCHOOL
 (VERIZON: MAR PLAZA)
 16601 NIGHAWK LANE
 SAN DIEGO, CA 92127
 LIGHT STANDARD

SHEET TITLE

DETAILS

SHEET NUMBER

A-11

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

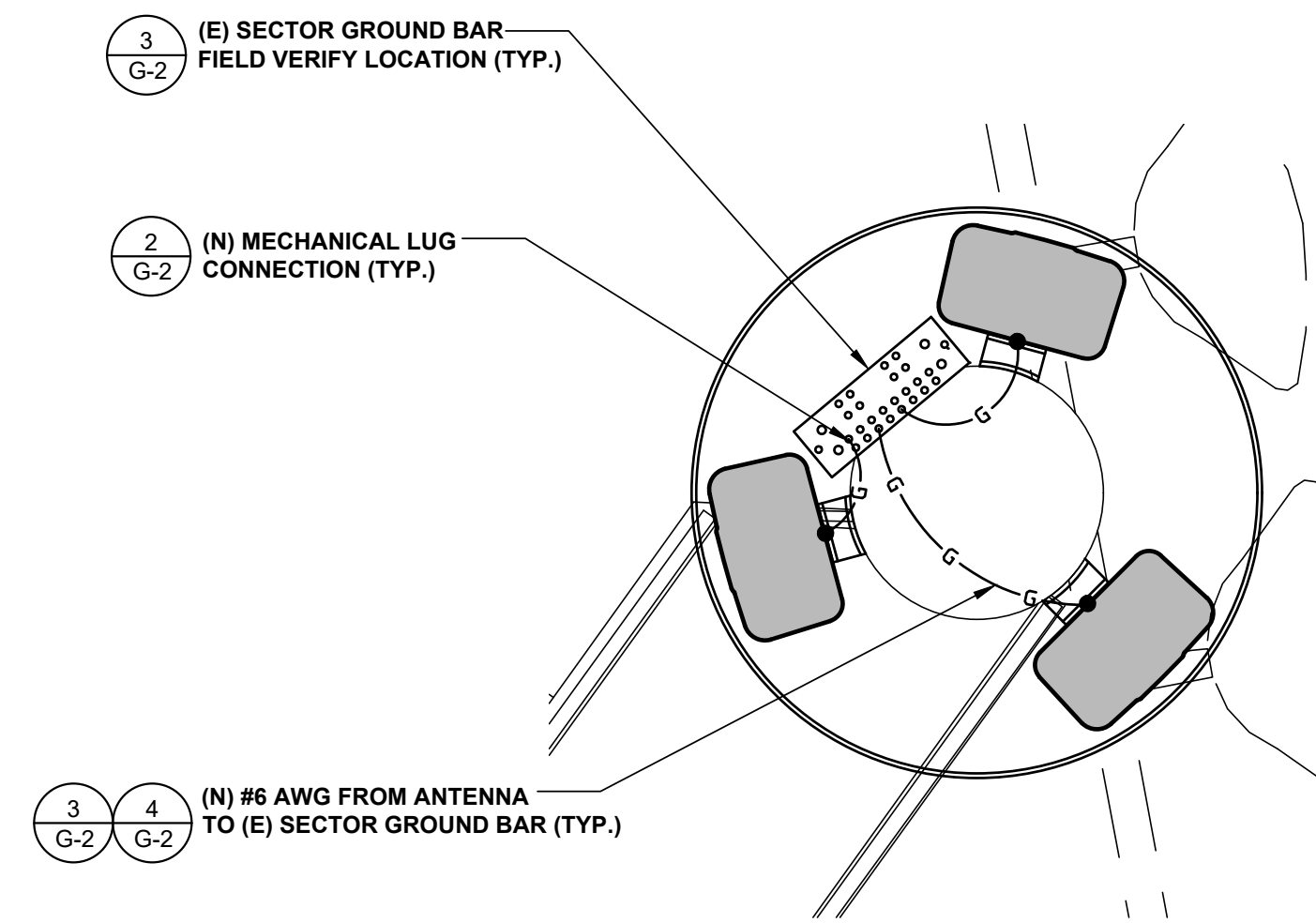
ELECTRICAL GROUNDING SPECIFICATIONS

- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE CALIFORNIA ELECTRICAL CODE CURRENTLY IN EFFECT FOR THE AUTHORITY HAVING JURISDICTION.
- ALL GROUNDING DEVICES SHALL BE U.L. LISTED FOR THEIR INTENDED USE.
- GROUND WIRES SHALL BE TINNED #2 AWG BARE SOLID COPPER UNLESS OTHERWISE NOTED.
- CONNECTIONS OF ALL GROUND WIRES TO THE GROUND RING SHALL BE EXOTHERMIC (CAD-WELDED), UNLESS OTHERWISE NOTED, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND VERIZON WIRELESS BROADBAND STANDARDS.
- GROUNDING CONDUCTORS SHALL BE ROUTED ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. WHEN REQUIRED, GROUND LEADS SHALL BE BENT TO A MINIMUM OF 8" RADIUS.
- WHERE GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO THE GROUND RING, INSTALL WIRE IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM CONNECTION POINT TO 5" BELOW GRADE AND SEAL THE TOP WITH SILICONE SEALANT.
- ALL GROUND BARS SHALL BE TINNED, 1/4" COPPER, SECTOR BARS 2", COLLECTOR AND MGB BARS 4", OF SUFFICIENT LENGTH TO ACCOMMODATE ALL REQUIRED CONNECTIONS WITHOUT DOUBLING LUGS, AND EACH INSTALLED WITH ISOLATORS. WHEN CONNECTING GROUND BARS (WITHIN 10 FEET OF GRADE) DIRECTLY TO THE GROUND RING, 2 EA. #2 SOLID DOWNLEADS SHALL BE CAD-WELDED TO THE GROUND BAR, 1 AT EACH OPPOSITE BOTTOM CORNER, AND EACH SHALL RUN IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM GROUND BAR DOWN TO THE GROUND RING. WHEN CONNECTING SECTOR GROUND BARS, DAISY-CHAIN THE GROUND BARS AND RUN 1 EA. #2 AWG STRANDED COPPER WIRE WITH THWN INSULATION FROM THE MIDDLE GROUND BAR TO THE GROUND RING AND CAD-WELD TO THE RING.
- WHEN ATTACHING STRANDED GROUND LEADS TO THE GROUND BARS, 2 HOLE COMPRESSION LUGS SHALL BE USED, PROTECT WITH WEATHERPROOF HEAT SHRINK, AND WITH A THIN COAT OF "KOPR SHIELD" OR EQUIVALENT PROPERLY APPLIED AND ATTACHED ONLY WITH STAINLESS STEEL HARDWARE.
- WHEN GROUNDING EQUIPMENT ENCLOSURES, PANELS, FRAMES, AND OTHER METAL APPARATUS, A #6 AWG STRANDED COPPER WIRE WITH THWN INSULATION SHALL BE ATTACHED UTILIZING A 2 HOLE COMPRESSION TYPE LUG, PROTECTED WITH WEATHERPROOF HEAT A CLEAN AND CORROSION FREE METALLIC SURFACE UTILIZING STAINLESS STEEL SELF-TAPPING SCREWS AS NOTED IN NOTE 10 BELOW.
- PREPARE ALL BONDING SURFACES FOR GROUND CONNECTIONS BY REMOVING ANY AND ALL PAINT AND CORROSION TO SHINY METAL. FOLLOWING CAD-WELDED CONNECTIONS TO NON-COPPER SURFACES, APPLY ONE COAT OF ANY ANTI-OXIDIZING PAINT, "COLD GALV" OR EQUIVALENT.
- GROUND RODS SHALL BE COPPER-CLAD STEEL 5/8"x10", SPACED NO LESS THAN 10' ON CENTER.
- ALL GROUND SYSTEM CONDUCTORS AND CONDUITS SHALL BE SECURED UTILIZING ONLY NONMETALLIC, NON-CONDUCTIVE, UV RATED CLAMPS, BRACKET, AND OR SUPPORTS.
- WHEN REQUIRED, THE CONTRACTOR SHALL ENGAGE THE SERVICES OF AN INDEPENDENT TESTING FIRM TO VERIFY, UTILIZING A MEGGER TEST, THAT THE RESISTANCE TO EARTH OF THE (N) GROUND SYSTEM IS EQUAL TO OR LESS THAN 5 (OHMS). A COPY OF THE COMPLETE TESTING REPORT SHALL BE PROVIDED TO THE VERIZON REPRESENTATIVE.
- ALL MATERIALS AND HARDWARE SHALL BE INSTALLED IN A WORKMAN-LIKE MANNER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND DEFINED IN NFPA-70 AND APPROVED BY A,H,J.

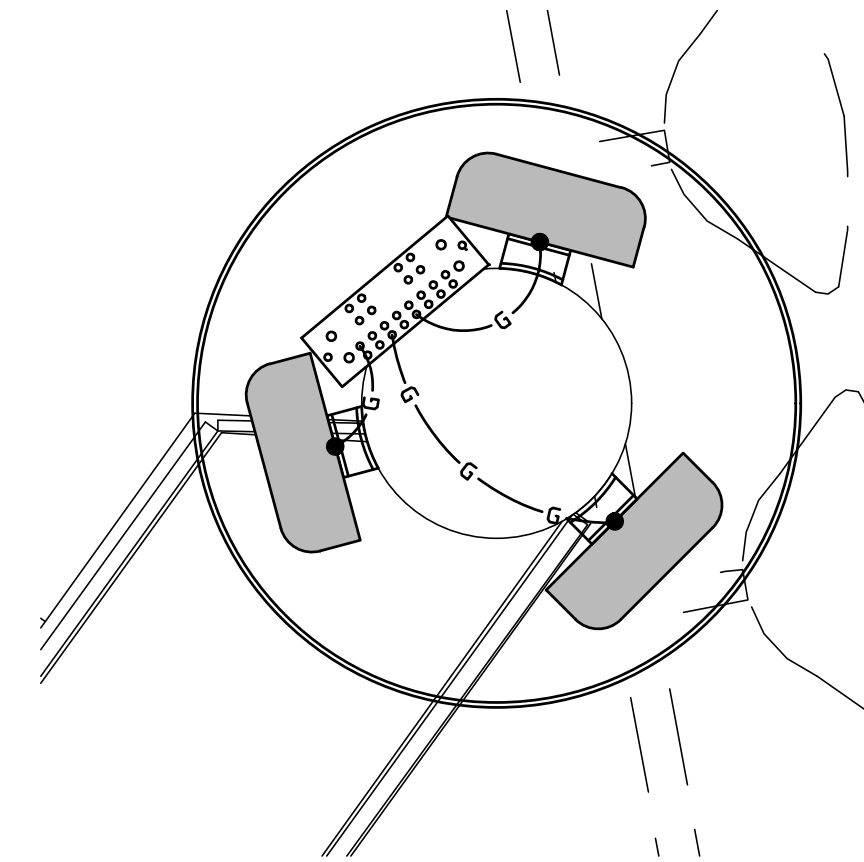
LEGEND	
■	EXOTHERMIC CONNECTION
●	MECHANICAL CONNECTION
▬	EQUIPMENT GROUND BAR
▬	ANTENNA GROUND BAR (AS REQUIRED)
▬	#2 AWG GROUND LEAD (AS REQUIRED)

NOTE:

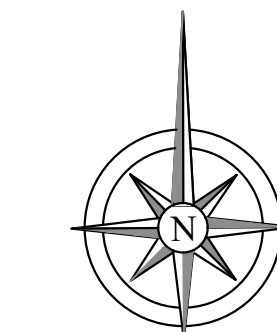
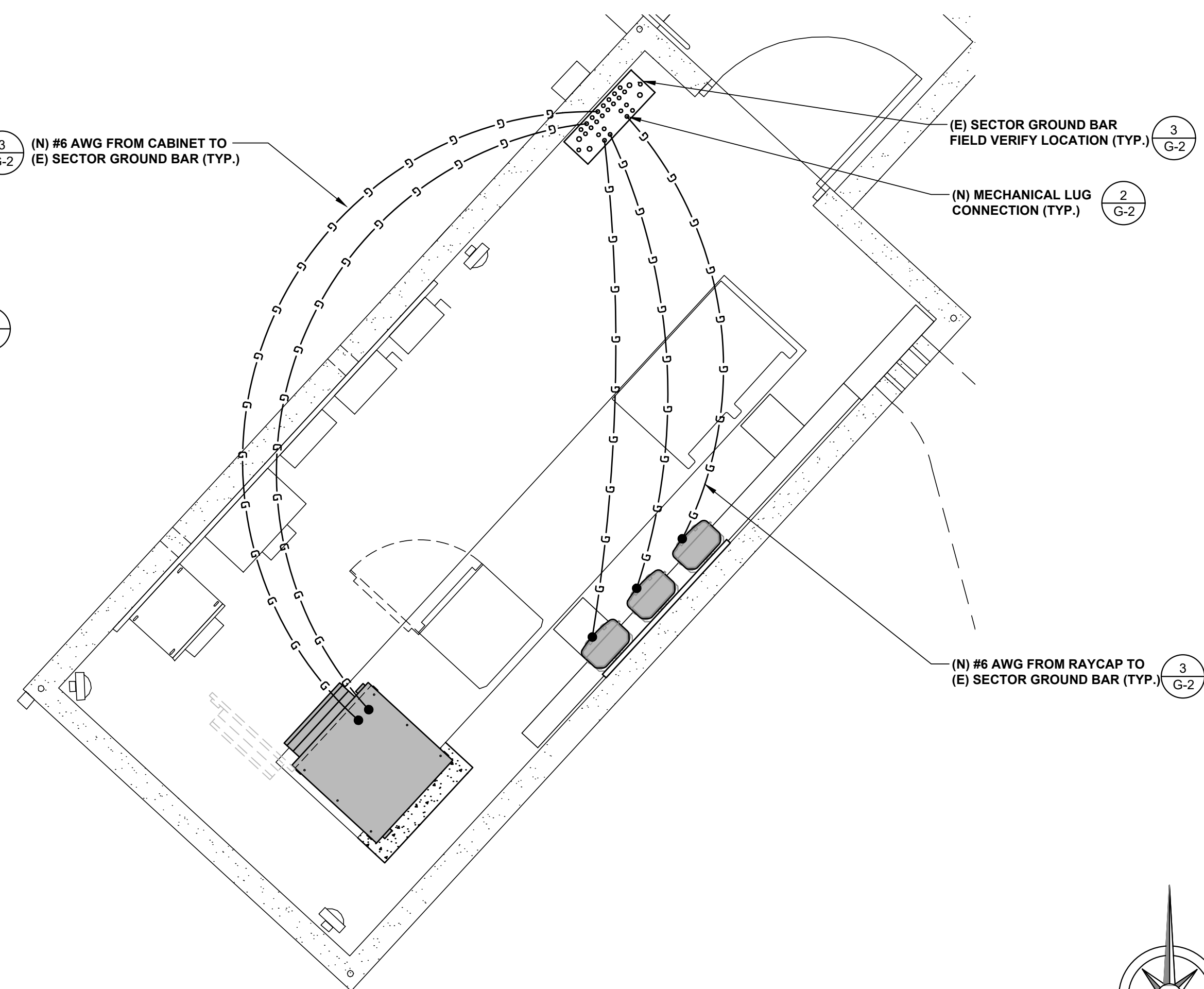
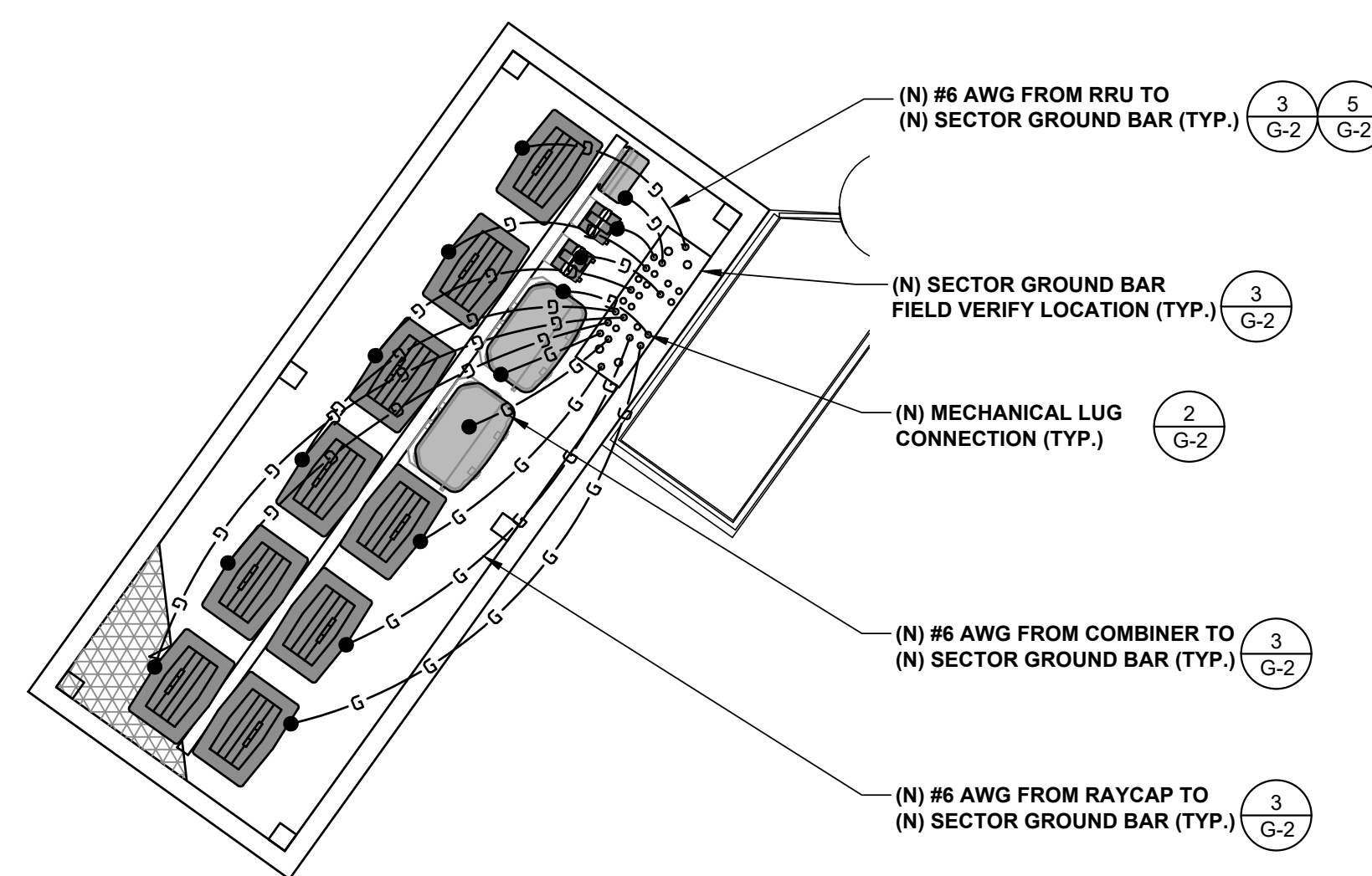
- CONTRACTOR TO REPLACE ALL MISSING GROUND BARS AND GROUNDING CONNECTIONS AS REQUIRED.
- (N) MOUNTING PIPE(S) INSTALLED FOR MODIFICATION SHALL HAVE AN EXOTHERMIC WELD THAT LEADS TO THE (E) SECTOR GROUND BAR. A MECHANICAL LUG CONNECTION SHALL OCCUR AT (E) SECTOR GROUND BAR.



60'-9"



67'-0"



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DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)
16601 NIGHAWK LANE
SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE
GROUNDING PLAN

SHEET NUMBER
G-1

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

NOTES & LEGEND

1

ANTENNA GROUNDING PLAN

SCALE
N.T.S.

2

NOT USED

SCALE N.T.S. 10

NOT USED

SCALE N.T.S. 7

ANTENNA AND/OR GPS CABLE CONNECTION

WEATHERPROOFING KIT (SEE NOTE 3)
ANTENNA CABLE
CABLE CONNECTOR
CABLE GROUND KIT
#6 AWG STRANDED Cu WIRE WITH GREEN, 600V, THWN INSULATION OR BLACK (GROUNDED TO GROUND BAR)

ANTENNA AND/OR GPS CABLE CONNECTION

NOTES:

- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
- GROUNING KIT TYPE SHALL BE APPROVED BY VERIZONW PRIOR TO INSTALLATION
- WEATHERPROOFING SHALL INCORPORATE PPC WEATHERPROOFING TAPE KIT, COLD SHRINK SHALL NOT BE USED.

EXOTHERMIC WELDING

TYPE HS TYPE 2-YA-2 TYPE XA TYPE YA-2 TYPE GT
TYPE TA TYPE VN TYPE NC TYPE SS TYPE GY
TYPE VV TYPE VS TYPE VB TYPE PT TYPE GR

NOTE:
ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.

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NOT USED

SCALE N.T.S. 11

NOT USED

SCALE N.T.S. 8

CABLE GROUNDING

RRU, PER PLAN
#6 AWG
1/2" NUT & WASHERS

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT

HEAT SHRINK (CLEAR HEAT SHRINK INDOOR & BLACK HEAT SHRINK OUTDOOR)
BURNDY GROUND LUG (SEE TABLE FOR SIZE AND MODEL)
NUT (TYP.)
LOCK WASHER (TYP.)
FLAT WASHER (TYP.)
GROUND BAR
FLAT WASHER (TYP.)
BOLT (TYP.)
GROUNDING CONDUCTOR

NOTES:

- ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER, LOCK WASHER AND NUT.
- COPPER SHIELD, ANTI-OX, CR NO-OX OR EQUIVALENT SHALL BE PLACE WHERE ALL DISSIMILAR METALS CONNECT.
- ALL LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL LUGS MUST HAVE INSPECTION WINDOWS.

MECHANICAL LUG

NOTES:

- PROVIDE NO-OX GREASE AT CONTACT SURFACE BETWEEN LUG AND GROUND BAR
- CONTRACTOR WILL VERIFY BUSS BAR GROUNDING TO THE TOWER OR RING.
- GROUND BARS AT BOTTOM OF TOWERS OR MONOPOLES SHALL USE EXOTHERMIC CONNECTION.

RRU, ANTENNA, RAYCAP AND TMA GROUNDING KITS:
#6 AWG STRANDED Cu WIRE WITH GREEN, 600V, THWN INSULATION OR BLACK
TWO-HOLE LUG, BOLTED TO GROUND BAR USING 3/8" - 16 x 1 1/4" STAINLESS STEEL HEX UNIT BOLTS AND HARDWARE.
EXISTING 4"x12"x1/4" THK., TINNED GROUND BAR ON WALL, FLOOR OR ON ANTENNA TOWER
EXOTHERMIC WELD
EXISTING #2 AWG SOLID TINNED BARE CU WIRE TO EXISTING TOWER GROUND BAR OR MAIN GROUND BAR

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DEL NORTE HIGH SCHOOL
(VERIZON: MAR PLAZA)

16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127

LIGHT STANDARD

SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

G-2

NOT USED

SCALE N.T.S. 12

NOT USED

SCALE N.T.S. 9

NOT USED

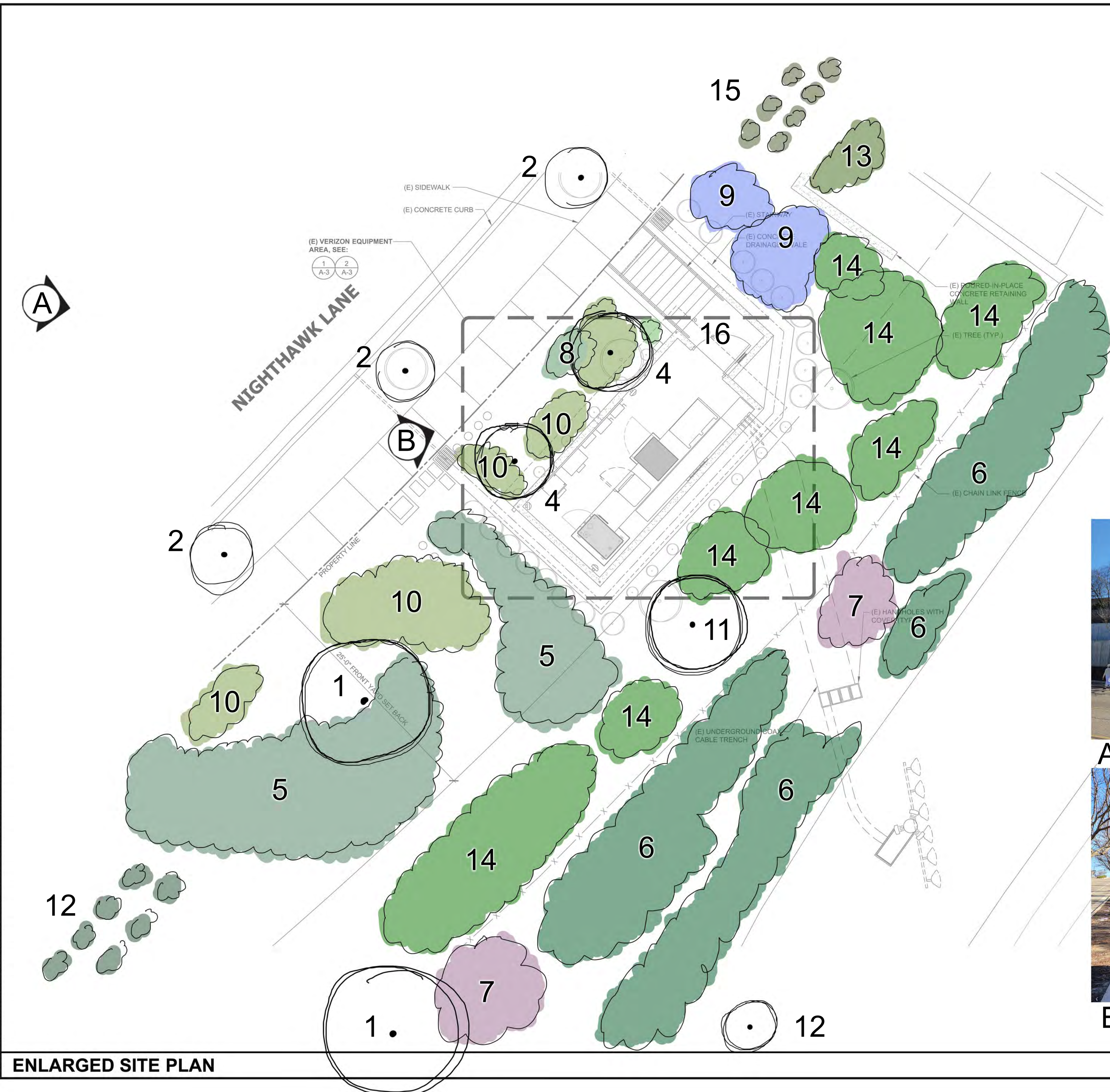
SCALE N.T.S. 6

SECTOR GROUND BAR

SCALE N.T.S. 3

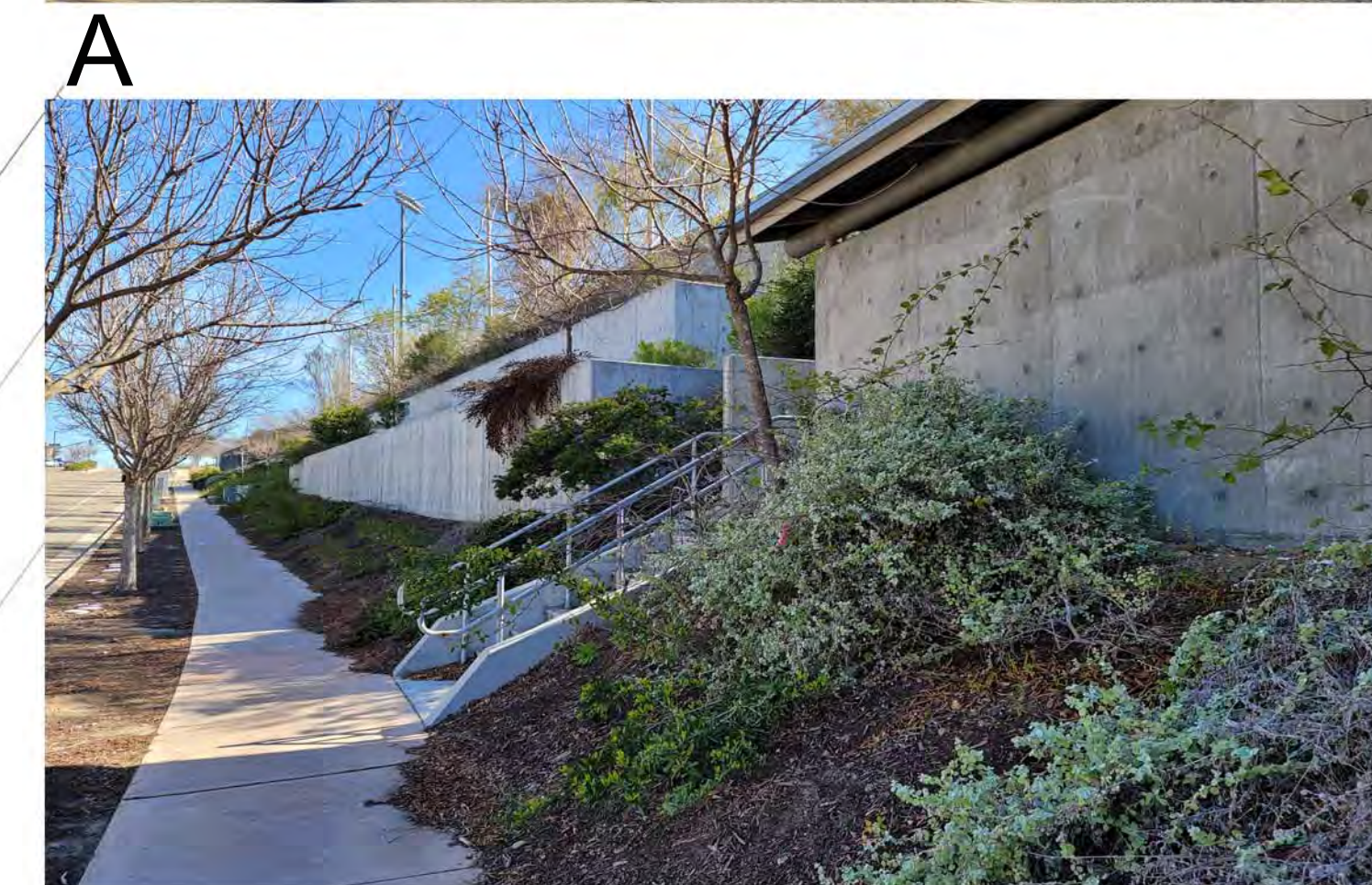
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EXISTING PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
1 Pinus eldarica	Afghan Pine	25' high x 15' wide
2 Zelkova serrata	Japanese zelkova	16' high x 16' wide
3 Melaleuca quinquenervia	Cajeput tree	35' high x 15' wide
4 Pyrus kawakamii	Evergreen Per	12' high x 10' wide
5 Acacia redolens	Prostrate Acacia	4' high x 8' wide
6 Carissa macrocarpa	Natal Plum	3' high x 4' wide
7 Melaleuca nesophylla	Pink Melaleuca	8' high x 8' wide
8 Pyracantha spp.	Firethorn	3.5' high x 5' wide
9 Ceanothus spp	California Lilac	4.5' high x 8' wide
10 Salvia apiana	White sage	4' high x 4' wide
11 Jacaranda mimosifolia	Jacaranda	20' high x 15' wide
12 Pennisetum 'Rubrum'	Purple Fountain Grass	4' high x 4' wide
13 Rosmarinus o. 'Prostratus'	Dwarf Rosemary	3' high x 8' wide
14 Baccharis pilularis	Coyote brush	4' high x 8' wide
15 Callistemon 'Little John'	Dwarf Bottlebrush	3' high x 3' wide
16 Muhlenbergia rigens	Deer Grass	3' high x 3' wide



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16601 NIGHTHAWK LANE
SAN DIEGO, CA 92127
LIGHT STANDARD

SHEET TITLE
EXISTING LANDSCAPE

SHEET NUMBER
L-1

ENLARGED SITE PLAN

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1