



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 22, 2015

REPORT NO. HO 15-093

ATTENTION: Hearing Officer

SUBJECT: Verizon – Mount Acadia
PROJECT NUMBER: 316241

LOCATION: 3520 Mount Acadia Boulevard

APPLICANT: Verizon Wireless (Permittee)/
Potters House Christian Fellowship
Church of San Diego (Owner)

SUMMARY

Issue: Should the Hearing Officer approve a Neighborhood Development Permit (NDP) and a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) located at 3520 Mt. Acadia Boulevard in the Clairemont Mesa Community Plan area?

Staff Recommendation: APPROVE NDP No. 1500159 and CUP No. 1500158.

Community Planning Group Recommendation: The Clairemont Community Planning Group voted to recommend approval of this project, 12-0-0 at the August 20, 2013 meeting. (Attachment 8)

Environmental Review: This project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 8, 2015, and the opportunity to appeal that determination ended June 22, 2015. (Attachment 7)

BACKGROUND & DISCUSSION

Verizon – Mount Acadia is an application for a Wireless Communication Facility (WCF), consisting of antennas located inside an existing open-air church monument structure, proposed to be enclosed with radio-frequency (RF) transparent panels, designed to conceal the antennas and other components associated with the WCF. The project is located at 3520 Mount Acadia

Boulevard. The property is zoned RM-1-1 and is located in the Clairemont Mesa Community Plan area. (Attachments 1, 2, 3, and 4)

WCF are permitted in residential zones, with a non-residential use, where there is a day care/elementary school use on site with a CUP, Process Three [LDC §141.0420(e)]. WCF with equipment enclosures exceeding 250 square-feet are permitted with an NDP, Process Two [LDC §126.0402(m)]. This WCF is located on a property containing a non-residential use in a residential zone, with an on-site day care and elementary school. In addition, the equipment area, including space for an emergency generator, is 351 square-feet. Therefore, this WCF requires the approval of a CUP and NDP, Process Three.

This project is located in the Clairemont Mesa 30-foot Height Limit Overlay Zone. In accordance with the Previously Conforming Premises and Uses regulations, Land Development Code (LDC) §127.0101, the applicant is proposing to alter a previously conforming 91-foot 5-inch tall church monument structure. The existing open-air structure will be enclosed with RF-transparent paneling, which will not expand the structural envelope of the existing structure. In accordance with LDC Table 127-01A, this alteration is permitted as a Process One approval. A condition has been added to the permit to prohibit the expansion of the height or structural envelope of the existing monument structure.

The WCF Regulations require that applicants use all reasonable means to conceal or minimize the visual impacts of WCFs through integration, which includes the use of architecture, landscape, and siting solutions. This project has been designed to provide wireless coverage to the surrounding predominantly residential development in a way that is respectful of the neighborhood context. To accomplish this, the applicant is locating antennas in an existing 91-foot 5-inch tall vertical architectural element, which will be modified in order to conceal antennas and other equipment associated with the WCF. Per a recommendation from the community group, some sides of the monument structure will be painted to match the adjacent church roof, while other sides will be painted to blend in with the sky. (Attachment 10) To further integrate with the community and improve the appearance of the WCF as viewed from the public right-of-way, 17 street trees are proposed around the perimeter of the church property.

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCFs should be minimized by concealing WCFs in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by locating the antennas within an existing modified church monument structure. Equipment associated with the antennas is located in an enclosure at the base of the structure, not readily visible from the right-of-way. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

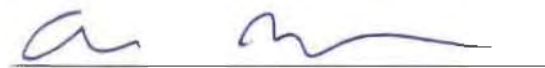
Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft

findings have been made in the affirmative to approve the CUP. Therefore, Staff recommends approval of NDP No. 1500159 and CUP No. 1500158.

ALTERNATIVES

1. Approve NDP No. 1500159 and CUP No. 1500158, with modifications.
2. Deny NDP No. 1500159 and CUP No. 1500158, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

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



Aerial Photo
Verizon Mount Acadia – Project Number 316241
 3520 Mount Acadia Boulevard



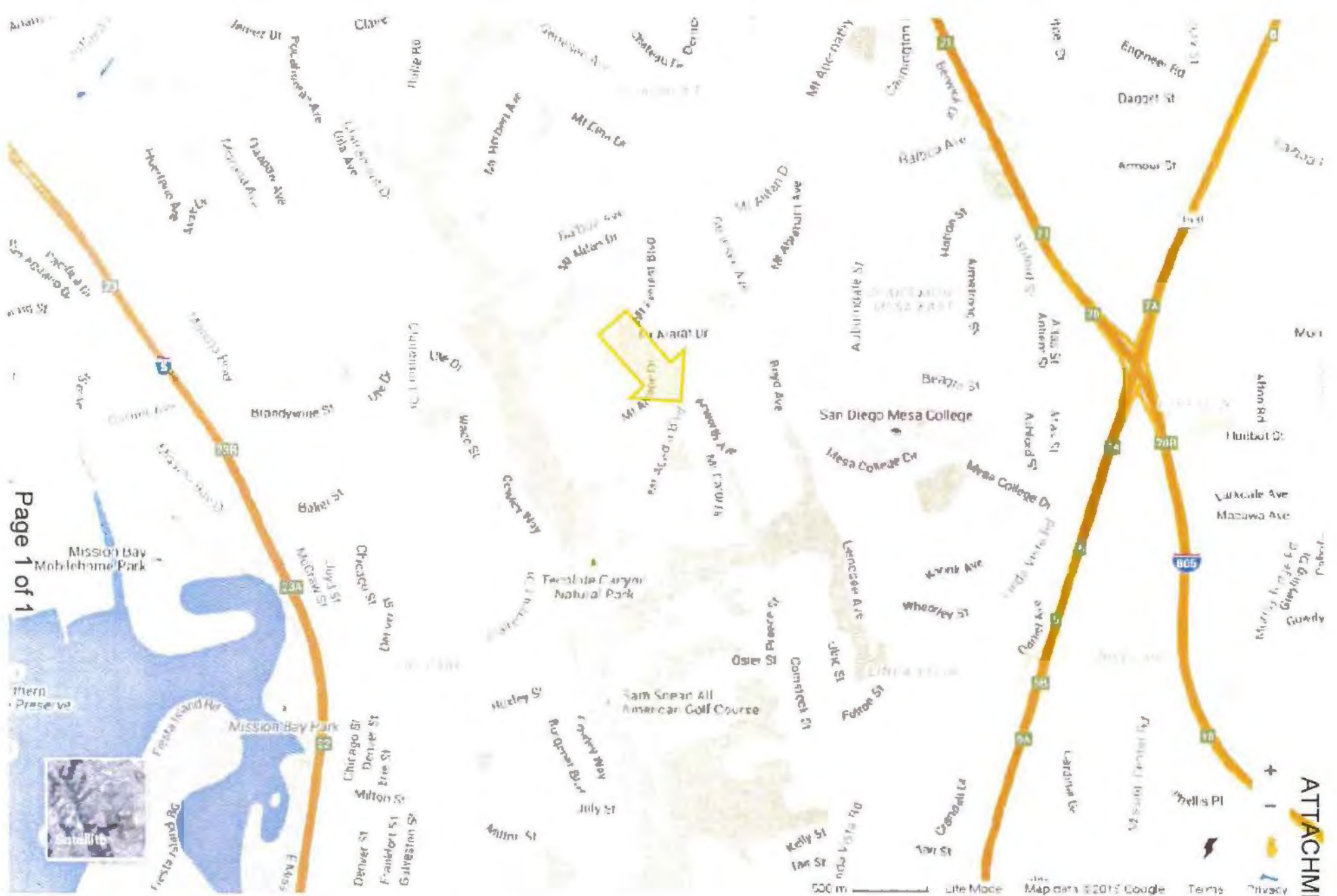
Designated as Residential



Community Plan Land Use Designation

Verizon Mount Acadia – Project Number 316241

3520 Mount Acadia Boulevard



Project Location Map
Verizon Mount Acacia – Project Number 316241
3520 Mount Acacia Boulevard



PROJECT DATA SHEET		
PROJECT NAME:	Verizon – Mount Acadia	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of six panel antennas located within an existing tower element behind new radio-frequency (RF) screening. Equipment associated with the antennas is proposed at the base of the tower.	
COMMUNITY PLAN AREA:	Clairemont Mesa	
DISCRETIONARY ACTIONS:	Neighborhood Development Permit and Conditional Use Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RM-1-1 HEIGHT LIMIT: 30' FRONT SETBACK: 15'/20' SIDE SETBACK: 5'/8' REAR SETBACK: 15'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial, CN-1-2	Commercial
SOUTH:	Residential, RS-1-7	Residential
EAST:	Residential, RS-1-7	Residential
WEST:	Residential, RS-1-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Clairemont Mesa Community Planning Group voted to recommend approval of this project 12-0-0 at their August 20, 2013 meeting.	

**HEARING OFFICER RESOLUTION NO. HO-XXXX
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1500159
CONDITIONAL USE PERMIT NO. 1500158
VERIZON – MOUNT ACADIA
PROJECT NO. 316241**

WHEREAS, POTTERS HOUSE CHRISTIAN FELLOWSHIP CHURCH OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of six panel antennas mounted within an existing monument tower, behind new radio-frequency (RF) transparent screening, with equipment and an emergency generator located at the base of the tower (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1500159 and 1500158);

WHEREAS, the project site is located at 3520 Mount Acadia Boulevard in the RM-1-1 zone of the Clairemont Mesa community plan area;

WHEREAS, the project site is legally described as: Parcel 1: Lot 434 of Clairemont Park Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3698, filed in the Office of the County Recorder of San Diego County, August 23, 1957; and, Parcel 2: All that portion of Lot 434 of Clairemont Park, Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3698, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on June 8, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) of the State CEQA Guidelines 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 July 22, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1500158 and Neighborhood Development Permit No. 1500159 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated July 22, 2015.

FINDINGS:

Neighborhood Development Permit - Section 126.0404

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

While the Clairemont Mesa Community Plan does not specifically address WCF, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or

blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of six panel antennas mounted within an existing church monument tower behind new radio-frequency (RF) transparent screening. The equipment associated with the antennas will be located in an enclosure at the base of the tower. This project complies with the City's General Plan requirements by locating the antennas in an architecturally integrated tower, designed to integrate the WCF with the neighborhood in a way that is visually compatible and not intrusive. Conditions have been added to the permit to restrict any future expansion of the monument tower. The equipment associated with the WCF, located at the base of the tower, is minimally visible. Based on the design of this facility, the proposed development will not adversely affect the applicable land use plan.

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

The project consists of six panel antennas located behind new architecturally integrated radio-frequency (RF) transparent screening on an existing church monument structure. Equipment associated with the antennas is located at the base of the tower. The project is located at 3520 Mount Acadia Boulevard, and is located in the Clairemont Mesa Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities has been provided. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

The project complies with the regulations of the Wireless Communication Facility Regulations, Land Development Code Section 141.0420, and with the zone development requirements of the

RM-1-1 zone. WCF are permitted in residential zones, where a non-residential use exists, with the processing of a CUP, Process Three, when there is a day care operating on-site, as is the case with this project. The project has been designed to be minimally visible and architecturally integrated, in compliance with the WCF Design Requirements. Seventeen street trees will be installed along the street frontage which will assist in camouflaging and integrating the WCF with the neighborhood. Based on these considerations, the project complies with the regulations of the Land Development Code.

Conditional Use Permit - Section 126.0305

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

While the Clairemont Mesa Community Plan does not specifically address WCF, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of six panel antennas mounted within an existing church monument tower behind new radio-frequency (RF) transparent screening. The equipment associated with the antennas will be located in an enclosure at the base of the tower. This project complies with the City's General Plan requirements by locating the antennas in an architecturally integrated tower, designed to integrate the WCF with the neighborhood in a way that is visually compatible and not intrusive. Conditions have been added to the permit to restrict any future expansion of the monument tower. The equipment associated with the WCF, located at the base of the tower, is minimally visible. Based on the design of this facility, the proposed development will not adversely affect the applicable land use plan.

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

The project consists of six panel antennas located behind new architecturally integrated radio-frequency (RF) transparent screening on an existing church monument structure. Equipment associated with the antennas is located at the base of the tower. The project is located at 3520 Mount Acadia Boulevard, and is located in the Clairemont Mesa Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply

with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities has been provided. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

The project complies with the regulations of the Wireless Communication Facility Regulations, Land Development Code Section 141.0420, and with the zone development requirements of the RM-1-1 zone. WCF are permitted in residential zones, with a non-residential use, with the processing of a CUP, Process Three, when there is a day care operating on-site, as is the case with this project. The project has been designed to be minimally visible and architecturally integrated, in compliance with the WCF Design Requirements. Seventeen street trees will be installed along the street frontage which will assist in camouflaging and integrating the WCF with the neighborhood. Based on these considerations, the project complies with the regulations of the Land Development Code.

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

Council Policy 600-43 and the WCF Regulations, LDC Section 141.0420, encourage WCF to locate in commercial and industrial zones, by providing a lower permit process level for WCF in those zones. WCF located in residential zones are permitted with a higher permit process level. Wireless carriers are required to provide coverage throughout their FCC license area, however, and WCF are permitted throughout the City. This WCF proposes to utilize an existing church monument tower to support antennas. The tower is currently an open design, but Verizon proposes to add radio-frequency transparent material to conceal the antennas and associated components, while maintaining the overall architectural context of the original design. This WCF is permitted with the processing of a CUP, Process Three. In addition, the applicant has provided justification for this location, which is provided as an attachment in the Report to the Hearing Officer. The WCF has been designed to utilize an existing neighborhood vertical element that will not detract from the original tower design and will remain respectful of the neighborhood context. Seventeen street trees located along the public right-of-way adjacent to the project will minimize any potential improve the appearance of the WCF as seen from the neighborhood. Equipment associated with the WCF is located in an unobtrusive enclosure at the base of the tower. Based on the permits required and the sensitive design of this WCF, the use is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Conditional Use Permit No. 1500158 and Neighborhood Development Permit No. 1500159 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1500158 and 1500159, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: July 22, 2015

Internal Order No. 24003624

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003624

CONDITIONAL USE PERMIT NO. 1500158
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1500159
VERIZON MOUNT ACADIA – PROJECT NUMBER 316241
HEARING OFFICER

This CONDITIONAL USE PERMIT (CUP) NO. 1500158 and NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1500159 is granted by the HEARING OFFICER of the City of San Diego to POTTERS HOUSE CHRISTIAN FELLOWSHIP CHURCH OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0404, and 126.0305. The site is located at 3520 Mount Acadia Boulevard in the RM-1-1 zone of the Clairemont Mesa community plan area. The project site is legally described as: Parcel 1: Lot 434 of Clairemont Park Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3698, filed in the Office of the County Recorder of San Diego County, August 23, 1957; and, Parcel 2: All that portion of Lot 434 of Clairemont Park, Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3698, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 22, 2015, on file in the Development Services Department.

The project shall include:

- a. Six (6) 72.72" by 11.85" by 7.1" panel antennas and one (1) 2' diameter microwave dish antenna enclosed within an existing 71'-5" tall retrofitted monument tower (with a cross on top of the tower reaching a total of 91'-5" tall) with equipment and an emergency power generator located within a 351 square-foot equipment enclosure at the base of the monument tower.

- b. Utilizing an existing monument structure and concealing the antennas within the structure results in a stealth design, based on the dimensions (height and width) of the monument structure shown on Exhibit "A";
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **August 5, 2018**.
2. This Conditional Use Permit [CUP] and corresponding use of this site **shall expire on August 5, 2025**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

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

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

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

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

City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AIRPORT REQUIREMENTS:

14. Prior to issuance of a building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

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

16. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

17. The project proposes to export 35 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

18. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Mount Acadia Blvd Right-of-Way.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Landscape plans shall show the seventeen (17) proposed street trees.

20. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

21. All required landscape, including in the rights-of-way shall be maintained by the Owner/Permittee in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.

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

PLANNING/DESIGN REQUIREMENTS:

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

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

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

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

27. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

28. No overhead cabling is allowed for this project.

29. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

30. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

31. The Permittee shall ensure that the WCF remains in compliance with FCC regulations pertaining to radio frequency/electromagnetic energy emissions.

32. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

33. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

34. Use of or replacement of any building façade or mechanical screen with radio-frequency (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.

35. The existing structural envelope of the monument tower structure must be maintained and shall not be expanded. No increase in height or expansion of the building envelope of the monument tower is permitted with this approval.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at ahampton@sanidiego.gov to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on July 22, 2015 and [Approved Resolution Number].

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
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.**

POTTERS HOUSE CHRISTIAN
FELLOWSHIP CHURCH OF SAN DIEGO
Owner

By _____
NAME
TITLE

VERIZON WIRELESS
Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: 6/8/2015

**NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24003624

PROJECT NAME/NUMBER: Verizon Mount Acadia/316241

COMMUNITY PLAN AREA: Clairemont Mesa Community Planning Area

COUNCIL DISTRICT: 6

LOCATION: The site is located at 3520 Mount Acadia Boulevard San Diego, CA 92111.

PROJECT DESCRIPTION: A conditional use permit (CUP) and neighborhood development permit (NDP) for the permitting of a wireless communication facility (WCF). The project would install antennas within an existing 91 foot tall church monument structure, with proposed radio-frequency transparent screening. A new concrete block enclosure would be constructed that would house equipment associated with antennas. The proposed WCF would be located at an existing developed church site and is zoned RM-1-1 and is within Council District 6 in the Clairemont Mesa 30' Height Limit overlay.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15303 (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: Environmental Analysis Section, City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction of limited numbers of new, small facilities and the installation of small new equipment. Since the project is permitting an allowable use which would not substantially increase capacity and is only doing minor physical modifications to the site the exemption is appropriate. Furthermore, since the WCF would occur on a developed site lacking sensitive resources the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501 San Diego, CA
 92101
PHONE NUMBER: (619) 446-5349

On 6/8/2015 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal period would end on 6/22/15. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

Clairemont Community Planning Group (CCPG)

Minutes of the Meeting of
August 20, 2013
North Clairemont Friendship Center

P Jeff Barfield-Chair	P Jack Carpenter	A Richard Jensen	P Michael Sullivan
P Fiona Theseira –Vice Chair	P Keith Hartz	A Billy Paul	P Donald Steele
P Delana Hardacre-Secretary	P Debra Howell	P Michael Puente	A Jacob Welhouse
P Susan Mournian-Treasurer	A Travis Jaedtke	P Margie Schmidt	P Scott Wentworth

P – Present A - Absent

Item 1. Call to Order / Roll Call

Meeting was called to order at 6:30 p.m. by Chair Jeff Barfield. Roll call was taken and a quorum present.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 3-minute time limit per speaker.

Public:

What is the status of the Northwest corner Balboa and Clairemont Drive? Jeff Barfield responded it was on the agenda in February 2011 as an information item only. It will be on next month's agenda.

Chris O'Connell – Clairemont has AOB (Academy of Business Technology) fund raiser for student scholarships Saturday, August 24th at the San Diego Hall of Champions. He left flyers on the back table.

Committee Members:

Susan Mournian – has contacted the Morena Business District to see why a tree was removed on Ashton. These trees were planted with a grant from a forestry group in 2007. Currently the snmp is sticking up and a potential tripping hazard. It was suggested that Susan should send email to Ian Clampett.

Don Steele – mentioned that the stoplights and walk lights should having timing checked at the cross area from South to North side of Balboa near Panera. He felt there is not adequate time to cross before the traffic receives the turn light. Ernie Navarro will look into having the traffic timing checked.

Scott Wentworth – would like to know what is going on with the vacant lot on Clairemont Drive and Denver Street. Once again, it is turning into an eyesore. Weeds have grown back. After much intervention last year, the city got this lot cleaned up. Scott to send an email to Ian Clampett and he will look into it.

Item 3. Modifications to the Agenda – Requires 2/3 approval.

None

Item 4. Approval of Minutes

Motion by Jack Carpenter to approve minutes for July 16, 2013, second by Susan Mournian.

Vote: 7-0-4 Motion Passes

Item 5. Council Representative Reports

District 2 Council Report (Ian Clampett, Community Liaison, iclampett@sandiego.gov)

Ian reported despite all that is going on with the mayor's office, business is getting done at city hall and moving forward. Kevin Faulconer is working closely with Lorie Zapf to come up with a plan to give economic incentives to retain our police force as half the force can retire in 4 years. Kevin is chair of an audit committee and has requested that city service function be analyzed on the undergrounding program. He is committed to insuring that program continues to be reviewed. Audit report will be reviewed first week of September.

District 6 Council Report (Ernie Navarro and Shirley Owen, Community Liaison, enavarro@sandiego.gov)

Shirley Owen – Lorie Zapf attended the Clairemont family days and met with many constituents. Many issues came up. Most of these issues are already being addressed – zoning, paving, potholes - lots of code issues. She also mentioned there seems to be a great deal of animosity between neighbors about oversized vehicles, cats/dogs, etc. Many calls are coming in about the mayor.

Ernie Navarro – He mentioned they are still working on grouping the fixing of potholes rather than just repairing the one hole reported. Also mentioned they are planning our Military Appreciation Day for Sat. Oct 19th. Looking for local businesses to be involved. There are currently lots of changes with city personnel going on.

Jeff Barfield – mentioned the need to adopt a little more structured process to discuss key issues inside of the committee so issues do not get out of control. Ernie Navarro mentioned we may want to start thinking about our priorities (bucket list) for Clairemont.

Jack Carpenter commented we have a first rate planning director and he hopes that the council members would support him.

Margie Schmidt also would like to encourage council to support community bike events.

Item 6. Information Items

101. Update on 2015 Capital Improvements Program Priorities (CIP Sub-Committee)

Debra Howell – we need to have two public meetings before it happens. Sub-committee should get together and make recommendations which need to be submitted by September 24th. A suggestion that we ask for public comment at Sept 17th meeting (1st Mtg.). Then the sub-committee meeting should be public and it could be the 2nd meeting. Thoughts on tools we could use to get the word out - Town council meeting, local papers/media. Chris O'Connell (Clairemont Times) would need something by the end of this week to publish in the paper.

Susan Mournian also mentioned that the public could submit something in writing to the committee – create a point of contact for emails.

Mike Sullivan said that there is a website (infrastructure.opensandiego.org) that could be used for input.

Item 7. Workshop Items

None

Item 8. Action Items

301. Sub-Committees – Membership and Chairs (Jeff Barfield, Chair)

Our By-laws require us to have 3 standing sub-committees - PRC, Transportation and parking (8 or fewer members). Jack Carpenter is taking the lead of the PRC. It was suggested that we make parking part of the transportation committee. We would have to change the by-laws to do this.

Motion made by Margie Schmidt to combine parking and transportation subcommittees, second Mike Sullivan.

Vote: 12-0-0 Motion Passes

Transportation sub-committee to include bike master plan, street improvements, review of a project that has transportation impact, stop signs. Michael Sullivan will take the lead. This committee also to include Michael Puente and Billy Paul.

Motion made by Don Steele to accept these members, second Fiona Theseira.

Vote: 12-0-0 Motion Passes

Motion made by Jack Carpenter to have Michael Sullivan be the lead, second Debra Howell.

Vote: 12-0-0 Motion Passes

302. Neighborhood Development Permit for 8 foot tall Fence, Project #329002 (SDG&E, Jon Olson)

In February a new building was completed. The old building had a chain link security fence around it due to vandalism. As part of the remodel, this building is now a customer service facility and the current fence is not appropriate. The current existing 6 foot chain link fence doesn't conform to city regulations. To prevent vandalism they would like to erect an 8ft decorative fence.

Jack Carpenter stated that the subcommittee has reviewed the proposal and they agreed with the need to allow the 8 foot decorative fence.

Motion made by Don Steele to approve project as proposed, second Margie Schmidt.

Vote: 12-0-0 Motion Passes

303. Storm Drain Easement Vacation at 7250 Mesa College Dr., Project #317667 (Mesa College/Nasland Engineering)

Mesa College Property – vacation of existing structure on site. This is an old time easement that has been abandoned and held by the city. Need to take to council to get it removed.

Motion made by Susan Mournian to approve item 303, second Margie Schmidt.

Vote: 12-0-0 Motion Passes

304. Verizon Wireless Communication Facility, 3520 Mt. Acadia Blvd, Project #316241 (Verizon/Doug Munson, M&M telecom)

Verizon installing stacked antenna inside the super structure and then covering the structure. At the bottom of current structure there is a storage room - it will be removed and a larger room built. There will be an emergency generator also on site. Need better in-building coverage in the area.

PRC comments – Jack Carpenter mentioned this project is between process 2 and process 3 – a future tenant will have a nursery next door. The committee suggested that Verizon should include this new tenant in discussion. Suggested not use ficus. The committee also felt that the blue proposed cover color on the tower could look strange (suggest you change to opaque color (roof color). Committee recommendation is there is no reason to deny this request and should consider making structure and covering same color (insure that the church supports), and engage new tenant.

Michael Sullivan asked if it could be covered with a reflective material? Doug responded that it would create a big bright light and doesn't think it would be positive.

Public comment – Will the generator get tested once a month? Doug responded yes for 15 to 30 mins during normal business hours.

Motion made by Jack Carpenter to accept project with the following conditions: 1) landscape tree form, 2) the affected tenants be notified that this is taking place and 3) Color of the two be solid and match roof color of the building, second Don Steele.

Vote: 12-0-0 Motion Passes

305. Verizon Wireless Communication Facility, 3089 Clairemont Dr., Project #322591 (Verizon Kerrigan Diehl)

Jill Cleveland filled in for Kerrigan Diehl. Currently there is an existing cell site on Clairemont Drive (in the Village shopping center). It has concealed antennas and generators. They would like to replace the antenna. They are also adding 3 radios. This change does nothing to the visual impact. The PRC asked if there could be a visual for the newer apartments (if they could see down). If so, a simple fix – put screen mesh over the top,

Motion made by Margie Schmidt to approve project as presented. Jack Carpenter amended Margie's motion adding that if mesh screening is needed, it be based on fire department approval, second Debra Howell.

Vote: 12-0-0 Motion Passes

306. Verizon Mt. Ada Cellular Tower Facility Designs (PRC, Richard Jensen)

Since Richard was not in attendance, Jeff Bartfield relayed history of this project. Back in November of 2012, the CCPG recommended not to approve. We elect not to change our recommendation. PRC felt we should draft a letter that the board approves and send to the City Council with our reasons. We would also ask if they approve, that they direct the applicants to come back before our committee.

Public Comments:

Lucia Burke – neighbor – bought there because of the cell phone tower. She would like it to stay. "I don't care what it looks like."

It's ugly – I live there – if you can do something to fix that tower it would increase the value.

Height is the big issue.

Motion made by Susan Mournian to approve letter, second Fiona Theseira.

Vote: 12-0-0 Motion Passes

Item 9. Reports to Group

Airports (Keith Hartz)

A draft Environmental Impact Report (EIR) has been released that evaluates the environmental effects of adopting the proposed San Diego Airport Land Use Compatibility Plan (ALUCP). The ALUCP has two purposes: (1) ensuring the continued viability of the Airport by protecting the airport from the encroachment of incompatible land uses and (2) minimizing the public's exposure to excessive noise & safety hazards. The report addresses four airport compatibility factors: noise, safety, airspace protection, and over flight.

In the report, there are 10 Community Planning Group areas that are affected. The report does not specifically call out Clairemont CPG; the closest area is Mission Bay. However, the report does address two areas that affect CCPG boundaries. They are (1) Airspace Protection - which is to ensure that structures or objects and certain land use characteristics do not cause hazards to aircraft in flight (an example of this would be someone wants to create a large pond that may attract water fowl - this would not be allowed because of the potential of airstrikes); and (2) Airport Influence Area - which is the area within which real estate disclosure is required, under state law. Both of these boundaries are from about Clairemont Drive and Interstate 5, eastward, so it would include that part of the CCPG area south of this imaginary boundary.

In summary, there's really no major impact from the ALUCP to the CCPG area.

BACAC (Billy Paul)

Chair (Jeff Barfield)

CPC Report (Jeff Barfield)

Development Services Department (Brian Schoenfish)

Parking (Susan Mourmian)

Project Review (Jack Carpenter)

School Liaison

Secretary (Delana Hardacre)

Town Council (Delana Hardacre)

Officer Cedrun reported that crime is down in the Northern Division. Biggest concern is unlocked doors – houses, windows, cars.

Congressman Scott Peters will be hosting a Town Hall meeting mid September to gather legislative ideas from his constituents. Look for upcoming information on date, time and place...

Traffic & Transportation (Billy Paul)

Treasurer (Susan Mourmian) – We have \$272.00

Vice Chair (Fiona Theseira)

Vision Committee

Jeff Barfield adjourned the meeting at 8:07 pm, second by Fiona Theseira.



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

Ownership Disclosure Statement

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

Project Title Project No. For City Use Only
 Verizon Wireless - Mount Acadia

Project Address:
 3520 Mount Acadia Blvd

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Project Title:

Project No. (For City Use Only):

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: 3520 Mount Acadia Blvd

City/State/Zip: San Diego CA 92111

Phone No: 858-776-9355 Fax No: _____

Name of Corporate Officer/Partner (type or print): Joe Rice

Title (type or print): Senior Pastor

Signature:  Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

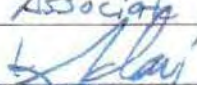
Street Address: 3520 Mount Acadia Blvd

City/State/Zip: San Diego CA 92111

Phone No: (619) 971-6962 Fax No: _____

Name of Corporate Officer/Partner (type or print): Harry Malave

Title (type or print): Associate Pastor

Signature:  Date: 2/13/13

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature: _____ Date: _____

ATTACHMENT 9

[About Verizon Wireless](#)

[About Verizon Wireless](#)

[Our Company](#)

[Our Technology](#)

[Our Commitment](#)

We're the people who keep you connected, take your life mobile and deliver the level of convenience you depend on. All thanks to our powerful technology and the nation's largest and most reliable 4G LTE network.

[Our Story](#) [Awards](#) [Leadership](#) [Customer Satisfaction](#)

Viewing: [Executive Leadership](#) [Region Presidents](#)

Executive Leaders



David Small

Executive Vice President, Wireless Operations

[View Profile >](#)



Nicola Palmer

Senior Vice President and Chief Network Officer, Verizon Wireless

[View Profile >](#)



Nancy Clark

Senior Vice President, Marketing and Sales Operations

[View Profile >](#)



Shankar Arumugavelu

Senior Vice President and Chief Information Officer, Verizon Wireless

[View Profile >](#)



Steve Smith

Senior Vice President, Business Development, Verizon Wireless



ATTACHMENT 9

[View Profile](#)

Torod B. Neptune

Vice President, Corporate Communications, Verizon Wireless

[View Profile](#)

Area Presidents



Ken Dixon

President, Northeast Area, Verizon Wireless

[View Profile](#)



Roger Tang

President, South Area, Verizon Wireless

[View Profile](#)



Christine Baron

President, Midwest Area, Verizon Wireless

[View Profile](#)



Greg Haller

President, West Area, Verizon Wireless

[View Profile](#)

Customer Service



John Granby

Senior Vice President, National Customer Service, Verizon Wireless

[View Profile](#)



Eileen M. Creeden

Vice President, National Customer Service Strategy, Verizon Wireless

[View Profile](#)



ATTACHMENT 9

Lou Sigillo

Vice President, National Customer Service Operations, Verizon Wireless

[View Profile >](#)



Monica Hammond

Vice President, Business Service Centers & Government Support, Verizon Wireless

[View Profile >](#)



Marquett Smith

Vice President, Northeast Area Customer Service, Verizon Wireless

[View Profile >](#)



Joan T. Bowyer

Vice President, Midwest Area Customer Service, Verizon Wireless

[View Profile >](#)



Melanie Braidich

Vice President, West Area Customer Service, Verizon Wireless

[View Profile >](#)

Charlie Falco

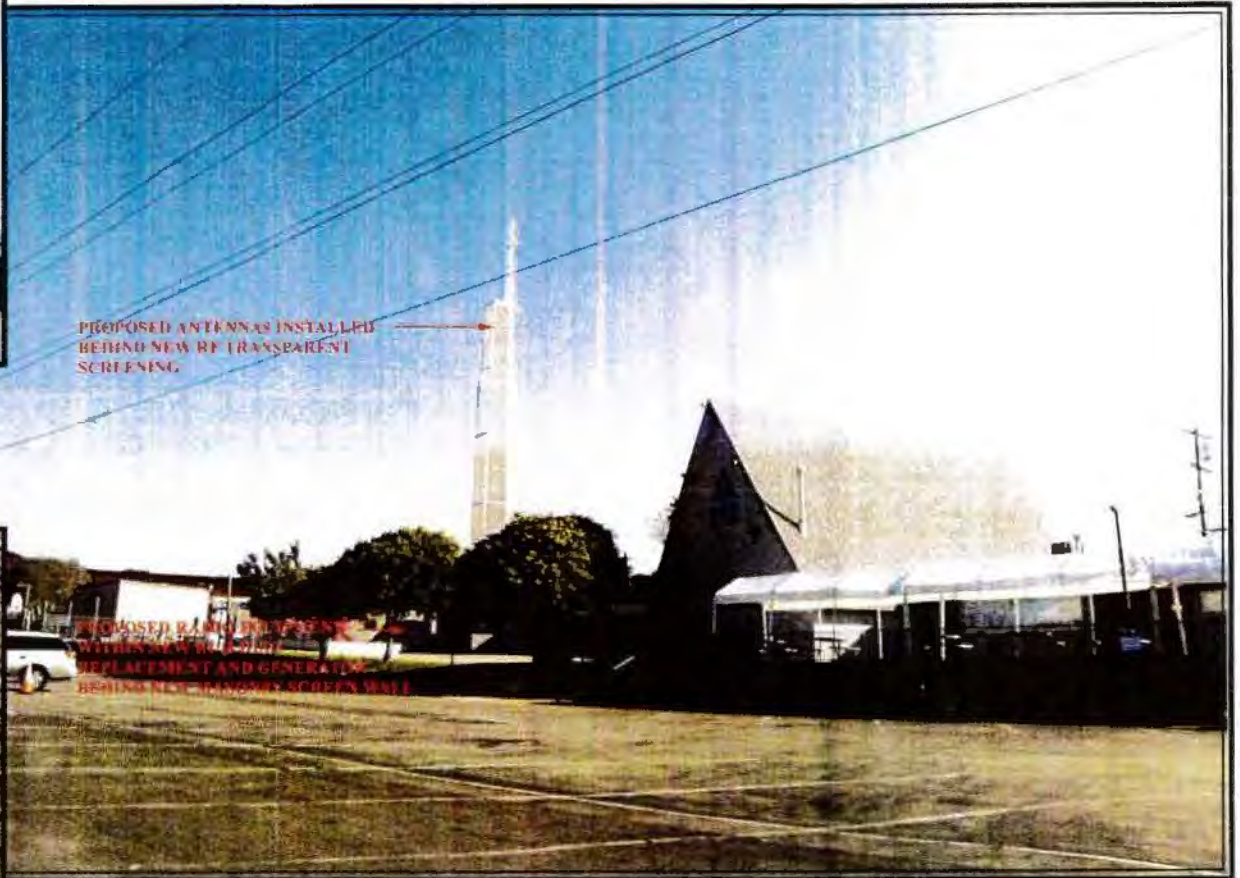
Vice President, South Area Customer Service, Verizon Wireless

[View Profile >](#)

LOOKING NORTHEAST TOWARD SUBJECT TOWER



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

M&M CONSULTING
INCORPORATED

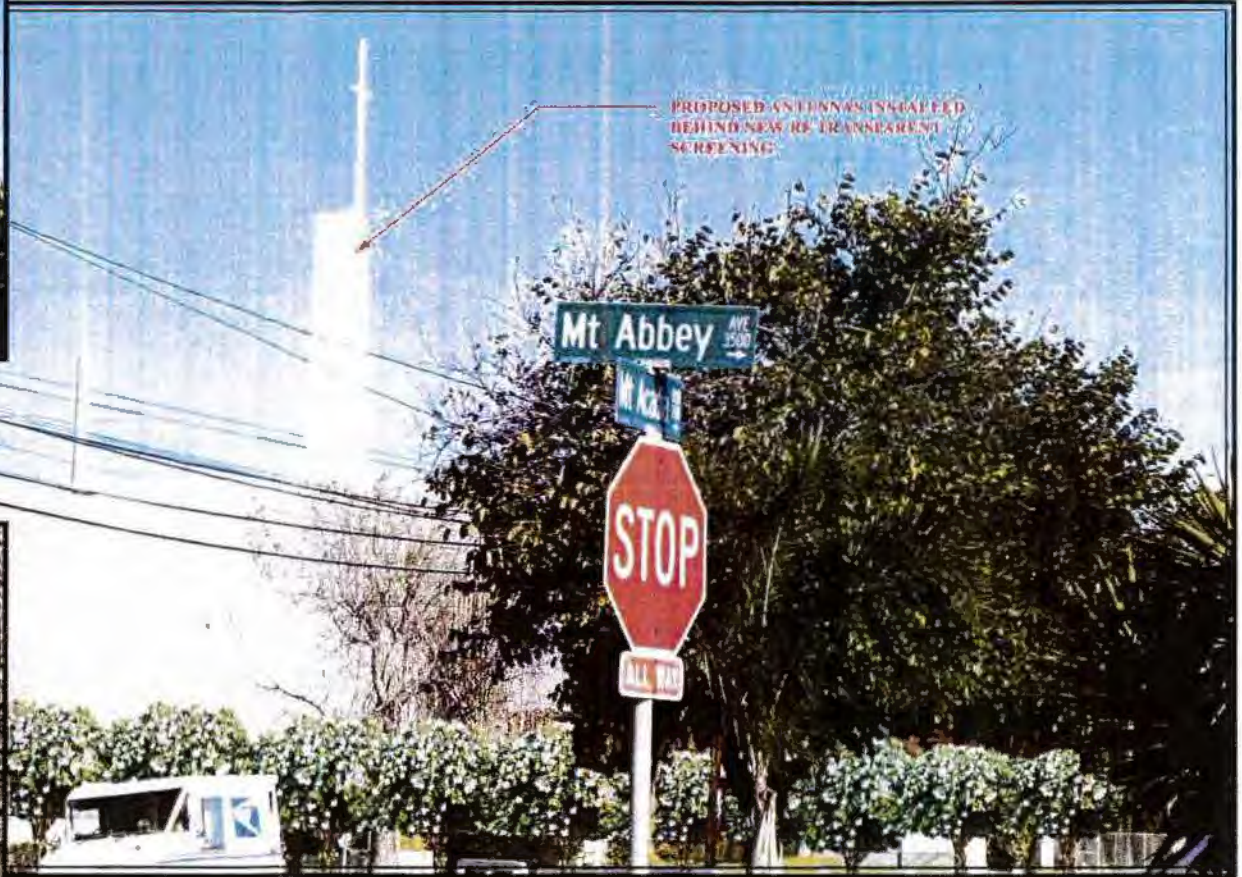


VICINITY MAP

LOOKING NORTHWEST TOWARD SUBJECT TOWER



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

VERIZON
SITE PHOTO SURVEY
MOUNT ACADIA

Potter's House Christian Fellowship Church

3520 Mount Acadia Boulevard
San Diego, CA 92111



PHOTO SURVEY MAP LEGEND



LOOKING NORTH AT SUBJECT TOWER

1



LOOKING EAST AT SUBJECT TOWER

2



LOOKING EAST AT SUBJECT TOWER

3



LOOKING EAST AT SUBJECT TOWER

4



LOOKING SOUTH AT SUBJECT TOWER

5



LOOKING SOUTHWEST AT SUBJECT TOWER

6



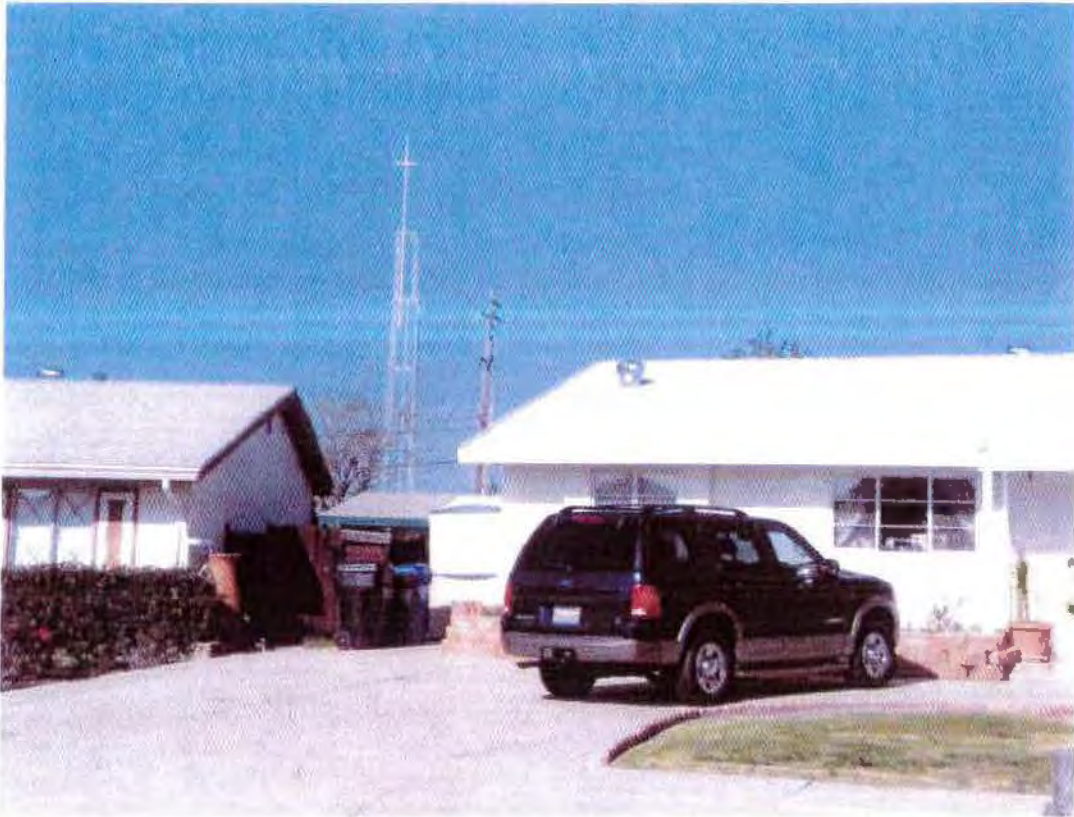
LOOKING SOUTHWEST AT SUBJECT TOWER

7



LOOKING WEST AT SUBJECT TOWER

8



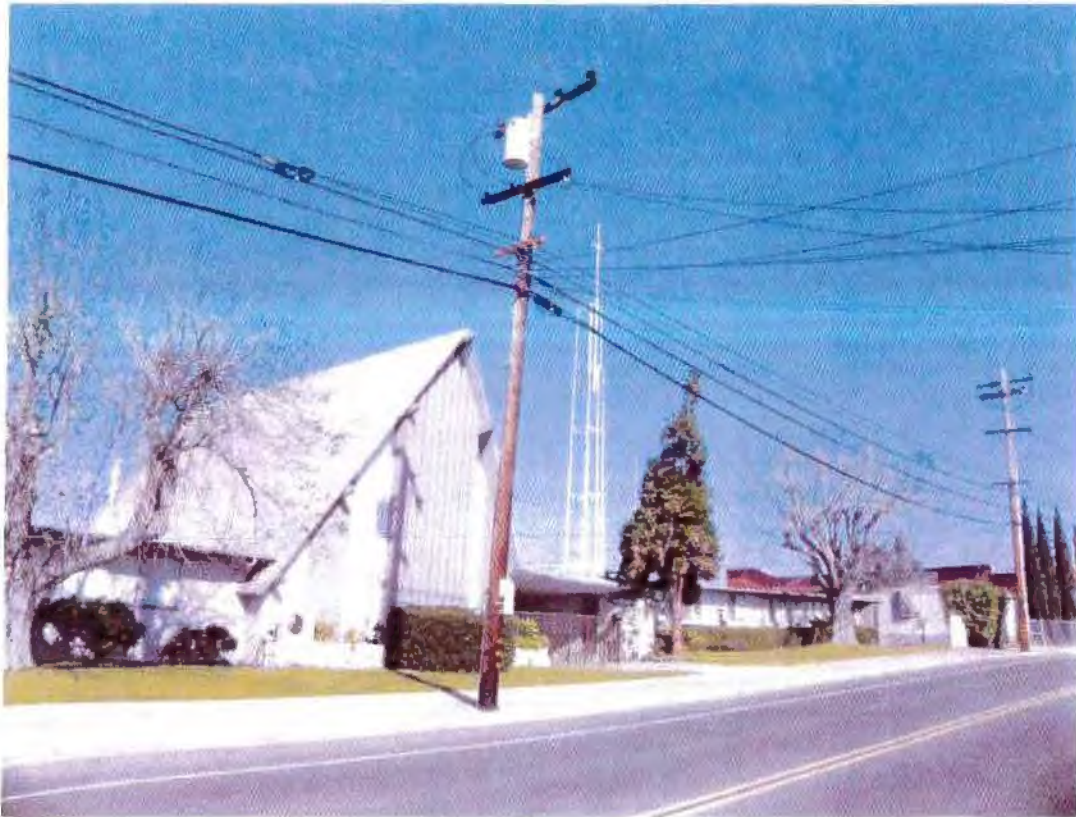
LOOKING WEST AT SUBJECT TOWER

9



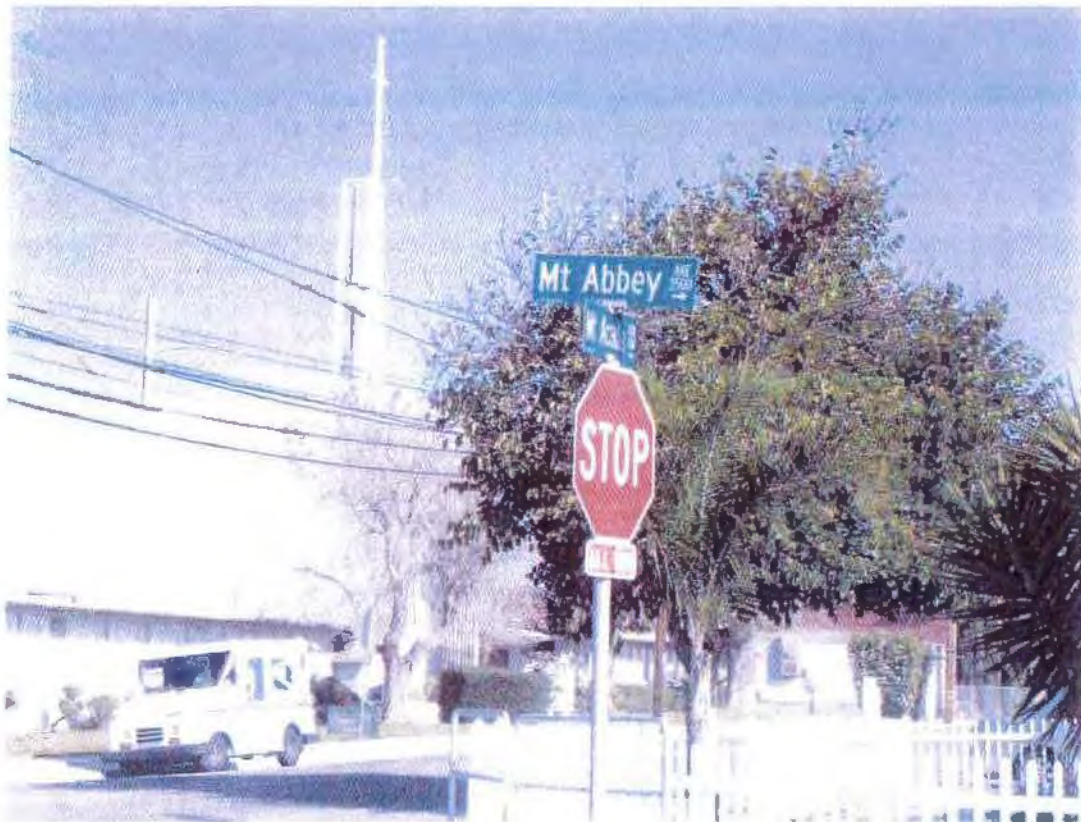
LOOKING NORTHWEST AT SUBJECT TOWER

10



LOOKING NORTHWEST AT SUBJECT TOWER

11



LOOKING NORTHWEST AT SUBJECT TOWER

12



LOOKING EAST FROM SUBJECT TOWER

13



LOOKING NORTH FROM SUBJECT PROPERTY ALONG MOUNT ACADIA

14



LOOKING NORTH FROM SUBJECT PROPERTY PARKING LOT

15



LOOKING WEST FROM SUBJECT PROPERTY PARKING LOT

16



LOOKING SOUTH FROM SUBJECT PROPERTY PARKING LOT

17



LOOKING SOUTH FROM SUBJECT PROPERTY ALONG MOUNT ACADIA

18

SITE JUSTIFICATION REPORT***Verizon "Mount Acadia"***

Verizon is interested in proposing a wireless telecommunication facility at 3520 Mount Acadia in the area known as Clairemont with the city limits of the City of San Diego. The subject property is located in the RM-1-1 zone, on the west side of Mount Acadia, north of Mount Burnham. The property is developed with an existing church including a 91'-6" steel tower supporting a 20' tall steel cross for a total height of 111'-6".

Several properties were investigated as potential sites and the following is our assessment of these properties:

East Clairemont Athletic Area Park

We met with City of San Diego Parks and Recreation as well as the specific park manager and discussed several options keeping in mind the requirement to not utilize usable property. It was determined the only method that would work under these guidelines was to build a second story on the top of an existing snack bar and incorporate the second floor observation area used for announcing a game into an enclosure that would house our radio and power equipment and then to add a level above the second floor to house and screen our proposed antennas to a height of thirty feet. The Clairemont Community has a thirty foot height limit and we determined this location may be too far south in order to provide the preferred coverage for this search ring at that height. The existing zoning for this property is OP-1-1

3560 Mount Acadia

The owner of this property has leased to a wireless carrier in the past and we investigated this site as a potential co-location on top of an existing building. The thirty foot height limit imposed in the Clairemont community restricted our efforts but did not eliminate them. The property would provide a portion of the coverage objective but because of the low height restriction we looked elsewhere. The existing zoning for this property is CN-1-2

Potters Church Roof

We met with the owner of the church facility located at 3520 Mount Acadia and discussed several options for the installation. The design discussed in this section pertains to an installation of dormer windows on the north and side of the pitched roof above the sanctuary area of the church. This would support two sectors of antennas and the third sector would be located within the north wall of the sanctuary with the radio and power equipment located at grade near the sanctuary building surrounded by a decorative wall.

Potters Church Steeple

Although several locations were discussed at the Potters Church site located at 3520 Mount Acadia only two designs appear to be feasible. The stated design above that would be limited in its coverage ability as the top of the antennas would not exceed thirty feet in height because of

the Clairemont Community height restriction of thirty feet and the incorporation of the antennas within the existing cross tower element. This design consists of the installation of the antennas within the dimensions of the cross tower structure below the twenty foot tall cross which sits atop the existing structure in compliance with Section 132.1305 (c) which states, "Existing structures that exceed 30 feet in height, for which a Building Permit was issued on or before November 1, 1989, may be repaired, altered, or modified if the repairs, alterations, or modifications do not increase the height of the structure."

We believe this exception allows for us to locate the antennas within the body of the structure above thirty feet in height and provide screening as long as the modification does not change the height of the tower.

The structure was built in 1959 and predates the required date per the Municipal Code.

Verizon proposes to remove the existing structure at the base of the existing tower without touching the tower itself and replace it with a larger building that would house the proposed radio and power equipment. Verizon also proposes to install a generator surrounded by a decorative CMU wall thereby screening all of the proposed new equipment.

The existing zoning is RM-1-1.

Due to the lack of coverage in this area essentially developed with residential uses with a couple of non-residential properties in the surrounding area, as well as topography and the inability to exceed thirty feet in height with a new structure it is our desire to modify the existing cross structure within the horizontal dimensions of the tower without extending the height of the structure.

Optimum capacity and coverage at this proposed Verizon facility is crucial for a large coverage area and reduce the number of facilities within this predominately residentially improved area by utilizing the height of the existing structure to its fullest potential. Additionally, in building coverage has become as critical as street side coverage as most of Verizon's subscribers desire to use their handsets for both voice and internet use. This facility provides Verizon network coverage to both the residents of the surrounding community as well as the driving public and commercial properties and the park used for recreational purposes.

Additionally, the purpose of this new site is to add both coverage and capacity in order to service more subscribers and to increase speed for the faster transmission of data. As part of this new site build project Verizon now proposes to modify the existing tower at 3520 Mount Acadia.

Although the facility is located in a residential zone, the attached coverage maps and site justification map detail that this facility serves a crucial role in expanding the Verizon network and meeting the demands of surrounding customers. Wireless Ordinances typically discourage wireless carrier locations on residentially zoned property; however, customers are increasingly moving away from landlines and relying on mobile service providers to meet their communications needs. Furthermore, traffic and topography dictate the coverage and capacity needs that carriers try to satisfy as part of their objectives. Without the subject facility, the

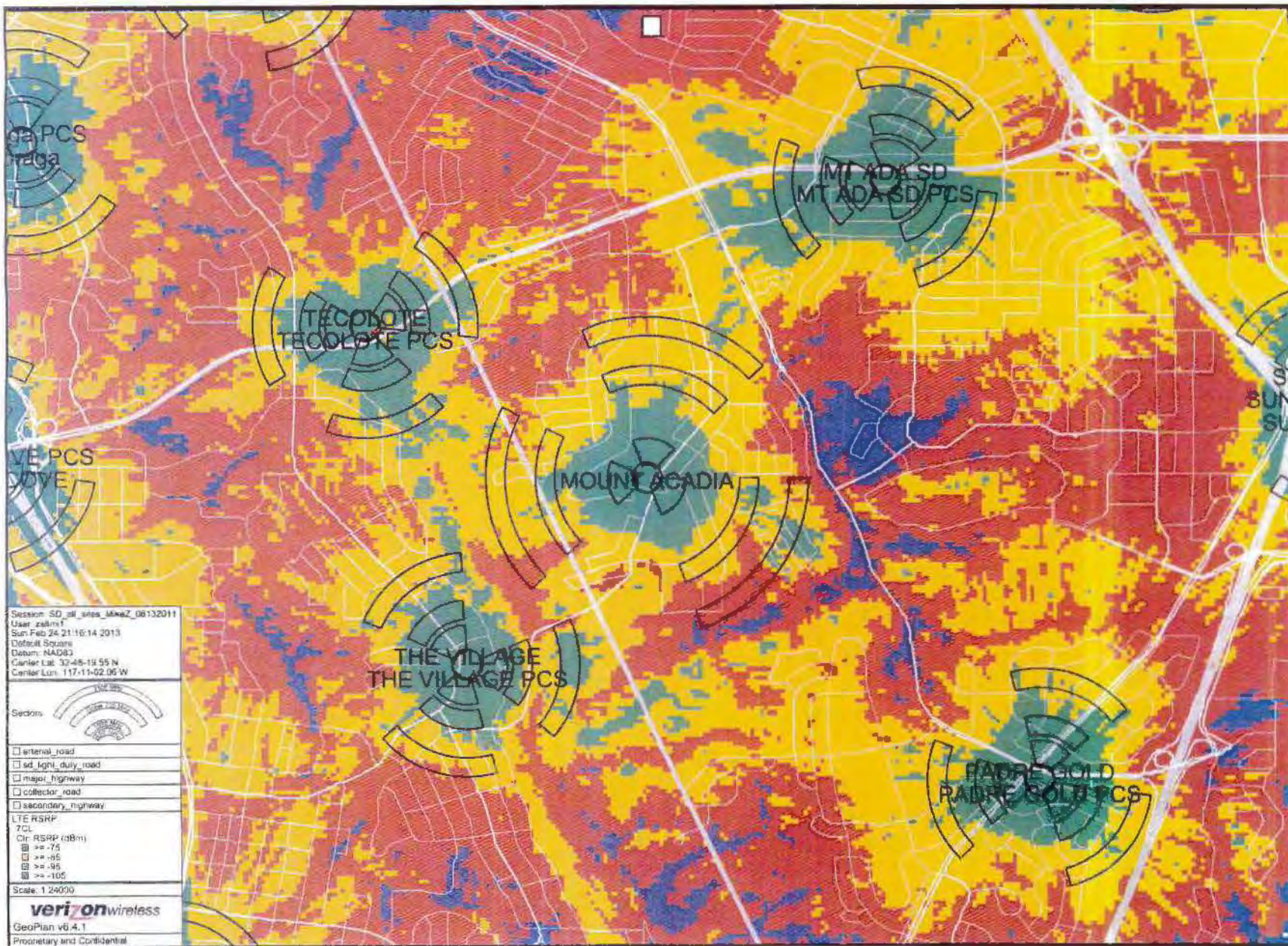
residents in the surrounding community would lack coverage and capacity due to the lack of additional Verizon facilities to cover the target area. Therefore, the focus of the proposed project and this permit application for the modification to this property provides technology which is crucial to the network.

Photo simulations and drawings of the proposed changes are included with this letter to better illustrate the proposed request. All equipment will be screened from the public view by virtue of screening on the tower and radio and power equipment located within a new proposed replacement of an existing structure as well as the screen wall surrounding the proposed generator.

EXISTING COVERAGE WITHOUT PROPOSED WCF



COVERAGE WITH PROPOSED WCF



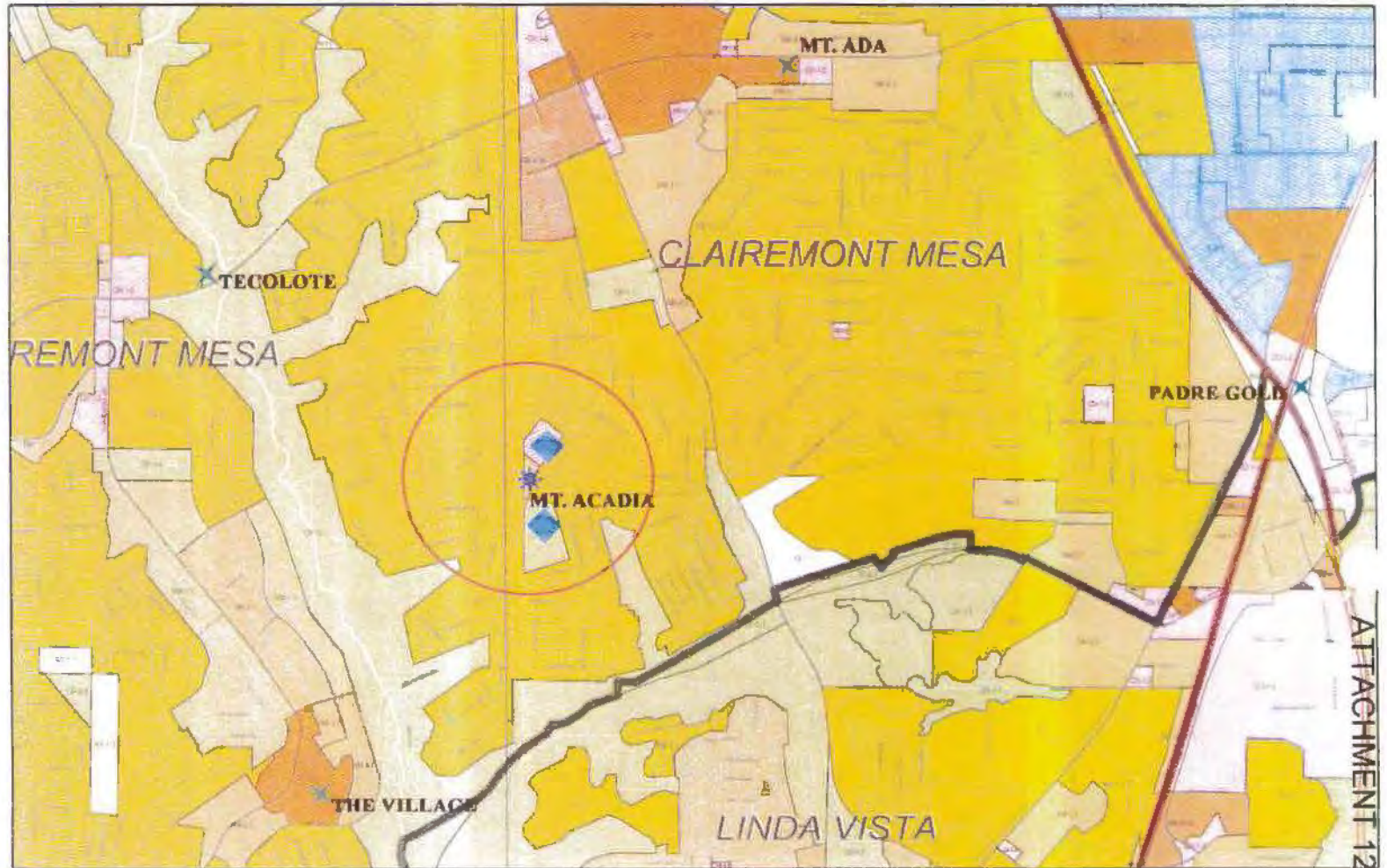


MOUNT ACADIA
3520 MT. ACADIA BLVD.
SAN DIEGO, CA 92111

SITE JUSTIFICATION MAP

LEGEND

-  SUBJECT SITE
-  SEARCH RING
-  EXISTING SITES WITHIN 1 MILE (TOTAL OF 3)
-  ALTERNATIVE SITES (NONE)





THE CITY OF SAN DIEGO

DATE OF NOTICE: July 8, 2015

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	July 22, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT AND NEIGHBORHOOD DEVELOPMENT PERMIT, PROCESS 3
PROJECT NO:	<u>316241</u>
PROJECT NAME:	<u>VERIZON – MOUNT ACADIA</u>
APPLICANT:	MORGAN CHEE, M&M TELECOM, INC., AGENTS REPRESENTING VERIZON WIRELESS
COMMUNITY PLAN AREA:	Clairemont Mesa
COUNCIL DISTRICT:	District 6
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of panel antennas mounted within an existing 91'-5" tall steel tower behind new radio-frequency transparent screening. Equipment and an emergency power generator associated with the antennas will be located in an enclosure at the base of the tower. This project is located at 3520 Mount Acadia Boulevard.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on 6/8/2015 and the opportunity to appeal that determination ended 6/22/2015.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

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

Internal Order Number: 24003624

Revised 11-17-14 wjz



MOUNT ACADIA
3520 MOUNT ACADIA BLVD.
SAN DIEGO, CA 92111

VICINITY MAP

THOMAS CURRIE PADC: 1248 - 03

ADDRESS
3520 MOUNT ACADIA BLVD
SAN DIEGO, CA

DIRECTIONS
(FROM VISTA AVENUE @ HWY 16) - 8 MILES TO SAN DIEGO
HWY 16 @ HWY 56 SOUTH CONTINUE ON 1600 SOUTH
TOWARD SULLIVAN AVENUE, CUT ON SULLIVAN AVENUE AND GO
WEST (LEFT). TAKE A LEFT OFF OF ALVARADO BLVD. TAKE A
LEFT ONTO MT. ACADIA BLVD. DESTINATION WILL BE ON YOUR
RIGHT.

GENERAL NOTES

1. THERE IS AN EXISTING CHARTER SCHOOL, UTILIZING THE SITE IN A SUFFICIENT MANNER UNTIL MAY OF 2014. THE SCHOOL WILL BE IN MAINT. PHASE OF THE APPLICABLE PERMITTED TELECOM SITE AND WILL NOT OCCUPY.

CONSULTANT TEAM

ARCHITECT:
SUOKY & SUAREZ ARCHITECTURE INC.
330 CARLETON HILLMAN DRIVE, SUITE 100
CARLETON, CA 92008
(760) 434-8074
(760) 434-8088 (FAX)

LEASING/PLANNING:
NAVA TELECOM INC.
LEASING
MICHELLE HESTER
8888 WINDSOR DR
CARLETON, CA 92011
(619) 462-3400
(760) 454-4202 (FAX)
mhes@navatelecom.com
www.navatelecom.com

PLANNING:
DOUG HANSEN
NARR BRANDON DR
CARLETON, CA 92011
(760) 350-7727
doug.hansen@navatelecom.com

SUPPLIER:
JEN CHOI, ENGINEER
332 AVENUE FARMBOURNE, SUITE 127
SAN CLEMENTE, CA 92673
(949) 248-4886

PERMITS REQUIRED

PERMITS A

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE UNLESS THESE DIMENSIONS ARE PRINTED IN A 3/4" x 3/4" FORMAT. IF THE DRAWING SET IS NOT 3/4" x 3/4" IN SIZE, IT IS NOT TO SCALE. ALL DIMENSIONS ARE NOMINAL, DO NOT SCALE DIMENSIONS TO DETERMINE IF THEY ARE DIMENSIONS. DIMENSIONS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
3520 MOUNT ACADIA BLVD
SAN DIEGO, CA 92111
CONTACT: MICHELLE HESTER
PHONE: (619) 462-3400

OWNER: THE PRINCE HOUSE
CHRISTIAN FELLOWSHIP CHURCH
3520 MOUNT ACADIA BLVD
SAN DIEGO, CA 92111
SITE CONTACT: PASTOR JIM REE
(619) 571-5111

PROJECT DESCRIPTION:

- REVISION OF EXISTING STORAGE BUILDING
- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT BUILDING ON A NEW CONCRETE PAD WITH EXISTING (TIMBER FRAME) TO MATCH EXISTING BUILDING
- RETRACTED EXISTING STEEL TOWER & FOUNDATION
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SYSTEMS, OF WHICH (2) ANTENNAS EACH TOTAL OF 100 (100) ANTENNAS MOUNTED INSIDE AN EXISTING STEEL TOWER BEHIND NEW W/ TRANSPARENT SCREENS
- INSTALLATION OF TWO (2) VERIZON WIRELESS 50W UNITS PER SPLITTER (TOTAL OF SIX (6) SPLITTERS) MOUNTED INSIDE AN EXISTING STEEL TOWER BEHIND NEW W/ TRANSPARENT SCREENS
- INSTALLATION OF ONE (1) VERIZON WIRELESS UNDERGROUND DATA ANTENNA (FOR TOLL SERVICE FLEX) MOUNTED INSIDE AN EXISTING STEEL TOWER BEHIND NEW W/ TRANSPARENT SCREENS
- INSTALLATION OF A NEW ENCLOSED EQUIPMENT CABINET WITH A 210 GALLON DIESEL FUEL TANK MOUNTED ON A NEW CONCRETE PAD BEHIND A PROPOSED CONCRETE BLOCK WALL, ENCLOSED WITH A CHAIN LINK FENCE
- INSTALLATION OF A NEW 800 AMP ELECTRICAL SERVICE FROM EXISTING ELECTRICAL CURB AT GRADE LEVEL
- INSTALLATION OF A NEW TOWER SERVICE CONNECTION FROM EXISTING STREET PAD
- INSTALLATION OF TWO (2) VERIZON WIRELESS (75) OPT ANTENNAS
- INSTALL EQUIPMENT ON A NEW CONCRETE PAD MOUNTED TO EXISTING STEEL TOWER FOR THE SERVICE CONNECTION BETWEEN ANTENNAS AND EQUIPMENT BUILDING
- SHOW LANDSCAPE & SIGNAGE AS PLANNED FOR THE PROJECT

PROJECT ADDRESS: 3520 MOUNT ACADIA BLVD, SAN DIEGO, CA

ASSESSORS PARCEL NUMBER: 459-080-21

EXISTING ZONING: M-1-1

TOTAL SITE AREA: 48,800 SQ. FT. = 1.12 ACRES

PROPOSED ENCLOSURE AREA: 100 SQ. FT.

PROPOSED BUILDING AREA: 651 SQ. FT.

TYPE OF CONSTRUCTION: TYPE IV

PROPOSED OCCUPANCY: U

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY.

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENCLOSED SITE PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ROOF & CONCRETE LIFT PLAN
A-4	ANTENNA PLANS
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN A
L-2	LANDSCAPE DEVELOPMENT PLAN B
L-3	PLANTING LEGEND & NOTES
C-1	SITE SURVEY

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 424 OF CLAREMONT FARM UNIT NO. 8, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2686, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 22, 1987.

PARCEL 2:
ALL THAT PORTION OF LOT 424 OF CLAREMONT FARM UNIT NO. 8, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2686, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION
- CALIFORNIA PLUMBING CODE, 2013 EDITION
- CALIFORNIA MECHANICAL CODE, 2013 EDITION
- CALIFORNIA ELECTRICAL CODE, 2013 EDITION
- CALIFORNIA FIRE CODE, 2013 EDITION
- CALIFORNIA ENERGY CODE, 2013 EDITION

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

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PER TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABILITY ACCESS REQUIREMENTS.

Booth & Suarez
ARCHITECTURE INC. INCORPORATED
100 SAN MAR AVENUE, SUITE 100
CARLETON, CA 92008 TEL: 760-434-8074

PREPARED FOR

verizon wireless

P.O. BOX 19707
SAN DIEGO, CA 92163-8707
(619) 796-7000

APPROVALS

ARC	DATE
ME	DATE
MP	DATE
MT	DATE
TE/WH	DATE
DPH	DATE
CE/MSJ	DATE

PROJECT NAME
MOUNT ACADIA

3520 MOUNT ACADIA BLVD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

12/11/12	REV 20 (M)
12/19/12	REV 20 (M)
01/29/13	REVISED 1008 20 (M)
02/19/13	REVISED 1008 20 (M)
02/19/13	REVISED 1008 20 (M)
04/22/13	REVISED 1008 20 (M)
12/23/13	REVISED 1008 20 (M)
01/14/14	REVISED 1008 20 (M)
01/13/14	REVISED 1008 20 (M)
02/27/15	REVISED 1008 20 (M)
06/12/15	REVISED 1008 20 (M)

SHEET TITLE

TITLE SHEET & PROJECT DATA

MOUNTY: 15/04/14:1237

T-1

APPROVALS

DATE	DATE
NO	NO
BY	DATE
BY	DATE
DATE	DATE
DATE	DATE

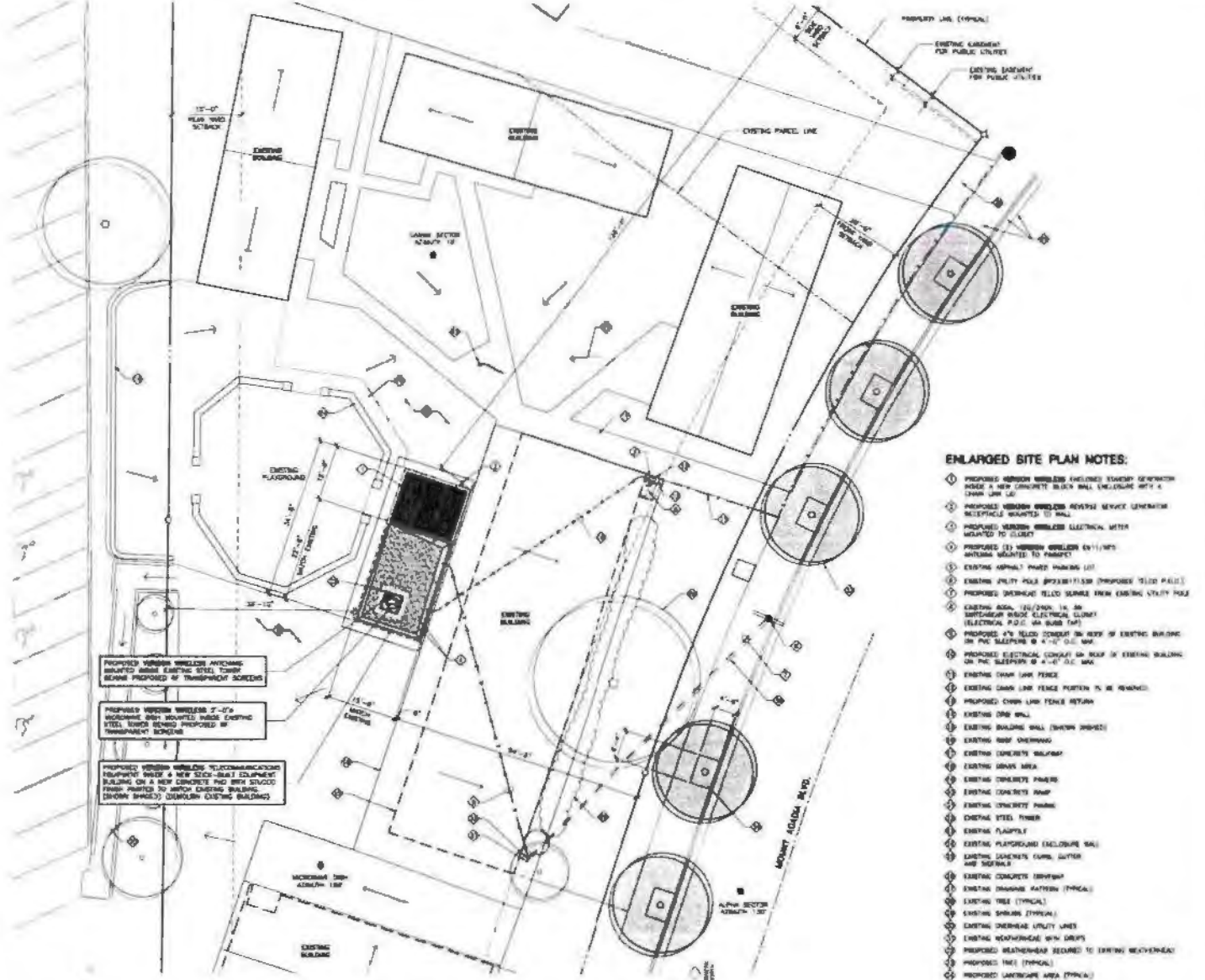
PROJECT NAME
MOUNT ACADIA
 3520 MOUNT ACADIA BLVD.
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

12/18/12	ISSUE 22 (REV)
12/18/12	ISSUE 22 (REV)
01/22/13	REVISED ISSUE 22 (REV)
02/15/13	REVISED ISSUE 22 (REV)
03/22/13	REVISED ISSUE 22 (REV)
04/23/13	REVISED ISSUE 22 (REV)
07/17/13	REVISED ISSUE 22 (REV)
07/18/13	REVISED ISSUE 22 (REV)
08/12/13	REVISED ISSUE 22 (REV)

SHEET TITLE
ENLARGED SITE PLAN
 PROJECT: VERIZON/12227

A-1



- ENLARGED SITE PLAN NOTES:**
- PROPOSED VERIZON WIRELESS EQUIPMENT LOCATIONS INDICATED BY CIRCLES WITH 'V' MARKERS.
 - PROPOSED VERIZON WIRELESS SERVICE CONNECTIONS INDICATED BY DASHED LINES.
 - PROPOSED VERIZON WIRELESS ELECTRICAL METER LOCATIONS INDICATED BY 'E' MARKERS.
 - PROPOSED (1) VERIZON WIRELESS ANTENNA MOUNTING BRACKET TO PROJECT.
 - EXISTING ASPHALT PAVED PARKING LOT.
 - EXISTING UTILITY POLE (30' TALL) (PROPOSED TIE TO MAIN).
 - PROPOSED OVERHEAD TIE TO SERVICE FROM EXISTING UTILITY POLE.
 - EXISTING ADA 110/2000 16.00' WIDE SIDEWALK ELECTRICAL CLOSET (ELECTRICAL P.O. ON MAIN FLOOR).
 - PROPOSED 4" TIE ROD (CONCRETE ON ROOF OF EXISTING BUILDING ON THE ROOF) @ 4'-0" O.C. MAX.
 - PROPOSED ELECTRICAL CONDUIT ON ROOF OF EXISTING BUILDING ON THE ROOF @ 4'-0" O.C. MAX.
 - EXISTING CHAIN LINK FENCE.
 - EXISTING CHAIN LINK FENCE PORTION TO BE REMOVED.
 - PROPOSED CHAIN LINK FENCE RETURN.
 - EXISTING DRIP WALL.
 - EXISTING BUILDING WALL (SOUTH SIDE).
 - EXISTING ROOF OVERHANG.
 - EXISTING CONCRETE BALCONY.
 - EXISTING DRIVE AREA.
 - EXISTING CONCRETE PAVEMENT.
 - EXISTING CONCRETE RAMP.
 - EXISTING CONCRETE PAD.
 - EXISTING STEEL FINISH.
 - EXISTING PLAYFIELD.
 - EXISTING PLAYGROUND (ENCLOSURE WALL).
 - EXISTING CONCRETE FURN. GUTTER AND TERRACE.
 - EXISTING CONCRETE DRIVEWAY.
 - EXISTING DRAINAGE PATTERNS (TYPICAL).
 - EXISTING TREE (TYPICAL).
 - EXISTING SHRUBS (TYPICAL).
 - EXISTING OVERHEAD UTILITY LINES.
 - EXISTING WEATHERHEAD WITH GUTTS.
 - PROPOSED WEATHERHEAD SECURED TO EXISTING WEATHERHEAD.
 - PROPOSED TREE (TYPICAL).
 - PROPOSED LANDSCAPE AREA (TYPICAL).

ENLARGED SITE PLAN
 SCALE: 1" = 10'-0"



PREPARED FOR



P.O. BOX 19757
IRVING, CA 92623-9707
(949) 286-7000

APPROVALS

ARCH	DATE
SEAL	DATE
SEAL	DATE
SEAL	DATE
SEAL	DATE
SEAL	DATE
SEAL	DATE
SEAL	DATE

PROJECT NAME

MOUNT ACADIA

3520 MOUNT ACADIA BLVD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

12/12/10	REVISED	100% CD	(A)
12/16/10	REVISED	100% CD	(A)
01/26/11	REVISED	100% CD	(A)
02/15/11	REVISED	100% CD	(A)
03/23/11	REVISED	100% CD	(A)
04/14/11	REVISED	100% CD	(A)
07/13/11	REVISED	100% CD	(A)
08/22/11	REVISED	100% CD	(A)
09/13/11	REVISED	100% CD	(A)

SHEET TITLE

EQUIPMENT FLOOR PLAN

PROJECT NUMBER: 10021

A-2



EQUIPMENT FLOOR PLAN NOTES:

- 1. PROPOSED VERI-ON WIRELESS TELECOMMUNICATIONS EQUIPMENT ROOM A NEW 200-SQ-FT EQUIPMENT BUILDING ON A NEW CONCRETE PAD WITH CEILING FINISH FINISHED TO MATCH EXISTING BUILDING (SHOWN SHADING) FOOTPRINT OF NEW BUILDING TO MATCH FOOTPRINT OF EXISTING BUILDING.
- 2. PROPOSED VERI-ON WIRELESS EQUIPMENT RACK 27" WIDE x 34" HIGH x 27" DEEP. HEIGHT 100 IN.
- 3. PROPOSED VERI-ON WIRELESS 24 BATTERY BAYS 27" WIDE x 21 1/2" HIGH x 27 1/2" DEEP. HEIGHT 50 IN. (SEE)
- 4. PROPOSED BATTERY (2) BAY PROTECTION LATCH UNLOCKING MOUNTED TO WALL (TYPICAL OF 2).
- 5. PROVIDE AND INSTALL (1) BATTERY ACID BAY KIT.
- 6. PROVIDE AND INSTALL (1) WALL MOUNTED CLEAR "NET" FOR EXTINGUISHER. HEIGHT 6 FEET 0 IN. CLEAR.
- 7. PROPOSED AIR HANDLER.
- 8. PROPOSED FUSE DISCONNECT SWITCH MOUNTED TO WALL.
- 9. PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL.
- 10. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL.
- 11. PROPOSED 300 AMP ELECTRICAL PANEL MOUNTED TO WALL.
- 12. PROPOSED WASH BROOMS BLUE MAT TO BE MOUNTED TO WALL.
- 13. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME A VERI-ON WIRELESS MOUNTED.
- 14. PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURES (TYPICAL OF 2).
- 15. PROPOSED CHANGING 1/2" CABLE LASSER 8 1/2" x 17" (SHOWN SHADING).
- 16. PROPOSED SURFACE MOUNTED FLOURESCENT LIGHT FIXTURES (TYPICAL OF 4).
- 17. PROPOSED WALL MOUNTED TELE BOARD.
- 18. PROPOSED 12" x 12" x 1/2" VINYL FLOOR TILES. EXCLUDE 24" X 12" MONO WHITE WITH 1" CORNER BAYS.
- 19. PROVIDE AND INSTALL (1) WALL MOUNTED CLEAR "NET" FOR EXTINGUISHER.
- 20. PROPOSED ALUMINUM THRESHOLD.
- 21. PROPOSED VERI-ON WIRELESS REVERSE BEAMCE GENERATOR HEADSPACE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL.
- 22. PROPOSED RIF LINE ROUTING.
- 23. PROPOSED TELE CORDOUT ROUTE UP TO ROOF AREA.
- 24. PROPOSED ELECTRICAL CORDOUT ROUTE UP TO ROOF AREA.
- 25. PROPOSED VERI-ON WIRELESS ROOM ENCLOSED STANDBY GENERATOR WITH A 210 GALLON FUEL TANK. SURROUND FUEL TANK BY A POLYURETHANE-INSULATED CONCRETE PAD. "GENERATOR" STANDBY GENERATOR UNIT OR EQUIPMENT SIZED LATER WITH A SINGLE UNIT RATED PRESSURE LEVEL OF 64 PSI AT A REFERENCE HEADSACE OF 23 FEET.
- 26. PROPOSED CONCRETE PAD.
- 27. PROPOSED CONCRETE BLOCK WALL ENCLOSURE WITH SLICED FINISH-FINISHED TO MATCH EXISTING BUILDING.
- 28. PROPOSED PAIR OF 4'-0" WIDE STEEL DOORS BY FRAME & MOUNT.
- 29. PROPOSED CONCRETE SLAB.
- 30. PROPOSED SPLASH BLOCK.
- 31. PROPOSED CHANNEL LED.
- 32. INSTALL 1" LAYER OF 3/4" CRUSHED GRAVEL OVER FRESH GROWTH BARRIER WITH ENTIRE EQUIPMENT FOOTPRINT.
- 33. PROPOSED CEILING LATCH WITH HOLES (SHOWN SHADING).
- 34. RECONSTRUCT EXISTING CONCRETE FLOORING THIS AREA.
- 35. REMOVE EXISTING CONCRETE FLOORING THIS AREA.
- 36. EXISTING BUILDING WALL.
- 37. EXISTING DOOR (TYPICAL).
- 38. EXISTING WINDOW (TYPICAL).
- 39. EXISTING ROOF OVERHANG (SHOWN SHADING).
- 40. EXISTING CONCRETE WALL/PIER.
- 41. EXISTING GRAVEL AREA.
- 42. EXISTING PAVING.
- 43. EXISTING CONCRETE FINISH.
- 44. EXISTING PLUMBING ENCLOSURE WALL.
- 45. EXISTING STEEL TOWER LEG TO REMAIN (TYPICAL OF 4) (NECESSARY AS REQUIRED) RETROFIT EXISTING FOUNDATION AS REQUIRED.
- 46. EXISTING STEEL TOWER FOUNDATION (SHOWN SHADING) RETROFIT EXISTING FOUNDATION AS REQUIRED.
- 47. PROPOSED ASPHALT.
- 48. PROPOSED ARCHITECTURAL OVERHANG TO MATCH EXISTING ROOF OVERHANG. MOUNTED ON EXISTING POLE.
- 49. NEW 100 "BALLBEAT" COLUMN (TYPICAL OF 4).
- 50. NEW 14" x 14" x 3/4" THICK PLATE (TYPICAL OF 4).
- 51. NEW 100 1/2" W/1/2" BRACE (TYPICAL OF 4).
- 52. NEW 12" x 8" x 3/4" THICK PLATE (TYPICAL OF 4).
- 53. OUTLINE OF EXISTING PLATE (SHOWN SHADING).
- 54. OUTLINE OF PROPOSED FOUNDATION (SHOWN SHADING).
- 55. PROPOSED MECHANICAL EXHAUST FAN.

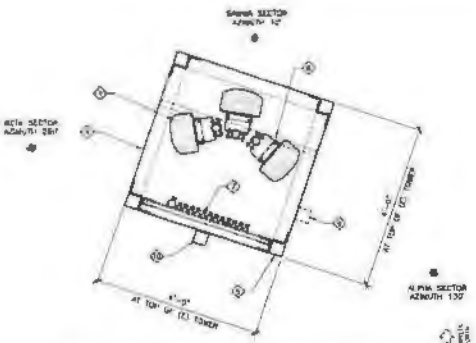
EQUIPMENT FLOOR PLAN



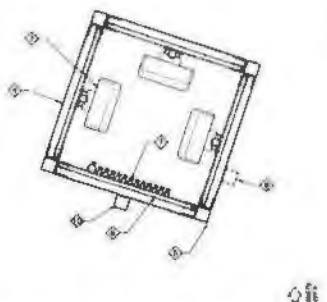
ANTENNA AND COAXIAL CABLE SCHEDULE									
SYSTEM	DIRECTION	ANTENNA MODEL NUMBER	DIAMETER	WEIGHT	SIZE	NUMBER OF COAXIAL CABLES (N / S / E)	COAXIAL CABLE LENGTH (N / S / E)	COAXIAL CABLE TYPE	COAXIAL CABLE DIA.
ALPHA	SOUTHWEST	COMBUSTION 2000-000000	12"	N/A	12.75" x 11.88" x 3.75"	2	84'-0"	R-20	1.75"
ALPHA	NORTH	COMBUSTION 2000-000000	12"	N/A	12.75" x 11.88" x 3.75"	2	70'-0"	R-20	1.75"
BETA	WEST	COMBUSTION 2000-000000	12"	N/A	12.75" x 11.88" x 3.75"	2	70'-0"	R-20	1.75"
BETA	EAST	COMBUSTION 2000-000000	12"	N/A	12.75" x 11.88" x 3.75"	2	70'-0"	R-20	1.75"
DELTA	NORTH	COMBUSTION 2000-000000	12"	N/A	12.75" x 11.88" x 3.75"	3	70'-0"	R-20	1.75"
DELTA	SOUTH	COMBUSTION 2000-000000	12"	N/A	12.75" x 11.88" x 3.75"	3	70'-0"	R-20	1.75"
MICROWAVE DISH	180°	COMBUSTION 2000-000000	12"	N/A	2'-0" SQUARE	1	12'-0"	R-20	1.75"

ANTENNA PLAN NOTES:

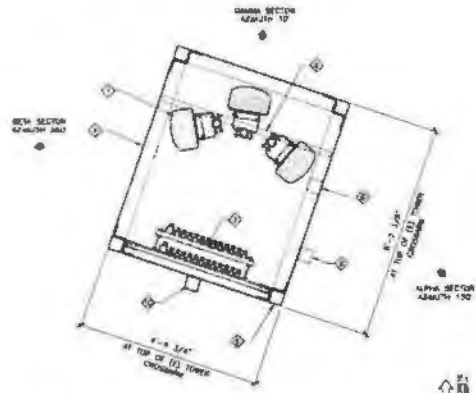
- ⊕ PROPOSED WIRELESS ANTENNAS MOUNTED INSIDE EXISTING STEEL TOWER BEHIND PROPOSED BY TRANSPARENT SCREENS
- ⊕ NEW HSS 8x6-3/8" COLUMN (TYPICAL OF 4)
- ⊕ PROPOSED WIRELESS RRU MOUNTED INSIDE EXISTING STEEL TOWER BEHIND PROPOSED BY TRANSPARENT SCREENS
- ⊕ PROPOSED BY TRANSPARENT SCREENS
- ⊕ EXISTING 4" x 4" x 1/2" STEEL TOWER LEG (TYPICAL OF 4)
- ⊕ PROPOSED UNBRIIT (TYPICAL SHOWN) INDICATES UNBRIIT IS MOUNTED UP BELOW MOUNTED TO EXISTING STEEL TOWER HORIZONTAL MEMBER
- ⊕ PROPOSED VERTICAL COAX CABLE LADDER
- ⊕ EXISTING TOWER LEG TO BE REMOVED (SHOWN DASHED)
- ⊕ EXISTING TOWER CROSS TO BE RELOCATED (SHOWN DASHED)
- ⊕ PROPOSED RELOCATION OF EXISTING TOWER CROSS
- ⊕ PROPOSED 2'-0" WIRELESS WIRELESS WIRELESS 2000 MOUNTED INSIDE EXISTING STEEL TOWER BEHIND PROPOSED BY TRANSPARENT SCREENS
- ⊕ PROPOSED APPROX 20 WIRE PROTECTION UNITS MOUNTED TO UNBRIIT (TYPICAL OF 2)



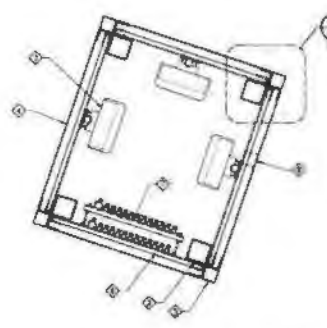
UPPER ANTENNA PLAN
SCALE: 1/4" = 1'-0"



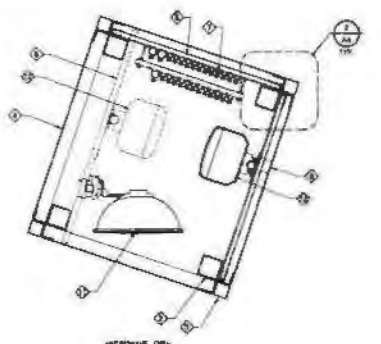
UPPER RRU PLAN
SCALE: 1/4" = 1'-0"



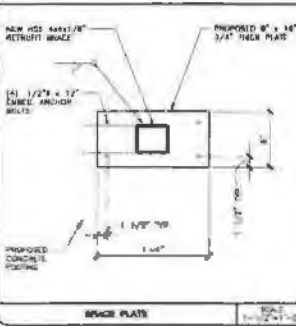
LOWER ANTENNA PLAN
SCALE: 1/4" = 1'-0"



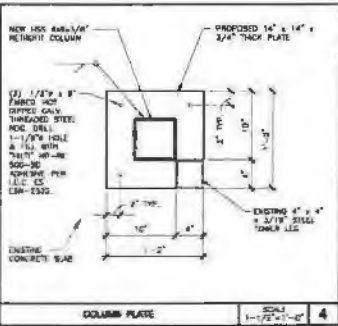
LOWER RRU PLAN
SCALE: 1/4" = 1'-0"



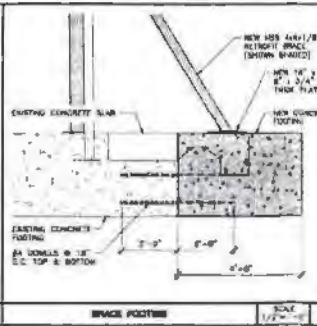
MICROWAVE DISH PLAN
SCALE: 1/4" = 1'-0"



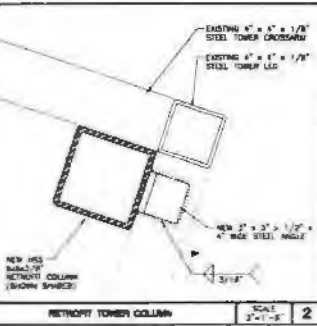
SCALE: 1/2" = 1'-0" 5



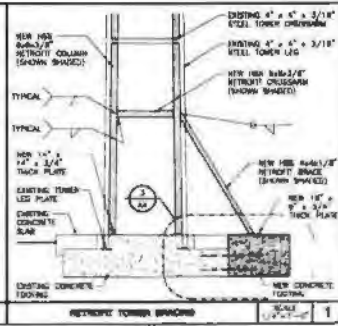
SCALE: 1/2" = 1'-0" 4



SCALE: 1/2" = 1'-0" 3



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



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

ARCHITECTURE • INTERIOR DESIGN
361 CANTONVILLE DRIVE SUITE 201
CALLETON, CA 92008

PREPARED FOR

P.O. BOX 18707
IRVINE, CA 92613-8707
(949) 460-7000

APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT NAME

MOUNT ACADIA

3520 MOUNT ACADIA BLVD.
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

12/13/12	REV TO (44)
12/18/12	ISSUE TO (44)
01/28/13	REVISED 100% (2)
02/12/13	REVISED 100% (2)
02/15/13	REVISED 100% (2)
02/22/13	REVISED 100% (2)
12/23/13	REVISED 100% (4)
01/14/14	REVISED 100% (2)
01/16/14	REVISED 100% (2)
02/25/14	REVISED 100% (2)
04/12/14	REVISED 100% (2)

SHEET TITLE

ANTENNA PLANS

PROJECT NUMBER: 12227

A-4

PREPARED FOR



P.O. BOX 19702
 IRVINE, CA 92613-9702
 (949) 286-7000

APPROVALS

APP.	DATE

PROJECT NAME

MOUNT ACADIA

3520 MOUNT ACADIA BLVD.
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

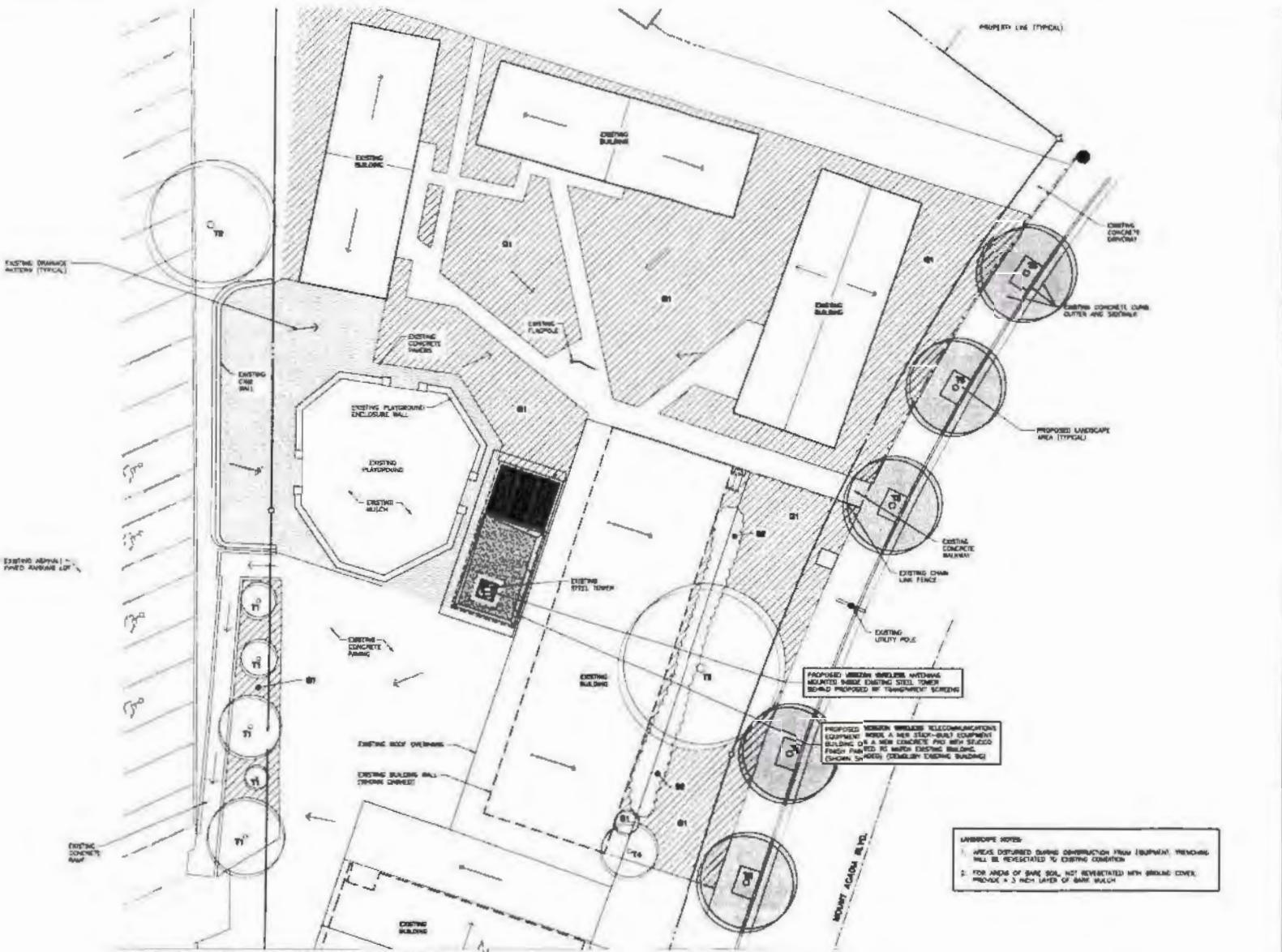
DATE	NO.	BY
12/18/12	100	TS
12/18/12	100	TS
01/28/13	100B	TS
02/12/13	100B	TS
02/12/13	100B	TS
02/12/13	100B	TS
02/12/13	100B	TS
02/12/13	100B	TS
02/12/13	100B	TS
02/12/13	100B	TS

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN A

PROJECT: VERZDPA_12227

L-1



SEE SHEET L-2 FOR ADDITIONAL LANDSCAPE TO SOUTH

LANDSCAPE DEVELOPMENT PLAN A

SCALE: 1" = 10'-0"



NOTE:
 1. SEE SHEET L-2 FOR PLANTING LEGEND AND NOTES

LANDSCAPE NOTES:
 1. AREAS DISTURBED DURING CONSTRUCTION FROM EQUIPMENT, FENCING, ETC. WILL BE REVEGETATED TO EXISTING CONDITION.
 2. FOR AREAS OF BARE SOIL, NOT REVEGETATED WITH BRASSICA COVER, PROVIDE A 3" DEEP LAYER OF BARE MULCH.



PREPARED FOR



P.O. BOX 18767
 IRVINE, CA 92623-8767
 (949) 266-7000

APPROVALS

DATE	DATE

PROJECT NAME

MOUNT ACADIA

5520 MOUNT ACADIA BLVD.
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

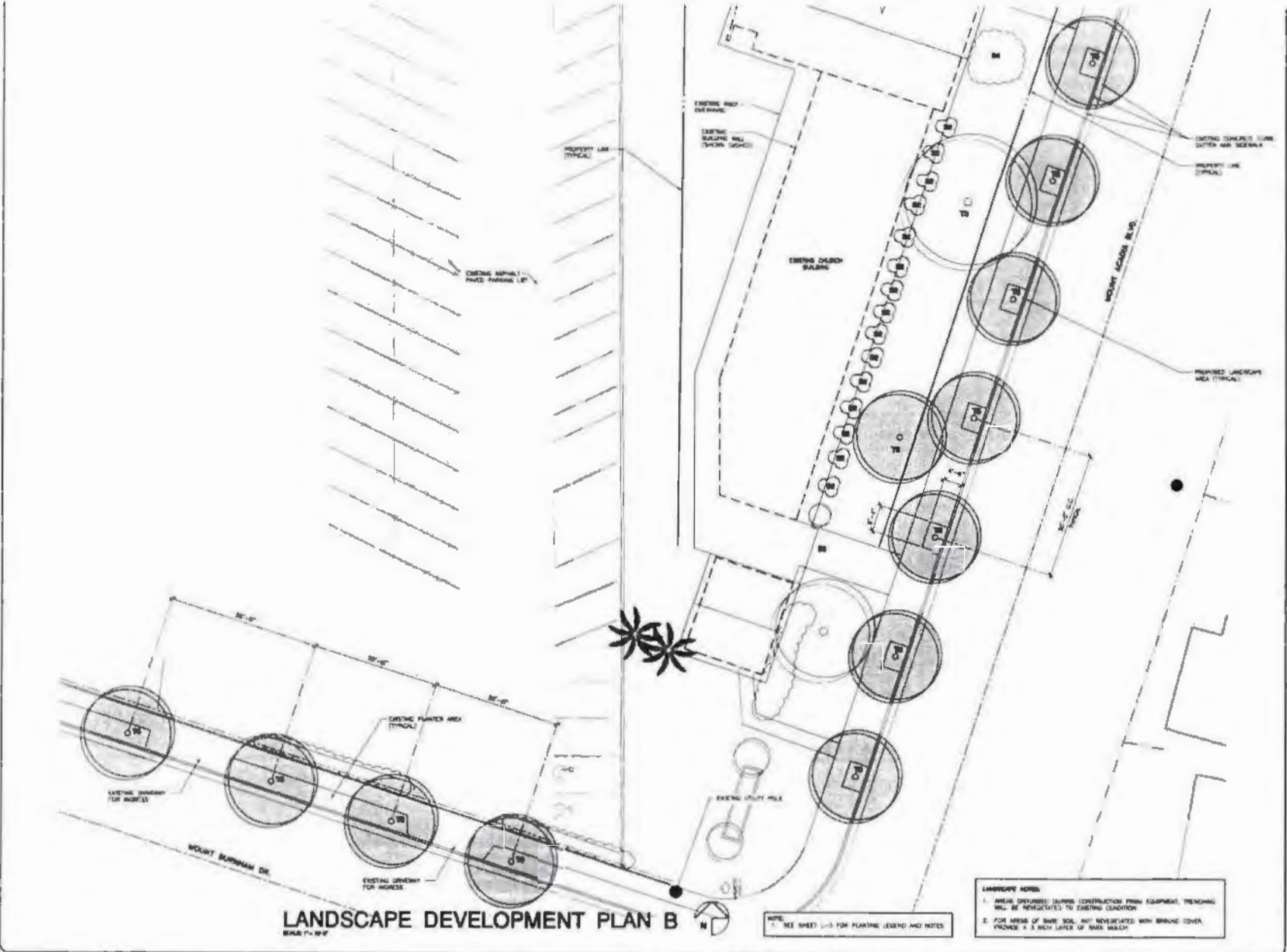
12/12/12	REV 20 (M)
12/12/12	ISSUE 02 (M)
01/28/13	REVISED 100N 25 (M)
02/15/13	REVISED 100N 25 (M)
05/22/13	REVISED 100N 25 (M)
12/23/13	REVISED 100N 25 (M)
01/14/14	REVISED 100N 25 (M)
01/28/14	REVISED 100N 25 (M)
02/28/14	REVISED 100N 25 (M)
05/15/14	REVISED 100N 25 (M)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN B

PROJECT: MOUNTAC/1227

L-2



LANDSCAPE DEVELOPMENT PLAN B

SCALE: 1" = 20'-0"

NOTE:
 1. SEE SHEET L-1-3 FOR PLANTING LEGEND AND NOTES

LANDSCAPE NOTES
 1. AREAS DESIGNATED DURING CONSTRUCTION FROM EQUIPMENT, TRENCHING, ETC. SHALL BE RESTORATED TO EXISTING CONDITION.
 2. FOR AREAS OF BARE SOIL, MUST BE SEEDING WITH BRUSH COVER, PROVIDE A 3" DEEP LAYER OF SOIL MIXTURE.

PLANTING NOTES

- 1) DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY TREES. ALL TREES SHALL BE PLANTED IN AN AREA WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES' HAND EXCAVATE AS REQUIRED.
- 2) TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRIVEWAY PAVEMENT LINE, SIDEWALK, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
- 3) ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A FINISH SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
- 4) TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB WALL, OR CONCRETE WALK STAMP.
- 5) ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
- 6) PLANTING INSTALLATION CRITERIA:
ALL PLANTED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEVELOPED TRUNK AND SHALL NORMALLY ATTAIN A MATRINE HEIGHT AND SPREAD OF AT LEAST 10 FEET.
- 7) PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATIONS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
- 8) MINIMUM TREE SEPARATION DISTANCE:
APPROXIMATE/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 30 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR REMOTE)
PAVED DRIVING CREEP STRUCTURES - 10 FEET
FREEWAY (EXTRUS) - 10 FEET
INTERSECTIONS (UNDERGROUND CURB LANE) OF TWO STREETS - 25 FEET
- 9) IRRIGATION AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- 10) MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OTHER LANDSCAPE. IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY OTHER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, DISEASE-RESISTANT CONDITION. DEBRIS OR SOIL PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMITS.
- 11) IF ANY REQUIRED LANDSCAPE INCLUDING NEW OR EXISTING PLANTINGS, MAINTENANCE, LANDSCAPE MATERIALS, ETC.) PROVIDED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SPEC. FOR THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
- 12) IF TREES WITH A TRUNK Girth OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE BRANCH) ARE REQUIRED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SPEC. SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
- 13) REMOVE TREES AND PROVIDE A TREE BARRIER PROTECT A MINIMUM 2'-6" THICK BARK MULCH AROUND THE TREE BARRIER.

WATER CONSERVATION NOTES

- 1) ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- 2) PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATE AND SOIL CONDITIONS.
- 3) LANDSCAPE FINISH DRAINAGE OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
- 4) ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNMANNED, IRRIGATION SYSTEMS.
- 5) ALL SOILS WILL BE FERTILIZED, AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND ROBUST PLANT GROWTH.
- 6) ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
- 7) ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
- 8) SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMAL PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, FOGGING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
- 9) BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE FOGGING, RUN-OFF, OVER-SPRAY AND WASTING.
- 10) IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
- 11) NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLIENT'S EXISTING IRRIGATION VALVE BOX.
- 12) AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.
- 13) ALL GRADED, DISTURBED OR EXPOSED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RESTORED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.041(a)].
- 14) IRRIGATION AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	FICUS BENJAMINA	WEeping FIG	TREE	EXISTING	-	60' HEIGHT 110' SPREAD
	HYDRANGEA LACINIA	LEAFY HYDRANGEA	TREE	EXISTING	-	80' HEIGHT 30' SPREAD
	PRUNUS UCECI	EVERGREEN ASH	TREE	EXISTING	-	30' HEIGHT 40' SPREAD
	PROPOSED FORMERLY UNID	EVERGREEN ASH	TREE	24" BDB	1	30' HEIGHT 40' SPREAD
	CALEDONIA SCUTELLARIA	CALIFORNIA REDWOOD CEDAR	TREE	ARRIVING	+	40' HEIGHT 11' SPREAD
	LACIPTERIDIA MEXICANA	LOWLAND MIMOSA	SHRUB	24" BDB	18	30' HEIGHT 30' SPREAD
	STREPTOCARPA SPERMATOPHYTES	SEED OF FRUITCUST	SHRUB	EXISTING	-	3' HEIGHT 8' SPREAD
	JASPERUM CINEREA	SEA DRESS JASMINE	SHRUB	EXISTING	-	6' HEIGHT 5' SPREAD
	FICUS ELEGANTISSIMA	SPINELESS FIG	SHRUB	EXISTING	-	30' HEIGHT 13' SPREAD
	RAPHANISTRUM BOCCA	ROSE HANDBOOK	SHRUB	EXISTING	-	5' HEIGHT 8' SPREAD
	SYNCOBA TRIFOLIATA	TRIFOLIUM BERBERIS (BOC)	GROUND COVER	EXISTING	-	3" (Only 18' 1/2')

NOTE: TREES & SHRUBS GROUND COVER WHERE DAMAGED BY FINISHING AND INSTALLATION BY LANDSCAPE SHALL BE



P.O. BOX 19707
IRVINE, CA 92613-9707
(949) 266-7000

APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT NAME

MOUNT ACADIA

3520 MOUNT ACADIA BLVD.
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

DATE	DATE
12/18/10	REV 20 (M)
12/18/10	ISSUE 20 (M)
01/28/11	REVISED ISSUE 20 (M)
02/18/11	REVISED ISSUE 20 (M)
02/18/11	REVISED ISSUE 20 (M)
02/22/11	REVISED ISSUE 20 (M)
12/22/11	REVISED ISSUE 20 (M)
01/12/12	REVISED ISSUE 20 (M)
01/12/12	REVISED ISSUE 20 (M)
05/25/11	REVISED ISSUE 20 (M)
05/22/11	REVISED ISSUE 20 (M)

SHEET TITLE

PLANTING LEGEND & NOTES

PROJECT NO. 10227

L-3



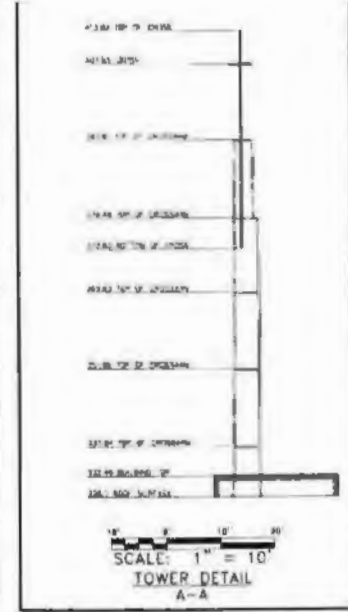
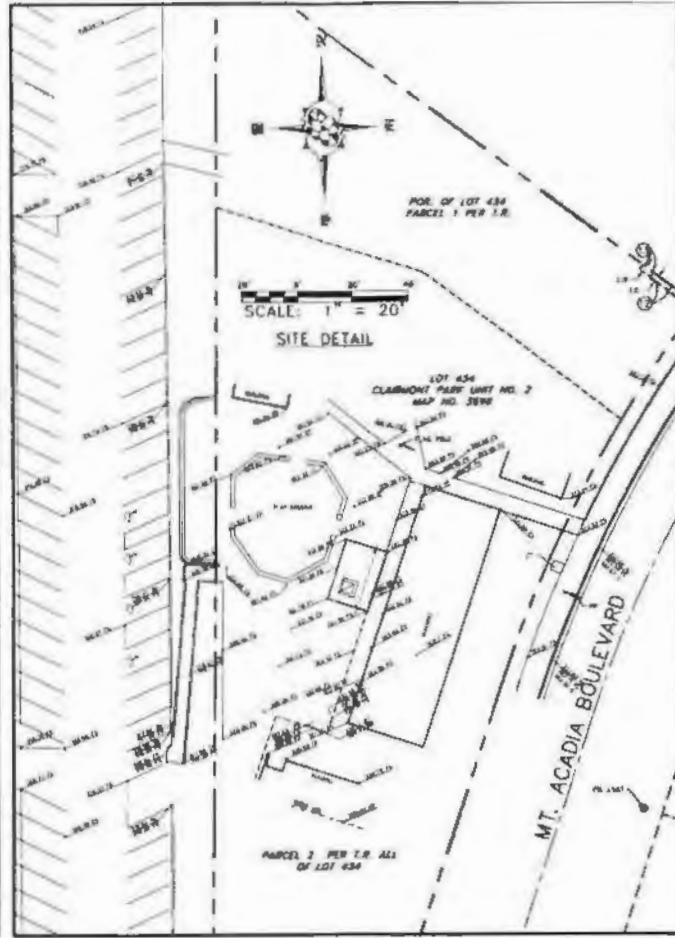
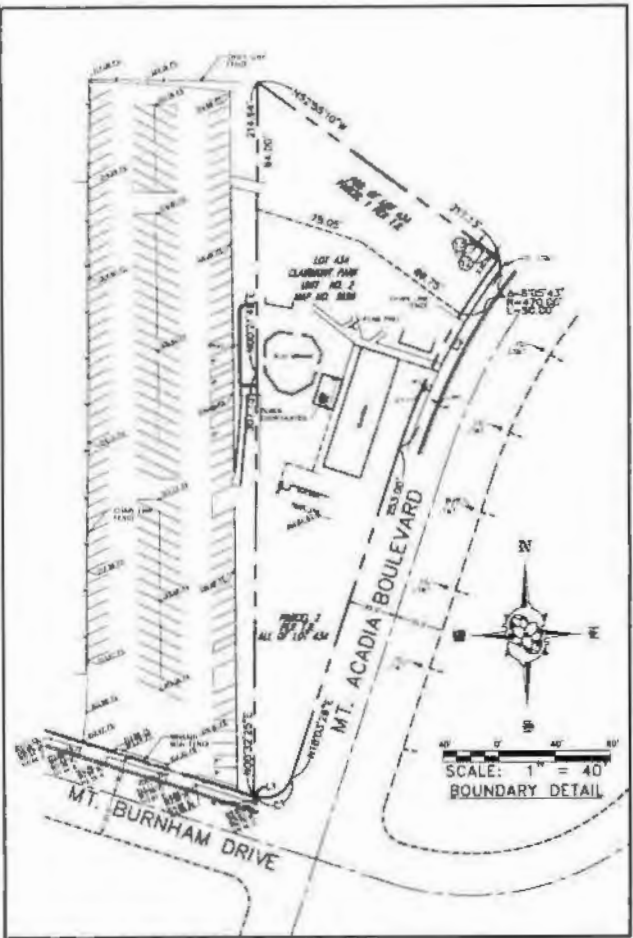
PREPARED FOR
verizon wireless
P.O. BOX 19707
SAN DIEGO, CA 92119-0707
(619) 296-7000

CONSULTANT
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE,
SUITE 107
SAN DIEGO, CA 92112
(619) 546-4685

PROJECT NAME
MOUNT ACADIA
5520 MOUNT ACADIA BLVD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY
DRAWING DATES

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1



LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
LOT 434 OF CLAREMONT PARK UNIT NO. 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3886, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 1987, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 434, THENCE SOUTH 07°02' WEST ALONG THE WESTERN LINE OF SAID LOT A DISTANCE OF 34.20 FEET; THENCE SOUTH 72°57' EAST A DISTANCE OF 78.08 FEET; THENCE SOUTH 07°02' EAST A DISTANCE OF 80.76 FEET TO A POINT ON THE EASTERN LINE OF SAID LOT BEING A POINT ON A 40.00 FOOT RADIUS CURVE, CENTERED NORTHWESTERLY 74°06' BEARS SOUTH 09°17' EAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°01', A DISTANCE OF 104.76 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE NORTH 87°01' WEST A DISTANCE OF 217.18 FEET TO THE POINT OF BEGINNING.
PARCEL 2:
ALL THAT PORTION OF LOT 434 OF CLAREMONT PARK UNIT NO. 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3886, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 434, THENCE SOUTH 07°02' WEST ALONG THE WESTERN LINE OF SAID LOT A DISTANCE OF 34.20 FEET; THENCE SOUTH 72°57' EAST A DISTANCE OF 78.08 FEET; THENCE SOUTH 07°02' EAST A DISTANCE OF 80.76 FEET TO A POINT ON THE EASTERN LINE OF SAID LOT BEING A POINT ON A 40.00 FOOT RADIUS CURVE, CENTERED NORTHWESTERLY 74°06' BEARS SOUTH 09°17' EAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°01', A DISTANCE OF 104.76 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE NORTH 87°01' WEST A DISTANCE OF 217.18 FEET TO THE POINT OF BEGINNING.
MNS 449-009-2'

ITEMS CORRESPONDING TO SCHEDULE 'B'
BY ZELTUS NATIONAL TITLE COMPANY (COMPONENT NO. 961) 12076A-PAZ
1000 GINA STREET, SUITE 200 (THE VICTOR EAST CENTER)
ACQUISTO BEACH, CA 92015 (760) 433-3200
THE FOLLOWING FIELD NOTES FOUND IN SAID INSTRUMENT AND ARE REFERENCED IN THIS MAP (LOCATIONS AND READINGS LISTED HEREIN CAN BE OBTAINED FROM THE RECORDS OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAN DIEGO, CALIFORNIA, AND ARE REFERENCED AS FOLLOWS:
① CORNER AND BENCHMARK RECORDING RECORDED APRIL 24, 1971 RECORDING NO. 3886 PAGE 477 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY IS BURNED IN NATURE AND IS NOT PLATTED HEREIN.
② THE CORNER AND BENCHMARK CONSIDERED IN THE INSTRUMENT ENTITLED "THROUGHPUT RECORDING" REFERRED TO AS 1980 AS APPROXIMATE LOCATION OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORDS OF SAID COUNTY AND IS NOT PLATTED HEREIN.
③ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORDS OF SAID COUNTY AND IS NOT PLATTED HEREIN.
④ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORDS OF SAID COUNTY AND IS NOT PLATTED HEREIN.
⑤ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑥ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑦ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑧ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑨ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑩ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑪ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑫ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑬ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑭ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑮ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑯ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑰ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑱ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑲ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
⑳ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉑ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉒ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉓ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉔ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉕ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉖ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉗ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉘ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉙ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉚ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉛ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉜ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉝ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉞ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㉟ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊱ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊲ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊳ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊴ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊵ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊶ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊷ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊸ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊹ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊺ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊻ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊼ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊽ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊾ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.
㊿ EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1971 AS 1971-01243, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLATTED HEREIN.

EASEMENT NOTE:
EASEMENTS COULD NOT BE PLOTTED AT THE TIME OF THIS INSTRUMENT AS A TITLE REPORT AND SURVEYING STATEMENTS WERE UNAVAILABLE.

DATA STATEMENT:
DATE OF SURVEY: NOVEMBER 29, 2011
BY: JRN CIVIL ENGINEERS

DATE OF SURVEY:
NOVEMBER 29, 2011

ASSESSOR'S PARCEL NUMBER:
128-001-01-02

COORDINATES:
NAD83: 32+46.20(81)'
LONGITUDE: 177+12.58(1)'
UNITS: METERS

LINE TABLE

LINE	LENGTH	BEARING
1	34.20	S72°57'24" W

CURVE TABLE

NO.	LENGTH	RADIUS
1	104.76	25.00
2	104.76	25.00