



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 21, 2013 **REPORT NO. PC-13-025**
ATTENTION: Planning Commission, Agenda of March 28, 2013
SUBJECT: Verizon – Encanto - PROJECT NO. 258700. PROCESS 4.
**OWNER/
APPLICANT:** CITY OF SAN DIEGO/
VERIZON WIRELESS

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 6395 Eider Street in the Encanto community plan area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 1090678, Site Development Permit (SDP) No. 1090679 and Planned Development Permit (PDP) No. 1090680.

Community Planning Group Recommendation: At the March 19, 2012 meeting of the Encanto Neighborhoods Community Planning Group, the group voted 7-3-1 to recommend denial of the project, with the assertion that the Southeastern San Diego Planned District (SESDPDO) does not allow telecommunication facilities in residential zones. (Attachment 12)

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 27, 2012, and the opportunity to appeal that determination ended December 13, 2012. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt per Categorical Exemption 15301 (Existing Facilities).

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

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

Verizon – Encanto is an application for a Conditional Use Permit (CUP), Site Development Permit (SDP), and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of twelve panel antennas mounted to the existing 94-foot high Emerald Hills water standpipe. Equipment associated with the antennas, and an emergency backup generator, would be located adjacent to the standpipe in a 396-square foot building. The project is located at 6395 Eider Street, in the Southeastern San Diego Planned District (SESDPD), SF-15000 zone, within the Southeastern San Diego: Encanto Community Plan area (Attachments 1, 2, 3, and 4).

WCF's are permitted in residential zones with a non-residential use with the processing of a CUP, Process 3. The SESDPD requires a Southeastern San Diego Development Permit, processed as an SDP, for projects that are required to obtain a CUP.

One deviation is being requested to the WCF Design Requirements, Land Development Code (LDC) Section 141.0420(g)(3). The equipment area, at 396 square feet, deviates from the 250 square foot maximum permitted by the LDC. A PDP, Process 4, is being processed to allow this deviation.

DISCUSSION

Planned District Use Analysis

Appendix A of the SESDPD (Attachment 17) indicates that "Communication Facilities" and "Communication Equipment" are not permitted in residential zones of the SESDPD. However, LDC Section 151.0401, "Uses Permitted in Planned Districts," identifies that the uses identified in Chapter 14, Article 1 (Separately Regulated Uses) may be permitted in planned districts as limited uses subject to supplemental regulations, or conditional uses requiring a Neighborhood Use Permit or Conditional Use Permit.

The SESDPD lists "Communication Facilities" and "Communication Equipment" in the Use Tables, but does not address "Wireless Communication Facilities." WCF refers to a different type of use, distinct from Communication Facilities and Communication Equipment. Wireless Communication Facilities (WCF) are identified as a Separately Regulated Use and are regulated by LDC Section 141.0420. WCF are permitted in residential zones, when the antennas are located less than 100 feet from the property line of a residential use, with the approval of a Conditional Use Permit.

The City is not permitted, by Federal law, to prohibit the provision of wireless service (such as banning WCF in certain zones), but may require a higher permit process level to allow for more

analysis as to the WCF siting justification. In general WCF are more preferable in commercial and industrial zones, and less preferred in residential zones. WCF are permitted in commercial and industrial zones as a Process 1 and in residential zones with a residential use as a Process 4. In this case, the water tank property is a residential zone with a non-residential use, which is less preferable than locating in a commercial or industrial zone, but is more preferable than locating in a residential zone with a residential use.

Wireless carriers are required to provide coverage within their license area, which also includes residential areas. In this case, where the area is zoned residential, locating on a premises that has a non-residential use is more preferable than locating in a residential zone with a residential use.

Project Description

This WCF proposes to locate twelve 6-foot high antennas on the façade of an existing City of San Diego water standpipe. Equipment associated with the antennas would be located in a 396-square foot building located adjacent to the standpipe. To screen views of the equipment enclosure from adjacent properties, native planting is proposed around the enclosure.

Should the Emerald Hills Standpipe be removed, condition 5 has been added to the permit which would require that Verizon remove the equipment enclosure and restore that portion of the property to its original condition. In order to continue use of a WCF at this site, Verizon would need to obtain a new approval, subject to the current regulations, with no guarantee that a height deviation would be approved.

An emergency generator would be located in a portion of the equipment building. A Noise Study was submitted and project features have been added to ensure that noise created by the generator and air conditioning units will be within allowable limits. While the generator is intended to be used for emergency power, the generators will run on a regular maintenance and testing schedule.

Metricom previously operated antennas on the water standpipe. These antennas have been removed as the provider is no longer in service and the corresponding permit has expired.

Community Plan Analysis:

The Southeastern San Diego Community Plan does not specifically address WCF's. However, the City's General Plan, Section UD-A.15, does address WCF's as follows:

Minimize the visual impact of wireless facilities.

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

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

This project complies with the requirements of the General Plan for WCF's. While the antennas are not concealed within an existing structure, they are façade mounted to an existing vertical element. By locating the antennas on the standpipe, painted to match, the WCF is able to be respectful of the neighborhood context. Equipment associated with the antennas is located in an equipment building, designed to be unobtrusive and screened with landscape material.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 1090678, SDP No. 1090679, and PDP No. 1090680.

ALTERNATIVES

1. Approve CUP No. 1090678, SDP No. 1090679, and PDP No. 1090680, with modifications.
2. Deny CUP No. 1090678, SDP No. 1090679, and PDP No. 1090680, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Development Project Manager
Development Services Department

BROUGHTON/AFH

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 (NORA) – Env. Exemption
8. Photo Simulations
9. Site Justification
10. Coverage Maps
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing
16. Photo Study
17. Appendix A, “Uses,” Southeastern San Diego Planned District (SESDPD)



Aerial Photo

Verizon – Encanto – Project Number 258700

6395 Elder Street

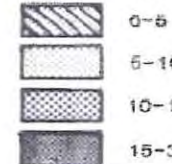


EXISTING LAND USE



LEGEND

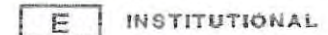
RESIDENTIAL (units per acre)



COMMERCIAL

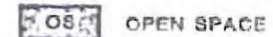


INDUSTRIAL



Schools

- E Elementary
- J Junior High
- S Senior High
- T Trolley Station



Community Plan Land Use Map

Verizon – Encanto – Project Number 258700

6395 Eider Street

Designated as
residential.



Project Location Map

Verizon – Encanto – Project Number 258700

6395 Eider Street



PROJECT DATA SHEET		
PROJECT NAME:	Verizon – Encanto	
PROJECT DESCRIPTION:	Conditional Use Permit, Site Development Permit, and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of twelve panel antennas mounted to an existing 94-foot high water standpipe and a 396 square foot equipment enclosure with an emergency generator.	
COMMUNITY PLAN AREA:	Southeastern San Diego – Encanto	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Site Development Permit, and Planned Development Permit, (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: Southeastern San Diego Planned District (SESDPD) SF-15000		
HEIGHT LIMIT: 30'		
FRONT SETBACK: 15'		
SIDE SETBACK: 7'		
STREETSIDE SETBACK: 10'		
REAR SETBACK: 7'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, SESDPD SF-15000	Residential
SOUTH:	Residential, SESDPD SF-15000	Residential
EAST:	Residential, SESDPD SF-15000	Residential
WEST:	Residential, SESDPD SF-15000	Residential
DEVIATIONS OR VARIANCES REQUESTED:	The equipment enclosure, at 396 square feet, exceeds the 250 square foot maximum permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3).	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 19, 2012 the Encanto Neighborhoods Community Planning Group voted 7-3-1 to recommend denial of this project.	

**PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 1090678
SITE DEVELOPMENT PERMIT NO. 1090679
PLANNED DEVELOPMENT PERMIT NO. 1090680
VERIZON – ENCANTO
PROJECT NUMBER 258700**

WHEREAS, THE CITY 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) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1090678, 1090679, and 1090680);

WHEREAS, the project site is located at 6395 Eider Street in the SESDPD-SF-15,000 zone of the Southeastern San Diego: Encanto community plan area;

WHEREAS, the project site is legally described as Parcel 1, Lot 43, and Parcel 2, the westerly 20 feet and the southerly 30 feet of Lot 42, according to Map No. 1240, filed in the Office of the County Recorder of San Diego County, March 11, 1910;

WHEREAS, on November 27, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 28, 2013, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1090678, Site Development Permit No. 1090679, and Planned Development Permit No. 1090680 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated March 28, 2013:

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City's General Plan (UD-15) lists specific requirements for WCF. Specifically, the City's General Plan states 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.

In this case, the WCF consists of antennas façade mounted to the top portion of an existing 94-foot high water standpipe. By façade mounting the antennas to the water standpipe, the antennas will be mounted to an existing vertical element in the community minimizing the visual impact of the antennas. The antennas will be painted to match the existing water standpipe, blending the antennas into the surface area resulting in a WCF that is unobtrusive and respectful of the neighborhood context. Equipment associated with the antennas, including an emergency generator, will be located within a new equipment building. The building will be designed to be unobtrusive with landscape material proposed to improve views from adjacent properties. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, Verizon Wireless has provided a model RF test and has submitted the findings to the City. (Note: This report is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

WCF are permitted in residential zones, with a non-residential use, where the antennas are less than 100 feet from the property line of a residential use, with a Conditional Use Permit, Process 3, in accordance with LDC Section 141.0420(e)(1).

LDC Section 141.0420(g)(1) and (2) require that WCF utilize the smallest, least visually intrusive antennas and other components, and that the applicant use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. In this case, antennas are proposed to be mounted to the façade of an existing 94-foot high water standpipe. The antennas will be painted to match the tank. Cables will be routed to an equipment building, proposed adjacent to the standpipe. The equipment building will be designed as an unobtrusive building, surrounded with native planting.

The equipment building, at 396-square feet, exceeds the 250-square foot maximum permitted by LDC Section 141.0420(g)(3). This deviation is being permitted by the PDP being processed as part of this application. The larger equipment area enables Verizon to house equipment associated with the antennas, an emergency generator, and project features designed to limit noise emitted by the equipment and generator. If the equipment size was limited 250-square feet, the facility would operate at a lower capacity and would preclude the inclusion of an emergency power source, resulting in a less reliable WCF.

Based on the project design and permits required, the project complies with the relevant regulations of the Municipal Code, including allowable deviations processed as part of the PDP.

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

WCF are permitted in residential zones with a non-residential use with a Conditional Use Permit, Process 3. Wireless carriers are required to provide coverage to all areas of their operating license, which includes residentially zoned areas. Locating the facility on a premises with a non-residential use is more preferable than locating the WCF on a property with a residential use. In this case, the entire area around the coverage objective is residential prompting Verizon to search for a non-residential use. The standpipe, at 94-feet, is slightly elevated above the adjacent homes and approximately 20-feet or more above the surrounding homes. Alternative ways of meeting this coverage objective could involve utilizing the public right-of-way, which would require multiple locations adjacent to more residential homes to result in a similar coverage footprint. A WCF on the standpipe property is an appropriate location to provide service to the surrounding residential community, based on its existing non-residential use in a residential zone, and the height afforded by mounting the antennas on the existing standpipe. Based on the design of the WCF and proposal to locate the antennas on the existing vertical element, the WCF is appropriate at the proposed location.

Site Development Permit

A. Findings for all Site Development Permits - Section 126.0504

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

The City's General Plan (UD-15) lists specific requirements for WCF. Specifically, the City's General Plan states 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.

In this case, the WCF consists of antennas façade mounted to the top portion of an existing 94-foot high water standpipe. By façade mounting the antennas to the water standpipe, the antennas will be mounted to an existing vertical element in the community which will allow the visual impact of the antennas to be minimized. The antennas will be painted to match the existing water standpipe which will allow the WCF to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the antennas, including an emergency generator, will be located within a new equipment building. The building will be designed to be unobtrusive with landscape material proposed to improve views from adjacent properties. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, Verizon Wireless has provided a model RF test and

has submitted the findings to the City. (Note: This report is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF's.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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.

WCF are permitted in residential zones, with a non-residential use, where the antennas are less than 100 feet from the property line of a residential use, with the processing of a Conditional Use Permit, Process 3, in accordance with LDC Section 141.0420(e)(1).

LDC Section 141.0420(g)(1) and (2) require that WCF utilize the smallest, least visually intrusive antennas and other components, and that the applicant use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. In this case, antennas are proposed to be mounted to the façade of an existing 94-foot high water standpipe. The antennas will be painted to match the water standpipe. Cables will be routed to an equipment building, proposed adjacent to the standpipe. The equipment building will be designed as an unobtrusive building, surrounded with native planting.

The equipment building, at 396 square feet, exceeds the 250 square foot maximum permitted by LDC Section 141.0420(g)(3). This deviation is being permitted by the PDP being processed as part of this application.

Based on the project design and permits required, the project complies with the relevant regulations of the Municipal Code, including allowable deviations processed as part of the PDP.

B. Findings for the Southeastern San Diego Development Permit - Section 1519.0202

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;

The purpose and intent of the Southeastern San Diego Planned District Ordinance is to provide reasonable development criteria for the construction or alteration of quality residential, commercial, and industrial development throughout the Southeastern San Diego community. The intent is to implement the Southeastern San Diego Community Plan through the use of the applied urban design standards contained in the Southeastern San Diego Planned District Ordinance.

The Southeastern San Diego Community Plan and Planned District Ordinance do not specifically address WCF, however the City's General Plan (UD-15) does list specific requirements for WCF. Specifically, the City's General Plan states 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.

In this case, the WCF consists of antennas façade mounted to the top portion of an existing 94-foot tall water standpipe. By façade mounting the antennas to the water standpipe, the antennas will be mounted to an existing vertical element in the community minimizing the visual impact of the antennas. The antennas will be painted to match the existing water standpipe, blending the antennas into the surface area resulting in a WCF that is unobtrusive and respectful of the neighborhood context. Equipment associated with the antennas, including an emergency generator, will be located within a new equipment building. The building will be designed to be unobtrusive with landscape material proposed to improve views as seen from adjacent properties. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

- 2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;**

Antennas associated with the WCF are proposed to be located near the top of an existing 94-foot tall water standpipe. The antennas will be façade mounted, with cables located within cable shrouds routed down the side of the standpipe, to a new equipment building. The antennas, mounted to an existing vertical element in the community, are compatible with the existing use on the premises. The equipment building, proposed to be located adjacent to the standpipe, is designed to be unobtrusive. Landscape material is proposed around the equipment building to screen and improve views of the facility. Architectural harmony, in a loose sense (since the WCF is proposed on an existing standpipe) will be achieved by integrating the proposed antennas on a prominent vertical element, by façade mounting and painting to match the standpipe. The antennas will blend into the standpipe and will be less obtrusive than what could be achieved with a new stand alone support tower on the same property. Based on the design of the WCF, the proposed development will be compatible with the existing land use and shall not constitute a disruptive element to the neighborhood and community.

- 3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and**

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, Verizon Wireless has provided a model RF test and has submitted the findings to the City. (Note: This report is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

Should the water standpipe be removed, a condition has been added to the permit, requiring that Verizon obtain a new permit for continued operation of a WCF on the premises. The new permit would be subject to the current regulations in effect with no guarantee of an approval of a height deviation.

The emergency generator and other equipment is located within a building. Project features to reduce noise have been added to ensure that noise levels fall within allowable limits. In addition, landscape material is proposed around the building to improve the appearance as viewed from adjacent properties.

Based on the facts stated above, the project will not be detrimental to the health, safety, and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

WCF are permitted in residential zones, with a non-residential use, where the antennas are less than 100 feet from the property line of a residential use, with the processing of a Conditional Use Permit, Process 3, in accordance with LDC Section 141.0420(e)(1).

LDC Section 141.0420(g)(1) and (2) require that WCF utilize the smallest, least visually intrusive antennas and other components, and that the applicant use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. In this case, antennas are proposed to be mounted to the façade of an existing 94-foot high water standpipe. The antennas will be painted to match the water standpipe. Cables will be routed to an equipment building, proposed adjacent to the standpipe. The equipment building will be designed as an unobtrusive building, surrounded with native planting.

The equipment building, at 396 square feet, exceeds the 250 square foot maximum permitted by LDC Section 141.0420(g)(3). This deviation is being permitted by the PDP being processed as part of this application.

Based on the project design and permits required, the project complies with the relevant regulations of the Municipal Code.

Planned Development Permit - Section 126.0604

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

The City's General Plan (UD-15) lists specific requirements for WCF. Specifically, the City's General Plan states 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.

In this case, the WCF consists of antennas façade mounted to the top portion of an existing 94-foot high water standpipe. By façade mounting the antennas to the water standpipe, the antennas

will be mounted to an existing vertical element in the community which will allow the visual impact of the antennas to be minimized. The antennas will be painted to match the existing water standpipe which will allow the WCF to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the antennas, including an emergency generator, will be located within a new equipment building. The building will be designed to be unobtrusive with landscape material proposed to improve views from adjacent properties. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, Verizon Wireless has provided a model RF test and has submitted the findings to the City. (Note: This report is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

This project complies with the regulations of the Land Development Code and requests one deviation as part of this PDP. The equipment area, at 396-square feet, exceeds the 250-square foot maximum permitted by LDC Section 141.0420(g)(3). The requested deviation will allow Verizon Wireless to meet its coverage objective by containing equipment associated with antenna operations as well as enclosing a generator, which will allow the WCF to continue to operate in emergency situations. The equipment building has been designed to be unobtrusive. Planting will be provided around the building to improve the appearance as viewed from adjacent properties. The property has the room to provide an equipment building of this size and the location and the added planting will help to reduce any impacts associated with the size. Limiting Verizon to a 250-square foot equipment building would not provide room for the emergency generator nor would there be space enough to provide the wireless services that residential areas like this one are demanding. This deviation is appropriate for this location and will result in a more desirable project than would be achieved if the project was designed in strict conformance with the WCF Design Requirements.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1090678, Site Development Permit No. 1090679, and Planned Development Permit No. 1090680 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1090678, 1090679, and 1090680, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: March 28, 2013

Internal Order No. 24002202

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002202

CONDITIONAL USE PERMIT NO. 1090678
SITE DEVELOPMENT PERMIT NO. 1090679
PLANNED DEVELOPMENT PERMIT NO. 1090680
VERIZON – ENCANTO, PROJECT NO. 258700
PLANNING COMMISSION

This CONDITIONAL USE PERMIT (CUP) NO. 1090678, SITE DEVELOPMENT PERMIT (SDP) NO. 1090679, and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1090680 is granted by the Planning Commission of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0301, 126.0501, 126.0601, 1519.0101. The site is located at 6395 Eider Street in the SESDPD-SF-15,000 zone of the Southeastern San Diego: Encanto community plan area. The project site is legally described as: Parcel 1, Lot 43, and Parcel 2, the westerly 20 feet and the southerly 30 feet of Lot 42, according to Map No. 1240, filed in the Office of the County Recorder of San Diego County, March 11, 1910.

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 March 28, 2013, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas, measuring 72.0" by 12.5" by 7.1", consisting of three (3) sectors of four (4) panel antennas each, façade mounted at 87-feet to the existing 94-foot tall Emerald Hills water standpipe;
- b. A 33' by 12' concrete block building housing equipment associated with the antennas and a 30 kW enclosed emergency generator with a 150-gallon diesel tank on a concrete pad, with a containment curb;

- c. This project requests the following deviation which is permitted with this Planned Development Permit: A 396-square foot equipment enclosure, where the WCF Design Requirements, LDC 141.0420(g)(3), permits a maximum of 250-square feet;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. This structure is for the primary purpose of providing water service, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 12, 2016.
2. This permit and corresponding use of this site shall expire on April 12, 2023. 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 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 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. In the event that the water standpipe is scheduled for removal, the Permittee shall be responsible for all costs associated with the removal of the WCF from the property and the restoration of the equipment enclosure portion of the site to its original condition. To continue operation of a WCF on the property, an application for a new WCF, in compliance with the current regulations, must be submitted to the Development Services Department for review and

approval. The height of the new WCF will be subject to the current regulations in effect with no guarantee that a height deviation will be granted.

6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid"

conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

14. The 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

15. The project proposes to export 48-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.
16. The drainage system proposed for this development, as shown on the site plan, is public and subject to approval by the City Engineer.
17. 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 Eider Street Right-of-Way.
18. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Eider Street Right-of-Way.
19. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
20. 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.

21. 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.

LANDSCAPE REQUIREMENTS:

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

23. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

24. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

25. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

PLANNING/DESIGN REQUIREMENTS:

27. 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 Permittee.

28. Project "Noise Control Design Features" identified in a Noise Impact Analysis, prepared by Helix Environmental Planning, dated February 2, 2012, shall be applied to the project and shown

on the construction documents to ensure that the final as-built design is in compliance with the analyzed acoustical features and plans.

The project shall include the following noise control design features:

- a. A generator room that includes the following elements:
 - i. A 12-inch thick noise control acoustic louver for both the air intake and air exhaust (*Industrial Acoustics* brand, *Noishield* model).
 - ii. A CMU "chimney" around the exhaust air louver with the top of the chimney at least 2-feet higher than the top of the louver.
 - iii. A *GT Exhaust* brand *201-5100 Critical Grade* model exhaust silencer.
 - iv. An exterior steel-clad solid-core door with a manufacturer specified minimum Sound Transmission Control (STC) 42 rating.

Note: The brands and models listed here are not a specification or a requirement to use this manufacturer's equipment; the data is used as a basis for analysis and to provide for minimum allowable specifications.

- b. A CMU wall surrounding the air conditioning condenser units.

- 29. 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.
- 30. 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.
- 31. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
- 32. 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."
- 33. No overhead cabling is allowed for this project.
- 34. Exposed mounting apparatus shall be removed and shall not remain on the water tank absent antennas. All antennas mounted on the water tank shall appear to be the same size and shall utilize antennas skirts, shrouds, and other coverings to maintain a uniform appearance.
- 35. The Owner/Permittee shall not cause or allow the antennas located on the water tank to be different sizes (length, width, or height) than as shown on the stamped approved plans.
- 36. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

37. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

38. 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.

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

40. The Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on DATE and [Approved Resolution Number].

DRAFT

Permit Type/PTS Approval No.: CUP #1090678, SDP #1090679, and PDP #1090680
Date of Approval: DATE

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.

**CITY OF SAN DIEGO – REAL ESTATE
ASSETS**
Owner

By _____
DAVID SANDOVAL
DEPUTY DIRECTOR

VERIZON WIRELESS
Permittee

By _____
LESLIE VARTANIAN
NETWORK MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: November 29, 2012

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002202

PROJECT NAME/NUMBER: Verizon Encanto/258700

COMMUNITY PLAN AREA: Encanto Neighborhood of the Southeastern San Diego Community Plan

COUNCIL DISTRICT: 4

LOCATION: 6395 Eider Street, CA 92114

PROJECT DESCRIPTION: The project is a Conditional Use Permit, Site Development Permit, and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of antennas mounted to an existing water standpipe with equipment located adjacent to the standpipe in an enclosure.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Description

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed project is exempt from CEQA pursuant to Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a Conditional Use Permit, Site Development Permit, and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of antennas mounted to an existing water standpipe with equipment located adjacent to the standpipe in an enclosure, is a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

On November 27, 2012, 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. 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.

EXISTING

Encanto
6395 Eider Street
San Diego, CA
92114



Proposed tank mounted panel antennas and cable trays painted to match existing tank



PROPOSED

Photosimulation of proposed telecommunications site

Encanto
6395 Eider Street
San Diego, CA
92114



PROPOSED

Photosimulation of proposed telecommunications site

**SITE JUSTIFICATION
Verizon Wireless
ENCANTO WATER TANK
6395 Eider Street**

PROJECT DESCRIPTION

The project proposes to install a wireless communication facility on an existing City-owned water tank located at 6395 Eider Street in the Encanto Community Plan area. The proposed facility is to install twelve (12) antennas and a 396 square foot equipment enclosure on the water tank property.

The subject property is zoned SEPDO-SF15000 and is developed with a City water tank facility. The property is surrounded by residential properties.

SITE DESIGN

The proposed antennas will be façade mounted to the water tank. The associated equipment will be located on the ground adjacent to the water tank. The equipment will be located behind a CMU enclosure. The equipment will be behind existing and proposed landscaping and will not be visible from the surrounding residential properties.

The existing water tank is 94 feet tall with the top of the proposed antennas to be located at 88 feet. Given the height of the water tank and antennas and the surrounding low scale residential development below, the antennas will be minimally noticeable from surrounding vantage points.

TECHNICAL ANALYSIS/SITE JUSTIFICATION

The proposed facility will provide increased wireless service coverage and capacity to Verizon Wireless customers in the surrounding area. The coverage will include the surrounding residential area and will extend or improve coverage within the area approximately bounded by Imperial Avenue to the south, 60th Street to the west, Tooley Street to the north and 69th Street to the east. This site will provide coverage to some residential areas that have been very difficult to serve, such as the Radio Canyon area. Alternative locations within the search area, such as public right-of-way locations or on a single family residence would not be able to reach the necessary height as provided by the existing water tank. Additionally, for public right-of-way sites, the utility or light poles generally cannot accommodate twelve (12) antennas, as proposed on the water

tank, in a manner that is visually acceptable or architecturally integrated as required by the City's Wireless Communication Facility regulations or design guidelines.

Coverage plots have been provided to show the existing and proposed service to the area.

PREFERENCE 3 LOCATION

As with all new wireless facilities, commercially and industrially zoned and developed sites are initially identified and reviewed for feasibility. For this facility, other than the proposed water tank site, only residentially zoned and developed properties were located within the intended coverage area. As indicated above, a public right-of-way location (Preference 2 and 3) was not feasible due to height and design limitations. The water tank property is zoned for residential development but developed with non-residential uses. Given the height of the existing water tank for locating the antennas, the availability of space to accommodate associated equipment and the ability to provide coverage to the intended residential area without locating on a residential property, the subject property, which is a Preference 3 location, was the preferred location and the lowest preference site available to serve the intended coverage area.

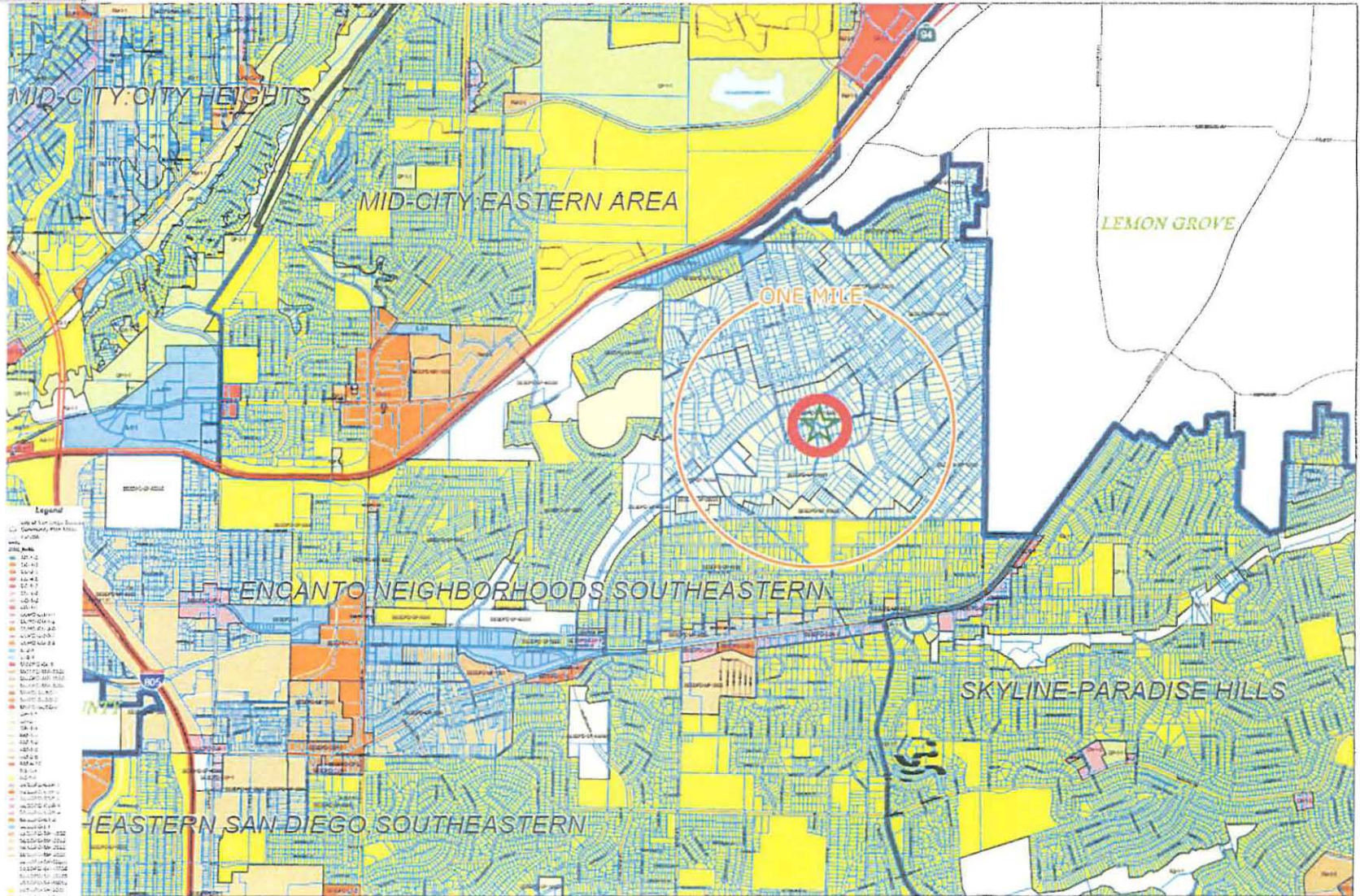
There are no existing wireless carriers at this location; however, Metricom antennas were located on this site for several years, but were removed when Metricom's service was discontinued.

Encanto
6395 Eider Street
San Diego, CA
92114



Legend

- Search Ring
- Selected Site
- Existing sites within 1 mile radius:
No sites within one mile
- Alternative Sites:
No alternative sites



San Diego, California
City of San Diego
Development Services Department
12/10/2008 4:30:32 PM

City of San Diego
Development Services Department
12/10/2008 4:30:32 PM



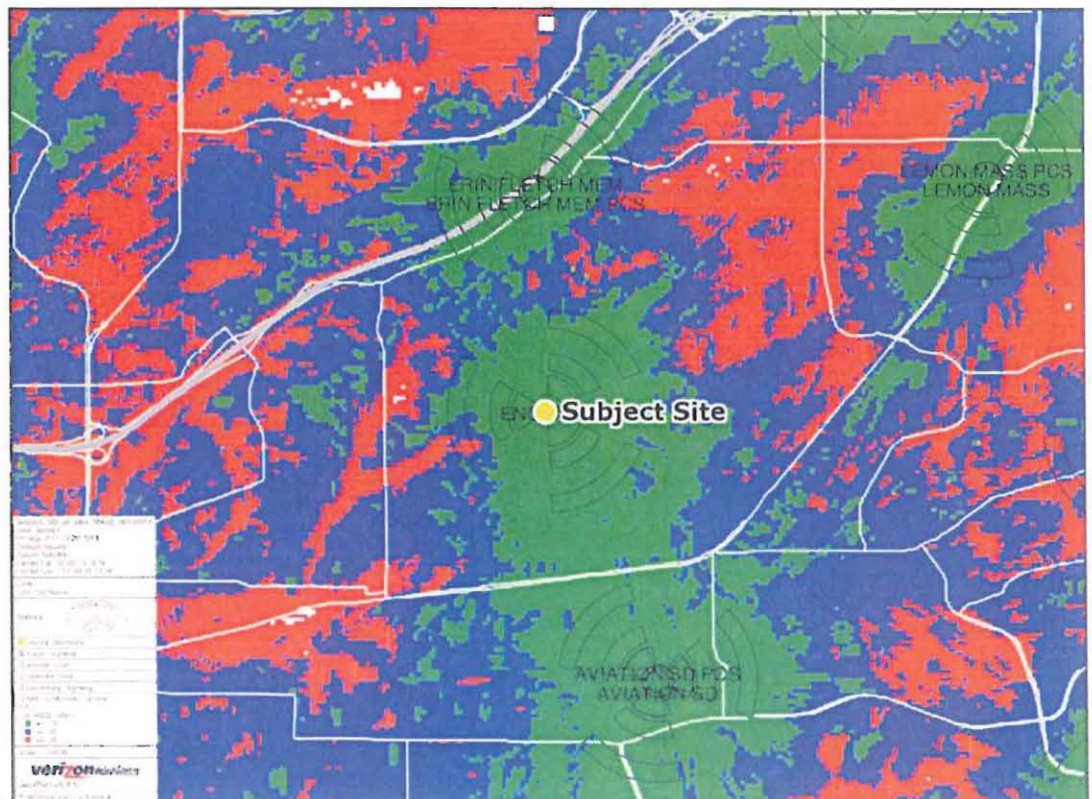
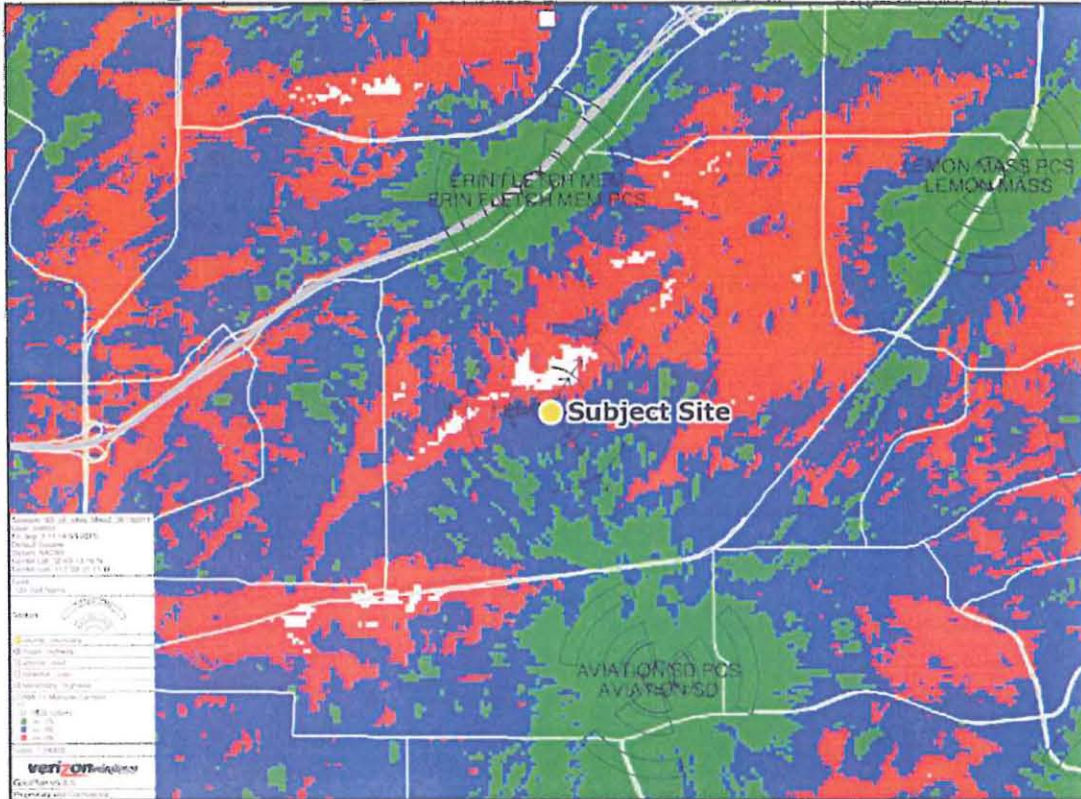
City of San Diego
Development Services Department



GRID TILE: 16
GRID SCALE: 800
DATE: 12/10/2008 4:30:32 PM



Existing coverage

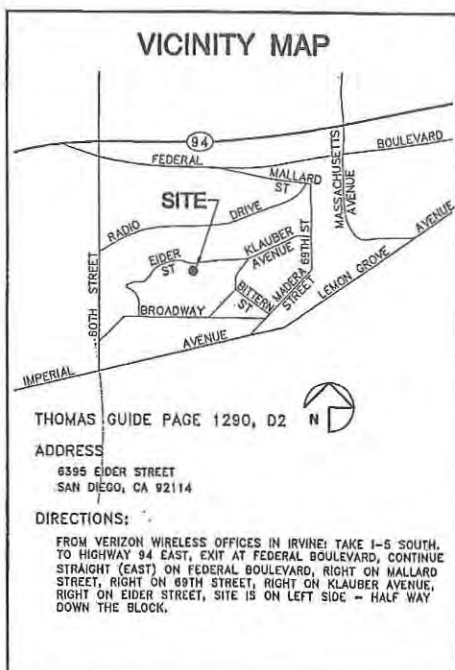


Coverage Levels:

- Excellent
- Good/Variable
- Poor



**EMERALD HILLS STANDPIPE
6395 EIDER STREET
SAN DIEGO, CA 92114
(ENCANTO)**



FCC COMPLIANCE STATEMENT

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

ENERGY NOTE:
0% FROM ON-SITE RENEWABLE POWER SOURCE

SITE ACCESS NOTE:
SITE ACCESS WILL BE THROUGH EXISTING PAIR OF CHAIN LINK GATES AT WATER TANK COMPOUND MAIN ENTRANCE.

CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

SURVEYOR:
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE CA 92672
(949) 248-4685

LEASING/PLANNING:
PLANCOM, INC.
GREG MOORAD
302 STATE PLACE
ESCONDIDO, CA 92029
(958) 603-2336

TYPE OF PERMIT REQUIRED:
● PDP-PROCESS 4

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: GREG MOORAD
PHONE: (858) 603-2336

OWNER: CITY OF SAN DIEGO
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101
CONTACT: CAROL YOUNG
PHONE: (619) 238-6081

PROJECT DESCRIPTION:

- PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK WALL BUILDING ON A CONCRETE PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED TO EXISTING WATER TANK
- INSTALLATION OF A 30KW ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE A CONCRETE BLOCK WALL BUILDING
- INSTALLATION OF TWO (2) VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF NEW COAXIAL CABLE IN A COAX CABLE TRENCH BETWEEN WATER TANK AND THE PROPOSED VERIZON WIRELESS EQUIPMENT BUILDING
- INSTALLATION OF NEW 200 AMP ELECTRICAL METER WITH UNDERGROUND ELECTRICAL CONDUIT FEED FROM EXISTING SDG&E UTILITY POLE
- INSTALLATION OF NEW UNDERGROUND TELCO SERVICE CONNECTION FROM EXISTING SDG&E UTILITY POLE
- MINOR LANDSCAPE & IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 6395 EIDER STREET
SAN DIEGO, CA 92114

ASSESSORS PARCEL NUMBER: 544-073-06 & 32

EXISTING ZONING: SESOPD-SF-15000

TOTAL SITE AREA: 23,808 SF
0.55 ACRES

AREAS:

- PROPOSED EQUIPMENT BUILDING: 396 SQ. FT.
- PROPOSED MECHANICAL UNITS AREA: 81 SQ. FT.
- EXISTING WATER TANK: 2,147 SQ. FT.

GROSS FLOOR AREA: 2,543 SQ. FT.
EX. WATER TANK & PROPOSED EQ. BLDG.: (396 SQ. FT. INCREASE)

F.A.R.: (EXISTING): 0.09
(PROPOSED): 0.11

PROPOSED OCCUPANCY: U

PROPOSED TYPE OF CONSTRUCTION: V-B

NOTE: THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON THIS SITE.

FAR CALCS

TOTAL GROSS FLOOR AREA:	2,543 SQ. FT.
TOTAL LOT AREA:	23,808 SQ. FT.
FLOOR AREA RATIO (FAR):	0.11

SHEET SCHEDULE

T-1	TITLE SHEET
A-0	SITE PLAN
A-0.0	WATER POLLUTION CONTROL PLANS
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT FLOOR & ROOF PLANS
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL 1:
LOT 43 OF THE RESUBDIVISION OF A PORTION OF ROSEMONT ADDITION TO ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1240, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 11, 1910.

PARCEL 2:
THE WESTERLY 20 FEET AND THE SOUTHERLY 30 FEET OF LOT 42 OF THE RESUBDIVISION OF A PORTION OF ROSEMONT ADDITION TO ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1240, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 11, 1910.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION

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

ACCESSIBILITY DISCLAIMER

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

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

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

PROJECT NAME
EMERALD HILLS STANDPIPE (ENCANTO)
6395 EIDER STREET
SAN DIEGO, CA 92114
SAN DIEGO COUNTY

DRAWING DATES

08/29/11	90% ZD (rd)
09/02/11	100% ZD (rd)
10/17/11	WATER DIST. REV. 100% ZD (rd)
01/13/12	WATER DIST. REV. 100% ZD (rd)
01/19/12	REVISED 100% ZD (rd)
02/01/12	REVISED 100% ZD (sa)
08/11/12	REVISED 100% ZD (sa)
10/05/12	REVISED 100% ZD (sa)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\11128

T-1

Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's

6395 EIDER STREET, SAN DIEGO, CA 92114
(Address or legal description)

I/we the undersigned, as lessee of a portion of the property described as
6395 EIDER STREET, SAN DIEGO, CA 92114
(Address or legal description)

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

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are
as follows:

- Sediment
- Nutrients
- Trash & debris
- Oxygen Demanding Substances
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/we will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimum impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Define roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain absorb devices and flow reducers as needed.

I/we will maintain the above Standard Post-construction BMP's for the duration of the lease.

Lessee: Dwight Woods Company Name: Verizon Wireless
(print name) (print name)
Lessee: Dwight Woods Date: 1-9-2008
(signature) (signature)

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
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DPS	DATE
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PROJECT NAME
**EMERALD HILLS
STANDPIPE
(ENCANTO)**
6395 EIDER STREET
SAN DIEGO, CA 92114
SAN DIEGO COUNTY

DRAWING DATES

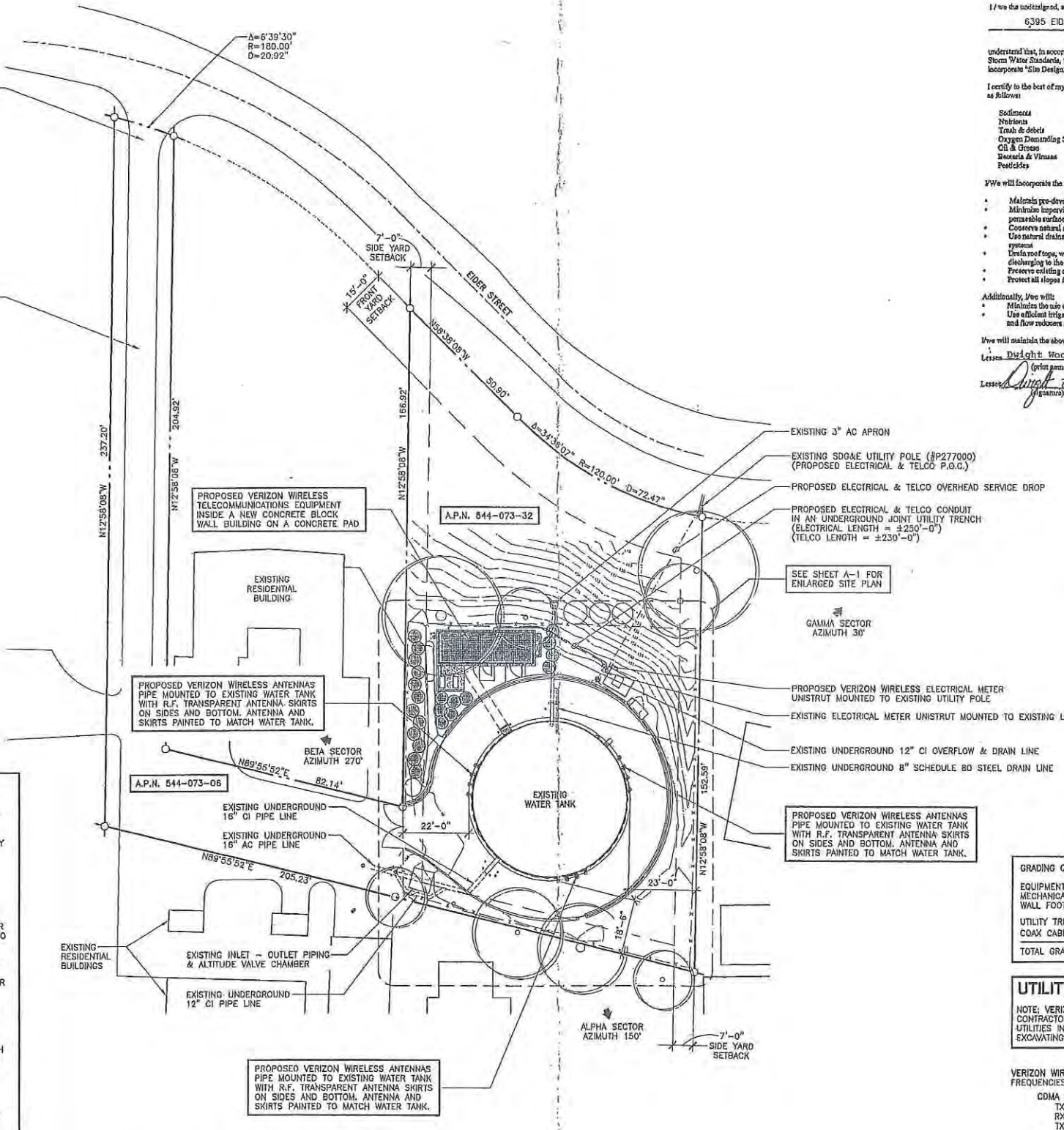
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09/11/12	REVISED 100% ZD (rel)
10/05/12	REVISED 100% ZD (rel)

SHEET TITLE
SITE PLAN

PROJECTS\VERIZON\11128

A-0

- ENGINEERING NOTES:**
1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 2. THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE EIDER RIGHT-OF-WAY.
 3. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE EIDER STREET RIGHT-OF-WAY.
 4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 5. 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.
 6. 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.
 7. SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES STATES IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.



GRADING QUANTITIES:

EQUIPMENT BUILDING & MECHANICAL ENCLOSURE	19 CU. YDS.	18" DEPTH @ FLAT AREAS, 48" DEPTH @ SLOPE
UTILITY TRENCH (ELEC/TELCO):	17 CU. YDS.	48" DEPTH
COAX CABLE TRENCH:	12 CU. YDS.	48" DEPTH
TOTAL GRADING:	48 CU. YDS.	

UTILITY NOTE:
NOTE: VERIZON WIRELESS SHALL HIRE A PRIVATE CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES IN PROPOSED AREA OF WORK PRIOR TO EXCAVATING & TRENCHING

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1865-1890 MHz
TX POWER: 600W

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

EASEMENTS:
NO PLOTTABLE EASEMENTS ARE SHOWN WHICH REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL INFORMATION ON NON PLOTTABLE EASEMENTS

BOUNDARY NOTE:
THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED

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

A. Site Management Requirements

Construction is a dynamic operation where changes are expected. Storm water BMPs for construction sites are usually temporary measures that require frequent maintenance to maintain their effectiveness and may require relocation, revision and re-installation, particularly as project grading progresses. Therefore, owner/contractor self-inspections are required. They shall be performed by the owner/contractor's Qualified Contact Person specifically trained in storm water pollution prevention site management and storm water BMPs, including the installation and maintenance of sediment and erosion control measures. Additional qualified persons may assist with the inspection activities under the direction of the Qualified Contact Person. A Qualified Contact Person is required for all sites during both wet and dry weather conditions.

There are four primary purposes of the self-inspections conducted by owners and contractors:

- To ensure that the owner/contractors take full responsibility for managing storm water pollution caused by their activities;
- To ensure that storm water BMPs are properly documented and implemented and are functioning effectively;
- To identify maintenance (e.g., sediment removal) and repair needs;
- To ensure that the project proponents implement their storm water management plans.

A self-inspection checklist, noting date, time, conditions and inspection date, must be kept on-site and made available for inspection, if requested (note: the State General Construction Permit has additional inspection requirements that must be met to comply with the permit). Self-inspections must be performed by a Qualified Contact Person according to the following schedule:

- Daily for each day at all times
- At 24-hour intervals during extended rainfall events
- Daily at intervals as earth moving/grading is being conducted during the wet season
- Weekly (every 7 days) in the dry season as earth moving/grading is progressing

Storm water pollution prevention site management requirements include:

- A qualified person who is trained and competent in the use of BMPs shall be on site daily, although not necessarily full time, to evaluate the conditions of the site with respect to storm water pollution prevention. This qualified contact person shall represent the contractor/owner on storm water issues.
- The qualified person shall implement the conditions of the Storm Water Pollution Prevention Plan, correct documents and/or local ordinances with respect to erosion and sediment control and other waste management regulations.
- The qualified person is responsible for monitoring the weather and implementation of any emergency plans as needed. The weather shall be monitored on a 3-day forecast plan and a full BMP protection plan shall be activated when there is a 40% or greater chance of rain.
- The qualified person is responsible for overseeing any site grading and operations and evaluating the effectiveness of the BMPs. This person shall modify the BMPs as necessary to keep the dynamics of the site in compliance. This person or other qualified persons are responsible for checking the BMPs routinely for maintenance and documenting the BMPs being implemented.

**STORM WATER QUALITY NOTES
CONSTRUCTION BMPs**

NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

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

PRIORITY LOW

IDENTIFY POLLUTANTS FROM THE PROJECT AREA

- COMMERCIAL DEVELOPMENT:
- SEDIMENT - POTENTIAL
 - NUTRIENTS - POTENTIAL
 - ORGANIC COMPOUNDS - N/A
 - TRASH & DEBRIS - ANTICIPATED
 - OXYGEN DEMANDING SUBSTANCES - ANTICIPATED
 - BACTERIA & VIRUSES - N/A
 - PESTICIDES - POTENTIAL

STANDARD LID BMPs:

- 1 MINIMIZE IMPERVIOUS FOOTPRINT
- 2 MINIMIZE SOIL COMPACTION IN LANDSCAPE AREA
- 3 SOIL AMENDMENT

SOURCE CONTROL BMPs:

- A USE EFFICIENT IRRIGATION SYSTEM

CONSTRUCTION STORMWATER BMPs:

DIRECTION OF LOT DRAINAGE →

- SS-7 EROSION CONTROL BLANKET
- SS-8 MULCH, STRAW, WOOD CHIPS
- SC-8 FIBER ROLLS - FR
- SC-8 GRAVEL BAGS
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT

BOOTH & SUAREZ

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PREPARED FOR



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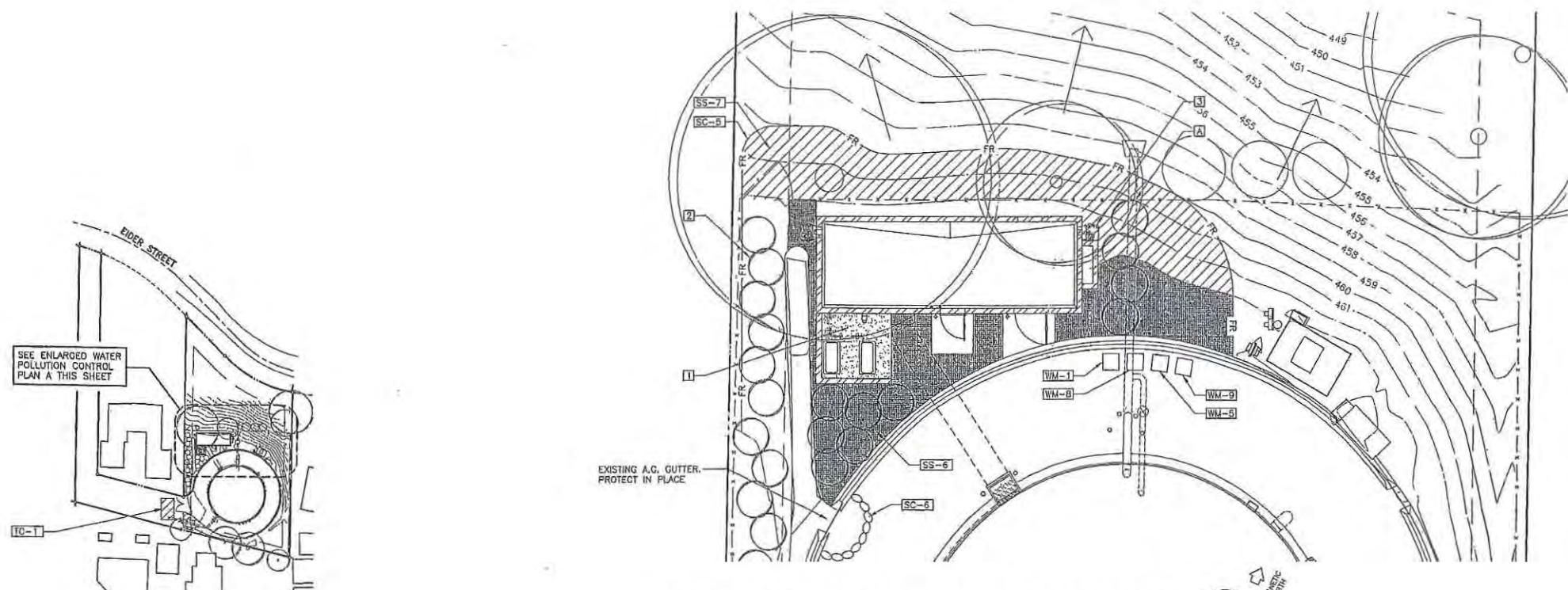
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SHEET TITLE

**WATER POLLUTION CONTROL
PLAN & WATER POLLUTION
CONTROL PLAN A**

PROJECTS\VERIZON\11128

A-0.0



ENLARGED WATER POLLUTION CONTROL PLAN A

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

WATER POLLUTION CONTROL PLAN

SCALE: 1" = 80'-0"

Booth & Suarez
 ARCHITECTURE INCORPORATED
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 CARLSBAD, CA 92008 (760) 434-8474



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 (949) 286-7000

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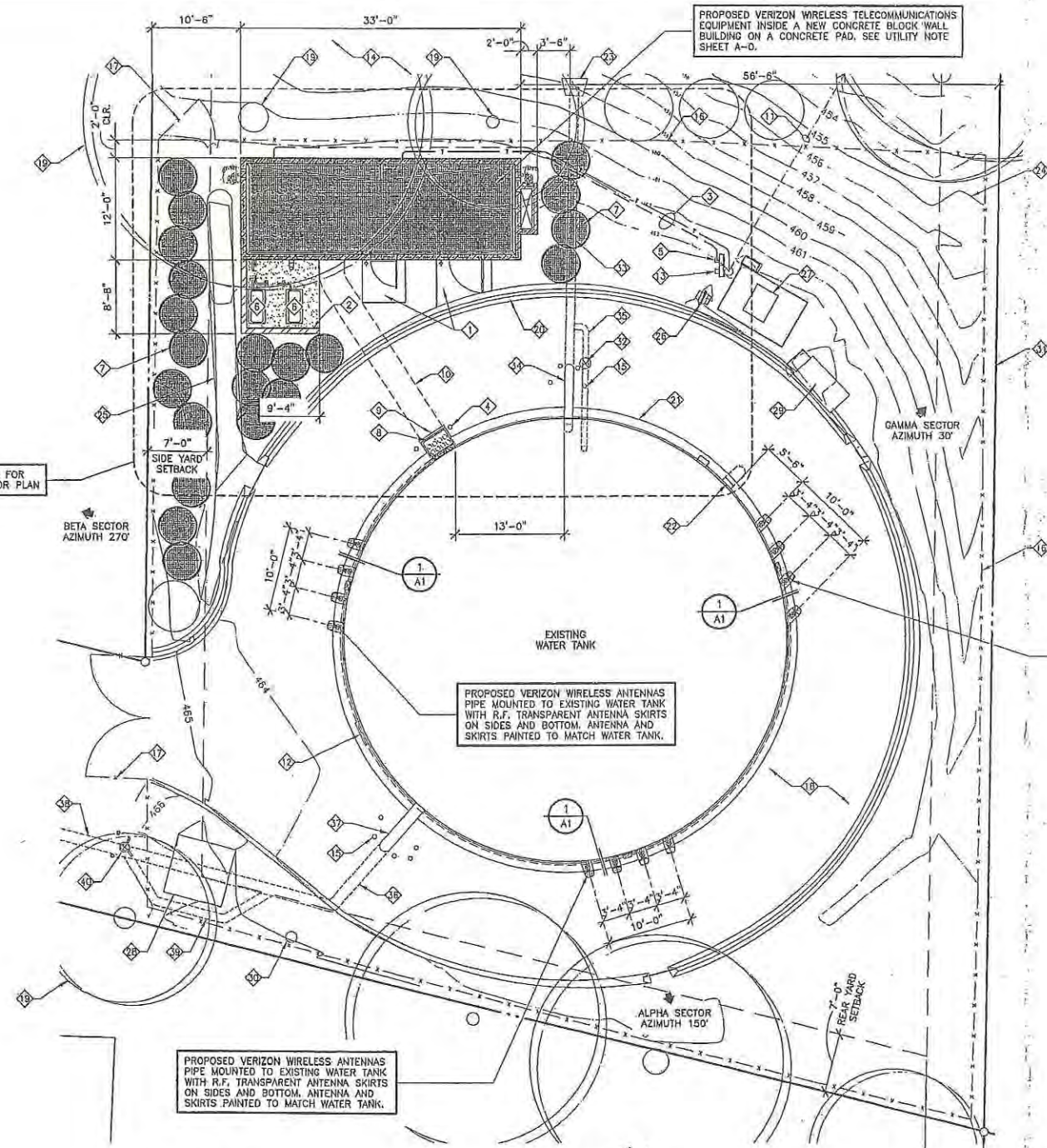
ENLARGED AREA PLAN

PROJECTS\VERIZON\11128

A-1

ENLARGED SITE PLAN NOTES:

- 1 PROPOSED CONCRETE LANDING
- 2 PROPOSED CONCRETE BLOCK WALL (NOISE CONTROL FEATURE)
- 3 PROPOSED VERIZON WIRELESS UNDERGROUND JOINT UTILITY TRENCH (TELCO & ELECTRICAL), PATCH AND REPAIR IN-KIND ALL PAVING AND LANDSCAPE AREA DAMAGED IN COURSE OF CONSTRUCTION.
- 4 PROPOSED (2) 6" BOLLARDS
- 5 PROPOSED VERIZON WIRELESS ELECTRICAL METER UNISTRUT MOUNTED TO EXISTING UTILITY POLE
- 6 PROPOSED MECHANICAL UNITS ON A CONCRETE PAD (TYPICAL OF 2), "CARRIER AIR CONDITIONING UNITS MODEL 38H0800 OR EQUIVALENT SIZED UNITS."
- 7 PROPOSED SHRUBS (TOYON) (SHOWN SHADED) (13 TOTAL)
- 8 PROPOSED VERIZON WIRELESS COAX CABLE METAL SHROUD MOUNTED TO OUTSIDE OF EXISTING WATER TANK
- 9 PROPOSED CONCRETE APRON FOR METAL SHROUD
- 10 PROPOSED VERIZON WIRELESS UNDERGROUND COAXIAL CABLE CONDUIT TRENCH (SHOWN DASHED) PATCH AND REPAIR IN-KIND ALL PAVING AND LANDSCAPE AREA DAMAGED IN COURSE OF CONSTRUCTION. SEE UTILITY NOTE SHEET A-D.
- 11 PROPOSED ELECTRICAL & TELCO OVERHEAD SERVICE DROP
- 12 EXISTING WATER TANK MANHOLE
- 13 EXISTING ELECTRICAL METER UNISTRUT MOUNTED TO EXISTING UTILITY POLE
- 14 EXISTING LANDSCAPE AREA
- 15 EXISTING BOLLARDS
- 16 EXISTING CHAIN LINK FENCE
- 17 EXISTING PAIR CHAIN LINK GATES (SITE ACCESS)
- 18 EXISTING ASPHALT PAVED AREA
- 19 EXISTING TREE TO REMAIN (TYPICAL)
- 20 EXISTING ASPHALT CURB
- 21 EXISTING WATER TANK CONCRETE SLAB
- 22 EXISTING WATER TANK ACCESS LADDER WITH SAFETY CADE (SHALL NOT BE USED FOR INSTALLATION OF COAX CABLE)
- 23 EXISTING 3" AC APRON
- 24 EXISTING CONTOUR LINES @ 1'-0" INTERVALS
- 25 EXISTING ASPHALT SWALE
- 26 EXISTING ELECTRICAL PANELS MOUNTED ON EXISTING H-FRAME
- 27 EXISTING ELECTRICAL CABINET MOUNTED ON A CONCRETE PAD
- 28 EXISTING INLET - OUTLET PIPING & ALTITUDE VALVE CHAMBER
- 29 EXISTING SHED AND PANEL
- 30 EXISTING VENT RISER
- 31 EXISTING PROPERTY LINE (TYPICAL)
- 32 EXISTING WATER VALVE
- 33 EXISTING UNDERGROUND 12" CI OVERFLOW & DRAIN LINE
- 34 EXISTING UNDERGROUND 12" CI OVERFLOW & DRAIN LINE
- 35 EXISTING UNDERGROUND 8" SCHEDULE 80 STEEL DRAIN LINE
- 36 EXISTING UNDERGROUND 16" CI PIPE LINE
- 37 EXISTING ABOVEGROUND 16" CI PIPE LINE
- 38 EXISTING UNDERGROUND 16" AC PIPE LINE
- 39 EXISTING UNDERGROUND 12" CI PIPE LINE
- 40 EXISTING FIRE HYDRANT

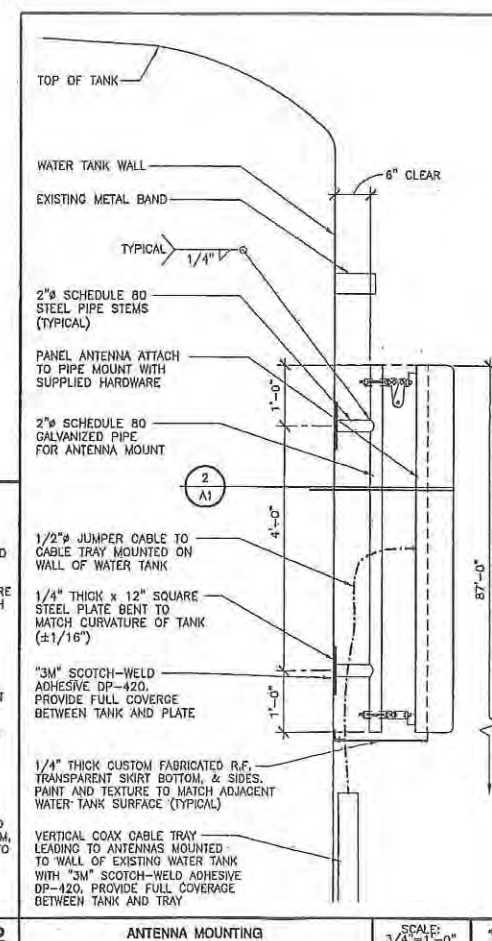
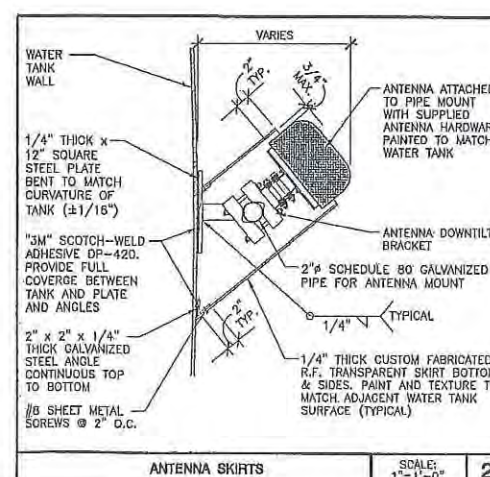


ENLARGED AREA PLAN

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

SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA 1			CSS X7C-665-VRB			72.0'L x 12.5'W x 7.1'D				
ALPHA 2	SOUTHEAST	150°	CSS X7CAP-665-VRA	0°	0°	72.0'L x 12.5'W x 7.1'D	8	205'-0"	6'-0"	1-5/8"
ALPHA 3			CSS X7CAP-665-VRA			72.0'L x 12.5'W x 7.1'D				
ALPHA 4			CSS X7C-665-VRB			72.0'L x 12.5'W x 7.1'D				
BETA 1			CSS X7C-665-VRB			72.0'L x 12.5'W x 7.1'D				
BETA 2	WEST	270°	CSS X7CAP-665-VRA	0°	0°	72.0'L x 12.5'W x 7.1'D	8	150'-0"	6'-0"	7/8"
BETA 3			CSS X7CAP-665-VRA			72.0'L x 12.5'W x 7.1'D				
BETA 4			CSS X7C-665-VRB			72.0'L x 12.5'W x 7.1'D				
GAMMA 1	NORTHEAST	30°	CSS X7C-665-VRB	0°	0°	72.0'L x 12.5'W x 7.1'D	8	250'-0"	6'-0"	1-5/8"
GAMMA 2			CSS X7CAP-665-VRA			72.0'L x 12.5'W x 7.1'D				
GAMMA 3			CSS X7CAP-665-VRA			72.0'L x 12.5'W x 7.1'D				
GAMMA 4			CSS X7C-665-VRB			72.0'L x 12.5'W x 7.1'D				

PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED TO EXISTING WATER TANK WITH R.F. TRANSPARENT ANTENNA SKIRTS ON SIDES AND BOTTOM. ANTENNA AND SKIRTS PAINTED TO MATCH WATER TANK.



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 255 CALLE SAN VILLAGE DRIVE SUITE 074
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PREPARED FOR



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SHEET TITLE

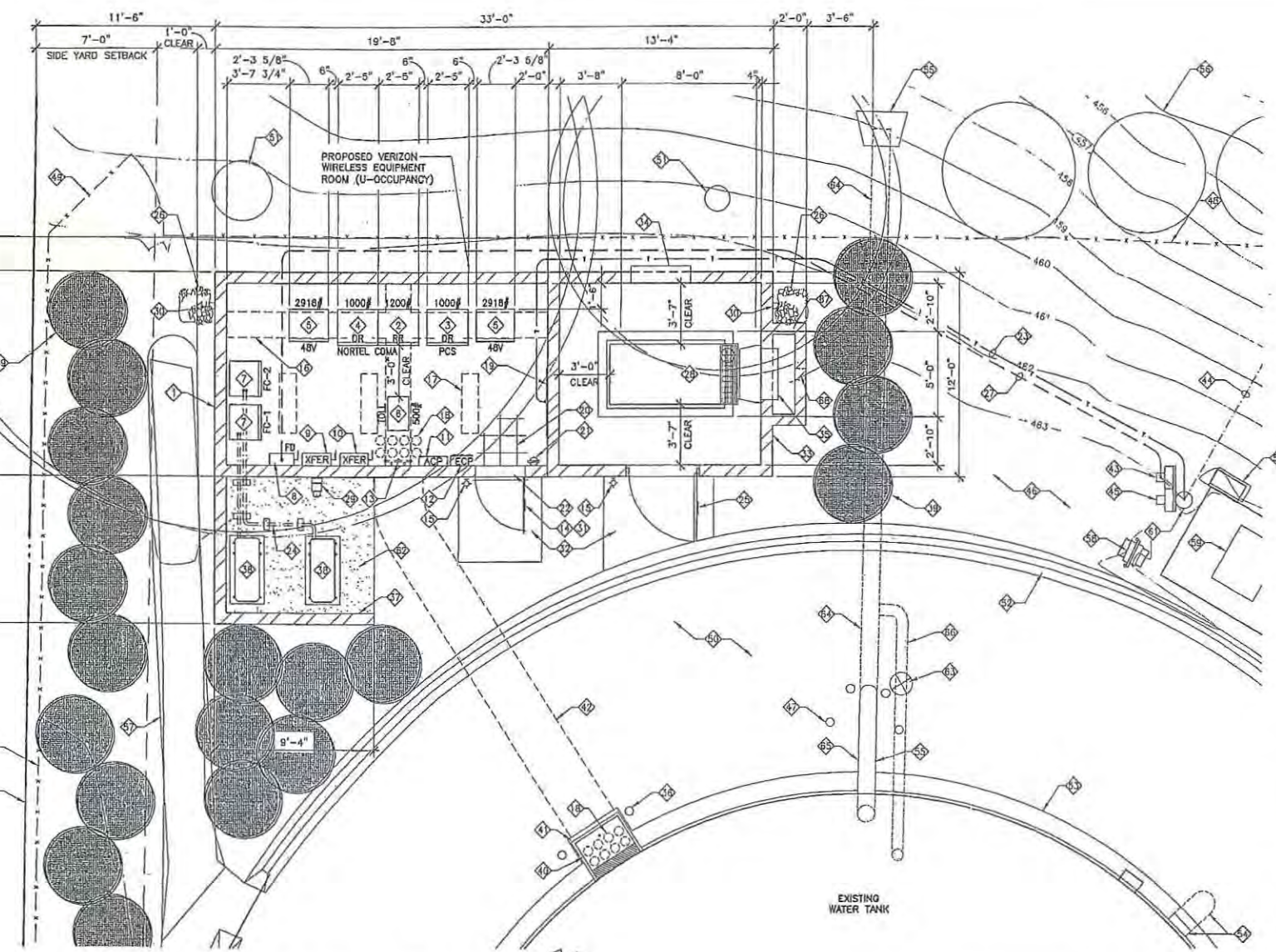
**EQUIPMENT FLOOR PLAN
 &
 EQUIPMENT ROOF PLAN**

PROJECTS\VERIZON\11128

A-2

EQUIPMENT FLOOR PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK WALL BUILDING ON A CONCRETE PAD
- 2 PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE X 84" HIGH X 25" DEEP, WEIGHT: 1200 LBS.
- 3 PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RACK (DR) 29" WIDE X 84" HIGH X 25" DEEP, WEIGHT: 1000 LBS.
- 4 PROPOSED VERIZON WIRELESS PCS EQUIPMENT RACK (DR) 29" WIDE X 84" HIGH X 25" DEEP, WEIGHT: 1000 LBS.
- 5 PROPOSED VERIZON WIRELESS BATTERY RACK, 27"-5/8" WIDE X 57" HIGH X 22-1/2" DEEP, WEIGHT: 2918 LBS. ALL BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS. A 4" LIQUID TIGHT APPROVED SPILL CONTROL CONTAINER IS INTEGRAL WITH EACH RACK.
- 6 PROPOSED VERIZON WIRELESS TOLL RACK, 24" WIDE X 57" HIGH X 15" DEEP, WEIGHT: 500 LBS.
- 7 PROPOSED AIR HANDLERS
- 8 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9 PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12 PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
- 13 PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 14 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 15 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING, THIS FIXTURE SHALL HAVE SHIELD SO THAT THE LIGHT DOES NOT EXTEND OFF PROPERTY.
- 16 PROPOSED OVERHEAD 16" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 17 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 3)
- 18 PROPOSED (8) 6" CONDUITS FOR COAX CABLE & (1) 1-1/2" CONDUIT FOR GROUND
- 19 PROPOSED WALL MOUNTED TELCO BOARD
- 20 PROPOSED 12" X 12" X 1/8" VINYL FLOOR TILES, EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 21 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 22 PROPOSED ALUMINUM THRESHOLD
- 23 PROPOSED UNDERGROUND TELCO CONDUIT FROM EXISTING UTILITY POLE
- 24 PROPOSED CONDENSATE DRAIN LINE ROUTING
- 25 PROPOSED 4'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 26 PROPOSED RIP RAP DIVERTER
- 27 PROPOSED UNDERGROUND ELECTRICAL CONDUIT FROM PROPOSED ELECTRICAL METER
- 28 PROPOSED VERIZON WIRELESS 30kw ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD, "KOHLER" J30R0ZJC-VER GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dBA AT A REFERENCE DISTANCE OF 23 FEET. THE ENGINE EXHAUST SILENCER WILL BE REPLACED WITH A NEW "QTE" EXHAUST 201-5100 CRITICAL GRADE SILENCER OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES
- 29 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 30 PROPOSED ROOF DRAIN
- 31 PROPOSED BATTERY "CAUTION" SIGN ON DOOR
- 32 PROPOSED CONCRETE LANDING
- 33 PROPOSED CONCRETE BLOCK WALL (NOISE CONTROL FEATURE), SEE NOTE BELOW.
- 34 PROPOSED 42" X 54" LOUVERED VENT WITH 12" THICK ACOUSTIC LOUVERS OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES
- 35 PROPOSED 36" X 36" LOUVERED VENT WITH 12" THICK ACOUSTIC LOUVERS OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES
- 36 PROPOSED (2) 6" BOLLARDS.
- 37 PROPOSED 4'-6" HIGH CONCRETE BLOCK WALL (PAD ELEVATION IS 6" OFF FINISH GRADE, CONCRETE BLOCK WALL IS 4'-0" ABOVE FINISH PAD ELEVATION) (NOISE CONTROL FEATURE), SEE NOTE BELOW.
- 38 PROPOSED MECHANICAL UNITS ON A CONCRETE PAD (TYPICAL OF 2), "CARRIER AIR CONDITIONING UNITS MODEL 38H0R060 OR EQUIVALENT SIZED UNITS."
- 39 PROPOSED SHRUBS (TOYON) (SHOWN SHADED) (13 TOTAL)
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- 41 PROPOSED CONCRETE APRON FOR METAL SHROUD
- 42 PROPOSED VERIZON WIRELESS UNDERGROUND COAXIAL CABLE CONDUIT TRENCH (SHOWN DASHED) PATCH AND REPAIR IN-KIND ALL PAVING AND LANDSCAPE AREA DAMAGED IN COURSE OF CONSTRUCTION, SEE UTILITY NOTE SHEET A-0.
- 43 PROPOSED VERIZON WIRELESS ELECTRICAL METER UNISTRUT MOUNTED TO EXISTING UTILITY POLE
- 44 PROPOSED ELECTRICAL & TELCO OVERHEAD SERVICE DROP
- 45 EXISTING ELECTRICAL METER UNISTRUT MOUNTED TO EXISTING UTILITY POLE
- 46 EXISTING LANDSCAPE AREA
- 47 EXISTING BOLLARDS
- 48 EXISTING CHAIN LINK FENCE
- 49 EXISTING CHAIN LINK GATE
- 50 EXISTING ASPHALT PAVED AREA
- 51 EXISTING TREE TO REMAIN (TYPICAL)
- 52 EXISTING ASPHALT CURB
- 53 EXISTING WATER TANK CONCRETE SLAB
- 54 EXISTING WATER TANK ACCESS LADDER WITH SAFETY CAGE (SHALL NOT BE USED FOR INSTALLATION OF COAX CABLE)
- 55 EXISTING 3" AC APRON
- 56 EXISTING CONTOUR LINES @ 1'-0" INTERVALS
- 57 EXISTING ASPHALT SWALE
- 58 EXISTING ELECTRICAL PANELS MOUNTED ON EXISTING H-FRAME
- 59 EXISTING ELECTRICAL CABINET MOUNTED ON A CONCRETE PAD
- 60 EXISTING PROPERTY LINE (TYPICAL)
- 61 EXISTING UTILITY POLE WITH WEATHERHEAD
- 62 INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN MECHANICAL AREA
- 63 EXISTING WATER VALVE
- 64 EXISTING UNDERGROUND 12" CI OVERFLOW & DRAIN LINE
- 65 EXISTING ABOVE GROUND 12" CI OVERFLOW & DRAIN LINE
- 66 EXISTING UNDERGROUND 8" SCHEDULE 80 STEEL DRAIN LINE
- 67 PROPOSED CONCRETE BLOCK ACOUSTIC CHIMNEY WALL, TOP OF CHIMNEY WALL SHALL BE 2'-0" MINIMUM ABOVE TOP OF LOUVER
- 68 PROVIDE 4" X 8" OPENING AT BASE OF WALL FOR DRAINAGE (TYPICAL OF 1)

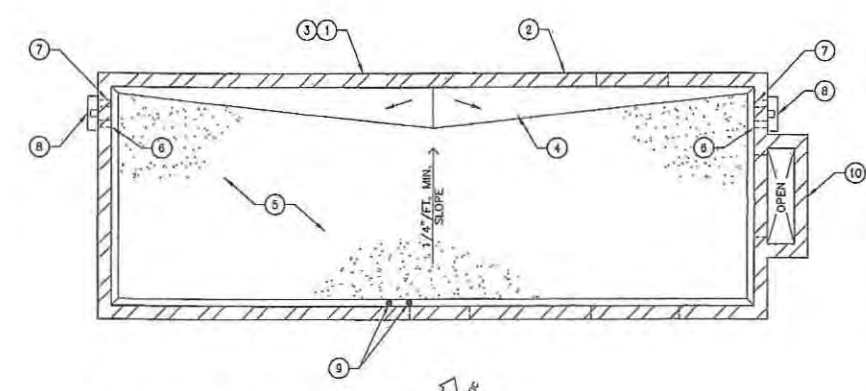


EQUIPMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTE: THE BLOCK WALL ENCLOSURE IS CONSIDERED A PROJECT NOISE DESIGN FEATURE THAT REDUCES NOISE LEVELS DEMONSTRATING COMPLIANCE WITH CITY NOISE STANDARDS.

ROOF PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS CONCRETE BLOCK EQUIPMENT BUILDING
- 2 PROPOSED CONCRETE BLOCK WALL NOISE CONTROL FEATURE.
- 3 PROPOSED CONCRETE BLOCK PARAPET WALL
- 4 PROPOSED CRICKET FOR DRAINAGE (TYPICAL)
- 5 BUILT-UP ROOF MEMBRANE
- 6 PROPOSED SCUPPER FOR ROOF DRAINAGE
- 7 PROPOSED ROOF OVERFLOW
- 8 PROPOSED ROOF DRAIN
- 9 PROPOSED (2) EB11/GPS ANTENNAS MOUNTED TO INSIDE FACE OF PARAPET WALL
- 10 PROPOSED CONCRETE BLOCK ACOUSTIC CHIMNEY



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

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE 09
 CARLSBAD, CA 92008 (760) 434-6474

PREPARED FOR



P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

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

PROJECT NAME
**EMERALD HILLS
 STANDPIPE
 (ENCANTO)**
 6395 EIDER STREET
 SAN DIEGO, CA 92114
 SAN DIEGO COUNTY

DRAWING DATES

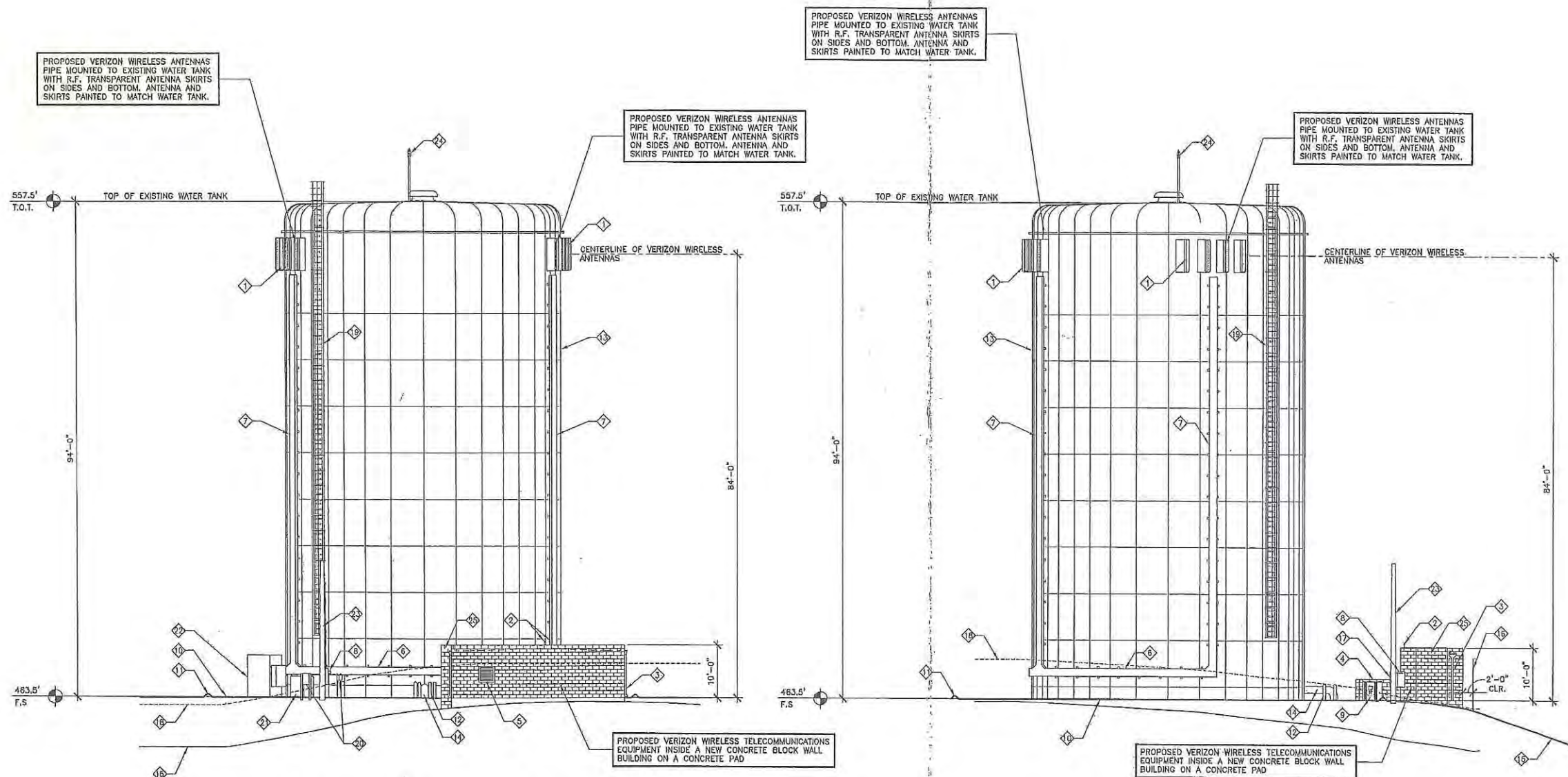
08/29/11	90% ZD (rd)
09/02/11	100% ZD (rd)
10/17/11	WATER DIST. REV. 100% ZD (rd)
01/13/12	WATER DIST. REV. 100% ZD (rd)
01/19/12	REVISED 100% ZD (rd)
02/01/12	REVISED 100% ZD (ee)
09/11/12	REVISED 100% ZD (ee)
10/05/12	REVISED 100% ZD (ee)

SHEET TITLE

**EXTERIOR
 ELEVATIONS**

PROJECTS\VERIZON\1112B

A-3



NORTH ELEVATION

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

EAST ELEVATION

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

ELEVATION NOTES:

- | | |
|--|---|
| 1. PROPOSED VERIZON WIRELESS ANTENNAS | 18. EXISTING WATER TANK VALVE |
| 2. PROPOSED (2) E911/OPS ANTENNAS MOUNTED TO INSIDE FACE OF PARAPET WALL | 19. EXISTING SLOPED EMBANKMENT |
| 3. PROPOSED ROOF DRAIN | 20. EXISTING CHAIN LINK FENCE |
| 4. PROPOSED CONCRETE BLOCK WALL (NOISE CONTROL FEATURE) | 21. EXISTING ELECTRICAL METER UNISTRUT MOUNTED TO EXISTING UTILITY POLE |
| 5. PROPOSED LOUVERED VENT WITH 12" THICK ACOUSTIC LOUVERS OR UNIT WITH SIMILAR OR GREATER NOISE CONTROL CAPABILITIES | 22. EXISTING CHAINLINK FENCE IN FOREGROUND, (SHOWN DASHED FOR CLARITY) |
| 6. PROPOSED VERIZON WIRELESS HORIZONTAL COAX CABLE CHASE MOUNTED TO OUTSIDE OF EXISTING WATER TANK | 23. EXISTING WATER TANK ACCESS LADDER WITH SAFETY CADE (SHALL NOT BE USED FOR INSTALLATION OF COAX CABLE) |
| 7. PROPOSED VERIZON WIRELESS VERTICAL COAX CABLE CHASE MOUNTED TO OUTSIDE OF EXISTING WATER TANK | 24. EXISTING ELECTRICAL PANELS MOUNTED ON EXISTING H-FRAME |
| 8. PROPOSED VERIZON WIRELESS ELECTRICAL METER UNISTRUT MOUNTED TO EXISTING UTILITY POLE | 25. EXISTING ELECTRICAL CABINET MOUNTED ON A CONCRETE PAD |
| 9. PROPOSED MECHANICAL UNITS ON A CONCRETE PAD (TYPICAL OF 2) | 26. EXISTING SHED AND PANEL |
| 10. EXISTING ASPHALT PAVED AREA | 27. EXISTING UTILITY POLE WITH WEATHERHEAD |
| 11. EXISTING ASPHALT CURB | 28. EXISTING FAA WARNING BEACON LIGHT |
| 12. EXISTING BOLLARDS | 29. PROPOSED CONCRETE BLOCK ACOUSTIC CHIMNEY WALL. TOP OF CHIMNEY WALL SHALL BE 2'-0" MINIMUM ABOVE TOP OF LOUVER |
| 13. EXISTING WATER TANK | |

NOTE:
 1. TOP PORTIONS OF THE STANDPIPE WHERE ANTENNAS ARE PROPOSED TO BE MOUNTED SHOW MARKS WHERE PRIOR ANTENNAS WERE ATTACHED TO THE STRUCTURE AS PART OF THIS PROJECT, REPAINT THESE AREAS THAT APPEAR TO BE RUSTED TO MATCH THE REST OF THE TANK.

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CALLEBADO VILLAGE DRIVE, SUITE 002
 CARLESDALE, CA 95008 (760) 434-8474

PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

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

PROJECT NAME
**EMERALD HILLS
 STANDPIPE
 (ENCANTO)**
 6395 EIDER STREET
 SAN DIEGO, CA 92114
 SAN DIEGO COUNTY

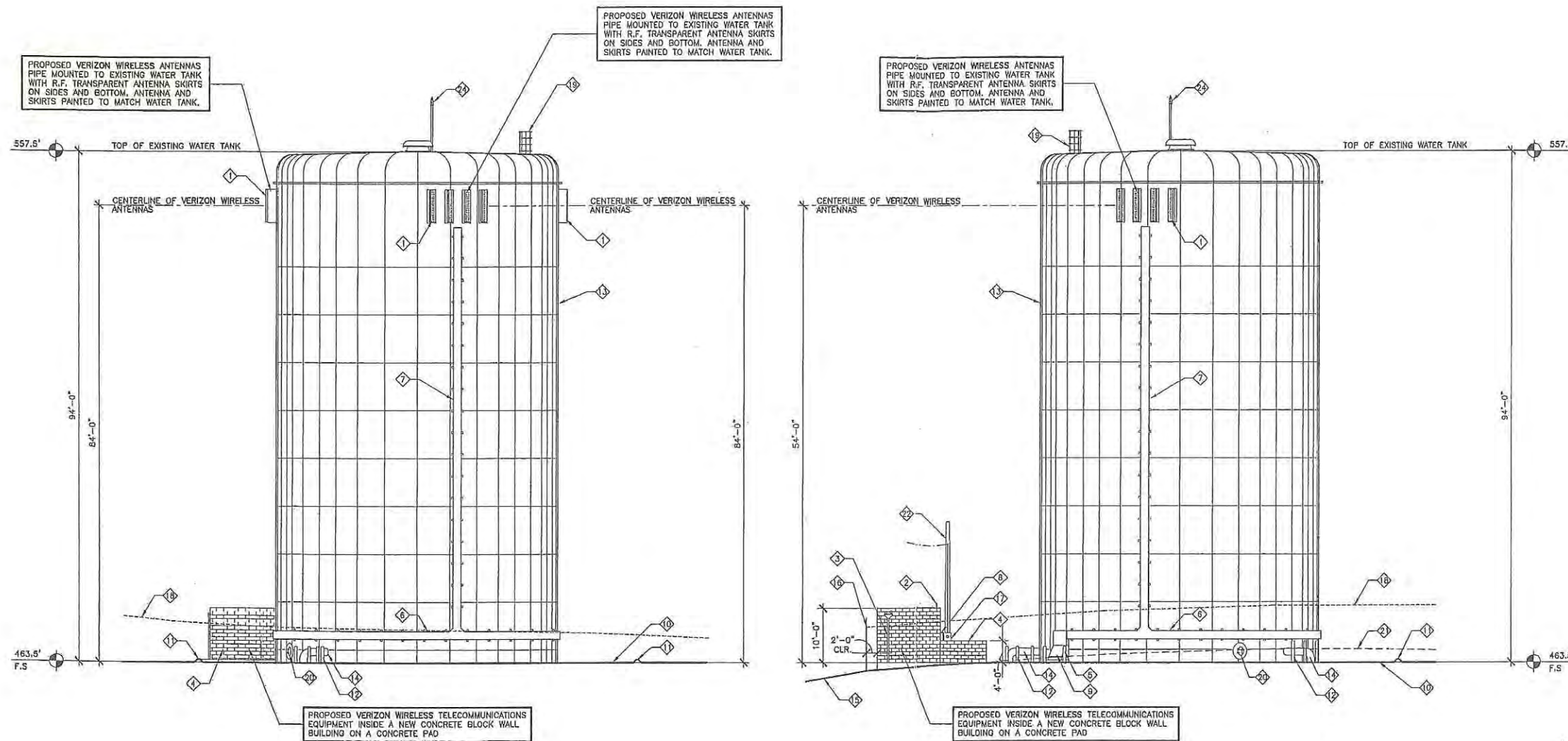
DRAWING DATES

08/29/11	90% ZD (rel)
09/02/11	100% ZD (rel)
10/17/11	WATER DIST. REV. 100% ZD (rd)
01/13/12	WATER DIST. REV. 100% ZD (rel)
01/19/12	REVISED 100% ZD (rd)
02/01/12	REVISED 100% ZD (se)
02/11/12	REVISED 100% ZD (se)
10/05/12	REVISED 100% ZD (se)

SHEET TITLE
**EXTERIOR
 ELEVATIONS**

PROJECTS\VERIZON\11128

A-4



SOUTH ELEVATION

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

WEST ELEVATION

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

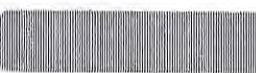
ELEVATION NOTES:

- | | |
|--|---|
| 1. PROPOSED VERIZON WIRELESS ANTENNAS | 14. EXISTING WATER TANK VALVE |
| 2. PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO INSIDE FACE OF PARAPET WALL | 15. EXISTING SLOPED EMBANKMENT |
| 3. PROPOSED ROOF DRAIN | 16. EXISTING CHAIN LINK FENCE |
| 4. PROPOSED CONCRETE BLOCK WALL (NOISE CONTROL FEATURE) | 17. EXISTING ELECTRICAL METER UNISTRUT MOUNTED TO EXISTING UTILITY POLE |
| 5. PROPOSED (2) 6" BOLLARDS | 18. EXISTING CHAINLINK FENCE IN FOREGROUND, (SHOWN DASHED FOR CLARITY) |
| 6. PROPOSED VERIZON WIRELESS HORIZONTAL COAX CABLE CHASE MOUNTED TO OUTSIDE OF EXISTING WATER TANK | 19. EXISTING WATER TANK ACCESS LADDER WITH SAFETY CAGE (SHALL NOT BE USED FOR INSTALLATION OF COAX CABLE) |
| 7. PROPOSED VERIZON WIRELESS VERTICAL COAX CABLE CHASE MOUNTED TO OUTSIDE OF EXISTING WATER TANK | 20. EXISTING WATER TANK MANHOLE |
| 8. PROPOSED VERIZON WIRELESS ELECTRICAL METER UNISTRUT MOUNTED TO EXISTING UTILITY POLE | 21. EXISTING SLOPED EMBANKMENT IN FOREGROUND (SHOWN DASHED FOR CLARITY) |
| 9. PROPOSED VERIZON WIRELESS COAX CABLE METAL SHROUD MOUNTED TO OUTSIDE OF EXISTING WATER TANK | 22. EXISTING UTILITY POLE WITH WEATHERHEAD |
| 10. EXISTING ASPHALT PAVED AREA | 23. EXISTING FAA WARNING BEACON LIGHT |
| 11. EXISTING ASPHALT CURB | |
| 12. EXISTING BOLLARDS | |
| 13. EXISTING WATER TANK | |

NOTE:
 1. TOP PORTIONS OF THE STANDPIPE WHERE ANTENNAS ARE PROPOSED TO BE MOUNTED SHOW MARKS WHERE PRIOR ANTENNAS WERE ATTACHED TO THE STRUCTURE. AS PART OF THIS PROJECT, REPAINT THESE AREAS THAT APPEAR TO BE RUSTED TO MATCH THE REST OF THE TANK.

Booth & Suarez
 ARCHITECTURE INCORPORATED
 303 CALLEBAND VILLAGE DRIVE SUITE 89
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless



PREPARED FOR



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 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

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

PROJECT NAME
**EMERALD HILLS
 STANDPIPE
 (ENCANTO)**
 8395 EIDER STREET
 SAN DIEGO, CA 92114
 SAN DIEGO COUNTY

DRAWING DATES

08/29/11	90% ZD (ra)
09/02/11	100% ZD (ra)
10/12/11	WATER DIST. REV. 100% ZD (ra)
01/13/12	WATER DIST. REV. 100% ZD (ra)
01/19/12	REVISED 100% ZD (ra)
02/01/12	REVISED 100% ZD (sa)
09/11/12	REVISED 100% ZD (sa)
10/05/12	REVISED 100% ZD (sa)

SHEET TITLE

**LANDSCAPE
 DEVELOPMENT PLAN**

PROJECTS\VERIZON\11128

L-1

PLANTING NOTES

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

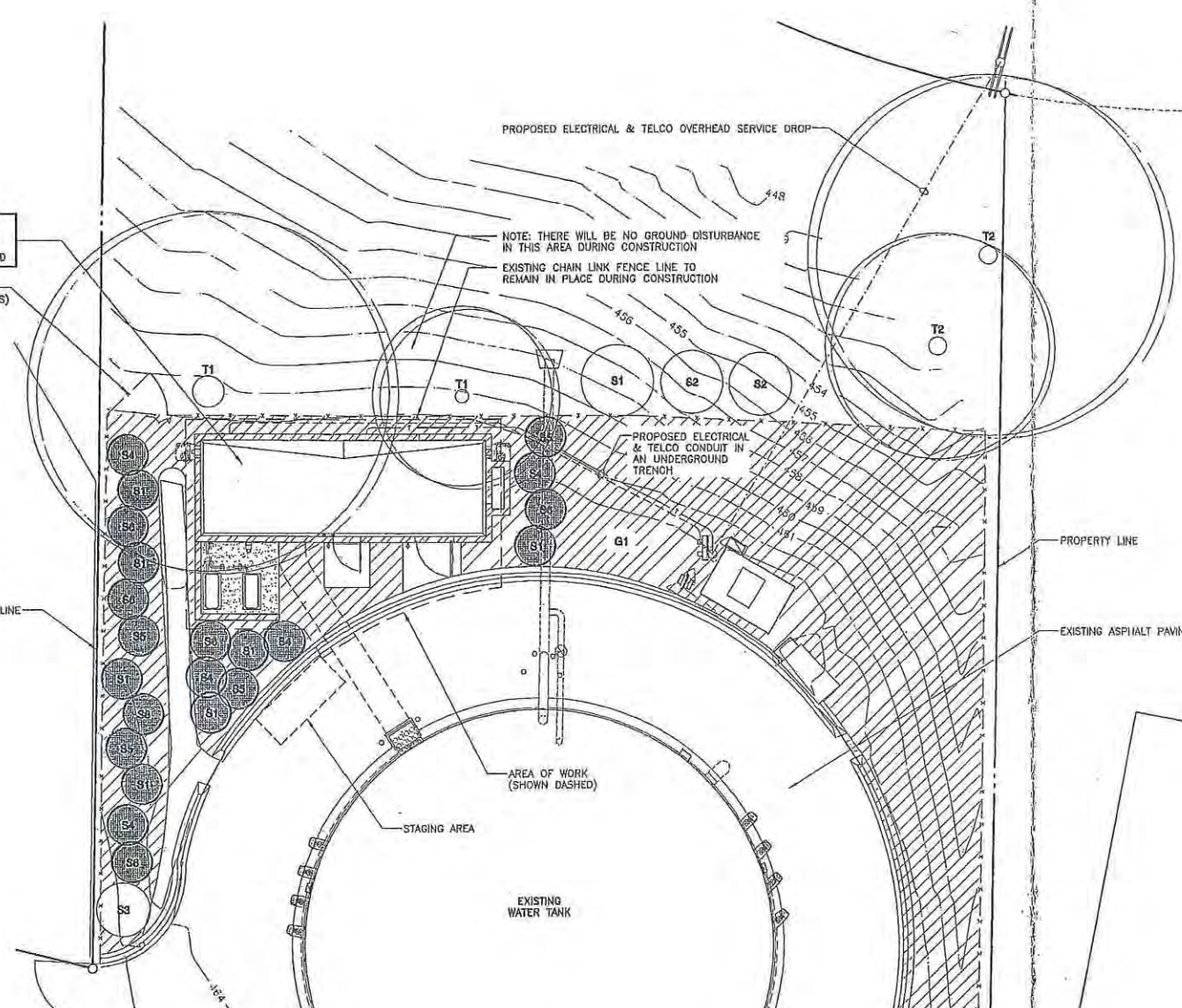
WATER CONSERVATION NOTES

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

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	TREE	EXISTING	2	40'-0" HEIGHT 40'-0" SPREAD
T2	EUCALYPTUS CITRIODORA	LEMON SCENTED EUCALYPTUS	TREE	EXISTING	2	60'-0" HEIGHT 40'-0" SPREAD
S1	HETEROMELES ARBUTIFOLIA	TOYON	SHRUB	EXISTING	1	35'-0" HEIGHT 35'-0" SPREAD
S1	HETEROMELES ARBUTIFOLIA	TOYON	SHRUB	PROPOSED 8 GAL.	7	35'-0" HEIGHT 35'-0" SPREAD
S2	ACACIA RETINODES	MIMOSA ACACIA	SHRUB	EXISTING	2	20'-0" HEIGHT 25'-0" SPREAD
S3	RHUS INTEGRIFOLIA	LEMONADE BERRY	SHRUB	EXISTING	1	10'-0" HEIGHT 10'-0" SPREAD
S4	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	SHRUB	PROPOSED 6 GAL.	5	8'-0" HEIGHT 3'-0" SPREAD
S5	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	SHRUB	PROPOSED 5 GAL.	4	5'-0" HEIGHT 10'-0" SPREAD
S6	CEANOTHUS CONCHA	CALIFORNIA MOUNTAIN LILAC	SHRUB	PROPOSED 5 GAL.	6	9'-0" HEIGHT 9'-0" SPREAD
G1	CARPOBROTUS EDULIS	HIGHWAY ICEPLANT OR HOTTENTOT	GROUND COVER	EXISTING	-	1'-0" HEIGHT 30'-0" SPREAD

- NOTE:
 1. PATCH & REPAIR GROUND COVER WHERE DAMAGED BY TRENCHING AND INSTALLATION OF LANDSCAPE SHRUBS.
 2. NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW TREES PLACED WITHIN 5 FEET OF CURBS, SIDEWALKS, OR CONCRETE SURFACES. DO NOT WRAP ROOT BARRIER AROUND THE ROOT BALL.



LANDSCAPE DEVELOPMENT PLAN
 SCALE: 1/8" = 1'-0"

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

PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

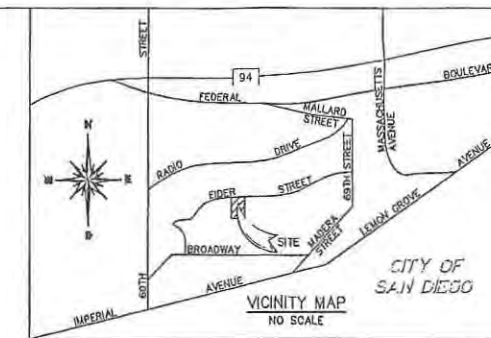
CONSULTANT
JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE,
 SUITE 107
 SAN CLEMENTE, CA 92672
 (949) 248-4685

PROJECT NAME
ENCANTO
 8395 EIDER STREET
 SAN DIEGO, CA 92114
 SAN DIEGO COUNTY

DRAWING DATES
 8/26/11: TITLE REPORT UPDATE

SHEET TITLE
 TOPOGRAPHIC SURVEY

C-1



ITEMS CORRESPONDING TO SCHEDULE "B":
 BY: LAWYERS TITLE COMPANY
 4100 NEWPORT PLACE DRIVE
 SUITE 120
 NEWPORT BEACH, CA 92660
 (949) 724-3170
 TITLE NO.: 08303633-10
 TITLE OFFICER: CHRIS MAZIAR
 DATED: AUGUST 4, 2011

- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATERIALS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 2. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 3, 1910 IN BOOK 491, PAGE 229 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 3. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 8, 1913 IN BOOK 805, PAGE 227 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #3 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

DATUM STATEMENT:
 BASIS OF BEARINGS:
 BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON LOCAL OBSERVATIONS CONSTRAINED TO THE CONTIGUOUS OPERATING REFERENCE STATIONS (CORS) AS LISTED BELOW. INFORMATION ABOUT SAID STATION WAS RETRIEVED FROM THE CALIFORNIA SPATIAL REFERENCE CENTER AT HTTP://CORS.DJCS.DOD.MIL

FROM STATION: P473
 REFERENCE FRAME: NAD83 (CORSE98)
 EPOCH: 2002
 TO STATION: P472
 REFERENCE FRAME: NAD83 (CORSE98)
 EPOCH: 2002

INVERSED BEARING: N 39°42'24" W
 BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF SAN DIEGO BENCHMARK NUMBER: 3042
 DESCRIPTION: BRASS PLUG LOCATED ON THE SOUTHEAST CURB RETURN OF BERING COURT AND REGENTS ROAD.
 ELEVATION: 336.877
 DATUM: MEAN SEA LEVEL

BOUNDARY NOTE:
 THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSORS PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY. VACUATIONS AND OTHER DEEDS OF RECORD MAY AFFECT THE LOCATION OF TRUE BOUNDARY LINES.

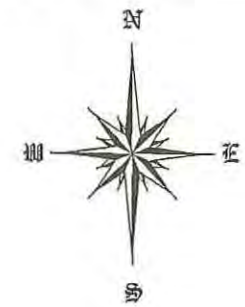
- LEGEND:**
- A/C - ASPHALTIC CONCRETE
 - APN - ASSESSORS PARCEL NUMBER
 - EP - EDGE OF PAVEMENT
 - FS - FINISH SURFACE
 - NG - NATURAL GROUND
 - NO. - NUMBER
 - TB (TYP) - TOP BERM TYPICAL
 - N - NORTH
 - S - SOUTH
 - E - EAST

COORDINATES:
 (CENTER OF EXISTING WATER TANKER)
 LATITUDE: 32°43'19.155" N
 LONGITUDE: 117°03'31.188" W
 DATUM: NAD83

DATE OF SURVEY:
 AUGUST 12, 2011



MIGUEL A. MARTINEZ
 L.S. 7443



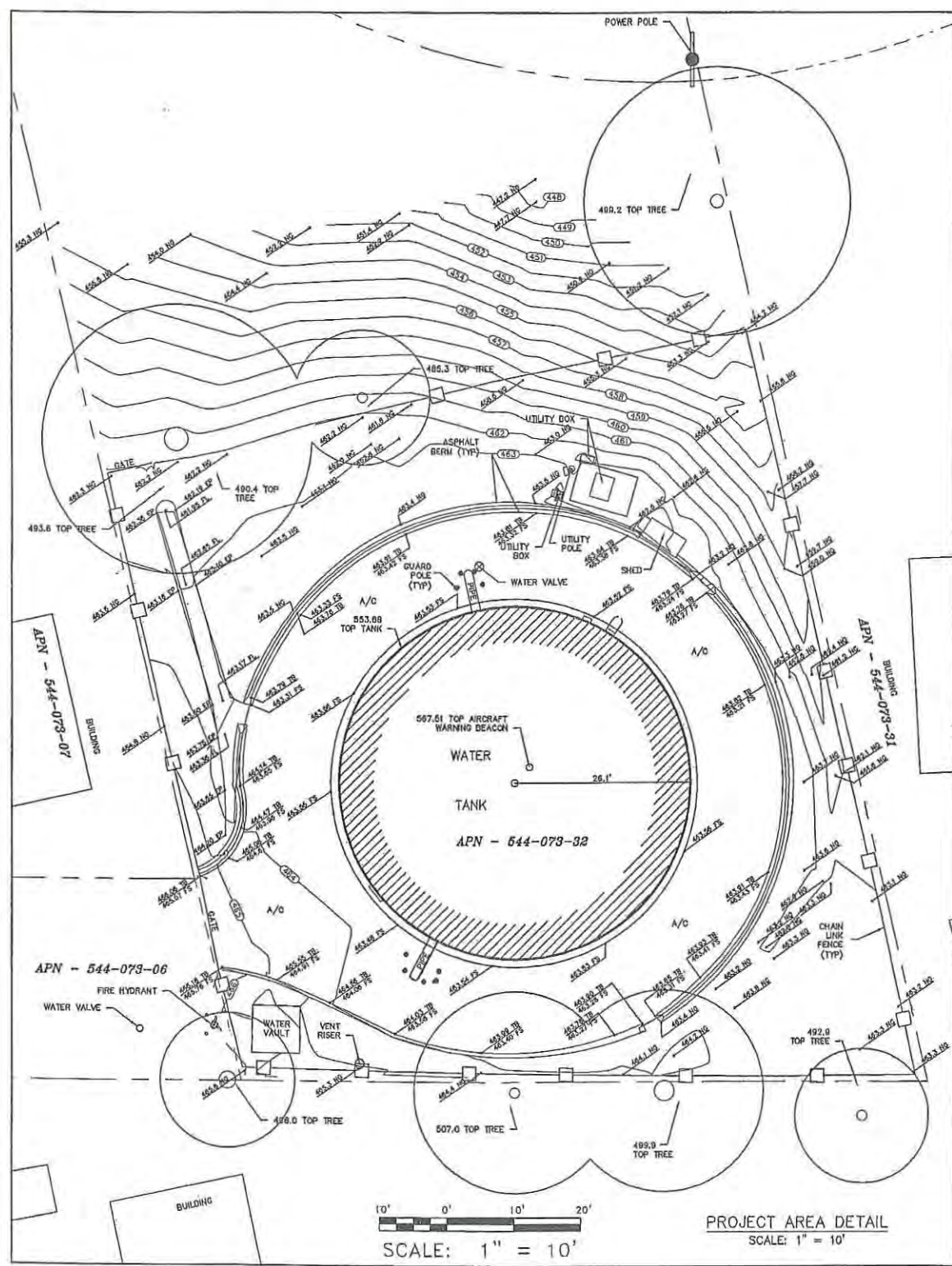
CURVE TABLE

CURVE	DETA	RADIUS	LENGTH
C1	32°37'50"	100.00'	56.05'
C2	34°35'07"	120.00'	72.47'
C3	6°30'30"	180.00'	20.92'

LINE TABLE

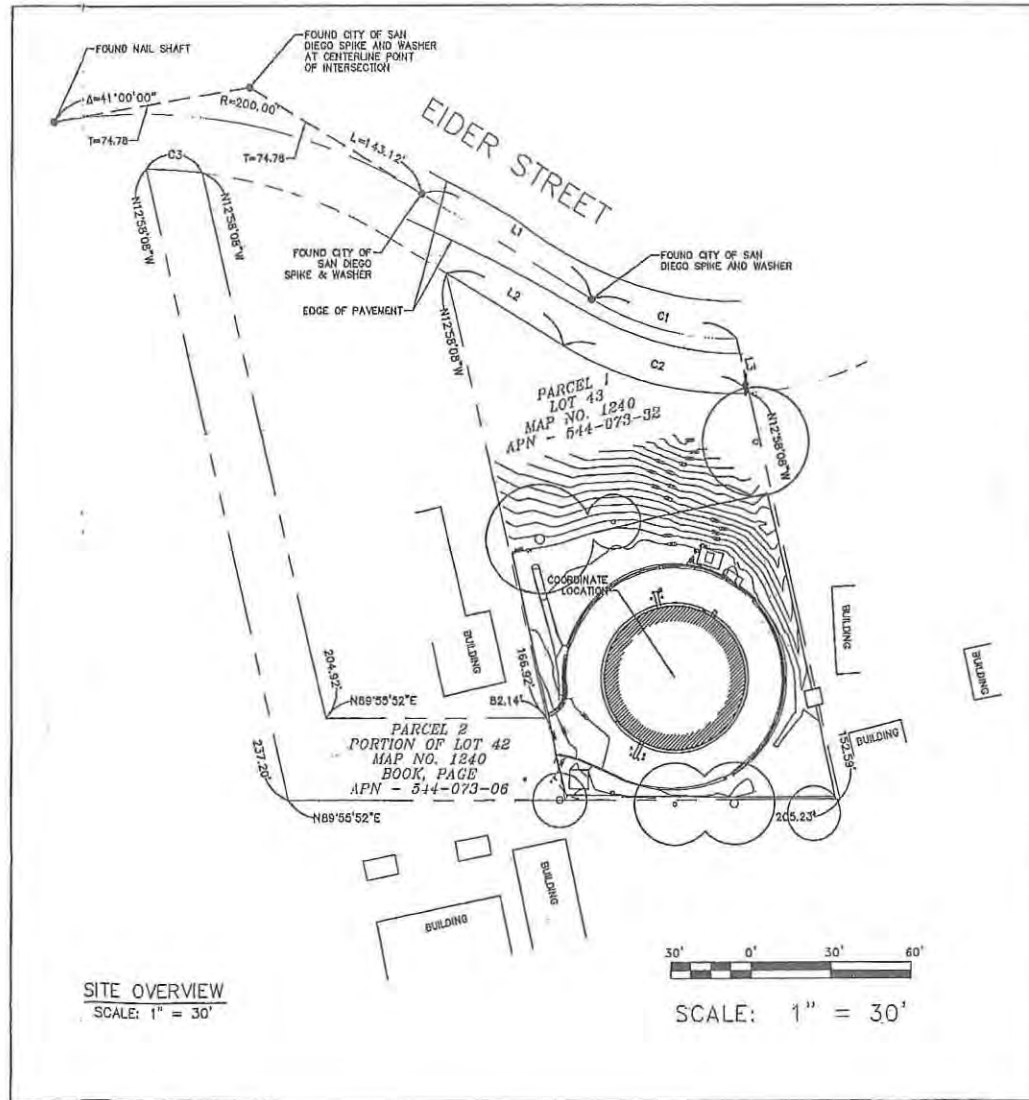
LINE	BEARING	LENGTH
L1	N89°38'09"W	74.10'
L2	N89°38'09"W	50.90'
L3	N12°58'00"W	20.35'

LEGAL DESCRIPTION:
 PARCEL 1:
 LOT 43 OF THE RESUBDIVISION OF A PORTION OF ROSEMONT ADDITION TO ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
 ACCORDING TO MAP THEREOF NO. 1240, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 11, 1910.
 PARCEL 2:
 THE WESTERLY 20 FEET AND THE SOUTHERLY 30 FEET OF LOT 42 OF THE RESUBDIVISION OF A PORTION OF ROSEMONT ADDITION TO ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1240, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 11, 1910.
 ASSESSOR'S PARCEL NUMBER: 544-073-06, 544-073-32



SCALE: 1" = 10'

PROJECT AREA DETAIL
 SCALE: 1" = 10'



SITE OVERVIEW
 SCALE: 1" = 30'

SCALE: 1" = 30'

**ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP (ENCPG)
MINUTES OF MEETING
Date: March 19, 2012**

1. CALL TO ORDER/INTRODUCTIONS: At: 6:39 PM by Greg Morales

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Marry Young	No	At-Large	Roman deSalvo	No
Broadway Hgts	Maxine Sherard	Yes	At-Large	Vacant	--
Chollas View	Ardelle Matthews	Yes	At-Large	Alfredo Ybarra	Yes
Emerald Hills	Justin Francis	Yes	At-Large	Kathleen MacLeod	Yes
Encanto-North	Ilija Bisinovski	Yes	At-Large	Brian Pollard	Yes
Encanto-South	Kenneth Malbrough	Yes	At-Large	Greg Morales	Yes
Lincoln Park	Dorothy James	Yes	At-Large	Derryl Williams	No
Valencia Park	Mary Ponder	Yes	At-Large	Steve Ward	Yes

City Dept.	Name	Here?	Dept	Name	Here?
Dev. Services	Karen Bucey	Yes	4 th District	Bruce Williams	Yes

Number of Visitors: 9 Sign-in sheet on file? Yes

- 2. COMMUNICATIONS FROM THE PUBLIC:** Charles Davis, JCNI, announced 4/12 6:00-8:00PM Festival Park design planning meeting and requested to be on the April agenda.
- 3. ADOPTION OF THE AGENDA:** Approved as distributed
- 4. APPROVAL OF MINUTES:** MM/S/C Pollard/Ybarra 8-0-1 to approve February minutes.
- 5. CHAIR'S REPORT:** People are calling chair by mistake about cell phone tower details
- 6. ELECTION -** Ballots were passed around to elect Board members and officers. MM/S/C Morales/Matthews 10-0-0 to take Staff Reports while both ballots were being counted.
- 7. STAFF REPORTS -**
- a. Bruce Williams, District 4 Representative – Bobby Hughes appointed to Park & Rec Board; \$16.3M Budget surplus to restore library hours, Police cadets and deferred maintenance; Council approved \$1.1 in CDBG to fund Second Chance, Accion and Gompers; Ken Malbrough to receive 31-year service Proclamation at 3/30 Council meeting.
 - b. Karen Bucey, Department of Development Services – No report
- 8. ELECTION RESULTS -**
- a. Board members: Maxine Sherard, Broadway Heights (14); Ardelle Matthews, Chollas View (14); Justin Francis, Emerald Hills (12), Dorothy James, Lincoln Park (9); Steve Ward, At-Large (12); Alfredo Ybarra, At-Large (13).
 - b. Officers: Ken Malbrough, Chair (12); Maxine Sherard, Vice-Chair (11); Ardelle Matthews, Recording Secretary (12); Alfred Ybarra, Correspondence Secretary (12)
- 9. INFORMATION**
- a. Diane Moss, Executive Director of Project New Village and members of Southeastern Community Collective (SCC) (Paul Gresock, Menuhati Lemmavatah) presented findings from a traffic study and suggestions to correct the problems at eastbound 94 freeway southbound off-

ramp at Euclid. MM/S/C MacLeod/Ward 11-0-0 to add to agenda as item 9b. MM/S/C Morales/Matthews 11-0-0 to take item 9b out of order. MM/S/C Pollard/Ward 11-0-0 to write a letter in support of SSC's efforts to bring to the attention of appropriate traffic authorities the traffic concerns at the Eastbound 94/Dr. Martin Luther King, Jr Hwy/Southbound Euclid intersection. The SCC collective to provide the background information to put in the letter, which should be addressed to Karen Bucey for distribution.

10. ACTION

- a. PTS #258700 (Verizon: Encanto); Kerrigan Diehl, PlanCom, Inc, representing Verizon presented the proposal to place the wireless facility on the water tower at 6395 Eider St. Kathleen MacLeod was recused to avoid the perception of a financial interest because she uses the easement driveway leading to the water tower, which may be paved by Verizon. Three residents objected to the proposal; the Federal Communications Commission prohibits denial based on health concerns; Bisinovski brought copies of the Southeastern Planned District Ordinance, which does not allow telecommunication facilities in residential zones. MM/S/C 7-3-1 to disapprove the project.

11. CONTINUING BUSINESS - None

12. NEW BUSINESS – None

13. ADJOURNMENT – 8:43PM.

Respectfully submitted,

Kathleen MacLeod
Recording Secretary

Ownership Disclosure Statement

As this project is located on City of San Diego property, an Ownership Disclosure Statement is not provided. However, a listing of Verizon Wireless executive leadership is provided below.

Verizon Wireless – Executive Leadership



Daniel S. Mead
President and CEO



Shankar Arumugavelu
Chief Information Officer



John Bianchi
Vice President - National Customer Service



Marni Walden
Executive Vice President and Chief Operating Officer



Marquett Smith
Vice President - Corporate Communications



Joan T. Bowyer
Vice President - Midwest Area Customer Service



Margaret Feldman
Vice President - Business Development



Nancy Clark
President - Northeast Area



Eileen M. Creeden
Vice President - Northeast Area Customer Service



Andrew Davies
Vice President and Chief Financial Officer



Ken Dixon
President - Midwest Area



Charlie Falco
Vice President - South Area Customer Service



M. Alan Gardner
Vice President - Human Resources



Roger Tang
President - South Area



Andrés Irlando
Vice President - West Area Customer Service



David Small
Vice President and Chief Technical Officer



Greg Haller
President - West Area



Brian Stacy
Vice President - Business Service Centers & Government Support



William B. Petersen
Vice President - General Counsel and Secretary



Mark Bartolomeo
Vice President - Global Enterprise Sales



Tami Erwin
Vice President and Chief Marketing Officer



Christopher Felix
Vice President - Federal Government Sales

Project Chronology

**Verizon – Encanto
Project No. 258700**

Date	Action	Description	City Review Time	Applicant Response Time
2/8/2012	First Submittal	Project Deemed Complete		
2/29/2012	First Assessment Letter		21	
10/11/2012	Second Submittal			225
11/14/2012	Second Assessment Letter		34	
11/26/2012	Third Submittal			12
12/18/2012	All issues resolved		22	
3/28/2013	Public Hearing – Planning Commission		100	
TOTAL STAFF TIME			177	
TOTAL APPLICANT TIME				237
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	414 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 14, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	March 28, 2013
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT, SITE DEVELOPMENT PERMIT, AND PLANNED DEVELOPMENT PERMIT, PROCESS 4
PROJECT NUMBER:	258700
PROJECT NAME:	<u>VERIZON – ENCANTO</u>
APPLICANT:	KERRIGAN DIEHL, PLANCOM, INC., AGENTS REPRESENTING VERIZON WIRELESS
COMMUNITY PLAN AREA:	SOUTHEAST SAN DIEGO – ENCANTO
COUNCIL DISTRICT:	District 4
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, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit, Site Development Permit, and Planned Development Permit for a Wireless Communication Facility consisting of 12 panel antennas mounted to the façade of an existing 94-foot high water standpipe. Equipment associated with the antennas, and an emergency generator, will be located in a 396-square foot building, located adjacent to the standpipe. The project is located at 6395 Eider Street.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be

accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on November 29, 2012 and the opportunity to appeal that determination ended December 13, 2012.

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

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call [Support Services at \(619\) 321-3208](tel:6193213208) at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24002202

Revised 10-4-12 HMD-



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Encanto"
6458 Scimitar Drive
San Diego, CA 92114

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

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

October 5, 2011



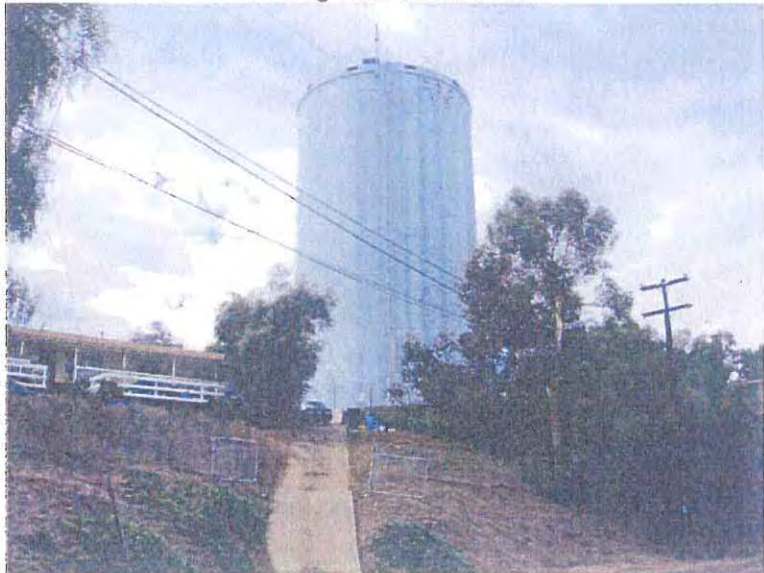
Looking northwest toward site



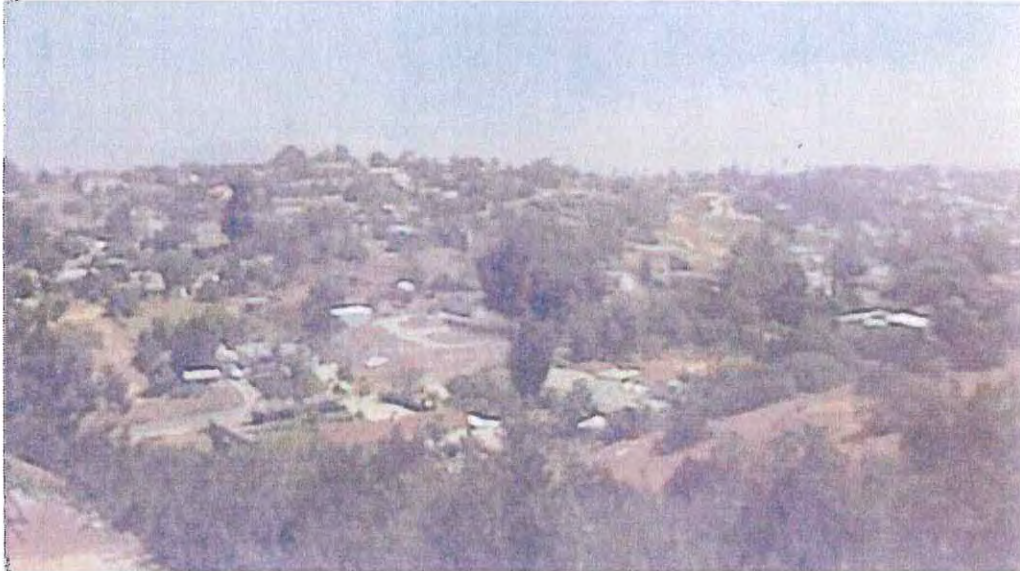
Looking northeast toward site



Looking east toward site



Looking southwest toward site



Looking north from site



Looking south from site



Looking east from site



Looking at equipment location



Aerial photo of site

Article 19: Southeastern San Diego Planned District
("Southeastern San Diego Planned District" added 3-27-2007 by O-19599 N.S.)

Appendix A: Uses
("Appendix A: Uses" added 3-27-2007 by O-19599 N.S.)

Legend: P = Permitted
 - = Not Permitted
 L = subject to Limitations
 SP = Special Permit
 Special Permit for Alcohol Sales and Distribution - See Appendix C

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Residential							
Single Family Dwelling	P	P	-	-	-	-	-
Two-Family Dwelling	-	P	-	-	-	-	-
Apartment Houses (No Temporary Residence)	-	P	-	-	-	-	-
Boarding and Lodging Houses (Not a Residential-Care Facility)	-	P	-	-	-	-	-
Child Day Care Center	SP	SP	SP	SP	-	-	-
Churches, Temples or Buildings of a Permanent Nature Used for Religious Purposes	SP	SP	SP	SP	SP	-	-
Companion Units	SP	P	-	-	-	-	-
Elderly or Handicapped Housing	-	SP	-	-	-	-	-
Fraternities, Sororities	-	SP	-	-	-	-	-
Guest Quarters	SP	P	-	-	-	-	-
Institutions / Home-Full Time Child Care (Maximum 15 Children under 16 Years)	SP	SP	L ⁽¹⁾	L ⁽¹⁾	-	-	-
City Operated Branch Library	P	P	P	P	-	-	-
Mobilehome Used for Temporary Watchman's Quarters ⁽²⁾	SP	SP	SP	SP	SP	SP	SP
Mobilehome Park	-	SP	-	-	-	-	-
Parks and Playgrounds - Public	SP	SP	-	-	-	-	-
Real Estate Offices / Model Homes (Temporary) New Subdivisions	P	P	-	-	-	-	-
Residential - Care Facilities	SP	SP	-	-	-	-	-
Schools Limited to Primary, Elementary, Junior High and Senior High	SP	SP	SP	SP	SP	-	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Commercial							
Establishments engaged in the Retail, Wholesale, Service or Office Uses for the following unless otherwise indicated:							
Advertising, Secretarial & Telephone Answering Services	-	-	-	P	P	P	P
Agencies for Tickets, Travel & Car Rental	-	-	-	P	P	P	P
Ambulance Service	-	-	-	P	-	P	-
Animal Hospital	-	-	-	SP	-	SP	-
Antique Shop	-	-	-	P	-	P	-
Apparel Shops	-	-	P	P	P	-	-
Art Stores and Art Galleries	-	-	-	P	P	-	-
Automobile & Truck Sales, Rental Agencies (Usable Vehicles Only)	-	-	-	P	-	P	-
Automobile Wash Establishments	-	-	-	P	-	P	-
Automobile Paint & Repair Shops (Including Body and Fender Work) ⁽³⁾	-	-	-	-	-	SP	-
Automobile Service Stations / Gas Stations	-	-	SP	SP	SP	SP	SP
Bakeries and Bakery Products	-	-	P	P	-	P	-
Banks, Savings & Loan	-	-	P	P	P	P	P
Barber Shops	-	-	P	P	P	-	-
Beauty Shops	-	-	P	P	P	-	-
Bicycle Shops	-	-	P	P	-	-	-
Boat Sales Agencies	-	-	-	P	-	P	-
Book Stores	-	-	P	P	P	-	-
Building Materials Stores ⁽⁴⁾	-	-	-	P	-	P	-
Business Machine Sales Display & Service	-	-	-	P	-	P	-
Catering Services	-	-	-	P	P	-	-
Cleaning & Dyeing Works (Including Rugs, Carpets, and Upholstery) ⁽³⁾⁽⁵⁾	-	-	-	P	-	P	-
Cocktail Lounges	-	-	-	SP	SP	SP	-
Communication Facilities	-	-	-	P	-	P	-
Confectioneries	-	-	-	P	-	P	-
Curtain, Drapery and Upholstery Shops	-	-	-	P	-	P	-
Custom Shop for Curtains, Draperies, Floor Coverings, Upholstery and Wearing Apparel	-	-	-	P	-	P	-
Dairy Stores, Including Drive-ins	-	-	-	P	-	-	-
Delicatessens	-	-	P	P	P	P	-
Drafting and Blue Print Services	-	-	-	P	-	P	-
Drug Stores	-	-	P	P	-	-	-
Dry Cleaning Establishments (No Truck Delivery of Finished Cleaning)	-	-	P	P	-	-	-
Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments	-	-	-	P	-	P	-
Electronic Data Processing, Tabulating, and Record Keeping Services	-	-	-	P	-	P	-

Ch. Art. App.

15 | 19 | A | 2

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Employment Agencies	-	-	-	P	-	P	-
Equipment and Tool Rental Establishments (No Man- ridden Equipment)	-	-	-	P	-	P	-
Feed Stores	-	-	-	P	-	P	-
Financial Institutions	-	-	-	P	-	P	-
Florist	-	-	P	P	P	-	-
Florist Supplies	-	-	-	P	-	-	-
Food Stores	-	-	P	P	-	-	-
Frozen Food Lockers	-	-	-	P	-	P	-
Funeral Parlors	-	-	-	P	-	-	-
Furniture Stores	-	-	-	P	-	P	-
Gift Shops	-	-	P	P	P	-	-
Greeting Card Shops	-	-	P	P	P	-	-
Gymnasium and Health Studios	-	-	-	P	-	P	-
Hardware Stores	-	-	-	P	-	P	-
Hobby Shops	-	-	P	P	-	-	-
Hospital/veterinary Clinic	-	-	-	SP	-	SP	-
Hotels, Motels, and Time-Share Projects ⁽⁶⁾	-	-	-	-	P	-	-
Ice Delivery Stations	-	-	-	P	-	P	-
Interior Decorators	-	-	-	P	-	P	-
Jewelry Stores	-	-	P	P	-	-	-
Labor Unions (Non Hiring Halls) & Trade Associations	-	-	-	P	-	P	-
Laundromats	-	-	P	P	P	-	-
Leather Goods and Luggage Shops	-	-	-	P	-	-	-
Liquor Stores	-	-	-	SP	SP	-	-
Lithography Shops	-	-	-	P	-	P	-
Locksmith Shops	-	-	-	P	-	P	-
Medical, Dental, Biological, and X-ray Laboratories	-	-	-	P	-	P	-
Medical Appliance Sales	-	-	-	P	-	P	-
Motor Vehicle, Parts and Accessories, Retail Sale of New Items Only	-	-	-	P	-	P	-
Moving and Household Storage Facilities	-	-	-	-	-	P	-
Music Stores, Video Stores	-	-	-	P	-	-	-
Newspaper Plants	-	-	-	-	-	SP	-
Nurseries (Plants)	-	-	-	P	-	P	-
Office Furniture and Equipment Sales	-	-	-	P	-	P	P
Offices; Business and Professional ⁽⁷⁾	-	-	P	P	-	P	-
Paint and Wallpaper Stores	-	-	-	P	-	-	-
Parking Lots - Commercial	-	-	-	SP	SP	SP	-
Pawn Shops	-	-	-	P	-	-	-
Pet Stores	-	-	P	P	-	-	-
Pharmacies	-	-	P	P	-	-	-
Photographic Equipment, Supplies and Film Processing Stores	-	-	-	P	-	-	-
Photographic Studios and Retail Outlets	-	-	-	P	-	-	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Plumbing Shops ⁽⁴⁾	-	-	-	P	-	P	-
Post Office	-	-	SP	SP	SP	SP	SP
Private Clubs, Fraternal Organizations and Lodges	-	-	-	SP	SP	-	-
Public-body Operated Buildings and Uses	-	-	-	SP	-	SP	SP
Radio, Television and Home Appliance Repair Shops	-	-	-	P	-	P	-
Radio and Television Broadcasting Studios	-	-	-	SP	-	SP	-
Recreational Facilities (2,500 sq. ft. Maximum Floor Area)	-	-	-	P	P	P	-
Recreational Facilities; Including Bowling Lanes, Miniature Golf Courses, Skating Rinks, Gymnasiums, and Health Centers	-	-	-	SP	SP	SP	-
Restaurants, Drive-thru and Drive-in	-	-	-	P	-	-	-
Restaurants and Bars with Incidental Entertainment and Dancing	-	-	-	SP	SP	-	-
Restaurants (Excluding Sale of Intoxicating Beverages Drive-in & Drive-thru, and Incidental Entertainment)	-	-	P	P	P	P	-
Rug and Carpet Stores	-	-	-	P	-	-	-
Shoe Stores	-	-	P	P	-	-	-
Shoe Repair Shops	-	-	P	P	-	-	-
Sporting Goods Stores	-	-	P	P	-	-	-
Stationers	-	-	P	P	-	-	-
Studios for Teaching Art, Dancing and Music	-	-	SP	SP	SP	SP	-
Theaters	-	-	-	SP	SP	-	-
Trade and Business Schools	-	-	-	P	-	P	-
Trailer Sales Agencies	-	-	-	P	-	P	-
Travel Bureaus	-	-	P	P	P	-	-
Variety Stores	-	-	-	P	-	-	-
Wedding Chapels	-	-	-	P	-	-	-
Wholesaling or Warehousing of Goods and Merchandise Associated with the Primary On-Site Use Provided That the Floor Area Occupied for Such Use per Establishment Does Not Exceed 25% of the Building Gross Floor Area ⁽³⁾	-	-	-	P	-	P	-
Industrial							
Establishments engaged in the manufacturing, fabricating, assembly, testing repair, servicing and processing of the following (For service, retail, wholesale or rental uses, see Appendix A pages 2 through 7):							
Aircraft Manufacturing and Assembly	-	-	-	-	-	P	P
Aircraft Parts Other than Engines	-	-	-	-	-	P	P
Apparel Belts	-	-	-	-	-	P	P
Apparel Except Leather and Fur Goods	-	-	-	-	-	P	P
Audio Products	-	-	-	-	-	P	P
Awnings - Metal, Wood or Canvas	-	-	-	-	-	P	P
Bags, Except Textile Bags	-	-	-	-	-	P	P
Bakery Products	-	-	-	-	-	P	P

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Beverages	-	-	-	-	-	P	P
Brooms and Brushes	-	-	-	-	-	P	P
Cabinet Making	-	-	-	-	-	P	P
Coated, Plated and Engraved Metal	-	-	-	-	-	SP	SP
Communication Equipment	-	-	-	-	-	P	P
Concrete and Clay Products	-	-	-	-	-	SP	SP
Confectionery and Related Products	-	-	-	-	-	P	P
Costume Jewelry, Costume Novelties Button, and Miscellaneous Notions	-	-	-	-	-	P	P
Cut Stone and Stone Products	-	-	-	-	-	P	P
Cutlery, Hand Tools and General Hardware	-	-	-	-	-	P	P
Die-cut Paper and Paperboard, and Cardboard	-	-	-	-	-	P	P
Dress and Work Gloves, Except Knit and Leather Products	-	-	-	-	-	P	P
Drugs	-	-	-	-	-	P	P
Electric Lighting and Wiring Equipment	-	-	-	-	-	P	P
Electric Industrial Apparatus	-	-	-	-	-	P	P
Electronic Components and Accessories	-	-	-	-	-	P	P
Electronic Computing Equipment Other than Desk Top Machines	-	-	-	-	-	P	P
Envelopes	-	-	-	-	-	P	P
Fabricated Textile Products	-	-	-	-	-	P	P
Fabricated Wire Products	-	-	-	-	-	P	P
Farm Machinery and Equipment	-	-	-	-	-	P	P
Furniture and Fixtures	-	-	-	-	-	P	P
Glass Containers	-	-	-	-	-	P	P
Glassware, Pressed and Blown	-	-	-	-	-	P	P
Guided Missiles and Space Vehicles	-	-	-	-	-	P	P
Hats, Caps and Millinery	-	-	-	-	-	P	P
Jewelry, Silverware and Plated Ware	-	-	-	-	-	P	P
Laboratories - Research, Development, Testing	-	-	-	-	-	SP	SP
Lamp Shades, Except Metal and Glass	-	-	-	-	-	P	P
Luggage	-	-	-	-	-	P	P
Metal Cans	-	-	-	-	-	P	P
Mill Work	-	-	-	-	-	P	P
Miscellaneous Apparel and Accessories	-	-	-	-	-	P	P
Mortician's Goods	-	-	-	-	-	P	P
Motor Vehicles, Parts and Accessories	-	-	-	-	-	P	P
Musical Instruments and Parts	-	-	-	-	-	P	P
Office Machine	-	-	-	-	-	P	P
Paperboard Containers and Boxes	-	-	-	-	-	P	P
Pens, Pencils and Other Office and Artists Materials	-	-	-	-	-	P	P
Perfumes, Cosmetics and Other Toilet Preparations	-	-	-	-	-	P	P
Plumbing Fixtures and Heating Apparatus	-	-	-	-	-	P	P
Pottery and Related Products	-	-	-	-	-	P	P

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Professional, Scientific and Controlling Instruments	-	-	-	-	-	P	P
Photographic and Optical Goods, Watches and Clocks	-	-	-	-	-	P	P
Radio and Television Receiving Sets, Except Communication Types	-	-	-	-	-	P	P
Roasted Coffee and Coffee Products	-	-	-	-	-	P	P
Robes and Dressing Gowns	-	-	-	-	-	P	P
Service Industry Machines	-	-	-	-	-	P	P
Sighting and Fire-Control Equipment	-	-	-	-	-	P	P
Special Industry Machinery, Except Metal-working Machinery	-	-	-	-	-	P	P
Toys, Amusements, Sporting and Athletic Goods	-	-	-	-	-	P	P
Umbrellas, Parasols and Canes	-	-	-	-	-	P	P
Wooden Containers	-	-	-	-	-	P	-
Establishments engaged in the wholesale distribution of the following:							
Automotive Equipment	-	-	-	-	-	P	-
Drugs, Chemicals and Allied Products	-	-	-	-	-	P	-
Dry Goods and Apparel	-	-	-	-	-	P	-
Flowers and Florist Supplies	-	-	-	-	-	P	-
Fruit, Vegetables and Plant Products	-	-	-	-	-	SP ⁽²⁾	-
Groceries, and Related Products, Except Poultry and Poultry Products, Fish and Seafood	-	-	-	-	-	P	-
Electrical Goods	-	-	-	-	-	P	-
Hardware, Plumbing, Heating Equipment and Supplies	-	-	-	-	-	P	-
Machinery, Equipment and Supplies, Except Farm Machinery and Equipment	-	-	-	-	-	P	-
Tobacco and Tobacco Products	-	-	-	-	-	P	-
Beer, Wine and Distilled Alcoholic Beverages	-	-	-	-	-	P	-
Paper, Paper Products and Kindred Supplies	-	-	-	-	-	P	-
Office and Home Furniture and Furnishings	-	-	-	-	-	P	-
Establishments engaged in the following:							
Data Processing Services	-	-	-	P	-	P	P
Motion Picture Production	-	-	-	-	-	P	-
The Following Establishments							
Carpenter Shops	-	-	-	-	-	P	-
Metal Working Shops	-	-	-	-	-	SP	-
Lumber Yards	-	-	-	-	-	P	-
Machine Shops	-	-	-	-	-	P	-
Public Utility Substations	-	-	-	P	-	P	-
Regional and Headquarters Offices of Businesses, Industries and Governmental Agencies	-	-	-	-	-	P	P
Storage Garages	-	-	-	-	-	P	-
Welding Shops	-	-	-	-	-	SP	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
The following business and professional establishments:							
Accountants	-	-	-	P	-	P	P
Architects	-	-	-	P	-	P	P
Contractors	-	-	-	P	-	P	-
Engineers	-	-	-	P	-	P	-
Financial Institutions	-	-	-	P	-	P	P
Insurance Agencies	-	-	-	P	-	P	-
Photographers	-	-	-	P	-	P	-
Real Estate Brokers	-	-	P	P	-	-	-
Surveyors	-	-	-	P	-	P	-
Graphic Artist	-	-	-	P	-	P	-
Business Machine Sales, Display and Service	-	-	-	P	-	P	-
Drafting and Blueprinting	-	-	-	P	-	P	P
Electronic Data Processing	-	-	-	P	-	P	P
Tabulating and Record-keeping Services	-	-	-	P	-	P	P
Labor Unions and Trade Associations	-	-	-	-	-	P	-
Addressing and Secretarial Services	-	-	-	P	-	P	P
Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 151.0401(f) (General Provisions).							

Footnotes for Appendix A: Uses

- 1 No overnight resident permitted.
- 2 An application for a Southeastern San Diego Planned District Ordinance Permit may be approved, conditionally approved or denied in accordance with Process 4, notwithstanding §1519.0202 that requires an application for a Southeastern San Diego Planned District Ordinance Permit to be acted upon in accordance with Process Three.
- 3 Must be entirely within closed building
- 4 Open storage areas completely enclosed by walls or buildings, or a combination thereof, not less than six feet in height, and provided also there shall be no outdoor storage or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.
- 5 Ten employees maximum.
- 6 Single Room Occupancy Hotels are not a permitted use.
- 7 Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.

(Amended 10-8-2010 by O-19993 N.S.; effective 11-7-2010.)

