



Real Estate Assets Department

SDC003

---

Verizon Wireless / FS 22

R 201FS - 005 - A00

Document Type

LEGAL DOCUMENTS



Sub - Category

\*AGREEMENTS\*



(161)

READ/P&R/P&C No. \_\_\_\_\_  
(Original Request) (Resubmitted) (Resubmitted)

City Atty. ProLaw No. \_\_\_\_\_

---

OFFICE OF THE CITY ATTORNEY  
**Legal Services Request (LSR) Form**

To: City Attorney (MS-59) Attention: Debra J. Bevier, Deputy City Attorney

From: [Signature] September 22, 2015  
Signature of Supervisor Authorizing Legal Request Date of Original Request

Re: 1055 Catalina Blvd, Fire Station -22  
Location/Identification of Property/Subject Matter for Request

Verizon  
Name of Lessee/Permittee/Third Party/Bidder/Proposer/Contractor

Telecommunication Lease  
Type of Legal Document (e.g., Lease/Amendment/ROE Permit/Easement/MOA, etc.)

This is a request for legal services. Please establish an assignment based upon the following information:

- A. Property/Purchasing Agent (Please print): Enza Charles  
Telephone: (619) 236-6052 Email Address: echarles@sanidiego.gov
- B. **Requested Response Date: 10/22/2015 (If response needed in less than 30 working days from the date of your request, please state specific reasons, including reference to any legal deadlines)**

- C. Requested form of response (please check one): ☐ Written ☐ Oral ☐ Attend Mtg./Hearing  
☒ Edit Document ☐ Sign as to Form and Legality ☐ Other:

☒ Please provide an e-mail response acknowledging receipt of this Request for Legal Services.

☐ Follow-up action required: ☐ Review second draft ☐ Execute document ☐ Other

(PLEASE SEE PAGE 2 FOR DESCRIPTION OF LEGAL REQUEST)

---

ATTORNEY TRANSMISSION RECORD

Date Received: \_\_\_\_\_ ☐ Sent Acknowledgment Email on \_\_\_\_\_

☐ Returned for additional information on \_\_\_\_\_ Information needed: \_\_\_\_\_

☐ Returned for further drafting on \_\_\_\_\_ ☐ PLEASE RETURN FOR FURTHER REVIEW

☐ Assignment completed and returned on \_\_\_\_\_



[ ] Signed as to form and legality on \_\_\_\_\_

**Description of Legal Request:** (Please provide a detailed statement of the question or issue, including all necessary background information. Hard copies of background documents should be attached to this LSR and electronic copies emailed to the Deputy City Attorney.)

New Lease for an existing site at FS 22- 1055 Catalina Blvd., Building is being rebuilt. Need Language to provide temporary relocation on same site during construction of new fire station, time during construction is estimated to be 18 to 24 months.

Attorney \_\_\_\_\_ Notes/Response: \_\_\_\_\_

COPY

THE CITY OF SAN DIEGO

AIRTOUCH CELLULAR

Flat Rate Lease

CATALINA FIRE STATION

00-18219  
DOCUMENT NO. 18219  
FILED OCT 02 1993  
OFFICE OF THE CITY CLERK  
SAN DIEGO, CALIFORNIA

## LEASE OUTLINE

|                                                                       |    |
|-----------------------------------------------------------------------|----|
| SECTION 1: USES .....                                                 | 1  |
| 1.1 <u>Premises</u> .....                                             | 1  |
| 1.2 <u>Uses</u> .....                                                 | 1  |
| 1.3 <u>Related Council Actions</u> .....                              | 1  |
| 1.4 <u>Quiet Possession</u> .....                                     | 2  |
| 1.5 <u>Easements and Reservations</u> .....                           | 2  |
| 1.6 <u>Competent Management</u> .....                                 | 2  |
| 1.7 <u>On Air Compatibility Test</u> .....                            | 3  |
| SECTION 2: TERM .....                                                 | 3  |
| 2.1 <u>Commencement</u> .....                                         | 3  |
| 2.2 <u>Holdover</u> .....                                             | 3  |
| 2.3 <u>Quitclaim and Surrender of LESSEE'S Interest</u> .....         | 3  |
| SECTION 3: RENT .....                                                 | 4  |
| 3.1 <u>Time and Place of Payment</u> .....                            | 4  |
| 3.2 <u>Rent</u> .....                                                 | 4  |
| 3.3 <u>Delinquent Rent</u> .....                                      | 7  |
| SECTION 4: ASSIGNMENT .....                                           | 7  |
| 4.1 <u>Time is of Essence; Provisions Binding on Successors</u> ..... | 7  |
| 4.2 <u>Assignment and Subletting</u> .....                            | 7  |
| 4.3 <u>Encumbrance</u> .....                                          | 8  |
| 4.4 <u>Defaults and Remedies</u> .....                                | 9  |
| 4.5 <u>Eminent Domain</u> .....                                       | 11 |
| SECTION 5: INSURANCE RISKS/SECURITY .....                             | 12 |
| 5.1 <u>Indemnity</u> .....                                            | 12 |
| 5.2 <u>Insurance</u> .....                                            | 13 |
| 5.3 <u>Waste, Damage, or Destruction</u> .....                        | 15 |
| SECTION 6: IMPROVEMENTS/ALTERATIONS/REPAIRS .....                     | 15 |
| 6.1 <u>Acceptance of Premises</u> .....                               | 15 |
| 6.2 <u>Entry and Inspection</u> .....                                 | 15 |
| 6.3 <u>Maintenance</u> .....                                          | 16 |
| 6.4 <u>Improvements/Alterations</u> .....                             | 16 |
| 6.5 <u>Utilities</u> .....                                            | 16 |
| 6.6 <u>Liens</u> .....                                                | 16 |
| 6.7 <u>Taxes</u> .....                                                | 17 |
| 6.8 <u>Signs</u> .....                                                | 17 |
| 6.9 <u>Ownership of Improvements and Personal Property</u> .....      | 17 |

|                               |                                                                     |    |
|-------------------------------|---------------------------------------------------------------------|----|
| 6.10                          | <u>Unavoidable Delay</u>                                            | 18 |
| SECTION 7: GENERAL PROVISIONS |                                                                     |    |
| 7.1                           | <u>Notices</u>                                                      | 19 |
| 7.2                           | <u>Compliance with Law</u>                                          | 19 |
| 7.3                           | <u>CITY Approval</u>                                                | 19 |
| 7.4                           | <u>Nondiscrimination</u>                                            | 19 |
| 7.5                           | <u>Compliance with CITY'S Equal Opportunity Contracting Program</u> | 20 |
| 7.6                           | <u>Partial Invalidity</u>                                           | 21 |
| 7.7                           | <u>Legal Fees</u>                                                   | 21 |
| 7.8                           | <u>Number and Gender</u>                                            | 21 |
| 7.9                           | <u>Captions</u>                                                     | 21 |
| 7.10                          | <u>Entire Understanding</u>                                         | 21 |
| 7.11                          | <u>CITY Employee Participation Policy</u>                           | 21 |
| 7.12                          | <u>Drug-free Workplace</u>                                          | 22 |
| 7.13                          | <u>Recording</u>                                                    | 22 |
| SECTION 8: SIGNATURES         |                                                                     |    |
| 8.1                           | <u>Signature Page</u>                                               | 23 |
| SECTION 9: EXHIBITS           |                                                                     |    |
| 9.1                           | <u>Legal Description</u>                                            | 24 |
| 9.2                           | <u>Parcel Map(s)</u>                                                | 25 |
| 9.3                           | <u>Building Plan or Floor Plan(s)</u>                               | 26 |
| 9.4                           | <u>Description and Listing of LESSEE-owned Improvements</u>         | 27 |
| 9.5                           | <u>Description and Listing of CITY-owned Personal Property</u>      | 28 |
| 9.6                           | <u>Site Plan</u>                                                    | 29 |



**CITY OF SAN DIEGO  
FLAT RATE LEASE**

THIS LEASE AGREEMENT is executed between THE CITY OF SAN DIEGO, a municipal corporation, hereinafter called "CITY," and AIRTOUCH CELLULAR, hereinafter called "LESSEE."

---

**SECTION 1: USES**

1.1 Premises. CITY hereby leases to LESSEE and LESSEE leases from CITY all of that certain real property situated in the City of San Diego, County of San Diego, State of California, described in Exhibit "A" attached hereto and by this reference made part of this agreement. Said real property is hereinafter called the "premises" or "leased premises."

1.2 Uses. It is expressly agreed that the premises are leased to LESSEE solely and exclusively for the purposes of operation of a cellular phone communication facility, and for such other related or incidental purposes as may be first approved in writing by the City Manager and for no other purpose whatsoever.

The use of the premises for any unauthorized purpose shall constitute a substantial default and subject this lease to termination at the sole option of the CITY.

LESSEE covenants and agrees to use the premises for the above-specified purposes and to diligently pursue said purposes throughout the term hereof. Failure to continuously use the premises for said purposes, or the use thereof for purposes not expressly authorized herein, shall be grounds for termination by CITY.

1.3 Related Council Actions. By the granting of this lease, neither CITY nor the Council of CITY is obligating itself to any other governmental agent, board, commission, or agency with regard to any other discretionary action relating to development or operation of the premises. Discretionary action includes but is not limited to rezonings, variances, environmental clearances, or any other governmental agency approvals

which may be required for the development and operation of the leased premises.

- 1.4 Quiet Possession. LESSEE, paying the rent and performing the covenants and agreements herein, shall at all times during the term peaceably and quietly have, hold, and enjoy the premises. If CITY for any reason cannot deliver possession of the premises to LESSEE at the commencement of the term, or if during the lease term LESSEE is temporarily dispossessed through action or claim of a title superior to CITY'S, then and in either of such events, this lease shall not be voidable nor shall CITY be liable to LESSEE for any loss or damage resulting therefrom, but there shall be determined and stated in writing by the City Manager of CITY a proportionate reduction of the minimum or flat rate rent for the period or periods during which LESSEE is prevented from having the quiet possession of all or a portion of the premises.

1.5 Easements and Reservations.

- a. CITY hereby reserves all rights, title, and interest in any and all subsurface natural gas, oil, minerals, and water on or within the premises.
- b. CITY reserves the right to grant and use easements or to establish and use rights-of-way over, under, along, and across the leased premises for utilities, thoroughfares, or access as it deems advisable for the public good.
- c. CITY has the right to enter the premises for the purpose of making repairs to or developing municipal resources and services.

However, CITY shall not unreasonably or substantially interfere with LESSEE'S use of the premises and will reimburse LESSEE for physical damages, if any, to the permanent improvements located on the leased premises resulting from CITY exercising the rights reserved in this section. Such reimbursement may include a reduction in the rent proportionate to the amount of physical damage as determined by CITY. CITY will pay the costs of maintenance and repair of all CITY installations made pursuant to these reserved rights.

- 1.6 Competent Management. Throughout the term of this lease agreement, LESSEE shall provide competent management of the leased premises to the satisfaction of the City Manager. For the purposes of this paragraph, "competent management" shall mean demonstrated

5  
15  
20 yrs  
Total

ability in the management and operation of a cellular communications facility and related activities in a fiscally responsible manner.

- 1.7 On Air Compatibility Test. LESSEE agrees to observe the requirement of the Test outlined in Exhibit B attached hereto and by this reference made part of this agreement.

## SECTION 2: TERM

- 2.1 Commencement. The term of this agreement shall be five years commencing on the first day of the calendar month following execution by the City Manager. "Lease year" as used in this lease shall mean the ~~12-month period commencing on the first day of the calendar month~~ following the execution of this lease by the City Manager. Provided that Lessee is not in default of any of the terms of this lease, LESSEE has the right to extend this lease for three additional periods of five years each. To exercise this right, LESSEE must give CITY 60 days written notice of its intent to renew prior to the expiration of each five year period.
- 2.2 Holdover. Any holding over by LESSEE after expiration or termination shall not be considered as a renewal or extension of this lease. The occupancy of the premises after the expiration or termination of this agreement constitutes a month-to-month tenancy, and all other terms and conditions of this agreement shall continue in full force and effect; provided, however, CITY shall have the right to apply a reasonable increase in rent to bring the rent to fair market value and to terminate the holdover tenancy at will.
- 2.3 Quitclaim and Surrender of LESSEE'S Interest. On execution of this lease, LESSEE shall deliver to CITY a quitclaim deed in recordable form quitclaiming all its rights in and to the premises. CITY may record such deed only on the expiration or earlier termination of this lease. In the event that CITY requires any subsequent quitclaim deed, LESSEE or its successor in interest shall deliver the same within five (5) days after receiving written demand therefor.

At the expiration or earlier termination of this lease, LESSEE shall surrender the premises to CITY free and clear of all liens and encumbrances, except those liens and encumbrances which existed on the date of execution hereof, and in a decent, safe, and sanitary condition. In the case of termination of this lease by CITY prior to the end of the specified lease term, any liens and encumbrances must be approved in writing by the City Manager.

### SECTION 3: RENT

- 3.1 Time and Place of Payment. Any rent that may become due under this agreement is due monthly in advance on or before the first day of each calendar month. All monthly rents will be prorated during the first and final months of any rental period in order to achieve payment on the first day of each calendar month. Checks should be made payable to the City Treasurer and mailed to the Office of the City Treasurer, City of San Diego, P.O. Box 2289, San Diego, California 92112-4165, or delivered to the Office of the City Treasurer, City Operations Building, 1222 First Avenue, Third Floor, San Diego, California.

The place and time of payment may be changed at any time by CITY upon thirty (30) days' written notice to LESSEE. Mailed rental payments shall be deemed paid upon the date such payment is postmarked by the postal authorities. If postmarks are illegible, the payment shall be deemed paid upon actual receipt by the City Treasurer. LESSEE assumes all risk of loss and responsibility for late payment charges if payments are made by mail.

### 3.2 Rent.

- a. Rent Amount. It is mutually agreed that the initial market value of the premises is \$500 per month. It has also been agreed that LESSEE will supply two new standby generator sets in lieu of rent for the first five year period. The generators shall be Kohler brand diesel model 20RQZJ, rated 20Kw. 120V. 60Hz. to be delivered to the Fire Department as soon as they are available from the dealer following execution of this agreement. The current price of the generators is \$13,400 each. Installation and taxes amount to \$1,500 each, thus the two sets will be the equivalent of the first five years rent.
- b. (1) CPI Index Adjustments. If, at the end of the first five year period, the LESSEE elects to renew this lease agreement for a further five year term, and for each five year term thereafter, the value of the base rent shall be adjusted to reflect increases in the Consumer Price Index (CPI) according to the formula hereinafter set forth. THE CITY MANAGER SHALL HAVE ABSOLUTE DISCRETION AS TO WHETHER RENT FOR THE ENSUING FIVE YEAR TERM, (and each additional five year term) is paid by monthly installments under section 3.1 hereof, or whether the CITY

will accept the supply of more equipment in lieu of rent. In the event that City Manager elects to accept the supply of equipment, the value of equipment, (installed) shall be approximately equal to the adjusted rental value. If the adjusted rent exceeds the installed value of the equipment by One Hundred dollars or more, LESSEE agrees to remit the difference to the City Treasurer within 30 days of the installation of such equipment. If the adjusted rent exceeds the value of the equipment by One Thousand Dollars or more, LESSEE may elect to remit the difference to the CITY in twelve equal monthly installments. In no event will CITY refund the difference if the equipment is worth more than the adjusted rent. ~~The Parties may negotiate rent credits if the difference is substantial.~~

In calculating the CPI adjustment, the index used will be the CPI for "All Urban Consumers" for Los Angeles/Long Beach/Anaheim, California. If this index is no longer published, the index for adjustment will be the U.S. Department of Labor's "Comprehensive Official Index" most comparable to the aforesaid index. If a rental adjustment is calculated using an index from a different base year than 1982-84, which equaled a base figure of 100 for the CPI, the base figure used will first be converted under a formula supplied by the Bureau of Labor Statistics or its successor.

If the Department of Labor indices are no longer published, another index generally recognized as authoritative will be substituted by agreement of CITY and LESSEE. If the parties cannot agree within sixty (60) days after demand by either party, a substitute index will be selected by the Chief Officer of the Regional Office of the Bureau of Labor Statistics or its successor, notwithstanding continued reference herein to "CPI" in any event.

Regardless of the index publication dates, the effective date of the rent adjustment is as specified in this Subsection b.(1), CPI Index Adjustments. Until the rent adjustment can be reasonably determined by the index method, LESSEE shall continue to make payments at the existing rental rate. When the adjustment is determined, the balance of rents due at the adjusted rate will be paid to CITY within thirty (30) days. In no event shall the adjusted rent as established by the Consumer Price Index be less than the

rent in existence immediately prior to the adjustment date.

- (2) Index Adjustment Computation. The rent for each rental period following the adjustment until the next adjustment or other rental determination, as provided herein, shall be determined prior to the date of adjustment by multiplying the rent which is effective immediately prior to said adjustment by the "adjustment figure" established as follows:

The "adjustment figure" shall be established by dividing the "current index" by the "base figure", both as defined herein:

The "base figure" for the first such adjustment shall be a three-month average of index figures published by said CPI using the fourth, fifth, and sixth full months preceding the effective date of this agreement.

To illustrate, if the lease began in May, the CPI figures for November (sixth month), December (fifth month), and January (fourth month) preceding May would be averaged to establish the base figure (Example 1).

The "current index" shall be a three-month average of index figures published by said CPI. The three months to be used to establish said average shall be the fourth, fifth, and sixth full months preceding the adjustment date.

The "base figure" for each successive adjustment shall be the "current index" figure used in the last preceding adjustment period (Example 2).

Example 1

Current Index      121  
Base Figure 110 = 1.10 (Adjustment Figure)

Effective Rent x 1.10 = Adjusted Rent

Example 2

Current Index        138  
Base Figure 121 = 1.14 (Adjustment Figure)

Effective Rent x 1.14 = Adjusted Rent

The adjustment figure is then multiplied by the monthly rent from the preceding adjustment period to determine the new rent. Using the foregoing examples, if the rent is now \$1,000 per month, after the first adjustment it will be \$1,100 per month ( $\$1,000 \times 1.10$ ). In the second adjustment it will be \$1,254 per month ( $\$1,100 \times 1.14$ ).

In no event shall the adjusted rent be less than the rent that was in existence immediately prior to the adjustment date.

- 3.3 Delinquent Rent. If LESSEE fails to pay any monetary rent when due, in addition to the unpaid rent, LESSEE will pay ten percent (10%) of the delinquent rent. If the rent is still unpaid at the end of fifteen (15) days, LESSEE shall pay an additional five percent (5%) [being a total of fifteen percent (15%)], which is hereby mutually agreed by the parties to be appropriate to compensate CITY for loss resulting from rental delinquency, including lost interest, opportunities, legal costs, and the cost of servicing the delinquent account. Notwithstanding the foregoing, in no event shall the charge for late payments of rent be less than Ten Dollars (\$10).

**SECTION 4: ASSIGNMENT**

- 4.1 Time is of Essence; Provisions Binding on Successors. Time is of the essence of all of the terms, covenants, and conditions of this lease, and, except as otherwise provided herein, all of the terms, covenants, and conditions of this lease shall apply to, benefit, and bind the successors and assigns of the respective parties, jointly and individually.
- 4.2 Assignment and Subletting. LESSEE shall not assign this lease or any interest therein and shall not sublet the premises or any part thereof, or any right or privilege appurtenant thereto, or suffer any other person, except employees, agents, and guests of LESSEE, to use or occupy the premises or any part thereof, without the prior written consent of the

City Manager in each instance. A consent to assignment, subletting, occupation, or use by any other person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation, or use by another person. Any such assignment or subletting without such consent shall be void and shall, at the option of CITY, terminate this lease. This lease shall not, nor shall any interest therein, be assignable as to the interest of LESSEE by operation of law, without the written consent of the City Manager.

"Assignment" for the purposes of this clause shall include any transfer of any ownership interest in this lease by LESSEE or by any partners, principals, or stockholders, as the case may be, from the original LESSEE, its general partners, or principals.

---

- 4.3 Encumbrance. Subject to prior consent by CITY, which shall not be unreasonably withheld, LESSEE may encumber this lease, its leasehold estate, and its improvements thereon by deed of trust, mortgage, chattel mortgage, or other security instrument to assure the payment of a promissory note or notes of LESSEE, upon the express condition that the proceeds of such loan or loans be devoted exclusively to the purpose of developing the leased premises. However, a reasonable portion of the loan proceeds may be disbursed for payment of incidental costs of construction, including but not limited to the following: off-site improvements for service of the premises; on-site improvements; escrow charges; premiums for hazard insurance or other insurance or bonds required by CITY; title insurance premiums; reasonable loan costs such as discounts, interest, and commissions; and architectural, engineering, and attorneys' fees and other normal expenses incidental to such construction.

Any subsequent encumbrances on the premises or on any permanent improvements thereon must first have the approval in writing of the City Manager. Such subsequent encumbrances shall also be for the exclusive purpose of development of the premises. LESSEE understands and specifically agrees that the City Manager shall have the sole and absolute discretion to approve, disapprove, or condition any such proposed subsequent encumbrance, including but not limited to amending the lease to provide then-current rents and provisions.

In the event any such approved deed of trust or mortgage or other security-type instrument should at any time be in default and be foreclosed or transferred in lieu of foreclosure, CITY will accept the approved mortgagee or beneficiary thereof as its new tenant under this



lease with all the rights, privileges, and duties granted and imposed in this lease.

Upon prior written approval by CITY, said mortgagee or beneficiary may assign this lease to its nominee, if nominee is a reputable, qualified, and financially responsible person or entity in the opinion of CITY. Any deed of trust, mortgage, or other security instrument shall be subject to all of the terms, covenants, and conditions of this lease and shall not be deemed to amend or alter any of the terms, covenants, or conditions hereof. Pursuant to City Charter Section 225, the City Manager must review and approve every person or entity which will have a financial interest in this lease. The City Manager's approval will not be ~~unreasonably withheld, provided all such persons and entities are of good~~ character and reputation in the community.

#### 4.4 Defaults and Remedies.

a. Default. In the event that:

- (1) LESSEE shall default in the performance of any covenant or condition required by this lease to be performed by LESSEE and shall fail to cure said default within thirty (30) days following written notice thereof from CITY; or if any such default is not curable within thirty (30) days, and LESSEE shall fail to commence to cure the default(s) within said thirty-day period and diligently pursue such cure to completion; or
- (2) LESSEE shall voluntarily file or have involuntarily filed against it any petition under any bankruptcy or insolvency act or law; or
- (3) LESSEE shall be adjudicated a bankrupt; or
- (4) LESSEE shall make a general assignment for the benefit of creditors;

then CITY may, at its option, without further notice or demand upon LESSEE or upon any person claiming rights through LESSEE, immediately terminate this lease and all rights of LESSEE and of all persons claiming rights through LESSEE to the premises or to possession thereof; and CITY may enter and take possession of the premises, provided that LESSEE shall have fifteen (15) business days to remove its personal property, equipment and

fixtures from the premises, during which period shall interfere with such removal work. Provided, however, in the event that any default described in Section 4.4a.(1), hereinabove is not curable within thirty (30) days after notice to LESSEE, CITY shall not terminate this lease pursuant to the default if LESSEE immediately commences to cure the default and diligently pursues such cure to completion.

In the event there is a deed of trust or mortgage on the leasehold interest, CITY shall give the mortgagee or beneficiary written notice of the default(s) complained of, and the same mortgagee or beneficiary shall have thirty (30) days from such notice to cure the default(s) or, if any such default is not curable within thirty (30) days, to commence to cure the default(s) and diligently pursue such cure to completion. The thirty-day period may be extended during such time as mortgagee or beneficiary pursues said cure with reasonable diligence.

- b. Remedies of Lender. Should the default(s) be noncurable by LESSEE, then any lender holding a beneficial interest in the leasehold, whose qualifications as an assignee have been approved by CITY, shall have the absolute right to substitute itself to the estate of LESSEE hereunder and to commence performance of this lease. If such mortgagee or beneficiary shall give notice in writing of its election to so substitute itself within the thirty-day period after receiving written notice by CITY of the default, and the default, if curable, is cured by such mortgagee or beneficiary, then this lease shall not terminate pursuant to the default. In that event, CITY expressly consents to the substitution and authorizes the mortgagee or beneficiary to perform under this lease with all the rights, privileges, and obligations of LESSEE, subject to cure of the default, if possible, by mortgagee or beneficiary. LESSEE expressly agrees to assign all its interest in and to its leasehold estate to mortgagee or beneficiary in that event.
- c. Abandonment by LESSEE. Even though LESSEE has breached the lease and abandoned the property, this lease shall continue in effect for so long as CITY does not terminate this lease, and CITY may enforce all its rights and remedies hereunder, including but not limited to the right to recover the rent as it becomes due, plus damages.
- d. Waiver. Any CITY waiver of a default is not a waiver of any other default. Any waiver of a default must be in writing and be

executed by the City Manager in order to constitute a valid and binding waiver. CITY delay or failure to exercise a remedy or right is not a waiver of that or any other remedy or right under this lease. The use of one remedy or right for any default does not waive the use of another remedy or right for the same default or for another or later default. CITY'S acceptance of any rents is not a waiver of any default preceding the rent payment. CITY and LESSEE specifically agree that the property constituting the premises is CITY-owned and held in trust for the benefit of the citizens of the City of San Diego and that any failure by the City Manager or CITY staff to discover a default or take prompt action to require the cure of any default shall not result in an equitable estoppel, but CITY shall at all times, have the legal right to require the cure of any default when and as such defaults are discovered or when and as the City Council directs the City Manager to take action or require the cure of any default after such default is brought to the attention of the City Council by the City Manager or by any concerned citizen.

- 4.5 Eminent Domain. If all or part of the premises are taken through condemnation proceedings or under threat of condemnation by any public authority with the power of eminent domain, the interests of CITY and LESSEE (or beneficiary or mortgagee) will be as follows:
- a. In the event the entire premises are taken, this lease shall terminate on the date of the transfer of title or possession to the condemning authority, whichever first occurs.
  - b. In the event of a partial taking, if, in the opinion of CITY, the remaining part of the premises is unsuitable for the lease operation, this lease shall terminate on the date of the transfer of title or possession to the condemning authority, whichever first occurs.
  - c. In the event of a partial taking, if, in the opinion of CITY, the remaining part of the premises is suitable for continued lease operation, this lease shall terminate in regard to the portion taken on the date of the transfer of title or possession to the condemning authority, whichever first occurs, but shall continue for the portion not taken. The minimum rent shall be equitably reduced to reflect the portion of the premises taken.
  - d. Award. All monies awarded in any such taking shall belong to CITY, whether such taking results in diminution in value of the

leasehold or the fee or both; provided, however, LESSEE shall be entitled to any award attributable to the taking of, or damages to LESSEE'S then remaining leasehold interest in installations or improvements of LESSEE. Notwithstanding the foregoing, LESSEE shall be entitled to recover from the condemning authority (i) any sum awarded to LESSEE for damages to or loss of LESSEE's business; and (ii) such compensation as may be separately awarded or recoverable by LESSEE on account of any and all costs or losses suffered by LESSEE in removing LESSEE's equipment, fixtures and improvements to a new location. CITY shall have no liability to LESSEE for any award not provided by the condemning authority.

- e. Transfer. CITY has the right to transfer CITY'S interests in the premises in lieu of condemnation to any authority entitled to exercise the power of eminent domain. If a transfer occurs, LESSEE shall retain whatever interest it may have in the fair market value of any improvements placed by it on the premises in accordance with this lease.
- f. No Inverse Condemnation. The exercise of any CITY right under this lease shall not be interpreted as an exercise of the power of eminent domain and shall not impose any liability upon CITY for inverse condemnation.

## SECTION 5: INSURANCE RISKS/SECURITY

- 5.1 Indemnity. LESSEE agrees to defend, indemnify, protect, and hold the CITY, its agents, officers, and employees harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including injury to LESSEE'S employees, invitees, guests, agents, or officers, which arise out of or are in any manner directly or indirectly connected with the development or operation of the leasehold or the work and operations to be performed under this agreement, and all expenses of investigating and defending against same; provided, however, that LESSEE'S duty to indemnify and hold harmless shall not include any claims or liability arising from the established active negligence, sole negligence, or sole willful misconduct of the CITY, its agents, officers, or employees.

5.2 Insurance.

a. LESSEE shall take out and maintain at all times during the term of this lease the following insurance at its sole expense:

(1) Public liability and property damage insurance in the amount of not less than One Million Dollars (\$1,000,000) Combined Single Limit Liability with an occurrence claims form. This policy shall cover all injury or damage, including death, suffered by any party or parties from acts or failures to act by CITY or LESSEE or by authorized representatives of CITY or LESSEE on or in connection with the use or operation of the premises.

(2) Fire, extended coverage, and vandalism insurance policy on all insurable property on the premises in an amount to cover 100 percent of the replacement cost. Any proceeds from a loss shall be payable jointly to CITY and LESSEE. The proceeds shall be placed in a trust fund to be reinvested in rebuilding or repairing the damaged property. If there is a mortgage or trust deed on the leasehold in accordance with Section 4.3, Encumbrance, hereof, the proceeds may be paid to the approved mortgagee or beneficiary so long as adequate provision reasonably satisfactory to CITY has been made in each case for the use of all proceeds for repair and restoration of damaged or destroyed improvements on the premises.

b. LESSEE'S responsibility to maintain said insurance also includes the following:

(1) Additional Insured. All insurance policies will name CITY as an additional insured, protect CITY against any legal costs in defending claims, and will not terminate without sixty (60) days' prior written notice to CITY. All insurance companies must be satisfactory to CITY and licensed to do business in California. All policies will be in effect on or before the first day of the lease, except "course of construction fire insurance" shall be in force on commencement of all authorized construction on the premises, and full applicable fire insurance coverage shall be effective upon completion of each insurable improvement. A copy of the insurance policy will remain

on file with CITY during the entire term of the lease. At least thirty (30) days prior to the expiration of each policy, LESSEE shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the terms of this lease.

- (2) Modification. CITY, at its discretion, may require the revision of amounts and coverages at any time during the term by giving LESSEE sixty (60) days' prior written notice. CITY'S requirements shall be designed to assure protection from and against the kind and extent of risk existing on the premises. LESSEE also agrees to obtain any additional insurance required by CITY for new improvements, in order to meet the requirements of this lease.
- (3) Accident Reports. LESSEE shall report to CITY any accident causing more than Ten Thousand Dollars (\$10,000) worth of property damage or any serious injury to persons on the premises. This report shall contain the names and addresses of the parties involved, a statement of the circumstances, the date and hour, the names and addresses of any witnesses, and other pertinent information.
- (4) Failure to Comply. If LESSEE fails or refuses to take out and maintain the required insurance or fails to provide the proof of coverage, CITY has the right to obtain the insurance. LESSEE shall reimburse CITY for the premiums paid with interest at the maximum allowable legal rate then in effect in California. CITY shall give notice of the payment of premiums within thirty (30) days of payment stating the amount paid, names of the insurer(s), and rate of interest. Said reimbursement and interest shall be paid by LESSEE on the first (1st) day of the month following the notice of payment by CITY.

Notwithstanding the preceding provisions of this Subsection (4), if LESSEE fails or refuses to take out or maintain insurance as required in this lease or fails to provide the proof of insurance, CITY has the right to declare this lease in default without further notice to LESSEE, and CITY shall be entitled to exercise all legal remedies in the event of such default.

- 5.3 Waste, Damage, or Destruction. LESSEE agrees to give notice to CITY of any fire or other damage that may occur on the leased premises within ten (10) days of such fire or damage. LESSEE agrees not to commit or suffer to be committed any waste or injury or any public or private nuisance, to keep the premises clean and clear of refuse and obstructions, and to dispose of all garbage, trash, and rubbish in a manner satisfactory to CITY. If the leased premises shall be damaged by LESSEE's actions or omissions, which puts the premises into a condition which is not decent, safe, healthy, and sanitary, LESSEE agrees to make or cause to be made full repair of said damage and to restore the premises to the condition which existed prior to said damage; or, at CITY'S option, LESSEE agrees to clear and remove from the leased premises all debris resulting from said damage and rebuild the premises in accordance with plans and specifications previously submitted to CITY and approved in writing in order to replace in kind and scope the operation which existed prior to such damage, using for either purpose the insurance proceeds as set forth in Section 5.2, Insurance, hereof.

LESSEE agrees that preliminary steps toward performing repairs, restoration, or replacement of the premises shall be commenced by LESSEE within thirty (30) days, and the required repairs, restoration, or replacement shall be completed within a reasonable time thereafter. CITY may determine an equitable deduction in the minimum annual rent requirement for such period or periods that said premises are untenable by reason of such damage.

## SECTION 6: IMPROVEMENTS/ALTERATIONS/REPAIRS

- 6.1 Acceptance of Premises. By signing this lease, LESSEE represents and warrants that it has independently inspected the premises and made all tests, investigations, and observations necessary to satisfy itself of the condition of the premises. LESSEE agrees it is relying solely on such independent inspection, tests, investigations, and observations in making this lease. LESSEE further acknowledges that the premises are in the condition called for by this lease, that CITY has performed all work with respect to the premises, and that LESSEE does not hold CITY responsible for any defects whether apparent or latent, in the premises, including the presence of any hazardous wastes.
- 6.2 Entry and Inspection. CITY reserves the right to inspect the premises upon reasonable notice during business hours, or at any time in an emergency. In the event that such entry or inspection by CITY discloses that said premises are not in a decent, safe, healthy, and sanitary

condition, CITY shall have the right, after ten (10) days' written notice to LESSEE, to have any necessary maintenance work done at the expense of LESSEE, and LESSEE hereby agrees to pay promptly any and all costs incurred by CITY in having such necessary maintenance work done, in order to keep said premises in a decent, safe, healthy, and sanitary condition. Further, if at any time CITY determines that said premises are not in a decent, safe, healthy, and sanitary condition, CITY may at its sole option, without additional notice, require LESSEE to file with CITY a faithful performance bond to assure prompt correction of any condition which is not decent, safe, healthy, and sanitary. Said bond shall be in an amount adequate in the opinion of CITY to correct the said unsatisfactory condition. LESSEE shall pay the cost of said bond. ~~The rights reserved in this section shall not create any obligations on CITY or increase obligations elsewhere in this lease imposed on CITY.~~

- 6.3 Maintenance. LESSEE agrees to assume full responsibility and cost for the operation and maintenance of the premises throughout the term. LESSEE will make all repairs and replacements necessary to maintain and preserve the premises in a decent, safe, healthy, and sanitary condition satisfactory to CITY and in compliance with all applicable laws.
- 6.4 Improvements/Alterations. No improvements, structures, or installations shall be constructed on the premises, and the premises may not be altered by LESSEE without prior written approval by the City Manager, which approval shall not be unreasonably withheld. Further, LESSEE agrees that major structural or architectural design alterations to approved improvements, structures, or installations may not be made on the premises without prior written approval by the City Manager and that such approval shall not be unreasonably withheld. This provision shall not relieve LESSEE of any obligation under this lease to maintain the premises in a decent, safe, healthy, and sanitary condition, including structural repair and restoration of damaged or worn improvements. CITY shall not be obligated by this lease to make or assume any expense for any improvements or alterations.
- 6.5 Utilities. LESSEE agrees to order, obtain, and pay for all utilities and service and installation charges in connection with the development and operation of the leased premises. All utilities will be installed underground.
- 6.6 Liens. LESSEE shall at all times save CITY free and harmless and indemnify CITY against all claims for labor or materials in connection with operations, improvements, alterations, or repairs on or to the



premises and the costs of defending against such claims, including reasonable attorney's fees.

If improvements, alterations, or repairs are made to the premises by LESSEE or by any party other than CITY, and a lien or notice of lien is filed, LESSEE shall within five (5) days of such filing either:

- a. take all actions necessary to record a valid release of lien, or
- b. file with CITY a bond, cash, or other security acceptable to CITY sufficient to pay in full all claims of all persons seeking relief under the lien.

---

6.7 Taxes. LESSEE agrees to pay, before delinquency, all taxes, assessments, and fees assessed or levied upon LESSEE or the premises, including the land, any buildings, structures, machines, equipment, appliances, or other improvements or property of any nature whatsoever erected, installed, or maintained by LESSEE or levied by reason of the business or other LESSEE activities related to the leased premises, including any licenses or permits, which taxes, assessments and/or fees relate directly to LESSEE'S possessory interest in the premises or the installation of LESSEE'S improvements. LESSEE recognizes and agrees that this lease may create a possessory interest subject to property taxation, and that LESSEE may be subject to the payment of taxes levied on such interest, and that LESSEE shall pay all such possessory interest taxes. LESSEE further agrees that payment for such taxes, fees and assessments will not reduce any rent due CITY.

6.8 Signs. LESSEE agrees not to erect or display any banners, pennants, flags, posters, signs, decorations, marquees, awnings, or similar devices or advertising without the prior written consent of CITY. If any such unauthorized item is found on the premises, LESSEE agrees to remove the item at its expense within 24 hours notice thereof by CITY, or CITY may thereupon remove the item at LESSEE'S cost.

6.9 Ownership of Improvements and Personal Property.

- a. Any and all improvements, structures, and installations or additions to the premises now existing or constructed on the premises by LESSEE, (not including any of LESSEE'S communications equipment, trade fixtures or personal property) shall at lease expiration or termination be deemed to be part of the premises and shall become, at CITY'S option, CITY'S property free of all liens and claims, except as otherwise provided in this lease.

- b. If CITY elects not to assume ownership of all or any improvements, trade fixtures, structures, and installations, CITY shall so notify LESSEE thirty (30) days prior to termination or one hundred eighty (180) days prior to expiration, and LESSEE shall remove all such improvements, structures and installations as directed by CITY at LESSEE'S sole cost on or before lease expiration or termination. If LESSEE fails to remove any improvements, structures, and installations as directed, LESSEE agrees to pay CITY the full cost of any removal.
  - c. LESSEE-owned machines, appliances, equipment (other than trade fixtures), and other items of personal property shall be removed by LESSEE by the date of the expiration or termination of this lease. Any said items which LESSEE fails to remove will be considered abandoned and become CITY'S property free of all claims and liens, or CITY may, at its option, remove said items at LESSEE'S expense.
  - d. If any removal of such personal property by LESSEE results in damage to the remaining improvements on the premises, LESSEE agrees to repair all such damage.
  - e. Any necessary removal by either CITY or LESSEE which takes place beyond said expiration or termination hereof shall require LESSEE to pay rent to CITY at the rate in effect immediately prior to said expiration or termination.
  - f. Notwithstanding any of the foregoing, in the event LESSEE desires to dispose of any of its personal property used in the operation of said premises upon expiration or termination of this lease, then CITY shall have the first right to acquire or purchase said personal property.
- 6.10 Unavoidable Delay. If the performance of any act required of CITY or LESSEE is directly prevented or delayed by reason of strikes, lockouts, labor disputes, unusual governmental delays, acts of God, fire, floods, epidemics, freight embargoes, or other causes beyond the reasonable control of the party required to perform an act, said party shall be excused from performing that act for the period equal to the period of the prevention or delay. Provided, however, this provision shall not apply to obligations to pay rental as required pursuant to this lease. In the event LESSEE or CITY claims the existence of such a delay, the party claiming the delay shall notify the other party in writing of such fact within ten (10) days after the beginning of any such claimed delay.

## SECTION 7: GENERAL PROVISIONS

### 7.1 Notices

- a. Any notice required or permitted to be given hereunder shall be in writing and may be served personally or by United States mail, postage prepaid, addressed to CITY:

City Manager  
Attention Real Estate Assets Director  
City Administration Building  
202 "C" Street, M.S. 9B  
San Diego, CA 92101-4155

---

To LESSEE as follows:

Airtouch Cellular  
5355 Mira Sorrento Place, Suite 500  
San Diego, CA 92121  
Attn: Real Estate Department

or to any mortgagee, trustee, or beneficiary, as applicable, at such appropriate address designated in writing by the respective party.

- b. Any party entitled or required to receive notice under this lease may by like notice designate a different address to which notices shall be sent.

7.2 Compliance with Law. LESSEE shall at all times in the construction, maintenance, occupancy, and operation of the premises comply with all applicable laws, statutes, ordinances, and regulations of CITY, county, state, and federal governments at LESSEE'S sole cost and expense. In addition, LESSEE shall comply with any and all notices issued by the City Manager or his authorized representative under the authority of any such law, statute, ordinance, or regulation.

7.3 CITY Approval. The approval or consent of CITY, wherever required in this lease, shall mean the written approval or consent of the City Manager unless otherwise specified, without need for further resolution by the City Council.

7.4 Nondiscrimination. LESSEE agrees not to discriminate in any manner against any person or persons on account of race, color, religion, gender,

sexual orientation, medical status, national origin, age, marital status, or physical disability in LESSEE'S use of the premises, including but not limited to the providing of goods, services, facilities, privileges, advantages, and accommodations, and the obtaining and holding of employment.

7.5 Compliance with CITY'S Equal Opportunity Contracting Program.

- a. Equal Opportunity Contracting. LESSEE shall submit to the Project Manager statistical information as requested in the City of San Diego Contract Activity Report indicating the amount of subcontracting provided by firms during the period covered by the report. This information should be accompanied by an invoice from each subconsultant/subcontractor/vendor/service-provider listed in the report.
- b. Equal Employment Opportunity. LESSEE will comply with Title VII of the Civil Rights Act of 1964, as amended; Executive Orders 11246, 11375, and 12086; the California Fair Employment Practices Act; and any other applicable federal and state laws and regulations hereafter enacted. LESSEE will not discriminate against any employee or applicant for employment based on race, religion, color, ancestry, age, gender, sexual orientation, disability, medical condition, or place of birth.

Upon request by the City of San Diego, LESSEE will submit a current Work Force Report and, if required, an Equal Employment Opportunity Plan which sets forth the actions that LESSEE will take to achieve the CITY'S goals for the employment of African Americans, American Indians, Asians, Filipinos, Latinos, women, and people with disabilities.

Further, LESSEE will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this lease agreement so that such provisions will be binding upon each subcontractor.

- c. Local Business and Employment. LESSEE acknowledges that the City of San Diego seeks to promote employment and business opportunities for local residents and firms on all CITY contracts. LESSEE will, to the extent legally possible, solicit applications for employment, and bids and proposals for subcontracts, for work associated with this lease agreement from local residents and firms as opportunities occur. LESSEE agrees to hire qualified local residents and firms whenever feasible.

LESSEE understands that failure to comply with the above requirements and/or submitting false information in response to these requirements may result in termination of this lease agreement and debarment from participating in CITY contracts for a period of not less than one (1) year.

7.6 Partial Invalidity. If any term, covenant, condition, or provision of this lease is found invalid, void, or unenforceable by a court of competent jurisdiction, the remaining provisions will remain in full force and effect.

7.7 Legal Fees. In the event of any litigation regarding this lease, the prevailing party shall be entitled to an award of reasonable legal costs, including court and attorneys' fees.

---

7.8 Number and Gender. Words of any gender used in this lease shall include any other gender, and words in the singular number shall include the plural, when the tense requires.

7.9 Captions. The Lease Outline, section headings, and captions for various articles and paragraphs shall not be held to define, limit, augment, or describe the scope, content, or intent of any or all parts of this lease. The numbers of the paragraphs and pages of this lease may not be consecutive. Such lack of consecutive numbers is intentional and shall have no effect on the enforceability of this lease.

7.10 Entire Understanding. This lease contains the entire understanding of the parties. LESSEE, by signing this agreement, agrees that there is no other written or oral understanding between the parties with respect to the leased premises. Each party has relied on its own examination of the premises, advice from its own attorneys, and the warranties, representations, and covenants of the lease itself. Each of the parties in this lease agrees that no other party, agent, or attorney of any other party has made any promise, representation, or warranty whatsoever which is not contained in this lease.

The failure or refusal of any party to read the lease or other documents, inspect the premises, and obtain legal or other advice relevant to this transaction constitutes a waiver of any objection, contention, or claim that might have been based on these actions. No modification, amendment, or alteration of this lease will be valid unless it is in writing and signed by all parties.

7.11 CITY Employee Participation Policy. It is the policy of CITY that all CITY contracts, agreements, or leases with consultants, vendors, or LESSEES

shall include a condition that the contract, agreement, or lease may, at the sole option of CITY, be unilaterally and immediately terminated by CITY if the contractor or LESSEE employs an individual who, within the twelve months immediately preceding such employment, did in his/her capacity as a CITY officer or employee participate in negotiations with or otherwise have an influence on the recommendation made to the City Council in connection with the selection of the contractor or LESSEE. It is not the intent of this policy that these provisions apply to members of the City Council.

7.12 Drug-free Workplace. LESSEE shall be required to abide by the omnibus drug legislation passed by Congress on November 18, 1988, by adopting and enforcing a policy to maintain a drug-free workplace by doing all of the following:

- a. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of controlled substances are prohibited on the leasehold and specifying the actions that will be taken against employees for violations of the prohibition.
- b. Establishing a drug-free awareness program to inform employees about all of the following:
  - (1) The dangers of drug abuse in the workplace.
  - (2) The LESSEE'S policy of maintaining a drug-free workplace.
  - (3) Any available drug counseling, rehabilitation, and employees assistance programs.
  - (4) The penalties that may be imposed upon employees' for drug abuse violations.
- c. LESSEE shall include in each sublease agreement language which indicates the sublessee's agreement to abide by the provisions of a drug-free workplace. LESSEE and sublessees shall be individually responsible for their own drug-free workplace programs.

7.13 Recording. Concurrently with the execution of this lease, CITY shall execute before a notary and deliver to LESSEE for recording a "Memorandum of Flat Rate Lease" in the form of Exhibit "E", attached hereto and by this reference incorporated herein.

SECTION 8: SIGNATURES

8.1 Signature Page.

IN WITNESS WHEREOF, this lease agreement is executed by CITY, acting by and through its City Manager, and by LESSEE, acting by and through its lawfully authorized officers.

THE CITY OF SAN DIEGO

Date

10/5/95

By

Robert J. Hollins

AIRTOUCH CELLULAR

Date

6-13-95

By

Nancy J. Hobbs

Nancy J. Hobbs, President and  
General Manager: San Diego  
and Imperial Counties

FORM APPROVED  
LEGAL DEPARTMENT

BY:

6-13-95  
ERIC C. YOUNG

By

Steven N. Wilson  
Steven N. Wilson  
Assistant Secretary

APPROVED as to form and legality this 30 day of Oct., 1995.

JOHN W. WITT, City Attorney

By

John W. Witt  
Deputy City Attorney

MLM:rc  
6/09/95

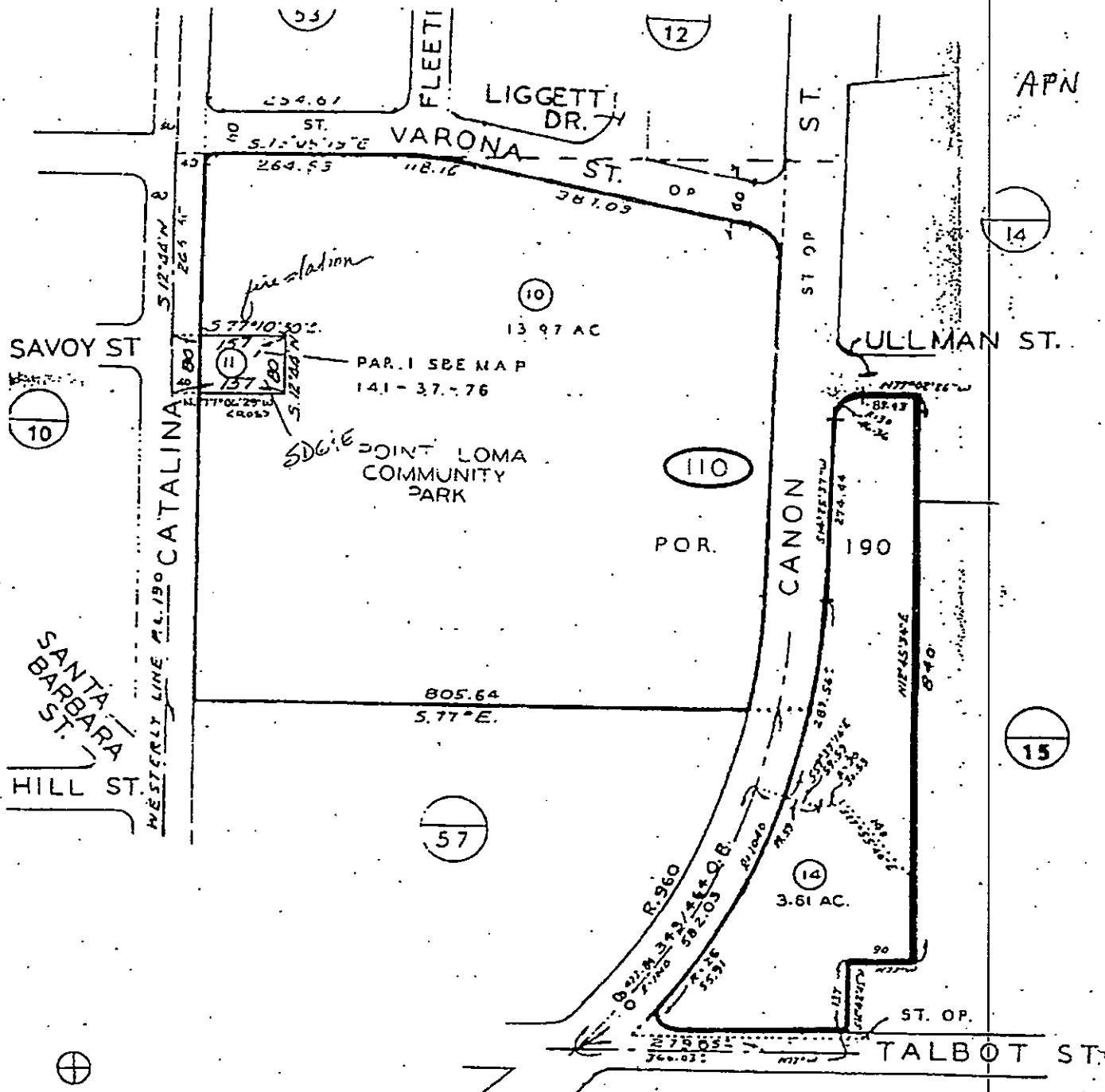
I:\WPO\1995\WUMERT\LS.AIR

SECTION 9: EXHIBITS

9.1 Legal Description. Pueblo Lands 190, portion of the N.W.  $\frac{1}{4}$ .

---





APN 531-110-10

APN 531-110-10

9.2 Parcel Map(s).

# 9/3 Building Plans and Floor Plans

EXHIBIT "A" (2 Pages)

## AIRTOUCH Cellular

### POINT LOMA

POINT LOMA FIRE STATION No. 22  
1022 CATALINA BOULEVARD, SAN DIEGO, CALIFORNIA

### PROJECT SUMMARY

#### APPLICANT:

AIRTOUCH CELLULAR  
1225 SAN BRUNO BLVD. #100  
SAN DIEGO, CALIFORNIA 92101

OWNER: CITY OF SAN DIEGO  
1022 CATALINA BLVD. #22  
SAN DIEGO, CALIFORNIA 92101

#### PROJECT DESCRIPTION:

AIRTOUCH PROPOSES TO CONSTRUCT AND OPERATE A COMMERCIAL MOBILE PHONE CELLULAR COMMUNICATIONS FACILITY. THE PROJECT ALSO CONSISTS OF A CELLULAR ANTENNA STRUCTURE WITH UP TO 100 POUNDS OF ANTENNAE LOCATED ON THE ROOF OF THE EXISTING TOWER.

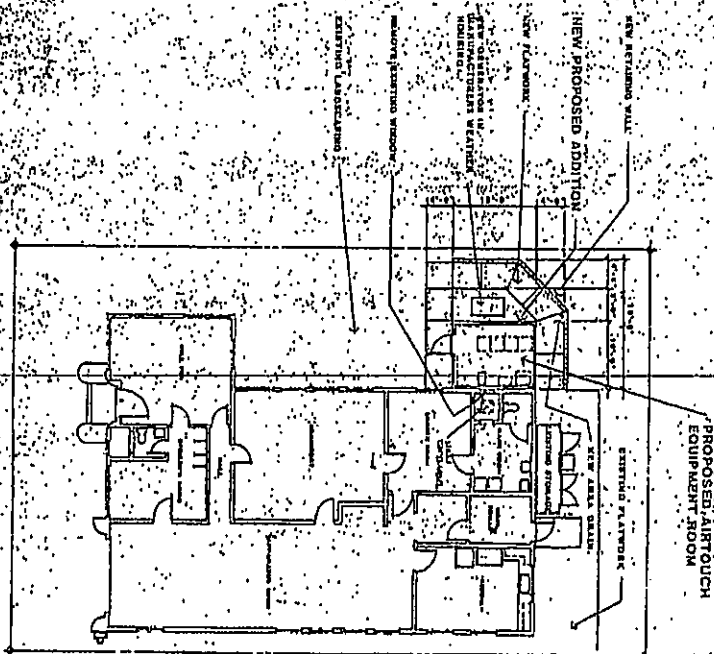
#### NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S ZONING ORDINANCE.

#### EXISTING PROPERTY INFORMATION:

1. THE PROPERTY IS A 0.15 AC. LOT, 1022 CATALINA BLVD., SAN DIEGO, CALIFORNIA 92101.

LEGAL DESCRIPTION: THAT PORTION OF PLAT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 21



9.3 Building Plans and Floor Plans  
EXHIBIT "A" (2 Pages)



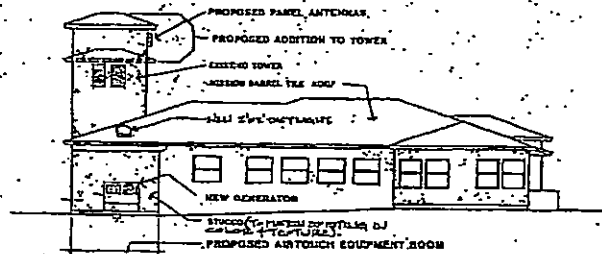
PRELIMINARY

**colbourn currier noll**  
**architecture**

10675 trezona st. #101 san diego, ca. 92131 (619) 693-1014

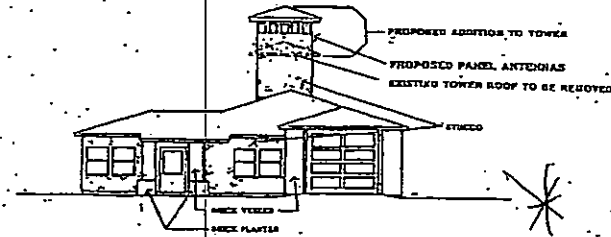
# 9.3 Building Plans and Floor Plans

## EXHIBIT "A" (3 Pages)



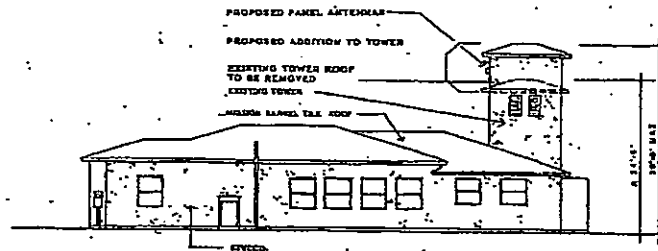
NORTH ELEVATION

1/8" = 1'-0"



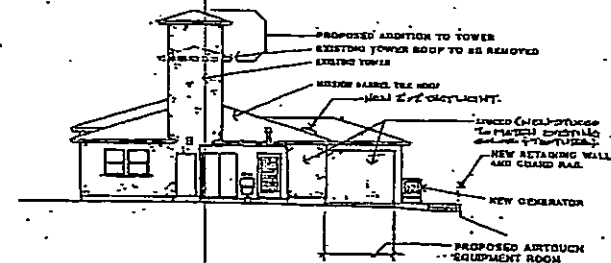
WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

**colbourn-currier-noll**  
architecture

PRELIMINARY

**AIRTOUCH**  
Cellular

10075 Irene St. #101 San Diego, CA 92121 (619) 698-1914

### ELEVATIONS

| revision | date       |
|----------|------------|
| Δ        |            |
| Δ        |            |
| Δ        |            |
| Δ        |            |
| Δ        |            |
| date     | 5/6/95     |
| drawn    | PSN        |
| checked  | PSM        |
| job      | POINT LOMA |
| sheet    |            |
| A-3      |            |
| of 3     |            |

## EXHIBIT B

### USER COMMITTEE ELECTRONIC LAND USE "ON THE AIR" TEST INSTRUCTIONS AND PROCEDURES

#### 1. Explanation

Prior to the LESSOR'S approval of an application for a new radio-electronic use authorization or modification of an existing authorization, pre-installation or pre-use tests will be required. Such tests will determine whether or not radio frequency interference or degraded performance will result to the existing authorized radio electronic type uses at the facility.

Should the interference problems result, it will be the responsibility of the user implementing the new installation to initiate mutually agreeable actions of the parties involved to settle the problem among themselves.

LESSORS may recognize the right of prior authorizes and withhold approval of a radio-electronic authorization application or authorization modification pending settlement of interference problems between the applicant and other authorizees.

#### 2. Pre-installation or pre-use Testing

A. It will be the responsibility of the applicant to make the complete arrangements and conduct all tests in a technically sound manner.

(1) A listing of all radio-electronic land use authorizees operating at the facility will be obtained from the users committee.

B. It will be the responsibility of the applicant to notify all radio electronic authorizees at the facility of the tests and details thereof, at least 14 days in advance of the tests.

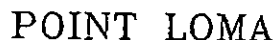
(1) The notification shall be in the form of letter to each listed authorizee giving a technical summary of the test and shall specify the date and hour the test will start. The letter of notification shall request the authorizees to have a qualified representative present for the test to observe for possible interference problems and with authority to sign an interference or noninterference certification on behalf of the authorizees.

- (2) A copy of these instructions, "City of San Diego Radio-Electronic Land Use On-The-Air Test Instructions and Procedures" shall be attached to each notification and it shall be so noted in the notification letter.
  - (3) Notification to Permittees shall be sent via U.S. Mail or hand delivered.
  - (4) The notification letter to the City Communications Engineer shall include a list of all Permittees notified.
- C. It will be the applicant's responsibility to submit to the City Communications Engineer following the completion of the tests, a letter stating test results obtained from each PERMITTEE participating in the test and a list of those Permittees who did not respond.
- D. In the event a notified PERMITTEE fails to send a qualified representative to observe and participate in the tests, it will be assumed by the City that the PERMITTEE has assured himself that his operations will not be affected.

3. On-The-Air Tests - Technical Details

Pre-installation or pre-use on-the-air tests shall be conducted by the applicant under the following technical conditions:

- A. The applicant's transmitting and receiving equipment shall be of the type planned for final use at the site.
- (1) The transmitted RF power shall be the maximum to be used and authorized at the location.
  - (2) On-the-air transmitter tests shall include the use of full allowable modulation.
  - (3) Antenna height(s), location(s) and type(s) shall be the same as the final installation plan.
- B. Tests shall include on-the-air operation of all participating transmitter(s) and receiver(s) in all possible combinations with the applicant's electronic equipment.
- C. All tests will include testing with all frequencies planned for use by the applicant at the location.

[illegible]

1055 CATALINA BOULEVARD SAN DIEGO, CALIFORNIA

TITLE SEARCH:  
1-1 GENERAL INDEX SHEET FROM VINTAGE IN  
PUBLIC PARTICIPANTS, PUBLIC DATA  
ADDITIONAL:  
4-1 SEE PAGE 11/11/1960

[illegible]

**DAILY**  
**INTERNATIONAL**  
A Corporate Risk, Audit &  
Insurance Firm, Inc.  
New York, NY 10017

**verizon**wireless  
550 clinton ave.

POINT LOMA  
1000 10TH AVE SAN DIEGO, CA  
TITLE SHEET, PROJECT NOTES, VICINITY MAP  
ANTENNA MODIFICATION

[illegible]

T-1

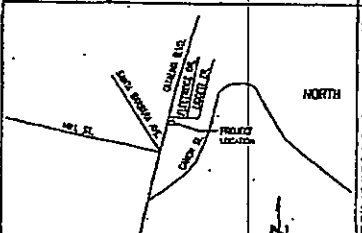
ARCHITECTURAL:  
DAY INTERIORS  
A CORPORATE PARK DRIVE 200  
SUITE, CA 94024  
TED & THERESA  
(415) 820-4104

THE POSITION OF PUERTO RICO IS THE PUERTO RICO OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO A MAP DEDICATED BY JOHN PROCTOR IN 1841, A COPY OF WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDERS OF SAN DIEGO COUNTY, MONROVIA 14, 1841 AND IS BEING AS NEARLY AS POSSIBLE A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL MAP OF JOHN PROCTOR, DATED FEBRUARY 1841, AND DESCRIBED IN CALIFORNIA DEED TO THE CITY OF SAN DIEGO, RECORDED APRIL 24, 1851 IN BOOK 134, PAGE 132 OF OFFICIAL RECORDS.

[illegible]

THE SEIZURE OF (2) RESULTS OF (4) ACTIONS DUE TO THE EXISTING POWER OF EXISTING UNDESIRABLE/DESIRABLE FACILITY

A hand-drawn map showing the project location. The map includes labels for 'NEW ST.', 'LAKE BOWMAN RD.', 'OLIVE BLVD.', 'HUNTER LN', 'LAKE ST.', and 'PROJECT LOCATION'. A north arrow points towards the top right of the map.

[illegible]

PROPRIETARY INFORMATION



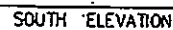
SCALE: 1/8"=1'-0"

F



2014: 1/5-5-07

1



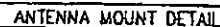
SCOT 1/8-1-0

6



SCALE 1/8"=1'-0"

3



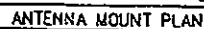
|                    |   |
|--------------------|---|
| SCALE 1-1/2"=1'-0" | 8 |
|--------------------|---|

8



SCALE: T-R-V

5



244 5-5-6

4



SCALE: 1-10

1

NOT FOR USE OR DISSEMINATION OUTSIDE YOUR AGENCY

POINT LOMA  
WHITE PLAN & ELEVATIONS  
ANTHONY ROZIZZI

A-1

[illegible]

**DAILY INTERNATIONAL**  
1 Century Ave., P.O. Box 750  
New York, N.Y. 10108



•

30' NUMBER ONE POST



**AIRTOUCH Cellular**

**Point Loma Communication Site**

Point Loma Fire Station No. 22  
1055 Catalina Boulevard, San Diego, CA

**PROJECT SUMMARY**

**Applicant:** AirTouch Cellular

**Property Owner:** City of San Diego MS-51A  
Real Estate Assets Dept.  
1200-3rd Ave. #1700  
San Diego, CA 92101

**Contact:** Jim Lovewell (619) 236-6792

**Agent:** J.M. Consulting Group, Inc.  
1430 Vantage Court #102  
Vista, CA 92083

**Contact:** Bernard Chase (760) 597-3214

**PROJECT DESCRIPTION**

Increase in number of panel antennas from four to twenty at existing wireless communications facility.  
Location on existing tower building. Four existing antennas located on west face with one to be added.  
Five antennas each to be placed on north, east, and south faces. New antennas to be identical to existing antennas.

**ASSESSOR PARCEL NUMBER:** 531-110-10

**ZONING:** RS-1-7; Coastal & I-O-Z Overlays

**LEGAL DESCRIPTION**

Portion of Pueblo Lot 190, Portion of the NW 1/4

**TELECOM  
PROJECT  
COPY**

**Exhibit "A"**

Approved 4/19/2000  
(date)

Permit No. 99-0960-10

**RECEIVED**

MAR 30 2000

LDR/TELECOM

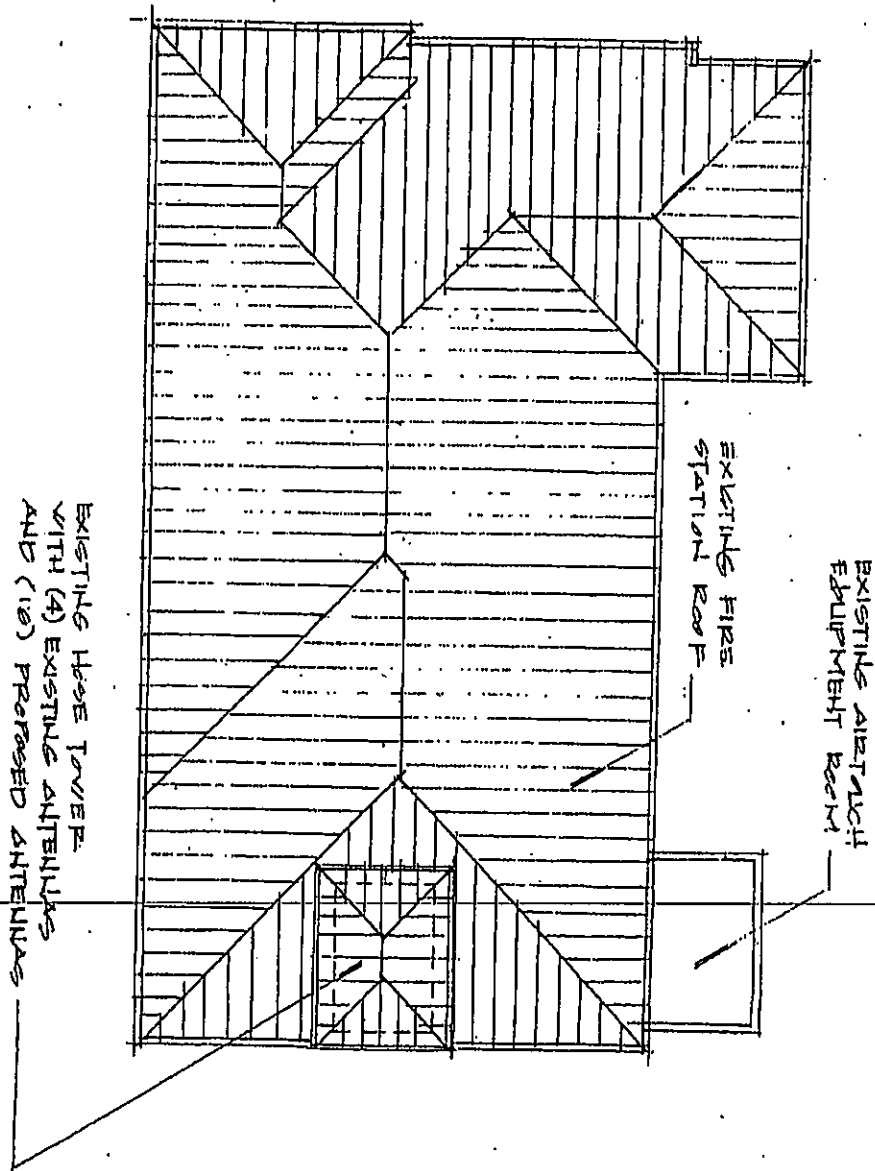
**REPLACEMENT**

**PLOT PLAN CONTENTS**

- 1 - Title Sheet
- 2 - Roof Plan
- 3 - North and South Elevations
- 4 - East and West Elevations
- 5 - Antenna Detail

CATALINA BLVD.

ROOF PLAN



POINT LOMA  
FIRE STATION

10/25/1999

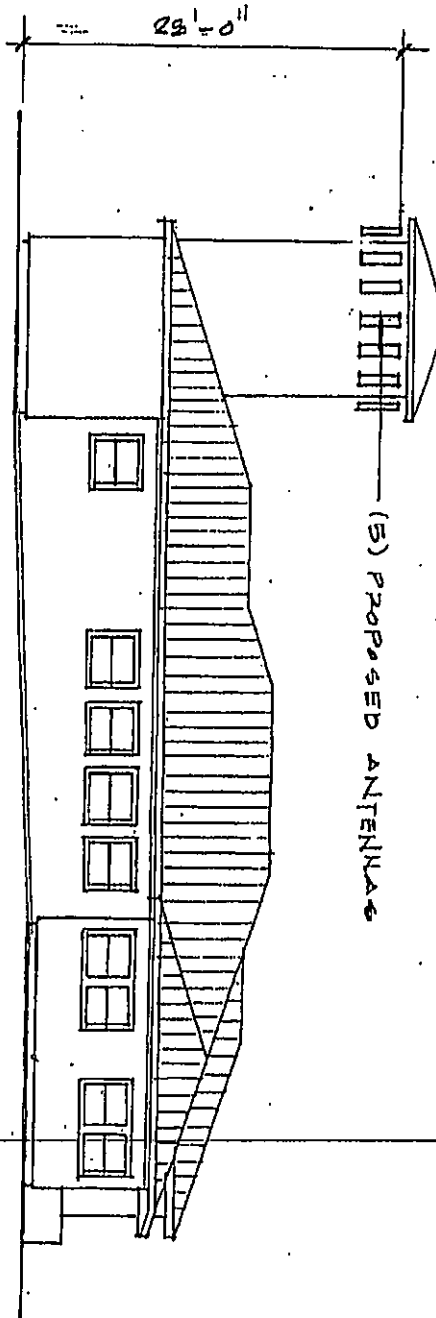
**AIRTOUCH**  
Cellular  
Antenna Systems  
P.O. Box 1000  
San Diego, CA 92161

ARCHITECT  
**DDA**  
DI DONATO ASSOCIATES  
515 EAST 12TH ST. - SAN DIEGO, CA 92101  
(619) 591-1011 • FAX (619) 591-1011  
dona@dda.com

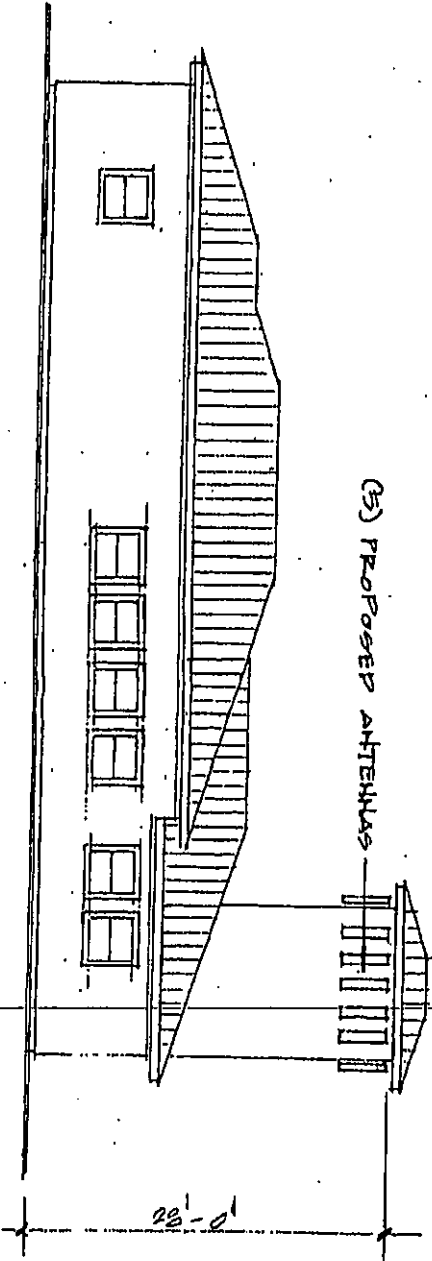
OWNER/CONSULTANT  
**CDM**  
CROOK & DUNN, INC.  
11111 CROOK STREET  
SAN DIEGO, CA 92121  
(619) 591-1011

| INTERNAL REVIEW |          | DATE |
|-----------------|----------|------|
| REV.            | APPROVED |      |
| 1               |          |      |
| 2               |          |      |
| 3               |          |      |
| 4               |          |      |
| 5               |          |      |
| 6               |          |      |
| 7               |          |      |
| 8               |          |      |
| 9               |          |      |
| 10              |          |      |

# NORTH ELEVATION



# SOUTH ELEVATION



## POINT LOMA FIRE STATION

10/25/1999

**AIRTOUCH**  
Cellular  
Aerial Systems  
10000 E. 1st Ave.  
Suite 200  
Denver, CO 80231  
(303) 755-1100

ARCHITECT



DI DONIATO ASSOCIATES  
311 THE TOWER - SAN DIEGO, CA 92101  
(619) 594-1100  
www.doniatofirm.com

OWNER/CONSULTANT

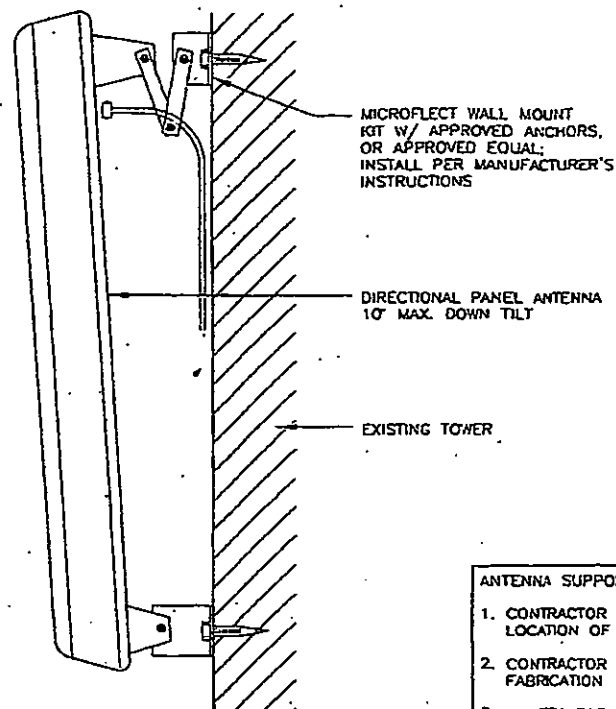


URM  
10000 E. 1st Ave.  
Suite 200  
Denver, CO 80231  
(303) 755-1100

REVIEW

| REV. | DATE     | BY | CHKD. |
|------|----------|----|-------|
| 1    | 10/25/99 | DA | URM   |
| 2    | 11/15/99 | DA | URM   |
| 3    | 12/15/99 | DA | URM   |
| 4    | 01/15/00 | DA | URM   |
| 5    | 02/15/00 | DA | URM   |
| 6    | 03/15/00 | DA | URM   |
| 7    | 04/15/00 | DA | URM   |
| 8    | 05/15/00 | DA | URM   |
| 9    | 06/15/00 | DA | URM   |
| 10   | 07/15/00 | DA | URM   |
| 11   | 08/15/00 | DA | URM   |
| 12   | 09/15/00 | DA | URM   |



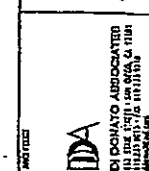
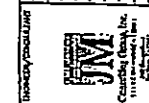


**ANTENNA SUPPORT NOTES:**

1. CONTRACTOR TO VERIFY CLEARANCE AND CONDITIONS OF EXISTING ROOFING AT LOCATION OF WORK AND REVIEW DETAILS FOR ANY REQUIRED ADJUSTMENTS
2. CONTRACTOR TO PROVIDE COMPLETE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION
3. CONTRACTOR TO NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES WITH THE PROPOSED LAYOUT PRIOR TO PROCEEDING
4. ALL PIPES, BRACKETS, AND MISC. HARDWARE TO BE GALVANIZED UNLESS OTHERWISE NOTED

**TYP. ANTENNA MOUNT DETAIL**

| DATE | REVISION | APPROVED |
|------|----------|----------|
|      |          |          |
|      |          |          |
|      |          |          |
|      |          |          |
|      |          |          |
|      |          |          |
|      |          |          |
|      |          |          |
|      |          |          |



**POINT LOMA  
FIRE STATION**

03/27/00



REA -  
Mumert  
51A

(O-96-30)

ORDINANCE NUMBER O- 18219 (NEW SERIES)

ADOPTED ON OCT 02 1995

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A 5-YEAR LEASE AGREEMENT, WITH THREE 5-YEAR OPTIONS, WITH AIRTOUCH CELLULAR FOR APPROXIMATELY 150 SQUARE FEET OF SPACE AT CATALINA FIRE STATION

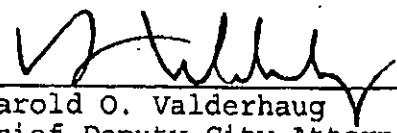
BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That the City Manager is hereby authorized to execute, for and on behalf of The City of San Diego, a 5-year lease agreement (with three 5-year options), with AIRTOUCH CELLULAR, for the use of approximately 150 square feet of space at Catalina Fire Station to house communication equipment, at an initial rent of \$6,000 per year for the first five years, to be paid in capital equipment for use by the Fire Department, under the terms and conditions set forth in that lease agreement on file in the office of the City Clerk as Document No. 00-18219.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By

  
Harold O. Valderhaug  
Chief Deputy City Attorney

HOV:ps  
08/01/95  
Or.Dept:REA  
Job:221919  
O-96-30

Passed and adopted by the Council of The City of San Diego on  
October 2, 1995 by the following vote:

YEAS: Mathis, Harvey, Kehoe, Stevens, Warden, Stallings, McCarty, Vargas.

NAYS: None.

NOT PRESENT: Mayor Golding.

AUTHENTICATED BY:

SUSAN GOLDING.  
Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California

(Seal)

By: Esther Woronicz, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of ORDINANCE NO. O-18219 (New Series) of The City of San Diego, California.

I FURTHER CERTIFY that said ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on September 11, 1995 and on October 2, 1995.

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California

(Seal)

By: *Esther Woronicz*, Deputy

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT  
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number:

477005

Approval Date:

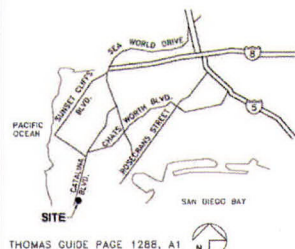
NOV. 7, 2016

Signed (1st Sheet):

# verizon

POINT LOMA FIRE STATION  
RELOCATION  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107

VICINITY MAP



THOMAS GUIDE PAGE 1288, A1

ADDRESS:  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107

CONSULTANT TEAM

ARCHITECT:  
WILLIAM BOOTH & ROBERT SUAREZ  
ARCHITECTURE INC.  
325 CARLSBAD VILLAGE DRIVE, SUITE D2  
CARLSBAD, CA 92009  
(760) 434-8474  
(760) 434-8566 (FAX)

LEASING:  
PLANCON, INC.  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(619) 200-2290

PLANNING:  
PLANCON, INC.  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(619) 200-2290

FIRE STATION ARCHITECT:  
HADEL ARCHITECTS, INC.  
4445 EASTGATE MALL #407  
SAN DIEGO, CA 92131

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  
15000 SAND CANYON AVENUE  
IRVINE, CA 92718  
CONTACT: ROO PHLIMOWER  
PHONE: (949) 200-2260

OWNER: CITY OF SAN DIEGO  
860 B STREET, SUITE 800 MS #908A  
SAN DIEGO, CA 92101  
CONTACT: YOUSSEF BRABHAM  
PHONE: (619) 235-1965

PROJECT DESCRIPTION:  
EXISTING FIRE STATION #22 & VERIZON POINT LOMA TELECOMMUNICATIONS FACILITY LOCATED AT 1055 CATALINA BOULEVARD ARE TO BE REMOVED & REBUILT. FIRE STATION #22 PIS #597362 & VERIZON SCOPE OF WORK INCLUDE THE FOLLOWING:

- REMOVE EXISTING VERIZON EQUIPMENT SHELTER & FACAD. MOUNTED ANTENNAS FOR THE CONSTRUCTION OF NEW CITY OF SAN DIEGO POINT LOMA FIRE STATION #22
- INSTALLATION OF VERIZON TELECOMMUNICATIONS EQUIPMENT INSIDE EQUIPMENT ROOM INSIDE NEW FIRE STATION
- INSTALLATION OF THREE (3) VERIZON ANTENNA SECTIONS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS). (8) ANTENNAS SHALL BE MOUNTED ON PARAPET OF NEW FIRE STATION BEHIND PROPOSED HYDRO-PNEUMATIC TANKS & (4) SHALL BE MOUNTED INSIDE A NEW FIRE STATION 30'-0" HIGH TOWER BEHIND HYDRO-PNEUMATIC TANKS
- INSTALLATION OF FOUR (4) VERIZON BRU UNITS PER SECTOR (TOTAL OF TWELVE (12) BRU'S) MOUNTED ADJACENT TO PROPOSED ANTENNAS
- INSTALLATION OF ONE (1) VERIZON RAYCAP DC SURGE PROTECTION PER SECTOR (TOTAL OF THREE (3) RAYCAP UNITS) MOUNTED ADJACENT TO PROPOSED ANTENNAS
- INSTALL VERIZON GENERATOR INSIDE CONCRETE BLOCK ENCLOSURE WITH TRELLIS
- INSTALLATION OF (2) E-911 GPS ANTENNAS MOUNTED TO THE PROPOSED EQUIPMENT SHELTER ROOF TRELLIS
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM UTILITY ROOM TO PROPOSED VERIZON EQUIPMENT ENCLOSURE
- INSTALLATION OF A NEW TIE-TO SERVICE CONNECTION FROM AN UTILITY ROOM
- A TEMPORARY VERIZON EQUIPMENT AREA & POLE

LEGAL DESCRIPTION:  
PUBLIC LOT 190 PORTION PARCEL PER RECORD OF SURVEY  
11900 ALEXANDRA

PROJECT ADDRESS: 1055 CATALINA BLVD.  
SAN DIEGO, CA 92107

ASSESSORS PARCEL NUMBER: 531-110-10-00

EXISTING ZONING: RS-1-7

PERMIT TYPE: NEIGHBORHOOD USE PERMIT

TYPE OF CONSTRUCTION:

FIRE STATION: V-8

VERIZON: V-8

PROPOSED OCCUPANCY:

FIRE STATION: R-2 & S-2

VERIZON: B

PROJECT AREA:

FIRE STATION: 18,038 S.F.

VERIZON EQUIPMENT ROOM: 190 S.F.

GENERATOR ENCLOSURE: 135 S.F.

NOTE: THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITIES ON SITE: VERIZON WIRELESS

SHEET SCHEDULE

|       |                                                    |
|-------|----------------------------------------------------|
| T-1   | TITLE SHEET & PROJECT DATA                         |
| A-0   | SITE PLAN & ENLARGED SITE PLAN                     |
| A-0.1 | STORM WATER FLOWS                                  |
| A-1   | ROOF PLAN                                          |
| A-2   | ANTENNA PLANS                                      |
| A-3   | FIRE STATION FLOOR PLAN                            |
| A-4   | VERIZON EQUIPMENT ROOM PLAN                        |
| A-5   | GENERATOR ENCLOSURE PLAN                           |
| A-6   | GENERATOR ENCLOSURE ELEVATIONS                     |
| A-7   | EXTERIOR ELEVATIONS                                |
| A-8   | EXTERIOR ELEVATIONS                                |
| A-9   | SECTION A & B                                      |
| A-10  | DETAILS                                            |
| A-11  | DETAILS                                            |
| A-12  | TEMPORARY EQUIPMENT ENCLOSURE & ANTENNA PLANS      |
| L-1   | IRRIGATION PLAN (FOR REFERENCE ONLY)               |
| L-2   | PLANTING PLAN (FOR REFERENCE ONLY)                 |
| L-3   | IRRIGATION DETAILS (FOR REFERENCE ONLY)            |
| L-4   | IRRIGATION & PLANTING DETAILS (FOR REFERENCE ONLY) |
| L-5   | SPECIFICATIONS (FOR REFERENCE ONLY)                |

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION  
CALIFORNIA PLUMBING CODE, 2013 EDITION  
CALIFORNIA MECHANICAL CODE, 2013 EDITION  
CALIFORNIA ELECTRICAL CODE, 2013 EDITION  
CALIFORNIA FIRE CODE, 2013 EDITION  
CALIFORNIA ENERGY CODE, 2013 EDITION

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

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS 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 & INTERIORS  
105 CLEVELAND PARK DRIVE SUITE 201  
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon

P.O. BOX 19707  
IRVINE, CA 92613-9707  
(949) 222-7000

APPROVALS

|        |      |
|--------|------|
| ABC    | DATE |
| SE     | DATE |
| RF     | DATE |
| INT    | DATE |
| EE/IN  | DATE |
| GPS    | DATE |
| EE/OUT | DATE |

PROJECT NAME

POINT LOMA  
FIRE STATION  
RELOCATION

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES

|          |                              |
|----------|------------------------------|
| 05/31/12 | 2D REVIEW (G1)               |
| 08/05/13 | REVISED 2D (G2)              |
| 12/14/13 | REVISED 2D (G3)              |
|          | (NEW NOTES)                  |
| 01/06/16 | REVISED 2D (G4)              |
| 01/12/16 | REVISED 2D #4 (G4)           |
|          | (ADDED SECTION VIEW)         |
| 02/25/16 | REVISED 2D #5 (G4)           |
|          | (RM/RAYCAP RELOCATION)       |
| 05/09/16 | REVISED 2D #6 (G4)           |
|          | (PLANNING COMMENTS)          |
| 06/01/16 | REVISED 2D #7 (G4)           |
| 06/02/16 | REVISED 2D #8 (G4)           |
|          | (EWS)                        |
| 09/06/16 | REVISED 2D #9 (G4)           |
|          | (REVISED TEMP SITE LOCATION) |
| 11/04/16 | REVISED 2D #10 (G4)          |
|          | (UPDATE TEMP SITE LOCATION)  |

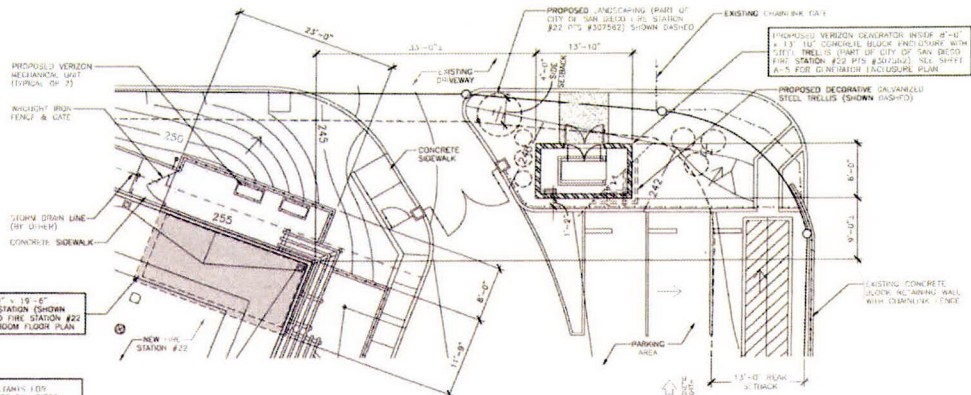
SHEET TITLE

TITLE SHEET  
&  
PROJECT DATA

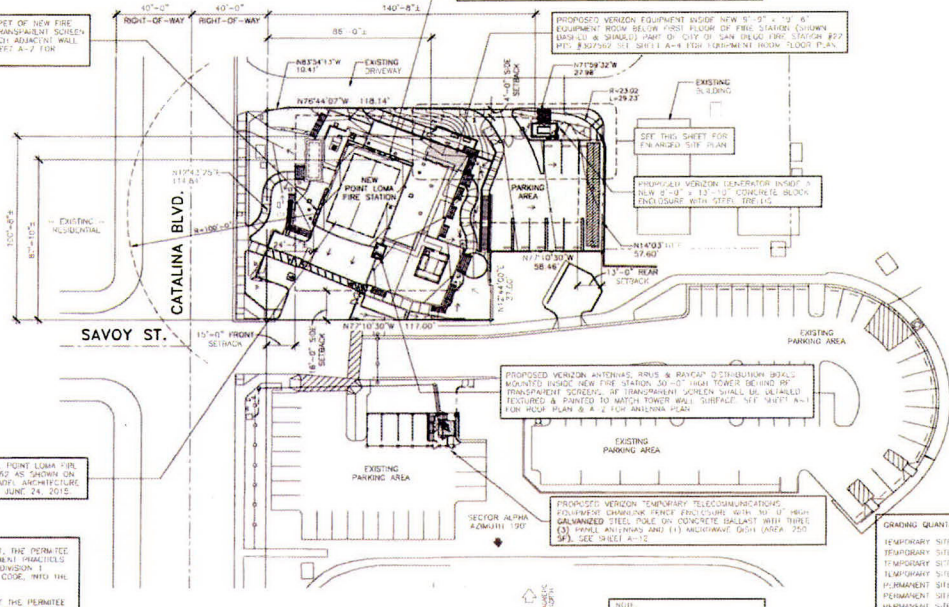
PROJECTS\Verizon\1114488

T-1





**ENLARGED SITE PLAN**  
SCALE 1/4" = 1'-0"



**SITE PLAN**  
SCALE 1/4" = 1'-0"

**CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT**  
**ENTITLEMENTS-WIRELESS COMMUNICATIONS**

**Booth & Suarez**  
123 CARLSBAD AVENUE, SUITE 200  
CARLSBAD, CA 92008  
(760) 434-1234

**EXHIBIT A-0**

**Project Number:** \_\_\_\_\_  
**Approval Date:** \_\_\_\_\_  
**Signed (1st Sheet):** \_\_\_\_\_

**Verizon**  
P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

**APPROVALS**

| NAME | DATE |
|------|------|
| ABC  |      |
| DEF  |      |
| GHI  |      |
| JKL  |      |
| MNO  |      |
| PQR  |      |
| STU  |      |
| VWX  |      |

**PROJECT NAME**  
**POINT LOMA FIRE STATION RELOCATION**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

**DRAWING DATAS**

| DATE     | REVISION           | BY | CHKD |
|----------|--------------------|----|------|
| 05/31/12 | 2D REVIEW (P)      |    |      |
| 08/25/12 | REVISED 2D (S)     |    |      |
| 12/14/12 | REVISED 2D (S)     |    |      |
| 01/08/13 | REVISED 2D (S)     |    |      |
| 01/12/13 | REVISED 2D #4 (S)  |    |      |
| 02/25/13 | REVISED 2D #5 (S)  |    |      |
| 05/03/13 | REVISED 2D #6 (S)  |    |      |
| 08/01/13 | REVISED 2D #7 (S)  |    |      |
| 08/02/13 | REVISED 2D #8 (S)  |    |      |
| 09/06/13 | REVISED 2D #9 (S)  |    |      |
| 11/24/13 | REVISED 2D #10 (S) |    |      |

**SHEET TITLE**  
**SITE PLAN & ENLARGED SITE PLAN**

**PROJECTS/Version/1114422**

**A-0**

**STORM WATER QUALITY NOTES**  
**CONSTRUCTION BMPs**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (CUPWQCB) AND LOCAL STORM WATER QUALITY POLLUTION PREVENTION, LITERATURE SYSTEM (MPOPS) PERMIT ON JANUARY 24, 2007. BOWLS ALLOW AND PRESENT ANY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL DIRT AND MUD ON ADJACENT STREETS AND ON THE PROPERTY. AFTER ANY OTHER CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY OR AFTER A VIOLENCE EVENT THAT CAUSES A STOPPAGE IN THE CONSTRUCTION WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL DIRT AND MUD ON ADJACENT STREETS AND ON THE PROPERTY. CONSTRUCTION VEHICLES ON EQUIPMENT FROM TRAVELING MUD OR DIRT ONTO THE STREET.

2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD OF MORE THAN SEVEN (7) CALENDAR DAYS AND TO BE COVERED, ALL REMOVED, BUT DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH REQUIRE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE INSTALLED IN PLACE ON SITE.

4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH WORK DAY. EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN EFFECTIVENESS.

5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE MAINTAINED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

THE PROPOSED VERIZON EQUIPMENT ENCLOSURE AND TEMPORARY CONSTRUCTION FENCE WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERNS.

**VERIZON TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS**

**LTE EQUIPMENT:**  
TX FREQUENCY: 776-787 MHz  
RX FREQUENCY: 748-757 MHz

**CDMA EQUIPMENT:**  
TX FREQUENCY: 1905-1910 MHz  
RX FREQUENCY: 1885-1890 MHz

**PCS EQUIPMENT:**  
TX FREQUENCY: 800-804 MHz  
RX FREQUENCY: 835-840 MHz

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

**CORRECTION QUANTITIES:**

| ITEM                          | QUANTITY               |
|-------------------------------|------------------------|
| TEMPORARY SITE FENCE          | 0 CU YDS. ABOVE GROUND |
| TEMPORARY SITE ENCLOSURE      | 0 CU YDS. ABOVE GROUND |
| TEMPORARY SITE EQUIPMENT      | 0 CU YDS. ABOVE GROUND |
| TEMPORARY SITE POWER/TELECOM  | 0 CU YDS. ABOVE GROUND |
| PERMANENT SITE EQUIPMENT ROOM | 0 CU YDS. ABOVE GROUND |
| PERMANENT SITE GENERATOR      | 0 CU YDS. ABOVE GROUND |
| PERMANENT SITE W/2 CONTROLS   | 0 CU YDS. ABOVE GROUND |

TOTAL CHARGES: 0 CU YDS.

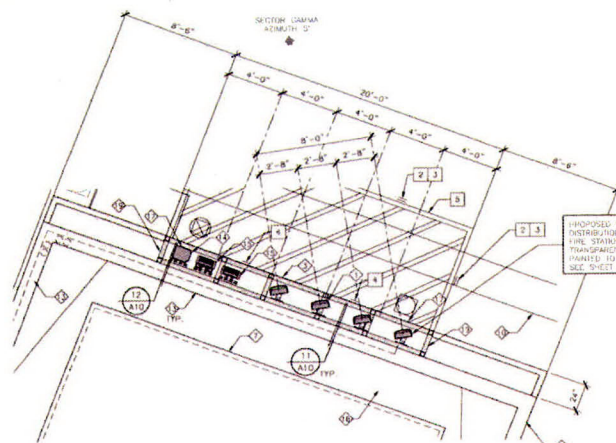
• PART OF CITY OF SAN DIEGO FIRE STATION #27. PLS #307502



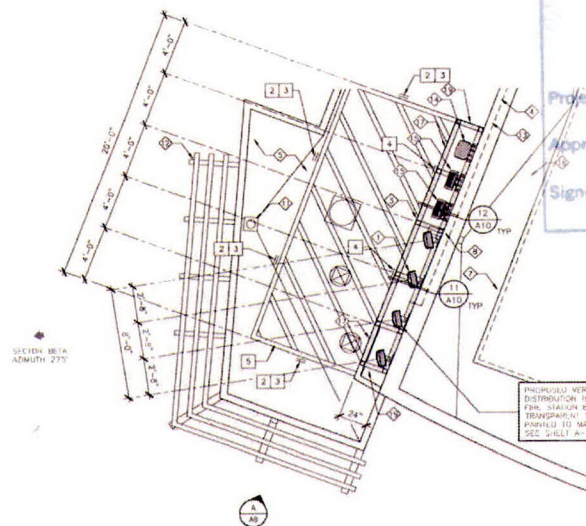








**GAMMA ANTENNA PLAN**  
SCALE 1/4" = 1'-0"



**BETA ANTENNA PLAN**  
SCALE 1/4" = 1'-0"

| ANTENNA AND CABLE SCHEDULE |          |         |                      |        |              |               |                             |                                 |                    |
|----------------------------|----------|---------|----------------------|--------|--------------|---------------|-----------------------------|---------------------------------|--------------------|
| SECTOR ANTENNA             | LOCATION | AZIMUTH | ANTENNA MODEL NUMBER | SECTOR | RUFS         | SERIAL NUMBER | NUMBER OF CABLES PER SECTOR | SECTOR CABLE LENGTH (ft. / - 0) | ANTENNA CABLE SIZE |
| ALPHA 1                    | NORTH    | 190     | CSG 3700P-400-VRA    | 07     | 6 PER SECTOR |               | 8                           | 125'-0"                         | 1/2" & 1-3/8"      |
| ALPHA 2                    |          |         | CSG 3700P-400-VRA    |        |              |               |                             |                                 |                    |
| ALPHA 3                    |          |         | CSG 3700P-400-VRA    |        |              |               |                             |                                 |                    |
| ALPHA 4                    |          |         | CSG 3700P-400-VRA    |        |              |               |                             |                                 |                    |
| BETA 1                     | SOUTH    | 270     | CSG 3700P-400-VRA    | 07     | 6 PER SECTOR |               | 8                           | 150'-0"                         | 1/2" & 1-3/8"      |
| BETA 2                     |          |         | CSG 3700P-400-VRA    |        |              |               |                             |                                 |                    |
| BETA 3                     |          |         | CSG 3700P-400-VRA    |        |              |               |                             |                                 |                    |
| BETA 4                     |          |         | CSG 3700P-400-VRA    |        |              |               |                             |                                 |                    |
| GAMMA 1                    | WEST     | 315     | CSG 3700P-400-VRA    | 07     | 6 PER SECTOR |               | 8                           | 120'-0"                         | 1/2" & 1-3/8"      |
| GAMMA 2                    |          |         | CSG 3700P-400-VRA    |        |              |               |                             |                                 |                    |
| GAMMA 3                    |          |         | CSG 3700P-400-VRA    |        |              |               |                             |                                 |                    |
| GAMMA 4                    |          |         | CSG 3700P-400-VRA    |        |              |               |                             |                                 |                    |

**NOTES:**

- INSTALL FIBER COAX CABLES
- INSTALL FOUR (4) ANTENNAS PER SECTOR (TOTAL OF TWELVE (12) ANTENNAS)

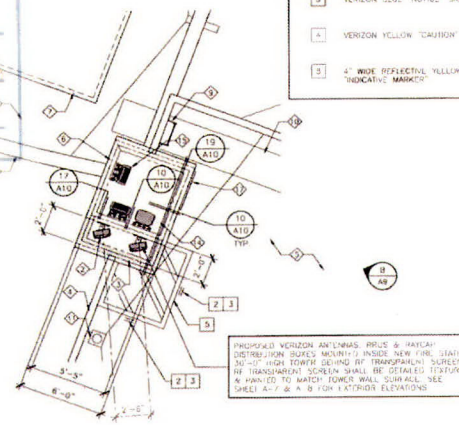
CSG 3700P-400-VRA (50" L x 48" W x 7.1" H, WEIGHT 11.0 LBS.)

**ANTENNA PLAN NOTES:**

- PROPOSED VERIZON ANTENNAS TO BE FACED MOUNTED TO EXISTING PARAPET BEHIND NEW RE-TRANSPARENT SCREENS. SEE DETAIL 1 A10
- PROPOSED VERIZON ANTENNAS DOUBLE STACKED AND MOUNTED INSIDE VER-LOWER EXTENSION BEHIND NEW RE-TRANSPARENT SCREENING. SEE DETAIL 2 A10
- PROPOSED RE-TRANSPARENT PANELS & FRAMING TO BE DETAILED, TEXTURED, & PAINTED TO MATCH EXISTING MECHANICAL SCREEN WALL. SEE DETAIL 3 A10
- PARAPET WALL
- LOWER ROOF BELOW
- FIRE STATION LOWER
- ROOF TOP STRUCTURE
- ROOF SCUPPER TO BE EXTENDED AS REQUIRED
- ACCESS LADDER
- ROOF ACCESS PATH
- ROOF DRAIN
- STEEL TRUSS
- CABLE CONDUIT SKELVES INSIDE PARAPET (SHOWN DASHED)
- PROPOSED TWO (2) GUIDE DEMARKATION BOARDS MOUNTED INSIDE LOWER. SEE DETAIL 4 A10
- PROPOSED 18" HIGH UNITS, FOUR (4) PER SECTOR (TOTAL OF 12 HIGHER UNITS) MOUNTED INSIDE LOWER. SEE DETAIL 5 A10
- UPPER ROOF
- PROPOSED 3' 0" x 4' 0" (LOUVERED) ACCESS PANEL PAINTED TO MATCH WALL
- PROPOSED 3' 0" x 4' 0" (LOUVERED) ACCESS PANEL PAINTED TO MATCH WALL
- PROPOSED 6' WIDE x 4' 0" TALL RE-TRANSPARENT LOUVERED STAIRWELL WALL

**RADIO COMPLIANCE SIGNAGE & MARKER KEY NOTES**

- VERIZON "NOI" INFORMATION SIGN. SEE DETAIL 1 A10
- VERIZON "GUIDELINES" SIGN. SEE DETAIL 2 A10
- VERIZON BLUE "NOTICE" SIGN. SEE DETAIL 3 A10
- VERIZON YELLOW "CAUTION" SIGN. SEE DETAIL 4 A10
- 4" WIDE REFLECTIVE YELLOW PAINTED STAIRWELL "INDICATIVE MARKER"



**ALPHA ANTENNA PLAN**  
SCALE 1/4" = 1'-0"

**Booth & Suarez**  
ARCHITECTURAL INCORPORATED  
172 CARLSBAD WILLOW DRIVE  
CARLSBAD, CA 92008 (760) 434-8878

PREPARED FOR

**verizon**

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 722-7000

**APPROVALS**

|        |      |
|--------|------|
| ARC    | DATE |
| RE     | DATE |
| RF     | DATE |
| INT    | DATE |
| CE/IN  | DATE |
| GPS    | DATE |
| CE/OUT | DATE |

**PROJECT NAME**

**POINT LOMA  
FIRE STATION  
RELOCATION**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

**DRAWING DATES**

|          |                             |
|----------|-----------------------------|
| 05/31/12 | ZD REVIEW (C)               |
| 08/05/15 | REVISED ZD (W)              |
| 12/14/15 | REVISED ZD (W)              |
| 01/06/16 | REVISED ZD (W)              |
| 01/12/16 | REVISED ZD #1 (W)           |
|          | (ADDED SECTION VIEW)        |
| 02/23/16 | REVISED ZD #2 (W)           |
| 05/09/16 | REVISED ZD #3 (W)           |
|          | (RRI/MATCH, RELOCATION)     |
| 08/01/16 | REVISED ZD #4 (W)           |
|          | (PLANNING COMMENTS)         |
| 08/02/16 | REVISED ZD #5 (W)           |
|          | (REVISED ZD #1 (W))         |
| 09/05/16 | REVISED ZD #6 (W)           |
|          | (REVISED ZD #1 (W))         |
| 11/04/16 | REVISED ZD #7 (W)           |
|          | (UPDATE TEMP SITE LOCATION) |

**SHEET TITLE**

**ANTENNA PLANS**

PROJECT: \verizon\111442

**A-2**

Signed (1st Sheet):

**verizon<sup>✓</sup>**

## APPROVALS

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

POINT LOMA  
FIRE STATION

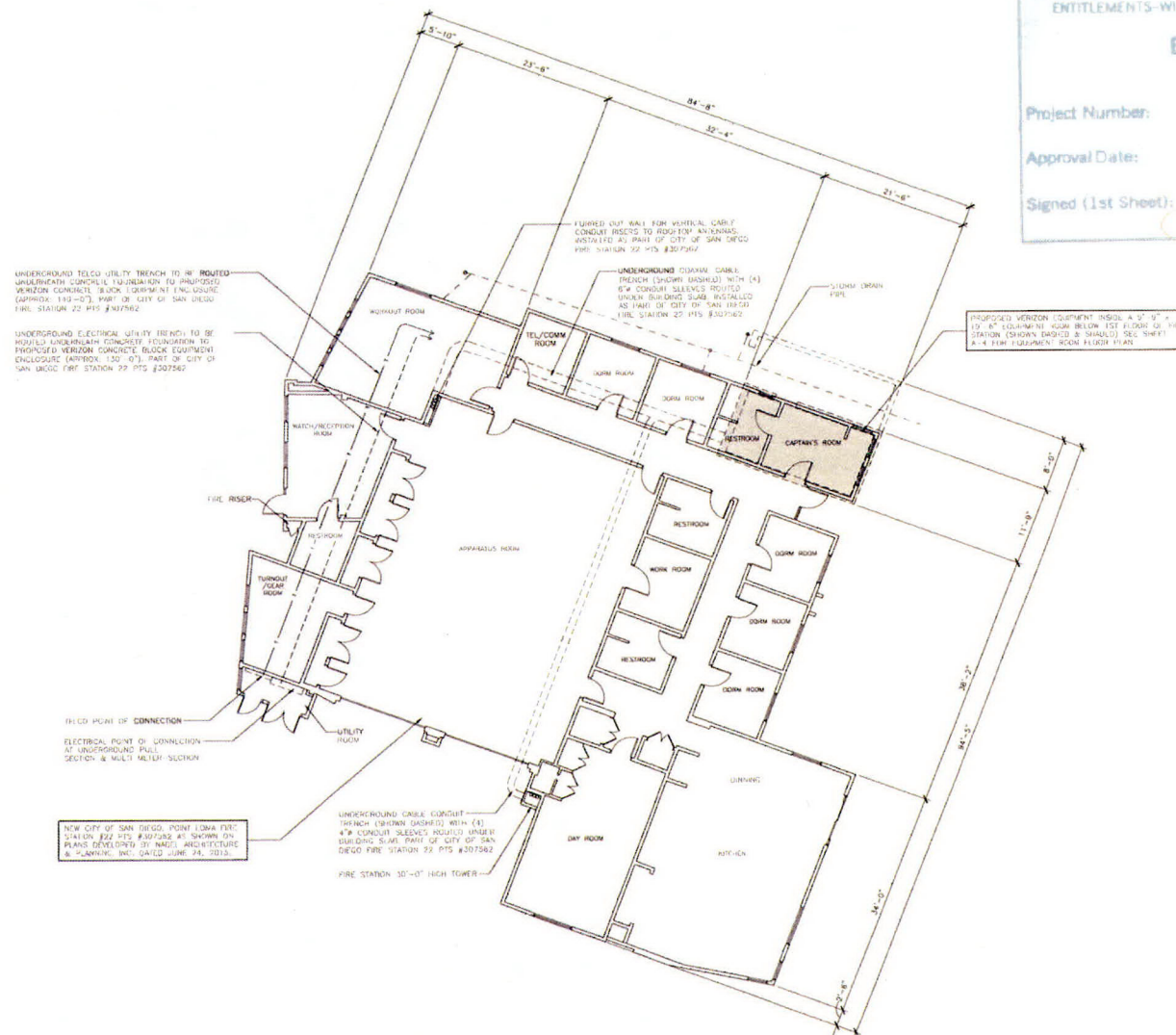
### DRAWING DATES

| DRAWING DATES |                                                    |
|---------------|----------------------------------------------------|
| 05/31/12      | ZD REVIEW (cd)                                     |
| 08/05/15      | REVISED ZD (ae)                                    |
| 12/14/12      | REVISED ZD (ae)<br>(NEW RFDS)                      |
| 01/06/16      | REVISED ZD (ci)                                    |
| 01/12/16      | REVISED ZD #a (sv)<br>(ADDED SECTION VIEW)         |
| 02/23/18      | REVISED ZD #3 (b)<br>(RRR/RATCAP RELOCATION)       |
| 05/09/16      | REVISED ZD #b (sv)<br>(PLANNING COMMENTS)          |
| 06/01/16      | REVISED ZD #7 (sv)                                 |
| 08/02/16      | REVISED ZD #a (sv)<br>(LNE)                        |
| 09/08/18      | REVISED ZD #3 (sv)<br>(REVISED TEMP SITE LOCATION) |
| 11/04/16      | REVISED ZD #10 (sv)<br>(UPDATE TEMP SITE LOCATION) |

**FIRE STATION  
FLOOR PLAN**

PROJECTS\Verlaan\11144zd

**A-3**

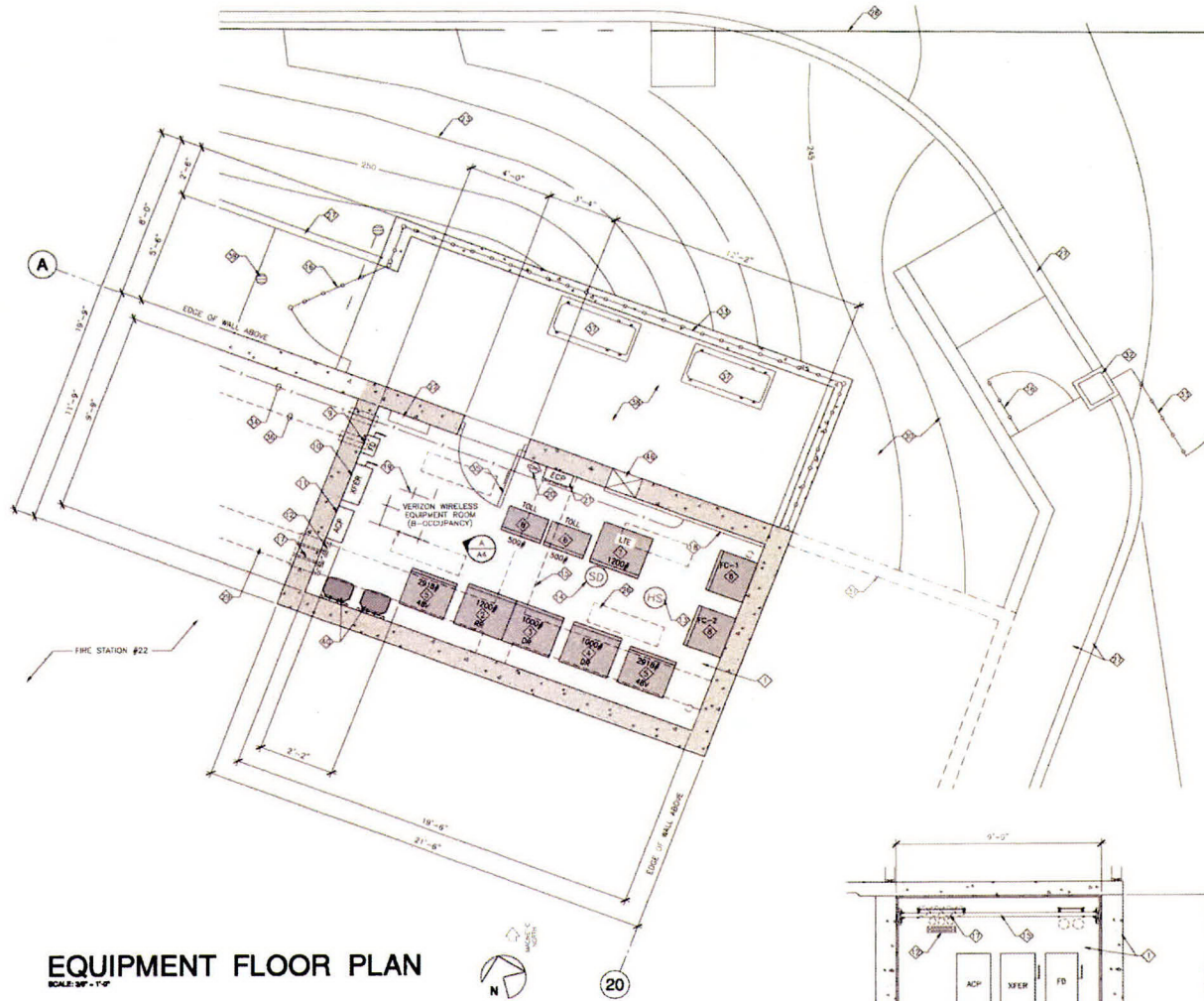


## FIRE STATION FLOOR PLAN

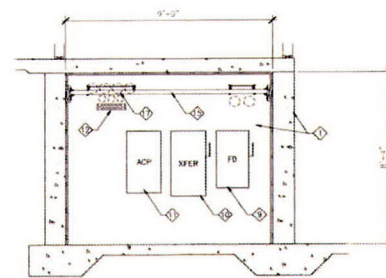
SCALE: 1/4" = 1'-0"







**EQUIPMENT FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



**A EQUIPMENT ROOM ELEVATION**  
SCALE: 3/8" = 1'-0"

**EQUIPMENT FLOOR NOTES:**

- 1. PROPOSED VERIZON EQUIPMENT ROOM
- 2. PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 3. PROPOSED VERIZON RACKS: COMMUNICATIONS RACK (CR)
- 4. 24 WIDE x 64 HIGH x 25 DEEP WEIGHT: 1200 LBS.
- 5. PROPOSED VERIZON RACKS: COMMUNICATIONS RACK (CR)
- 6. 24 WIDE x 64 HIGH x 25 DEEP WEIGHT: 1200 LBS.
- 7. PROPOSED VERIZON BATTERY RACK (BR)
- 8. 27-3/8" WIDE x 37" HIGH x 25-1/2" DEEP WEIGHT: 2918 LBS.
- 9. ALL BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS & 4" HIGH LIQUID TIGHT APPROVED SILENCE CONTAINERS IS NECESSARY WITH EACH RACK.
- 10. PROPOSED VERIZON TOLL RACK
- 11. 24 WIDE x 57" HIGH x 25 DEEP WEIGHT: 300 LBS.
- 12. PROPOSED VERIZON LITE EQUIPMENT RACK
- 13. 25 WIDE x 64 HIGH x 25 DEEP WEIGHT: 1200 LBS.
- 14. PROPOSED AIR HANDLERS
- 15. PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 16. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 17. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 18. PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 19. PROPOSED HYDROGEN SENSOR ON CEILING ABOVE
- 20. PROPOSED SMOKE DETECTOR ON CEILING ABOVE
- 21. PROPOSED OVERHEAD 16" CABLE LADDER @ 4"-8" (SHOWN DASHED)
- 22. 8'-0" HIGH BROADCAST RACK (B)
- 23. PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 24. (1) 4" x (1) 6" G-90 CASE CONDUITS (SHOWN DASHED)
- 25. PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 26. PROPOSED WALL MOUNTED TOLL BOARD
- 27. PROPOSED 12" x 12" x 1/2" VPP FLOOR TILES, EXTENSION #31013 MOUNTED WITH 4" COVER BOARDS
- 28. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABCD" FIRE EXTINGUISHER
- 29. PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
- 30. PROVIDE (1) LITOLTA ENVIRONMENTAL PRODUCTS MODEL RPS-440111
- 31. REPAIR-SAFE BATTERY KIT (KIT) KIT CAPABLE OF NEUTRALIZING ACID SPILLS
- 32. JENSEN BATTERY COMPRESS 2-1/2 GALLONS OF ACID, WITH COMPRESS (2) QUARTS
- 33. LIQUID ACID NEUTRALIZER, (10)-12" x 12" SORBENT PADS, (1)-QUART OF
- 34. AQUEOUS POLYMER GELING COMPOUND, (1)-SCOP WITH DETACHABLE
- 35. SPOON, (1)-PAIR NITRILE GLOVES, APRON, (1)-PAIR GOGGLES, (1)-TWO-WAY
- 36. SPRAY, AND (1)-16" x 30" DISPOSAL BAG WITH TWIST TIES
- 37. EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS
- 38. PROPOSED VERIZON 16" x 16" MOTORIZED EXHAUST FAN
- 39. CONCRETE DRAINAGE DRAIN
- 40. PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 41. PROPOSED SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES (TYPICAL OF 2)
- 42. CONCRETE CURB & SLOPE
- 43. PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 44. PROPERTY LINE
- 45. UNDERGROUND CABLE TRENCH (SHOWN DASHED) PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 46. SLOPED ENVIRONMENT & LANDSCAPE
- 47. PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 48. FIRE STATION #22 EXTERIOR WALL ABOVE (SHOWN DASHED)
- 49. CONCRETE FENCE PLASTER
- 50. PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 51. DETERMINATIVE 4'-0" FENCE
- 52. UNDERGROUND 11/2" CO CONDUIT
- 53. PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 54. 3'-4" WIDE STEEL TRUSS AND FRAME WITH VERIZON SERVICE
- 55. PROPOSED UNDERGROUND ELECTRICAL CONDUIT
- 56. PART OF CITY OF SAN DIEGO FIRE STATION 22 PIS #307062
- 57. PROPOSED VERIZON COMMUNICATION UNIT ON CONCRETE PAD (TYP. OF 2)
- 58. CONCRETE PAD
- 59. NOVA BRAND
- 60. PROPOSED THREE (3) STOPS: UNMANNED BOXED STACKER & UNMOUNTED
- 61. MOUNTED TO WALL INSIDE VERIZON EQUIPMENT ROOM FIELD MOUNT

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT  
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

**EXHIBIT "A"**

Project Number: 477005  
Approval Date: NOV 7, 2016  
Signed (1st Sheet): [Signature]

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
191 SHAWARD PALMER DRIVE  
CARLSBAD, CA 92008 (760) 434-4444

PREPARED FOR  
**verizon**  
P.O. BOX 19707  
IRVINE, CA 92623-3707  
(949) 222-7000

**APPROVALS**

| NAME   | DATE |
|--------|------|
| AAC    |      |
| RE     |      |
| WF     |      |
| INT    |      |
| EE/IN  |      |
| OPS    |      |
| EE/OUT |      |

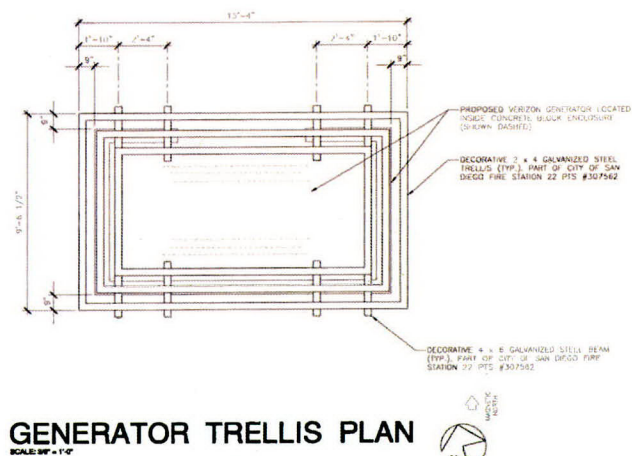
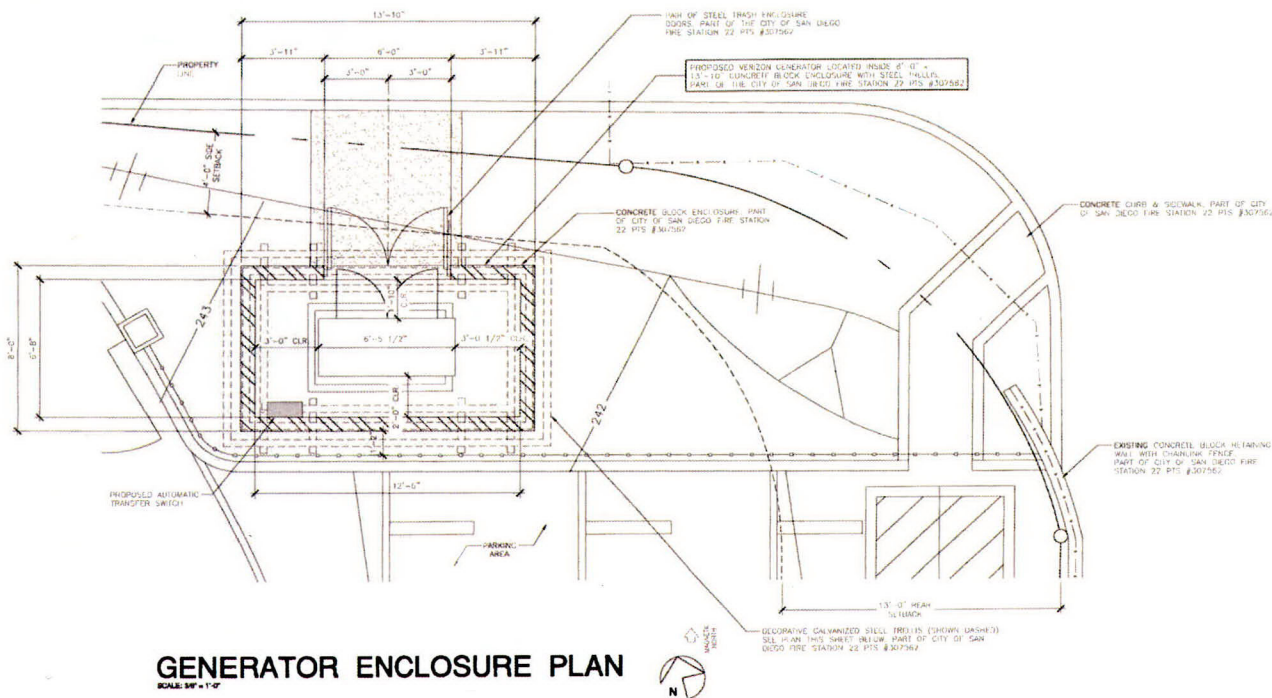
PROJECT NAME  
**POINT LOMA  
FIRE STATION  
RELOCATION**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

**DRAWING DATES**

| DATE     | REVISION                     |
|----------|------------------------------|
| 05/31/12 | 23 REVIEW (s)                |
| 08/03/13 | REVISED 22 (s)               |
| 12/14/13 | REVISED 22 (s)               |
|          | (NEW PDS)                    |
| 01/08/16 | REVISED 22 (s)               |
| 01/12/16 | REVISED 22 #4 (s)            |
|          | (ADDED SECTION VIEW)         |
| 02/25/16 | REVISED 22 #3 (s)            |
|          | (REVISED RACK RELOCATION)    |
| 05/09/16 | REVISED 22 #8 (s)            |
|          | (PLANNING COMMENTS)          |
| 06/01/16 | REVISED 22 #7 (s)            |
| 06/07/16 | REVISED 22 #5 (s)            |
|          | (NEW)                        |
| 08/06/16 | REVISED 22 #9 (s)            |
|          | (REVISED TEMP SITE LOCATION) |
| 11/04/16 | REVISED 22 #10 (s)           |
|          | (UPDATE TEMP SITE LOCATION)  |

SHEET TITLE  
**VERIZON EQUIPMENT  
ROOM PLAN**

PROJECTS\Verizon\111444



CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT  
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

**EXHIBIT "A"**

Project Number: 477005

Approval Date: NOV. 7, 2016

Signed (1st Sheet): [Signature]

**Booth & Suarez**  
ARCHITECTS  
125 CALLENDOR BLVD. SUITE 200  
CARLSBAD, CA 92008 (760) 434-1114

PREPARED FOR  
**verizon**  
P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

APPROVALS

|        |      |
|--------|------|
| ARC    | DATE |
| RE     | DATE |
| WF     | DATE |
| INT    | DATE |
| EE/IN  | DATE |
| OPS    | DATE |
| EE/OUT | DATE |

PROJECT NAME  
**POINT LOMA  
FIRE STATION  
RELOCATION**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES

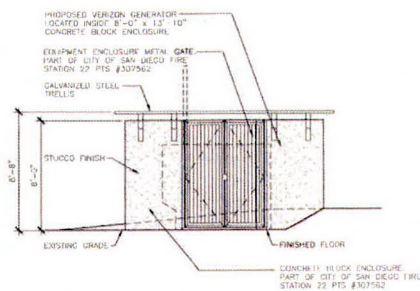
|          |                     |
|----------|---------------------|
| 03/31/12 | 2D REVIEW (d)       |
| 08/05/15 | REVISED 2D (so)     |
| 12/14/15 | REVISED 2D (so)     |
| 01/09/16 | REVISED 2D (so)     |
| 01/12/16 | REVISED 2D #1 (so)  |
| 02/25/16 | REVISED 2D #5 (so)  |
| 09/09/16 | REVISED 2D #6 (so)  |
| 09/01/16 | REVISED 2D #7 (so)  |
| 09/02/16 | REVISED 2D #8 (so)  |
| 09/09/16 | REVISED 2D #9 (so)  |
| 11/24/16 | REVISED 2D #10 (so) |

**GENERATOR  
ENCLOSURE PLAN  
&  
GENERATOR ENCLOSURE  
TRELLIS PLAN**

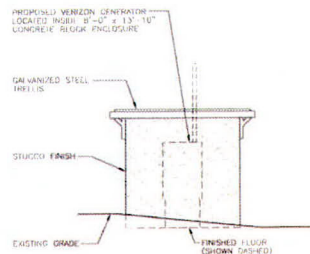
PROJECTS\Verizon\11142nd

**A-5**

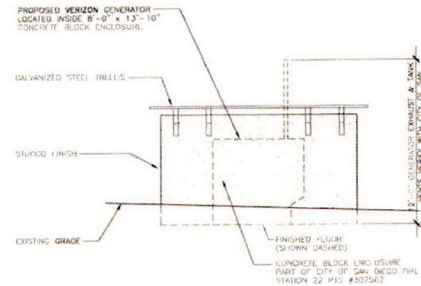




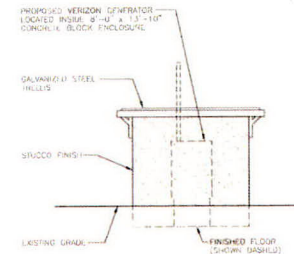
**GENERATOR ELEVATION  
(NORTH)**  
SCALE 1/4" = 1'-0"



**GENERATOR ELEVATION  
(EAST)**  
SCALE 1/4" = 1'-0"



**GENERATOR ELEVATION  
(SOUTH)**  
SCALE 1/4" = 1'-0"



**GENERATOR ELEVATION  
(WEST)**  
SCALE 1/4" = 1'-0"

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT  
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

**EXHIBIT "A"**

Project Number: 477005

Approval Date: NOV. 7, 2016

Signed (1st Sheet): [Signature]

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
254 CARLETON WILSON DRIVE SUITE 205  
CARLSBAD, CA 92008 (760) 431-8277

PREPARED FOR  
**verizon**  
P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

APPROVALS

|        |      |
|--------|------|
| A&C    | DATE |
| RE     | DATE |
| RF     | DATE |
| INT    | DATE |
| ET/IN  | DATE |
| OPS    | DATE |
| EX/OUT | DATE |

PROJECT NAME  
**POINT LOMA  
FIRE STATION  
RELOCATION**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES

|          |                              |
|----------|------------------------------|
| 05/31/12 | 2D REVIEW (ad)               |
| 08/05/13 | REVISED 2D (ad)              |
| 12/14/13 | REVISED 2D (ee)              |
|          | (NEW NOTES)                  |
| 01/08/16 | REVISED 2D (p)               |
| 01/12/16 | REVISED 2D #4 (w)            |
|          | (ADDED SECTION VIEW)         |
| 02/25/16 | REVISED 2D #5 (p)            |
|          | (WIND/RAINWATER RELOCATION)  |
| 03/09/16 | REVISED 2D #6 (w)            |
|          | (PLANNING COMMENTS)          |
| 06/01/16 | REVISED 2D #7 (w)            |
| 08/02/16 | REVISED 2D #8 (w)            |
|          | (ENCL)                       |
| 09/08/16 | REVISED 2D #9 (w)            |
|          | (REVISED TEMP SITE LOCATION) |
| 11/04/16 | REVISED 2D #10 (w)           |
|          | (UPDATE TEMP SITE LOCATION)  |

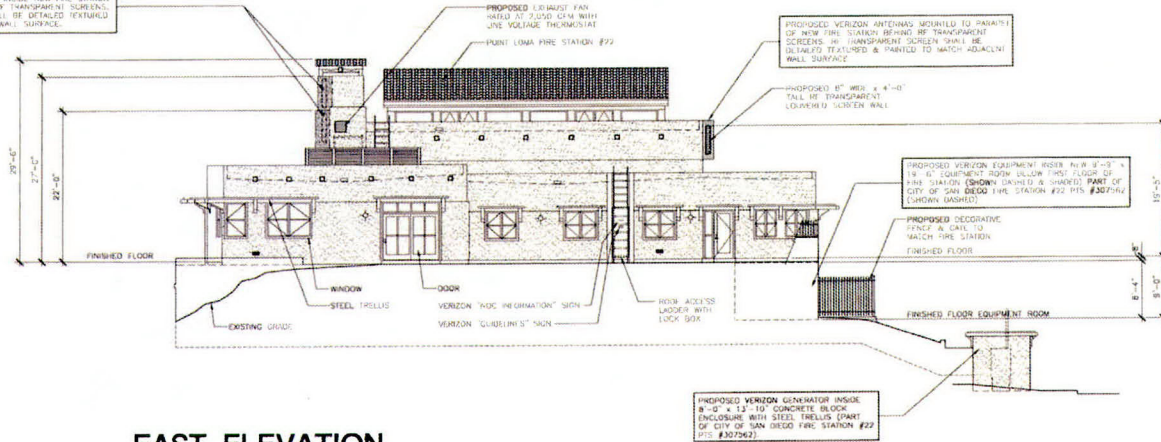
SHEET TITLE  
**GENERATOR ENCLOSURE  
ELEVATIONS**

PROJECTS/Person/11144en

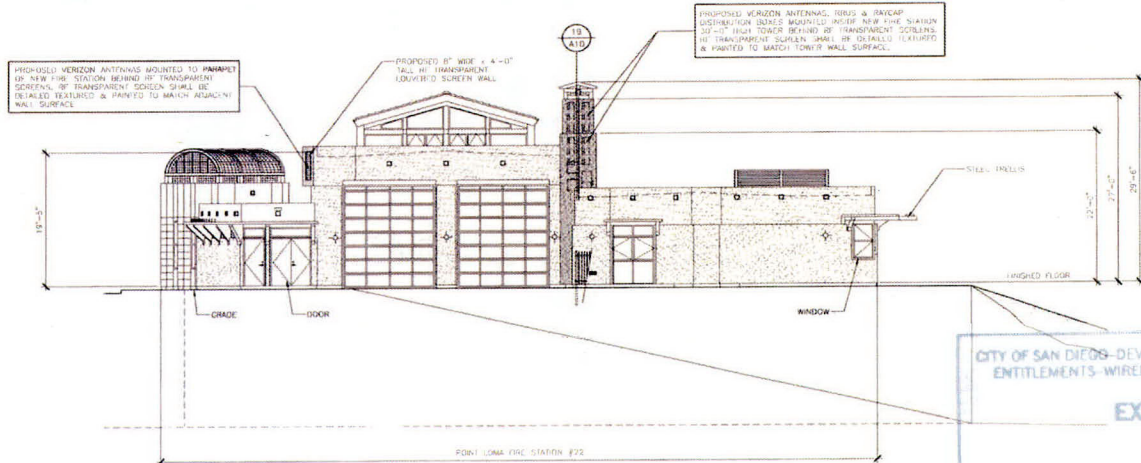
**A-6**



PROPOSED VERIZON ANTENNAS, RUS & RAYCAP DISTRIBUTION BOXES MOUNTED INSIDE NEW FIRE STATION 30'-0" HIGH TOWER BEHIND TRANSPARENT SCREENS. IF TRANSPARENT SCREEN SHALL BE DETAIL TEXTURED & PAINTED TO MATCH TOWER WALL SURFACE.



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



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

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT  
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

**EXHIBIT "A"**

Project Number: 477005

Approval Date: NOV 7, 2016

Signed (1st Sheet): [Signature]

**Booth & Suarez**  
ARCHITECTS INCORPORATED  
FIRE ENGINEERED VILLAGE DRIVE, SUITE 100  
CARLSBAD, CA 92008 (760) 434-8888

PREPARED FOR  
**verizon**

P.O. BOX 15707  
IRVINE, CA 92621-9707  
(949) 222-7000

APPROVALS

|        |      |
|--------|------|
| AEC    | DATE |
| RE     | DATE |
| MT     | DATE |
| INT    | DATE |
| EE/IN  | DATE |
| OPS    | DATE |
| EE/OUT | DATE |

PROJECT NAME  
**POINT LOMA  
FIRE STATION  
RELOCATION**

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

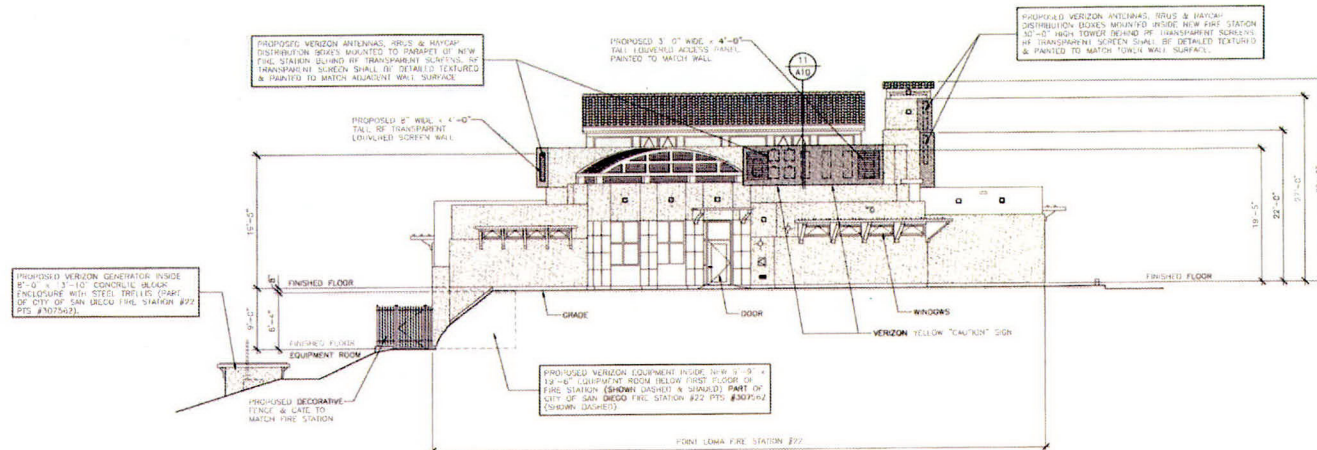
DRAWING DATES

|          |                               |
|----------|-------------------------------|
| 05/31/12 | 2D REVIEW (ej)                |
| 08/02/15 | REVISED 2D (sa)               |
| 12/14/15 | REVISED 2D (sa)               |
|          | (NEW REVISIONS)               |
| 01/08/16 | REVISED 2D (ej)               |
| 01/12/16 | REVISED 2D #1 (sa)            |
|          | (ADDED SECTION VIEW)          |
| 02/25/16 | REVISED 2D #3 (R)             |
|          | (RUS/RAYCAP RELOCATION)       |
| 05/04/16 | REVISED 2D #6 (sa)            |
|          | (PLANNING COMMENTS)           |
| 06/01/16 | REVISED 2D #7 (sa)            |
| 08/02/16 | REVISED 2D #8 (sa)            |
|          | (CIVIL)                       |
| 09/06/16 | REVISED 2D #9 (sa)            |
|          | (REVISED TEMP. SITE LOCATION) |
| 11/04/16 | REVISED 2D #10 (sa)           |
|          | (UPDATE TEMP. SITE LOCATION)  |

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

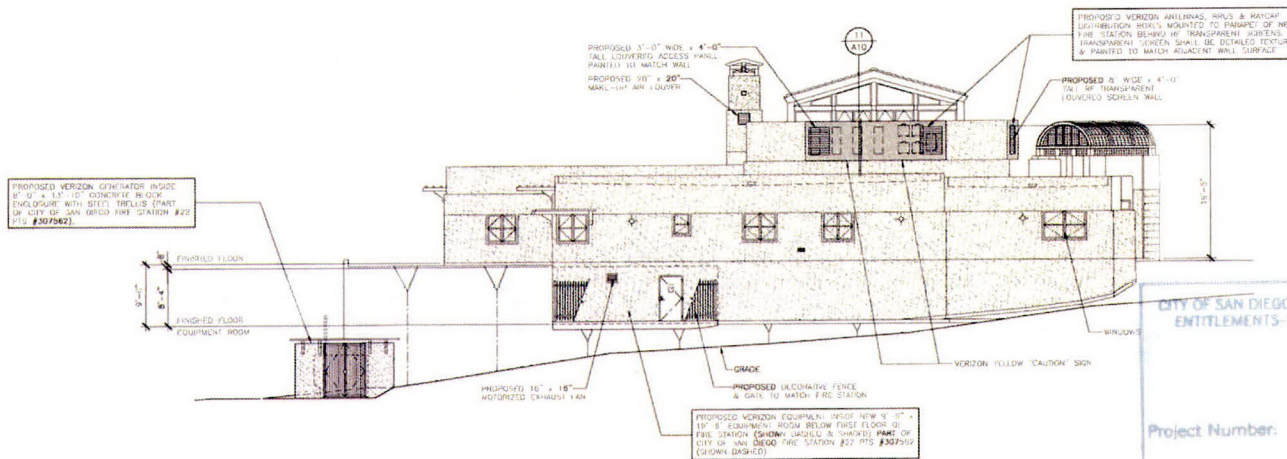
PROJECTS\Verizon\11144cd

**A-7**



**WEST ELEVATION**

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



**NORTH ELEVATION**

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

PREPARED FOR  
**verizon**

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

**APPROVALS**

|        |      |
|--------|------|
| ARC    | DATE |
| RE     | DATE |
| RF     | DATE |
| INT    | DATE |
| EE/IN  | DATE |
| OPS    | DATE |
| EE/OUT | DATE |

**PROJECT NAME**

**POINT LOMA  
FIRE STATION  
RELOCATION**

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

**DRAWING DATES**

|          |                              |
|----------|------------------------------|
| 05/31/12 | TO REVIEW (a)                |
| 08/05/13 | REVISED 20 (a)               |
| 12/14/13 | REVISED 20 (a)               |
|          | (NEW RFS)                    |
| 01/08/14 | REVISED 20 (a)               |
| 01/12/16 | REVISED 20 #4 (a)            |
|          | (ADDED SECTION VIEW)         |
| 02/25/16 | REVISED 20 #5 (b)            |
|          | (RDU/RAN/CAP RELOCATION)     |
| 03/04/16 | REVISED 20 #6 (a)            |
|          | (PLANNING COMMENTS)          |
| 06/01/16 | REVISED 20 #7 (a)            |
| 08/02/16 | REVISED 20 #8 (a)            |
|          | (EWE)                        |
| 07/08/16 | REVISED 20 #9 (a)            |
|          | (REVISED TEMP SITE LOCATION) |
| 11/04/16 | REVISED 20 #10 (a)           |
|          | (UPDATE TEMP SITE LOCATION)  |

**SHEET TITLE**

**EXTERIOR  
ELEVATIONS**

PROJECTS/Verizon/111442d

**A-8**

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT  
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

**EXHIBIT "A"**

Project Number:

477005

Approval Date:

NOV. 7, 2016

Signed (1st Sheet):



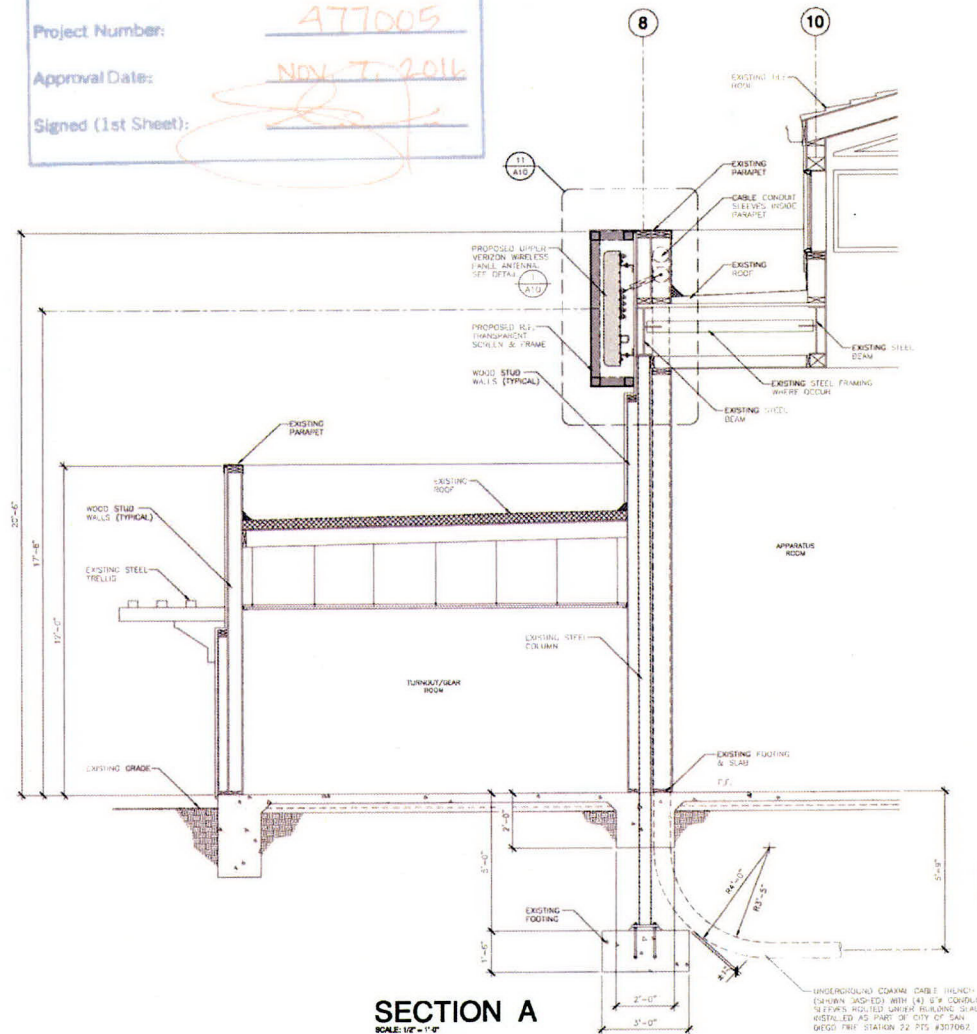
CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT  
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

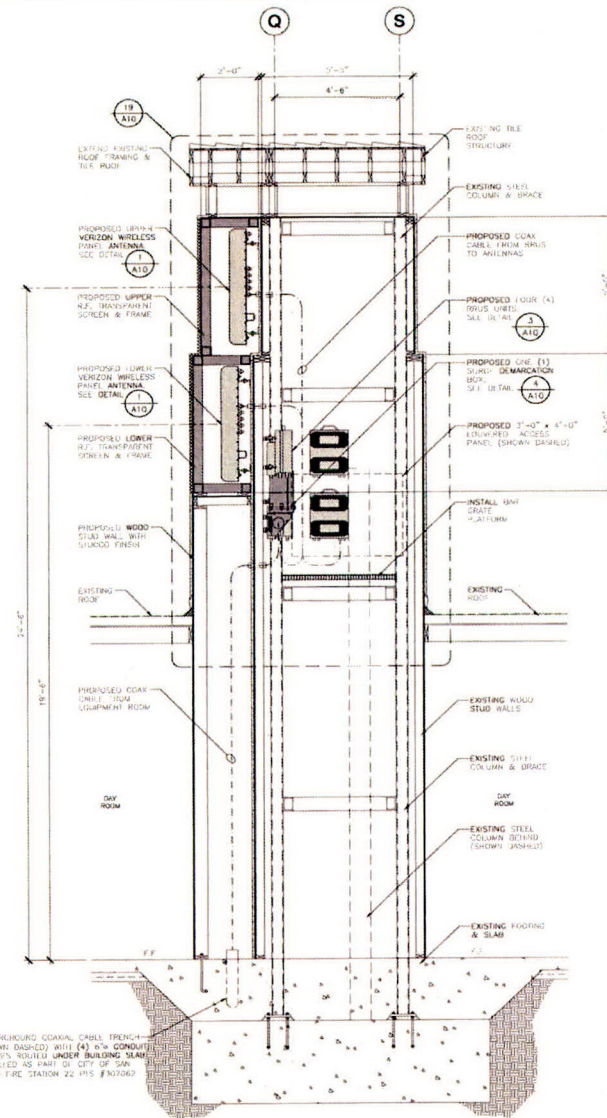
Project Number: 477005

Approval Date: NOV 7, 2016

Signed (1st Sheet): [Signature]



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



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

**Booth Suarez &**  
ARCHITECTURE INCORPORATED  
135 CATALINA AVENUE SUITE 201  
CARLSBAD, CA 92008 (760) 434-6474

PREPARED FOR

**verizon**

P.O. BOX 19707  
IRVINE, CA 92613-9707  
(949) 222-7000

APPROVALS

|        |      |
|--------|------|
| A&C    | DATE |
| RE     | DATE |
| RF     | DATE |
| INT    | DATE |
| EE/IN  | DATE |
| GPS    | DATE |
| EE/OUT | DATE |

PROJECT NAME

**POINT LOMA  
FIRE STATION  
RELOCATION**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES

|          |                              |
|----------|------------------------------|
| 05/31/12 | 2D REVIEW (a)                |
| 06/05/13 | REVISED 2D (a)               |
| 12/11/13 | REVISED 2D (a)               |
|          | (NEW REVISION)               |
| 01/06/16 | REVISED 2D (a)               |
| 01/12/16 | REVISED 2D #1 (a)            |
|          | (LACED SECTION VIEW)         |
| 02/25/16 | REVISED 2D #5 (b)            |
|          | (RUL/RAV/CAV RELOCATION)     |
| 05/09/16 | REVISED 2D #6 (a)            |
|          | (PLANNING COMMENTS)          |
| 06/01/16 | REVISED 2D #7 (a)            |
| 08/02/16 | REVISED 2D #8 (a)            |
|          | (C&E)                        |
| 09/06/16 | REVISED 2D #9 (a)            |
|          | (REVISED TEMP SITE LOCATION) |
| 11/24/16 | REVISED 2D #10 (a)           |
|          | (UPDATE TEMP SITE LOCATION)  |

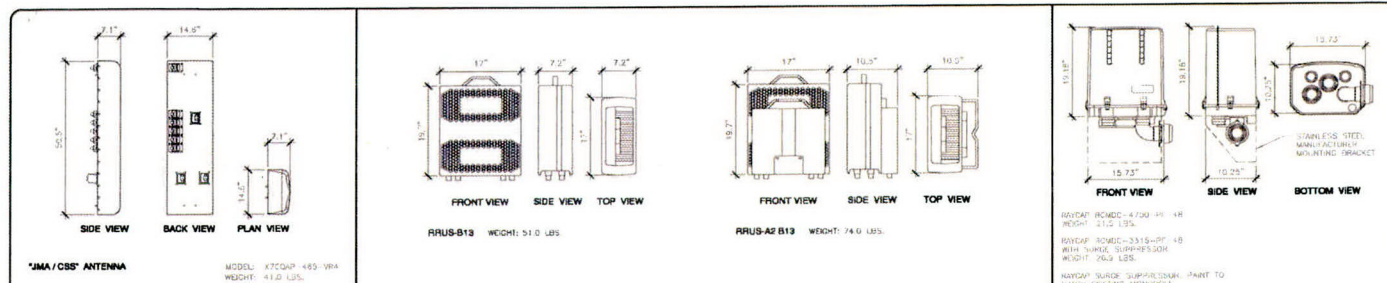
SHEET TITLE

SECTIONS

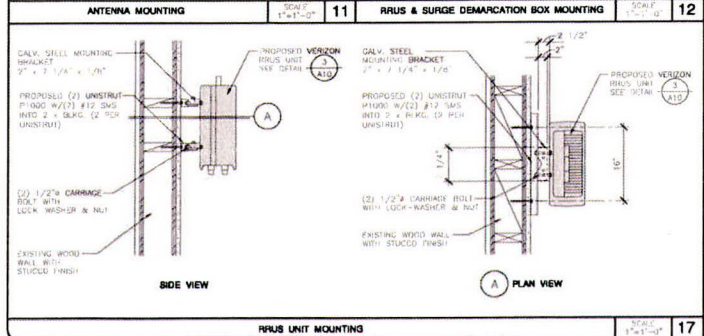
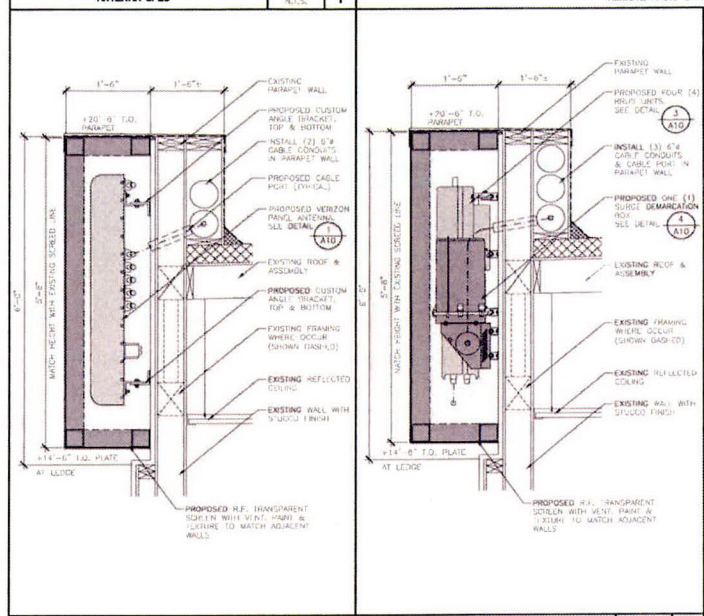
PROJECTS\Verizon\111442d

**A-9**

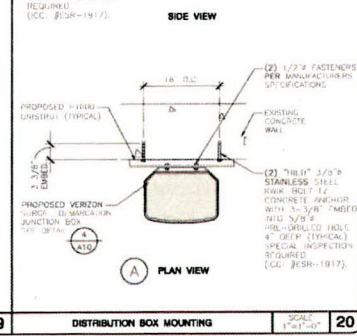
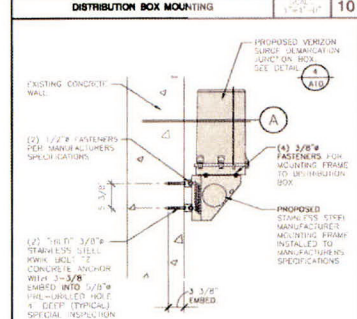
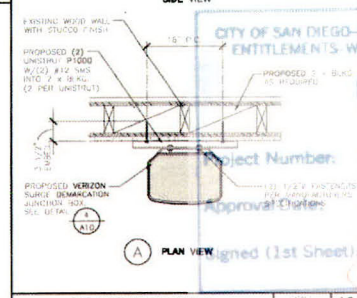
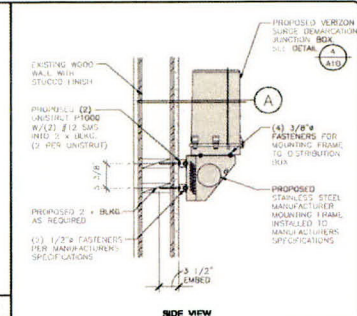




ANTENNA SPEC SCALE: 1/8"=1'-0" 1  
REMOTE RADIO UNITS SCALE: 1/8"=1'-0" 3  
DISTRIBUTION BOX SCALE: 1/8"=1'-0" 4



RRUS UNIT MOUNTING SCALE: 1/8"=1'-0" 17  
ANTENNA MOUNTING SCALE: 1/8"=1'-0" 19  
DISTRIBUTION BOX MOUNTING SCALE: 1/8"=1'-0" 20



DISTRIBUTION BOX MOUNTING SCALE: 1/8"=1'-0" 20

**Booth & Suarez**  
ARCHITECTS  
105 CATALINA BLVD. SUITE 107  
SAN DIEGO, CA 92107  
(619) 444-1474

PREPARED FOR  
**verizon**

CITY OF SAN DIEGO - DEVELOPMENT DEPARTMENT  
ENTITLEMENTS - WIRELESS COMMUNICATIONS FACILITIES  
EXHIBIT 'A'  
APPROVALS  
DATE  
DATE  
DATE  
DATE  
DATE  
DATE  
DATE  
DATE

PROJECT NAME  
**POINT LOMA FIRE STATION RELOCATION**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES  
02/31/12 2D REVIEW (4)  
08/25/15 REVISED 2D (5a)  
12/14/15 REVISED 2D (5a)  
01/06/16 REVISED 2D (4)  
01/12/16 REVISED 2D #4 (4)  
02/25/16 REVISED 2D #4 (4)  
03/09/16 REVISED 2D #4 (4)  
04/01/16 REVISED 2D #4 (4)  
04/02/16 REVISED 2D #4 (4)  
09/06/16 REVISED 2D #4 (4)  
11/04/16 REVISED 2D #4 (4)

SHEET TITLE  
**DETAILS**

PROJECTS/VERSIONS/1144444

**A-10**



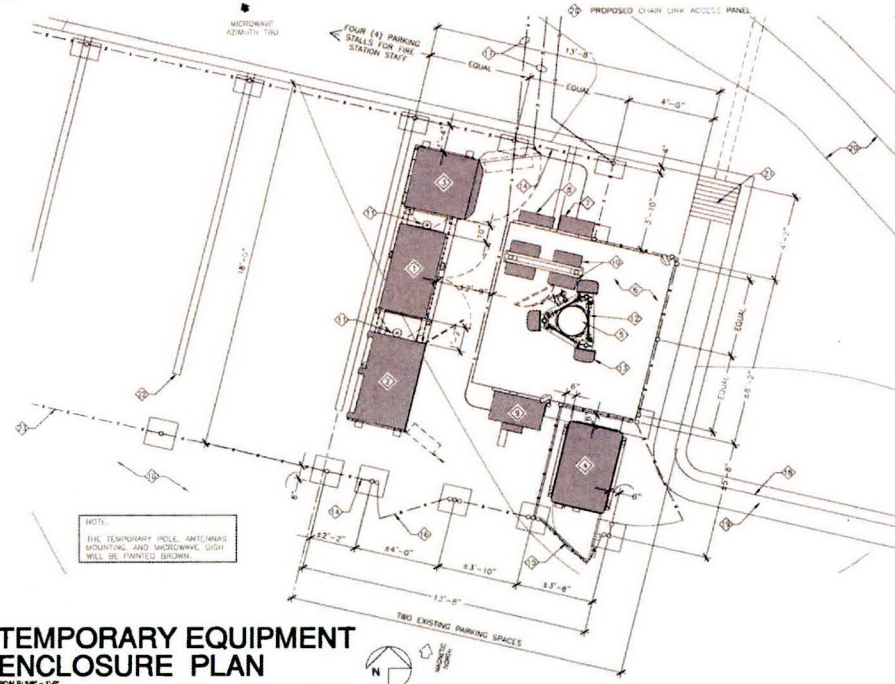


NOTE:  
 ① INSTALL COMMUSCOPE SDHHH-10650 PANEL ANTENNAS: 72.0" TALL X 11.9" W X 7.1" DEEP, WGT 40.6 LBS. SEE DETAIL  
 ② INSTALL 2 RUNS OF COAX (DUPLEXED) FOR 700 LTE & 850 CDMA, 2 RUNS FOR PCS LW20, AND 2 RUNS FOR AWS  
 LTE FOR A TOTAL OF 6 CABLES PER SECTOR



The diagram illustrates the antenna system. The left portion is a side elevation showing a central vertical structure with two large, shaded rectangular panels on either side. Dimensions and components are indicated by circled numbers: 1 points to the lower panel, 2 to the central structure, 3 to the upper panel, 4 to a horizontal beam, 5 to a vertical support, and 6 to a small component. A dimension  $L=37$  is shown on the left. The right portion is a top-down view of the antenna system, showing a central circular area surrounded by four large, shaded rectangular panels. Labels indicate the azimuth angles for different components: 'MICROWAVE AZIMUTH 180', 'BEAM AZIMUTH 280', 'LAWA AZIMUTH 10', and 'LAWA AZIMUTH 100'. Various components are also labeled with circled numbers 1 through 6, corresponding to the side view.

# TEMPORARY ANTENNA PLAN & ELEVATION



## TEMPORARY EQUIPMENT ENCLOSURE PLAN

- PROPOSED VERIZON CARRIER OUTDOOR EQUIPMENT ENCLOSURE "HIS 6100" 51-1/4" HIGH X 22" DEEP X 28" DEEP (772.53 LBS.) MOUNTED TO CONCRETE BASE
- PROPOSED VERIZON CARRIER OUTDOOR EQUIPMENT CABINET 52" WIDE X 25" HIGH X 35" DEEP (1200 LBS.) MOUNTED TO CONCRETE BASE
- PROPOSED VERIZON CARRIER HUBB7-26 POLYMER/STAINLESS CABEL, 37.5" WIDE X 72.0" HIGH X 25.4" DEEP
- PROPOSED VERIZON POLARIS LINK DIPS, CO-CARRIER WITH 54 GAL. TANK, 32.5" WIDE X 72.0" HIGH X 42.5" DEEP MOUNTED ON 4" HIGH H-PLATE STEEL SLEEPERS
- PROPOSED VERIZON 30' OF 4" HIGH H-PLATE STEEL SLEEPERS
- PROPOSED CARRIER 1' WALLS BULK (4' x 4' x 5" HIGH)
- PROPOSED 200 AMP 740V, 3 PHASE, 4 WIRE, MANUAL TRANSFER SWITCH UNITS MOUNTED TO CONCRETE BASE
- PROPOSED 200 AMP 120/240V SINGLE PHASE, 4 WIRE, ELECTRIC PANEL UNITS MOUNTED TO CONCRETE BASE
- PROPOSED UTILITY BOX UNITS MOUNTED ON CONCRETE BASE
- PROPOSED TRUCKED PANEL RINGS-12 UNITS MOUNTED ON 4-FRAME (TYPICAL OF 4 UNITS TOTAL)
- PROPOSED VERIZON 4" X 11/81 O.D. ANTENNAS MOUNTED ON EQUIPMENT CABINET (TYPE 2 OF 2)
- PROPOSED ADJUSTABLE CABLE MOUNT KIT
- PROPOSED VERIZON ANTENNAS MOUNTED ON 30'-0" HIGH MANHOLE
- PROPOSED TEMPORARY 6' HIGH CHAINLINK FENCE
- PROPOSED CHAIN LINK ACCESS PANEL WITH 1/2" ALUMINUM CHANNEL SECURED TO INSIDE FACE OF PANEL
- EXISTING ASPHALT PARKING LOT
- TEMPORARY AT CONCRETE CURB & FENCED UTILITY ROUTING
- EXISTING CONCRETE POWER
- EXISTING CONCRETE GUTTER
- EXISTING GROUND CONTOURS AT 1'-0" INTERVALS
- EXISTING STORM DRAIN INLET
- EXISTING PARKING STRIPING (TYPICAL)
- PROPOSED CHAIN LINK ACCESS PANELS FOR FIRE DEPARTMENT VEHICLE PARKING
- PROPOSED 2' x 8'-0" LONG GALVANIZED STEEL WPL MOUNT (TYPE OF 3)
- PROPOSED VERIZON 2-W MANHOLE DIA BELOW
- PROPOSED CHAIN LINK ACCESS PANEL



| APPROVALS |      |
|-----------|------|
| AAC       | DATE |
| RE        | DATE |
| RF        | DATE |
| INT       | DATE |
| EE/IN     | DATE |
| OPS       | DATE |
| EE/OUT    | DATE |

PROJECT NAME  
**POINT LOMA  
FIRE STATION  
RELOCATION**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

| DRAWING DATES |                                                 |
|---------------|-------------------------------------------------|
| 05/31/72      | 2D REVISED (c)                                  |
| 06/05/72      | REVISED 2D (ue)                                 |
| 12/16/75      | REVISED 2D (ue)<br>(NEW RFD5)                   |
| 01/08/76      | REVISED 2D (c)                                  |
| 01/17/76      | REVISED 2D #4 (v)<br>(ADDED NEW VIEW)           |
| 02/25/76      | REVISED 2D #5 (b)<br>(RRU/RATCAP RELOCATION)    |
| 05/09/76      | REVISED 2D #6 (w)<br>(PLANNING COMMENTS)        |
| 06/01/76      | REVISED 2D #7 (w)                               |
| 08/02/76      | REVISED 2D #8 (ue)<br>(LML)                     |
| 09/08/76      | REVISED 2D #9 (v)<br>(RMS22 TEMP SITE LOCATION) |
| 11/04/76      | REVISED 2D #10 (v)<br>(RATCAPS SITE LOCATION)   |

SHEET TITLE  
TEMPORARY EQUIPMENT  
ENCLOSURE  
&  
ANTENNA PLANS

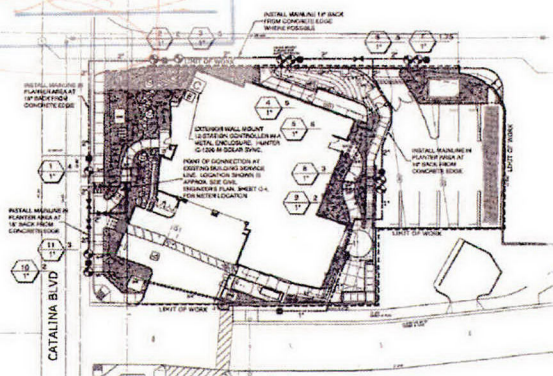
**A-12**



## EXHIBIT "A"

Approval Date:

Signed (1st Sheet):



**HYDROXIZONE 1**  
 Plant Material: Native drought tolerant water use plant  
 Plant Conditions: 799 - 0.2  
 Annual Tissue Concentration (ppm) (274 - 4)  
 Leaf Surface Area (SA) - 528 sq. ft.  
 Ingestion Type - 60% Absorption  
 Ingestion Efficiency (ppm) (0.05)

**HYDROXIZONE 2**  
 Plant Material: Native drought tolerant water use plant  
 Plant Conditions: 799 - 0.2  
 Annual Tissue Concentration (ppm) (274 - 4)  
 Leaf Surface Area (SA) - 291 sq. ft.  
 Ingestion Type - 60% Absorption  
 Ingestion Efficiency (ppm) (0.06)

#### MAXIMUM APPLIED WATER ALLOWANCE CALCULATION - HAWAII

HYDROGEN 1  
 $\delta_{\text{H}} = 2.71(\text{s}, 3\text{H}, \text{CH}_3) + 7.14(\text{d}, 2\text{H})$ 

$ETW_1 = (41)(54,523.2 \times 0.021 + 0.739)$   
 $ETW_1 = 2,360 \text{ dollars per Year}$   
 $ETW_2 = 2,360 / 748 = 3.15 \text{ PMPY (Pounds per 1000 Gallons per Year)}$   
 HYDROCHLORIC ACID  
 $ETW_1 = (41)(54,523.2 \times 0.044 + 1.42)$   
 $ETW_1 = (41)(2,425.69 + 1.42)$   
 $ETW_1 = 1,000 \text{ dollars per Year}$   
 $ETW_2 = 1,000 / 748 = 1.34 \text{ PMPY (Pounds per 1000 Gallons per Year)}$   
 TOTAL FOR ALL HYDROCARBONS  
 $ETW_1 = \text{HYDROCHLORIC ACID}$   
 $ETW_2 = 2,360 + 1,000$   
 $ETW_1 = 3,360 \text{ dollars per Year}$   
 $ETW_2 = 3,360 / 748 = 4.5 \text{ PMPY (Pounds per 1000 Gallons per Year)}$

compatible with A/VTR.

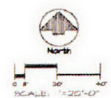
[illegible]

| SYMBOL | DESCRIPTION                      | EQUIPMENT      | MODEL     | UNIT           | NOTES                                                                                                                                                                                                  |
|--------|----------------------------------|----------------|-----------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | Water meter                      | KSB            | 50-100    | 1/2" x 1"      | Document valve and position. Location shown is approximate. Verify in field.                                                                                                                           |
|        | Pressure Transmitter             | Pressure       | SD-10     | 1/2"           | Verify location. See Detail D-1.                                                                                                                                                                       |
|        | Remote Control Valve             | Regn 8000      | Pack 2000 | See Plan (P-1) | Verify. Existing structure may be used. Verify location and size of existing structure.                                                                                                                |
|        | Quick-Closing Valve              | Pressure Valve |           |                | Verify location and size of existing structure.                                                                                                                                                        |
|        | Ball Valve                       | KSB            | 100-1000  | 1/2" to 1"     | See Detail D-1. Install in 90° turned valve line.                                                                                                                                                      |
|        | Controller                       | F-1000         | 1000-1000 | 1/2" to 1"     | Existing structure may be used. In existing structure, verify location and size of existing structure. Verify location and size of existing structure. Verify location and size of existing structure. |
|        | Electrical Connection            |                |           |                | Verify location and size of existing structure. Verify location and size of existing structure. Verify location and size of existing structure.                                                        |
|        | Check Valve                      | KSB            | 100-1000  | 1/2" to 1"     | Verify location and size of existing structure. Verify location and size of existing structure. Verify location and size of existing structure.                                                        |
|        | Pneumatically Operated Valve     | PVC            | 100-1000  | 1/2" to 1"     | Verify location and size of existing structure. Verify location and size of existing structure. Verify location and size of existing structure.                                                        |
|        | Non-pneumatically Operated Valve | PVC            | 100-1000  | 1/2" to 1"     | Verify location and size of existing structure. Verify location and size of existing structure. Verify location and size of existing structure.                                                        |
|        | Control Station                  |                |           |                | Verify location and size of existing structure. Verify location and size of existing structure. Verify location and size of existing structure.                                                        |

NOTE: ALL SPRAY HEADS ARE TO BE EQUIPPED WITH BUILT IN CHECK VALVES. ALL SPRAY HEADS TO BE EQUIPPED WITH A PRESSURE COMPENSATING DEVICE. ALL HEADS ARE TO BE ADJUSTED TO PROVIDE BEST COVERAGE TO THE LANGSCAPE AREA WITHOUT OVER SPRAY ONTO BUILDINGS, WALLS, WALKWAYS AND PARKING.

1. All landscape installation shall be in accordance with the City of San Diego's Land

- [illegible]



## POINT LOMA FIRE STATION NO. 22

### IRRIGATION PLAN

[illegible]

SEE SHEET L-3 AND L-4 FOR IRRIGATION DETAILS  
SEE SHEET L-5 FOR SPECIFICATIONS

| <b>CONSTRUCTION CHANGE / ADDENDUM</b> |             |                                          |                      | <b>PENDING</b>                                                                                  |
|---------------------------------------|-------------|------------------------------------------|----------------------|-------------------------------------------------------------------------------------------------|
| <b>CHANGE</b>                         | <b>DATE</b> | <b>AFFECTED OR ADDED EXIST. NUMBER/S</b> | <b>APPROVING NO.</b> |                                                                                                 |
|                                       |             |                                          |                      | 0 _____ )<br>_____                                                                              |
|                                       |             |                                          |                      | <b>IF THIS BILL INCLUDES<br/>ANY MEASURE OF THE<br/>TYPE CONTAINED IN<br/>NEXT TWO COLUMNS,</b> |

CITY OF SAN DIEGO  
PUBLIC WORKS PROJECT

CONSULTANT

 **TESHIMA DESIGN GROUP**  
LANDSCAPE ARCHITECTURE LAND PLANNING  
190 JURENSBURG AVE. SUITE 130 SAN DIEGO, CA 92116  
TEL 619 434-8844 FAX 619 434-8845

TEG JOB NO. 04-02 DATE 10-5-15

**FOR REFERENCE ONLY**

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
155 CHERRY VILLAGE DRIVE Suite 09  
CALLEASO CA 95008 (FAX) 424-8474

PREPARED FOR

**verizon<sup>✓</sup>**

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

|       |      |
|-------|------|
| INC   | DATE |
| EC    | DATE |
| F     | DATE |
| IT    | DATE |
| C/IN  | DATE |
| PS    | DATE |
| C/OUT | DATE |

PROJECT NAME

## POINT LOMA FIRE STATION RELOCATION

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

|          |                                                    |
|----------|----------------------------------------------------|
| 05/31/12 | 2D REVIEW (ed)                                     |
| 08/05/15 | REVISED 2D (su)                                    |
| 12/14/15 | REVISED 2D (su)<br>(NEW RFS)                       |
| 01/08/16 | REVISED 2D (su)                                    |
| 01/27/16 | REVISED 2D #4 (su)<br>(ADDED SECTION VIEW)         |
| 02/25/16 | REVISED 2D #5 (su)<br>(RRU/RATCAP RELLOCATION)     |
| 05/05/16 | REVISED 2D #6 (su)<br>(PLANNING COMMENTS)          |
| 06/01/16 | REVISED 2D #7 (su)                                 |
| 08/02/16 | REVISED 2D #8 (su)<br>(EMC)                        |
| 09/06/16 | REVISED 2D #9 (su)<br>(REVISED TEMP SITE LOCATION) |
| 11/04/18 | REVISED 2D #10 (su)<br>(UPDATE TEMP SITE LOCATION) |

SWEET TITLE

**IRRIGATION PLAN  
(FOR REFERENCE ONLY)**

PROJECTS\Verizon\11144rd

L-1







Signed (1st Sheet):

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

|        |      |
|--------|------|
| A&C    | DATE |
| RC     | DATE |
| RY     | DATE |
| INT    | DATE |
| EE/IN  | DATE |
| OPS    | DATE |
| EE/OUT | DATE |

# POINT LOMA FIRE STATION RELOCATION

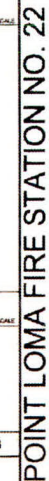
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

05/31/12 ZD REVISION (d)  
06/05/15 REVISED ZD (ue)  
12/14/15 REVISED ZD (oo)  
(NEW RFDs)  
01/08/16 REVISED ZD (c)  
01/12/16 REVISED ZD #4 (sv)  
1/10/16 LAGO SECTION VIEW  
02/25/16 REVISED ZD #5 (b)  
(RRU/RAYCAP RELOCATION)  
05/09/16 REVISED ZD #6 (sv)  
(PLANNING COMMENTS)  
06/01/16 REVISED ZD #7 (sv)  
08/02/15 REVISED ZD #8 (sa)  
(LME)  
09/08/16 REVISED ZD #9 (sv)  
(REVISED TEMP SITE LOCATION)  
11/04/16 REVISED ZD #10 (sv)  
(UPDATE TEMP SITE LOCATION)

**IRRIGATION DETAILS  
(FOR REFERENCE ONLY)**

PROJECTS\Verizon\11144zd

**L-3**



FOR REFERENCE ONLY







## EXHIBIT "A"

Signed (1st Sheet)

Signed (1st Sheet): \_\_\_\_\_

### PLANTING SPECIFICATIONS

- [illegible]

### Instructions and Observation

- [illegible]

## SPECIFICATIONS

[illegible]

BOOTH &amp; SUAREZ

**verizon<sup>✓</sup>**

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

ANC DATE

|         |      |
|---------|------|
| ABC     | DATE |
| DE      | DATE |
| RF      | DATE |
| INT     | DATE |
| E.F./IN | DATE |
| CPS     | DATE |
| EF/OUT  | DATE |

## POINT LOMA

# POINT LOMA FIRE STATION RELOCATION

**DRAWING DATES**

```

05/31/12  ZO REVIEW (ul)
08/05/10  REVISED ZO (uo)
12/14/15  REVISED ZO (uo)
          (NEW RFD)
01/08/16  REVISED ZO (u)
01/12/16  REVISED ZO # (sv)
          (ADDED SECTION VIEW)
02/23/16  REVISED ZO # (u)
          (RDR/RATCAP RELOCATION)
05/09/16  REVISED ZO # (sv)
          (PLANNING COMMENTS)
06/01/16  REVISED ZO #7 (sv)
08/02/16  REVISED ZO #5 (sv)
          (CUT)
09/06/16  REVISED ZO #9 (sv)
          (REVISED TEMP SITE LOCATION)
11/04/16  REVISED ZO #10 (sv)
          (UPDATE TEMP SITE LOCATION)

```

## SPECIFICATIONS

**SPECIFICATIONS  
(FOR REFERENCE ONLY)**

**L-5**



**TESHIMA DESIGN GROUP**  
LANDSCAPE ARCHITECTURE • LAND PLANNING  
800 BLVD/STANBURY AVE. SUITE 400 • SAN DIEGO, CA 92111  
TEL: 619-591-8100 FAX: 619-591-8101



| DESCRIPTION | BY  |
|-------------|-----|
| ORIGINAL    | TDG |
|             |     |

| APPROVED | DATE | FILE NO. |
|----------|------|----------|
|          |      |          |
|          |      |          |
|          |      |          |

ACT NUMBER  
 202-1689  
 OF COORDINATE  
 204-1689

**SPEC**  
**(FOR RE**

**ICATIONS  
RENCE ONLY**

1

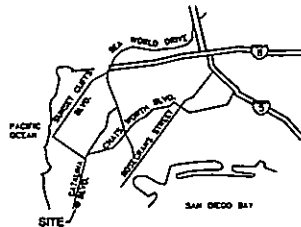


## POINT LOMA FIRE STATION

**TEMP. SITE**

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107

### VICINITY MAP



THOMAS CURDE PAGE 1288, A1

ADDRESS  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107

### CONSULTANT TEAM

ARCHITECT:  
WILLIAM BOOTH & ROBERT SUAREZ  
ARCHITECTURE INC.  
225 CARLEBRAD VILLAGE DRIVE, SUITE 02  
CARLEBRAD, CA 92008  
(760) 434-8474  
(760) 434-8298 (FAX)

LEASING:  
PLANCON, INC.  
800 PINEHURST  
202 STATE PLACE  
ESCONDIDO, CA 92029  
(619) 300-2280

PLANNING:  
PLANCON, INC.  
LEBRON DR. DR.  
202 STATE PLACE  
ESCONDIDO, CA 92029  
(760) 287-3003

STRUCTURAL CONSULTANT:  
DAVE SAYRE INC.  
988 SOUTH CLEVELAND STREET  
OCCASIDE, CA 92054  
(760) 888 6335  
(760) 888 6380 (FAX)

### SCALE

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

### PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS  
15500 SAND CANYON AVENUE  
IRVINE, CA 92718  
CONTACT: BOB PHILIPPO  
PHONE: (919) 200-2280

OWNER: CITY OF SAN DIEGO  
800 E STREET, SUITE 800 MS #908A  
SAN DIEGO, CA 92101  
CONTACT: YOUSEF IBRAHIM  
PHONE: (619) 233-1963

PROJECT DESCRIPTION:  
EXISTING VERIZON TELECOMMUNICATION FACILITY.  
THE FOLLOWING MODIFICATIONS ARE PROPOSED:  
• PROPOSED TEMPORARY VERIZON TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CHAIN LINK FENCE ENCLOSURE  
• INSTALLATION OF THREE (3) VERIZON PANEL ANTENNAS ON A 30'-0" HIGH POLE.  
• PROPOSED BACK UP SOLAR GENERATOR WITH 24 GAL DIESEL FUEL TANK LOCATED INSIDE HEP EQUIPMENT ENCLOSURE.  
• INSTALLATION OF TEMPORARY UTILITY FEED & POWER FROM MAIN POINT OF CONNECTION TO EQUIPMENT ENCLOSURE.

LEGAL DESCRIPTION:  
PUBLIC LOT 198 PORTION PARCEL PER RECORD OF SURVEY 11809 ALEXANDRIA  
PROJECT ADDRESS: 1055 CATALINA BLVD.  
SAN DIEGO, CA 92107

ASSESSORS PARCEL NUMBER: 531-110-11-00  
EXISTING ZONING: RS 1-1

PROPOSED PROJECT AREA:  
OPTION 1 270 S.F.  
OPTION 2 166 S.F.

PROPOSED OCCUPANCY: B  
NOTES: THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITY ON SITE: VERIZON WIRELESS

### SHEET SCHEDULE

T-1 TITLE SHEET & PROJECT DATA  
A-0 SITE PLAN  
A-1.1 EQUIPMENT ENCLOSURE PLAN (OPTION 1)  
A-1.2 EQUIPMENT ENCLOSURE PLAN (OPTION 2)

### APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
CALIFORNIA BUILDING CODE, 2013 EDITION  
CALIFORNIA PLUMBING CODE, 2013 EDITION  
CALIFORNIA MECHANICAL CODE, 2013 EDITION  
CALIFORNIA ELECTRICAL CODE, 2013 EDITION  
CALIFORNIA ENERGY CODE, 2013 EDITION  
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

BOOTH &  
SUAREZ  
ARCHITECTS II INCORPORATED

221 CLEVELAND STREET, SUITE 100  
SAN DIEGO, CA 92101  
(619) 233-1963



PREPARED FOR

verizon

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

### APPROVALS

| DATE | DATE |
|------|------|
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |

### PROJECT NAME

POINT LOMA  
FIRE STATION  
TEMP. SITE

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

### DRAWING DATES

| DATE     | REVISION                |
|----------|-------------------------|
| 03/27/15 | REV TO REVIEW (W)       |
| 04/06/15 | 100% TO (W)             |
| 05/06/15 | REVISED TO #1 (W)       |
| 05/10/15 | CITY REVIEW (W)         |
| 07/29/15 | REVISED TO #2 (W)       |
| 08/20/15 | (MAGD. COMMENTS)        |
| 09/22/15 | REVISED TO #4 (W)       |
| 09/25/15 | REVISED TO #5 (W)       |
| 07/15/16 | DESIGN OPTIONS (W)      |
| 07/15/16 | REVISED TO #6 (W)       |
| 07/15/16 | (RE MOVE ISSUE SUMMARY) |

### SHEET TITLE

TITLE SHEET  
&  
PROJECT DATA

PROJECT: 1055 CATALINA BLVD. TEMP

T-1





APPROVALS

|        |      |
|--------|------|
| A&C    | DATE |
| RE     | DATE |
| RF     | DATE |
| INT    | DATE |
| EE/N   | DATE |
| OPS    | DATE |
| EE/OUT | DATE |

PROJECT NAME  
**POINT LOMA  
FIRE STATION  
TEMP. SITE**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES

|          |                        |
|----------|------------------------|
| 03/27/15 | 90% ZD REVIEW (src)    |
| 04/08/15 | 100% ZD (src)          |
| 05/04/15 | REVISED ZD #1 (aa)     |
| 05/30/15 | CITY REVISION (src)    |
| 07/29/15 | REVISED ZD #3 (src)    |
|          | (NADL COMMENTS)        |
| 05/20/16 | REVISED ZD #4 (aa)     |
| 05/25/16 | REVISED ZD #5 (c)      |
| 07/13/16 | DESIGN OPTIONS (aa)    |
| 07/19/16 | REVISED ZD #6 (aa)     |
|          | (REMOVE ISSUE SUMMARY) |

SHEET TITLE  
**EQUIPMENT  
ENCLOSURE PLAN  
(OPTION 1)**

PROJECTS\verizon\11144 TEMP

**A-1.1**

**KEY NOTES:**

- 1. PROPOSED VERIZON "ENDUSER" OUTDOOR EQUIPMENT ENCLOSURE "RBS 6102T", 51-1/4" WIDE X 35" HIGH X 28" DEEP (772.53 LBS.) MOUNTED ON 4" HIGH W-FLANGE STEEL SLEEPERS
- 2. PROPOSED VERIZON "CMO" OUTDOOR EQUIPMENT CABINET, 52" WIDE X 55" HIGH X 30" DEEP (1250 LBS.) MOUNTED ON 4" HIGH W-FLANGE STEEL SLEEPERS
- 3. PROPOSED VERIZON COMMSCOPE RBA72-36 POWER/BATTERY CABINET, 37.3" WIDE X 55.9" HIGH X 39.4" DEEP MOUNTED ON 4" HIGH W-FLANGE STEEL SLEEPERS
- 4. PROPOSED VERIZON POLAR 10KW DIESEL GENERATOR WITH 24GAL TANK, 32.5" WIDE X 86.6" HIGH X 42.5" DEEP MOUNTED ON 4" HIGH W-FLANGE STEEL SLEEPERS
- 5. PROPOSED VERIZON 30'-0" HIGH MONOPOLE
- 6. PROPOSED CONCRETE BALLAST BASE (8' X 8' X 5' HIGH)
- 7. PROPOSED MANUAL TRANSFER SWITCH MOUNTED ON H-FRAME
- 8. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED ON H-FRAME
- 9. PROPOSED TELCO UTILITY BOX MOUNTED ON H-FRAME. FIELD VERIFY WITH VERIZON
- 10. PROPOSED STACKED PAIR RRUS-12 UNITS MOUNTED ON H-FRAME (TYPICAL OF 4 RRUS UNITS TOTAL)
- 11. PROPOSED VERIZON E/911 GPS ANTENNAS MOUNTED ON EQUIPMENT CABINET (TYP. OF 2)
- 12. PROPOSED ADJUSTABLE CHAIN MOUNT KIT
- 13. PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED ON 30'-0" HIGH MONOPOLE
- 14. PROPOSED 8'-0" HIGH CHAINLINK FENCE WITH 1/2" PLYWOOD SHEATHING SECURED TO INSIDE FACE OF FENCE PAINTED ON BOTH SIDES
- 15. PROPOSED CHAIN LINK ACCESS PANELS WITH 1/2" PLYWOOD SHEATHING SECURED TO INSIDE FACE OF PANEL (TYPICAL)
- 16. EXISTING ASPHALT PARKING
- 17. TEMPORARY UNDERGROUND POWER & TELCO UTILITY ROUTING
- 18. EXISTING CONCRETE CURB
- 19. EXISTING CONCRETE GUTTER
- 20. EXISTING GRADE CONTOURS AT 1'-0" INTERVALS
- 21. EXISTING STORM DRAIN INLET
- 22. EXISTING PARKING STRIPING (TYPICAL)



**EQUIPMENT ENCLOSURE PLAN  
(OPTION 1)**  
SCALE: 3/8" = 1'-0"





PROPOSED FIRE STATION  
BUILDING FOOTPRINT  
(UNDER CONSTRUCTION)



**EQUIPMENT ENCLOSURE PLAN  
(OPTION 2)**

SCALE: 3/4\" = 1'-0"



**KEY NOTES:**

1. PROPOSED VERIZON "ENCODER" OUTDOOR EQUIPMENT ENCLOSURE "RBS 6102" 51'-1/4" WIDE X 55" HIGH X 28" DEEP (772.53 LBS.) MOUNTED ON 4" HIGH W-FLANGE STEEL SLEEPERS
2. PROPOSED VERIZON "CWO" OUTDOOR EQUIPMENT CABINET, 52" WIDE X 55" HIGH X 30" DEEP (1200 LBS.) MOUNTED ON 4" HIGH W-FLANGE STEEL SLEEPERS
3. PROPOSED VERIZON COMMSCOPE RB72-36 POWER/BATTERY CABINET, 37.3" WIDE X 85.9" HIGH X 39.4" DEEP MOUNTED ON 4" HIGH W-FLANGE STEEL SLEEPERS
4. PROPOSED VERIZON POLAR 10KW DIESEL GENERATOR WITH SAGAL TANK, 32.5" WIDE X 86.6" HIGH X 42.5" DEEP MOUNTED ON 4" HIGH W-FLANGE STEEL SLEEPERS
5. PROPOSED VERIZON 30'-0" HIGH TAPERED WOOD POLE
6. PROPOSED CONCRETE PAD
7. PROPOSED MANUAL TRANSFER SWITCH MOUNTED ON H-FRAME
8. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED ON H-FRAME
9. PROPOSED TELCO UTILITY BOX MOUNTED ON H-FRAME. FIELD VERIFY WITH VERIZON
10. PROPOSED STACKED PAIR RRUS-12 UNITS MOUNTED ON H-FRAME (TYPICAL OF 4 RRUS UNITS TOTAL)
11. PROPOSED VERIZON E/911 GPS ANTENNAS MOUNTED ON EQUIPMENT CABINET (TYP. OF 3)
12. PROPOSED TAPER ADJUSTABLE CHAIN MOUNT KIT
13. PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED ON 30'-0" HIGH TAPERED WOOD POLE
14. PROPOSED 8'-0" HIGH CHAINLINK FENCE WITH 1/2" PLYWOOD SHEATHING SECURED TO INSIDE FACE OF FENCE. PAINTED ON BOTH SIDES
15. PROPOSED 3'-0" WIDE CHAIN LINK ACCESS GATE WITH 1/2" PLYWOOD SHEATHING SECURED TO INSIDE FACE OF GATE
16. EXISTING ASPHALT PARKING TO REMAIN DURING CONSTRUCTION. FIELD VERIFY WITH FIRE STATION GENERAL CONTRACTOR
17. TEMPORARY UNDERGROUND POWER & TELCO UTILITY ROUTING. FIELD VERIFY ROUTE WITH FIRE STATION GENERAL CONTRACTOR
18. PROPOSED CONCRETE RETAINING WALL WITH 6'-0" HIGH WROUGHT IRON FENCE CONSTRUCTED AS PART OF PROPOSED FIRE STATION PROJECT (NOT PART OF THIS APPLICATION)
19. EXISTING CONCRETE RETAINING WALL
20. EXISTING GRADE CONTOURS AT 1'-0" INTERVALS
21. PROPOSED WROUGHT IRON FENCE INSTALLED IN PLACE OF EXISTING GUARDRAILS ON EXISTING WALL AS PART OF PROPOSED FIRE STATION PROJECT (NOT PART OF THIS APPLICATION)
22. PROPOSED TRASH AND RECYCLING ENCLOSURE CONSTRUCTED AS PART OF PROPOSED FIRE STATION PROJECT (NOT PART OF THIS APPLICATION)
23. PROPOSED BIKE RACK CONSTRUCTED AS PART OF PROPOSED FIRE STATION PROJECT (NOT PART OF THIS APPLICATION)
24. PROPOSED AREA DRAIN CONSTRUCTED AS PART OF PROPOSED FIRE STATION PROJECT (NOT PART OF THIS APPLICATION)
25. PROPOSED GAS OUTLET FOR BAR-B-QUE INSTALLED AS PART OF PROPOSED FIRE STATION PROJECT (NOT PART OF THIS APPLICATION)

**BOOTH &  
SUAREZ**

ARCHITECTURE INCORPORATED  
101 CATALINA AVENUE SUITE 300  
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

**verizon**

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

**APPROVALS**

|        |      |
|--------|------|
| AAC    | DATE |
| RE     | DATE |
| RF     | DATE |
| INT    | DATE |
| EE/IN  | DATE |
| OPS    | DATE |
| EE/OUT | DATE |

**PROJECT NAME**

**POINT LOMA  
FIRE STATION  
TEMP. SITE**

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

**DRAWING DATES**

03/27/15 90% ZD REVIEW (arc)  
04/06/15 100% ZD (arc)  
05/04/15 REVISED ZD #1 (ap)  
05/30/15 CITY REVISION (arc)  
07/29/15 REVISED ZD #3 (arc)  
05/20/16 (NADEL COMMENTS)  
05/25/16 REVISED ZD #4 (arc)  
07/13/16 REVISED ZD #5 (hc)  
07/19/16 DESIGN OPTIONS (ap)  
07/19/16 REVISED ZD #6 (arc)  
(REMOVE ISSUE SUMMARY)

**SHEET TITLE**

**EQUIPMENT  
ENCLOSURE PLAN  
(OPTION 2)**

PROJECTS\verizon\11144 TEMP

**A-1.2**



City of San Diego  
**JOB #221919-008**  
thru Today

#### JOB INFO

|                     |                               |                  |            |                        |                        |                   |                                                     |
|---------------------|-------------------------------|------------------|------------|------------------------|------------------------|-------------------|-----------------------------------------------------|
| <b>Job #</b>        | <b>221919</b>                 | <b>Ext</b>       | <b>008</b> | <b>Title</b>           | <b>FS 22 Re-design</b> | <b>Category</b>   | <b>Lease</b>                                        |
| <b>Agent</b>        | Morero, E                     |                  |            | <b>Group</b>           | Asset Mgmt             | <b>Status</b>     | Pending <input checked="" type="checkbox"/> Telecom |
| <b>Agreement</b>    | R201FS                        | 003              |            | <b>A01</b>             | R00346                 | <b>Start Date</b> | 01/29/14                                            |
| <b>Lessee</b>       | VERIZON WIRELESS/02           |                  |            |                        |                        | <b>Complete</b>   | <b>Target</b>                                       |
| <b>Customer</b>     | VERIZON WIRELESS/02           |                  |            |                        |                        |                   | <b>File Loc</b>                                     |
| <b>Type (Old)</b>   |                               |                  |            |                        |                        | ACQUISITION ONLY  |                                                     |
| <b>Location</b>     | 1055 CATALINA BLVD., PT. LOMA |                  |            |                        |                        | <b>AcqType</b>    | <b>Work Ord #</b>                                   |
| <b>Site #</b>       | R201FS                        | FIRE STATION #22 |            |                        | <b>Financing</b>       |                   |                                                     |
|                     |                               |                  |            |                        | <b># Parcels</b>       | <b>Assigned</b>   | <b>Completed</b>                                    |
| <b>Council Dist</b> |                               |                  |            | <b>Thomas Bros</b>     | VALUATION ONLY         |                   |                                                     |
| <b>Int Order</b>    |                               |                  |            | <b>Benefiting Fund</b> | <b>Appraiser</b>       |                   |                                                     |

#### NOTES LOG ENTRIES

| Date     | Entered By  | Category | Entry                                                                                         |
|----------|-------------|----------|-----------------------------------------------------------------------------------------------|
| 01/29/14 | Enza.Morero |          | Verizon submitted plans for new equipment being built at same time as new station being built |
| 01/29/14 | Enza.Morero |          | New Lease will be required                                                                    |

FILE COPY



## NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

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

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

**Project Name:** Verizon Point Loma Fire Station

**Project No. / SCH No.:** 477005

**Project Location-Specific:** 1055 Catalina Boulevard, San Diego, CA 92107

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

**Description of nature and purpose of the Project:** The project proposes a Neighborhood Use Permit (NUP) for a Wireless Communication Facility (WCF) on the new Point Loma Fire Station located at 1055 Catalina Boulevard in the Peninsula Community Planning area; the site is subject to the RS-1-7 zone. The WCF will be housed on a temporary facility, located on the project site, during construction of the Fire Station. The WCF will consist of twelve antennas, an equipment room, and one emergency back-up generator.

**Name of Public Agency Approving Project:** City of San Diego

**FILED**  
Ernest J. Dronenburg, Jr., Recorder County Clerk

**Name of Person or Agency Carrying Out Project:**

Shelly Kilbourn  
PlanCom Inc.  
302 State Place, Suite 200  
Escondido, CA 92029  
(760) 735-4913

NOV 09 2016  
BY  DEPUTY

**Exempt Status: (CHECK ONE)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures)

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described in the Project Description section of this notice, meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

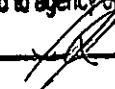


FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on NOV 09 2016

Posted NOV 09 2016 Removed                     

Returned to agency on                     

Deputy 



**Ernest J. Dronenburg, Jr.**  
**COUNTY OF SAN DIEGO**  
**ASSESSOR/RECORDER/COUNTY CLERK**



**ASSESSOR'S OFFICE**

1600 Pacific Highway, Suite 103  
San Diego, CA 92101-2480  
Tel. (619) 236-3771 \* Fax (619) 557-4056

[www.sdarcc.com](http://www.sdarcc.com)

**RECORDER/COUNTY CLERK'S OFFICE**

1600 Pacific Highway, Suite 260  
P.O. Box 121750 \* San Diego, CA 92112-1750  
Tel. (619) 237-0502 \* Fax (619) 557-4155

Transaction #: 373712620161109

Deputy: SORTEGA

Location: COUNTY ADMINISTRATION BUILDING  
09-Nov-2016 12:39

**FEES:**

50.00 Qty of 1 Fee Notice of Exemption for Ref# SD2016 1132

50.00 TOTAL DUE

**PAYMENTS:**

50.00 Check

50.00 TENDERED

**SERVICES AVAILABLE AT  
OFFICE LOCATIONS**

- \* Tax Bill Address Changes
- \* Records and Certified Copies:
  - Birth/ Marriage/ Death/ Real Estate
- \* Fictitious Business Names (DBAs)
- \* Marriage Licenses and Ceremonies
- \* Assessor Parcel Maps
- \* Property Ownership
- \* Property Records
- \* Property Values
- \* Document Recordings

**SERVICES AVAILABLE ON-LINE AT  
[www.sdarcc.com](http://www.sdarcc.com)**

- \* Forms and Applications
- \* Frequently Asked Questions (FAQs)
- \* Grantor/ Grantee Index
- \* Fictitious Business Names Index (DBAs)
- \* Property Sales
- \* On-Line Purchases
  - Assessor Parcel Maps
  - Property Characteristics
  - Recorded Documents



State of California—Natural Resources Agency  
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT#  
SD2016 1132  
STATE CLEARING HOUSE # (If applicable)  
---

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

|                                                                                                                                                                                                                                                                              |                   |             |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------|-------------------------------|
| LEAD AGENCY<br>CITY OF SAN DIEGO                                                                                                                                                                                                                                             |                   |             | DATE<br>11/09/2016            |
| COUNTY/STATE AGENCY OF FILING<br>San Diego                                                                                                                                                                                                                                   |                   |             | DOCUMENT NUMBER<br>*20161132* |
| PROJECT TITLE<br>VERIZON POINT LOMA FIRE STATION                                                                                                                                                                                                                             |                   |             |                               |
| PROJECT APPLICANT NAME<br>SHELLY KILBOURN, PLANCOM INC                                                                                                                                                                                                                       |                   |             | PHONE NUMBER<br>760-735-4913  |
| PROJECT APPLICANT ADDRESS<br>302 STATE PLACE, SUITE 200                                                                                                                                                                                                                      | CITY<br>ESCONDIDO | STATE<br>CA | ZIP CODE<br>92029             |
| PROJECT APPLICANT (Check appropriate box):<br><input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity |                   |             |                               |

CHECK APPLICABLE FEES:

- |                                                                                                     |            |    |         |
|-----------------------------------------------------------------------------------------------------|------------|----|---------|
| <input type="checkbox"/> Environmental Impact Report (EIR)                                          | \$3,070.00 | \$ | _____   |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,210.25 | \$ | _____   |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only) | \$850.00   | \$ | _____   |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$1,043.75 | \$ | _____   |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ | \$50.00 |
| <input type="checkbox"/> Project that is exempt from fees                                           |            |    |         |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)                                    |            |    |         |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |    |         |
| <input type="checkbox"/> Other _____                                                                |            | \$ | _____   |

PAYMENT METHOD:

☐ Cash    ☐ Credit    ☒ Check    ☐ Other 25921

TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

|                                                                                                  |                                                   |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------|
| SIGNATURE<br> | PRINTED NAME AND TITLE<br>SILVIA ORTEGA<br>Deputy |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------|







Nov 30, 2016 11:19 AM  
OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$51.00

PAGES: 13

137  
RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

WHEN RECORDED MAIL TO  
PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006542

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Neighborhood Use Permit No. 1683035  
**VERIZON WIRELESS POINT LOMA FIRESTATION PROJECT NO. 477005**  
DEVELOPMENT SERVICES DEPARTMENT

This Neighborhood Use Permit No. 1683035 is granted by the Development Services Department of the City of San Diego to City of San Diego, Owner, and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0205, 131.0401 and 141.0420. The site is located at 1055 Catalina Boulevard, San Diego, CA 92107 in the RS-1-7 zone(s) of the Peninsula Community Plan. The project site is legally described as all that portion of Pueblo Lot 190 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to install a new Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 7, 2016, on file in the Development Services Department.

The project shall include:

- a. A WCF supporting twelve antennas. Eight antennas shall be façade mounted on the parapet of the new Fire Station behind proposed Fiberglass Reinforced Panel (FRP) screens and four antennas shall be mounted inside the new Point Loma Fire Station No. 22 tower behind FRP screens. All screens shall be painted and textured to match the exterior appearance to the satisfaction of the San Diego Fire Department and the Development Services Department;
- b. The equipment associated with this WCF shall be installed inside the new Point Loma Fire Station No. 22 within an equipment room on the 1<sup>st</sup> floor with two outdoor condensers on concrete pad;
- c. The project also includes the installation of twelve Remote Radio Units (RRUs) and three Raycaps.



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

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

- d. An emergency generator shall be installed within a 130-square-foot CMU enclosure with a decorative galvanized steel trellis;
- e. Rescind Neighborhood Use Permit No. 721030 (Project No. 192545) and remove all items associated with that WCF;
- f. Temporary WCF supporting three antennas on a 30-foot-tall monopole, painted to the satisfaction of the Development Services Department. The temporary WCF shall be fenced in and shall include total of three ground-mounted equipments, one emergency generator, manual transfer switch/electrical panels on h-frame, and four RRUs. The temporary WCF facility may be modified with the approval of the Development Services Department and the Fire Station Department during the building permit review. The modification(s) may not exceed the Coastal Height Limit Overlay Zone of 30-feet.
- g. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.
- h. 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 **November 25, 2019**.
2. This approval and corresponding use of this site shall expire **November 25, 2026**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.



applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The 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 Owner/Permittee.

#### **AIRPORT REQUIREMENTS:**

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

#### **ENGINEERING REQUIREMENTS:**

15. The project proposes to export 1.79 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"), 2015 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 private and subject to approval by the City Engineer.

17. Prior to the issuance of any building permits, the Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

18. 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.



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 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.

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. Prior to issuance of any construction permits for the telecom facility and associated structures, the previously approved landscape and irrigation construction documents under 31704-D sheet series shall be submitted as reference.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans under 31704-D sheet series is damaged or removed during demolition or construction of the wireless communication facility and associated equipment enclosures, the Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

24. If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the wireless communication facility, then replacement trees of a similar size shall be planted to the satisfaction of the Development Services Department.

25. Landscape and/or hardscape areas disturbed during construction of the WCF shall be repaired/replaced by the Permittee to the satisfaction of the Fire Station Department/Development Services Department, prior to the activation of WCF.

**TELECOM-WCF REQUIREMENTS:**

26. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

27. This approval permits the following as illustrated on the approved Exhibit "A":

- a. Twelve antennas with the following dimensions: 50.5" by 14.6" by 7.1"; and
- b. Twelve Remote Radio Units (RRUs) and Three Raycaps.



28. Photosimulations in color shall be printed on the construction plans.
29. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
30. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
31. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
32. All facilities and related equipment shall be maintained in good working order and 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.
33. 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, in which case, the removal and the restoration of this site to its original condition is required.
34. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.

**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.
- 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.
- A Telecom Inspection is required prior to construction permit completion.

APPROVED by the Development Service Department of the City of San Diego on November 7, 2016 and Approved Resolution No. CM-6646.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

  
Simon Tse  
Development Project Manager

aka: Simon Wing Ho Tse

**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**

Owner

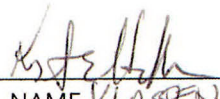
By 

Cybele Thompson

Director, Real Estate Assets

**Verizon Wireless (VAW) LLC d/b/a Verizon  
Wireless**

Permittee

By 

NAME KIRSTEN HOFFASS

TITLE DIRECTOR

11/9/16

aka: Kirsten  
Erika Hoffass

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



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
 County of San Diego )  
 On November 17, 2016 before me, Rose Marie White Notary Public  
 Date Here Insert Name and Title of the Officer  
 personally appeared Simon Wing Ho Tse  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature Rose Marie White Notary Public  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**ORIGINAL**

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE §1189

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

STATE OF CALIFORNIA )  
 ) §  
COUNTY OF San Diego )

On November 15, 2016 before me, Teresa Dolores Morse, Notary Public,  
*Date Here Insert Name and Title of Officer*

personally appeared Cybele Thompson  
Name of Signer

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



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

WITNESS my hand and official seal.

*Place Notary Seal Above*

Signature \_\_\_\_\_

Signature Leresa Dolores Morse

# ORIGINAL



## ACKNOWLEDGMENT

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

State of California  
County of Orange

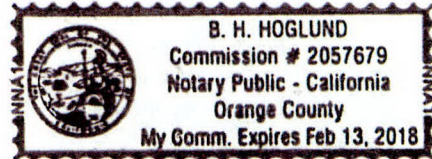
On November 9, 2016 before me, B H HOGLUND, Notary Public  
(insert name and title of the officer)

personally appeared Kirsten Erika Hoffoss Boeln  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature B H HOGLUND



(Seal)

ORIGINAL

DEVELOPMENT SERVICES DEPARTMENT  
RESOLUTION NO. CM-6646  
NEIGHBORHOOD USE PERMIT NO. 1683035  
RESCIND NUP NO. 721030  
**VERIZON WIRELESS POINT LOMA FIRE STATION PROJECT NO. 477005**

WHEREAS, **City of San Diego**, Owner and **Verizon Wireless (VAW) LLC d/b/a Verizon Wireless**, Permittee, filed an application with the City of San Diego for a permit to install a new Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1683035;

WHEREAS, the project site is located at 1055 Catalina Boulevard, San Diego, CA 92107 in the RS-1-7 zone of the Peninsula Community Plan;

WHEREAS, the project site is legally described as all that portion of Pueblo Lot 190 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36;

WHEREAS, on November 7, 2016, the Development Services Department of the City of San Diego considered Neighborhood Use Permit No. 1683035 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 4, 2016, 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 (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

BE IT RESOLVED by the Development Services Department of the City of San Diego as follows:

That the Development Services Department adopts the following written Findings, dated November 7, 2016.

FINDINGS:

**§126.0205 Findings for Neighborhood Use Permit**

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

The Peninsula Community Plan does not address Wireless Communication Facilities as a specific land use. However, the City of San Diego General Plan addresses these facilities, with a recommendation to minimize visual impacts by concealing the wireless facilities in existing



structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The existing Point Loma Fire Station No. 22 is being demolished and redesigned and as a result, the existing Verizon Wireless Communication Facility must be removed and relocated. As part of the redesign, Verizon Wireless will integrate their Wireless Communication Facility into the new Point Loma Fire Station No. 22 design by concealing two sectors of antennas behind the façade using fiberglass reinforced panel screen and one sector of antenna inside a new 30-foot tower design also behind fiberglass reinforced panel screen. The exterior screens for both designs will be painted to match the new Point Loma Fire Station No. 22. The equipment associated with this project will be located inside the building, on the first floor, and would result in no visual impacts. An emergency generator will also be installed and concealed inside a new concrete masonry unit enclosure that has been designed to match the Point Loma Fire Station No. 22 appearance.

The project is located on a non-residential use property and per Land Development Code section 141.0420(d)(2), the project requires a Neighborhood Use Permit, Process 2, Development Services decision. The proposed development would not adversely affect the Peninsula Community Plan or the City of San Diego General Plan and Progress Guide.

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

The project consists of installing a new Wireless Communication Facility supporting twelve antennas concealed behind fiberglass reinforced panel screen, painted to match the new Point Loma Fire Station No. 22. The equipment associated with this project will be located inside the new Point Loma Fire Station No. 22, on the first floor, not visible to the public. An emergency generator will also be installed and concealed inside a new concrete masonry unit enclosure. The project is located on a non-residential use property and per Land Development Code section 141.0420(d)(2), the project requires a Neighborhood Use Permit, Process 2, Development Services decision. The project is located at 1055 Catalina Boulevard within the Peninsula Community Plan.

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

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (emission to the extent that such facilities comply with the Federal Communication Commission's standards



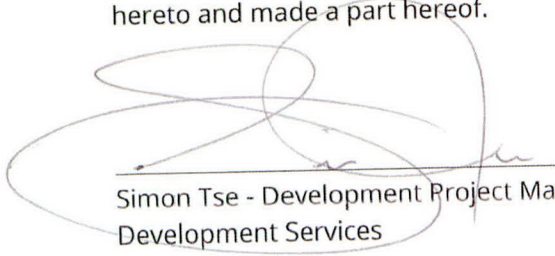
for such emissions." Verizon Wireless submitted a Radio Frequency Report, which concluded that the project will comply with Federal Communication Commission's Radio Frequency Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

The project complies with all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facilities Regulations (Land Development Section 141.0420). This section of the code requires wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The proposed wireless communication facility design supports twelve antennas concealed behind fiberglass reinforced panel screen, painted to match the new Point Loma Fire Station No. 22. Two sectors of antennas shall be installed on the façade and concealed behind fiberglass reinforced panel screen and one sector of antenna shall be concealed within the new 30-foot-tall Point Loma Fire Station No. 22 tower. The equipment associated with this project will be located inside the new Point Loma Fire Station No. 22, on the first floor, not visible to the public. An emergency generator will also be installed inside a new concrete masonry unit enclosure with a galvanized trellis to match the new Point Loma Fire Station design.

Verizon Wireless was originally approved to install a wireless communication facility at this location under Neighborhood Use Permit No. 721030 (Project No. 192545) on February 8, 2010. Verizon also agreed to relocate their wireless communication facility in the event that the Point Loma Fire Station No. 22 was to be demolished and redesigned. Within the next few months, Point Loma Fire Station No. 22 will be demolished and will be replaced with a new design. Verizon's new wireless communication facility design will complement the new Fire Station appearance and complies with Land Development Code Section 141.0420, the wireless communication facility design guidelines and the City's General Plan's recommendation for wireless facilities.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Neighborhood Use Permit No. 1683035 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Use Permit No. 1683035, a copy of which is attached hereto and made a part hereof.



Simon Tse - Development Project Manager  
Development Services

Adopted on: November 7, 2016/IO#: 24006542



## Charles, Enza

---

**From:** Charles, Enza  
**Sent:** Monday, May 13, 2019 3:05 PM  
**To:** Rodney Philhower  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Hi Rodney:

As to the plans for this lease we need to insert the most recent approved and stamped set.

I was not able to open the link, but I can get the plans from DSD, when Reena is done with the lease send it over.

**(Please note... My last day of employment with the City of San Diego will by May 15, 2019 – Carla Gresham [CGresham@sandiego.gov](mailto:CGresham@sandiego.gov) will be handeling all Telecom projects)**

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue, Suite 1700  
San Diego, CA 92101  
T (619) 236-6052

[Click here for the Wireless Communication Facilities Official Webpage](#)

[Click here for Information Bulletin 536 \(WCF\)](#)

[Click here for Information Bulletin 545 \(SC-WCF\)](#)

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Tuesday, May 07, 2019 4:38 PM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** FW: Point Loma Fire Station #22 - Verizon

Hi Enza,

Now that you're a short timer, I'm going to send you a few follow up e-mails to see if we can finalize some of these projects before you leave! Please call with any questions. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Sent:** Monday, April 22, 2019 6:50 PM  
**To:** 'Charles, Enza' <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Hi Enza,

Reena sent over a pdf of the final execution set. However, I noticed that we needed to attach the latest version of the plans. As the plans are 32 MB, I've attached a link to the set of CD's, which are ready to be issued for BP. The size of the generator enclosure has increased a bit, which will increase the total square footage from 301 to 343. We've also inserted a fixed Commencement Date of July 1, 2019. I'll have Reena fix these two items and prepare a revised draft. However, I wanted to see how you wanted to address the Exhibit B. Should we attach this entire set of plans or just the pertinent pages? Please call with any questions. Thanks.

[https://www.dropbox.com/s/3uoa30sq0acye57/Point%20Loma%20Fire%20Station PCC 110918.pdf?dl=0](https://www.dropbox.com/s/3uoa30sq0acye57/Point%20Loma%20Fire%20Station%20PCC%20110918.pdf?dl=0)

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Sent:** Friday, February 22, 2019 11:12 AM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

I think it might go faster if you have Verizon add the effective date.

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue, Suite 1700  
San Diego, CA 92101  
T (619) 236-6052

[Click here](#) for the Wireless Communication Facilities Official Webpage  
[Click here](#) for Information Bulletin 536 (WCF)  
[Click here](#) for Information Bulletin 545 (SC-WCF)

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Thursday, February 07, 2019 5:17 PM



**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Cc:** Abella-Shon, Michelle <[MShon@sandiego.gov](mailto:MShon@sandiego.gov)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Hi Enza,

Sounds good. Would you like to revise the document to indicate such? Or would you like Verizon to do so? Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Sent:** Thursday, February 7, 2019 4:43 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Cc:** Abella-Shon, Michelle <[MShon@sandiego.gov](mailto:MShon@sandiego.gov)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

I think we should just have the effective date listed as July 1, 2019, so we can get this routed for signatures and the NORA

Thanks,

**Enza Charles**  
Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue, Suite 1700  
San Diego, CA 92101  
T (619) 236-6052

[Click here](#) for the *Wireless Communication Facilities Official Webpage*  
[Click here](#) for *Information Bulletin 536 (WCF)*  
[Click here](#) for *Information Bulletin 545 (SC-WCF)*

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Monday, January 28, 2019 4:36 PM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Cc:** Abella-Shon, Michelle <[MShon@sandiego.gov](mailto:MShon@sandiego.gov)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Hi Enza,

Verizon has no further changes to the Agreement. The one thing that we'll need to take into consideration, however, is the Rent Commencement Date. As it's anticipated that Verizon will not be allowed to start construction until July, shall we

delay the signing of the Agreement until we get closer to that date? Or would you suggest we add a provision incorporating this date into the Agreement? Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Sent:** Tuesday, August 28, 2018 11:05 AM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Cc:** Abella-Shon, Michelle <[MShon@sandiego.gov](mailto:MShon@sandiego.gov)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Hi Rodney:

I have attached the clean final version of the Lease for the FS-22 along with the version I sent you in May 22. There is additional language that was added to the end of section 13.2, (which will now be required on all telecom leases at FS) *LESSEE shall perform an on-air test and provide documentation to demonstrate that the communications equipment is operating within federally mandated limits. After the initial test, the LESSEE shall perform an on-air test within fifteen days of CITY requesting such a test.*

Unfortunately, the request for allowing Verizon to start construction prior to the One-Year Warranty expiring was **not** granted by the City Fire Department. Please advise Verizon that construction **cannot** start until the new fire station warranty expires.

Please let me know when you would like the executable documents mailed to you.

Thanks,

**Enza Charles**  
Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Tuesday, August 21, 2018 5:34 PM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Hi Enza,



Just checking in. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Sent:** Wednesday, August 8, 2018 12:54 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** Re: Point Loma Fire Station #22 - Verizon

Hi Rodney I just checked with public works and they are still reviewing some language I'll put another bug in their ear. have a good time off and I'll talk to you soon.

Sent from my iPhone

On Aug 8, 2018, at 12:03 PM, Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)> wrote:

Hi Enza,

I'll be out of the office until 8/17, but wanted to check in with you before I left. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Sent:** Friday, July 27, 2018 9:45 AM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Sorry for the delay... I'm waiting on Fire department to review the language we added about the warranty. I have just sent them another email.

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Thursday, July 19, 2018 5:26 PM  
**To:** Charles, Enza <[ECharles@san Diego.gov](mailto:ECharles@san Diego.gov)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Hi Enza,

Just checking in on this one. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza <[ECharles@san Diego.gov](mailto:ECharles@san Diego.gov)>  
**Sent:** Wednesday, June 20, 2018 12:55 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Hi Rodney:

I will put another bug in there ear... LOL

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Wednesday, June 20, 2018 9:36 AM  
**To:** Charles, Enza <[ECharles@san Diego.gov](mailto:ECharles@san Diego.gov)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Hi Enza,

Just checking in on this one. Thanks.

Rodney Philhower  
(619) 200-2260



---

**From:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Sent:** Tuesday, May 29, 2018 7:27 AM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Cc:** Abella-Shon, Michelle <[MShon@sandiego.gov](mailto:MShon@sandiego.gov)>  
**Subject:** RE: Point Loma Fire Station #22 - Verizon

Thank Rodney:

I'll have the CAO add that language and get back to you.

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Friday, May 25, 2018 2:03 PM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Cc:** Abella-Shon, Michelle <[MShon@sandiego.gov](mailto:MShon@sandiego.gov)>  
**Subject:** Point Loma Fire Station #22 - Verizon

Hi Enza,

I spoke with Michelle this morning and I believe she is open to the idea of allowing Verizon to start construction prior to the One-Year Warranty expiring. The key thing will be to ensure that it is clear in the Lease Agreement that Verizon will be solely responsible for any items, related to its construction, which may affect the Warranty. I would think that the attorneys should be able to draft language to address this concern. If everyone is in agreement, can you please add language to address this issue? Thank you both for taking this item under consideration. Hope you have a great Holiday weekend!

Rodney Philhower  
PlanCom, Inc.  
302 State Place  
Escondido, California 92029  
(619) 200-2260  
[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)  
CA BRE License #00897256

---

<image001.jpg> Virus-free. [www.avg.com](http://www.avg.com)



## Charles, Enza

---

**From:** Ables, Melissa  
**Sent:** Wednesday, June 27, 2018 9:19 PM  
**To:** Charles, Enza  
**Subject:** Re: Review language for On-Air Testing - Verizon FS22

Yep that looks good. Just FYI, I was going to check with PW attorneys on the warranty language, but I haven't had the opportunity to do so yet. I will try and run it by someone in that unit before I leave for vacation.

Thanks,  
Melissa

Melissa D. Ables  
Deputy City Attorney  
Office of the City Attorney, Civil Advisory Division  
1200 Third Avenue  
San Diego, CA 92101  
City Attorney Office: (619) 533-5835

---

**From:** Charles, Enza  
**Sent:** Wednesday, June 27, 2018 2:26:44 PM  
**To:** Ables, Melissa  
**Subject:** FW: Review language for On-Air Testing - Verizon FS22

Hi Melissa:

Here is the replay I got from IT on section 13.2 are you goo with this?

Thanks,

**Enza Charles**  
Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

### CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

**From:** Andersen, Kim  
**Sent:** Monday, June 18, 2018 2:14 PM  
**To:** Charles, Enza <ECharles@sandiego.gov>  
**Cc:** Ables, Melissa <MAbles@sandiego.gov>; McAnally, Denise <DMcAnally@sandiego.gov>  
**Subject:** RE: Review language for On-Air Testing - Verizon FS22

I spoke to Denise and added a comment to Section 13.2 for your review.

**Kim Andersen**

Senior Communications Engineer  
City of San Diego  
Department of Information Technology / Wireless Services Division  
1220 Caminito Centro, MS #23  
San Diego, CA 92102

619-525-8656 (Office)  
619-980-1222 (Cell)  
[Kandersen@sandiego.gov](mailto:Kandersen@sandiego.gov)



*~ A world-class city for all ~*

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Charles, Enza  
**Sent:** Thursday, June 14, 2018 8:01 AM  
**To:** Andersen, Kim <[KAndersen@sandiego.gov](mailto:KAndersen@sandiego.gov)>; McAnally, Denise <[DMcAnally@sandiego.gov](mailto:DMcAnally@sandiego.gov)>  
**Cc:** Ables, Melissa <[MAbles@sandiego.gov](mailto:MAbles@sandiego.gov)>  
**Subject:** Review language for On-Air Testing - Verizon FS22  
**Importance:** High

Hi Kim and Denise:

We need to add some language for "On-Air" RF Testing ... can you please review the last sentence in section 13.2 of the attached lease, and let me know if this is acceptable.

Thanks,

**Enza Charles**  
Supervising Property Agent

City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

## Charles, Enza

---

**From:** Andersen, Kim  
**Sent:** Monday, June 18, 2018 2:14 PM  
**To:** Charles, Enza  
**Cc:** Ables, Melissa; McAnally, Denise  
**Subject:** RE: Review language for On-Air Testing - Verizon FS22  
**Attachments:** Active\_96400707\_1\_Point Loma Relo Catalina Fire Station 22 Lease EC Revised 5-22-18 (1) KA.docx

I spoke to Denise and added a comment to Section 13.2 for your review.

### **Kim Andersen**

Senior Communications Engineer  
City of San Diego  
Department of Information Technology / Wireless Services Division  
1220 Caminito Centro, MS #23  
San Diego, CA 92102

619-525-8656 (Office)  
619-980-1222 (Cell)  
[Kandersen@sandiego.gov](mailto:Kandersen@sandiego.gov)



*~ A world-class city for all ~*

#### CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Charles, Enza  
**Sent:** Thursday, June 14, 2018 8:01 AM  
**To:** Andersen, Kim <[KAndersen@sandiego.gov](mailto:KAndersen@sandiego.gov)>; McAnally, Denise <[DMcAnally@sandiego.gov](mailto:DMcAnally@sandiego.gov)>  
**Cc:** Ables, Melissa <[MAbles@sandiego.gov](mailto:MAbles@sandiego.gov)>  
**Subject:** Review language for On-Air Testing - Verizon FS22  
**Importance:** High

Hi Kim and Denise:

We need to add some language for "On-Air" RF Testing ... can you please review the last sentence in section 13.2 of the attached lease, and let me know if this is acceptable.



Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

## Charles, Enza

---

**From:** Ables, Melissa  
**Sent:** Wednesday, June 13, 2018 3:13 PM  
**To:** Charles, Enza  
**Subject:** Re: Verizon FS-22  
**Attachments:** Active\_96400707\_1\_Point Loma Relo Catalina Fire Station 22 Lease EC Reviwed 5-22-18 (1).docx

Hi Enza:

Attached is the FS22 lease with some additional language regarding the warranties, and some additional language regarding on-air testing. I think the warranties language should probably be run by Fire, and I want to have someone that advises PW look at it to, to see if the correct terminology related to the warranties is included.

I think that Kim Andersson needs to review the language related to the on-air testing.

I will try and give you a call in the morning tomorrow to discuss.

Thanks,  
Melissa

Melissa D. Ables  
Deputy City Attorney  
Office of the City Attorney, Civil Advisory Division  
1200 Third Avenue  
San Diego, CA 92101  
City Attorney Office: (619) 533-5835

---

**From:** Charles, Enza  
**Sent:** Tuesday, May 29, 2018 7:51:33 AM  
**To:** Ables, Melissa  
**Subject:** Verizon FS-22

Morning Melissa:

Per the email attached, SD Fire has agreed to let Verizon start their construction at FS-22 of their permanent site prior to the 1 year warranty period. Can you help me with adding some language in the lease to ensure that it is clear that Verizon will be solely responsible for any items, related to its construction, which may affect the Warranty?

Thanks,

**Enza Charles**  
Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue

Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

## Charles, Enza

---

**From:** Abella-Shon, Michelle  
**Sent:** Thursday, January 11, 2018 6:45 PM  
**To:** Charles, Enza; Lindberg, Brent  
**Cc:** Ables, Melissa; Cognetti, James; Penera, April; Perez, Marlon; Perez, Tony; Ken Toups; Toby Wiest; Nguyen, Harry  
**Subject:** RE: FS-22 Verizon Lease Language  
**Attachments:** Active\_96400707\_1\_Point Loma Relo Catalina Fire Station 22 Lease (MW Rev....docx

Hi Enza,

Per my previous and ongoing email to you, there has been several change of hands for FS 22 from PWD's AEP Division.

Ultimately, Verizon has been noticed since the design phase, then a year ago at the precon and have been notified every month with no meaningful responses to assure us of staying on track with construction schedule of the permanent, new fire station 22.

Regardless, the draft agreement attached needs to address all issues that may arise when they install their infrastructure inside the newly built fire station and the site. They are coming in 'after the fact' with their required building permits at DSD not even initiated. Therefore, the agreement needs to address any damage, defect caused to the station as a result of their cell tower, equipment, etc. Verizon did hire the contractor that is the City's contractor constructing the station. I've included them here.

I have CC'd the PWD Field & Engr. along with the hired private CM, Louis Berger who is overseeing the project.

All, it might bode well for everyone concerned (as a stakeholder) to chime in on what could potentially "void" the warranty when Verizon installs their equipment, after the fact.

Enza, this might warrant a meeting for discussion.

Thanks,

**Michelle Abella-Shon**

AICP, Assoc. AIA  
Project Officer II  
City of San Diego  
Fire-Rescue Department  
Logistics-Facilities Division

T (858) 573-1362  
C (619) 964-7670  
[mshon@sandiego.gov](mailto:mshon@sandiego.gov)



*~ A world-class city for all ~*

---

**From:** Charles, Enza  
**Sent:** Thursday, January 11, 2018 10:00 AM



**To:** Abella-Shon, Michelle <MShon@sandiego.gov>; Lindberg, Brent <BLindberg@sandiego.gov>  
**Cc:** Ables, Melissa <MAbles@sandiego.gov>  
**Subject:** FS-22 Verizon Lease Language  
**Importance:** High

Hi Michelle and Brent;

,,, can you forward this to Public Works personnel also.

I am working the CAO on the lease agreement with Verizon for the permanent site at the new Fire Station 22. (I have attached lease draft for your review)

I need to know if there is (or was) an agreement / instructions (verbal or written) that were made by SD Fire or Public Works with Verizon, that covers any specific instructions, such as an agreement to allow them on site or who is responsible for delays during constructions?

Can you please provide a small paragraph I can add in the Lease Agreement that covers such concerns?

Thanks,

**Enza Charles**

Supervising Property Agent

City of San Diego

Real Estate Assets – Telecommunication Division

1200 Third Avenue

Suite 1700

San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

**CONFIDENTIAL COMMUNICATION.**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

## Charles, Enza

---

**From:** Abella-Shon, Michelle  
**Sent:** Wednesday, January 24, 2018 4:48 PM  
**To:** Perez, Marlon; Costello, Don; Grani, Jason; Perez, Tony  
**Cc:** Penera, April; Cagnetti, James; Gaboury, James; SDFD Facilities; Charles, Enza; Ables, Melissa  
**Subject:** Important: FS 22 - Verizon Building Coordination  
**Attachments:** RE: FS#22 Verizon 90% Plans Review Update Request; Fire Station #22 (90% City Comments) - Request for Clarifications.docx

Hi Everyone,

Just so everyone's in the loop, we had a meeting w/ READ (Enza Charles) and CAO (Melissa Ables) this afternoon.

Because Verizon and their consultants & contractor do NOT have a signed lease agreement for the new permanent FS 22, **Verizon cannot move forward with the installation of their cell antenna equipment & related infrastructure**. Ex. No grounding is allowed in the equipment room as planned, etc.). Based on the current construction phase of the station, everything they plan to install is now considered "after the fact."

However, design plans and City review for DRCs can continue so Verizon can ultimately obtain the necessary building permits from DSD.

Given the delay from Verizon (they were notified and kept in the loop since at least last July 2017 when construction started and were notified every month), the City is proposing to complete the fire station (scheduled for completion in Fall - Winter 2018) with no delays to the schedule.

Then, following station warranty period for a year, Verizon can begin their construction. This will give them time to obtain their permits & the City is not caught in a bind on the potential issue of voiding warranties with ECC. Verizon's 3-year term lease with Park & Rec for their temp cell antenna will expire Feb. 26, 2020. So, the dates will closely match the proposed schedule.

Per the original plans. CM (Louis Berger) will notify Verizon that the proposed wall/enclosure for their future generator will be removed from ECC's SOW. We hope to recoup the cost (\$17k) associated with the Change Order caused by Verizon to accommodate their antennas at the station via a deductive CO. In addition, the project will provide the conduit from the station to their future generator to avoid having to cut into the anticipated "newly poured" driveway/parking lot concrete. These items will be discussed at tomorrow's (Jan 25) progress meeting and will be documented in the meeting minutes.

We are now reviewing the draft permanent Verizon lease agreement for the permanent station 22 and we will send comments, revisions, and additions to READ & CAO.

For questions, please let me know.

Thanks,  
**Michelle Abella-Shon**  
AICP, Assoc. AIA  
Project Officer II  
City of San Diego  
Fire-Rescue Department  
Logistics-Facilities Division

T (858) 573-1362

C (619) 964-7670  
[mshon@saniego.gov](mailto:mshon@saniego.gov)



*~ A world-class city for all ~*

---

**From:** McCreary, Matthew  
**Sent:** Wednesday, January 24, 2018 1:55 PM  
**To:** Perez, Marlon <[PerezML@saniego.gov](mailto:PerezML@saniego.gov)>; Abella-Shon, Michelle <[MShon@saniego.gov](mailto:MShon@saniego.gov)>; Larson Jr, Donald <[DLarson@saniego.gov](mailto:DLarson@saniego.gov)>; Costello, Don <[DCostello@saniego.gov](mailto:DCostello@saniego.gov)>; Brown, Christopher <[BrownC@saniego.gov](mailto:BrownC@saniego.gov)>  
**Subject:** RE: FS 22 - Verizon Building Coordination

Good afternoon, Marlon. I reviewed the document with Don Larson, and we're a bit confused. Please ask Verizon to add responses within the DRC spreadsheet Don sent on 12/27/17 (see attached email). This allows us to track the progress. We added a few responses (in red) to the word doc you provided. Hopefully it makes sense. If not, please feel free to contact us. Thank you, sir!

**Matthew McCreary**  
Project Assistant  
City of San Diego  
Fire-Rescue Department  
Logistics  
3870 Kearny Villa Road (MS-15)  
San Diego, CA 92123

T (858) 573-1366  
C (419) 902-5221  
[mmccreary@saniego.gov](mailto:mmccreary@saniego.gov)



*~ A world-class city for all ~*

---

**From:** Perez, Marlon  
**Sent:** Tuesday, January 23, 2018 11:38 AM  
**To:** Abella-Shon, Michelle <[MShon@saniego.gov](mailto:MShon@saniego.gov)>; Larson Jr, Donald <[DLarson@saniego.gov](mailto:DLarson@saniego.gov)>; McCreary, Matthew <[MMcCreary@saniego.gov](mailto:MMcCreary@saniego.gov)>; Costello, Don <[DCostello@saniego.gov](mailto:DCostello@saniego.gov)>; Brown, Christopher <[BrownC@saniego.gov](mailto:BrownC@saniego.gov)>  
**Subject:** FS 22 - Verizon Building Coordination

Hi SDFR Team

Please see the attached FS#22 Verizon Plans Comment Clarification Request. Please can you respond and return it to me? Let me know if you need anything from me.

Marlon Pérez





## Charles, Enza

---

**From:** Charles, Enza  
**Sent:** Thursday, November 30, 2017 9:34 AM  
**To:** Ables, Melissa  
**Subject:** RE: ATTY/CLIENT PRIV COMM: RE: Verizon - Lease Language review FS-22

Ok when would you like to discuss, should I set up a meeting with Fire and public works also?

Thanks,

### **Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

### **CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Ables, Melissa  
**Sent:** Wednesday, November 29, 2017 10:18 AM  
**To:** Charles, Enza <ECharles@sandiego.gov>  
**Subject:** ATTY/CLIENT PRIV COMM: RE: Verizon - Lease Language review

Hi Enza:

I have looked at this lease, and the proposed language. I think we need to discuss it briefly. My understanding is that there is currently no agreement with Verizon which sets out their obligations relative to the construction, complying deadlines for drawings, change orders etc, or requiring them to pay for any change orders or delay that increase the costs of the project. These should be included the lease agreement at this point in order to protect the City.

However, I need you to confirm that my understanding of the situation is correct. Additionally, this will require coordinating with Fire and Public Works to make sure that we understand what they need, what their understanding of Verizon's obligations are, etc.

Thanks,  
Melissa

*Melissa Ables*

Deputy City Attorney  
San Diego City Attorney's Office  
1200 Third Avenue, Suite 1500

San Diego, CA 92101  
(619) 533-5835

*CONFIDENTIALITY NOTICE: This email and any attachments are for the exclusive use of the intended recipient. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. Receipt by an unintended recipient does not constitute a waiver of any applicable privilege. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this in error, please notify us immediately by return email and delete this message and its attachments from your computer system.*

*We do not waive any attorney-client, work product or other privilege by sending this email or attachment.*

---

**From:** Charles, Enza  
**Sent:** Monday, November 27, 2017 10:50 AM  
**To:** Ables, Melissa <[MAbles@sandiego.gov](mailto:MAbles@sandiego.gov)>  
**Subject:** Verizon - Lease Language review  
**Importance:** High

Happy Monday, hope you had a great Thanksgiving weekend.

Can you please take a look at the Recital B and section 4 & 5 that was added by Verizon, looks ok but I'm not sure of the effective date can be accepted this way. (at least we need to give the address of the Temp location, right?)

Thanks,

**Enza Charles**  
Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.



## Charles, Enza

---

**From:** Abella-Shon, Michelle  
**Sent:** Thursday, December 14, 2017 5:12 PM  
**To:** Charles, Enza  
**Subject:** RE: Verizon - FS 22

So, is there a section in the agreement, per my highlight below...? Thanks, M

---

**From:** Charles, Enza  
**Sent:** Thursday, December 14, 2017 4:30 PM  
**To:** Abella-Shon, Michelle <MShon@sandiego.gov>; Lindberg, Brent <BLindberg@sandiego.gov>  
**Cc:** Costello, Don <DCostello@sandiego.gov>; 92106don@gmail.com; Penera, April <APenera@louisberger.com>  
**Subject:** Verizon - FS 22

Understood

Thanks,

### Enza Charles

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

### CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Abella-Shon, Michelle  
**Sent:** Thursday, December 14, 2017 9:52 AM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>; Lindberg, Brent <[BLindberg@sandiego.gov](mailto:BLindberg@sandiego.gov)>  
**Cc:** Costello, Don <[DCostello@sandiego.gov](mailto:DCostello@sandiego.gov)>; [92106don@gmail.com](mailto:92106don@gmail.com); Penera, April <[APenera@louisberger.com](mailto:APenera@louisberger.com)>  
**Subject:** RE: Verizon Pre-con Meeting - FS 37

I think we'll be ok w/ Brent being there to represent. Thanks Enza. We'll keep you posted.

BTW, just a heads-up on Verizon at Fire Station 22. Despite best efforts of 1 year noticing & reaching out to them every 2 weeks, they are extremely delayed with their permit plan approval w/ DSD. We are continuing with the construction, as we should. They will have to install theirs sometime in April 2018 (estimated timeline for them, as of yesterday) after we already stucco the station. Not an ideal situation but it's been a real challenge coordinating w/ them to tie their schedule with ours. Any delays on our side will cost more. Just letting you know. We have a standing meeting with them and yet despite that, no progress on their part. I know that they have mentioned that

## Charles, Enza

---

**From:** Grani, Jason  
**Sent:** Wednesday, November 15, 2017 1:56 PM  
**To:** Charles, Enza  
**Subject:** FW: Fire Station #22 - Verizon

Good Afternoon Enza,

Thank you again for all of your follow up and work on this project. I heard back from the construction management team and the schedule you received from Verizon will work for them.

### Jason Grani P.E.

Senior Engineer,  
Architectural Engineering & Parks  
Public Works Department  
619-533-7525

---

**From:** Cognetti, James  
**Sent:** Wednesday, November 15, 2017 11:31 AM  
**To:** Grani, Jason <JGrani@sandiego.gov>; Penera, April <APenera@louisberger.com>; Maria, Michael <MMaria@sandiego.gov>  
**Cc:** Perez, Tony <APerez@sandiego.gov>  
**Subject:** RE: Fire Station #22 - Verizon

Jason,

The below update from Verizon is accurate, and we can wait until next week for Verizon to finalize their plans.

Thanks,

James Cognetti  
Resident Engineer, Consultant  
The City of San Diego  
Public Works Department  
Construction Management and Field Services Division  
619.405.6324

---

**From:** Grani, Jason  
**Sent:** Wednesday, November 15, 2017 8:48 AM  
**To:** Penera, April (<[APenera@louisberger.com](mailto:APenera@louisberger.com)>); Cognetti, James <[JCognetti@sandiego.gov](mailto:JCognetti@sandiego.gov)>; Maria, Michael <[MMaria@sandiego.gov](mailto:MMaria@sandiego.gov)>  
**Cc:** Perez, Tony <[APerez@sandiego.gov](mailto:APerez@sandiego.gov)>  
**Subject:** FW: Fire Station #22 - Verizon

Good Morning James,



I received the below update from Verizon coordinator today, is this accurate? Can we wait until next week to finalize Verizon's plans? If these timelines are not acceptable please let me know so I can respond to them with what we are willing to accept as a timeline. Thank you all for your help and hard work!

**Jason Grani P.E.**

Senior Engineer,  
Architectural Engineering & Parks  
Public Works Department  
619-533-7525

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]

**Sent:** Wednesday, November 15, 2017 8:10 AM

**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>

**Cc:** Grani, Jason <[JGrani@sandiego.gov](mailto:JGrani@sandiego.gov)>

**Subject:** RE: Fire Station #22 - Verizon

Hi Enza,

We had both calls yesterday. The current delay in completing Verizon's plans pertains to the location of the SDG&E Meter. We had proposed to locate it in the electrical room of the new Fire Station. However, SDG&E recently said that they would not allow Verizon's Meter to be placed in the electrical room.

The placement of the SDG&E Meter was the main topic of discussion yesterday with April Panera (Louis Berger) and James Cognetti. As a follow up, Verizon's architect and utility coordinator will be visiting the site this week to evaluate possible alternatives. We'll have something to present to April and James at next Tuesday's meeting. From what I understand, this is the last item that needs to be resolved in order to complete Verizon's Construction Drawings. I'll keep you posted as things progress. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]

**Sent:** Tuesday, November 14, 2017 1:34 PM

**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>

**Cc:** Grani, Jason <[JGrani@sandiego.gov](mailto:JGrani@sandiego.gov)>

**Subject:** RE: Fire Station #22 - Verizon

Thank you for the update :)

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]

**Sent:** Tuesday, November 14, 2017 1:33 PM

**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>

**Cc:** Grani, Jason <[JGrani@sandiego.gov](mailto:JGrani@sandiego.gov)>

**Subject:** RE: Fire Station #22 - Verizon

Hi Enza,

I just sent a follow up e-mail to Reena asking about the status of the Lease Review. We have also scheduled an internal conference call with Verizon at 2:30 PM to identify any outstanding issues that need to be resolved. We have a subsequent call scheduled with the City's architect at 3:30 PM to provide updates and ensure that we are all on the same page. This project remains a high priority for Verizon and we will do everything we can to make sure things stay (or get back) on track. I'll follow up with you at the end of the day or tomorrow morning with an update. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]

**Sent:** Tuesday, November 14, 2017 9:50 AM

**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>

**Cc:** Grani, Jason <[JGrani@sandiego.gov](mailto:JGrani@sandiego.gov)>

**Subject:** RE: Fire Station #22 - Verizon

**Importance:** High

Hi Rodney:

I just wanted to get an update on the Lease agreement I sent you on the 7<sup>th</sup> of November.

I have received a few calls regarding delays with this project, hoping you can shed some light as to the delays and why?

I would think Verizon needs this location, since we have been working on this for quite some time. I'm sure you're aware that these delays are costing the City time and money. Since there is no signed legal agreement at this time, it is imperative that this project doesn't get held up any further.

Please let me know if there is update I can relay back to Fire and Engineering.

Thanks,

**Enza Charles**

Supervising Property Agent

City of San Diego

Real Estate Assets – Telecommunication Division

1200 Third Avenue

Suite 1700

San Diego, CA 92101



T (619) 236-6052

F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]

**Sent:** Tuesday, November 07, 2017 3:24 PM

**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>

**Subject:** RE: Fire Station #22 - Verizon

Thanks Enza. Let me run the Agreement by Reena just in case I missed something. I'll let you know as soon as we're good to go. Thanks.

Rodney Philhower

(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]

**Sent:** Tuesday, November 7, 2017 1:43 PM

**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>

**Subject:** RE: Fire Station #22 - Verizon

Hi Rodney:

Here is the word version, would you like me to mail you the executable documents now or wait?

Regarding Section 32.22 Exhibits Incorporated. This Section has always appears after [Signatures appear on next page] on the same page as the signatures.

Thanks,

**Enza Charles**

Supervising Property Agent

City of San Diego

Real Estate Assets – Telecommunication Division

1200 Third Avenue

Suite 1700

San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Tuesday, November 07, 2017 11:22 AM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** RE: Fire Station #22 - Verizon

Hi Enza,

Attached is a copy of the Agreement with the following items highlighted:

Recitals B: I changed the square footage to 301.  
Equipment Room - 9' 9" x 19' 6" = 190.125 s. f.  
Generator Enclosure - 8' 0" x 13' 10" = 110.67 s. f.  
Total: 300.79 s. f.

Section 4.1. Holdover. Typo in line 2 "of the of the".

Section 5. Rent. Remove Fair Market Rent Provision.

Section 32.22 Exhibits Incorporated. This Section appears after [Signatures appear on next page].

Exhibit "A" – Completed.

Exhibit "C" – Corrected APN.

I've also attached a copy of the stamped Exhibit "A". If you will send me a Word Version of the final draft, I'll have Reena review it. Thanks Enza.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]  
**Sent:** Thursday, November 2, 2017 3:09 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Fire Station #22 - Verizon

Ok I will change it, do you have the Property description (exhibit A) and the approved plans?

Thanks,

**Enza Charles**  
Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**



This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Thursday, November 02, 2017 1:43 PM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** RE: Fire Station #22 - Verizon

Ok. Verizon would prefer continued increases at 3.5%. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]  
**Sent:** Thursday, November 2, 2017 1:01 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Fire Station #22 - Verizon

It just continues with the annual increase of 3.5%

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Thursday, November 02, 2017 12:30 PM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** RE: Fire Station #22 - Verizon

Hi Enza,

If there is no longer a Market Rent Appraisal at the end of Year 5, how is Rent determined for Year 6? Thanks.

Rodney Philhower

(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]  
**Sent:** Wednesday, November 1, 2017 12:53 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Fire Station #22 - Verizon

Rodney:

Here is a draft of the agreement, I'm using the same template as the one for Del Cerro FS-31.

I will need the approved & stamped plans along with Exhibit A in this lease filled out.

One of the changes we are starting to input to the leases is that there is no longer a market rate appraisal at the end of year 5, is this something you might want me to change in this agreement?

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Wednesday, November 01, 2017 10:45 AM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** RE: Fire Station #22 - Verizon

Hi Enza,

Just following up to see if you've had a chance to look at this one. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]  
**Sent:** Thursday, October 19, 2017 3:50 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Fire Station #22 - Verizon



Hi Rodney;

Yes I did hear... I will have the lease out to you next week.

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]

**Sent:** Wednesday, October 18, 2017 10:50 AM

**To:** Charles, Enza <[ECharles@saniego.gov](mailto:ECharles@saniego.gov)>

**Subject:** Fire Station #22 - Verizon

Hi Enza,

You may have heard already, but we had a meeting on Monday with Michelle Abella-Shon, the City's GC, and their architect. The topic of the Lease came up. Do you know when you might have a draft ready for review? Things are progressing rather quickly at this point. Thanks.

Rodney Philhower  
PlanCom, Inc.  
302 State Place  
Escondido, California 92029  
(619) 200-2260  
[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)  
CA BRE License #00897256



Virus-free. [www.avg.com](http://www.avg.com)



## Charles, Enza

---

**From:** Rodney Philhower <rodney.philhower@plancominc.com>  
**Sent:** Tuesday, November 14, 2017 1:33 PM  
**To:** Charles, Enza  
**Cc:** Grani, Jason  
**Subject:** RE: Fire Station #22 - Verizon

Hi Enza,

I just sent a follow up e-mail to Reena asking about the status of the Lease Review. We have also scheduled an internal conference call with Verizon at 2:30 PM to identify any outstanding issues that need to be resolved. We have a subsequent call scheduled with the City's architect at 3:30 PM to provide updates and ensure that we are all on the same page. This project remains a high priority for Verizon and we will do everything we can to make sure things stay (or get back) on track. I'll follow up with you at the end of the day or tomorrow morning with an update. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [mailto:ECharles@sandiego.gov]  
**Sent:** Tuesday, November 14, 2017 9:50 AM  
**To:** Rodney Philhower <rodney.philhower@plancominc.com>  
**Cc:** Grani, Jason <JGrani@sandiego.gov>  
**Subject:** RE: Fire Station #22 - Verizon  
**Importance:** High

Hi Rodney:

I just wanted to get an update on the Lease agreement I sent you on the 7<sup>th</sup> of November.

I have received a few calls regarding delays with this project, hoping you can shed some light as to the delays and why?

I would think Verizon needs this location, since we have been working on this for quite some time. I'm sure you're aware that these delays are costing the City time and money. Since there is no signed legal agreement at this time, it is imperative that this project doesn't get held up any further.

Please let me know if there is update I can relay back to Fire and Engineering.

Thanks,

**Enza Charles**  
Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]

**Sent:** Tuesday, November 07, 2017 3:24 PM

**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>

**Subject:** RE: Fire Station #22 - Verizon

Thanks Enza. Let me run the Agreement by Reena just in case I missed something. I'll let you know as soon as we're good to go. Thanks.

Rodney Philhower

(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]

**Sent:** Tuesday, November 7, 2017 1:43 PM

**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>

**Subject:** RE: Fire Station #22 - Verizon

Hi Rodney:

Here is the word version, would you like me to mail you the executable documents now or wait?

Regarding Section 32.22 Exhibits Incorporated. This Section has always appears after [Signatures appear on next page] on the same page as the signatures.

Thanks,

**Enza Charles**

Supervising Property Agent

City of San Diego

Real Estate Assets – Telecommunication Division

1200 Third Avenue

Suite 1700

San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]

**Sent:** Tuesday, November 07, 2017 11:22 AM



**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>

**Subject:** RE: Fire Station #22 - Verizon

Hi Enza,

Attached is a copy of the Agreement with the following items highlighted:

Recitals B: I changed the square footage to 301.

Equipment Room - 9' 9" x 19' 6" = 190.125 s. f.

Generator Enclosure - 8' 0" x 13' 10" = 110.67 s. f.

Total: 300.79 s. f.

Section 4.1. Holdover. Typo in line 2 "of the of the".

Section 5. Rent. Remove Fair Market Rent Provision.

Section 32.22 Exhibits Incorporated. This Section appears after [Signatures appear on next page].

Exhibit "A" – Completed.

Exhibit "C" – Corrected APN.

I've also attached a copy of the stamped Exhibit "A". If you will send me a Word Version of the final draft, I'll have Reena review it. Thanks Enza.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]

**Sent:** Thursday, November 2, 2017 3:09 PM

**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>

**Subject:** RE: Fire Station #22 - Verizon

Ok I will change it, do you have the Property description (exhibit A) and the approved plans?

Thanks,

**Enza Charles**

Supervising Property Agent

City of San Diego

Real Estate Assets – Telecommunication Division

1200 Third Avenue

Suite 1700

San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this



communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Thursday, November 02, 2017 1:43 PM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** RE: Fire Station #22 - Verizon

Ok. Verizon would prefer continued increases at 3.5%. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]  
**Sent:** Thursday, November 2, 2017 1:01 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Fire Station #22 - Verizon

It just continues with the annual increase of 3.5%

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Thursday, November 02, 2017 12:30 PM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** RE: Fire Station #22 - Verizon

Hi Enza,

If there is no longer a Market Rent Appraisal at the end of Year 5, how is Rent determined for Year 6? Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]  
**Sent:** Wednesday, November 1, 2017 12:53 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Fire Station #22 - Verizon

Rodney:

Here is a draft of the agreement, I'm using the same template as the one for Del Cerro FS-31.

I will need the approved & stamped plans along with Exhibit A in this lease filled out.

One of the changes we are starting to input to the leases is that there is no longer a market rate appraisal at the end of year 5, is this something you might want me to change in this agreement?

Thanks,

**Enza Charles**  
Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052  
F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]  
**Sent:** Wednesday, November 01, 2017 10:45 AM  
**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Subject:** RE: Fire Station #22 - Verizon

Hi Enza,

Just following up to see if you've had a chance to look at this one. Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]  
**Sent:** Thursday, October 19, 2017 3:50 PM  
**To:** Rodney Philhower <[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)>  
**Subject:** RE: Fire Station #22 - Verizon

Hi Rodney;

Yes I did hear... I will have the lease out to you next week.

Thanks,

**Enza Charles**

Supervising Property Agent  
City of San Diego  
Real Estate Assets – Telecommunication Division  
1200 Third Avenue  
Suite 1700  
San Diego, CA 92101

T (619) 236-6052

F (619) 236-6706

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Rodney Philhower [<mailto:rodney.philhower@plancominc.com>]

**Sent:** Wednesday, October 18, 2017 10:50 AM

**To:** Charles, Enza <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>

**Subject:** Fire Station #22 - Verizon

Hi Enza,

You may have heard already, but we had a meeting on Monday with Michelle Abella-Shon, the City's GC, and their architect. The topic of the Lease came up. Do you know when you might have a draft ready for review? Things are progressing rather quickly at this point. Thanks.

Rodney Philhower  
PlanCom, Inc.  
302 State Place  
Escondido, California 92029  
(619) 200-2260  
[rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com)  
CA BRE License #00897256



Virus-free. [www.avg.com](http://www.avg.com)



## Charles, Enza

---

**From:** Rodney Philhower [rodney.philhower@plancominc.com]  
**Sent:** Tuesday, February 10, 2015 3:45 PM  
**To:** Charles, Enza  
**Subject:** RE: Verizon - FS 22 Lease Question

Ok. Thanks Enza. Hopefully, we can start the process once we provide the plans for the Temporary Site. Verizon and the architect are still finalizing the equipment layout. We're looking into a temporary power solution so we can eliminate the need for some of the backup batteries. I hope to have something for everyone's review in the next couple of weeks. Thanks again.

Rodney Philhower  
(619) 200-2260

---

**From:** Charles, Enza [<mailto:ECharles@sandiego.gov>]  
**Sent:** Tuesday, February 10, 2015 3:41 PM  
**To:** Rodney Philhower  
**Subject:** Verizon - FS 22 Lease Question

Hi Rod:

I received your phone message regarding the Lease agreement with Verizon for the telecom site at FS 22 on Catalina, expiring on October 31, 2015.

Since the building is being demolished sometime in September of this year and Verizon will be installing a Temp COW on the site, I believe it would be best to issue a temporary Right of Entry Permit, once the building is rebuilt then we can issue a long term Lease for the permanent site.

Thanks,

Enza Charles | Property Agent  
City of San Diego | Real Estate Assets - Telecommunications Division  
1200 Third Avenue, Suite 1700, San Diego, CA 92101  
(619) 236-6052 | Fax: (619) 236-6706  
e-mail: [echarles@sandiego.gov](mailto:echarles@sandiego.gov)

---

No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2015.0.5646 / Virus Database: 4284/9087 - Release Date: 02/09/15

## Charles, Enza

---

**From:** Tse, Simon  
**Sent:** Tuesday, July 08, 2014 1:09 PM  
**To:** 'Shelly Kilbourn'  
**Cc:** Charles, Enza  
**Subject:** FW: Temp. Station 22

Confirmed! Thanks Enza.

**From:** Jadan, Rowaida  
**Sent:** Tuesday, July 08, 2014 12:45 PM  
**To:** Charles, Enza; Tse, Simon  
**Cc:** Field, Andrew; Nassar, Mark; Cetin, Elif; Ruiz, Kathy; Winter, Jim  
**Subject:** RE: Temp. Station 22

Hi Enza,

Yes, we confirm that the location of Verizon's temp equipment will be located at the South East corner of the Ex. Fire Station No. 22 and (within our F.S property line).

Thanks.

Rowaida

**From:** Charles, Enza  
**Sent:** Tuesday, July 08, 2014 11:14 AM  
**To:** Jadan, Rowaida; Tse, Simon  
**Cc:** Field, Andrew; Nassar, Mark; Cetin, Elif; Ruiz, Kathy; Winter, Jim  
**Subject:** RE: Temp. Station 22

Hi Rowaida:

I would like to clarification for Verizon -

I would like confirm the location of Verizon's Temp equipment will be located at the South East corner of the existing FS (within your property line).

Thanks,

Enza Charles (Morero) | Property Agent  
City of San Diego | Real Estate Assets - Telecommunications Division  
1200 Third Avenue, Suite 1700, San Diego, CA 92101  
(619) 236-6052 | Fax: (619) 236-6706  
e-mail: [echarles@sandiego.gov](mailto:echarles@sandiego.gov)

**From:** Ruiz, Kathy  
**Sent:** Saturday, June 28, 2014 7:51 PM  
**To:** Winter, Jim; Jadan, Rowaida; Tse, Simon  
**Cc:** Charles, Enza; Field, Andrew; Nassar, Mark; Cetin, Elif  
**Subject:** RE: Temp. Station 22

Ditto...thanks.

Sent from my Galaxy S@III, please excuse any spelling errors.

----- Original message -----

From: "Winter, Jim"

Date: 06/27/2014 4:37 PM (GMT-08:00)

To: "Jadan, Rowaida", "Ruiz, Kathy", "Tse, Simon"

Cc: "Charles, Enza", "Field, Andrew", "Nassar, Mark", "Cetin, Elif"

Subject: RE: Temp. Station 22

Thank you Rowaida. We really appreciate you looking out for our interests.

Have a wonderful weekend.

Jim

Jim Winter  
City of San Diego  
Park & Recreation Department  
202 C Street, MS35  
San Diego, CA 92101-3860  
619-235-5257  
619-235-5252 fax  
[jwinter@sandiego.gov](mailto:jwinter@sandiego.gov)

**From:** Jadan, Rowaida

**Sent:** Friday, June 27, 2014 4:15 PM

**To:** Ruiz, Kathy; Winter, Jim; Tse, Simon

**Cc:** Charles, Enza; Field, Andrew; Nassar, Mark; Cetin, Elif

**Subject:** RE: Temp. Station 22

Hi Kathy and Jim,

The initial intent of our site meeting yesterday was to coordinate and agree upon a temporary location for Verizon Wireless equipment to be relocated. It was agreed by all that the best location for their equipment was to be located at the South East corner of our project (within our property line).

At that point, the topic of locating the contractor staging area/trailer in the non-dedicated area would seem ideal subject to parks and Rec's approval. But now we totally agree with your concerns and WE WILL NOT move forward with that option. Final location of the contractor trailer/staging area will be determined at a later point and time.

Thank you,  
Rowaida

**From:** Ruiz, Kathy

**Sent:** Friday, June 27, 2014 1:45 PM

**To:** Winter, Jim; Tse, Simon



**Cc:** Charles, Enza; Field, Andrew; Nassar, Mark; Jadan, Rowaida  
**Subject:** RE: Temp. Station 22

While I don't have the graphic showing the area, based on the ongoing discussions we have had and Jim's description below, no CPI does not agree with the proposed construction staging area.

It would not only impact the upper parking lot area, (some of which IS dedicated parkland) and prohibit use of dedicated park land by patrons, I also believe it is unsafe, as the use of that area would impede sightlines and possibly block exit from the lower parking area, making for a potentially dangerous situation. Kathy

*Kathryn Ruiz*

Deputy Director, Community Parks I  
(619)235-1130

[Kruiz@sandiego.gov](mailto:Kruiz@sandiego.gov)

"We enrich lives through quality parks and programs"

**From:** Winter, Jim  
**Sent:** Friday, June 27, 2014 1:29 PM  
**To:** Tse, Simon  
**Cc:** Charles, Enza; Ruiz, Kathy  
**Subject:** RE: Temp. Station 22

Hi Simon,

We have been in discussions over this with Public Works for over 6 months now. We do not support the proposed construction staging area because it will essentially eliminate use of one of the park's parking lots for the duration of the project, which I believe is projected to be about two years. The graphics you sent are misleading in that the plan with the labels doesn't show the current conditions and the aerial photo doesn't identify what is what. If the hashed area on the aerial photo is the proposed staging area, it is silly to think the contractor won't spill over onto the portion of the parking lot that is dedicated parkland since no one else will have access to that area.

However, having said all that, I'm going to defer to Kathy Ruiz, Deputy Director of Community Parks I Division. She can make the final determination for you.

Thanks.

Jim

Jim Winter  
City of San Diego  
Park & Recreation Department  
202 C Street, MS35  
San Diego, CA 92101-3860  
619-235-5257  
619-235-5252 fax  
[jwinter@sandiego.gov](mailto:jwinter@sandiego.gov)

**From:** Tse, Simon  
**Sent:** Friday, June 27, 2014 8:34 AM  
**To:** Winter, Jim

**Cc:** Charles, Enza  
**Subject:** FW: Temp. Station 22

Good morning Jim – Can you please confirm that the attached staging area exhibits for the fire station construction would be acceptable to Park & Rec staff? Projected demo for the FS is late 2014/early 2015. Ideally, everyone involved would prefer to stay off of dedicated parkland and that is why the staging area is in the parking lot. Let me know if you have any feedbacks and/or questions, thank you. We can also meet out on site to discuss if needed.

ST

Simon Tse Development Project Manager Office: 619.687.5984 Fax: 619.446.5499  
Development Services Department  
1222 First Avenue, 5th Floor San Diego, CA 92101-4155  
Email - [Stse@SanDiego.gov](mailto:Stse@SanDiego.gov)

**From:** Fernando Cavazos [<mailto:fcavazos@nadelarc.com>]  
**Sent:** Thursday, June 26, 2014 5:51 PM  
**To:** Jadan, Rowaida  
**Cc:** Ramirez, Michael; Tse, Simon; [rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com); 'Ken Ringer'  
**Subject:** Temp. Station 22

Team,

Per our meeting today, see attached Boundary Map from Point Loma Park & Rec. Center showing boundary limits of dedicated and non dedicated park land areas adjacent to our site. Also attached is an aerial view of same for clarification. The attached files will show the following:

- Location of Existing and New location of Fire Station No. 22
- Location of Temporary Fire Station 22
- Proposed Location of Temporary Verizon Wireless Equipment
- Proposed Location of construction staging area

Feel free to call me with any questions or comments.

Thank you,  
**Fernando Cavazos**

**NADEL**  
ARCHITECTURE + PLANNING

4445 Eastgate Mall, Suite 407 | San Diego, CA 92121  
P. 619.232.8424  
[fcavazos@nadelarc.com](mailto:fcavazos@nadelarc.com)  
[www.nadelarc.com](http://www.nadelarc.com)

*40 YEARS OF TIMELESS ARCHITECTURE: 1973 – NOW*

## Charles, Enza

---

**From:** Jadan, Rowaida  
**Sent:** Friday, June 27, 2014 4:15 PM  
**To:** Ruiz, Kathy; Winter, Jim; Tse, Simon  
**Cc:** Charles, Enza; Field, Andrew; Nassar, Mark; Cetin, Elif  
**Subject:** RE: Temp. Station 22

Hi Kathy and Jim,

The initial intent of our site meeting yesterday was to coordinate and agree upon a temporary location for Verizon Wireless equipment to be relocated. It was agreed by all that the best location for their equipment was to be located at the South East corner of our project (within our property line).

At that point, the topic of locating the contractor staging area/trailer in the non-dedicated area would seem ideal subject to parks and Rec's approval. But now we totally agree with your concerns and WE WILL NOT move forward with that option. Final location of the contractor trailer/staging area will be determined at a later point and time.

Thank you,  
Rowaida

---

**From:** Ruiz, Kathy  
**Sent:** Friday, June 27, 2014 1:45 PM  
**To:** Winter, Jim; Tse, Simon  
**Cc:** Charles, Enza; Field, Andrew; Nassar, Mark; Jadan, Rowaida  
**Subject:** RE: Temp. Station 22

While I don't have the graphic showing the area, based on the ongoing discussions we have had and Jim's description below, no CPI does not agree with the proposed construction staging area.

It would not only impact the upper parking lot area, (some of which IS dedicated parkland) and prohibit use of dedicated park land by patrons, I also believe it is unsafe, as the use of that area would impede sightlines and possibly block exit from the lower parking area, making for a potentially dangerous situation. Kathy

*Kathryn Ruiz*

Deputy Director, Community Parks I

(619)235-1130

[Kruiz@sandiego.gov](mailto:Kruiz@sandiego.gov)

"We enrich lives through quality parks and programs"

---

**From:** Winter, Jim  
**Sent:** Friday, June 27, 2014 1:29 PM



**To:** Tse, Simon  
**Cc:** Charles, Enza; Ruiz, Kathy  
**Subject:** RE: Temp. Station 22

Hi Simon,

We have been in discussions over this with Public Works for over 6 months now. We do not support the proposed construction staging area because it will essentially eliminate use of one of the park's parking lots for the duration of the project, which I believe is projected to be about two years. The graphics you sent are misleading in that the plan with the labels doesn't show the current conditions and the aerial photo doesn't identify what is what. If the hashed area on the aerial photo is the proposed staging area, it is silly to think the contractor won't spill over onto the portion of the parking lot that is dedicated parkland since no one else will have access to that area.

However, having said all that, I'm going to defer to Kathy Ruiz, Deputy Director of Community Parks I Division. She can make the final determination for you.

Thanks.

Jim

Jim Winter  
City of San Diego  
Park & Recreation Department  
202 C Street, MS35  
San Diego, CA 92101-3860  
619-235-5257  
619-235-5252 fax  
[jwinter@sandiego.gov](mailto:jwinter@sandiego.gov)

---

**From:** Tse, Simon  
**Sent:** Friday, June 27, 2014 8:34 AM  
**To:** Winter, Jim  
**Cc:** Charles, Enza  
**Subject:** FW: Temp. Station 22

Good morning Jim – Can you please confirm that the attached staging area exhibits for the fire station construction would be acceptable to Park & Rec staff? Projected demo for the FS is late 2014/early 2015. Ideally, everyone involved would prefer to stay off of dedicated parkland and that is why the staging area is in the parking lot. Let me know if you have any feedbacks and/or questions, thank you. We can also meet out on site to discuss if needed.

ST

Simon Tse | Development Project Manager | Office: 619.687.5984 | Fax: 619.446.5499 |  
Development Services Department |  
1222 First Avenue, 5th Floor San Diego, CA 92101-4155 |  
Email - [Stse@SanDiego.gov](mailto:Stse@SanDiego.gov)

---

**From:** Fernando Cavazos [<mailto:fcavazos@nadelarc.com>]  
**Sent:** Thursday, June 26, 2014 5:51 PM  
**To:** Jadan, Rowaida  
**Cc:** Ramirez, Michael; Tse, Simon; [rodney.philhower@plancominc.com](mailto:rodney.philhower@plancominc.com); 'Ken Ringer'  
**Subject:** Temp. Station 22

Team,

Per our meeting today, see attached Boundary Map from Point Loma Park & Rec. Center showing boundary limits of dedicated and non dedicated park land areas adjacent to our site. Also attached is an aerial view of same for clarification. The attached files will show the following:

- Location of Existing and New location of Fire Station No. 22
- Location of Temporary Fire Station 22
- Proposed Location of Temporary Verizon Wireless Equipment
- Proposed Location of construction staging area

Feel free to call me with any questions or comments.

Thank you,  
**Fernando Cavazos**

**NADEL**

ARCHITECTURE + PLANNING

4445 Eastgate Mall, Suite 407 | San Diego, CA 92121

P. 619.232.8424

[fcavazos@nadelarc.com](mailto:fcavazos@nadelarc.com)

[www.nadelarc.com](http://www.nadelarc.com)

*40 YEARS OF TIMELESS ARCHITECTURE: 1973 – NOW*

## Charles, Enza

---

**From:** ddgardner@deprattiinc.com  
**Sent:** Sunday, June 29, 2014 4:36 AM  
**To:** Charles, Enza  
**Subject:** RE: [FWD: RE: Sprint COW @ Sea World / Mission Bay Parkway] SD99XT158 zoning approval

Enza- I would use Karl's information:

Karl Drews  
Site Dev. Project Manager  
Special Events  
949.795.0369

Thank you,

Debra DePratti Gardner  
DePratti Incorporated  
619-726-8110



----- Original Message -----

**Subject:** RE: [FWD: RE: Sprint COW @ Sea World / Mission Bay Parkway] SD99XT158 zoning approval  
**From:** "Charles, Enza" <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)>  
**Date:** Fri, June 27, 2014 10:16 am  
**To:** "[ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com)" <[ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com)>

One more item... can I get a Sprint's current phone # for Exhibit E – see attached

Thanks,

**Enza Charles (Morero) | Property Agent**  
City of San Diego | Real Estate Assets - Telecommunications Division  
1200 Third Avenue, Suite 1700, San Diego, CA 92101  
(619) 236-6052 | Fax: (619) 236-6706  
e-mail: [echarles@sandiego.gov](mailto:echarles@sandiego.gov)

---

**From:** [ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com) [<mailto:ddgardner@deprattiinc.com>]  
**Sent:** Friday, June 27, 2014 9:52 AM  
**To:** Charles, Enza  
**Subject:** RE: [FWD: RE: Sprint COW @ Sea World / Mission Bay Parkway] SD99XT158 zoning approval

Can I put the check in the mail then?

Thank you,



Debra DePratti Gardner  
DePratti Incorporated  
619-726-8110

----- Original Message -----

Subject: RE: [FWD: RE: Sprint COW @ Sea World / Mission Bay Parkway]  
SD99XT158 zoning approval  
From: "Charles, Enza" <[ECharles@san Diego.gov](mailto:ECharles@san Diego.gov)>  
Date: Fri, June 27, 2014 9:50 am  
To: "ddgardner@deprattiinc.com" <[ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com)>, Karl Drews  
<[karl.drews@ericsson.com](mailto:karl.drews@ericsson.com)>  
Cc: Paul Hokeness <[phokeness@deprattiinc.com](mailto:phokeness@deprattiinc.com)>

Sorry we don't have the capability to accept CC's, today or Monday will be good... the permit is with environmental to be signed, then has to go to City attorney for final signature

**Please Note..... new name and email address**

**Enza Charles (Morero) | Property Agent**  
City of San Diego | Real Estate Assets - Telecommunications Division  
1200 Third Avenue, Suite 1700, San Diego, CA 92101  
(619) 236-6052 | Fax: (619) 236-6706  
e-mail: [echarles@san Diego.gov](mailto:echarles@san Diego.gov)

---

**From:** [ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com) [<mailto:ddgardner@deprattiinc.com>]  
**Sent:** Friday, June 27, 2014 9:47 AM  
**To:** Charles, Enza; Karl Drews  
**Cc:** Paul Hokeness  
**Subject:** RE: [FWD: RE: Sprint COW @ Sea World / Mission Bay Parkway] SD99XT158 zoning approval

OK. Is there a way to pay the \$727 by credit card? Otherwise, I can swing a check by this afternoon.

Karl- Please get the COI to the City.

Thank you,

Debra DePratti Gardner  
DePratti Incorporated  
619-726-8110

----- Original Message -----

Subject: RE: [FWD: RE: Sprint COW @ Sea World / Mission Bay Parkway]  
SD99XT158 zoning approval  
From: "Charles, Enza" <[ECharles@san Diego.gov](mailto:ECharles@san Diego.gov)>  
Date: Fri, June 27, 2014 9:39 am

To: "ddgardner@deprattiinc.com" <ddgardner@deprattiinc.com>, Karl Drews  
<karl.drews@ericsson.com>  
Cc: Paul Hokeness <phokeness@deprattiinc.com>

Hi Debra:

I received the Right of Entry signed by Sprint ... I have already routed for signatures. I will need the Insurance and Processing fee of \$727.00 so I can release the permit to you.

**Please Note..... new name and email address**

**Enza Charles (Morero) | Property Agent**

City of San Diego | Real Estate Assets - Telecommunications Division

1200 Third Avenue, Suite 1700, San Diego, CA 92101

(619) 236-6052 | Fax: (619) 236-6706

e-mail: [echarles@sandiego.gov](mailto:echarles@sandiego.gov)

---

**From:** [ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com) [<mailto:ddgardner@deprattiinc.com>]

**Sent:** Wednesday, June 25, 2014 2:40 PM

**To:** Karl Drews

**Cc:** Paul Hokeness; Charles, Enza

**Subject:** RE: [FWD: RE: Sprint COW @ Sea World / Mission Bay Parkway] SD99XT158 zoning approval

**Importance:** High

Karl- Send directly to Enza at the City at:

**Enza Charles (Morero) | Property Agent**

City of San Diego | Real Estate Assets - Telecommunications Division

1200 Third Avenue, Suite 1700, San Diego, CA 92101

(619) 236-6052 | Fax: (619) 236-6706

e-mail: [echarles@sandiego.gov](mailto:echarles@sandiego.gov)

Thank you,

Debra DePratti Gardner  
DePratti Incorporated  
619-726-8110

----- Original Message -----

Subject: RE: [FWD: RE: Sprint COW @ Sea World / Mission Bay Parkway]  
SD99XT158 zoning approval

From: Karl Drews <[karl.drews@ericsson.com](mailto:karl.drews@ericsson.com)>

Date: Tue, June 24, 2014 1:42 pm

To: "ddgardner@deprattiinc.com" <ddgardner@deprattiinc.com>

Cc: Paul Hokeness <[phokeness@deprattiinc.com](mailto:phokeness@deprattiinc.com)>



It could be. I am picking up the Sprint signed copies tomorrow and will overnight them to you.

Thanks,

Karl Drews

**Ericsson Services Inc.**  
Site Dev. Project Manager  
Special Events  
949.795.0369

---

**From:** [ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com) [<mailto:ddgardner@deprattiinc.com>]  
**Sent:** Tuesday, June 24, 2014 1:39 PM  
**To:** Karl Drews  
**Cc:** Paul Hokeness  
**Subject:** [FWD: RE: Sprint COW @ Sea World / Mission Bay Parkway] SD99XT158 zoning approval

Karl/Paul- See attached zoning approval for the temp site.

Karl- This would be the exhibit for the lease.

Thank you,

Debra DePratti Gardner  
DePratti Incorporated  
619-726-8110

----- Original Message -----

Subject: RE: Sprint COW @ Sea World / Mission Bay Parkway  
From: "Hempton, Alexander" <[AHempton@saniego.gov](mailto:AHempton@saniego.gov)>  
Date: Tue, June 24, 2014 1:05 pm  
To: "'[ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com)'"  
<[ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com)>,  
'[phokeness@deprattiinc.com](mailto:phokeness@deprattiinc.com)'' <[phokeness@deprattiinc.com](mailto:phokeness@deprattiinc.com)>,  
"Charles,  
Enza" <[ECharles@saniego.gov](mailto:ECharles@saniego.gov)>

Please see attached.

Thanks  
Alex

---

**From:** [ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com) [<mailto:ddgardner@deprattiinc.com>]  
**Sent:** Tuesday, June 24, 2014 5:41 AM  
**To:** Hempton, Alexander; '[phokeness@deprattiinc.com](mailto:phokeness@deprattiinc.com)'; Charles, Enza  
**Subject:** RE: Sprint COW @ Sea World / Mission Bay Parkway  
**Importance:** High

Alex- The temp site permit was submitted the same day as the bump and the other Sprint site. I did not see this approval come



back--The project number is 236692. Can you send the approval today?

Thank you,

Debra DePratti Gardner  
DePratti Incorporated  
619-726-8110

----- Original Message -----

Subject: RE: Sprint COW @ Sea World / Mission Bay Parkway

From: "Hempton, Alexander"

<[AHempton@sandiego.gov](mailto:AHempton@sandiego.gov)>

Date: Mon, June 09, 2014 11:50 am

To: "'[phokeness@deprattiinc.com](mailto:phokeness@deprattiinc.com)'"

<[phokeness@deprattiinc.com](mailto:phokeness@deprattiinc.com)>, "Charles,

Enza" <[ECharles@sandiego.gov](mailto:ECharles@sandiego.gov)> ,

"[ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com)"

<[ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com)>

Looks ok to me

---

**From:** Paul Hokeness [<mailto:phokeness@deprattiinc.com>]

**Sent:** Monday, June 09, 2014 11:46 AM

**To:** Charles, Enza; [ddgardner@deprattiinc.com](mailto:ddgardner@deprattiinc.com); Hempton, Alexander

**Subject:** RE: Sprint COW @ Sea World / Mission Bay Parkway

Alex, take a look at this attached, we will be submitting the TUP shortly. Enza, should the attached word doc be incorporated into this?

Thanks

Paul Hokeness | DePratti, Inc. | 858-231-8889

## Morero, Enza

---

**From:** Rodney Philhower [rodney.philhower@plancominc.com]  
**Sent:** Monday, April 28, 2014 2:02 PM  
**To:** Abella-Shon, Michelle; Morero, Enza  
**Subject:** RE: Verizon - FS-22

Thanks for the update Michelle. We haven't discussed any specifics for a temporary site during the construction period. Ideally, we would like to set something up onsite. However, from what I understand, there probably won't be room for us to remain on the property. We'll have to see if there are any opportunities to deploy on one of the adjacent parcels. I'll start to look into this in the next couple of weeks. Thanks again.

Rodney Philhower  
(619) 200-2260

---

**From:** Abella-Shon, Michelle [<mailto:MShon@sandiego.gov>]  
**Sent:** Monday, April 28, 2014 1:41 PM  
**To:** Morero, Enza; Rodney Philhower  
**Subject:** RE: Verizon - FS-22

Hi Rodney,  
Building permits in process. We anticipate issuance of notice to proceed for 22's construction maybe in the fall, IF funding availability don't have issues. Temporary station is currently being designed. What is Verizon's plan for when the station gets demoed?

Thank you,

**Michelle Abella-Shon**

Assoc. AIA, AICP

Project Officer II

San Diego Fire-Rescue Department | Logistics-Facilities

3870 Kearny Villa Road | MS 15 | San Diego, CA 92123

W 858-573-1362 | C 619-964-7670

Email: [MShon@sandiego.gov](mailto:MShon@sandiego.gov)

---

**From:** Morero, Enza  
**Sent:** Monday, April 28, 2014 12:11 PM  
**To:** Rodney Philhower  
**Cc:** Abella-Shon, Michelle  
**Subject:** Verizon - FS-22

Hi Rodney:

I'm replying to your voice message regarding the time line when FS22 will break ground.

I don't have information on when they plan on starting construction at this site, I have copied Michelle, she might have that information or at least point you in the right direction on this.

**Enza Morero | Property Agent**

City of San Diego | Real Estate Assets - Telecommunications Division

1200 Third Avenue, Suite 1700, San Diego, CA 92101

(619) 236-6052 | Fax: (619) 236-6706

e-mail: [emorero@saniego.gov](mailto:emorero@saniego.gov)

---

No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2014.0.4570 / Virus Database: 3931/7408 - Release Date: 04/28/14



Pt. Loma

## FIRST AMENDMENT TO LEASE

This First Amendment to Lease is executed by and between THE CITY OF SAN DIEGO ("CITY") and AIRTOUCH CELLULAR, a California corporation, d.b.a. VERIZON WIRELESS ("LESSEE").

WHEREAS, the parties entered into that certain contract dated November 1, 1995, and filed as Document No. OO-18219 on October 2, 1995 in the Office of the City Clerk.

WHEREAS, the parties wish to amend said contract with reference to the facts set forth in the recital below:

RECITALS

- A. CITY and LESSEE are parties to a certain lease agreement dated November 1, 1995 ("Agreement"), whereby CITY has leased a portion of CITY'S property (as defined in the Agreement) to LESSEE to construct, operate and maintain a communication facility, including required antennas and antenna support structure(s) situated substantially as shown in Section 9.3 Building Plans and Floor Plans attached to the Agreement.
- B. CITY and LESSEE have agreed that LESSEE may remove, modify, add, substitute, reconfigure and replace LESSEE'S equipment and improvements on the Premises, as more fully provided below.

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the recipient and sufficiency of which are hereby acknowledged, the CITY and LESSEE agree:

1. Substitution of Section 9.3 Building Plans and Floor Plans. Section 9.3 Building Plans and Floor Plans of the Agreement is hereby deleted in its entirety and is replaced with the drawings prepared by Di Donato Associates dated November 10, 1999 ("Substituted Section 9.3") attached hereto and by this reference incorporated into the Agreement as modified by this Amendment. The Substituted Section 9.3 depicts the existing cellular communications facility and the proposed improvements.
2. Adjustment of Rent Amount (Section 3.2.a. of the Agreement). Rental amount shall be \$1,250.00 commencing on the first day of the calendar month following the execution of this Amendment by the City Manager through the termination date of the initial term of the Agreement.
3. Renewal of Agreement. This Amendment will serve as written notice of LESSEE'S intent to exercise its right to renew the Agreement (as provided for in the Agreement) for the first five year period: the rental rate for the first renewal period beginning November 1, 2000 and ending October 31, 2005 shall be \$1,250.00.
4. Revision of the CPI Index Adjustments (Section 3.2b.(1) of the Agreement). If, at the end of the first five year renewal period, the LESSEE elects to renew the Agreement for a further five year term, and for each five year term thereafter, the

value of the base rent shall be adjusted to reflect increases in the Consumer Price Index according to the formula set forth in the Agreement.

5. Nothing contained herein is intended to alter or amend any other covenant or condition of said Agreement.
6. This amendment shall be effective upon approval by the San Diego City Council and execution hereof by LESSEE and the City Manager or his designee.

## THE CITY OF SAN DIEGO

Date 9-25-01By [Signature]

Real Estate Assets Director

## LESSEE

AIRTOUCH CELLULAR, a California corporation,  
d.b.a. VERIZON WIRELESS

Date June 7, 2000By [Signature]

Dennis C. Peck, Director  
RF Engineering and Operations

## PLANNING AND LAND DEVELOPMENT REVIEW

Date 4/10/01By [Signature]

## FIRE AND LIFE SAFETY SERVICES

Date 5/2/01By [Signature]

Approved as to form and legality:

CASEY GWINN, City Attorney

Date 4/25/01By [Signature]

Deputy City Attorney

JBL/jmj-n

05/24/00

I:\WP02000\Lowell\AMENDMENT-AIRTOUCH1.wpd





## Morero, Enza

---

**From:** Jadan, Rowaida  
**Sent:** Wednesday, January 29, 2014 9:12 AM  
**To:** Morero, Enza  
**Cc:** Cetin, Elif; Abella-Shon, Michelle; Fernando Cavazos  
**Subject:** FW: FS-22 (VERIZON SHEETS)  
**Attachments:** E1.0.pdf; A2.00A.pdf; AS1.01.pdf; sharpcopier@sandiego.gov\_20140128\_140532.pdf

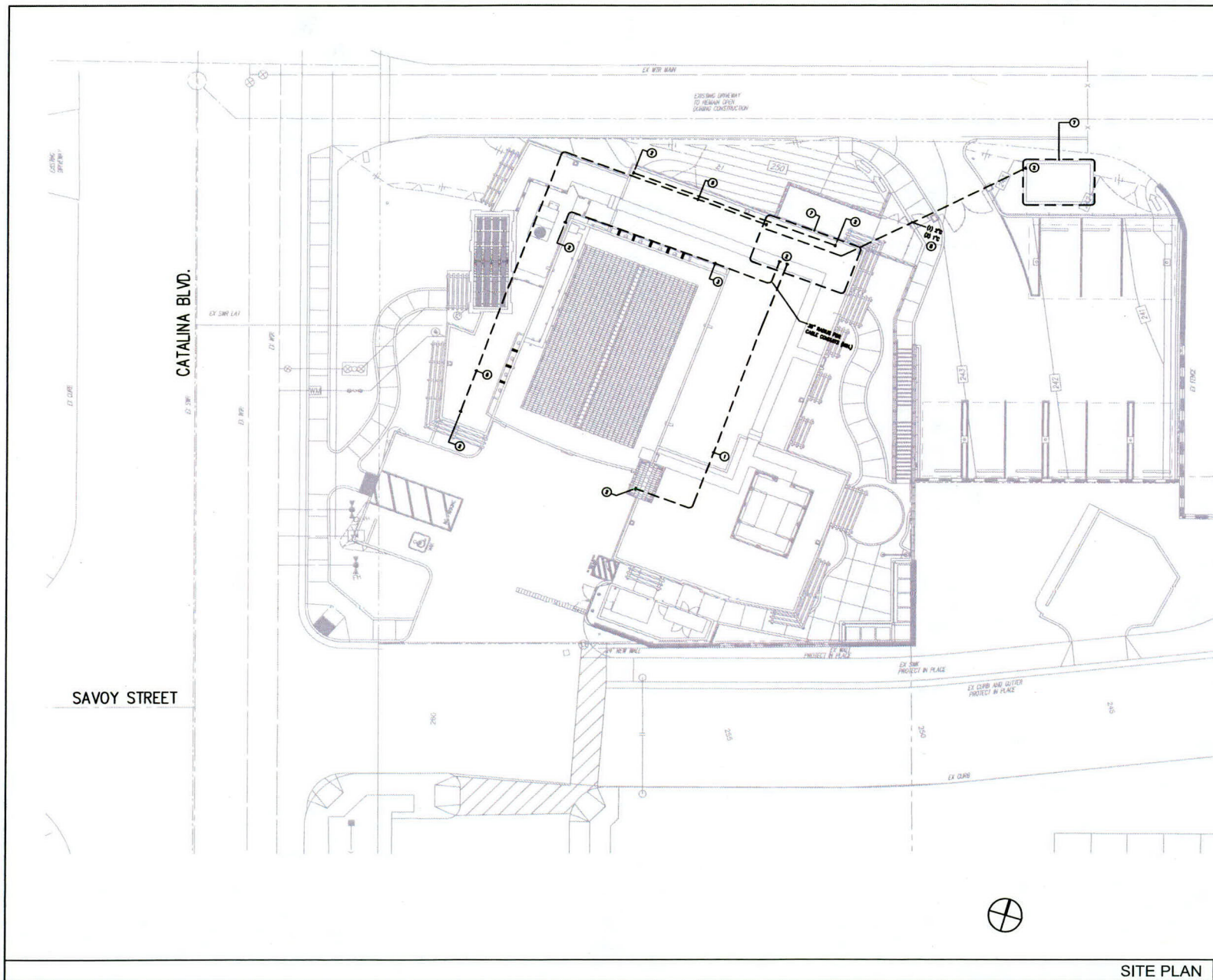
**Importance:** High

Hi Enza,

Please see the attached Pdf files related to Verizon work (F.S # 22) located at 1055 Catalina Blvd. San Diego, 92107. Our question does Verizon need to obtain an easement from the City for their proposed work. The attached plans show the addition of a below grade equipment room and layout of empty conduit line for future use by Verizon.

Also, with this email you will find Verizon agreement for your information. Just to let you know our consultant/Nadel, had entered into agreement with Verizon to integrate their plans into our Fire station plans, (Verizon) is going to pay for all the associate fees related to their work. In addition, our consultant has already submitted Verizon plans to DSD for building review to obtain the required Permit for this work, Nadel consultant will coordinate with all the disciplines that affected by these changes and will work with DSD to obtain the necessary clearances. Please let us know if easement is required?. Thanks.

Rowaida



# GENERAL NOTES

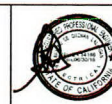
1. CONTRACTOR SHALL COORDINATE ACTUAL ROUTING AND TERMINATION OF CONDUITS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING WORK.

## KEY NOTES

- ① 3-4" U/G, FOR FUTURE USE.
- ② STUBBED UP 12" AFF. PROVIDE PLASTIC BUSHING. COORDINATE ACTUAL LOCATION OF STUBBED CONDUIT WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUTING.
- ③ 3-8" U/G, FOR FUTURE USE.
- ④ NOT USED.
- ⑤ 1-4" FOR FUTURE USE.
- ⑥ 1-3" FOR POWER.
- ⑦ REFER TO ARCHITECTURAL DRAWING FOR ADDITIONAL INFORMATION IN BASEMENT.
- ⑧ 1-2", 2-1" IN CONCRETE ENCASED.

**T M A D**  
**TAYLOR**  
**& GAINES**

110315 W. Bernardo Dr., Suite 110  
 San Diego, California 92127  
 Phone: 619.271.1300  
 Fax: 619.271.1302  
 Project No. 2102.036.00



**Nadel**  
 Architects Inc.

4445 Eastgate Mall  
 Suite 407  
 San Diego, CA 92121  
 T: 619.232.8424  
 F: 619.232.7179  
 www.nadelinc.com



PLANS FOR THE CONSTRUCTION OF  
 POINT LOMA FIRE STATION No. 22  
 (ADD ALTERNATE)  
 1055 CATALINA BLVD., SAN DIEGO, CALIFORNIA 92107  
 PARCEL ID# 531 - 1101 - 100

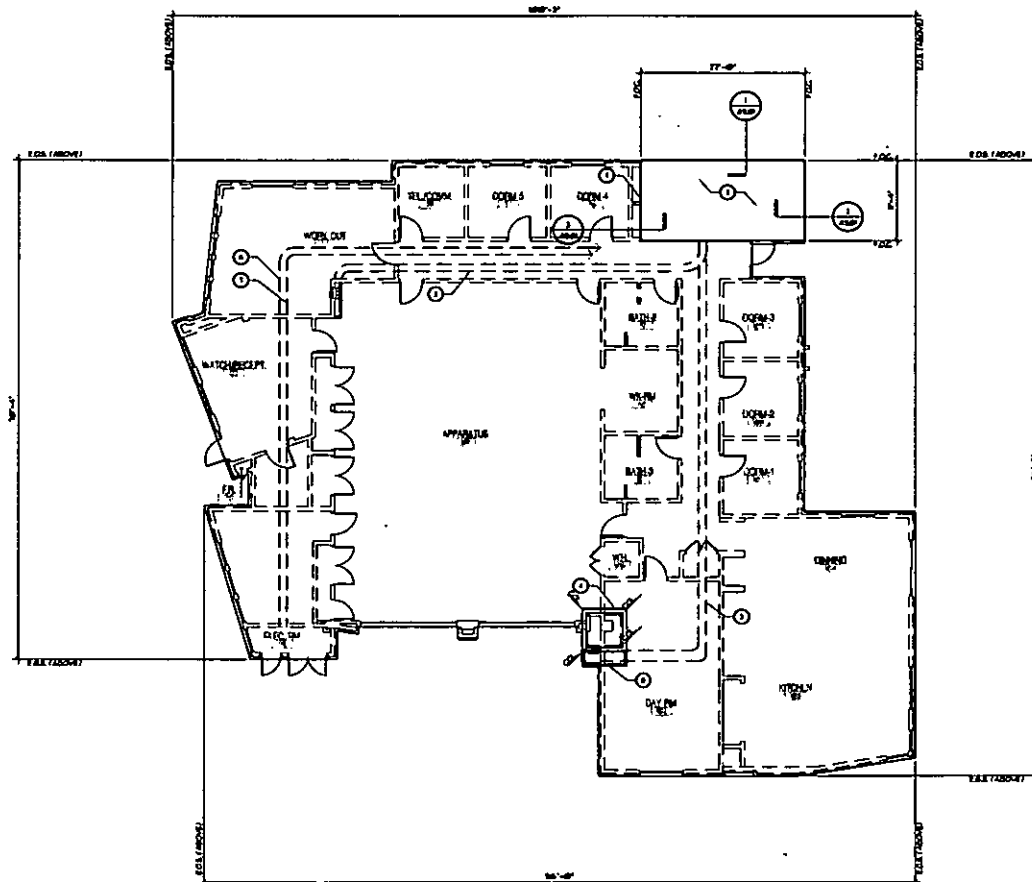
|                                             |       |                     |       |
|---------------------------------------------|-------|---------------------|-------|
| SHEET TITLE                                 |       | SHEET NO.           |       |
| ELECTRICAL SITE PLAN                        |       | E1.0                |       |
| CITY OF SAN DIEGO, CALIFORNIA               |       | PROJECT NO. 5-00787 |       |
| ENGINEERING AND CAPITAL PROJECTS DEPARTMENT |       | SHEET NO. 33-081.0  |       |
| APPROVED:                                   | DATE: | APPROVED:           | DATE: |
| DESIGNER:                                   | BY:   | APPROVED:           | DATE: |
| ELECTRICAL SITE PLAN                        |       | PROJECT MANAGER     |       |
|                                             |       | SEE SHEETS          |       |
|                                             |       | 204-1092            |       |
|                                             |       | 31704 - D           |       |
| CONTRACTOR                                  |       | DATE COMPLETED      |       |
| SUPERVISOR                                  |       | DATE COMPLETED      |       |

SITE PLAN

SCALE  
 1" = 10'

1

POINT LOMA FIRE STATION #22



# GENERAL NOTES

1. REFER TO FOUNDATION PLANS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. EDGE OF SLAB (SLAB) TO LINE UP WITH FACE OF STUDY WALL SEE DETAIL 11-11 FOR ADDITIONAL INFORMATION.

## KEY NOTES

1. EDGE OF SLAB.
2. LOCATION OF EQUIPMENT ROOM BUILT UNDER THE FIRE STATION DEVELOPED STATIONARY.
3. UNDERGROUND CONDUIT TRENCH.
4. FIRE STATION TOWER ABOVE.
5. FIRE TRANSPARENT SCREEN AT TOWER ABOVE.
6. PROPOSED 4" DIA UNDERGROUND TELCO UTILITY TRENCH TO BE ROUTED TO EQUIPMENT ROOM.
7. PROPOSED 1" DIA UNDERGROUND ELECTRICAL UTILITY CONDUIT TRENCH TO BE ROUTED TO EQUIPMENT ROOM.
8. TOLER WITH UP TRANSPARENT SCREEN BUILT ABOVE.

**Nadel**  
Architects Inc.

4445 Emerald Street  
Suite 407  
San Diego, CA 92121  
T. 619-232-8424  
F. 619-232-7179  
www.nadelarchitects.com



PLANS FOR THE CONSTRUCTION OF  
POINT LOMA FIRE STATION No. 22  
(ADD ALTERNATE)  
1055 CATALINA BLVD. SAN DIEGO, CALIFORNIA 92107  
PARCEL ID# 531 - 1101 - 100

| SHEET TITLE                                                                                   | SHEET NO.                   |
|-----------------------------------------------------------------------------------------------|-----------------------------|
| SLAB PLAN (FOR REFERENCE)                                                                     | A2.00A                      |
| CITY OF SAN DIEGO, CALIFORNIA<br>PLANNING AND LAND USE DEPARTMENT<br>PROJECT NO. 00-1000-1000 | DATE 3-20-17<br>BY 33-081.0 |
| REVISIONS                                                                                     | REVISIONS                   |
| NO. DATE DESCRIPTION                                                                          | NO. DATE DESCRIPTION        |
| 1 01/10/17                                                                                    | 1 01/10/17                  |
| 2 01/10/17                                                                                    | 2 01/10/17                  |
| 3 01/10/17                                                                                    | 3 01/10/17                  |
| 4 01/10/17                                                                                    | 4 01/10/17                  |
| 5 01/10/17                                                                                    | 5 01/10/17                  |
| 6 01/10/17                                                                                    | 6 01/10/17                  |
| 7 01/10/17                                                                                    | 7 01/10/17                  |
| 8 01/10/17                                                                                    | 8 01/10/17                  |
| 9 01/10/17                                                                                    | 9 01/10/17                  |
| 10 01/10/17                                                                                   | 10 01/10/17                 |
| 11 01/10/17                                                                                   | 11 01/10/17                 |
| 12 01/10/17                                                                                   | 12 01/10/17                 |
| 13 01/10/17                                                                                   | 13 01/10/17                 |
| 14 01/10/17                                                                                   | 14 01/10/17                 |
| 15 01/10/17                                                                                   | 15 01/10/17                 |
| 16 01/10/17                                                                                   | 16 01/10/17                 |
| 17 01/10/17                                                                                   | 17 01/10/17                 |
| 18 01/10/17                                                                                   | 18 01/10/17                 |
| 19 01/10/17                                                                                   | 19 01/10/17                 |
| 20 01/10/17                                                                                   | 20 01/10/17                 |
| 21 01/10/17                                                                                   | 21 01/10/17                 |
| 22 01/10/17                                                                                   | 22 01/10/17                 |
| 23 01/10/17                                                                                   | 23 01/10/17                 |
| 24 01/10/17                                                                                   | 24 01/10/17                 |
| 25 01/10/17                                                                                   | 25 01/10/17                 |
| 26 01/10/17                                                                                   | 26 01/10/17                 |
| 27 01/10/17                                                                                   | 27 01/10/17                 |
| 28 01/10/17                                                                                   | 28 01/10/17                 |
| 29 01/10/17                                                                                   | 29 01/10/17                 |
| 30 01/10/17                                                                                   | 30 01/10/17                 |
| 31 01/10/17                                                                                   | 31 01/10/17                 |
| 32 01/10/17                                                                                   | 32 01/10/17                 |
| 33 01/10/17                                                                                   | 33 01/10/17                 |
| 34 01/10/17                                                                                   | 34 01/10/17                 |
| 35 01/10/17                                                                                   | 35 01/10/17                 |
| 36 01/10/17                                                                                   | 36 01/10/17                 |
| 37 01/10/17                                                                                   | 37 01/10/17                 |
| 38 01/10/17                                                                                   | 38 01/10/17                 |
| 39 01/10/17                                                                                   | 39 01/10/17                 |
| 40 01/10/17                                                                                   | 40 01/10/17                 |
| 41 01/10/17                                                                                   | 41 01/10/17                 |
| 42 01/10/17                                                                                   | 42 01/10/17                 |
| 43 01/10/17                                                                                   | 43 01/10/17                 |
| 44 01/10/17                                                                                   | 44 01/10/17                 |
| 45 01/10/17                                                                                   | 45 01/10/17                 |
| 46 01/10/17                                                                                   | 46 01/10/17                 |
| 47 01/10/17                                                                                   | 47 01/10/17                 |
| 48 01/10/17                                                                                   | 48 01/10/17                 |
| 49 01/10/17                                                                                   | 49 01/10/17                 |
| 50 01/10/17                                                                                   | 50 01/10/17                 |
| 51 01/10/17                                                                                   | 51 01/10/17                 |
| 52 01/10/17                                                                                   | 52 01/10/17                 |
| 53 01/10/17                                                                                   | 53 01/10/17                 |
| 54 01/10/17                                                                                   | 54 01/10/17                 |
| 55 01/10/17                                                                                   | 55 01/10/17                 |
| 56 01/10/17                                                                                   | 56 01/10/17                 |
| 57 01/10/17                                                                                   | 57 01/10/17                 |
| 58 01/10/17                                                                                   | 58 01/10/17                 |
| 59 01/10/17                                                                                   | 59 01/10/17                 |
| 60 01/10/17                                                                                   | 60 01/10/17                 |
| 61 01/10/17                                                                                   | 61 01/10/17                 |
| 62 01/10/17                                                                                   | 62 01/10/17                 |
| 63 01/10/17                                                                                   | 63 01/10/17                 |
| 64 01/10/17                                                                                   | 64 01/10/17                 |
| 65 01/10/17                                                                                   | 65 01/10/17                 |
| 66 01/10/17                                                                                   | 66 01/10/17                 |
| 67 01/10/17                                                                                   | 67 01/10/17                 |
| 68 01/10/17                                                                                   | 68 01/10/17                 |
| 69 01/10/17                                                                                   | 69 01/10/17                 |
| 70 01/10/17                                                                                   | 70 01/10/17                 |
| 71 01/10/17                                                                                   | 71 01/10/17                 |
| 72 01/10/17                                                                                   | 72 01/10/17                 |
| 73 01/10/17                                                                                   | 73 01/10/17                 |
| 74 01/10/17                                                                                   | 74 01/10/17                 |
| 75 01/10/17                                                                                   | 75 01/10/17                 |
| 76 01/10/17                                                                                   | 76 01/10/17                 |
| 77 01/10/17                                                                                   | 77 01/10/17                 |
| 78 01/10/17                                                                                   | 78 01/10/17                 |
| 79 01/10/17                                                                                   | 79 01/10/17                 |
| 80 01/10/17                                                                                   | 80 01/10/17                 |
| 81 01/10/17                                                                                   | 81 01/10/17                 |
| 82 01/10/17                                                                                   | 82 01/10/17                 |
| 83 01/10/17                                                                                   | 83 01/10/17                 |
| 84 01/10/17                                                                                   | 84 01/10/17                 |
| 85 01/10/17                                                                                   | 85 01/10/17                 |
| 86 01/10/17                                                                                   | 86 01/10/17                 |
| 87 01/10/17                                                                                   | 87 01/10/17                 |
| 88 01/10/17                                                                                   | 88 01/10/17                 |
| 89 01/10/17                                                                                   | 89 01/10/17                 |
| 90 01/10/17                                                                                   | 90 01/10/17                 |
| 91 01/10/17                                                                                   | 91 01/10/17                 |
| 92 01/10/17                                                                                   | 92 01/10/17                 |
| 93 01/10/17                                                                                   | 93 01/10/17                 |
| 94 01/10/17                                                                                   | 94 01/10/17                 |
| 95 01/10/17                                                                                   | 95 01/10/17                 |
| 96 01/10/17                                                                                   | 96 01/10/17                 |
| 97 01/10/17                                                                                   | 97 01/10/17                 |
| 98 01/10/17                                                                                   | 98 01/10/17                 |
| 99 01/10/17                                                                                   | 99 01/10/17                 |
| 100 01/10/17                                                                                  | 100 01/10/17                |

SLAB PLAN (FOR REFERENCE)

SCALE  
1" = 1'-0"

1

POINT LOMA FIRE STATION #22

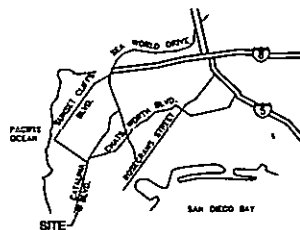






POINT LOMA FIRE STATION #22  
(RELOCATION)  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107

VICINITY MAP



THOMAS GUIDE PAGE 1288, A1

ADDRESS  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107

CONSULTANT TEAM

ARCHITECT:  
WILLIAM BOUTH & ROBERT SUAREZ  
ARCHITECTURE INC.  
375 CARLSBAD VILLAGE DRIVE, SUITE 02  
CARLSBAD, CA 92008  
(760) 434-8874  
(760) 434-8886 (FAX)

LEASING:  
PLANCON, INC.  
908 PULVERHOFF  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(619) 290-2280

PLANNING:  
PLANCON, INC.  
CARVER CHU  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(619) 290-6678

FIRE STATION ARCHITECT:  
HADD ARCHITECTS, INC.  
4445 EASTGATE WALK #407  
SAN DIEGO, CA 92131

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 34" x 54" FORMAT. IF THIS DRAWING SET IS NOT 34" x 54", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT:  
VERIZON WIRELESS  
13300 SAND CANYON AVENUE  
IRVINE, CA 92618  
CONTACT: BOB PULVERHOFF  
PHONE: (619) 220-2280

OWNER:  
CITY OF SAN DIEGO  
800 B STREET, SUITE 800 W3 #308A  
SAN DIEGO, CA 92101  
CONTACT: TONYEE BRUNEN  
PHONE: (619) 235-1965

PROJECT DESCRIPTION:

- RELOCATE EXISTING VERIZON WIRELESS EQUIPMENT SHELTER & FACADE MOUNTED ANTENNAS FOR THE CONSTRUCTION OF NEW CITY OF SAN DIEGO POINT LOMA FIRE STATION #22
- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK EQUIPMENT SHELTER ON A CONCRETE PAD
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SYSTEMS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS). (8) ANTENNAS SHALL BE MOUNTED ON PARAPET OF NEW FIRE STATION BEMHO PROPOSED BY TRANSPARENT SYSTEMS & (4) SHALL BE MOUNTED INSIDE A NEW FIRE STATION 30'-0" HIGH TOWER BEHIND BY TRANSPARENT SYSTEMS
- INSTALL VERIZON WIRELESS GENERATOR ENCLOSURE WITH TRELLIS
- INSTALLATION OF (2) E-911 GPS ANTENNAS MOUNTED TO THE PROPOSED EQUIPMENT SHELTER ROOF TRELLIS
- INSTALLATION OF A NEW 200 LUP ELECTRICAL SERVICE FROM ELECTRICAL ROOM TO PROPOSED VERIZON WIRELESS EQUIPMENT ENCLOSURE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN ELECTRICAL ROOM
- UNION LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:

PUBLIC LOT 120 PORTION PARCEL PER RECORD OF SURVEY 11800 ALEXANDRA

PROJECT ADDRESS: 1055 CATALINA BLVD.  
SAN DIEGO, CA 92107

ASSESSORS PARCEL NUMBER: 631-118-11-00

EXISTING ZONING: RS 1-1

PROPOSED PROJECT AREA:

|                     |          |
|---------------------|----------|
| EQUIPMENT SHELTER   | 230 S.F. |
| GENERATOR ENCLOSURE | 183 S.F. |
| TOTAL               | 403 S.F. |

PROPOSED OCCUPANCY:

0

NOTE: THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITIES ON SITE, VERIZON WIRELESS

SHEET SCHEDULE

- |     |                                                    |
|-----|----------------------------------------------------|
| T-1 | TITLE SHEET                                        |
| A-0 | SITE PLAN & ENLARGED SITE PLAN                     |
| A-1 | ROOF PLAN                                          |
| A-2 | ANTENNA PLANS                                      |
| A-3 | FIRE STATION FLOOR PLAN                            |
| A-4 | EQUIPMENT SHELTER PLAN                             |
| A-5 | EQUIPMENT SHELTER ROOF PLAN                        |
| A-6 | EQUIPMENT SHELTER & GENERATOR ENCLOSURE ELEVATIONS |
| A-7 | EXTERIOR ELEVATIONS                                |
| A-8 | EXTERIOR ELEVATIONS                                |

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 IS INCORPORATED  
P.O. BOX 15707  
IRVINE, CA 92615-0707  
(949) 221-7000



PREPARED FOR



P.O. BOX 15707  
IRVINE, CA 92615-0707  
(949) 221-7000

APPROVALS

|        |      |
|--------|------|
| ABC    | DATE |
| ME     | DATE |
| MF     | DATE |
| INT    | DATE |
| EL/M   | DATE |
| OPS    | DATE |
| EL/OUT | DATE |

PROJECT NAME  
POINT LOMA  
FIRE STATION  
(RELOCATION)  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES  
05/31/12 TO REVIEW (4)

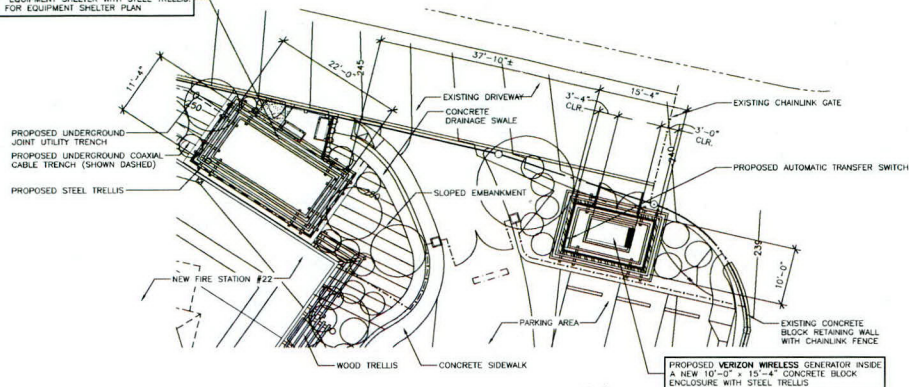
SHEET TITLE

TITLE SHEET  
&  
PROJECT DATA

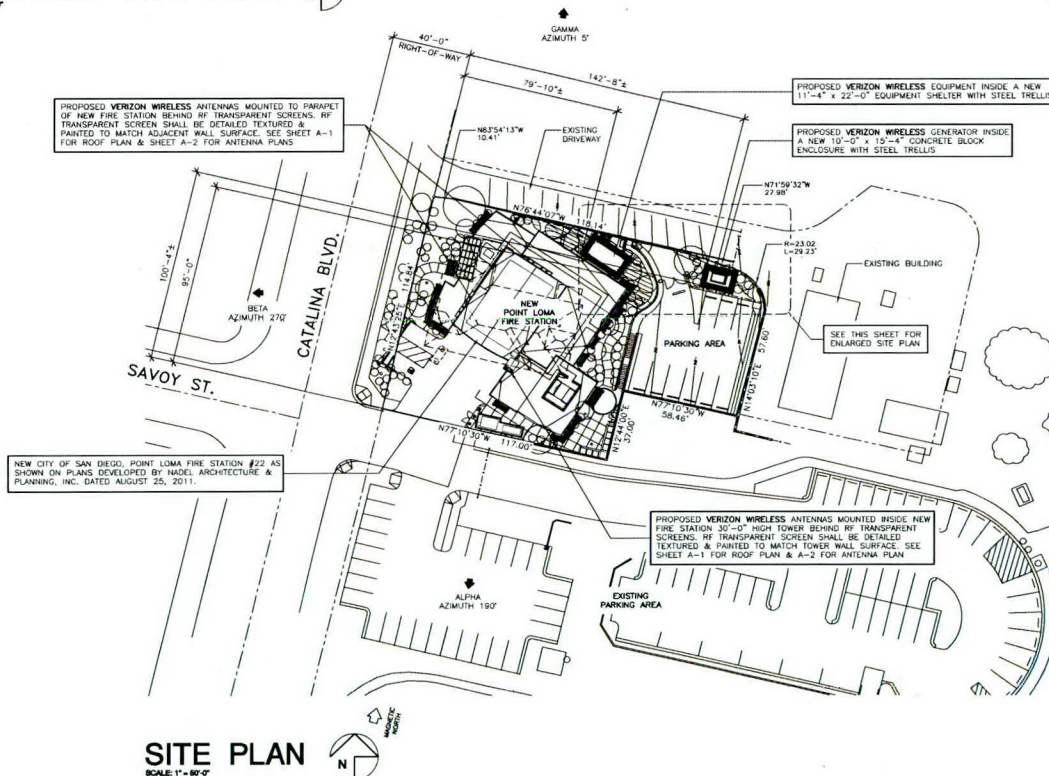
PROJECT: verizon, 1110444

T-1

PROPOSED VERIZON WIRELESS EQUIPMENT INSIDE A NEW 11'-4" x 22'-0" EQUIPMENT SHELTER WITH STEEL TRELLIS. SEE SHEET A-3 FOR EQUIPMENT SHELTER PLAN.



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



**SITE PLAN**  
SCALE: 1" = 80'-0"

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER  
FREQUENCIES AND POWER LEVELS:

**LTE EQUIPMENT:**  
TX FREQUENCY: 776-787 MHz  
RX FREQUENCY: 746-757 MHz

**CDMA EQUIPMENT:**  
TX FREQUENCY: 1965-1970 MHz  
RX FREQUENCY: 1885-1890 MHz

**PCS EQUIPMENT:**  
TX FREQUENCY: 880-884 MHz  
RX FREQUENCY: 835-848 MHz

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

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED

225 CALLEBARD AVENUE SUITE 200  
CALLEBARD, CA 92008 (760) 434-8474

PREPARED FOR  
**verizon**wireless

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

APPROVALS

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

PROJECT NAME

**POINT LOMA  
FIRE STATION  
(RELOCATION)**

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES

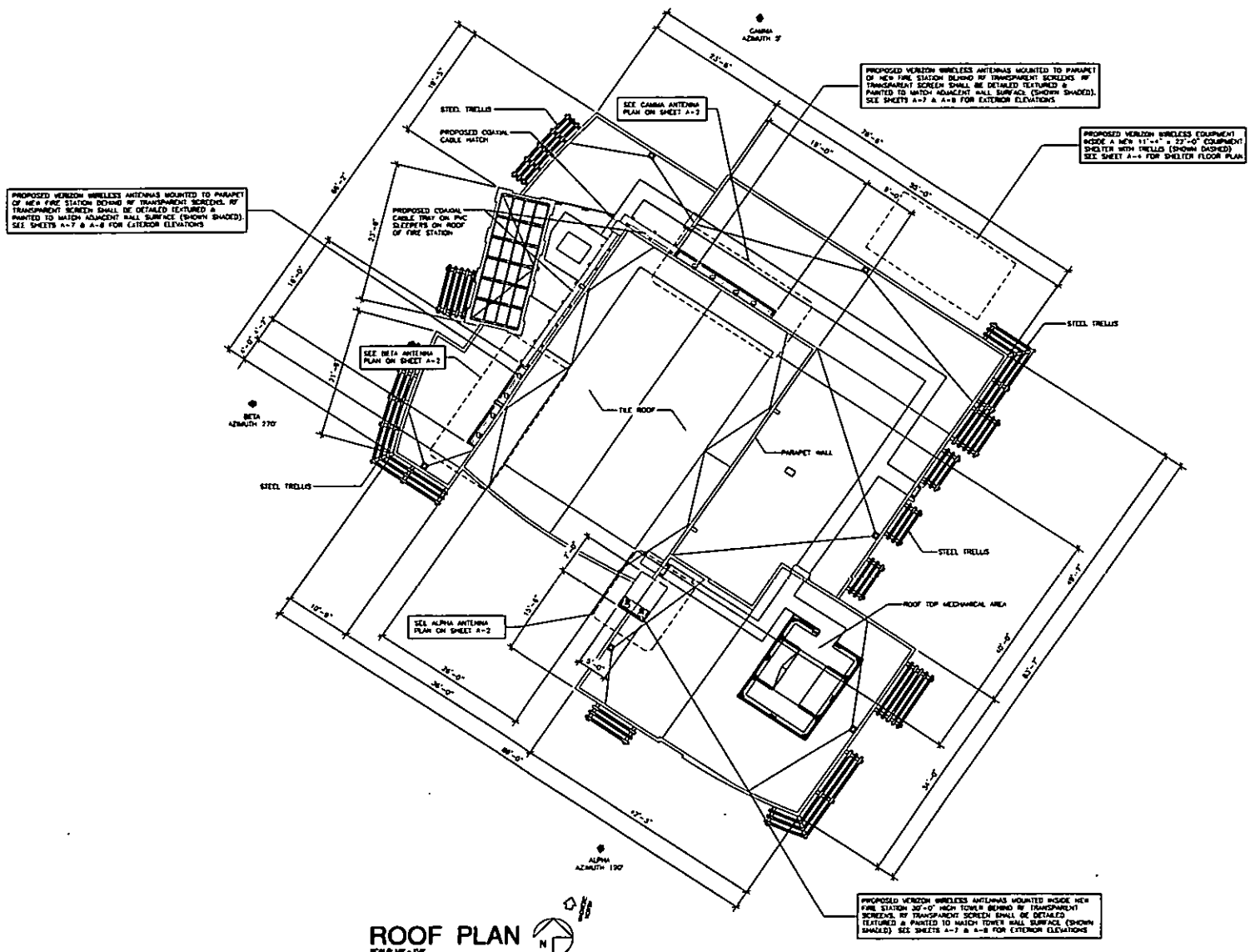
05/31/12 2D REVIEW (c)

SHEET TITLE

**SITE PLAN**

PROJECTS\verizon\11144cd

**A-0**



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

# Booth & Suarez

ARCHITECTS INCORPORATED

222 E. GARDEN STREET, SUITE 200, SAN DIEGO, CA 92101  
(619) 594-1111

---

PREPARED FOR

**verizon**wireless

P.O. BOX 19707  
IRVINE, CA 92613-9707  
(949) 727-7000

---

APPROVALS

|        |      |
|--------|------|
| ABC    | DATE |
| RE     | DATE |
| RF     | DATE |
| INT    | DATE |
| LL/PH  | DATE |
| OPS    | DATE |
| LL/OUT | DATE |

---

PROJECT NAME

**POINT LOMA  
FIRE STATION  
(RELOCATION)**

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

---

DRAWING DATES

05/31/12 2D REVIEW (M)

---

SHEET TITLE

**ROOF PLAN**

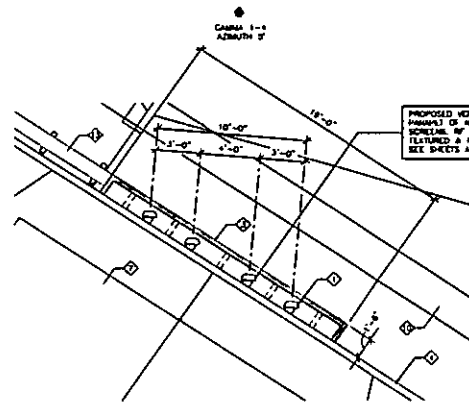
---

PROJECT: verizon/1114428

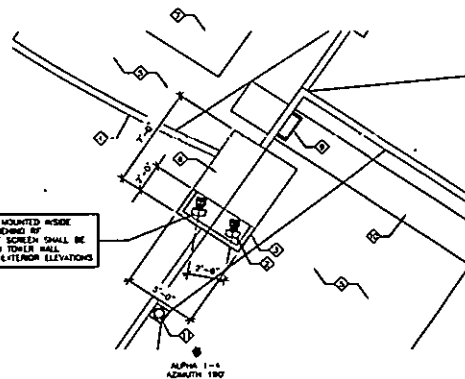
---

**A-1**



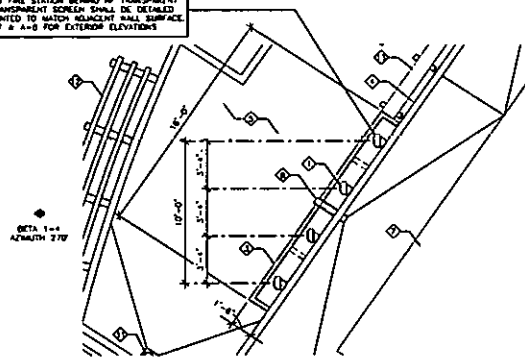


**GAMMA ANTENNA PLAN**  
SCALE: 1/4" = 1'-0"



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

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED TO PARAPET OF NEW FIRE STATION BEHIND NEW TRANSPARENT SCREEN. NEW TRANSPARENT SCREEN SHALL BE DETAILED, TEXTURED & PAINTED TO MATCH ADJACENT WALL SURFACE. SEE SHEETS A-7 & A-8 FOR ELEVATION ELEVATIONS.



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

| SECTOR  | DIRECTION | AZIMUTH | ANTENNA MODEL NUMBER            | DOWNLEAD | DOWNLEAD MODEL | SECTOR NUMBER | NUMBER OF CABLES PER SECTOR | COAX. CABLE LENGTH (ft. - in.) | COAX. CABLE LENGTH (ft. - in.) | COAX. SIZE |
|---------|-----------|---------|---------------------------------|----------|----------------|---------------|-----------------------------|--------------------------------|--------------------------------|------------|
| ALPHA 1 | NORTH     | 180     | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               | 8                           | 118'-0"                        | 6'-0"                          | 7/8"       |
| ALPHA 2 |           |         | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               |                             |                                |                                |            |
| ALPHA 3 |           |         | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               |                             |                                |                                |            |
| ALPHA 4 |           |         | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               |                             |                                |                                |            |
| BETA 1  | SOUTH     | 270     | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               | 8                           | 128'-0"                        | 6'-0"                          | 7/8"       |
| BETA 2  |           |         | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               |                             |                                |                                |            |
| BETA 3  |           |         | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               |                             |                                |                                |            |
| BETA 4  |           |         | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               |                             |                                |                                |            |
| GAMMA 1 | WEST      | 0       | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               | 8                           | 128'-0"                        | 6'-0"                          | 7/8"       |
| GAMMA 2 |           |         | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               |                             |                                |                                |            |
| GAMMA 3 |           |         | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               |                             |                                |                                |            |
| GAMMA 4 |           |         | VERIZON WIRELESS BSH-BSDLY-01-3 | 0'       | 0'             |               |                             |                                |                                |            |

**ANTENNA PLAN NOTES:**

- 1. PROPOSED VERIZON WIRELESS ANTENNAS TO BE FACADE MOUNTED TO EXISTING PARAPET BEHIND NEW TRANSPARENT SCREENS.
- 2. PROPOSED VERIZON WIRELESS ANTENNAS DOUBLE STACKED AND MOUNTED INSIDE NEW TOWER EXTENSION BEHIND NEW TRANSPARENT SCREENS.
- 3. PROPOSED R.F. TRANSPARENT PANELS & FRAMING TO BE DETAILED, TEXTURED & PAINTED TO MATCH EXISTING MECHANICAL SCREEN WALL.
- 4. PARAPET WALL.
- 5. LOWER ROOF BELOW.
- 6. FIRE STATION TOWER.
- 7. ROOF TOP STRUCTURE.
- 8. ROOF SCUPPER TO BE EXTENDED AS REQUIRED.
- 9. ACCESS LADDER.
- 10. PATH OF TRAVEL.
- 11. ROOF DRAIN.
- 12. STEEL TRELLIS.
- 13. PROPOSED COAXIAL CABLE TRAY ON PVC SLEEPERS MOUNTED ON ROOF OF FIRE STATION.

**Booth & Suarez**  
ARCHITECTURE II INCORPORATED

100 CATALINA BLVD. SUITE 200  
SAN DIEGO, CA 92107



PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

**APPROVALS**

|        |      |
|--------|------|
| AEC    | DATE |
| ME     | DATE |
| WF     | DATE |
| INT    | DATE |
| CE/WH  | DATE |
| OPS    | DATE |
| CE/OUT | DATE |

PROJECT NAME

**POINT LOMA  
FIRE STATION  
(RELOCATION)**

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES

05/31/12 2D REVIEW (S)

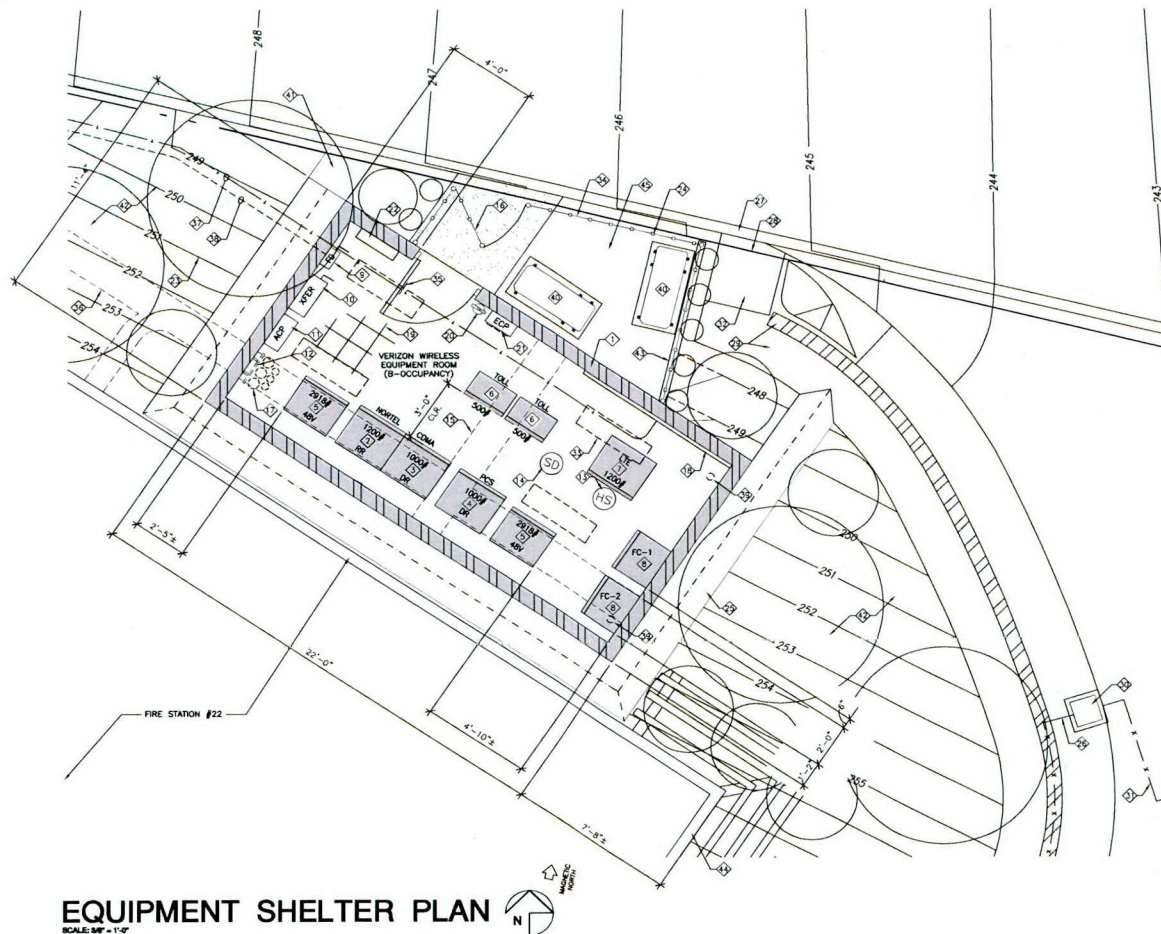
SHEET TITLE

**ANTENNA PLANS**

PROJECT/VERSION/11114410

**A-2**





**EQUIPMENT SHELTER PLAN**  
SCALE: 1/8" = 1'-0"

# **EQUIPMENT FLOOR NOTES:**

- ① PROPOSED VERIZON WIRELESS CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH STUCCO FINISH & STEEL TRAILERS
- ② PROPOSED VERIZON WIRELESS NORTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 84" HIGH x 25" DEEP, WEIGHT: 1000 LBS.
- ③ PROPOSED VERIZON WIRELESS NORTEL 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" HIGH 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 VERIZON WIRELESS LTE EQUIPMENT RACK 29" WIDE x 84" HIGH x 25" DEEP, WEIGHT: 1000 LBS.
- ⑧ PROPOSED AIR HANDLERS
- ⑨ PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- ⑩ PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- ⑪ PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- ⑫ PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- ⑬ PROPOSED HYDROGEN SENSOR ON CEILING ABOVE
- ⑭ PROPOSED SMOKE DETECTOR ON CEILING ABOVE
- ⑮ PROPOSED OVERHEAD 18" CABLE LADDER @ 4'-7"-6" (SHOWN DASHED)
- ⑯ PROPOSED 6'-0" HIGH WROUGHT IRON GATE TO MATCH EXISTING
- ⑰ PROPOSED (3) 4" & (3) 6" COAX CABLE CONDUITS (SHOWN DASHED)
- ⑱ PROPOSED WALL MOUNTED TELCO BOARD
- ⑲ PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- ⑳ PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- ㉑ PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
- ㉒ PROVIDE (1) LOYOLA ENVIRONMENTAL PRODUCTS MODEL NPS-440133 "YLOR-SAFE" BATTERY ACID SPILL KIT CAPABLE OF NEUTRALIZING ACID SPILL. LARGEST BATTERY CONTAINS 2.1 GALLONS OF ACID. KIT CONTAINS: (2)-QUARTS LIQUID ACID NEUTRALIZER, (10)-12" x 12" SORBENT PADS, (1)-OUNCE OF AQUALOCK POLYMER GELLING COMPOUND, (1)-SCOOP WITH DETACHABLE SCRAPER, (1)-PAIR NITRILE GLOVES, APRON, (1)-PAIR GOGGLES, (1)-TRIGGER SPRAY, AND (1)-18" x 30" DISPOSAL BAG WITH TWIST TIES
- ㉓ EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS
- ㉔ PROPOSED 6'-0" HIGH WROUGHT IRON FENCE TO MATCH FIRE STATION
- ㉕ PROPOSED CONCRETE DRAINAGE SWALE
- ㉖ CHAINLINK FENCE
- ㉗ CONCRETE CURB
- ㉘ PROPERTY LINE
- ㉙ RETAINING WALL & SWALE
- ㉚ CONCRETE FENCE PILASTER
- ㉛ CHAINLINK GATE
- ㉜ STORM WATER FILTERATOR
- ㉝ PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 4)
- ㉞ PROPOSED CONCRETE LANDING TO BE FLUSH WITH CURB
- ㉟ PROPOSED 3'-4" WIDE STEEL DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE
- ㊱ PROPOSED UNDERGROUND COAXIAL CABLE TRIGGVH (SHOWN DASHED)
- ㊲ PROPOSED UNDERGROUND TELCO CONDUIT
- ㊳ PROPOSED UNDERGROUND ELECTRICAL CONDUIT
- ㊴ PROPOSED (2) E-911 GPS ANTENNAS MOUNTED TO STEEL TRELLIS ABOVE (SHOWN DASHED)
- ㊵ PROPOSED CONDENSOR UNIT ON CONCRETE PAD (TYP. OF 2)
- ㊶ PROPOSED STORM WATER FILTERATOR
- ㊷ SLOPED EMBANKMENT & LANDSCAPE PER POINT LOMA FIRE STATION #22 CONSTRUCTION DOCUMENTS
- ㊸ PROPOSED CONCRETE CURB
- ㊹ FIRE STATION #22 EXTERIOR WALL
- ㊺ GRAVEL COMPOUND

**BOOTH & SUAREZ**

ARCHITECTS INCORPORATED  
225 CALLEJO PUEBLO DRIVE SUITE 201  
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

## **APPROVALS**

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

PROJECT NAME  
**POINT LOMA  
FIRE STATION  
(RELOCATION)**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

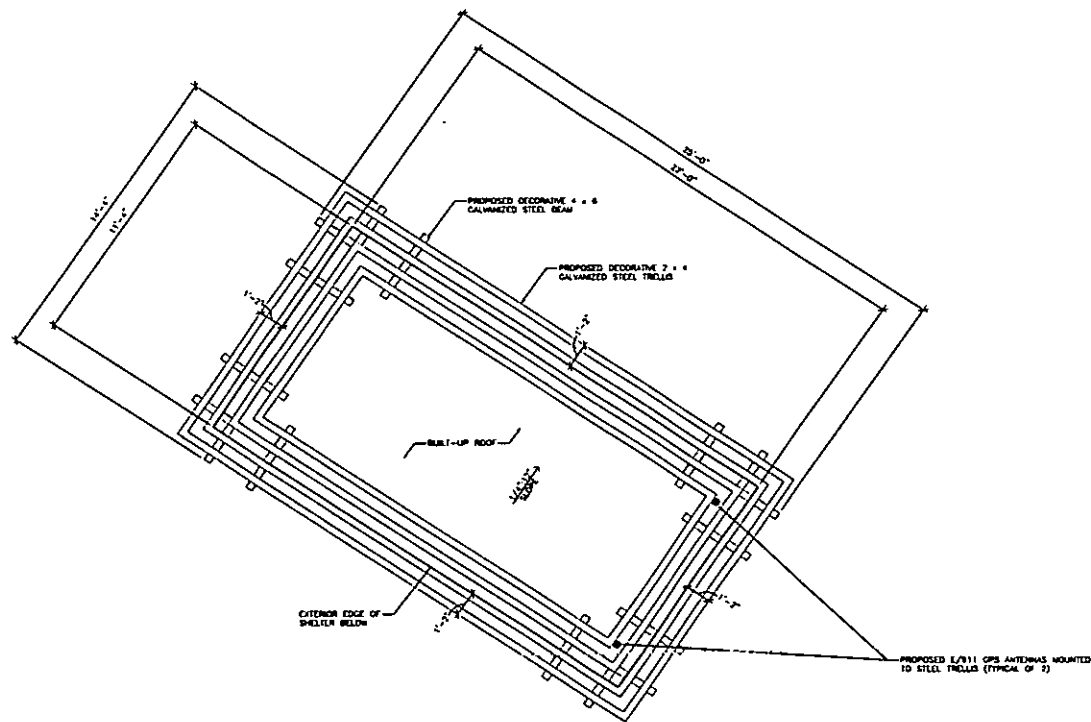
DRAWING DATAS  
05/31/12 2D REVIEW (cl)

SHEET TITLE

**EQUIPMENT  
SHELTER PLAN**

PROJECTS\verizon\11144zd

**A-4**



EQUIPMENT SHELTER ROOF PLAN



**BOOTH & SUAREZ**  
ARCHITECTS INCORPORATED

101 CALIFORNIA STREET, SUITE 100  
COSTA MESA, CA 92626-1000



PREPARED FOR



P.O. BOX 15707  
IRVINE, CA 92613-9707  
(949) 222-7000

APPROVALS

|        |      |
|--------|------|
| ABC    | DATE |
| RE     | DATE |
| RF     | DATE |
| INT    | DATE |
| CE/IN  | DATE |
| OPS    | DATE |
| CE/OUT | DATE |

PROJECT NAME  
**POINT LOMA  
FIRE STATION  
(RELOCATION)**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

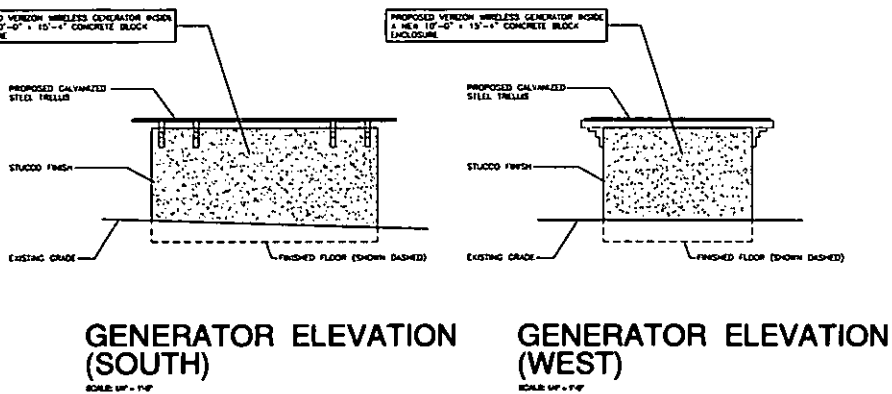
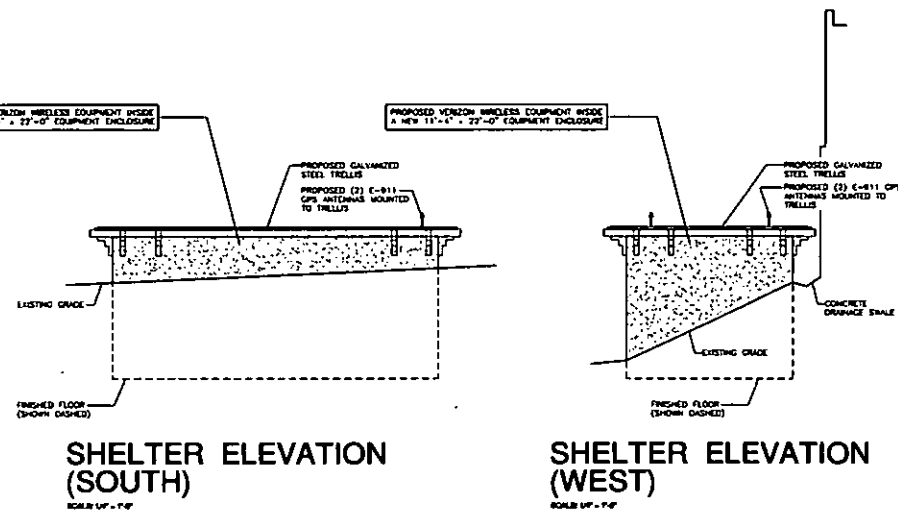
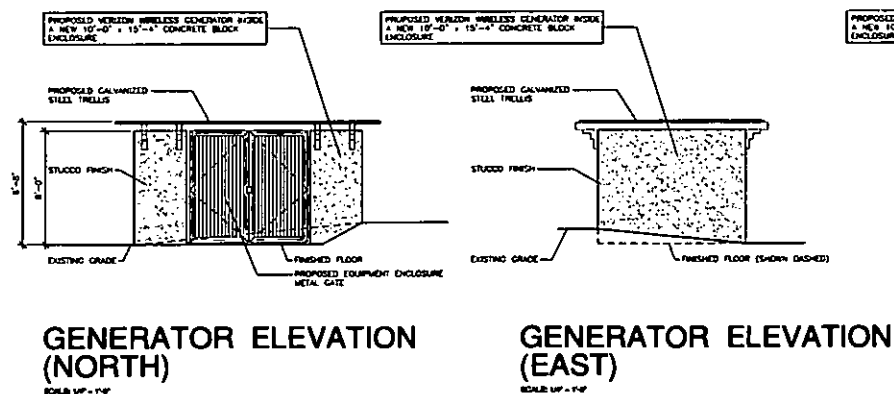
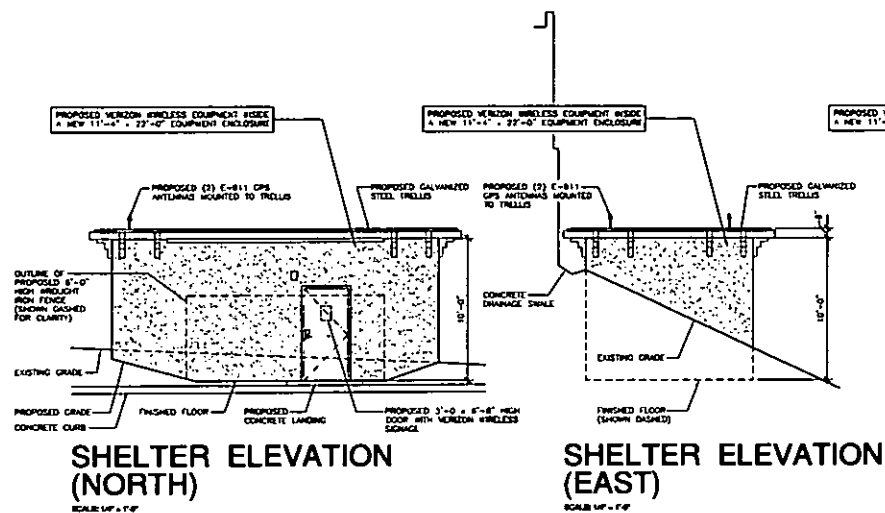
DRAWING DATES  
05/31/12 2D REVIEW (4)

SHEET TITLE  
**EQUIPMENT SHELTER  
ROOF PLAN**

PROJECTS\verizon\11114410

**A-5**





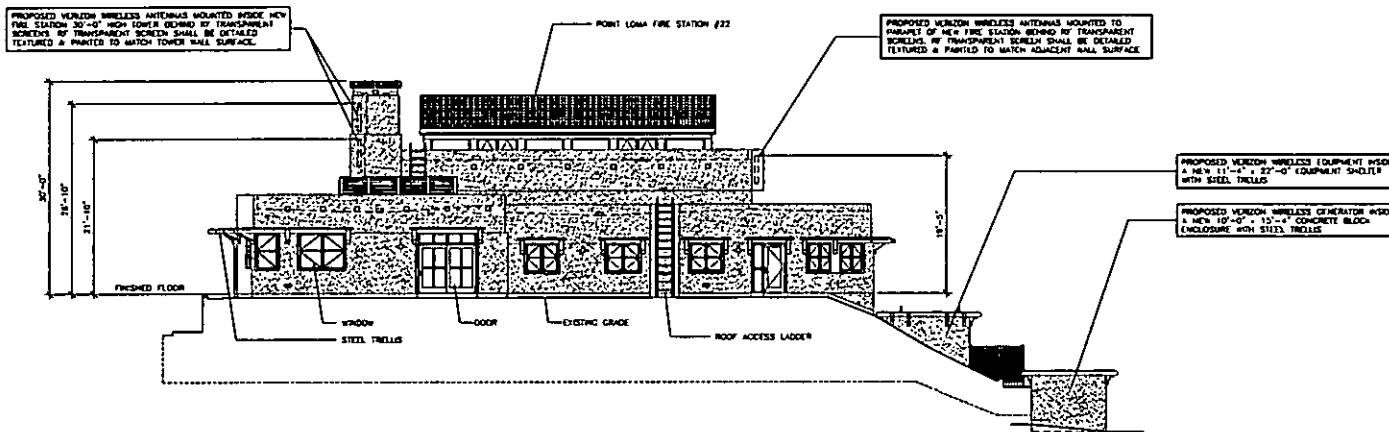
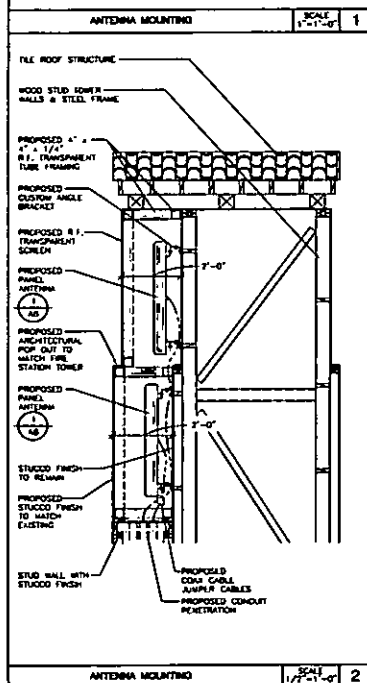
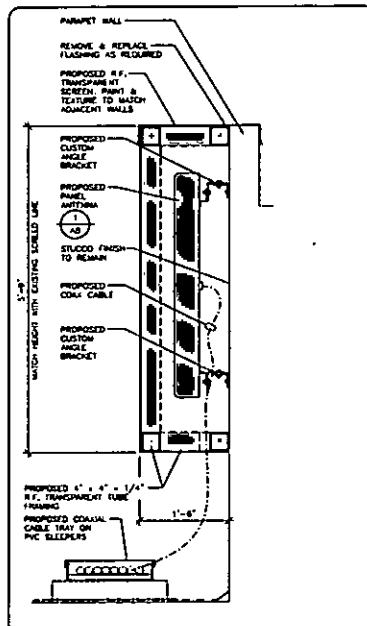
| APPROVALS |      |
|-----------|------|
| AEC       | DATE |
| ME        | DATE |
| GT        | DATE |
| INT       | DATE |
| EE/IN     | DATE |
| OPS       | DATE |
| EE/OUT    | DATE |

PROJECT NAME  
**POINT LOMA FIRE STATION (RELOCATION)**  
1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

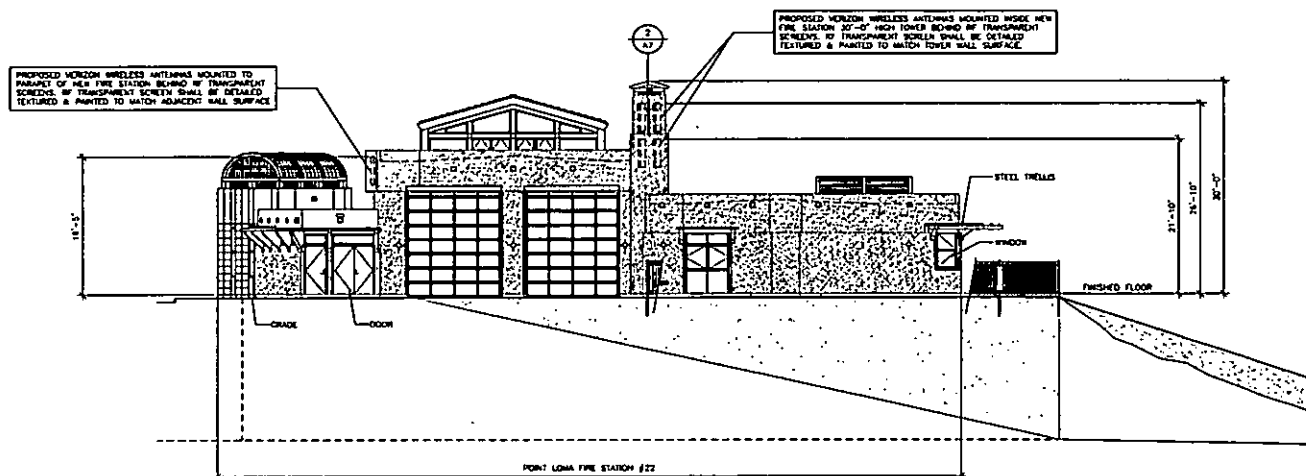
DRAWING DATES  
05/31/12 TO REVIEW (w)

SHEET TITLE  
**EQUIPMENT SHELTER & GENERATOR ENCLOSURE ELEVATIONS**

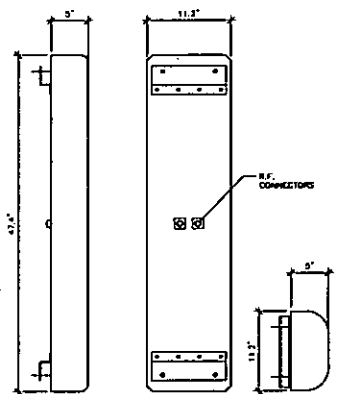
PROJECT NUMBER: 1114420



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



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



SIDE VIEW BACK VIEW PLAN VIEW

MODEL EXA-700SHOP & EXA-800SHOP  
WEIGHT: 88 LBS.

"ANTENNA ANTENNA"

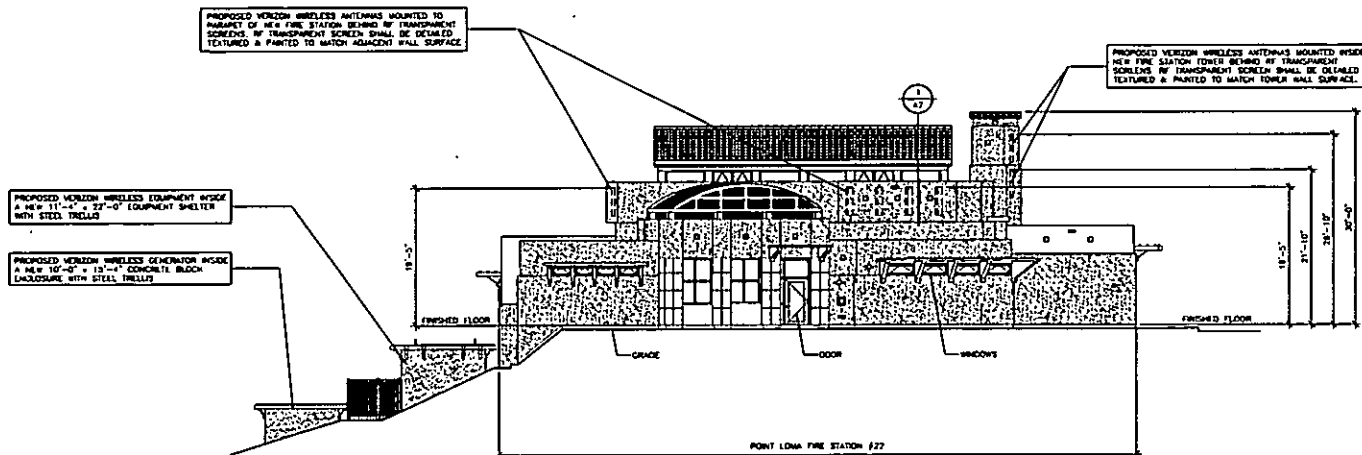
SCALE: 1-1/2"=1'-0" 1

NO DETAIL THIS SPACE

2

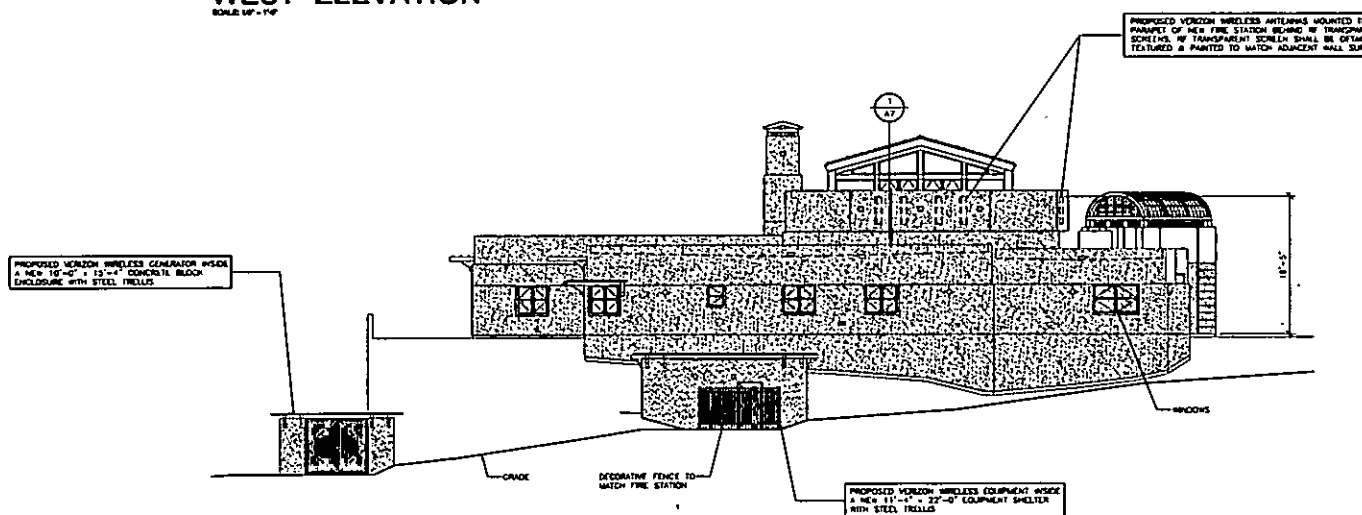
NO DETAIL THIS SPACE

3



WEST ELEVATION

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



NORTH ELEVATION

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

BOOTH & SUAREZ

ARCHITECTURAL INCORPORATION

100 CALIFORNIA STREET, SUITE 100, SAN DIEGO, CA 92101



PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92613-9707  
(949) 222-7000

APPROVALS

|      |      |
|------|------|
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |
| DATE | DATE |

PROJECT NAME

POINT LOMA  
FIRE STATION  
(RELOCATION)

1055 CATALINA BLVD.  
SAN DIEGO, CA 92107  
SAN DIEGO COUNTY

DRAWING DATES

05/21/12 2B REVIEW (40)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT: 1055CATA/1114428

A-8

Morero, Enza

Relocation

**From:** Rodney Philhower [rodney.philhower@plancominc.com]  
**Sent:** Tuesday, September 25, 2012 9:48 AM  
**To:** Abella-Shon, Michelle; Morero, Enza; Young, Carol (Real Estate Assets)  
**Subject:** FW: Fire Station #22 (Verizon)  
**Attachments:** Point Loma Fire Station\_ZD Review\_05-31-12.pdf

Hi Michelle,

Just wanted to follow up now that you're back in the office. Would you recommend that we meet to discuss? Thanks.

Rodney Philhower  
(619) 200-2260

---

**From:** Rodney Philhower [mailto:rodney.philhower@plancominc.com]  
**Sent:** Wednesday, August 22, 2012 1:09 PM  
**To:** MShon@sandiego.gov; Morero, Enza (EMorero@sandiego.gov); Young, Carol (Real Estate Assets) (clyoung@sandiego.gov)  
**Subject:** Fire Station #22 (Verizon)

Hi Michelle,

Attached is the latest set of plans showing Verizon's proposed design for the new Fire Station. Our planners have discussed this with Development Services and they seem to ok (in concept) with this design. How would you like us to proceed? Thanks.

Rodney Philhower  
PlanCom, Inc.  
302 State Place  
Escondido, California 92029  
(619) 200-2260  
rodney.philhower@plancominc.com

Call & Ask if this is A New Site?  
(Rod Philhower)



**Morero, Enza**

---

**From:** Lynch-Ashcraft, Karen  
**Sent:** Tuesday, June 26, 2012 3:54 PM  
**To:** Young, Carol (Real Estate Assets)  
**Cc:** Morero, Enza  
**Subject:** RE: Verizon Point Loma Fire Station #22 Relocation

I think so. I think Verizon and Michelle just wanted preliminary feedback to know if they should continue with that design concept?

---

Karen Lynch-Ashcraft I Development Services I Entitlements I Telecom Section I  
(619) 446-5351 I [klynchash@sandiego.gov](mailto:klynchash@sandiego.gov)

-----Original Message-----

**From:** Young, Carol (Real Estate Assets)  
**Sent:** Tuesday, June 26, 2012 3:50 PM  
**To:** Lynch-Ashcraft, Karen  
**Cc:** Morero, Enza  
**Subject:** RE: Verizon Point Loma Fire Station #22 Relocation

Karen:

Is this just the first step? If the Fire Department approves of the design, will the plans then be submitted to DSD for approval?

Carol

Carol L. Young - Supervising Property Agent - Real Estate Assets  
1200 Third Avenue, Suite 1700, San Diego, CA 92101  
(619) 236-6081 - Fax (619) 236-6706 - [clyoung@sandiego.gov](mailto:clyoung@sandiego.gov)

-----Original Message-----

**From:** Lynch-Ashcraft, Karen  
**Sent:** Tuesday, June 26, 2012 3:30 PM  
**To:** Young, Carol (Real Estate Assets)  
**Cc:** Morero, Enza; Abella-Shon, Michelle  
**Subject:** FW: Verizon Point Loma Fire Station #22 Relocation

Hi Ladies,

Shelly asked me to let you know that I looked at the plans she sent over and in concept, the design looks fine.

kla

---

Karen Lynch-Ashcraft I Development Services I Entitlements I Telecom Section I  
(619) 446-5351 I [klynchash@sandiego.gov](mailto:klynchash@sandiego.gov)

-----Original Message-----

From: Shelly Kilbourn [<mailto:shellykilbourn@cox.net>]  
Sent: Tuesday, June 26, 2012 3:09 PM  
To: Lynch-Ashcraft, Karen  
Subject: RE: Verizon Point Loma Fire Station #22 Relocation

Will you please let Carol know so she can let the fire dept. know. They are all waiting for your comments - at least that's my understanding.

Thanks,

SK

-----Original Message-----

From: Lynch-Ashcraft, Karen [<mailto:KLynchAsh@san Diego.gov>]  
Sent: Tuesday, June 26, 2012 3:06 PM  
To: 'Shelly Kilbourn'  
Subject: RE: Verizon Point Loma Fire Station #22 Relocation

Looks good in concept.

---

Karen Lynch-Ashcraft I Development Services I Entitlements I Telecom Section  
I (619) 446-5351 I [klynchash@san Diego.gov](mailto:klynchash@san Diego.gov)

-----Original Message-----

From: Shelly Kilbourn [<mailto:shellykilbourn@cox.net>]  
Sent: Tuesday, June 26, 2012 2:47 PM  
To: Lynch-Ashcraft, Karen  
Subject: FW: Verizon Point Loma Fire Station #22 Relocation

I'm sending this to you again, so it reminds you to look at it.

Thanks,

SK

-----Original Message-----

From: Shelly Kilbourn [<mailto:shellykilbourn@cox.net>]  
Sent: Monday, June 04, 2012 9:48 AM  
To: 'KLynchAsh@san Diego.gov'  
Subject: FW: Verizon Point Loma Fire Station #22 Relocation

Hi KLA,

Attached for your review and comment are the preliminary ZDs for the VZW PL Fire Station project. VZW and the Fire Dept. want to get your feedback before they move forward.

Please let me know your thoughts.

Thanks,

SK

Shelly A. Kilbourn  
PLANCOM, INC.  
302 State Place  
Escondido, CA 92029

Pt. Loma

## FIRST AMENDMENT TO LEASE

This First Amendment to Lease is executed by and between THE CITY OF SAN DIEGO ("CITY") and AIRTOUCH CELLULAR, a California corporation, d.b.a. VERIZON WIRELESS ("LESSEE").

WHEREAS, the parties entered into that certain contract dated November 1, 1995, and filed as Document No. OO-18219 on October 2, 1995 in the Office of the City Clerk;

WHEREAS, the parties wish to amend said contract with reference to the facts set forth in the recital below:

RECITALS

- A. CITY and LESSEE are parties to a certain lease agreement dated November 1, 1995 ("Agreement"), whereby CITY has leased a portion of CITY'S property (as defined in the Agreement) to LESSEE to construct, operate and maintain a communication facility, including required antennas and antenna support structure(s) situated substantially as shown in Section 9.3 Building Plans and Floor Plans attached to the Agreement.
- B. CITY and LESSEE have agreed that LESSEE may remove, modify, add, substitute, reconfigure and replace LESSEE'S equipment and improvements on the Premises, as more fully provided below.

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the recipient and sufficiency of which are hereby acknowledged, the CITY and LESSEE agree:

1. Substitution of Section 9.3 Building Plans and Floor Plans. Section 9.3 Building Plans and Floor Plans of the Agreement is hereby deleted in its entirety and is replaced with the drawings prepared by Di Donato Associates dated November 10, 1999 ("Substituted Section 9.3") attached hereto and by this reference incorporated into the Agreement as modified by this Amendment. The Substituted Section 9.3 depicts the existing cellular communications facility and the proposed improvements.
2. Adjustment of Rent Amount (Section 3.2.a. of the Agreement). Rental amount shall be \$1,250.00 commencing on the first day of the calendar month following the execution of this Amendment by the City Manager through the termination date of the initial term of the Agreement.
3. Renewal of Agreement. This Amendment will serve as written notice of LESSEE'S intent to exercise its right to renew the Agreement (as provided for in the Agreement) for the first five year period: the rental rate for the first renewal period beginning November 1, 2000 and ending October 31, 2005 shall be \$1,250.00.
4. Revision of the CPI Index Adjustments (Section 3.2b.(1) of the Agreement). If, at the end of the first five year renewal period, the LESSEE elects to renew the Agreement for a further five year term, and for each five year term thereafter, the

value of the base rent shall be adjusted to reflect increases in the Consumer Price Index according to the formula set forth in the Agreement.

5. Nothing contained herein is intended to alter or amend any other covenant or condition of said Agreement.
6. This amendment shall be effective upon approval by the San Diego City Council and execution hereof by LESSEE and the City Manager or his designee.

## THE CITY OF SAN DIEGO

Date 4-25-01By [Signature]

Real Estate Assets Director

## LESSEE

AIRTOUCH CELLULAR, a California corporation,  
d.b.a. VERIZON WIRELESS

Date June 7, 2000By [Signature]

Dennis C. Peck, Director  
RF Engineering and Operations

## PLANNING AND LAND DEVELOPMENT REVIEW

Date 4/10/01By [Signature]

## FIRE AND LIFE SAFETY SERVICES

Date 5/2/01By [Signature]

Approved as to form and legality:

CASEY GWINN, City Attorney

Date 4/25/01By [Signature]

Deputy City Attorney

JBL/jmj-n

05/24/00

I:\WP02000\Lowell\AMENDMENT-AIRTOUCH.wpd



