



Telecommunications Project Management



November 18, 2013

Ms. Enza Morero
Real Estate Assets Department
The City of San Diego
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Address: 10985 Avenida Maria, San Diego (the "Property")
 Site Name: Carmel Resort
 Agreement: Lease Agreement, dated May 2, 2011 (the "Lease") between The City of San Diego
 ("City") and Verizon Wireless (VAW) LLC, dba Verizon Wireless ("Lessee").

Dear Ms. Morero,

As part of the continuous effort to keep its network up to date, Verizon Wireless would like to perform the following modifications to the site referenced above:

Antennas: Replace three (3) of the existing antennas with newer models – two in Alpha Sector, one in Beta Sector. The antenna models are shown on the City Approved plans dated November 5, 2013.

Equipment: Install one (1) Power/Battery Cabinet within the existing Equipment Enclosure.

Ancillary Equipment: Install three (3) Remote Radio Units ("RRU's") adjacent to the two antenna sectors – two in Alpha Sector, one in Beta Sector. The Remote Radio Units will be connected to the equipment via two (2) new fiber cables that will run alongside the existing coax cables. Verizon is also proposing to install two Fiber Junction Boxes/Surge Protectors – one (1) inside the Equipment Enclosure and one (1) near the antennas.

Pursuant to Section 10. Improvements and Alterations of the Lease Agreement, "Lessee shall not construct any improvements, structures, or installations on the Premises, or make any alterations to the Premises (with the exception of necessary maintenance and/or repairs) without City's prior written consent." In order to comply with such requirement, Verizon Wireless would like to request City's consent and approval to complete the items described above.

If all meets with your approval, please either (i) have an authorized City representative sign below, or (ii) provide an alternative "consent" as City deems appropriate. By signing this letter, City is providing its consent and approval to allow Verizon Wireless to perform the proposed modifications described herein. Upon signature, please return to my attention at:

PlanCom, Inc.
302 State Place, 2nd Floor
Escondido, California 92029

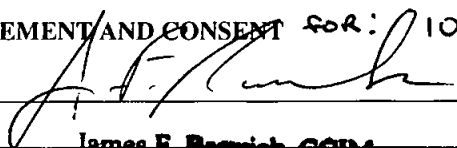
Please call me at (619) 200-2260 should you have any questions or require additional information. Thank you for your consideration.

Sincerely,

Rodney Philhower

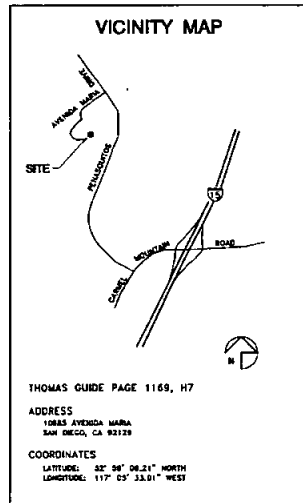
Rodney Philhower, *agent*
for Verizon Wireless

ACKNOWLEDGEMENT AND CONSENT FOR: 10985 Avenida Maria, S.D.

By: 
Name: James F. Barwick, CCIM
Title: Director, Real Estate Assets
Date: Nov 27, 2013



CARMEL RESORT SECTOR SPLIT
10985 AVENIDA MARIA
SAN DIEGO, CA 92129
MTX-54



COMPLIANCE STATEMENT

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

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE, INC.
322 CARLSBAD VILLAGE DRIVE, SUITE 202
CARLSBAD, CA 92008
(760) 434-8674
(760) 434-8088 (FAX)

PLANNING:
PLANCON, INC.
302 STATE PLACE
ESCONDIDO, CA 92029
KEIRBACH DREW
(760) 947-3003

LEASING:
PLANCON, INC.
302 STATE PLACE
ESCONDIDO, CA 92029
800 PULPWOOD
(916) 200-2280

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.

PROJECT SUMMARY

APPLICANT:
VERIZON WIRELESS
15000 SAND CANYON AVENUE
RYAN, CA 95118
CONTACT: KERRIGAN DETH

OWNER:
CITY OF SAN DIEGO
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101
NITY CONTACT: ENITA MORENO
(619) 236-8055

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:

EXISTING VERIZON WIRELESS TELECOMMUNICATIONS FACILITY, WHICH INCLUDES A 15'-0" x 25'-0" CHANGELINE FENCE COMPLIANT ENCLOSURE & (8) PANEL ANTENNAS MOUNTED ON EXISTING 25'-0" HIGH MONOPINE. THE FOLLOWING MODIFICATIONS ARE PROPOSED:

- REMOVE & REPLACE THREE (3) ANTENNAS
- INSTALL THREE (3) BRIS WHITE
- INSTALL (2) ADDITIONAL 7/8" POWER/FIBER CABLES FROM EXISTING EQUIPMENT TO ANTENNAS
- INSTALL TWO (2) POWER/FIBER SURGE DEMAGNETIZATION JUNCTION BOXES (ONE (1) AT TOP OF MONOPINE & ONE (1) ON EXISTING CABLE THAT MEETS CHANGELINE FENCE ENCLOSURE)
- INSTALL ONE (1) VERIZON WIRELESS COMMODORE 8844-36 POWER CABINET ON EXISTING CONCRETE COMPLIANT PAD INSIDE EXISTING VERIZON WIRELESS CHANGELINE FENCE ENCLOSURE

LEGAL DESCRIPTION:

PORTION OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF.

PROJECT ADDRESS: 10985 AVENIDA MARIA
SAN DIEGO, CA 92129

ASSESSORS PARCEL NUMBER: 813-810-08

EXISTING ZONING: RS-1-14

LAND USE APPROVAL: PTS NO. 150767

TOTAL SITE AREA: 85,379 SF
1.96 ACRES

EXISTING PROJECT AREA: ENCLOSURE 300 S.F.
MONOPINE 800 S.F.

EXISTING OCCUPANCY: HOME (EXTERIOR RADIO EQUIPMENT CABINETS ONLY)

NOTE: THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITIES ON SITE (VERIZON)

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

APPROVED EXHIBIT "A"

PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 33A219

Approval Date: 10/22/2013

Signed (1st Sheet):

SHEET SCHEDULE

- T-1 TITLE SHEET & PROJECT DATA
- T-1.1 SUBSTANTIAL CONFORMANCE REVIEW
- A-0 SITE PLAN
- A-1 CHARGED SITE PLAN
- A-2 EQUIPMENT ENCLOSURE PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 MONOPINE ELEVATION & ANTENNA PLAN
- A-6 DETAILS

SCALE

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

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
P.O. BOX 10000
CARLSBAD, CA 92008
(760) 434-8674



PREPARED FOR



P.O. BOX 10707
IRVINE, CA 92613-9707
(949) 222-7000

APPROVALS

AAC	DATE
NA	DATE
SP	DATE
WT	DATE
EL/WH	DATE
OPS	DATE
EL/OUT	DATE

PROJECT NAME
CARMEL RESORT
SECTOR SPLIT
10985 AVENIDA MARIA
SAN DIEGO, CA 92129
MTX - 54
SAN DIEGO COUNTY

DRAWING DATES
06/14/13 22 REVIEW (P)
10/22/13 FINAL 22 (S)
11/22/13 REVISED 22 (COM) (H)

SHEET TITLE
TITLE SHEET
&
PROJECT DATA

PROJECT: VERIZON\131544

T-1

334219



The City of San Diego

October 22, 2013

Approval Type: Substantial Conformance Review (SCR) to
Project #150787
Approval RNTD STICKERSHIP 180922
Issued: March 4, 2019

SCR Approval No.: 116869
SCR Project Name: Verizon Wireless Carmel Resort SCR
SCR Project No.: 334219
Site Address: 10985 Avenida Maria, San Diego, CA 92129

The Development Services Department has approved a Process 1 SCR for this project. The SCR was determined to be consistent with the objectives, standards, guidelines and/or conditions of the previously approved Permit.

The approved modifications include three replacement antennas with the following dimensions: (1) 33.7" by 20.7" by 7.1" and (1) 54.72" by 11.85" by 7.1" and (1) 72.7" by 7.1" by 11.85". These replacement antennas will include matching antenna nodes consistent with the existing equipment use. The modifications also include three (3) Remote Radio Heads (RRHs), two additional 7.5" power/flow cables, two power/flow surge demonstration junction boxes and one CommScope power cabinet. The requested changes to the previously approved Exhibit "A" for this project have been determined to be consistent with the general intent, terms and conditions of the previous approval (identified above) as well as any other applicable regulations, development standards and guidelines of the Municipal Code in effect for this site. All applicable and relevant conditions and findings of approval as specified in the previous approval shall remain in full effect for this site, unless otherwise specified by the Development Services Department.


 Susan Lee
 Development Project Manager

Banner 91124

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

APPROVED EXHIBIT "A"
 PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 334219
 Approval Date: 10/22/2013
 Signed (1st Sheet): [Signature]

BOOTH & SUAREZ

ARCHITECTURE INC. INCORPORATED
 210 CARLETON VILLAGE DRIVE SUITE 200
 CARLSBAD, CA 92008 TEL: 760.433.8434

PREPARED FOR



P.O. BOX 18707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

AEC	DATE
RE	DATE
RF	DATE
INT	DATE
CE/IN	DATE
OPS	DATE
CE/OUT	DATE

PROJECT NAME

**CARMEL RESORT
SECTOR SPLIT**

10985 AVENIDA MARIA
 SAN DIEGO, CA 92129
MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES

06/14/13 TO REVISE (p)	12/02/13 FINAL 2D'S (d)
11/06/13	REVISED 2D (COA) (d)

SHEET TITLE

**SUBSTANTIAL
CONFORMANCE REVIEW**

PROJECT\VERIZON\131544

T-1.1



- ① PREPARED VERTICAL RIBBLES ONE (1) NEW CONDUIT/PIPE READY-TO POWER CABLE (SHOWN SHADDED) MOUNTED ON EXISTING RASCEL CONCRETE PAD
- ② FARTING VERTICAL RIBBLES COAX CABLE TRENCH ROUTE (2) TWO 7/8" FIBER/POWER CABLE FROM ENCLOSURES TO ANTENNAS IN EXISTING SIGNAL CABLE CONDUITS
- ③ INSTALL ONE (1) SURGE DRAINAGE JUNCTION BOX MOUNTED TO EXISTING CABLE TRAY. SEE SECTION 2
- ④ EXISTING EQUIPMENT CABINET (DO REMOVE)
- ⑤ EXISTING BATTERY CABINET (NO REMOVE)
- ⑥ EXISTING GPS ANTENNAS (TYPICAL OF 3)
- ⑦ EXISTING CONCRETE PAD
- ⑧ EXISTING RASCEL CONCRETE EQUIPMENT PAD
- ⑨ EXISTING COAXIAL CABLE TRAY
- ⑩ EXISTING COAXIAL CABLE SPLICED WITH (8) 6"X6 CONDUITS
- ⑪ EXISTING COAXIAL CABLE TRAY TO BE REMOVED & RELOCATED (SHOWN DASHED)
- ⑫ EXISTING RELOCATED COAXIAL CABLE TRAY
- ⑬ EXISTING 8'-0" HIGH CHAMBERLAIN GATE ENCLOSURE WITH BARRIED WIRE
- ⑭ EXISTING 4'-0" HIGH CHAMBERLAIN GATE
- ⑮ EXISTING TRANSFORMER ON A CONCRETE PAD
- ⑯ EXISTING ELECTRICAL/TELECOM EQUIPMENT MOUNTED TO H-H-RAME

Project Number: 334319
Approval Date: 10/22/2013
Signed (1st Sheet): [Signature]

A-2

BOOTH & SUAREZ
ARCHITECTURE & INTERIOR DESIGN

1910 CLEVELAND AVENUE, SUITE 100
CARMEL, CA 93906 (408) 434-8414



PREPARED FOR



P.O. BOX 18707
IRVINE, CA 92623-8707
(949) 222-7300

APPROVALS

ABC	DATE
HA	DATE
RF	DATE
WT	DATE
EL/PA	DATE
OPS	DATE
CE/OUT	DATE

PROJECT NAME

**CARMEL RESORT
SECTOR SPLIT**

10985 AVENIDA MARIA
SAN DIEGO, CA 92129

MTX - 54
SAN DIEGO COUNTY

DRAWING DATES

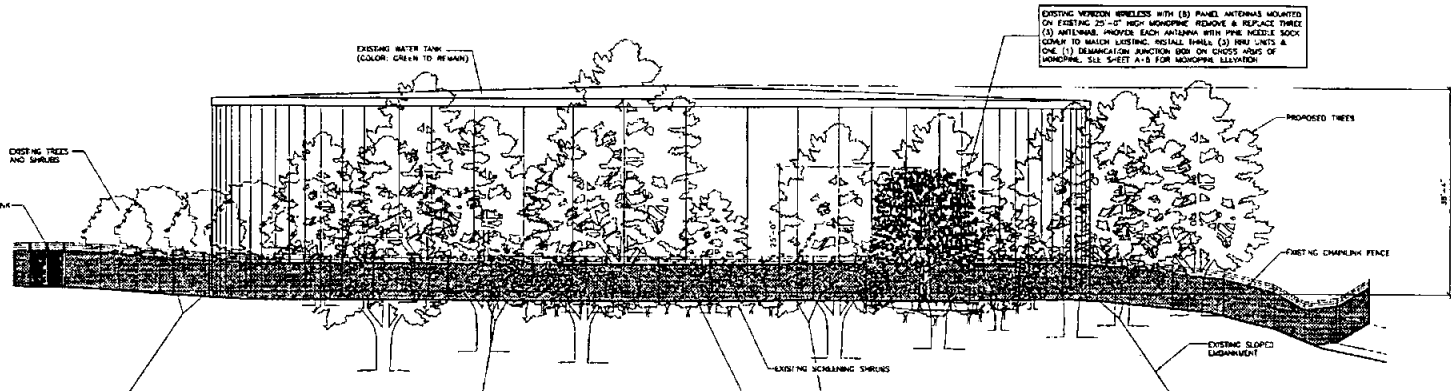
06/14/13 20 REVIEW (4)
10/22/13 FINAL (2) (5)
11/22/13 REVISED TO (5) (4)

SHEET TITLE

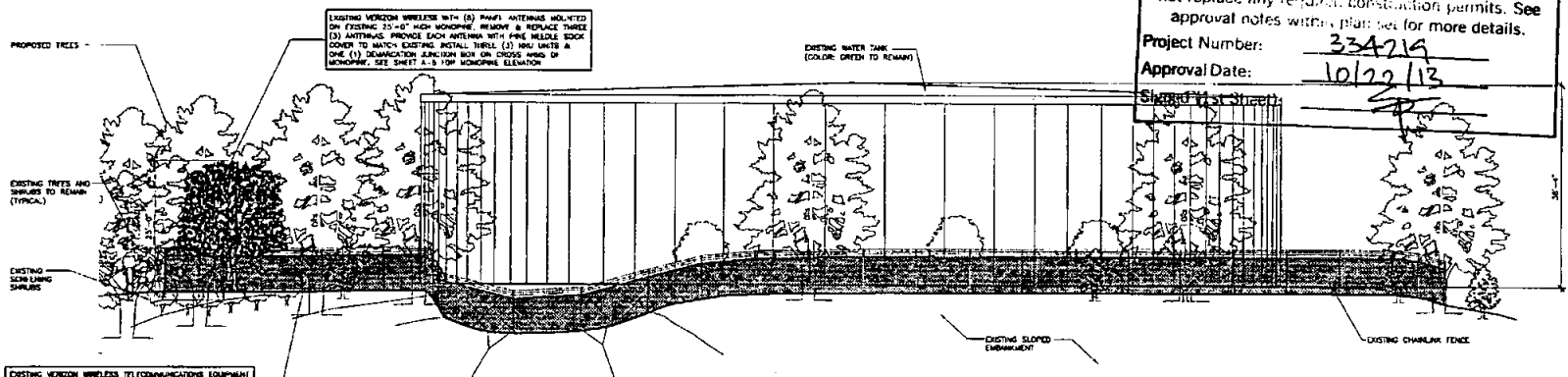
**EXTERIOR
ELEVATIONS**

PROJECTS/VERIZON/13138.dwg

A-3



SOUTH ELEVATION
SCALE: 1/8\"/>



EAST ELEVATION
SCALE: 1/8\"/>

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

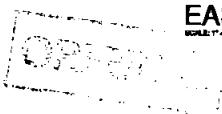
APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

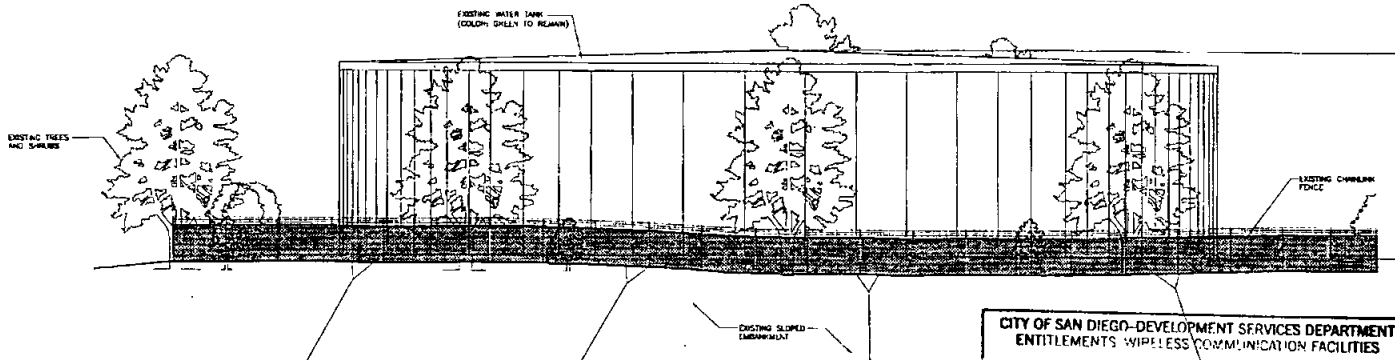
This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plans for more details.

Project Number: 334214

Approval Date: 10/22/13

Signature of Street





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

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

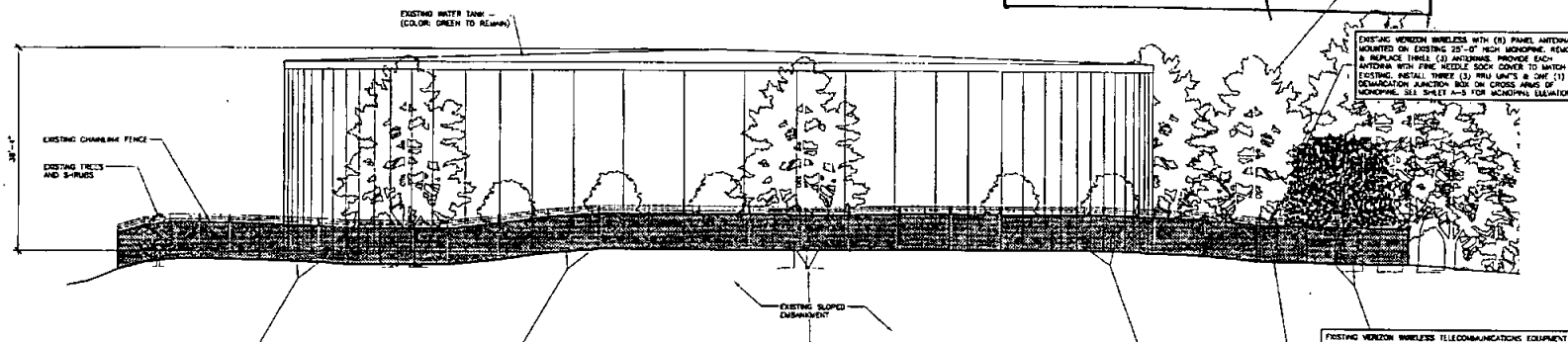
APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning use Permit approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 334219

Approval Date: 10/22/13

Signed (1st Sheet): [Signature]



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

RECEIVED

BOOTH & SUAREZ
ARCHITECTURE II INCORPORATED
355 COLUMBIA AVENUE, SUITE 200
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92619-9707
(949) 222-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
WT	DATE
CE/IN	DATE
OPS	DATE
CE/OUT	DATE

PROJECT NAME
**CARMEL RESORT
SECTOR SPLIT**

10985 AVENIDA MARIA
SAN DIEGO, CA 92129
MTX - 54
SAN DIEGO COUNTY

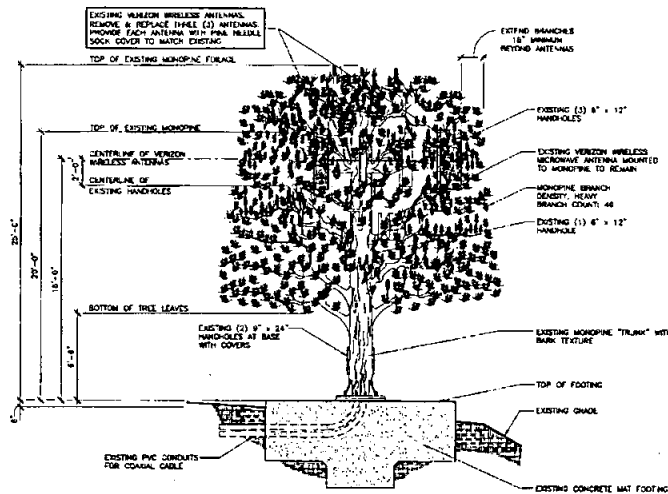
DRAWING DATES
08/14/13 2D REVIEW (S)
10/02/13 FINAL 2D'S (S)
11/05/13 REVISED 2D (S) (S)

SHEET TITLE

**EXTERIOR
ELEVATIONS**

PROJECTS/VERSION/1315810

A-4



MONOPINE ELEVATION
SCALE 1/8\"/>

CONFIDENTIAL

ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTION	DIRECTION	ANTENNA	ANTENNA MODEL NUMBER	HEIGHT	ANGLE	SIGNAL NUMBER	NUMBER OF COAXIAL CABLES PER SECTION	TYPE COAXIAL CABLE	ANTENNA COVER
ALPHA 1	SOUTHEAST	180	PROPOSED MONOPINE WIRELESS MICROWAVE ANTENNA	0					
ALPHA 2		180	EXISTING MONOPINE WIRELESS MICROWAVE ANTENNA	2	N/A		6	8'-0"	7/8" OR PAPER
ALPHA 3		180	PROPOSED MONOPINE WIRELESS MICROWAVE ANTENNA	0					
BETA 1	NORTHEAST	40	EXISTING MONOPINE WIRELESS MICROWAVE ANTENNA	2	N/A		6	8'-0"	7/8" OR PAPER
BETA 2		40	EXISTING MONOPINE WIRELESS MICROWAVE ANTENNA	2	N/A				
BETA 3		40	EXISTING MONOPINE WIRELESS MICROWAVE ANTENNA	0					
MICROWAVE ANTENNA (EXISTING)									

NOTES

① REMOVE & REPLACE ANTENNA WITH:

PROPOSED ANTENNA: ANTENNA WIRELESS MICROWAVE

53.0" HIGH x 30.0" WIDE x 7.0" DEEP, WEIGHT 4.4 LBS.

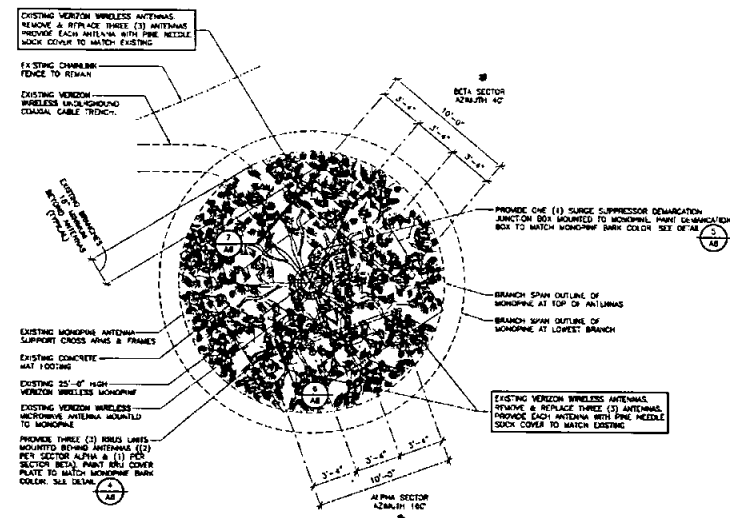
PROPOSED ANTENNA: CONWISCOPE SBH-103817TB

54.0" HIGH x 11.0" WIDE x 7.0" DEEP, WEIGHT 37.1 LBS.

PROPOSED ANTENNA: CONWISCOPE SBH-106000

72.0" HIGH x 11.0" WIDE x 7.0" DEEP, WEIGHT 47.4 LBS.

② INSTALL (2) NEW 7/8" PAPER/POWER CABLES



ANTENNA PLAN
SHEET 1 OF 1

APPROVED EXHIBIT "A"
MICROWAVE ANTENNA APPROVAL

This is a Planning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 334319

Approval Date: 10/22/13

Signed (1st Sheet): [Signature]

Booth & Suarez
 ARCHITECTURE INCORPORATED
 188 CALLE SAN VICENTE SUITE 100
 CARLSBAD, CA 92008 (760) 439-6474

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

APPROVALS
 APC _____ DATE _____
 EE _____ DATE _____
 SF _____ DATE _____
 BTI _____ DATE _____
 EE/SW _____ DATE _____
 OPS _____ DATE _____
 EE/OUT _____ DATE _____

PROJECT NAME
CARMEL RESORT SECTOR SPLIT
 10585 AVENIDA MARIA
 SAN DIEGO, CA 92129
MTX - 54
 SAN DIEGO COUNTY

DRAWING DATES
 08/14/13 DD REVIEW (x)
 10/09/13 FINAL DD (x)
 11/05/13 REVISED DD (COA) (x)

SHEET TITLE
MONOPINE ELEVATION & ANTENNA PLAN

PROJECT: VERIZON/131346d

A-5

"ANTENNA" MODEL: HT400251770000 WEIGHT: 43.4 LBS.	"COMBSCOPE" MODEL: 82944-1D08177B WEIGHT: 37.13 LBS.	"COMBSCOPE" MODEL: 82944-1D08177B WEIGHT: 47.4 LBS.	REMOTE RADIO UNIT (RRU-12) SCALE: NONE	DISTRIBUTION BOX SCALE: NONE
MOUNTING DETAIL SCALE: N.T.S.	MOUNTING DETAIL SCALE: N.T.S.	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE
NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE
NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE	NO DETAIL THIS SPACE

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

APPROVED EXHIBIT "A"

APPROVAL

This is a Planning and Land Use approval. This does not replace any required construction permits. See approval dates within plan set for more details.

Project Number: 33A316

Approval Date: 10/22/13

Signed (1st Sheet): [Signature]

BOOTH SUAREZ & ASSOCIATES
ARCHITECTURE INCORPORATED
P.O. BOX 18707
IRVINE, CA 92615-9707
(949) 222-7203

PREPARED FOR

verizonwireless

P.O. BOX 18707
IRVINE, CA 92615-9707
(949) 222-7203

APPROVALS

AAC _____ DATE _____

BL _____ DATE _____

BT _____ DATE _____

INT _____ DATE _____

EL/WR _____ DATE _____

OPS _____ DATE _____

EL/OUT _____ DATE _____

PROJECT NAME

CARMEL RESORT
SECTOR SPLIT

10985 AVENIDA MARIA
SAN DIEGO, CA 92129

MTX - 54
SAN DIEGO COUNTY

DRAWING DATES

06/14/13 DD REVIEW (s)
10/22/13 FINAL (s)
11/28/13 REVISED (s) (s)

SHEET TITLE

DETAILS

PROJECTS/VERITEM/1313000

A-6