



Real Estate Assets

REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

8-11-20

Date

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

RE: Site Name: Scripps Ranch Project # _____
Site Address: 12227 Spring Canyon Road, San Diego (the "Property")
Agreement: Agreement dated December 13, 2000 (the "agreement") between The City of San Diego ("City") and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, ("Lessee" or "Permittee" or "Licensee").

Verizon Wireless is seeking Consent from the City to perform the following to the above
Applicants Name/Carrier
referenced site:

- ☒ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
- ☐ Installation of a New Wireless Communication Facility on City owned property.
- ☐ Apply for New Permit/New Agreement on existing facility – **NO** modifications or changes to existing equipment or site.
- ☐ Apply for New Permit/New Agreement on existing facility – with modifications or changes to existing equipment or site.

Describe proposed project below:

1. Install 3 RRUS on existing Mono Eucalyptus
2. Remove 6 RRUS from existing equipment shelter
3. Install 1 hybrid cable
4. Replace 1 existing RAYCAP inside equipment shelter
5. Replace 1 existing RAYCAP on existing Mono Eucalyptus
6. Remove 1 LTE cabinet from inside equipment shleter

Pursuant to Improvements and Alterations, section of the above referenced agreement, *Lessee/ Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.*

In order to comply with such requirements, Verizon Wireless would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Duffy Daugherty, agent for Verizon Wireless.

Applicant Signature: Kevin Duffy Daugherty

☐ **A one-time, non-refundable Processing Fee (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.**

City Public Utilities Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

8/16/20

Date

Keli Balo, Assistant DD

Print Name & Title

[Signature]

Signature

City of San Diego, acknowledgment and consent for 12227 Spring Canyon Road.

Site Location

8/19/2020

Date

Kristin Geitz, Interim Director READ

Print Name & Title

[Signature]

Signature

For READ ONLY

☐
☒
☐

Approved and Stamped plans received and attached
Scan as Amendment to Agreement when executed
Processing fee received



Real Estate Assets

APN 319-211-35

SITE PLAN

SCALE 1" = 100'



SPRING CANYON ROAD

GAMMA SECTOR
AZIMUTH 340°

ALPHA SECTOR
AZIMUTH 80°

BETA SECTOR
AZIMUTH 190°

KEYED NOTES:

- 1 (10) VERIZON RADIO UNITS (TOTAL OF 2) ON AN (12) MONOCOLUPTUS. SEE ANTENNA PLANS SHEET A-1
- 2 (2) VERIZON PREFABRICATED EQUIPMENT SHELTER, REPLACE (1) (1) RAYCAP UNIT, REMOVE (1) (1) RADIO UNITS, REMOVE (1) (1) LITE EQUIPMENT CABINET
- 3 (2) WATER DISTRICT BUILDING
- 4 (2) WATER TANK
- 5 (2) LANDSCAPING, TYPICAL
- 6 (2) ASPHALT PAVED ACCESS DRIVEWAY
- 7 PROPERTY LINE, TYPICAL
- 8 (2) SIDEWALK
- 9 (2) UTILITY, TYPICAL
- 10 (2) TOP OF SLOPE, TYPICAL
- 11 (2) CHAIN LINK WALL, TYPICAL
- 12 (2) CHAIN LINK FENCE, TYPICAL
- 13 (2) CHAIN LINK ACCESS GATES

NOTE:
ALL PROPERTY LINES, EASEMENTS, BUILDING, BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY HAS NOT BEEN PERFORMED.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/14/20	10% CD REVIEW	JON
1	05/14/20	10% CD DOW COMMENTARY	REVIEW

PLANCON
TELECOMMUNICATIONS PROJECT MANAGEMENT

302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

PROPRIETARY INFORMATION

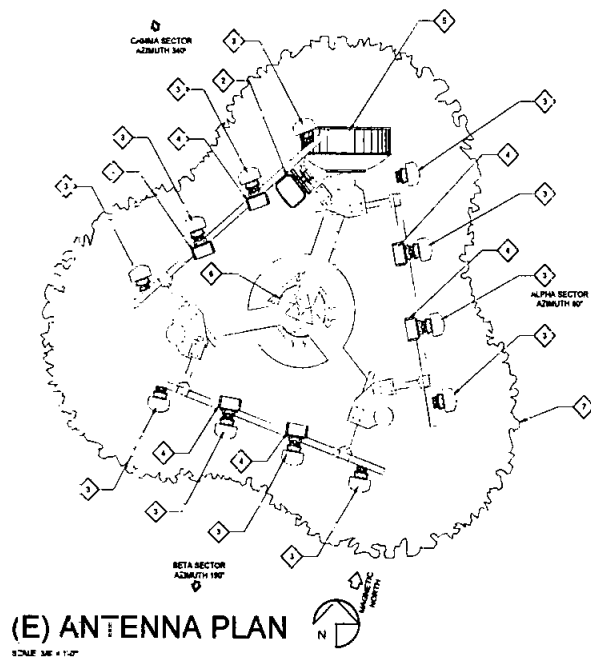
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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

**SCRIPPS
RANCH 850**
12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131

SHEET TITLE:
SITE PLAN

A-0

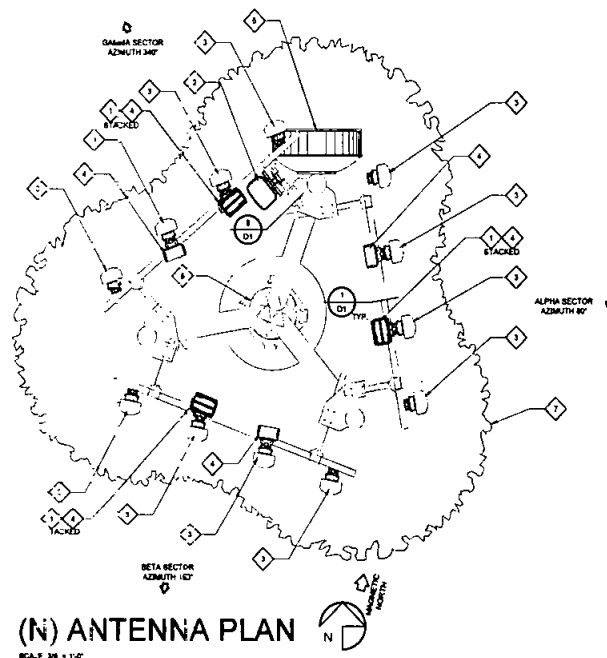


KEYED NOTES:

- 1. IF VERIZON RADIO UNIT MOUNTED ON (E) MOUNTING PIPE, TOTAL OF 2.
- 2. IF VERIZON RAY CAP SURGE SUPPRESSOR TO BE REPLACED, TOTAL OF 1.
- 3. IF VERIZON ANTENNA TO REMAIN, TOTAL OF 1.
- 4. IF VERIZON RADIO UNIT TO REMAIN, TOTAL OF 1.
- 5. IF VERIZON MICROWAVE ANTENNA TO REMAIN, TOTAL OF 1.
- 6. IF MONOCELESTIAL, TOTAL OF 1.
- 7. IF MONOCELESTIAL, TOTAL OF 1.
- 8. IF PROPOSED OUTLINE OF (E) MONOCELESTIAL BRANCHES SHOWN, CLARIFIED FOR CLARITY.

CONTRACTOR NOTE:

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND MAKE MODIFICATIONS BASED ON SURVEY PROVIDED BY THE VERIZON CONSTRUCTION MANAGER. FINAL DIMENSIONS SHALL NOT EXCEED THOSE SPECIFIED IN PROJECT DESCRIPTION SHEET 1-1.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/14/20	80% CD REVIEW	JCH
1	04/14/20	80% CD ORR COMMENT	JCH

PLANCON

TEL COMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF PLANCON. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF PLANCON.

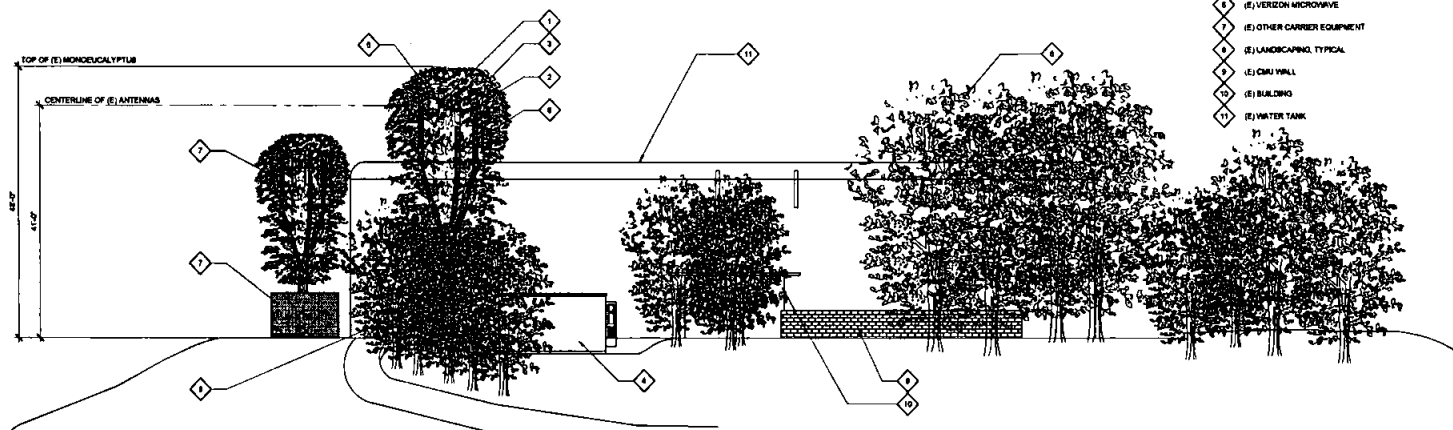
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

**SCRIPPS
RANCH 850**
12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131

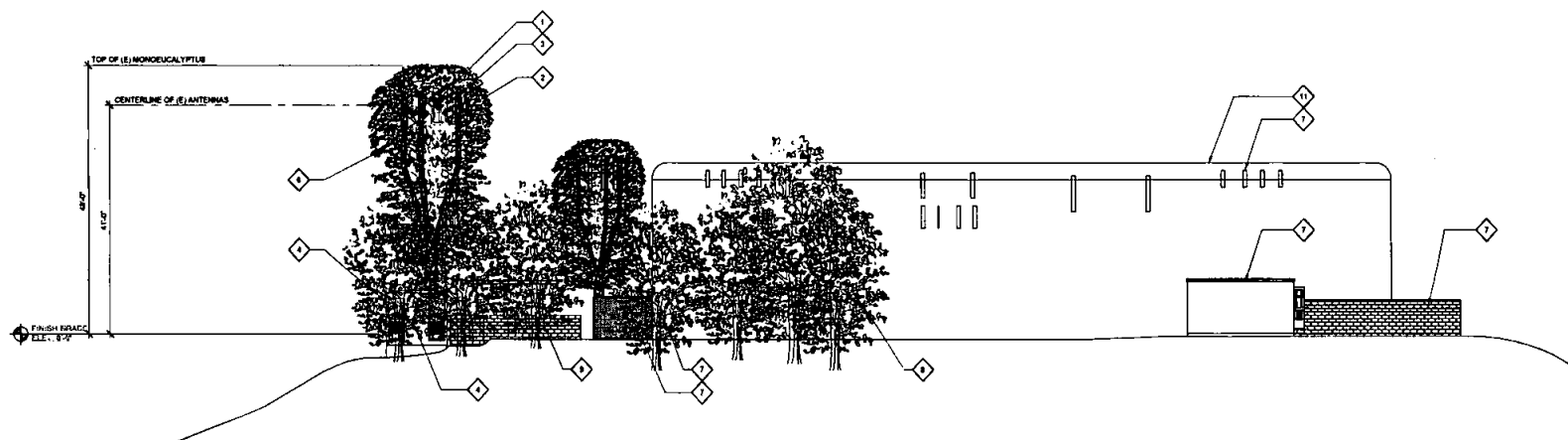
SHEET TITLE:

ANTENNA PLANS

A-1



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



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

KEYED NOTES:

- (E) VERIZON RADIO UNIT, TOTAL OF 3
- (E) VERIZON RADIO UNIT TO REMAIN, TOTAL OF 8
- (E) VERIZON ANTENNAS TO REMAIN, TOTAL OF 12
- (E) VERIZON PREFABRICATED EQUIPMENT SHELTER
- (E) VERIZON MONOCULTURAL PITS
- (E) VERIZON MICROWAVE
- (E) OTHER CARRIER EQUIPMENT
- (E) LANDSCAPING, TYPICAL
- (E) CMU WALL
- (E) BUILDING
- (E) WATER TANK

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/14/20	90% CD REVIEW	JUN
1	05/14/20	90% CD DRN COMMENT	REV

PLANCON
TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92028

PROPRIETARY INFORMATION

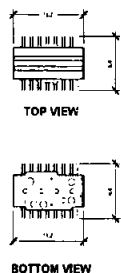
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VERIZON WIRELESS
AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
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verizon
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IRVINE, CA 92618

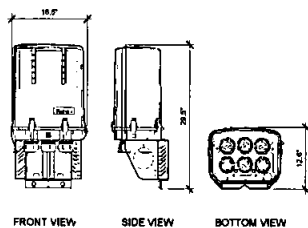
**SCRIPPS
RANCH 850**
12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131

SHEET TITLE:
EXTERIOR ELEVATIONS

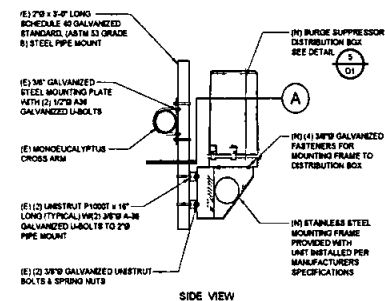
A-2



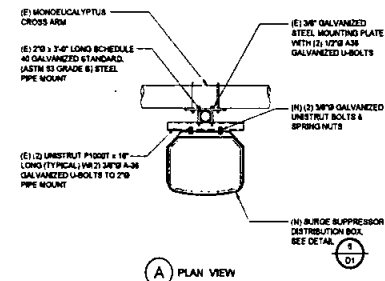
NOT USED



SCALE:
12 = 41.07



(A) PLAN VIEW



verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

D-1



Real Estate Assets

City Consent Application

For installation / modification of Telecommunication antenna facility on City owned property

August 15, 2019

Date

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

RE: Site Name: Scripps Ranch Project # _____
Site Address: 12227 Spring Canyon Road, San Diego (the "Property")
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referenced site:

- ☒ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
- ☐ Installation of a New Wireless Communication Facility on City owned property.
- ☐ Apply for new Permit/New Agreement on existing facility – **NO** modifications or changes to Existing equipment or site.

Describe proposed project below:

1. VZW to install (N) 17" x 30" traffic rated HH at P/L & stub out to P/L
2. VZW to dig 11' trench to existing VZW conduit
3. VZW will override conduit with Y-Intercept.

Pursuant to Improvements and Alterations, section of the above referenced agreement, "Lessee / Permittee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval."

In order to comply with such requirements, Verizon Wireless would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Duffy Daugherty, agent for Verizon Wireless

Applicant Signature: _____

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City Public Utilities Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

2019.10.16

Date

Greg Cross, Senior Civil Engineer

Print Name & Title

Greg Cross

Signature

Digitally signed by Greg Cross
Date: 2019.10.16 14:09:52 -07'00'

City of San Diego, acknowledgement and consent for 12227 Spring Canyon Road

Site Location

10/18/19

Date

Cybele L. Thompson, Director READ

Print Name & Title

Signature

For READ ONLY

☐
☐
☐

Approved and Stamped plans received and attached
Scan as Amendment to Agreement when executed
Processing fee received



Real Estate Assets

KEYED NOTES:

- | | |
|---|--------------------------------|
| 1 (N) VERIZON FIBER CONDUIT IN TRENCH WITHIN (E) EASEMENT ON PRIVATE PROPERTY | 10 (E) SDG&E ELECTRIC EASEMENT |
| 2 (N) VERIZON 17"x30" TRAFFIC-RATED HANDHOLE WITHIN (E) EASEMENT ON PRIVATE PROPERTY | 11 (E) CROWN CASTLE PULL BOX |
| 3 (N) VERIZON Y-INTERCEPT AT (E) TELCO CONDUIT | 12 (E) TELCO PEDESTAL |
| 4 APPROXIMATE LOCATION OF (E) UNDERGROUND TELCO CONDUIT. FIELD VERIFY PRIOR TO CONSTRUCTION | 13 (E) CATV PULL BOX |
| 5 PROPERTY LINE, TYPICAL | |
| 6 (E) CONCRETE SIDEWALK, CURB & GUTTER | |
| 7 (E) WATER TANK | |
| 8 (E) LANDSCAPE AREA | |
| 9 (E) INGRESS/EGRESS DRIVEWAY | |

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/15/16	LEASE EXHIBIT	REW

PLANCONI
TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

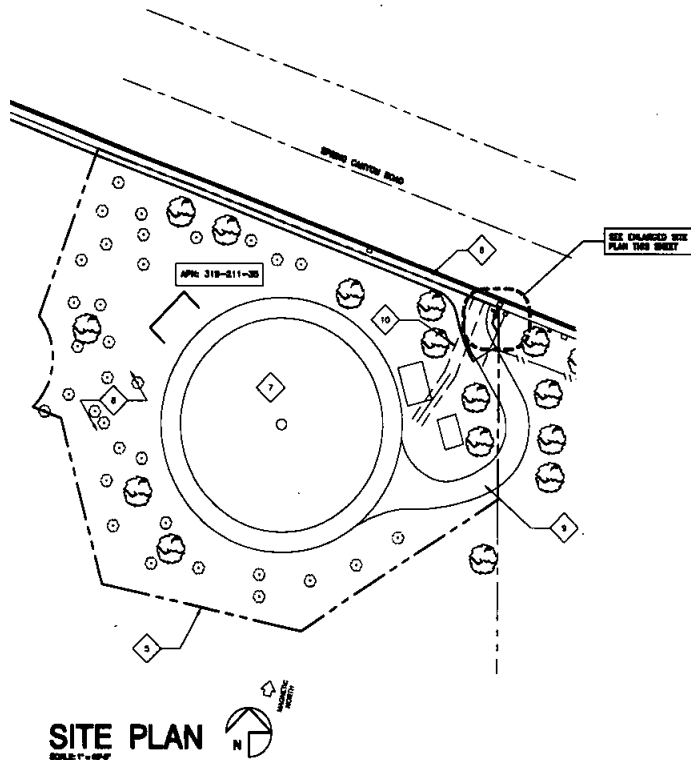
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verizon
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IRVINE, CA 92618

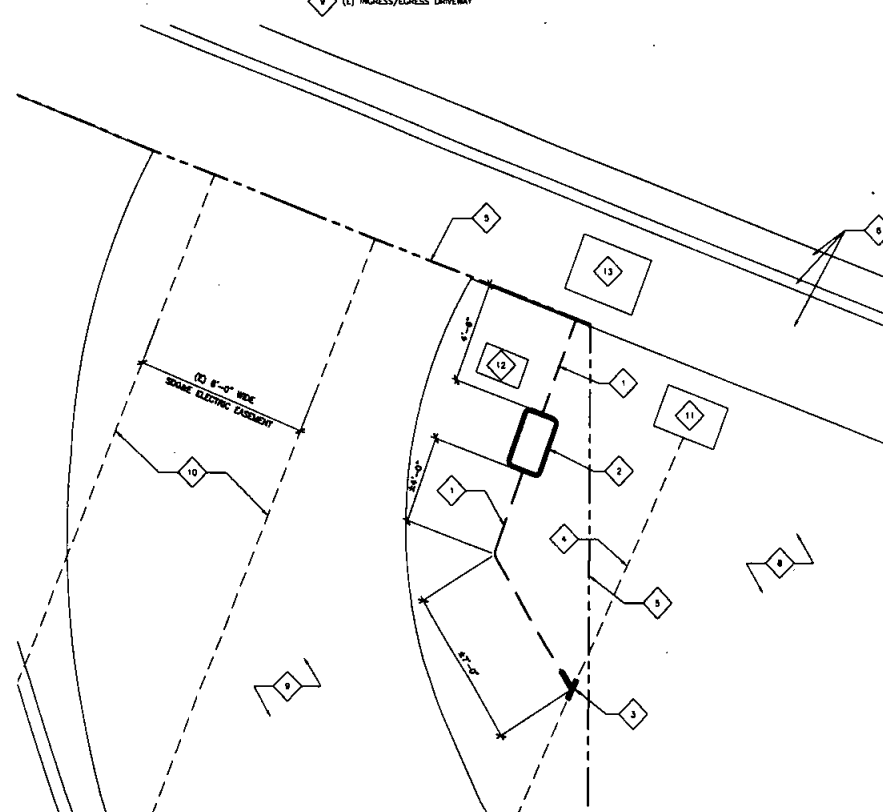
**SCRIPPS RANCH
FIBER**
12227 SPRING CANYON RD
SAN DIEGO, CA 92131

SHEET TITLE:
LEASE EXHIBIT

LE-1



SITE PLAN
SCALE: 1"=40'



**ENLARGED
SITE PLAN**
SCALE: 1"=10'



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AT LEAST TWO DAYS
BEFORE YOU DIG