



Telecommunications Project Management



September 4, 2012

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

RE: Site Address: 12227 Spring Canyon Road, San Diego, CA (the "Property")
 Site Name: Scripps Ranch Reservoir
 Agreement: Lease Agreement fully executed on December 13, 2000 (the "Lease") between The City of San Diego ("City") and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Verizon Wireless").

Dear Ms. Moreno,

As part of its Conditional Use Permit renewal, Verizon Wireless has been directed by the City's planning Department to replace its two existing 41' 1" wooden antenna monopoles with a single 48' high mono-eucalyptus antenna structure. All twelve of Verizon's existing antennas, along with its 4' microwave dish, will be relocated to the new mono-eucalyptus. The approved stamped plans showing the changes described above have been included with this letter.

Pursuant to Section 6.4. Improvements/Alterations of the Lease, "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 such approval shall not be unreasonably withheld, conditioned or delayed." In order to comply with such requirement, Verizon Wireless would like to request City's 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 written "approval" as City reasonably deems appropriate. By signing this letter, City is providing its 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

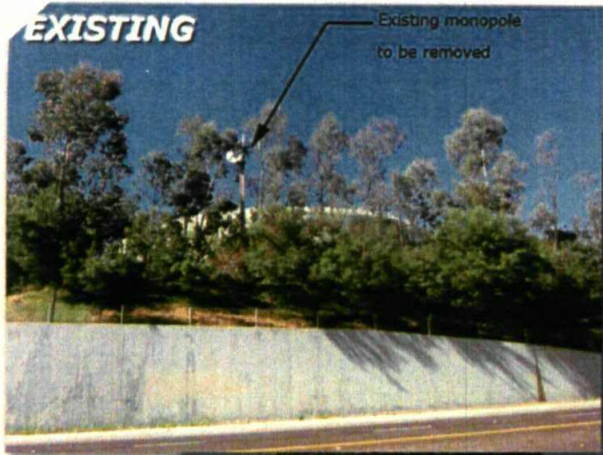
Please call me at (760) 533-6065 should you have any questions or require additional information. Thank you for your consideration.

Sincerely,

Brent Helming, *agent*
for Verizon Wireless

ACKNOWLEDGEMENT AND CONSENT

By: 
Name: David A. Sandoval, CCIM
Title: Deputy Director, Real Estate Assets
Date: 12/4/12



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

EXHIBIT "A"

Project Number:
Approval Date:
Signed (1st Sheet):
Signed (1st Sheet):

223834

7/12/12

Existing monopole to be removed

Scripps Ranch Water Tank
12227 Spring Canyon Road
San Diego, CA 92131



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

5/21/2012

Photosimulation of changes to existing telecommunications site: North view



CITY OF SAN DIEGO—DEVELOPMENT SERVICES DEPARTMENT ENVIRONMENTAL SERVICES—WIRELESS COMMUNICATION FACILITIES	Scripps Ranch Water Tank 12227 Spring Canyon Road San Diego, CA 92131	
	EXHIBIT "A"	
	Project Number: <u>223824</u>	
	Approval Date: <u>7/17/12</u>	
Signed (1st Sheet): <u>[Signature]</u>		



Proposed monceucalyptus

Proposed live trees



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

5/21/2012

Photosimulation of changes to existing telecommunications site: Southeast view

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

EXHIBIT "A"

Project Number:

223834

Approval Date:

7/12/12

Signed (1st Sheet):

L.A.

Scripps Ranch Water Tank
12227 Spring Canyon Road
San Diego, CA 92131

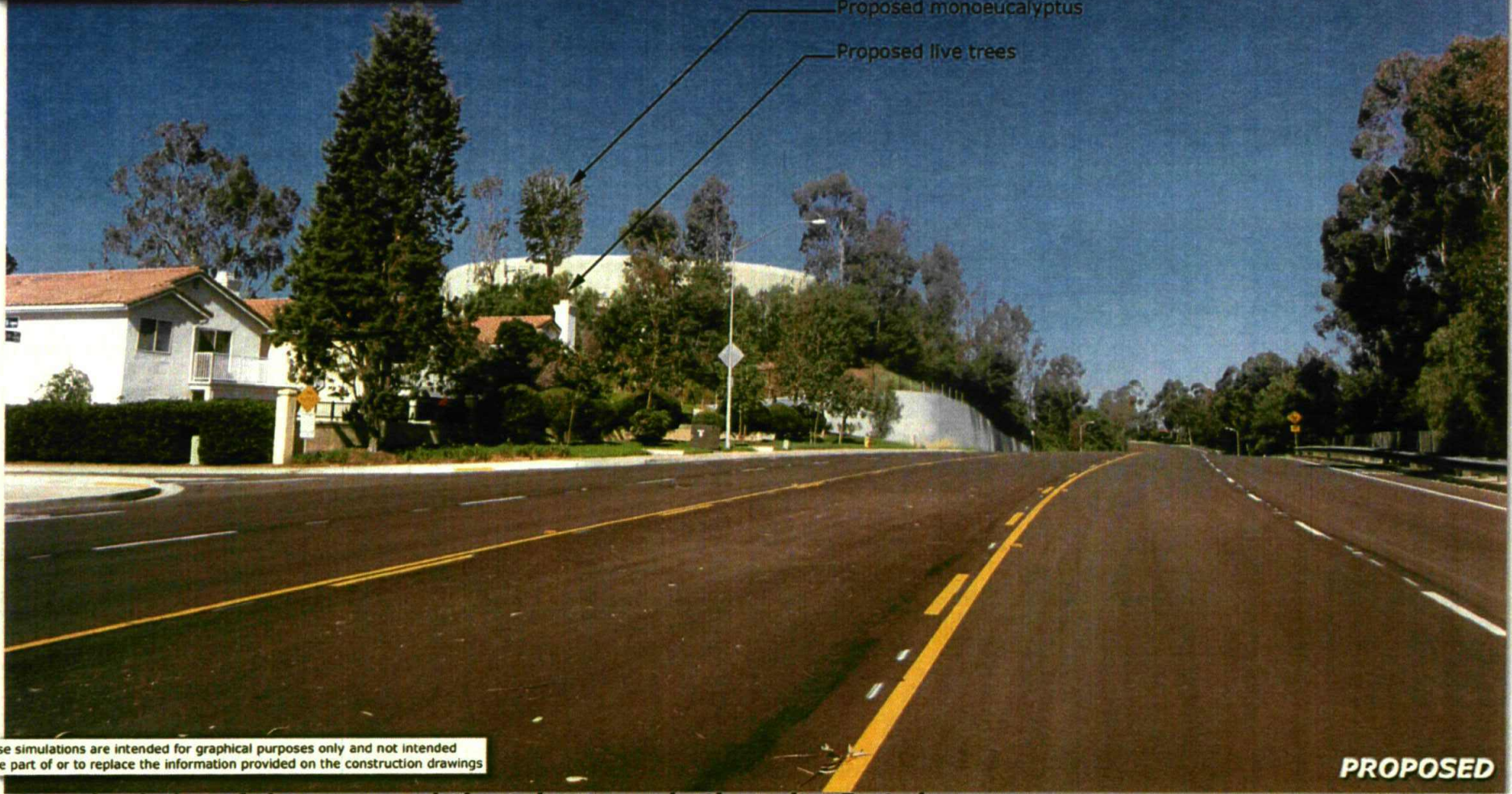


EXISTING



Proposed monoecalyptus

Proposed live trees



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of changes to existing telecommunications site: East view

7/24/2012



SCRIPPS RANCH WATER TANK
12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131

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

EXHIBIT "A"

Project Number: 223834

Approval Date: 7/12/12

Signed (1st Sheet): W

BOOTH & SUAREZ	
ARCHITECTURE	PLANNING
VERNON R. BOOTH PRESIDENT ROBERT L. SUAREZ MANAGER 100 N. 1ST ST. CHICAGO, IL 60610 (708) 312-2200	
CITY	ID
_____ SS _____	
PREPARED FOR _____	
	
P.O. BOX 19707 IRVINE, CA 92623-9707 (949) 722-7000	
_____ SS _____	
APPROVALS	
NAME _____	DATE _____
EE _____	DATE _____
OFF _____	DATE _____
SUIT _____	DATE _____
T/L/M _____	DATE _____
DPS _____	DATE _____
T/L/SUIT _____	DATE _____

PROJECT NAME

**SCRIPPS RANCH
WATER TANK**

12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131
SAN DIEGO COUNTY

DRAWING DATES

06/19/71 230 REVISION (S)
09/06/71 CITY COMMENTS (M)
06/17/72 230 REVISION MODIFICATIONS (M)
(SECOND-CALCULATED)
06/07/72 230 REVISION MOD. #2 (M)

SHEET TITLE

**TITLE SHEET
&
PROJECT DATA**

PROJECTS: 1190-00-01 1190-00-01 1190-00-01 1190-00-01

VICINITY MAP

19
94
200
SITE
N

THOMAS GUIDE PAGE: 1210-82

DIRECTIONS:

(FROM MICHIGAN WIRELESS OFFICES IN SPRING) TAKE I-5 SOUTH TO RT 88 EAST 19+19 TURN TO WILKINSON/POWERSROAD ROAD (EAST, PROCEED EAST ON POWERSROAD ROAD TO SPRING CANYON ROAD, TURN LEFT ON SPRING CANYON ROAD AND HEAD NORTH. THE ACCESS ROAD TO THE WINTER TANKS IS DIRECTLY NORTH AND WILL BE ON YOUR LEFT HAND SIDE.

ADDRESS:

12237 SPRING CANYON ROAD
SAND OCEAN, CA 93126

COORDINATES (NAD 83):

LATITUDE: 32° 55' 18.52" NORTH
LONGITUDE: 117° 04' 00.63" WEST

COORDINATES (NAD 27):

LATITUDE: 32° 55' 18.15" NORTH
LONGITUDE: 117° 03' 57.52" WEST

CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SAAVEDRA
ARCHITECTURE INC.
525 CARLEBARD VILLAGE DRIVE, SUITE B2
CARLEBARD, CA 92008
(714) 434-5474
(714) 434-0884 (fax)

PLANNING:
PLANCON, INC.
SMELLY KILBOURN
300 STATE PLACE
ESCONDIDO, CA 92029
(619) 236-4885

LEASING:
PLANCON, INC.
BRENT WELSHAW
300 STATE PLACE
ESCONDIDO, CA 92029
(714) 833-0886

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNCOVERED (WHEELER FOR
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
OWEN, CA 92018
CONTACT: DAVID KILBOURN
(619) 308-4665

OWNER: CITY OF SAN DIEGO
1200 THOUSAND AVENUE, SUITE 1700
SAN DIEGO, CA 92101
CONTACT: CAROL YOUNG
(619) 238-0089

PROJECT DESCRIPTION:

THE EXISTING VERIZON WIRELESS FACILITY CONSISTS OF TWO (2) EXISTING 11'-6" POLES WITH A TOTAL OF FOURTEEN (14) EXISTING WIRELESS ANTENNAS, ONE EXISTING MICROWAVE DISH AND ONE EXISTING 11'-6" POLE WITH TWO (2) ANTENNAS. THIS PROJECT WILL CONTINUE TO OPERATION OF AN EXISTING WIRELESS COMMUNICATIONS FACILITY.

THE FOLLOWING CHANGES ARE PROPOSED:

- PROPOSED INSTALLATION OF A 40'-0" HIGH MAST-INCULCATIVE
- REMOVAL OF TWO (2) EXISTING 11'-6" WOOD POLES & ANTENNAS
- INSTALL THREE (3) SECTIONS OF FOUR (4) WIRELESS WIRELESS LANTENNAS PER SECTION (TOTAL OF 12 ANTENNAS) MOUNTED TO EXISTING ARM OF PROPOSED MAST-INCULCATIVE
- MINOR LANDSCAPE & IRRIGATION CHANGES

LEGAL DESCRIPTION:

LOT 181 OF BENTLEY RANCH UNIT NO. 31, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED AS MAP NO. 8223, IN THE OFFICE OF THE RECORDER OF SAN COUNTY.

CURRENT USE: CITY OF SAN DIEGO WIRELESS FACILITY & VERIZON WIRELESS SITE

PROJECT ADDRESS: 12222 SPRING CANYON ROAD
SAN DIEGO, CA 92131

ASSESSORS PARCEL NUMBER: 310-311-23

EXISTING ZONING: RS 1-0

EXISTING SITE AREA: 72,745 SQ. FT. = 1.67 ACRES

EXISTING PROJECT AREA: 30 SQ. FT.

TYPE OF CONSTRUCTION: 0

EXISTING OCCUPANCY: 9

NOTE: THERE ARE 23 EXISTING TELECOMMUNICATIONS FACILITIES ON SITE (VERIZON, AT&T, MOBILITY, TELCEL, CINGULAR, SPRINT/CLEARWIRE & U-SOURCE)

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	ANTENNA PLANS & MONOCULICALYPTUS ELEVATION
L-1	LANDSCAPE DEVELOPMENT PLAN

SCALE

THE DRAWING SCALES SHOWN ON THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED ON A 34" x 44" FORMAT. IF THIS DRAWING SET IS NOT 34" x 44", THE SET IS NOT TO SCALE.

APPLICABLE CODES

"ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PREVENT WORK NOT CONFORMING TO THESE CODES."

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA BUILDING CODE, TITLE 24, 2018 EDITION
- CALIFORNIA PLUMBING CODE, 2019 EDITION
- CALIFORNIA MECHANICAL CODE, 2019 EDITION
- CALIFORNIA ELECTRICAL CODE, 2018 EDITION
- CALIFORNIA FIRE CODE, 2018 EDITION

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

EXHIBIT "A"

Project Number:

223834

Date:

7/12/12

Sheet (1st Sheet):



PREPARED FOR

verizon wireless

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

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
MT	DATE
SL/WH	DATE
OPR	DATE
CL/DIR	DATE

PROJECT NAME

**SCRIPPS RANCH
WATER TANK**

12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131
SAN DIEGO COUNTY

DRAWING DATES

06/18/11	2D REVIEW (w/)
08/04/11	CITY COMMENTS (w/)
09/17/11	2D REVIEW MODIFICATIONS (w/)
	(W/NOV-EUCALYPTUS)
09/27/11	2D REVIEW W/NOV EUCALYPTUS

SHEET TITLE

SITE PLAN

PROJECT: 12227 SPRING CANYON ROAD, SAN DIEGO, CA 92131

A-0

1. This drawing is the property of the City of San Diego and shall remain the property of the City of San Diego. It is to be used only for the purpose for which it was prepared and shall not be used for any other purpose without the written consent of the City of San Diego.

2. The City of San Diego is not responsible for the accuracy of the information provided by the applicant or for the results of the use of the information provided by the applicant.

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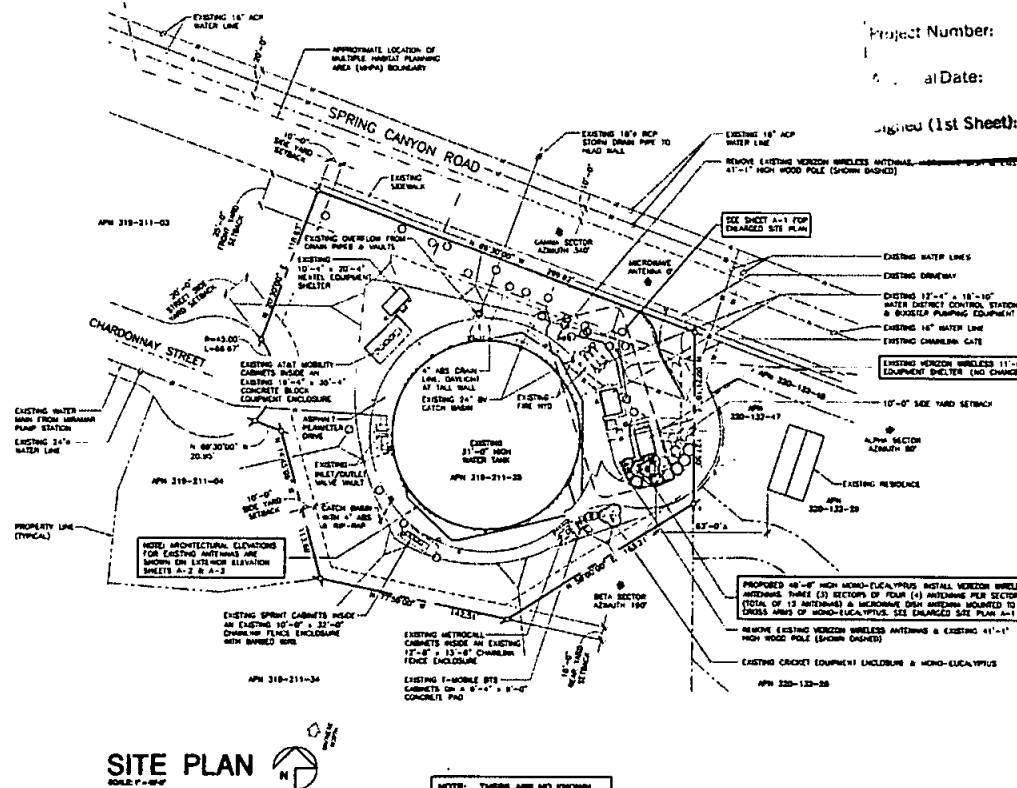
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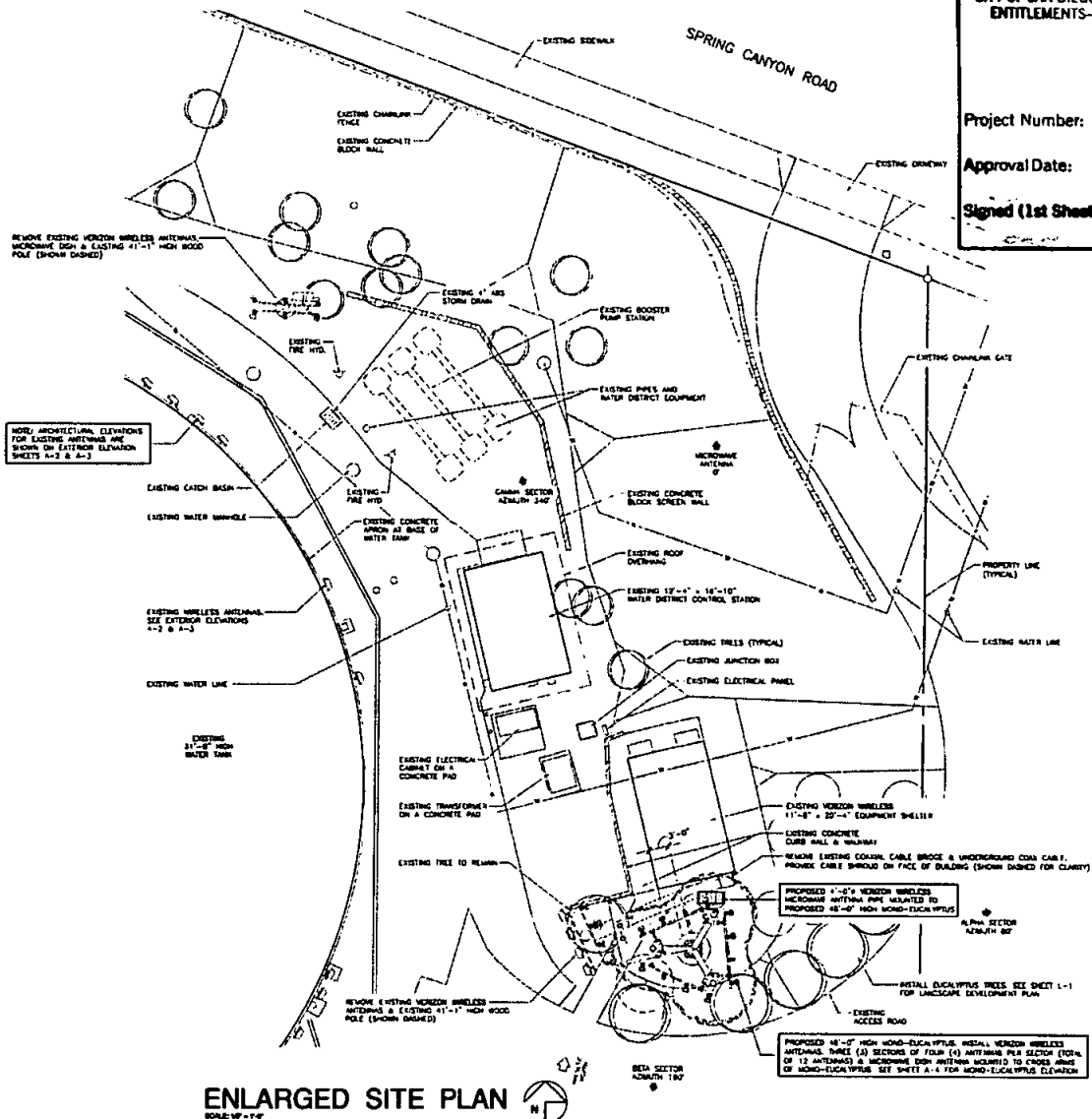
SITE PLAN
SCALE 1" = 40'

NOTE: THERE ARE NO KNOWN BASEMENTS ON THIS SITE

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

LTE EQUIPMENT:
TX FREQUENCY: 776-787 MHz
RX FREQUENCY: 748-757 MHz
CIRCUIT EQUIPMENT:
TX FREQUENCY: 1885-1895 MHz
RX FREQUENCY: 1885-1895 MHz
TX POWER: 600W
PCS EQUIPMENT:
TX FREQUENCY: 850-860 MHz
RX FREQUENCY: 815-825 MHz
TX POWER: 6150W

EXISTING CASEMENTS SHOWN REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS AND PRELIMINARY TITLE REPORT.



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

CITY OF SAN DIEGO-DEVELOPMENT
ENTITLEMENTS-WIP

EXHIBIT "A"

Project Number: 2235684
Approval Date: 7/12/12
Signed (1st Sheet): UNA



PREPARED FOR
verizon wireless

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

APPROVALS

ABC	DATE
DE	DATE
MP	DATE
MT	DATE
EL/M	DATE
DPS	DATE
EL/DA	DATE

PROJECT NAME

**SCRIPPS RANCH
WATER TANK**
12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131
SAN DIEGO COUNTY

DRAWING DATES

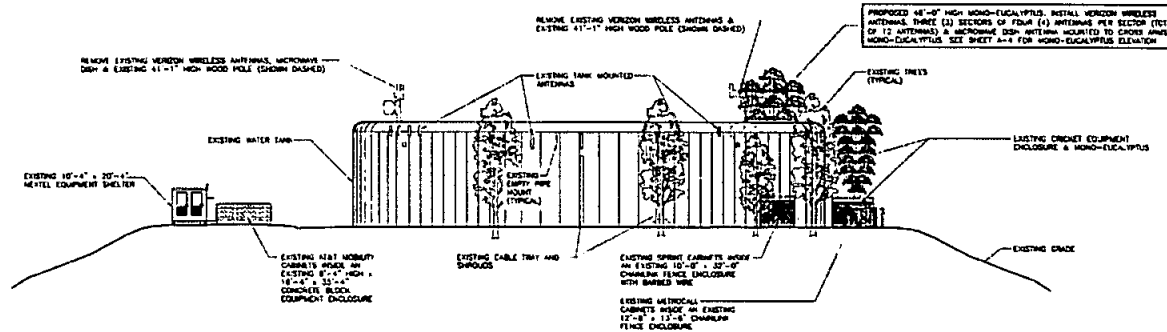
02/19/11	28 REVIEW (s)
02/28/11	CITY COMMENTS (s)
02/17/12	28 REVIEW MODIFICATIONS (s)
04/07/12	(WOND-EUCALYPTUS)
	28 REVIEW WOND. 28 (s)

SHEET TITLE

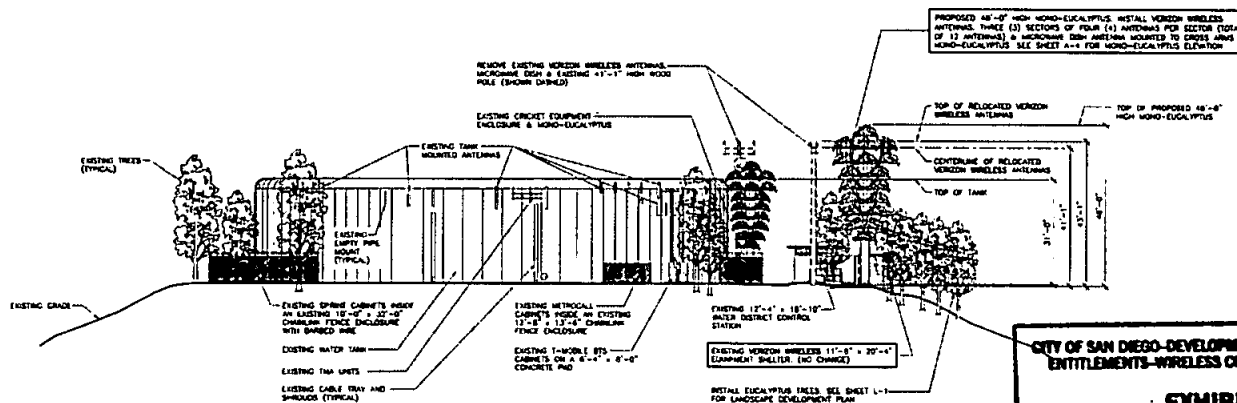
**ENLARGED
SITE PLAN**

PROJECT: WOND-EUCALYPTUS 11094401 11094401 000

A-1



WEST ELEVATION
SOLA WP - P-2



SOUTH ELEVATION
SOLA WP - P-2

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

EXHIBIT "A"

Project Number: 223834

Approval Date: 7/12/12

Signed (1st Sheet): WZ



PREPARED FOR
verizon wireless
P.O. BOX 18707
IRVINE, CA 92623-8707
(949) 272-7000

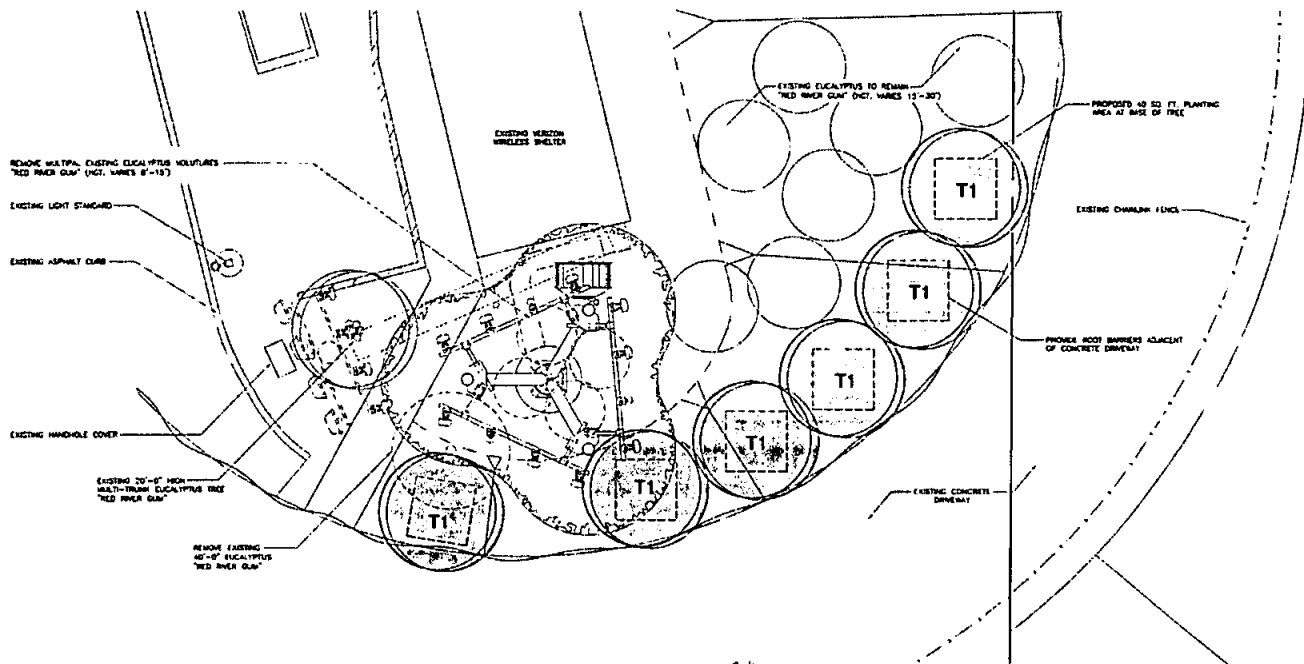
APPROVALS	
AWC	DATE
RE	DATE
SP	DATE
WT	DATE
EL/M	DATE
GPS	DATE
SL/DAT	DATE

PROJECT NAME
**SCRIPPS RANCH
WATER TANK**
12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131
SAN DIEGO COUNTY

DRAWING DATES	
06/19/11	2D REVIEW (40)
06/20/11	CITY COMMENTS (40)
06/27/12	2D REVIEW MODIFICATIONS (40)
06/27/12	2D REVIEW MOD. #3 (40)

SHEET TITLE
**EXTERIOR
ELEVATIONS**

PROJECT NUMBER: 11094000110100000000
A-3



LANDSCAPE DEVELOPMENT PLAN

SCALE 1/4" = 1'-0"

PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	EUCALYPTUS CAMALULENSIS	RED RIVER CLIM	24" BCL	6	30'-0" HEIGHT 20'-0" SPREAD

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN AN MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES SHALL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVED SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT'S MAINTENANCE LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCES:
APPROXIMATE/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 35 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRAINAGE (DITCHES) - 10 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION. DEVELOPMENT AND MAINTENANCE OF THE VEGETATION THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. VERIZON WIRELESS IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
CONTACT: P.O. BOX 19707
IRVINE, CA 92623 (949) 222-7000
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON WIRELESS. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FILE OF CURBS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PLAN.

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

EXHIBIT "A"

Project Number:

223824

Approval Date:

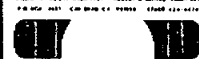
7/12/12

Signed (1st Sheet):

U/A

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

VERIZON WIRELESS PROJECT & DESIGN CONSULTING
P.O. BOX 19707 IRVINE, CA 92623-7000 (949) 222-7000



PREPARED FOR

verizonwireless

P.O. BOX 19707
IRVINE, CA 92623-7007
(949) 222-7000

APPROVALS

AKC	DATE
RE	DATE
RF	DATE
INT	DATE
TE/AN	DATE
OPS	DATE
TE/OUT	DATE

PROJECT NAME

**SCRIPPS RANCH
WATER TANK**

12227 SPRING CANYON ROAD
SAN DIEGO, CA 92131
SAN DIEGO COUNTY

DRAWING DATES

06/17/12 2D REVIEW MODIFICATIONS (4)
(06/17/12) 2D REVIEW MOD. #2 (4)

SHEET TITLE

LANDSCAPE
DEVELOPMENT PLAN

PROJECT/ISSUE/DATE/1109446

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