REPORT TO THE HEARING OFFICER

HEARING DATE: March 19, 2014            REPORT NO. HO 14-019

ATTENTION: Hearing Officer

SUBJECT: Sprint - South Bay Expressway
         PTS PROJECT NUMBER: 296409

LOCATION: 1127 La Media Road

APPLICANT: Sprint (Permittee)/
           San Diego Association of Governments [SANDAG] (Owner)

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit (SDP) for a Wireless Communication Facility (WCF) in the Otay Mesa community plan area?

Staff Recommendation: APPROVE Site Development Permit No. 1260817.

Community Planning Group Recommendation: The Otay Mesa Planning Group voted 12-0-0 to approve this project at their April 17, 2013 meeting. (Attachment 8)

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 11, 2014, and the opportunity to appeal that determination ended March 4, 2014. (Attachment 7)

BACKGROUND & DISCUSSION

Sprint – South Bay Expressway is an application for a Site Development Permit (SDP) for a Wireless Communication Facility (WCF). The project is located in the Otay Mesa community plan area in the Otay Mesa Development District – Industrial Subdistrict zone. The project is located at 1127 La Media Road. (Attachments 1, 2, and 3)

WCFs are permitted in industrial zones with a limited use approval. In this case, the Otay Mesa Development District – Industrial Subdistrict requires that, “Any building using other than concrete tilt-up, precast concrete, concrete block, wood or similar materials as the basic type of
construction for 75% of the exterior walls shall require an Otay Mesa Development District Permit." [LDC §1517.0306(a)(1)] In addition, the monoecalyptus and equipment enclosure are located within the setback. An Otay Mesa Development District Permit, processed as an SDP, is required to allow the monoecalyptus and the setback deviation. [LDC §1517.0202(b)(3)]

The WCF Design Requirements, LDC section 141.0420, identify that the applicant “shall use all reasonable means to conceal or minimize the visual impacts of WCFs through integration.” The WCF regulations allow faux landscaping where natural vegetation similar in size and species exist, or where landscaping similar in size and species is proposed as part of the development. With this project, Sprint proposes to construct a 55’ tall faux eucalyptus tree (“monoecalyptus”), supporting 9 panel antennas. Equipment would be located in an enclosure also surrounding the monoecalyptus. Since an adequate amount of natural vegetation does not exist to effectively integrate the faux tree, 5 live eucalyptus trees are proposed in order to comply with the regulations.

The City’s General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing WCF in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by locating the antennas on a faux eucalyptus tree, which, with the addition of live trees, will work to camouflage the antennas with the surroundings. Equipment associated with the antennas will be located at the base of the monoecalyptus in an unobtrusive enclosure. Therefore, the project will not adversely affect the City’s General Plan.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the SDP. Therefore, Staff recommends approval of SDP No. 1260817.

ALTERNATIVES

1. Approve Site Development Permit No. 1260817, with modifications.

2. Deny Site Development Permit No. 1260817, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

Alex Hempton, AICP
Development Project Manager
Attachments:
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (ODS)
10. Photo Simulation
11. Photo Survey
12. Site Justification/Coverage Maps
13. Hearing Officer Hearing Public Notice
14. Project Plans
Aerial Photo

Sprint – South Bay Expressway, Project No. 296409
1127 La Media Road
Community Plan Land Use Map (Proposed Zoning)

General Land Use Categories
- Parks, Open Space, and Institutional
  - Open Space
  - Parks
  - Institutional
  - Village Centers
    - Neighborhood Village
      - 15 - 25 duac
    - Community Village
      - 30 - 35 duac

Residential
- Residential - Very Low
  - 0-4 duac
- Residential - Low
  - 5-9 duac
- Residential - Low Medium
  - 10-14 duac
- Residential - Medium
  - 15-29 duac
- Residential - Medium High
  - 30-44 duac

Commercial - Residential Prohibited
- Community Commercial
- Regional Commercial
- Heavy Commercial

Industrial - Residential Prohibited
- Business Park - Office Permitted
- Light Industrial
- International Business and Trade
- Heavy Industrial

Overlays
- U.S. Government Facility
- Brown Field Boundary
- Community Plan Boundary

Designated as Right-of-Way/Industrial

Sprint – South Bay Expressway, Project No. 296409
1127 La Media Road
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Sprint – South Bay Expressway</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Site Development Permit (SDP) for a Wireless Communication Facility (WCF) consisting of a 55' tall mono eucalyptus tree supporting 9 panel antennas. Equipment is located at the base of the mono eucalyptus.</td>
</tr>
<tr>
<td>COMMUNITY PLAN:</td>
<td>Otay Mesa</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Site Development Permit, Process 3</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

## ZONING INFORMATION:

- **ZONE:** Otay Mesa Development District (OMDD) Industrial Subdistrict
- **HEIGHT LIMIT:** -
- **FLOOR AREA RATIO:** -
- **FRONT SETBACK:** 20'
- **SIDE SETBACK:** 15'
- **STREETSIDE SETBACK:** 20'
- **REAR SETBACK:** 25'
- **PARKING:** -

<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES:</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH:</td>
<td>Agricultural, OMDD-Industrial Subdistrict</td>
<td>Toll Road</td>
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<tr>
<td>SOUTH:</td>
<td>Industrial, OMDD-Industrial Subdistrict</td>
<td>Truck Storage</td>
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<tr>
<td>EAST:</td>
<td>Industrial, OMDD-Industrial Subdistrict</td>
<td>Toll Road</td>
</tr>
<tr>
<td>WEST:</td>
<td>Agricultural, OMDD-Industrial Subdistrict</td>
<td>Truck Storage</td>
</tr>
</tbody>
</table>

## DEVIATIONS OR VARIANCES REQUESTED:

- WCF is located within the setback.

## COMMUNITY PLANNING GROUP RECOMMENDATION:

- The Otay Mesa Planning Group recommended approval of this project, 12-0-0, at their April 17, 2013 meeting.
WHEREAS, the SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG), Owner, and SPRINT, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit No. 1260817);

WHEREAS, the project site is located at 1127 La Media Road in the Otay Mesa Development District – Industrial Subdistrict zone of the Otay Mesa community plan area;

WHEREAS, the project site is legally described as the southwest corner of the northwest quarter of Section 26, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the Official Plat Thereof;

WHEREAS, on March 19, 2014, the Hearing Officer of the City of San Diego considered SITE DEVELOPMENT PERMIT NO. 1260817 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 11, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated March 19, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

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

While the Otay Mesa Community Plan does not specifically address Wireless Communication Facilities (WCFs), the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. With this project, Sprint proposes to construct a 55’ tall faux eucalyptus tree, referred to as a “monoeucalyptus.” The faux tree, along with the addition of 5 live trees, will allow the WCF to be integrated with the area and camouflaged from view. Nine panel antennas will be mounted to the faux tree and equipment associated with the antennas will be located at the base of the monoeucalyptus. Live trees, proposed adjacent to the faux tree, will allow for a more natural setting for the monoeucalyptus, and
will provide additional vertical elements to screen views of the monoeucalyptus. Based on the
design of this project as described above, the project will not adversely affect the applicable
land use plan.

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

The project consists of a 55’ tall monoeucalyptus tree and an equipment enclosure
surrounding the base of the monoeucalyptus. The project includes a deviation to allow the
WCF to encroach into the side setback. The project is located at 1127 La Media Road, and is
located in the Otay Mesa community plan area.

The project was determined to be exempt from the California Environmental Quality Act
(CEQA) pursuant to Section 15303 (New Construction). 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 federal Telecommunication Act of 1996 preempts local governments from
regulating the “placement, construction and modification of wireless communication facilities
on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that
such facilities comply with the Federal Communication Commission's (FCC) standards for
such emissions.” A condition has been added to the permit to require a Radio Frequency
Electromagnetic Fields Exposure Report demonstrating that the proposed project would be
consistent with the FCC’s regulations for wireless facilities. 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 of persons working or residing in the area.

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

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section
141.0420, require that WCFs utilize the smallest, least visually intrusive antennas,
components, and other necessary equipment. The applicant is required to use all reasonable
means to conceal or minimize the visual impact of the WCF through integration utilizing
architecture, landscape, and siting. The WCF regulations allow faux landscaping where
natural vegetation similar in size and species exist, or where landscaping similar in size and
species is proposed as part of the development. With this project, Sprint proposes to construct
a 55’ tall faux eucalyptus tree ("monoeucalyptus"), supporting 9 panel antennas. Equipment
would be located in an enclosure also surrounding the monoeucalyptus. Since an adequate
amount of natural vegetation does not exist to effectively integrate the faux tree, 5 live
eucalyptus trees are proposed in order to comply with the regulations.
WCFs are permitted in industrial zones with the processing of a Limited Use, Process 1 approval. While the project complies with WCF Regulations, the project requests a deviation from the Otay Mesa Development District – Industrial Subdistrict setback requirements. In addition, an Otay Mesa Development District permit is also required, since the monoeucalyptus is a structure other than concrete tilt-up, precast concrete, concrete block, wood, or similar materials. The deviation to the setback is permitted through the processing of this Site Development Permit/Otay Mesa Development District permit. Therefore, the project complies with the regulations of the Land Development Code.

Otay Mesa Development District Permit – Section 1517.0203(c)

1. **The application is complete and conforms with all City regulations, policies, guidelines, design standards and density;**

   While the Otay Mesa Community Plan does not specifically address Wireless Communication Facilities (WCFs), the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. With this project, Sprint proposes to construct a 55’ tall faux eucalyptus tree, referred to as a “monoeucalyptus.” The faux tree, along with the addition of 5 live trees, will allow the WCF to be integrated with the area and camouflaged from view. Nine panel antennas will be mounted to the faux tree and equipment associated with the antennas will be located at the base of the monoeucalyptus. Live trees, proposed adjacent to the faux tree, will allow for a more natural setting for the monoeucalyptus, and will provide additional vertical elements to screen views of the monoeucalyptus. Sprint has submitted the required materials, as identified by the City’s Project Submittal Requirements and their application was deemed complete. Based on the design of this project as described above, the application is complete and the project will conform with all City regulations, policies, guidelines, and design standards and does not impact density.

2. **The proposed use and project design meet the purpose and intent of this Ordinance and the Otay Mesa Community Plan;**

   The purpose of the Otay Mesa Development District Ordinance is to create and promote the development of the City’s largest and potentially most significant industrial area. It is also the purpose of the Otay Mesa Development District Ordinance to control the use, development intensity, and development design of a primarily industrial area which includes a large commercial subdistrict and a border station mixed use subdistrict. The design of this WCF is compatible with the Otay Mesa Development District. The WCF is proposed on a developed parcel and does not preclude other development from occurring on surrounding properties. The design of the WCF, as a monoeucalyptus tree, is compatible with the surroundings and will integrate effectively with the surroundings, especially when the proposed live trees grow to their mature size. Based on an analysis of this project, it has been determined that the
proposed use and project design meet the purpose and intent of this ordinance and the Otay Mesa Community Plan.

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

The project consists of a 55’ tall monoeucalyptus tree and an equipment enclosure surrounding the base of the monoeucalyptus. The project includes a deviation to allow the WCF to encroach into the side setback. The project is located at 1127 La Media Road, and is located in the Otay Mesa Community Plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). 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 federal Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

The design of the project, as a monoeucalyptus tree, will integrate effectively with the surroundings and will be compatible with future development. Proposed live trees, surrounding the monoeucalyptus tree, will work to integrate the faux tree with neighboring properties.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare of persons working or residing in the area, nor will the project adversely affect other properties in the area.

4. The proposed use will comply with the relevant regulations in the Municipal Code; and

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. The WCF regulations allow faux landscaping where natural vegetation similar in size and species exist, or where landscaping similar in size and species is proposed as part of the development. With this project, Sprint proposes to construct
a 55’ tall faux eucalyptus tree ("monoeucalyptus"), supporting 9 panel antennas. Equipment would be located in an enclosure also surrounding the monoeucalyptus. Since an adequate amount of natural vegetation does not exist to effectively integrate the faux tree, 5 live eucalyptus trees are proposed in order to comply with the regulations.

WCFs are permitted in industrial zones with the processing of a Limited Use, Process 1 approval. While the project complies with WCF Regulations, the project requests a deviation from the Otay Mesa Development District – Industrial Subdistrict setback requirements. In addition, an Otay Mesa Development District permit is also required, since the monoeucalyptus is a structure other than concrete tilt-up, precast concrete, concrete block, wood, or similar materials. The deviation to the setback is permitted through the processing of this Site Development Permit/Otay Mesa Development District permit. Therefore, the project complies with the regulations of the Land Development Code.

5. A plan for the financing of public facilities as provided in Section 1517.0204 (Financing of Public Facilities) of the Otay Mesa Development District has been approved by the City Engineer.

There is a Public Facilities Financing Plan and Facilities Benefit Assessment document for Otay Mesa, which was adopted October 18, 2006.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, SITE DEVELOPMENT PERMIT NO. 1260817 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1260817, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: March 19, 2014

Internal Order No. 24003269
SITE DEVELOPMENT PERMIT NO. 1260817
SPRINT – SOUTH BAY EXPRESSWAY, PROJECT NO. 296409
HEARING OFFICER

This SITE DEVELOPMENT PERMIT NO. 1260817 is granted by the HEARING OFFICER of the City of San Diego to SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG), Owner, and SPRINT, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0501, and 1517.0203. The site is located at 1127 La Media Road in the Otay Mesa Development District – Industrial Subdistrict zone of the Otay Mesa community plan area. The project site is legally described as: the southwest corner of the northwest quarter of Section 26, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the Official Plat Thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit “A”] dated March 19, 2014, on file in the Development Services Department.

The project shall include:

a. Nine (9) panel antennas, with the following dimensions: 72.0” by 11.8” by 7.9”, mounted to a new 55’ tall monoeucalyptus tree;

b. Equipment, located at the base of the monoeucalyptus, in a 14’ by 18’8” enclosure;

c. With the processing of this Site Development Permit, the project is allowed to encroach into the setback;

d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in
accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 3, 2017.

2. This Site Development Permit and corresponding use of this site shall expire on April 3, 2024. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

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

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 Permittee.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 24 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

16. 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.

17. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

18. 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.

AIRPORT REQUIREMENTS:

19. Prior to issuance of any construction permits, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

LANDSCAPE REQUIREMENTS:

20. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this Permit and Exhibit “A” on file in the office of Development Services Department.

21. Landscape installed as part of the project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

22. Prior to activation of facility, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.
23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

24. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

25. All proposed hand-holes shall be covered with bark material to match the faux tree trunk to the satisfaction of the Development Services Department.

26. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as “doghouses”) are not permitted.

27. Branches shall extend a minimum of 24 inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.

28. Starting branch height shall be no lower than 15-feet.

29. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

30. Radio-frequency transparent “socks” fully covering the front and back of the antennas (and any other components) shall be installed.

31. The Permittee shall provide color samples and manufacturer specifications for the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape and meets the City’s quality standards. Staff will pre-approve the color sample and manufacturer specifications prior to Building Permit issuance. The exact faux tree color exhibit and specifications will be used during the FINAL INSPECTION. The specifications approved by Planning Staff must be identical to the as-built faux tree.

32. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

33. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
34. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

35. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

36. No overhead cabling is allowed for this project.

37. Exposed mounting apparatus shall be removed and shall not remain on the faux tree absent antennas.

38. The Owner/Permittee shall not cause or allow the antennas located on the faux tree to be different sizes (length, width, or height) than as shown on the stamped approved plans.

39. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

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

41. 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.

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

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.
• A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.

• This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 19, 2014 and HO-XXXX.
ATTACHMENT 6

Permit Type/PTS Approval No.: SDP/1260817
Date of Approval: 3/19/2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG)
Owner

By __________________________

SPRINT
Permittee

By __________________________

GLORI JAMES-SUAREZ
NETWORK MANAGER

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
THE CITY OF SAN DIEGO

Date of Notice: February 18, 2014

NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
SAP No.: 24003269

PROJECT NAME/NUMBER: Sprint Southbay Expressway/Project No. 296409
COMMUNITY PLAN AREA: Otay Mesa
COUNCIL DISTRICT: 8
LOCATION: 1127 La Media Road, San Diego, CA 92154

PROJECT DESCRIPTION: SITE DEVELOPMENT PERMIT (SDP) for a new wireless communication facility (WCF) consisting of: a 55'-tall mono eucalyptus; nine (9) antennas; nineteen (19) RRHs; four (4) outdoor equipment cabinets located on a concrete pad inside a proposed 8'-tall concrete wall enclosure; electrical and telco cable; and five (5) live eucalyptus trees. The project site is zoned Industrial and is within the Otay Mesa Community Plan area of Council District 8.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer (Process 3).

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines Section and 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Section 15303. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

CITY CONTACT: Alex Hempton, Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5349

On February 11, 2014, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is
appealable to the City of San Diego Planning Commission. If you have any questions about this
determination, contact the Project Manager above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City
Council must be filed in the office of the City Clerk within 10 business days from the date of the
posting of this Notice (by March 4, 2014). The appeal application can be obtained from the City
Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.
Hi Alex,

This project was unanimously (12 – 0) approved yesterday at the Otay Mesa Planning Group. Thanks.

CK
858-527-9938

No, 3 p.m. on Wednesday the 17th.

No problem. Wednesday, 4/17/13, at 6:30pm at the Otay Mesa Branch Library, 3003 Coronado Avenue, correct?
Caitlyn, we would prefer color handouts that have a site plan and location map. Full plans are not that important to us, if you can bring one set, if members have specific questions, that would be great. Thank you.

Rob Hixson, SIOR | Senior Vice President | Lic. 00944946
CBRE | Industrial Properties | Lic. 00409987
350 Tenth Avenue, Suite 800 | San Diego, CA 92101
T 619 696 6350 | F 619 232 2462 | C 619 954 9520
Rob.Hixson@cbre.com | www.cbre.com

Click Here to View My Current Listings

What is a SIOR?

Please consider the environment before printing this email.

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: Caitlyn Kes [mailto:ckes@deprattiinc.com]
Sent: Monday, April 08, 2013 9:31 AM
To: Hixson, Rob @ San Diego Downtown
Cc: 'Hempton, Alexander'
Subject: RE: Sprint Southbay Expressway at 1127 La Media Rd - SD73XC013 - Request for Project Review

Thank you Rob. How many sets of plans should I bring to meeting?

Thank you much,

Caitlyn Kes
ckes@deprattiinc.com
858-527-9938

From: Hixson, Rob @ San Diego Downtown [mailto:Rob.Hixson@cbre.com]
Sent: Sunday, April 07, 2013 2:58 PM
To: ckes@deprattiinc.com
Cc: Hempton, Alexander
Subject: RE: Sprint Southbay Expressway at 1127 La Media Rd - SD73XC013 - Request for Project Review

Yes, we can put you on for April 17th. Thanks
Hi Rob,

I hope you're well. I was wondering if I can get on the agenda for the next planning group meeting. This is in regards to a new wireless facility proposed at 1127 La Media Road. I've attached plans and sims for your review. The City PM is Alexander Hempton; he's copied on here as well. Please let me know if you have any questions or when I'm confirmed to be on the agenda. Thank you.

Thank you much,

Caitlyn Kes
ckes@deprattiinc.com
858-527-9938
# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval(s) requested:
- Neighborhood Use Permit
- Coastal Development Permit
- Neighborhood Development Permit
- Site Development Permit
- Planned Development Permit
- Conditional Use Permit
- Variance
- Tentative Map
- Vesting Tentative Map
- Map Waiver
- Land Use Plan Amendment
- Other

**Project Title:** SD73XC013 South Bay Expressway

**Project Address:** 1129 La Media Road, San Diego, California 92154

## Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter as identified above will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved/executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached:**
- Yes
- No

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Upon request, this information is available in alternative formats for persons with disabilities.

DB-318 (6-06)

Page 1 of 7
### Part II - To be completed when property is held by a corporation or partnership

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<td>Partnership</td>
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By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles, and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

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Dan Hesse  
Chief Executive Officer

Joseph J. Euteneuer  
Chief Financial Officer

Matt Carter  
President, Sprint Enterprise Solutions

Michael Schwartz  
Senior Vice President, Corporate and Business Development

Steve Elfman  
President of Network, Technology and Operations

Bob Johnson  
President-Sprint Retail and Chief Service and Information Technology Officer

Bill Malloy  
Chief Marketing Officer
Sprint Executive Team

Sandra J. Price
Senior Vice President, Human Resources

Bill White
Senior Vice President, Corporate Communications and Corporate Social Responsibility

Charles Wunsch
Senior Vice President, General Counsel, Corporate Secretary and Chief Ethics Officer

Dow Draper
President, Prepaid

John Saw
Senior Vice President, Technology Architecture
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First Vice Chair
Hon. Jim Janney

Second Vice Chair
Hon. Don Higginson

Executive Director
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Vacant
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(A) Hon. Myrtle Cole, Councilmember

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(A) Hon. David A. Zito, Councilmember

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(A) Hon. John Aguilera, Councilmember
(A) Hon. Amanda Rigby, Councilmember

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(A) Hon. Dave Roberts, Supervisor
(A) Hon. Greg Cox, Supervisor

Hon. Dianne Jacob, Chairwoman
(A) Hon. Bill Horn, Vice Chair

California Department of Transportation
(Advisory Member)
Malcolm Dougherty, Director
(A) Laurne Berman, District 11 Director

Metropolitan Transit System
(Advisory Member)
Harry Mathis, Chairman
(A) Hon. Al Ovrom

North County Transit District
(Advisory Member)
Hon. Bill Horn, Chairman
Imperial County
(Advisory Member)
Hon. John Renison, Supervisor, District 1
(A) Hon. Bill Hodge, Mayor, City of Calexico

United States Department of Defense
(Advisory Member)
CAPT Darius Banaji, CEC, USN, Commanding Officer
Naval Facilities Engineering Command Southwest
(A) CAPT Richard L. Whipple, CEC, USN, Executive Officer
Naval Facilities Engineering Command Southwest

San Diego Unified Port District
(Advisory Member)
Hon. Bob Nelson, Chairman
(A) Hon. Dan Malcolm, Commissioner

San Diego County Water Authority
(Advisory Member)
Tom Wornham, Chairman
(A) David Barnum, Director

Southern California Tribal Chairmen’s Association
(Advisory Member)
Hon. Allen Lawson, Chairman, San Pasqua Band of Diegueno Indians
Hon. Robert Smith, Chairman, Pala Band of Mission Indians

Mexico (Consulate General of Mexico)
(Advisory Member)
Hon. Remedios Gómez-Arnaud, Consul General of Mexico
(A) Hon. Francisco Javier Olavarria, Deputy Consul General of Mexico
(A) Hon. Alberto Diaz
AERIAL MAP

EXISTING

PROPOSED

Note: The proposed live trees will only be 10' to 12' at the time of planting.

Sprint Together with NEXTEL

SOUTHBAY EXPRESSWAY
SD73X013C
1127 LA MEDIA ROAD
SAN DIEGO, CA 92154

VIEW SHEET
A 1/3

Page 1 of 3
NOTE: THE PROPOSED LIVE TREES WILL ONLY BE 10' TO 12' AT THE TIME OF PLANTING

SPRINT LIVE EUCALYPTUS TREES, TYP.

SPRINT MONO-EUCALYPTUS W/ NINE (9) PANEL ANTENNAS AND RRUs

SPRINT EQUIPMENT INSIDE A CONCRETE BLOCK EQUIPMENT ENCLOSURE; CONCRETE BLOCK WALLS TO BE PAINTED TO MATCH EXISTING TRASH ENCLOSURE (BEHIND EXISTING CHAIN LINK FENCE).
AERIAL MAP

COPYRIGHT: GOOGLE MAPS, 2013

PROPOSED

SPRINT MONO-EUCALYPTUS W/ NINE (9) PANEL ANTENNAS AND RRUS

NOTE: THE PROPOSED LIVE TREES WILL ONLY BE 10' TO 12' AT THE TIME OF PLANTING

SPRINT LIVE EUCALYPTUS TREES, TYP.

EXISTING

DCI PACIFIC

ARCHITECTURE | ENGINEERING | CONSULTING
13 EXECUTIVE PARK, SUITE 120 | IRVIN, CA 92618
T 949-475-5080 | F 949-475-5087

SOUTHBAY EXPRESSWAY
SD73X013C
1127 LA MEDIA ROAD
SAN DIEGO, CA 92154

VIEW SHEET
C 3/3
Sprint South Bay Express way - Photo Survey
SD73XC013
SD73XC013 – Photo Survey

1. View looking south @ North Elevation

2. View looking west @ East Elevation
SD73XC013 – Photo Survey

3. View looking north @ South Elevation

4. View looking east @ West Elevation
SD73XC013 – Photo Survey

5. View looking North from Site  
6. View looking East from Site
SD73XC013 – Photo Survey

7. View looking South from site

8. View looking West from Site
Site Development Permit Findings:

1. **The proposed development will not adversely affect the applicable land use plan**
   Sprint proposes to place a wireless communications facility at 1129 La Media. Sprint is proposing to place an architecturally integrated FRP enclosure on the north side of the roof. The enclosure is painted and textured to blend with the roof. The enclosure will house the equipment cabinets and the antennas.

   The project was been designed to integrate well with the existing building and the surrounding neighborhood.

   Approval of the permit will not adversely affect the City of San Diego Municipal Code or General Plan.

2. **The proposed development will not be detrimental to the public health, safety and welfare**
   Sprint been authorized by the Federal Communications Commission (FCC) to construct and operate telecommunication system in the United States. The proposed use of this project will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The FCC has established safety standards for wireless communication facilities. Wireless telecommunication facilities by their design and operation are low power devices.

   An EMF Report demonstrating compliance will be prepared and submitted with this building permit application.

   The requested permit renewal will not be detrimental to the public health, safety and welfare of the site.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.**
   The project was been designed to integrate well with the existing building and the surrounding neighborhood its use will not have an adverse effect upon either adjacent or abutting properties and the site will comply with all city codes and regulations.
DATE OF NOTICE: March 5, 2014

NOTICE OF PUBLIC HEARING
HEARING OFFICER
DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING: March 19, 2014
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE: SITE DEVELOPMENT PERMIT, PROCESS 3
PROJECT NO: 296409
PROJECT NAME: SPRINT – SOUTHBAY EXPRESSWAY
APPLICANT: CAITLYN KES, DEPRATTI, INC., AGENTS REPRESENTING SPRINT
COMMUNITY PLAN AREA: OTAY MESA
COUNCIL DISTRICT: District 8
CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349/ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of a 55-foot tall monoeucalyptus (faux eucalyptus tree) supporting nine (9) panel antennas, with equipment located in a new building. The project is located at 1127 La Media Road.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 “Appeal Procedure”, available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.
This project was determined to be categorically exempt from the California Environmental Quality Act on 2/11/2014 and the opportunity to appeal that determination ended 3/4/2014.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

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

Internal Order Number: 24003269

Revised 04/08/10 HRD
Sprint
Together with NEXTEL
NETWORK VISION MMBTS LAUNCH
SOUTH BAY EXPRESSWAY
SD73XC013C
1127 LA MEDIA ROAD, SAN DIEGO, CA 92154

DEVELOPMENT SUMMARY

PROJECT SCOPE OF WORK:
CONSTRUCTION: PAUL HOKENESS
ARCHITECT: O.K. DO,
CONTRACTOR:

PROPERTY INFORMATION:
ADDRESS: 1127 LA MEDIA ROAD,
SAN DIEGO, CA 92154
CONTACT: O.K. DO,
PHONE: (619) 217-6689
FAX: (619) 771-9999
PHONE: (619) 502-1000

BUILDING CODE INFORMATION:
CONSTRUCTION: PAUL HOKENESS
PHONE: (619) 217-6689
FAX: (619) 771-9999
PHONE: (619) 502-1000

CODE COMPLIANCE:
1. 2010 CALIFORNIA ADMINISTRATIVE CODE
2. 2010 CALIFORNIA BUILDING CODE (CBO)
3. 2010 CALIFORNIA ELECTRICAL CODE (CBO)
4. 2010 CALIFORNIA MECHANICAL CODE (CBO)
5. 2010 CALIFORNIA PLUMBING CODE (CBO)
6. 2010 CALIFORNIA FIRE CODE (CBO)
7. 2010 CALIFORNIA ENERGY CODE (CBO)
8. 2010 CALIFORNIA FIRE EXISTING BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS
9. 2010 CALIFORNIA ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS
10. 2010 CALIFORNIA MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS
11. 2010 CALIFORNIA PLUMBING CODE WITH 2010 CALIFORNIA AMENDMENTS

DRIVING DIRECTIONS:
EXIT FROM SPINT BRIDGE OFFICE:
1. **HEADING** ON 15TH STREET TO EXIT OFF-SITE ON 905
2. **EXIT** RIGHT ONTO CA-905 E
3. **EXIT** LEFT ONTO CA-905 W
4. **EXIT** LEFT ONTO CA-905 S
5. **EXIT** LEFT ONTO CA-905 N

VICTORIOUS RAJATUOY: THE STOCKS ON THE MARKET ARE DOWN TODAY DUE TO BAD NEWS ABOUT THE COMPANIES.
ANTENNA LAYOUT PLAN

EQUIPMENT LAYOUT PLAN

KEYNOTED:
1. (2) 25'-0" EUCALYPTUS TREE
2. (2) 7'-0" HIGH RFH PER ANTENNA, 18 RFH TOTAL
3. RF in Antennae mounted on 48'-0" HOD TOWER, 3 Antennas per sector, 9 antennas total
4. GPS Antenna mounted on CLEAR TOP CHAINLINK FENCE
5. SERVICE LAVS 3 TOTAL
6. CONCRETE SLAB
7. 55'-0" MONO-EUCALYPTUS TREE
8. CMU WALL ENCLOSURE (SPLIT FACE)
9. CMU WALL ENCLOSURE
10. POWER PROTECTION CABINET WITH EGR MOUNTED ON WALL
11. 60ECv2 BATTERY CABINET
12. 3 MMBTS EQUIPMENT CABINET
13. 60ECv2 BATTERY CABINET
14. 3 MMBTS EQUIPMENT CABINET
15. POWER/FIBER JUNCTION BOX
16. FIBER SPOOL BOX
17. CONCRETE PAVEMENT
18. 4'W CORRUGATED METAL SIDES, COLOR TO MATCH CMU WALL

NOTE:
1. ALL LIVE EUCALYPTUS TREES WILL ONLY BE ABOUT 10'-12' AT TIME OF PLANTING.
2. FINAL LOCATION OF ALL LIVE EUCALYPTUS TREES SHALL AVOID ANTENNAS DIRECT AERIAL PATH AND SHALL COORDINATE WITH SPRINT'S CONSTRUCTION MANAGER PRIOR TO PLANTING.

SOUTH BAY EXPRESSWAY
2073X013C
01/02/14

100% ZD

APPROVALS:

PROJECT IDENTIFICATION:
SOUTH BAY EXPRESSWAY
SD73XC013C

APPROVED BY:
LANDLORD
LEASING
RF CM

DRAWN BY:
JGD

1127 LA MEDIA ROAD,
SAN DIEGO,
CA 92154

CURRENT ISSUE DATE:
01/02/14

ISSUED FOR:
100% ZD

APPROVALS:
INITIALS:
DATE:

02/08/13 90% ZD

02/18/13 100% ZD

02/25/13 100% ZD

05/10/13 REVISED PER CYCLE ISSUE

08/05/13 REVISED PER NEW SURVEY

11/13/13 RELOCATE LEASE AREA

01/02/14 REV PER CYCLE ISSUE

ISSUE STATUS:

SHEET TITLE:
EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER:
A2
SOUTH ELEVATION

- Live 40' H (60' H max) Eucalyptus trees, 5 total - See Landscape Dwg
- Note: all live eucalyptus trees will only be about 10'-12' at time of planting.

- Live 40' H (60' H max) Cycad trees, 5 total - See Landscape Dwg
- Note: all live cycad trees will only be about 10'-12' at time of planting.

- 1000 RRH per antenna, 18 RRH total.

- Live 40' H (60' H max) Eucalyptus trees, 5 total - See Landscape Dwg
- Note: all live eucalyptus trees will only be about 10'-12' at time of planting.

NORTH ELEVATION

- Live 40' H (60' H max) Eucalyptus trees, 5 total - See Landscape Dwg
- Note: all live eucalyptus trees will only be about 10'-12' at time of planting.

- Live 40' H (60' H max) Cycad trees, 5 total - See Landscape Dwg
- Note: all live cycad trees will only be about 10'-12' at time of planting.
ANTENNA BRACKET SPECIFICATIONS

NOTES:
1. See antenna manufacturer's spec. for complete antenna and bracket specifications.
2. All exposed cables, brackets and support shall be painted to match Monoeucalyptus.

NOTE: At transformer box shall fully conceal the length and width of cable between transformer box and antenna. Any of antenna boxes for cabinets shall be painted to match Monoeucalyptus live foliage.

ANTENNA MOUNTING
IRRIGATION NOTES

The design is diagrammatic. All equipment shown in shaded areas is for design clarification only and is to be installed within planting areas as necessary.

Do not mistakenly install any equipment as shown on Plans if it is obvious in the field that landscaping conditions exist that note may exist at the time these Plans were prepared. Any such conditions shall be brought to the attention of the Owners and Owners' Rep. prior to any work on the irrigation system.

Install all equipment as shown in the details and specifications. Contractor shall be responsible to comply with all local city and county requirements for both equipment and installation.

The design is for a minimum operating pressure of 30 psi. The maximum demand of gallons per minute is 175. The irrigation contractor shall verify the available water pressure on the site prior to the start of installation.

The actual location of the automatic controller is to be determined in the field by the owners authorized representative.

1. All electrical power sources to be provided by others to the location for the automatic controller. Irrigation contractor to be responsible for the final connection to the equipment.

All quick coupler valves are to be installed in shrub or groundcover areas whenever possible and initial 1/8" of the hose. All quick coupler valves shall be installed in a 1/8" dial green plastic valve box.

All valve box covers are to be labeled with "I" heat shrink letters "I.C." for quick coupler, "O.C." for gate valves and "X.C." for control valves.

Contractor shall install anti-drainage devices for all low heads to prevent low head drainage and possible soil erosion.

The irrigation contractor shall be responsible for the coordination of possible on-site inspections. The contractor shall provide to the Owner's Rep. and/or City Rep., upon the completion of the job, a set of reproduceable as-built drawings, which shall be verified for accuracy at the time of the final job walk-through.

The irrigation system shall be fully guaranteed in writing for a period of (1) year. Any defective equipment, materials or workmanship shall be replaced or corrected at the irrigation contractor at no additional cost to the Owner.

IRRIGATION LEGEND

SYMBOL | MFG. | MODEL NO. | DESCRIPTION | GPM. | PSI | DET. REF.
--- | --- | --- | --- | --- | --- | ---
F | Rainbird | 1401 | Flo-Rubber | 0.25 | 30 | F
H | Rainbird | 33WP | 3/4" Quick Coupling Valve | F
I | Hunter | 10010-R | 1" Reclaimed Water Remote Control Valve with Hunter D-100 or D-300 Grooved as Necessary | H
N | Narec | T-580 | Line-Side Ball Valve | C
D | PVC Size 10 for Pipe 1-1/2" and Smaller | PVC Class 215 for Pipe 2" and Larger | D
D | PVC Size 200 Non-Pressure Lateral Line | 12" Deep, Size Noted | D
H | PVC Size 40 Wire and Wire Spheres | H
L | Irrigation Laterals | CALLOUT | L
T | Tree Trunk | T

POINT OF CONNECTION:
COMPUTED TO THE USES (3) NEW VALVES FOR THE EXISTING COMPRESSIVE LATERAL, LANDSCAPE SYMBOL IS COORDINATED TO NEW GROUNDED (3) VALVES AND LOCATED Valley In SUBURBAN AREA. SUPER PRESSURE 65 PSI.

IRRIGATION PLAN

Shapton Landscape Architecture
31 Cassette - Irvine, CA 92614
714/866/5839
billshapton@hotmail.com

ATTACHMENT 14
DCI PACIFIC
AEC WORKS
ARCHITECTURE ENGINEERING CONSTRUCTION PO BOX 50091 IRVINE CA 92639

PROJECT CORPORATION
SOUTH BAY EXPRESSWAY
8073X013C
1011 LAITA RD
IRVINE CA 92618

ISSUED FOR:
100% 2D

APPROVALS:

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SHAPTON LANDSCAPE ARCHITECTURE
31 CASSETTE - IRVINE, CA 92614
714/866/5839
BILLSHAPTON@HOTMAIL.COM

SEE SHEET 13 FOR PLANTING PLAN
SEE SHEET 14 FOR IRRIGATION DETAILS & WATER CALCULATIONS

Page 6 of 10
PLANTING NOTES

1. All required landscape shall be maintained in a disease free and lush green condition at all times. Species naming or "taping" of trees is not permitted. Trees specifically noted in the Approved Plan that require maintenance shall be maintained to allow each tree to grow to its native height and spread.

2. In any specified landscape, including cut out, or new planting areas, landscape, features (etc.) required on the approved construction documents plans shall be established or repaired during construction and shall be repaired and/or replaced in kind and equalized in size and quality to maintain the landscape services consistency within 30 days of issuance of a final landscape inspection.

3. Any required planting that dies within 2 years of installation shall be replaced with 30caliper size of trees at least 2 times the size of the existing tree and species of plant material shown on the approved plans.

4. Required trees or shrubs that die due to causes of death after installation will be replaced with 30-caliper size of tree and size and species of plants material shown on the approved plans.

5. All required landscape shall be maintained in a disease free and lush green condition at all times. Species naming or "taping" of trees is not permitted. Trees specifically noted in the Approved Plan that require maintenance shall be maintained to allow each tree to grow to its native height and spread.

6. In any specified landscape, including cut out, or new planting areas, landscape, features (etc.) required on the approved construction documents plans shall be established or repaired during construction and shall be repaired and/or replaced in kind and equalized in size and quality to maintain the landscape services consistency within 30 days of issuance of a final landscape inspection.

7. All trees shall be maintained in a healthy condition by proper irrigation of the root area and proper pruning, trimming, and the removal of dead branches and limbs. Proper irrigation shall be determined by the owner or landscaper's recommendation. Trees shall be staked prior to installation and staked after the rootball is placed and backfilled. Stakes shall be removed within 30 days of issuance of a final landscape inspection.

8. All required planting that dies within 2 years of installation shall be replaced with 30-caliper size of tree and species of plant material shown on the approved plans.

9. Any required planting that dies due to causes of death after installation will be replaced with 30-caliper size of tree and size and species of plants material shown on the approved plans.

10. All trees shall be maintained in a healthy condition by proper irrigation of the root area and proper pruning, trimming, and the removal of dead branches and limbs. Proper irrigation shall be determined by the owner or landscaper's recommendation. Trees shall be staked prior to installation and staked after the rootball is placed and backfilled. Stakes shall be removed within 30 days of issuance of a final landscape inspection.

11. All required planting that dies within 2 years of installation shall be replaced with 30-caliper size of tree and species of plant material shown on the approved plans.

12. Any required planting that dies due to causes of death after installation will be replaced with 30-caliper size of tree and size and species of plants material shown on the approved plans.

13. All trees shall be maintained in a healthy condition by proper irrigation of the root area and proper pruning, trimming, and the removal of dead branches and limbs. Proper irrigation shall be determined by the owner or landscaper's recommendation. Trees shall be staked prior to installation and staked after the rootball is placed and backfilled. Stakes shall be removed within 30 days of issuance of a final landscape inspection.

14. All required planting that dies within 2 years of installation shall be replaced with 30-caliper size of tree and species of plant material shown on the approved plans.

15. Any required planting that dies due to causes of death after installation will be replaced with 30-caliper size of tree and size and species of plants material shown on the approved plans.