



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 7, 2009 **REPORT NO. PC-09-032**

ATTENTION: Planning Commission, Agenda of May 14, 2009

SUBJECT: SPRINT MADDOX PARK - PROJECT NO. 147270. PROCESS 4.

**OWNER/
APPLICANT:** CITY OF SAN DIEGO/
SPRINT/NEXTEL, INC.

SUMMARY

Issue(s): Should the Planning Commission approve a new Wireless Communication Facility (WCF) in Maddox Park in the Mira Mesa Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 643574.

Community Planning Group Recommendation: On November 17, 2008 the Mira Mesa Community Planning Group voted 11-0-1 to approve this project, with the condition that the lighting times and controls be acceptable to park users and residents in the area (Attachment 10). Condition 27 of the CUP indicates that the automatic timer system for the lighting shall be controlled through the Park & Recreation Department.

Recreation Council Recommendation: On January 13, 2009 the Mira Mesa Recreation Council accepted this project 14-0 with a strong recommendation to consider utilizing solar power. (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 13, 2008, and the opportunity to appeal that determination ended December 1, 2008.

Fiscal Impact Statement: Sprint/Nextel is the Financially Responsible Party for this project and is paying for costs associated with the processing of this Conditional Use Permit.

Code Enforcement Impact: Not applicable.



Housing Impact Statement: Not applicable.

BACKGROUND

WCF's are permitted throughout the City as a "separately regulated use." The intent of the regulations is to allow carriers to provide service throughout the City in a manner that is visually compatible and respectful of the neighborhood context.

Maddox Park is located in the Mira Mesa Community Plan at 7799 Flanders Drive. The park is zoned OP-1-1 (Attachments 1, 2, and 3). WCF's are permitted in areas zoned as open space with the processing of a Conditional Use Permit, Process 4 (Attachment 4). Surrounding uses include open space/residential to the west, a future school site to the south, and residential uses to the east and north.

PROJECT DESCRIPTION

This project proposes the installation of three 40-foot tall light standards with six antennas flush mounted to each light standard for a total of 18 antennas (Attachment 5). The light standards will illuminate the portion of the park used as an off-leash area for dogs and provide cellular phone coverage for Sprint/Nextel customers (Attachment 6). Equipment associated with the antennas will be located in a shelter at the perimeter of the park (Attachment 7). The equipment shelter will be screened by landscape material to match the existing slope planting.

The City's General Plan calls for WCF's to be respectful of the neighborhood context. By flush mounting the antennas to the proposed light standards, the WCF is integrated into the park and the community, since the antennas are designed to closely match the diameter of the light standards. The proposed light standards function primarily to illuminate the park, but also provide enough height to allow the antennas to operate effectively. The illumination of the park will allow for greater hours of park use and provide a safer environment. An article in the San Diego Union-Tribune (July 14, 2008, Section B-1) notes that the lack of lighting makes the park a "target for vandals." This project will not only provide an opportunity for Sprint/Nextel to meet their wireless coverage objective, but will also make the park safer and may reduce costs to the City due to vandalism.

CONCLUSION

The project is consistent with the WCF regulations, Land Development Code (LDC) section 141.0420 and the City's General Plan. The project is also supported by the Mira Mesa Community Planning Group (Attachment 10). Therefore, Staff recommends approval of CUP No. 643574.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 643574, **with modifications.**
2. **Deny** Conditional Use Permit No. 643574, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

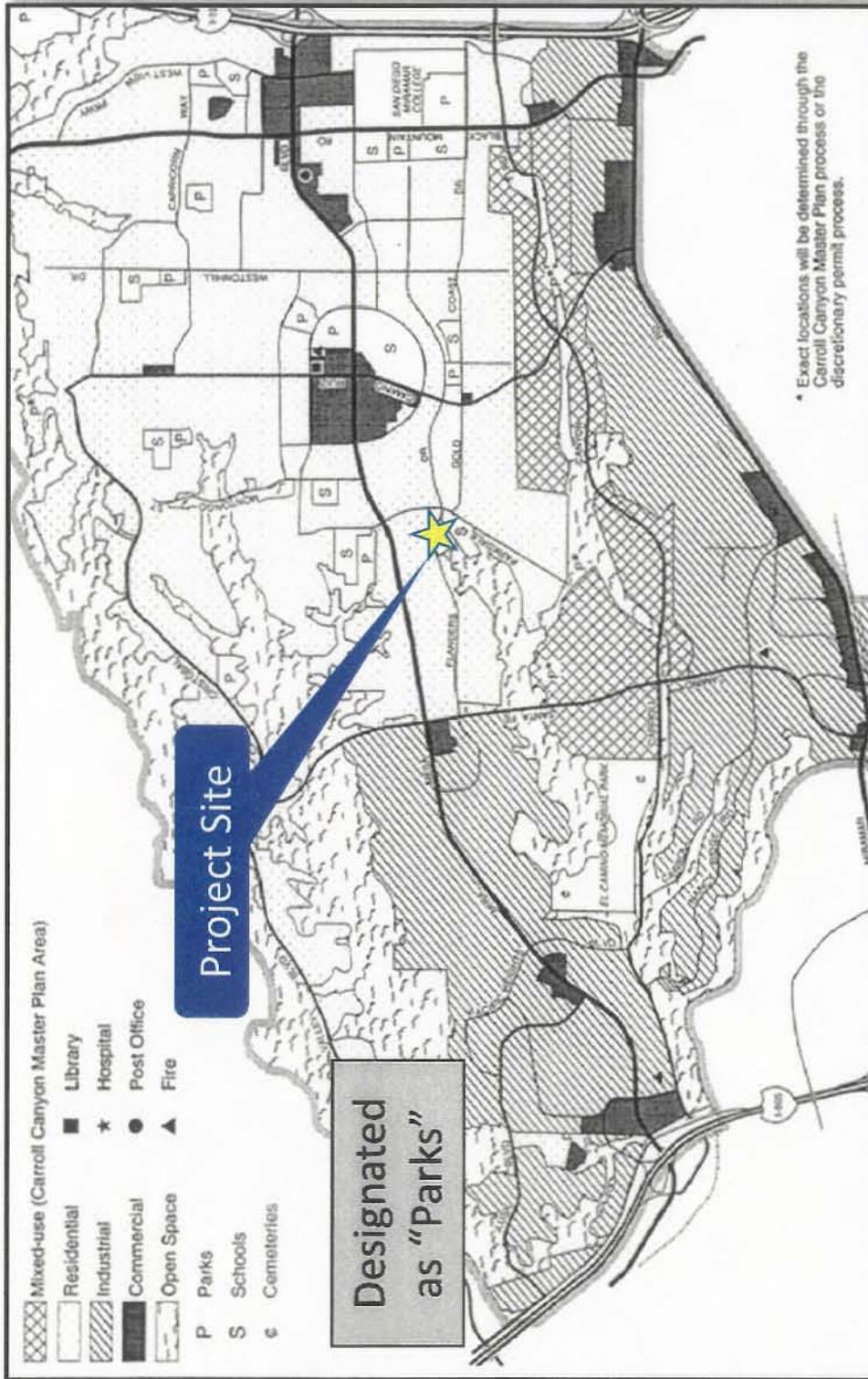
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Photo Simulations
6. Site Justification Letter and Coverage Maps
7. Project Plans
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Community Planning Group Recommendation
11. Recreation Council Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Notice of Public Hearing (PC)



Aerial Photo
Sprint – Maddox Park – Project Number 147270
7799 Flanders Drive

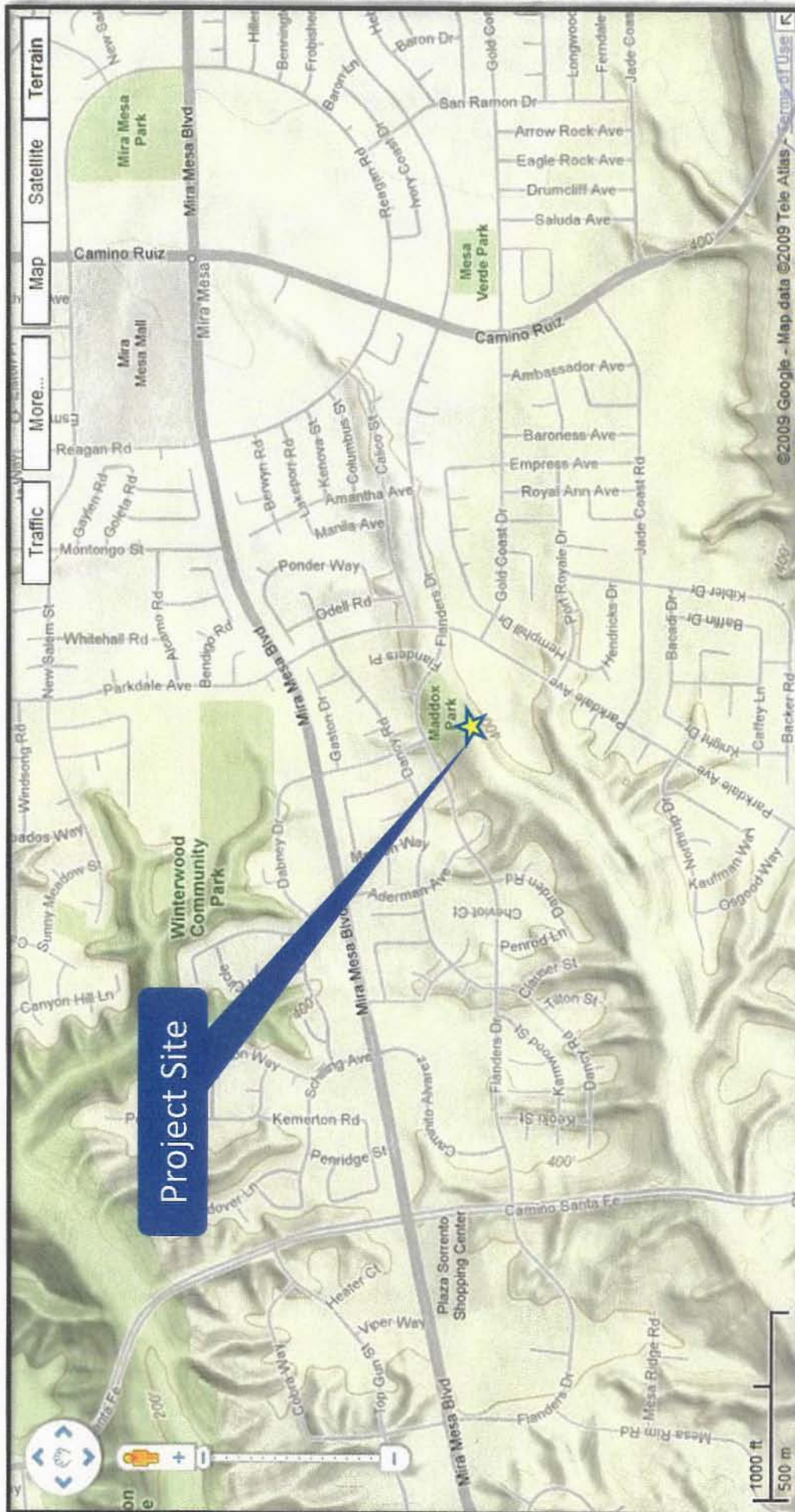




Community Plan Land Use Designation

Sprint – Maddox Park – Project Number 147270
 7799 Flanders Drive





Project Location Map

Sprint – Maddox Park – Project Number 147270

7799 Flanders Drive



PROJECT DATA SHEET

PROJECT NAME:	Sprint – Maddox Park	
PROJECT DESCRIPTION:	A Wireless Communication Facility (WCF) consisting of three 40-foot tall light standards with 18 antennas flush-mounted, and associated equipment located in an adjacent enclosure.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Parks	
<u>ZONING INFORMATION:</u>		
<p>ZONE: OP-1-1 (Open Space - Park)</p> <p>HEIGHT LIMIT: None specified.</p> <p>LOT SIZE: n/a</p> <p>FLOOR AREA RATIO: n/a</p> <p>FRONT SETBACK: None specified.</p> <p>SIDE SETBACK: None specified.</p> <p>STREETSIDE SETBACK: None specified.</p> <p>REAR SETBACK: None specified.</p> <p>PARKING: n/a</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-unit Residential, RS-1-14	Residential.
SOUTH:	Single-unit Residential, RS-1-14	Open space and future school site.
EAST:	Single-unit Residential, RS-1-14	Residential.
WEST:	Single-unit Residential, RS-1-14	Residential and open space.
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	Approved (11-0-1) at the Mira Mesa Community Planning Group (11/17/08) and Accepted (14-0) at the Mira Mesa Recreation Council (1/13/09).	

MADDOX PARK

SD60XC014



LOOKING S-SE

FROM DABNEY &
FLANDERS DRIVE



Existing Conditions



View

Project
Location

PROPOSED
Sprint' Nextel
ANTENNAS



PROPOSED
Sprint' Nextel
SHELTER &
LANDSCAPE

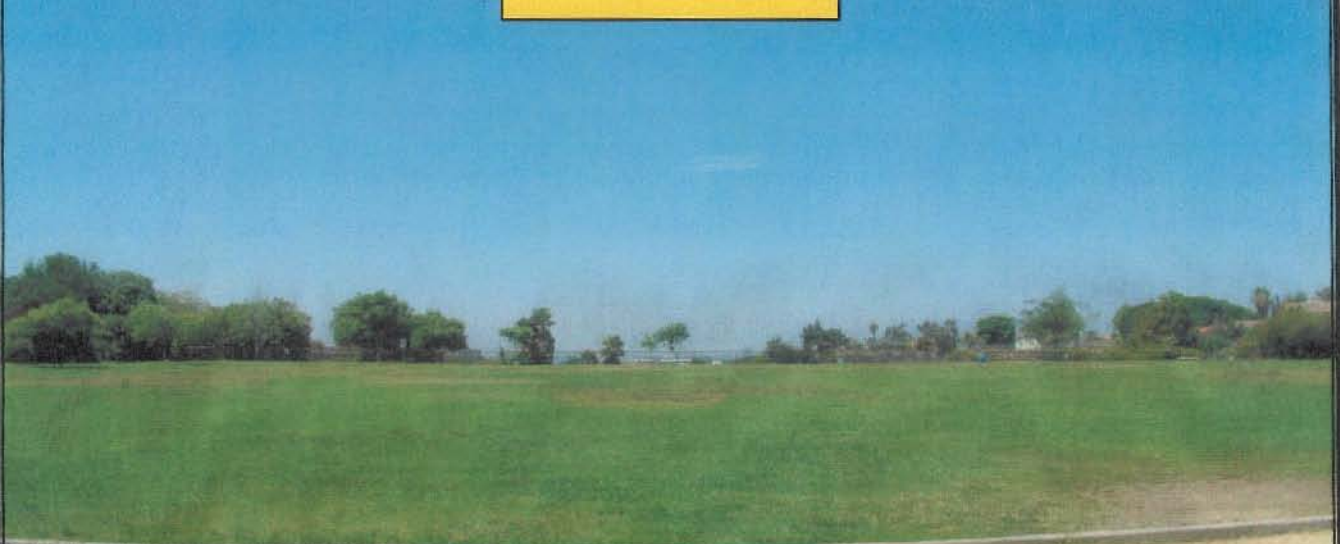
Proposed Design



MADDOX PARK
SD60XC014



LOOKING SW
FROM PLAYGROUND



Existing Conditions



PROPOSED Sprint Nextel SHELTER & LANDSCAPE

PROPOSED Sprint Nextel ANTENNAS



Proposed Design



**SD60XC014 Maddox park
TELECOM SITE JUSTIFICATION LETTER**

1. Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.

LOCATION AND TYPE

Sprint Nextel proposes to construct, operate and maintain an unmanned, communications facility at Maddox Park at the intersection of Dabney Drive and Flanders Drive. This facility has been redesigned to accommodate the Park's Department concerns. Per the request of Parks, Sprint Nextel is now proposing 3 forty (40) foot light standards along the fence line of dog park. Each light standard will have six (6) panel antennas flush mounted. The associated equipment shelter is proposed to be located in the existing vegetated park margin. Additional landscaping is proposed to screen the shelter. The radio equipment will be housed in a 11.5' x 20' shelter. This proposed facility would be unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the Sprint Nextel system is 851-869, 935-940, 1990-1995 Megahertz. The receiving frequency is 806-824, 896-901 and 1910-1915 Megahertz. The effective radiated power (ERP) is a maximum of 100 watts.

COVERAGE AND CAPACITY

The objective of this proposed site is to provide coverage and capacity within the residential area surrounding the intersection of Dabney Drive and Flanders Drive. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map). These existing sites are presently overburdened with users.

2. Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.

Please see refer to justification map and to coverage maps.

SD60XC014 Maddox Park
Telecom Site Justification

3. A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.

The objective of this proposed site is to provide coverage and capacity within the residential area surrounding the intersection of Dabney Drive and Flanders Drive. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map). These existing sites are presently overburdened with users.

4. If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.

There is not an existing telecommunications facility at this property, nor a collocation opportunity within a 1 mile radius.

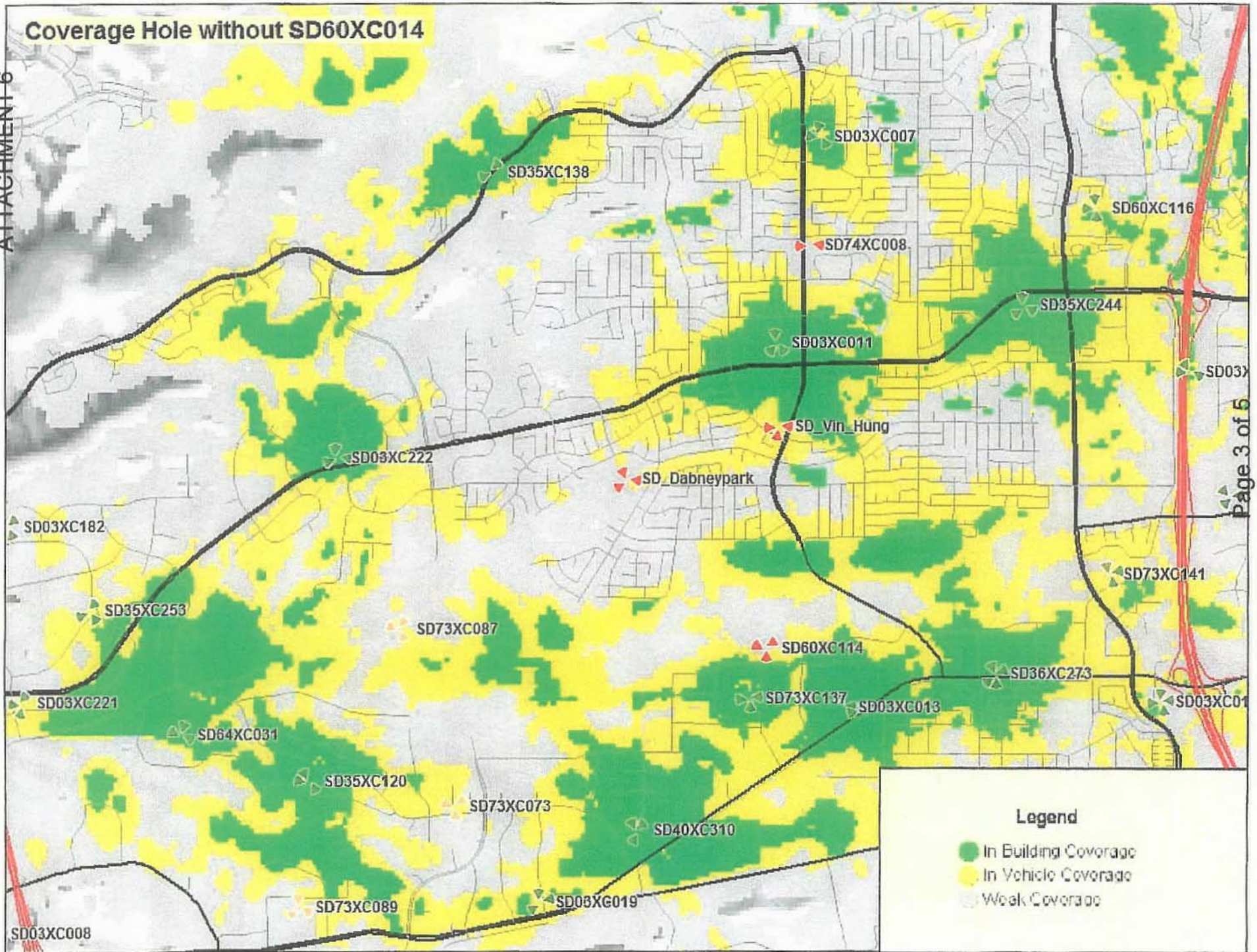
5. Discuss Alternative Sites and why they were not selected.

This site replaces a proposed site at the Mira Mesa Church, Alternative #1 on the Justification Map, which is not in a preferred zone, it is residential and it would have required a PDP to process.

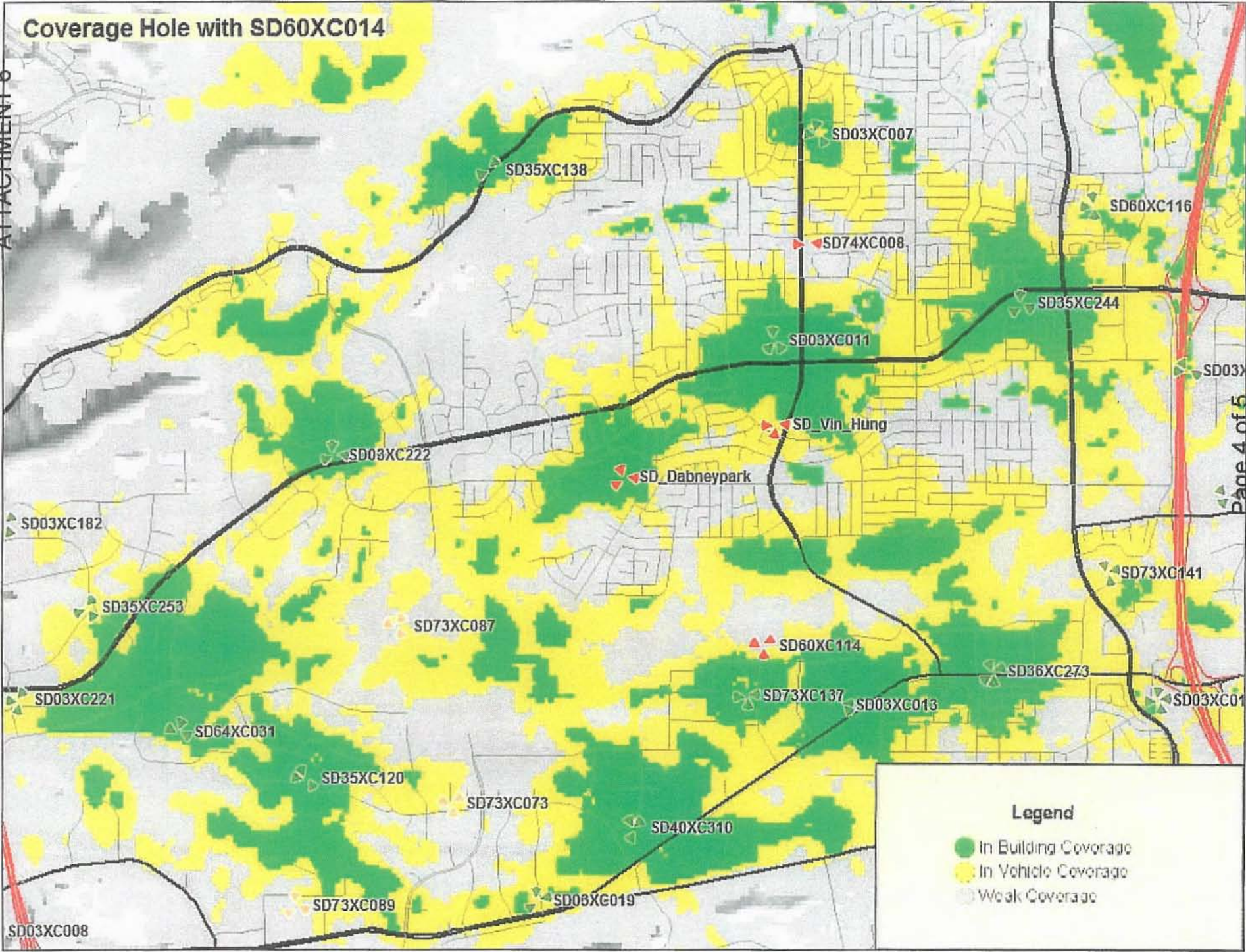
Alternate #2 is in a preferred zone, the Vin Hung Market is located in a commercial zone. However this location would not provide the gap coverage provided by the selected candidate at Maddox Park.

Coverage Hole without SD60XC014

ATTACHMENT 6



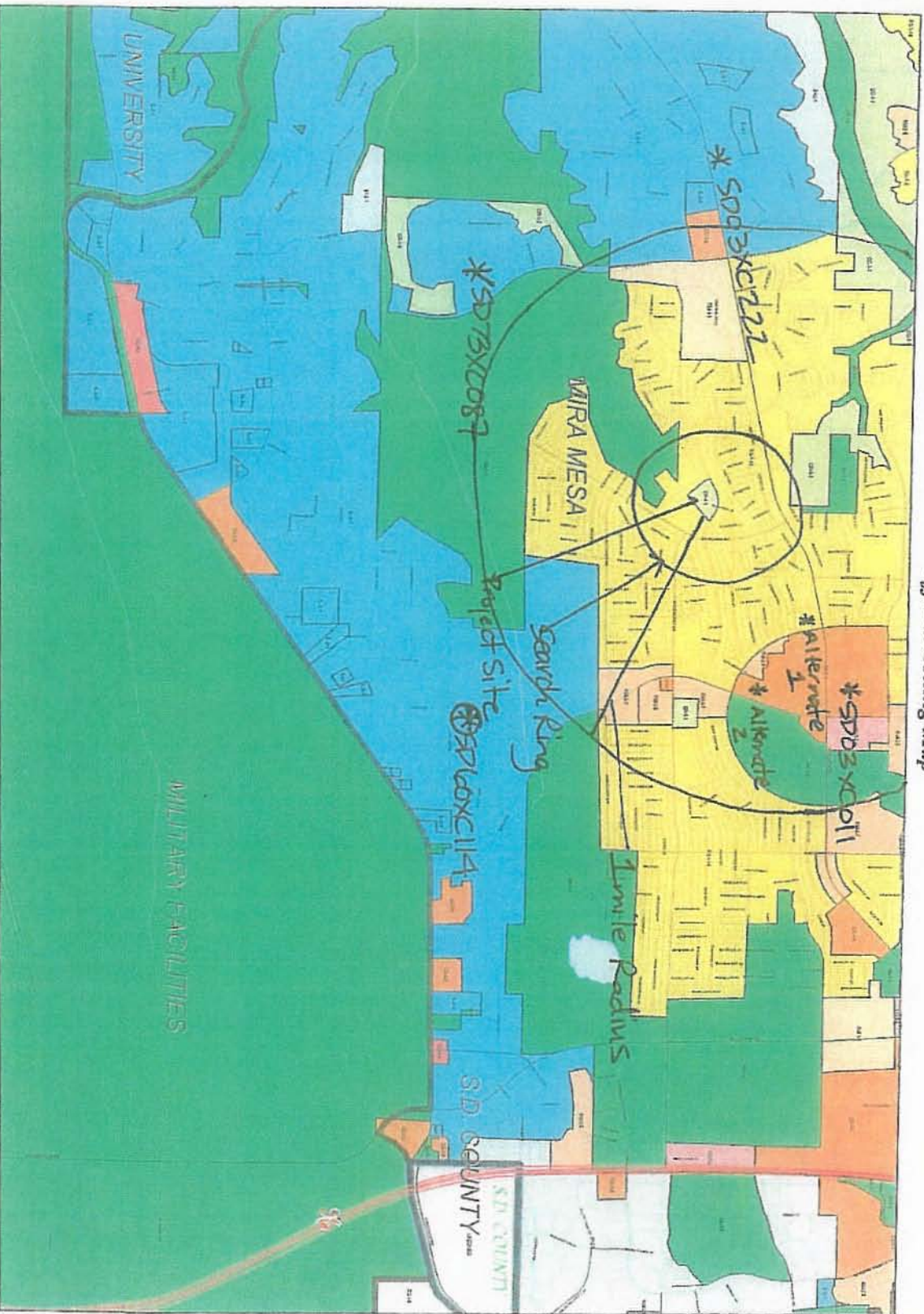
Coverage Hole with SD60XC014



SD160XC014 Justification Map.

*SD35XC138

Official Zoning Map



Official Zoning Map
 The City of San Diego is responsible for the accuracy of the information shown on this map. The City of San Diego is not responsible for the accuracy of the information shown on any other map.

City of San Diego
 Planning and Community Development Department
 1625 La Jolla Village Drive, Suite 100
 San Diego, CA 92161
 Phone: (619) 594-6000
 Fax: (619) 594-6001
 Website: www.sandiego.gov



City of San Diego
 Development Services Department



GRID TILE: 32
 GRID SCALE: 800
 DATE: 11/23/2005

Legend

City of San Diego Boundary
 Community Plan Area
 Parcel
 Zoning
 Zone Line

SD03XC122
SD15XC087
SD160XC114
SD160XC011
SD160XC014
SD160XC015
SD160XC016
SD160XC017
SD160XC018
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SD160XC099
SD160XC100

no cabotaging opportunities were identified in 1/4 mile radius

* on-air

⊕ undeveloped

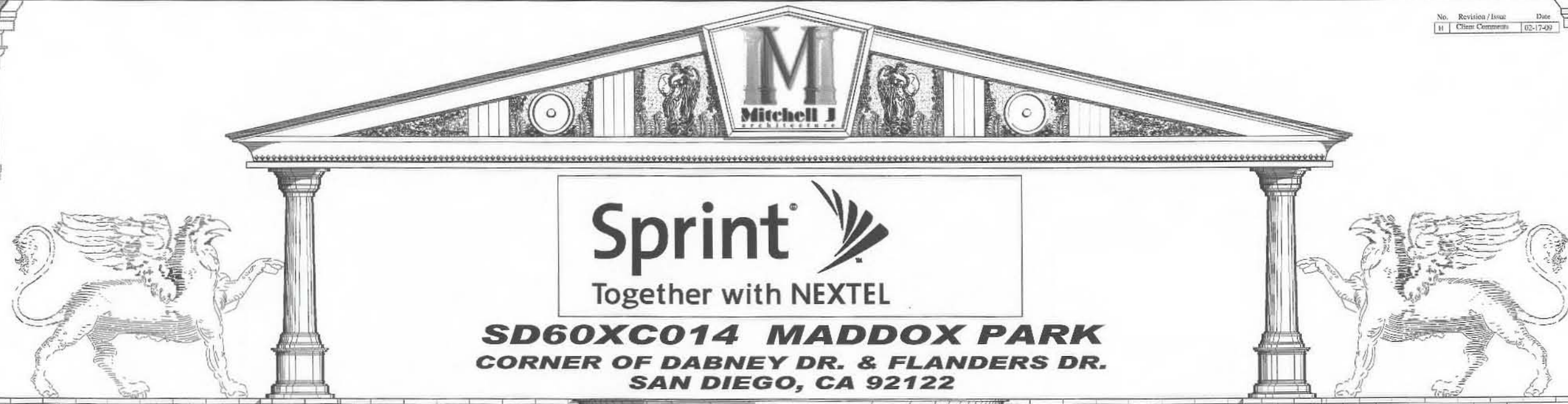
⊙ project site

Index Map

38	39	40	41	42	43	44	45	46	47	48	49	50
35	36	37	38	39	40	41	42	43	44	45	46	47
32	33	34	35	36	37	38	39	40	41	42	43	44
29	30	31	32	33	34	35	36	37	38	39	40	41
26	27	28	29	30	31	32	33	34	35	36	37	38
23	24	25	26	27	28	29	30	31	32	33	34	35
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17	18	19	20	21	22	23	24	25	26	27	28	29
14	15	16	17	18	19	20	21	22	23	24	25	26
11	12	13	14	15	16	17	18	19	20	21	22	23
8	9	10	11	12	13	14	15	16	17	18	19	20
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1	2	3	4	5	6	7	8	9	10	11	12	13

No.	Revision / Issue	Date
11	Client Comments	02-17-09

No.	Revision / Issue	Date
A	Issued For Review	11-13-07
B	Client Comments	12-17-07
C	Planning Comments	03-03-08
D	Client Comments	03-26-08
E	Client Comments	05-13-08
F	Client Comments	09-04-08
G	Client Comments	10-01-08
F	Planning comments	12-05-08
G	Client Comments	01-15-09



DIRECTIONS TO SITE

FROM SAN DIEGO SPRINT NEXTEL OFFICE:
 1. TAKE I-805 NORTH
 2. TAKE THE VISTA SORRENTO PKWY/MIRA MESA BLVD, EXIT
 3. TURN RIGHT ON MIRA MESA BLVD.
 4. TURN RIGHT ON DABNEY DR.
 ARRIVE AT DABNEY DR. & FLANDERS DR. SAN DIEGO, CA 92122



RF INITIALS:

DATE _____

ARCHITECT INITIALS:

DATE _____

SITE ACQUISITION INITIALS:

DATE _____

ZONING/PLANNING INITIALS:

DATE _____

CONSTRUCTION INITIALS:

DATE _____

LANDLORD INITIALS:

DATE _____

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT STATEMENT

I HEREBY CERTIFY THAT THIS PROJECT COMPLES TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.



SIGNED _____

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:

- CALIFORNIA BUILDING CODE - 2007 (PART 2 OF TITLE 24)
- CALIFORNIA MECHANICAL CODE - 2007 (PART 4 OF TITLE 24)
- CALIFORNIA PLUMBING CODE - 2007 (PART 3 OF TITLE 24)
- CALIFORNIA ELECTRICAL CODE - 2007 (PART 5 OF TITLE 24)
- CALIFORNIA FIRE CODE - 2007 (PART 3 OF TITLE 24)
- LIFE SAFETY CODE - N.E.P.A., 101 - 195 & 196
- NATIONAL COUNCIL ON RADIATION PROTECTION AND MEASUREMENTS #34
- RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
- FEDERAL SPECIFICATIONS (FED. SPEC.)
- UNDERWRITERS LABORATORIES
- NATIONAL FIREPROTECTION ASSOCIATION (NFPA) (AS ADOPTED BY THE STATE AGENCIES)

SITE NAME
MADDOX PARK
SITE NUMBER
SD60XC014

SITE ADDRESS
CORNER OF DABNEY DR.
& FLANDERS DR.
SAN DIEGO, CA 92122

OWNER
CITY OF SAN DIEGO
1200 3rd AVE, STE 1700
SAN DIEGO, CA 92101
619-296-6000

APPLICANT
SPRINT NEXTEL
8761 COPLEY DR. SUITE 100
SAN DIEGO, CA 92131
(858) 650-4200
(858) 650-4202 FAX

ASSESSOR'S PARCEL NUMBER:
311-05-41

CURRENT ZONING:
OP-1-1
(E) OCCUPANCY:
N/A

(E) TYPE OF CONSTRUCTION:
N/A

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT
SPRINT NEXTEL PROPOSES TO CONSTRUCT, OPERATE & MAINTAIN AN UNMANNED, DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT THIS SITE. THE FACILITY WILL CONSIST AN PROPOSED UNMANNED PRE-FABRICATED EQUIPMENT SHELTER (11'-6"X20'-0") W/ STUCCO FINISH PAINTED TO MATCH EXISTING SURROUNDINGS. PROPOSED PANEL ANTENNAS (TOTAL 16) MOUNTED TO PROPOSED 40 FT. HIGH STADIUM LIGHTS (TOTAL 3). ANTENNAS TO BE PAINTED TO MATCH LIGHT POLE. NEW ELEC & TELCO RUN TO EQUIPMENT SHELTER.

OPERATING FREQUENCIES:
TRANSMIT: 851-869, 895-940,
1990-1996 MHz
RECEIVE: 806-824, 896-901,
1960-1995 MHz
ERP = 100 WATTS MAX.

CENTERLINE OF POLE:
LATITUDE: N 32° 54' 22.53"
LONGITUDE: W 117° 04' 24.04"

OWNER CONTACT
CAROL YOUNG
(619) 236-6081

APPLICANT CONTACT
DEBRA DEPRATTI
(619) 726-8180

ARCHITECTS

MITCHELL J. ARCHITECTURE
4883 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (858) 650-3330
FAX: (858) 650-3340

CONTACT: ART BROWN (PROJECT MANAGER)

SURVEYOR

TIMOTHY SCHAD, L.S.
10699 ROUND VALLEY RD.
GRASS VALLEY, CA 95945
TEL: (950) 271-7477
FAX: (950) 271-7377

CONTACT: TIMOTHY SCHAD

LANDSCAPE ARCHITECT

DARSONO DESIGN ASSOCIATES, INC.
5014 MOUNT LA PLATTA DRIVE
SAN DIEGO, CA 92117
TEL: (858) 541-2007
FAX: (858) 541-2006

CONTACT: DARSONO CUNNINGHAM

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-301	ENLARGED SITE PLAN
D-501	EQUIPMENT SHELTER ELEVATIONS & ANTENNAS LAYOUT PLAN
LDP-1	LANDSCAPE DEVELOPMENT PLAN
LSI	SITE SURVEY

MCMXCVII

APPLICABLE CODES

MCMXCVII

PROJECT SUMMARY

MCMXCVII

CONSULTANT TEAM

MCMXCVII

SHEET INDEX

G-001

Title Sheet, Project Information & Vicinity Map

MADDOX PARK
SD60XC014
CORNER OF DABNEY DR. & FLANDERS DR.
SAN DIEGO, CA 92122

architecture Mitchell J architecture

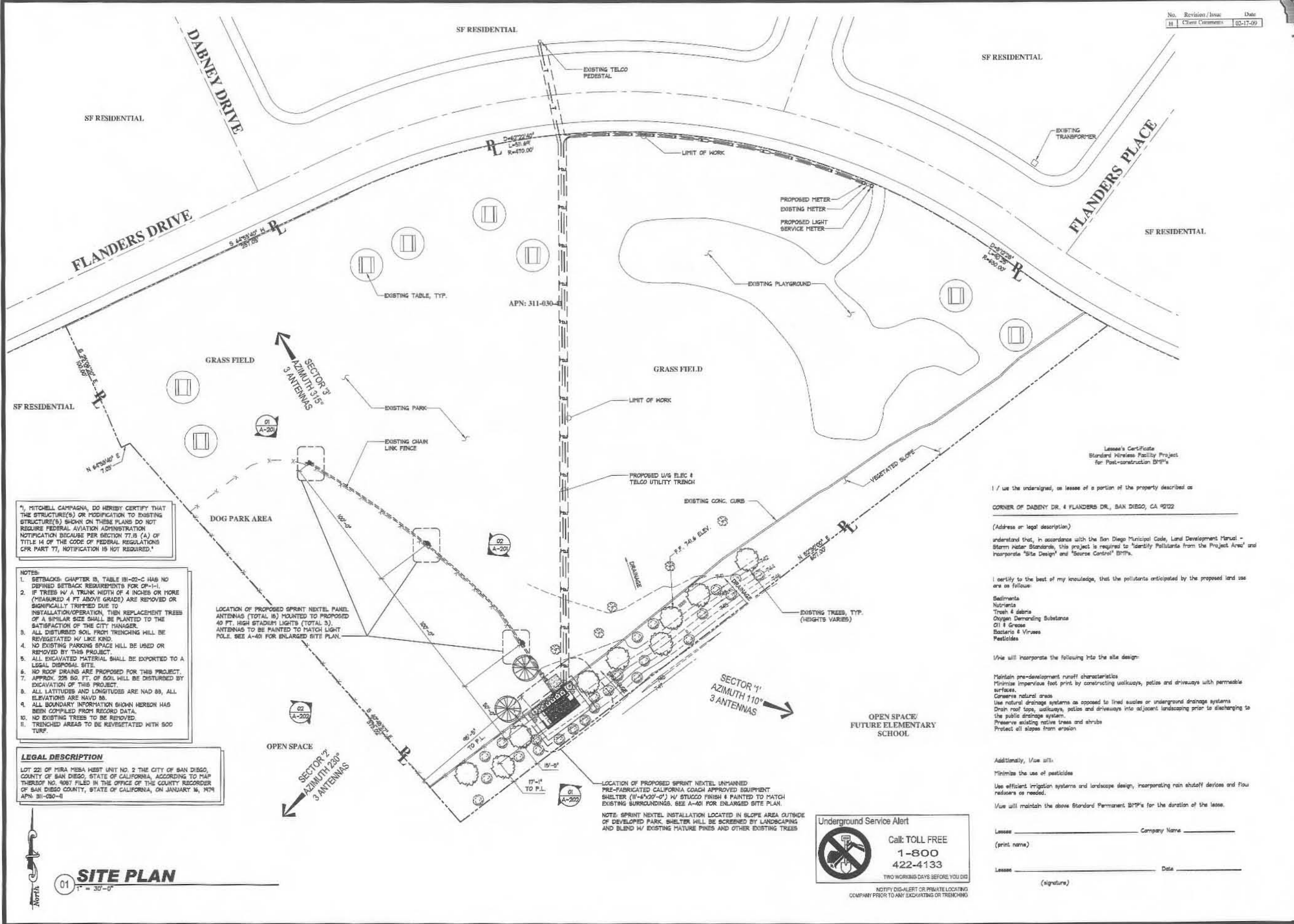


Project	
Date	09-04-08
Drawn by	edl
Checked by	mjc
Scale	NO SCALE

Mitchell J. Architecture

No.	Revision / Issue	Date
11	Client Comments	03-17-09

No.	Revision / Issue	Date
A	Issued For Review	11-13-07
B	Client Comments	12-17-07
C	Planning Comments	03-03-08
D	Client Comments	03-26-08
E	Client Comments	05-13-08
F	Client Comments	09-04-08
G	Client Comments	10-01-08
H	Planning comments	12-05-08
G	Client Comments	01-15-09



"I, MITCHELL CAMPANA, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED."

- NOTES:**
1. SETBACKS: CHAPTER 18, TABLE 181-02-C HAS NO DEFINED SETBACK REQUIREMENTS FOR OP=1-1.
 2. IF TREES W/ A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED 4 FT ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED DUE TO INSTALLATION/OPERATION, THEN REPLACEMENT TREES OF A SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
 3. ALL DISTURBED SOIL FROM TRENCHING WILL BE REVEGETATED W/ LIKE KIND.
 4. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 5. ALL EXCAVATED MATERIAL SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE.
 6. NO ROOF DRAINS ARE PROPOSED FOR THIS PROJECT.
 7. APPROX. 228 SQ. FT. OF SOIL WILL BE DISTURBED BY EXCAVATION OF THIS PROJECT.
 8. ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 83.
 9. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DATA.
 10. NO EXISTING TREES TO BE REMOVED.
 11. TRENCHED AREAS TO BE REVEGETATED WITH SOO TURE.

LEGAL DESCRIPTION
 LOT 221 OF MIRA MESA WEST UNIT NO. 2 THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4067 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, ON JANUARY 16, 1974 APN: 311-030-11

I / us the undersigned, as lessee of a portion of the property described as
 CORNER OF DABNEY DR. & FLANDERS DR., SAN DIEGO, CA 92122

(Address or legal description)
 understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMP's.

- I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:
- Sediments
 - Nutrients
 - Trash & debris
 - Oxygen Demanding Substance
 - Oil & Grease
 - Bacteria & Viruses
 - Pesticides

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined scales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/We will:
 Minimize the use of pesticides
 Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.
 I/We will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee _____ Company Name _____
 (print name)
 Lessee _____ Date _____
 (signature)

Underground Service Alert

Call: TOLL FREE
 1-800
 422-4133
 TWO WORKING DAYS BEFORE YOU DIG
 NOTIFY DIG-ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING

SITE PLAN & NOTES

MADDOX PARK
 SDGXNCG014
 CORNER OF DABNEY DR. & FLANDERS DR.
 SAN DIEGO, CA 92122

Mitchell J. Architecture
 LICENSED ARCHITECT
 MITCHELL J. CAMPANA
 No. C20356
 STATE OF CALIFORNIA
 3161 Camino del Sol, Suite 100
 San Diego, CA 92111
 (619) 594-0000
 (619) 594-0000 fax

Sprint
 Together with NEXTEL

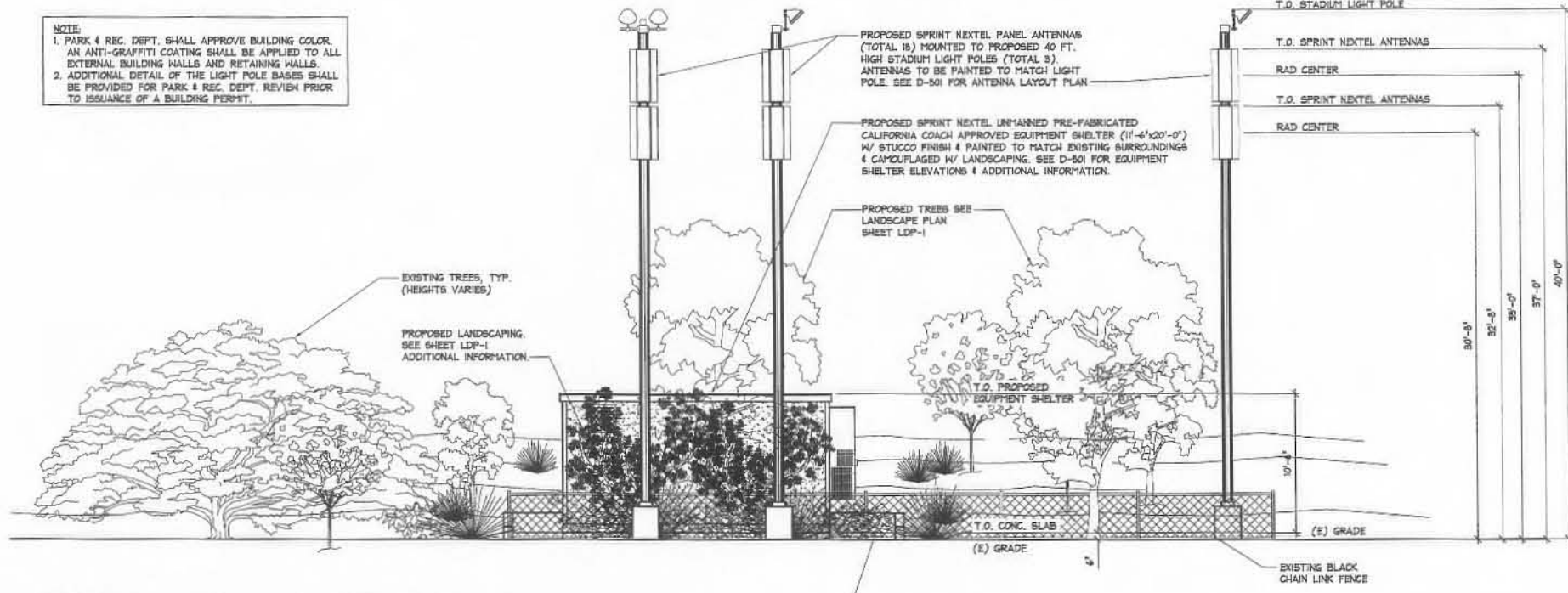
MITCHELL J. ARCHITECTURE, INC.
 3003 Bonita, Suite 100
 San Diego, CA 92111
 (619) 594-0000
 (619) 594-0000 fax

Plan Check No: **A-101**

No.	Revision / Issue	Date
H	Client Comments	12-17-09

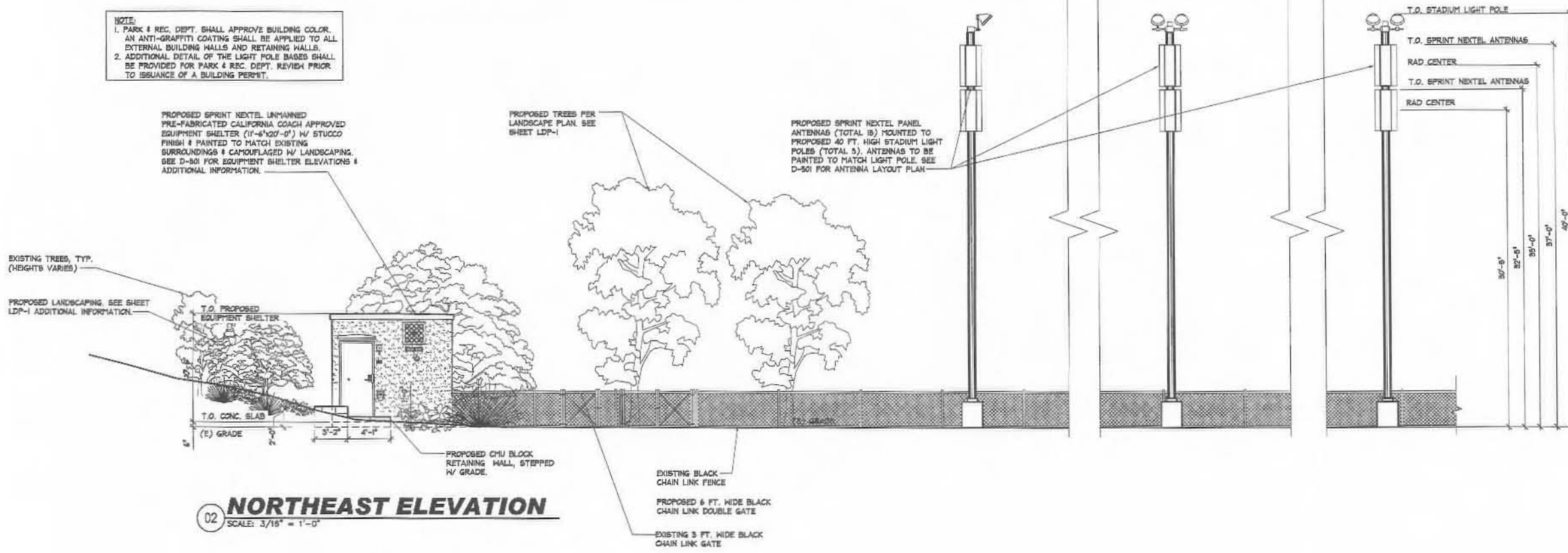
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E	Client Comments	05-13-08
F	Client Comments	09-04-08
G	Client Comments	10-01-08
H	Planning Comments	12-05-08
I	Client Comments	01-15-09

NOTE:
 1. PARK & REC. DEPT. SHALL APPROVE BUILDING COLOR. AN ANTI-GRAFFITI COATING SHALL BE APPLIED TO ALL EXTERNAL BUILDING WALLS AND RETAINING WALLS.
 2. ADDITIONAL DETAIL OF THE LIGHT POLE BASES SHALL BE PROVIDED FOR PARK & REC. DEPT. REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT.



01 NORTHWEST ELEVATION
 SCALE: 3/16" = 1'-0"

NOTE:
 1. PARK & REC. DEPT. SHALL APPROVE BUILDING COLOR. AN ANTI-GRAFFITI COATING SHALL BE APPLIED TO ALL EXTERNAL BUILDING WALLS AND RETAINING WALLS.
 2. ADDITIONAL DETAIL OF THE LIGHT POLE BASES SHALL BE PROVIDED FOR PARK & REC. DEPT. REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT.



02 NORTHEAST ELEVATION
 SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS
MADDOX PARK
 SEDGWICK CO-14
 CORNER OF DAHNEY DR. & FLANDERS DR.
 SAN DIEGO, CA 92122
architecture
Mitchell J. Architecture
 MITCHELL J. ARCHITECTURE, INC.
 5885 LINDSEY DR. SUITE 100
 SAN DIEGO, CA 92121
 (619) 594-2200
 (619) 594-2202 FAX
 WWW.MITCHELLJ.AA.COM
 LICENSED ARCHITECT
 MITCHELL J. CAMERON
 No. C 29355
 3-2-78
 STATE OF CALIFORNIA
 Sprint
 Together with NEXTEL
 Mitchell J.

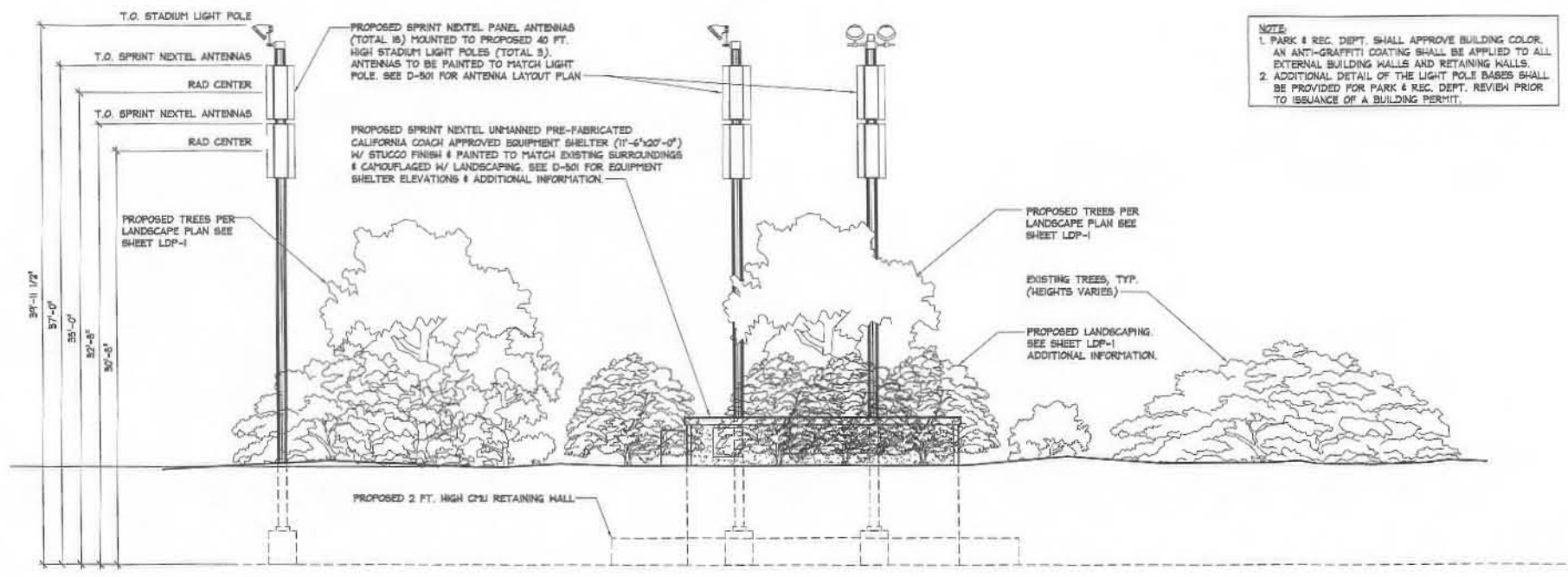


Proj#	
Date	09-04-08
Drawn by	edl
Checked by	mjc
Scale	3/16" = 1'-0"

Mitchell J. Architecture
A-201

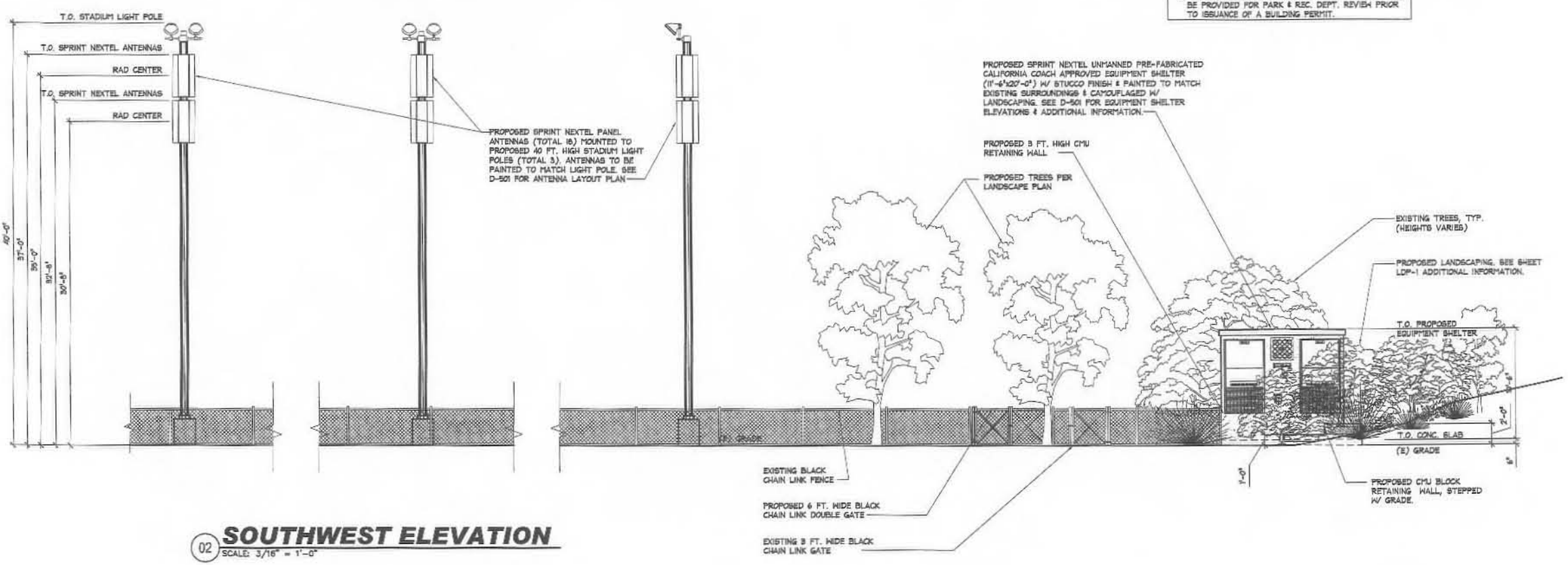
No.	Revision / Issue	Date
H	Client Comments	12-17-09

No.	Revision / Issue	Date
A	Issued For Review	11-13-07
B	Client Comments	12-17-07
C	Planning Comments	03-03-08
D	Client Comments	03-26-08
E	Client Comments	05-13-08
F	Client Comments	09-04-08
G	Client Comments	10-01-08
F	Planning comments	12-05-08
G	Client Comments	01-15-09



01 **SOUTHEAST ELEVATION**
SCALE: 3/16" = 1'-0"

NOTE:
1. PARK & REC. DEPT. SHALL APPROVE BUILDING COLOR. AN ANTI-GRAFFITI COATING SHALL BE APPLIED TO ALL EXTERNAL BUILDING WALLS AND RETAINING WALLS.
2. ADDITIONAL DETAIL OF THE LIGHT POLE BASES SHALL BE PROVIDED FOR PARK & REC. DEPT. REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT.



02 **SOUTHWEST ELEVATION**
SCALE: 3/16" = 1'-0"

NOTE:
1. PARK & REC. DEPT. SHALL APPROVE BUILDING COLOR. AN ANTI-GRAFFITI COATING SHALL BE APPLIED TO ALL EXTERNAL BUILDING WALLS AND RETAINING WALLS.
2. ADDITIONAL DETAIL OF THE LIGHT POLE BASES SHALL BE PROVIDED FOR PARK & REC. DEPT. REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT.

EXTERIOR ELEVATIONS

MADDOX PARK
SIDGONCOOL
CORNER OF DABNEY DR. & FLANDERS DR.
SAN DIEGO, CA 92122

architect

Mitchell J. Architecture, Inc.
5000 Camino Del Rio South
San Diego, CA 92108
Tel: 619.594.1100
Fax: 619.594.1101
www.mitchellj.com

architect

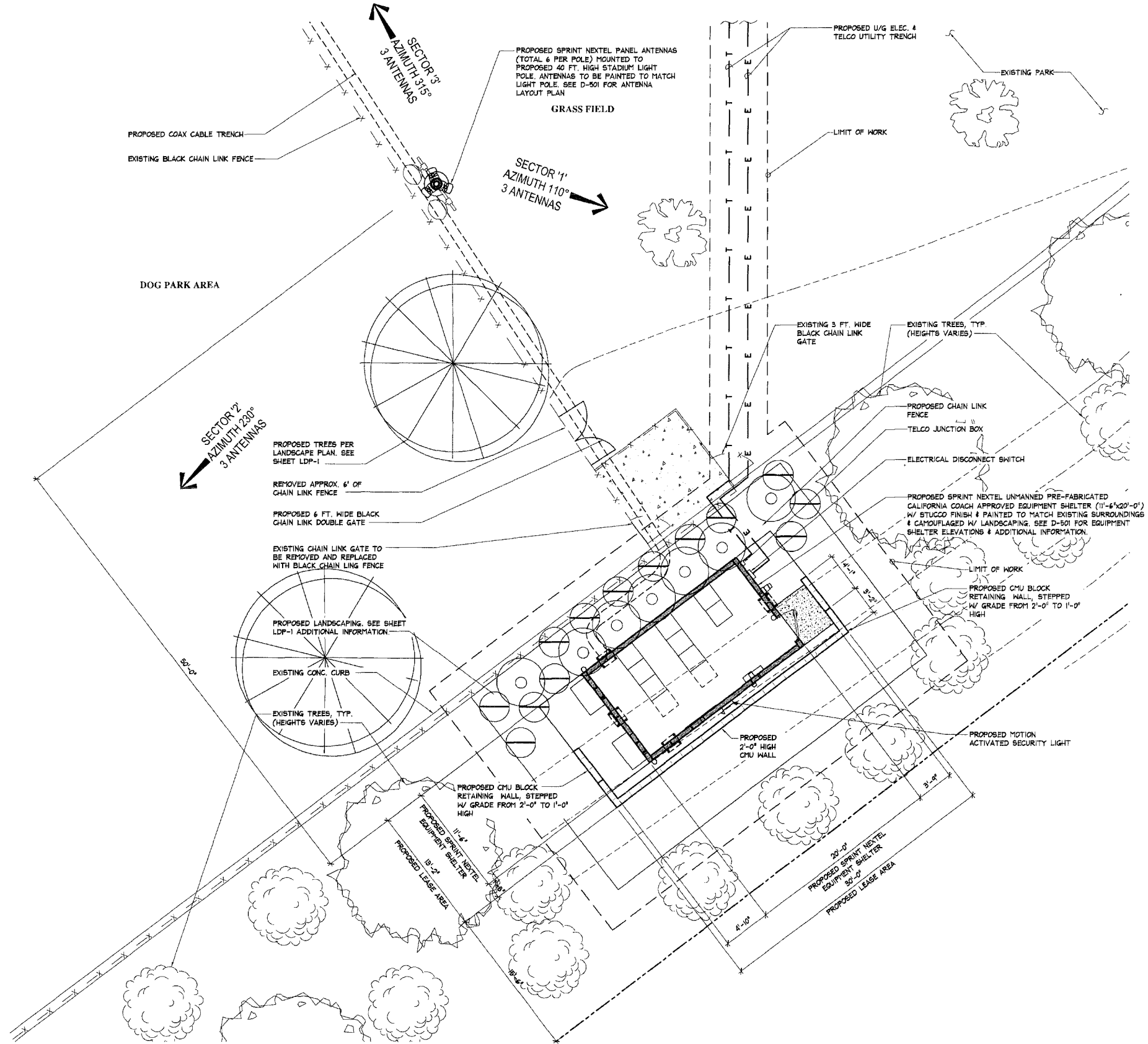
A-202

LICENSED ARCHITECT
MITCHELL J. GARDNER
No. C20355
Exp. 3-31-10
STATE OF CALIFORNIA

Project: 09-04-08
Drawn By: edl
Checked By: mjc
Scale: 3/16" = 1'-0"

No.	Revision / Issue	Date
H	Client Comments	02-17-09

No.	Revision / Issue	Date
A	Issued For Review	11-13-07
B	Client Comments	12-17-07
C	Planning Comments	03-03-08
D	Client Comments	03-26-08
E	Client Comments	05-13-08
F	Client Comments	09-04-08
G	Client Comments	10-01-08
H	Planning Comments	12-05-08
I	Client Comments	01-15-09



NOTE:
LIGHT POLE LOCATIONS TO BE COORDINATED WITH EXISTING IRRIGATION SYSTEM ALONG THE FENCE LINE.

01 **ENLARGED SITE PLAN**
SCALE: 1/8" = 1'-0"

Underground Service Alert

Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

NOTIFY DIG-ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING

ENLARGED SITE PLAN

MADDOX PARK
SDGXC014
CORNER OF DABNEY DR. & FLANDERS DR.
SAN DIEGO, CA 92122

MITCHELL J. ARCHITECTURE, INC.
4885 Ramon Court, Suite N
San Diego, CA 92111
(619) 850-4133
(619) 850-3130 (fax) / (619) 850-3140 (fax)

MITCHELL J. ARCHITECTURE
architect

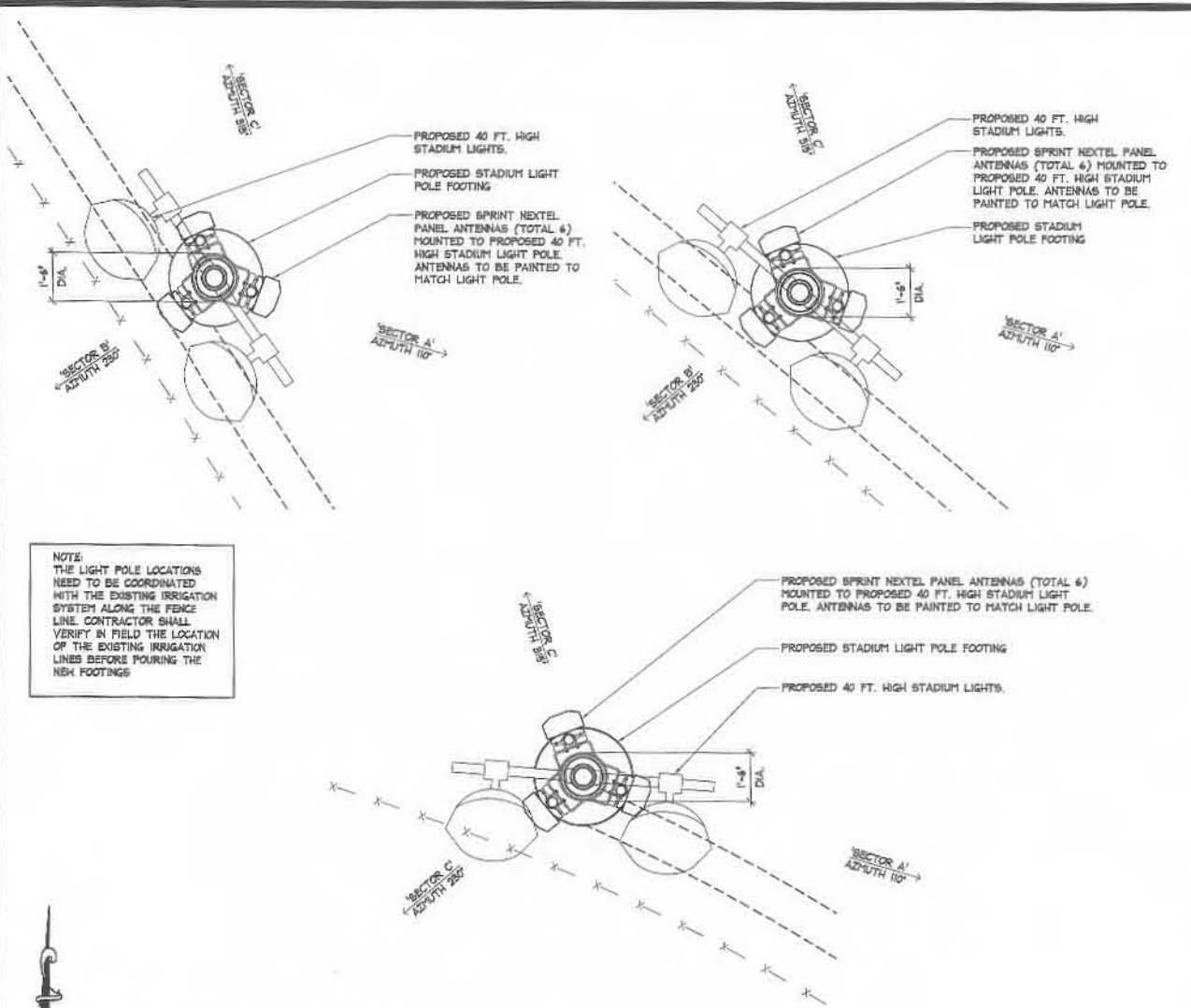
Sprint
Together with NEXTEL

LICENSED ARCHITECT
MICHAEL J. CAURIGAL
No. C20355
REV. 3-3-09
STATE OF CALIFORNIA

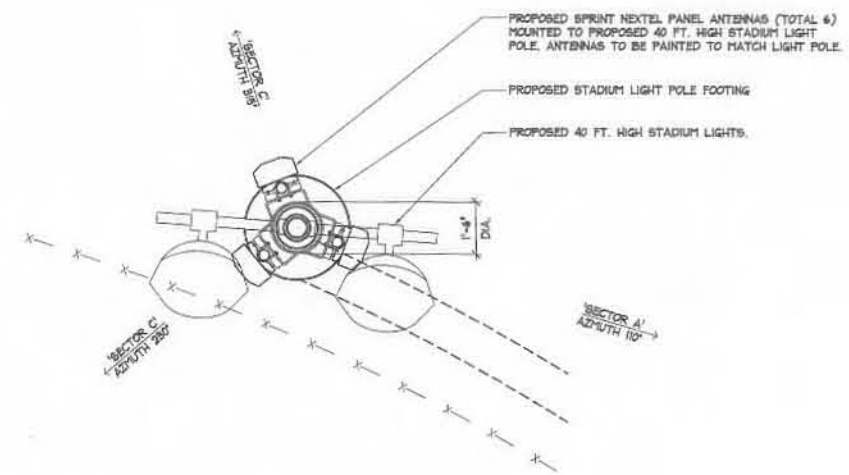


Project:	
Date:	09-04-08
Drawn by:	edl
Checked by:	mjc
Scale:	1/8" = 1'-0"

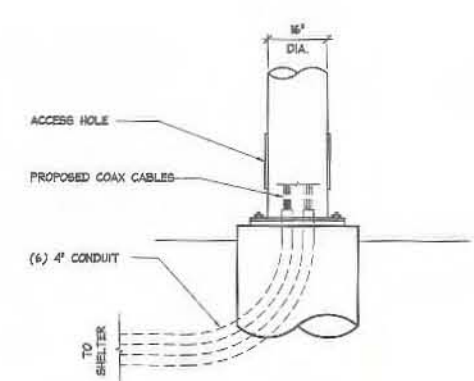
A-401



NOTE:
THE LIGHT POLE LOCATIONS
NEED TO BE COORDINATED
WITH THE EXISTING IRRIGATION
SYSTEM ALONG THE FENCE
LINE. CONTRACTOR SHALL
VERIFY IN FIELD THE LOCATION
OF THE EXISTING IRRIGATION
LINES BEFORE POURING THE
NEW FOOTINGS



02 ANTENNA LAYOUT PLAN
1/2" = 1'-0"



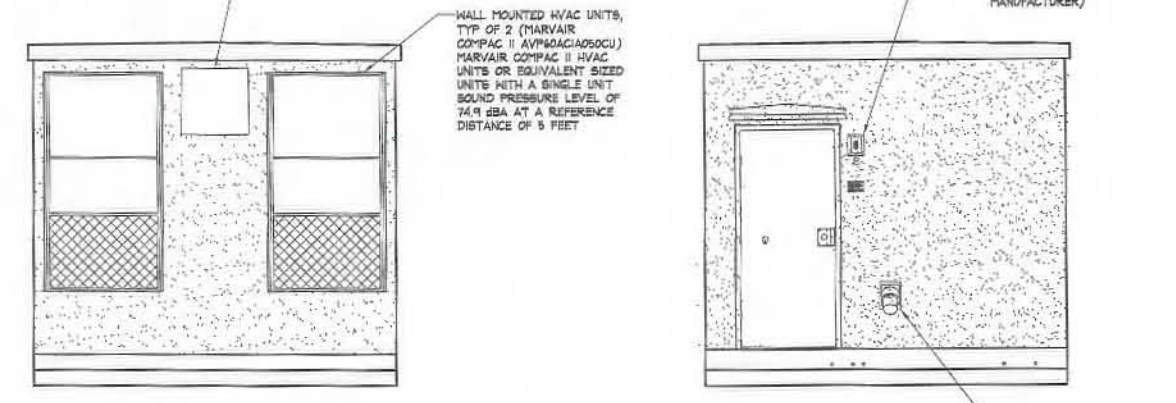
03 COAX ROUTE DETAIL
SCALE: NTS

NOTE:
LANDSCAPING NOT SHOWN FOR
CLARITY.
SEE MANUFACTURER'S SHOP
DRAWINGS FOR ADDITIONAL
INFORMATION

HALL MOUNTED HVAC UNITS,
TYP OF 2 (MARVAIR
COMPAC II AVPM6ACIAP90CU)
MARVAIR COMPAC II HVAC
UNITS OR EQUIVALENT SIZED
UNITS WITH A SINGLE UNIT
SOUND PRESSURE LEVEL OF
74.9 dBA AT A REFERENCE
DISTANCE OF 5 FEET

HALL MOUNTED HVAC UNITS,
TYP OF 2 (MARVAIR COMPAC
II AVPM6ACIAP90CU)
MARVAIR COMPAC II HVAC
UNITS OR EQUIVALENT SIZED
UNITS WITH A SINGLE UNIT
SOUND PRESSURE LEVEL OF
74.9 dBA AT A REFERENCE
DISTANCE OF 5 FEET

HAVEGUIDE ENTRY PORT (CLOSED), SEE PLANS
FOR EXACT PORT LOCATION TO BE USED
(SUPPLIED BY SHELTER MANUFACTURER)



01 EQUIPMENT ROOM
3/8" = 1'-0"

No.	Revision / Issue	Date
11	Client Comments	02-17-09

NOTE:
SEE PLANS FOR EXACT DOOR
& CONC. LANDING LOCATION
SEE MANUFACTURER'S SHOP
DRAWINGS FOR ADDITIONAL
INFORMATION

No.	Revision / Issue	Date
A	Issued For Review	11-13-07
B	Client Comments	12-17-07
C	Planning Comments	03-03-08
D	Client Comments	03-26-08
E	Client Comments	05-13-08
F	Client Comments	06-04-08
G	Client Comments	10-01-08
H	Planning comments	12-05-08
I	Client Comments	01-15-09

EQUIPMENT SHELTER ELEVATIONS & ANTENNA PLAN

MADDOX PARK
SDGXC014
CORNER OF DABNEY DR. & FLANDERS DR.
SAN DIEGO, CA 92122

SPRINT
Together with NEXTEL

Mitchell J. Architecture, Inc.
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Mitchell J. Architecture
architect



Project	
Date	09-04-08
Drawn By	eJl
Checked By	mjc
Scale	AS SHOWN

Mitchell J. Architecture
D-501

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PERCENTAGE/SIZE	FORM/FUNCTION	MATURE HEIGHT/SPREAD	A.Q.UAN.
TREES						
BROADHEADED CANOPY SPECIMEN: ACCENT TREE (35'-45' HEIGHT X 30'-35' SPREAD) SUCH AS:						
	CASSIA LEPTOPHYLLA	GOLD MADALLION TREE	100%(36"BOX)	BROAD HEADED TREE	30'X30'	2
	FINUS HALEPENSIS	ALEPPO PINE	100%(36"BOX)	VERTICAL EVERGREEN	35'X35'	
	CUPANOPSIS ANACARDIODES	CARROTWOOD TREE	100%(36"BOX)	BROAD HEADED TREE	35'X30'	
SHRUBS						
SMALL FOREGROUND SHRUBS: SHRUB MASSING (12"-24") SUCH AS:						
	DIETES VEGETA	FORTNIGHT LILY	100%(5 GAL)	MASS PLANTING	18"X18"	12
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	100%(5 GAL)	MASS PLANTING	24"X24"	
	MYOPORUM PARVIFOLIA	PROSTRATE MYOPORUM	100%(5 GAL)	FULL, BUSHY	24"X24"	
MID SIZE FOREGROUND SHRUBS: SHRUB MASSING (16"-24") SUCH AS:						
	ESCALLONIA FRADES	ESCALLONIA	100%(5 GAL)	MASS PLANTING	48"X48"	7
	PHORBIUM TENAX 'SUNDOWNER'	NEW ZEALAND FLAX	100%(5 GAL)	MASS PLANTING	48"X48"	
	RIAPHIOLEPIS INDICA 'SPRINGTIME'	INDIA HAWTHORN	100%(5 GAL)	FULL, BUSHY	48"X48"	
GROUNDCOVERS						
	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	FROM 1 GALLON CONTAINER 36" O.C. SPACING			
	MYOPORUM PARVIFOLIA	PROSTRATE MYOPORUM	FROM 1 GALLON CONTAINER 36" O.C. SPACING			
	ROSMARINUS OFFICINALIS	ROSEMARY	FROM 1 GALLON CONTAINER 36" O.C. SPACING			
	4" DEEP PEA GRAVEL					
	SODDED TURF AGRONO-TEC BALLFIELD MIX 2A APPROVED BY CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT					

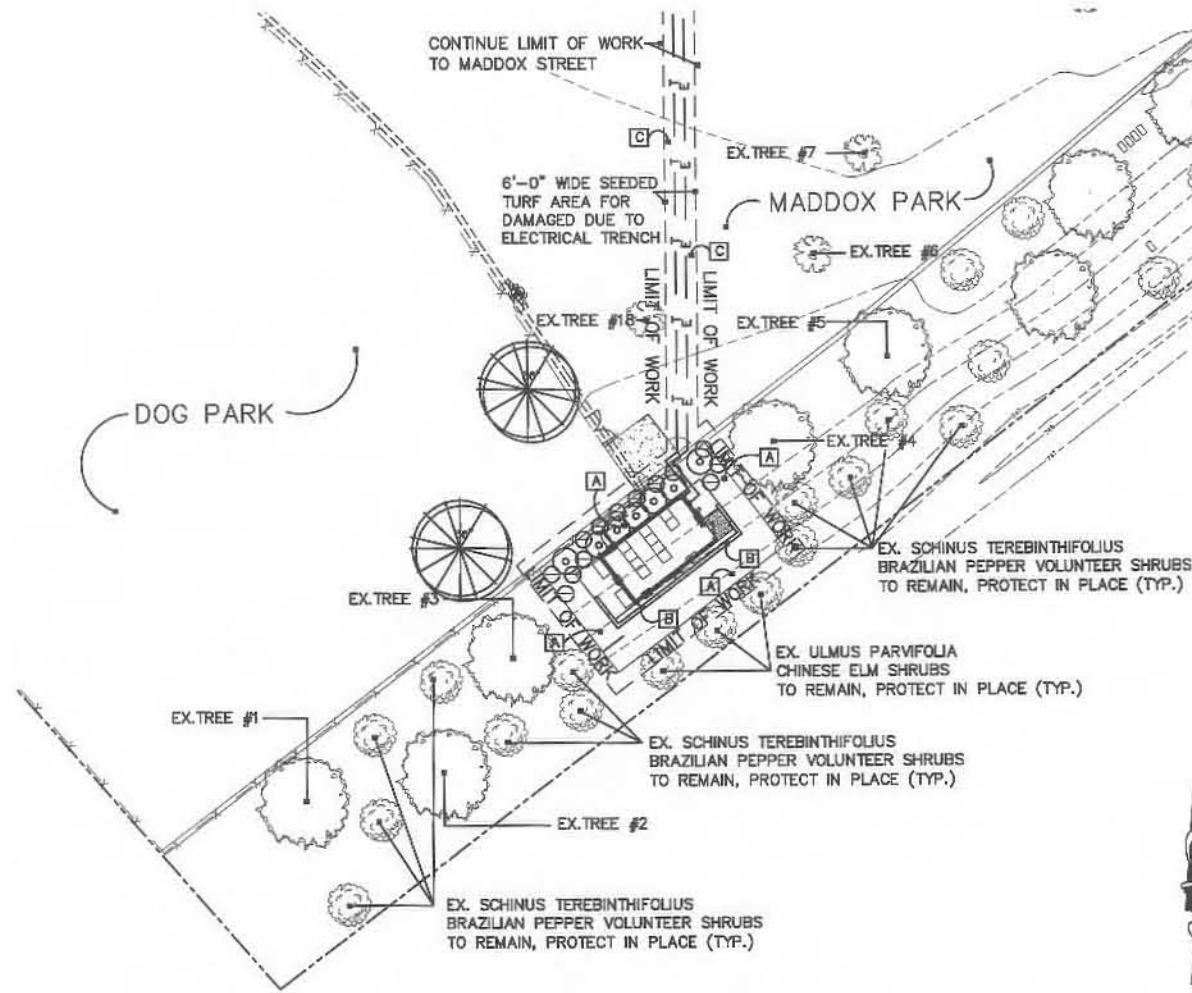
IRRIGATION NOTE: ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW PRECIPITATION HEADS AND EQUIPMENT MANUFACTURED BY RAINBIRD, TORO, OR EQUAL. THIS AUTOMATIC IRRIGATION WILL INCORPORATE MULTIPLE PROGRAMMABLE AUTOMATIC CONTROLLER WITH WATER SAVING FEATURES AND RAINGUARD AUTOMATIC SHUT-OFF DEVICE DURING RAIN SEASON.

NOTES:

- TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE), ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF A SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
- "ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS."
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411 (A)).
- IRRIGATION: AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. IRRIGATION SYSTEM WILL BE SPRAY SYSTEM.
- "MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY SPRINT NEXTEL. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER 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 PERMIT."
- ALL LANDSCAPE AREAS TO RECEIVE A 3" LAYER OF BARK MULCH AS APPROVED BY CITY OF SAN DIEGO PARKS AND RECREATION DEPARTMENT.

NOTE:

- PRIOR TO ISSUANCE OF BUILDING PERMIT, A DETAILED IRRIGATION PLAN SHALL BE PROVIDED THAT SHOWS WHERE THE WATER CONNECTION WILL BE MADE AND THE LOCATION OF ALL SPRINKLER HEADS. ALL IRRIGATION EQUIPMENT SHALL MEET CITY STANDARDS AS APPROVED BY THE PARK AND REC DEPT.
- ALL TURF SHALL BE INSTALLED AS SOO AS APPROVED BY THE PARK AND REC. DEP.



01 ENLARGED LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

EXISTING TREES LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPREAD X CA (CALIPER)	REMARKS
EX.TREE#1	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	30'TALLX40"WDEX12"CA.MULTIPLES	EXISTING TO REMAIN
EX.TREE#2	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	30'TALLX40"WDEX12"CA.MULTIPLES	EXISTING TO REMAIN
EX.TREE#3	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	35'TALLX35"WDEXMULTIPLES	EXISTING TO REMAIN
EX.TREE#4	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	30'TALLX35"WDEX12"CA.	EXISTING TO REMAIN
EX.TREE#5	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	15'TALLX10"WDEXMULTIPLES	EXISTING TO REMAIN
EX.TREE#6	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	15'TALLX10"WDEX5"CA	EXISTING TO REMAIN
EX.TREE#7	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	15'TALLX10"WDEX5"CA	EXISTING TO REMAIN

No.	Revision / Issue	Date
A	Issued For Review	11-13-07

MICHELL J. ARCHITECTURE, INC.
483 Riverside Court, Suite N
San Diego, CA 92108
Tel: (619) 551-1100 / Fax: (619) 551-1101

5717 Camino del Rio, Suite 100
San Diego, CA 92108
Tel: (619) 594-4200 / Fax: (619) 594-4202



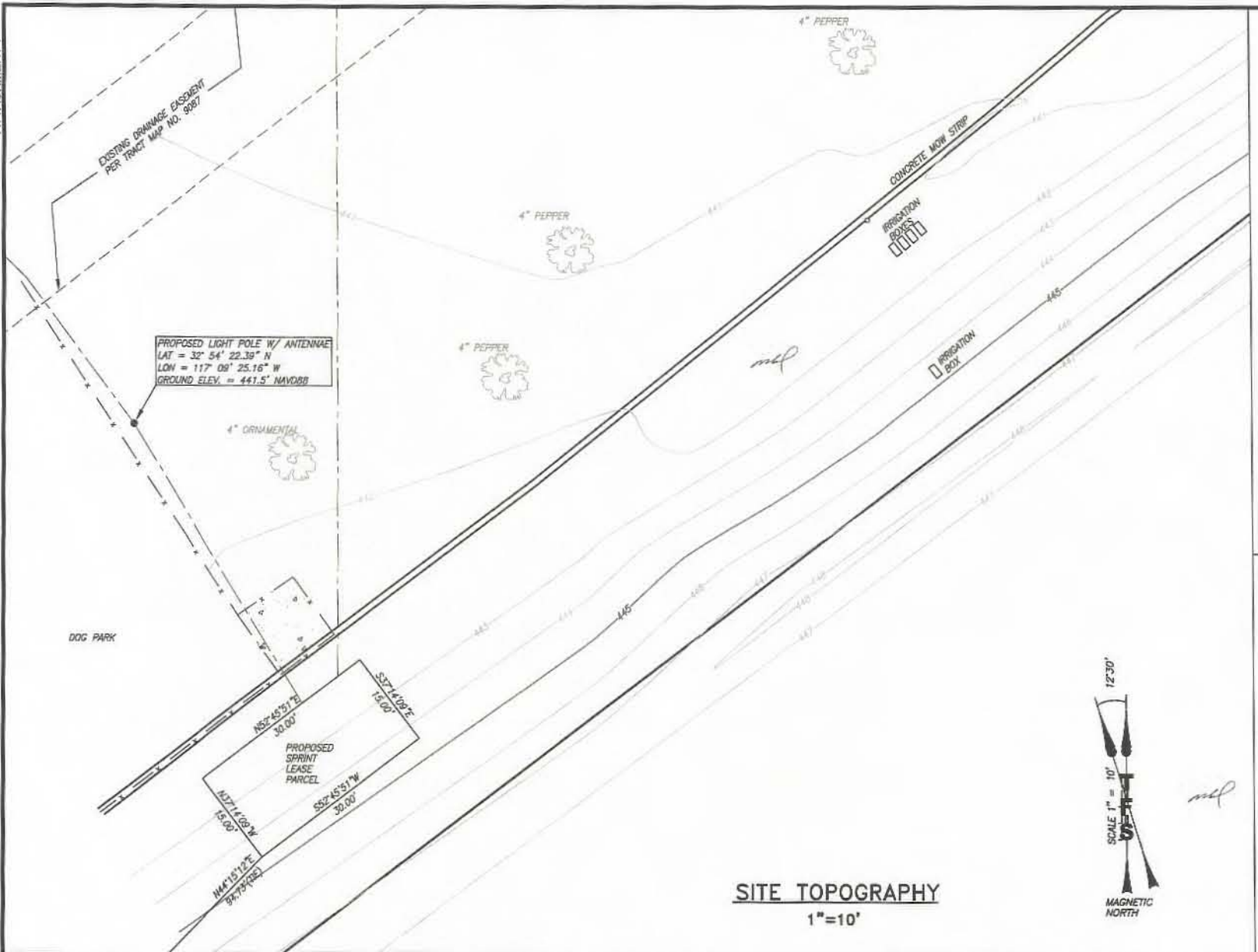
MADDOX PARK
SAN DIEGO
CORNER OF DABENT DR. & FLANDERS DR.
SAN DIEGO, CA 92122



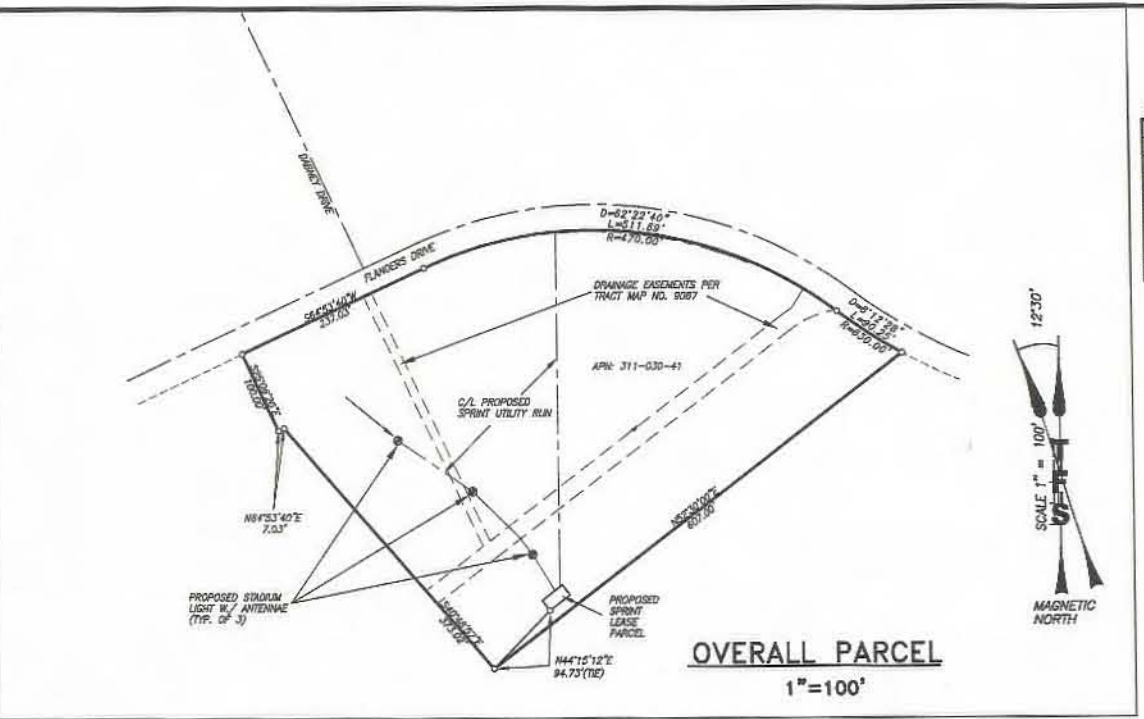
Project	
Date	11-13-07
Drawn by	darsono
Checked by	darsono
Scale	1/16"=1'-0"

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
5014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 541-2007 FAX (858) 541-2008
DECEMBER 3, 2008

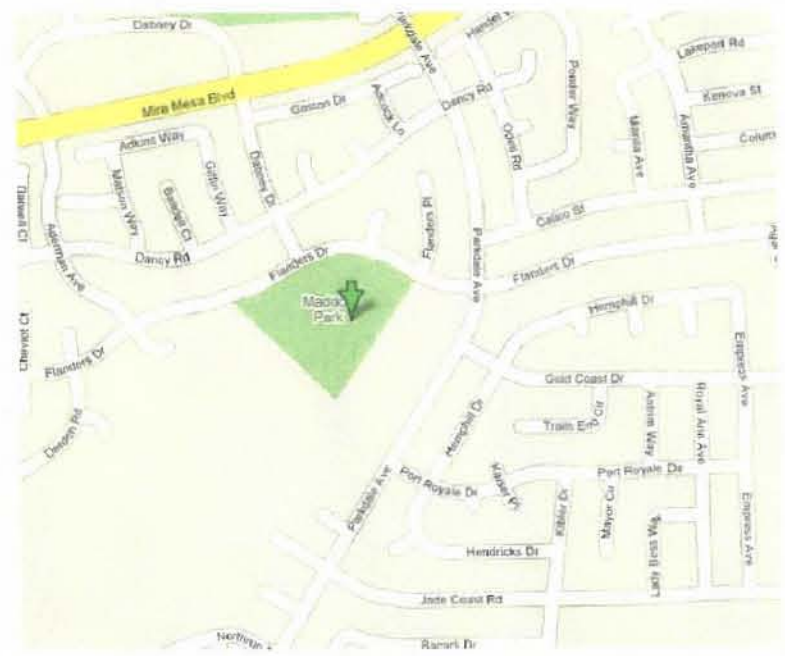
LDP-1



SITE TOPOGRAPHY
1"=10'



OVERALL PARCEL
1"=100'



VICINITY MAP
NO SCALE

LEGEND

TEL	TELEPHONE LINE
E	ELECTRIC LINE
EAT	ELECTRIC AND TELEPHONE LINES
F	FENCE
⊕	FIRE HYDRANT
—x—	CUY WIRE
⊥	STREET SIGN
⊙	STREET LIGHT
W	WATER VALVE
FS	FINISH SURFACE
FL	FLOW LINE
TC	TOP OF CURB
BFC	BOTTOM FACE OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TBW	TOP BACK OF WALK

LEGAL DESCRIPTION

PARENT PARCEL
LOT 221 OF MIRA MESA WEST UNIT NO. 2 THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 0987 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, ON JANUARY 16, 1979 APN: 311-030-41

LEASE PARCEL
COMMENCING AT THE MOST SOUTHERLY CORNER OF THE PREVIOUSLY REFERENCED PARENT PARCEL; THENCE NORTH 44° 16' 12" EAST, 84.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR COURSES:
1: NORTH 37° 14' 09" WEST, 15.00 FEET,
2: NORTH 52° 45' 51" EAST, 30.00 FEET,
3: SOUTH 37° 14' 09" EAST, 15.00 FEET,
4: SOUTH 52° 45' 51" WEST, 30.00 FEET
TO THE TRUE POINT OF BEGINNING AND ENCOMPASSING 450.0 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS BETWEEN THE LEASE PARCEL AND THE PUBLIC RIGHT OF WAY, INCLUDING THE RIGHT TO INSTALL AND MAINTAIN ALL NECESSARY UTILITIES REQUIRED FOR THE OPERATION OF THE LEASE PARCEL.

1-A ACCURACY CERTIFICATION

DATE OF SURVEY: OCTOBER 30, 2007

SITE NUMBER: S090X001
NAME: MADDOX PARK
TYPE: PROPOSED STADIUM LIGHTPOLE
SITE ADDRESS: INTERSECTION OF DANNEY DR. & FLANDERS DR. SAN DIEGO, CA. 92122

I, TIMOTHY F. SCHAD, HEREBY CERTIFY THE GEODETIC COORDINATES (NAD-83) AT THE CENTERLINE OF PROPOSED SOUTHERNMOST LIGHTPOLE TO BE:

LATITUDE: 32° 54' 22.39" N
LONGITUDE: 117° 09' 25.16" W

AND FURTHER CERTIFY THAT THE ELEVATIONS HEREON ARE ABOVE MEAN SEA LEVEL (NAVD-88) AND ARE AS FOLLOWS:

GROUND ELEVATION: 441.5 FT.

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:

GEODETIC COORDINATES: ± FIFTEEN (15) FEET (NAD-83)
ELEVATIONS: ± THREE (3) FEET (NAVD-88)

SURVEY NOTES

- ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88.
- ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DATA.
- DATE OF FIELD SURVEY OCTOBER 30, 2007.
- PRELIMINARY TITLE REPORT No. 07-725109802-MH PREPARED BY FIRST AMERICAN TITLE HAS BEEN PROVIDED, ANY EASEMENTS OR OTHER TITLE RELATED ISSUES NOT INCLUDED IN SAID REPORT WHICH ARE PART OF THE TITLE PROCESS MAY OR MAY NOT HAVE BEEN ADDRESSED. TIMOTHY F. SCHAD, L.S. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR BOUNDARY OR TITLE ITEMS ADDRESSED HEREON. THIS IS NOT A BOUNDARY SURVEY.

No.	Revision / Issue	Date
1	RELEASE/1-A-LEGAL	1/29/09

TIMOTHY F. SCHAD, L.S.
10999 Round Valley Rd.
Brea, Valley, CA 92618
SD02717477 (08) / SD02717377 (100)
1800-888-8822 (08)

10999 Round Valley Rd.
Brea, Valley, CA 92618
SD02717477 (08) / SD02717377 (100)
1800-888-8822 (08)



MADDOX PARK
SD60XC014
SAN DIEGO



Project	
Date	
Drawn by	
Checked by	
Scale	