



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 21, 2010 **REPORT NO. PC-10-095**

ATTENTION: Planning Commission, Agenda of October 28, 2010

SUBJECT: Crown Castle – West Otay Mesa – PROJECT NO. 199779
PROCESS 4.

**OWNER/
APPLICANT:** Candlelight Properties, LLC/
Crown Castle International

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility at 1704 Caliente Avenue within the Otay Mesa community planning area?

Staff Recommendation: APPROVE Neighborhood Use Permit (NUP) No. 781131 and Planned Development Permit (PDP) No. 781132.

Community Planning Group Recommendation: The Otay Mesa Community Planning Group recommended approval of this project at their April 21, 2010 meeting with a condition that a 5 year expiration date be applied to the project, due to future development in the area (Attachment 14). Staff has applied a 10 year expiration date in the permit, which is a standard expiration date applied to wireless facilities.

Environmental Review: This project was found to be exempt per the Categorical Exemption for Existing Facilities, Section 15301, in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: Crown Castle International is the financially responsible party for this project and is responsible for costs associated with processing this project.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

Wireless Communication Facilities (WCF's) are permitted throughout the City as a Separately Regulated Use by the Wireless Communication Facility regulations, Land Development Code (LDC) section 141.0420. WCF's are permitted in residential zones with a non-residential use with the processing of a Neighborhood Use Permit when the antennas are located more than 100 feet from the property line of a residential use, day care, elementary school, or middle school as in this case. To provide wireless communications coverage and capacity in this area for its tenants (Attachment 6), Crown Castle is proposing to modify, operate, and maintain an existing WCF at 1704 Caliente Avenue (Attachments 1 and 3).

Conditional Use Permit (CUP) No. 95-0351-71 was originally issued June 3, 1999 by the Planning Commission to Marvin Zigman and Cox Communications for this facility. This permit expired June 3, 2004. Once a wireless facility's permit expires, the Owner/Permittee is required to obtain a new permit which is subject to the current regulations. An application for a new permit was submitted to the City and deemed complete November 16, 2007. The first assessment letter was mailed to Crown Castle in January, 2008. Crown Castle did not resubmit the project as required to address the issues raised in the first review and the project was closed due to inactivity. Crown Castle received permission to have the project reopened, and resubmitted plans a year later, in 2009. These plans were reviewed, a second assessment letter was sent to the applicant, and the project was again closed due to inactivity as Crown Castle did not resubmit revised plans as required. (Applicants are given 90 days to resubmit plans addressing issues raised in the assessment letter.) Neighborhood Code Compliance became involved in the process and established a dialogue and timeline with Crown Castle to bring the site into compliance. In January the current project was deemed complete.

This project consists of an existing 40-foot high U.S. Flag pole designed to accommodate six panel antennas. The U.S. Flag is required to be illuminated at night. Equipment is located at the base of the pole within a 484 square foot enclosure. Landscape screening is proposed around the equipment shelter to supplement the existing landscaping, and the irrigation system will be connected to the City water supply to provide more reliable irrigation than the current above-ground water tank.

The project deviates from Municipal Code development regulations (height and setback) and WCF Design Requirements (tapered flag pole design and equipment area square footage). The flag pole height is 40 feet where 30 feet is allowed, and the project encroaches into the setbacks. Additionally, the flag pole's design is not tapered, as required by the WCF Design Requirements, and the equipment area – at 484 square feet – exceeds the 250 square feet permitted. To allow these deviations, the applicant has applied for a Planned Development Permit. Based on the addition of landscape material and connection to the City water supply, Staff has been able to make the findings in the affirmative for the Planned Development Permit (Attachment 9).

General Plan Analysis:

The City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The antennas associated with this facility are proposed to be located within a vertical element designed to mimic a U.S. Flag pole. The antennas will be completely concealed within the pole. Associated equipment will be located at

the base of the pole within an enclosure surrounded with landscape material. Based on the project's design, it is compatible with the City's General Plan.

Conclusion:

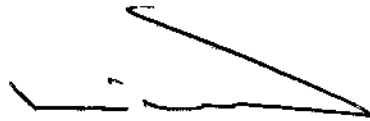
Staff supports the design as proposed. This project complies with the City's Land Development Code and the Wireless Communication Facility regulations with the deviations being processed with this Planned Development Permit. Therefore, Staff recommends approval of this project.

ALTERNATIVES


1. **Approve** Neighborhood Use Permit (NUP) No. 781131 and Planned Development Permit (PDP) No. 781132, **with modifications.**

2. **Deny** Neighborhood Use Permit (NUP) No. 781131 and Planned Development Permit (PDP) No. 781132, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

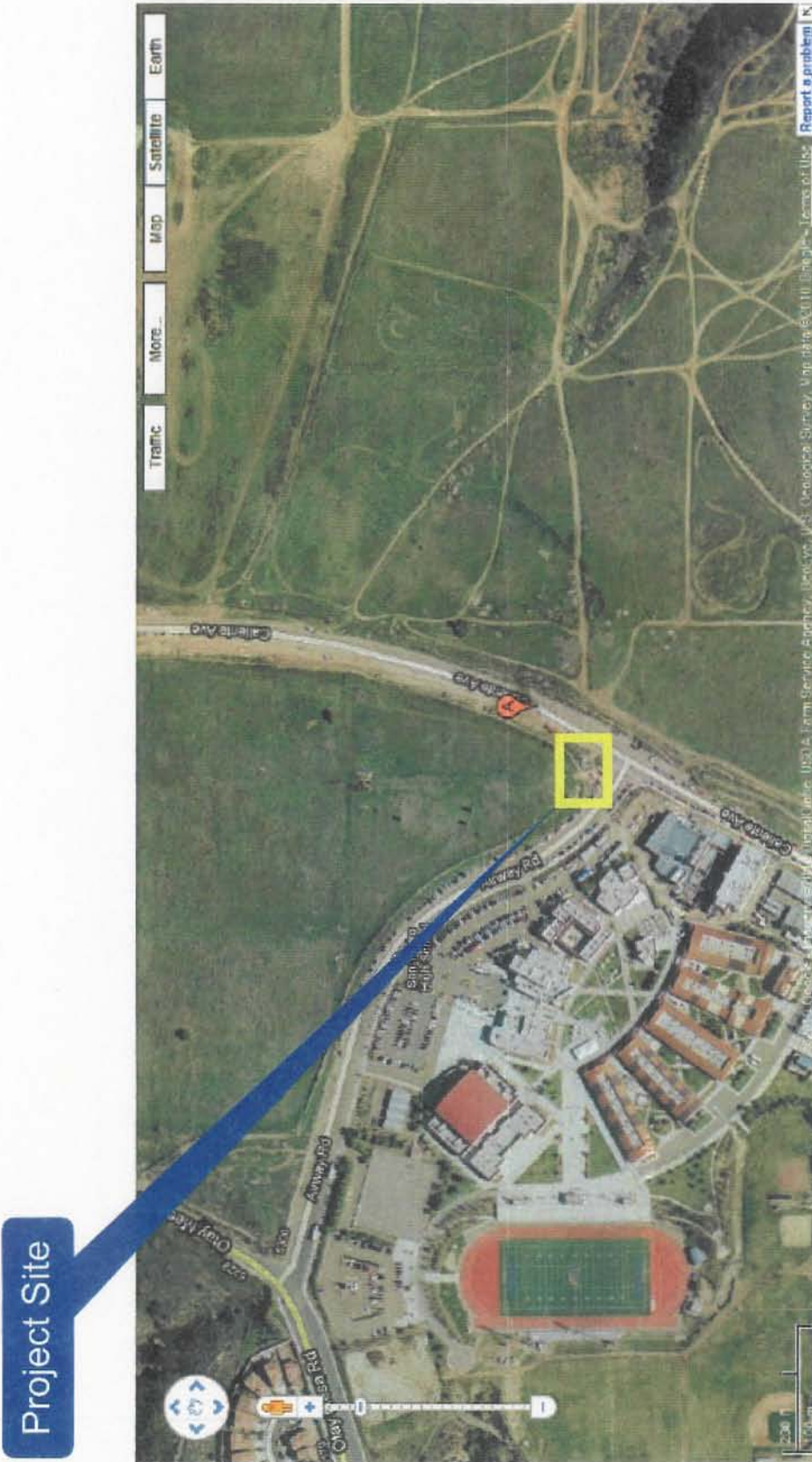


Alex Hempton, AICP
Associate Planner
Development Services Department

KB/AFH

Attachments:

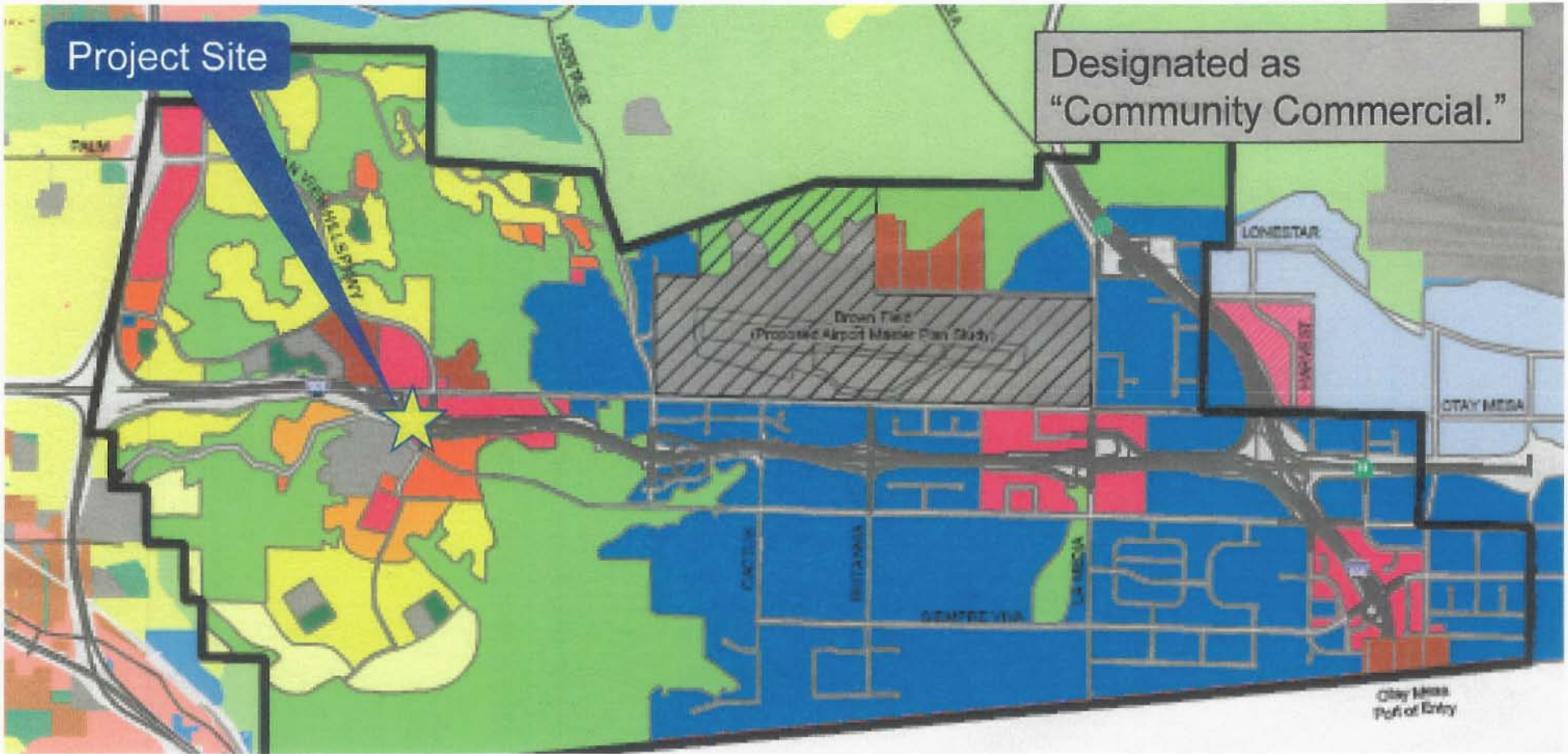
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Photo Simulations
6. Site Justification
7. Site Photos
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Planning Commission Hearing
13. Plans
14. Community Planning Group Recommendation
15. Notice of CEQA Exemption



Aerial Photo

Crown Castle West Otay Mesa – Project Number 199779

1704 Caliente Avenue



General Land Use Categories

- Residential**
- Residential - Very Low 0-4 du/ac
 - Residential - Low 5-9 du/ac
 - Residential - Low Medium 10-14 du/ac
 - Residential - Medium 15-20 du/ac
 - Residential - Medium High 30-44 du/ac

- Parks, Open Space, and Institutional**
- Open Space
 - Parks
 - Institutional
- Commercial**
- Town Center (TC)
 - Commercial Center (CC)
 - Neighborhood Commercial (NC)
 - Specialized Commercial (SC)

- Industrial**
- Technology Business Park - Commercial Overlay
 - Technology Business Park
 - Industrial Parks/Light Industrial
 - Heavy Industrial
 - Mixed Industrial

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



Community Plan Land Use Designation

Crown Castle – West Otay Mesa, Project Number 199779

1704 Caliente Avenue

Project Site



Project Location Map

Crown Castle – West Otay Mesa – Project Number 199779
 1704 Caliente Avenue



PROJECT DATA SHEET		
PROJECT NAME:	Crown Castle – West Otay Mesa	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of a 40-foot high flag pole with a maximum of six antennas contained within the pole. Equipment associated with the antennas is located at the base of the pole within an enclosure.	
COMMUNITY PLAN AREA:	Otay Mesa	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit and Planned Development Permit, Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: RM-1-1 HEIGHT LIMIT: 30' FRONT SETBACK: 15' SIDE SETBACK: 5' STREETSIDE SETBACK: 10' REAR SETBACK: 15'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Community Commercial/Freeway, AR-1-1	Open Space/Freeway
SOUTH:	Institutional, RM-1-1	San Ysidro High School
EAST:	Residential, AR-1-1	Open Space
WEST:	Institutional, RM-1-1	San Ysidro High School
DEVIATIONS OR VARIANCES REQUESTED:	<u>Zone:</u> Height Limit and Setbacks <u>WCF Design Requirements:</u> Non-tapered flag pole and equipment area greater than 250 sq. ft.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Otay Mesa Community Planning Group made a recommendation on April 21, 2010 that this project be granted a permit with an expiration date of 5 years.	

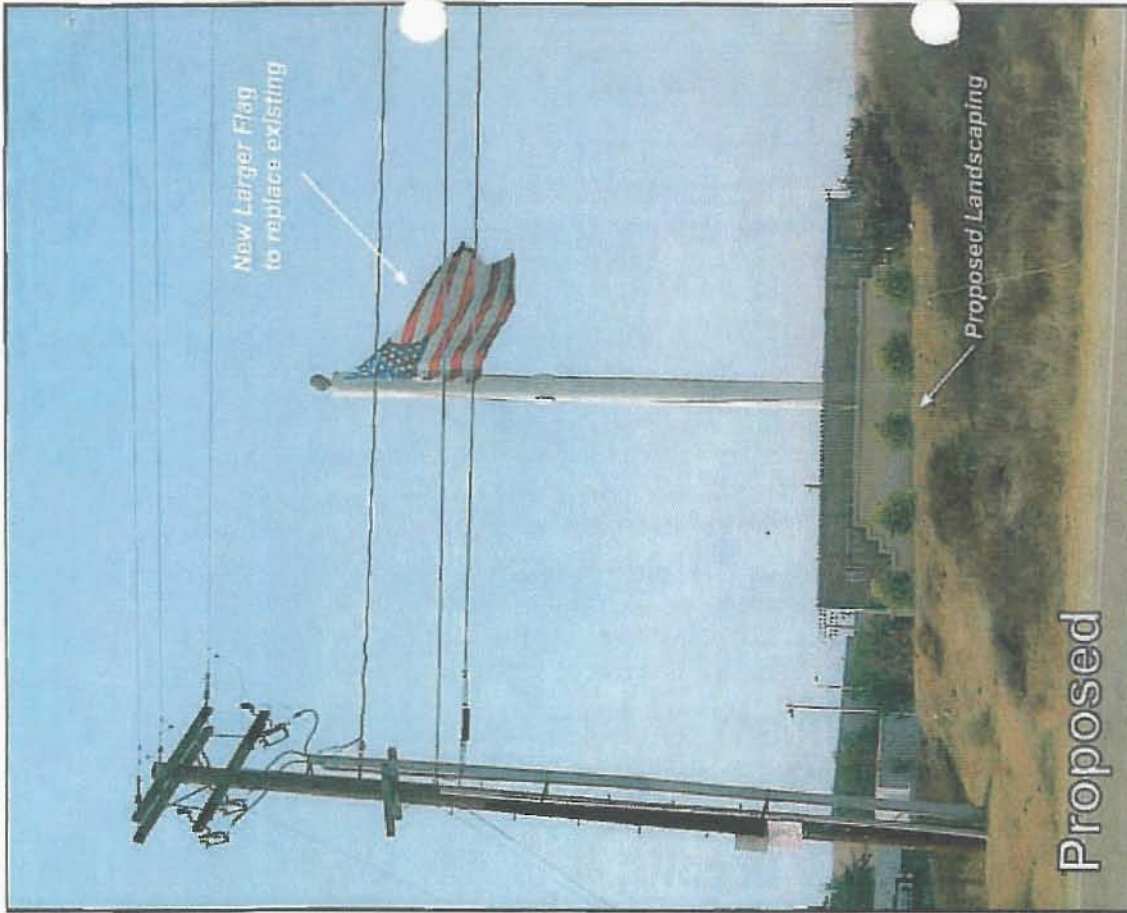


Photo Simulation
West Otay Mesa
BU 880234



Mark J. Linman
Land Use and Development Consulting

**CROWN CASTLE INTERNATIONAL
SITE DESCRIPTION AND JUSTIFICATION
West Otay Mesa
Site BU 880235
Northwest corner of Airway Road and Caliente Blvd.
APN 645-060-38**

PROJECT LOCATION

The project is an existing communications site is located at the northwest corner of Airway Road and Caliente Boulevard in the City of San Diego. The project site is in the Otay Mesa Community Plan area. Zoning of the site is RM-1-1.

PROJECT BACKGROUND

The site currently operates under an existing Conditional Use Permit (CUP 95-0351-71) granted to Cox Communication on June 3, 1999. CUP 95-0316 expired on June 4, 2004. The applicant proposes to continue use of the site as a telecommunications facility and establish a new Conditional Use Permit for the site. Application is made pursuant to the Council Policy 600-43, "Wireless Communication Facilities," and Land Development Code Section 141.0420.

PROPOSED PROJECT

The applicant proposes to maintain the use and operation of the existing, previously permitted facility. The existing facility consists of a 40-foot tall stealth flagpole. There are four 48-inch panel antennas mounted within the flagpole. The flagpole is located within an enclosure consisting of stucco walls and chain link fencing. The enclosure measures approximately 22 feet by 22 feet. Landscaping has been installed and maintained surrounding the equipment enclosure.

The majority of the land surrounding the site is vacant. The future alignment of SR-905 is located to the north of the project site. San Ysidro High School is located to the immediate west of the site, across Airway Road. There are three stealth flagpoles located at the high school immediately opposite the project site.

The applicant proposes to maintain the existing stealth flag pole and equipment enclosure, replace the existing flag with a larger size flag and install additional landscaping at the perimeter of the site.

SITE JUSTIFICATION

Proposed Location

The existing facility has provided wireless communications coverage for the surrounding community and travelers for the past 5 years at this location. The height and location of the facility provide coverage to portions of the Interstate 905 corridor and Otay Mesa Road, in addition to the surrounding commercial and residential neighborhoods.

Other existing facilities within the area either provide coverage to the Interstate 805 corridor and the residential neighborhoods to the west or to the industrial area located to the east. The existing site fills in a coverage gap between these two areas.

Alternative Sites

There is only one other site known to existing within a one-mile radius of the existing site. There are three additional stealth flagpoles located at the high school site immediately across Airway Road. Co-location at this site would require installation of a fourth flagpole. There does not appear to be space available for an additional flagpole and there is not space available for the equipment enclosure without removing parking spaces. Installation of a new site at the high school might be feasible at a different location depending on lease negotiations with the school district.

Another alternative site that could be considered is a commercially zoned property located southeast of the intersection of Otay Mesa Road and Caliente Boulevard. This property is currently undeveloped and would require some form of freestanding support structure. The timing of development of this property is unknown and the potential affect of the future construction of SR-905 is also unknown.

Co-location at the existing flagpoles on the high school or construction of a new site at the alternative locations was rejected due to the prior investment in the existing facility and ongoing lease commitments to that property owner. Relocation of the existing facility would require expenditure of significant funds with no potential to recoup those funds or significantly increase coverage.



Photo 1.



Photo 2.



	<p>CROWN CASTLE INTERNATIONAL</p>	<p>Site Photos West Otay Mesa BU 880234</p>
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Photo 3.



Photo 4.



Site Photos
West Otay Mesa
BU 880234

Photo 5.



Photo 6.




Site Photos
West Otoy Mesa
BU 880234

Photo 7.



Photo 8.



 <p>CROWN CASTLE INTERNATIONAL</p>	<p>Site Photos West Otay Mesa BU 880234</p>
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RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000602

NEIGHBORHOOD USE PERMIT NO. 781131
PLANNED DEVELOPMENT PERMIT NO. 781132
CROWN CASTLE – WEST OTAY MESA
PLANNING COMMISSION
PROJECT NUMBER 199779
DRAFT

This NEIGHBORHOOD USE PERMIT (NUP) NO. 781131 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 781132 are granted by the **Planning Commission** of the City of San Diego to the CANDLELIGHT PROPERTIES, LLC, Owner, and CROWN CASTLE INTERNATIONAL, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0205, 126.0604. The site is located at 1704 Caliente Avenue in the RM-1-1 zone of the Otay Mesa Community Plan. The project site is legally described as a portion of the Southeast Quarter of the Northeast Quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Base and Meridian, according to the Official Plat Thereof, in the County of San Diego, State of California.

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 October 28, 2010, on file in the Development Services Department.

The project shall include:

- a. Six (6) 4'-6" by 6" by 2" panel antennas concealed within a 40-foot high flag pole structure within a 22' by 22' enclosure;
- b. The 40-foot high flag pole exceeds the 30-foot height limit for the RM-1-1 zone. The 484 square-foot enclosure exceeds the 250 square-foot maximum size permitted by the WCF Design Requirements. The non-tapered flag pole design deviates from the WCF Design Requirement that flag poles employ a tapered design. Portions of the WCF

encroach into property setbacks. These deviations are being processed with this Planned Development Permit.

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this Permit as described in SDMC 126.0108, 126.0109, and 126.0111 will automatically void the permit 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.
2. No other permits 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.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. This NUP and PDP and corresponding use of this site shall **expire on October 28, 2020**. 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

6. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new permit application to the Development Services Department 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 actions, which may include penalties and fines.

7. Under no circumstances, does approval of this Permit authorize Crown Castle or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this facility beyond the expiration date of this Permit is prohibited.

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 Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/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 Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(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 applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENGINEERING REQUIREMENTS:

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

15. Prior to the issuance of any construction permits, the Owner/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.

LANDSCAPE REQUIREMENTS:

16. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

17. Within 90 days of approval of this Permit, complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

18. Within 180 days of the approval of this Permit, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required landscape inspections.

19. 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 or Certificate of Occupancy or a Final Landscape Inspection.

20. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

21. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

22. An electronically controlled, underground, irrigation system shall be installed to provide irrigation to all required landscape material and to ensure planting grows in a healthy living condition. This system shall be permanently connected to the local City water supply or applicable Water District. An above-ground water tank system is not permitted as a permanent water supply is available in the adjacent right-of-way.

23. Landscape construction drawings shall include the addition of four, 36" box trees planted around the perimeter of the structure. Acceptable species include: *Geijera parviflora*, (Australian Willow), *Metrosideros excelsus*, (New Zealand Christmas Tree), or *Pistacia chinensis* (Chinese Pistache). Planting and irrigation details shall be provided on construction drawings. These trees will improve the appearance of the WCF as viewed from the adjacent public right-of-way.

24. Landscape construction drawings shall include the addition of one gallon *Ficus pumilla* (repens) planted at the rate of 6 feet on center around the perimeter of the structure to provide a minimum 80% coverage of the wall within 2 years of planting and deter graffiti.

25. Graded areas shall be provided with erosion control measures through the use of bark/mulch of no less than 3" deep and/or planting of *myoporum* groundcover at 12" on center with automatic irrigation.

26. The Owner and Permittee shall be jointly responsible for maintaining all required landscape areas. The landscape areas shall be maintained free of debris and litter and all plant materials shall be maintained in a healthy growing condition. Diseased or dead material shall be satisfactorily treated or replaced per the conditions of the Permit.

PLANNING/DESIGN REQUIREMENTS:

27. 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.

28. Within 180 days of the approval of this permit, it shall be the responsibility of the Permittee/Owner to repaint the equipment enclosure, replace the U.S. Flag, and obtain all required Telecom Planning inspections.

29. Prior to the issuance of a building permit, the Permittee shall provide certification providing evidence that the measurements of radio frequency power densities for all antennas installed on the premises and adjacent property comply with federal standards.

30. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance, SDMC 59.5.401. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

31. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

32. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

33. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

34. Sufficient illumination of the U.S. Flag shall be provided outside of daylight hours consistent with the U.S. Flag Code.

35. An appropriately sized U.S. Flag, proportional to the diameter and height of the flag pole, and consistent with the U.S. Flag Code, shall be present at all times on the flag pole, to the satisfaction of the Development Services Department.

INFORMATION ONLY:

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.

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

APPROVED by the Planning Commission of the City of San Diego on October 28, 2010 by Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: NUP/781131
PDP/781132
Date of Approval: 10/28/2010

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton
Associate Planner

**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.**

CANDLELIGHT PROPERTIES, LLC
Owner

By _____

CROWN CASTLE INTERNATIONAL
Permittee

By _____
Jon Dohm
Regional Manager

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

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 781131
PLANNED DEVELOPMENT PERMIT NO. 781132
CROWN CASTLE – WEST OTAY MESA
PROJECT NUMBER 199779
DRAFT

WHEREAS, CANDLELIGHT PROPERTIES, LLC, Owner, and CROWN CASTLE INTERNATIONAL, 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 Nos. 781131 and 781132);

WHEREAS, the project site is located at 1704 Caliente Avenue in the RM-1-1 zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as a portion of the Southeast Quarter of the Northeast Quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Base and Meridian, according to the Official Plat Thereof, in the County of San Diego, State of California;

WHEREAS, on October 28, 2010, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 781131 and Planned Development Permit No. 781132 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 8, 2010 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated October 28, 2010.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

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. The antennas associated with this facility are located within a U.S. Flag pole structure. While the flag pole does have a wider diameter than a normal flag pole, the antennas are completely concealed within the structure. A proportionally sized U.S. Flag will be provided on the pole at all times and will be illuminated at night. The facility is located adjacent to a recently built high school, San Ysidro High, and I-905, which is under construction. Additional landscape material and a permanent irrigation system, connected to the City's water supply, will be installed. With the additional landscape material, repainting of the facility, and installation of a permanent irrigation system, the facility will blend in with the neighborhood context – especially as it continues to develop. The addition of vines and shrubs will also reduce the attractiveness of the equipment enclosure as a target for graffiti. Based on the project characteristics at this location, this WCF will not adversely affect the applicable land use plan.

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

The 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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Crown Castle International perform a model RF test and submit the finding in a report to the City of San Diego. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

WCF’s are required to blend in and camouflage with areas where they are proposed. One way that WCF’s can achieve this design requirement is through being designed to mimic a vertical element – in this case, a U.S. Flag pole. The antennas will be concealed within a flag pole with equipment at the base of the pole. Landscape screening will be provided around the equipment enclosure to better blend and integrate the project with the surroundings. The project complies with the regulations of the RM-1-1 zone and the WCF Design Requirements, except in regards to the height, setbacks, non-tapered flag pole design, and equipment square footage (noted as deviations). This Planned Development Permit is being processed to allow these project deviations. Based on these considerations, this project complies with the regulations of the Land Development Code.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

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

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. The antennas associated with this facility are located within a U.S. Flag pole structure. While the flag pole does have a wider diameter than a normal flag pole, the antennas are completely concealed within the structure. A proportionally sized U.S. Flag will be provided on the pole at all times and will be illuminated at night. The facility is located adjacent to a recently built high school, San Ysidro High, and I-905, which is under construction. Additional landscape material and a permanent irrigation system, connected to the City's water supply, will be installed. With the additional landscape material, repainting of the facility, and installation of a permanent irrigation system, the facility will blend in with the neighborhood context – especially as it continues to develop. The addition of vines and shrubs will also reduce the attractiveness of the equipment enclosure as a target for graffiti. Based on the project characteristics at this location, this WCF will not adversely affect the applicable land use plan.

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

The 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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Crown Castle International perform a model RF test and submit the finding in a report to the City of San Diego. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply with the regulations of the Land Development Code;

WCF’s are required to blend in and camouflage with areas where they are proposed. One way that WCF’s can achieve this design requirement is through being designed to mimic a vertical element – in this case, a U.S. Flag pole. The antennas will be concealed within a flag pole with equipment at the base of the pole. Landscape screening will be provided around the equipment enclosure to better blend and integrate the project with the surroundings. The project complies with the regulations of the RM-1-1 zone and the WCF Design Requirements, except in regards to the height, setbacks, non-tapered flag pole design, and equipment square footage (noted as deviations). This Planned Development Permit is being processed to allow these project deviations. Based on these considerations, this project complies with the regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other devices. With the addition of landscape material connected to the City water supply, the facility will provide wireless services in a way that is aesthetically pleasing and blends in with the surrounding context. Therefore, this development will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

This project proposes to deviate from the development regulations of the RM-1-1 zone and the Wireless Communication Facility Design Requirements, Land Development Code 141.0420(g). The project deviates from the 30-foot height limit for the RM-1-1 zone. The flag pole reaches a height of 40 feet. This allows the facility to accommodate up to six antennas and reach a larger coverage area. The height of the flag pole does not appear to be out of place and is appropriate for this location. The project encroaches into the required setbacks. The parcel the facility is located on is an odd shape. Based on the location of the project, the facility is set back enough to allow for the addition of landscape material to screen the equipment enclosure and better integrate the facility with the surroundings. Based on the parcel configuration, strict conformance with the RM-1-1 zone setback requirements would be difficult to achieve. In addition, the Otay Mesa Community Plan designates this area as "Community Commercial" – potentially the project area could be rezoned as a commercial zone which may have more permissive setback requirements.

The project deviates from the WCF Design Requirements by employing a non-tapered flag pole design. If the project was designed in strict conformance with the regulations, employing a tapered flag pole design would potentially require the project to extend higher thus further deviating from the height requirement. In this situation the current height and design of the flag pole is more preferable to a taller flag pole.

Finally, the project deviates from the WCF Design Requirement which states that the equipment shall be located in an existing building or within an enclosure not to exceed 250 square feet which shall be of a height minimally necessary. In this case, the project's enclosure is approximately 480 square feet. To minimize its appearance, the enclosure is partially cut into the slope and surrounded by landscape material, both existing and proposed.

Based on these considerations, the project's deviations from the zone development regulations and the WCF Design Requirements are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 781131 and PLANNED DEVELOPMENT PERMIT NO. 781132 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 781131 and 781132, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: October 28, 2010

Internal Order No. 24000602



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

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 Telecom

Project Title: Crown Castle - Otay Mesa
 Project No. For City Use Only: 199779
 Project Address: NW corner Alway Road and Caliente Blvd.

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

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

This information is available in alternative formats for persons with disabilities.
 Be sure to see us on the World Wide Web at www.sandiego.gov/development-services
 DS-318 (5-05)

Project Title: Crown Castle - Otay Mesa	Project No. (For City Use Only)
--	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation (Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

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. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
Crown Castle International

Owner Tenant/Lessee

Street Address:
510 Castillo Street, Suite 303

City/State/Zip:
Santa Barbara CA 93101

Phone No: (805) 957-1629 Fax No: (724) 416-4739

Name of Corporate Officer/Partner (type or print):
JOHN DORRIS

Title (type or print):
CONTRACT MANAGER, WEST AREA

Signature: *[Signature]* Date: *11/17/2009*

Corporate/Partnership Name (type or print):
Candlelight Properties

Owner Tenant/Lessee

Street Address:
8015 La Jolla Scenic Drive North

City/State/Zip:
La Jolla CA 92037

Phone No: *858 455-5005* Fax No:

Name of Corporate Officer/Partner (type or print):
CLEM ABRAMS

Title (type or print):
mgr. ptr.

Signature: *[Signature]* Date: *11/19/09*

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Crown Castle International Corp.

1220 Augusta Drive
 Suite 500
 Houston, TX 77057-2261

CORPORATE OFFICERS

<u>Name</u>	<u>Position</u>
W. Benjamin Moreland	President and Chief Executive Officer
James D. Young	Chief Operating Officer
Jay A. Brown	Senior Vice President, Chief Financial Officer and Treasurer
E. Blake Hawk	Executive Vice President and General Counsel
Patrick Slowey	Senior Vice President Sales and Customer Relations
Phil Kelley	Senior Vice President, Corporate Development and Strategy

BOARD OF DIRECTORS

<u>Name</u>	<u>Primary Company</u>
W. Benjamin Moreland	Chief Executive Officer, President and Director
J. Landis Martin	Platte River Ventures
Dale Hatfield	Crown Castle International Corp.
Robert Garrison II	Crown Castle International Corp.
David Abrams	Abrams Capital Management, LLC
Cindy Christy	Crown Castle International Corp.
John Kelly	Berkshire Partners, LLC
Edward Hutcheson Jr.	Platte River Ventures
Robert McKenzie	Crown Castle International Corp.
Lee Hogan	Crown Castle International Corp.
Ari Fitzgerald	Crown Castle International Corp.

DEVELOPMENT SERVICES
Project Chronology
 Crown Castle – West Otay Mesa – Project No. 199779

Date	Action	Description	City Review Time	Applicant Response
11/16/2007	First Submittal – Project Number 144373	Project Deemed Complete – Project originally submitted under Project Number 144373. This project was closed due to inactivity as the applicant did not submit requested material within applicable deadlines.		
1/12/2010	First Submittal – Project Number 199779			
2/8/2010	First Assessment Letter		27	
5/5/2010	Second Submittal			86
5/27/2010	Second Assessment Letter		22	
8/23/2010	Third Submittal			88
9/16/2010	All Issues Resolved		24	
10/28/2010	Public Hearing – Planning Commission		42	
TOTAL STAFF TIME			115	
TOTAL APPLICANT TIME				174
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	289 (in calendar days) (9.6 months)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 13, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: October 28, 2010
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: NEIGHBORHOOD USE PERMIT AND PLANNED
DEVELOPMENT PERMIT, PROCESS 4
PROJECT NUMBER: 199779
PROJECT NAME: CROWN CASTLE – WEST OTAY MESA
APPLICANT: MARK LINMAN, AGENT REPRESENTING CROWN
CASTLE INTERNATIONAL

COMMUNITY PLAN AREA: OTAY MESA
COUNCIL DISTRICT: District 8

CITY PROJECT MANAGER: Alex Hempton, Associate Planner
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Wireless Communication Facility consisting of a 40-foot high U.S. Flag pole containing antennas within the pole. Equipment associated with the antennas is located at the base of the flag pole within an enclosure. The project is located at 1704 Caliente Avenue adjacent to the intersection of Caliente Avenue and Airway Road.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. 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 office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 5, 2010 and the opportunity to appeal that determination ended February 26, 2010.

If you have any questions after reviewing this information, you can contact 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: 24000602

Revised 12/5/08 RH



CROWN CASTLE INTERNATIONAL
 610 CASTILLO STREET, SUITE 303
 SANTA BARBARA, CA 93101
 PHONE 805.957.1375
 FAX 724.416.4739

7277 ECOM, INC.



1155 E. LINCOLN AVE. ANAHEIM, CA 92805
 714.533.2000
 714.533.0204

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SITE NAME:
I-905 / WEST OTAY MESA
SITE NUMBER:
BU 880235

A/C ADJ. ALT. APPROX. ASTM ATC AWG	AS CONDITIONING ADJUSTABLE ADJUST FRESH FLOOR AIRSIDE MEAN SEA LEVEL APPROXIMATELY AMERICAN SOCIETY FOR TESTING AND MATERIALS AUTOMATIC TRANSFER SWITCH AMERICAN WIRE GAUGE	CA CALV. DC DCL QUB CWB	GAUGE CAL/MARZE(II) GENERAL CONTRACTOR GENERATOR GLUE LAMINATED BEAM GROUND GYPSUM WALL BOARD	PL PLYND. PP PPGII PROP PT	PROPERTY LINE PLYWOOD PAIN PROJECT PROPERTY PRESSURE TREATED	W W/O W/P W.P.	WEST RELOOR WITH WITHOUT WORKING POINT	REVISION
BLDG. BLK B.O. B/S	BUILDING BLOCK BOTTOM OF BUILDING STANDARD	HORZ. HORIZ. HR HT. HWAC	HORIZONTAL HORIZONTAL HOUR HEIGHT HEATING, VENTING AND AIR CONDITIONING	REF. RECYC RM R.O. RX	REFLECTED COILING PLAN REQUIRED ROOM ROUGH OPENING RECEIVE SIGNAL	4 A D E F L	ANGLE AND AT CENTER LINE NUMBER PLATE	KEY NOTE KEY NOTE DETAIL REFERENCE ELEVATION REFERENCE ROOM NUMBER
CLC CLR. CONC. CONSL. CONV. CO.	CEILING CLEAR CONCRETE CONSTRUCTION CONTRACTORS COMPANY	INC LD. IL IN IND INSUL. INT.	INTERNATIONAL BUILDING CODE INSIDE DIA. INCH INFORMATION INSULATION INTERIOR	S SCHZD SHT SMB SPEC. SQ SS STD STL STRUC. SUSP. S.V.	SOUTH SCHEDULE SHEET SHEATH SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED SHEET VINYL	THRU THRO T.O. T.O.C. T.O.L. T.S. T.R. TYP.	THROUGH THROD TOP OF TOP OF CONCRETE TOP OF MASONRY TUBE SHEET TRANSMIT SIGNAL TYPICAL	SECTION REFERENCE ELEVATION MARKER
DBL. DIA. DIAZ. DN DPL DET. DWT.	DOUBLE DIAMETER DIRECTION DOWN DETAIL DRAWING	LR(S) MAX. MECH MFL MFR MISC.	POUNDS(S) MAXIMUM MECHANICAL METAL MANUFACTURER MATERIAL MISCELLANEOUS	THRU THRO T.O. T.O.C. T.O.L. T.S. T.R. TYP.	THROUGH THROD TOP OF TOP OF CONCRETE TOP OF MASONRY TUBE SHEET TRANSMIT SIGNAL TYPICAL	UNDERGROUND UNDERWRITERS' LAB UNLESS NOTED OTHERWISE	VERTICAL VINYL COMPOSITION TILE VERIFY IN FIELD	
E EA EL ELEV ELECT. EQ EQUIP. E.W. EX. EXT. FLUOR. FBL FLR FT.	EAST EACH ELEVATION ELECTRICAL EQUIPMENT EACH WAY EXISTING EXTERIOR FLUORESCENT FLOOR FLOOR FOOT, FEET	N N/A N/C N/S	NORTH NOT APPLICABLE NOT IN CONTRACT NOT TO SCALE	UNO	UNDERGROUND UNDERWRITERS' LAB UNLESS NOTED OTHERWISE	VERTICAL VINYL COMPOSITION TILE VERIFY IN FIELD		

ABBREVIATIONS AND SYMBOLS

FROM SAN DIEGO INTERNATIONAL AIRPORT:
 DEPART SAN DIEGO INTERNATIONAL AIRPORT ON AIRPORT EXIT (EAST) FOR 0.2 MI. KEEP STRAIGHT ONTO N HARBOR DR FOR 1.3 MI. TURN LEFT (EAST) ONTO W CRANE ST FOR 0.4 MI. TAKE RAMP (RIGHT) ONTO I-5 (SAN DIEGO FWY) FOR 13.4 MI TOWARDS I-5. AT EXIT 3. TURN RIGHT ONTO RAMP FOR 0.2 MI TOWARDS CA-905 / TOKYO AVENUE. TAKE RAMP (LEFT) ONTO SR-905 (OTAY FWY) FOR 2.7 MI TOWARDS CA-905. MERGE ONTO SR-905 FOR 0.8 MI. KEEP STRAIGHT ONTO SR-905 (OTAY MESA RD) FOR 0.3 MI. TURN RIGHT (SOUTH) ONTO CALIENTE AVE FOR 0.3 MI. TURN RIGHT (NORTH) ONTO OTAY MESA ROAD.

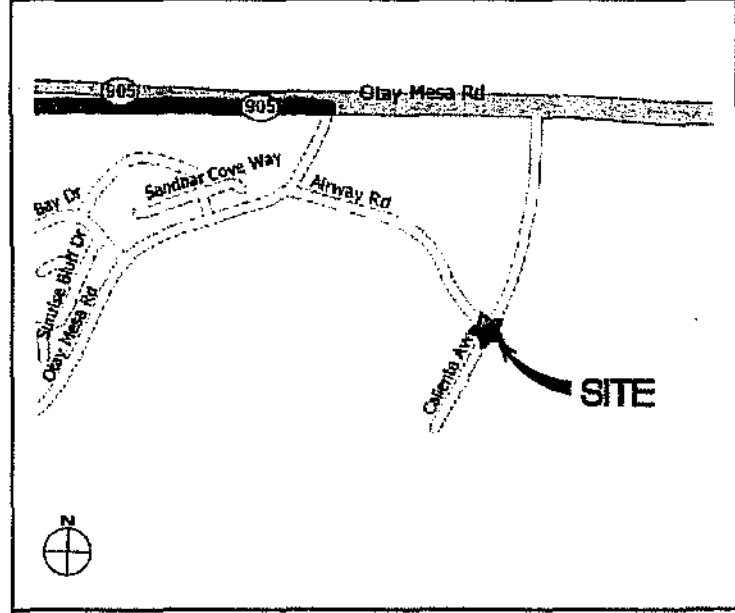
DRIVING DIRECTIONS

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASIN AND MERRIAM, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

LEGAL DESCRIPTION

GENERAL PROJECT DESCRIPTION:
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES: CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLE 24 & 25), 2001 CALIFORNIA BUILDING CODE, 2003 INTERNATIONAL BUILDING CODE, 2001 CALIFORNIA MECHANICAL CODE, 2004 CALIFORNIA ELECTRICAL CODE, ANSI/ISA-232-F LIFE SAFETY CODE (NFPA-101), 2004 CALIFORNIA ACCESS COMPLIANCE, NATIONAL ELECTRICAL CODE AND CITY/COUNTY ORDINANCES.
 WATER SUPPLY: NONE / WASTE WATER: NONE / PLUMBING: NONE
ADA COMPLIANCE
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. THIS FACILITY SHALL MEET OR EXCEED ALL ADA AND FCC REGULATORY REQUIREMENTS

 DIAL TOLL FREE
 1-800-227-2600
 AT LEAST TWO WORKING DAYS BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
COMPLIANCE NOTES



VICINITY MAP SCALE: NTS

ARCHITECT
 PB TELECOM
 201 E CENTER ST, SUITE 510
 ANAHEIM, CA 92805
 TEL: 714.533.2800
 FAX: 714.533.0824
 CONTACT: MIKE COX

AGENT FOR APPLICANT
 LAND USE & DEVELOPMENT CONSULTING
 11318 ROLLING HILLS DRIVE
 EL CAJON, CA 92020
 TEL: 619.987.8288
 FAX: 619.579.2288
 CONTACT: MARK J. UTHMAN

PROJECT TEAM

SITE NAME:
 I-905 / WEST OTAY MESA

CONSTRUCTION AREA:
 APPROX. 500 SQ. FT.

SITE NUMBER:
 BU 880235

SITE ADDRESS:
 NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

COORDINATES:
 LAT: 32°33'53.14"N
 LONG: 117°07'33.05"W
 ELEV (AMSL): 520.61'

PARCEL NUMBER:
 645-080-38 and 39

ZONING:
 RM-1-1
 FAA - PART 77

JURISDICTION:
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101
 TEL: 619.446.3000

APPLICANT/TOWER OWNER:
 CROWN CASTLE INTERNATIONAL
 510 CASTILLO STREET
 SUITE 303
 SANTA BARBARA, CA 93101
 CONTACT: JON DOWD
 CONTACT TEL: 805.957.1375

LAND OWNER:
 SANTEE INVESTMENTS INC.
 5104 LINDA VISTA ROAD, #1000
 SAN DIEGO, CA 92110
 TEL: ---
 CONTACT: ---

POWER COMPANY:
 SDGE

TELEPHONE COMPANY:
 PAC BELL

BUILDING CODE:
 USE GROUP: D
 CONST. TYPE: V-N

PROJECT SUMMARY

GENERAL PROJECT DESCRIPTION:
 THIS PROJECT CONSISTS OF A CONDITIONAL USE PERMIT, SITE DEVELOPMENT PERMIT AND PLANNED DEVELOPMENT PERMIT FOR AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY (EX. CUP #95-0351-71). THE EXISTING FACILITY CONSISTS OF A 40'-0" STEALTH FLAGPOLE AND OUTDOOR EQUIPMENT CABINETS ENCLOSED WITHIN A WALLED / FENCED COMPOUND. THE COMPOUND CURRENTLY TAKES ADVANTAGE OF EXISTING TOPOGRAPHY AND LANDSCAPE PLANT MATERIAL TO FURTHER DISGUISE ITS PRESENCE. ADDITIONAL LANDSCAPE PLANT MATERIAL WILL BE ADDED TO HELP SCREEN THE EX. COMPOUND. A NEW 6'X10' FLAG WILL REPLACE THE EXISTING AND NEW NO ADDITIONAL UTILITIES WILL BE REQUIRED.
REQUIREMENTS
 HEIGHT: DEVIATION FROM ZONE 30'-0" REQUIREMENT
 EQUIPMENT ENCLOSURE: DEVIATION FROM THE 250 SQ. FT. MAX. EQUIPMENT ENCLOSURE SIZE
 SETBACKS: DEVIATION BY "ENCROACHMENT" INTO DESIGNATED SETBACKS
 DESIGN: DEVIATION FROM THE "FLAGPOLE" SHALL MAINTAIN A TAPERED DESIGN REQUIREMENT
EXISTING BARRIER
 SPRINT
EXISTING ANTENNA INFORMATION
 SIZE: 4'-6" H x 6" W x 2" D
 QUANTITY: 6
EXISTING TRANSMIT POWER & FREQUENCIES
 TRANSMIT: 831-888, 935-940, 1990-1995 MHz
 RECEIVE: 806-824, 896-901, 1910-1915 MHz
 ERP: 100 WATTS MAX
CO-LOCATION
 THIS IS A CO-LOCATION FACILITY
PROJECT DESCRIPTION

SHEET NUMBER	DESCRIPTION	REV.	DATE
T-1	TITLE SHEET		
L-1	LANDSCAPE PLAN		
L-2	EX. IRRIGATION PLAN		
L-3	LANDSCAPE NOTES AND DETAILS		
BNP-1	POST CONSTRUCTION BMP		
A-1	SITE PLAN		
A-2	ENLARGED SITE PLAN		
A-3	SOUTH ELEVATION, WEST ELEVATION		
A-4	NORTH ELEVATION, EAST ELEVATION, EX. ANTENNA MOUNT DETAIL		

SHEET INDEX

DOCUMENT REVIEW
 THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

CROWN PROP.	DATE
CROWN RP.	DATE
CROWN NETDPS.	DATE
CROWN CONST.	DATE
INTERCONNECT.	DATE
CROWN DEV. MGR.	DATE
PROPERTY OWNER.	DATE
VENDOR SITE ACC.	DATE
PLANNING.	DATE

APPROVALS

SITE NAME
I-905 / WEST OTAY MESA

SITE NUMBER
BU 880235

POST JOB NUMBER
270689

IN HOUSE
 DRAWN BY: MT
 CHECKED BY: JRL

SITE ADDRESS
 NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1

PLOT SCALE: 1:1 @ 24" x 36"; 1:2 @ 11" x 17"



CROWN CASTLE INTERNATIONAL
 610 CASTILLO STREET, SUITE 308
 SANTA BARBARA, CA 93101
 PHONE 805.967.1376
 FAX 724.416.4739

PB TELECOM, INC.



1155 E. LINCOLN AVE. ANAHEIM, CA 92805
 (714) 533-2800
 (714) 533-0634

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REVISIONS	
NO.	DATE
1	05/04/07 ISSUED FOR CLIP REVENAL
2	11/26/08 CD FINAL REV 1
3	20/02/09 CD FINAL REV 2
4	29/MAR/10 CD FINAL REV 3
5	17/JUN/10 CD FINAL REV 4

SITE NAME

I-905 WEST OTAY MESA

SITE NUMBER

BU 880236

FOR JOB NUMBER

270689

SITE ADDRESS

NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

SHEET TITLE

LANDSCAPE PLAN
 LANDSCAPE NOTES

SHEET NUMBER

L-1

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

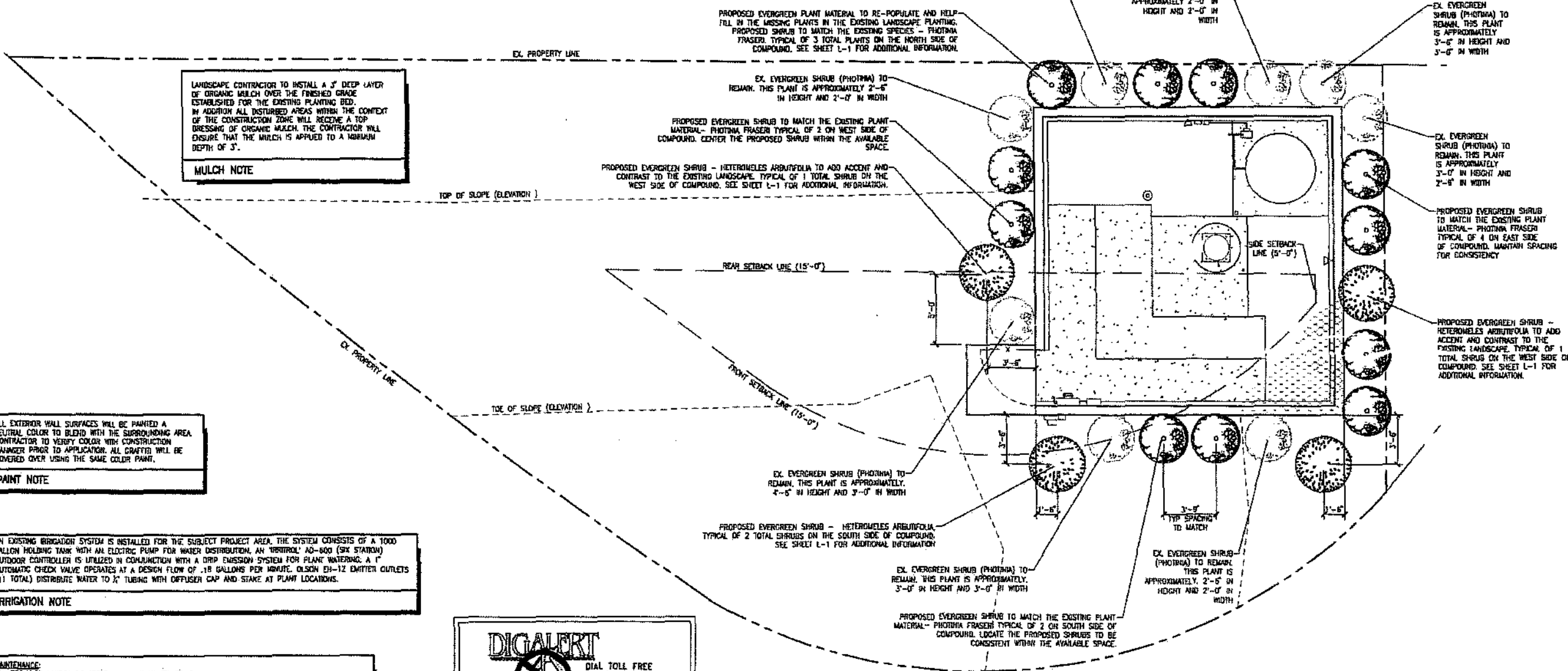
LANDSCAPE CONTRACTOR TO BID WALK PROJECT PRIOR TO BID SUBMISSION. BID WALK WILL DETERMINE IF ADDITIONAL EXISTING PLANT MATERIAL MUST BE REPLACED TO COMPLETE THE LANDSCAPE DESIGN AS INTENDED.

EXISTING PLANT NOTE

PHOTINIA FRASERI - IS A BROADLEAF EVERGREEN SHRUB CAPABLE OF ATTAINING A MATURE HEIGHT OF 10'-0". THE MATURE SPREAD OF A SINGLE SPECIMEN CAN BE UP TO 10'-0". THE PROPOSED PHOTINIA WILL BE USED TO RE-POPULATE AND FILL IN THE EXISTING LANDSCAPE PLANTING. THE SELECTED PLANT MATERIAL WILL FUNCTION AS A VISUAL SCREEN FOR THE COMPOUND AT GROUND LEVEL.

HETEROMELES ARBUTIFOLIA - IS A BROADLEAF EVERGREEN SHRUB, NATIVE TO SOUTHERN CALIFORNIA AND CAPABLE OF ATTAINING A MATURE HEIGHT OF 10'-0" WITH A 6'-0" SPREAD. THE TOYON WILL FUNCTION AS A CONTRASTING ELEMENT TO THE EXISTING PLANT MATERIAL HELPING TO SCREEN THE COMPOUND AT GROUND LEVEL AND ONCE ESTABLISHED PROVIDE A DROUGHT TOLERANT SPECIES.

PLANT LEGEND								
SYMBOL	REMARKS	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	MATURE SIZE	FORM / FUNCTION
EVERGREEN SHRUBS								
	EX. PLANTS TO REMAIN	PHOTINIA FRASERI	PHOTINIA	8	VARIES	INSTALLED	10'-0" HGT 10'-0" WIDTH	BACKGROUND PLANT VISUAL SCREEN
	PROPOSED / REPLACEMENT SHRUB	1) PHOTINIA FRASERI 2) HETEROMELES ARBUTIFOLIA 3) RHUS INTEGRIFOLIA	PHOTINIA TOYON LEMONADE BERRY	11	15 GAL.	NURSERY STOCK	10'-0" HGT 10'-0" WIDTH	BACKGROUND PLANT VISUAL SCREEN
	PROPOSED SHRUB	1) HETEROMELES ARBUTIFOLIA 2) RHUS INTEGRIFOLIA 3) TECOMA STANS	TOYON LEMONADE BERRY YELLOW BELLS	4	15 GAL.	NURSERY STOCK	10'-0" HGT 6'-0" WIDTH	NATIVE PLANT, TALL SCREEN, DESIGN CONTRAST



LANDSCAPE CONTRACTOR TO INSTALL A 3" DEEP LAYER OF ORGANIC MULCH OVER THE FINISHED GRADE ESTABLISHED FOR THE EXISTING PLANTING BED. IN ADDITION ALL DISTURBED AREAS WITHIN THE CONTEXT OF THE CONSTRUCTION ZONE WILL RECEIVE A TOP DRESSING OF ORGANIC MULCH. THE CONTRACTOR WILL ENSURE THAT THE MULCH IS APPLIED TO A MINIMUM DEPTH OF 3".

MULCH NOTE

ALL EXTERIOR WALL SURFACES WILL BE PAINTED A NEUTRAL COLOR TO BLEND WITH THE SURROUNDING AREA. CONTRACTOR TO VERIFY COLOR WITH CONSTRUCTION MANAGER PRIOR TO APPLICATION. ALL GRAFTS WILL BE COVERED OVER USING THE SAME COLOR PAINT.

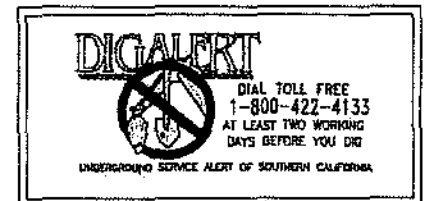
PAINT NOTE

AN EXISTING IRRIGATION SYSTEM IS INSTALLED FOR THE SUBJECT PROJECT AREA. THE SYSTEM CONSISTS OF A 1000 GALLON HOLDING TANK WITH AN ELECTRIC PUMP FOR WATER DISTRIBUTION, AN 'ORBITROL' AD-800 (5/8" STATION) OUTDOOR CONTROLLER IS UTILIZED IN CONJUNCTION WITH A DRIP EMISSION SYSTEM FOR PLANT WATERING. A 1" AUTOMATIC CHECK VALVE OPERATES AT A DESIGN FLOW OF .18 GALLONS PER MINUTE. OLSON EH-12 EMITTER OUTLETS (11 TOTAL) DISTRIBUTE WATER TO 1/2" TUBING WITH DIFFUSER CAP AND STAKE AT PLANT LOCATIONS.

IRRIGATION NOTE

MAINTENANCE:
 ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF WEEDS AND LITTER AND ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LANDSCAPE MAINTENANCE NOTE





CROWN CASTLE INTERNATIONAL
 600 CASTLE STREET, SUITE 303
 SANTA BARBARA, CA 93101
 PHONE 808.957.1576
 FAX 724.416.4739

SYMBOL	MFG.	MODEL NUMBER	DESCRIPTION
⊙	OLSON	8" VALVE BOX WITH OSH-12 MULTI-OUTLET DISTRIBUTION DEVICE	DRIP EMITTERS
⊗		MAINLINE SHUT-OFF VALVE	IN-LINE VALVE, MAIN SHUT-OFF AT TANK
⊕	UNKNOWN	1" CHECK VALVE	IN-LINE CHECK VALVE WITH PRESSURE REGULATOR BELOW GRADE IN 18" CARSON VALVE BOX
⊖	UNKNOWN	UNKNOWN	QUICK COUPLER VALVE BELOW GRADE IN 8" CARSON VALVE BOX
⊞	IRRIROL	AD-600	6-STATION OUTDOOR CONTROLLER
—		SCH 40 PVC	MAINLINE 24" BELOW GRADE UNDER PAVING IN SLEEVES
—		SCH 40 PVC	1" LATERAL LINE 12" BELOW GRADE
—		SCH 40 PVC	3/4" LATERAL LINE 12" BELOW GRADE
—			DISTRIBUTION TUBE 1/4" PLASTIC TUBING FROM EH-12

IRRIGATION SYMBOLS

IRRIGATION DESIGN ZONE PARAMETER:
 ZONE 1 - .18 GAL./MIN. OR 11 GAL./HR. WATERING
 WILL BE SCHEDULED TO OCCUR THREE A DAY = 22
 GALLONS OF WATER USED PER DAY

THE EXISTING IRRIGATION SYSTEM OPERATES ON A SINGLE DESIGN ZONE. THE AMOUNT OF WATER USED IN A SINGLE DAY IS 22 GALLONS. THE EXISTING HOLDING TANK HAS A CAPACITY OF 1000 GALLONS. AT 22 GALLONS PER DAY THE TANK SHOULD BE REFILLED ON A ROTATING 45 DAY SCHEDULE. THE ESTIMATED WATER USE ON AN ANNUAL BASIS TO ESTABLISH AND MAINTAIN PLANT MATERIAL = 8,100 GALLONS

WATER USE CALCULATION

IRRIGATION GENERAL NOTES

SCOPE OF WORK

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC., TO UPGRADE THE PROJECT "PER PLAN."
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.

CODES

1. ALL INSTALLATION AND MATERIALS SHALL BE AS PER LOCAL CODES AND ORDINANCES. PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED AS WAIVING ANY SUCH REQUIREMENTS.

MATERIALS

1. ALL MAINLINE PIPES TO BE SCH. 40 PVC
2. ALL LATERAL LINES TO BE SCH. 40 PVC
3. REPLACE ANY DEFECTIVE EQUIPMENT WITH IDENTICAL OR MANUFACTURERS EQUAL MODEL
4. ALL DIRECT BURIAL CONTROL WIRE SHALL BE 24V, SINGLE CONDUCTOR SOLID COPPER, U.L. CERTIFIED AND APPROVED. 14 GA MIN PILOT WIRE PER MANUFACTURER'S RECOMMENDATIONS. 12 GA MIN FOR COMMON GROUND WIRE.

TESTING

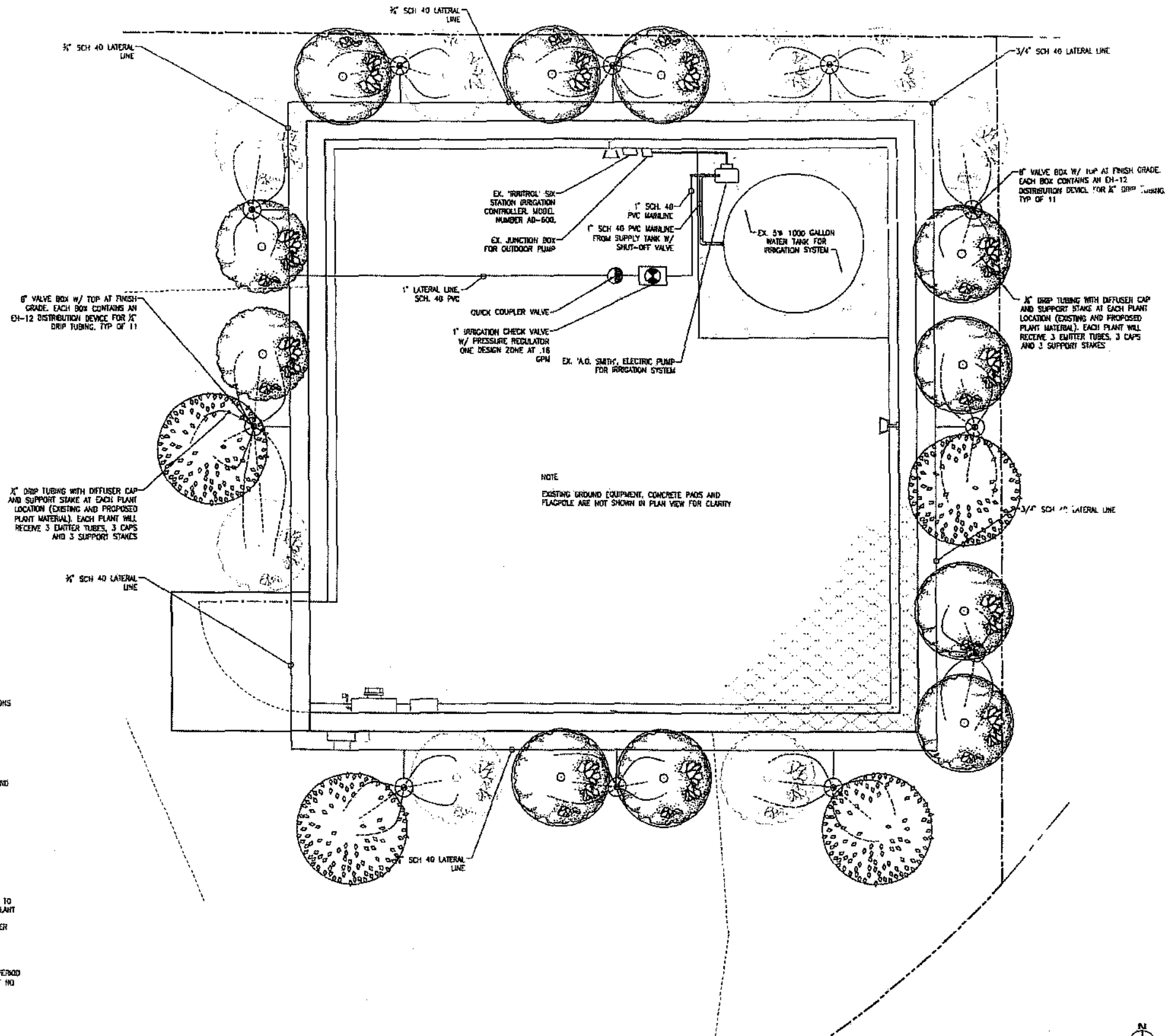
1. IRRIGATION HOLDING TANK TO BE FILLED
2. EX. MAINLINE SHALL BE PRESSURE CHECKED TO ENSURE THERE ARE NO LEAKS
3. ALL LATERAL ZONES SHALL BE PRESSURE CHECKED TO ENSURE THERE ARE NO LEAKS
4. LATERAL LINES AND EMITTER HEADS SHALL BE FLUSHED PRIOR TO INSTALLATION OF NEW DRIP TUBING
5. THE ABOVE TESTING SHALL BE COMPLETE PRIOR TO PLANTING NEW LANDSCAPE PLANT MATERIAL.

SYSTEM TEST

1. WHEN THE DRIP SYSTEM IS FULLY FUNCTIONAL, THE CONTRACTOR SHALL PERFORM A CONTROLLED ZONE TEST TO DETERMINE THAT THE EXISTING SYSTEM PERFORMS TO THE MANUFACTURER'S SPECIFICATIONS INSURING THAT PLANT COVERAGE IS COMPLETE AND ADEQUATE.
2. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER PRIOR TO FINALIZING THE PROJECT.

GUARANTEE

1. THE CONTRACTOR SHALL GUARANTEE SYSTEM AGAINST DEFECTIVE INSTALLATION AND DEFECTIVE PARTS FOR A PERIOD OF 12 MONTHS. DURING THIS TIME REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



NOTE
 EXISTING GROUND EQUIPMENT, CONCRETE PADS AND FLAGPOLE ARE NOT SHOWN IN PLAN VIEW FOR CLARITY

PB TELECOM, INC.

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 714.835.0824

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REVISIONS	
NO.	DATE
△ 05/04/07	ISSUED FOR CLIP RENEWAL
△ 15/02/08	CD FINAL REV 1
△ 20/02/09	CD FINAL REV 2
△ 25/04/10	CD FINAL REV 3
△ 17/08/10	CD FINAL REV 4

SITE NAME
905 / WEST OTAY MESA

SITE NUMBER
BU 880235

PBT JOB NUMBER 270689 **IN HOUSE**

DRAWN BY JRL **CHECKED BY** JRL

SITE ADDRESS
 NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

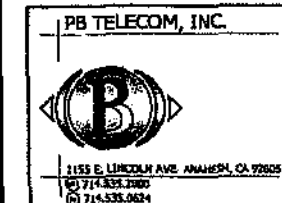
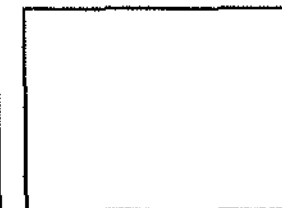
SHEET TITLE
 EX. IRRIGATION PLAN
 IRRIGATION NOTES

SHEET NUMBER
L-2

SCALE
 1" = 10'-0"



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REVISIONS	
NO.	DATE
1	05/04/07 ISSUED FOR CUP REVIEW
2	15/02/08 CD FINAL REV 1
3	20/02/09 CD FINAL REV 2
4	29/04/10 CD FINAL REV 3
5	17/01/10 CD FINAL REV 4

SITE NAME
I-905 / WEST OTAY MESA

SITE NUMBER
BU 880236

PET JOB NUMBER **270889** IN HOUSE
 DRAWN BY **MT**
 CHECKED BY **JRL**

SITE ADDRESS
 NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

SHEET TITLE
**LANDSCAPE NOTES
 LANDSCAPE DETAILS**

SHEET NUMBER

L-3

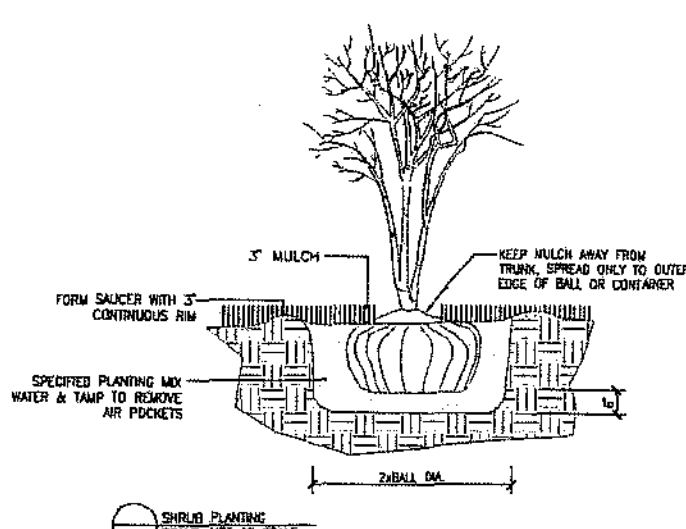
PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

LANDSCAPE SPECIFICATIONS

- 1.00 GENERAL
- 1.01 LANDSCAPE PLAN IS BASED ON SITE PLAN PROVIDED BY PB TELECOM. ALL SITE PLAN DIMENSIONS AND CONDITIONS, BUILDING DIMENSIONS, AND SITE DEVELOPMENT SHOULD BE VERIFIED PRIOR TO INSTALLATION.
- 1.02 SCOPE OF WORK
 FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH SOIL PREPARATION, PLACEMENT AND GRADING OF TOPSOIL, MATERIAL, PLACEMENT AND GRADING OF FILL MATERIAL (IF REQUIRED), PLACEMENT OF SPECIFIED PLANT MATERIAL, FERTILIZERS, STAKING AND MULCH, PROTECTION, MAINTENANCE, GUARANTEE, CLEANUP, DEBRIS REMOVAL, AND RELATED ITEMS NECESSARY OR INCIDENTAL TO COMPLETE THE WORK SHOWN AND SPECIFIED. OBTAIN NECESSARY PERMITS AND INSTALL PER LOCAL MUNICIPAL CODE AS WELL AS NEIGHBORHOOD CODES, COVENANTS AND RESTRICTIONS AND PER MANUFACTURER RECOMMENDATIONS WHERE APPLICABLE.
- 1.03 SITE PREPARATION
 A) PROTECT EXISTING TREES AND SHRUBS TO REMAIN ON SITE DURING CONSTRUCTION. HAND DIG CAREFULLY AROUND EXISTING TREES AND SHRUBS TO AVOID INJURY TO ROOTS, BARK AND SOIL COMPACTION. FOR DAMAGES FOR LOSS OR INJURY SEE (3.08, B). APPLY "PHC MYCORRHIZAL VERTICULT" OR APPROVED EQUIVALENT WITHIN DRIP LINE AND 10' BEYOND, PER MANUFACTURER'S RECOMMENDATIONS FOR EXISTING TREES AND VEGETATION AREAS TO REMAIN WITHIN 10' OF CONSTRUCTION ACTIVITY.
 B) PRUNE DEAD WOOD OUT OF TREES AND SHRUBS AND REMOVE FROM SITE.
 C) THE SITE TO BE CLEARED AND GRUBBED OF ALL NOXIOUS WEEDS, PAVING, GRAVEL BASE AND OTHER DEBRIS NOT TO REMAIN. GRADES ARE TO BE SET PRIOR TO LANDSCAPE INSTALLATION.
 D) SUBGRADES TO BE PROVIDED WITHIN .10 FOOT MINUS DEPTH OF MULCH SPECIFIED.
- 1.04 RESPONSIBILITY
 A) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTY, EXISTING PLANT MATERIAL DESIGNATED FOR PRESERVATION, AND THE SAFETY OF THE GENERAL PUBLIC.
 B) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL OTHER TRADES AS NEEDED.
 C) UTILITIES: THE LANDSCAPE CONTRACTOR SHALL CALL THE UNDERGROUND UTILITIES LOCATOR SERVICE PRIOR TO COMMENCING WORK. HE SHALL BE HELD RESPONSIBLE FOR PROTECTION OF, AND ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES. HE SHALL VERIFY THE LOCATION OF UTILITIES WITH THE GENERAL CONTRACTOR.
- 1.05 VERIFICATION OF EXISTING CONDITIONS
 A) BEFORE PROCEEDING WITH ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PERTAINING TO THE LOCATION OF WALKS, VAULTS, LIGHT STANDARDS, HYDRANTS, AND ANY OTHER EXISTING CONDITIONS, INCLUDING ADVERSE DAMAGE. SHOULD ANY ERRORS OR CONFLICTS IN DRAWINGS OR SPECIFICATIONS OCCUR, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- 1.06 SPECIFICATIONS & STANDARDS
 A) ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE CITY AND REGIONAL STANDARDS.

- 2.00 MATERIALS
- 2.01 PLANT MATERIAL SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN GRADES AND STANDARDS AS PUBLISHED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" AND AS NOTED ON DRAWING AND AS FOLLOWS:
 A) TREES TO BE SELF-SUPPORTING, WITH FULL HEADS AND LEADERS IN FACT.
 B) ALL SHRUBS, TREES, AND GROUND COVER TO BE FULL AND BUSHY. ALL TREES TO BE STRAIGHT TRUNK WITH LEADER IN FACT, EXCEPT MULTI-TRUNK TREES, WHICH MAY HAVE IRREGULAR TRUNKS. ALL ROOT BALLS SHALL BE IN FACT AND HAVE NO MORE THAN 10% CLAY AND/OR SILT CONTENT AND BE FREE OF WEEDS.
 C) PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE LANDSCAPE ARCHITECT AND/OR OWNER DUE TO CONDITIONS, FORM, OR DAMAGE, BEFORE OR AFTER PLANTING.
 D) MINIMUM TREE SEPARATION DISTANCES SHALL BE AS FOLLOWS: TRAFFIC SIGNALS = 20'-0", UNDERGROUND UTILITIES = 5'-0" (10'-0" FOR SEWER), ABOVE GROUND UTILITY STRUCTURES = 10'-0", DRIVEWAY ENTRIES = 10'-0" AND INTERSECTIONS (I.E. THE INTERSECTING CURB LINES OF TWO STREETS) = 25'-0"
- 2.02 TOPSOIL
 A) THREE-WAY TOPSOIL MIX OR APPROVED EQUIVALENT.
- 2.03 FILL MATERIAL
 A) SANDY LOAM MATERIAL WITH LESS THAN 10% CLAY AND/OR SILT CONTENT AND FREE OF ROCK AND DEBRIS OVER 2" INCH DIAMETER.
- 2.04 SOIL DRAINAGE AMENDMENT
 A) SOIL DRAINAGE AMENDMENT SHALL BE "BUCKSHOT" 50/50 MIX OF WASHED SAND & 1/4 INCH MINUS PEA GRAVEL.
- 2.05 COMPOSTED MULCH
 A) APPROVED ACCEPTED LOCAL EQUIVALENT.
- 2.06 FERTILIZERS & AMENDMENTS
 A) PLANT HEALTH CARE, INC. (800-421-9051) OR APPROVED EQUAL SOIL CONDITIONERS AND FERTILIZERS FOR ALL SHRUB, TREE AND GROUND COVER PLANTINGS. HEALTHY START 12-8-8 MAGRO GROWTH FERTILIZER PLANTING TABLETS. APPLY PER MANUFACTURER WRITTEN RECOMMENDATIONS.
 B) PLANT HEALTH CARE, INC. (800-421-9051) "MYCORRHIZAL VERTICULT" OR APPROVED EQUIVALENT. APPLY WITHIN DRIP LINE OF EXISTING TREES AND SHRUBS AND 10' BEYOND, IN AREAS DISTURBED BY CONSTRUCTION, PER MANUFACTURER'S RECOMMENDATIONS.
- 2.07 EROSION CONTROL NETTING
 A) LANDLOK 4070R/4070T DEGRADABLE EROSION CONTROL BLANKET (OR APPROVED EQUIVALENT) MADE OF POLYPROPYLENE MESH.

- 3.00 EXECUTION
- 3.01 SOIL PREPARATION
 A) WHERE TOPSOIL HAS BEEN REMOVED OR DISTURBED, PREPARE PLANTER BEDS AS FOLLOWS: COARSE TILL TO A DEPTH OF 12 INCHES THEN APPLY A MINIMUM OF 3 INCHES (AFTER COMPACTION) OF APPROVED COMPOSTED MULCH. THEN APPLY 6 INCHES OF SPECIFIED TOPSOIL. TO PROVIDE FOR EASE OF GRADING AND A HEALTHY TOPSOIL MEDIUM. IF HEAVY CLAY IS ENCOUNTERED, EITHER REMOVE CLAY OR TILL IN ALL OF THE FOLLOWING: 2 INCHES COMPOSTED MULCH, 2 INCHES SOIL DRAINAGE AMENDMENT AS SPECIFIED AND ABOVE SPECIFIED AMENDMENTS, INSTEAD OF THE 3 INCHES OF COMPOST, THEN APPLY TOPSOIL AS SPECIFIED ABOVE. REMOVE ALL DEBRIS AND ROCK OVER 2".
- 3.02 ROUGH GRADING
 A) ALL AREAS SHALL BE ROUGH GRADED WITHIN .10 FOOT BEFORE PLANTING. ALL GRADES SHALL PRODUCE POSITIVE DRAINAGE AWAY FROM BUILDING AND THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER. AREAS SHALL BE GRADED SUCH THAT NEW GRADES MEET AND BLEND NATURALLY WITH THE EXISTING GRADES. ON SLOPES GREATER THAN 2:1, INSTALL SPECIFIED EROSION CONTROL NETTING PER MANUFACTURER RECOMMENDATIONS.
- 3.03 FINISH GRADES
 A) FINISH GRADES ARE TO FOLLOW SITE GRADING PLAN AND EDGE DETAILS AS SPECIFIED AND MOUND A MINIMUM OF 6 INCHES IN THE CENTER OF THE BED FROM THE TOP OF CURB AND/OR PAVING AND/OR TOP OF LAWN.
- 3.04 PLANTING, GUYING AND STAKING (PER DETAILS AND AS FOLLOWS).
 A) PLANT ONLY DURING SEASONS OF LOCALLY ACCEPTED PRACTICE.
 B) CROWN OF PLANT SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.
 C) LAYOUT ALL MASS PLANTINGS PER DETAIL AND MAINTAIN A 2' CLEARANCE FOR CURB OVERHANG AND FROM PAVING, WALLS, CURBS AND PROPERTY LINES.
 D) BARE ROOT TREES SHALL BE PLANTED ONLY BETWEEN NOVEMBER 15TH AND MARCH 15TH, AND PLANT PER STANDARD HORTICULTURAL PRACTICES.
 E) IF HEAVY CLAY IS ENCOUNTERED, AMEND PLANT HOLE BACKFILL WITH 50% NATIVE SOIL AND 50% MIX OF COMPOSTED MULCH AND SOIL DRAINAGE AMENDMENT. CREATE DRAINAGE AWAY FROM HOLE IF IT HOLDS WATER.
 F) FERTILIZE ALL PLANTINGS WITH SPECIFIED FERTILIZER OR APPROVED EQUIVALENT AND APPLY PER MANUFACTURER'S RECOMMENDATIONS.
- G) THE LANDSCAPE ARCHITECT SHALL SUPERVISE PRUNING OF TREES AND SHRUBS. LIMIT PRUNING TO THE REMOVAL OF INJURED TWIGS AND BRANCHES, UNLESS OTHERWISE DIRECTED. ALL INJURED TREE ROOTS TO BE PRUNED VERTICALLY WITH A SHARP KNIFE BEFORE PLANTING.
- 3.05 TRANSPLANTING
 A) WHEN POSSIBLE, TRANSPLANT IN THE FALL, WHILE THE ROOTS ARE STILL GROWING, THE TOP GROWTH HAS STOPPED, AND THE LEAVES HAVE FALLEN.
 B) DIG PLANT MATERIAL ALLOWING FOR A ROOT BALL THAT IS THE SAME DIAMETER AS THE PLANT'S DRIP LINE, OR A MINIMUM OF ONE FOOT OF DIAMETER PER CALIPER INCH OF THE TRUNK, TO A DEPTH OF 24 TO 30 INCHES.
 C) TIGHTLY WRAP ROOT BALL WITH BURLAP TO KEEP ROOT BALL INTACT. PROTECT THE ROOTS AT ALL TIMES FROM DRYING AIR, SUN, AND FREEZING TEMPERATURES. "HEEL IN" AND MAINTAIN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
 D) TO REDUCE WATER LOSS BY TRANSPIRATION, APPLY A TRANSPIRATION-REDUCING CHEMICAL, PER MANUFACTURER'S RECOMMENDATIONS, AT TIME OF DIGGING.
 E) REDUCE THE LEAF BEARING SURFACE (BY THROWING OUT) OF BARE ROOT TREES AND SHRUBS BY ABOUT 50%; BALLED & BURLAPPED TREES AND SHRUBS BY ABOUT 25%.
 F) ALL TRANSPLANTED MATERIALS SHALL REQUIRE THE SAME SOIL PREPARATION, PLANTING, AND STAKING AS NEW PLANT MATERIAL.
- 3.06 MULCH / TOP-DRESSING
 A) PROVIDE 2" (AFTER COMPACTION) LAYER OF SPECIFIED COMPOSTED MULCH ON ALL PLANTER BEDS AS A TOP-DRESSING AND WITHIN THE DRIP LINE OF ANY NEW PLANTING WITHIN EXISTING VEGETATION AREA. MAXIMUM DEPTH OF MULCH AT CROWN OF PLANTS TO BE ONE-HALF INCH.
- 3.07 FINAL CLEAN-UP
 A) CLEAN ALL PLANTING AREAS AND FINISH RAKE. WASH CLEAN ALL BUILDING AND PAVING SURFACES THAT WERE AFFECTED BY LANDSCAPE INSTALLATION.
- 3.08 PLANT PROTECTION
 A) PROTECT ALL PLANT MATERIALS, DURING TRANSPORT AND ON SITE, AGAINST HARM FROM WIND, UNUSUAL WEATHER, AND THE PUBLIC IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICE. SPECIAL PLANTING TECHNIQUES, DEFOLIATING, WILT PROOFING, OR SPRAY MISTING MAY BE REQUIRED FOR UNSEASONABLE PLANTING ETC.
 B) LANDSCAPE CONTRACTOR IS LIABLE FOR DAMAGES OF LOSS OR INJURY TO EXISTING TREES AND SHRUBS RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THEM. THE JUST VALUE TO BE DETERMINED BY THE VALUATION OF LANDSCAPE TREES, SHRUBS AND OTHER PLANTS, CURRENT EDITION.
- 4.00 MAINTENANCE
 4.01 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT PERIOD FOR KEEPING ALL PLANTINGS AND WORK INCIDENTAL THEREOF IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING, SPRAYING, AND OTHER NECESSARY OPERATIONS OF CARE FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE. LANDSCAPE CONTRACTOR WILL PERFORM ABOVE MAINTENANCE DUTIES IN ALL LANDSCAPE AREAS UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
 4.02 PATHS, SIDEWALKS AND ALL OTHER PAVED SURFACES SHALL BE KEPT CLEAN WHEN PLANTING AND MAINTENANCE OPERATIONS ARE IN PROGRESS.
 4.03 CROWN CASTLE SELECTS NATIVE ACCLIMATED AND/OR DROUGHT TOLERANT PLANT SPECIES. PLANTINGS ARE INSTALLED ONLY DURING SEASONS OF LOCALLY ACCEPTED PRACTICE. IN THE EVENT OF UNFORESEEN CLIMATOLOGICAL EXTREMES, CROWN CASTLE WILL PROVIDE MANUAL WATERING AS NEEDED.
 4.04 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 OF THE VEGETATION SELECTED.
- 5.00 WARRANTY
 5.01 WARRANTY MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MISSING AND/OR VANDALIZED MATERIALS UNTIL THE PROJECT RECEIVES A FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER.





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 PHONE 805.967.1373
 FAX 724.418.4739

**Lessee's Certificate
 Standard Wireless Facility Project
 for Post Construction BMPs**

I/ we the undersigned as Lessee of a portion of the property described as:
 A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND
 MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

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" BMPs.

I/We certify to the best of my knowledge, 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 swales 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

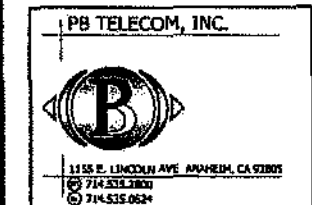
Additionally I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee: Jonathan Dohm Company Name Crown Castle International
(print name)

Lessee: *Jonathan Dohm* Date 11/16/2007
(signature)



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RELEASE	
DATE	
05NOV07	ISSUED FOR CUP REVERSAL
15DEC08	CD FINAL REV 1
20OCT09	CD FINAL REV 2
25MAR10	CD FINAL REV 3
17AUG10	CD FINAL REV 4

SITE NAME
I-905 / WEST OTAY MESA
 SITE NUMBER
BU 880236

PBT JOB NUMBER **270689** IN HOUSE
 DRAWN BY: JRL CHECKED BY: JRL

SITE ADDRESS
 NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

SHEET TITLE
POST CONSTRUCTION BMP

SHEET NUMBER
BMP-1

PLAT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"



CROWN CASTLE INTERNATIONAL
 810 CASTILLO STREET, SUITE 803
 SANTA BARBARA, CA 93101
 PHONE 805.967.1378
 FAX 724.418.4739

PB TELECOM, INC.



1155 E. LINCOLN AVE. ANAHEIM, CA 92805
 TEL 714.944.1988
 FAX 714.935.8624

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RELEASE	
DATE	DESCRIPTION
04OCT07	ISSUED FOR REVIEW
18OCT07	ISSUED FOR CUP RENEWAL
05NOV07	ISSUED FOR CUP RENEWAL
15DEC08	CD FINAL REV 1
20OCT09	CD FINAL REV 2
29MAR10	CD FINAL REV 3
17AUG10	CD FINAL REV 4

SITE NAME
I-905 / WEST OTAY MESA

SITE NUMBER
BU 880235

PET JOB NUMBER IN HOUSE
270689 DRAWN BY: MT
 CHECKED BY: JRL

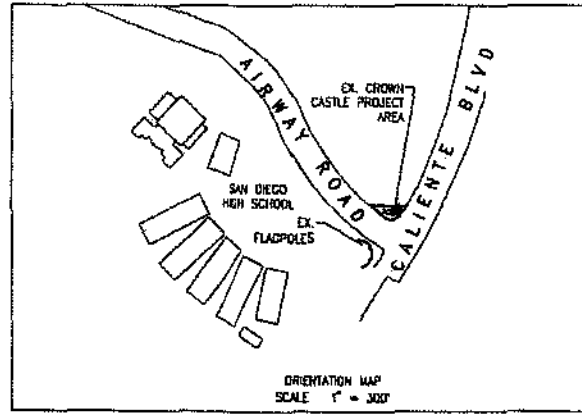
SITE ADDRESS
 NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

SHEET TITLE
SITE PLAN

SHEET NUMBER

A-1

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"



CALTRANS RIGHT OF WAY
 THE EXISTING CONSTRUCTION IS PART OF PHASE 1A OF STATE ROUTE 905 SCHEDULED IMPROVEMENTS
CALTRANS R.O.W. NOTE

ADJACENT PROPERTY NOTE
 THERE ARE NO DAY CARE FACILITIES, ELEMENTARY SCHOOLS, MIDDLE SCHOOLS, SINGLE FAMILY OR MULTI UNIT RESIDENTIAL USES LOCATED WITHIN 100'-0" OF THE EXISTING ANTENNAS.

CONSTRUCTION NOTES
 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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

- NOTES:
1. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY; VERIFY ALL DIMENSIONS.
 2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.
 3. NO SENSITIVE LANDS EXIST ON THE SITE.
 4. NO EASEMENTS EXIST ON THE SITE.
 5. NO ADDITIONAL WIRELESS COMMUNICATION FACILITIES EXIST ON THE SITE.



CROWN CASTLE INTERNATIONAL
 510 CASTILLO STREET, SUITE 303
 SANTA BARBARA, CA 93101
 PHONE 805.887.1370
 FAX 724.418.4739



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RELEASE	
DATE	
04OC107	ISSUED FOR RENEW
18OC107	ISSUED FOR CUP RENEWAL
05NOV07	ISSUED FOR CUP RENEWAL
15OCC08	CD FINAL REV 1
20OCT09	CD FINAL REV 2
29MAR10	CD FINAL REV 3
17MAG10	CD FINAL REV 4

SITE NAME
I-905 / WEST OTAY MESA

SITE NUMBER
BU 880235

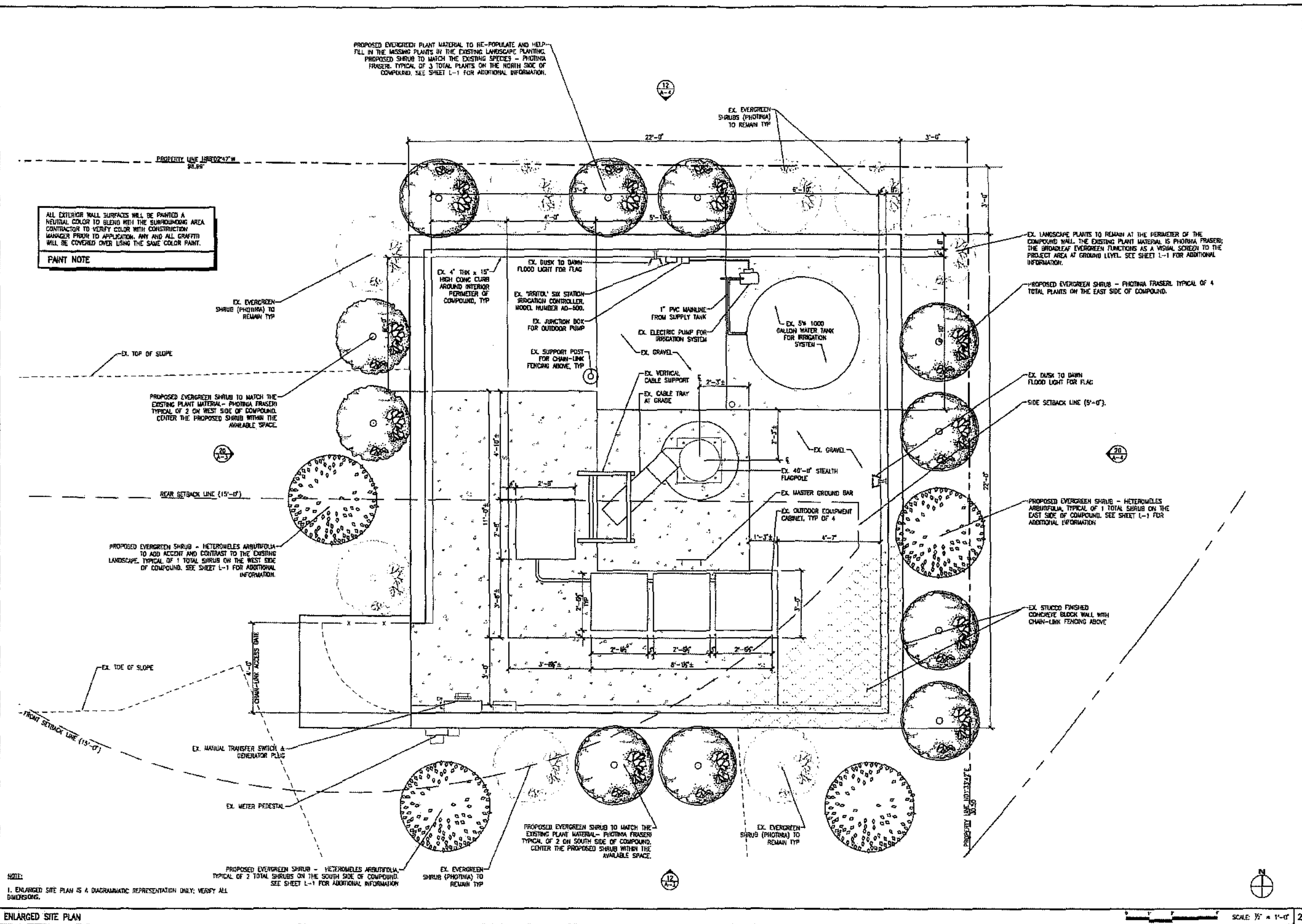
PET JOB NUMBER **IN HOUSE**
270889 **DRAWN BY: MT**
CHECKED BY: JRL

SITE ADDRESS
 NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

PLAT SCALE: 1" = 24' ±; 1/2" = 12' ±



ENLARGED SITE PLAN

NOTE:
 1. ENLARGED SITE PLAN IS A DIAGRAMATIC REPRESENTATION ONLY; VERIFY ALL DIMENSIONS.



CROWN CASTLE INTERNATIONAL
 610 CASTILLO STREET, SUITE 303
 SANTA BARBARA, CA 93101
 PHONE 805.867.1375
 FAX 724.416.4739

PB TELECOM, INC.



1155 E. LINCOLN AVE. ANAHEIM, CA 92801
 714.535.2800
 714.535.0624

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RELEASE	
DATE	
04OCT07	ISSUED FOR REVIEW
18OCT07	ISSUED FOR CUP RENEWAL
05NOV07	ISSUED FOR CUP RENEWAL
15DEC08	CD FINAL REV 1
20OCT09	CD FINAL REV 2
25MAR10	CD FINAL REV 3
17AUG10	CD FINAL REV 4

SITE NAME
I-905 / WEST OTAY MESA

SITE NUMBER
BU 880235

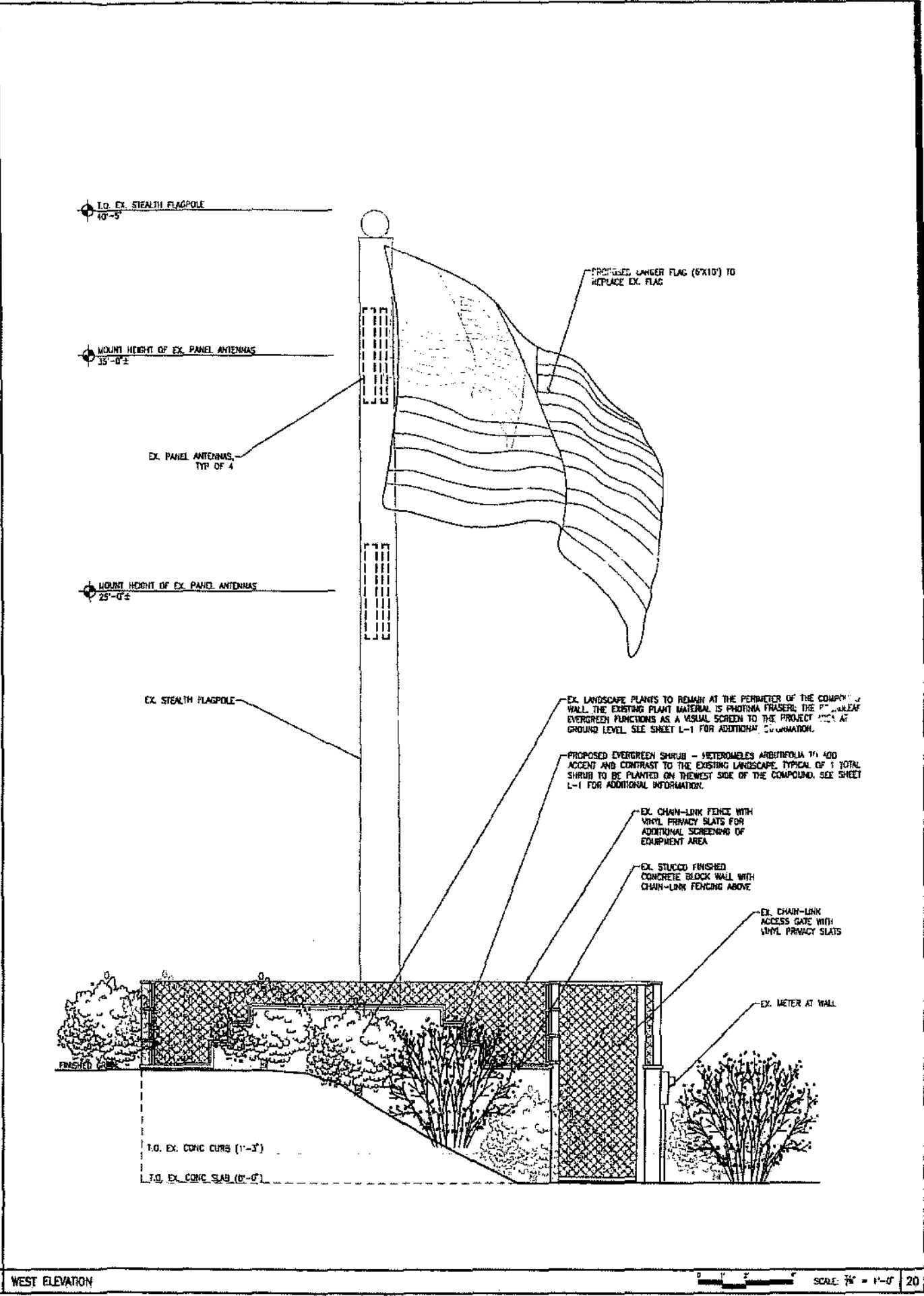
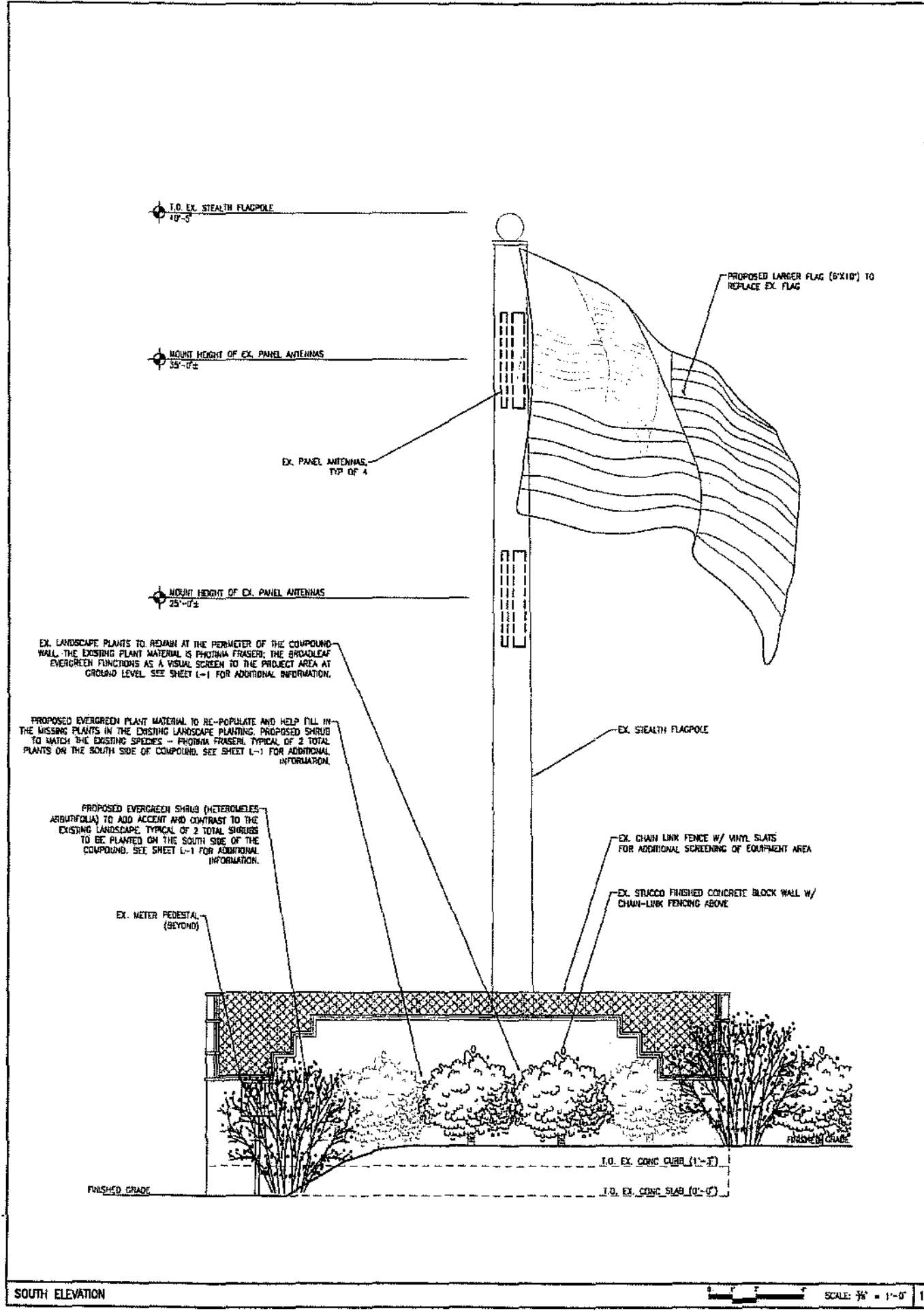
PBT JOB NUMBER **270689** IN HOUSE
 DRAWN BY: MT CHECKED BY: JRL

SITE ADDRESS
 NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

SHEET TITLE
 SOUTH ELEVATION
 WEST ELEVATION

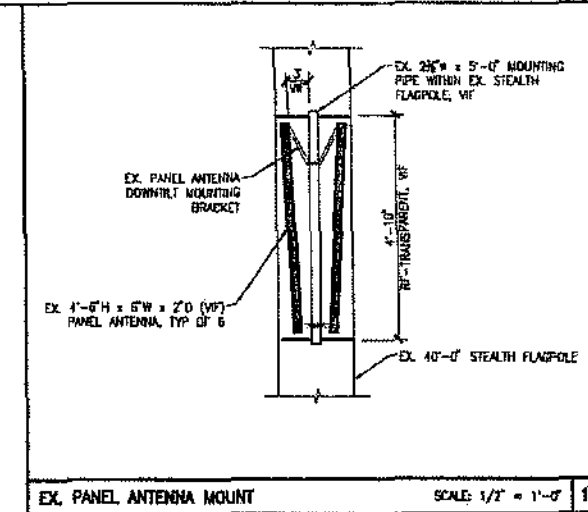
SHEET NUMBER
A-3

PLAT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"





CROWN CASTLE INTERNATIONAL
 610 CASTILLO STREET, SUITE 303
 SANTA BARBARA, CA 93101
 PHONE 805.957.1375
 FAX 724.418.4739



EX. PANEL ANTENNA MOUNT SCALE: 1/2" = 1'-0" 17

PB TELECOM, INC.

 1158 E. LINCOLN AVE ANAHEIM, CA 92805
 714.535.2800
 714.535.0824

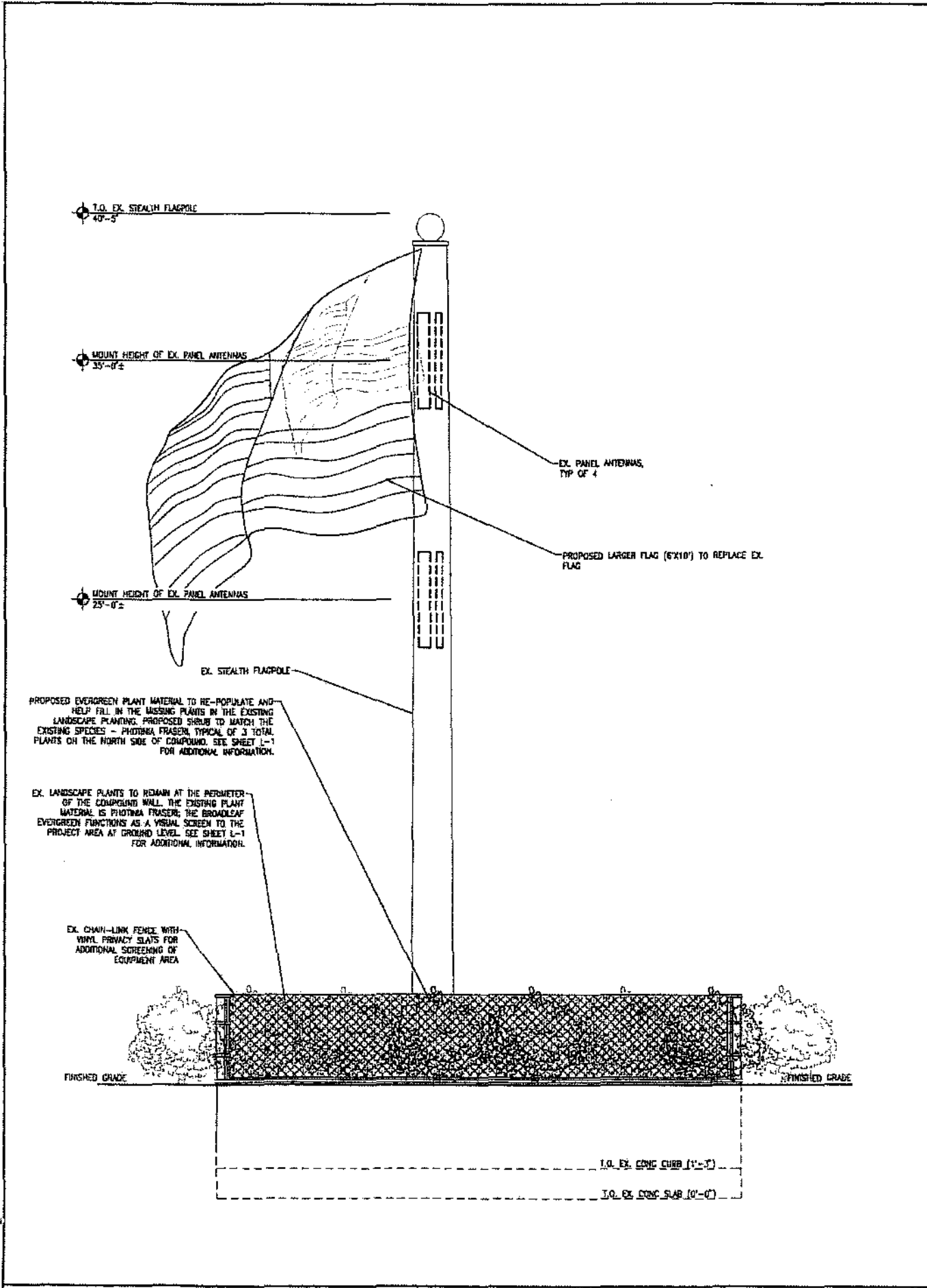
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DATE	RELEASE
04OCT07	ISSUED FOR REVIEW
18OCT07	ISSUED FOR CLIP RENEWAL
05NOV07	ISSUED FOR CLIP RENEWAL
15DEC08	CD FINAL REV 1
20OCT09	CD FINAL REV 2
29MAR10	CD FINAL REV 3
17AUG10	CD FINAL REV 4

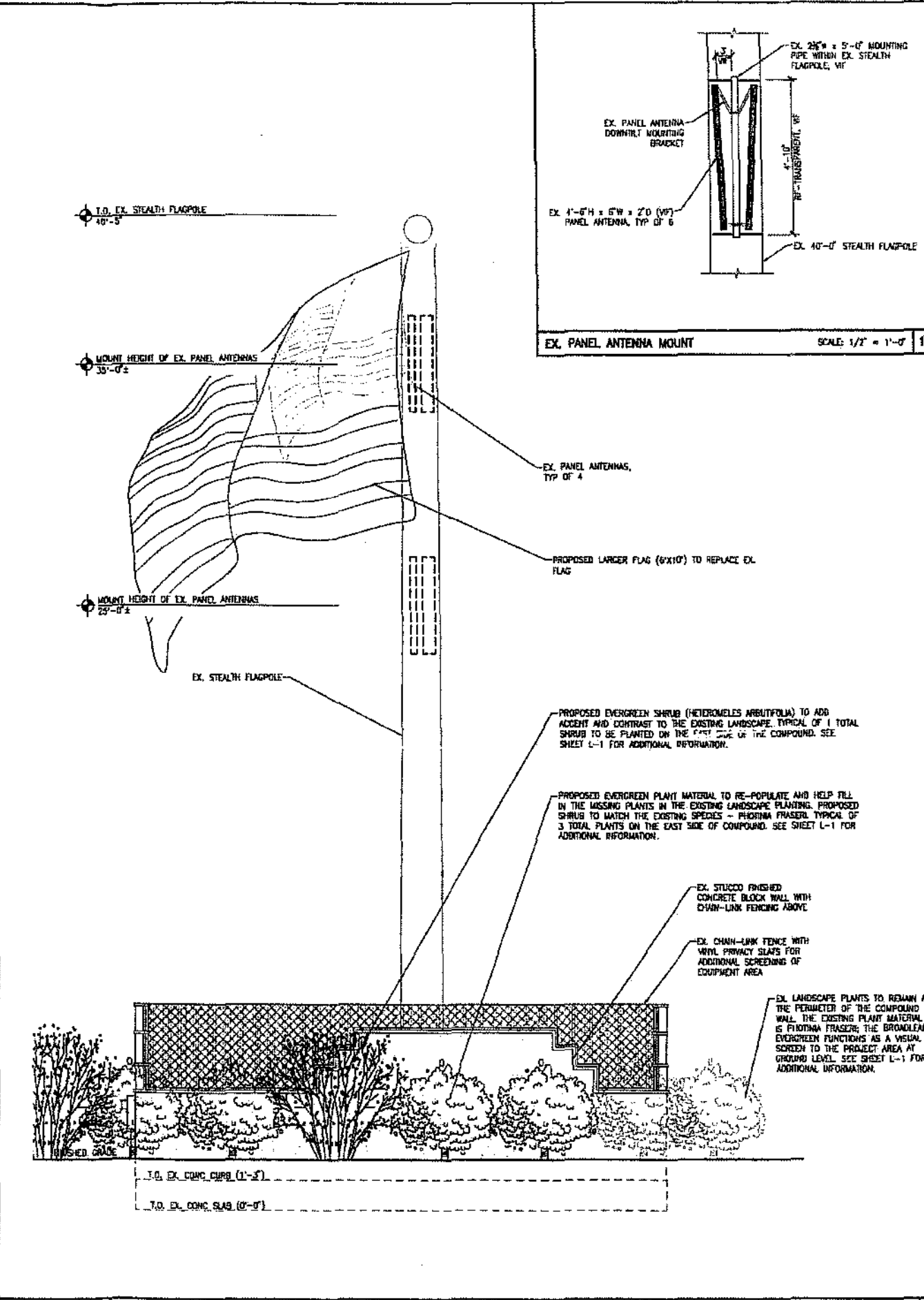
SITE NAME
1-905 / WEST OTAY MESA
 SITE NUMBER
BU 880235
 POT JOB NUMBER **270689** IN HOUSE
 DRAWN BY: MT
 CHECKED BY: JRL
 SITE ADDRESS
 NW CORNER OF AIRWAY RD. & CALIENTE BLVD.
 SAN DIEGO, CA 92173

SHEET TITLE
 NORTH ELEVATION
 EAST ELEVATION
 EX. ANTENNA MOUNT DETAIL
 SHEET NUMBER

A-4
 PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 31"x17"



NORTH ELEVATION SCALE: 3/8" = 1'-0" 12



EAST ELEVATION SCALE: 3/8" = 1'-0" 20



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

**Community Planning
Committee
Distribution Form Part 2**

Project Name : CROWN CASTLE WEST OTAY MESA		Project Number 199779	Distribution Date 01/13/10
Project Scope : OTAY MESA (PROCESS 4) Conditional Use Permit, Site Development Permit and Planned Development Permit for height and setback deviations for an existing wireless communication facility on a 40' pole with 4 panel antennas at the northwest corner of Airway Road and Caliente Boulevard in the RM-1-1 Zone within the Otay Mesa Community Plan. FAA Part 77. Council District 8. Notice Cards=2			
Project Location NORTH OF SAN YSIRO HIGH SCHOOL			
Applicant Name: Mark Linman		Applicant Phone No. 619-997-8288	
Related Projects			
Project Manager Karen Lynch-Ashcraft	Phone Number 446-5351	Fax Number (619) 446-5245	E-mail Address KLynchAsh@sandiego.gov
Community Plan OTAY MESA	Council District 8		
Existing Zone	Proposed Zone	Building Height	Number of Stories
			FAR
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 12	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
Agenda Date: 4/21/10	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS: 5 YEAR CAP			
NAME ROB MIXSON		TITLE CHAIR	
SIGNATURE 		DATE 5/27/10	
<p><i>Attach Additional Pages If Necessary.</i> Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>			



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 1

Project Name : CROWN CASTLE WEST OTAY MESA		Project Number 199779	Distribution Date 01/13/10
Project Scope: OTAY MESA (PROCESS 4) Conditional Use Permit, Site Development Permit and Planned Development Permit for height and setback deviations for an existing wireless communication facility on a 40' pole with 4 panel antennas at the northwest corner of Airway Road and Caliente Boulevard in the RM-1-1 Zone within the Otay Mesa Community Plan. FAA Part 77. Council District 8. Notice Cards=2			
Project Location NORTH OF SAN YSIDRO HIGH SCHOOL			
Applicant Name: Mark Linman		Applicant Phone No. 619-997-8288	
Related Projects			
Project Manager Karen Lynch-Ashcraft	Phone Number (619) 446-5351	Fax Number (619) 446-5245	E-mail Address KLynchAsh@san-diego.gov
Community Plan OTAY MESA	Council District 8	Existing Zone	Proposed Zone
Project Issues (To be completed by Community Planning Committee for initial review):			
Attach Additional Pages If Necessary.		Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

Printed on recycled paper. This information is available in alternative formats for persons with disabilities.
To request this document in alternative format, call (619) 446-5446 or (800) 735-2929 (TT).
Be sure to see us on the WorldWide Web at www.sandiego.gov/development-services

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 199779

PROJECT TITLE: CROWN CASTLE WEST OTAY MESA

PROJECT LOCATION-SPECIFIC: Northwest corner of Airway Road and Caliente Boulevard, San Diego, CA 92173

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) and Planned Development Permit (PDP) for height and setback deviations for an existing wireless communication facility on a 40 foot high stealth flag pole with four panel antennas, and outdoor equipment cabinets enclosed within a walled/fenced compound.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Crown Castle International
Attn: Jonathan Dohm (Financial Responsibility)
510 Castillo Street
Santa Barbara, California 93101
(805) 957-1375

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The proposed project would not have the potential for causing a significant effect on the environment because the existing structure and equipment cabinets are not historic. The project does not propose any grading activities, therefore no impacts into historical and sensitive biological resources would occur.

LEAD AGENCY CONTACT PERSON: Rhonda Benally

TELEPHONE: (619) 446-5468

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Anna L. McPherson / Senior Planner
SIGNATURE/TITLE

02/08/2010
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR: