



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 2, 2010 **REPORT NO. PC-10-101**

ATTENTION: **Planning Commission, Agenda of December 9, 2010**

SUBJECT: SPRINT/CLEARWIRE – ORANGE - PROJECT NO. 212173.
PROCESS 4.

**OWNER/
APPLICANT:** Orange Associates
Sprint and Clearwire

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility located at 5252 Orange Avenue within the City Heights neighborhood of the Mid-City Communities planning area?

Staff Recommendation: Approve Conditional Use Permit No. 794052.

Community Planning Group Recommendation: This project is scheduled to be reviewed by the City Heights Area Planning Committee on December 6. Staff will provide a verbal update at the Planning Commission hearing.

Environmental Review: This project was determined to be exempt per the Categorical Exemption for Existing Facilities, Section 15301 in accordance with State of California Environmental Quality Act (CEQA) Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 4, 2010, and the opportunity to appeal that determination ended October 25, 2010 (Attachment 7).

Fiscal Impact Statement: Sprint/Clearwire 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: None

BACKGROUND

A permit for a Wireless Communication Facility (WCF) at this location was originally issued to Nextel on October 12, 1998, for a total of twelve panel antennas and an equipment cabinet on an apartment complex at 5252 Orange Avenue (Attachments 1, 2 and 3). Eight of the antennas are mounted behind a fiberglass screen and the other four are façade mounted (Attachment 10). Sprint acquired the Nextel network in 2005 and has since been operating as Sprint. Together, Sprint and Clearwire have submitted this application for a CUP to allow modifications to the facility so that Clearwire can offer WiFi in addition to the services Sprint currently offers.

The project site is located in the RM-1-3 Zone in the City Heights Neighborhood of the Mid-City Communities Planning area (Attachment 2). The Land Use Map for the City Heights Plan designates the site for Residential 21-25 du/acre (Attachment 2). Surrounding uses include churches to the north and east, a City park to the south and a single-family residential unit to the west (Attachment 1).

WCF's located within a residential zone are permitted with a Conditional Use Permit (Process 4). The proposed project is consistent with all development regulations of the RM-1-3 Zone and no deviations are required to approve the proposed project.

DISCUSSION

The project site is a high density, multi-story, multi-building apartment complex. Twelve antennas were permitted with the original Nextel permit and Clearwire is requesting to replace three of those antennas with their own panel antennas and add three microwave dishes. Clearwire would also add an equipment cabinet to the equipment room previously built by Nextel. The existing façade mounted antennas located on the northern portion of the complex would be covered with a fiberglass screen so that all antennas associated with this project would be completely screened. Concealing the antennas improves the views from the north, giving that façade a much cleaner appearance (Attachment 8).

Wireless Communication Facilities (WCF) are permitted throughout the City as a separately regulated use by the Wireless Communication Facility regulations, in accordance with Land Development Code (LDC) section 141.0420.

Council Policy 600-43, "Wireless Communication Facilities," assigns preference levels to the locations of WCF. This policy encourages these facilities to be located away from residential uses. Typically, WCF proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower approval process level, such as a Limited Use or Neighborhood Use Permit. In this case, the WCF is existing and has operated with no complaints for the past twelve years. The antennas are located on the roof and will be located behind screens that will be painted and textured to match the building wall. A cumulative model Radio Frequency report will be required prior to any building permits being issued for these modifications.

The proposed project complies with LDC Section 141.0420, which requires a project to be designed to integrate with the structure on which it is proposed through the use of architecture, landscape design and siting solutions.

General Plan Analysis:

The City's General Plan requires that wireless facilities be both minimally visible and visually respectful and compatible with the community. All of the antennas will be located behind screens designed to integrate with the existing apartment complex and the equipment is located in an equipment room on the third floor. Based on the project's design, it is compatible with the City's General Plan. The Mid-City Communities Plan does not address wireless communication facilities.

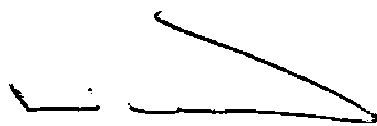
Conclusion:

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The antennas and equipment will not be visible. The proposed project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the Mid-City Communities Plan. Staff has provided draft findings to support approval of the project (Attachment 5), and draft conditions of approval (Attachment 6). Staff is recommending the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve Conditional Use Permit No. 794052, with modifications.**
2. **Deny Conditional Use Permit No. 794052, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Karen Lynch-Ashcraft
Project Manager
Development Services Department

BROUGHTON/KLA

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution
6. Draft Permit
7. Environmental Exemption
8. Photosimulation
9. Photographs
10. Ownership Disclosure Statement
11. Project Chronology
12. Planning Commission Hearing Notice
13. Project Plans

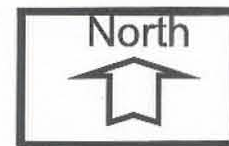
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Aerial Photo

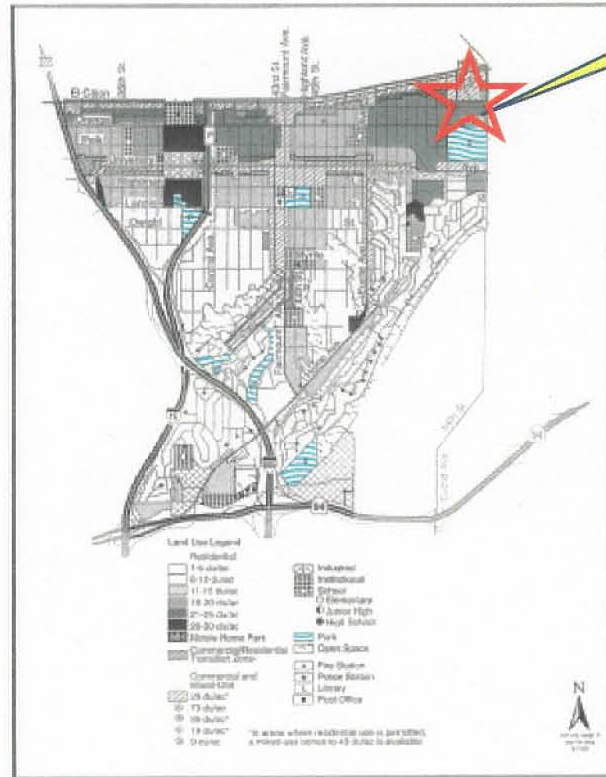
SPRINT/CLEARWIRE – ORANGE PROJECT NUMBER 212173

5252 ORANGE AVENUE



Project Site

Figure 11
City Heights Community Plan Map



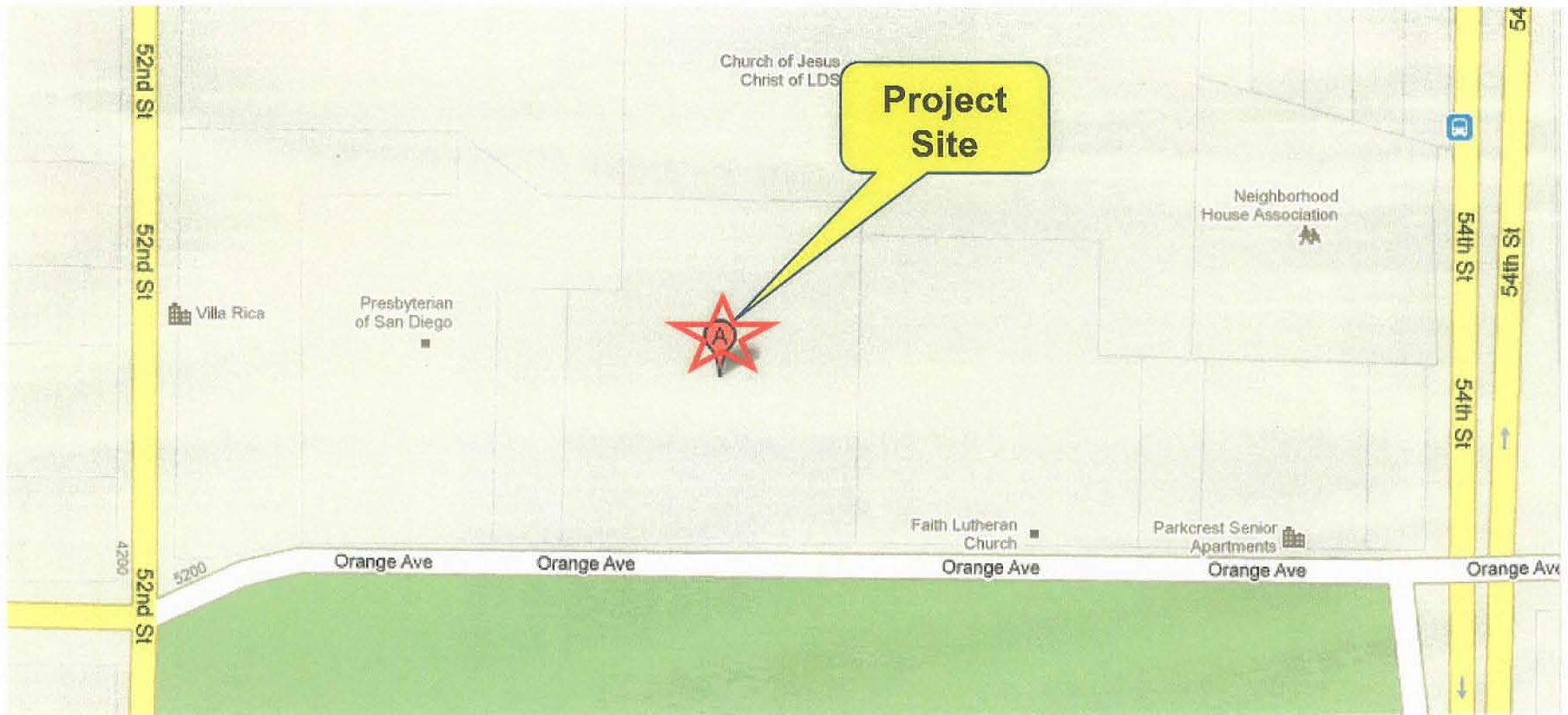
CITY HEIGHTS COMMUNITY PLAN MAP



SPRINT/CLEARWIRE – ORANGE– PROJECT NUMBER 212173

5252 ORANGE AVENUE





Project Location Map

SPRINT/CLEARWIRE – ORANGE- PROJECT NUMBER 212173

5252 ORANGE AVENUE



PROJECT DATA SHEET

PROJECT NAME:	Sprint/Clearwire - Orange	
PROJECT DESCRIPTION:	Modification of an existing wireless communication facility to add 6 new antennas and an equipment cabinet resulting in an overall 15 antennas mounted behind fiberglass screening.	
COMMUNITY PLAN AREA:	Mi-City Communities: City Heights	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential (21-25 dwelling units per acre).	
<u>ZONING INFORMATION:</u>		
ZONE: RM-1-3 HEIGHT LIMIT: 30-Foot maximum height limit. FRONT SETBACK: 15 feet. SIDE SETBACK: 5 feet. REAR SETBACK: 15 feet.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential (21-25 du/acre); RM-1-3.	Church
SOUTH:	City Park; OP-1-1.	City Park
EAST:	Residential (21-25 du/acre); RM-1-3.	Church
WEST:	Residential (21-25 du/acre); RM-1-3.	Single Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The City Heights Area Planning Committee is scheduled to review this project at their December 6, 2010 meeting. A verbal update will be provided at the hearing.	

**PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
CONDITIONAL USE PERMIT NO. 794052
SPRINT/CLEARWIRE – ORANGE
PROJECT NO. 212173
DRAFT**

WHEREAS, Orange Associates, Owner, and Sprint and Clearwire, Permittees, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 794052), on portions of a 2.01 acre site;

WHEREAS, the project site is located at 5252 Orange Avenue in the RM-1-3 zone of the Mi-City Communities Planning area;

WHEREAS, the project site is legally described as Parcel 1 of map No. 9897 in the City of San Diego, County of San Diego, according to the map thereof on file in the Office of the County Recorder of San Diego County;

WHEREAS, on December 9, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 794052 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 4, 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; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated December 9, 2010.

FINDINGS:

Findings for Conditional Use Permit Approval – Section §126.0305

(a) The proposed *development* will not adversely affect the applicable *land use plan*;

The Mid-City Communities Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. All existing and proposed antennas will be concealed behind rooftop fiberglass screening that will be painted and textured to integrate with the building. The existing and proposed equipment is located in a third floor equipment room. The new fiberglass screen will be installed according to mounting standards found both in the Communication Antenna regulations as well

as the Wireless Communication Facility Guidelines; therefore, the Orange project will not adversely affect the Mi-City Communities Plan or the General Plan.

(b) 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) emission 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 that requires Sprint/Clearwire to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

(c) The proposed *development* will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The original Nextel facility was approved on October 12, 1998, prior to any standards being in place for reviewing these facilities. The revised project replaces three of the originally approved twelve antennas and adds three additional antennas and an equipment cabinet. The northern sector of antennas that are currently façade mounted will be covered with a fiberglass screen that will line up with the existing architectural bands and be painted and textured to match the building wall. The requested modifications will enable Clearwire to implement their new technology in San Diego. The project complies with all of the development regulations of the RM-1-3 zone.

(d) The proposed use is appropriate at the proposed location.

The existing project consists of twelve Nextel (now Sprint) panel antennas. The proposed project replaces three of the existing panel antennas with three Clearwire panel antennas and adds three microwave dishes. Ten of the antennas (on the southern sectors) will be screened by existing fiberglass rooftop screening. The five antennas on the northern sector will be screened by a new fiberglass screen painted and textured to match the building wall. The collocation allows Clearwire to enter the San Diego market by providing another option for internet services and Sprint will remain without any impact to their existing network. The Sprint facility has existed at this location for twelve years with no complaints and all existing and proposed WCF components will be invisible. This facility is appropriate at the proposed location.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit is hereby GRANTED by the Planning Commission to the referenced Owner/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No794052 a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: December 9, 2010

Job Order No. 24000921

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000298

CONDITIONAL USE PERMIT NO. 794052
SPRINT/CLEARWIRE – ORANGE
PROJECT NO. 212173
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 794052 is granted by the Planning Commission of the City of San Diego to Orange Associates, Owner, and Sprint and Clearwire, Permittees, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The 2.01-acre site is located at 5252 Orange Avenue in the RM-1-3 zone of the Mid-City Communities Planning area. The project site is legally described as: Parcel 1 of map No. 9897 in the City of San Diego, County of San Diego, according to the map thereof on file in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 9, 2010, on file in the Development Services Department.

The project shall include:

- a. A total of fifteen antennas in three sectors. Each sector will contain three Sprint panel antennas and one Clearwire panel antenna and one microwave dish. The southern sectors are located behind an existing fiberglass roof screen and the northern sector, currently exposed, will be wrapped with fiberglass screening that will be painted and textured to match the building wall;
- b. An existing third floor equipment room currently houses Sprint equipment and will also house a Clearwire cabinet;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This **Permit** and corresponding use of this site shall **expire on December 9, 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.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittees may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for non-compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize **the Owner/Permittees** or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittees sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittees and any successor(s) in interest.

7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittees 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.).
9. The Owner/Permittees shall secure all necessary building permits. The Owner/Permittees is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
11. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittees 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/Permittees 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.

12. The Owner/Permittees 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 Owner/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittees 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, Owner/Permittees 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 Owner/Permittees 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 Owner/Permittees shall not be

required to pay or perform any settlement unless such settlement is approved by Owner/Permittees.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permit, the Permittees 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.

14. Prior to the issuance of any construction permit the Permittees 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.

15. 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 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

PLANNING/DESIGN REQUIREMENTS:

16. 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/Permittees.

17. The new fiberglass screen on the northern sector must be increased in height so that it starts at the same level as the lower adjacent roof line and does not exceed the height of the existing tower. It must also line up and integrate with the existing horizontal architectural lines on the building façade and be painted and textured to match the building wall.

18. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

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

20. 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.

21. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
22. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- 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 December 9, 2010 by Resolution No. XXXX-PC.

Permit Type/PTS Approval No.: Conditional Use Permit No. 794052
Date of Approval: December 9, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

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

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

Sprint
Permittee

Clearwire
Permittee

By _____
Name:
Title:

By _____
Anne Ford
Site Development Manager

Orange and Associates
Owner

By _____
Name:
Title:

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

NOTICE OF EXEMPTION

ATTACHMENT 7

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.: 212173

PROJECT TITLE: CLEARWIRE ORANGE CUP

PROJECT LOCATION-SPECIFIC: 5252 Orange Avenue, San Diego, California 92115

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit for the modification of an existing Wireless Communication Facility consisting of the installation of panel antennas, GPS antenna, and directional antennas to an existing unmanned telecommunication facility. This equipment would be mounted behind existing screens on the roof of the existing building, and a new equipment rack would be mounted inside an existing equipment room within the building located on the third floor level.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Attn: Mike McNelly (Agent)
Clearwire
4400 Carillon Point
Kirkland, Washington 98033
(619) 454-1839

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))
- (X) CATEGORICAL EXEMPTION: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
- () STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from CEQA pursuant to Section 15301 – which allows for the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The modification of an existing Wireless Communication Facility consisting of installation of panel antennas, GPS antenna, and directional antennas to an existing unmanned telecommunication, and the mounting of a new equipment rack inside an existing equipment room within the building located on the third floor level is a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

Rhonda Benally / Senior Planner
SIGNATURE/TITLE

10/07/2010
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
- () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



CA-SDG8011 - COLINA DEL SOL
5252 ORANGE AVE SAN DIEGO, CA 92115



SOUTH ELEVATION

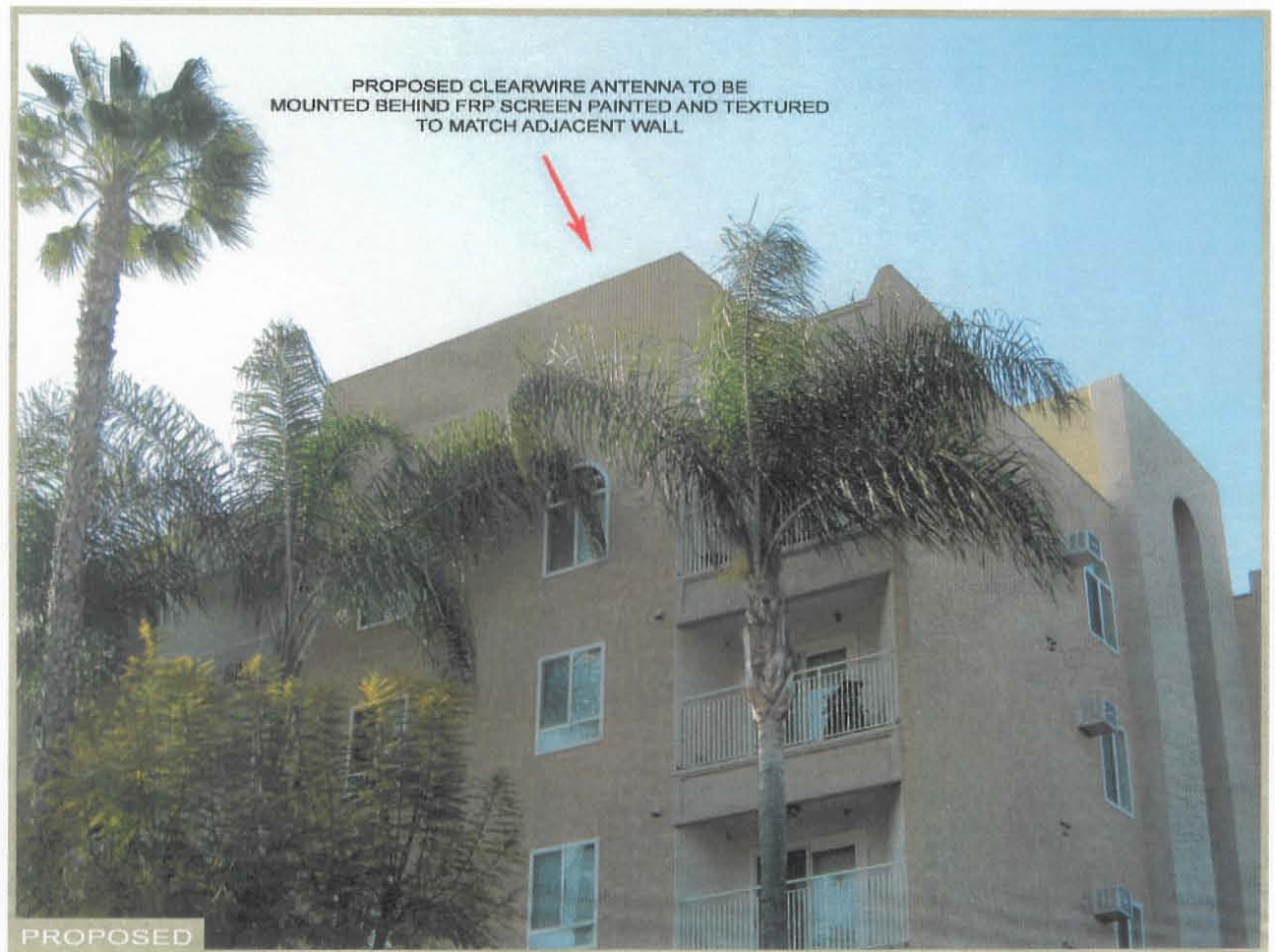


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

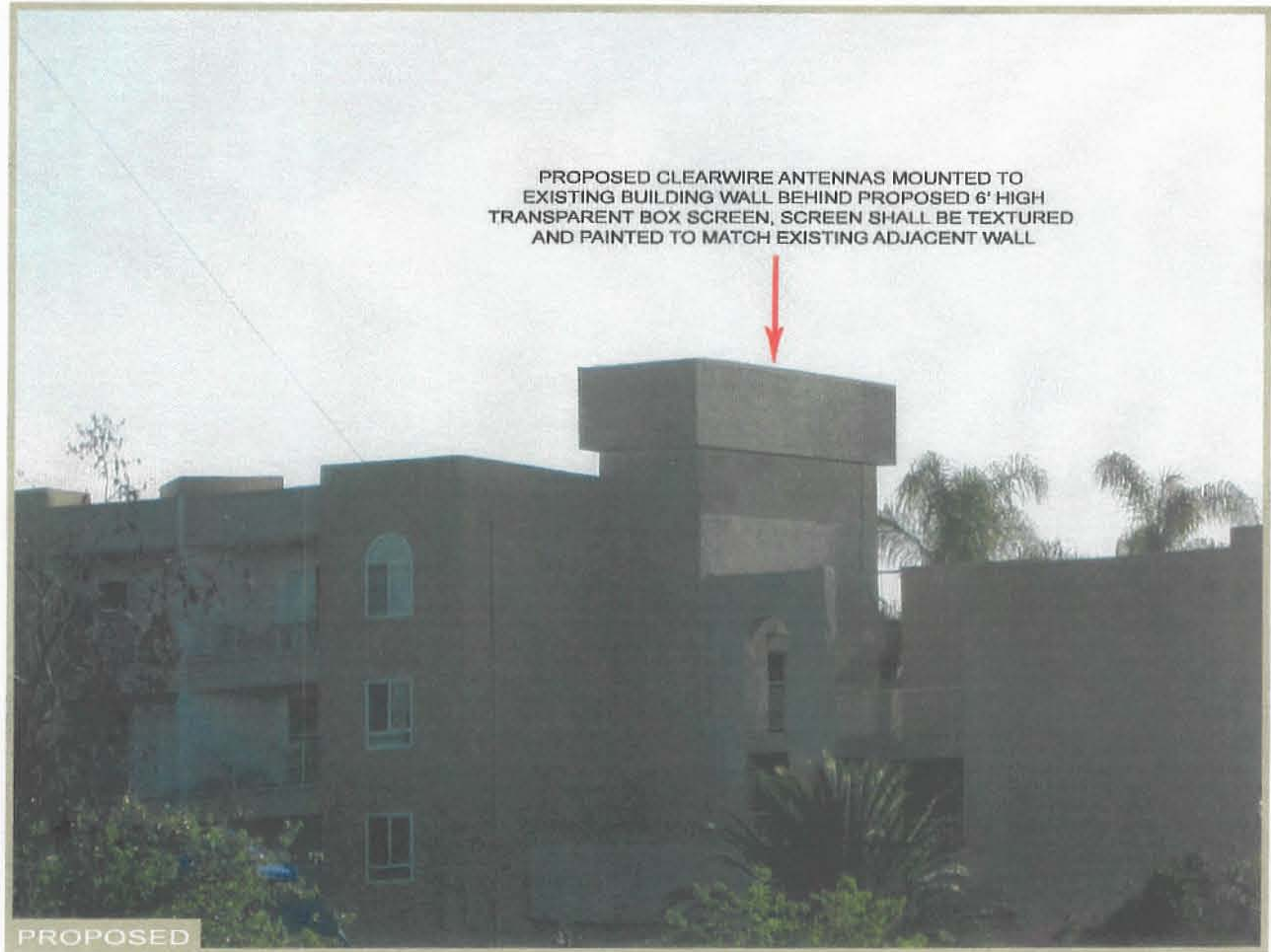


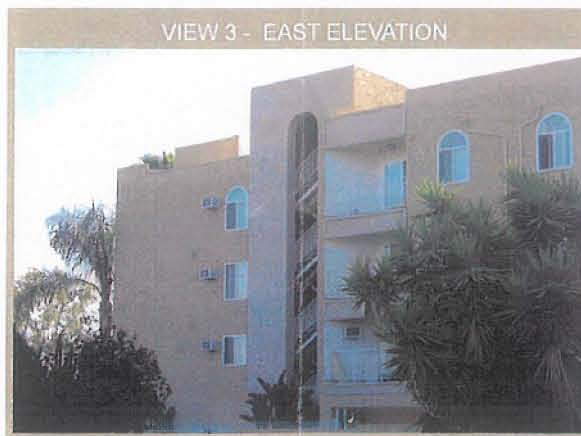
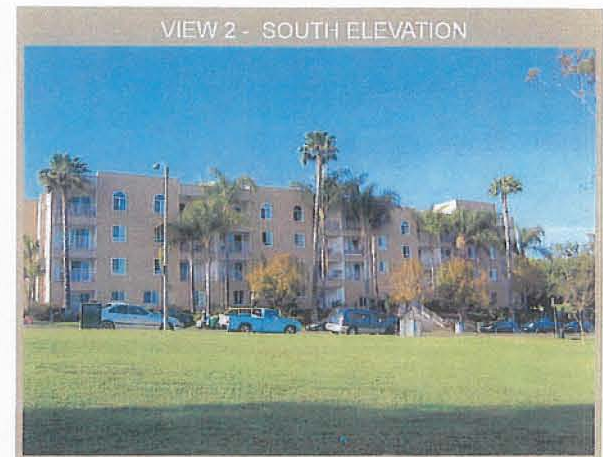
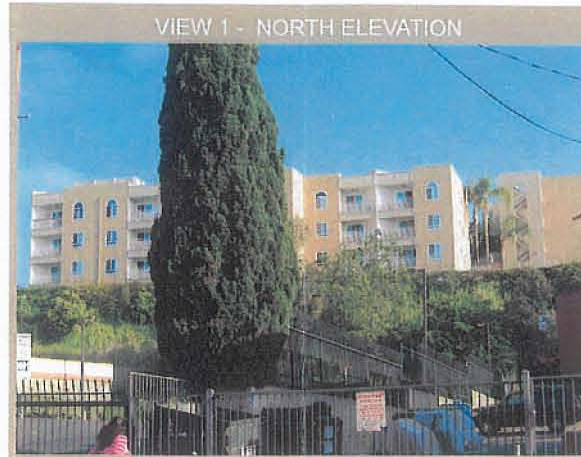
Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



CA-SDG8011 - COLINA DEL SOL
5252 ORANGE AVE SAN DIEGO, CA 92115



PHOTO SURVEY



Prepared for:
City of San Diego
Department of Planning
1222 First Ave MS301
San Diego, CA 92101

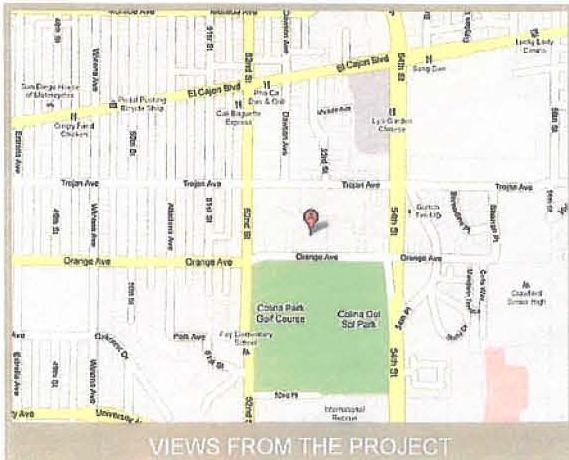
Prepared by:
WesTower Communications Inc
Contract Representative for
Clearwire



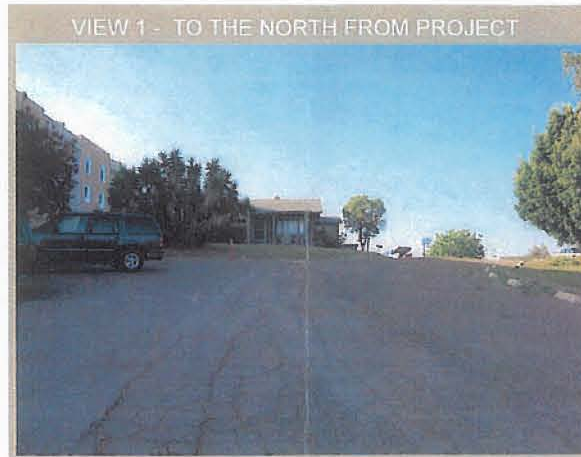
CA-SDG8011 - COLINA DEL SOL
5252 ORANGE AVE SAN DIEGO, CA 92115



PHOTO SURVEY



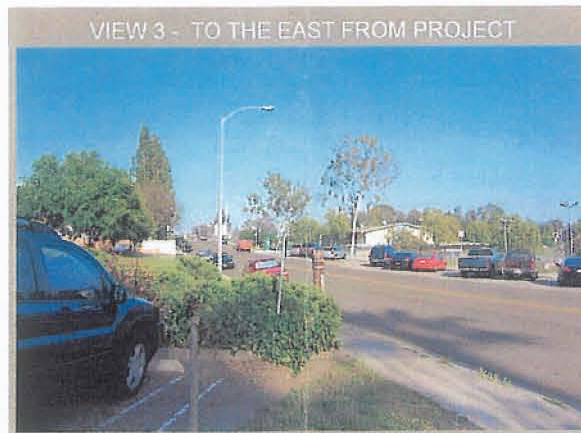
VIEWS FROM THE PROJECT



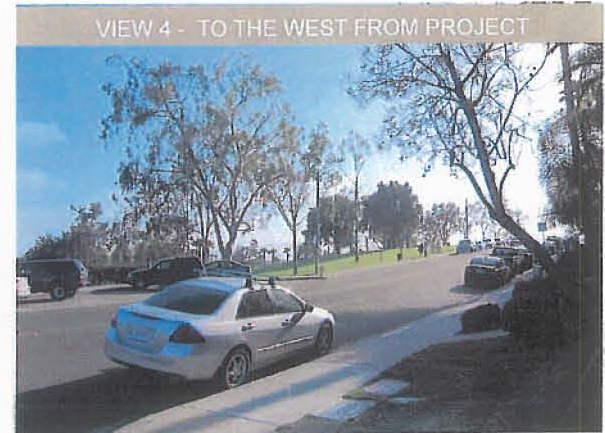
VIEW 1 - TO THE NORTH FROM PROJECT



VIEW 2 - TO THE SOUTH FROM PROJECT



VIEW 3 - TO THE EAST FROM PROJECT



VIEW 4 - TO THE WEST FROM PROJECT

Prepared for:
City of San Diego
Department of Planning
1222 First Ave MS301
San Diego, CA 92101

Prepared by:
Westower Communications Inc
Contract Representative for
Clearwire

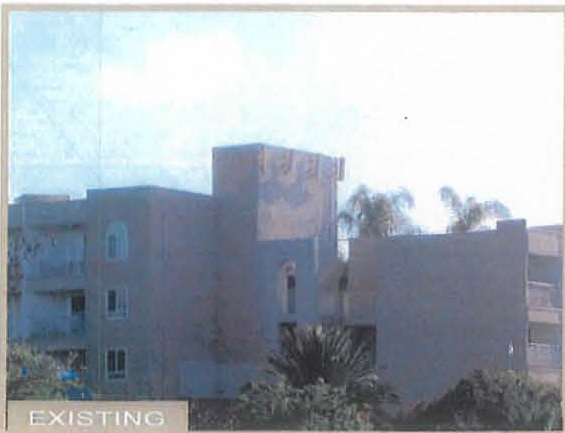
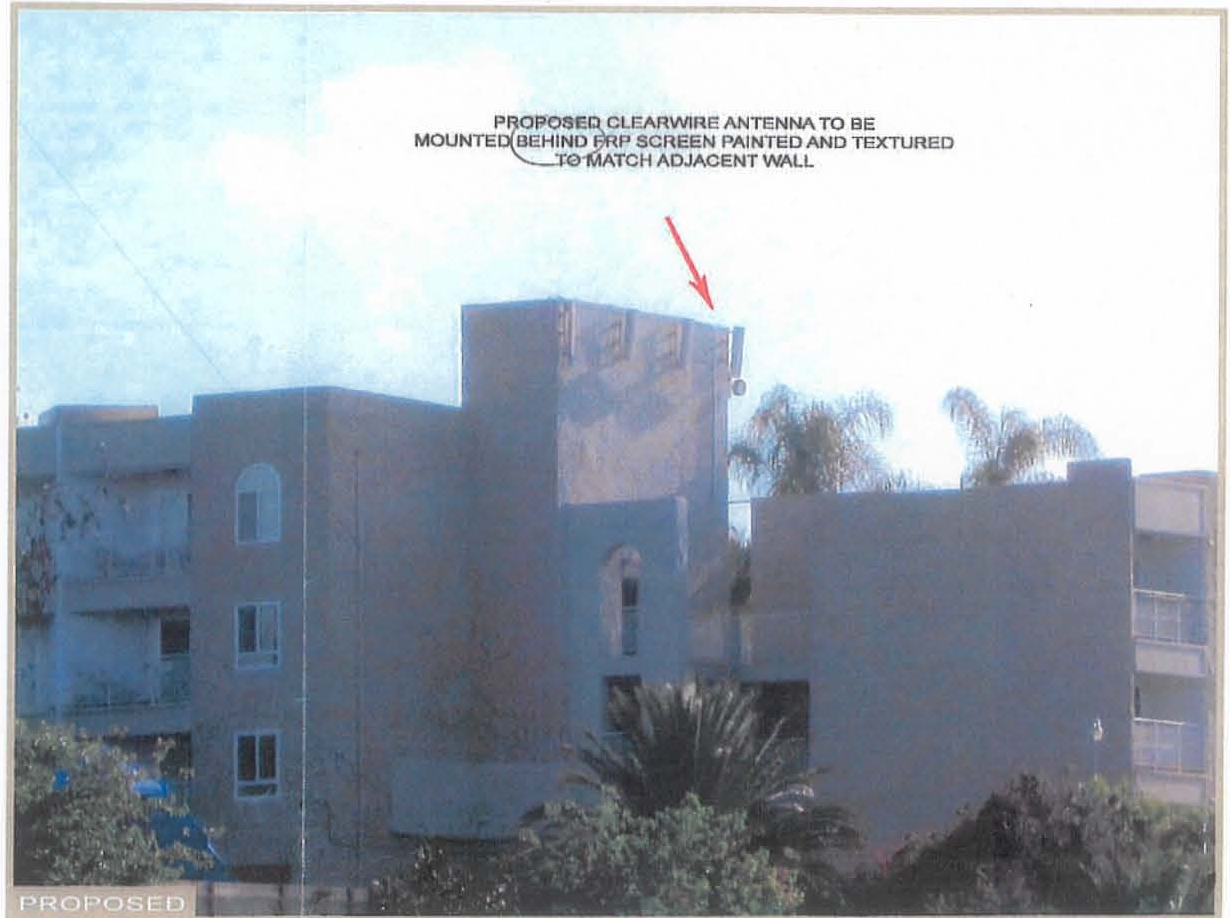
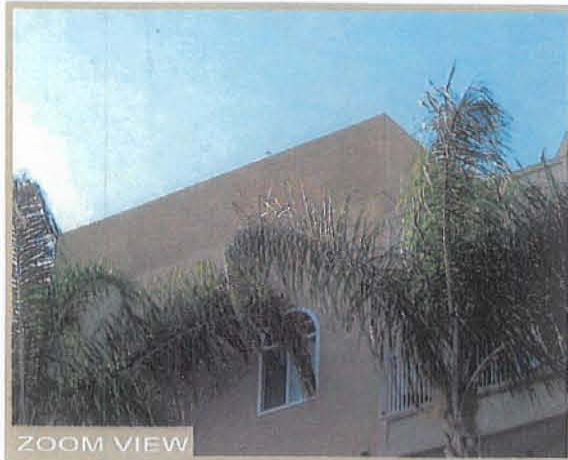


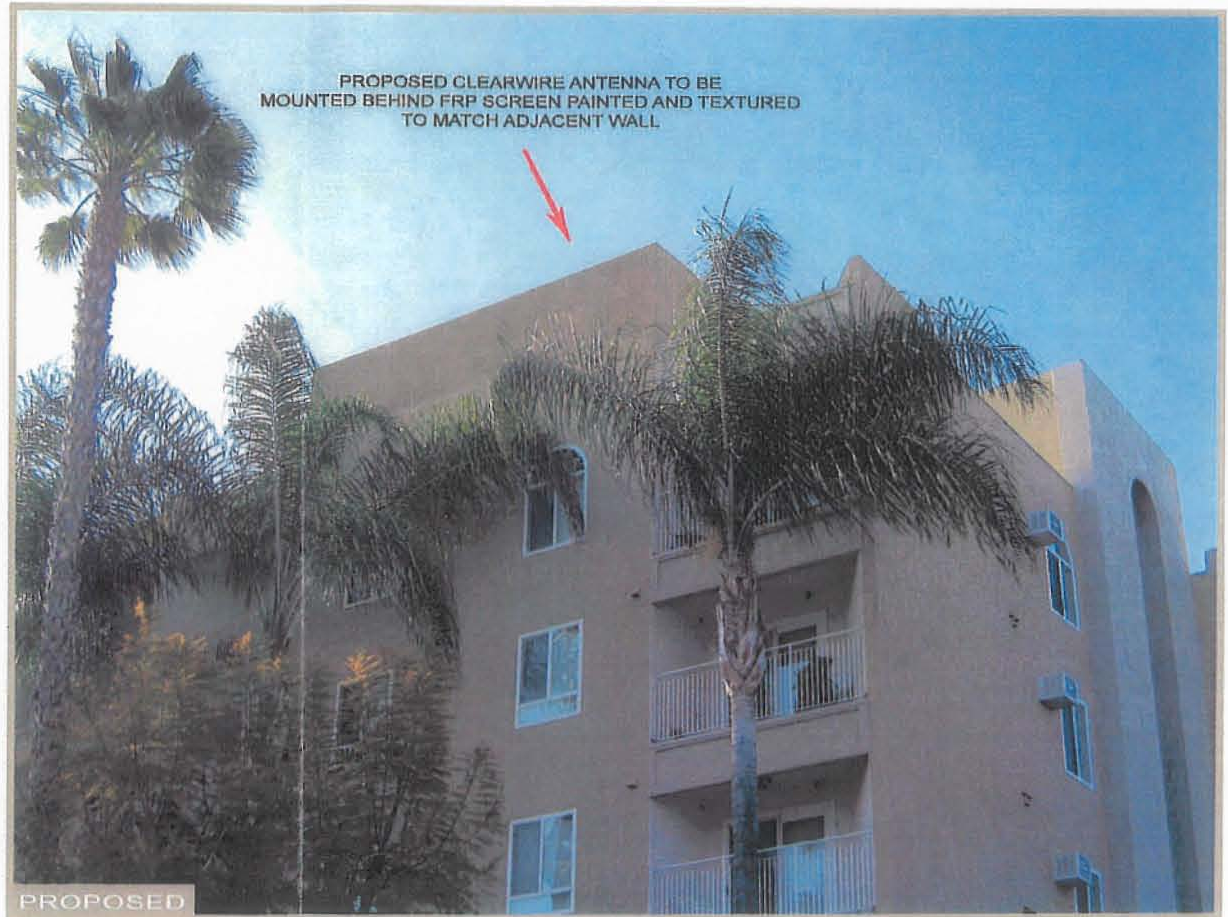
Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



ZOOM VIEW



EXISTING



PROPOSED CLEARWIRE ANTENNA TO BE MOUNTED BEHIND FRP SCREEN PAINTED AND TEXTURED TO MATCH ADJACENT WALL

PROPOSED

Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 448-5000

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 _____

Project Title Project No. For City Use Only
 CA-SDC8011 Orange

Project Address:
 5252 Orange Avenue San Diego, CA 92115

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: _____

Project Title:	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):
Orange Associates

Owner Tenant/Lessee

Street Address:
5252 Orange Ave.

City/State/Zip:
San Diego, CA 92115

Phone No: _____ Fax No: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

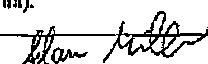
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):
Alan Miller Secretary of Orange HOA

Title (type or print):

Signature:  Date: _____

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: _____

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: _____

Project Chronology
Sprint/Clearwire – Orange
PTS No. 212173

Date	Action	Description	City Review Time	Applicant Response
5/27/10	First Submittal	Project Deemed Complete & distributed		
7/1/10	First Submittal Assessment Letter out		1 month, 4 days	
8/23/10	Second submittal	Normal Submittal		1 month, 22 days
10/6/10	Issues Resolved		1 month, 13 days	
12/9/10	Planning Commission Hearing		2 months, 3 days	
TOTAL STAFF TIME**			4 months 20 days	
TOTAL APPLICANT TIME**				1 month 22 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	6 months 12 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

ATTACHMENT 12

DATE OF NOTICE: November 24, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: December 9, 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: Conditional Use Permit, Exempt from CEQA, Process 4
PROJECT NUMBER: 212173
PROJECT NAME: SPRINT/CLEARWIRE - ORANGE
APPLICANT: Anne Ford, Clearwire

COMMUNITY PLAN AREA: City Heights
COUNCIL DISTRICT: District 7

CITY PROJECT MANAGER: Karen Lynch-Ashcraft, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5351 klynchash@san diego.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 an existing wireless communication facility consisting of adding Clearwire antennas and replacing Sprint antennas behind two fiberglass Reinforced Panel (FRP) screens designed to conceal the antennas and blend in with the building façade. An equipment cabinet will be added to the existing equipment room located at 5252 Orange Avenue between 52nd and 54th Streets.

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

ATTACHMENT 12

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 October 4, 2010 and the opportunity to appeal that determination ended October 25, 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.

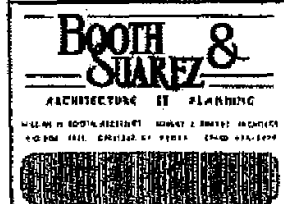
Internal Order Number: 24000921

Revised 12/5/08 RH



ORANGE CA5189/CA-SDG8011

5252 ORANGE AVENUE
SAN DIEGO, CA 92115



PROJECT INFORMATION

PROJECT DESCRIPTION:

CLEARWIRE PROPOSES TO INSTALL (3) PANEL ANTENNAS (PREVIOUSLY APPROVED FOR SPRINT/NEXTEL) AND ADD (1) OPS ANTENNA AND (3) DIRECTIONAL ANTENNAS TO AN EXISTING UNMOUNTED TELECOMMUNICATIONS FACILITY. (2) PANEL ANTENNAS, (2) DIRECTIONAL ANTENNAS AND THE OPS ANTENNA SHALL BE MOUNTED BEHIND EXISTING SCREENS ON THE ROOF OF THE EXISTING BUILDING AND (1) PANEL ANTENNA AND (1) DIRECTIONAL ANTENNA SHALL BE FACADE MOUNTED TO THE EXISTING BUILDING BEHIND A NEW ANTENNA SCREEN. A NEW EQUIPMENT RACK MOUNTED INSIDE AN EXISTING EQUIPMENT ROOM IS ALSO PROPOSED.

APPLICANT:
CLEARWIRE
5761 COPLEY DRIVE, SUITE 100
SAN DIEGO, CA 92111
CONTACT: ANNE FORD
PHONE: (619) 454-1839

PROPERTY OWNER:
FSF PARKRIDGE VILLAGE ASSOCIATES
1 HARBOR DRIVE, SUITE 200
SAUSALITO, CA 94965

CODE INFORMATION:
ZONING CLASSIFICATION: RM-1-3
JURISDICTION: CITY OF SAN DIEGO
BUILDING CODE: ZB07 CBC

EXISTING CONSTRUCTION TYPE: V-A
PROPOSED CONSTRUCTION TYPE: V-A
EXISTING OCCUPANCY: R-1/B
PROPOSED OCCUPANCY: B (NO CHANGE)
EXISTING USE: RESIDENTIAL/TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY

PROJECT LEAD:
CONTACT: KENT BECKER, WESTOWER
PHONE: (619) 692-5673

SITE ACQUISITION:
CONTACT: NICOLAS FAURE, WESTOWER
PHONE: (714) 566-4451

PLANNING:
CONTACT: NICOLAS FAURE, WESTOWER
PHONE: (714) 566-4451

CONSTRUCTION:
CONTACT: MICHAEL ARENSON, WESTOWER
PHONE: (619) 650-3494

RF ENGINEER:
CONTACT: MICHAEL ZELLER, CLEARWIRE
PHONE: (760) 272-0223

BH ENGINEER:
CONTACT: VALENTINE ARHILAM
PHONE: (248) 312-4233

EXISTING CARRIERS:
SPRINT/NEXTEL (619-4330-62)

GENERAL INFORMATION:
1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.
3. NO COMMERCIAL SIGNAGE IS PROPOSED.
4. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.

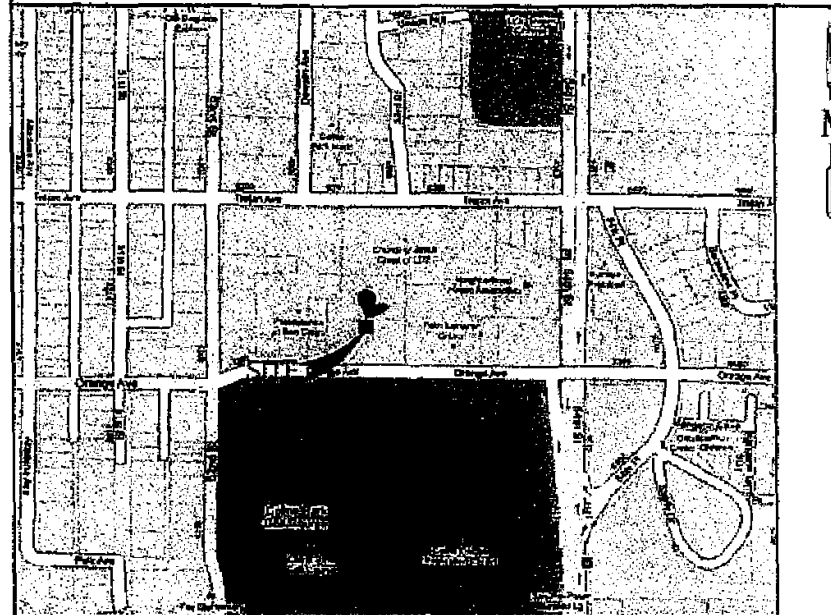
TELECO COMPANY:
AT&T
PHONE: 1-800-331-0500

POWER COMPANY:
SDG&E
PHONE: 1-800-338-7343

SITE LOCATION: (BASED ON NAD 83):
LATITUDE: 32.7537° N
LONGITUDE: -117.0818° W
TOP OF STRUCTURE AGL: 49'-5"
BASE OF STRUCTURE ASEL: 405'-0"

PARCEL NUMBER(S):
472-170-29

VICINITY MAP



DRAWING INDEX

- T-1 TITLE SHEET
- T-2 NOTES & SPECIFICATIONS
- T-3 LESSEE'S CERTIFICATE
- A-0 SITE PLAN
- A-1 PARTIAL ROOF PLAN
- A-2 EQUIPMENT PLAN
- A-3 ANTENNA PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EQUIPMENT DETAILS
- A-6 ANTENNA DETAILS

LEGAL DESCRIPTION

PARCEL 1 OF MAP NO. 0897 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA BUILDING CODE, TITLE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA FIRE CODE, 2007 EDITION
CALIFORNIA ENERGY CODE, 2007 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

DRIVING DIRECTIONS

- FROM THE CLEARWIRE OFFICE AT 5761 COPLEY DRIVE, SUITE 100, SAN DIEGO, CA 92111:
- START OUT GOING EAST ON COPLEY DRIVE TOWARD NICKMAN FIELD DRIVE (0.8 MILES)
 - TURN LEFT ONTO COPLEY PARK PLACE (0.4 MILES)
 - TURN LEFT ONTO CONVOY STREET (0.1 MILES)
 - TURN TO MERGE ONTO CA-52 E (1.1 MILES)
 - TAKE EXIT 7 TO MERGE ONTO I-15 S (5.0 MILES)
 - CONTINUE ONTO CA-15 S (1.6 MILES)
 - TAKE THE EL CAJON BIKERWAD EXP (0.1 MILES)
 - KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR EL CAJON BLVD 2 AND MERGE ONTO 40TH STREET (0.2 MILES)
 - TURN LEFT ONTO ORANGE AVENUE (1.6 MILES)
 - END AT 5252 ORANGE AVENUE

ABBREVIATIONS

A/C	AIR CONDITIONING	HRZ	HORIZONTAL	PLYWD	PLYWOOD
AGL	ABOVE FINISH GRADE	HP	HOUR	PROJ	PROJECT
APPROX	APPROXIMATELY	HT	HEIGHT	PROP	PROPERTY
BLDG	BUILDING	HVAC	HEATING VENTILATION AIR CONDITIONING	PT	PRESSURE TREATED
BLK	BLOCKING	ID	INSIDE DIAMETER	REQ	REQUIRED
CLG	CEILING	IN	INCH	RM	ROOM
CLR	CLEAR	INF	INFORMATION	RO	ROUGH OPENING
CONC	CONCRETE	INSUL	INSULATION	SHT	SHEET
CONST	CONSTRUCTION	INT	INTERIOR	SPEC	SIMILAR SPECIFICATION
CONT	CONTINUOUS	IBC	INTERNATIONAL BUILDING CODE	SF	SQUARE FOOT
DBL	DOUBLE	IB	INSIDE DIAMETER	SS	STAINLESS STEEL
DIA	DIAMETER	LBS	POUNDS	STL	STEEL
DIAG	DIAGONAL	MAX	MAXIMUM	STRUC	STRUCTURAL
DN	DOWN	MECH	MEDICAL	STD	STANDARD
DET	DETAIL	MFR	MANUFACTURER	SUSP	SUSPENDED
DWG	DRAWING	MTL	METAL	THRU	THROUGH
EA	EACH	MGR	MANAGER	TRNC	TRAINED
ELEV	ELEVATION	MIS	MISCELLANEOUS	TYP	TYPICAL
ELEC	ELECTRICAL	NA	NOT APPLICABLE	UHO	UNLESS NOTED OTHERWISE
EQ	EQUAL	NC	NOT IN CONTRACT	VER?	VERTICAL
EQUIP	EQUIPMENT	NTS	NOT TO SCALE	VF	VERIFY IN FIELD
EXT	EXTERIOR	OC	ON CENTER	W/	WITH
FIN	FINISH	OD	OUTSIDE DIAMETER	W/O	WITHOUT
FLR	FLOOR			WP	WATERPROOF
FT	FOOT				
GA	Gauge				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRD	GROUND				
GYP BD	GYPSONUM WALL BOARD				

PROJECT TEAM

PROJECT ARCHITECT
WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
325 CARLSBAD VILLAGE DRIVE, SUITE 02
CARLSBAD, CA 92008
PHONE: (760) 434-8474
FAX: (760) 434-8506
CONTACT: RANDAL WILLIAMS

PROJECT MANAGER
WESTOWER COMMUNICATIONS, INC.
4445 EASTGATE MALL, SUITE 200
SAN DIEGO, CA 92121
CONTACT: KENT BECKER
PHONE: (619) 692-5673

APPROVAL	DATE	SIGNATURE
CLEARWIRE:		
LANDLORD:		
CIV CONST:		
SITE ACC:		
PLANNING:		
C.M.:		
BACKHAUL:		
R.F.:		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE ON DRAWINGS ARE BEING REVIEWED

ORANGE
 CA1589/CA-SDG8011
 5252 ORANGE AVENUE
 SAN DIEGO, CA 92115

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	04/20/10	BOOK 2D	RM
2	07/02/10	BOOK 2D	RM
3	09/11/10	PLANNING COMMENTS	RM
4	10/26/10	EXPIRE SCHEDING	RM

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

GENERAL SPECIFICATIONS

- 1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
2. THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING TERRAIN, ELEVATION, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION.

PAINTING NOTES & SPECIFICATIONS

- 1. GENERAL
2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
5. ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE CLEARWIRE CONSTRUCTION MANAGER.

STRUCTURAL SPECIFICATIONS

- 7. MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94. NO MORE THAN 60 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.
8. SEGREGATION OF AGGREGATES: CONCRETE SHALL NOT BE FLOPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, CAISSON, AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES, TRUNKS OR PUMP HOSE SO THAT THE FREE UNDEFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.
9. SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 30 DIAMETERS OR AS SPECIFICALLY DETAILED ON DRAWINGS AND SECURELY WROTE TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.

Sprint logo and address: 5761 COPLEY DRIVE, SUITE 100 SAN DIEGO, CA 92111

clearwire logo and address: 5761 COPLEY DRIVE, SUITE 100 SAN DIEGO, CA 92111

Booth Suarez & logo and address: 5761 COPLEY DRIVE, SUITE 100 SAN DIEGO, CA 92111

ORANGE logo and address: CA1589/CA-SDG8011 5252 ORANGE AVENUE SAN DIEGO, CA 92115

Table with 4 columns: NO., DATE, DESCRIPTION, INITIAL. Contains revision information.

SHEET TITLE NOTES & SPECIFICATIONS T-2 SHEET NUMBER

PAINTING SCOPE table with columns: SURFACE TO BE PAINTED, COATING SYSTEM, PAINT, DRY TIME, UNIT AREA, VOLUME.

- C. COATING SYSTEM SPECIFICATIONS
1. DTM ACRYLIC COATING (SERIES 886) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (DB6450).
2. 100% ACRYLIC LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER.

- D. PAINT & PRIMER
ANTENNAS PRIMER - KEM AQUA E81-9025 TOPCOAT - CORONA 2 B85R200/B80V22
BTS CABINET PRIMER - KEM AQUA E81-9025 TOPCOAT - CORONA 2 B85R200/B80V22

- C. CONCRETE
1. STRENGTH: CONCRETE FOR THIS PROJECT SHALL HAVE THE FOLLOWING MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:
LOCATION STRENGTH WEIGHT SLUMP ADMIXTURE
A. MONOPILE FOUNDATION 4000psi 150pcf 4" NONE
B. SLAB AND FOOTING 2500psi 150pcf 4" NONE

- 2. INSPECTION: CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2500psi SHALL BE CONTINUOUSLY INSPECTED DURING PLACEMENT BY A DEPUTY INSPECTOR EMPLOYED BY A TESTING LABORATORY APPROVED BY THE BUILDING DEPARTMENT.
3. REBAR GRADUES: REINFORCING STEEL SHALL BE CLEAN PREFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:
#4 & SMALLER BARS: GRADE 40
#5 & LARGER BARS: GRADE 60
ALL BARS AT CAISSON FOOTING: GRADE 60

- 4. GEMENT:
FOOTINGS & SLABS: TYPE II, LOW ALKALI, CONFORMING TO ASTM C-150
PIER & CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150
SEE CONCRETE AN SOIL SULFATE CONTENT NOTES ELSEWHERE ON THIS SHEET
5. AGGREGATE: AGGREGATE USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:
FOOTINGS, PIER & SLABS 6" THICK OR LESS: 3/4" GRAVEL PIER CAISSON FOOTINGS: 1" GRAVEL
6. WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.



clearw're®

5781 COPLEY DRIVE, SUITE 100 SAN DIEGO, CA 92111

Booth & Suarez ARCHITECTURE & PLANNING

5781 COPLEY DRIVE, SUITE 100 SAN DIEGO, CA 92111



ORANGE CA1589/CA-SDG8011 5252 ORANGE AVENUE SAN DIEGO, CA 92115

REVISIONS

Table with columns: NO., DATE, DESCRIPTION, INITIAL

Table with columns: NO., DATE, DESCRIPTION, INITIAL

SHEET TITLE NOTES & SPECIFICATIONS

SHEET NUMBER

T-2

STRUCTURAL SPECIFICATIONS

- A. GENERAL
1. PRECEDENCE: UNLESS OTHERWISE NOTED OR SPECIFIED IN THESE DRAWINGS...
B. CONCRETE IN CONTACT WITH EARTH, UNFORMED: 3'
C. WALL EXTERIOR FACE: 1'-1/2"
D. WALL INTERIOR FACE: 1"
E. STRUCTURAL SLABS: 3/4"
F. JOISTS: 3/4"
G. BEAMS, GIRDERS AND COLUMNS: 1-1/2"

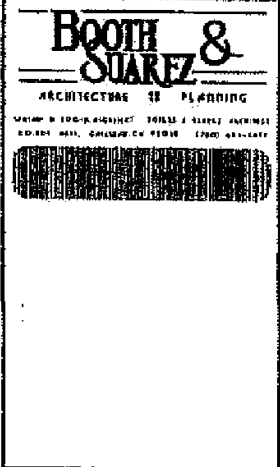
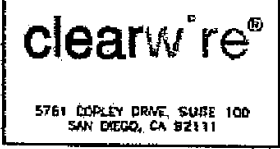
PAINTING NOTES & SPECIFICATIONS

- A. GENERAL
1. ALL PAINT PRODUCT LINES SHALL BE SHOWN WILLIAMS UNLESS SPECIFICALLY NOTED TO THE CONTRARY.
2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
5. ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE CLEARWIRE CONSTRUCTION MANAGER.

PAINTING SCOPE table with columns: SURFACE TO BE PAINTED, COATING SYSTEM, PAINT, USE, UNIT, QTY

GENERAL SPECIFICATIONS

- 1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION' ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
2. THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOGRAPHY, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION.



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REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
1	04/20/10	REV. 2D	FW
2	07/22/10	100% 2D	FW
3	08/11/10	PLANNING COMMENTS	FW
4	09/04/10	EXPAND SCREENING	FW

SHEET TITLE
LESSEE'S CERTIFICATE

SHEET NUMBER
T-3

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

I / we the undersigned as Lessee(s) of the property described as

5252 ORANGE AVENUE, SAN DIEGO, CA 92115
 (Address or legal description)

understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" 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

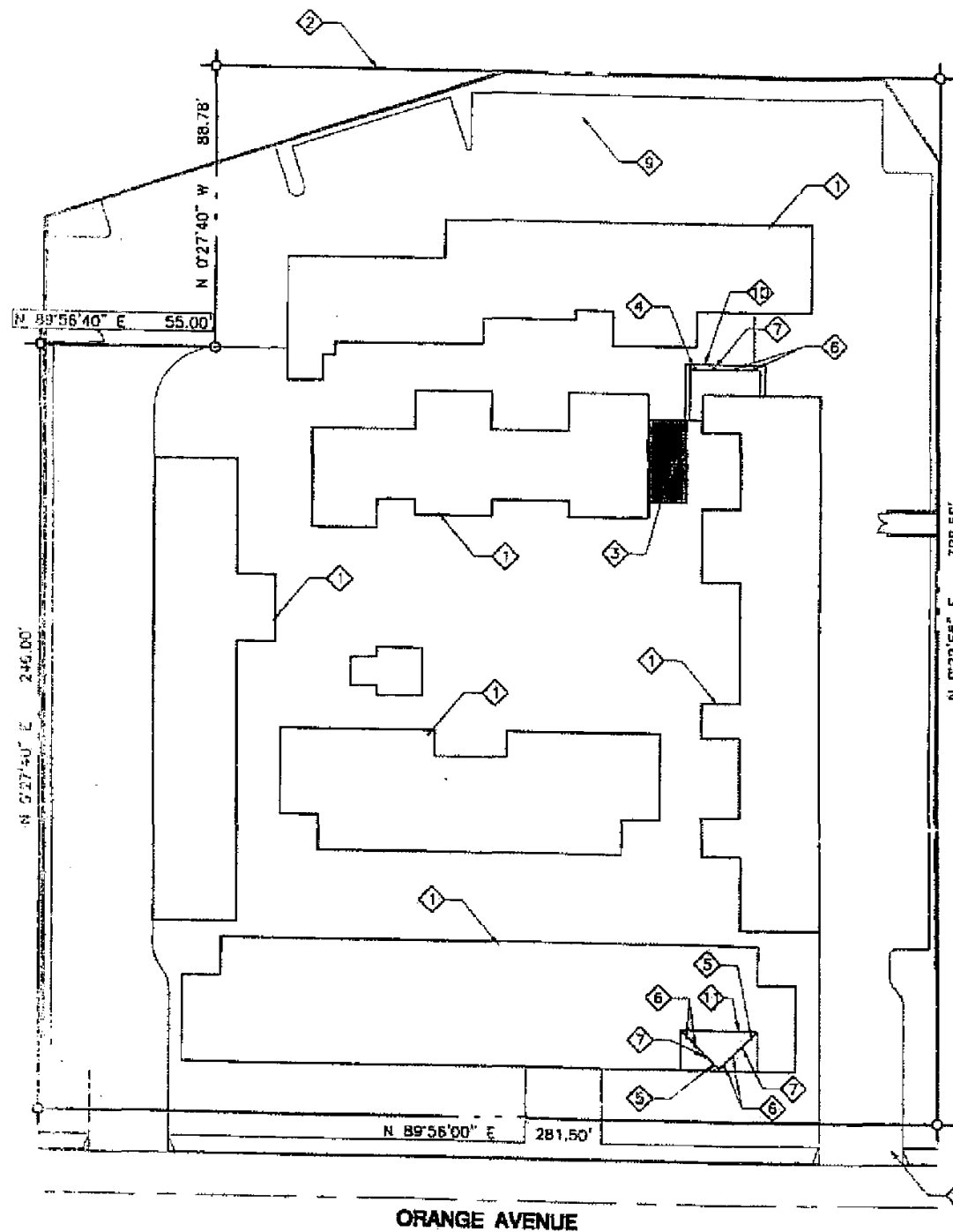
Additionally I/we will;

- 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 DAVE PUTNAM Company Name CLEARWIRE
 (print name)

Lessee [Signature] Date 3/8/2010
 (signature)



SITE PLAN
SCALE: 1" = 60'-0"



KEYED NOTES:

- 1 EXISTING CONDOMINIUM BUILDING
- 2 PROPERTY LINE (TYPICAL)
- 3 PROPOSED CLEARWIRE EQUIPMENT RACK MOUNTED IN EXISTING SPRINT/NEXTEL EQUIPMENT ROOM ON THIRD FLOOR. SEE EQUIPMENT PLAN SHEET A-2
- 4 PROPOSED CLEARWIRE ANTENNA FACADE MOUNTED TO EXISTING BUILDING. SEE ANTENNA PLAN SHEET A-3
- 5 PROPOSED CLEARWIRE PIPE MOUNTED BEHIND EXISTING RF TRANSPARENT SCREEN. SEE ANTENNA PLAN SHEET A-3
- 6 EXISTING SPRINT/NEXTEL ANTENNA TO REMAIN
- 7 EXISTING SPRINT/NEXTEL ANTENNA TO BE REPLACED WITH A NEW DUAL POLE ANTENNA ON EXISTING MOUNTING PIPE
- 8 EXISTING DRIVEWAY
- 9 EXISTING PARKING AREA
- 10 PROPOSED RF TRANSPARENT BOX SCREEN ON NORTH, EAST AND WEST FACES OF TOWER. SCREEN SHALL BE TEXTURED & PAINTED TO MATCH EXISTING ADJACENT BUILDING WALL
- 11 PROPOSED SCREEN ON BACKSIDE OF EXISTING ANTENNA SCREEN

NOTES

THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE 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 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.

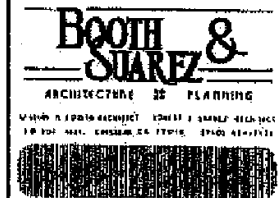
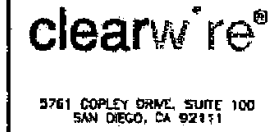
NOTE:

FIELD VERIFY ALL AS-BUILT CONDITIONS & DIMENSIONS

CLEARWIRE TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

PANEL: 2500-2686 MHz BAND WIDTH
450 WATTS PER SECTOR

DIRECTIONAL: 38 GHz BAND WIDTH
100 WATTS PER TRANSMITTER



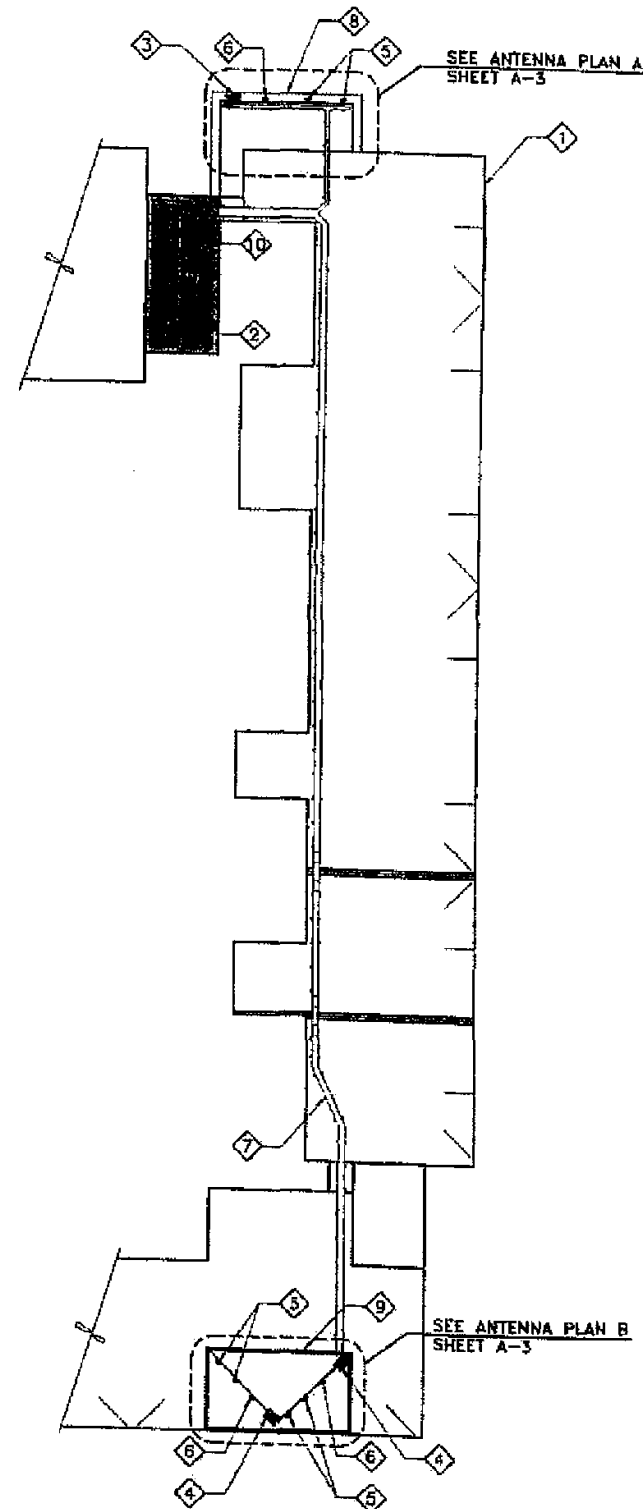
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REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	04/28/10	ISSUE SET	msf
2	05/07/10	ISSUE SET	msf
3	05/11/10	PLANNING COMMENTS	msf
4	05/18/10	EXPAND SCREENING	msf

SHEET TITLE
SITE PLAN

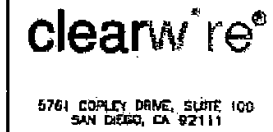
SHEET NUMBER
A-0



KEYED NOTES:

- ① EXISTING CONDOMINIUM BUILDING
- ② PROPOSED CLEARWIRE EQUIPMENT RACK IN EXISTING SPRINT/NEXTEL EQUIPMENT ROOM ON THIRD FLOOR. SEE EQUIPMENT PLAN SHEET A-2
- ③ PROPOSED CLEARWIRE ANTENNA FACADE MOUNTED TO EXISTING BUILDING. SEE ANTENNA PLAN SHEET A-3
- ④ PROPOSED CLEARWIRE ANTENNA PIPE MOUNTED BEHIND EXISTING RF TRANSPARENT SCREENS. SEE ANTENNA PLAN SHEET A-3
- ⑤ EXISTING SPRINT/NEXTEL ANTENNA TO REMAIN
- ⑥ EXISTING SPRINT/NEXTEL ANTENNA TO BE REPLACED WITH A NEW DUAL POLE ANTENNA ON EXISTING MOUNTING PIPE
- ⑦ EXISTING COAXIAL CABLE TRAY. RUN PROPOSED CABLE IN EXISTING TRAY
- ⑧ PROPOSED RF TRANSPARENT BOX SCREEN ON NORTH, EAST AND WEST FACES OF TOWER. SCREEN SHALL BE TEXTURED & PAINTED TO MATCH EXISTING ADJACENT BUILDING WALL
- ⑨ PROPOSED SCREEN ON BACKSIDE OF EXISTING ANTENNA SCREEN
- ⑩ PROPOSED CLEARWIRE GPS ANTENNA MOUNTED TO EXISTING CABLE TRAY

PARTIAL ROOF PLAN
SCALE: 1" = 30'-0"

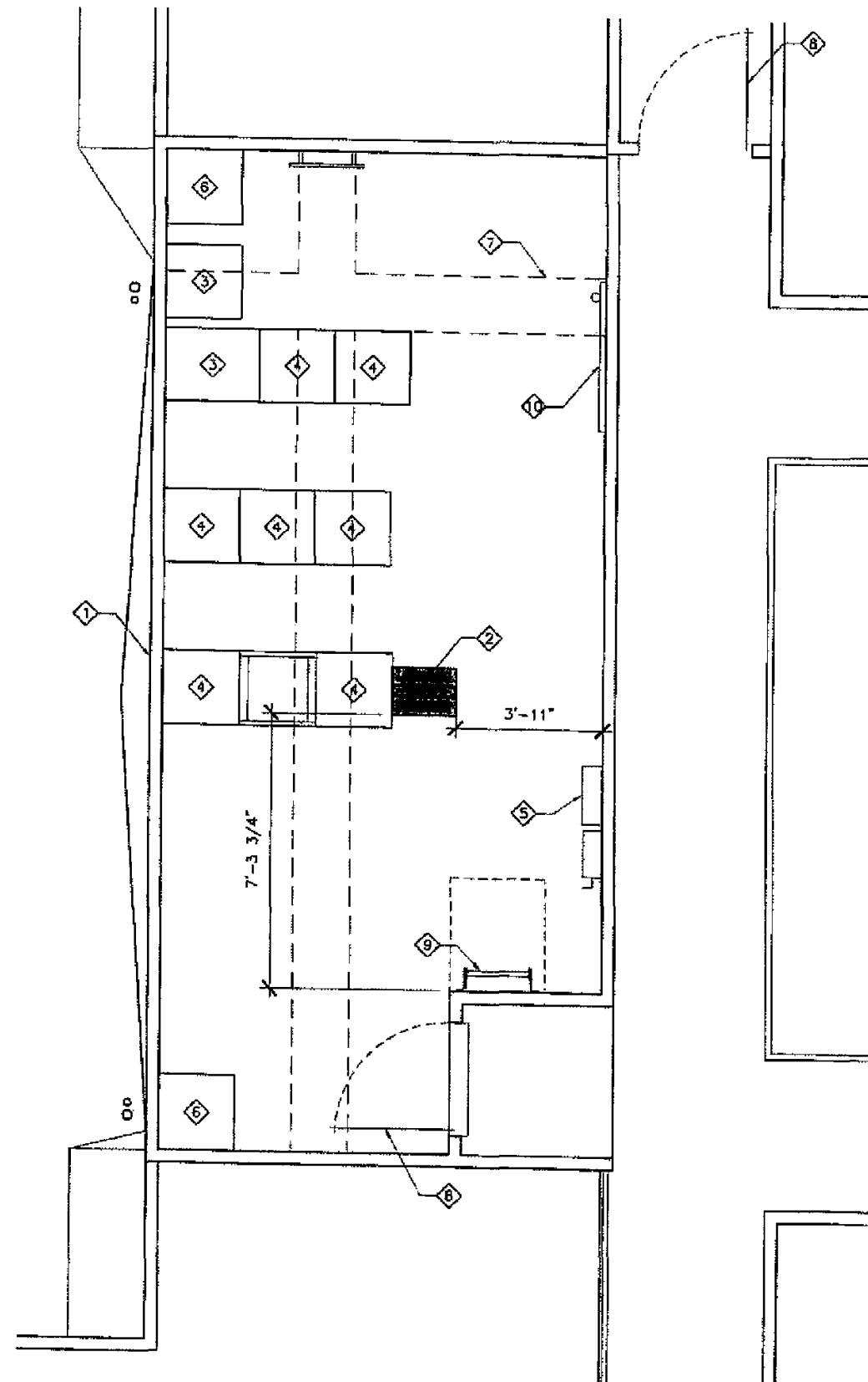


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2	07/07/11	ISSUE 2D	mtl
3	08/11/11	PLANNING COMMENTS	mtl
4	10/03/11	EXPAND SCREENING	mtl

SHEET TITLE
PARTIAL ROOF PLAN

SHEET NUMBER
A-1



KEYED NOTES:

- ① EXISTING SPRINT/NEXTEL EQUIPMENT ROOM
- ② PROPOSED CLEARWIRE EQUIPMENT RACK
- ③ EXISTING SPRINT/NEXTEL BATTERY RACK
- ④ EXISTING SPRINT/NEXTEL EQUIPMENT RACK
- ⑤ EXISTING DISTRIBUTION PANEL
- ⑥ EXISTING A/C UNIT
- ⑦ EXISTING OVERHEAD CABLE LADDER. RUN PROPOSED CABLE ON EXISTING LADDER
- ⑧ EXISTING DOOR
- ⑨ EXISTING LADDER
- ⑩ EXISTING TELEPHONE BACKBOARD

EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



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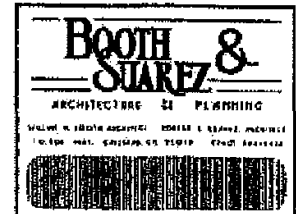
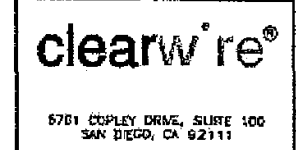
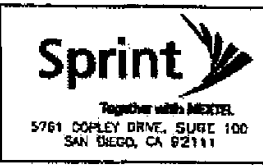
BOOTH & SUAREZ
 ARCHITECTURE & PLANNING
 1000 N. BOULDER AVENUE, SUITE 200, SAN DIEGO, CA 92108
 619.594.1111

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1	04/07/10	ISSUE 2D	sdg	
2	05/17/10	ISSUE 2D	sdg	
3	06/14/10	PLANNING COMMENTS	sdg	
4	06/14/10	EXPAND SCREENING	sdg	

SHEET TITLE
EQUIPMENT PLAN

SHEET NUMBER
A-2



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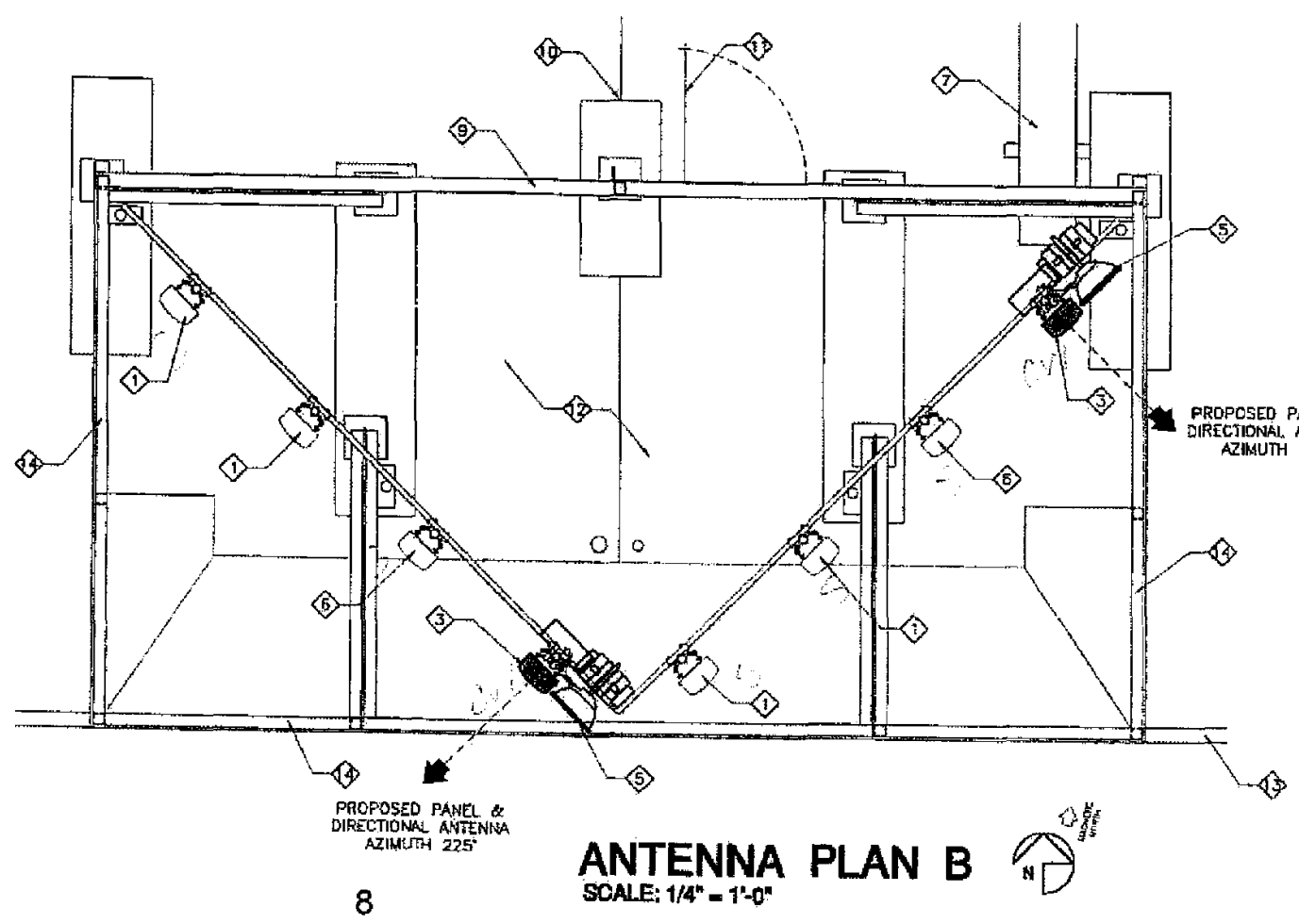
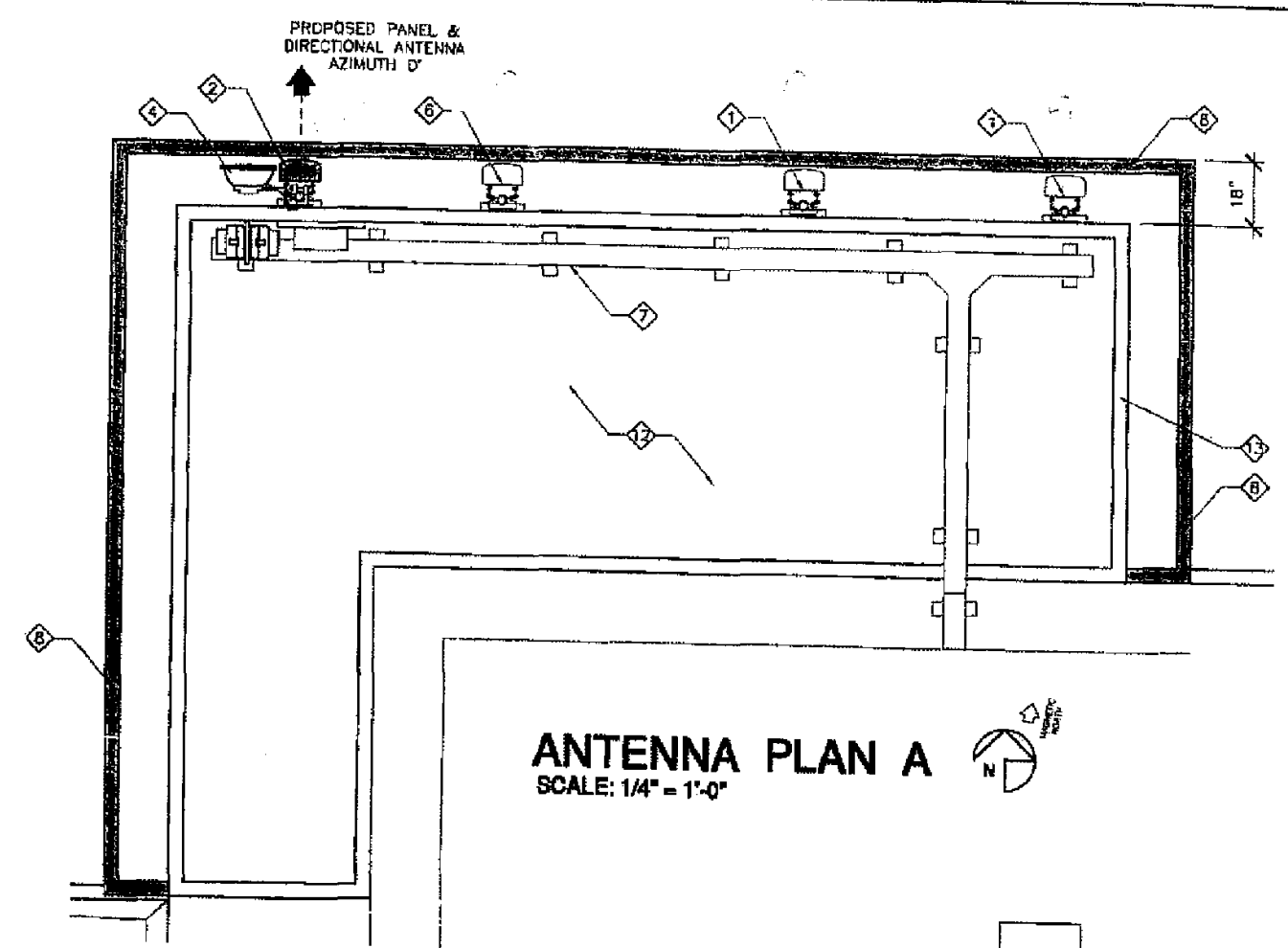
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3	04/11/10	PLANNING COMMENTS	ms	
4	05/04/10	EXPAND SCREENING	ms	

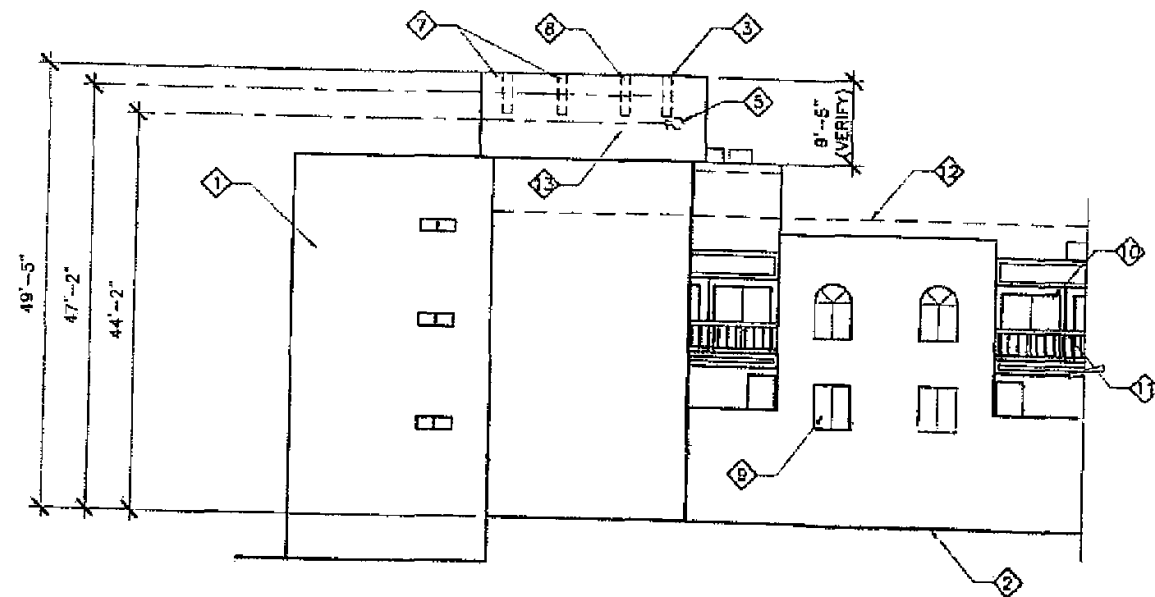
SHEET TITLE
 ANTENNA PLANS

SHEET NUMBER
A-3

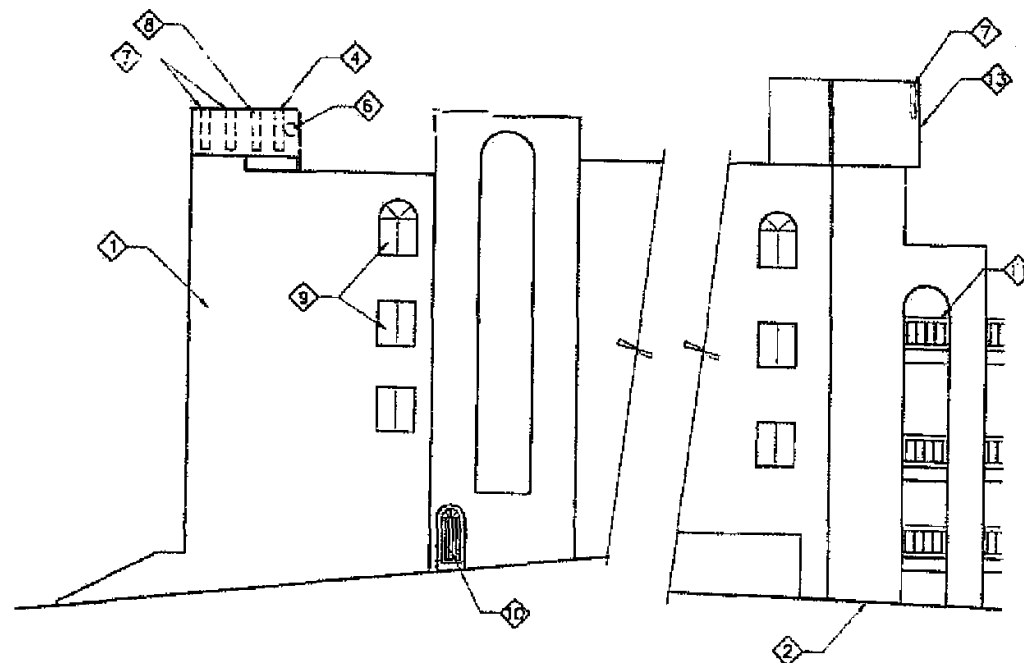
KEYED NOTES:

- ① EXISTING SPRINT/NEXTEL ANTENNA TO REMAIN
- ② PROPOSED CLEARWIRE PANEL ANTENNA FACADE MOUNTED TO EXISTING BUILDING
- ③ PROPOSED CLEARWIRE PANEL ANTENNA PIPE MOUNTED BEHIND EXISTING RF TRANSPARENT SCREENS
- ④ PROPOSED CLEARWIRE DIRECTIONAL ANTENNA FACADE MOUNTED TO EXISTING BUILDING
- ⑤ PROPOSED CLEARWIRE DIRECTIONAL ANTENNA PIPE MOUNTED BEHIND EXISTING RF TRANSPARENT SCREENS
- ⑥ EXISTING SPRINT/NEXTEL ANTENNA TO BE REPLACED WITH A NEW DUAL POLE ANTENNA ON EXISTING MOUNTING PIPE
- ⑦ EXISTING COAXIAL CABLE TRAY. RUN PROPOSED CABLE IN EXISTING TRAY
- ⑧ PROPOSED RF TRANSPARENT BOX SCREEN ON NORTH, EAST AND WEST FACES OF EXISTING TOWER. SCREEN SHALL BE TEXTURED & PAINTED TO MATCH EXISTING ADJACENT BUILDING WALL
- ⑨ PROPOSED SCREEN ON BACKSIDE OF EXISTING ANTENNA SCREEN
- ⑩ PROPOSED SLEEPER
- ⑪ PROPOSED ACCESS PANEL
- ⑫ EXISTING BUILT-UP ROOF
- ⑬ EXISTING PARAPET
- ⑭ EXISTING RF TRANSPARENT ANTENNA SCREEN

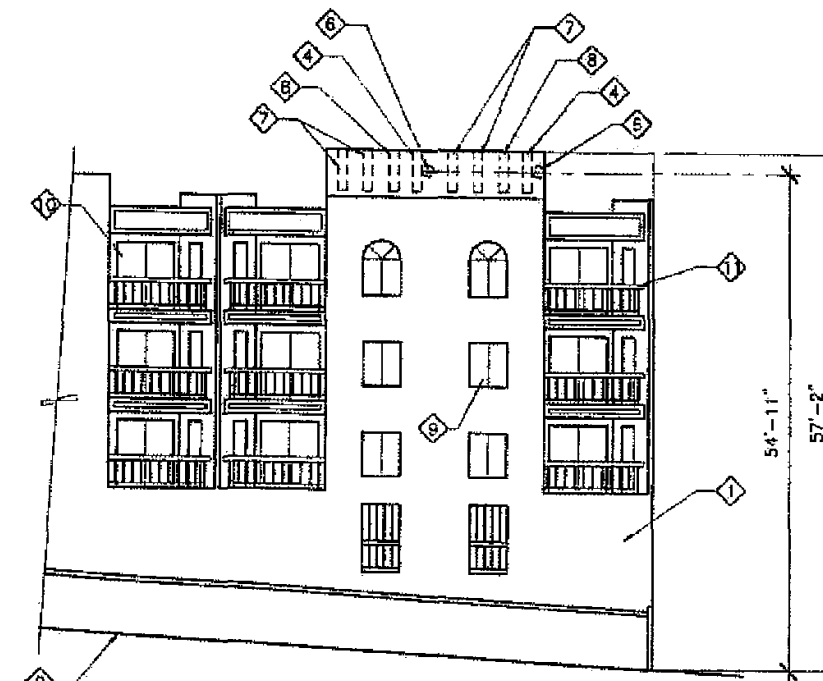




NORTH ELEVATION
SCALE: 1" = 20'-0"



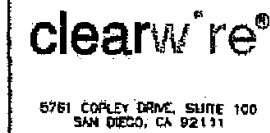
EAST ELEVATION
SCALE: 1" = 20'-0"



SOUTH ELEVATION
SCALE: 1" = 20'-0"

KEYED NOTES:

- 1 EXISTING CONDOMINIUM BUILDING WITH STUCCO FINISH
- 2 EXISTING GRADE
- 3 PROPOSED CLEARWIRE PANEL ANTENNA FACADE MOUNTED TO EXISTING BUILDING
- 4 PROPOSED CLEARWIRE PANEL ANTENNA PIPE MOUNTED BEHIND EXISTING RF TRANSPARENT SCREEN
- 5 PROPOSED CLEARWIRE DIRECTIONAL ANTENNA FACADE MOUNTED TO EXISTING BUILDING
- 6 PROPOSED CLEARWIRE DIRECTIONAL ANTENNA PIPE MOUNTED BEHIND EXISTING RF TRANSPARENT SCREEN
- 7 EXISTING SPRINT/NEXTEL ANTENNA TO REMAIN
- 8 EXISTING SPRINT/NEXTEL ANTENNA TO BE REPLACED WITH A NEW DUAL POLE ANTENNA ON EXISTING MOUNTING PIPE
- 9 EXISTING WINDOW (TYPICAL)
- 10 EXISTING DOOR (TYPICAL)
- 11 EXISTING METAL RAIL
- 12 EXISTING BUILDING IN FOREGROUND
- 13 PROPOSED RF TRANSPARENT BOX SCREEN ON NORTH, EAST AND WEST FACES OF EXISTING TOWER. SCREEN SHALL BE TEXTURED AND PAINTED TO MATCH EXISTING ADJACENT WALL

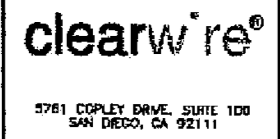


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REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
1	04/26/10	FOR 2D	mlf
2	07/07/10	100% 2D	cm
3	08/11/10	PLANNING COMMENTS	cm
4	09/08/10	EXPAND SCREENING	cm

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-4

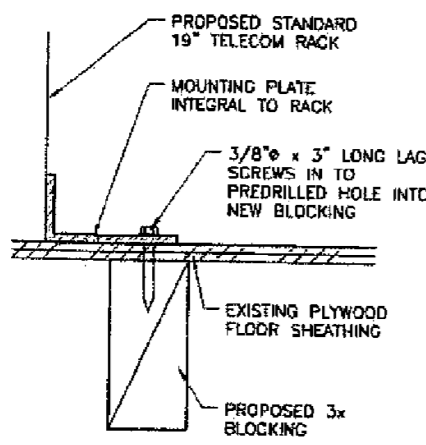


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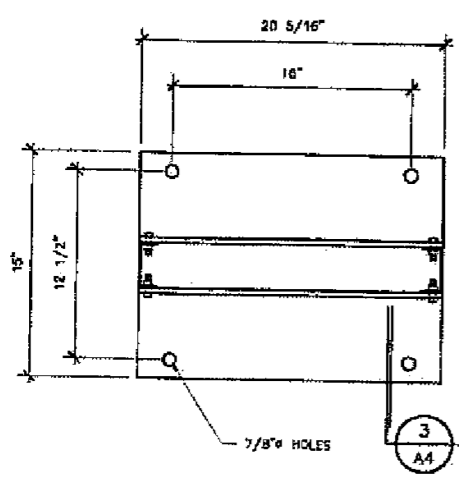
REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
1	04/28/10	ISSUE 2D	WH
2	07/27/10	ISSUE 2D	WH
3	08/17/10	PLANNING COMMENTS	WH
4	08/26/10	EXPAND SCREENING	WH

SHEET TITLE
 DETAILS

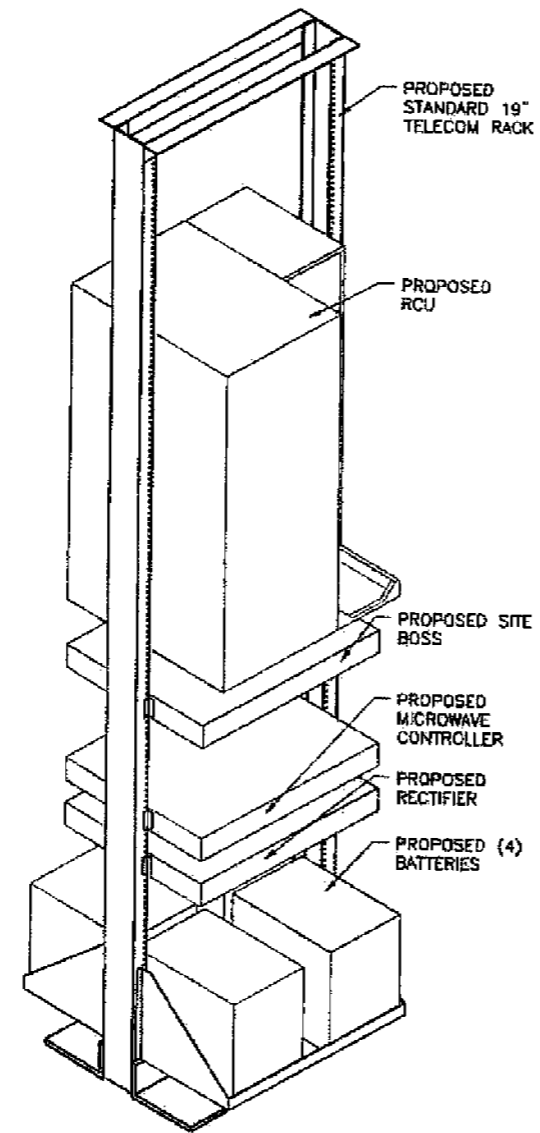
SHEET NUMBER
A-5



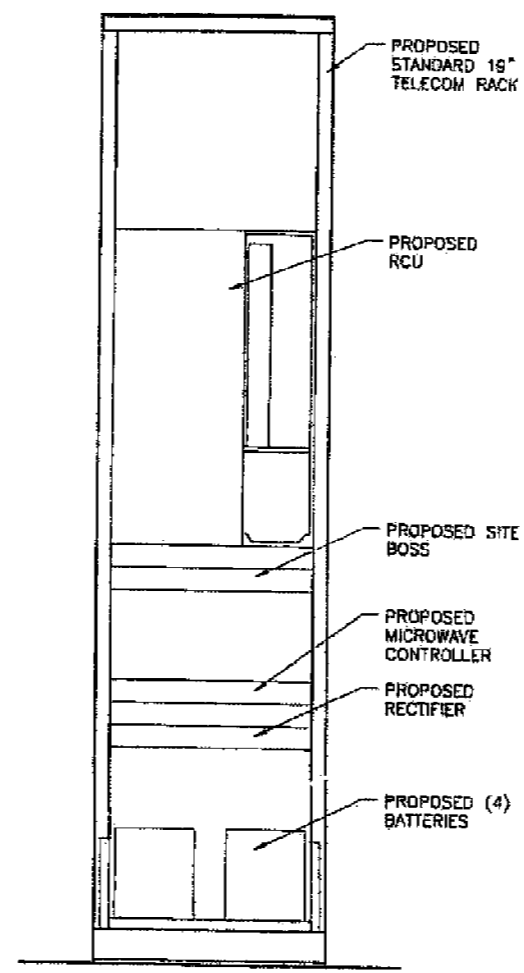
MOUNTING BOLT SCALE: 1 1/2" = 1'-0" 3



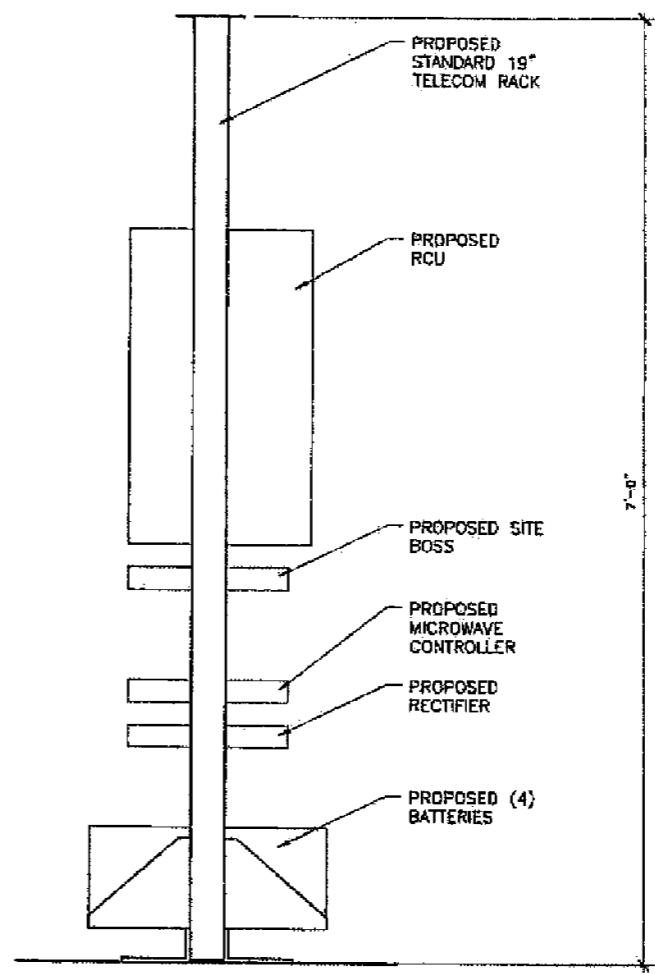
RACK FOOTPRINT SCALE: 1" = 1'-0" 2



ISOMETRIC VIEW



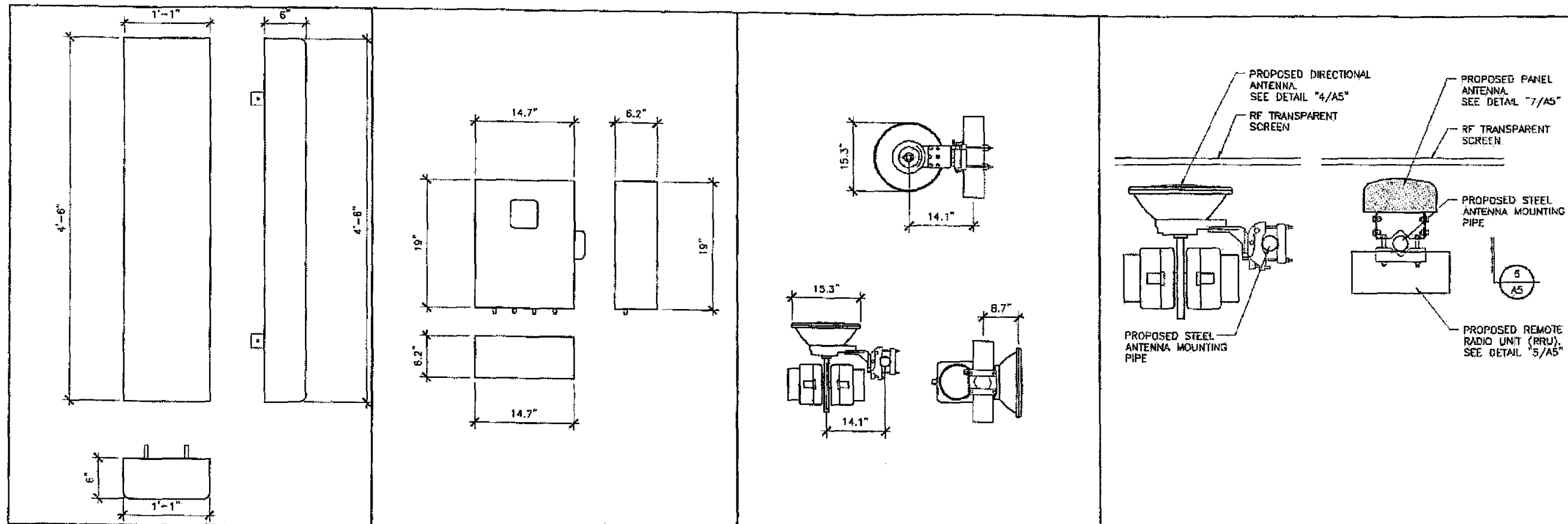
FRONT VIEW



SIDE VIEW

INDOOR DATA RACK (630 LBS.)

SCALE: NONE 1

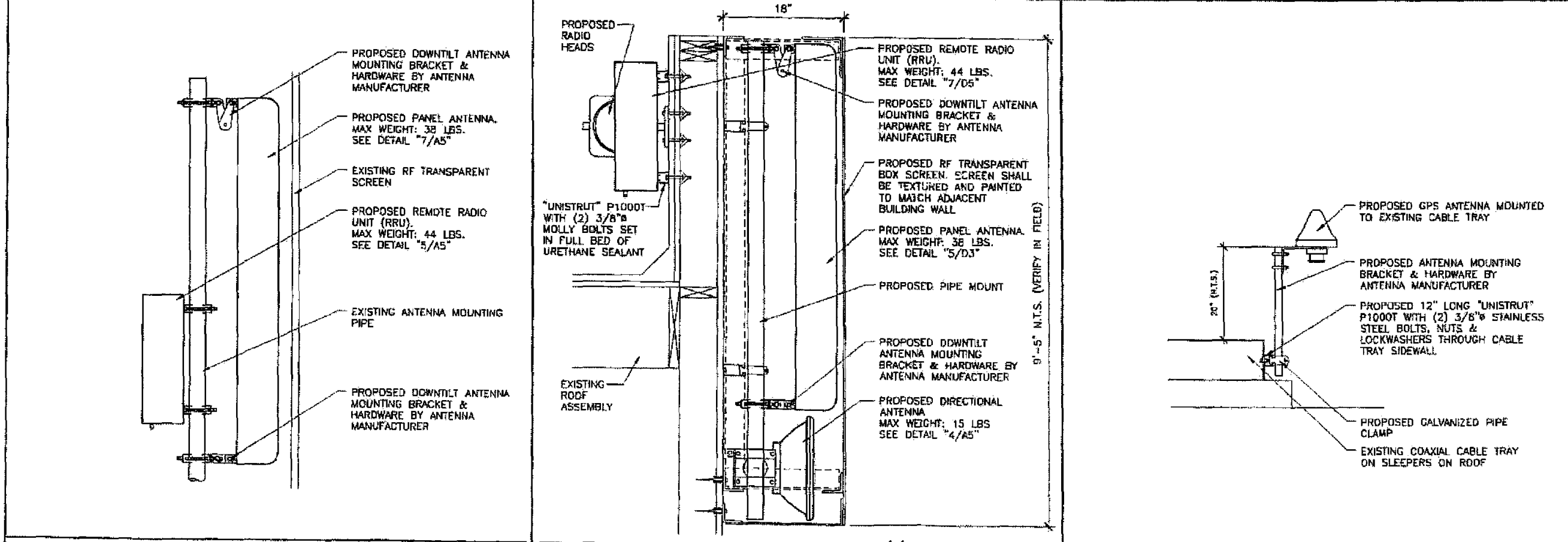


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PANEL ANTENNA SCALE: NONE 7 **REMOTE RADIO UNIT (RRU)** SCALE: NONE 5 **DIRECTIONAL ANTENNA** SCALE: NONE 4 **ANTENNA PLAN VIEW** SCALE: NONE 2



ANTENNA & RRU MOUNTING DETAIL SCALE: NONE 6 **ANTENNA & RRU MOUNTING DETAIL** SCALE: NONE 3 **GPS ANTENNA** SCALE: NONE 1

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REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
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2	07/07/10	ISSUE 2D	msj
3	05/11/10	PLANNING COMMENTS	msj
4	04/06/10	EXPAND SCREENING	msj

SHEET TITLE
 DETAILS

SHEET NUMBER
A-6