



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 1, 2010 **REPORT NO. PC-10-050**

ATTENTION: Planning Commission Agenda, July 8, 2010.

SUBJECT: SPRINT/CLEARWIRE – CLIFFRIDGE PARK
PROJECT NO. 194434, PROCESS 4

**OWNER/
APPLICANT:** City of San Diego (See Attachment 11)
Sprint Nextel Corporation

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) inside Cliffridge Park located at 8311 Cliffridge Avenue (Attachment 3) within the La Jolla Community planning area?

Staff Recommendation: Approve Conditional Use Permit 687067

Community Planning Group Recommendation: On February 4, 2010, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of this project (Attachment 10).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) (Attachment 14). The environmental exemption determination for this project was made on March 17, 2010, and the opportunity to appeal that determination ended on May 3, 2010. This project is not pending an appeal of the environmental determination.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The existing Cliffside Park WCF was approved on June 25, 2003 with Site Development Permit No. 14366 (Attachment 15). The approval consisted of two (2) panel antennas concealed inside a 20-foot high foul baseball field pole by the right field line. A foul pole was also installed on the left field line to match. The equipment associated with this approval was placed by the right field foul pole area inside a 48 square-foot chain link enclosure. T-Mobile is also located in this park with their equipment adjacent to Sprint's enclosure.

The project site is zoned OP-1-1 and is designated for Park use in the La Jolla Community Plan (Attachments 2). There are two other baseball fields located southeast of the property. An elementary school is located to the north and a YMCA to the east. There is a canyon west of the project site dedicated as an open space area (Attachment 1).

The WCF regulations identify this proposal as a Process 4, Conditional Use Permit due to the fact that it is located in an open space zone per Land Development Code (LDC) Section 141.0420(f)(3). The project complies with the WCF Regulations LDC 141.0420, which require a facility to use all reasonable means to conceal and minimize the visual impact through architectural integration, landscape and siting solutions.

DISCUSSION

Project Description:

Sprint Clearwire proposes to modify the existing WCF consisting of two (2) Clearwire panel antennas and one Clearwire microwave dish concealed inside an existing foul pole being raised an additional 6-feet (for a total of 26-feet above ground). The diameter of the foul pole will remain at 20-inches and the entire foul pole will be repainted to match for consistency. The foul pole located on the left field line will also be raised and painted to match. As a result of this project, a total of four (4) panel antennas and one microwave dish will be operating inside the foul pole along the right field line. The proposed modification would include one additional WiMax equipment concealed inside a 16 square-foot equipment enclosure. Similar to the existing WCFs on site, Clearwire's equipment enclosure will include an 8-foot high chain-link fence with green slats (Attachment 6).

Community Plan Analysis:

The proposed location is designated for park/open space within the La Jolla Community Plan. The La Jolla Community Plan recommends that all telecommunication facilities be reviewed and analyzed by the City of San Diego for visual impact. It recommends that all cellular facilities adhere to the Telecommunication Policy.

The proposed antennas associated with this WCF will be completely concealed and camouflaged from the surrounding park and elementary school. The equipment has been located behind the right field foul pole to avoid taking up any usable park space, and it is designed to match the

existing Sprint enclosure. The equipment (approx 16-square feet) shall be contained in a chain link fence enclosure; therefore this facility is consistent with the recommendations contained within the La Jolla Community Plan.

Project-Related Issues:

The proposal would increase the height of the foul pole from 20 feet to 26 feet (Attachment 7) while maintaining the same diameter of the pole. This increase in height will not negatively affect the park's visual appearance. Instead, the design allows the antennas to be fully concealed. This design received unanimous support from the La Jolla Community Planning Association subcommittee group as well as the full group (Attachment 10). The proposed upgrade would allow Sprint Clearwire to meet their current coverage and capacity demands in the La Jolla community area with minimal park disturbance.

Per Land Development Code Section 141.0420(f)(3), Wireless Communication Facilities located in an open space zone requires a Conditional Use Permit, Process 4, Planning Commission decision. The project is within a Preference 4 location according to Council Policy 600-43, however, the applicant has demonstrated to staff that the proposed project will be fully integrated with the existing park.

The wireless communication antenna regulations require wireless projects to be integrated into the architecture of the existing buildings and/or the environment. Wireless communication technology is dependent on clear lines of sight. In this instance, the height where the antennas are proposed is needed to provide coverage to the surrounding area. Staff supports the proposed design as it has been determined that it will not cause any visual impact to the surrounding community.

Conclusion:

Staff has reviewed the proposed project and has determined that the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the OP-1-1 zone and the Wireless Communication Antennas Regulations. The required findings have been made (Attachment 8) to support staff's recommendation. Therefore, staff recommends approval of Conditional Use Permit 687067 (Attachment 9).

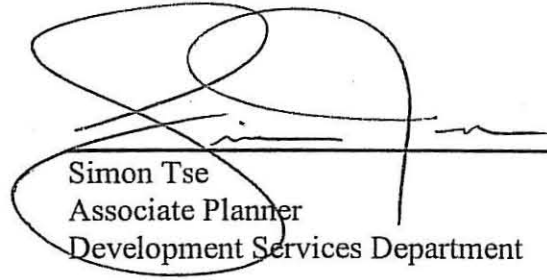
ALTERNATIVES

1. **APPROVE** Conditional Use Permit 687067, **with modifications.**
2. **DENY** Conditional Use Permit 687067, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

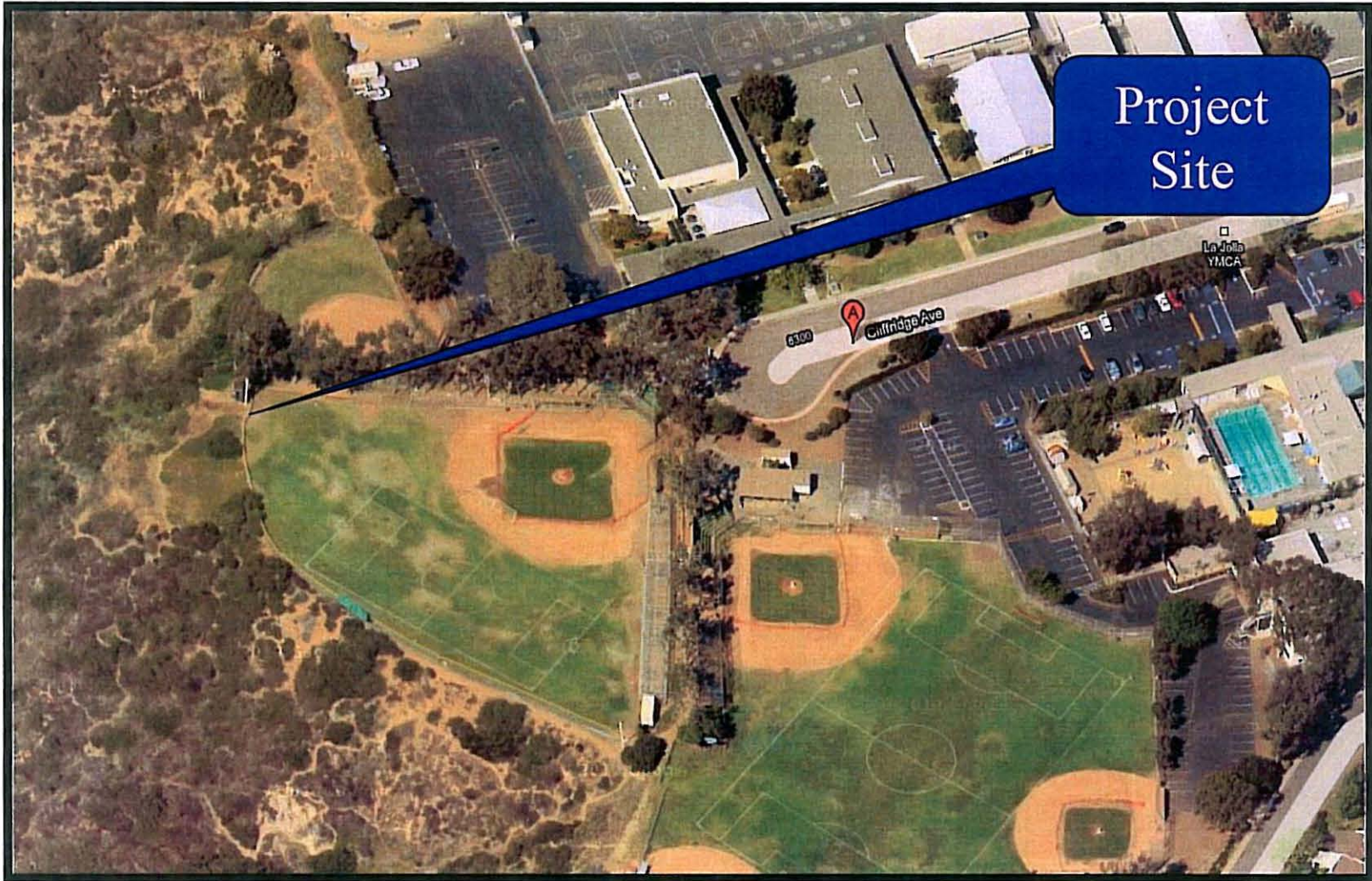


Simon Tse
Associate Planner
Development Services Department

WESTLAKE/ST

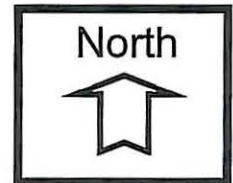
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Project Site Photos
7. Project Photosimulation
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Notice of Hearing
13. Project Chronology
14. CEQA Exemption
15. Site Development Permit No. 14366

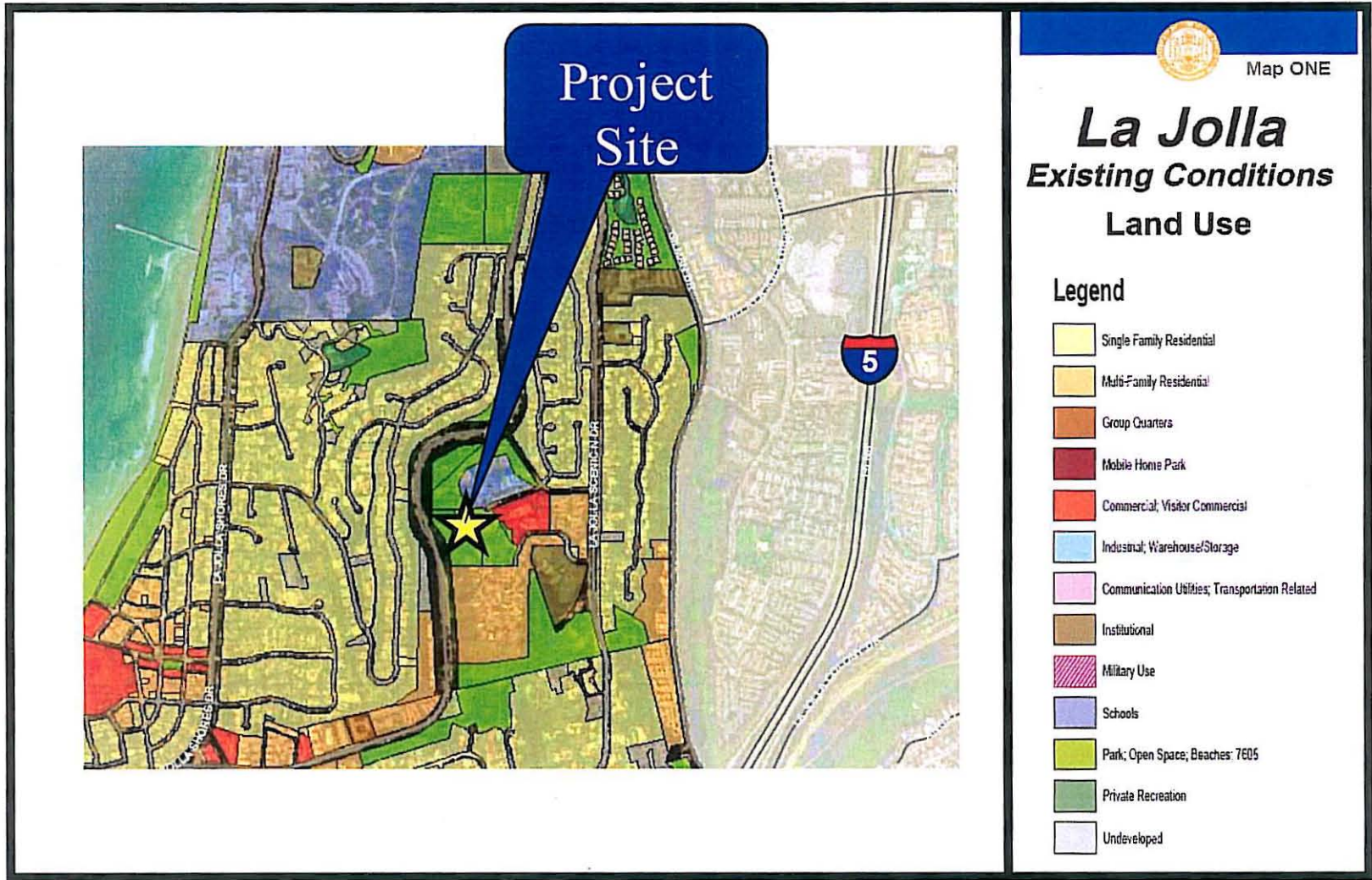


Aerial Photo

SPRINT/CLEARWIRE – CLIFFRIDGE PARK – PROJECT NO. 194434
8311 CLIFFRIDGE AVENUE, LA JOLLA, CA 92037



ATTACHMENT 1

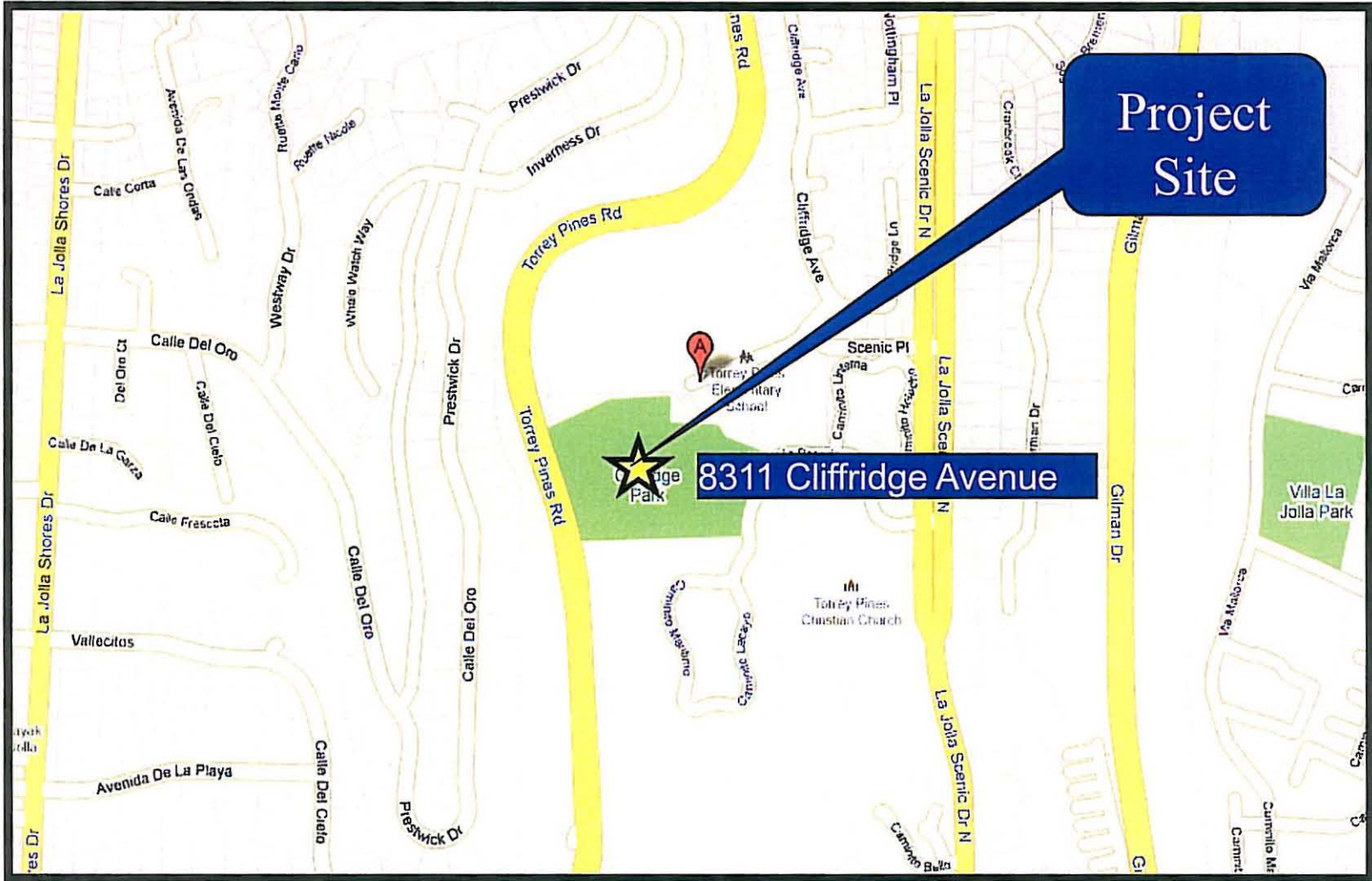


Community Land Use Map (LA JOLLA)

SPRINT/CLEARWIRE – CLIFFRIDGE PARK – PROJECT NO. 194434

8311 CLIFFRIDGE AVENUE, LA JOLLA, CA 92037





Project Location Map

SPRINT/CLEARWIRE – CLIFFRIDGE PARK– PROJECT NO. 194434
8311 CLIFFRIDGE AVENUE, LA JOLLA, CA 92037



PROJECT DATA SHEET

| | | |
|---|--|----------------------------------|
| PROJECT NAME: | SPRINT/CLEARWIRE COAST BLVD | |
| PROJECT DESCRIPTION: | Sprint Clearwire is proposing to modify an existing Wireless Communication Facility. The modification consists of increasing the existing the height of the foul pole at Cliffridge Park by 6-feet (total of 26-feet above ground) with the Clearwire antennas concealed inside. Both foul poles will be increased in height for consistency. The equipment associated with this project shall be installed alongside the existing equipment behind a chain link fence to match the existing wireless communication providers on site. | |
| COMMUNITY PLAN AREA: | La Jolla | |
| DISCRETIONARY ACTIONS: | Conditional Use Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | OP-1-1 | |
| <u>ZONING INFORMATION:</u> | | |
| Zone: | <u>Required</u> OP-1-1 | <u>Proposed</u> OP-1-1 |
| Height Limit: | 30 feet | 26 feet |
| Front Setback: | None | None |
| Interior Side Setback: | None | None |
| Street Side Setback: | None | None |
| Rear Setback: | None | None |
| ADJACENT PROPERTIES: | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | La Jolla Shores Planned District SF Zone | Elementary School |
| SOUTH: | La Jolla Shores Planned District SF Zone | Single Family Residences |
| EAST: | La Jolla Shores Planned District YMCA Zone | YMCA |
| WEST: | La Jolla Shores Planned District SF Zone | Open Space |
| DEVIATIONS OR VARIANCES REQUESTED: | None | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | On February 4, 2010, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of this project | |

Sprint / clear wire[®]

Together with NEXTEL SD35XC108 CLIFFRIDGE PARK (CA-SDG5228a) (CONDITIONAL USE PERMIT)

8311 CLIFFRIDGE AVE.,
LA JOLLA, CA 92037

Sprint
Together with NEXTEL

8711 COPLEY DRIVE, 4TH FL, SAN DIEGO, CA 92111
PHONE: (619) 595-4210 FAX: (619) 595-4222

DCI PACIFIC

ARCHITECTURE • ENGINEERING • CONSULTING
4100 DUPONT DRIVE, IRVINE, CA 92618
TEL: 949-453-0252 FAX: 949-453-0191

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 "SPRINT" PROJECT IS STRICTLY PROHIBITED.

CITY PROJECT #: 1944.34

**SD35XC108
CLIFFRIDGE PARK
(CA-SDG5228a)**

8311 CLIFFRIDGE AVE.,
LA JOLLA, CA 92037

PROJECT INFORMATION

PROJECT DESCRIPTION:
SPRINT PROPOSES TO MODIFY THE EXISTING UNMANNED TELECOMMUNICATIONS FACILITY AS FOLLOWS:
- EXISTING "SPRINT" ANTENNA = 2 TOTAL
- EXISTING "SPRINT" EQUIPMENT = 4 TOTAL
- EXISTING "SPRINT" GPS ANTENNA = 2 TOTAL
- NEW "CLEARWIRE" PANEL ANTENNA = 2 TOTAL
- NEW "CLEARWIRE" DIRECTIONAL ANTENNA = 2 TOTAL
- NEW "CLEARWIRE" EQUIPMENT = 1 TOTAL
- NEW "CLEARWIRE" GPS ANTENNA = 1 TOTAL

TOTAL OF 4 PANEL ANTENNAS
TOTAL OF 2 DIRECTIONAL ANTENNAS
TOTAL OF 5 EQUIPMENTS
TOTAL OF 3 GPS ANTENNAS

CODE INFORMATION:
ZONING CLASSIFICATION: GP-1-1
ZONING INFO: AIRPORT INFLUENCE AREA AND COASTAL HT LIMIT

BUILDING CODE: 2007 CBC
CONSTRUCTION TYPE: V-B
JURISDICTION: LA JOLLA
CURRENT USE: S-2 (TELECOMM)
PROPOSED USE: S-2 (TELECOMM FACILITY)

UTILITY COMPANY:
POWER: SDG & E
PHONE: (858) 636-3907

SITE LOCATION:
LATITUDE: 33.857858
LONGITUDE: -117.24417222
TOP OF (E) STRUCTURE: 356'-0" AGL
BASE OF STRUCTURE: 00'-00" AMSL

PROPERTY INFORMATION:
PARCEL NUMBER(S): 346-340-05
LEASE AREA: N/A
OWNER: CITY OF SAN DIEGO
ADDRESS: 8311 CLIFFRIDGE AVE., LA JOLLA, CA 92037

CONTACT: CAROL YOUNG
PHONE: (619) 239-6081

EXISTING TELECOM CARRIERS:
- "SPRINT-NEXTEL" SITE # SD35XC108: CUP PERMIT #14366 EXPIRES 06-25-2013
- "T-MOBILE" SITE #

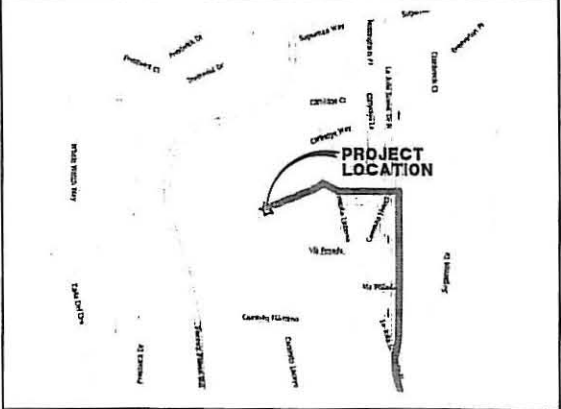
APPLICANT:
SPRINT NEXTEL
6391 SPRINT PARKWAY
MS: KSOPHT0101-22650
OVERLAND PARK, KS 66251
CONTACT: PROPERTY SERVICES
PHONE: (800) 357-7641
E-MAIL:

ARCHITECT:
DCI PACIFIC
2450 DUPONT DRIVE
IRVINE, CA 92617
CONTACT: D.K. DO, RA
PHONE: (949) 475-1000
FAX: (949) 475-1001
E-MAIL: DRK@DCIPACIFIC.COM

SITE ACQUISITION:
DEPRATT INC.
13948 CALLE BUENO CANAR
JANUL, CA 91935
PHONE: (619) 726-8110
FAX:

PROJECT TEAM:
RF ENGINEER: MELBA CUEVAS
PHONE:
CONSTRUCTION: MATT SAYED
PHONE:
SITE ACQUISITION: DEBRA DEPRATT
PHONE: (619) 726-8110
PLANNING: DEBRA DEPRATT
PHONE: (619) 726-8110
ARCHITECT: D.K. DO, RA
PHONE: (949) 475-1000
SURVEYOR: N/A
PHONE:
CIVIL/STRUCTURAL ENGR: N/A
PHONE:

VICINITY MAP



DRAWING INDEX

| SHEET | DESCRIPTION |
|-------|--|
| T1 | TITLE SHEET |
| T2 | LESSEE'S CERTIFICATE |
| A0 | OVERALL SITE PLAN |
| A1 | LOCATION PLAN, ANTENNA & EQUIPMENT LAYOUT PLAN AND ANTENNA MOUNTING PROFILES |
| A2 | ELEVATIONS |
| C01 | TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY) |
| C02 | TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY) |

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
ALL THOSE PORTIONS OF PUEBLO LOTS 1279, 1280, 1286 AND 1297 OF THE PUEBLO LANDS OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE YEAR 1870, A CERTIFIED COPY OF WHICH MAP IS FILED IN THE SAN DIEGO COUNTY RECORDER'S OFFICE AS MISCELLANEOUS MAP NO. 35, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

DRIVING DIRECTIONS

DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT: START OUT GOING WEST ON H HARBOR DR. TURN SLIGHT LEFT.
TURN RIGHT ONTO WINSHIP LN.
TURN LEFT ONTO H HARBOR DR.
TURN LEFT ONTO W LAUREL ST.
TURN LEFT ONTO INDIA ST.
MERGE ONTO I-5 N VIA THE RAMP ON THE LEFT.
TAKE THE WEST LA JOLLA FREEWAY EXIT, EXIT 25A.
MERGE ONTO LA JOLLA FREEWAY.
TURN SLIGHT RIGHT.
TURN SLIGHT RIGHT ONTO LA JOLLA SCENIC DR N.
TURN LEFT ONTO SCENIC PL.
TURN LEFT ONTO CLIFFRIDGE AVE.
8311 CLIFFRIDGE AVE IS ON THE LEFT.

| APPROVAL | DATE | SIGNATURE |
|-----------|------|-----------|
| P.M. | | |
| LANDLORD: | | |
| CONST. | | |
| S/A: | | |
| RF: | | |
| ZONING: | | |
| AME: | | |
| RF: | | |

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

ABBREVIATIONS

| | | | | | |
|--------|--------------------|--------|--|---------|------------------------|
| A/C | AIR CONDITIONING | CA | GALVE GALVANIZED | OC | ON CENTER |
| ACL | ABOVE FINISH GRADE | CC | GENERAL CONTRACTOR | OD | OUTSIDE DIAMETER |
| APPROX | APPROXIMATELY | GRD | GROUND | PLYWOOD | PLYWOOD |
| BLDG | BUILDING | GRD BQ | GYPSON WALL BOARD | PROJ | PROJECT |
| BLK | BLOCKING | HORIZ | HORIZONTAL | PT | PRESSURE TREATED |
| CLG | CEILING | HR | HOUR | REQ | REQUIRED |
| CLR | CLEAR | HT | HEATING, VENTILATION, AIR CONDITIONING | RM | ROOM |
| CONC | CONCRETE | HVAC | HEATING, VENTILATION, AIR CONDITIONING | SHR | SHEET |
| CONST | CONSTRUCTION | ID | INSIDE DIAMETER | SM | SMALLER |
| CONT | CONTINUOUS | IN | INCH | SPEC | SPECIFICATION |
| DBL | DOUBLE | INFO | INFORMATION | SF | SQUARE FOOT |
| DA | DIAMETER | INSUL | INSULATION | SS | STAINLESS STEEL |
| DAG | DIAGONAL | INT | INTERIOR | STL | STEEL |
| DN | DOWN | CBC | CALIFORNIA BUILDING CODE | STRUC | STRUCTURAL |
| DET | DETAIL | LBS | POUNDS | STD | STUD |
| DWG | DRAWING | MAX | MAXIMUM | SUSP | SUSPENDED |
| EA | EACH | MCH | MECHANICAL | THRU | THROUGH |
| ELEV | ELEVATION | MFL | METAL | TYP | TYPICAL |
| ELEC | ELECTRICAL | MFR | MANUFACTURE | UNO | UNLESS NOTED OTHERWISE |
| EQ | EQUAL | MGR | MANAGER | VERT | VERTICAL |
| EQUIP | EQUIPMENT | MH | MISCELLANEOUS | VERT | VERIFY IN FIELD |
| EXT | EXTERIOR | MISC | MISCELLANEOUS | W/ | WITH |
| FIN | FINISH | RO | ROUGH OPENING | W/O | WITHOUT |
| FLOOR | FLOUORESCENT FLOOR | NA | NOT APPLICABLE | WP | WATER PROOF |
| FLR | FLOOR | NC | NOT IN CONTRACT | | |
| FT | FOOT | NTS | NOT TO SCALE | | |

CODE COMPLIANCE

- CALIFORNIA BUILDING CODE CBC-2007
 - CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2007
 - ANSI/ISA-222-F LIFE SAFETY CODE
 - IFPA-101-2006
 - CALIFORNIA ELECTRICAL CODE CEC-2007
 - CALIFORNIA MECHANICAL CODE CMC-2007
 - CALIFORNIA PLUMBING CODE CPC-2007
 - LOCAL BUILDING CODE(S)
 - CITY AND/OR COUNTY ORDINANCES
- ** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

LICENSURE

SPRINT NEXTEL
6391 SPRINT PARKWAY
OVERLAND PARK, KS 66251
CONTACT: PROPERTY SERVICES
PHONE: (800) 357-7641
E-MAIL:

REVISIONS

| NO. | DATE | DESCRIPTION | BY | CHKD |
|-----|----------|---------------------------|----|------|
| 1 | 10-24-08 | FOR PRELIMINARY SET | SD | JD |
| 2 | 10-24-08 | REVISED PRELIM 2D | JD | JD |
| 3 | 10-24-08 | REVISED 100% 2D | JD | JD |
| 4 | 10-24-08 | REV 100% 2D | JD | JD |
| 5 | 10-24-08 | REV 100% 2D | JD | JD |
| 6 | 10-24-08 | REV 100% 2D | JD | JD |
| 7 | 10-24-08 | REV FOR CITY OF SAN DIEGO | JD | JD |
| 8 | 10-24-08 | REV FOR CITY OF SAN DIEGO | JD | JD |
| 9 | 10-24-08 | REV FOR SAN DIEGO | JD | JD |
| 10 | 10-24-08 | REV FOR CITY EDWARDS | JD | JD |

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1



9701 CAYLOR AVE, FORT SAUNDERS, CA 92111
 9510 CAYLOR AVE, FORT SAUNDERS, CA 92111
 9510 CAYLOR AVE, FORT SAUNDERS, CA 92111



AGREEMENT - ENDORSEMENT - CONSULTING
 DISH PACIFIC NETWORKS
 10000 N. CENTRAL EXPRESSWAY, SUITE 1000
 DALLAS, TEXAS 75243-1699

PROPRIETARY INFORMATION
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CITY PROJECT #: 194434

**SD35XC108C
 CLIFFRIDGE PARK
 (CA-SDG5228a)**
 8311 CLIFFRIDGE AVE.,
 LA JOLLA, CA 92037

LICENSURE

| NO. | DATE | REVISIONS |
|-----|----------|-----------|
| 1 | 01-21-10 | ISSUANCE |
| 2 | 01-21-10 | REVISION |
| 3 | 01-21-10 | REVISION |
| 4 | 01-21-10 | REVISION |
| 5 | 01-21-10 | REVISION |
| 6 | 01-21-10 | REVISION |
| 7 | 01-21-10 | REVISION |
| 8 | 01-21-10 | REVISION |
| 9 | 01-21-10 | REVISION |
| 10 | 01-21-10 | REVISION |
| 11 | 01-21-10 | REVISION |
| 12 | 01-21-10 | REVISION |

SHEET TITLE
 LESSEE'S CERTIFICATE

SHEET NUMBER
T2

Letter's Certificate
 Standard Wireless Facility Project
 for Preconstruction BIDDY

17 we the undersigned, as lease of a portion of the property described as
 8311 CLIFFRIDGE AVENUE, LA JOLLA, CA 92037

(Address or legal description)
 understand that, in accordance with the San Diego Municipal Code, Land
 Development Manual - Short Term Permits, the project will require the "Hardly
 Consider" BIDDY

I hereby give the best of my knowledge and the pleasure authorized by the
 property and set out as follows:

- Station
- Trade & dish
- Organizational Structure
- OIL & Green
- Permit
- Permit

We will incorporate the following into the design:

- Maintain pre-development "hard" station location
- Maintain pre-development floor plan by connecting walkway, poles and
- Structure and antenna
- Use natural drainage systems as opposed to flood control or underground
- drainage system, with heavy grade and driveway into adjacent landscaping
- area of site, and use of existing site conditions
- Preserve existing mature trees and shrubs
- Protect all trees from erosion

Additionally, we will:

- Maintain the use of existing
- Use efficient lighting systems and landscape design, incorporating via
- lighting devices and tree retention as needed

We will submit the above Standard Permit Application BIDDY for the duration of the
 lease

Lessee: ANNE FORD Company Name: SPRINT/CLEARWIRE
 (print name) Date: 01-21-10
 (signature) [Signature]

LESSEES CERTIFICATE



SPRINT WIRELESS AND SERVICES, A DIVISION OF SPRINT NEXTEL CORPORATION
 19455 E. CHANDLER AVENUE, CHANDLER, AZ 85226
 PHONE: (480) 392-3200 FAX: (480) 392-3201



DBI PACIFIC
 2000 S. HAYWARD AVENUE, SUITE 100
 HAYWARD, CA 94541
 PHONE: (415) 524-8800 FAX: (415) 524-8801

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED
 HEREIN IS THE PROPERTY OF
 DBI PACIFIC AND IS NOT TO BE
 REPRODUCED OR TRANSMITTED
 IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL
 SYSTEM, WITHOUT THE
 WRITTEN PERMISSION OF
 DBI PACIFIC.

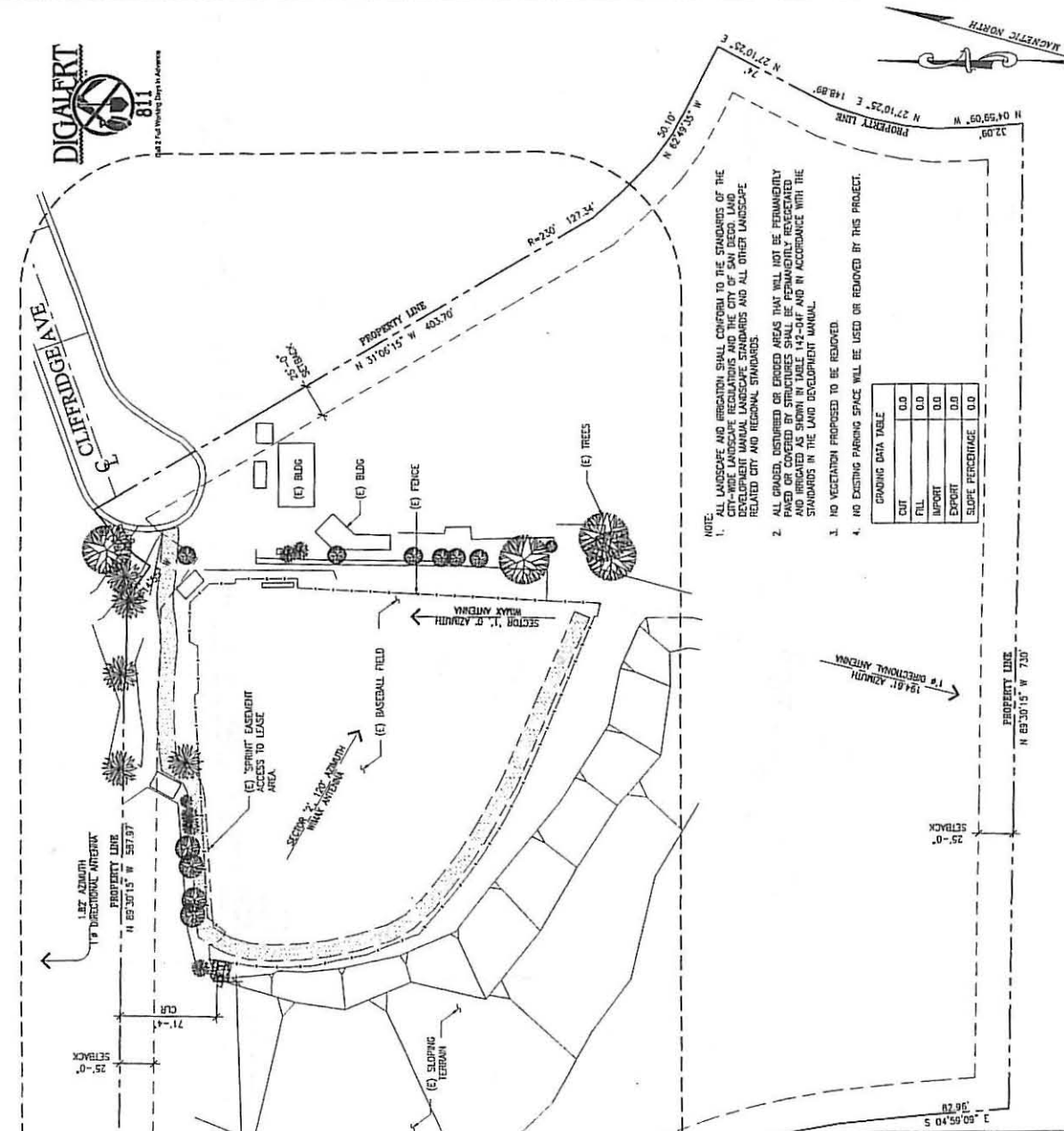
CITY PROJECT #: 194434
 SD35XC108C
 (CA-SDGS228A)
 B311 CLIFFRIDGE AVE.
 LA JOLLA, CA 92037

LICENSE/SURE

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------|
| 1 | 11/12/03 | PRELIMINARY |
| 2 | 12/10/03 | REVISED PER LA 194434 |
| 3 | 12/10/03 | REVISED PER LA 194434 |
| 4 | 12/10/03 | REVISED PER LA 194434 |
| 5 | 12/10/03 | REVISED PER LA 194434 |
| 6 | 12/10/03 | REVISED PER LA 194434 |
| 7 | 12/10/03 | REVISED PER LA 194434 |
| 8 | 12/10/03 | REVISED PER LA 194434 |
| 9 | 12/10/03 | REVISED PER LA 194434 |
| 10 | 12/10/03 | REVISED PER LA 194434 |

SHEET TITLE
 OVERALL SITE PLAN

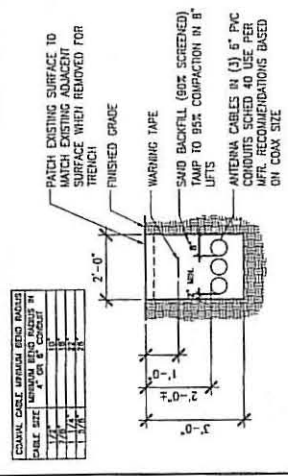
SHEET NUMBER
 A0



PROPOSED 'SPRINT' WIMAX CABINET
 LOCATION WITHIN (E) PROPERTY LINE
 AND (E) CITY RIGHTS-OF-WAY
 SHEET A1 FOR 'LOCATION PLAN'

RECORD WORK
 THE ELEVATIONS ARE BASED UPON COUNTY OF SAN DIEGO
 GPS CONTROL POINT NO. 14492. ELEVATION 385.08' (NAVD 83)
 SEE SHEET C01

GENERIC COORDINATES
 LATITUDE 37° 51' 27.17" 1983 DATUM
 LONGITUDE 117° 14' 35.72" 1983 DATUM
 LATITUDE 37° 51' 27.16" 1983 DATUM
 LONGITUDE 117° 14' 38.85" 1983 DATUM
 GEODETIC COORDINATES ARE BASED UPON THE POLYCONIC PROJECTION OF THE
 CALIFORNIA COORDINATE SYSTEM, ZONE 6 (1927) AND ZONE 6 (1983), NORTH
 AMERICAN DATUM AS ESTABLISHED BY USGS, USG & CS AND THE COUNTY OF SAN
 DIEGO. SEE SHEET C02



CABLE CONDUIT TRENCH

NOTE: PROVIDE PROPOSED BENDING RADIUS FOR
 CONDUITS AS REQUIRED BY THE CONDUIT CABLE
 MFR.

NOTE:
 1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE
 CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND
 DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE
 RELATED CITY AND REGIONAL STANDARDS.
 2. ALL GRAZED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY
 PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED
 AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE
 STANDARDS IN THE LAND DEVELOPMENT MANUAL.

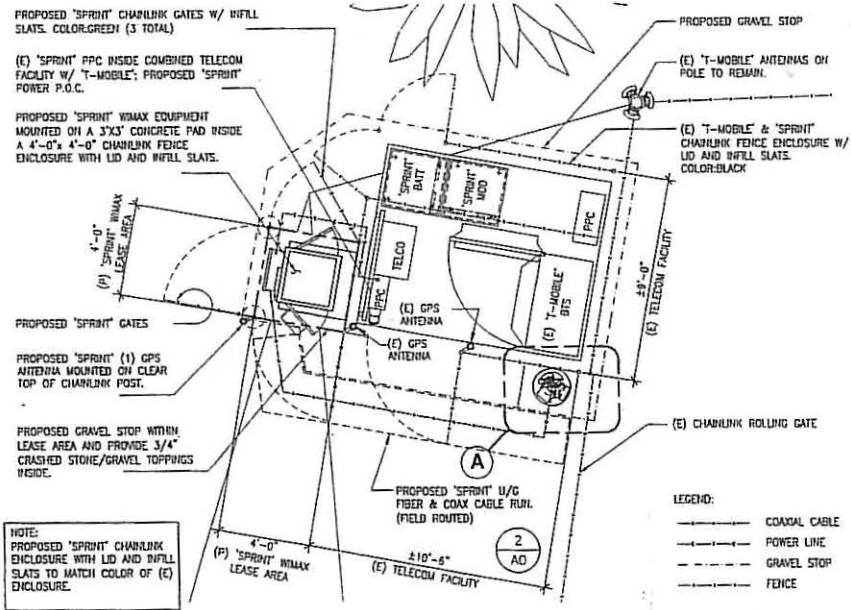
| GRAVING DATA TABLE | |
|--------------------|-----|
| CUT | 0.0 |
| FILL | 0.0 |
| IMPORT | 0.0 |
| EXPORT | 0.0 |
| SLOPE PERCENTAGE | 0.0 |

- NO VEGETATION PROPOSED TO BE REMOVED.
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

OVERALL SITE PLAN

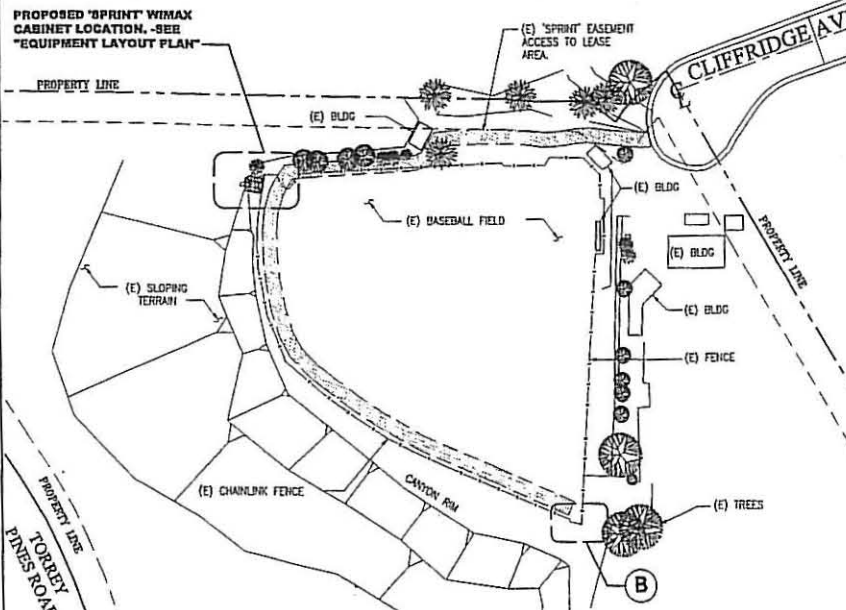
CABLE CONDUIT TRENCH

SHEET NUMBER
 A0



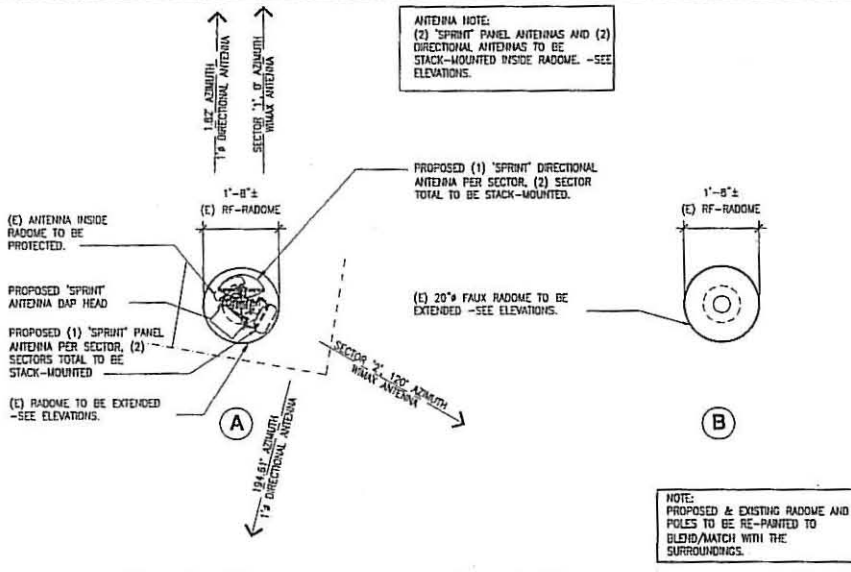
EQUIPMENT LAYOUT PLAN

SCALE: 1"=10'-0" 3



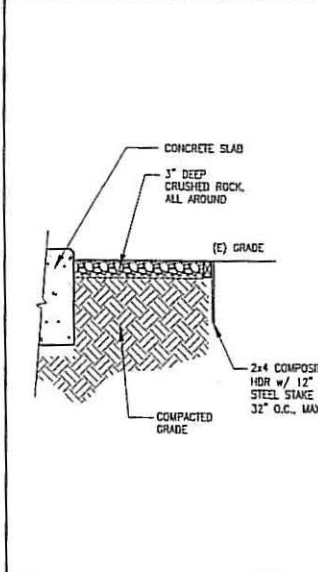
LOCATION PLAN

SCALE: 1"=40'-0" 1

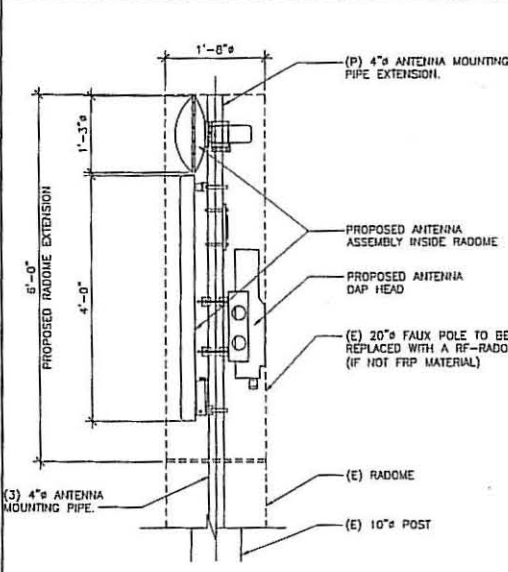


ANTENNA LAYOUT PLANS

SCALE: 1"=10'-0" 4



CRUSHED STONE STOP DETAIL



TYPICAL ANTENNA MOUNTING PROFILE

SCALE: 1"=10'-0" 2

Sprint
Together with NEXTEL

5711 CLIFFRIDGE AVE., #100, SAN DIEGO, CA 92111
PHONE: (619) 654-2200 FAX: (619) 654-2222

DCI PACIFIC

ARCHITECTURE • ENGINEERING • CONSULTING
7100 DUNN DRIVE, IRVINE, CALIFORNIA
TEL: 949-451-1100 FAX: 949-451-1101

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR REPRODUCTION OTHER THAN THAT WHICH RELATES TO 'SPRINT' PROJECT IS STRICTLY PROHIBITED.

CITY PROJECT #: 194434

SD35XC108C
CLIFFRIDGE PARK
(CA-SDG5228a)
8311 CLIFFRIDGE AVE.,
LA JOLLA, CA 92037

LICENSURE

REVISIONS

| NO. | DATE | DESCRIPTION | CD | INITIALS |
|-----|----------|---------------------------|-----|----------|
| 1 | 10-20-09 | PRELIM | CD | JSD |
| 2 | 11-20-09 | REVISED PRELIM | CD | JSD |
| 3 | 12-10-09 | UPDATED 100% CD | CD | JSD |
| 4 | 12-10-09 | REV 100% CD | CD | JSD |
| 5 | 12-10-09 | REV 100% CD | P | JSD |
| 6 | 12-10-09 | REV 100% CD | JSD | JSD |
| 7 | 12-10-09 | REV FOR CITY OF SAN DIEGO | JSD | JSD |
| 8 | 12-10-09 | REV FOR CITY OF SAN DIEGO | JSD | JSD |
| 9 | 12-10-09 | REV FOR CARRIER SYSTEM | JSD | JSD |
| 10 | 12-10-09 | REV FOR CITY COMMENTS | JSD | JSD |

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
LOCATION PLAN, ANTENNA & EQUIPMENT LAYOUT PLAN

SHEET NUMBER
A1

8311 CLIFFRIDGE AVE.
LA JOLLA, CA 92037
(CA-SD65228a)
SD35XC108C
CLIFFRIDGE PARK

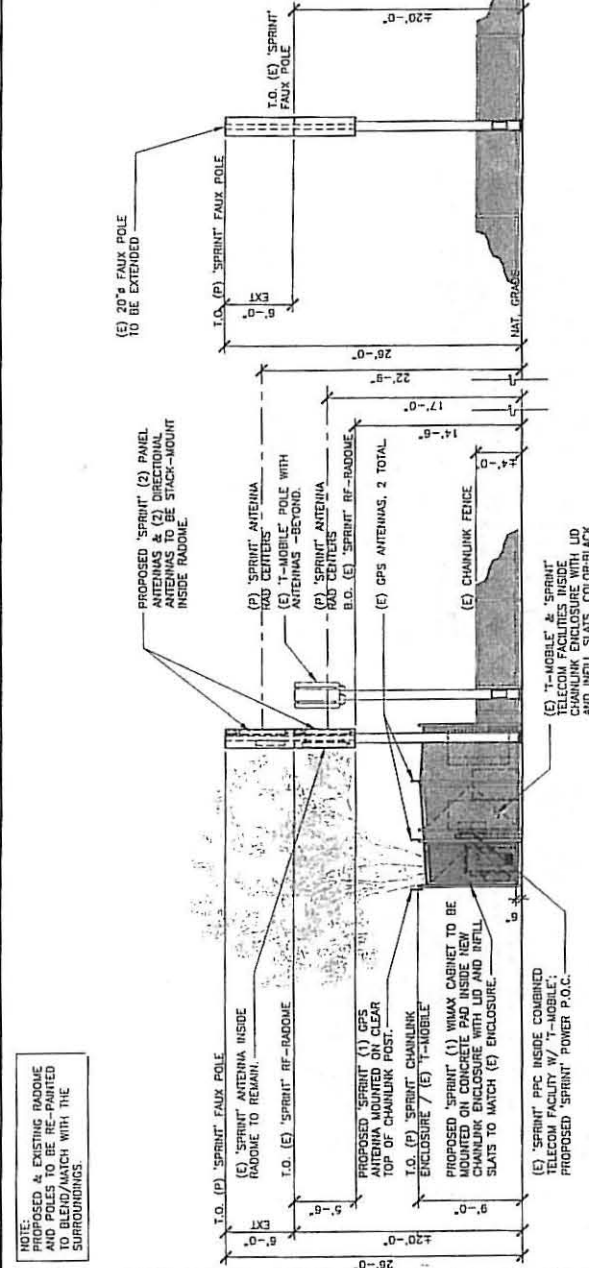
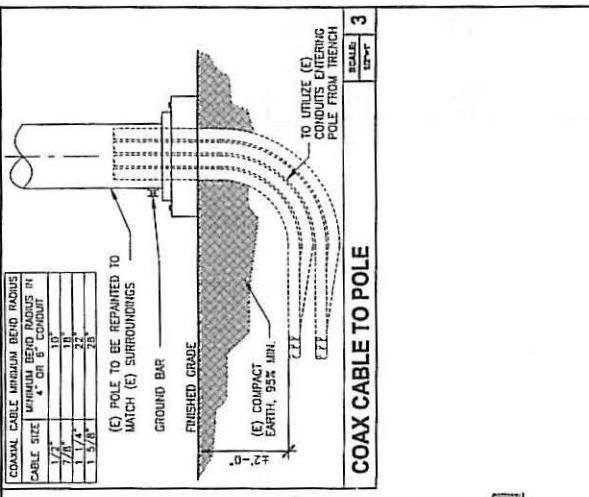
REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|-------------|
| 1 | 12-23-08 | WAG | ISSUE |
| 2 | 12-23-08 | WAG | REVISIONS |
| 3 | 01-14-09 | WAG | REVISIONS |
| 4 | 01-14-09 | WAG | REVISIONS |
| 5 | 01-14-09 | WAG | REVISIONS |
| 6 | 01-14-09 | WAG | REVISIONS |
| 7 | 01-14-09 | WAG | REVISIONS |
| 8 | 01-14-09 | WAG | REVISIONS |
| 9 | 01-14-09 | WAG | REVISIONS |
| 10 | 01-14-09 | WAG | REVISIONS |
| 11 | 01-14-09 | WAG | REVISIONS |
| 12 | 01-14-09 | WAG | REVISIONS |
| 13 | 01-14-09 | WAG | REVISIONS |
| 14 | 01-14-09 | WAG | REVISIONS |
| 15 | 01-14-09 | WAG | REVISIONS |
| 16 | 01-14-09 | WAG | REVISIONS |
| 17 | 01-14-09 | WAG | REVISIONS |
| 18 | 01-14-09 | WAG | REVISIONS |
| 19 | 01-14-09 | WAG | REVISIONS |
| 20 | 01-14-09 | WAG | REVISIONS |
| 21 | 01-14-09 | WAG | REVISIONS |
| 22 | 01-14-09 | WAG | REVISIONS |
| 23 | 01-14-09 | WAG | REVISIONS |
| 24 | 01-14-09 | WAG | REVISIONS |
| 25 | 01-14-09 | WAG | REVISIONS |
| 26 | 01-14-09 | WAG | REVISIONS |
| 27 | 01-14-09 | WAG | REVISIONS |
| 28 | 01-14-09 | WAG | REVISIONS |
| 29 | 01-14-09 | WAG | REVISIONS |
| 30 | 01-14-09 | WAG | REVISIONS |
| 31 | 01-14-09 | WAG | REVISIONS |
| 32 | 01-14-09 | WAG | REVISIONS |
| 33 | 01-14-09 | WAG | REVISIONS |
| 34 | 01-14-09 | WAG | REVISIONS |
| 35 | 01-14-09 | WAG | REVISIONS |
| 36 | 01-14-09 | WAG | REVISIONS |
| 37 | 01-14-09 | WAG | REVISIONS |
| 38 | 01-14-09 | WAG | REVISIONS |
| 39 | 01-14-09 | WAG | REVISIONS |
| 40 | 01-14-09 | WAG | REVISIONS |
| 41 | 01-14-09 | WAG | REVISIONS |
| 42 | 01-14-09 | WAG | REVISIONS |
| 43 | 01-14-09 | WAG | REVISIONS |
| 44 | 01-14-09 | WAG | REVISIONS |
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| 49 | 01-14-09 | WAG | REVISIONS |
| 50 | 01-14-09 | WAG | REVISIONS |
| 51 | 01-14-09 | WAG | REVISIONS |
| 52 | 01-14-09 | WAG | REVISIONS |
| 53 | 01-14-09 | WAG | REVISIONS |
| 54 | 01-14-09 | WAG | REVISIONS |
| 55 | 01-14-09 | WAG | REVISIONS |
| 56 | 01-14-09 | WAG | REVISIONS |
| 57 | 01-14-09 | WAG | REVISIONS |
| 58 | 01-14-09 | WAG | REVISIONS |
| 59 | 01-14-09 | WAG | REVISIONS |
| 60 | 01-14-09 | WAG | REVISIONS |

NOT FOR CONSTRUCTION UNLESS
LABELLED AS CONSTRUCTION SET

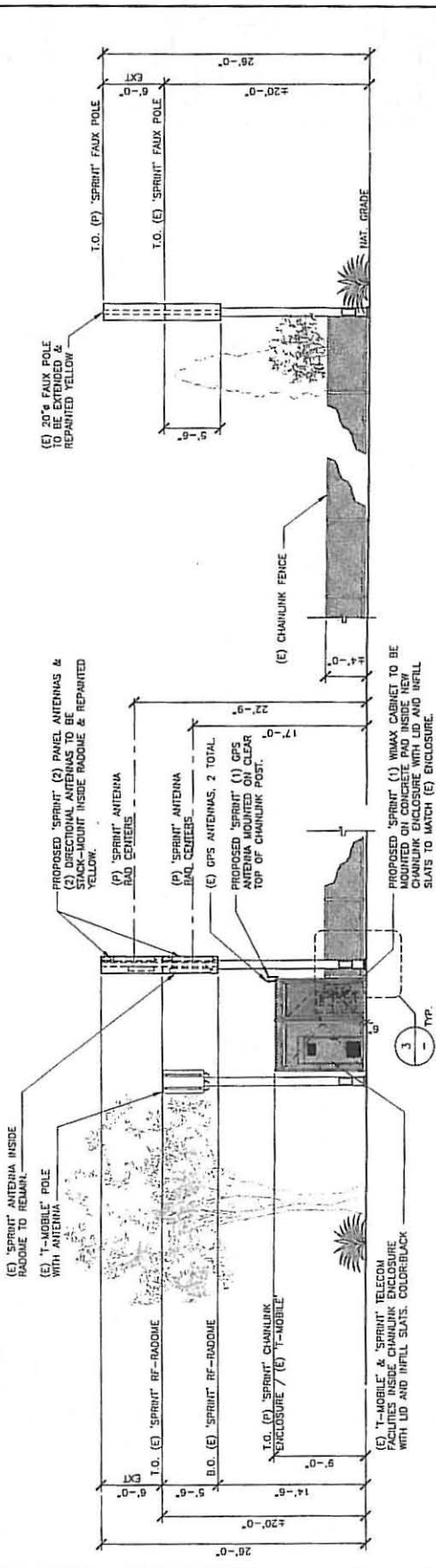
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A2



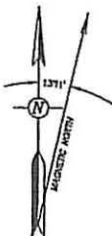
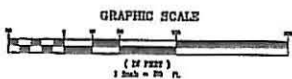
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: PROPOSED & EXISTING RADDOME AND POLES TO BE RE-PAINTED TO MATCH WITH THE SURROUNDINGS.



WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: PROPOSED & EXISTING RADDOME AND POLES TO BE RE-PAINTED TO MATCH WITH THE SURROUNDINGS.



OWNER
CITY OF SAN DIEGO

Title Report (Easements)

REFERENCE IS MADE TO TITLE REPORT NO. 275431-02
PREPARED BY LAWRENCE TITLE COMPANY, DATED APRIL 28, 2003.

NO EASEMENTS LISTED.

Legal Description

All those portions of Pueblo Lots 1270, 1280, 1286 and 1297 of the Pueblo Lands of San Diego, according to Map thereof made by James Pascoe, in the City of San Diego, County of San Diego, State of California, in the year 1870, a certified copy of which map is filed in the San Diego County Recorder's Office as Miscellaneous Map No. 38, within the following described boundaries:

Beginning at a point on the Easterly line of Pueblo Lot 1287, distant North 00°40'21" East therealong, 540 feet from the common corner of Pueblo Lots 1286, 1287, 1279 and 1280; thence North 87°30'75" West along the Southerly boundary line of the Torrey Pines Elementary School grounds, 849.46 feet to the Easterly right of way line of La Jolla Canyon Road (now Torrey Pines Road) as established by Council Ordinance No. 98 (New Series); thence Southerly and Southwesterly along said Easterly right of way line that following courses: South 02°32'42" East (South 103° East line), 55.68 feet to a tangent 275.00 foot radius curve, concave Northwesterly; Southwesterly along said curve through a central angle of 34°55'08" (35° rec.) a distance of 187.60 feet; tangent to said curve South 35°27'50" East, 89.82 feet (North 36°05' West, 87.19 feet Rec.) to a tangent 575.00 foot radius curve, concave Southwesterly; Southwesterly along the last described curve through a central angle of 30°28'41" (30°34' Rec.), 305.87 feet; tangent to said curve, South 4°59'09" East, (South 5°31' West, Rec.) 82.95 feet to a line parallel to and distant 650 feet measured at right angles Southerly from the above-described boundary of the Torrey Pines Elementary School grounds; thence leaving said right of way line, South 89°30'15" East along said parallel line 730.00 feet; thence North 4°59'09" West, 32.09 feet to a tangent 230.00 foot radius curve, concave Easterly; thence Northwesterly along said curve through a central angle of 31°02'34", 123.10 feet; thence tangent to the last described curve, North 27°10'25" East 75.00 (64) feet; thence North 82°47'35" West, 50.00 feet to a tangent 230.00 foot radius curve, concave Northwesterly; thence Northwesterly along said curve through a central angle of 31°43'21" 127.34 feet; thence tangent to the last described curve, North 31°05'15" West, 403.70 feet to the intersection with a 165.00 foot radius curve, the center of which bears South 33°15'20" East from said point of intersection, being also a point on said Southerly boundary line of the Torrey Pines Elementary School; thence again along said school boundary the following courses: Southwesterly along said 165.00 foot radius curve through a central angle of 20°53'35", 60.46 feet; radially to said curve North 54°14'55" West, (60) 30.00 feet; North 89°30'15" West, 30.51 feet to the point of beginning.

Lease Area Legal Description

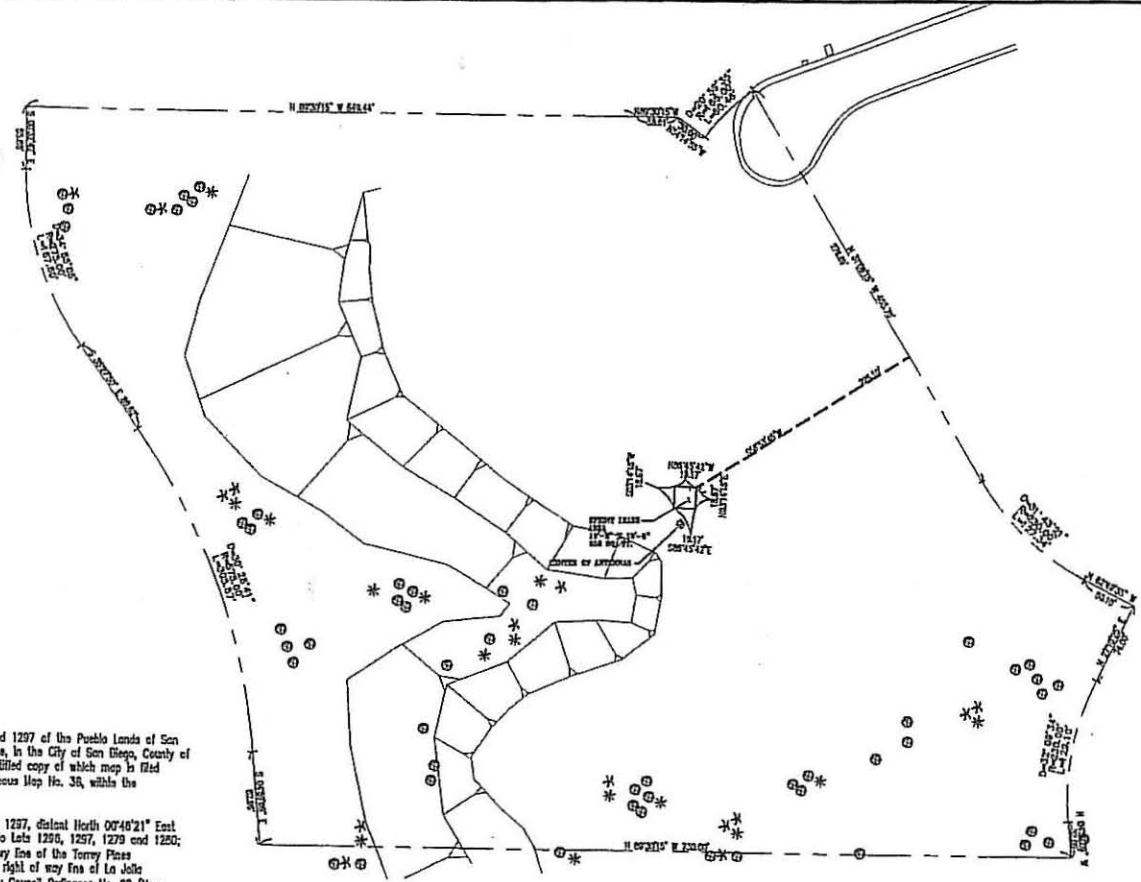
All those portions of Pueblo Lots 1279, 1280, 1286 and 1297 of the Pueblo Lands of San Diego, according to Map thereof made by James Pascoe, in the City of San Diego, County of San Diego, State of California, in the year 1870, a certified copy of which map is filed in the San Diego County Recorder's Office as Miscellaneous Map No. 38, within the following described boundaries:

Commencing at a the Northwesterly terminus of that particular course in the easterly boundary line of City of San Diego Public Park per ex Ordinance No. 8701 recorded August 14, 1982 as File/Popo 137038 as Document No. 643031 described as "11 31°05'15" W, 402.70 feet"; said point being the intersection with the Southerly line of Torrey Pines Elementary School; thence along said line South 31°05'15" East, 278.69 feet; thence perpendicular to said line South 89°53'45" West 225.10 feet to the True Point of Beginning;

Thence, North 89°45'42" West 18.17 feet;
Thence South 03°14'18" West 18.67 feet;
Thence South 86°45'42" East 19.17 feet;
Thence North 03°14'18" East 18.67 feet to the True Point of Beginning;

Containing 358 Square Feet more or less.

Together with the Access and Utility Easements required to service said site.



Sprint
Sprint PCS™
4883 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:

SITE NAME: _____
SITE NO: _____
ADDRESS: _____
CITY, STATE: _____
COUNTY: _____

CURRENT ISSUE DATE: _____

ISSUED FOR: _____

| REV. | DATE | ISSUED FOR | BY |
|------|------|------------|----|
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PLANS PREPARED BY: _____

CONSULTANT: _____

DRAWN BY: _____ CHK. BY: _____

LICENSURE: _____

SHEET TITLE: _____

SHEET NUMBER: _____ REVISION: _____

C01



4633 CHART DRIVE, SUITE 100
FREDERICK, CA 95448

PROJECT INFORMATION

SITE NAME
SITE NO
ADDRESS
CITY, STATE
COUNTY

ISSUED FOR

REV. DATE

ISSUED FOR

REV. DATE

ISSUED FOR

REV. DATE

ISSUED FOR

REV. DATE

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REV. DATE

ISSUED FOR

REV. DATE

002

Date of Survey
APRIL 13, 2000

Basis of Bearings
THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AS ESTABLISHED BY C.P.M. OBSERVATION.

Bench Mark:
THE ELEVATION BENCH MARKS ARE BASED UPON COUNTY OF SAN DIEGO C.P.M. CONTROL POINT NO. 711 PER BLUE MAP NO. 14187, ELEVATION: 542.67' (MVD 85).

Geodetic Coordinates at Center of Antennas

| ANTENNA | Easting | Northing | EL. (FT) |
|---------|---------------|------------|------------|
| 1 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |
| 2 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |
| 3 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |
| 4 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |
| 5 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |
| 6 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |
| 7 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |
| 8 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |
| 9 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |
| 10 | 117 14 23.77" | 1277 60.04 | 1277 60.04 |

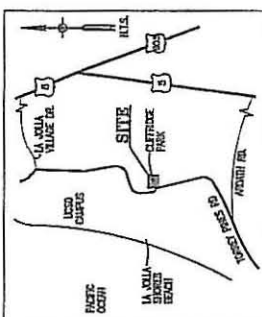
SPRINT PCS
SITE NAME: "LA VALLA CANYON"
SITE NO: 002

Site Address
1611 CLIFFSIDE DRIVE
LA VALLA, CA 92027
ADDRESS PER PLAN MAP NO. 14187

Legend

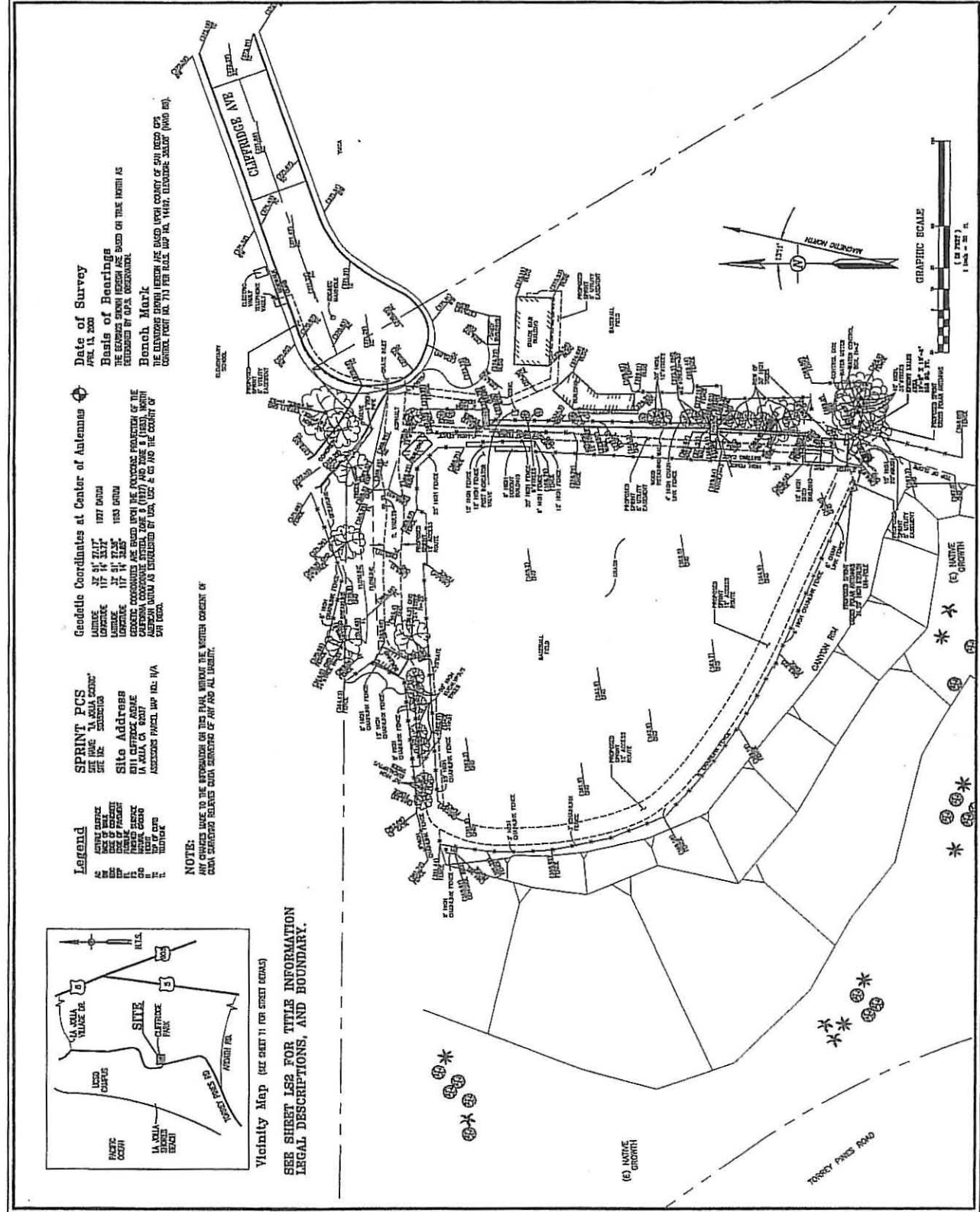
- EXISTING SERVICE
- NEW SERVICE
- EXISTING WALL
- NEW WALL
- EXISTING FENCE
- NEW FENCE
- EXISTING ROAD
- NEW ROAD
- EXISTING UTILITY
- NEW UTILITY
- EXISTING TREE
- NEW TREE

NOTE:
ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CH2M HILL, SHALL BE UNLAWFUL.



Vicinity Map (SEE SHEET 11 FOR STREET DETAILS)

SEE SHEET 102 FOR TITLE INFORMATION
LEGAL DESCRIPTIONS, AND BOUNDARY.



(6) NATIVE GRASSHOPPER

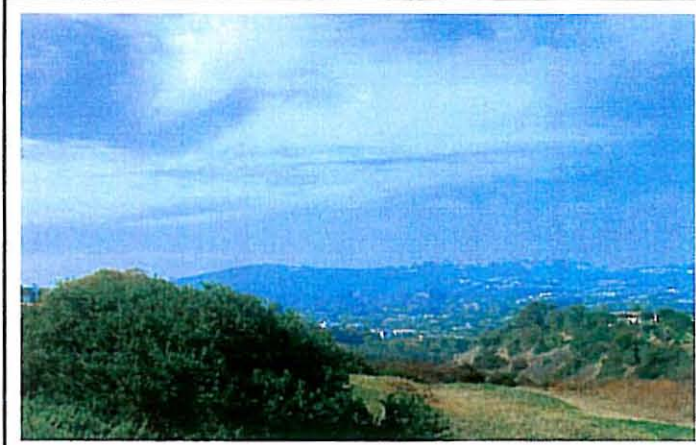
TORREY PINES ROAD

GRAPHIC SCALE
1" = 20' (20 FEET)



Site Photos

SPRINT/CLEARWIRE – CLIFFRIDGE PARK – PROJECT NO. 194434
8311 CLIFFRIDGE AVENUE, LA JOLLA, CA 92037



Site Photos

SPRINT/CLEARWIRE – CLIFFRIDGE PARK – PROJECT NO. 194434
8311 CLIFFRIDGE AVENUE, LA JOLLA, CA 92037

Photosimulations



Together with NEXTEL

CA-SDG5228A

CLIFFRIDGE PARK

8311 CLIFFRIDGE AVENUE LA JOLLA CA 92037



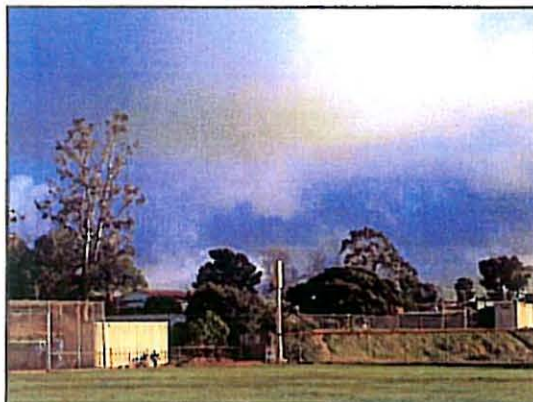
AEsims.com
877.9AE.sims

View 2

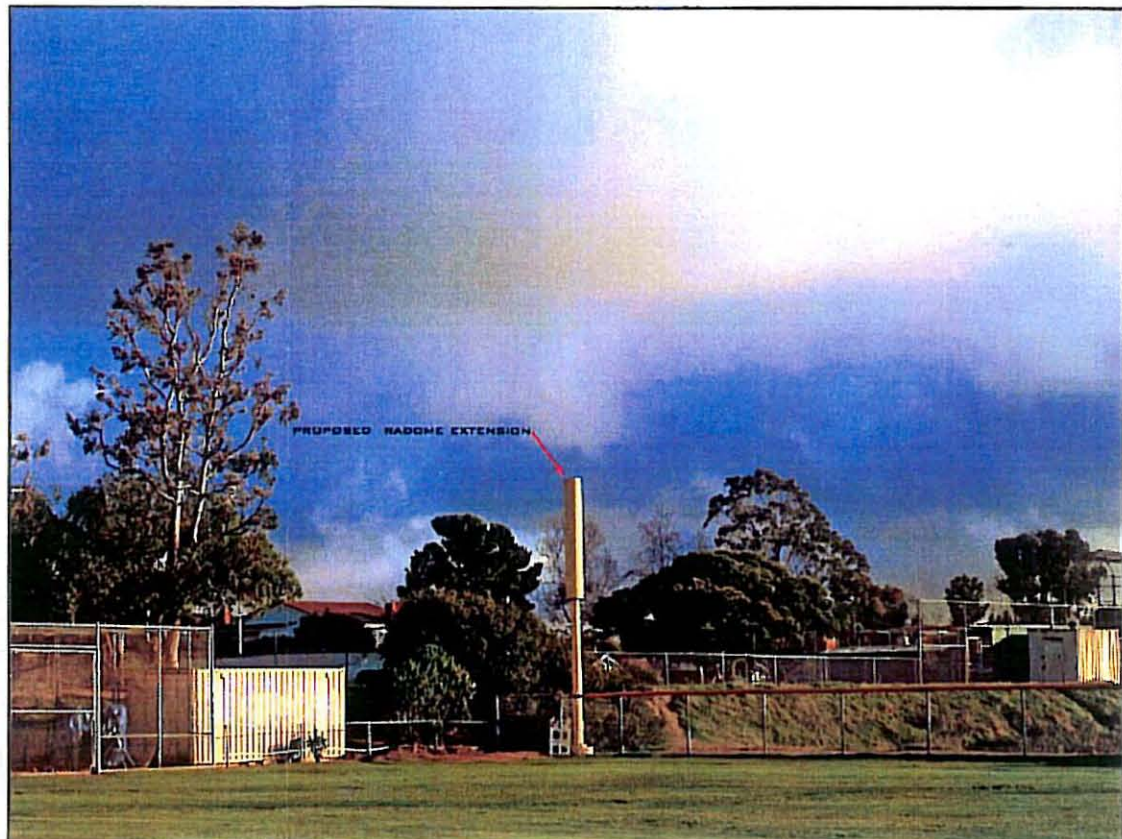


LOCATION

©2010 Ocoige Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM BASEBALL FIELD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Photosimulations



Together with NEXTEL

CA-SDG5228A
CLIFFRIDGE PARK

0311 CLIFFRIDGE AVENUE LA JOLLA CA 92037

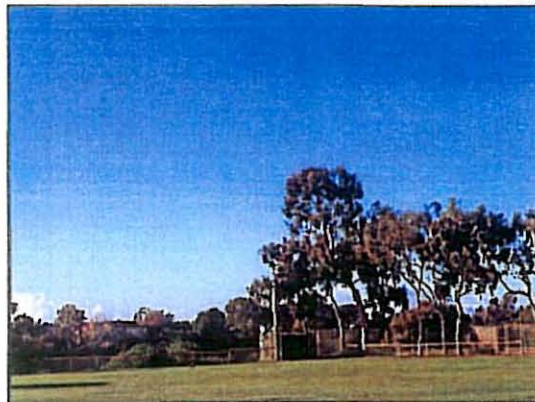


View 1



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM BASEBALL FIELD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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: 24000232

CONDITIONAL USE PERMIT NO. 687067
CLEARWIRE SPRINT – CLIFFRIDGE PARK
PROJECT NO. 194434
PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission, of the City of San Diego to **CITY OF SAN DIEGO**, Owner, and **SPRINT NEXTEL CORPORATION**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 2 and Section 141.0420. The site is located at 8311 Cliffridge Avenue in the Open Space zone of the La Jolla Community Plan. The project site is legally described as all those portions of pueblo lots 1279, 1280, 1296 and 1297 of the Pueblo Lands of San Diego, according to map thereof made by James Pascoe, in the City of San Diego, County of San Diego, State of California, in the year 1870, a certified copy of which map is filed in the San Diego County Recorder's Office as miscellaneous map no. 36, within the following described boundaries.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 8, 2010, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility consisting of two (2) new Clearwire-panel antennas and one Clearwire microwave dish concealed inside an existing foul pole (raised from 20-feet to 26-feet). The diameter of the raydome shall remain at 20-in. The associated equipment shall be fully enclosed inside an 8-foot high chain link fence with green slats adjacent to Sprint's equipment enclosure.
- b. As a result of this project, Sprint Clearwire shall maintain a total of four (4) panel antennas and one microwave dish inside a 26-foot high faux foul pole. The associated equipment shall be concealed behind the existing 8-foot high chain-link fence with green slats, painted to match. Site Development Permit No. 14366 shall be replaced by this Conditional Use Permit No. 687067.

- b. 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 the SDMC 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 affect at the time the extension is considered by the appropriate decision maker.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on July 8 , 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.
3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Sprint Clearwire 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.
5. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. 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.
7. 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.

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 Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial 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.

13. In the event that any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

ENGINEERING REQUIREMENTS:

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

16. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2,

Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

18. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

19. 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.

LANDSCAPING REQUIREMENTS:

20. 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 a Final Landscape Inspection.

21. If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the wireless communication facility, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager.

PLANNING/DESIGN REQUIREMENTS:

22. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

23. The building materials and paint used for the fiberglass reinforced panel raydome shall not result in any noticeable lines or edges in the transition as illustrated in the approved Exhibit "A".

24. Both foul poles shall be increased to a height no greater than 26-feet, completely painted to the satisfactory of the Development Services Department.

25. One WiMax equipment cabinet shall be located behind an 8-ft high chain-link fence with green slats as illustrated in the approved Exhibit "A".

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26. All cables and conduits shall be concealed inside the foul pole to the satisfactory of the Development Services Department.

27. The photosimulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is aware of what the completed design was approved to look like.
28. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and exhibits (including, but not limited to, elevations, and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.
29. 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 Permittee.
30. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
31. No mechanical equipment, tank, duct, elevator, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.
32. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
33. 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.
34. The Permittee of record is responsible for notifying the city within 30 days of the sale or takeover of this site to any other provider.
35. Once this site is deemed complete from construction, Permittee is required to send a letter (Subject: Planning Inspection Project Number 194434) to the City of San Diego, Development Services Department requesting for a planning inspection. The site is officially deemed complete once the City Manager signs the letter. The applicant shall be provided with a copy of the signed letter for record purposes.
36. Prior to issuance of construction permits, the Permittee shall pay the Long Term Monitoring Fee to cover the City's costs associated with implementation of permit compliance monitoring.

INFORMATION ONLY:

Please note that an **Administrative Planning Hold** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 630-9373** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

This project is not within the FAA Part 77 Noticing Area.

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.

APPROVED by the Planning Commission of the City of San Diego on July 8, 2010 and [Approved Resolution Number].

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Simon Tse, Associate Planner
City of San Diego

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 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.**

[CITY OF SAN DIEGO]

Owner

By _____

PRINTED NAME: _____

PRINTED TITLE: _____

[SPRINT NEXTEL CORPORATION]

Permittee

By _____

PRINTED NAME: _____

PRINTED TITLE: _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

PLANNING COMMISSION
 RESOLUTION NO. PC-10-050
 CONDITIONAL USE PERMIT APPROVAL NO. 687067
CLEARWIRE SPRINT CLIFFRIDGE PARK

WHEREAS, CITY OF SAN DIEGO, Owner, and SPRINT NEXTEL CORPORATION, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility consisting of two (2) new Clearwire panel antennas and one Clearwire microwave dish concealed inside an existing foul pole (raised from 20-feet to 26-feet). The diameter of the raydome shall remain at 20-inches. The associated equipment shall be fully enclosed inside an 8-foot high chain link fence with green slats adjacent to Sprint's equipment enclosure as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 687067;

WHEREAS, the project site is located at 8311 Cliffridge Avenue, within the Open Space zone in the La Jolla Community Plan.

WHEREAS, the project site is legally described as all those portions of pueblo lots 1279, 1280, 1296 and 1297 of the Pueblo Lands of San Diego, according to map thereof made by James Pascoe, in the City of San Diego, County of San Diego, State of California, in the year 1870, a certified copy of which map is filed in the San Diego County Recorder's Office as miscellaneous map no. 36, within the following described boundaries.

WHEREAS, on July 8, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 687067 pursuant to the Land Development Code of the City of San Diego;

On March 17, 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 15303, New Construction or Conversion of Small Structures 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 July 8, 2010.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

Both the City of San Diego General Plan and the La Jolla Community Plan addresses wireless communication facilities with specific recommendations. The City of San Diego General Plan recommends minimizing visual impacts by concealing wireless facilities in existing structures when

possible. It also recommends that facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The La Jolla Community Plan recommends that all telecommunication facilities be reviewed and analyzed by the City of San Diego for visual impact. It recommends that all cellular facilities adhere to the Citywide Telecommunication Policy.

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The proposed modification consists of multiple Clearwire antennas that shall be completely concealed inside the existing foul pole behind Fiberglass Resistant Panels (FRP). In order to accommodate the additional equipment, the height of the foul pole shall be raised a total of 6 feet resulting in a total height of 26 feet above ground. Sprint Clearwire will also be increasing the height of the left field foul pole for consistency. A total of four (4) antennas (two existing and two proposed) and one microwave dish will be operating inside the right field foul pole as part of this modification. The equipment associated with this project is placed behind the right field foul pole, inside an enclosed area surrounded by an 8-foot high chain-link fence with slats. As a result, the proposed development is consistent with the recommendations identified and would not adversely affect the La Jolla Community Plan or the City of San Diego General Plan and Progress Guide.

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 Sprint Clearwire to perform RF testing and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The project complies with all applicable development regulations of the Land Development Code and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0420). This section of the code requires telecommunication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The antennas are concealed inside the foul pole. In order to accommodate the additional antenna, the foul pole shall be raised an additional 6 feet resulting in a 26-foot high foul pole. The project is located in the OP-1-1 zone and contains a 30-foot height limit due to the Coastal Height Limit. Nevertheless, the foul pole as proposed complies with the CHLOZ and would result in minimal visual impacts. The associated equipment is placed alongside the existing Sprint and T-Mobile equipment and screened

by an 8-foot high chain-link fence with green slats, designed to match the existing WCF. The property is designated for park use within the OP-1-1 zone and as such, requires a Conditional Use Permit. There are no deviations from the development regulations or variances requested with this application. Therefore, Sprint Clearwire's project is in full compliance with the applicable regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

The City of San Diego encourages wireless carriers to locate on non-residential properties when possible. To avoid a potential site on the elementary school or in the residential area, Sprint Clearwire proposed a modification to an existing park site that will result in minimal visual impact and little to no park disturbance. Again, the use of the site is primarily for park purposes and the design would not eliminate any usable park space. Instead, the design is consistent with the use of the park by incorporating the antennas inside an existing foul pole. The equipment associated with this modification shall be located alongside the existing Sprint enclosure, behind a chain-link fence with green slats consistent with the other WCF on site. Additionally, Clearwire Sprint is required to submit a Radio Frequency Report study demonstrating compliance with Federal Communication Commissions standards. This project has been designed to comply with Section 141.0420 and the Wireless Communication Facility Guidelines. Additionally, this site will address Clearwire Sprint's 4G technology located in the La Jolla Community Area. Thus, the proposed use is appropriate for this site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit 687067 is hereby GRANTED by the Conditional Use Permit 687067 to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 687067 copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: July 8, 2010

Internal Order No. 24000232