



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** April 26, 2012 **REPORT NO. PC-12-049**

**ATTENTION:** Planning Commission, Agenda of May 3, 2012

**SUBJECT:** SPRINT NEXTEL - FLETCHER HILLS (MASEK PROPERTY);  
PROJECT NO. 256587; PROCESS 4

**OWNER/  
APPLICANT:** Richard T. Masek and Sharon R. Masek/  
Sprint Nextel Corporation

### SUMMARY

**Issue:** Should the Planning Commission approve an application to continue operating a Wireless Communication Facility located at 8505 Navajo Road within the Navajo Community Plan?

**Staff Recommendation:** APPROVE Planned Development Permit No. 973560.

**Community Planning Group Recommendation:** On February 27, 2012, the Navajo Community Planners voted 15-0-0 to recommend approval of the project with no conditions (Attachment 11).

**Environmental Review:** This project is exempt from environmental review pursuant to Article 19, Section 15301 (Existing Facilities), of the California Environmental Quality Act (CEQA). The Wireless Communication Facility and associated equipment are existing and the project proposes no alterations to the existing commercial building which is located on a previously developed site and does not contain biological or historical resources. The environmental exemption determination for this project was made on March 12, 2012 and the opportunity to appeal that determination ended March 27, 2012 (Attachment 12). This project is not pending an appeal of the environmental determination.

**Fiscal Impact Statement:** All costs associated with processing of this project are recovered from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.



## **BACKGROUND**

The project site is located at 8505 Navajo Road (Attachment 1), on the southeast corner of Navajo Road and Bisby Lake Avenue (Attachment 2). The site is located in the CC-1-3 Zone (Attachment 3) within the Navajo Community Plan Area (Attachment 4). The community plan designates the site for commercial use and the zone allows for community-serving commercial and retail uses, and small to medium scale limited industrial uses of moderate intensity.

The site is currently developed with a commercial building containing a dental office and an existing wireless communication facility (WCF). Sprint PCS and Nextel Communications were merged in 2004 and the company is now operating under the name Sprint Nextel. On December 13, 2001, Sprint Nextel was approved for twelve panel antennas behind a five-foot high Fiberglass Reinforced Panel (FRP) parapet, two GPS antennas, and a 91-square foot (7-foot x 13-foot) equipment shelter that will house up to five equipment cabinets and associated equipment within a fenced enclosure that is located on the eastern side of an existing commercial building. The existing WCF was approved December 13, 2001 pursuant to Development Permit No. 94-0330-95, which expired on December 13, 2010 (Attachment 6). At the time of issuance of the permit in 2001, the regulations allowed for the approval as a Process 1 Administrative Review, pursuant to Land Development Code (LDC) Section 141.0405 as a minor telecommunication facility. The current WCF regulations, pursuant to LDC Section 141.0420, became effective on April 11, 2007.

## **DISCUSSION**

### **Project Description:**

Sprint Nextel is requesting a new permit to continue operating at this location with no modifications to what was previously approved. Under the current WCF regulations pursuant to LDC Section 141.0420(c)(1)(B)-Limited Use Regulations, WCFs are permitted as a limited use in a commercial zone. The CC-1-3 Zone requires a minimum 10-foot side and rear yard setbacks, and the existing equipment shelter is located 4-feet 6-inches from the property line. Therefore, maintaining the location of the existing equipment shelter requires a Planned Development Permit (PDP) for a deviation to encroach within the 10-foot side and rear yard setbacks.

The subject property is approximately 12-feet higher than the surrounding property and contains a 12-foot high retaining wall that extends along the rear property line and a 6-foot high block wall that is stepped back from the retaining wall. The existing panel antennas are located behind the parapet and screened from all sides to blend the facility into the surrounding area. The existing equipment shelter is screened from public views by mature landscaping (Attachment 2). Staff supports the deviation based on the grade differential and the negligible view from the public right-of-way and surrounding properties. Strict conformance with the development regulations would require the removal of the mature landscaping to allow for the relocation of the existing equipments shelter, which may impact the views from the public right-of-way into the site. The property has limited space available to relocate the equipment and still be able to comply with the WCF design regulations. The facility provides wireless communication services for users of cell phones and other wireless devices and maintaining the WCF at this

location is essential to network operations. Therefore, the proposed development when considered as a whole, will be beneficial to the community.

**Community Plan Analysis:**

The project site is designated for commercial use in the Navajo Community Plan. The Community Plan does not contain specific policies on wireless communication facility development; therefore, there are no community plan land use issues associated with the location of the proposed project.

**General Plan:**

The General Plan, Section UD-A.15, states that WCFs 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. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The panel antennas are located behind the parapet and screened from all sides to blend the facility into the surrounding area. Therefore, the WCF is in conformance with the purpose and intent of the General Plan.


**Conclusion:**


With the approval of the PDP for the deviation, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Staff recommends that the Planning Commission approve the project as presented.

**ALTERNATIVES**

1. **APPROVE** Planned Development Permit No. 973560, with modifications.
2. **DENY** Planned Development Permit No. 973560, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

  
\_\_\_\_\_  
Mike Westlake  
Program Manager  
Development Services Department

  
\_\_\_\_\_  
Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photographs
3. Zoning Plan
4. Community Plan Land Use Map
5. Project Data Sheet
6. Development Permit No. 94-0330-95
7. Project Plan
8. Photosimulations and Photos of Equipment Area
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. Community Planning Group Recommendation
12. Environmental Exemption Determination
13. Ownership Disclosure Statement.
14. Project Chronology

Internal Order No. 24002145





# Location Map

Sprint Nextel Fletcher Hills - Project No. 256587  
8505 Navajo Road

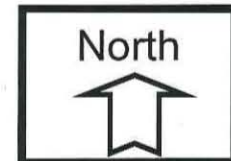






## Aerial Photograph

Sprint Nextel Fletcher Hills - Project No. 256587  
8505 Navajo Road





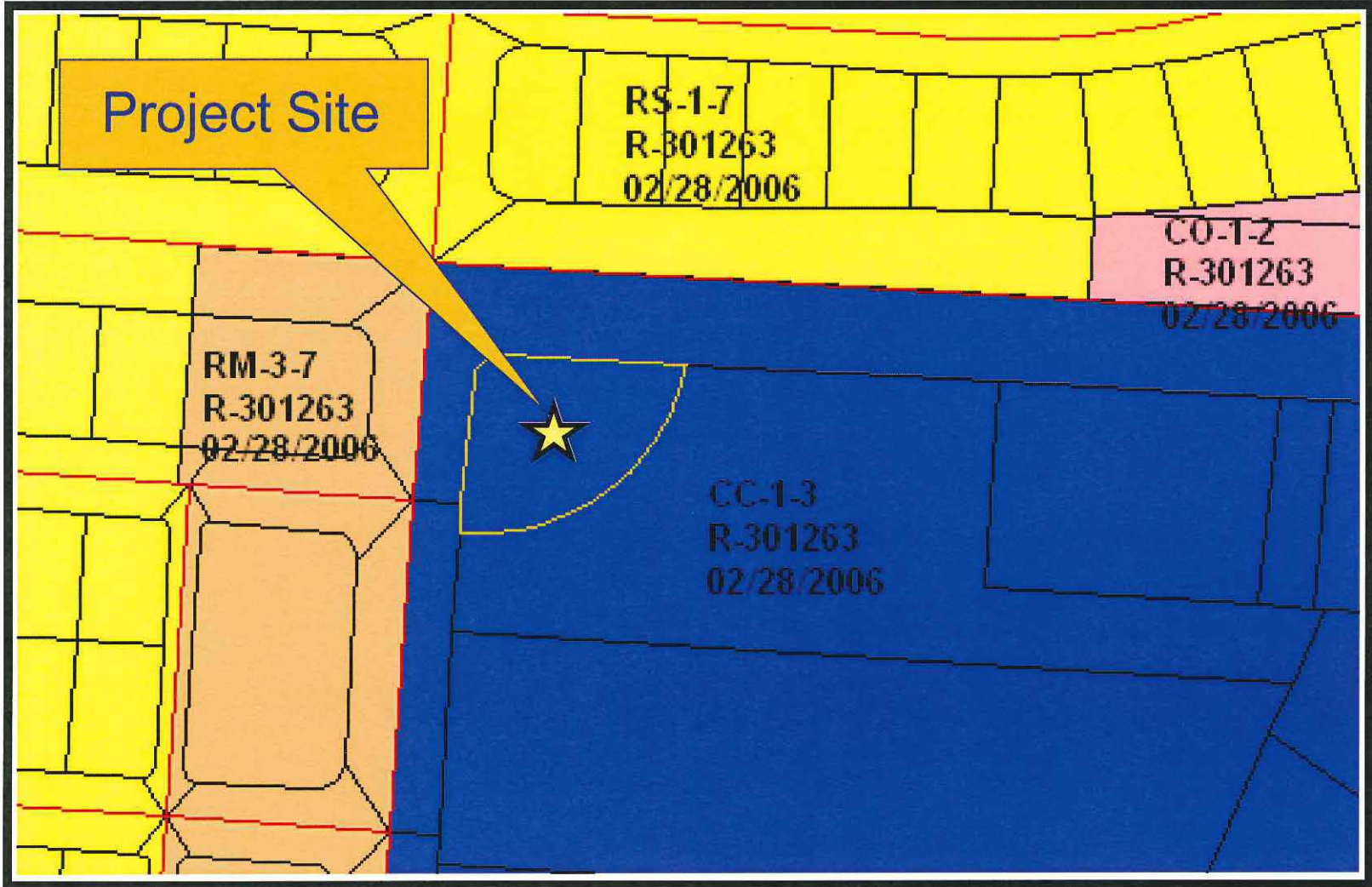


# Aerial Photograph (Enlarged View)

Sprint Nextel Fletcher Hills - Project No. 256587

8505 Navajo Road



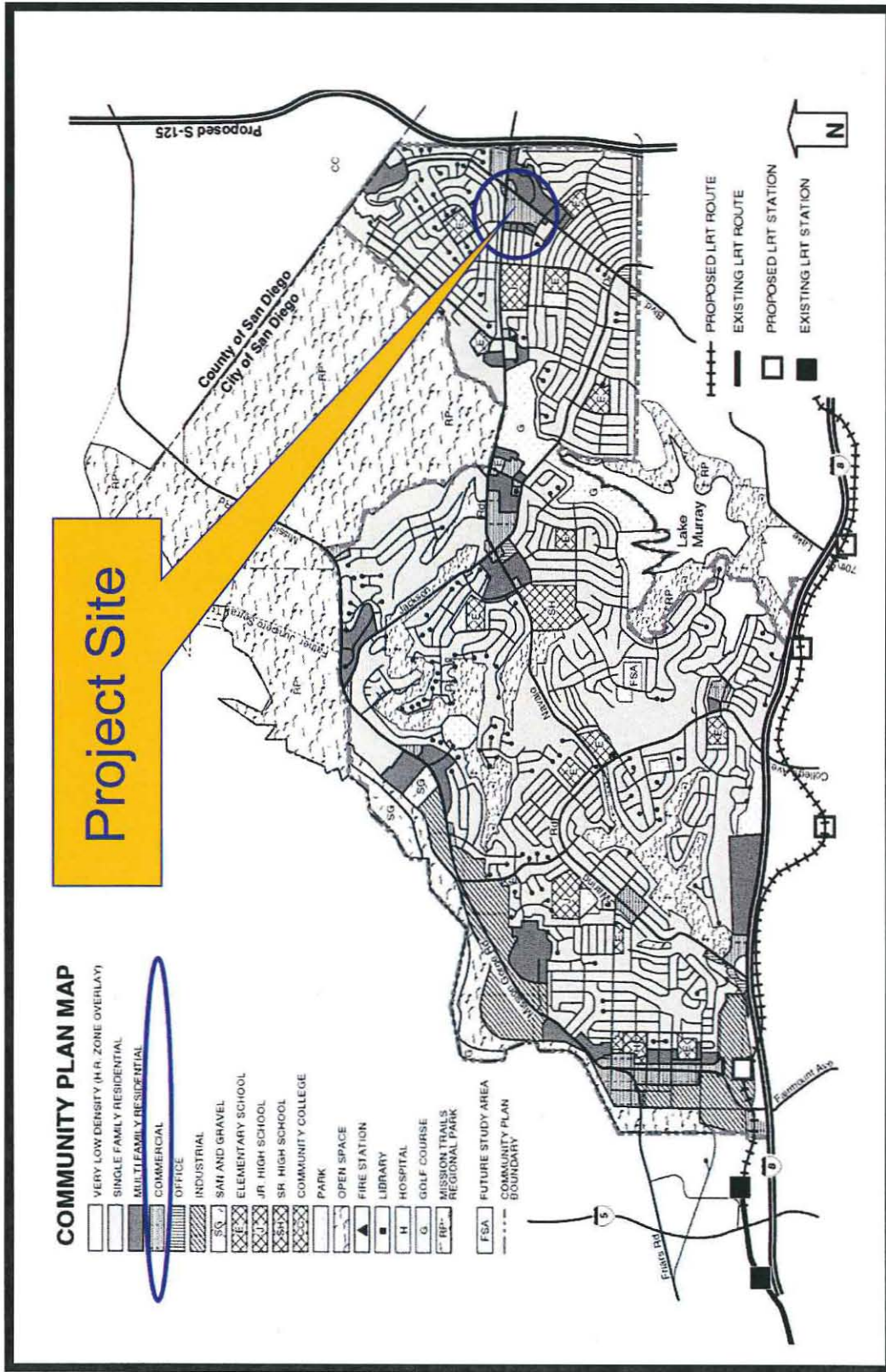


# Zoning Map

Sprint Nextel Fletcher Hills - Project No. 256587  
 8505 Navajo Road







**Project Site**



# Navajo Community Land Use Map

Sprint Nextel Fletcher Hills - Project No. 256587

8505 Navajo Road



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Sprint Nextel Fletcher Hills - Project No. 256587	
<b>PROJECT DESCRIPTION:</b>	Sprint Nextel is requesting a new permit to continue operating a WCF at this location.	
<b>COMMUNITY PLAN AREA:</b>	Navajo	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Commercial Use	
<b>ZONING INFORMATION</b>		
<b>ZONE:</b> CC-1-3		
<b>HEIGHT LIMIT:</b> 30'0"		
<b>LOT SIZE:</b> 5,000 square feet minimum		
<b>FLOOR AREA RATIO:</b> 0.75		
<b>LOT COVERAGE:</b> NA		
<b>FRONT SETBACK:</b> None		
<b>SIDE SETBACK:</b> 10'0"		
<b>STREETSIDE SETBACK:</b> None		
<b>REAR SETBACK:</b> 10'0"		
<b>PARKING:</b> NA for Wireless Communication Facility		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single Family Residential / RS-1-7	Single-Family Residential
<b>SOUTH:</b>	Commercial / CC-1-3	Retail Center
<b>EAST:</b>	Multi Family Residential / RM-3-7	Multi-Family Residential
<b>WEST:</b>	Commercial / CC-1-3	Retail Center
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to allow for the existing equipment shelter to encroach within the 10-foot yard setback, which is located 4-foot 6-inches from property line.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 27, 2012, the Navajo Community Planners voted 15-0-0 to recommend approval of the project with no conditions.	





## THE CITY OF SAN DIEGO

Date: December 19, 2000

Applicant: Nextel Communications  
5761 Copley Drive, Suite 100  
San Diego, CA 92111  
Attn: Debra DePratti

Permit No.: 94-0330-95 Telecommunication Antenna Approval, Fletcher Hills

Address: 8505 Navajo Road, San Diego, California, 92119

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

**PLANNING AND DEVELOPMENT REVIEW ACTION:**

It has been determined by **Planning & Development Review** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to process a Conditional Use Permit (Process Three). This decision is based on the City of San Diego's Land Development Code, Section 141.0405, Communication Antennas. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15268.

Planning and Development Review grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated December 13, 2000. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a total of twelve (12) directional antennas (3 arrays of 4 antennas) mounted behind the east, west and south elevations of a proposed 6-foot-high rooftop parapet added to an existing 1-foot-high parapet located on the roof of the existing structure. Each antenna array shall be fully screened from view behind the proposed parapet. The new parapet shall be painted and textured



**Planning and Development Review**

1222 First Avenue, MS 501 • San Diego, CA 92101-4155

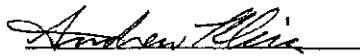
Tel (619) 446-5460

to match the existing building, including proposed flashing cap which shall be painted to match the existing roof tile.

*OK w/no  
fence  
AK*

- The facility shall include a 91 square-foot (7 x 13-foot), equipment enclosure. The equipment storage will house up to five (5) equipment cabinets and associated electronic equipment, including no more than two (2) GPS antennas and one (1) BMR antenna. The equipment shall be enclosed with a 79"-high chain link fence with green slats. The fence and proposed 2 exterior AC units shall be fully screened from view behind landscaping on all four sides that shall reach a minimum height of 79" at maturity.
- This **APPROVAL** and corresponding use of this site **shall expire on December 13, 2010**. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration of this Approval, the Permittee may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Planning and Development Review if it is determined that no material change in circumstance has occurred that would effect the validity of this approval as a Minor Telecommunication facility.

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Review Division and stamped with the Planning and Development Review "CONFORMS" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by Planning and Development Review. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.

  
**Drew Kleis**  
**Project Manager**



# Sprint

Together with NEXTEL

## FLETCHER HILLS

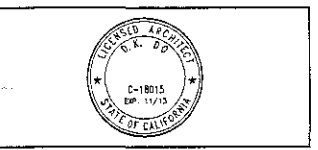
### CA6962

8505 NAVAJO ROAD  
SAN DIEGO, CA 92119

**CITY REQUIRED NOTE:**  
THIS WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENT AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

**DCI PACIFIC**  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949 475-1000 | 949 475-1001 F



**Sprint**  
Together with NEXTEL

310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 988-3501

PROJECT IDENTIFICATION:  
**FLETCHER HILLS**  
CA6962

8505 NAVAJO ROAD  
SAN DIEGO, CA 92119  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
**01/12/12**

ISSUED FOR:  
**ZONING**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APPV:
HN	BOK	DKD

**ISSUE STATUS:**

Δ	DATE:	DESCRIPTION:	BY:
---	08/08/11	90% ZD	HN
---	08/10/11	100% ZD	HN
---	10/04/11	COMPLETENESS REVIEW	HN
---	01/12/12	PLANNING REVIEW COMMENTS	HN

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T1**

ISSUE LEVEL:  
FLETCHER HILLS  
CA6962

**DEVELOPMENT SUMMARY**

**PROJECT SCOPE OF WORK:**  
ZONING FOR AN EXISTING 'SPRINT' UNMANNED TELECOMMUNICATION FACILITY (PERMIT NO.: 94-0330-95);  
SPRINT ENTIRE REQUESTED/REQUIRED FOR THE PROPOSED DEVELOPMENT:  
4 ANTENNAS PER SECTOR, 12 TOTAL  
2 GPS ANTENNA  
EQUIPMENT SHELTER ON GROUND LEVEL  
EXISTING INSTALLATION:  
4 ANTENNAS PER SECTOR, 12 TOTAL  
2 GPS ANTENNA  
EQUIPMENT SHELTER ON GROUND LEVEL  
PROPOSED MODIFICATIONS:  
NO STRUCTURAL CHANGE  
NO ELECTRICAL CHANGE  
NO CHANGES TO ANTENNAS.

BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:

1. PLANNED DEVELOPMENT PERMIT (PDP)	
2. LIMITED USE APPROVAL/PERMIT (LUP)	
(EXISTING PERMIT NO.: 94-0330-95)	

**PROPERTY INFORMATION:**  
LEGAL DESCRIPTION:  
LOT 1, NAVAJO SHOPPING CENTER IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4721, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 23, 1961.  
(E) BUILDING CONSTRUCTED: 11/15/1979  
(E) WCF CONSTRUCTED: 07/09/2001  
ASSESSOR PARCEL NUMBER: 457-320-08-00  
EXISTING LEASE AREA: 162 SQ. FT.

**OWNER:**  
OWNER: RICHARD T & SHARON R MASEK  
ADDRESS: 8505 NAVAJO ROAD  
SAN DIEGO, CA 92119

**EXISTING WCFs ON SAME PROPERTY:**  
SPRINT-NEXTEL

**BUILDING CODE INFORMATION:**  
EXISTING BUILDING/STRUCTURE: B  
OCCUPANCY = B  
CONSTRUCTION TYPE = V-N  
SPRINKLER SYSTEM = NONE  
PROPOSED STRUCTURE:  
OCCUPANCY = N/A  
CONSTRUCTION TYPE = N/A  
SPRINKLER SYSTEM = N/A

**PROJECT TEAM:**

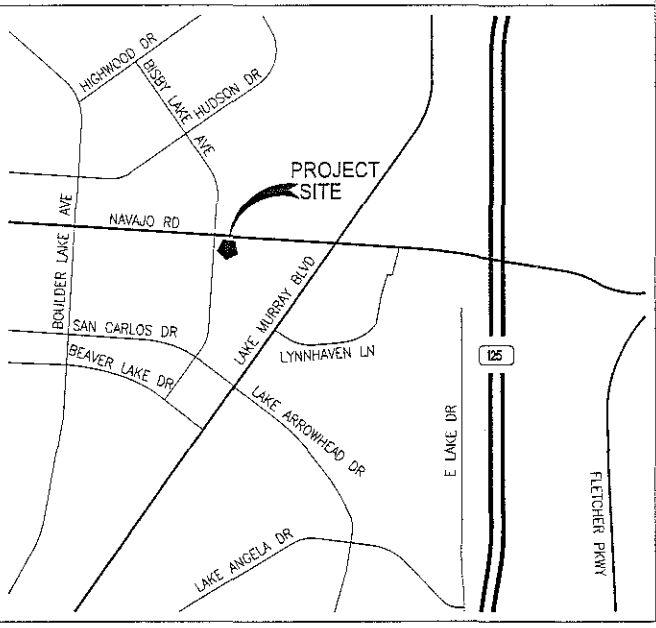
CONSTRUCTION: PAUL HOKENESS  
PHONE: (858) 231-8889  
SITE ACQUISITION: ANNE WULFTANGE REGAN  
PHONE: (858) 602-6522  
PLANNING: ANNE WULFTANGE REGAN  
PHONE: (858) 602-6522  
ARCHITECT: D.K. DO, RA  
PHONE: (949) 475-1000

**ZONING INFORMATION:**  
JURISDICTION: CITY OF SAN DIEGO  
ZONING DESIGNATION: CC-1-3 ZONE WITHIN THE NAVAJO COMMUNITY PLAN, AIRPORT INFLUENCE AREA (REVIEW AREA 2) AND THE FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA FOR THE GILLESPIE FIELD, RESIDENTIAL TANDEM PARKING OVERLAY ZONE, TRANSIT AREA OVERLAY ZONE, AND COUNCIL DISTRICT 7.  
EXISTING ZONING NO.: 94-0330-95  
LATITUDE: 32° 48' 11.00" N  
LONGITUDE: 117° 0' 47.98" W  
TOP OF (E) STRUCTURE: +24'-0" ASL  
BASE OF STRUCTURE: AMSL

**CODE COMPLIANCE**

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)	5. 2010 CALIFORNIA ENERGY CODE
2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2	(2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
3. 2010 CALIFORNIA ELECTRICAL CODE	6. 2010 CALIFORNIA FIRE CODE (CFC)
(2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)	(2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
4. 2010 CALIFORNIA MECHANICAL CODE (CMC)	7. 2010 CALIFORNIA GREEN CODE
(2009 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)	8. 2010 CALIFORNIA REFERENCES STANDARDS CODE

**VICINITY MAP**



**DRIVING DIRECTIONS**

DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT:  
1. START OUT GOING WEST ON N HARBOR DR.  
2. MAKE A U-TURN ONTO N HARBOR DR.  
3. TURN LEFT ONTO W GRAPE ST.  
4. MERGE ONTO I-5 S.  
5. TAKE THE CA-94 E/M L KING JR FWY EXIT.  
6. MERGE ONTO CA-94 E VIA THE EXIT ON THE LEFT.  
7. KEEP LEFT TO TAKE CA-125 N.  
8. TAKE THE NAVAJO ROAD EXIT.  
9. TURN LEFT ONTO NAVAJO RD.  
10. MAKE A U-TURN AT BISBY LAKE AVE ONTO NAVAJO RD.  
11. END AT 8505 NAVAJO RD IS ON THE LEFT.

APPROVAL	DATE	SIGNATURE
P.M.:		
LANDLORD:		
CONST:		
S/A:		
R.F.:		
ZONING:		
A&E:		
R.F.:		

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

**DRAWING INDEX**

SHEET	DESCRIPTION
T1	TITLE SHEET
T2	LESSEE'S CERTIFICATE
A1	SITE PLAN
A2	ANTENNA & EQUIPMENT LAYOUT PLANS
A3	ELEVATIONS
A4	ELEVATIONS
A5	DETAILS & ANTENNA SPECIFICATIONS
L1	EXISTING LANDSCAPE PLAN

**APPLICANT INFORMATION**

**APPLICANT:**  
SPRINT  
310 COMMERCE, #250  
IRVINE, CA 92602  
CONTACT: STEPHEN DEMARS  
PHONE: (760) 250-3706  
FAX: (858) 650-4202

**ARCHITECT:**  
DCI PACIFIC  
32 EXECUTIVE PARK, SUITE 110  
IRVINE, CA 92614  
CONTACT: D.K. DO, RA  
PHONE: (949) 475-1000  
FAX: (949) 475-1001  
E-MAIL: DK@DCIPACIFIC.COM

**SITE ACQUISITION:**  
DEPRATTI INC.  
13948 CALLE BUENO GANAR  
JAMUL, CA 91935  
CONTACT: SEE PROJECT TEAM FOR INFO.  
PHONE: (619) 726-8110

**ABBREVIATIONS**

A/C	AIR CONDITIONING	GA	GAUGE	OC	ON CENTER
AGL	ABOVE FINISH GRADE	GALV	GALVANIZED	OD	OUTSIDE DIAMETER
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR		
BLDG	BUILDING	GRND	GROUND	PLYWD	PLYWOOD
BLK	BLOCKING	GYP BD	GYP SUM WALL BOARD	PROJ	PROJECT
CLR	CLEAR	HORZ	HORIZONTAL	PROP	PROPERTY
CONC	CONCRETE	HR	HOUR	R	RADIUS
CONST	CONSTRUCTION	HT	HEIGHT	REQ	REQUIRED
CONT	CONTINUOUS	HVAC	HEATING, VENTILATION, AIR CONDITIONING	RM	ROOM
DBL	DOUBLE	ID	INSIDE DIAMETER	RO	ROUGH OPENING
DIA	DIAMETER	IN	INCH	SHT	SHEET
DIAG	DIAGONAL	IN	INFORMATION	SIM	SIMILAR
DN	DOWN	INSUL	INSULATION	SPEC	SPECIFICATION
DET	DETAIL	INT	INTERIOR	SF	SQUARE FOOT
DWG	DRAWING	INT	INTERIOR CALIFORNIA BUILDING CODE	SS	STAINLESS STEEL
E	EXISTING	L	LENGTH	STL	STEEL
EA	EACH	L	LENGTH	STRUCT	STRUCTURAL
ELEV	ELEVATION	LBS	POUNDS	SUSP	SUSPENDED
ELEC	ELECTRICAL	MAX	MAXIMUM	THRU	THROUGH
EQ	EQUAL	MECH	MECHANICAL	T.O.	TOP OF
EQUIP	EQUIPMENT	MTL	METAL	TYP	TYPICAL
EXT	EXTERIOR	MFR	MANUFACTURE	UNO	UNLESS NOTED OTHERWISE
FIN	FINISH	MGR	MANAGER	VERT	VERTICAL
FLUOR	FLUORESCENT	MIN	MINIMUM	VERIFY	VERIFY IN FIELD
FLR	FLOOR	MISC	MISCELLANEOUS	W/	WITH
FT	FOOT	NA	NOT APPLICABLE	W/O	WITHOUT
		NIC	NOT IN CONTRACT	WF	WATER PROOF
		NTS	NOT TO SCALE		

Lessee's Certificate  
Standard Wireless Facility Project  
for Post-construction BMP's

I/We the undersigned, as lessee of a portion of the property described as

8505 NAVAJO ROAD, SAN DIEGO, CA 92119

(Address or legal description)

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

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

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

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined 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 as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee STEPHEN DEMARS Company Name SPRINT

(print name)  
Lessee  Date 10/11/11  
(signature)

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
P: 949 475 1000 | 949 475 1001 F



**Sprint**

Together with NEXTEL  
310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-8342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:

FLETCHER HILLS  
CA6962

8505 NAVAJO ROAD  
SAN DIEGO, CA 92119  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

01/12/12

ISSUED FOR:

ZONING

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APP:
HN	BOK	DKD

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
---	08/08/11	90% ZD	HN
---	08/10/11	100% ZD	HN
---	10/04/11	COMPLETENESS REVIEW	HN
---	01/12/12	PLANNING REVIEW COMMENTS	HN

SHEET TITLE:

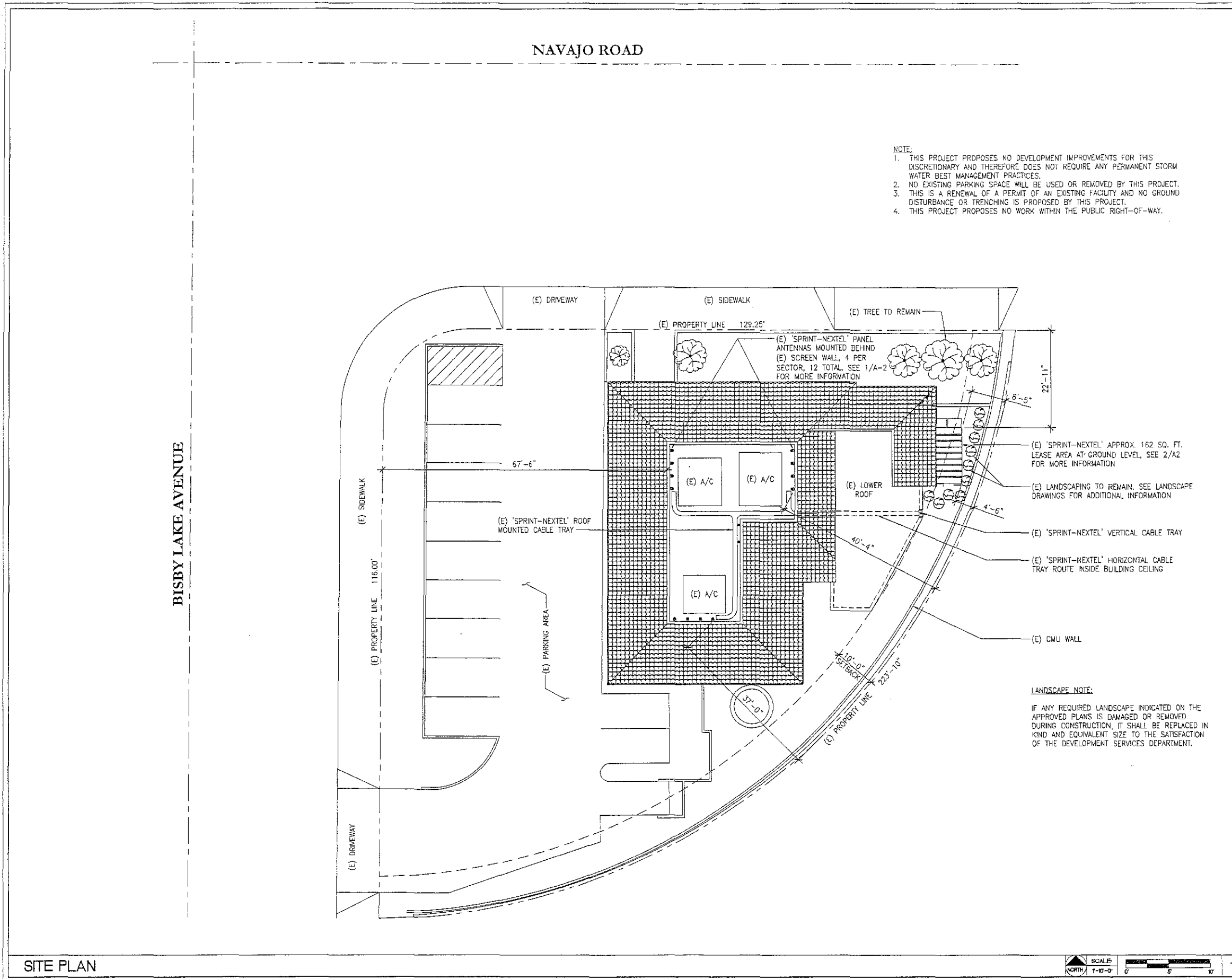
LESSEE'S CERTIFICATE

SHEET NUMBER: ISSUE LEVEL:

T2

FLETCHER HILLS  
CA6962

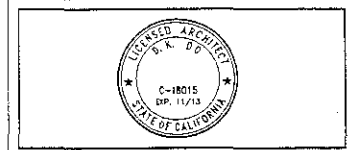




- NOTE:**
1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
  2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
  3. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
  4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
37 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T: 949 475.1000 | 949 475.1001 F



**Sprint**  
Together with NEXTEL

310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:

**FLETCHER HILLS**  
CA6962

8505 NAVAJO ROAD  
SAN DIEGO, CA 92119  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
**01/12/12**

ISSUED FOR:  
**ZONING**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APP:
HN	BOK	DKD

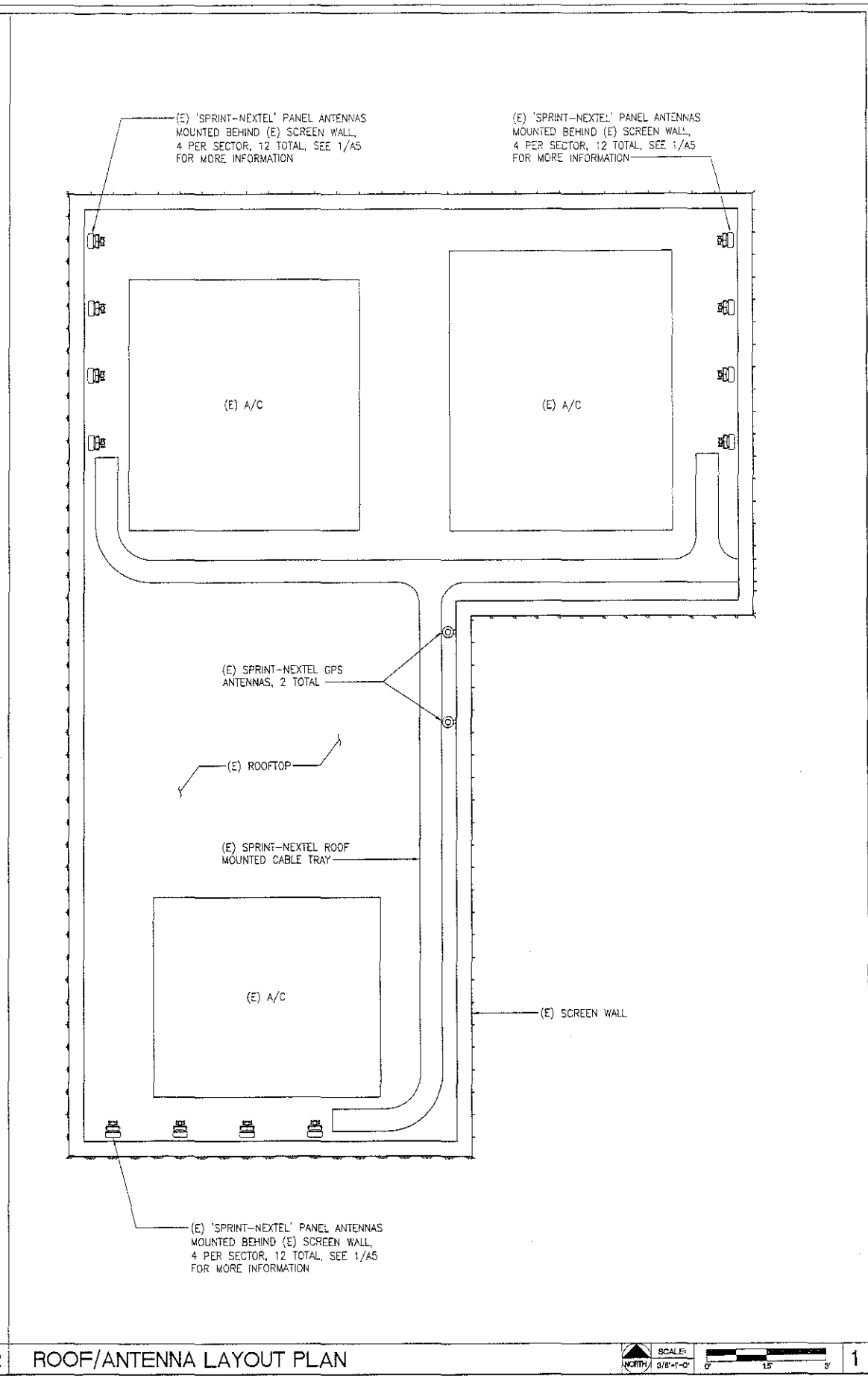
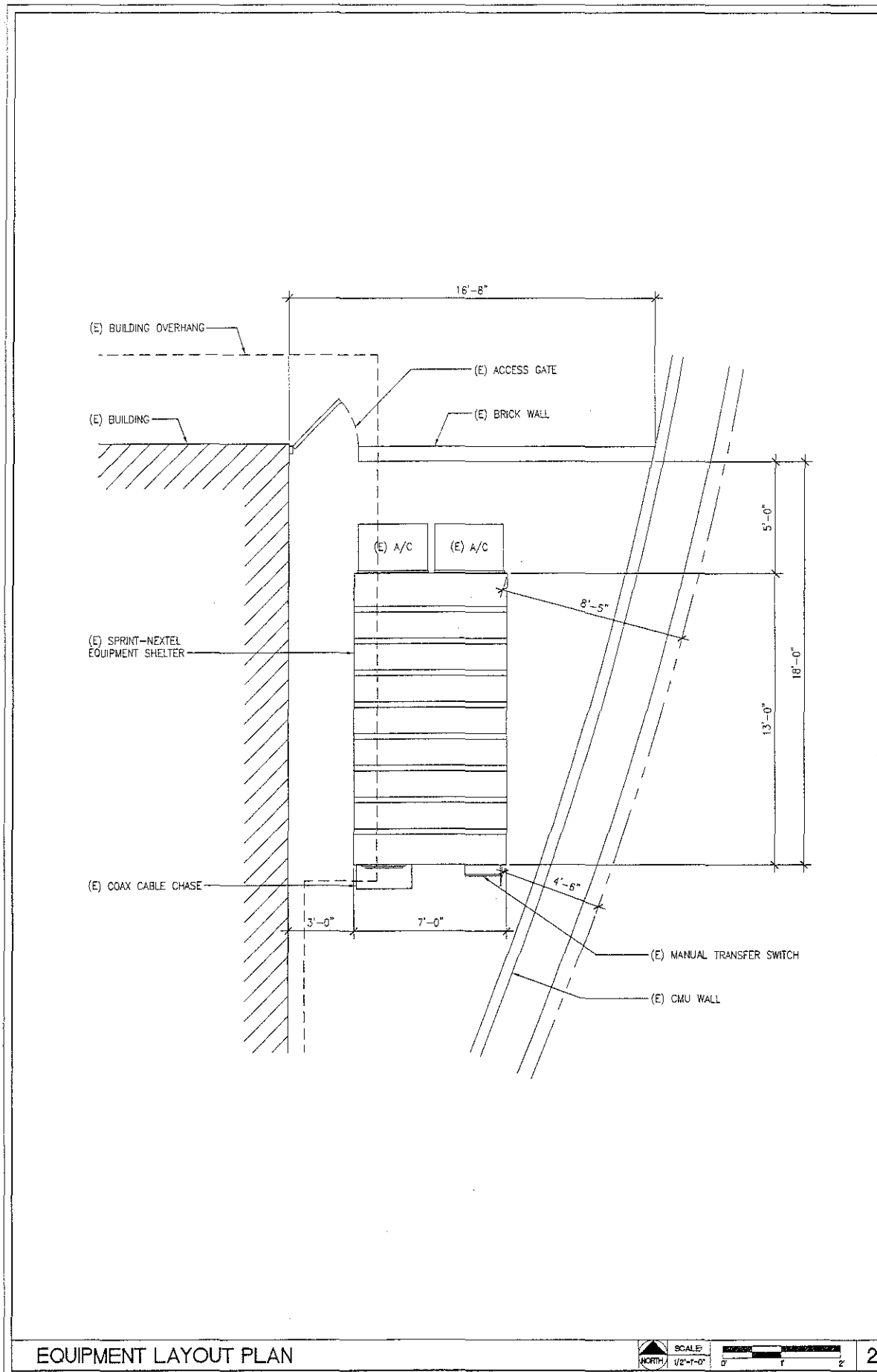
**ISSUE STATUS:**

DATE:	DESCRIPTION:	BY:
08/08/11	90% ZD	HN
08/10/11	100% ZD	HN
10/04/11	COMPLETENESS REVIEW	HN
01/12/12	PLANNING REVIEW COMMENTS	HN

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A1**

ISSUE LEVEL:  
FLETCHER HILLS  
CA6962



**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T: 949-475-1000 | F: 949-475-1001



**Sprint**  
Together with NEXTEL  
310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:  
**FLETCHER HILLS**  
CA6962

2505 NAWAJO ROAD  
SAN DIEGO, CA 92119  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
**01/12/12**

ISSUED FOR:  
**ZONING**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY: CHK: APV:

HN BOK DKD

**ISSUE STATUS:**

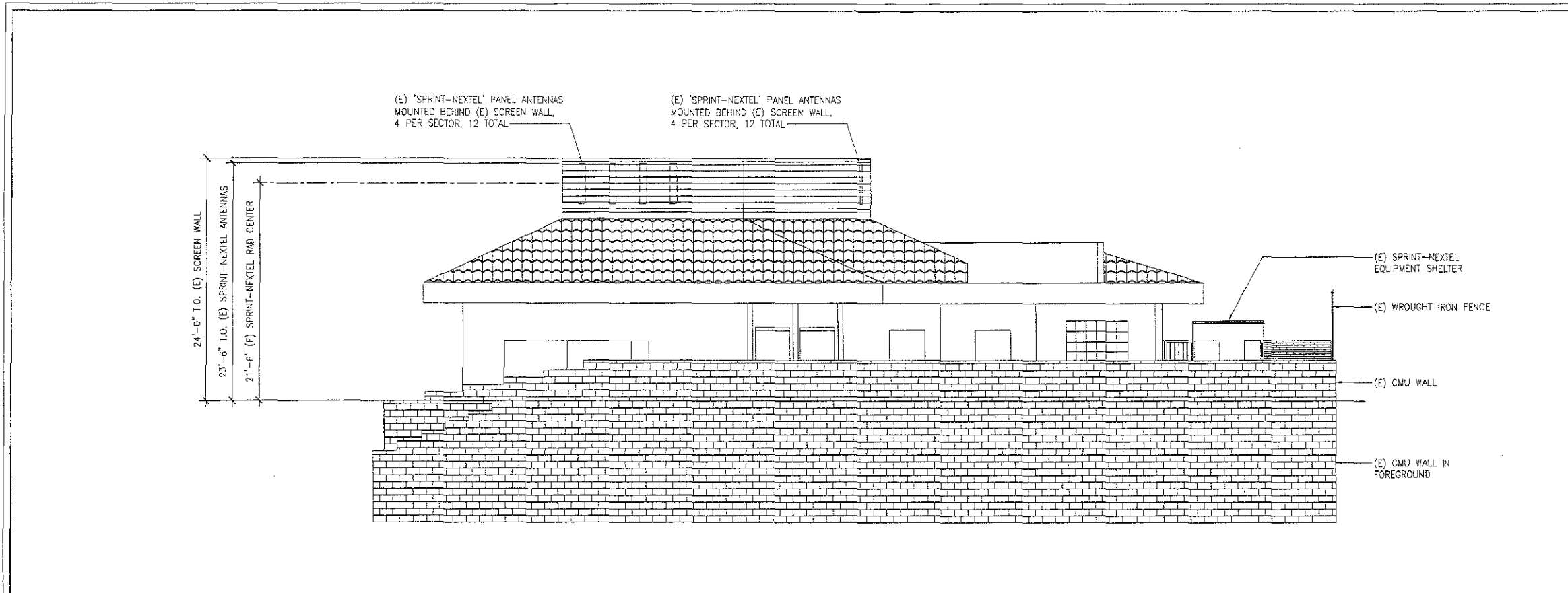
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08/08/11	90% ZD	HN
08/10/11	100% ZD	HN
10/04/11	COMPLETENESS REVIEW	HN
01/12/12	PLANNING REVIEW COMMENTS	HN

SHEET TITLE:  
**ANTENNA & EQUIPMENT LAYOUT PLANS**

SHEET NUMBER: **A2** ISSUE LEVEL:

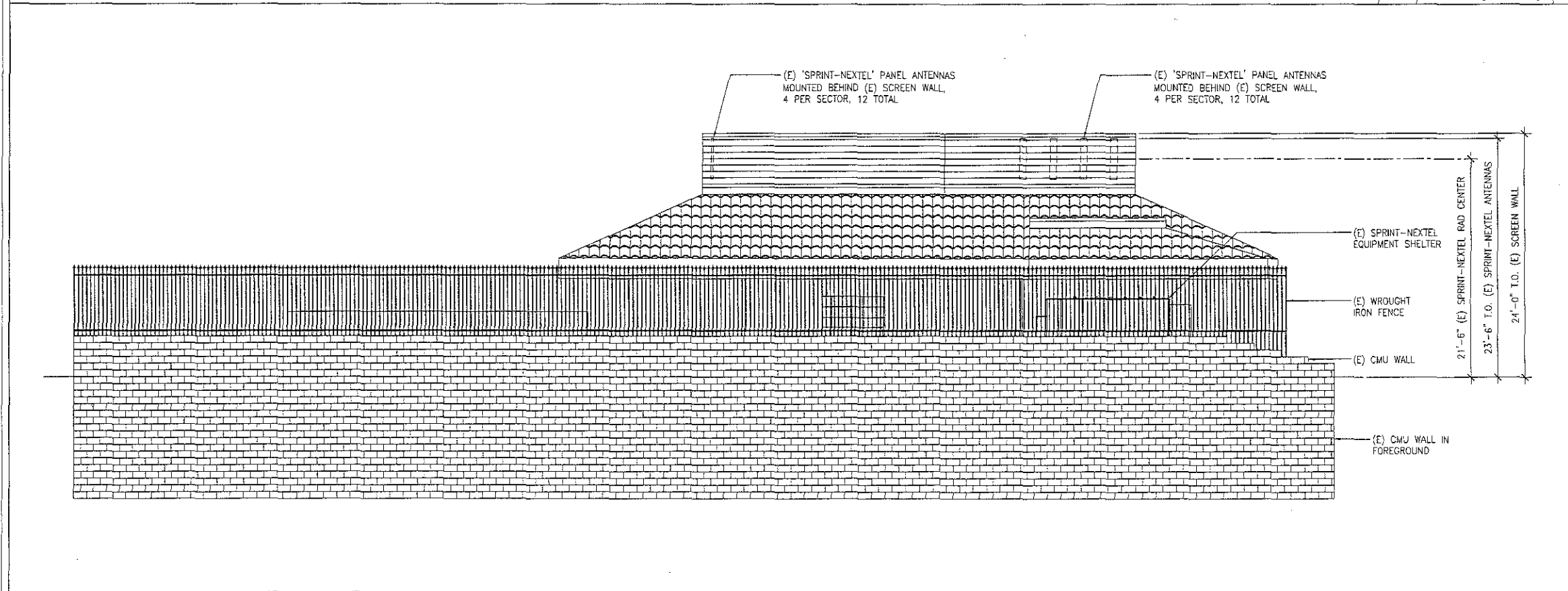
FLETCHER HILLS CA6962





SOUTH ELEVATION

SCALE: 3/16"=1'-0" 1



EAST ELEVATION

SCALE: 3/16"=1'-0" 2

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A|E|C WORKS  
ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T. 949 475.1000 | 949 475.1001 F.

**Sprint**  
Together with NEXTEL  
310 COMMERCE SUITE 250  
IRVINE CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:  
**FLETCHER HILLS**  
CA6962  
8505 NAWAJO ROAD  
SAN DIEGO, CA 92118  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
**01/12/12**

ISSUED FOR:  
**ZONING**

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HN	BOK	DKD

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
08/08/11	80% ZD	HN
08/10/11	100% ZD	HN
10/04/11	COMPLETENESS REVIEW	HN
01/12/12	PLANNING REVIEW COMMENTS	HN

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER: <b>A3</b>	ISSUE LEVEL: FLETCHER HILLS CA6962
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**DCI PACIFIC**  
**A|E|C WORKS**  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
 T: 949.475.1800 | 949.475.1001 | F:



**Sprint**  
 Together with NEXTEL  
 310 COMMERCE SUITE 250  
 IRVINE, CA 92602  
 PHONE: (714) 617-9342  
 FAX: (714) 368-3501

PROJECT IDENTIFICATION:  
**FLETCHER HILLS**  
 CA6962  
 8505 NAVAJO ROAD  
 SAN DIEGO, CA 92119  
 SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
**01/12/12**

ISSUED FOR:  
**ZONING**

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

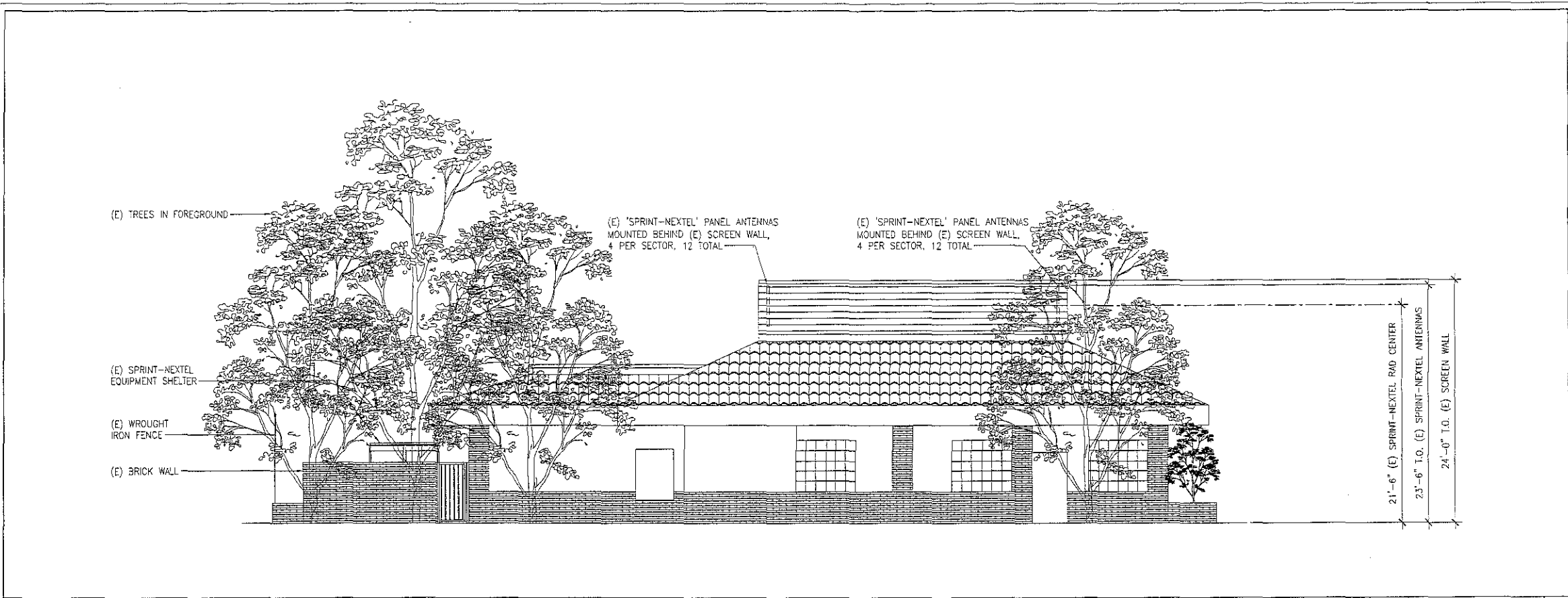
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HN	BOK	DKD

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
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---	08/10/11	100% ZD	HN
---	10/04/11	COMPLETENESS REVIEW	HN
---	01/12/12	PLANNING REVIEW COMMENTS	HN

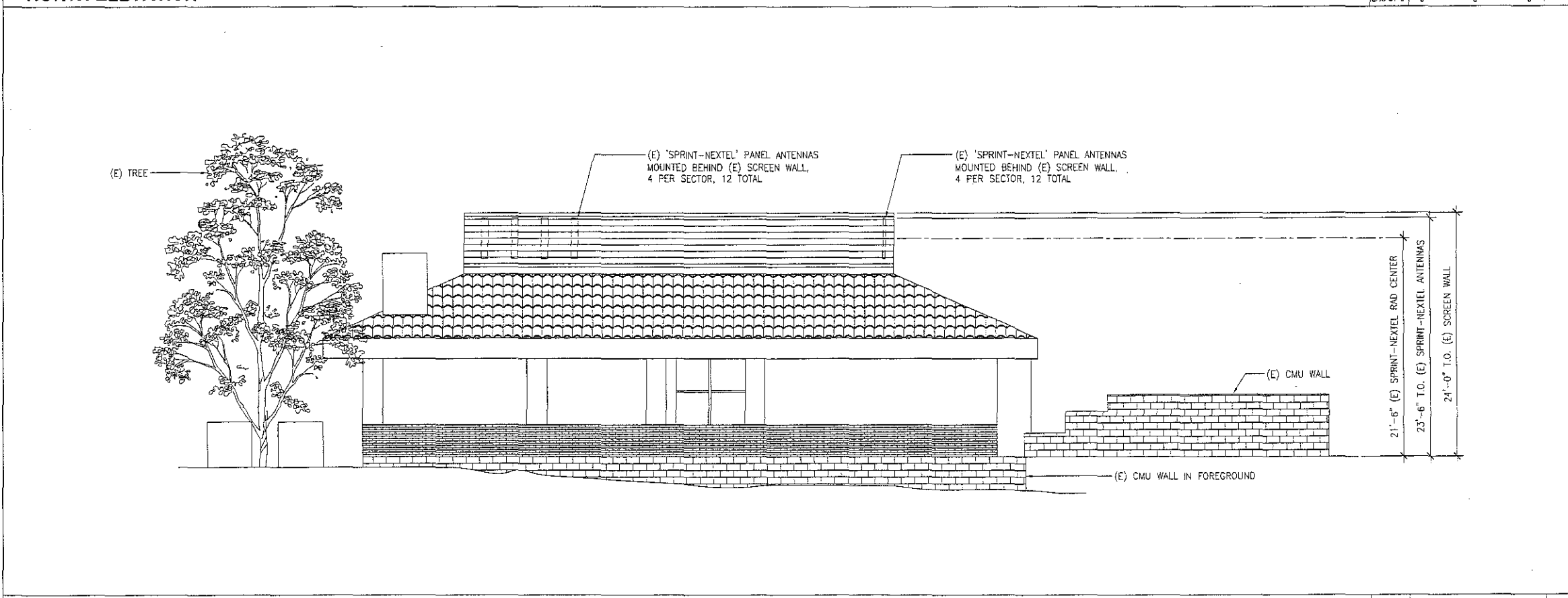
SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A4**  
 FLETCHER HILLS  
 CA6962



**NORTH ELEVATION**

SCALE: 3/16"=1'-0" 1



**WEST ELEVATION**

SCALE: 3/16"=1'-0" 2



**VERTICAL BROADBAND**

**EMS Wireless**

**OptiRange™ Variable Electrical Downtilt**

### RV65-12-V212XB

Vertical Polarization  
806 MHz - 941 MHz

<b>Electrical Specifications</b>	
Azimuth Beamwidth	65°
Elevation Beamwidth	18°
Gain	11.8 dBd (13.9 dBi)
Polarization	Linear, Vertical
Front-to-Back Ratio	≥ 30 dB
Electrical Downtilt Options	2°-12° Variable
VSWR	1.28:1 Max
Connectors	1, Type N or 7-16 DIN (female)
Power Handling	500 Watts CW
Passive Intermodulation	≤ -150 dBc [2 x 20W (+ 43 dBm)]
Lightning Protection	Chassis Ground

<b>Mechanical Specifications</b>	
Dimensions (L x W x D)	48 in x 12 in x 7 in (121.9 cm x 30.5 cm x 17.8 cm)
Rated Wind Velocity	130 mph (209 kph)
Equivalent Flat Plate Area	4 ft² (.37 m²)
Front Wind Load @ 100 mph (161 kph)	118 lbs (525 N)
Side Wind Load @ 100 mph (161 kph)	69 lbs (308 N)
Weight (Without Mounting Kit)	18 lbs (8 kg)

**Mounting Options**  
MTG-P00-10, MTG-S02-10, MTG-DXX-20°, MTG-CXX-10°, MTG-G02-10, MTG-TXX-10°

*Note: \*Model number shown represents a series of products. See Mounting Options section for specific model number.*

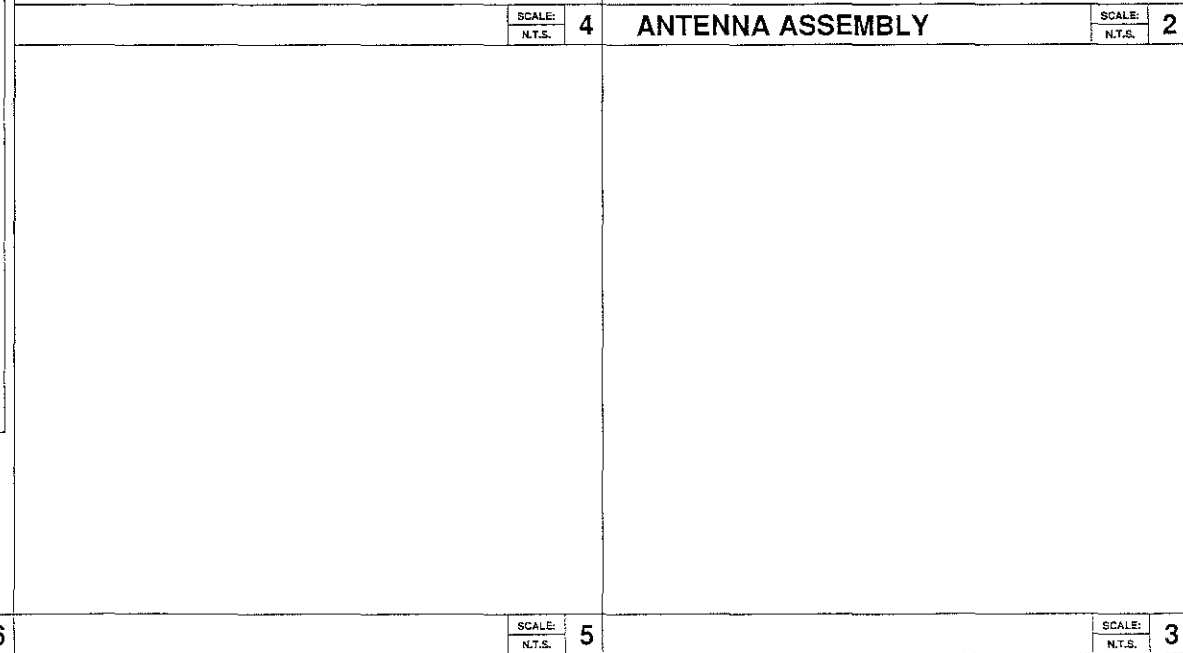
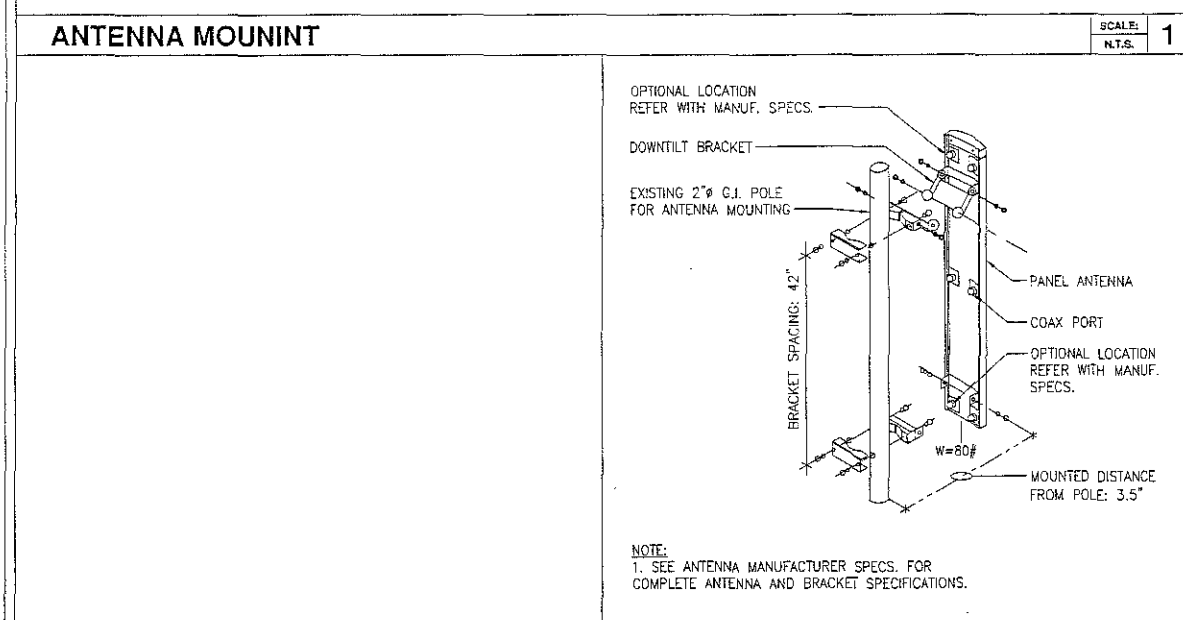
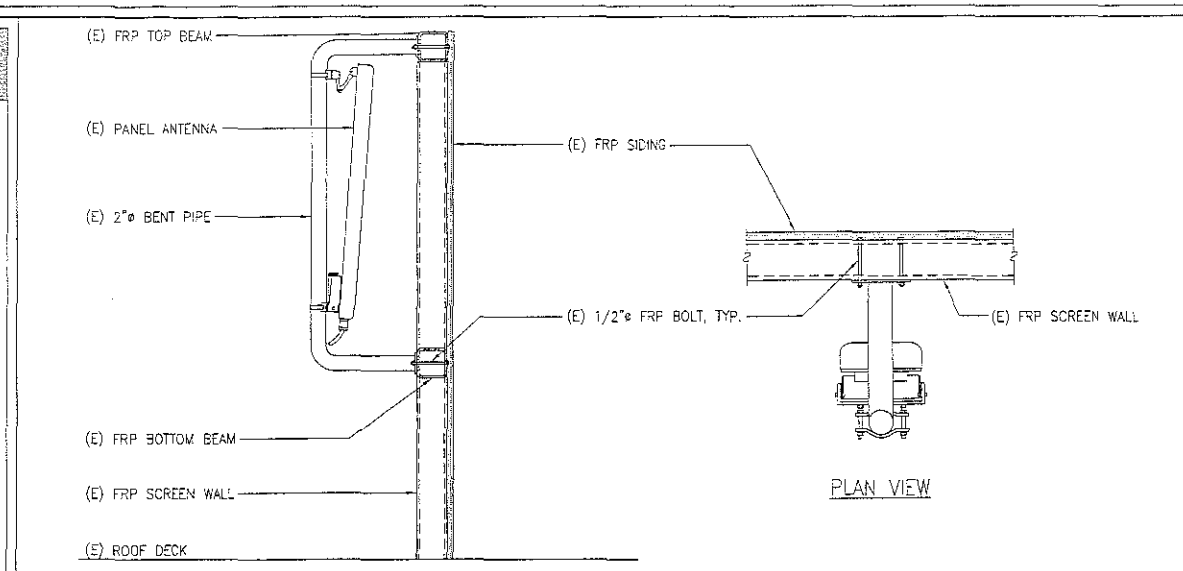
**Patterns**

Azimuth      Elevation 4° Downtilt      Elevation 9° Downtilt

EMS antennas are protected by one or more of the following U.S. patents: 5,844,629; 6,967,053; 6,462,110; 6,392,600; 6,069,590; 6,968,102; 3,757,248. EMS antenna designs may also be covered by pending U.S. patent applications and by pending & awarded international patents.

Revised 04/2004

+1 770.582.0555 ext. 5310 • Fax +1 770 729.0038  
www.emswireless.com



**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T: 949 475.1000 | 949 475.1001 F

**Sprint**

Together with NEXTEL  
310 COMMERCE SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:  
**FLETCHER HILLS**  
CA6962

8505 NAPAJO ROAD  
SAN DIEGO, CA 92118  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
**01/12/12**

ISSUED FOR:  
**ZONING**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY: HN	CHK: BCK	APV: DKD
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**ISSUE STATUS:**

DATE:	DESCRIPTION:	BY:
08/08/11	90% ZD	HN
08/10/11	100% ZD	HN
10/04/11	COMPLETENESS REVIEW	HN
01/12/12	PLANNING REVIEW COMMENTS	HN

SHEET TITLE:  
**DETAILS AND ANTENNA SPECIFICATIONS**

SHEET NUMBER:  
**A5**

ISSUE LEVEL:  
FLETCHER HILLS  
CA6962

Shapton Landscape Architecture  
 31 Cascade - Irvine, CA 92604  
 714/955-9325  
 www.shaptondesign.com  
 As-built Record Drawing Only

**DCI PACIFIC**  
**A|E|C WORKS**  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
 T: 949 473 1000 F: 949 473 1001



**Sprint**  
 Together with NEXTEL  
 310 COMMERCE, SUITE 250  
 IRVINE, CA 92602  
 PHONE: (714) 617-9342  
 FAX: (714) 368-3501

PROJECT IDENTIFICATION:  
**FLETCHER HILLS**  
 CA6962  
 2505 NAVAJO ROAD  
 SAN DIEGO, CA 92119  
 SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
 01/12/12

ISSUED FOR:  
 ZONING

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HN	BOK	DKD

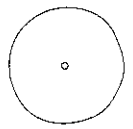
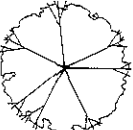

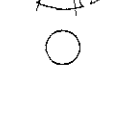
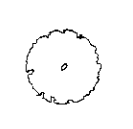
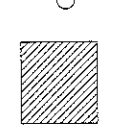

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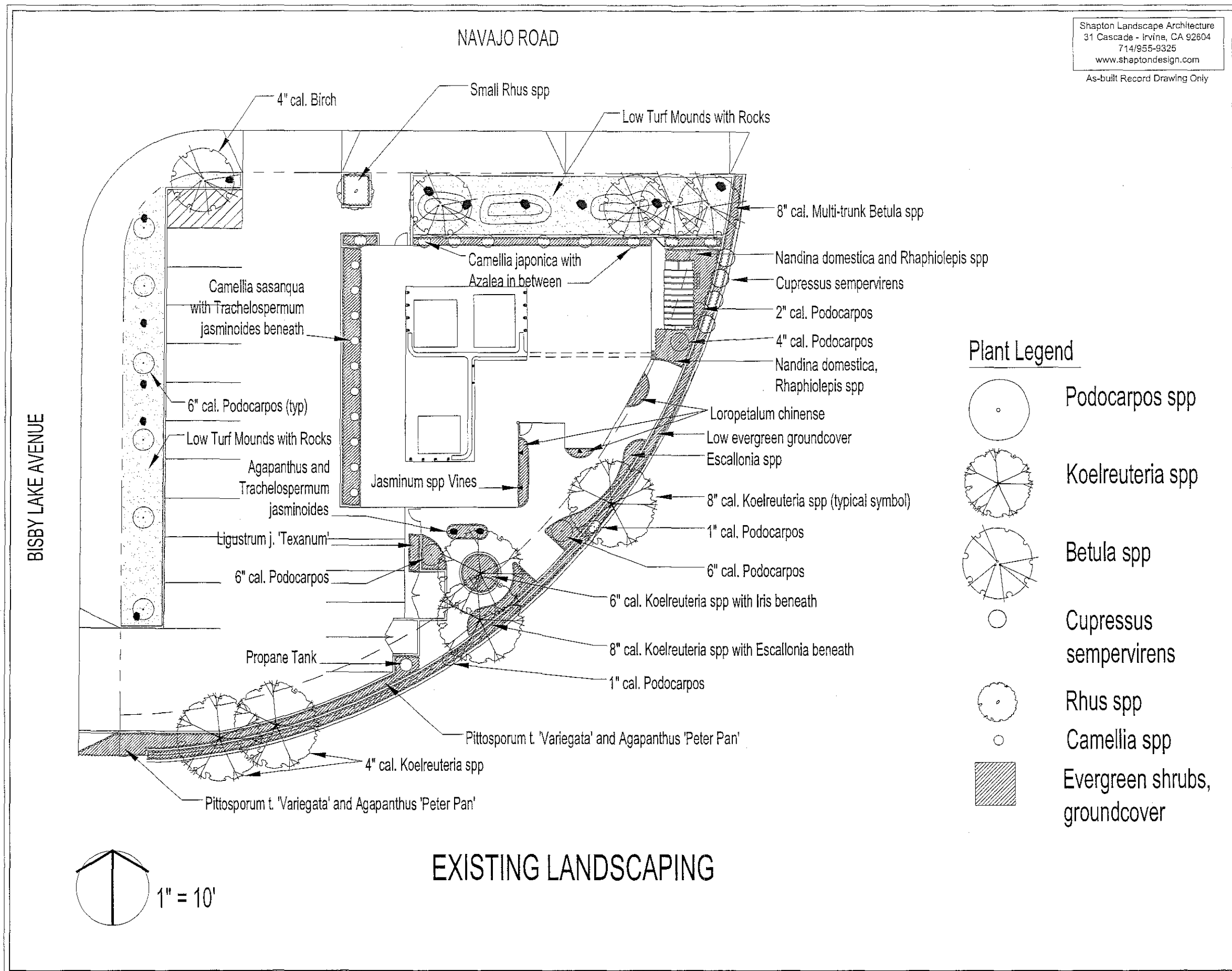
DATE:	DESCRIPTION:	BY:
08/08/11	90% ZD	HN
08/10/11	100% ZD	HN
10/04/11	COMPLETENESS REVIEW	HN
01/12/12	PLANNING REVIEW COMMENTS	HN

SHEET TITLE:  
 EXISTING LANDSCAPING PLAN

SHEET NUMBER:  
**L1**  
 FLETCHER HILLS  
 CA6962

**Plant Legend**

-  Podocarpus spp
-  Koelreuteria spp
-  Betula spp
-  Cupressus sempervirens
-  Rhus spp
-  Camellia spp
-  Evergreen shrubs, groundcover





# Photo Simulation CA-6962 Masek Property View of North Elevation



Before

After



There will be no visible changes to the elevation, Sprint antennas are behind FRP

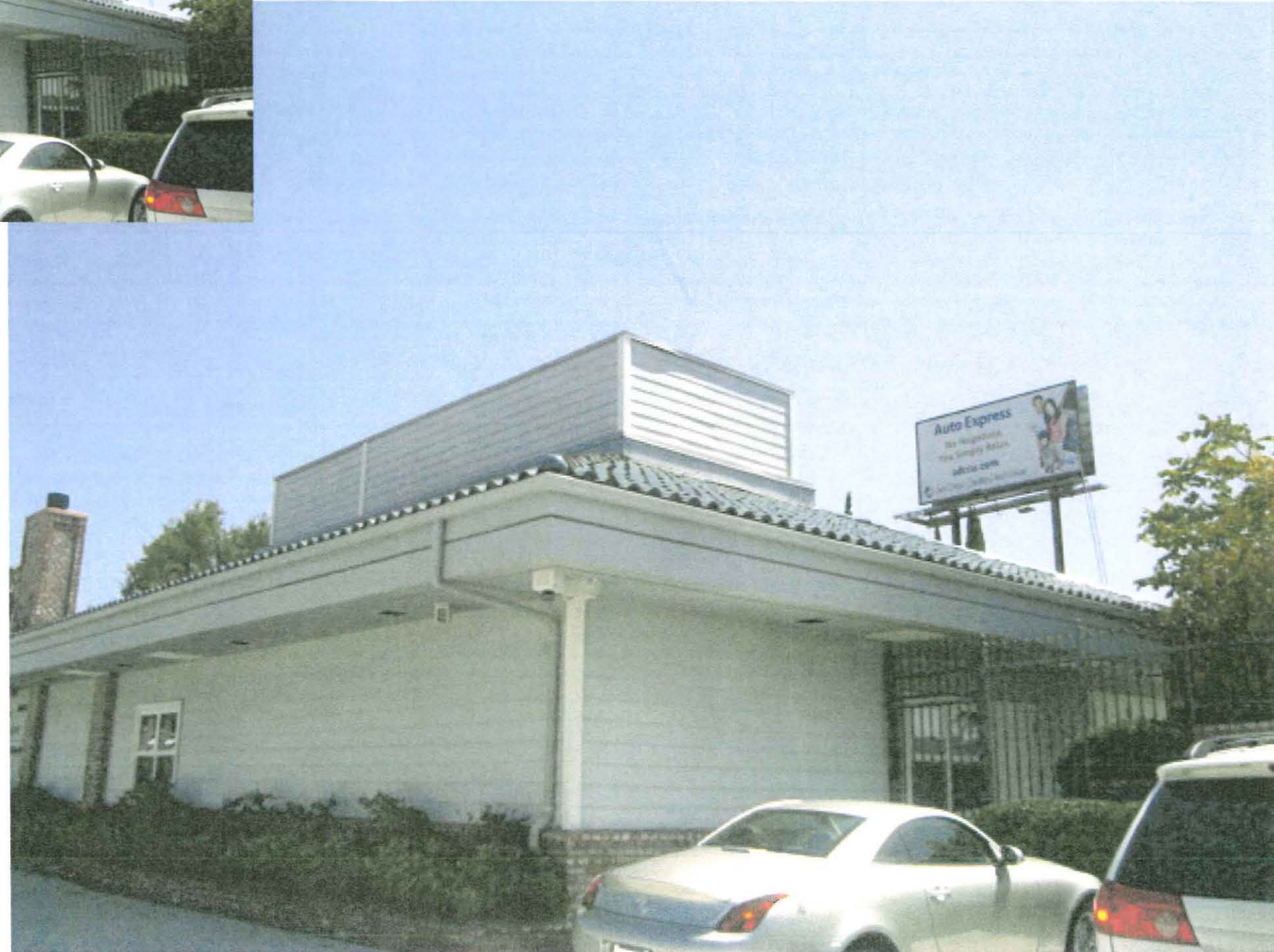


# Photo Simulation CA-6962 Masek Property View of West Elevation



Before

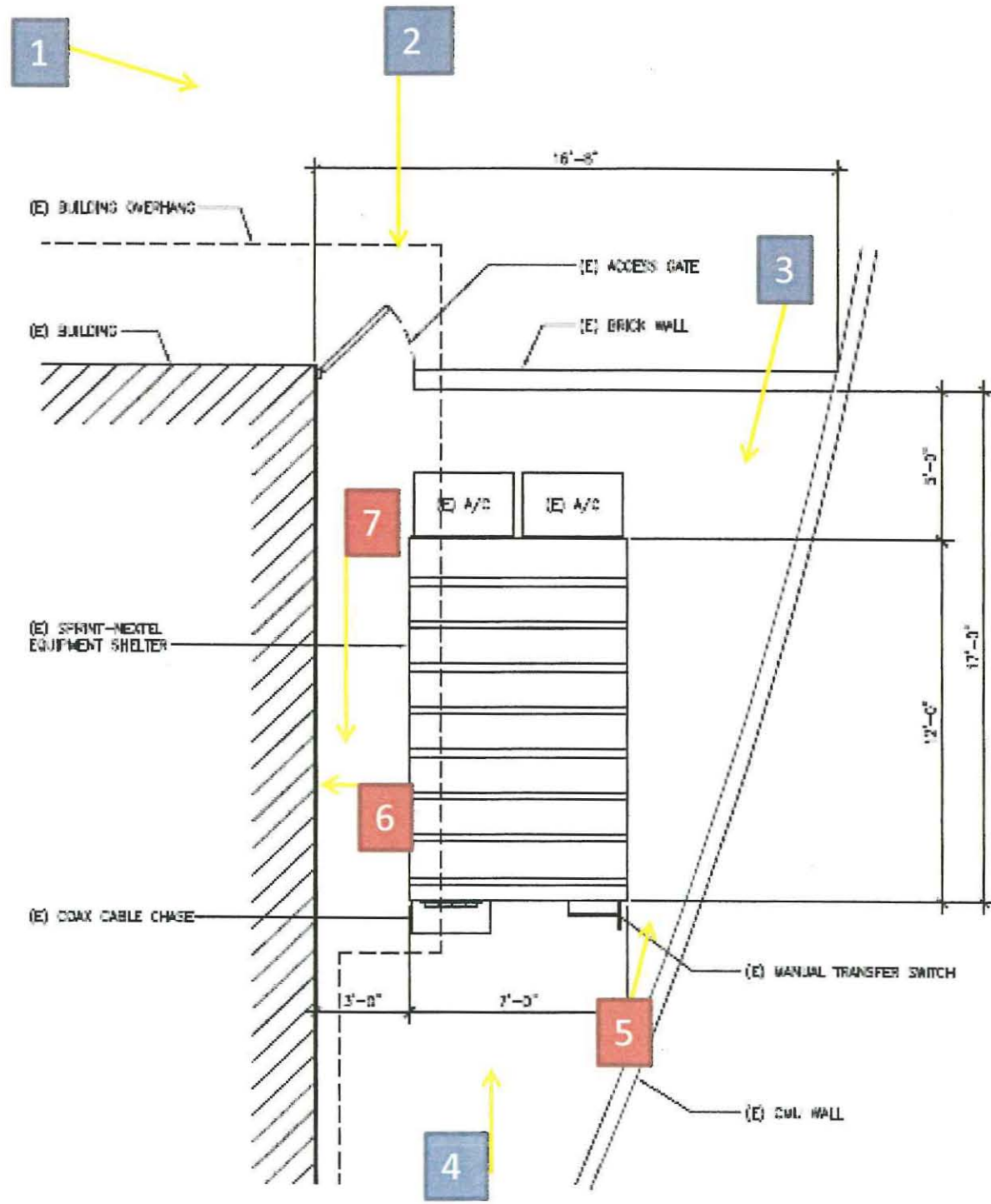
After



There will be no visible changes to the elevation, Sprint antennas are behind FRP



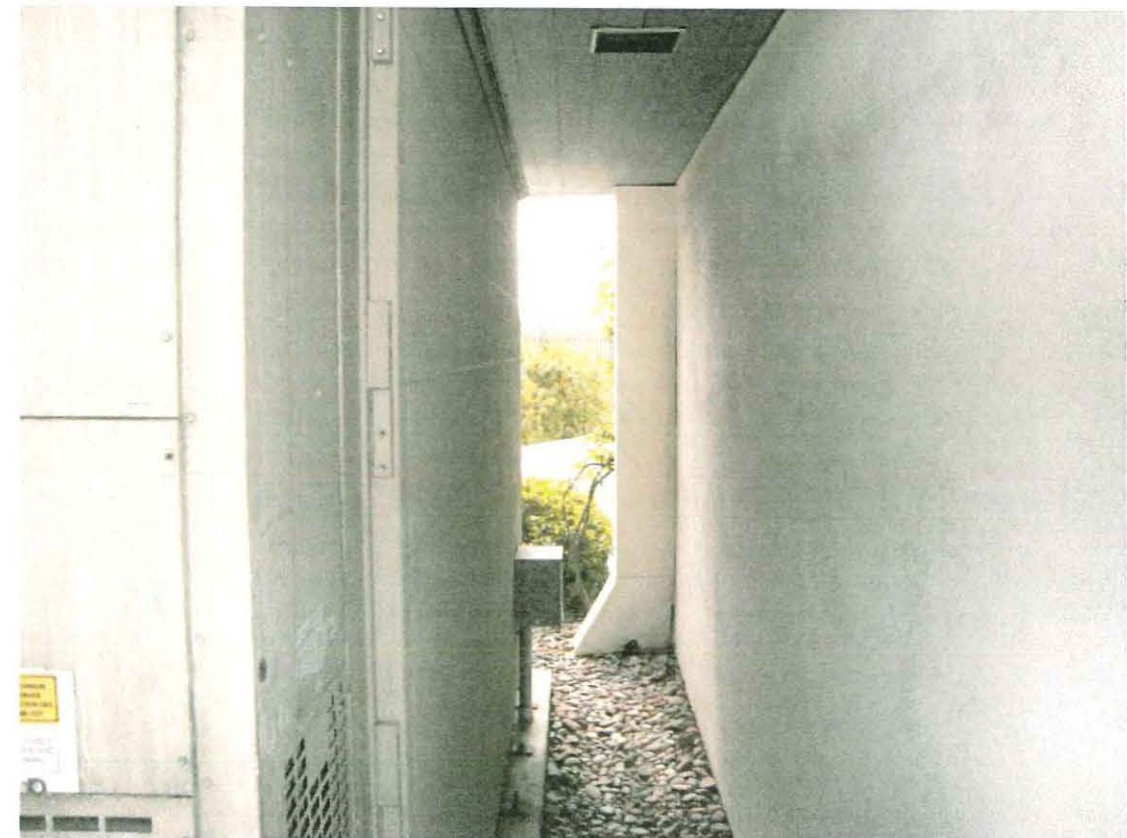
**CA-6962 Masek Property  
Photo Survey ( Coax, Shelter Area)  
Key Map**



**CA-6962 Masek Property Photo Survey**



1. View looking East at North East Gate to EQ .
2. View looking South between EQ and Bldg east wall .

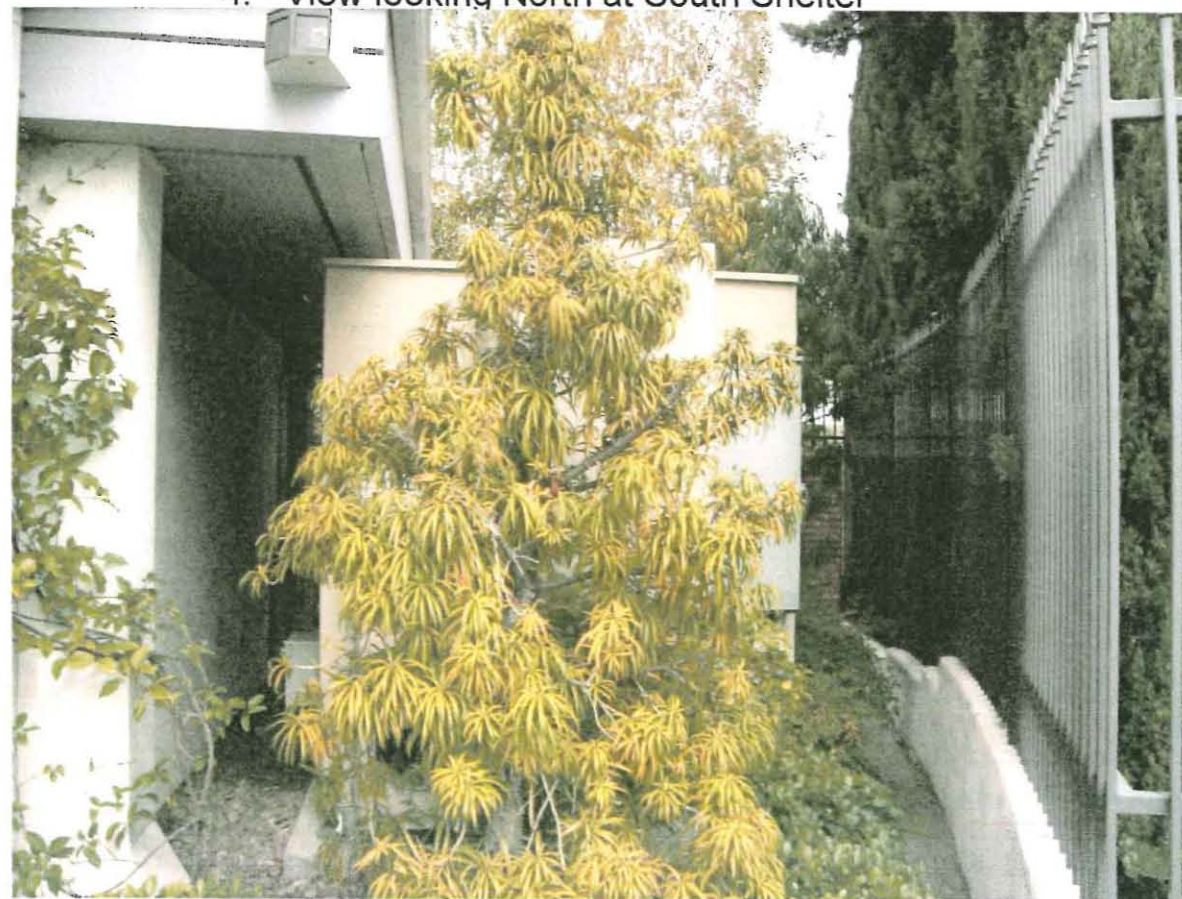




CA-6962 Masek Property Photo Survey



3. View looking south at East Shelter Elevation .  
4. View looking North at South Shelter



CA-6962 Masek Property Photo Survey



5. View looking north at site Landscaping ( East) .  
6. View looking at Coax Route Thru existing Bldg. .





**CA-6962 Masek Property Photo Survey**  
**Coax from Shelter to Roof ,**



**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: 24002145

**PLANNED DEVELOPMENT PERMIT NO. 973560**  
**SPRINT NEXTEL FLETCHER HILLS - PROJECT NO. 256587**  
 PLANNING COMMISSION

This Planned Development Permit No. 973560 is granted by the Planning Commission of the City of San Diego to RICHARD T. MASEK AND SHARON R. MASEK, Owners and SPRINT NEXTEL CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 141.0420 and 126.0604. The site is located at 8505 Navajo Road in the CC-1-3 Zone within the Navajo Community Plan, Airport Influence Area (Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Noticing Area for Gillespie Field, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The project site is legally described as Lot 1 of the Navajo Shopping Center, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4721, recorded in the Office of the County Recorder of San Diego County, February 23, 1961.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 3, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) containing a total of twelve panel antennas behind a five-foot high Fiberglass Reinforced Panel (FRP) parapet, two GPS antenna, and a ninety-one square foot equipment shelter that will house up to five equipment cabinets and associated equipment;
- b. A deviation to encroach within the 10-foot yard setback allowed under the CC-1-3 Zone. The equipment shelter shall be located 4-feet 6-inches from property line;

- c. 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. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **May 17, 2015**.
2. This Planned Development Permit (PDP) and corresponding use of this site shall **expire on May 3, 2022**. 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/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 Nextel 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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.



7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the

event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**PLANNING/DESIGN REQUIREMENTS:**

14. No overhead cabling is permitted.
15. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
16. Antennas shall not exceed the height of existing or proposed screen walls at any time.
17. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building/adjacent building surfaces.
18. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
19. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
20. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
21. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

**INFORMATION ONLY:**

- Per LDC Section §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create

disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

APPROVED by the Planning Commission of the City of San Diego on May 3, 2012, and Resolution Number **xxxx**-PC.



Permit Type/PTS Approval No.: PDP No. 973560  
Date of Approval: May 3, 2012

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

**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.

RICHARD T. MASEK AND SHARON R. MASEK  
Owners

By \_\_\_\_\_  
Richard T. Masek

By \_\_\_\_\_  
Sharon R. Masek

**SPRINT NEXTEL CORPORATION**  
Permittee

By \_\_\_\_\_  
Name:  
Title:

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

PLANNING COMMISSION  
 RESOLUTION NO. XXXX-PC  
 PLANNED DEVELOPMENT PERMIT NO. 973560  
**SPRINT NEXTEL FLETCHER HILLS - PROJECT NO. 256587**

WHEREAS, RICHARD T. MASEK AND SHARON R. MASEK, Owners and SPRINT NEXTEL CORPORATION, Permittee, filed an application with the City of San Diego for a Planned Development Permit to continue operating an existing Wireless Communication Facility (WCF) on an existing commercial building that includes a request for a reduced yard setback for the existing equipment shelter (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 973560);

WHEREAS, the project site is located at 8505 Navajo Road in the CC-1-3 Zone within the Navajo Community Plan, Airport Influence Area (Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Noticing Area for Gillespie Field, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone;

WHEREAS, the project site is legally described as Lot 1 of the Navajo Shopping Center, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4721, recorded in the Office of the County Recorder of San Diego County, February 23, 1961;

WHEREAS, on May 3, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 973560 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 12, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section [15301 Existing Facilities] and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 May 3, 2012.

FINDINGS:

**I. Planned Development Permit - Section 126. 0604(a)**

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

The project site is located at 8505 Navajo Road, on the southeast corner of Navajo Road and Bisby Lake Avenue, in the CC-1-3 Zone within the Navajo Community Plan Area. The community plan designates the site for commercial use and the zone allows for community-serving commercial uses, retail uses, and limited mall to medium scale industrial uses of moderate

intensity. The site is currently developed with a commercial building containing a dental office and an existing wireless communication facility (WCF).

The proposal is to continue operating the WCF at this location with no modifications to what was previously approved. Under the current WCF regulations pursuant to Land Development Code (LDC) Section 141.0420(c)(1)(B)-Limited Use Regulations, WCFs are permitted as a limited use in a commercial zone. The underlying zone requires a minimum 10-foot side and rear yard setbacks, and the existing equipment shelter is located 4-feet 6-inches from property line. Therefore, maintaining the location of the existing equipment shelter requires a Planned Development Permit (PDP) for a deviation to encroach within the 10-foot yard setback.

The community plan does not contain specific policies on wireless communication facility development; therefore, there are no community plan land use issues associated with the location of the proposed project. However, the City of San Diego General Plan recommends that all WCFs 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. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The existing panel antennas are located behind the parapet and screened from all sides to blend the facility into the surrounding area, and the existing equipment shelter is screened from public views, which in conformance with the purpose and intent of the General Plan.

With the approval of the PDP, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of RF emissions to the extent that such facilities comply with the FCC standards for such emissions.” Sprint Nextel submitted a Radio Frequency (RF) Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The project site is located at 8505 Navajo Road in the CC-1-3 Zone within the Navajo Community Plan Area. The site is currently developed with a commercial building containing a dental office and an existing WCF. The proposal is to continue operating the WCF at this location with no modifications to what was previously approved. Under the current WCF regulations pursuant to LDC Section 141.0420(c)(1)(B)-Limited Use Regulations, WCFs are permitted as a

limited use in a commercial zone. The underlying zone requires a minimum 10-foot side and rear yard setbacks, and the existing equipment shelter is located 4-feet 6-inches from property line. Therefore, maintaining the location of the existing equipment shelter requires a PDP for a deviation to encroach within the 10-foot yard setback.

The subject property is approximately 12-feet higher than the surrounding property, and contains a 12-foot high retaining wall that extends along the rear property line and a 6-foot high block wall that is stepped back from the retaining wall. The existing panel antennas are located behind the parapet and screened from all sides. The existing equipment shelter is screened from public views and the surrounding property by mature landscaping, and the area abutting the property is used for delivery, service, and employee parking for an existing retail center. Strict conformance with the development regulations would require the removal of the mature landscaping to allow for the relocation of the existing equipments shelter, which may impact the views from the public right-of-way and the surrounding property. Additionally, the constraints of the property including the location of the existing building and parking on the site impacts the availability of space to relocate the equipment in compliance with the WCF regulations pursuant to LDC Section 141.0420.

With the approval of the PDP, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, and the LDC.

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

The proposed development is to continue operating the existing WCF at this location. The facility provides wireless communication services for users of cell phones and other wireless devices and maintaining the WCF at this location is essential to network operations. The existing panel antennas are located behind the parapet and screened from all sides. The existing equipment shelter is screened from public views by mature landscaping, and the area abutting the property is used for delivery, service, and employee parking for an existing retail center. Therefore, this development, when considered as a whole, will be beneficial to the community by providing voice and data services to the neighborhood and those traveling through the area.

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

The project site is located at 8505 Navajo Road, on the southeast corner of Navajo Road and Bisby Lake Avenue, in the CC-1-3 Zone within the Navajo Community Plan Area. The site is currently developed with a commercial building containing a dental office and an existing WCF. The proposal is to continue operating the WCF at this location with no modifications to what was previously approved. Under the current WCF regulations pursuant to LDC Section 141.0420(c)(1)(B)-Limited Use Regulations, WCFs are permitted as a limited use in a commercial zone. The underlying zone requires a minimum 10-foot side and rear yard setbacks, and the existing equipment shelter is located 4-feet 6-inches from the property line. Therefore, to



maintain the location of the existing equipment shelter requires a PDP for a deviation to encroach within the 10-foot yard setback.

The subject property is approximately 12-feet higher than the surrounding property, and contains a 12-foot high retaining wall that extends along the rear property line and a 6-foot high block wall that is stepped back from the retaining wall. The existing panel antennas are located behind the parapet and screened from all sides to blend the facility into the surrounding area. The existing equipment shelter is screened from public views by mature landscaping, and the area abutting the property is used for delivery, service, and employee parking for an existing retail center. Strict conformance with the development regulations would require the removal of the mature landscaping to allow for the relocation of the existing equipments shelter, which may impact the views from the public right-of-way and the surrounding property into the site. Additionally, the constraints of the property including the location of the existing building and parking on the site impacts the availability of space to re-locate the equipment and still be able to comply with the WCF regulations pursuant to LDC Section 141.0420.

Therefore, the deviation is appropriate for this location and will result in a more desirable project than if designed in strict conformance with the LDC development regulations for yard setbacks, and when considered as a whole, will be beneficial to the community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 973560 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 973560, a copy of which is attached hereto and made a part hereof.

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Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

Adopted on: May 3, 2012

Internal Order No. 24002145



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Sprint Nextel - Masek Property		<b>Project Number:</b> 256587	<b>Distribution Date:</b> 2/9/2012
<b>Project Scope/Location:</b> NAVAJO IO#24002145 Process 4 PDP for a WCF containing a total of (12) panel antennas (3 sectors) behind FRP screen on roof, (2) GPS antenna & 91 sq ft equipment enclosure housing up to 5 equipment cabinets and assoc. equip. Ex Permit No. 94-0330-95, expired 12/13/ 2010. Site is located at 8505 Navajo Rd, CC-1-3 Zone, Navajo CP, AIA (Review Area 2) & FAA Part 77 for Gillespie Field, RTPOZ, TAOZ, & CD 7			
<b>Applicant Name:</b> Dunham, Bernard		<b>Applicant Phone Number:</b> (619) 944-9564	
<b>Project Manager:</b> Peterson, Jeff	<b>Phone Number:</b> (619) 446-5237	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> JAPeterson@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> Vote to Approve on 2/27/12	<b>Members Yes</b> 15	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Deny	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b> no conditions			
<b>NAME:</b> Allen Jones		<b>TITLE:</b> Chair, Navajo Comm Planners Inc.	
<b>SIGNATURE:</b> <i>Allen Jones</i>		<b>DATE:</b> 2/28/12	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			

## NOTICE OF EXEMPTION

(Check one or both)

TO:  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.: 256587

PROJECT TITLE: Sprint Nextel Masek Property

PROJECT LOCATION-SPECIFIC: 8505 Navajo Road, San Diego, CA 92119 (Lot 1 of Navajo Shopping Center, Map No 4721)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) containing a total of twelve existing panel antennas in three sectors behind a Fiberglass Reinforce Plastic (FRP) screen on the roof, two Global Positioning System (GPS) antennas and a 91-square-foot equipment enclosure housing up to five equipment cabinets and associated equipment. There is an existing Permit for the site, permit number 94-0330-95, which expired on 12/13/ 2010. The site is located at 8505 Navajo Road in the CC-1-3 Zone, AIA (Review Area 2) and FAA Part 77 for Gillespie Field, RTPOZ, TAOZ, and within the Navajo Community Planning Area in Council District 7.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Bernard Dunham  
 7990 New Salem Street  
 San Diego, CA 92126  
 619-944-9564

## EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);  
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));  
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))  
 CATEGORICAL EXEMPTION: 15301 (b), Existing Facilities – public or private utilities  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT This project is exempt because the telecommunications site and associated equipment is existing, and no sensitive resources exist on or around the site, it would result in no adverse visual effects, no grading would occur and this would not include an expansion of use. In addition the project meets the criteria set forth in CEQA section 15301 (b) which allows for existing facilities – public or private utilities and the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.

LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 619-446-5159

## 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

Mary Ann Human, Senior Planner  
 SIGNATURE/TITLE

3/9/12  
 DATE

## CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: March 12, 2012

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order or WBS No. 24002145

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**PROJECT NAME/NUMBER:** Sprint Nextel Masek Property / 256587

**COMMUNITY PLAN AREA:** Navajo

**COUNCIL DISTRICT:** 7

**LOCATION:** 8505 Navajo Road, San Diego, CA 92119 (Lot 1of Navajo Shopping Center, Map No 4721)

**PROJECT DESCRIPTION:** Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) containing a total of twelve existing panel antennas in three sectors behind a Fiberglass Reinforce Plastic (FRP) screen on the roof, two Global Positioning System (GPS) antennas and a 91-square-foot equipment enclosure housing up to five equipment cabinets and associated equipment. There is an existing Permit for the site, permit number 94-0330-95, which expired on 12/13/ 2010. The site is located at 8505 Navajo Road in the CC-1-3 Zone, AIA (Review Area 2) and FAA Part 77 for Gillespie Field, RTPOZ, TAOZ, and within the Navajo Community Planning Area in Council District 7.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego City Planning Commission

**ENVIRONMENTAL DETERMINATION:** This project is exempt pursuant to the California Environmental Quality Act Section 15301 (b) existing facilities – public or private facilities.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** This project is exempt because the telecommunications site and associated equipment is existing, and no sensitive resources exist on or around the site, it would result in no adverse visual effects, no grading would occur and this would not include an expansion of use. In addition the project meets the criteria set forth in CEQA section 15301 (b) which allows for existing facilities – public or private utilities and the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.



**DEVELOPMENT PROJECT MANAGER:** Jeffrey A Peterson  
**MAILING ADDRESS:** 1222 1<sup>st</sup> Avenue  
San Diego CA 92101 MS 501  
**PHONE NUMBER:** 619-446-5237

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On March 12, 2012 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. Applications to appeal CEQA determinations made by the Planning Commission from a Process Two or Three Appeal under SDMC section 112.0506 must be filed in the Office of the City Clerk within 10 business days from the date of the Planning Commission's decision. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



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

THE CITY OF SAN DIEGO

## Ownership Disclosure Statement

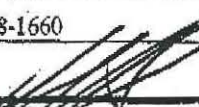
**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver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

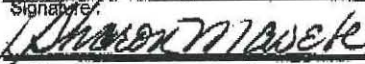
**Project Title** **Project No. For City Use Only**  
 CA6962 Fletcher Hills 256587  
**Project Address:**  
 8505 Navajo Road

**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):**  
 Richard T and Sharon R Masek  
 Owner  Tenant/Lessee  Redevelopment Agency  
**Street Address:**  
 8505 Navajo Road  
**City/State/Zip:**  
 San Diego CA 92119  
**Phone No:** (619) 828-1660 **Fax No:** 619-828-1718  
**Signature:**  **Date:** 11-17-2011

**Name of Individual (type or print):**  
 \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
**Street Address:**  
 \_\_\_\_\_  
**City/State/Zip:**  
 \_\_\_\_\_  
**Phone No:** \_\_\_\_\_ **Fax No:** \_\_\_\_\_  
**Signature:**  **Date:** 11-17-2011

**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) <b>256587</b>
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**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? KS 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):  
Sprint PCS

Owner  Tenant/Lessee

Street Address:  
8323 Ruelle Court

City/State/Zip:  
Santee / CA / 92071

Phone No: (858) 650-4249 Fax No: 619 847-2275

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

Title (type or print):  
Post On Air Project Manager

Signature :  Date: Jun 9, 2011

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:

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:



**Sprint – Network Supplier Performance Management**

Mailstop: KSOPHD0204 - 2D579  
6220 Sprint Parkway  
Overland Park, KS 66251

**RE: Sprint Ericsson Management Association**

To Whom It May Concern:

In September of 2009 Sprint Nextel (Sprint) entered into a contractual arrangement with Ericsson Services, Inc (Ericsson) to perform certain management functions pertaining to the acquisition of new sites and installation of new facilities for its wireless telecommunications network. Pursuant to that agreement, Sprint has authorized Ericsson's site development managers to act as a representative of Sprint in the performance of all field activities in this regard, including the authority sign site lease agreements, amendments and other documents necessary to complete these real estate development projects.

Please be advised that Ericsson has contractually agreed to adhere to all the applicable Sprint and customer security policies and confidentiality commitments, and that Ericsson is committed to, and maintains high confidentiality standards of its own. We can, therefore, assure you that the services provided in these matters will be delivered with the same level of care and professionalism as though Sprint were performing these functions through its own employees.

Thank you very much for your acceptance of Sprint's representative, Ericsson Services Inc.

Sincerely,

A handwritten signature in cursive script that reads "John Harrison".

on behalf of  
John Harrison, Vice President  
Network Performance Management



## Executive Team

Welcome

**Executive Team**

Corporate Governance

Corporate Social  
Responsibility

Inclusion & Diversity

Partnerships

History

Awards & Recognition

Sprint Experience



[Dan Hesse](#)

Chief Executive Officer  
Sprint Nextel Corporation

[Recent Speeches](#)



[Joseph J. Euteneuer](#)

Chief Financial Officer



[Danny Bowman](#)

President, Integrated Solutions Group



[Paget L. Alves](#)

President, Business Markets Group



[Matt Carter](#)

President, Global Wholesale Solutions



[Keith Cowan](#)

President, Strategy and Corporate Initiatives



[Steve Elfman](#)

President, Network Operations and Wholesale



[Bob Johnson](#)

Chief Service Officer



Robert H. Johnson  
President, Consumer Business Unit

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William Morgan  
Senior Vice President, Corporate Marketing

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Sandra J. Price  
Senior Vice President, Human Resources

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

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Charles Wunsch  
General Counsel and Corporate Secretary

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articles 1

DEVELOPMENT SERVICES DEPARTMENT  
**PROJECT CHRONOLOGY**  
**SPRINT NEXTEL FLETCHER HILLS - PROJECT NO. 256587**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time (Working Days)</b>	<b>Applicant Response</b>
<b>2/9/2012</b>	<b>Full Submittal</b>	<b>Project Deemed Complete</b>	-	-
3/7/2012	First Review Completed	All issues resolved	18 days	
5/3/2012	Public Hearing	<b>First available date</b>	40 days	
<b>TOTAL STAFF TIME</b>		(Does not include City Holidays or City Furlough)	<b>58 days</b>	
<b>TOTAL APPLICANT TIME</b>		(Does not include City Holidays or City Furlough)		<b>0 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>		From Deemed Complete to Hearing	<b>58 working days</b> (84 calendar days)	