



THE CITY OF SAN DIEGO  
**REPORT TO THE PLANNING COMMISSION**

**DATE ISSUED:** October 11, 2012 **REPORT NO. PC-12-101**

**ATTENTION:** Planning Commission, Agenda of October 18, 2012

**SUBJECT:** SPRINT NEXTEL- DEL MAR HEIGHTS; PROJECT NO. 244127;  
PROCESS 4

**OWNER/  
APPLICANT:** City of San Diego/ Sprint Nextel Corporation

**SUMMARY**

**Issue:** Should the Planning Commission approve an application for a Wireless Communication Facility located at 4426 1/3 Lansdale Drive within the Carmel Valley Community Planning Area?

**Staff Recommendation:** APPROVE Neighborhood Use Permit No. 876897, Site Development Permit No. 1035943, and Planned Development Permit No. 891823.

**Community Planning Group Recommendation:** On April 26, 2012, the Carmel Valley Community Planning Board voted 12-1-0 to recommend approval, with no conditions (Attachment 12).

**Environmental Review:** This project is exempt from environmental review pursuant to Article 19, Section 15301 (Existing Facilities) and Section 15303 (New Construction), of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on August 15, 2012 and the opportunity to appeal that determination ended August 30, 2012 (Attachment 13). This project is not pending an appeal of the environmental determination.

**Fiscal Impact Statement:** All costs associated with processing 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 4426 1/3 Lansdale Drive (Attachment 1), on the northwestern corner of Del Mar Heights Road and Lansdale Drive (Attachment 2). The site is located in the SF-3 Zone of Carmel Valley Planned District (Attachment 3) within Neighborhood 7 of the Carmel Valley Community Planning Area (Attachment 4). The community plan designates the site for Passive Recreation and Community Open Space, and the zone allows for single family residential use.

The 2.04-acre site is owned by the City of San Diego and is currently developed with a community open space park. On October 9, 1957, a 150-foot wide San Diego Gas and Electric (SDG& E) easement was recorded over the property as indentified on Subdivision Map No. 11694, which covered approximately 95-percent of the property. On November 24, 1986, the property was granted to the City of San Diego for the construction and maintenance of public utilities, and for open space park and recreational uses or other municipal purpose, pursuant to Resolution No. R-267123. On June 29, 2007, Utility Easement for Cox Communication was recorded on the property as indentified on Map No. 20678-B (B-Sheet).

On February 10, 2000, Sprint PCS was approved for a wireless communication facility (WCF) on an existing 126-foot tall SDG&E high voltage utility pole, pursuant to Development Permit No. 99-0271-18 (Attachment 6), and expired on February 10, 2010. The permit approved a total of nine panel antennas on three support arms attached to the utility pole, seven equipment cabinets located within a 313-square foot fenced area located 40-feet to the north of the utility pole. However, only three panel antennas were installed directly on the utility pole and the three support arms were never installed. Sprint PCS and Nextel Communications were merged in 2004 and the company is now operating under the name Sprint Nextel. At the time of permit issuance of the WCF in 2000, the regulations allowed for the approval of this permit as a Process 1 Administrative Review, pursuant to Land Development Code (LDC) Section 141.0405. 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 modifications to what was previously approved. The modifications include the existing three panel antennas mounted directly to the utility pole and the installation of three additional panel antennas located 2-feet below the existing antennas. Under the current WCF regulations pursuant to Land Development Code (LDC) Section 141.0420(d)(4)- WCFs proposed in dedicated parkland are permitted with a Process 2 Neighborhood Use Permit (NUP) where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 126-feet from the closest residentially zoned property line. The project site is located within the Carmel Valley Planned District (CVPD) and a Process 3 Site Development Permit (SDP) is required for the proposed modification to the WCF.

The method of attachment of the panel antennas to the utility pole is in conformance with SDG&E guidelines; however, the design is not in conformance with the City's WCF design guidelines. LDC Section 141.0420(g)(8) requires the associated mounting brackets and coaxial cables to be concealed from view, but the SDG&E guidelines do not allow for side and bottom skirts. In addition, LDC Section 141.0420(g)(3), allows for a maximum 250-square foot equipment enclosure and the existing enclosure is a total of 313-square feet. Therefore, a Planned Development Permit (PDP) is required to deviate from the design requirements to not conceal the mounting brackets and coaxial cables, and to maintain an equipment enclosure over the 250-square foot size limit.

Staff supports the deviations based on the integration of the facility into the site. The equipment enclosure has negligible views from the public right-of-way, which is surrounded by mature landscaping. Strict conformance with the development regulations would require the removal of approximately 63-square feet from the equipment enclosure and may require the removal of some of the mature landscaping, which could expose portions of the equipment enclosure and create a visual impact as viewed from the surrounding properties. To comply with the SDG&E guidelines and to mitigate the visual impacts the antennas, mounting brackets and coaxial cables are required to be painted to match the existing high voltage utility pole.

A Radio Frequency (RF) report was submitted by Sprint Nextel demonstrating compliance with the Federal Communication Commission's RF regulations. The proposed facility would provide wireless communication services for users of cell phones and other wireless devices and 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:**

The project site is designated for Passive Recreation and Community Open Space in the Carmel Valley 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 WCF on the high voltage utility pole and equipment building have been designed to be integrated into the site, while camouflaging the antennas from public view and by maintaining the existing landscaping around the equipment building. Therefore, the WCF is in conformance with the purpose and intent of the General Plan.

**Council Policy 600-43:**

The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 2 location according to Council Policy 600-43, which categorizes WCF's according to the land use in

which it is located. Sprint Nextel is requesting a new permit to continue operating at this location. The project is located on dedicated parkland and is permitted with an NUP when antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 126-feet from the closest residentially zoned property. The applicant submitted a site justification letter explaining why a Preference 2 level site was selected over the lower Preference 1 level sites, and submitted existing and proposed wireless communication service coverage maps (Attachment 9).

**Conclusion:**

With the approval of the PDP for the deviations, 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; therefore, staff recommends that the Planning Commission approve the project as presented.

**ALTERNATIVES**

1. **APPROVE** Neighborhood Use Permit No. 876897, Site Development Permit No. 1035943, and Planned Development Permit No. 891823, with modifications.
2. **DENY** Neighborhood Use Permit No. 876897, Site Development Permit No. 1035943, and Planned Development Permit No. 891823, 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  
Assistant Deputy Director  
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. 99-0271-18
7. Project Plan
8. Photosimulations

9. Site Justification Letter and Service Coverage Maps
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. Community Planning Group Recommendation
13. Environmental Exemption Determination
14. Project Chronology

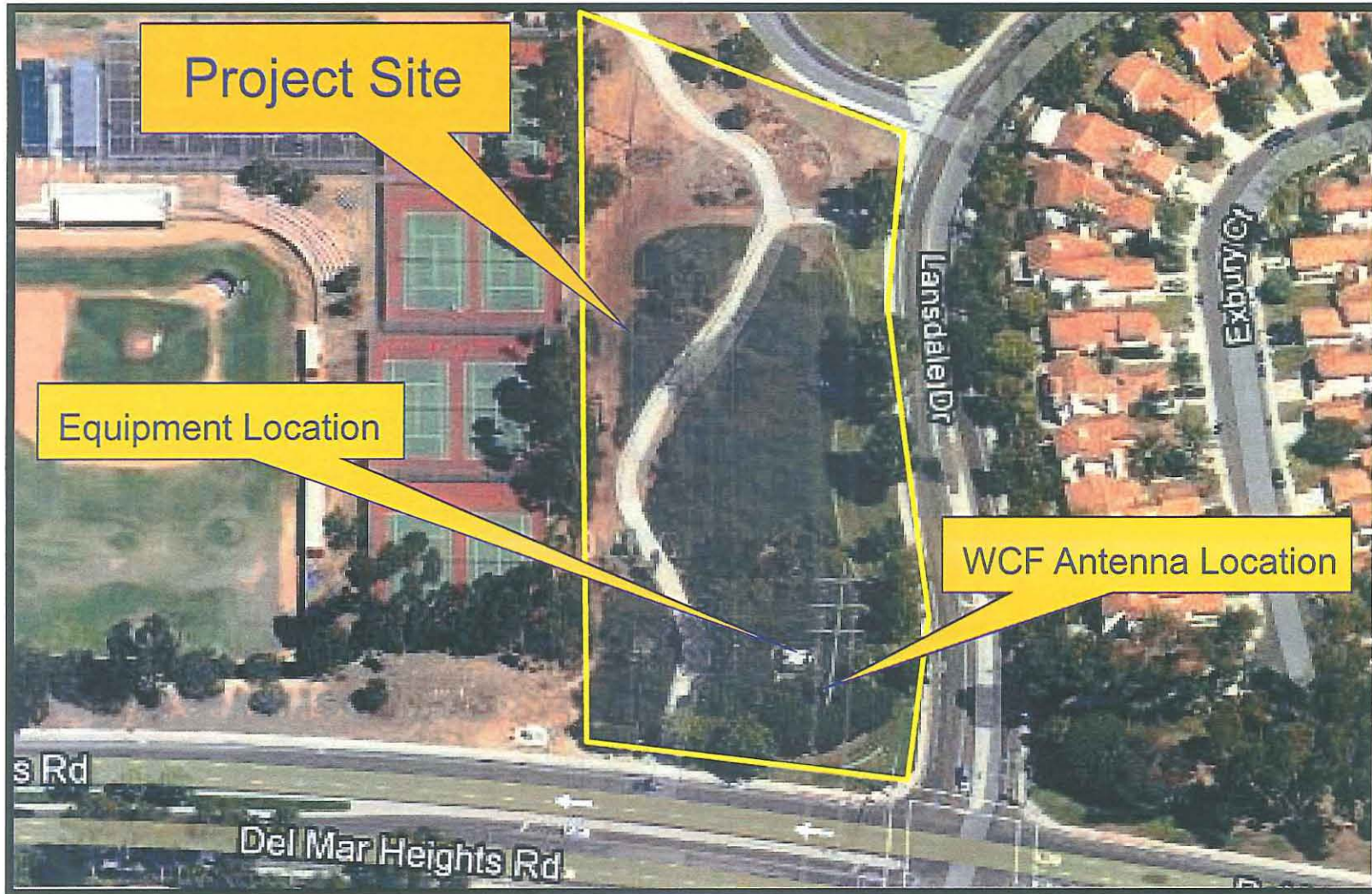
Internal Order No. 24001947



## Location Map

Sprint Nextel Del Mar Heights - Project No. 244127  
4426 1/3 Lansdale Drive





## Aerial Photograph

Sprint Nextel Del Mar Heights - Project No. 244127  
4426 1/3 Lansdale Drive





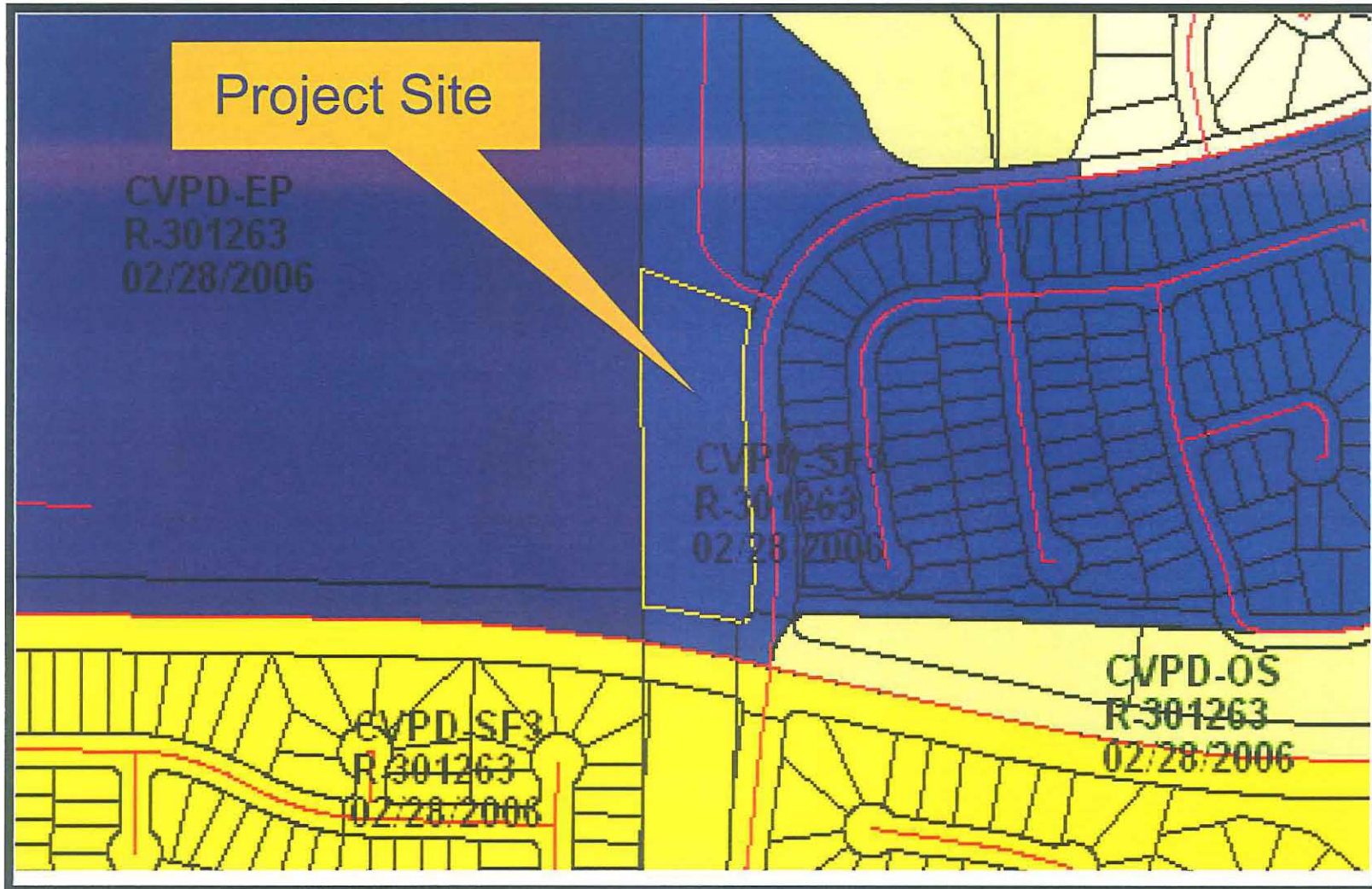
## Aerial Photograph (Enlarged View)

Sprint Nextel Del Mar Heights - Project No. 244127

4426 1/3 Lansdale Drive



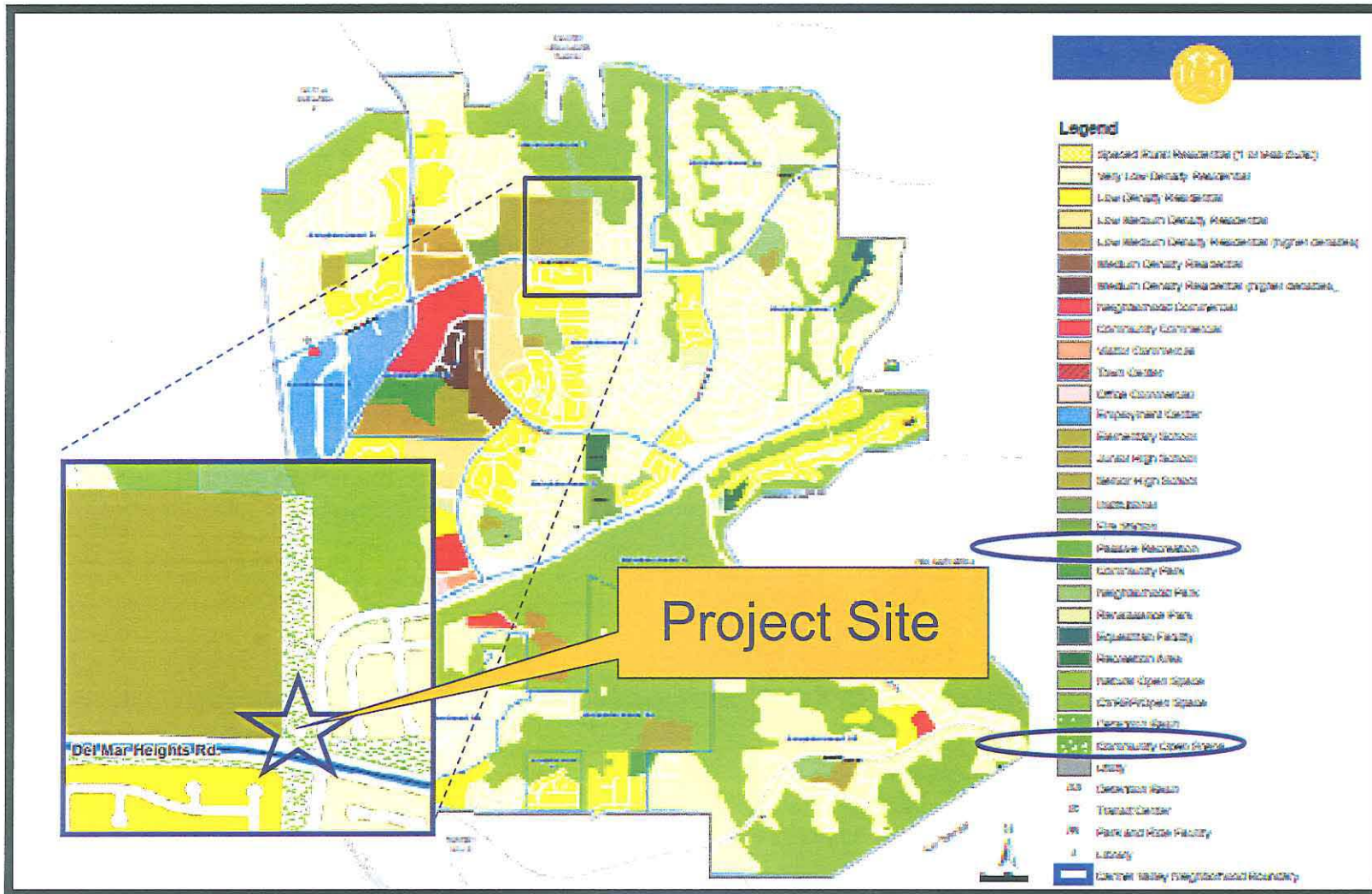




## Zoning Map (SF-3 Zone)

Sprint Nextel Del Mar Heights - Project No. 244127  
 4426 1/3 Lansdale Drive





# Carmel Valley Community Land Use Map

Sprint Nextel Del Mar Heights - Project No. 244127

4426 1/3 Lansdale Drive



## PROJECT DATA SHEET

|   |  |                           |
|---|--|---------------------------|
| <b>PROJECT NAME:</b>  | Sprint Nextel Del Mar Heights- Project No. 244127  |                           |
| <b>PROJECT DESCRIPTION:</b>   | Sprint Nextel is requesting a new permit to continue operating a WCF located at 4426 1/3 Lansdale Drive.   |                           |
| <b>COMMUNITY PLAN AREA:</b>   | Carmel Valley  |                           |
| <b>DISCRETIONARY ACTIONS:</b>   | Neighborhood Use Permit, Site Development Permit and Planned Development Permit  |                           |
| <b>COMMUNITY PLAN LAND USE DESIGNATION:</b>   | Passive Recreation and Community Open Space  |                           |
| <b>ZONING INFORMATION</b>   |  |                           |
| <b>ZONE:</b> SF-3 in the CVPD<br><b>HEIGHT LIMIT:</b> 35'0"<br><b>LOT SIZE:</b> 3,000 square feet minimum<br><b>FLOOR AREA RATIO:</b> NA<br><b>LOT COVERAGE:</b> 0.60<br><b>FRONT SETBACK:</b> 10'0" for Residence and 15'0" for Garage<br><b>SIDE SETBACK:</b> 4'0"<br><b>STREETSIDE SETBACK:</b> 10'0"<br><b>REAR SETBACK:</b> 4'0"<br><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>   | Passive Recreation and Community Open Space / SF-3 in the CVPD   | Community Open Space Park |
| <b>SOUTH:</b>   | Passive Recreation and Community Open Space / SF-3 in the CVPD   | Community Open Space Park |
| <b>EAST:</b>  | Low Density Residential / SF-3 in the CVPD   | Single-Family Residential |
| <b>WEST:</b>  | Senior High School / EP in the CVPD  | Torrey Pines High School  |
| <b>DEVIATIONS OR VARIANCES REQUESTED:</b>   | Deviation from SDMC Section 141.0420(g)(8) for non-concealment of the mounting brackets and coaxial cables, and SDMC Section 141.0420(g)(3) to maintain the 313-square foot equipment enclosure. |                           |
| <b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>   | On April 26, 2012, the Carmel Valley Community Planning Board voted 12-1-0 to recommend approval, with no conditions.  |                           |



## THE CITY OF SAN DIEGO

COPY

Date: January 6, 2000

Applicant: JM Consulting for:  
Sprint PCS  
6691 Convoy Court  
San Diego, CA 92111  
Attn: Brad Werdick

Permit No.: 99-0271-18 Telecommunication Administration Review, Del Mar Heights

Address: Northwest corner of Del Mar Heights and Lansdale

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 proceed with the Conditional Use Permit (Process Three). This decision is based on the City of San Diego's Telecommunication Antenna Policy, City Council Policy 600-43. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15061 (b)(3).

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 February 10, 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 nine (9) panel antennas (three sectors of three antennas) to be located on an existing 126-foot SDG& E power pole. The facility's base transceiver station (BTS) would be located on the ground 40-feet to the North of the power pole. The BTS equipment will be hidden from view because it will be installed 3-feet below the street level of Lansdale Drive and



**Development Services**

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

Tel (619) 236-6460

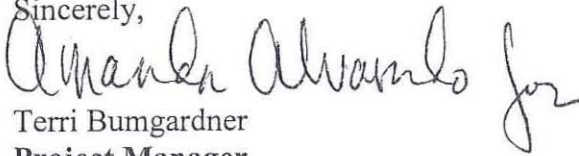


existing shrubs are located between the street and the enclosure.

- This Conditional Use Permit and corresponding use of this site **shall expire on February 10, 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 date of this Conditional Use Permit, the Permit Holder may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time

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 Services Division and stamped with the Planning & 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.

Sincerely,

  
Terri Bumgardner  
Project Manager



Together with NEXTEL

# DEL MAR HEIGHTS

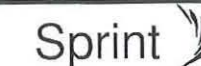
## SD35XC217B

4426 1/3 LANSDALE DR.  
SAN DIEGO, CA 92130

### 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 F



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

### DEVELOPMENT SUMMARY

#### PROJECT DESCRIPTION:

NEW PLANNED DEVELOPMENT PERMIT AND A NEIGHBORHOOD USE PERMIT FOR AN EXISTING 'SPRINT-NEXTEL' UNMANNED TELECOMMUNICATION FACILITY:

#### EXISTING INSTALLATION:

- (1) ANTENNA PER SECTOR, (3) TOTAL
- (1) GPS ANTENNA
- (2) EQUIPMENT CABINETS ON GROUND LEVEL

#### PROPOSED ADDITION:

- (1) ANTENNA PER SECTOR, (3) TOTAL, OVERALL (6) TOTAL
- (5) EQUIPMENT CABINETS ON GROUND LEVEL OVERALL (7) TOTAL

#### PROPERTY INFORMATION:

ASSESSOR PARCEL NUMBER: 304-290-52-00 LEGAL DESCRIPTION: MAP REF: 011694 ABBREVIATED DESCRIPTION: CITY: SAN DIEGO PAR C MAP REF: 011694 CITY/MUNI/TWP: SAN DIEGO.  
LEASE AREA: (E) 345 SQ. FT.

#### STATEMENT COMPLIANCE W/ THE TELECOMMUNICATION ACT

THIS WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES

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

PERMITS REQUIRED:  
PLANNED DEVELOPMENT PERMIT AND A NEIGHBORHOOD USE PERMIT

(E) DEVELOPMENT PERMIT NO. 99-0271-18

#### OWNER:

OWNER: CITY OF SAN DIEGO

ADDRESS: 1200 THIRD AVE. SUITE 1700 SAN DIEGO, CA 92101

CONTACT: CAROL L. YOUNG SUPERVISING PROPERTY AGENT REAL ESTATE ASSETS

PHONE: (619) 236-6081

FAX: (619) 236-6706

E-MAIL: CLYOUNG@SANDIEGO.GOV

#### PROJECT TEAM:

CONSTRUCTION: PAUL HOKENESS  
PHONE: (858) 231-8889  
SITE ACQUISITION: BECKY SISKOWSKI  
PHONE: (858) 243-2900  
PLANNING: BECKY SISKOWSKI  
PHONE: (858) 243-2900  
ARCHITECT: D.K. DO, RA  
PHONE: (949) 475-1000

#### ZONING INFORMATION:

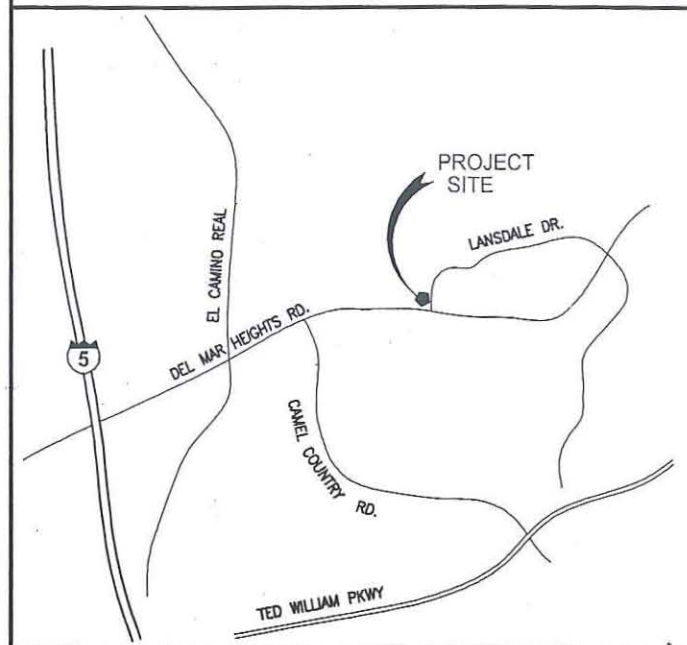
JURISDICTION: CITY OF SAN DIEGO  
ZONING DESIGNATION: CVPD-SF3

LATITUDE: 32° 57' 23.63" N  
LONGITUDE: 117° 13' 16.29" W  
TOP OF (E) STRUCTURE: TBD  
BASE OF STRUCTURE: TBD

### 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) |
| (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS)   | 6. 2010 CALIFORNIA FIRE CODE (CFC)   |
| 3. 2010 CALIFORNIA ELECTRICAL CODE   | (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)        |
| (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)      | 7. 2010 CALIFORNIA GREEN CODE  |
| 4. 2010 CALIFORNIA MECHANICAL CODE (CMC)                                     | 8. 2010 CALIFORNIA REFERENCES STANDARDS CODE                                     |
| (2009 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS) |  |

### VICINITY MAP



### DRAWING INDEX

| SHEET | DESCRIPTION                         |
|-------|-------------------------------------|
| T1    | TITLE SHEET                         |
| A1    | SITE PLAN                           |
| A2    | ANTENNA LAYOUT PLAN/ EQUIPMENT PLAN |
| A3    | ANTENNA CUT SHEETS                  |
| A4    | ELEVATIONS & EQUIPMENT ELEVATIONS   |
| A5    | ELEVATIONS                          |

#### LEASE AREA LEGAL DESCRIPTION:

THAT PORTION OF LOT C OF N.C.W. NEIGHBORHOOD 7 UNIT NO. 11 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11694, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON DECEMBER 18, 1986 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT C; THENCE ALONG THE WESTERLY LINE OF SAID LOT C NORTH 00°08'18" WEST 66.00 FEET; THENCE PERPENDICULAR TO SAID WESTERLY LINE NORTH 89°51'42" EAST 113.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 18.58 FEET; THENCE EAST 18.58 FEET; THENCE SOUTH 18.58 FEET; THENCE WEST 18.58 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 345 SQUARE FEET MORE OR LESS, TOGETHER WITH THE UTILITY AND ACCESS EASEMENTS REQUIRED TO SERVICE SAID SITE.

### APPLICATION INFORMATION

#### APPLICANT:

SPRINT  
310 COMMERCE, #250  
IRVINE, CA 92602  
CONTACT: STEPHEN DEMARS  
PHONE: (760) 250-3706  
(213) 305-3428  
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: BECKY SISKOWSKI  
PHONE: (858) 243-2900

### DRIVING DIRECTIONS

DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT:

1. START OUT GOING EAST TOWARD N HARBOR DR.
2. TURN LEFT ONTO N HARBOR DR.
3. TURN LEFT ONTO W LAUREL ST.
4. TURN LEFT ONTO INDIA ST.
5. MERGE ONTO I-5 N VIA THE RAMP ON THE LEFT
6. TAKE THE DEL MAR HEIGHTS RD. EXIT, EXIT 34
7. TURN RIGHT ONTO DEL MAR HEIGHTS RD.
8. ARRIVE DEL MAR HEIGHTS RD. & LANSDALE DR.

### ABBREVIATIONS

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

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

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REVISION NOTE AS DRAWINGS ARE BEING REVISIONED.

PROJECT IDENTIFICATION:  
**DEL MAR HEIGHTS**  
**SD35XC217B**  
4426 1/3 LANSDALE DR.  
SAN DIEGO, CA 92130

CURRENT ISSUE DATE:  
**07/02/12**

ISSUED FOR:  
**ZONING**

#### APPROVALS:

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

| DRAWN BY: | CHK: | APY: |
|-----------|------|------|
| HH        | BOK  | DKD  |

#### ISSUE STATUS:

| Δ   | DATE:    | DESCRIPTION:  | BY: |
|-----|----------|---------------|-----|
| --- | 06/14/11 | 90% ZD        | HH  |
| --- | 06/20/11 | 100% ZD       | HH  |
| --- | 11/22/11 | CITY COMMENTS | HH  |
| --- | 03/26/12 | CITY COMMENTS | HH  |
| Δ   | 07/02/12 | CITY COMMENTS | HH  |

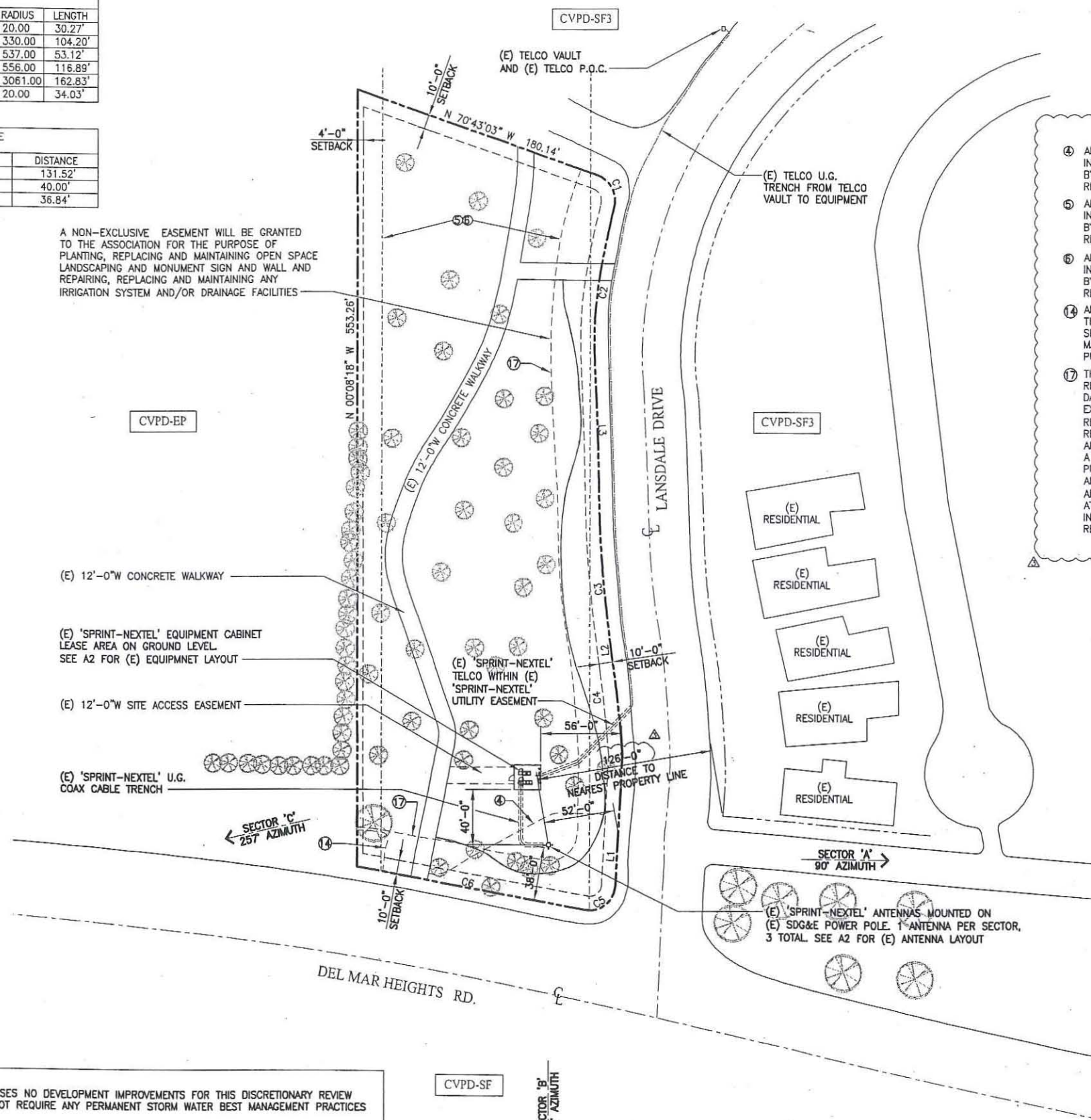
SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T1**  
DEL MAR HEIGHTS  
SD35XC217B

| CURVE TABLE |           |         |         |
|-------------|-----------|---------|---------|
| CURVE       | DELTA     | RADIUS  | LENGTH  |
| C3          | 86°43'27" | 20.00   | 30.27'  |
| C2          | 08°05'28" | 330.00  | 104.20' |
| C1          | 05°40'03" | 537.00  | 53.12'  |
| C4          | 12°02'42" | 556.00  | 116.89' |
| C6          | 03°02'52" | 3061.00 | 162.83' |
| C5          | 97°29'54" | 20.00   | 34.03'  |

| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE       | BEARING      | DISTANCE |
| L3         | N 02°05'04"W | 131.52'  |
| L2         | N 07°45'07"W | 40.00'   |
| L1         | N 04°17'35"W | 36.84'   |

A NON-EXCLUSIVE EASEMENT WILL BE GRANTED TO THE ASSOCIATION FOR THE PURPOSE OF PLANTING, REPLACING AND MAINTAINING OPEN SPACE LANDSCAPING AND MONUMENT SIGN AND WALL AND REPAIRING, REPLACING AND MAINTAINING ANY IRRIGATION SYSTEM AND/OR DRAINAGE FACILITIES



- ④ AN EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED JANUARY 28, 1953 IN BOOK 4729, PAGE 532 OF OFFICIAL RECORDS.
- ⑤ AN EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED JULY 10, 1957 IN BOOK 6657, PAGE 100 OF OFFICIAL RECORDS.
- ⑥ AN EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED OCTOBER 9, 1957 IN BOOK 6785, PAGE 62 OF OFFICIAL RECORDS.
- ⑭ AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW  
MAP NO.: 11694  
PURPOSE: DRAINAGE
- ⑰ THE EFFECT OF AMENDMENT OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS  
DATED: JULY 12, 1988  
EXECUTED BY: PARDEE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION  
RECORDED: OCTOBER 21, 1988 AS FILE/PAGE NO. 88-539874 OF OFFICIAL RECORDS  
AMONG OTHER THINGS, SAID DOCUMENT FOR FULL PARTICULARS A NON-EXCLUSIVE EASEMENT WILL BE GRANTED TO THE ASSOCIATION FOR THE PURPOSE OF PLANTING, REPLACING AND MAINTAINING OPEN SPACE LANDSCAPING AND MONUMENT SIGN AND WALL AND REPAIRING, REPLACING AND MAINTAINING ANY IRRIGATION SYSTEM AND/OR DRAINAGE FACILITY.  
AT THE DATE OF SAID DEED THE GRANTOR THEREIN HAD NO RECORD INTEREST IN SAID LAND.  
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

NOTE:  
 1/ THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW 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-WORK

**SITE PLAN**

SCALE: 1"=40'-0"  
 0 10' 20' 40'

**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

PROJECT IDENTIFICATION:  
**DEL MAR HEIGHTS**  
**SD35XC217B**  
 4426 1/3 LANSDALE DR.  
 SAN DIEGO, CA 92130

CURRENT ISSUE DATE:  
**07/02/12**

ISSUED FOR:  
**ZONING**

**APPROVALS:**

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

|           |      |      |
|-----------|------|------|
| DRAWN BY: | CHK: | APV: |
| HH        | BOK  | DKD  |

**ISSUE STATUS:**

| DATE:    | DESCRIPTION:  | BY: |
|----------|---------------|-----|
| 06/14/11 | 90% ZD        | HH  |
| 06/20/11 | 100% ZD       | HH  |
| 11/22/11 | CITY COMMENTS | HH  |
| 03/26/12 | CITY COMMENTS | HH  |
| 07/02/12 | CITY COMMENTS | HH  |

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A1**  
 DEL MAR HEIGHTS  
 SD35XC217B

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

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
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Together with NEXTEL  
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PROJECT IDENTIFICATION:

**DEL MAR HEIGHTS  
SD35XC217B**

4426 1/3 LANSDALE DR.  
SAN DIEGO, CA 92130

CURRENT ISSUE DATE:

**07/02/12**

ISSUED FOR:

**ZONING**

**APPROVALS:**

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

| DRAWN BY: | CHK: | APV: |
|-----------|------|------|
| HH        | BOK  | DKD  |

**ISSUE STATUS:**

| DATE:    | DESCRIPTION:  | BY: |
|----------|---------------|-----|
| 06/14/11 | 90% ZD        | HH  |
| 06/20/11 | 100% ZD       | HH  |
| 11/22/11 | CITY COMMENTS | HH  |
| 03/26/12 | CITY COMMENTS | HH  |
| 07/02/12 | CITY COMMENTS | HH  |

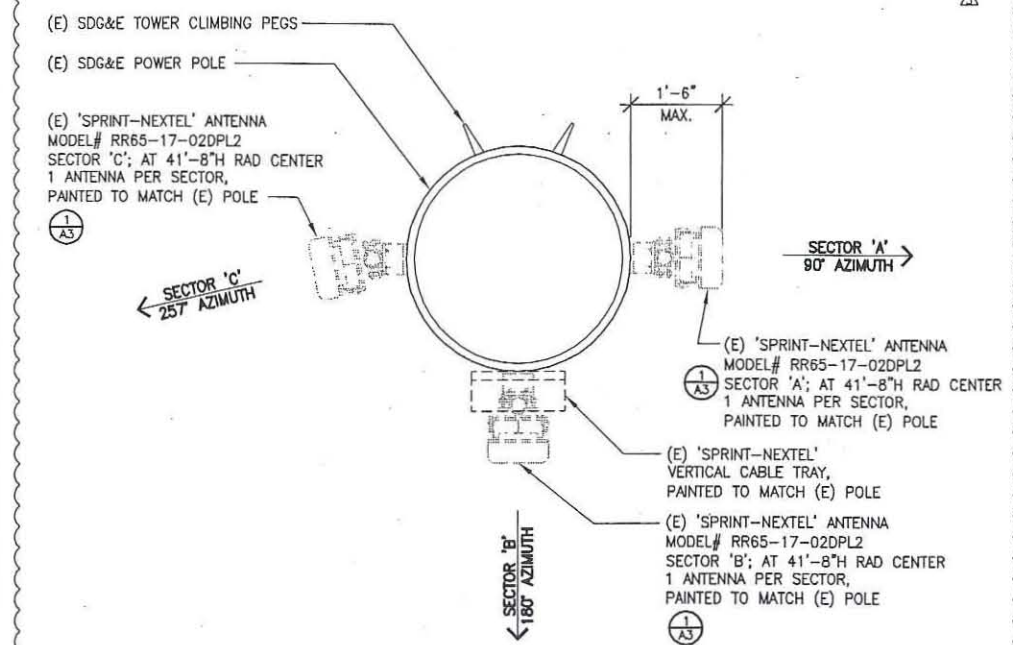
SHEET TITLE:

**ANTENNA LAYOUT PLAN  
EQUIPMENT LAYOUT PLAN**

SHEET NUMBER: **A2** ISSUE LEVEL:

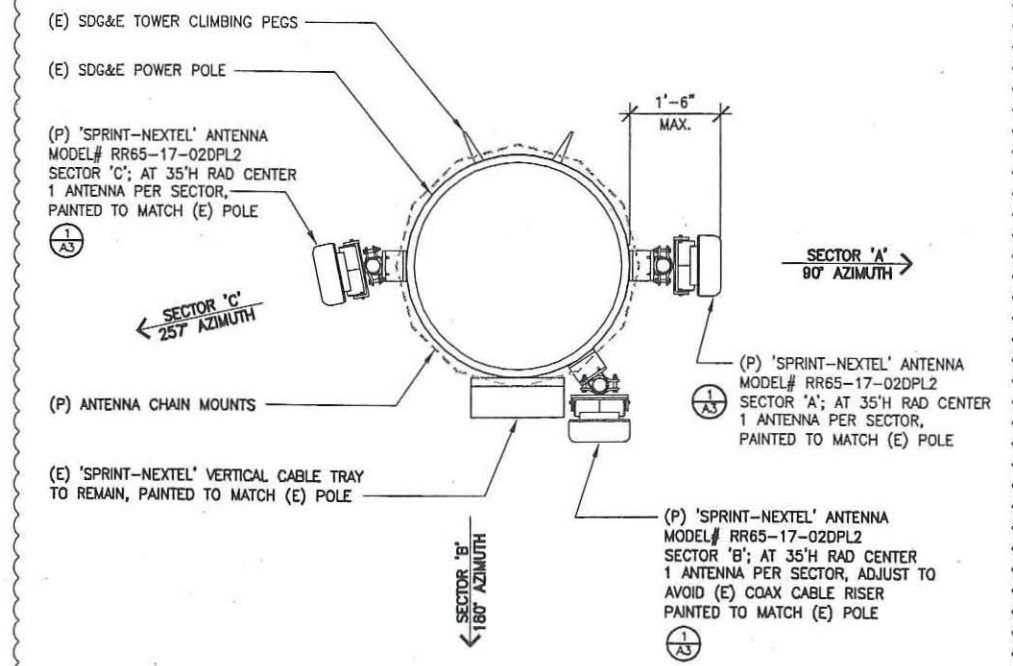
**A2**

DEL MAR HEIGHTS  
SD35XC217B

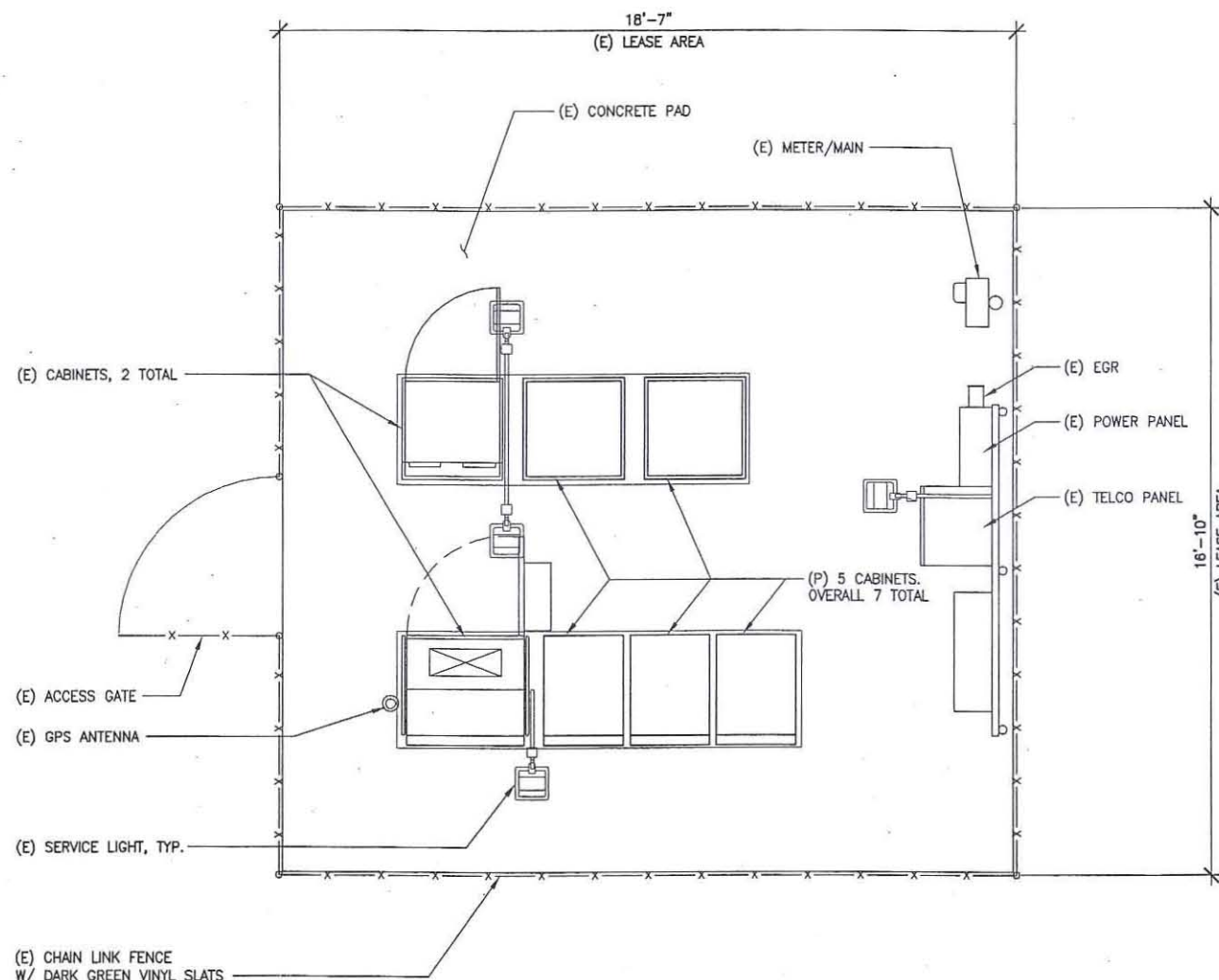


(E) ANTENNA LAYOUT AT 41'-8" H RAD CENTER

ANTENNA INSTALLATION INFO:  
1- MAINTAIN (E) COAX CABLE RISER  
2- ADJUST PLACEMENT OF SECTOR 'B' ANTENNA MOUNT TO AVOID (E) COAX CABLE RISER  
3- (P) ANTENNA CHAIN MOUNTS TO BE BUILT BETWEEN (E) COAX CABLE AND POLE



(P) ANTENNA LAYOUT AT 35'H RAD CENTER



NOTE:  
1) CABINETS DO NOT REQUIRE SUPPLEMENTAL MECHANICAL VENTILATION.  
2) NO GROUND DISTURBANCE REQUIRED/NECESSARY.



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T: 949 475.1000 | F: 949 475.1001

**Sprint**

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

PROJECT IDENTIFICATION:

**DEL MAR HEIGHTS  
SD35XC217B**

4426 1/3 LANSDALE DR.  
SAN DIEGO, CA 92130

CURRENT ISSUE DATE:

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ISSUED FOR:

**ZONING**

**APPROVALS:**

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

| DRAWN BY: | CHK: | APV: |
|-----------|------|------|
| HH        | BOK  | DKD  |

**ISSUE STATUS:**

| DATE:    | DESCRIPTION:  | BY: |
|----------|---------------|-----|
| 06/14/11 | 90% ZD        | HH  |
| 06/20/11 | 100% ZD       | HH  |
| 11/22/11 | CITY COMMENTS | HH  |
| 03/26/12 | CITY COMMENTS | HH  |
| 07/02/12 | CITY COMMENTS | HH  |


SHEET TITLE:

**ANTENNA CUT SHEETS**

SHEET NUMBER: ISSUE LEVEL:

**A3**

DEL MAR HEIGHTS  
SD35XC217B

|   |   |                 |
|---|---|-----------------|
|  | <b>RR65-17-02DPL2</b><br>DualPol® Antenna | <b>DualPol®</b> |
|---|---|-----------------|

- Heavy Upper Side-View Depression to minimize adjacent cell-site interference
- Designed for maximum gain along with beam shaping considerations
- Convenient back-fed RF connectors for easy installation
- Stress free mechanical design for thermal expansion strain relief between radome and tray

**ELECTRICAL**

Frequency (MHz): 1850 - 1900  
Polarization: ±45°  
Gain (dBd/dB): 14.4/16.5  
Azimuth BW (Deg.): 65  
Elevation BW (Deg.): 5  
Beam Tilt (Deg.): 2  
VSWR: 1.8  
Front-To-Back Ratio\* (dB): 35  
Isolation (dB): >20  
VSWR: <1.35:1  
PIM3 (2 x 20w (dBc)): <-150  
Max. Input Power (Watts): 250  
Impedance (Ohms): 50  
Lightning Protection: Chassis

**MECHANICAL**


Weight: 5.4 lbs (2.5 kg)  
Dimensions (LxWxD): 1.219 x 2.03 x 7.1 mm  
(48 x 81 x 280 in)  
Max. Wind Area: 0.13 m² (1.4 ft²)  
Max. Wind Load @ 100 mph: 342.5 N (77 lbs)  
Max. Wind Speed: 24.1 m/s (54 mph)  
Hardware Material: Steel Zinc-Plated  
Connector Type: 7-16 DIN - Female (2, Back)  
Color: CR White  
Standard Mounting Hardware: MTC-400-205  
Standard Downhill Mounting Hardware: MTC-016-205

Andrew Corporation  
2100 Telecom Parkway  
Richardson, Texas 75081-2521  
Tel: 214 625 6332

Fax: 214 631 4706  
Tel Free Tel: 1 800 578 5342  
Fax: 1 800 229 4706  
www.andrew.com

\* Indicates Typical  
8/8/2007  
dtk@andrew.com

Information correct as date of issue but may be subject to change without notice

|   |   |                 |
|---|---|-----------------|
|  | <b>RR65-17-02DPL2</b><br>DualPol® Antenna | <b>DualPol®</b> |
| <b>AZIMUTH PATTERN</b>  | <b>ELEVATION PATTERN</b>                  |                 |

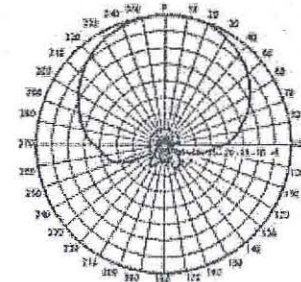


Fig 1850 MHz, Tilt 3

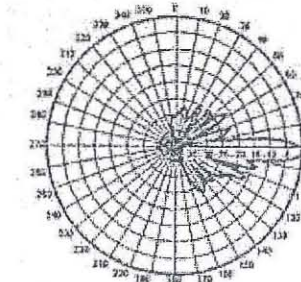


Fig 1920 MHz, Tilt 2

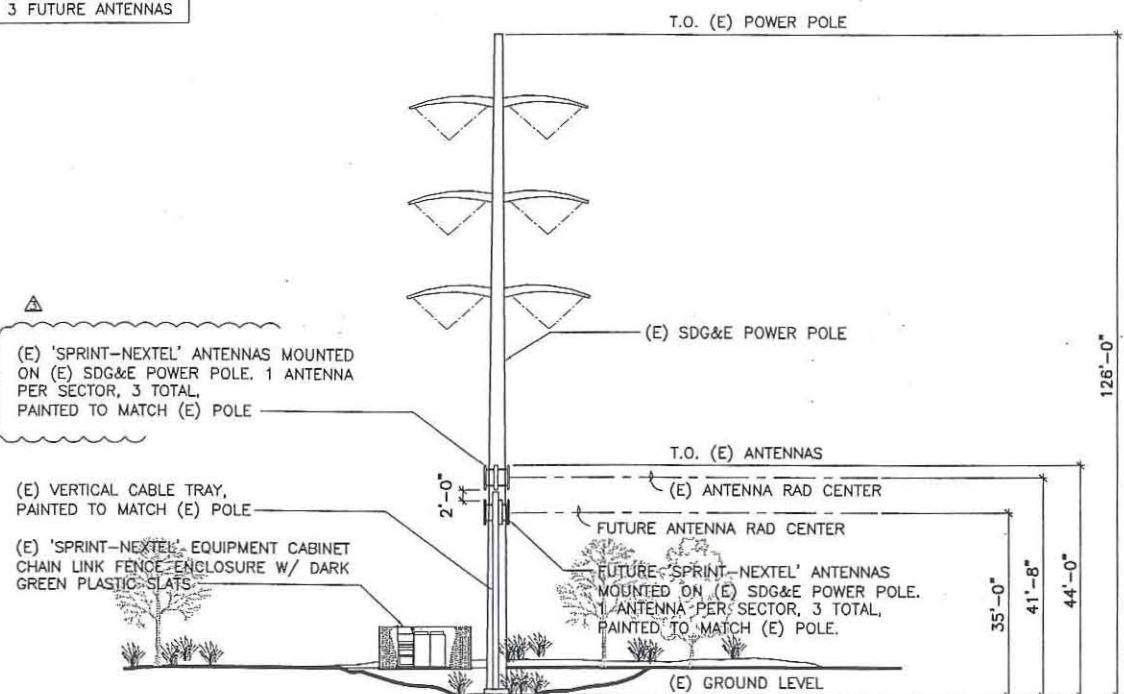
Andrew Corporation  
2601 Telecom Parkway  
Richardson, Texas 75081-2521  
Tel: 214 625 6332

Fax: 214 631 4706  
Tel Free Tel: 1 800 578 5342  
Fax: 1 800 229 4706  
www.andrew.com

\* Indicates Typical  
8/8/2007  
dtk@andrew.com

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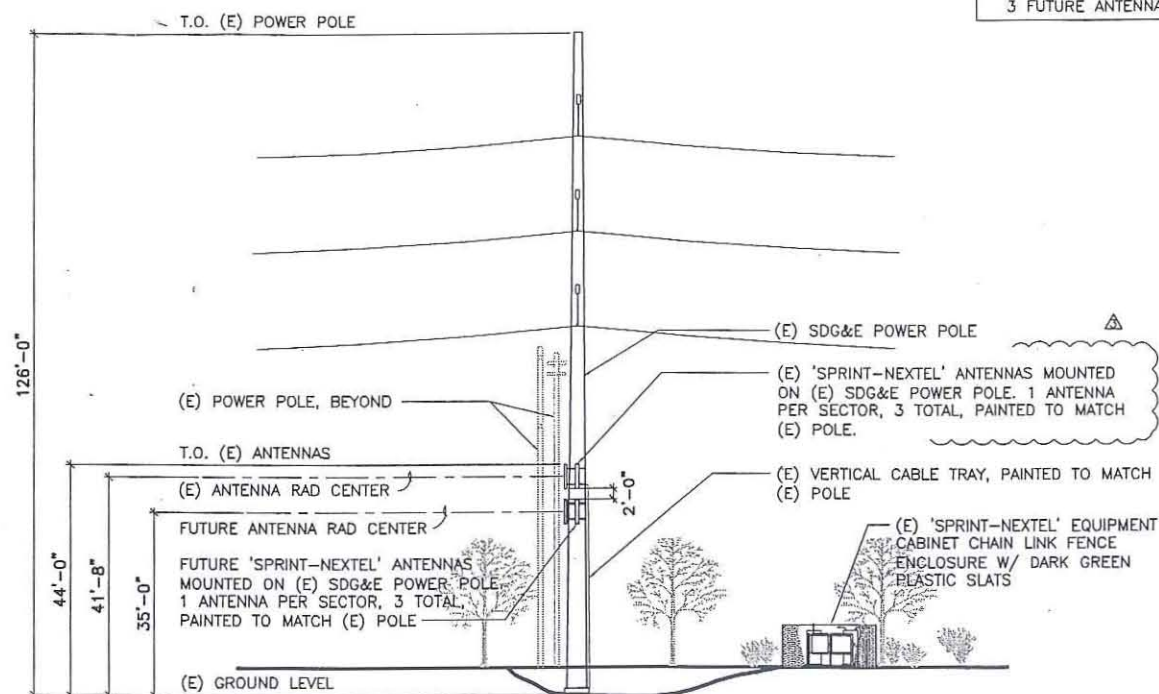
ANTENNA COUNT:  
3 EXISTING ANTENNAS  
3 FUTURE ANTENNAS



SOUTH ELEVATION

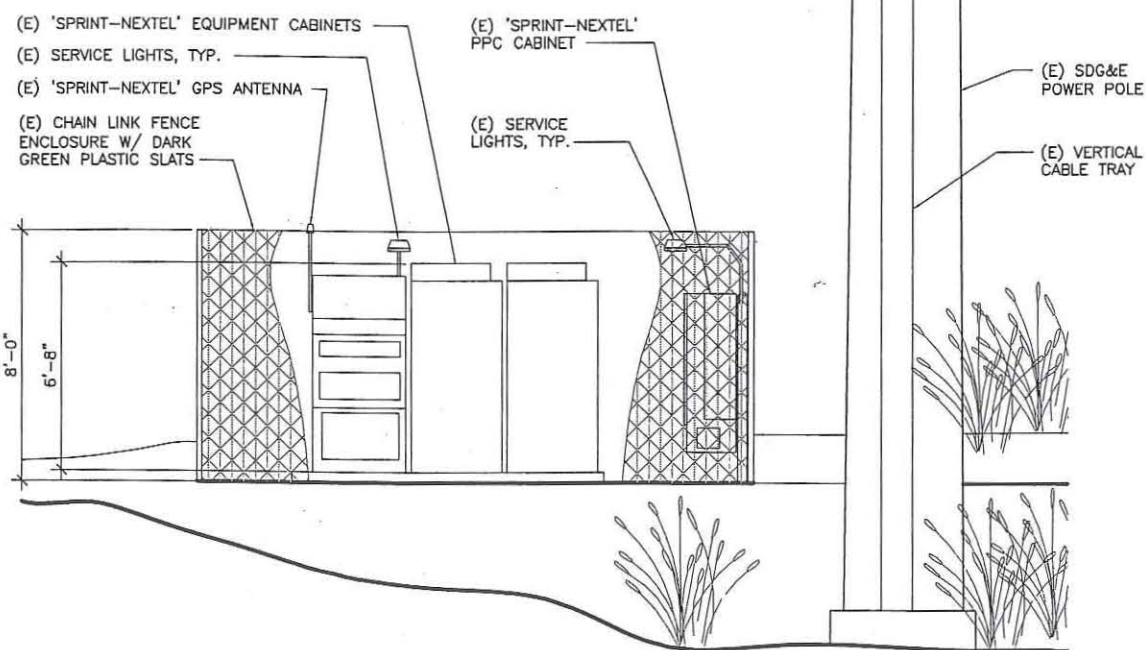
SCALE: 1/16"=1'-0" 0 4' 8' 16' 3

ANTENNA COUNT:  
3 EXISTING ANTENNAS  
3 FUTURE ANTENNAS



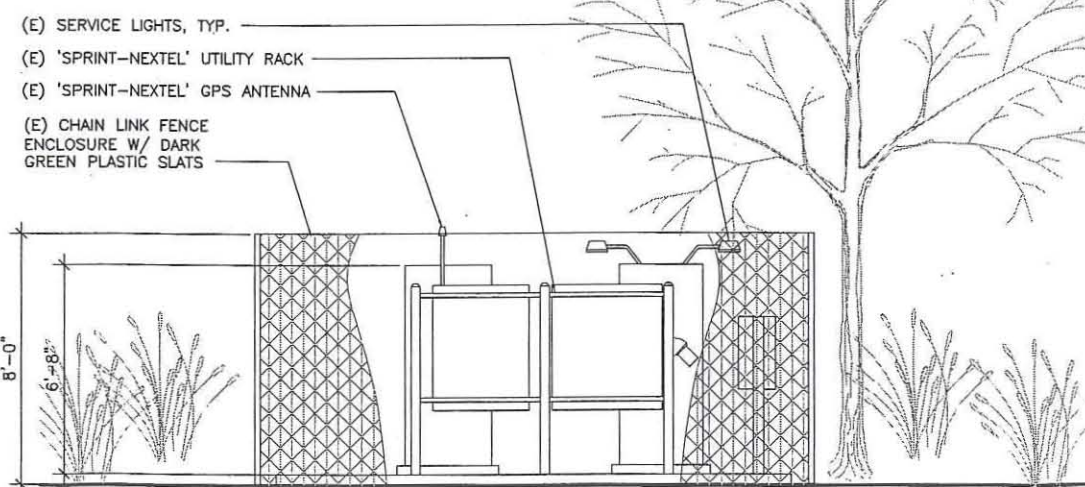
EAST ELEVATION

SCALE: 1/16"=1'-0" 0 4' 8' 16' 1



SOUTH EQUIPMENT ELEVATION

SCALE: 1/16"=1'-0" 0 4' 8' 16' 4



EAST EQUIPMENT ELEVATION

SCALE: 1/16"=1'-0" 0 4' 8' 16' 2

**DCI PACIFIC**

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PHONE: (714) 617-9342

PROJECT IDENTIFICATION:

**DEL MAR HEIGHTS  
SD35XC217B**

4426 1/3 LANSDALE DR.  
SAN DIEGO, CA 92130

CURRENT ISSUE DATE:

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ISSUED FOR:

**ZONING**

**APPROVALS:**

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

| DRAWN BY: | CHK: | APV: |
|-----------|------|------|
| HH        | BOK  | DKD  |

**ISSUE STATUS:**

| DATE:    | DESCRIPTION:  | BY: |
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| 06/14/11 | 90% ZD        | HH  |
| 06/20/11 | 100% ZD       | HH  |
| 11/22/11 | CITY COMMENTS | HH  |
| 03/26/12 | CITY COMMENTS | HH  |
| 07/02/12 | CITY COMMENTS | HH  |

SHEET TITLE:

**ELEVATIONS  
&  
EQUIPMENT ELEVATIONS**

SHEET NUMBER: ISSUE LEVEL:

**A4**

DEL MAR HEIGHTS  
SD35XC217B

**DCI PACIFIC**  
A|E|C WORKS  
ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
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**Sprint**  
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PHONE: (714) 617-9342

PROJECT IDENTIFICATION:  
**DEL MAR HEIGHTS**  
**SD35XC217B**  
4426 1/3 LANSDALE DR.  
SAN DIEGO, CA 92130

CURRENT ISSUE DATE:  
**07/02/12**

ISSUED FOR:  
**ZONING**

APPROVALS:

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

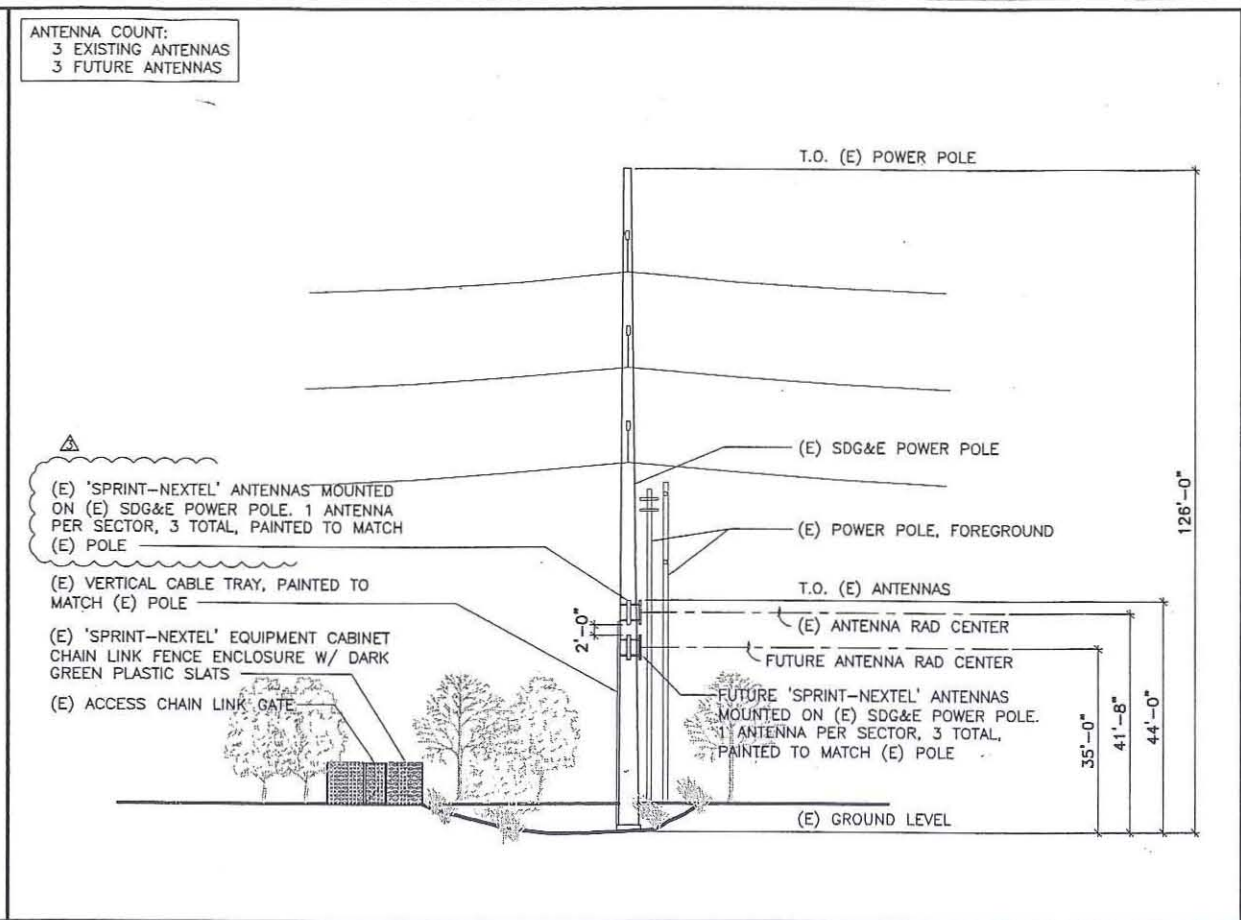
DRAWN BY: HH      CHK: BOK      APV: DKD

ISSUE STATUS:

| DATE:    | DESCRIPTION:  | BY: |
|----------|---------------|-----|
| 06/14/11 | 90% ZD        | HH  |
| 06/20/11 | 100% ZD       | HH  |
| 11/22/11 | CITY COMMENTS | HH  |
| 03/25/12 | CITY COMMENTS | HH  |
| 07/02/12 | CITY COMMENTS | HH  |

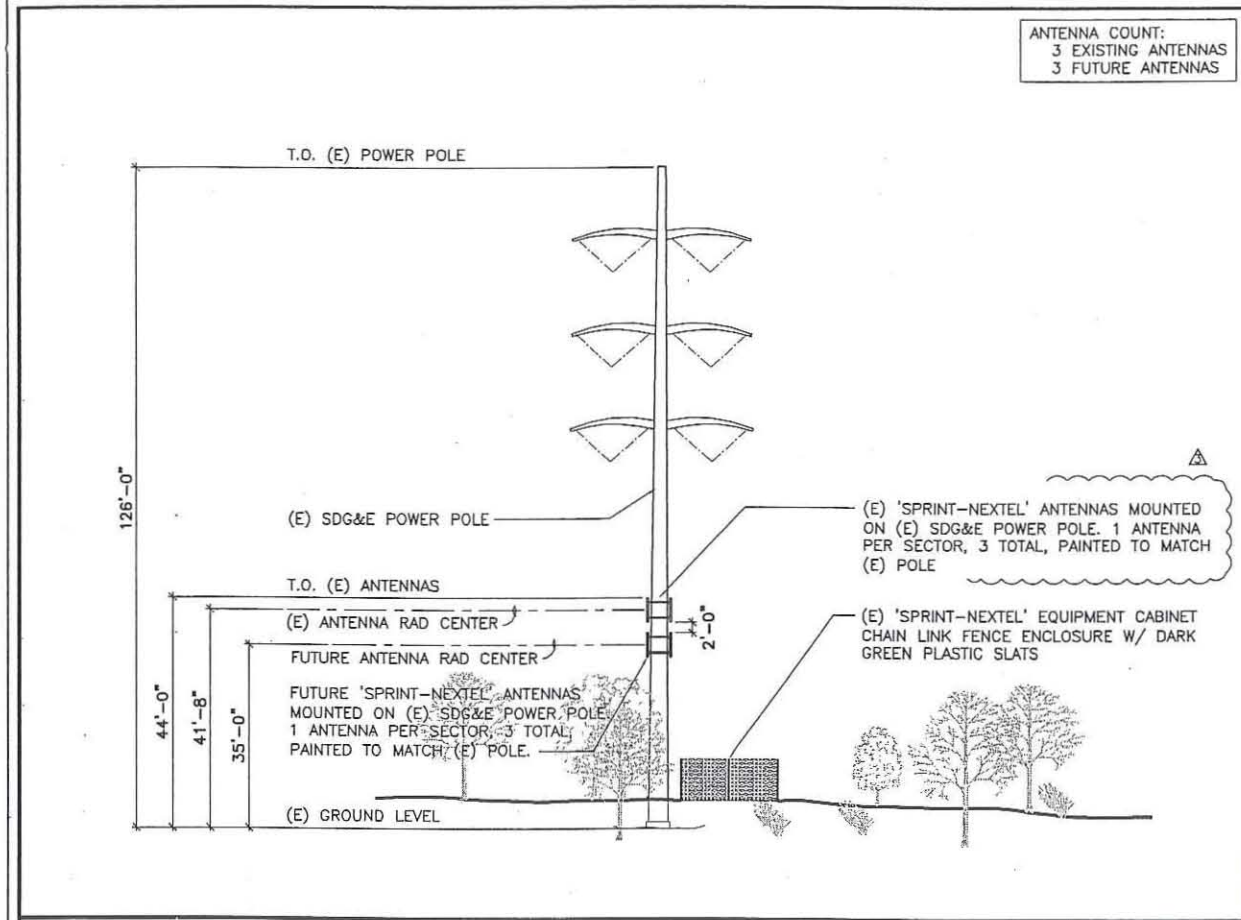
SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER: **A5**      ISSUE LEVEL:  
DEL MAR HEIGHTS SD35XC217B



WEST ELEVATION      1

NOT USED      2



NORTH ELEVATION      3

NOT USED      4

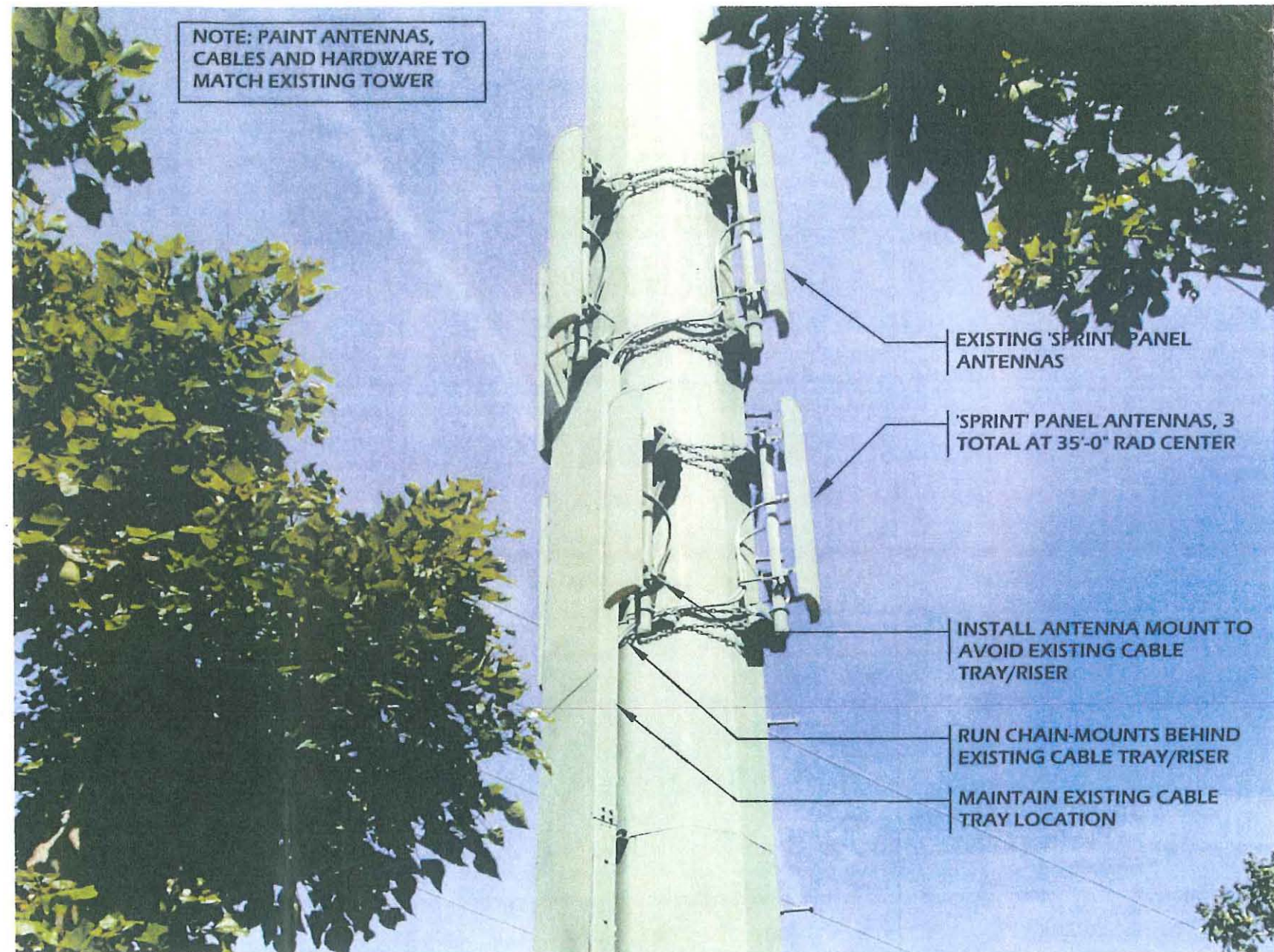
### AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2012

APPLICANT REPRESENTATIVE:  
DEPRATTI, INC.

### PROPOSED



### EXISTING



**DCI PACIFIC**  
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ARCHITECTURE | ENGINEERING | CONSULTING  
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T 949 475.1000 | 949 475.1001 F

**Sprint**  
Together with NEXTEL

**DEL MAR HEIGHTS  
SD35XC217B**  
4426 1/2 LANSDALE DRIVE  
SAN DIEGO, CA 92130

| VIEW                 | SHEET |
|----------------------|-------|
| C<br>(SUPPLEMENTARY) | 1 / 1 |

SD35XC217 Del Mar Heights  
TELECOM SITE JUSTIFICATION LETTER

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

**LOCATION AND TYPE**

Sprint Nextel is renewing an existing WCF consisting of 9 antennas, 7 equipment cabinets at ground level and 1 GPS. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

**FREQUENCY AND POWER SPECIFICATIONS**

The transmitting and receiving frequency is 1900 MHz

**COVERAGE AND CAPACITY**

The objective of this proposed site is to provide coverage to the residential areas surrounding Del Mar Heights and Lansdale. Please refer to the coverage map for existing coverage gap.

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

Please refer to justification and coverage maps.

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

The objective of this proposed site is to provide coverage to the residential areas surrounding Del Mar Heights and Lansdale. Please refer to the coverage maps for an illustration of the existing coverage gap.

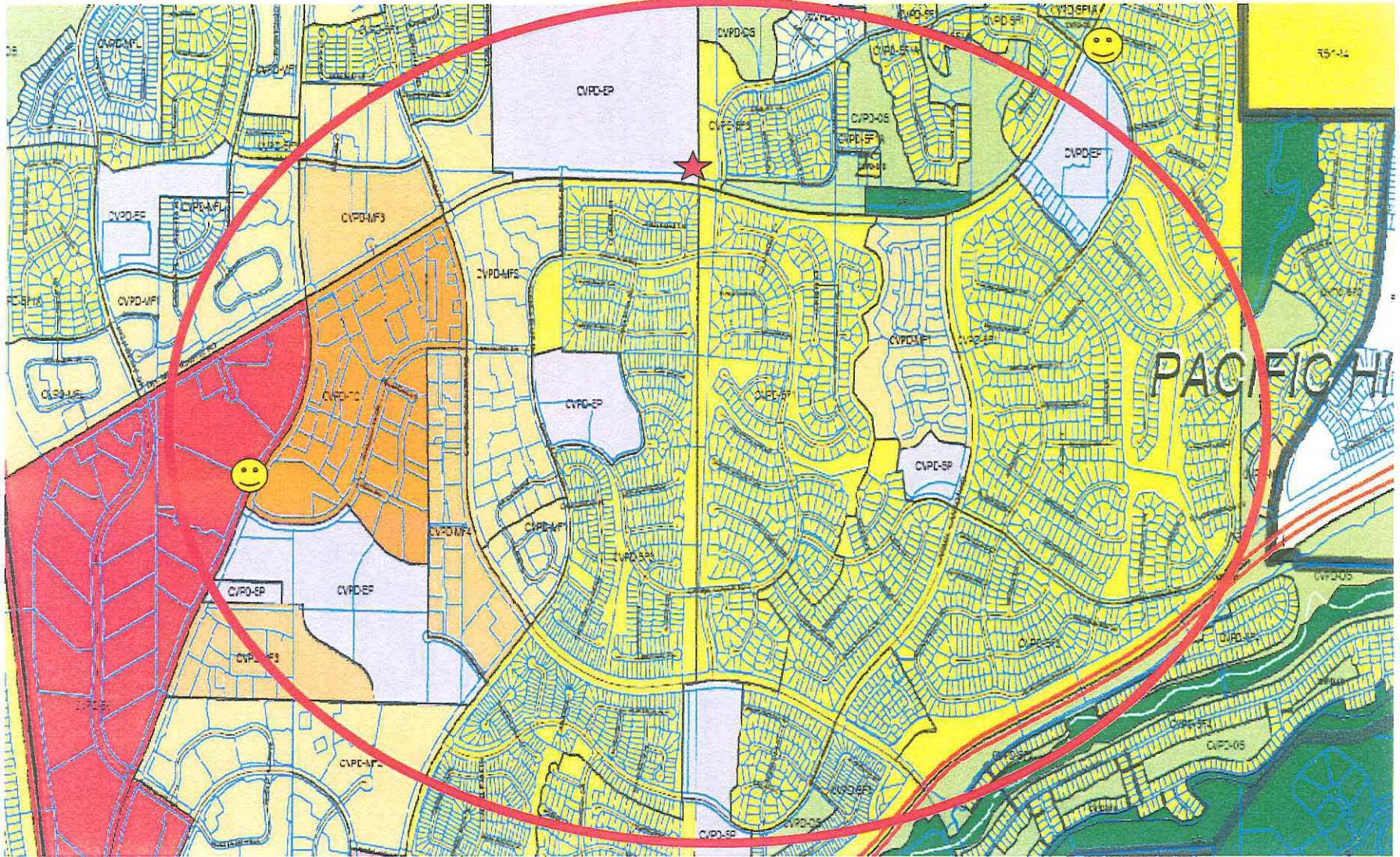
4. If the proposal does not include collocation, written documentation of all efforts made to collocate at another site, and a justification for the decision not to collocate.

This site is an existing WCF. Sprint will not be collocating with any other carrier.

5. Discuss alternative sites and why they were not selected.

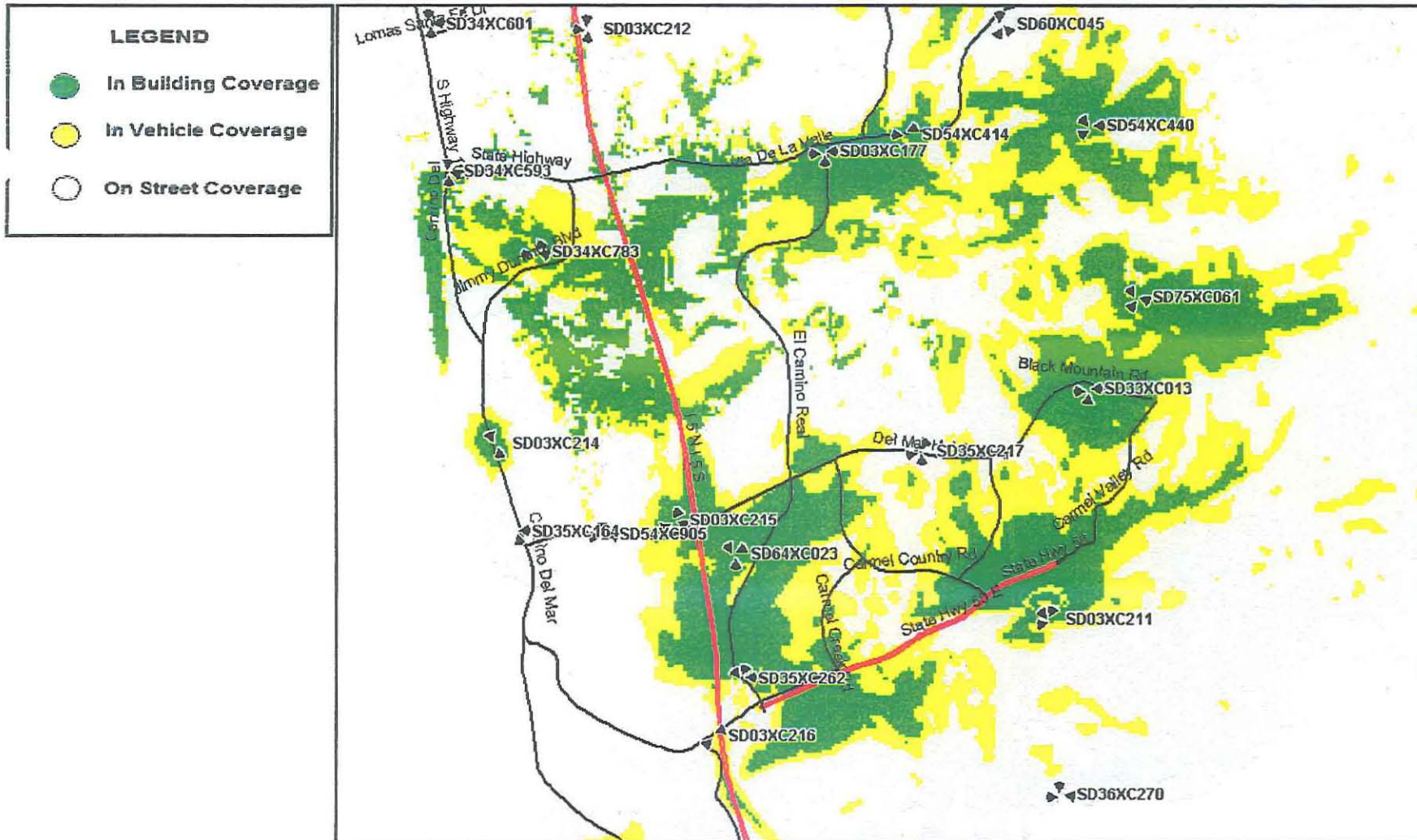
No alternative sites were selected due to this site being an existing site.

Sprint Nextel SD35XC217 Del Mar Heights Justification Map

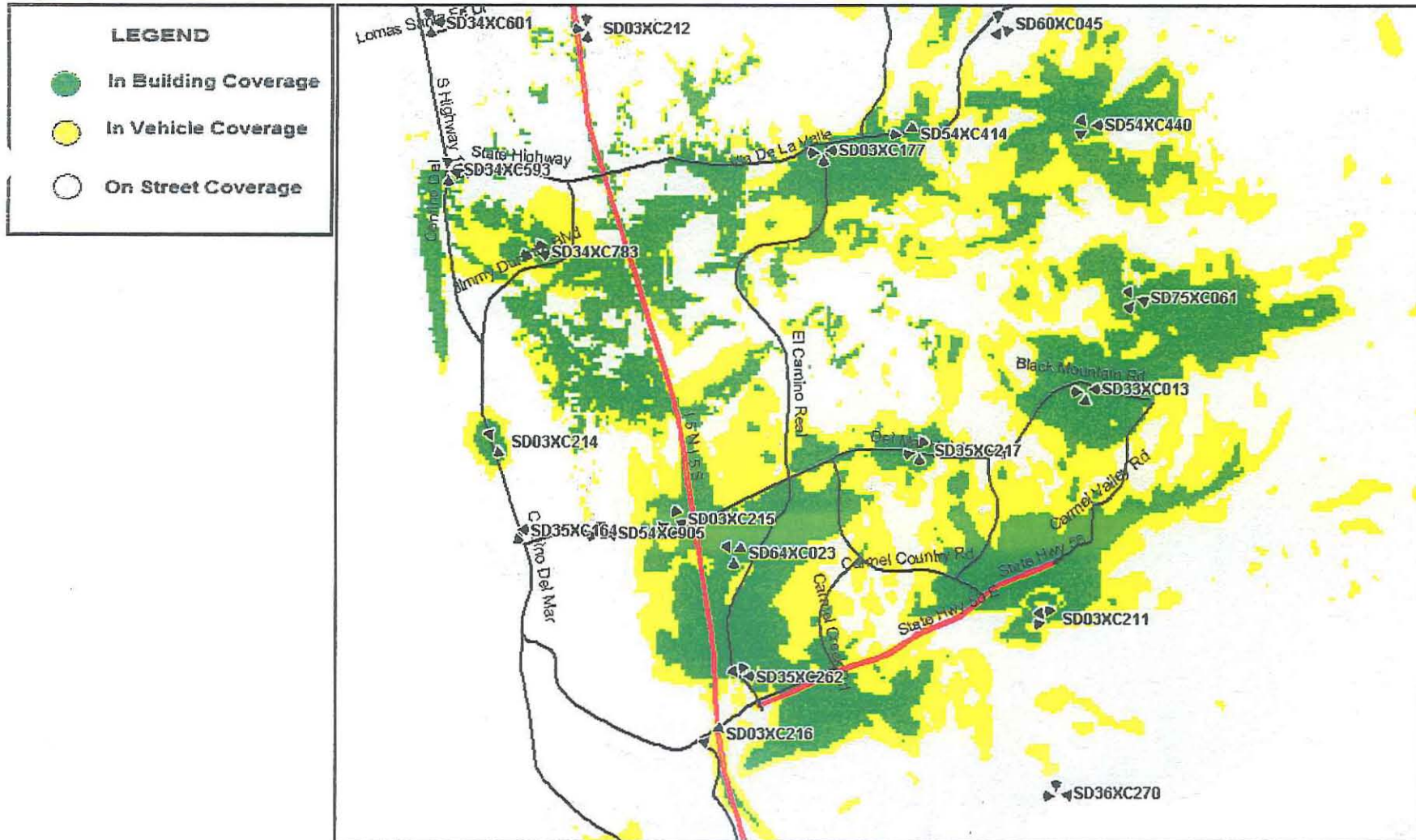


- ★ = Site (Existing)
  - 😊 = Existing Sites (Sprint or Nextel)
- No alternative sites  
No collocations

# COVERAGE IN THE AREA WITHOUT SITE ON AIR SD35XC217

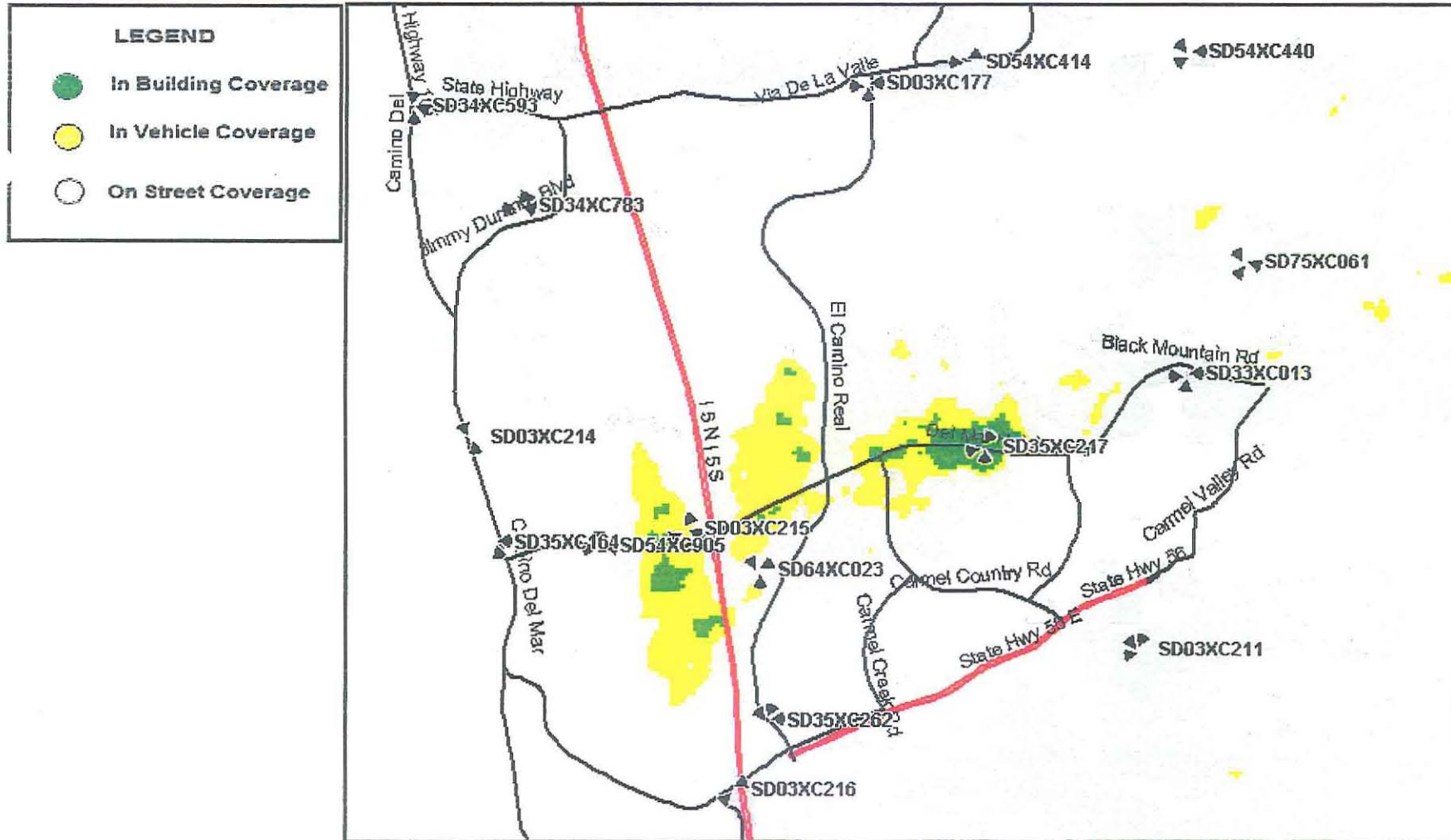


# COVERAGE IN THE AREA WITH SITE ON AIR SD35XC217





# COVERAGE OF SITE SD35XC217



**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: 24001947

NEIGHBORHOOD USE PERMIT NO. 876897  
SITE DEVELOPMENT PERMIT NO. 1035943  
PLANNED DEVELOPMENT PERMIT NO. 891823  
**SPRINT NEXTEL DEL MAR HEIGHTS - PROJECT NO. 244127**  
PLANNING COMMISSION

This Neighborhood Use Permit No. 876897, Site Development Permit No. 1035943 and Planned Development Permit No. 891823 is granted by the Planning Commission of the City of San Diego to the CITY OF SAN DIEGO, Owner, and SPRINT NEXTEL CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 141.0420, 126.0205, 126.0504, and 126.0604. The 2.04-acre project site is located at 4426 1/3 Lansdale Drive, on the northwestern corner of Del Mar Heights Road and Lansdale Drive, in the SF-3 Zone of Carmel Valley Planned District within Neighborhood 7 of the Carmel Valley Community Planning Area, and Council District 1. The project site is legally described as that portion of Lot C of N.C.W. Neighborhood 7 Unit No. 11 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11694, filed in the Office of the County Recorder of San Diego County, on December 18, 1986.

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 October 18, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility consisting of six panel antennas attached to a high voltage utility pole and seven equipment cabinets located within a 313-square foot equipment enclosure;
- b. Deviation to SDMC Section 141.0420(g)(8) for non-concealment of the mounting brackets and coaxial cables;

- c. Deviation to SDMC Section 141.0420(g)(3) to maintain the 313-square foot equipment enclosure;
- d. Landscaping (planting, irrigation and landscape related improvements); and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **November 1, 2015**.
2. This Neighborhood Use Permit [NUP] and corresponding use of this site shall expire on **November 1, 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.
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 enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Sprint Nextel Corporation to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration 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. All panel antennas, mounting brackets, and coaxial cables shall be painted to match the existing high voltage utility pole at all times.
15. Exposed mounting apparatus shall be removed and shall not remain on the high voltage utility pole absent antennas.
16. No overhead cabling is allowed for this project.
17. The Owner/Permittee shall not cause or allow the antennas located on the high voltage utility pole to be different sizes (length, width, or height) than as shown on the stamped approved plans.
18. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
19. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.
20. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
21. All equipment, including transformers, emergency generators and air conditioners belonging to Sprint Nextel Corporation 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.
22. All facilities and related equipment shall be: maintained in good working order; 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.

23. 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.

24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

- 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) 446-5237 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.
- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 18, 2012, and [Approved Resolution Number].

Permit Type/PTS Approval No.: NUP No. 876897,  
SDP No. 1035943 & PDP No. 891823  
Date of Approval: October 18, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Jeffrey A. Peterson  
Development Project Manager

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

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**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 \_\_\_\_\_  
Name:  
Title:

**SPRINT NEXTEL CORPORATION**  
Permittee

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

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

PLANNING COMMISSION  
 RESOLUTION NO. XXX-PC  
 NEIGHBORHOOD USE PERMIT NO. 876897  
 SITE DEVELOPMENT PERMIT NO. 1035943  
 PLANNED DEVELOPMENT PERMIT NO. 891823  
**SPRINT NEXTEL DEL MAR HEIGHTS - PROJECT NO. 244127**

WHEREAS, CITY OF SAN DIEGO, Owner, and SPRINT NEXTEL CORPORATION, Permittee, filed an application with the City of San Diego for a Neighborhood Use Permit, Site Development Permit and Planned Development Permit for a Wireless Communication Facility (WCF). The WCF consists of six panel antennas attached to a high voltage utility pole and seven equipment cabinets located within a 313-square foot equipment enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Use Permit No. 876897, Site Development Permit No. 1035943 and Planned Development Permit No. 891823);

WHEREAS, the 2.04-acre project site is located at 4426 1/3 Lansdale Drive, on the northwestern corner of Del Mar Heights Road and Lansdale Drive, in the SF-3 Zone of Carmel Valley Planned District within Neighborhood 7 of the Carmel Valley Community Planning Area, and Council District 1.

WHEREAS, the project site is legally described as that portion of Lot C of N.C.W. Neighborhood 7 Unit No. 11 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11694, filed in the Office of the County Recorder of San Diego County, on December 18, 1986;

WHEREAS, on October 18, 2012, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 876897, Site Development Permit No. 1035943 and Planned Development Permit No. 891823 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 15, 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 Section 15303 [New Construction], 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 October 18, 2012.

FINDINGS:

**I. Neighborhood Use Permit – Section 126.0205**

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



The project site is located at 4426 1/3 Lansdale Drive in the SF-3 Zone of the Carmel Valley Planned District (CVPD) within Neighborhood 7 of the Carmel Valley Community Planning (CVCP) Area. On February 10, 2000, Sprint Nextel was approved for a Wireless Communication Facility (WCF) on an existing 126-foot tall SDG&E high voltage utility pole and the 313-square foot equipment enclosure, pursuant to Development Permit No. 99-0271-18 which expired on February 10, 2010. This WCF request is to continue operating at this location with modifications to what was previously approved. The modification includes the existing three panel antennas mounted directly to the utility pole and the installation of three additional panel antennas located 2-feet below the existing antennas, and seven equipment cabinets located within a 313-square foot equipment enclosure. Under the current WCF regulations pursuant to Land Development Code (LDC) Section 141.0420(d)(4), WCFs proposed in dedicated parkland are permitted with a Process 2 Neighborhood Use Permit (NUP) where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 126-feet from the closest residentially zoned property line.

The project site is located within the CVPD and a Site Development Permit (SDP) is required for the WCF. A Planned Development Permit (PDP) is included in the application for deviations to the design requirements to not conceal the mounting brackets and coaxial cables, and to maintain an equipment enclosure over the 250-square foot size limit.

The community plan designates the site for Passive Recreation and Community Open Space and does not contain specific policies on WCF development. The City of San Diego General Plan recommends that all WCFs 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 equipment enclosure has negligible views from the public right-of-way, which is surrounded by mature landscaping.

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. 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; and**

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 applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

The WCF consists of three panel antennas mounted directly to the utility pole and the proposed installation of three additional antennas located 2-feet below the existing antennas, and seven existing equipment cabinets located within a 313-square foot equipment enclosure. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(4)- WCFs proposed in dedicated parkland are permitted with a Process 2 NUP where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 126-feet from the closest residentially zoned property line.

The project site is located within the CVPD and a SDP is required for the WCF. A PDP is included in the application for deviations to the design requirements to not conceal the mounting brackets and coaxial cables, and to maintain an equipment enclosure over the 250-square foot size limit.

The proposed deviations can be supported based on the integration of the facility into the site. The equipment enclosure has negligible views from the public right-of-way, which is surrounded by mature landscaping. Strict conformance with the development regulations would require the removal of approximately 63-square feet from the equipment enclosure and may require the removal of some of the mature landscaping, which could expose portions of the equipment enclosure and create a visual impact as viewed from the surrounding properties. To comply with the SDG&E guidelines and to mitigate the visual impacts the antennas, mounting brackets and coaxial cables shall be painted to match the existing high voltage utility pole. With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents.

**II. Site Development Permit - Section 126.0504(a)**

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

The project site is located at 4426 1/3 Lansdale Drive in the SF-3 Zone of the CVPD within Neighborhood 7 of the CVCP. On February 10, 2000, Sprint Nextel was approved for a WCF on an existing 126-foot tall SDG&E high voltage utility pole and the 313-square foot equipment enclosure, pursuant to Development Permit No. 99-0271-18 which expired on February 10, 2010. This WCF request is to continue operating at this location with modifications to what was previously approved. The modification includes the existing three panel antennas mounted directly to the utility pole and the installation of three additional panel antennas located 2-feet below the existing antennas, and seven equipment cabinets located within a 313-square foot equipment enclosure. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(4), WCFs proposed in dedicated parkland are permitted with a Process 2 NUP where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 126-feet from the closest residentially zoned property line.

The project site is located within the CVPD and a SDP is required for the WCF. A PDP is included in the application for deviations to the design requirements to not conceal the mounting brackets and coaxial cables, and to maintain an equipment enclosure over the 250-square foot size limit.

The community plan designates the site for Passive Recreation and Community Open Space and does not contain specific policies on WCF development. The City of San Diego General Plan recommends that all WCFs 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 equipment enclosure has negligible views from the public right-of-way, which is surrounded by mature landscaping.

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. 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; and**

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 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 applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

The WCF consists of three panel antennas mounted directly to the utility pole and the proposed installation of three additional antennas located 2-feet below the existing antennas, and seven existing equipment cabinets located within a 313-square foot equipment enclosure. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(4)- WCFs proposed in dedicated parkland are permitted with a Process 2 NUP where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 126-feet from the closest residentially zoned property line.

The project site is located within the CVPD and a SDP is required for the WCF. A PDP is included in the application for deviations to the design requirements to not conceal the mounting

brackets and coaxial cables, and to maintain an equipment enclosure over the 250-square foot size limit.

The proposed deviations can be supported based on the integration of the facility into the site. The equipment enclosure has negligible views from the public right-of-way, which is surrounded by mature landscaping. Strict conformance with the development regulations would require the removal of approximately 63-square feet from the equipment enclosure and may require the removal of some of the mature landscaping, which could expose portions of the equipment enclosure and create a visual impact as viewed from the surrounding properties. To comply with the SDG&E guidelines and to mitigate the visual impacts the antennas, mounting brackets and coaxial cables shall be painted to match the existing high voltage utility pole. With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents.

### **III. 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 4426 1/3 Lansdale Drive in the SF-3 Zone of the CVPD within Neighborhood 7 of the CVCP. On February 10, 2000, Sprint Nextel was approved for a WCF on an existing 126-foot tall SDG&E high voltage utility pole and the 313-square foot equipment enclosure, pursuant to Development Permit No. 99-0271-18 which expired on February 10, 2010. This WCF request is to continue operating at this location with modifications to what was previously approved. The modification includes the existing three panel antennas mounted directly to the utility pole and the installation of three additional panel antennas located 2-feet below the existing antennas, and seven equipment cabinets located within a 313-square foot equipment enclosure. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(4), WCFs proposed in dedicated parkland are permitted with a Process 2 NUP where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 126-feet from the closest residentially zoned property line.

The project site is located within the CVPD and a SDP is required for the WCF. A PDP is included in the application for deviations to the design requirements to not conceal the mounting brackets and coaxial cables, and to maintain an equipment enclosure over the 250-square foot size limit.

The community plan designates the site for Passive Recreation and Community Open Space and does not contain specific policies on WCF development. The City of San Diego General Plan recommends that all WCFs 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 equipment enclosure has negligible views from the public right-of-way, which is surrounded by mature landscaping.

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. 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 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 including any proposed deviations pursuant to Section 126.0602(b)(1) that 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; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The WCF consists of three panel antennas mounted directly to the utility pole and the proposed installation of three additional antennas located 2-feet below the existing antennas, and seven equipment cabinets located within a 313-square foot equipment enclosure. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(4), WCFs proposed in dedicated parkland are permitted with a Process 2 NUP where antennas are located greater than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 126-feet from the closest residentially zoned property line.

The project site is located within the CVPD and a SDP is required for the WCF. A PDP is included in the application for deviations to the design requirements to not conceal the mounting brackets and coaxial cables, and to maintain an equipment enclosure over the 250-square foot size limit.

The proposed deviations can be supported based on the integration of the facility into the site. The equipment enclosure has negligible views from the public right-of-way, which is surrounded by mature landscaping. Strict conformance with the development regulations would require the removal of approximately 63-square feet from the equipment enclosure and may require the removal of some of the mature landscaping, which could expose portions of the equipment enclosure and create a visual impact as viewed from the surrounding properties. With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents. The proposed facility would provide wireless communication services for users of cell phones and other wireless devices and 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 and the deviation is appropriate for this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Use Permit No. 876897, Site Development Permit No. 1035943 and Planned Development Permit No. 891823 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 876897, No. 1035943 and No. 891823, 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: October 18, 2012

Internal Order No. 24001947

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES  
7 p.m., 26 April 2012**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

| Board Member                 | Representing                         | Present | Excused | Absent |
|------------------------------|--------------------------------------|---------|---------|--------|
| 1. Rick Newman               | Neighborhood 1                       | X       |         |        |
| 2. Nancy Novak               | Neighborhood 3                       | X       |         |        |
| 3. Steven Ross               | Neighborhood 4/4A                    | X       |         |        |
| 4. Debbie Lokanc             | Neighborhood 5                       | X       |         |        |
| 5. Christopher Moore         | Neighborhood 6                       | X       |         |        |
| 6. VACANT                    | Neighborhood 7                       |         |         |        |
| 7. Frisco White, Chair       | Neighborhood 8                       | X       |         |        |
| 8. Anne Harvey               | Neighborhood 8A & 8B                 | X       |         |        |
| 9. Steve Davison             | Neighborhood 9                       |         |         | X      |
| 10. Laura Copic              | Neighborhood 10                      | X       |         |        |
| 11. Manjeet Ranu, Vice-Chair | Pacific Highlands Ranch, District 11 | X       |         |        |
| 12. VACANT                   | Pacific Highlands Ranch, District 12 |         |         |        |
| 13. Jill McCarty             | Business Representative              | X       |         |        |
| 14. Victor Manoushakian      | Business Representative              |         |         | X      |
| 15. Allen Kashani, Secretary | Developer Representative             | X       |         |        |
| 16. Christian Clews          | Investor Representative              | X       |         |        |
| 17. Rodney Hunt              | Investor Representative              | X       |         |        |

**ELECTION ACTION ITEM (TAKEN OUT OF ORDER)**

Chair White motioned to seat Steven Ross for NH 4/4A and certify the March elections, seconded by Laura Copic and unanimously approved (11-0). Steven was seated.

**APPROVAL OF MINUTES—22 MARCH 2012**

After corrections noted, Manjeet Ranu motioned to approve the minutes as corrected, seconded by Nancy Novak and unanimously approved (13-0).

**CONSENT AGENDA**

No items.

**PUBLIC COMMUNICATION**

Ginny Barnes of the Park and Recreation Council noted that on Tuesday the Council will be taking issue with the proposed One Paseo project and they have comments on the EIR and NH2 precise plan amendment.

Ken Farinsky commented that he has three issues with One Paseo: 1) Kilroy's misrepresentation with pictures 2) the proposed project is not consistent with the City and County visions of villages 3) manipulation of reduced alternatives.

Bob Fuchs explained that meaningful public involvement per general plan guidelines were not followed for One Paseo.

Jan Fuchs noted that the next Regional Issues subcommittee meeting is Wednesday, May 2 4:30PM at the library and they are looking for input on One Paseo.

Dennis Ridz, chair of the Torrey Pines Community Planning Board noted that Caltrans is resurrecting the I-5/SR-56 Steering Committee and on May 18 Caltrans will be releasing the EIR. There is a Steering Committee meeting on May 17. Dennis Ridz also announced that he is running for Council District One.

Port Commissioner Scott Peters explained that he is very concerned about ideas to replace the marine terminal with a stadium; the port embarcadero is being improved; and Scott announced that he is seeking to represent San Diego in Congress.

Bob Ilco explained that Steve Dannon is running for a County Board of Supervisor seat and Steve will appear before the board later.

#### **ANNOUNCEMENTS**

Adrian Lee of the San Diego Police Department made a report and explained that Drug Take Back Day is Saturday at the Police Department Northwest Division. A resident explained concern about drivers running red lights at Del Mar Heights Road and High Bluff Drive and that the timing of the traffic lights may be too short – Mel Millstein will investigate.

#### **WRITTEN COMMUNICATIONS**

It was noted that a One Paseo written communication was received.

#### **COMMUNITY PLANNER REPORT**

Bernie Turgeon noted that the public comment period for the Carmel Mountain and Del Mar Mesa RMP and associated plan amendments is being extended to May 25 or May 26 so that the board can take action.

#### **COUNCIL DISTRICT ONE REPORT**

Mel Millstein provided a report and explained that on May 2 the Park and Recreation Department is presenting their budget to City Council; a '2-hour parking' study is being done at Carmel Vista Road; on April 10 the Prop C phasing plan was approved; the City is looking at opportunities to improve the FBA reimbursement agreement process; the Gonzales Canyon trail is being dedicated on May 7.

#### **MAYOR'S REPORT**

No report/no representative present.

#### **COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3**

Sachiko Kohatsu provided a report and noted that the County's 24-hour emergency number is 619.236.2341.

#### **STATE ASSEMBLY REPORT, DISTRICT 75**

No report/no representative present.



**INFORMATION AGENDA**

**1. One Paseo:** Presentation of city review process by Bernie Turgeon. The project itself shall not be discussed.

Bernie Turgeon presented and explained that the draft EIR is out for public review; and the 60-day public review period ends May 29. A plan amendment and rezone are proposed to change regulations to accommodate the project. After the comment period there will be Planning Commission and City Council hearings. After public review a Planning Commission hearing can happen no sooner than 14-days.

Chair White commented that for such a large project, 60-days for public review is too short and Bernie agreed to communicate this feedback to the City. Ginny Barnes from the public asked about notification requirements and Bernie explained that notice requirements are for 300-feet around the project. Ginny suggested that the board ask for a greater noticing distance; consideration be made to not have public review and major meetings during the summer. Ginny also asked for a workshop meeting. Chair White noted that a workshop meeting was held and that another workshop meeting is expected.

Bob Fuchs asked Bernie where the Community Planning Board fits in and Bernie noted that it is typically desired to have planning board hearings before Planning Commission hearing. Bob also asked for a guarantee to have ample time to review the final EIR before going to Planning Commission hearing. Bob was concerned that 14-days is too short. After discussion Marcela Escobar-Eke noted that the intent of the applicant is to provide an opportunity to have meaningful input, and to try to schedule a hearing 14-days after public review is not feasible and would be political suicide.

A resident asked what type of info is being provided and isn't there a laymen's summary? Ken Farinsky noted that an executive summary could be posted online at the cvsd.com website if available.

Dennis Ridz noted that although May 29 is the public comment deadline, people can add to the administrative record. Dennis also noted that there are cumulative impacts to Torrey Pines so outreach is necessary. Dennis noted that the document should be reviewed carefully as the devil tends to be in the details.

A resident commented that the notification area should extend from Del Mar to 4S Ranch, since project impacts extend that far.

Jan Fuchs commented that for special circumstances 90-day public review should have been given.

Chair White asked Marcela Escobar-Eke if a draft schedule could be prepared. Marcela explained that she would return to the board with a timeline.

Ken Farinsky asked about whether the Public Facilities Financing Plan would be updated and Bernie Turgeon responded noting that the intent of the PFFP update looks at adding facilities.

Donna Kaiser asked for two public meetings during public review.

Christopher Moore noted that the meaningful time for comment is at the draft EIR stage, not the final EIR stage – and an additional 30-days for review is appropriate. Chair White will talk to Mel Millstein to request this.

Bob Fuchs suggested an additional Regional Issues Subcommittee Meeting.

Nancy Novak explained that she has diligently explored the City's website and it is challenging to go through the document to be able to make her contribution. Nancy commented that sections and titles would be helpful. It was also noted that the documents are not searchable.

A gentleman named Jack suggested publishing the executive summary in the newspaper.

Ginny Barnes noted that Facilities Financing made a decision that a Facilities Financing update is not necessary.

A resident commented that the review period should start when the document is fully accessible.

## **ACTION AGENDA**

**1. 4-Way Stop Signs:** Consider requesting installation of 4-way stop signs at Worsch Way and Del Mar Trails Rd (near Carmel Del Mar Elementary School) and Long Run Drive and Candela Place (near Solana Highlands Elementary School).

- Applicant – CVCPB

The Candela Place stop signs will be continued so as to notify the HOA.

For Worsch Way and Del Mar Trails Rd, Chris Moore explained that he has been working with Mel Millstein and the Traffic Department to analyze the issue. There is a lot of neighborhood support for an all way stop especially for school kids. After discussion this item was also continued to June and Mel will look at the suggestion of locating the stop signs at the crosswalk.

For Long Run Drive and Candela Place, the school principal explained the need for stop signs. Ginny Barnes explained that she is on the neighboring HOA board and since this item was not notified she would like the item to be continued. Barbara Farrel explained that she thinks the school parents dropping off their kids could be more sensitive to the environment.

Christian Clews made a motion to continue all three items, seconded by Jill McCarty and unanimously approved (14-0).

After this item Steve Dannon introduced himself.

**2. Clews Trails Plan:** Consider Final Trail Access and Closure Plan of December 2007.

- Applicant - City of San Diego, Laura Ball

Christian Clews recused. Laura Ball presented the trails plan and noted that the Clews Ranch MND has a condition requiring that the board must approve the final trails plan. Gary Levitt asked about maintenance of the trails and Christian responded that erosion on trails are maintained by the ranch in a horse suitable manner. Manjeet Ranu asked who is responsible to remove inconsistent signage. Laura Ball responded that a trails plan is needed to correct the issue. Anne Harvey asked who is maintaining the Fishhead Trail? Christian commented that the Ranch is maintaining the trail since it is a 'legging area' for horses. Laura Ball added that there is a public easement on private property for maintenance since the trail is a multi-use trail. Anne motioned to approve the trails plan, seconded by Manjeet and unanimously approved (12-0)

**3. Del Mar Heights Sprint:** Permit renewal of existing permit on corner of Lansdale and DMH Road.

- Applicant - Becky Siskowski, DePratti, Inc.

Becky Siskowski presented. Manjeet Ranu asked if landscaping was screened well and the applicant responded yes. Christian Clews motioned to approve the project, seconded by Rick Newman and approved (12-1).

**ACTION AGENDA (Cont.)****4. Canyon Crest Academy Sprint:** Consider permit application for new antennas.

- Applicant - Becky Siskowski, DePratti, Inc.

Chair White commented that the project is on State property however the board is reviewing the project since there is public benefit. Chair White also recused. Becky Siskowski presented. There were concerns raised about parents not being notified regarding the project. Laura Copic asked if the facility could be put away from the school. Laura commented that prudent avoidance should be exercised and the facility should not be put on the school. Rick Newman suggested bringing in the principal to get feedback on the proposed location. Manjeet Ranu as Vice-Chair explained that users may not be aware of the proposed facility and opportunities to locate the facility away from the school should be sought. Laura Copic motioned to continue the item and suggest that the applicant come up with site options off the school and away from the school building, seconded by Debbie LoKanc and unanimously approved (11-0)

**4. 12670 & 12680 High Bluff Redevelopment and Renovation:** Presentation of Del Mar Plaza One SCR review and approval.

- Applicant - Dennis Cruzan, Cruzan Monroe

Dennis Cruzan presented and introduced his team. They have already obtained an SCR and the item is more for info. They are reconfiguring buildings for the same overall square footage. A two-story building will now be a three-story with reduced footprint. They are targeting for a LEED gold standard.

**5. 12520 & 12526 High Bluff Landscape Renovation:** Presentation of landscape improvements along High Bluff.

- Applicant - Dennis Cruzan, Cruzan Monroe.

Mike Peltz presented with Power Point visuals. They propose to remove three Canary Island Pines because they were planted too close to the building; and replace with Torrey Pines along the street. They also propose some plants that have low water usage. Chair White asked about the neighboring landscaping and the applicant noted that the neighbors are doing the same thing. Debbie LoKanc asked about the size of the trees and the applicant noted that they are trying to use as big a tree as possible. Nancy Novak motioned to approve the project, seconded by Christian Clews and unanimously approved (12-0).

**SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

| Subcommittee                             | Representative                        | Report   | Next Meeting |
|--|---------------------------------------|--|--------------|
| Regional Issues & Design Review          | Harvey, Jan Fuchs                     | None   | May 2 4:30PM |
| FBA                                      | White                                 | None   | None noted   |
| MAD                                      | Rick Newman                           | Rick provided a report   | May 1        |
| MAD N 10                                 | Copic                                 | None   | None noted   |
| MAD PHR                                  | Ranu                                  | None   | None noted   |
| Bylaws/Elections/<br>Policies/Procedures | Clews                                 | It was noted that Allen Kashani remains Secretary; Chair White as Chair; Manjeet Ranu as Vice-Chair. | None noted   |
| Community Concourse                      | White                                 | None   | None noted   |
| Trails                                   | Harvey (Copic, alternate to LPCP CAC) | None   | None noted   |

ATTACHMENT 12

Carmel Valley Community Planning Board  
Meeting Minutes for 26 April 2012

| Subcommittee                              | Representative | Report | Next Meeting |
|---|----------------|--------|--------------|
| CVREP                                     | Clews          | None   | None noted   |
| San Dieguito River Park                   | Harvey         | None   | None noted   |
| Prop 'C' phasing/SR-56 Steering Committee | Ranu           | None   | mid-May      |
| CPC                                       | Moore          | None   | None noted   |
| Signage                                   | John Dean      | None   | None noted   |
| Redistricting                             | Rick Newman    | None   | None noted   |

**CHAIR'S REPORT**

None.

**OLD/ONGOING BUSINESS**

None.

**NEXT MEETING**

Thursday, 24 May 2012, 7 p.m., Carmel Valley Library

**ADJOURNMENT**

The board adjourned at 11:15PM.

**ACTION ITEMS**

Mel Millstein will investigate the red light timing at Del Mar Heights Road and High Bluff Drive.

## NOTICE OF EXEMPTION

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.: 244127

PROJECT TITLE: SPRINT NEXTEL DEL MAR HEIGHTS

PROJECT LOCATION-SPECIFIC: 4426 1/3 Lansdale Drive, San Diego, CA 92130

PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT and NEIGHBORHOOD USE PERMIT for modifications to an existing Wireless Communications Facility (WCF). The project would add three (3) new antennas, for a total of six (6) panel antennas on a SDG&E high voltage utility pole within City-owned park land, as well as install five (5) new equipment cabinets for a total of seven (7) equipment cabinets (all to be located in an existing 313-square-foot enclosure). The project is located at 4426 1/3 Lansdale Drive on City-owned property within the SF-3 Zone of the Carmel Valley Planned District, within the Carmel Valley Community Plan, the 300-foot Buffer Brush Management Zone, the Very High Fire Hazard Severity Zone, and Council District 1.

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 : SECTIONS 15301 (EXISTING FACILITIES); AND 15303 (NEW CONSTRUCTION)

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project..

LEAD AGENCY CONTACT PERSON: M.BLAKE

TELEPHONE: (619) 446-5375

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

  
 \_\_\_\_\_  
 SIGNATURE/SENIOR PLANNER

  
 \_\_\_\_\_  
 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: August 15, 2012

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order 24001947

**PROJECT NAME/NUMBER:** Sprint Nextel Del Mar Heights/Project No. 244127**COMMUNITY PLAN AREA:** Carmel Valley**COUNCIL DISTRICT:** 1**LOCATION:** 4426 1/3 Lansdale Drive, San Diego, CA 92130

**PROJECT DESCRIPTION:** PLANNED DEVELOPMENT PERMIT and NEIGHBORHOOD USE PERMIT for modifications to an existing Wireless Communications Facility (WCF). The project would add three (3) new antennas, for a total of six (6) panel antennas on a SDG&E high voltage utility pole within City-owned park land, as well as install five (5) new equipment cabinets for a total of seven (7) equipment cabinets (all to be located in an existing 313-square-foot enclosure). The project is located at 4426 1/3 Lansdale Drive on City-owned property within the SF-3 Zone of the Carmel Valley Planned District, within the Carmel Valley Community Plan, the 300-foot Buffer Brush Management Zone, the Very High Fire Hazard Severity Zone, and Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission (Process 4)

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities) and 15303 (New Construction).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Staff

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project has been determined to be exempt from CEQA pursuant to Sections 15301 and 15303. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

**DEVELOPMENT PROJECT MANAGER:** Jeffrey A. Peterson**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA  
92101-4153**PHONE NUMBER:** 619-446-5237

On August 15, 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. 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.

DEVELOPMENT SERVICES DEPARTMENT  
**PROJECT CHRONOLOGY**  
 SPRINT NEXTEL DEL MAR HEIGHTS - PROJECT NO. 244127

| <b>Date</b>                       | <b>Action</b>               | <b>Description</b>                                | <b>City Review Time<br/>(Working Days)</b>     | <b>Applicant Response</b> |
|-----------------------------------|-----------------------------|---|--|---------------------------|
| <b>4/5/2012</b>                   | <b>Full Submittal</b>       | <b>Project Deemed Complete</b>                    | -  | -                         |
| 5/9/2012                          | First Assessment Letter     |   | 24 days  |                           |
| 7/10/2012                         | Second Submittal            |   |  | 42 days                   |
| 8/14/2012                         | Second Review Completed     | All issues resolved                               | 28 days  |                           |
| 8/15/2012                         | Environmental Determination | Environmental Exemption                           | 1 day  |                           |
| 8/30/2012                         | Environmental Appeal Period | End of appeal period                              |  | 10 days                   |
| 10/18/2012                        | Public Hearing              | <b>First available date</b>                       | 34 days  |                           |
| <b>TOTAL STAFF TIME</b>           |                             | (Does not include City Holidays or City Furlough) | <b>87 days</b>                                 |                           |
| <b>TOTAL APPLICANT TIME</b>       |                             | (Does not include City Holidays or City Furlough) |  | <b>52 days</b>            |
| <b>TOTAL PROJECT RUNNING TIME</b> |                             | From Deemed Complete to Hearing                   | <b>139 working days</b><br>(196 calendar days) |                           |