



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 21, 2012 **REPORT NO. PC-12-106**

ATTENTION: Planning Commission, Agenda of November 29, 2012

SUBJECT: SPRINT – RIVIERA SHORES - PROJECT NO. 241505
PROCESS 4

**OWNER/
APPLICANT:** City of San Diego/
Sprint PCS

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) located in the undeveloped Riviera Del Sol Neighborhood Park situated on the northeast side of Riviera Shores Street, just west of Riviera Summit Road in the Otay Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 973719 and Planned Development Permit (PDP) No. 973720 (Attachments 5 and 6).

Community Planning Group Recommendation: On February 15, 2012, the Otay Mesa Planning Group voted 10-0-2 to recommend approval of the Sprint – Riviera Shores project with no conditions (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. This project is exempt from environmental review pursuant to Article 19, Section 15303, New Construction. The environmental exemption determination for this project was made on October 17, 2012, and the opportunity to appeal that determination ended October 31, 2012 (Attachment 10).

Fiscal Impact Statement: All project related costs associated with processing this permit are paid out of a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

Sprint is proposing to construct a new 45-foot tall monopine supporting 12 panel antennas with associated equipment located in a 294-square foot enclosure (Attachment 8). The site is zoned OP-1-1 and is located on the northeast side of Riviera Shores Street, just west of Riviera Summit Road in the Otay Mesa Community Planning area (Attachments 1, 2 and 3).

Surrounding uses include single-unit residential development to the south and east and multi-unit residential development to the west and north. The project site is currently vacant, but is the future site of the Riviera Del Sol Neighborhood Park, slated for development within the next five years. The park site has been reviewed and approved by the Ocean View Hills Recreation Council, The Community Parks II Area Committee and the Design Review Committee. The Park and Recreation Board approved the General Development Plan for the park, with the Sprint WCF proposal, on July 19, 2012.

WCF's are permitted in open space zones and in dedicated parks with a CUP, Process 4. A Planned Development Permit (PDP) is required for two reasons, the equipment enclosure exceeds the 250-square foot maximum size limit allowed in the WCF regulations and the equipment enclosure is above ground.

DISCUSSION

Project Description:

The project site is currently vacant and the monopine is proposed to be situated approximately 10-15-feet above Riviera Shores Street. The faux tree and equipment enclosure are proposed approximately 50-feet from the sidewalk along Riviera Shores Street and are located almost midway between the northern and southern border of the park. The monopine will support a total of 12 antennas and will be located within the eight-foot tall split face block enclosure (Attachments 8 and 14). Six 48-inch box Pinus Canariensis trees will be planted with this project to aid in integrating the faux tree into the park setting.

While LDC section 141.0420(i)(1)(B) states that, "equipment enclosures shall be placed underground" in parks, LDC section 141.0420(i)(1)(C) allows for above-ground equipment in dedicated parkland where the WCF would not violate City Charter Section 55. In this case, the above-ground equipment would not remove "usable park space." Sprint collaborated with the City's Park and Recreation Department to coordinate the location of the WCF in an area of the proposed park that was not planned for park use. They also coordinated their landscape plan with the General Development Plan for the future park (Attachment 13). The Plan including the proposed WCF was reviewed and approved by the Ocean View Hills Recreation Council, the Community Parks II Area Committee and the Design Review Committee. The Park and Recreation Board ultimately approved the Plan on July 19, 2012.

WCF's in dedicated parks and open space zones require a CUP, Process 4. The size of the proposed equipment enclosure at 264-square feet exceeds the maximum size permitted in the WCF regulations of 250-square feet and the enclosure is above ground, both of which requires a PDP for the deviations. The purpose and intent of a PDP is to encourage creative and innovative

CUP and PDP (Attachment 5) have been made in the affirmative. Therefore, Staff recommends approval of this project.

ALTERNATIVES

1. **Approve CUP No. 973719 and PDP No. 973720, with modifications.**
2. **Deny CUP No. 973719 and PDP No. 973720, 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



Karen Lynch-Ashcraft
Project Manager
Development Services Department

KGB/KLA

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Photos
8. Photosimulation
9. Coverage Maps
10. Environmental Exemption
11. Community Planning Group Recommendation
12. Project Chronology
13. Approved General Development Plan
14. Project Plans

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design solutions that would be preferable to what would be achieved by strict compliance with the development regulations. Additionally, the WCF regulations require these facilities to be minimally visible through the use of architecture, landscape and siting solutions. The Sprint monopine will be well integrated into the future park when it is built. In the interim, the monopine and the newly planted pine trees will be noticeable since the property is not developed and there are no other significantly sized trees located in the area, however, the WCF will not have a negative visual effect. The WCF regulations allow faux trees where landscaping similar in size and species is proposed as part of the development.

General Plan Analysis:

The City of San Diego's General Plan addresses Wireless Facilities in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a. Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b. Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c. Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project proposes a 45-foot tall monopine and associated equipment that has been designed to be located in a future park site. Six 48-inch box pine trees will be installed around the monopine helping it to blend in with the future park setting. This design complies with the recommendations in the General Plan to be respectful to the neighborhood context.

Council Policy 600-43:

The guidelines contained in Council Policy 600-43 promote the use of camouflage design techniques and preferred locations to minimize any visual impacts to surrounding communities while preserving land uses. The Policy also establishes a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The Sprint project, proposed in a dedicated park and open space zone is classified as a Preference 4 location, which coincides with the Process 4 level decision. In their site justification analysis, Sprint has indicated that coverage in this area of new residential development is critical and in an effort to provide it, they opted for a non-residential use that would be able to accommodate a WCF while causing the least impact on the community. Other than utilizing the public right-of-way and having to propose more WCF's to achieve the same coverage, there were no other non-residential sites available in Sprint's coverage objective. The location and design of the Sprint WCF is a result of community involvement as well as collaboration with the Park and Recreation Department.

Conclusion:

Staff supports the design as proposed. This project complies with the applicable regulations of the City's Land Development Code and the Wireless Communication Facility regulations with the exception of the deviations for the above ground enclosure and size. Draft findings for the

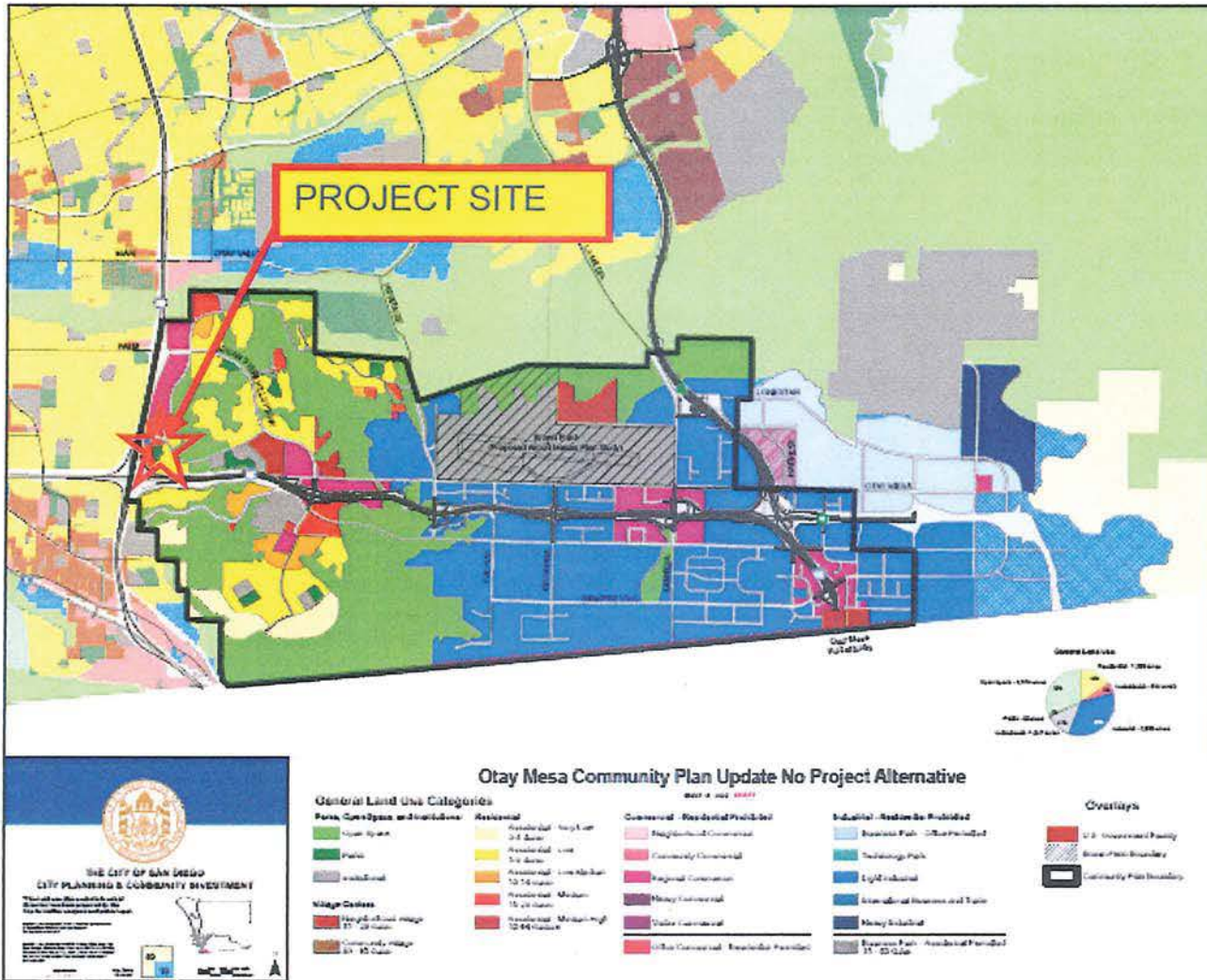


Aerial Photo

SPRINT- RIVIERA SHORES PROJECT NUMBER 241505

NE SIDE OF RIVIERA SHORES ST., WEST OF RIVIERA SUMMIT RD.

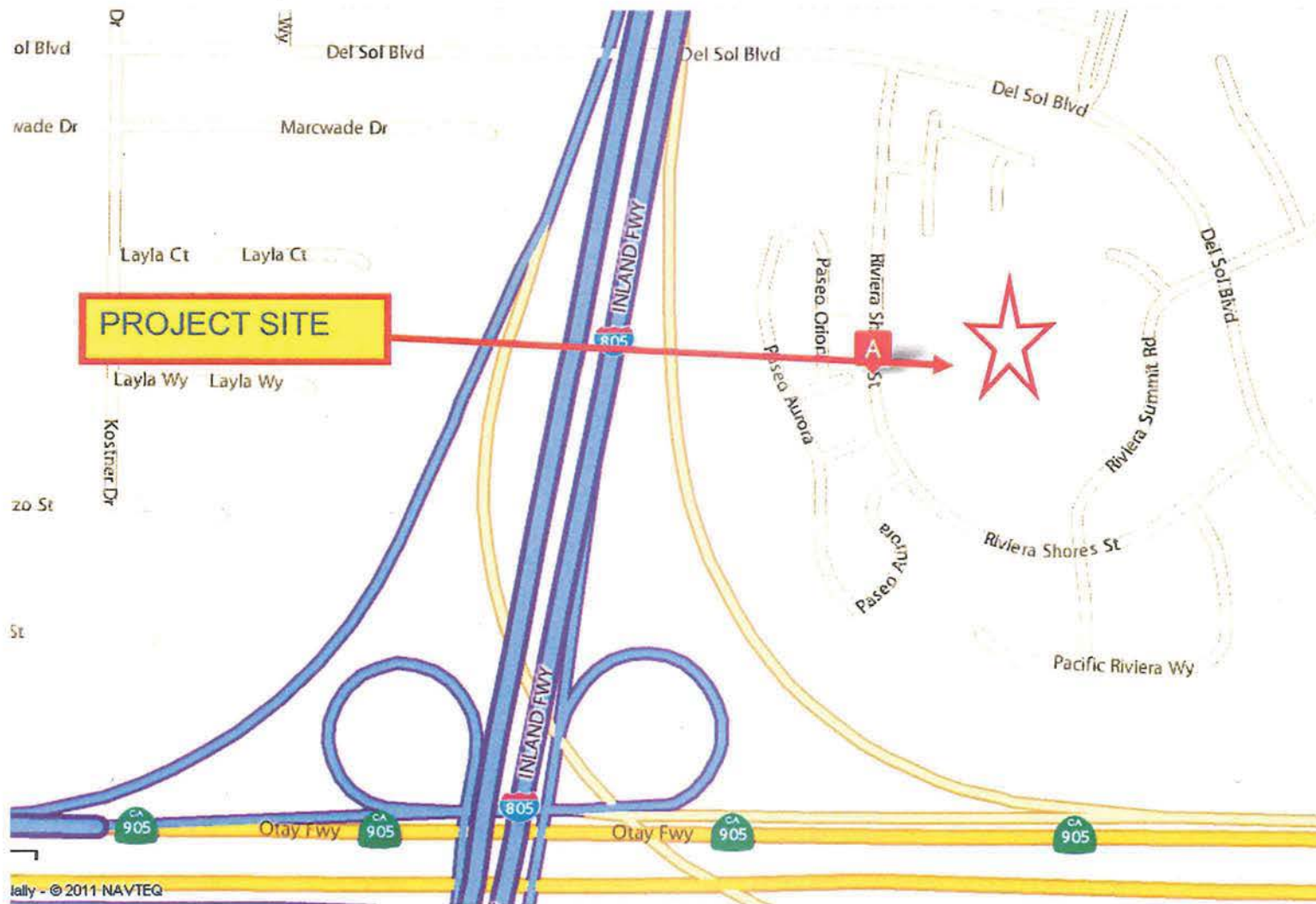




OTAY MESA LAND USE PLAN UPDATE MAP

SPRINT – RIVIERA SHORES – PROJECT NUMBER 241505
NE SIDE OF RIVIERA SHORES ST., WEST OF RIVIERA SUMMIT RD.





PROJECT SITE



Project Location Map

SPRINT- RIVIERA SHORES PROJECT NUMBER 241505

NE SIDE OF RIVIERA SHORES ST., WEST OF RIVIERA SUMMIT RD.



PROJECT DATA SHEET

PROJECT NAME:	Sprint – Riviera Shores	
PROJECT DESCRIPTION:	A wireless communication facility consisting a 45' tall monopine supporting twelve panel antennas and associated equipment and a 294-square foot equipment enclosure.	
COMMUNITY PLAN AREA:	Otay Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Parks	
<u>ZONING INFORMATION:</u>		
ZONE: OP-1-1 HEIGHT LIMIT: None FRONT SETBACK: None. SIDE SETBACK: None. REAR SETBACK: None.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential-Medium; RM-2-5.	Multi-Unit Residential
SOUTH:	Residential – Low/Residential- Medium; RS-1-14	Single-Unit Residential
EAST:	Residential-Low; RS-1-14	Interstate-15 Off ramp
WEST:	Residential-Medium Park; RM-2-5.	Single-Unit Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to allow a 294-square foot above ground equipment enclosure in a park. The enclosure exceeds the 250-square foot permitted size.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 15, 2012, the Otay Mesa Planning Group voted 10-0-2 to recommend approval of this project.	

**PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 973719
PLANNED DEVELOPMENT PERMIT NO. 973720
SPRINT – RIVIERA SHORES
PROJECT NO. 241505
DRAFT**

WHEREAS, CITY OF SAN DIEGO, Owner and SPRINT PCS, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 973719/973720), on portions of a 4.9-acre site;

WHEREAS, the project site is located on the northeast side of Riviera Shores Street, just west of Riviera Summit Road in the OP-1-1 zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel A: Being a portion of Parcel 2 of Parcel Map No. 17082, filed in the Office of the County Recorder of San Diego County, February 26, 1993, in the City of San Diego, County of San Diego, State of California, including portions of Dennery Road and Del Sol Boulevard as dedicated to public use. Parcel B: Non-exclusive easements for construction, grading, installation, maintenance and use of streets, utilities and related improvements, including without limitation curbs, gutters, sidewalks, paving, light fixtures, signals, landscaping, drains, sewers, gas, water, electricity and other utility lines and related improvements as created, defined and set forth in that certain instrument entitled, "Reciprocal Easement Agreement," recorded May 5, 1993 as file No. 1993-0278208 of Official Records;

WHEREAS, on November 29, 2012, the Planning Commission of the City of San Diego considered CUP No. 973719 and PDP No. 973720 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 17, 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 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 November 29, 2012.

FINDINGS:**Conditional Use Permit – Section §126.0305****1. The proposed *development* will not adversely affect the applicable *land use plan*;**

The City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of a 45-foot tall monopine supporting 12 panel antennas and associated components. There are no development regulations in the OP-1-1 zone and there are no existing pine trees in the vacant park so Sprint is proposing to install six 48-inch box Pinus Canariensis trees that will assist with integrating the tree into the park site. The monopine and equipment location and the additional live pine trees were designed into the General Development Plan for the future park. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Dtech prepared an Radio Frequency Electromagnetic Fields Exposure Report in November of 2011, which concluded that the Verizon monopoles complied with the current FCC RF human exposure regulations at ground level. 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 allowable deviations pursuant to the Land Development Code; and

This project complies with the regulations of the Land Development Code, specifically the WCF Regulations, LDC 141.0420. WCF's are permitted in dedicated parkland and in an Open Space zone, with a CUP. Two deviations are requested to the WCF Regulations: 1) The equipment area, at 264-square feet, exceeds the 250 square foot maximum permitted by LDC Section 141.0420(g)(3); and 2) The WCF Park Site Installation regulations require that equipment in parks be located underground, but include an allowance for equipment to be located above-ground when not in conflict with Charter Section 55. See PDP Finding no. 3 which details the findings related to these two deviations. The WCF Design Requirements state that WCF's shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF's through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, Sprint is proposing to install a 45-foot tall monopine in a future neighborhood park. Six live 48-inch box Pinus Canariensis trees are proposed as part of the project and will act to integrate the monopine into the surrounding park use and neighborhood. The design and

layout of the WCF and the live trees was coordinated with the Park and Recreation Department in conjunction with the development of the GDP for the Riviera Del Sol Neighborhood Park. Based on the design of the facility, the project complies with the applicable regulations of the Land Development Code, including the allowed deviations being processed with the PDP.

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

WCF's in dedicated parks and open space zones such as this project is considered a Preference 4 Location as identified in City Council Policy 600-43, Wireless Communication Facilities. The Policy is meant to promote preferred locations in order to minimize land use and visual impacts to surrounding communities. Carriers looking to provide coverage to residential areas opt for non-residential sites in neighborhoods in order to accommodate the need for service while addressing community's needs to maintain separation from the WCF and the demand to minimize visual impacts.

The 4.9-acre site was graded as part of the Dolphin Cove development and the City purchased the land from the developer in 2010. Many community meetings were held to discuss the design and development of the park with the inclusion of the Spring WCF and in July 2011, the Riviera del Sol General Development Plan was approved by the Park and Recreation Board. The monopine and equipment enclosure will be located approximately 50-feet from the sidewalk, which is approximately 10-15-feet below the grade of the park at the point where the monopine is proposed above Riviera Shores Street. Locating within a strictly residential area always proves to be challenging, but non-residentially used properties provide opportunities that allow wireless coverage to be maintained for the community and in this case, also reduce visual impacts.

Planned Development Permit - Section § 126.0604

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

The City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of a 45-foot tall monopine supporting 12 panel antennas and associated components. There are no development regulations in the OP-1-1 zone and there are no existing pine trees in the vacant park so Sprint is proposing to install six 48-inch box Pinus Canariensis trees that will assist with integrating the tree into the park site. The monopine and equipment location and the additional live pine trees were designed into the General Development Plan for the future park. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Dtech prepared an Radio Frequency Electromagnetic Fields Exposure Report in November of 2011, which concluded that the Verizon monopoles complied with the current FCC RF human exposure regulations at ground level.

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.

This project complies with the regulations of the Land Development Code and requests two deviations:

- 1) The equipment area is located above-ground, where LDC Section 141.0420(i)(1)(B) requires that equipment enclosures be placed underground. While LDC Section 141.0420(i)(1)(B) states that, "equipment enclosures shall be placed underground" in parks, LDC Section 141.0420(i)(1)(C) allows for above-ground equipment in dedicated parkland where the WCF use would not violate City Charter Section 55. In this case, the above-ground equipment would not remove "usable park space." It is proposed at the top of the slope rising above the sidewalk along Riviera Shores Street in a planned grove of trees. The design of the Sprint monopine and equipment was incorporated into the overall design of the General Development Plan for the Riviera Del Sol Neighborhood Park. The WCF will not interfere with the intended use or preclude park uses from occurring in this area.
- 2) The equipment enclosure, at 264-square feet, deviates from the 250 square foot maximum permitted by LDC Section 141.0420(g)(3).

The deviations requested are appropriate for this location and results in a more desirable project than would be achieved if the project was designed in strict conformance with the WCF Design Requirements. An underground equipment enclosure would require significant excavation in the park during the construction of the facility and could potentially disrupt construction activity for the park,. The design of the equipment enclosure is compatible with the proposed park design and will match elements of other proposed park buildings. The enclosure, at 264- square feet, allows Sprint to meet its coverage and capacity objectives with this WCF. An equipment enclosure with a lower square footage could require additional WCF in the area to meet an equivalent level of coverage and capacity.

Based on these considerations, the requested deviations are appropriate for this location and based on the design of the project, results in a more desirable project than would be achieved if the project was designed in strict conformance with the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 973719/PDP No. 973720 is hereby GRANTED by the Planning Commission to the referenced Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 973719/973720 a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: November 29, 2012

Job Order No. 24001865

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001865

Conditional Use Permit (CUP) No. 973719
Planned Development Permit (PDP) No. 973720
SPRINT- RIVIERA SHORES
PROJECT NO. 241505
PLANNING COMMISSION
DRAFT

This CUP No. 973719 and PDP No. 973720 is granted by the Planning Commission of the City of San Diego to City of San Diego, Owner, and Sprint PCS, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 14, Article 3, Division 4. The 4.9-acre site is located on the north side of Riviera Shores Drive, just west of Riviera Summit Road in the OP-1-1 zone of the Otay Mesa Community Plan. The project site is legally described as: Parcel A: Being a portion of Parcel 2 of Parcel Map No. 17082, filed in the Office of the County Recorder of San Diego County, February 26, 1993, in the City of San Diego, County of San Diego, State of California, including portions of Dennery Road and Del Sol Boulevard as dedicated to public use. Parcel B: Non-exclusive easements for construction, grading, installation, maintenance and use of streets, utilities and related improvements, including without limitation curbs, gutters, sidewalks, paving, light fixtures, signals, landscaping, drains, sewers, gas, water, electricity and other utility lines and related improvements as created, defined and set forth in that certain instrument entitled, "Reciprocal Easement Agreement," recorded May 5, 1993 as file No. 1993-0278208 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 29, 2012, on file in the Development Services Department.

The project shall include:

- a. Installation of a 45-foot tall faux pine tree supporting a maximum of 12 panel antennas, 18 Remote Radio Heads (RRH's) and six Combiners;
- b. Construction of a 264-square foot above ground equipment enclosure with eight-foot high split faced block walls (LDC Section 141.0420 requires equipment enclosures to be placed on a wooden trellis top, where a maximum size of 250-square feet is allowed);
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. 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 December 13, 2015.
2. This CUP/PDP and corresponding use of this site shall expire on **November 29, 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 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 PCS 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 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 Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial 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 Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The 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.

ENGINEERING REQUIREMENTS:

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
16. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Riviera Shore Street Right-of-Way.
17. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Riviera Shore Street Right-of-Way.
18. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

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

LANDSCAPE REQUIREMENTS:

22. Prior to issuance of any construction permits, Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards, for approval by the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

23. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

24. Prior to final inspection, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

25. Prior to final inspection, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

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

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

PARK AND RECREATION REQUIERMENTS:

28. The Park & Recreation Dept shall review and approve plans prior to building permit issuance.

29. The Permittee shall ensure that the Park & Recreation Department review and approve planting and irrigation plans prior to building permit issuance.

PLANNING/DESIGN REQUIREMENTS:

30. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.
31. Permittee shall cover all proposed hand-holes with bark material to match the pine tree trunk to the satisfaction of the Development Services Department.
32. Permittee shall route all coaxial conduits up through the caisson and into the tree to the satisfaction of the Development Services Department. Doghouses are not permitted.
33. Branches shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.
34. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved 'Exhibit A'.
35. Permittee shall paint all exposed cables, brackets and supports to match the faux tree foliage to the satisfaction of the Development Services Department.
36. RF socks fully covering the front and back of the antennas (and any other components) shall be used.
37. 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.
38. Permittee is required to provide color samples of the monopine prior to Building Permit issuance. This is to ensure that the proposed monopine integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact monopine color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built monopine.
39. Permittee shall maintain facilities and related equipment 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.
40. The 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.
41. 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.'

42. Exposed mounting apparatus shall be removed and shall not remain on the monopine absent antennas.
43. The Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
44. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.
45. All equipment, including transformers, emergency generators and air conditioners belonging to Sprint PCS 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.
46. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on November 29, 2012 by Resolution No. _____.

Permit Type/PTS Approval No.: CUP No. 973719/PDP No. 973720
Date of Approval: November 29, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

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

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

City of San Diego
Owner

By _____
David Sandoval, CCIM
Deputy Director, Real Estate Assets

Sprint PCS
Permittee

By _____
NAME:
TITLE:

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



1. View of North of site.

2. View of South of site.





3. View of East of site.

4. View of West of site.



AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2012

APPLICANT REPRESENTATIVE:
DEPRATTI, INC.

PROPOSED

PROPOSED SPRINT MONOPINE WITH
TWELVE (12) 6'H PANEL ANTENNAS

PROPOSED FIVE (5) LIVE PINE TREES
AROUND TELECOM FACILITY



PROPOSED SPRINT EQUIPMENT CMU
WALL ENCLOSURE FOR OUTDOOR
EQUIPMENT CABINETS

PROPOSED SHRUBS ALONG PERIMETER
OF TELECOM FACILITY

EXISTING



DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
22 EXECUTIVE PARK | SUITE 210 | IRVINE | CA 92614
T 949 475.1000 | F 949 475.1001

Sprint
Together with NEXTEL

OTAY MESA PARK (PERM)
SD74XC080

4586 RIVIERA SHORES STREET,
SAN DIEGO, CA 92154

VIEW

A

SHEET

1 / 3

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2012

APPLICANT REPRESENTATIVE:
DEPRATTI, INC.

PROPOSED



EXISTING



DCI PACIFIC
A/E/C WORKS

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

Sprint
Together with NEXTEL

**OTAY MESA PARK (PERM)
SD74XC080**

4586 RIVIERA SHORES STREET,
SAN DIEGO, CA 92154

VIEW

B

SHEET

2 / 3

AERIAL MAP

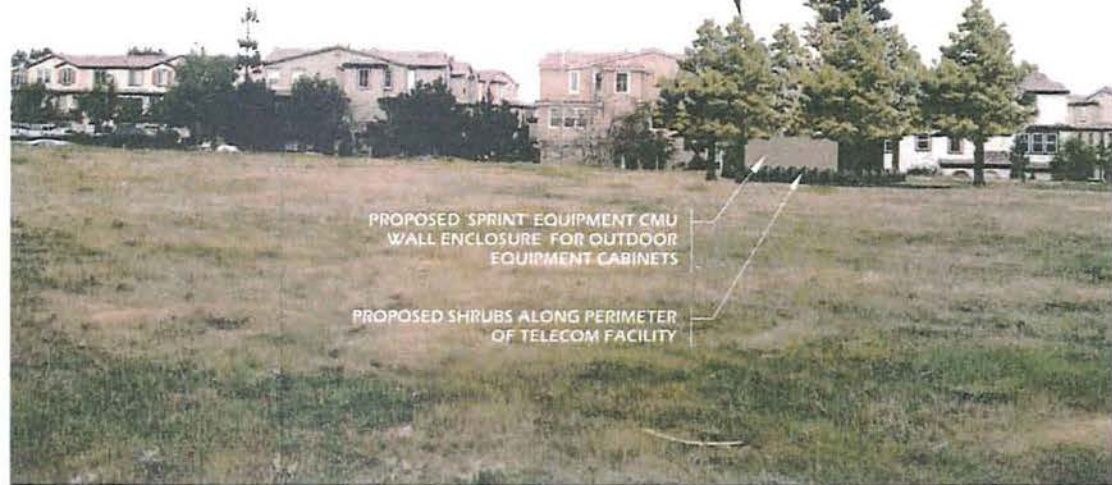


APPLICANT REPRESENTATIVE:
DEPRATTI, INC.

PROPOSED

PROPOSED 'SPRINT' MONOPINE WITH
TWELVE (12) 6'H PANEL ANTENNAS

PROPOSED FIVE (5) LIVE PINE TREES
AROUND TELECOM FACILITY



EXISTING



DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
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VIEW

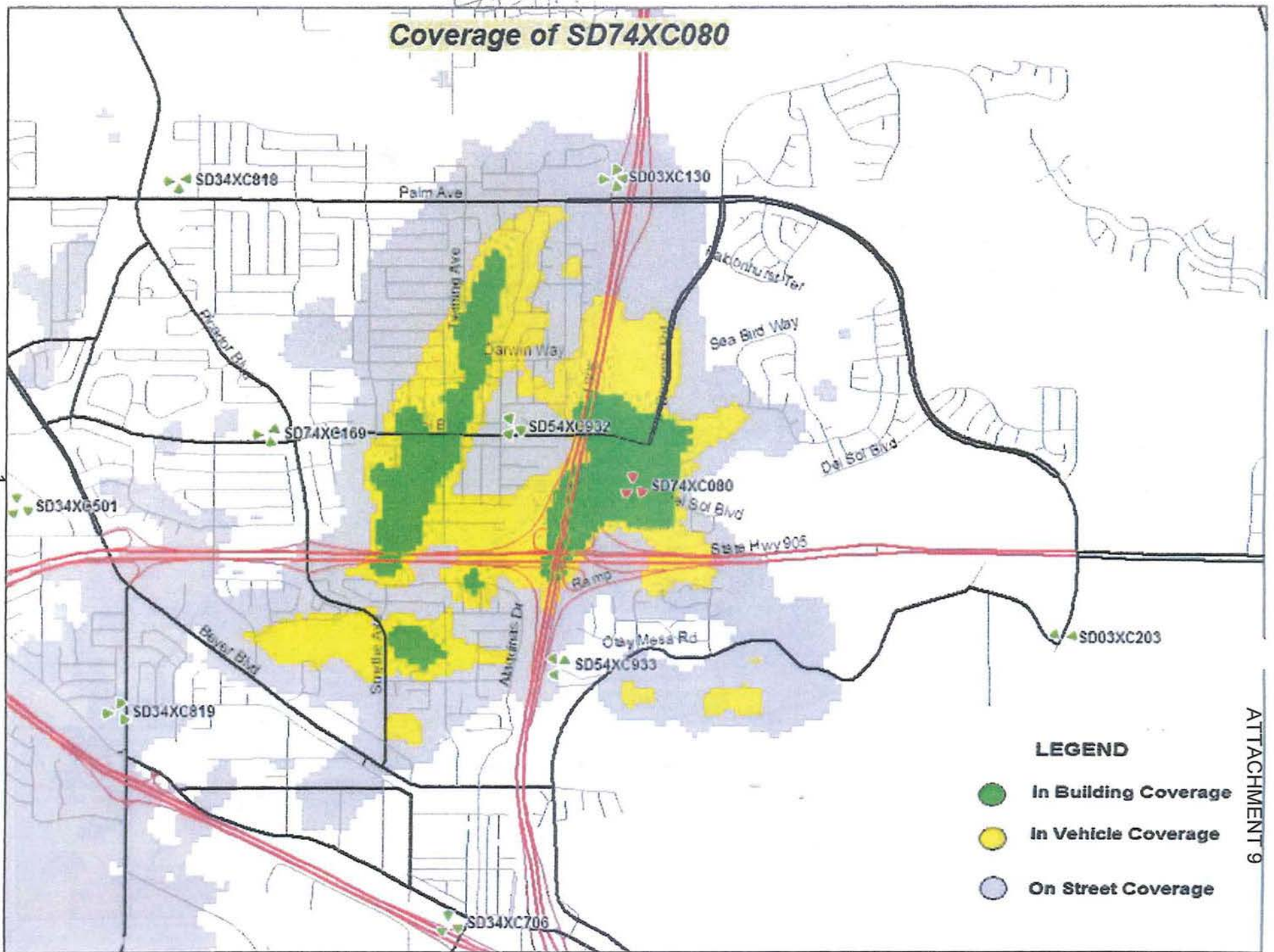
C

SHEET

3 / 3

Existing

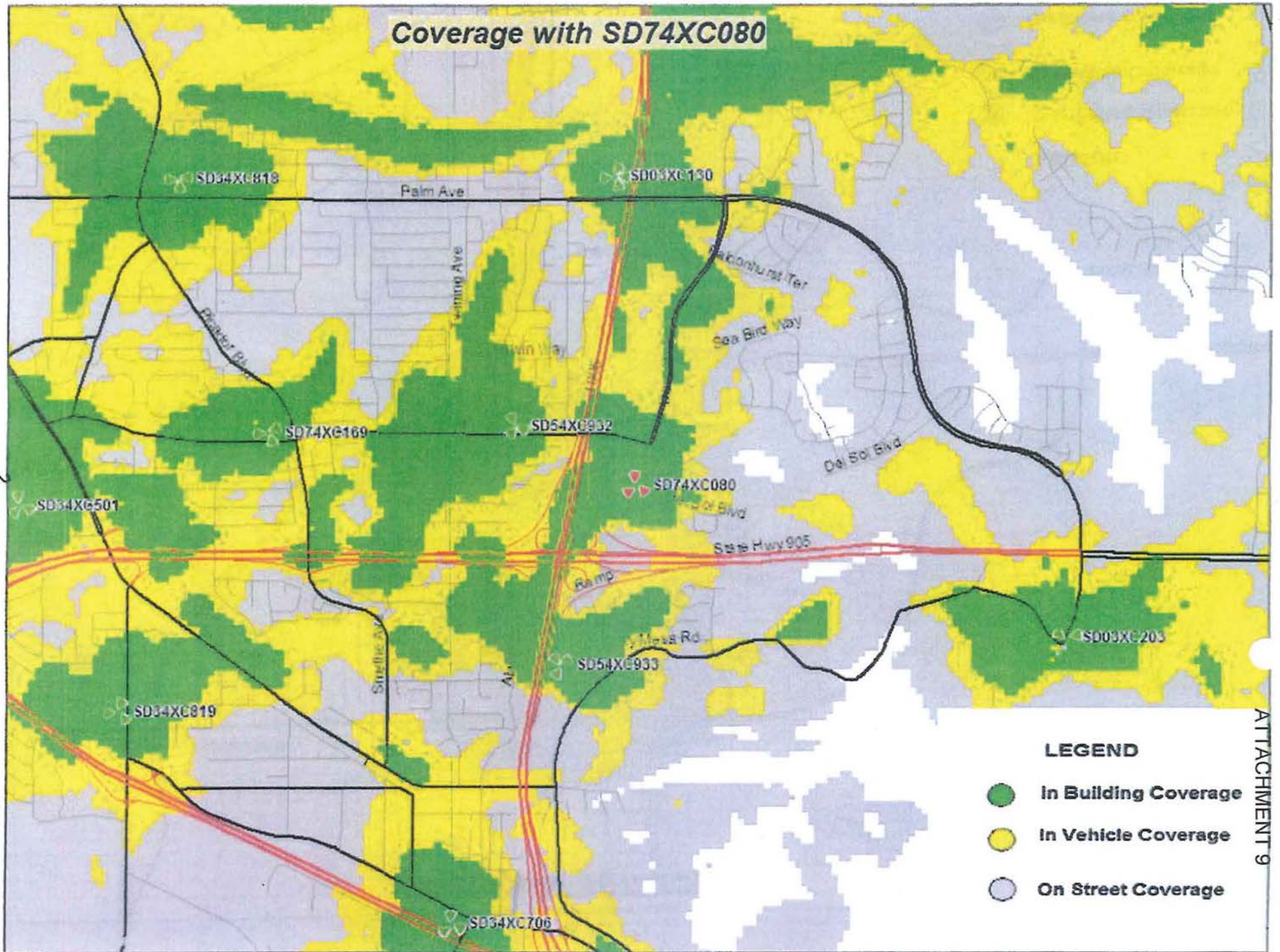
Coverage of SD74XC080



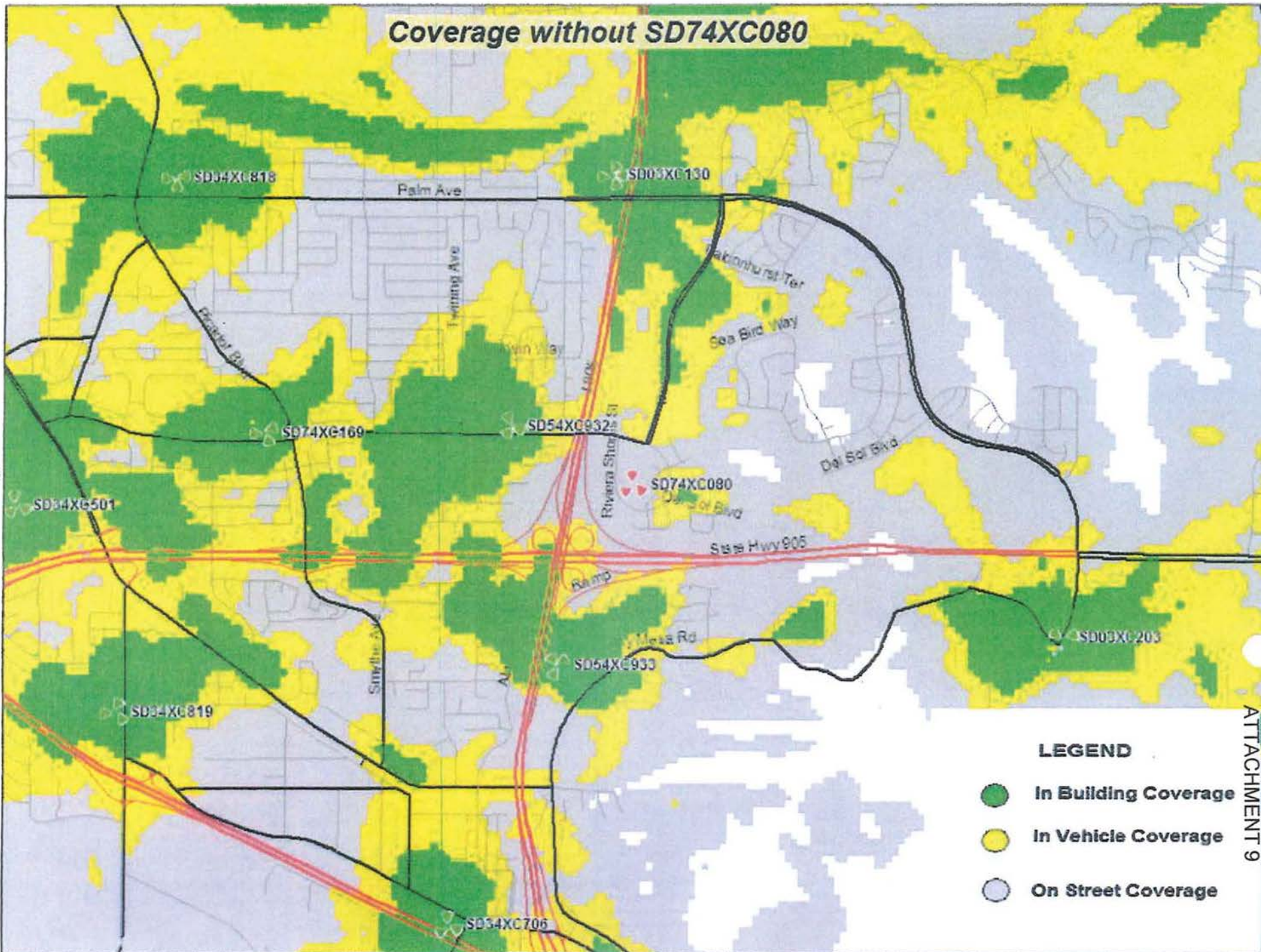
LEGEND

- In Building Coverage
- In Vehicle Coverage
- On Street Coverage

Coverage with SD74XC080



Coverage without SD74XC080



LEGEND

-  In Building Coverage
-  In Vehicle Coverage
-  On Street Coverage

NOTICE OF EXEMPTION

ATTACHMENT 10

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

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

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

PROJECT NO.: 241505 PROJECT TITLE: SPRINT RIVIERA SHORES

PROJECT LOCATION-SPECIFIC: 4536 Riviera Shores Drive, San Diego, CA 92154

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT for a new wireless communication facility consisting of a 45' tall monopine supporting 12 (twelve) panel antennas. The project would also include outdoor equipment to be located within a fenced, 294-square-foot enclosure at the Riviera Del Sol Neighborhood Park located on the east side of Riviera Shores Street. The project site is zoned OP-1-1 and is within the Otay Mesa Community Plan area of Council District 8.

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 15303: (NEW CONSTRUCTION)

REASONS WHY PROJECT IS EXEMPT: Section 15303 for the construction of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in Section 15300.2 apply to this 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?
(X) 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

OCTOBER 17, 2012

DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**OTAY MESA PLANNING GROUP
MINUTES
February 15, 2012**

Issues. On February 22: Americal Small Business Finance opportunities and our Member Breakfast March 22nd at Southwestern College. Southwestern College is looking for opportunities to train whatever the industry is interested in. We have seen opportunities within the food cluster, the medical device industry that's in Tijuana so that some of their suppliers can expand into Otay Mesa. Tomorrow at 1:00 p.m. the Grand Opening of the 905/805 improvements on Caliente Road and 905.

- i. **EAST OTAY MESA PROPERTY OWNERS' ASSOCIATION UPDATE – DAVID WICK:** The SR-11 first phase going from the 905 to Enrico Fermi is big news, getting \$75M. Working on the sewer forming the assessment district with \$19M in sewer upgrades.

7.- **ACTION ITEMS.-**

- A. **Ricardo Delgado, Project Coordinator.- 9894 Via de la Amistad Project #268168** - In the Otay International Center Precise Plan Subdistrict the property development regulations as set forth within the Otay International Center Precise Plan. Camille Towey, Architect for the Project out of 9894 Via de la Amistad between the US Customs facility truck checking and the pedestrian crossing. This is about ½ acre lot. This project is for parking services only for the recycling of cards across the border. We will not be dismantling any cars on the U.S. side of this project. We are putting in the proper landscaping and showing the cars where they will be stored and parking for the staff. The trucks will pull in through the driveway and there will be fork lifting the trucks and cars. The cars will be parked for a couple of days only. We do not need a CUP but we are here to follow the ordinance of the IC. We have not discussed anything with the property owners on both sides, right now the neighbor to the east has a retaining wall that we are sharing with him and the neighbor to the west is knocking down our chain-link fence all the time with their trucks but we will be building a brand new fence soon. The committee recommended they are careful with battery acid and oils leaking from the vehicles. Alejandra Mier y Teran made a motion to approve the project with Felipe Nuno as second approval, and it passed unanimously with one abstention by Sarah Street.
- B. **Debra DePratti Gardner. - Sprint Cell Site, Otay Mesa Park.** We have re-designed the project and moved it from the east side to the west side of the park to the site chosen by the Department of Park and Recreation to go with their landscape plan for the development of the park. This location was also approved by the Riviera Del Sol Recreation Counsel, approved by Park and Rec and real estate and now I seek your approval. The design is now the permanent design because we are now basically being located within the park plan itself, so this is not a temporary solution any longer. It still has mono-pines, 6 trees around it to start out in containers until the park is ready to be developed as they are still not projecting to build the park itself for about 5 years. Lisa Golden made a motion to approve with Mel Ingalls as second motion and it passed unanimously. April Massarene and Felipe Nuno abstained.

- 8.- **INFORMATIONAL ITEMS.-** N Jeanne Krosch. - **Habitat Conservation Plan (HCP).** The Vernal Pool Habitat Conservation Plan (VPHCP) is a comprehensive planning approach to preserve vernal pool species and their habitat within the City's jurisdiction. As part of the project, the City's would be requesting an incidental take permit (ITP) from the U.S. Fish and Wildlife Service for seven vernal

OTAY MESA PLANNING GROUP
MINUTES
February 15, 2012

6.- MONTHLY REPORTS

- a. **CPC – MEL INGALLS.-** There was a sustainable strategic plan grant proposal for city-wide parks focusing on sustainable strategies and solutions to seek letters of support from the Community Planners' Committee. Deputy Director Terry Santoro, section manager public works engineering and capital projects presented the proposed amendment to policies 624 and 633 to clarify responsibilities for community review and park and general development plans. Procedural and copy right protection of documents with the Planning Division Management.
- b. **BORDER TRANSPORTATION – ALEJANDRA MIER Y TERAN:** 905 Ceremony for the 805/905 improvements. The Ready Lane Program will be opening pedestrian lanes as a pilot program starting next week. Spoke to Mario Orso, project coordinator for Otay 2 and they are trying to move forward on the first phase of SR-11 or the last phase of 905, which is the connection to Enrico Fermi. The California Transportation Commission approved transferring the construction money for SR-11 for that phase, so at this point, they have funding for the construction and for the design of that phase, although they have not designed it yet, but they do not have funding for the right-of-way. The timeline is that the money needs to be spent by December 31, 2013 or the entire project will be lost. Challenging but doable to find the right-of-way funds for this particular phase or the \$75M will be lost along with the entire project.
- c. **COMMUNITY PLAN UPDATE –THERESA MILLETE:** We submitted the Transportation Study on December 23 and the Transportation Planning Staff completed the review and sent out a memo on February 3rd and one it is submitted with all the new changes in about two weeks, we can send it to the environmental consultants to do the air quality and noise study to get another draft EIR submitted to the City, put that will happen in the next six to eight weeks before it can be resubmitted. Now that we have taken over the consultant process we are hoping that is not going to be three full submittals because we are writing it for ourselves with our consultants.
- d. **FACILITIES FINANCING COMMITTEE.-** Part of the Community Plan Update.
- e. **HEAVY INDUSTRIAL USE COMMITTEE –** Part of the Community Plan Update.
- f. **SAN DIEGO AIRPORT ADVISORY COMMITTEE (AAC) – LISA GOLDEN/NICI BOON:** Lisa Golden: Phase 2 of the Testing is completed. There was an issue with Continental Blvd, they will work with Mike Tussi to deal with bonding for fixing the streets as they did not know the funding came from the street budget or the airport budget. Nici Boon: No comments from Nici Boon.
- g. **CODE ENFORCEMENT – ROB HIXSON:** No report.
- h. **CHAMBER UPDATE – ALEJANDRA MIER Y TERAN:** MexPort Trade Show May 17, 2012. Complimentary Lunch and Learn Series March 28: Wage and Hour Issues and April 10: ADA

**OTAY MESA PLANNING GROUP
MINUTES
February 15, 2012**

pool species including San Diego and Riverside fairy shrimp, San Diego button celery, spreading navarretia, California orcutt grass, San Diego mesa mint, and Otay mesa mint. The VPHCP would include a vernal pool preserve area, conditions of coverage, vernal pool management and monitoring plan, funding strategy, and measures necessary to minimize and mitigate potential impacts to vernal pool species. The project will require an amendment of the Otay Mesa Community Plan. There will be a workshop on March 15 at 5:30 p.m. at the Mission Trails Regional Park in Mission Gorge Road.

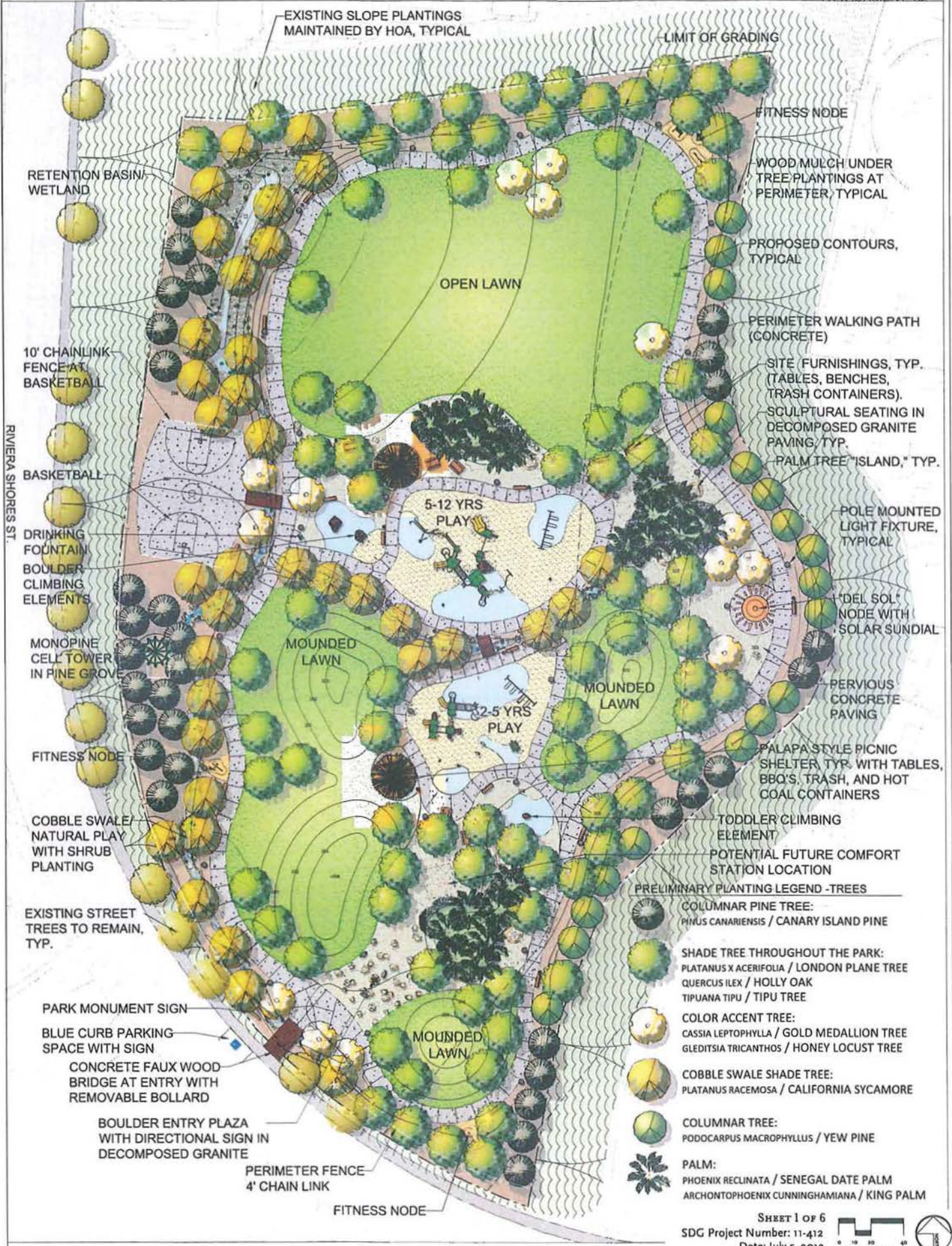
9.- **OLD BUSINESS.**- No old business.

10.- **ADJOURNMENT.**- The meeting was adjourned at 4:15 p.m.

Project Chronology
Sprint – Riviera Shores
PTS No. 241505

Date	Action	Description	City Review Time	Applicant Response
6/15/11	Submittal for Completeness Check			
8/3/11	Completeness Review Assessment		1 month, 19 days	
9/23/11	First Full Submittal	Deemed Complete		1 month, 20 days
11/1/11	First Assessment		1 month, 9 days	
12/5/11	Second Submittal			1 month, 4 days
1/6/12	Second Assessment		1 month, 1 day	
2/28/12	Third Submittal			1 month, 22 days
3/29/12	Third Assessment		1 month, 1 day	
5/7/12	Fourth Submittal			1 month, 8 days
6/18/12	Fourth Assessment		1 month, 11 days	
8/14/12	Fifth Submittal			1 month, 27 days
9/27/12	All Issues Resolved		1 month, 13 days	
10/17/12	CEQA Exemption Issued			
11/29/12	Planning Commission Hearing		2months, 2 days	
TOTAL STAFF TIME**			8 months 25 days	
TOTAL APPLICANT TIME**				7 months, 21 days
TOTAL PROJECT RUNNING TIME**			1 year, 5 months, 14 days	

**Based on 30 days equals to one month.



- PRELIMINARY PLANTING LEGEND - TREES**
-  **COLUMNAR PINE TREE:**
PINUS CANARIENSIS / CANARY ISLAND PINE
 -  **SHADE TREE THROUGHOUT THE PARK:**
PLATANUS X ACERIFOLIA / LONDON PLANE TREE
QUERCUS ILEX / HOLLY OAK
TIPUANA TIPU / TIPU TREE
 -  **COLOR ACCENT TREE:**
CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE
GLEDITSIA TRICANTHOS / HONEY LOCUST TREE
 -  **COBBLE SWALE SHADE TREE:**
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 -  **COLUMNAR TREE:**
PODOCARPUS MACROPHYLLUS / YEWE PINE
 -  **PALM:**
PHOENIX RECLINATA / SENEGAL DATE PALM
ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM

SHEET 1 OF 6
SDG Project Number: 11-412
Date: July 5, 2012
SCALE: 1"=30'-0"

SCHMIDT DESIGN GROUP, INC.
SANTA ANA, CALIFORNIA
1155 Fourth Avenue, San Diego, CA 92101
www.schmidt-design.com

GENERAL DEVELOPMENT PLAN
RIVERIA DEL SOL NEIGHBORHOOD PARK
SAN DIEGO, CALIFORNIA





Together with NEXTEL
NETWORK VISION MMBTS LAUNCH
OTAY MESA PARK (PERM)

SD74XC080
 4536 RIVIERA SHORES STREET
 SAN DIEGO, CA 92154

DCI PACIFIC
 A/E/C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
 T 949 472-3000 | F 949 472-3001

Sprint
 Together with NEXTEL
 310 COMMERCIAL, SUITE 250
 IRVINE, CA 92614
 PHONE: (714) 417-8343
 FAX: (714) 366-6501

PROJECT IDENTIFIER:
OTAY MESA PARK (PERM)
SD74XC080
 4536 RIVIERA SHORES STREET
 SAN DIEGO, CA 92154

CURRENT ISSUE DATE:
09/26/12

ISSUED FOR:
ZONING

APPROVALS:

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

DRAWN BY:	CHK:	APP:
HH	BOB	BOB

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
01/11/10	905 ZD	HH
02/16/10	1005 ZD	HH
04/04/10	CITY COMMENTS	HH
05/16/10	CHANGE PER HV	HH
06/02/10	CITY COMMENTS	HH
09/26/12	REDUCE RAD CENTER BY 1 FT.	HH

TITLE SHEET

SHEET NUMBER:	ISSUE LEVEL:
T1	

DEVELOPMENT SUMMARY

PROJECT DESCRIPTION:
 THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR THE 'SPRINT-NEXTEL' WIRELESS TELECOMMUNICATIONS NETWORK. THE FOLLOWING SHALL BE INSTALLED AT THE PROJECT SITE:

- (4) EQUIPMENT CABINETS MOUNTED ON CONCRETE PAD & 8 FT HIGH CMU WALL ENCLOSURE W/ WOOD TRELLIS
- (18) RRH's, (6) COMBINERS
- (1) MONOPINE
- (12) PANEL ANTENNAS AND (1) GPS ANTENNA
- POWER, TELCO & COAX CABLE RUNS

PROPERTY INFORMATION:

ASSESSOR PARCEL NUMBER: 631-292-02-00
 LEASE AREA: 294 SQFT.

LEGAL DESCRIPTION:

PARCEL A:
 BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 17082, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1993, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, INCLUDING PORTIONS OF DENNEY ROAD AND DEL SOL BOULEVARD AS DEDICATED TO PUBLIC USE.
 PARCEL B:
 NON-EXCLUSIVE EASEMENTS FOR CONSTRUCTION, GRADING, INSTALLATION, MAINTENANCE AND USE OF STREETS, UTILITIES, AND RELATED IMPROVEMENTS, INCLUDING, WITHOUT LIMITATION CURBS, GUTTERS, SIDEWALKS, PARKING, LIGHT FIXTURES, SIGNALS, LANDSCAPING, DRAINS, SEWERS, GAS, WATER, ELECTRICITY AND OTHER UTILITY LINES AND RELATED IMPROVEMENTS AS CREATED, DEFINED AND SET FORTH IN THAT CERTAIN INSTRUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED MAY 5, 1993 AS FILE NO. 1993-0278208 OF OFFICIAL RECORDS.

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

PROCESS 4

OWNER:

OWNER: CITY OF SAN DIEGO
 ADDRESS: 202 C STREET
 SAN DIEGO, CA 92101

EXISTING WCFs ON SAME PROPERTY:

1. NONE

BUILDING CODE INFORMATION:

EXISTING BUILDING/STRUCTURE: N/A
 OCCUPANCY = N/A
 CONSTRUCTION TYPE = N/A
 SPRINKLER SYSTEM = N/A
 PROPOSED STRUCTURE: U
 OCCUPANCY = U
 CONSTRUCTION TYPE = V-B
 SPRINKLER SYSTEM = NO

PROJECT TEAM:

CONSTRUCTION: PAUL HOKENESS
 PHONE: (858) 231-8889
 SITE ACQUISITION: CAITLYN KES
 PHONE: (858) 527-9938
 PLANNING: CAITLYN KES
 PHONE: (858) 527-9938
 ARCHITECT: D.K. DO, RA
 PHONE: (949) 475-1000

ZONING INFORMATION:

JURISDICTION: CITY OF SAN DIEGO
 ZONING DESIGNATION: O-1-1
 LATITUDE: 32° 34' 16.64" N
 LONGITUDE: 117° 02' 14.52" W
 TOP OF (E) STRUCTURE: 342.59' AMSL
 BASE OF STRUCTURE: 297.59' AMSL

CODE COMPLIANCE

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2010 CALIFORNIA BUILDING CODE (CBC) (2009 IBC WITH 2010 CA AMENDMENTS)
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) (2008 NEC WITH 2010 CA AMENDMENTS)
4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 UPOND UMC WITH 2010 CA AMENDMENTS)
5. 2010 CALIFORNIA ENERGY CODE (2008 CA ENERGY COMMISSION BLDG. ENERGY EFFICIENCY STANDARDS)
6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 IFC WITH 2010 CA AMENDMENTS)
7. 2010 CALIFORNIA GREEN CODE
8. 2010 CALIFORNIA REFERENCES STANDARDS CODE

VICINITY MAP

COORDINATES: 32° 34' 16.64" N
 117° 02' 14.52" W



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 GRAPE ST.
4. MERGE ONTO I-5 S.
5. MERGE ONTO CA-905 E VIA EXIT 3
6. TAKE THE PICADOR BLVD/SMYTHE AVE EXIT, EXIT 2A
7. TURN LEFT ONTO PICADOR BLVD.
8. TURN RIGHT ONTO DEL SOL BLVD.
9. TURN RIGHT ONTO RIVIERA SHORES ST.
10. 4536 RIVIERA SHORES ST IS ON THE LEFT.

APPROVAL	DATE	SIGNATURE
PAI:		
LANDLORD:		
CONST:		
S/A:		
RF:		
ZONING:		
AME:		
RF:		

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

DRAWING INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
T2	ANTENNA SPECIFICATION
A1	SITE PLAN
A1.1	SITE PLAN W/ SURROUNDING SPOT ELEVATIONS
A2	ENLARGED SITE PLAN
A3	EQUIPMENT & ANTENNA LAYOUT PLANS
A4	DETAILS
A5	ELEVATIONS
LS1	SITE SURVEY (FOR REFERENCE ONLY)
LS2	SITE SURVEY (FOR REFERENCE ONLY)

ABBREVIATIONS

A/C	AIR CONDITIONING	CA	GAUGE	OC	ON CENTER
AGL	ABOVE FINISH GRADE	CAV	GALVANIZED	OD	OUTSIDE DIAMETER
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD
BLOC	BUILDING	GRND	GROUND	PROP	PROJECT PROPERTY
BLK	BLOCK	GRD	GRASS	R	RADIUS
CLR	CLEAR	GRD	GROUND	REQD	REQUIRED
CONC	CONCRETE	HT	HEIGHT	RM	ROOM
CONSTR	CONSTRUCTION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	RO	ROUGH OPENING
CONT	CONTINUOUS	ID	INSIDE DIAMETER	SHT	SHEET
DRL	DOUBLE	IN	INCH	SM	SMALLER
DIA	DIAMETER	INFO	INFORMATION	SPEC	SPECIFICATION
DAG	DIAGONAL	INSUL	INSULATION	SF	SQUARE FOOT
DN	DOWN	INT	INTERIOR	SS	STAINLESS STEEL
DET	DETAIL	INT	INTERIOR	STE	STEEL
DWG	DRAWING	CBC	CALIFORNIA BUILDING CODE	STRUCT	STRUCTURAL
E	EXISTING	SUSP	SUSPENDED	THRU	THROUGH
EA	EACH	L	LENGTH	T.O.	TOP OF
ELEV	ELEVATION	LES	POUNDS	TYP	TYPICAL
ELEC	ELECTRICAL	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	MECH	MECHANICAL	VERT	VERTICAL
EQUIP	EQUIPMENT	MFR	MANUFACTURE	WF	WITHOUT
EXT	EXTERIOR	MGR	MANAGER	W/O	WITHOUT
FIN	FINISH	MIN	MINIMUM	WP	WATER PROOF
FLOOR	FLOOR	MISC	MISCELLANEOUS		
FLR	FLOOR	NA	NOT APPLICABLE		
FT	FOOT	N/C	NOT IN CONTRACT		
		NPS	NOT TO SCALE		

DCI PACIFIC
AJEJC WORKS

 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614
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 Together with NEXTEL
 310 COMMERCIAL SUITE 250
 IRVINE, CA 92612
 PHONE: (714) 412-8442
 FAX: (714) 848-5501

 PROJECT IDENTIFICATION
OTAY MESA PARK (PERM)
SD74XC080
 4536 BIVIERA SHORES STREET
 SAN DIEGO, CA 92134

 CURRENT ISSUE DATE:
09/26/12

 ISSUED FOR:
ZONING

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
BY:		
DM		

DRAWN BY:	CHK:	APP:
HH	BBK	BBK

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
01/17/11	BOX 2D	HH
02/16/11	TOOL 2D	HH
04/04/12	CITY COMMENTS	HH
05/18/12	CHANGE PER HW	HH
06/02/12	CITY COMMENTS	HH
09/26/12	REDUCE RAD CENTER BY 1 FT.	HH

 SHEET TITLE:
ANTENNA SPECIFICATION

 SHEET NUMBER:
T2
 OTAY MESA PERM
 SD74XC080

Product Data Sheet APXV9ERR18-C

Triple Band Dual Polarized Antenna, 806-1995, 80deg, 14-17dBi, 1.8m, VET, 0-10deg, 0.5m AISG Cable



Product Description

This antenna is an ideal choice for dual band site upgrade for high traffic areas. It features 4 ports in 1900 MHz and 2 ports in 800 MHz.

Features/Benefits

- Variable electrical downtilt – provides enhanced precision in controlling intercell interference. The tilt is infield adjustable 0-10 deg.
- High suppression of all upper sidelobes (Typically < 18 dB)
- Independent control of electrical downtilt for 800 and PCS bands
- Low profile for low visual impact
- Quick and easy to adjust
- High front-to-back ratio
- AISG compatible remote tilt available – Add suffix -A20 to the model number



Technical Specifications

Electrical Specifications	806-869	1850-1995	1850-1995
Frequency Range, MHz	806-869	1850-1995	1850-1995
Horizontal Beamwidth, deg	80	80	80
Vertical Beamwidth, deg	11.5	5.5	5.5
Electrical Downtilt, deg	0-10	0-10	0-10
Gain, dBi (dBi)	14 (11.9)	17 (14.9)	17 (14.9)
1st Upper Sidelobe Suppression, dB, typ. @ 10° & 18°	>18	>18	>18
Front-to-Back Ratio, dB, @ 150° & 15°	>30	>27	>27
Polarization	Dual pol ±1.5°		
Return Loss, dB	> 14		
Isolation between Ports, dB	>28		
3rd Order IMP @ 2 x 43 dBm, @ 2 min. duration	>110		
Cross Polar Discrimination (XPD) P ₁ , dB	>20		
Cross Polar Discrimination (XPD) P ₂ , dB	>5		
HW Swirlt across same band ports, °	±5		
Impedance, Ohms	50		
Maximum Power Input, W	250		
Lightning Protection	Direct Connect		
Connector Type	10 7-16 DIN Female		

Mechanical Specifications

Dimensions - HxWxD, mm (in)	1829 x 302 x 200 (72.8 x 11.8 x 7.9)
Weight w/o Mtg Hardware, kg (lb)	28.2 (62)
Rated Wind Speed, km/h (mph)	241 (150)
Radiome Material	ASA
Radiome Color	Light Gray RAL7035
Mounting Hardware Material	Diecasted Aluminum and Galvanized Steel

Ordering Information

Mounting Hardware	APM40-2 Downtilt Kit
AISG System Cable	0.5 m (included)
Mounting Pipe Diameter, mm (in)	66-100 (2.6-4.7)
Mounting Hardware Weight, kg (lb)	3.4 (7.5)

RFS The Clear Choice®

APXV9ERR18-C

Rev: F3

Print Date: 2.11.2011

Please visit us on the Internet at <http://www.rfsworld.com>

Radio Frequency Systems

ANTENNA SPECIFICATION

1

2

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A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
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PROJECT IDENTIFICATION:
OTAY MESA PARK (PERM)
SD74XC080
4536 RIVIERA SHORES STREET
SAN DIEGO, CA 92154

CURRENT ISSUE DATE:
09/26/12

ISSUED FOR:
ZONING

APPROVALS:

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

DRAWN BY:	CHK:	APPV:
HH	BOOK	BOOK

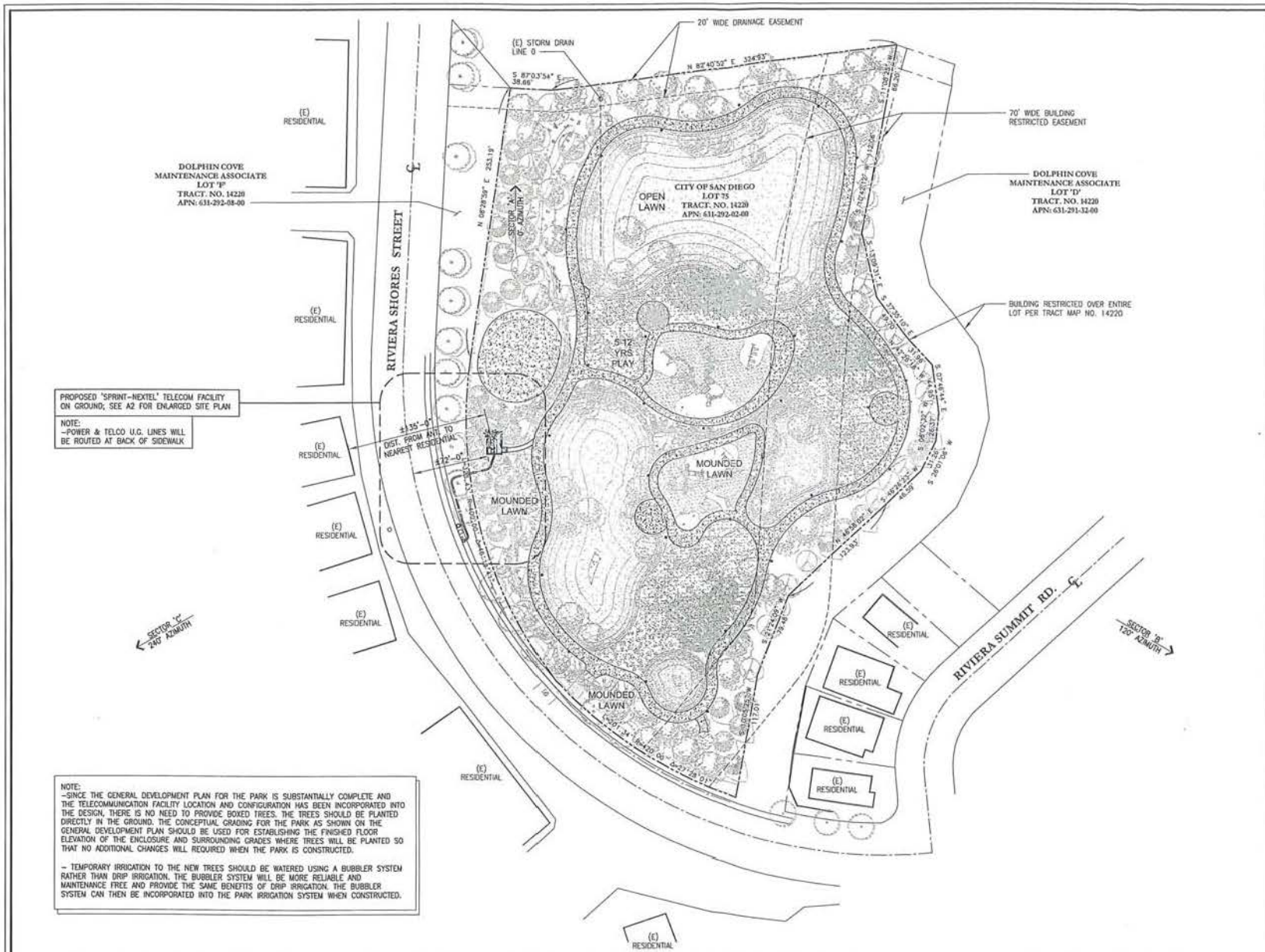
ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
01/17/12	BOOK 2D	HH
02/16/12	100% 2D	HH
04/04/12	CITY COMMENTS	HH
05/16/12	CHANGE PER HW	HH
08/02/12	CITY COMMENTS	HH
09/26/12	REDUCE PAD CENTER BY 1 FT.	HH

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1

OTAY MESA PARK
S0140002



PROPOSED 'SPRINT-NEXTEL' TELCOM FACILITY ON GROUND; SEE A2 FOR ENLARGED SITE PLAN

NOTE:
-POWER & TELCO U.G. LINES WILL BE ROUTED AT BACK OF SIDEWALK

NOTE:
-SINCE THE GENERAL DEVELOPMENT PLAN FOR THE PARK IS SUBSTANTIALLY COMPLETE AND THE TELECOMMUNICATION FACILITY LOCATION AND CONFIGURATION HAS BEEN INCORPORATED INTO THE DESIGN, THERE IS NO NEED TO PROVIDE BOXED TREES. THE TREES SHOULD BE PLANTED DIRECTLY IN THE GROUND. THE CONCEPTUAL GRADING FOR THE PARK AS SHOWN ON THE GENERAL DEVELOPMENT PLAN SHOULD BE USED FOR ESTABLISHING THE FINISHED FLOOR ELEVATION OF THE ENCLOSURE AND SURROUNDING GRADES WHERE TREES WILL BE PLANTED SO THAT NO ADDITIONAL CHANGES WILL BE REQUIRED WHEN THE PARK IS CONSTRUCTED.

- TEMPORARY IRRIGATION TO THE NEW TREES SHOULD BE WATERED USING A BUBBLER SYSTEM RATHER THAN DRIP IRRIGATION. THE BUBBLER SYSTEM WILL BE MORE RELIABLE AND MAINTENANCE FREE AND PROVIDE THE SAME BENEFITS OF DRIP IRRIGATION. THE BUBBLER SYSTEM CAN THEN BE INCORPORATED INTO THE PARK IRRIGATION SYSTEM WHEN CONSTRUCTED.

SITE PLAN

SCALE: 1"=40'-0"

DATE: 09/26/12

1

DCI PACIFIC
A/E/C WORKS

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Sprint
Together with NEXTEL
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IRVINE, CA 92602
PHONE: (714) 817-9342
FAX: (714) 818-9353

PROJECT IDENTIFIER:
OTAY MESA PARK (PERM)
SD74XC080
4518 RIVIERA SHORES STREET
SAN DIEGO, CA 92134

CURRENT ISSUE DATE:
09/26/12

ISSUED FOR:
ZONING

APPROVALS:

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

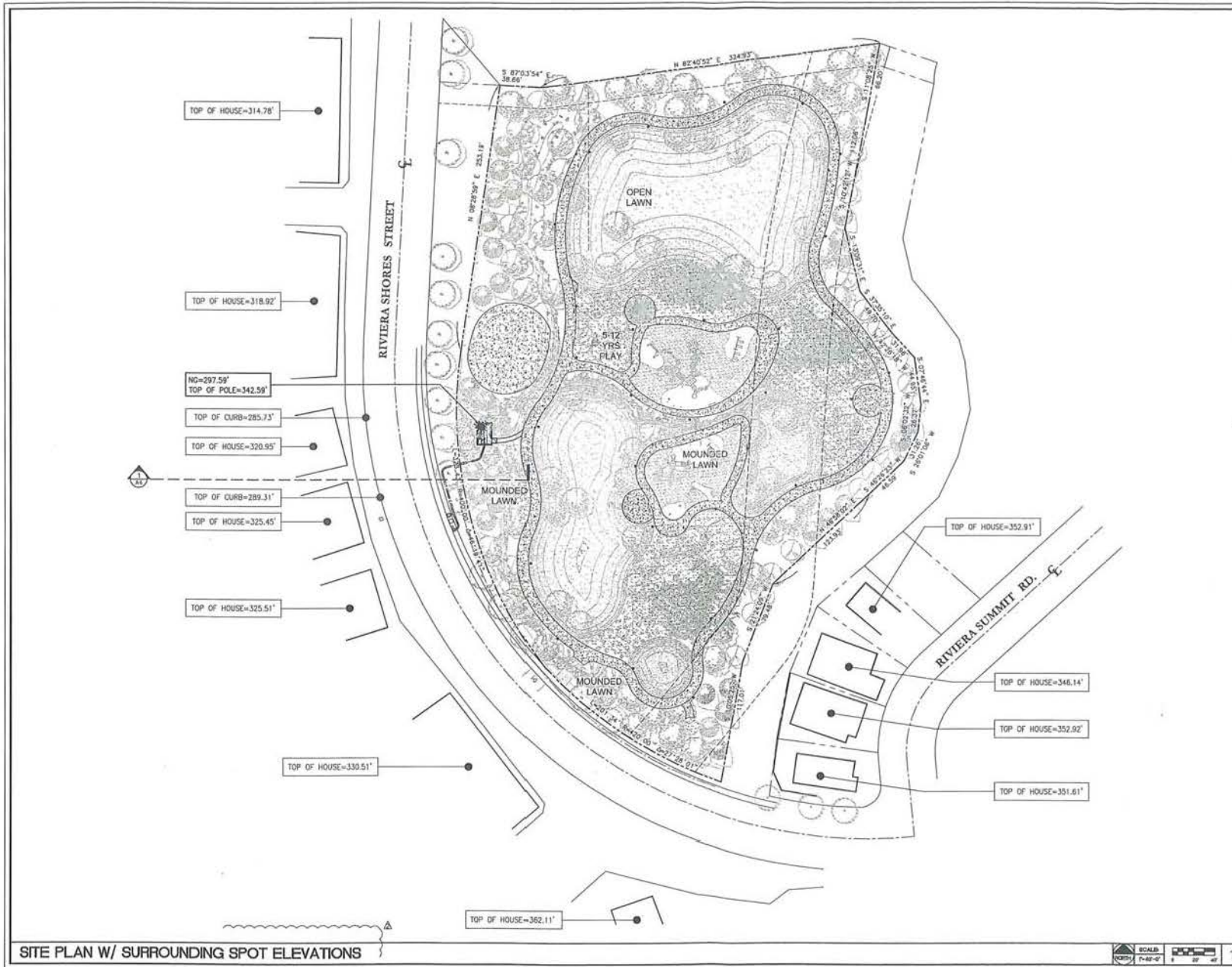
DRAWN BY:	CHK:	APPV:
HH	BOOK	BOOK

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
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02/10/12	100% 2D	HH
04/04/12	CITY COMMENTS	HH
05/16/12	CHANGE PER RV	HH
08/02/12	CITY COMMENTS	HH
08/28/12	REDUCE PAD CENTER BY 1 FT.	HH

SHEET TITLE:
**SITE PLAN W/
SURROUNDING SPOT
ELEVATIONS**

SHEET NUMBER:
A1.1
ISSUE LEVEL:
OTAY MESA PARK
SD74XC080



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AJEJC WORKS

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PROJECT IDENTIFICATION

OTAY MESA PARK (PERM)
SD74XC080

4534 BIVENSIA SHORES STREET
SAN DIEGO, CA 92154

CURRENT ISSUE DATE:

09/26/12

ISSUED FOR:

ZONING

APPROVALS:

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

DRAWN BY:	CHK:	APV:
HH	BOOK	BOOK

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
01/11/12	30X 2D	HH
02/10/12	100X 2D	HH
04/04/12	CITY COMMENTS	HH
05/16/12	CHANGE PER HV	HH
08/02/12	CITY COMMENTS	HH
09/26/12	REDUCE RAD CENTER BY 1 FT.	HH

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT PLAN

SHEET NUMBER:
A3

ISSUE LEVEL:
OTAY MESA PARK
SD74XC080

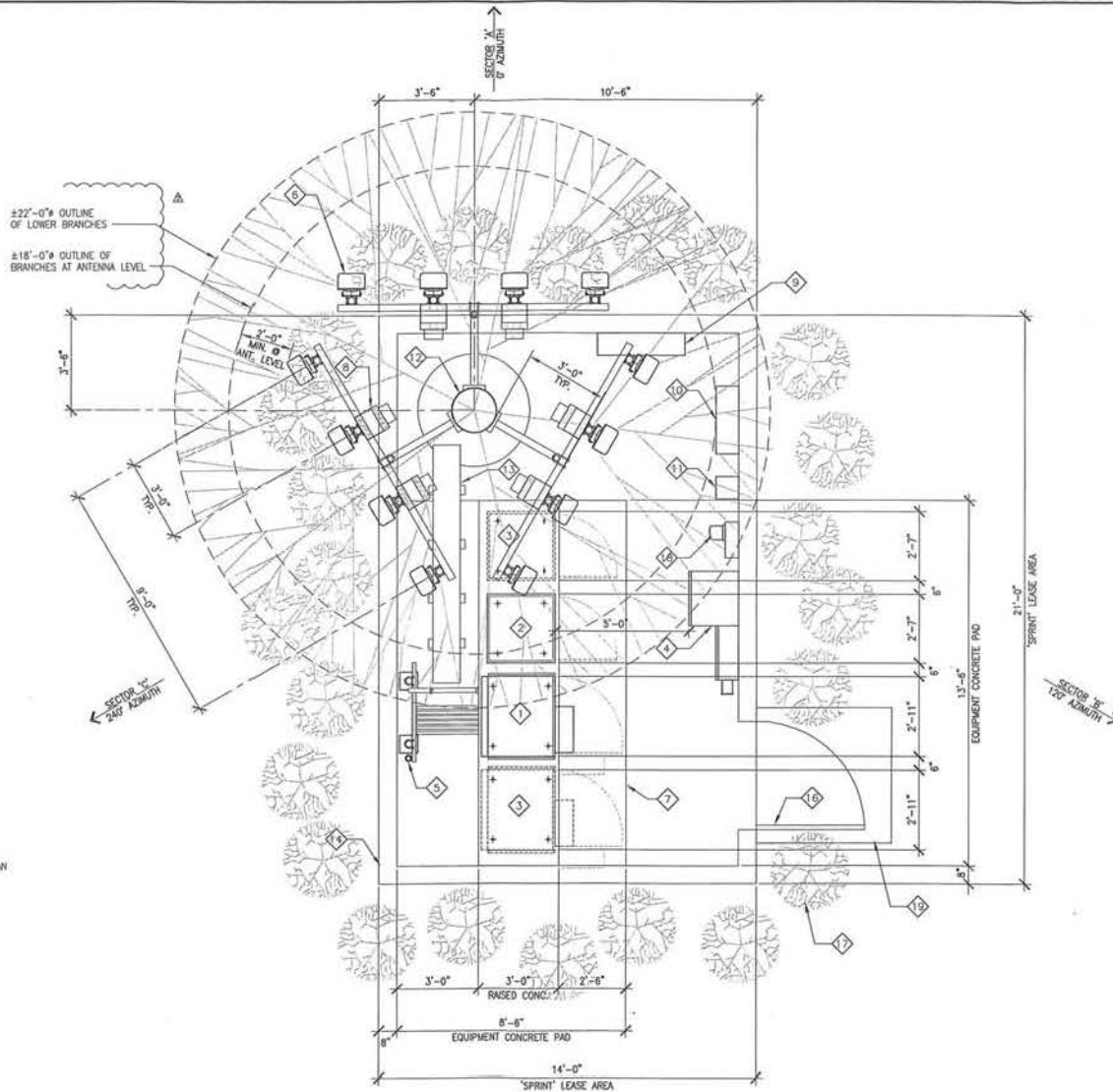
MONOPINES NOTES:
1/ BRANCHES TO EXTEND 2' (MIN.) BEYOND ANTENNAS
2/ ANTENNAS, RRU'S & COMPONENTS TO BE COVERED WITH PINE NEEDLE SOCKS
TRELLIS NOT SHOWN FOR CLARITY PURPOSE

KEYNOTES

- 1 (P) 'SPRINT-NEXTEL' PRIMARY MDCCELL V4.0B CABINET MOUNTED ON CONCRETE PAD, WEIGHT: 1538 LBS
- 2 (P) 'SPRINT-NEXTEL' BATTERY CABINET MOUNTED ON CONCRETE PAD, WEIGHT: 2174 LBS
- 3 (P) 'SPRINT-NEXTEL' FUTURE CABINET MOUNTED ON CONCRETE PAD, WEIGHT: 1538 LBS
- 4 (P) 'SPRINT-NEXTEL' PPC/EGR, TELCO PANEL
- 5 (P) 'SPRINT-NEXTEL' GPS ANTENNA
- 6 (P) 'SPRINT-NEXTEL' 8FT NV ANTENNA, APXN9ER18-C, 4 PER SECTOR, 12 TOTAL
- 7 (P) 'SPRINT-NEXTEL' 5'-0"x5'-0" CONCRETE LANDING
- 8 (P) 'SPRINT-NEXTEL' (1) 800MHz RRH, (2) 1900MHz RRH, AND (1) COMBINER MOUNTED ON BACK OF ANTENNA --- (8) RRH'S & (2) COMBINERS PER SECTOR (18) RRH'S TOTAL & (6) COMBINERS TOTAL
- 9 (P) 'SPRINT-NEXTEL' DISTRIBUTION BOX (39"HX39"WX10"D)
- 10 (P) 'SPRINT-NEXTEL' AAV FIBER TERMINATION BOX (36"HX30"WX10"D)
- 11 (P) 'SPRINT-NEXTEL' FIBER INTERFACE EQUIPMENT BOX (16"HX10"WX10"D)
- 12 (P) 'SPRINT-NEXTEL' MONOPINE BY SOLAR COMMUNICATIONS INTERNATIONAL (SCI) (619) 243-2750
- 13 (P) CABLE TRAY MOUNTED ON GROUND
- 14 (P) 'SPRINT-NEXTEL' 8'-0"H SPLIT FACE CMU WALL, COLOR: DESERT TAN
- 15 (P) 8'-6"x13'-8" EQUIPMENT CONCRETE PAD
- 16 (P) 4'-0" WIDE STEEL ACCESS GATE W/ WOOD TRIM, PAINTED BROWN TO SIMULATE WOOD MATERIAL
- 17 (P) CALIFORNIA NATIVE SHRUBS (LOUSTRUM J. 'TEXANJIM') @ 4 SIDES OF EQUIPMENT ENCLOSURE
- 18 (P) 'SPRINT-NEXTEL' METER/MAN

NOTE: PROPOSED MDCCELL UNITS, NO AC UNITS

EQUIPMENT AND ANTENNA LAYOUT PLAN



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A/E/C WORKS

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Together with NEXTEL

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IRVINE, CA 92602
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FAX: (714) 368-3501

PROJECT IDENTIFIATION:
OTAY MESA PARK (PERM)
SD74XC080
4534 BIVIERA SHORES STREET
SAN DIEGO, CA 92154

CURRENT ISSUE DATE:
09/26/12

ISSUED FOR:
ZONING

APPROVALS:

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

DRAWN BY:	CHK:	APPV:
HW	BOK	BOK

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
01/17/12	SOB 2D	HW
02/10/12	100% 2D	HW
04/04/12	CITY COMMENTS	HW
05/18/12	CHANGE PER HW	HW
06/02/12	CITY COMMENTS	HW
09/26/12	REDUCE RAO CENTER BY 1 FT.	HW

SHEET TITLE:

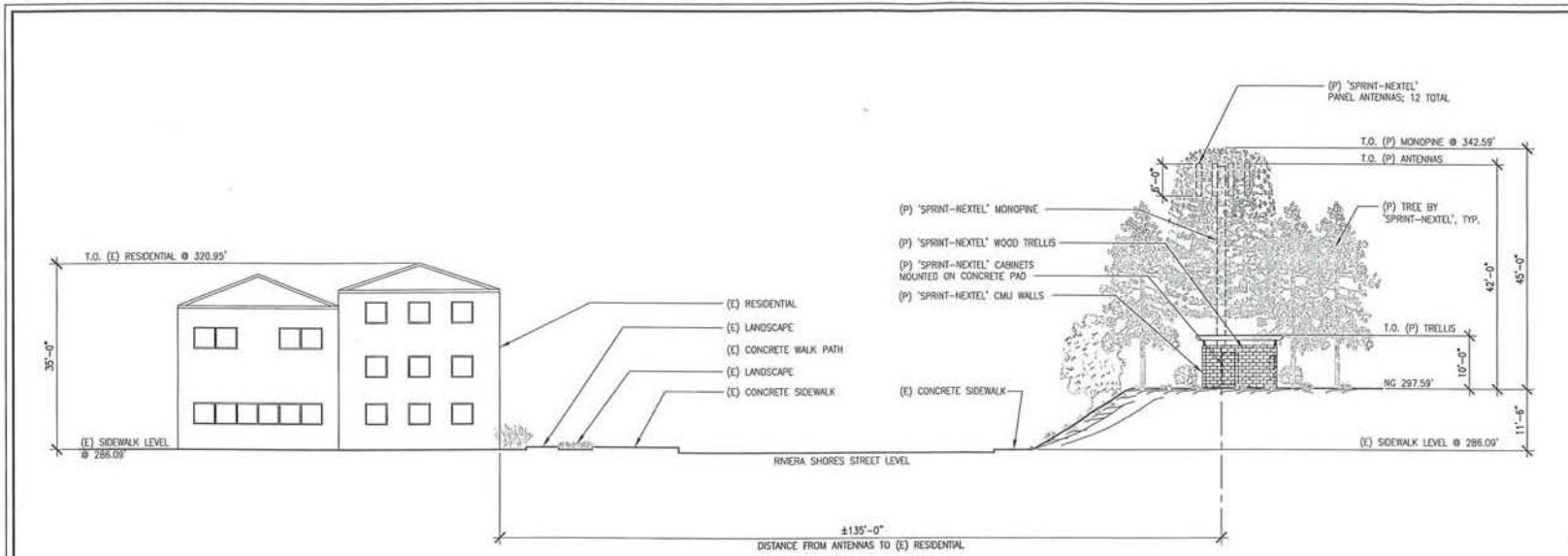
DETAILS

SHEET NUMBER:

A4

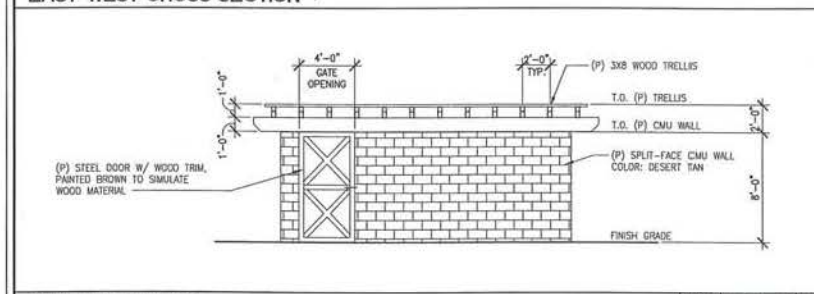
ISSUE LEVEL:

OTAY MESA PARK
SD74XC080



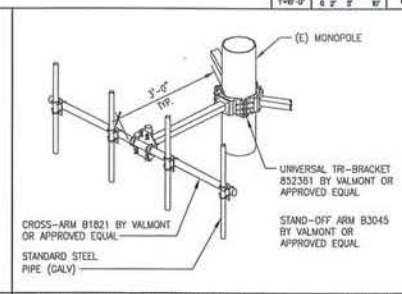
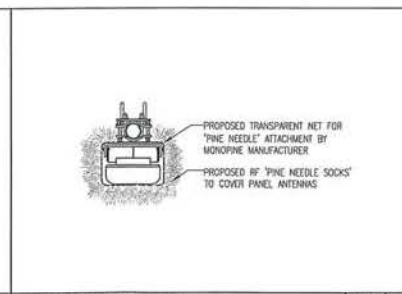
EAST-WEST CROSS SECTION

SCALE: 1"=8'-0" 1



NORTH ELEVATION

SCALE: 1/4"=1'-0" 5



4 ANTENNA MOUNTING BRACKETS

SCALE: NONE 2

- DIMENSION BETWEEN FACE OF ANTENNA AND BRANCH TIP (MIN. 24") (1) AS3
 - BRANCH COUNT: 87
 - OVERALL BRANCH DENSITY (MIN. 3/FT.)
 - BEGINNING BRANCH HEIGHT: 10'-0" ABOVE GROUND
 - CHILING: INSIDE POLE/TRUNK (CONCAL)

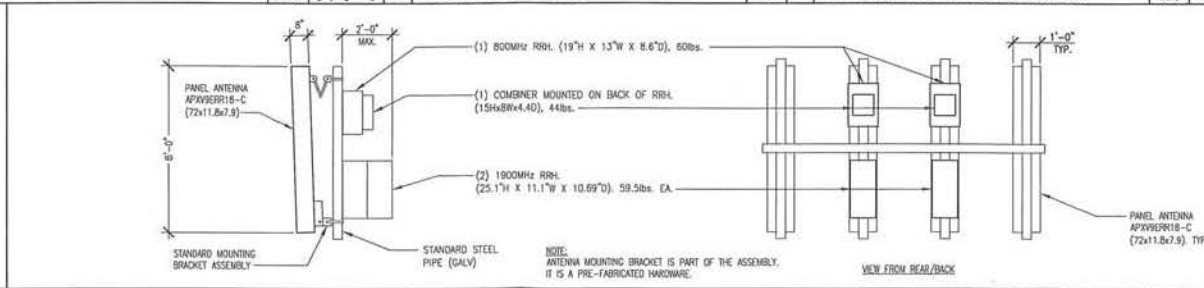
- SOCK DETAIL (4) AS4

- BRACKET DETAILS (2) AS2

- MONOPOLE MANUFACTURER:
 SOLAR COMMUNICATIONS INTERNATIONAL (SCI) (619) 243-2750

MONOPOLE SPECIFICATION

SCALE: NONE 6



6 ANTENNA, RRH'S AND COMBINER MOUNTING DETAIL

SCALE: NONE 3

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A/E/C WORKS

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PHONE: (714) 617-9942
FAX: (714) 368-3021

PROJECT IDENTIFICATION:
OTAY MESA PARK (PERM)
SD74XC080
4530 RIVIERA SHORES STREET
SAN DIEGO, CA 92154

CURRENT ISSUE DATE:
09/26/12

ISSUED FOR:
ZONING

APPROVALS:

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
SF		
CM		

DRAWN BY:	CHK:	APV:
HE	BOE	BOE

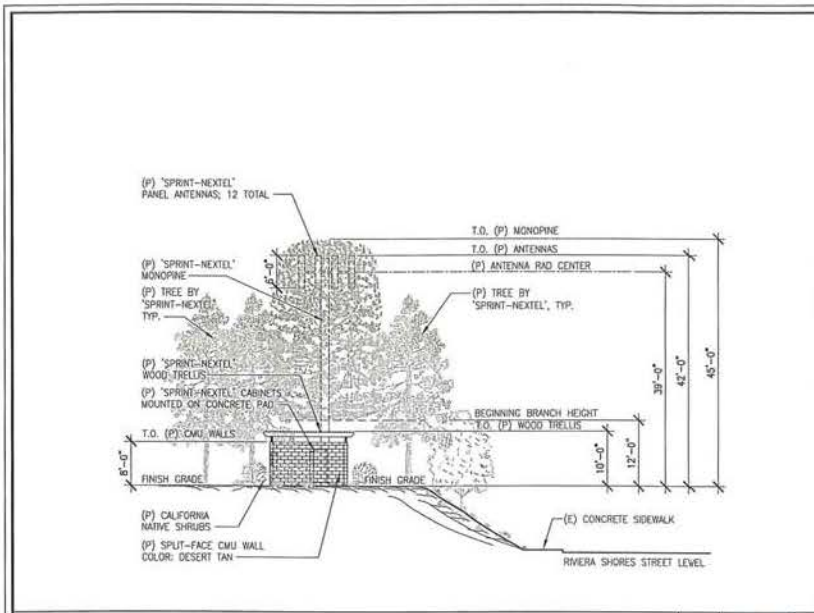
ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY:
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---	02/16/12	100% ZD	HH
Δ	04/04/12	CITY COMMENTS	HH
---	05/14/12	CHANGE PER NY	HH
Δ	08/02/12	CITY COMMENTS	HH
---	08/28/12	REDUCE RAD CENTER BY 1 FT.	HH

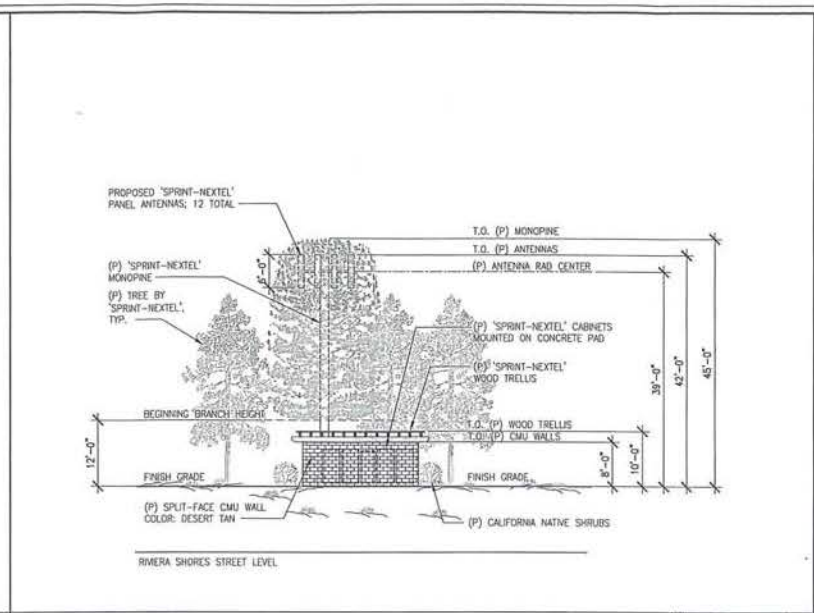
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A5

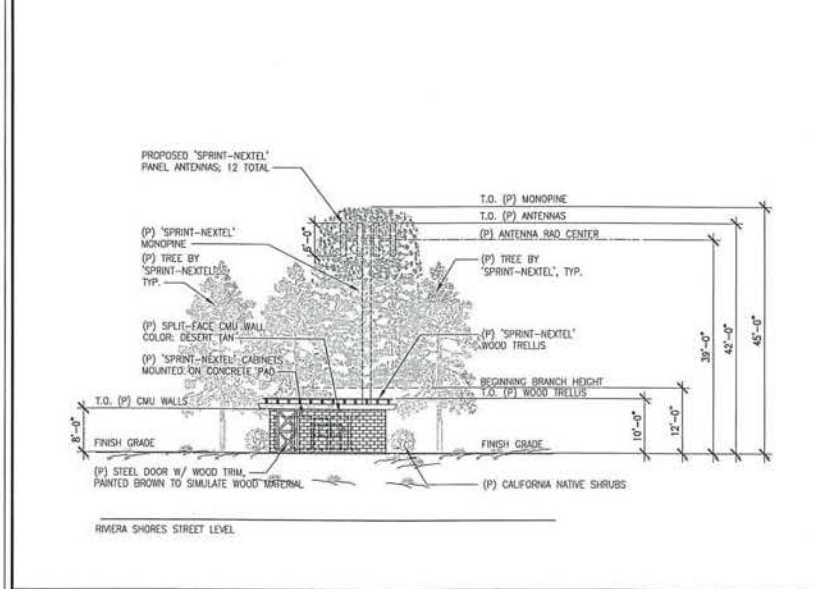
ISSUE LEVEL:
OTAY MESA PARK SD74XC080



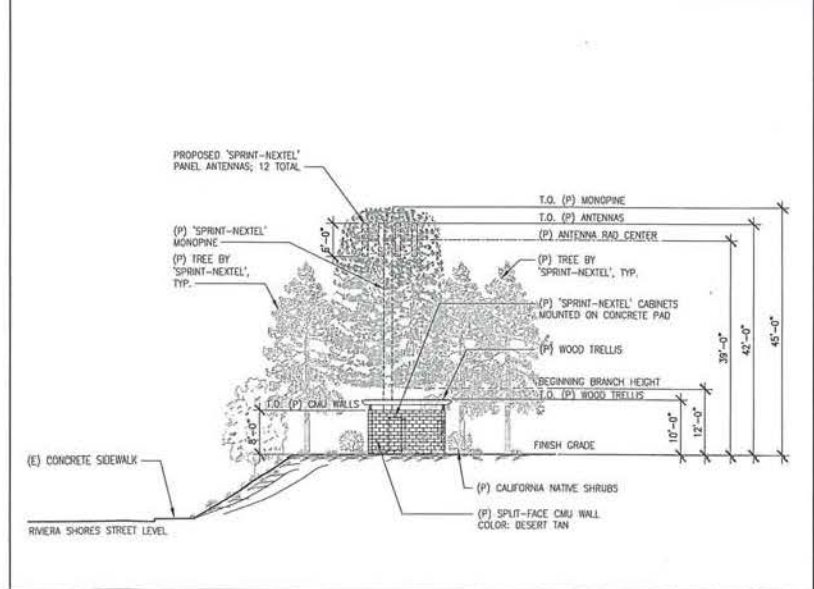
NORTH ELEVATION SCALE: 1"=16'-0" 3



WEST ELEVATION SCALE: 1"=16'-0" 2



EAST ELEVATION SCALE: 1"=16'-0" 4



SOUTH ELEVATION SCALE: 1"=16'-0" 1



PROJECT INFORMATION:

RIVIERA SHORES
SD74XC080
4536 RIVIERA SHORES STREET
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

8/01/2012

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1.	4/11/11	FIRST SUBMITTAL	DAF
2.	5/4/2011	LEASE AREA	DAF
3.	8/1/12	ADDITIONAL TOPO	DAF

PLANS PREPARED BY:



ARCHITECTURE ENGINEERING CONSULTING
32 EXECUTIVE PARK, STE 110, IRVINE, CA 92614
PHONE: (949) 475-1000 FAX: (949) 475-1001

CONSULTANT:



DRAWN BY: CHK. APV.

DAF	DAF	DAF
-----	-----	-----

LICENSURE:



SHEET TITLE:

SITE SURVEY

SHEET NUMBER: REVISION:

LS1 1 OF 2

OWNER'S NAME: CITY OF SAN DIEGO
ASSESSOR'S PARCEL NUMBER(S) 631-292-02-00
BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEOCENTRIC OFFICE 1.00 SOFTWARE.
BASIS OF ELEVATIONS: NGVD 1929
ELEVATIONS ARE BASED ON THE CITY OF SAN DIEGO DATUM (NGVD1929). BENCHMARK USED IS LISTED AS SE COR AT SOUTHERLY ON RAMP OF HWY 805 AND PALM STREET. ELEVATION=241.05'

SITE DATA

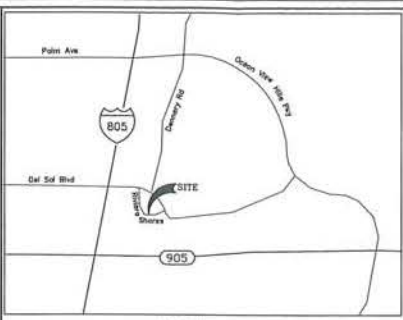
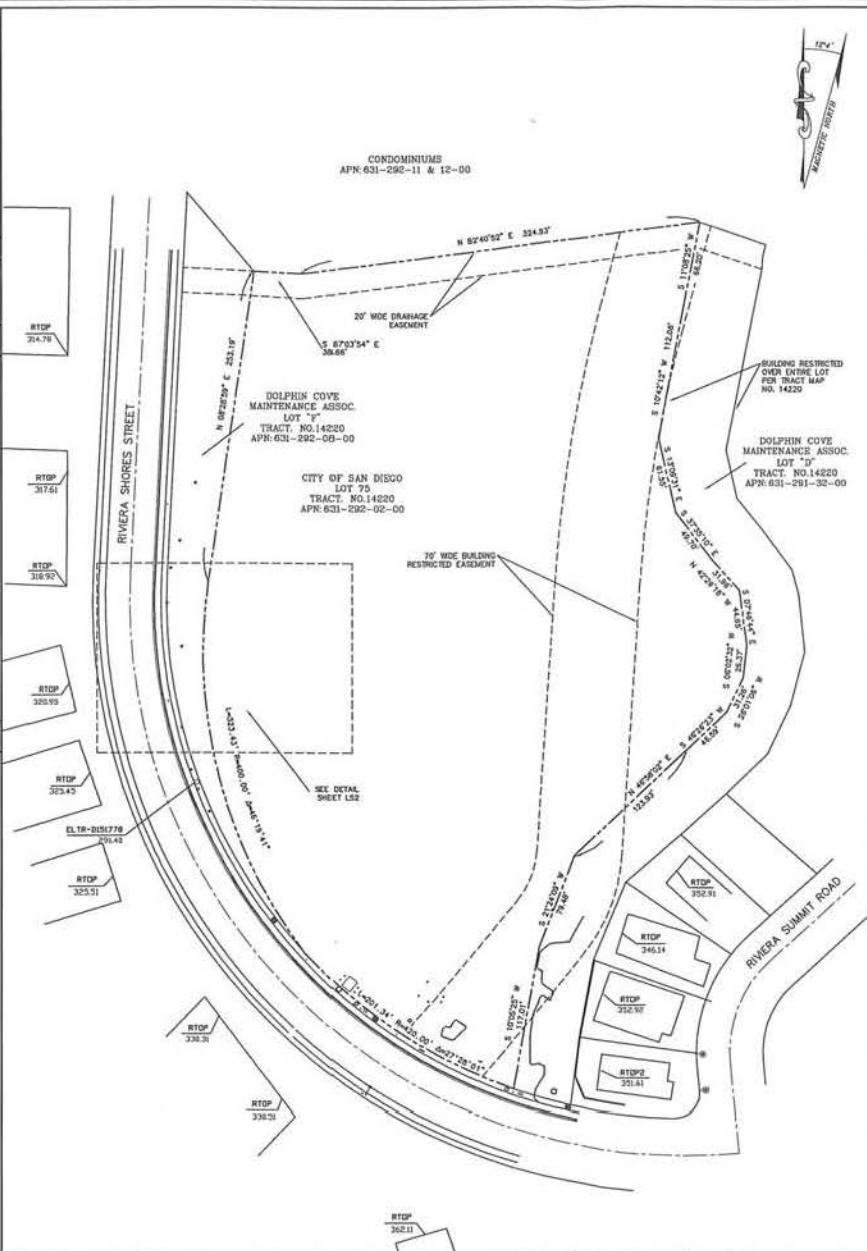
FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program: County: SAN DIEGO Effective Date: 6/19/1997
Panel: 2158F Community-Panel Number: 06073C
The Flood Zone Designation for this site is: ZONE - X

FEMA FLOOD ZONE INFORMATION

PROPOSED LEASE DESCRIPTION

(Waiting for Title Report)

PRELIMINARY TITLE NOTES:



VICINITY MAP

LEGEND

- BUSH
- ⊞ ELECTRICAL BOX
- ⊞ IRRIGATION BOX
- STREET LIGHT
- FOUND MONUMENT
- ⊞ SIGN
- ⊞ TELEPHONE PEDESTAL
- TREE
- TREE CONIFEROUS
- ⊞ WATER METER
- ⊞ WATER VALVE
- BSHL EDGE OF BUSHES
- EC EDGE OF CONCRETE
- ELCB ELECTRICAL CABINET
- ELTR ELECTRICAL TRANSFORMER
- FL FLOW LINE CURB & GUTTER
- GB GRADE BREAK
- LIP LIP OF GUTTER
- NG GROUND SPOT ELEVATION
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TW WALL TOP
- WTVA WATER VAULT
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

- This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on APRIL 7, 2011 AND JULY 25, 2012.

OVERALL SITE PLAN



GENERAL NOTES



Together with NEXTEL
SPRINT - NEXTEL
 310 COMMERCE, IRVINE, CA. 92602
 PHONE: (714) 368-3500 FAX: (714) 368-3501

PROJECT INFORMATION:

RIVIERA SHORES
 SD74XC080
 4536 RIVIERA SHORES STREET
 SAN DIEGO, CA 92154
 SAN DIEGO COUNTY

CURRENT ISSUE DATE:

8/01/2012

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1.	4/11/11	FIRST SUBMITTAL	DAF
2.	5/4/2011	LEASE AREA	DAF
3.	8/1/12	ADDITIONAL TOPO	DAF

PLANS PREPARED BY:



ARCHITECTURE-ENGINEERING-CONSULTING
 32 EXECUTIVE PARK, STE 110, IRVINE, CA 92614
 PHONE: (949) 475-1000 FAX: (949) 475-1001

CONSULTANT:

FLOYD SURVEYING
 2621 GREEN RIVER RD.
 STE 105-202
 CORONA, CA 92882
 CELL: (949) 200-0425
 EMAIL: fa@floydsurveying.com

DRAWN BY: CHK. APV.:

DAF	DAF	DAF
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LICENSURE:

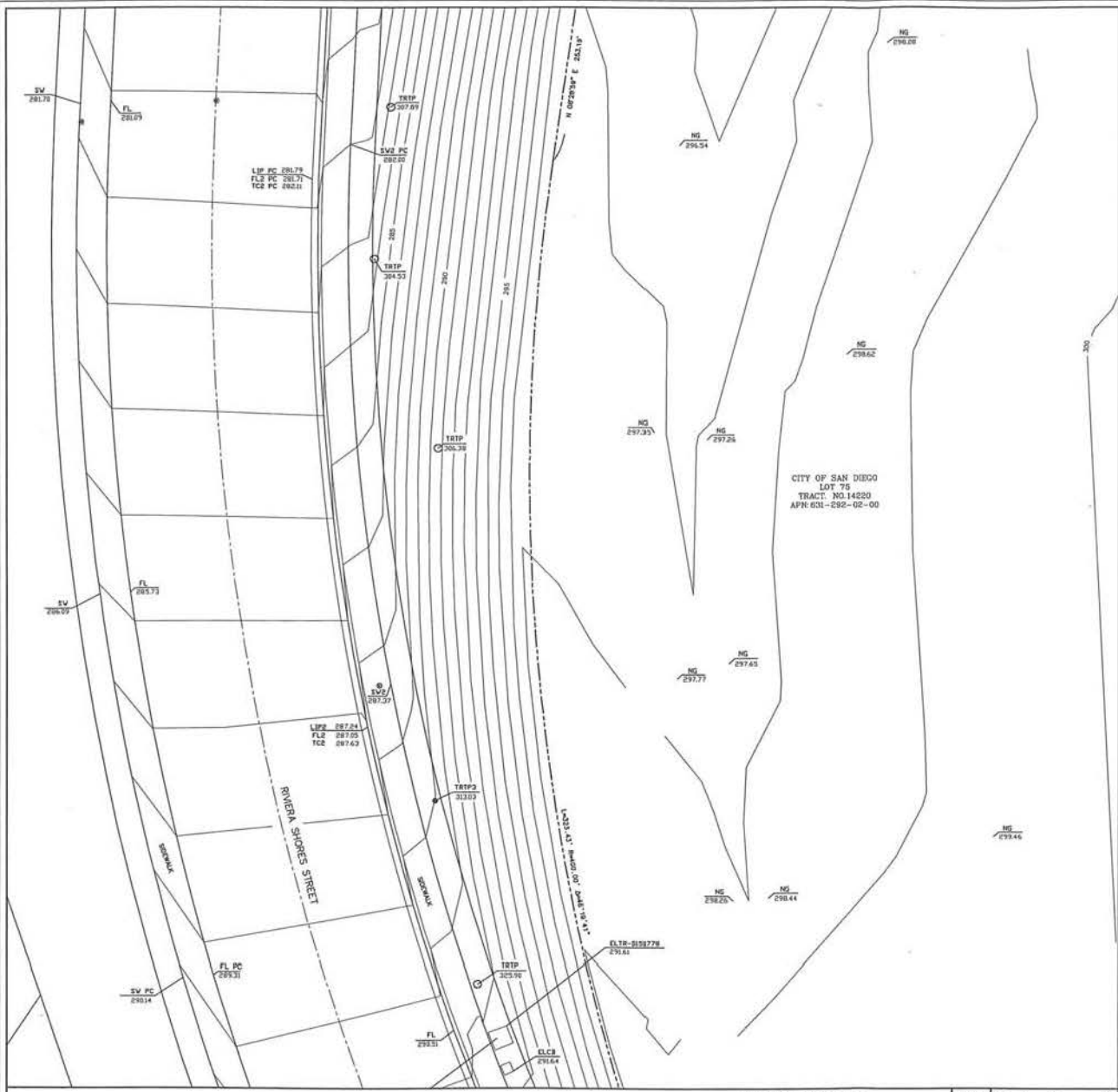


SHEET TITLE:

SITE SURVEY

SHEET NUMBER: REVISION:

LS2 2 OF 2



DETAIL SITE PLAN

SCALE: 1"=10'



LEGEND

- BUSH
- ELECTRICAL BOX
- IRRIGATION BOX
- STREET LIGHT
- FOUND MONUMENT
- SIGN
- TELEPHONE PEDESTAL
- TREE
- TREE CONIFEROUS
- WATER METER
- WATER VALVE
- BSHL EDGE OF BUSHES
- EO EDGE OF CONCRETE
- ELCB ELECTRICAL CABINET
- ELTR ELECTRICAL TRANSFORMER
- FL FLOW LINE CURB & GUTTER
- GB GRADE BREAK
- LIP LIP OF GUTTER
- NG GROUND SPOT ELEVATION
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TW WALL TOP
- WVA WATER VAULT
- BOUNDARY LINE
- - - CENTERLINE
- - - MISC. PROPERTY LINE
- - - MISC. TIE LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - FENCE LINE

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. transmitted the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on APRIL 7, 2011.

GENERAL NOTES