



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 21, 2012 **REPORT NO. PC-12-110**

ATTENTION: Planning Commission, Agenda of November 29, 2012

SUBJECT: SPRINT – MUELLER LEWIS - PROJECT NO. 261266
PROCESS 4

**OWNER/
APPLICANT:** 4345 MCR Partnership
Sprint PCS

SUMMARY

Issue(s): Should the Planning Commission approve a wireless communication facility (WCF) located at 4345 Murphy Canyon Road in the Kearny Mesa Community Plan area?

Staff Recommendation: Approve Planned Development Permit (PDP) No. 920233.

Community Planning Group Recommendation: On June 20, 2012, the Kearny Mesa Planning Group voted 8-0-0 to recommend approval of the Sprint – Mueller Lewis project on the condition that all permit requirements are complied with in a reasonable timeframe (Attachment 9).

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 15301, Existing Facilities. The environmental exemption determination for this project was made on October 10, 2012, and the opportunity to appeal that determination ended October 24, 2012 (Attachment 7).

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 maintains an existing facility at this location consisting of nine panel antennas installed behind Fiberglass Reinforced Panels (FRP) designed as a parapet. The equipment is located in a 311-square foot outdoor enclosure on the south side of the building. Sprint is proposing to replace one antenna in each of three sectors and add six Remote Radio Heads (RRH's are used to amplify the signal), also behind the FRP screen. The project site is located at 4345 Murphy Canyon Road in the IL-2-1 zone in the Kearny Mesa Community Planning area (Attachments 1, 2, and 3). Sprint first received approval for this facility on September 25, 2001 and the permit included a ten-year expiration.

WCF's are permitted in commercial and industrial zones as a Limited Use; however, a Planned Development Permit (PDP) is required because the project does not comply with the 250-square foot maximum equipment enclosure size allowed in the Wireless Communication Facility regulations, Land Development Code (LDC) Section 141.0420.

DISCUSSION

Project Description:

This project consists of three sectors of three panel antennas each for a total of nine antennas. Sprint's Network Vision project includes replacing one antenna in each sector that will support their Long Term Evolution (LTE) technology upgrade. Additionally, Sprint proposes to add six RRH's, two behind each of the three replacement antennas. All of these components will be located behind the existing FRP parapet screen. No changes are proposed to the existing equipment, which is located within a 311-square foot enclosure on the south side of the building behind a six-foot wooden fence (Attachment 12).

The location of the equipment enclosure with the original project required Sprint to close the driveway immediately south of the building and install a new driveway approximately 36-feet to the south. The new driveway was constructed, but the original driveway was never removed and restored. A condition has been included in this permit that requires Sprint to ensure by permit and bond that the original driveway will be removed and the curb and gutter restored (Attachment 12).

Council Policy 600-43, "Wireless Communication Facilities," assigns preference levels to the locations of WCF. This policy encourages these facilities to be located away from residential uses. WCF's proposed in commercial or industrial zones are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower approval process level, such as a Limited Use. However, in this case, the equipment enclosure exceeds the 250-square foot maximum allowed in the WCF regulations, but the enclosure is located behind a six-foot tall fence and will not be visible from the public right-of-way.

General Plan:

The Kearny Mesa Community Plan is silent on wireless communication facilities; however, 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.

The antennas and associated components are located behind the existing building parapet and the equipment is within an outdoor enclosure that is situated behind a 6-foot tall fence. This design complies with the recommendations in the General Plan to be respectful to the neighborhood context.

Conclusion:

There are no visible changes to this WCF. The antennas and RRH's will be located behind the building parapet, which is architecturally integrated into the building. No changes are proposed to the equipment which is located in a chain link enclosure behind a six-foot wooden fence. From the public right-of-way, the Sprint WCF complies with the wireless regulations, which require all reasonable means to be used to minimize or conceal the visual impacts by integrating the facility into the setting in which it is located. Other than the size of the equipment enclosure, which is located behind a fence, the project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the General Plan. Staff has provided draft findings to support approval of the project (Attachment 5), and draft conditions of approval (Attachment 6). Staff is recommending that the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve PDP No. 920233, with modifications.**
2. **Deny PDP No. 920233, 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



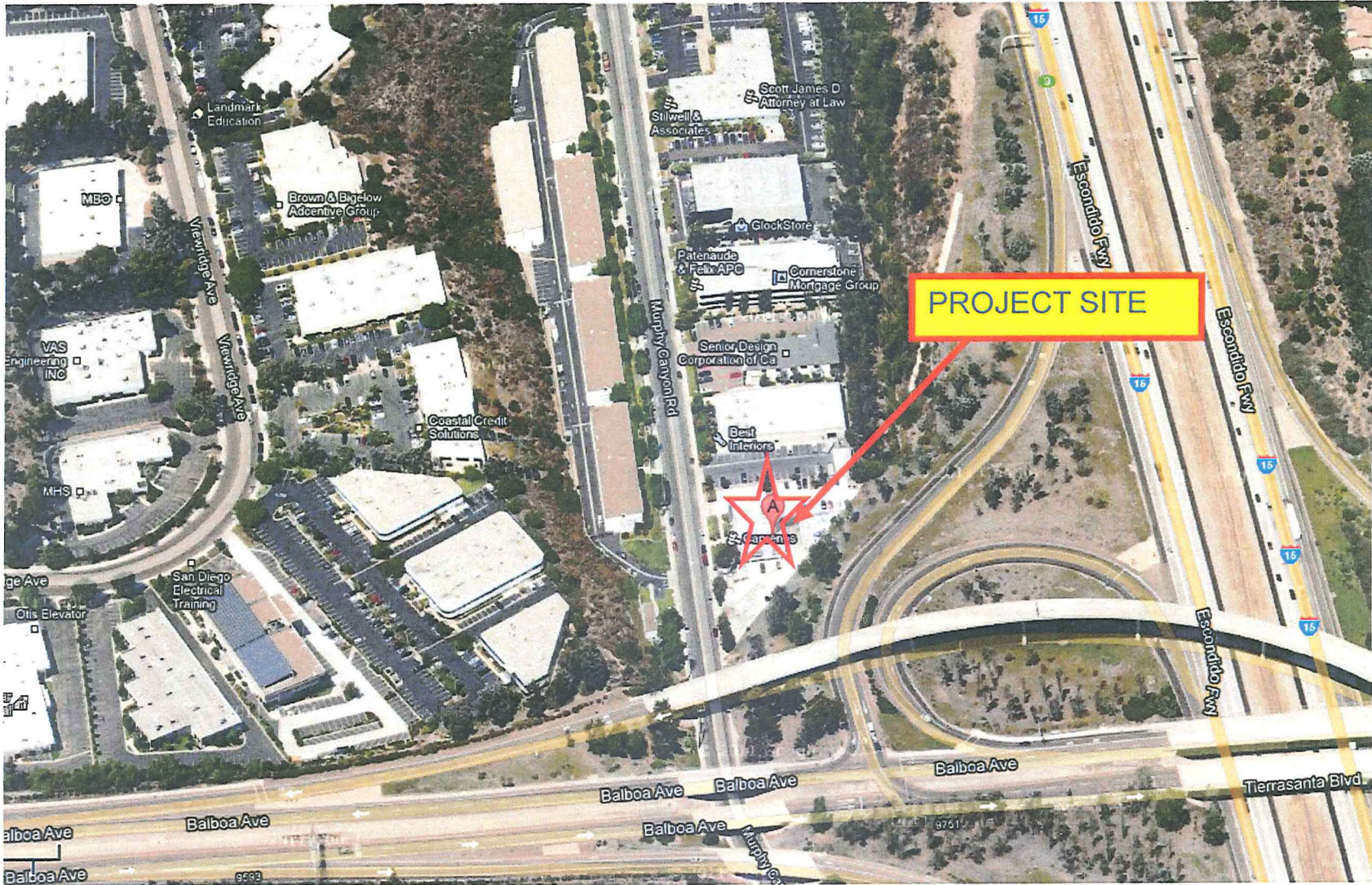
Karen Lynch-Ashcraft
Project Manager
Development Services Department

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. Environmental Exemption
8. Photographs
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Project Plans

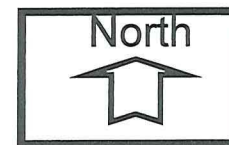
Rev 01-06/11 hmd

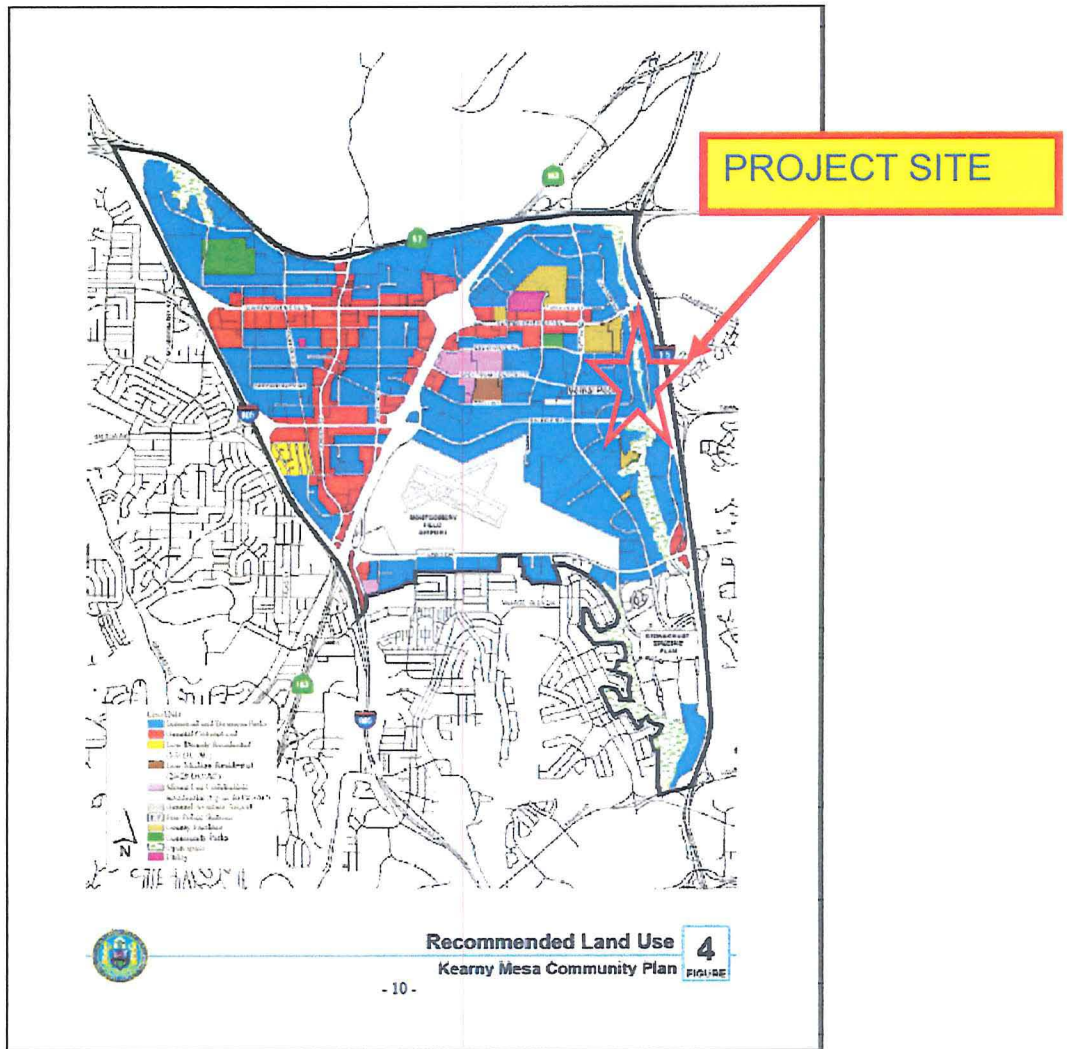


Aerial Photo

SPRINT- MUELLER LEWIS PROJECT NUMBER 261266

4345 MURPHY CANYON ROAD



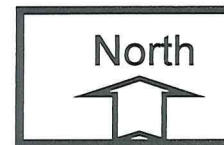


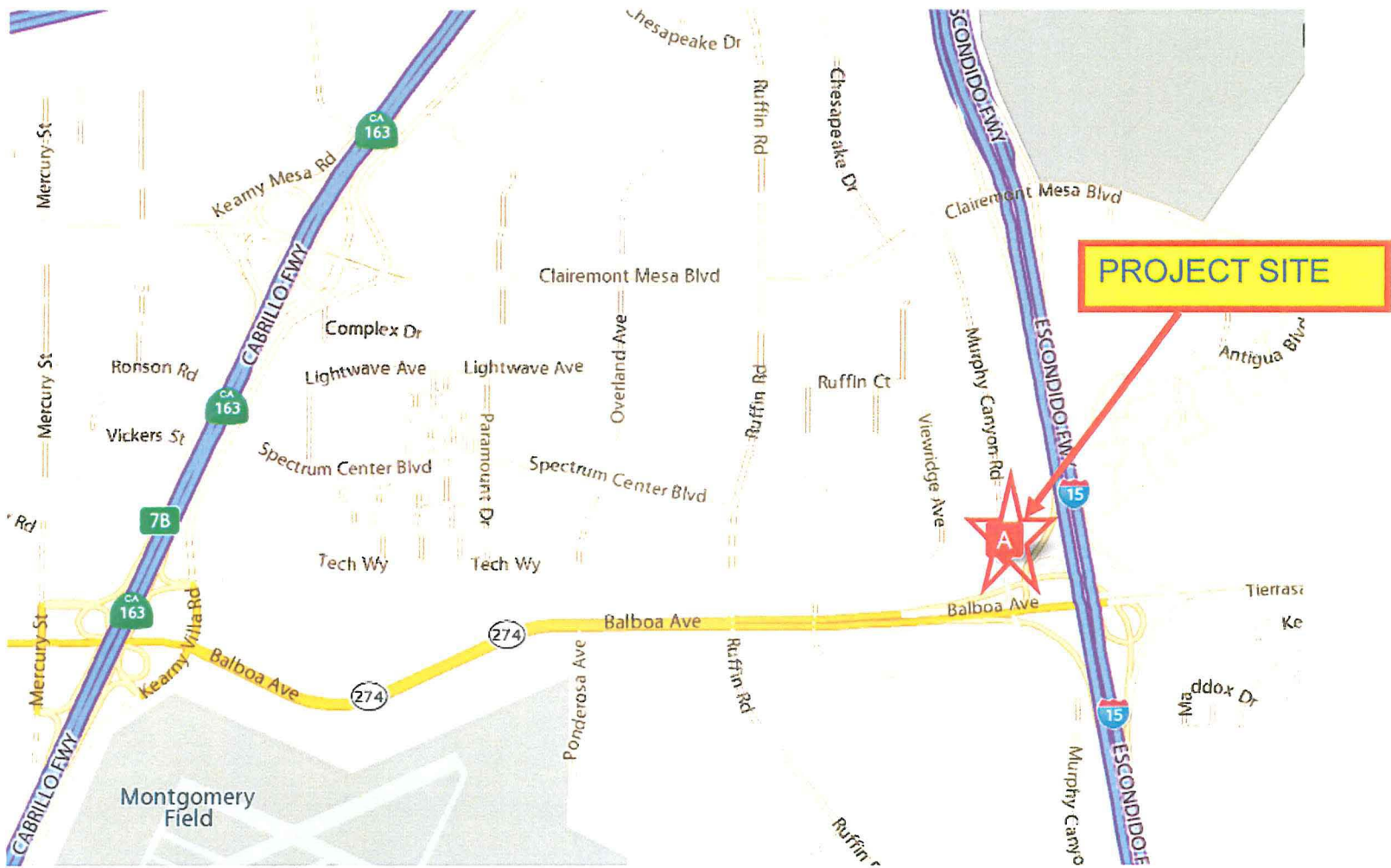
KEARNY MESA COMMUNITY PLAN MAP



SPRINT- MUELLER LEWIS PROJECT NUMBER 261266

4345 MURPHY CANYON ROAD





Project Location Map

SPRINT-LOGAN'S RUN MUELLER LEWIS PROJECT NUMBER 261266

4345 MURPHY CANYON ROAD



PROJECT DATA SHEET

PROJECT NAME:	Sprint – Mueller Lewis	
PROJECT DESCRIPTION:	A wireless communication facility consisting of nine panel antennas mounted behind a parapet and a 311-square foot equipment enclosure.	
COMMUNITY PLAN AREA:	Kearny Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial and Business Park	
<u>ZONING INFORMATION:</u>		
ZONE: IL-2-1 HEIGHT LIMIT: None FRONT SETBACK: 20 feet. SIDE SETBACK: 10 feet. REAR SETBACK: 0 or 15 feet. PARKING: 18 parking spaces required.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial and Business Park; IL-2-1.	Industrial
SOUTH:	Public Right-of-Way	Balboa Avenue
EAST:	Caltrans Right-of-Way	Interstate-15 Off ramp
WEST:	Industrial and Business Park; IL-2-1.	Commercial/Industrial
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to allow a 311- square foot equipment enclosure where 250-square feet is permitted.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 20, 2012, the Kearny Mesa Community Planning Group voted unanimously (8-0-0) to approve this project, with the condition that all permit conditions be complied with in a reasonable timeframe.	

**PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 920233
SPRINT –MUELLER LEWIS
PROJECT NO. 261266
DRAFT**

WHEREAS, 4345 MCR PARTNERSHIP, 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. 920233) on portions of a .76 acre site;

WHEREAS, the project site is located at 4345 Murphy Canyon Road in the IL-2-1 zone of the Kearny Mesa Community Planning area;

WHEREAS, the project site is legally described as: Parcel 5 in the City of San Diego, County of San Diego, State of California, as shown on Parcel Map No.14209, filed in the Office of the County Recorder of San Diego of San Diego County, February 27, 1986;

WHEREAS, on November 29, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 920233, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 10, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated November 29, 2012.

FINDINGS:

Planned Development Permit - Section 126.0604

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

The Kearny Mesa Community Plan is silent on wireless communication facilities; however, Section A.15 of the Urban Design section the City of San Diego's General Plan addresses wireless facilities. Specifically, the City's General Plan 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 underground vaults or unobtrusive structures. In this case, the project consists of existing antennas located behind Fiberglass Reinforced Panels (FRP) designed to match the building parapet. The current proposal is to replace three of the existing nine antennas with antennas capable of providing Long Term Evolution (LTE) technology, enabling Sprint to provide more coverage at faster speeds. The existing equipment is located in a 311-square foot outdoor enclosure behind a six-foot tall wooden fence. No additional modifications are proposed to the equipment. Based on the design of this project, the improvements proposed to the wireless communication facility (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." A Radio Frequency Electromagnetic Fields Exposure Report, prepared by Dtech was prepared for the project, concluding that the site is in compliance with the FCC standards. Therefore, 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, specifically the IL-2-1 zone development regulations. WCF's are permitted in industrial zones with industrial uses as a limited use, process 1. However, the project deviates from WCF regulations which allow a maximum 250-square foot equipment enclosure. In this case, the project proposes a 311-square foot equipment enclosure, which requires a Planned Development Permit to allow this deviation. The equipment enclosure is existing and was originally approved in 2001, prior to the adoption of the Wireless Communication Facility regulations. The enclosure is located behind a six-foot tall wooden fence which connects the Mueller Lewis building to a small PacBell equipment building to the south, concealing all of the equipment from the public right-of-way. The WCF regulations require wireless projects to use all reasonable means to conceal or minimize visual impacts through integration.

Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. The deviation is appropriate for this location because if the enclosure were reduced in size by 61-square feet, it would impact the level of service that Sprint customers currently enjoy. As it is located and designed, it cannot be seen from any vantage point other than from the rear portion (parking area) of the building on which the WCF is located. Allowing Sprint to maintain their current level of service is more desirable for the wireless subscribers in the area especially when the WCF is not visible to the general public. Based on the design of the facility, the project complies with the applicable regulations of the Land Development Code, including the allowed deviation being processed with the PDP.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 920233 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 920233, 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. 24002289

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: 24002289

Planned Development Permit No. 920233
Sprint – Mueller Lewis
PROJECT NO. 261266
Planning Commission
Draft

This Planned Development Permit is granted by the Planning Commission of the City of San Diego to 4345 MCR Partnership, Owner, and Sprint PCS, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 14, Article 3, Division 4. The .76-acre site is located at 4345 Murphy Canyon Road in the IL-2-1 zone of the Kearny Mesa Community Plan. The project site is legally described as: Parcel 5 in the City of San Diego, County of San Diego, State of California, as shown on Parcel Map No.14209, filed in the Office of the County Recorder of San Diego of San Diego County, February 27, 1986.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility [WCF] 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. A total of nine panel antennas (not to exceed 54.8" x 13.8" x 4.3") and six Remote Radio Heads (RRH's) located behind an existing six-foot tall building parapet;
- b. An existing 311-square foot equipment enclosure;
- c. Closure of the existing middle driveway and restoration to the original condition, including curb, sidewalk and gutter as well as 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 Planned Development Permit (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 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 PCS or its successors** 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. 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.

13. 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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can

still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENGINEERING REQUIREMENT:

14. Prior to the issuance of any building permits, the applicant shall assure by permit and bond the replacement of the curb with City standard curb and gutter, adjacent to the site on Murphy Canyon Road, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

15. Prior to building permit issuance, the Permittee shall obtain an engineering permit for closure of the driveway proximal to the equipment closure pursuant to SDMC 142.0560(j)(10).

16. Prior to issuance of any construction permits, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan. Construction plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees pursuant to SDMC 142.0403.

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

18. 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.

19. 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.

20. The Owner/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.

21. The final product shall conform to the stamped, approved plans and approved photosimulations prior to final inspection approval.

22. 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.

23. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
24. Use of or replacement of any building façade or mechanical screen with Fiberglass Reinforced Panel [FRP] material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP's shall be painted and textured to match the original building.
25. 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.
26. 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.
27. 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.

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.: PDPP No. 920233/PTS No. 261266
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.

Sprint PCS
Permittee

By _____
NAME:
TITLE:

4345 MCR Partnership
Owner

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

ATTACHMENT 7

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

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

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

PROJECT NO.: 261266 PROJECT TITLE: SPRINT NEXTEL MUELLER LEWIS

PROJECT LOCATION-SPECIFIC: 4345 MURPHY CANYON ROAD, SAN DIEGO, CA 92123
PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT (PDP) for the continued operation of an existing wireless communications facility (WCF). The facility includes nine (9) panel antennas (mounted behind a parapet screen) attached to a commercial building and one (1) equipment enclosure located on the ground level at the southwestern corner of the building. The project site is located at 4345 Murphy Canyon Road in the IL-2-1 zone within the Kearny Mesa Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: CITY OF SAN DIEGO

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: ANNE WULFTANGE REGAN, DEPRATTI, INC., 10183 AVENIDA MAGNIFICA, SAN DIEGO, CA 92131; 858-602-6522

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)

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. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is 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?
(X)YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.



MARTHA BLAKE/SENIOR PLANNER

OCTOBER 10, 2012
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:





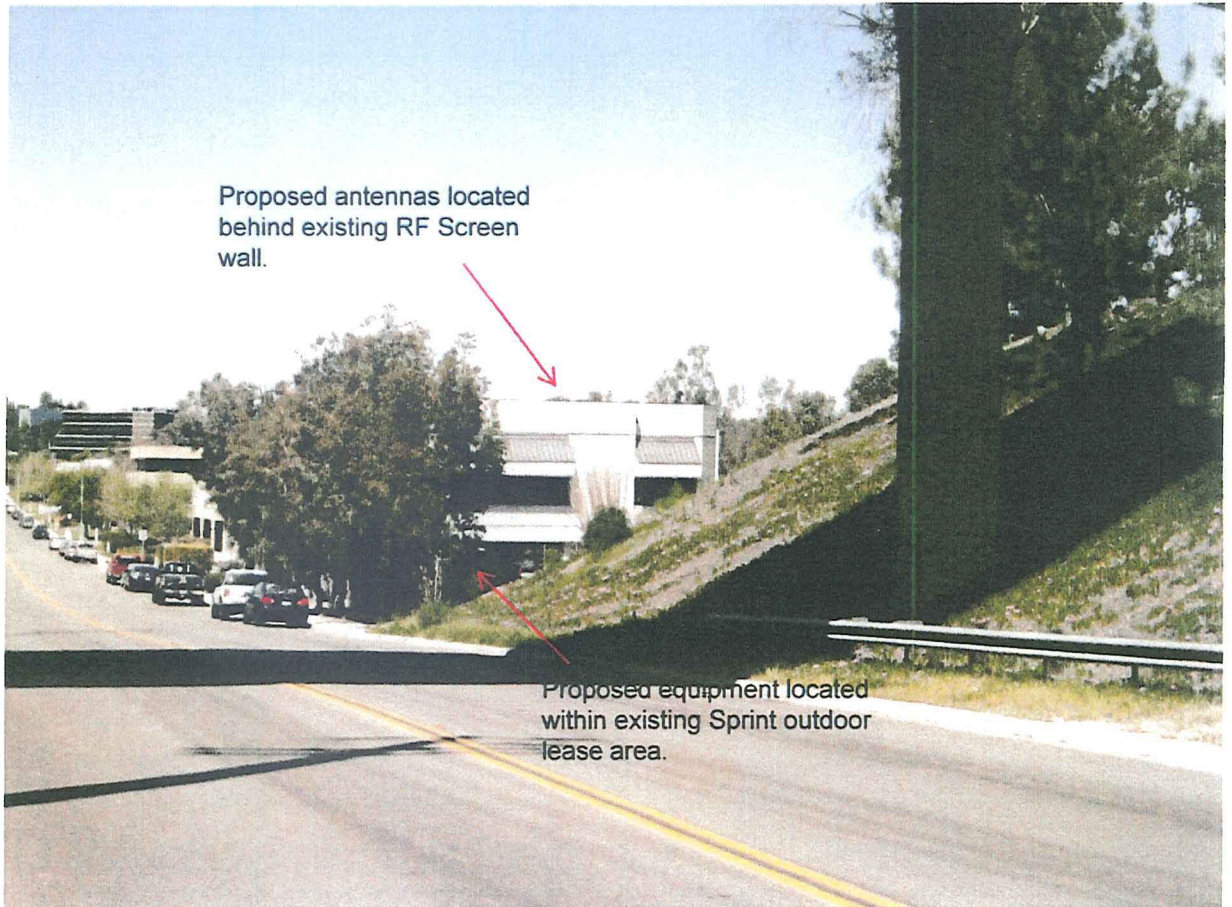
Existing



Proposed



Existing



Proposed

Kearny Mesa Planning Group

C/O Gibbs Flying Service, Inc.
8906 Aero Drive, San Diego, CA 92123
858-277-0162 FAX 858-277-0854
www.kearnymesaplanninggroup.org

July 9, 2012

Karen Lynch-Ashcraft
Development Services Dept
City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101

Re: Sprint - Mueller Lewis PDP
Project NO 261266
4345 Murphy Canyon Road

Dear Karen,

At our regularly scheduled meeting on June 20, 2012 the planning group reviewed the above referenced Planned Development Permit for an existing wireless communication facility. The project was presented by Anne Regan representing Sprint. Anne provided detailed handouts of the existing facility including photos and drawings of the proposed project. She commented on the uncompleted items that were required in the earlier CUP and how those would be accomplished. There were some questions and comments from members. The main items were that this seems use compatible with the surroundings and the equipment is not visible from the right of way. It sentiment was that an applicant should be sure that all requirements are complied with in a reasonable time frame.

A motion was made and seconded to recommend approval of the project as presented. That motion was unanimously adopted, 8-0-0.

Please give me a call if you need any further information.

Sincerely,


Buzz Gibbs



Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Sprint Mueller Lewis (SD40XC314)

Project Address:
 4345 Murphy Canyon Road, San Diego, CA 92123

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: Sprint Mueller Lewis (SD40XC314)	Project No. (For City Use Only)
---	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____

Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
 4345 MCR Partnership

Owner Tenant/Lessee

Street Address:
 4345 Murphy Canyon Rd.
 City/State/Zip:
 San Diego, CA 92123
 Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):
 JOHN T. LEWIS, JR.

Title (type or print):
 GENERAL PARTNER

Signature:  Date: 10/18/12

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

**Project Chronology
Sprint – Mueller Lewis
PTS No. 261266**

Date	Action	Description	City Review Time	Applicant Response
10/27/11	Submittal for Completeness Check			
12/8/11	Completeness Review Assessment		1 month, 11 days	
1/26/12	First Full Submittal	Deemed Complete		1 month, 18 days
3/1/12	First Assessment		1 month, 4 days	
6/21/12	Second Submittal			3 months, 20 days
7/20/12	Second Assessment		1 month, 19 days	
10/18/12	Third Submittal			2 months, 28 days
10/18/12	All Issues Resolved		0 days	
11/29/12	Planning Commission Hearing		1 month, 11 days	
TOTAL STAFF TIME**			5 months 15 days	
TOTAL APPLICANT TIME**				8 months, 6 days
TOTAL PROJECT RUNNING TIME**			1 year, 1 month, 2 days	

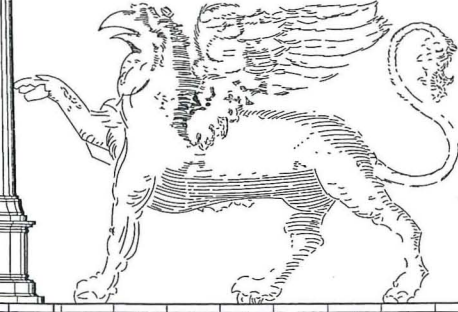
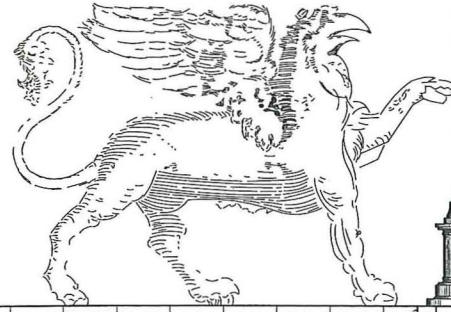
**Based on 30 days equals to one month.



Sprint
Together with NEXTEL

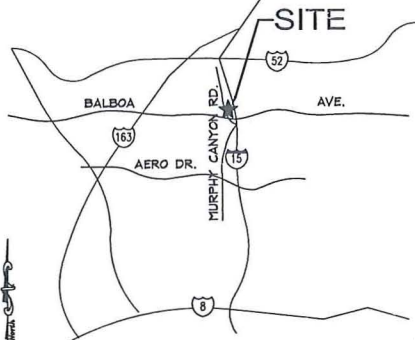
SD40XC314 MUELLER LEWIS
4345 MURPHY CANYON ROAD SAN DIEGO, CA 92123

No.	Revision / Issue	Date
A	Preliminary 2D	08-04-11
B	Client Comments	08-11-11
C	Client Comments	12-21-11
D	Planning Comments	06-07-12



LEGAL DESCRIPTION:
PARCEL 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 14209, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO OF SAN DIEGO COUNTY, FEBRUARY 27, 1986.

- DIRECTIONS TO SITE**
1. DEPART COMMERCE TOWARD EL CAMINO REAL
 2. TURN RIGHT ONTO EL CAMINO REAL
 3. TURN LEFT ONTO EL CAMINO REAL N
 4. TURN RIGHT ONTO BRYAN AVE
 5. TURN RIGHT ONTO CULVER DR
 6. TAKE RAMP RIGHT FOR I-5 SOUTH/SANTA ANA Fwy TOWARD SAN DIEGO
 7. KEEP LEFT ONTO I-805 SOUTH/INLAND Fwy/JACOB DEKENA Fwy
 8. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CA-52 EAST
 9. AT EXIT 7, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CLAIREMONT MESA BLVD
 10. TURN RIGHT ONTO CLAIREMONT MESA BLVD
 11. TURN LEFT ONTO MURPHY CANYON RD
 12. ARRIVE AT 4345 MURPHY CANYON RD, ON THE LEFT



RF INITIALS: _____ DATE _____

ZONING/PLANNING INITIALS: _____ DATE _____

ARCHITECT INITIALS: _____ DATE _____

CONSTRUCTION INITIALS: _____ DATE _____

SITE ACQUISITION INITIALS: _____ DATE _____

LANDLORD INITIALS: _____ DATE _____

ACCESSIBILITY DISCLAIMER
THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SECTION 712 (b) 5, EXCEPTION 1 OF TITLE 24 SAYS: "FACILITIES LOCATED IN OPERATIONAL AREAS WHICH WOULD NOT HAVE ANY REASONABLE AVAILABILITY TO OR USAGE BY PERSONS WHO USE ACCESSIBILITY REQUIREMENTS OF THESE REGULATIONS."

PROJECT STATEMENT
I HEREBY CERTIFY THAT THIS PROJECT COMPLIES TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.



SIGNED _____

LEGAL DESCRIPTION

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

APPLICABLE CODES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
 2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
 3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
 4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
 5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
 6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
 7. 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
 8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

SITE NAME: MUELLER LEWIS
SITE NUMBER: SD40XC314
SITE ADDRESS: 4345 MURPHY CANYON RD SAN DIEGO CA, 92123

APPLICANT:
SPRINT NEXTEL
310 COMMERCE SUITE 250
IRVINE, CA 92602
DESK: (714)-617-1942
MOBILE: (213)-305-3428
CONTACT: STEPHEN DEMARS

ASSESSOR'S PARCEL #: 569-202-93-00
(E) TYPE OF CONSTRUCTION: TYPE V-A

PROJECT DESCRIPTION:
SPRINT NEXTEL PROPOSES TO OPERATE AND MAINTAIN AN UNMANNED, DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT THIS SITE. THE FACILITY CONSIST:

- EXISTING SPRINT NEXTEL (14'-2'x22'-0") EQUIPMENT ENCLOSURE (308 S.F.)
 - EXISTING SPRINT NEXTEL ANTENNAS (TOTAL 9) MOUNTED BEHIND (E) FRP SCREEN ON EXISTING BUILDING.
 - REMOVED AND REPLACE (1) ANTENNA PER SECTOR TO REMAIN MOUNTED BEHIND EXISTING FRP SCREEN AND (6) NEW RRHS (2 PER SECTOR)
 - EXISTING DRIVEWAY TO BE CLOSE AND REPLACE 39' OF SIDEWALK CURB GUTTER, NEW SHRUBS, TREES AND NATIVE MULCH WILL BE ADDED.
 - NO STRUCTURAL OR ELECTRICAL MODIFICATIONS
- OPERATING FREQUENCIES:**
TRANSMIT: 851-869, 935-940, 1990-1995 19HZ
RECEIVE: 806-824, 896-901, 1910-1915 19HZ
ERP = 100 WATTS MAX.
LAT. 32° 49' 26.394" N
LONG. 117° 7' 8.294" W

TELECOMMUNICATION CARRIERS:
THERE ARE NO OTHER CARRIERS LOCATED ON THIS SITE.

LANDLORD:
4345 M C R PARTNERSHIP
CONTACT: TOM LEWIS
PH: (658) 278-1384

CURRENT ZONING: IL-2-1
EXIST. OCCUPANCY: B

ARCHITECTS

MITCHELL J. ARCHITECTURE
4883 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (658) 650-3140
FAX: (658) 650-3140

CONTACT: ART BROWN (PROJECT MANAGER)

PLANNING

DEPRATTI INC.
APPLICANT REPRESENTATIVE:
CONTACT: ANNE HULTFANGE (658) 602-6522

LANDSCAPE ARCHITECT

DARSONO DESIGN ASSOCIATES, INC.
8014 MOUNT LA PLATTA DRIVE
SAN DIEGO, CA 92117
TEL: (658) 541-2007
FAX (658) 541-2008

CONTACT: DARSONO CUNNINGHAM

SURVEYOR

ALYSON CONSULTING
5620 FRIARS ROAD
SAN DIEGO, CA 92110
TEL: (619) 651-3331

CONTACT: JAIME A. TAYLOR, PLS

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-401	ROOF PLAN
A-402	DEMO AND PROPOSED PLAN
D-501	ANTENNA AND EQUIPMENT LAYOUTS
L-1.0	LANDSCAPE DEVELOPMENT PLAN

Title Sheet, Project Information & Vicinity Map

MUELLER LEWIS
SD40XC314
4345 MURPHY CANYON ROAD
SAN DIEGO, CA 92123

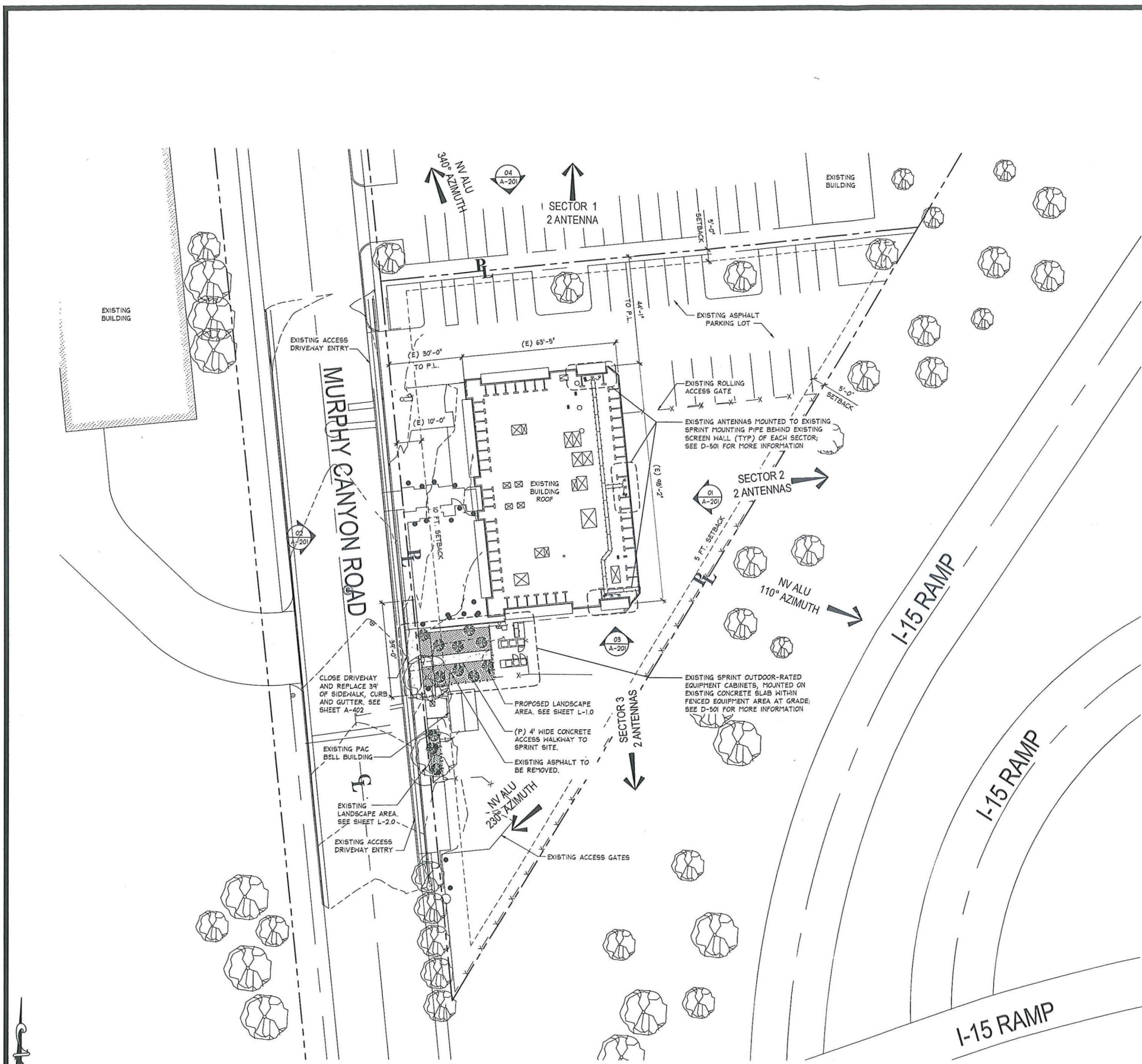
architecture Mitchell J architecture



Project	
Date	08-04-11
Drawn By	edl
Checked By	acb
Scale	NO SCALE

Mitchell J. Architecture

G-001



LEGAL DESCRIPTION:
 PARCEL 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 14209, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO OF SAN DIEGO COUNTY, FEBRUARY 27, 1986.

GENERAL NOTES:
 1. NO EXISTING PARKING TO BE IMPACTED BY SPRINT NEXTEL

SETBACK INFORMATION:
 FRONT YARD: 10 FEET
 SIDE YARD: 5 FEET
 REAR YARD: 5 FEET

THIS IS NOT A SITE SURVEY:
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

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

FAA NOTIFICATION:
 I MITCHELL J. CAMPAGNA DO HEREBY CERTIFY THAT THE STRUCTURE OR MODIFICATION TO EXISTING STRUCTURE SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE OF SECTION 77.15 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

Mitchell J. Campagna
 MITCHELL J. CAMPAGNA

No.	Revision / Issue	Date
A	Preliminary ZD	06-08-12
B	Client Comments	08-11-11
C	Client Comments	12-21-11
D	Planning Comments	06-07-12

SITE PLAN & NOTES

MUELLER LEWIS
 3140 KINGSWAY BLVD
 SAN DIEGO, CA 92108
 TEL: 619-594-1400
 FAX: 619-594-1401
 WWW.MUELLERLEWIS.COM

Sprint
 Together with NEXTEL

Mitchell J. Architecture
 4345 MURPHY CANYON ROAD
 SAN DIEGO, CA 92123
 TEL: 619-594-1400
 FAX: 619-594-1401
 WWW.MITCHELLJARCHITECTURE.COM

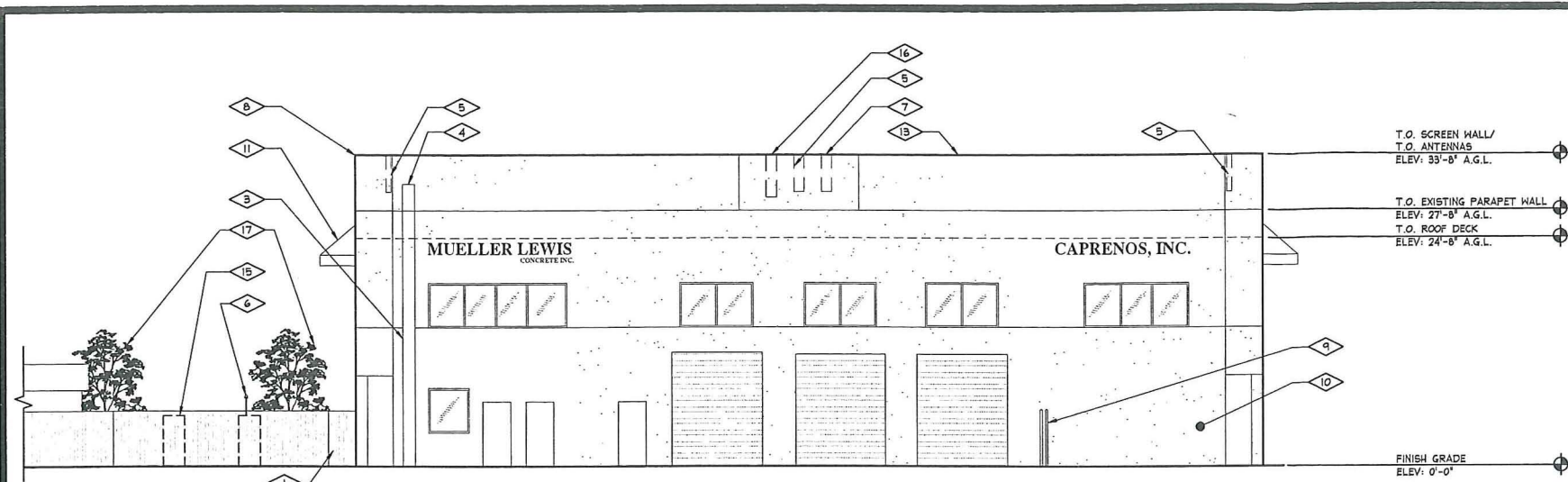


Project	
Date	06-08-12
Drawn By	edl
Checked By	acb
Scale	1" = 20'-0"

Mitchell J. Architecture

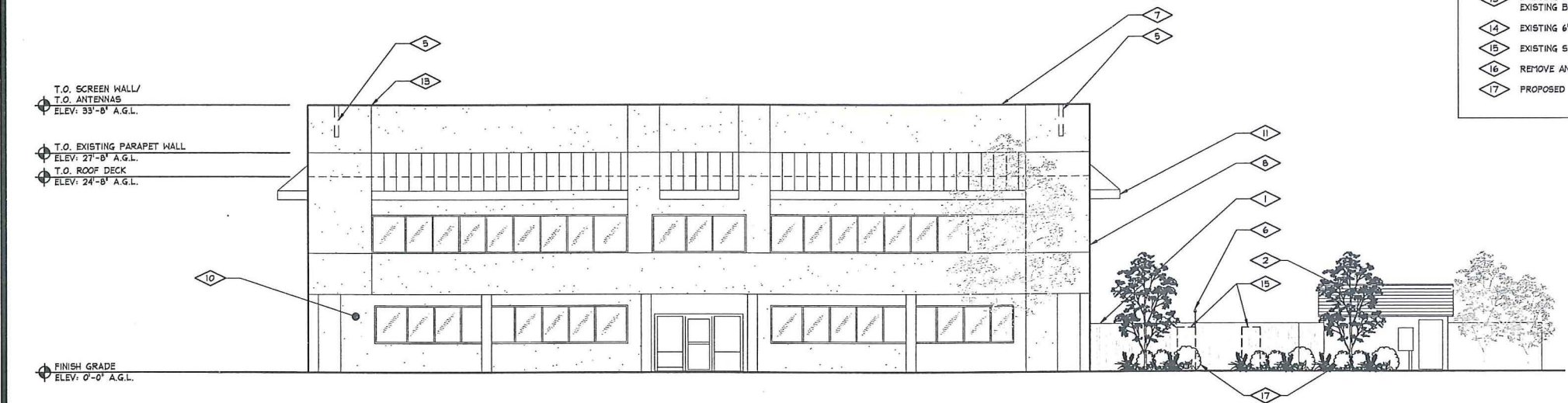
A-101

01 SITE PLAN
 1" = 20'-0"

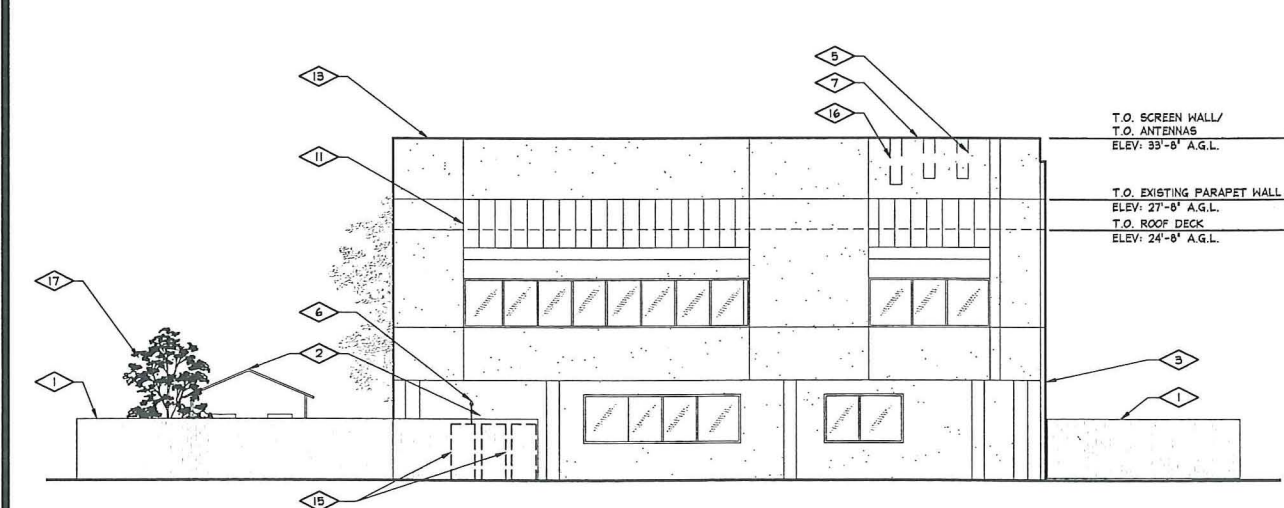


01 EAST ELEVATION
SCALE: 1/8"=1'-0"

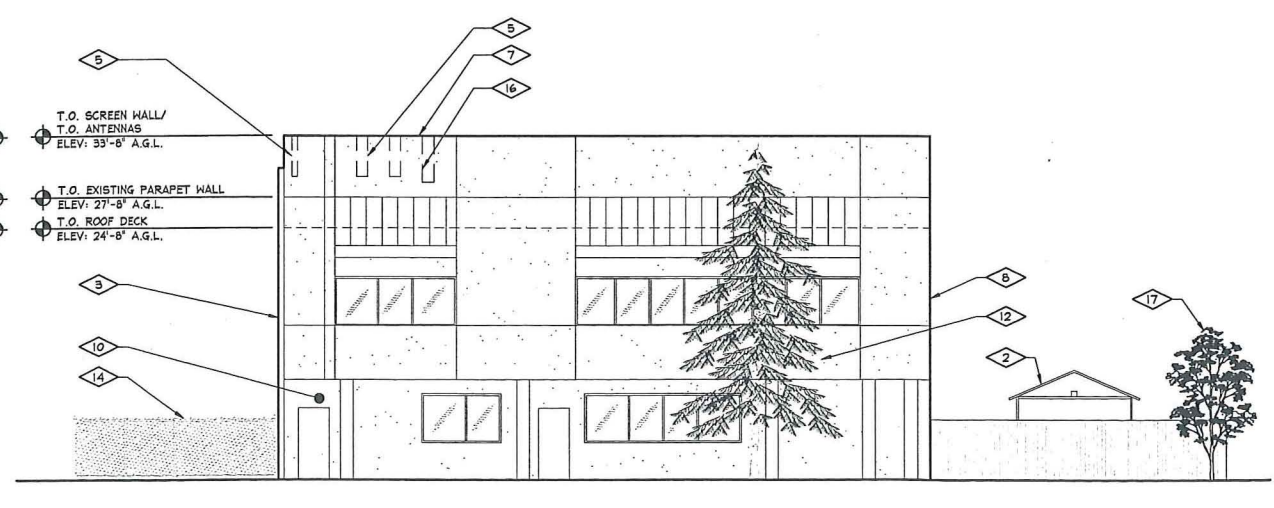
- KEYED NOTES**
- 1 EXISTING 6'-0" HIGH WOODEN FENCE
 - 2 EXISTING PACBELL BUILDING
 - 3 EXISTING VERTICAL TRAY, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING
 - 4 EXISTING WAVEGUIDE ENTRY PORT
 - 5 EXISTING SPRINT NEXTEL ANTENNAS
 - 6 EXISTING GPS ANTENNA MOUNTED TO EXISTING COAX CABLE BRIDGE AT GROUND LEVEL
 - 7 EXISTING 6' HIGH FRP SCREEN, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING
 - 8 EXISTING 2 STORY MUELLER LEWIS OFFICE BUILDING
 - 9 EXISTING 6'-0" HIGH CHAIN LINK ROLLING GATE
 - 10 EXISTING POWER/TELCO ROOM ON 1ST FLOOR
 - 11 EXISTING CANOPIES, MOUNTED TO BUILDING
 - 12 EXISTING TREES (TYP)
 - 13 EXISTING 6' HIGH CONVENTIONAL SCREEN WALL, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING
 - 14 EXISTING 6' HIGH CHAIN LINK ROLLING GATE W/ WHITE SLATS
 - 15 EXISTING SPRINT EQUIPMENT CABINETS BEHIND EXISTING 6 FT. HIGH FENCE.
 - 16 REMOVE AND REPLACE EXISTING ANTENNA WITH A PROPOSED PANEL ANTENNAS
 - 17 PROPOSED TREES AND SHRUBS SEE SHEET L-10



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



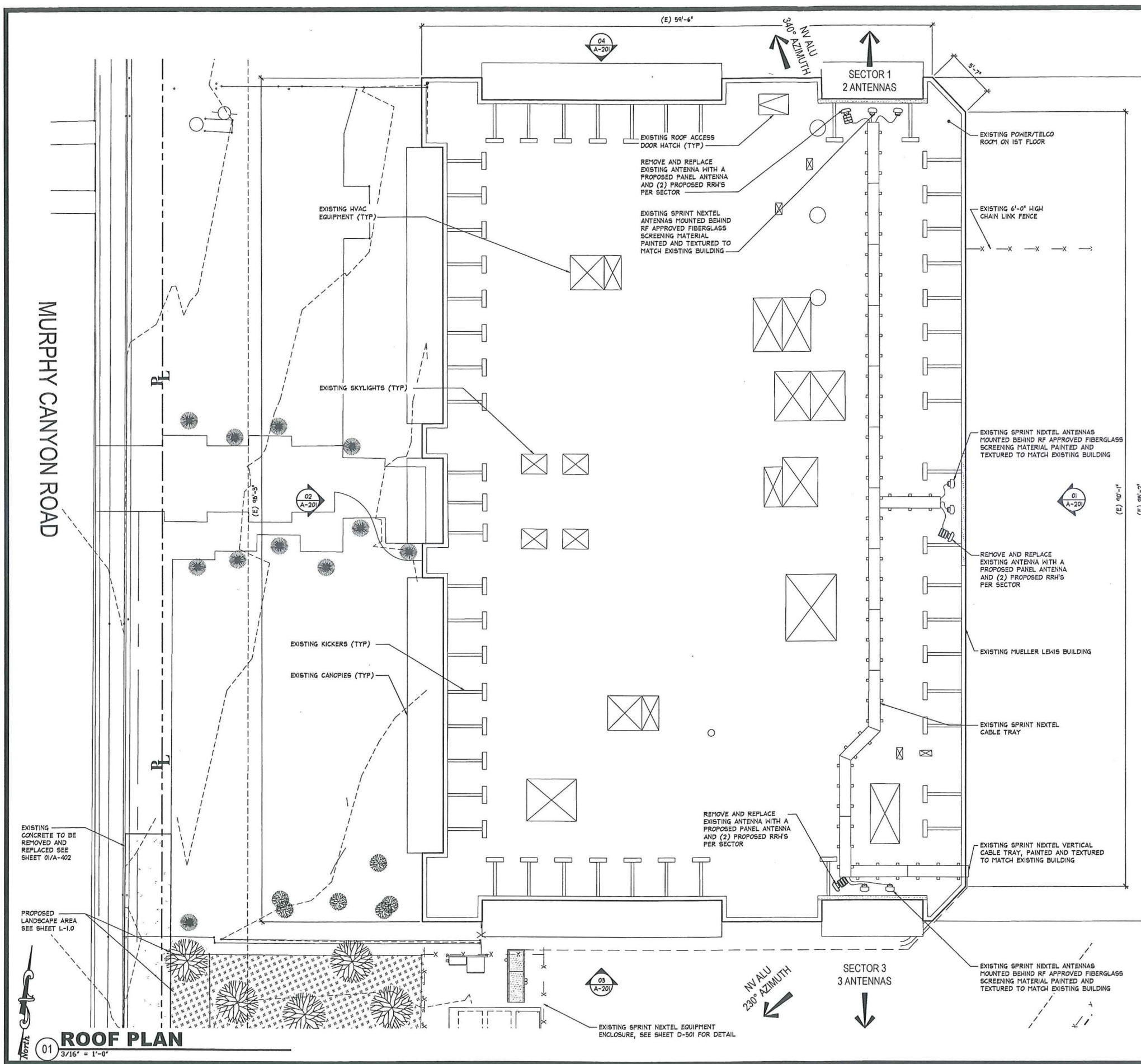
03 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



04 NORTH ELEVATION
SCALE: 1/8"=1'-0"

No.	Revision / Issue	Date
A	Preliminary ZD	06-08-12
B	Client Comments	08-11-11
C	Client Comments	12-21-11
D	Planning Comments	06-07-12

EXTERIOR ELEVATIONS
 MUELLER LEWIS ARCHITECTURE, INC.
 4055 La Jolla Village Drive, Suite 100
 San Diego, CA 92111
 858.650.3130 (ph) / 858.650.3140 (fax)
 858.650.3130 (cell)
 CONTRACTOR: SPRINT
 PROJECT: SPRINT EQUIPMENT CABINETS
 4345 MURPHY CANYON ROAD
 SAN DIEGO, CA 92123
 MOBILE: 619-306-3438
 MUELLER LEWIS ARCHITECTURE
 LICENSED ARCHITECT
 W. MITCHELL J. CAMERON
 No. C20355
 Exp. 3-31-15
 STATE OF CALIFORNIA
 Prepared By: edl
 Date: 06-08-12
 Drawn By: edl
 Checked By: acb
 Scale: 1/8" = 1'-0"
 Mitchell J. Architecture
A-201



MURPHY CANYON ROAD

EXISTING CONCRETE TO BE REMOVED AND REPLACED SEE SHEET 01/A-402

PROPOSED LANDSCAPE AREA SEE SHEET L-1.0

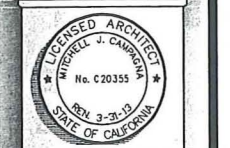
01 ROOF PLAN
3/16" = 1'-0"

No.	Revision / Issue	Date
A	Preliminary ZD	06-08-12
B	Client Comments	08-11-11
C	Client Comments	12-21-11
D	Planning Comments	06-07-12

Mitchell J. Architecture, Inc.
310 COMMERCIAL SUITE 200
IRVINE, CA 92614
CONTACT: 949-451-1111
MOBILE: 949-255-8488

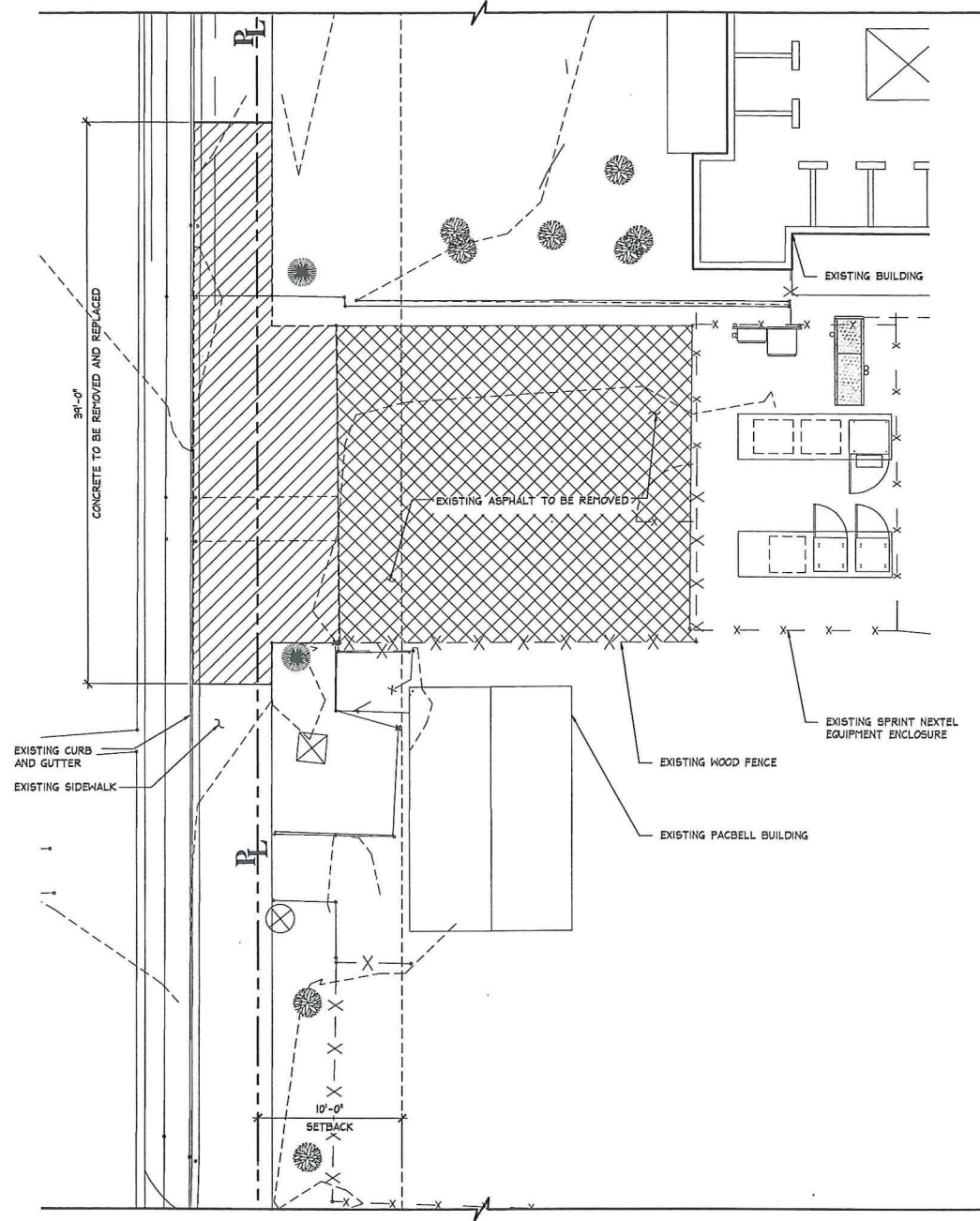
Sprint
Together with NEXTEL

MUELLER LEWIS
S134-0314
4345 MURPHY CANYON ROAD
SAN DIEGO, CA 92123



Proj. No.	
Des.	06-08-12
Drawn By	edl
Checked By	acb
Scale	3/16" = 1'-0"

Mitchell J. Architecture
A-401

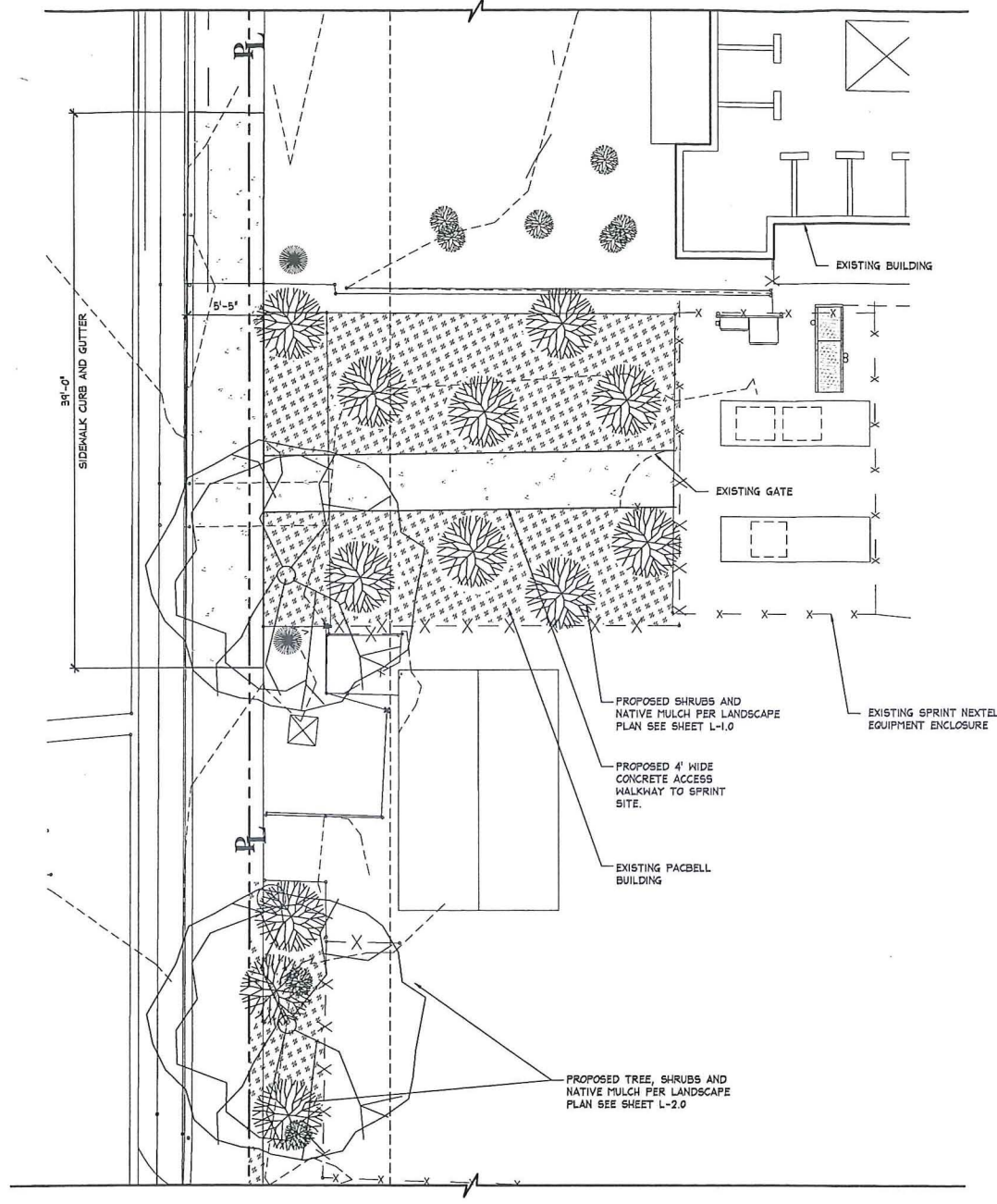


LEGEND	
	CLOSE EXISTING DRIVEWAY AND REPLACE 39' OF SIDEWALK, CURB AND GUTTER..
	EXISTING ASPHALT TO BE REMOVED AND REPLACED WITH PROPOSED NATIVE MULCH



01 DEMO-PLAN

3/16" = 1'-0"



LEGEND	
	PROPOSED 39' OF SIDEWALK, CURB AND GUTTER..
	PROPOSED NATIVE MULCH



02 PROPOSED PLAN

3/16" = 1'-0"

No.	Revision / Issue	Date
A	Preliminary 2D	06-08-12
B	Client Comments	08-11-11
C	Client Comments	12-21-11
D	Planning Comments	06-07-12

DEMO AND PROPOSED PLAN

MITCHELL J. ARCHITECTURE, INC.
 4833 Roman Court, Suite N
 San Diego, CA 92111
 656.650.3130 (ph) / 656.650.3140 (fax)
 656.650.3130 (cell)

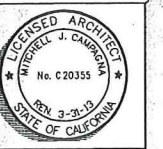
Mitchell J.
 ARCHITECTURE

310 COMMERCIAL SUITE 200
 IRVINE, CA 92602
 CONTACT: DESK 714-817-9342
 MOBILE 714-855-9438

Sprint
 Together with NEXTEL

MUELLER LEWIS
 SIDNEY H. COOPER, AIA
 4345 MURPHY CANYON ROAD
 SAN DIEGO, CA 92123

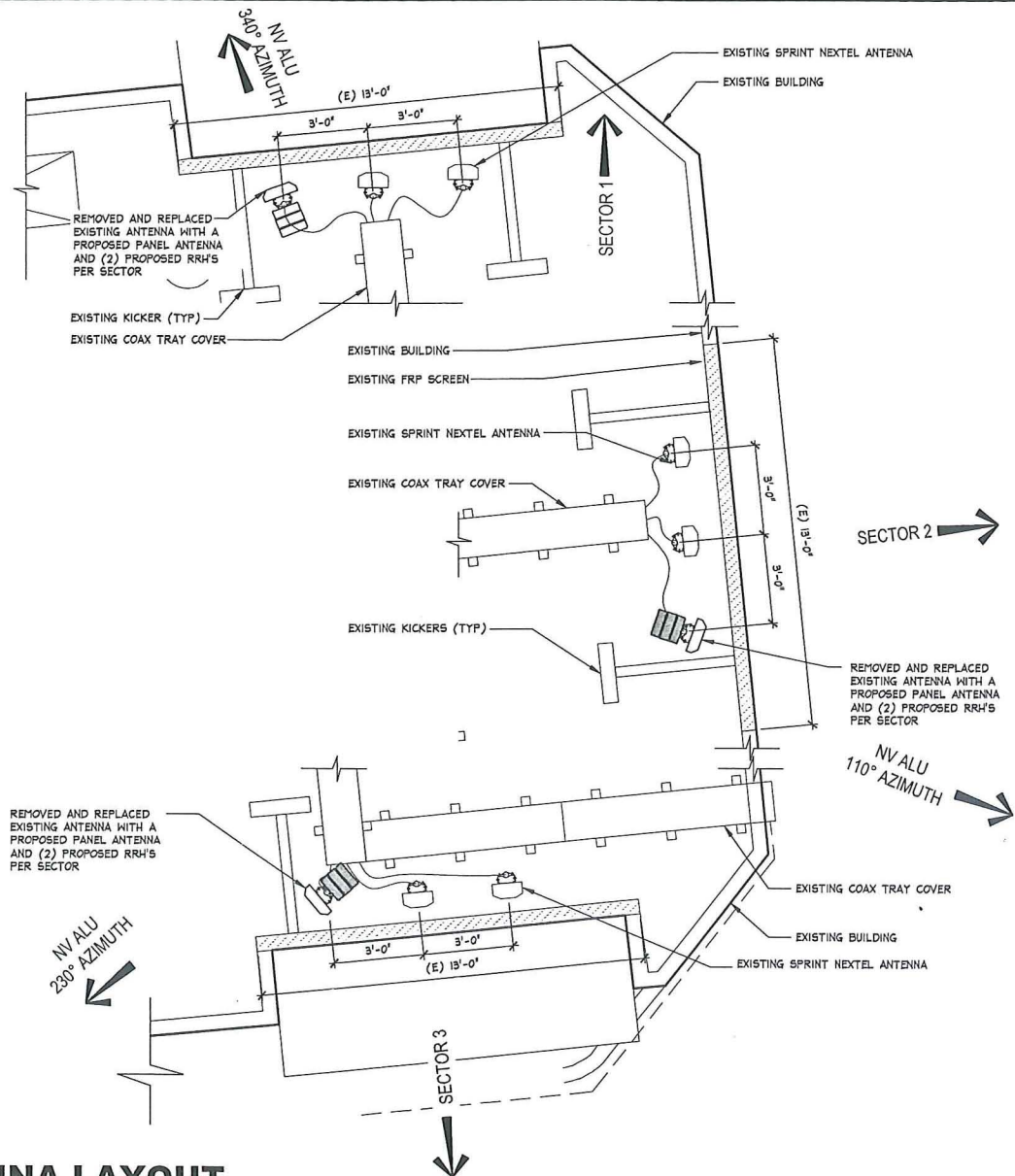
architecture **Mitchell J.** architecture



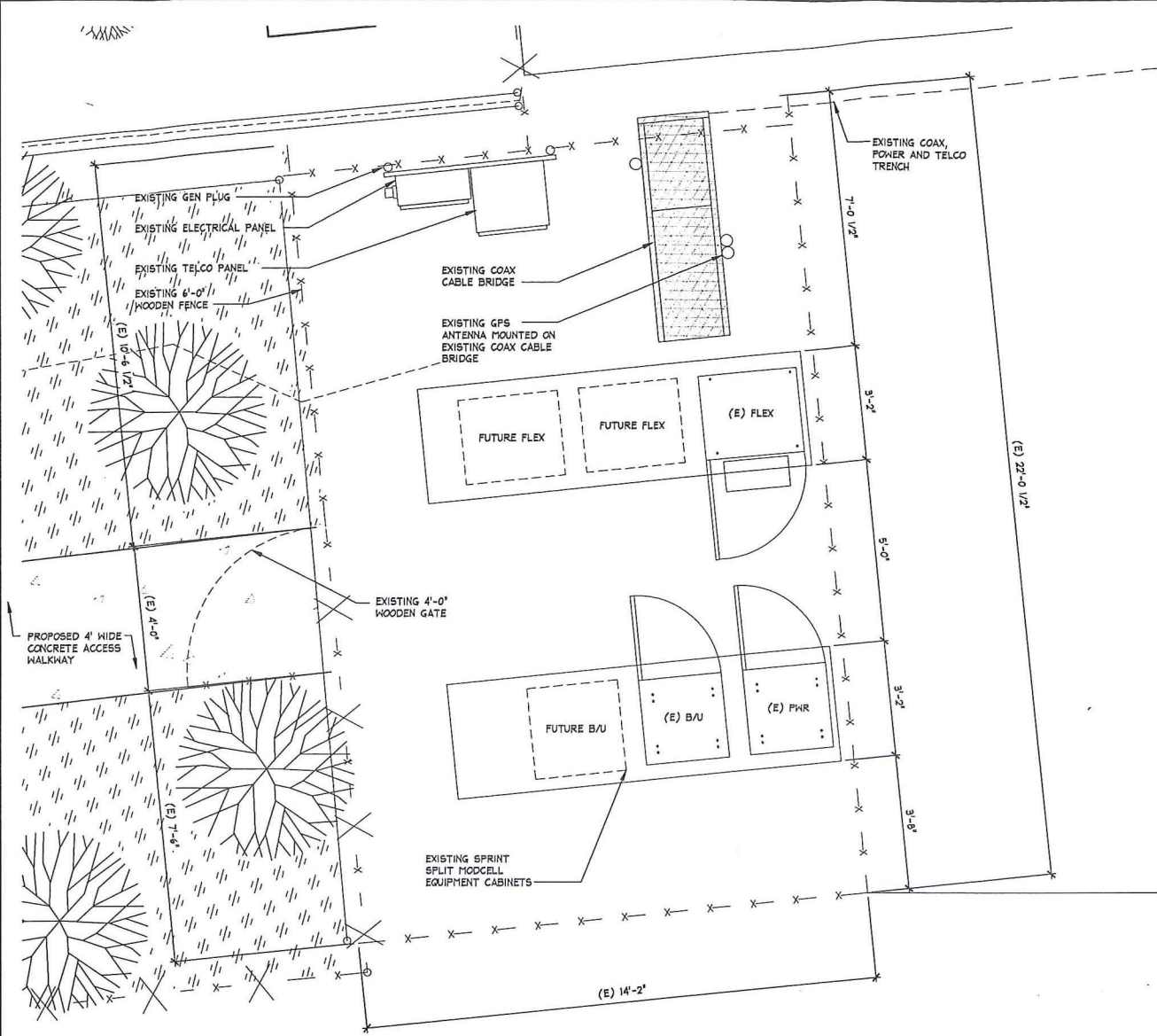
Project	
Date	06-08-12
Drawn By	edl
Checked By	acb
Scale	3/16" = 1'-0"

Mitchell J. Architecture

A-402



11 ANTENNA LAYOUT
SCALE: NOT TO SCALE



02 EQUIPMENT AREA PLAN
NOT TO SCALE

Alcatel-Lucent

Product: 1900MHz RRH (65MHz)

Product Description:
This Remote Radio Head (RRH) supports the 1900MHz spectrum with a Quad Transmit and Quad Receiver configuration supporting 4x15W of output power in a dual head configuration.

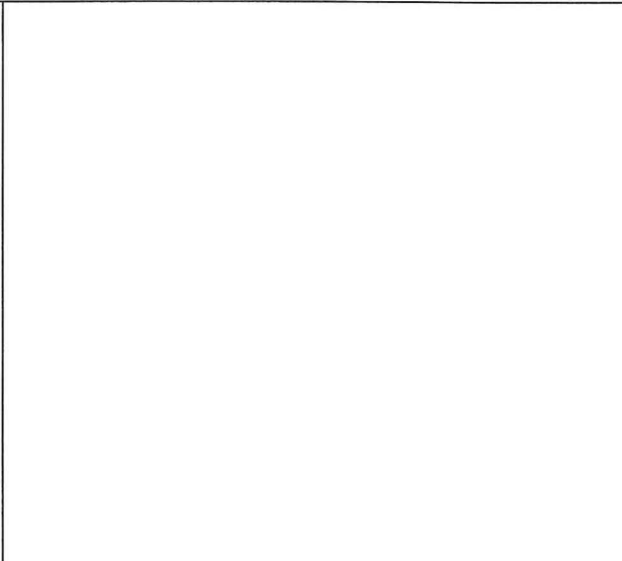
Features / Benefits:

- Supports up to 6 carriers of CDMA in the 1900MHz spectrum and is hardware ready for 4x4 LTE MIMO (dual technology)
- Supports up to 8 carriers of CDMA (single technology)
- Supports AISG
- -48V DC may be powered from Alcatel-Lucent cabinet
- Supports Hybriflex fiber / power cable bundle

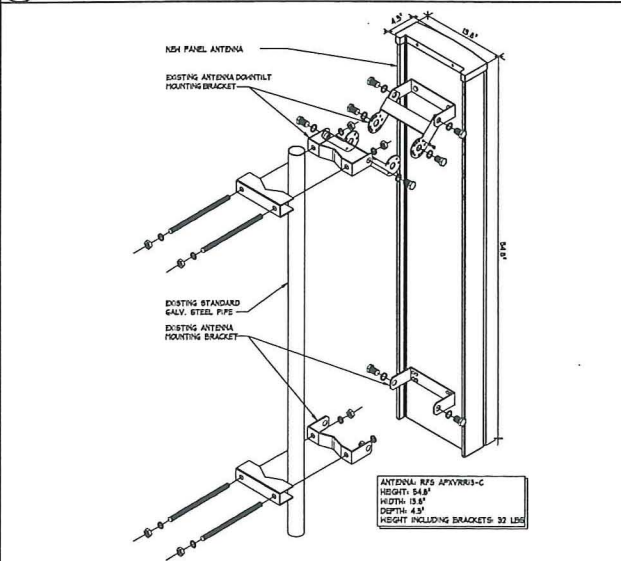
Technical Specifications:

Physical Dimensions (HxWxD):	25" x 11.1" x 11.4"
Weight:	60 pounds
Output Power:	4x15W (180W Total)
Frequency Range:	1930-1995MHz Tx / 1850 - 1915 Rx
Consumed Power (Typ):	680W
Instantaneous Bandwidth:	65 MHz
Rx Noise Figure:	3.0dB
Antenna Interface:	7/16 DIN Female
Operating Temperature Range:	-40C to +55C
Supports AISG 2.0	

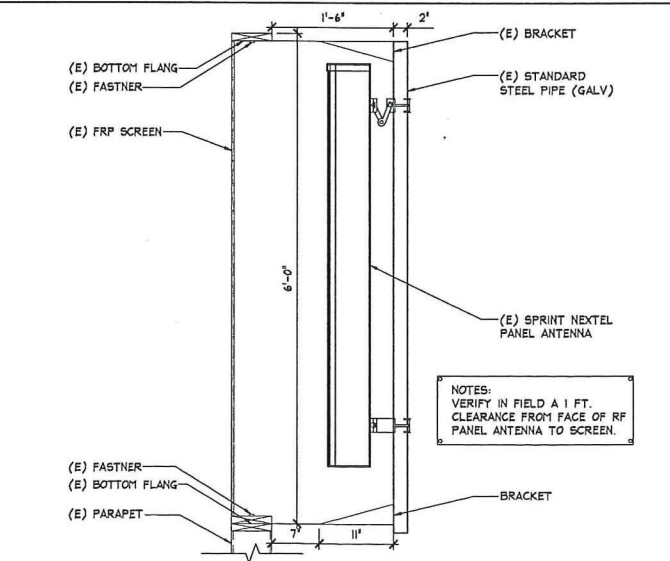
12 RRH SPECIFICATIONS
NOT TO SCALE



09 NOT USED
NOT TO SCALE



06 REPLACEMENT ANTENNA
NOT TO SCALE



03 ANTENNA ATTACHMENT DETAIL
NOT TO SCALE

No.	Revision / Issue	Date
A	Preliminary ZD	06-08-12
B	Client Comments	08-11-11
C	Client Comments	12-21-11
D	Planning Comments	06-07-12

ANTENNA AND EQUIPMENT LAYOUTS
 MUELLER LEWIS ARCHITECTURE, INC.
 4883 Roman Court, Suite N
 San Diego, CA 92117 | 619.550.3140 (cell)
 619.550.3150 (fax) | 619.550.3140 (web)
 CONTACT: STAFFORD GARDNER
 GEGK: 744879342
 MOBILE: 619.550.3428
 SPRINT Together with NEXTEL
 architecture **Mitchell J.** architecture

LICENSED ARCHITECT
 MICHAEL J. CAMPBELL
 No. C20355
 EXPIRES 3-31-13
 STATE OF CALIFORNIA
 Project: D-501
 Date: 06-08-12
 Drawn By: edl
 Checked By: acb
 Scale: AS NOTED
 Mitchell J. Architecture

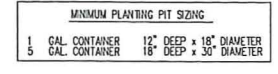
PLANTING SPECIFICATIONS:

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
- LANDSCAPE CONTRACTOR SHALL RAKE AND FINE GRADE ALL AREAS TO BE PLANTED PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINISH GRADING OF THE SITE. SITE SHALL BE RECEIVED AT PLUS OR MINUS ONE (1) INCH.
- ALL NEW PLANTING AREAS AND SLOPES ARE TO BE WATERED FOR FIFTEEN (15) DAYS PRIOR TO HERBICIDE APPLICATION. "ROUND-UP" HERBICIDE TO BE SPRAYED ON WEEDS PER MANUFACTURER'S DIRECTIONS. REPEAT APPLICATIONS MAY BE NECESSARY AFTER REQUIRED MINIMUM OF TWO (2), DEPENDING UPON WEED GROWTH. PLANTING TO COMMENCE TWELVE (12) DAYS AFTER LAST APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1000 SQ. FT. RAKED INTO THE TOP TWO (2) INCHES OF SOIL.
 - SIX (6) LBS. OF 16-7-12 IRON FERTILIZER
 - THREE (3) POUNDS OF AGRICULTURAL GYPSUM
- PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY WATERED IN A MANNER THAT WILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE. THIS PROCEDURE IS CALLED LEACHING AND ONLY WHEN COMPLETED AND SOLUBLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
- FOR EACH CUBIC YARD OF BACKFILL CONSISTING OF 60 NITROGEN STABILIZED WOOD SHAVINGS, THE FOLLOWING AMENDMENTS SHALL BE INCORPORATED:
 - 1 LB. AGRIFORM SLOW RELEASE FERTILIZER 12-12-12
 - 2 LBS. IRON SULFATE (DO NOT PLACE ON CONCRETE SURFACES)
 - 1 LB. SOIL SULPHUR

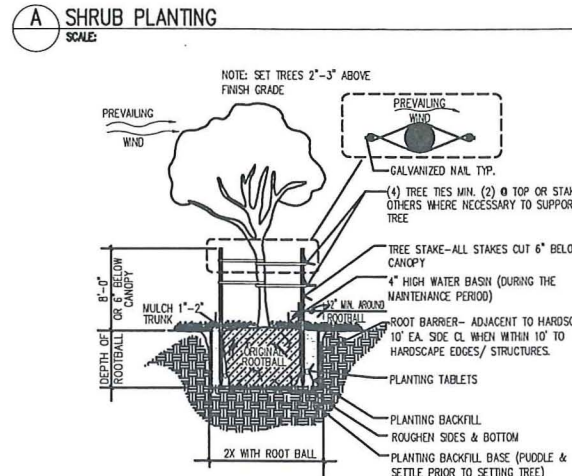
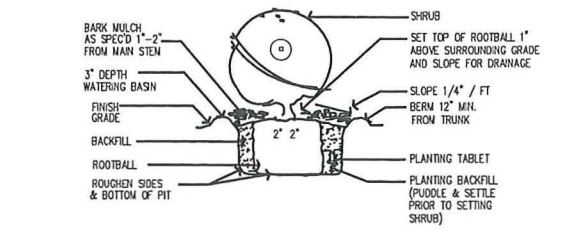
NOTE: THE ABOVE SOIL AMENDMENTS IN ITEMS SIX (6) AND EIGHT (8) ARE SPECIFIED FOR BIDDING PURPOSES ONLY. A MINIMUM OF THREE (3) SOIL SAMPLES SHALL BE TAKEN FROM VARIOUS POINTS IN THE SLOPE PLANTING AREAS AND ANALYZED BY SOIL TESTING LABORATORY. RECOMMENDATIONS FOR TREE AND SHRUB BACKFILL, AS WELL AS BROADCAST AMENDMENT RECOMMENDATIONS FOR ALL SLOPE AREAS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

 - PLANTING TABLETS 20-10-5
 - 2-21 GRAM TABLETS PER 1 GALLON CONTAINER
 - 3-21 GRAM TABLETS PER 5 GALLON CONTAINER
 - 4-21 GRAM TABLETS PER 15 GALLON CONTAINER
 - 1-21 GRAM TABLET PER 4" OF BOX SIZE
- ALL TREES SHALL BE PLANTED OUTSIDE THE PUBLIC RIGHT-OF-WAY UNDER THE FOLLOWING CONDITIONS:
 - 10'-0" AWAY FROM TRAFFIC SIGNS (STOP SIGNS)
 - 5'-0" AWAY FROM UNDERGROUND UTILITY LINES
 - 10'-0" AWAY FROM ABOVE GROUND UTILITY STRUCTURES
 - 10'-0" AWAY FROM DRIVEWAYS (ENTRIES)
 - 25'-0" AWAY FROM INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)

SHOULD IT BE NECESSARY TO PLANT WITHIN 10'-0" OF HARDSCAPE, WALLS AND/OR STRUCTURES, A ROOT CONTROL BARRIER SHALL BE UTILIZED. BARRIER SHALL EXTEND ALONG THE EDGE OF THE HARDSCAPE, WALL AND/OR STRUCTURE BEING PROTECTED TO THE EXTENT OF THE MATURE DRIP LINE OF THE TREE (MINIMUM 10'-0").
- PLANT PITS SHALL BE SQUARE AND TWO (2) TIMES GREATER IN DIAMETER THAN THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
- ALL WATERING BASINS SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH. A ONE (1) CUBIC YARD SAMPLE OF MULCH TO BE USED SHALL BE DELIVERED TO THE SITE FOR INSPECTION BY THE OWNER/LANDSCAPE ARCHITECT.
- ALL STANDARD TREES SHALL BE DOUBLED STAKED AS PER DETAIL.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTORS ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PLANT MATERIAL TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
- TWENTY FOUR (24) HOURS PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT OWNER/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ITS INTENDED LOCATION ON SITE. PHOTOGRAPHS ARE REQUIRED FOR ALL 24" BOX OR LARGER TREES.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS, GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS AND ALL TREES FOR ONE (1) YEAR. GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE OWNER AT THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.
- LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.
- UPON COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER/LANDSCAPE ARCHITECT AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.



LOCATION OF NEW AT&T PANEL ANTENNAS (TOTAL 4). ANTENNAS TO BE MOUNTED BEHIND NEW FRP SCREEN LOCATED ON ROOF OF (E) BUILDING. NEW SCREEN & ANTENNAS TO BE PAINTED TO MATCH (E) SCREEN. SEE A-401 FOR ADDITIONAL INFORMATION.



(B) TREE PLANTING / STAKING SCALE

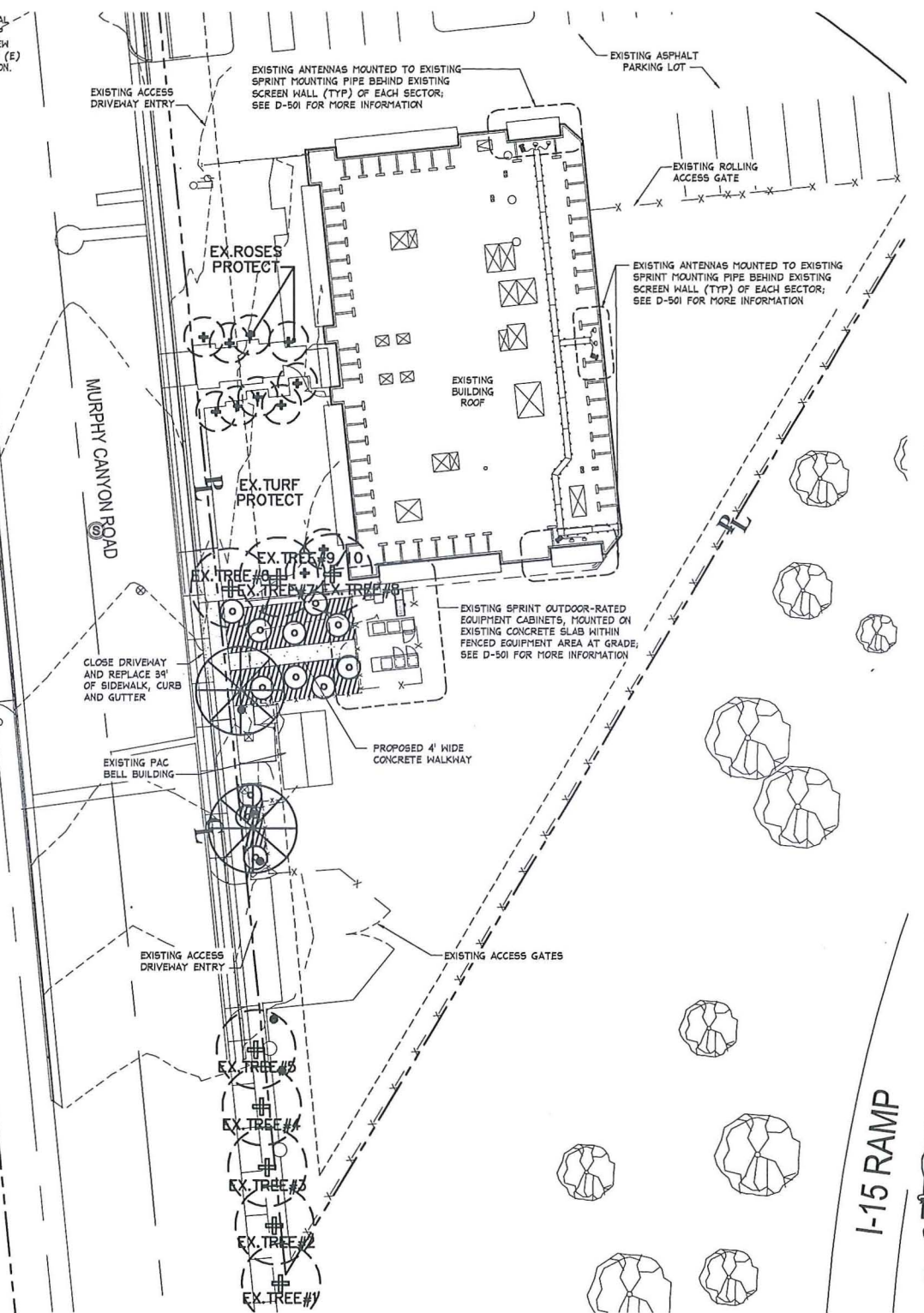
- NOTES:
- TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE). ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF A SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
 - "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."
 - ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411 (A)).
 - IRRIGATION: AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. IRRIGATION SYSTEM WILL BE SPRAY SYSTEM.
 - "MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY SPRINT NEXTEL. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."
- MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILIT STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
SEWER LINES - 10 FEET

PLANT LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	PERCENTAGE/SIZE	FORM/FUNCTION	MATURE HEIGHT/SPREAD	A.QUAN.
STREET TREES						
BROADHEADED CANOPY SPECIMEN:						
	STREET TREES (30'-35' HEIGHT X 20'-30' SPREAD) SUCH AS:					2
	LAGEROSTROEMIA HYBRID 'MUSKOGEE'	ORANGE MYRTLE	100%(24"BOX)	BROAD HEADED TREE	25'X45'	
	RHUS LANCEA	AFRICAN SUMAC	100%(24"BOX)	VERTICAL EVERGREEN	25X50'	
	TRISTANIA CONFERTA	BRISBANE BOX	100%(24"BOX)	BROAD HEADED TREE	30'X45'	
SHRUBS						
ACCENT SHRUBS:						
	FLOWERING SHRUBS (18"-30") SUCH AS:					12
	CALLISTEMON 'LITTLE JOHN'	BOTTLE BRUSH	100%(5 GAL)	SPECIMEN	24"X24"	
	FESTUCA CLAUCA	COMMON BLUE FESCUE	100%(5 GAL)	SPECIMEN	18X18"	
	RHAPHOLEPIS INDICA 'ENCHANTRESS'	INDIAN HAWTHORN	100%(5 GAL)	FULL, BUSHY	30X30"	
GROUNDCOVERS						
	NATIVE MULCH	4" DEEP	SUBMIT FOR APPROVAL			

EXISTING LANDSCAPE LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPREADXCA (CALIPER)	REMARKS
EX.TREE#1	MELALUECA QUINQUENARIA	CAJUPUT TREE	30'TALLX10'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN
EX.TREE#2	MELALUECA QUINQUENARIA	CAJUPUT TREE	30'TALLX10'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN
EX.TREE#3	MELALUECA QUINQUENARIA	CAJUPUT TREE	30'TALLX10'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN
EX.TREE#4	MELALUECA QUINQUENARIA	CAJUPUT TREE	30'TALLX10'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN
EX.TREE#5	MELALUECA QUINQUENARIA	CAJUPUT TREE	30'TALLX10'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN
EX.TREE#6	MELALUECA QUINQUENARIA	CAJUPUT TREE	30'TALLX10'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN
EX.TREE#7	MELALUECA QUINQUENARIA	CAJUPUT TREE	30'TALLX10'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN
EX.TREE#8	MELALUECA QUINQUENARIA	CAJUPUT TREE	40'TALLX20'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN
EX.TREE#9	MELALUECA QUINQUENARIA	CAJUPUT TREE	40'TALLX5'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN
EX.TREE#10	MELALUECA QUINQUENARIA	CAJUPUT TREE	40'TALLX5'WIDEXMULTIPLE TRUNK	EXISTING TO REMAIN



01 Planting Plan
1/16"=1'-0"

No.	Revision / Issue	Date
A	Preliminary 2D	08-04-11
B	Client Comments	08-11-11
C	Client Comments	12-21-11
D	Planning Comments	06-07-12

Landscape Development Plan
 Mueller Lewis
 310 COMMERCIAL SUITE 200
 SAN DIEGO, CA 92101
 CONTACT: (619) 591-1144
 FAX: (619) 591-1144
 MOBILE: (619) 591-1144
 MUELLER LEWIS ARCHITECTURE, INC.
 4883 Roman Court, Suite N
 San Diego, CA 92111
 (619) 591-1144
 (619) 591-1144
 (619) 591-1144
 Together with NEXTEL
 architecture Mitchell J architecture



Project	
Date	08-04-11
Drawn By	darsono
Checked By	d.d.a.
Scale	1/16"=1'-0"

Darsono Design Associates, Inc.
 LANDSCAPE ARCHITECTURE PLANNING
 5014 MOUNT LA PLATA DRIVE SAN DIEGO, CA 92117
 PHONE (858) 541-2007 FAX (858) 541-2008

L-1.0