



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 28, 2018 REPORT NO. HO-18-112

HEARING DATE: December 5, 2018

SUBJECT: SPRINT MARANATHA SEVENTH DAY ADVENTIST. Process Three Decision

PROJECT NUMBER: [596945](#)

OWNER/APPLICANT: San Diego Maranatha Seventh Day Adventist Church/  
Sprint PCS Assets, L.L.C., a Delaware Limited Liability Company

### SUMMARY

Issue: Should the Hearing Officer approve a modification to an existing Wireless Communication Facility located at 6065 Skyline Drive in the RS-1-7 zone of the Chollas Valley Community Planning area?

Staff Recommendation: APPROVE Conditional Use Permit No. 2109442.

Community Planning Group Recommendation: On June 18, 2018, the Chollas Valley Community Planning Group voted 8-1-0 to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Review: [This project was determined to be categorically exempt from the California Environmental Quality Act \(CEQA\) pursuant to CEQA section 15301 \(Existing Facilities\).](#) This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 5, 2018, and the opportunity to appeal that determination ended October 18, 2018 (Attachment 7).

### BACKGROUND

Sprint is proposing to modify an existing Wireless Communication Facility (WCF) located at 6065 Skyline Drive in the RS-1-7 zone of the Chollas Valley Community Planning area (formerly known as Encanto) (Attachment 1). The WCF is located at the San Diego Maranatha Seventh Day Adventist Church which is located on the corner of Skyline Drive and South 61<sup>st</sup> Street. The site is surrounded by single family residences to the north, east and west and a parking lot adjacent to the church to the south (Attachment 3). Sprint's WCF was originally approved under Neighborhood Use Permit No. 41-0875-02 and expired on April 17, 2013.



Since that time, multiple applications have been submitted by Sprint to bring this site back into compliance which includes a new permit application with current plans illustrating the most recent WCF set up. This site being a collocation also compounded the issues resulting in further delays with T-Mobile antenna's operating in Sprint's location. The antenna location has finally been resolved and the current plans dated June 5, 2018 reflect the current antenna configuration with the proposed modifications.

As part of the current modification, Sprint is proposing to remove three panel antennas and install three new triband panel antennas behind the existing Fiberglass Reinforced Panel (FRP) screening (Attachments 13 and 14). Additionally, Sprint is also proposing to install one new microwave antenna, six new 800mhz Remote Radio Head (RRH) units, and three new 2500mhz RRH units, all behind the existing FRP screening. The equipment associated with this WCF is located inside an 18'-8" by 9'-8" equipment enclosure, painted to match the surface of the church.

Pursuant to [San Diego Municipal Code Section \(SDMC\) 141.0420\(e\)\(1\)](#), the project requires a Conditional Use Permit (CUP) (Process Three) application which allows a WCF use on premises containing a nonresidential use within a residential zone. The primary use is an existing religious establishment and it is zoned residential resulting in the processing of a CUP. WCFs are separately regulated uses under SDMC Section 141.0420. More specifically, design requirements are identified under SDMC Section 141.0420(g)(1) and 141.0420(g)(2) which states that all WCFs shall utilize the smallest, least visually intrusive antennas, components and other necessary equipment. Additionally, applicants shall use all reasonable means to conceal or minimize the visual impacts of the WCFs through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

As designed, Sprint's WCF will continue to be concealed behind FRP at the base of the steeple. The 6'-10" tall FRP octagonal FRP screen will remain, painted and textured to match the surface of the church. If approved, Sprint's WCF will consist of a total of nine panel antennas, one microwave dish, and nine RRH units.

[Encanto Neighborhoods Community Plan](#) – The Encanto Neighborhoods Community Plan relies on the City's General Plan (GP) for guidance related to WCF installations. Consistent with the City's GP UD-A.15, the proposed Sprint WCF modification will continue to be concealed behind an existing structure that is both aesthetically pleasing and respectful of the neighborhood context. Furthermore, the equipment design and location are both unobtrusive and blended into the side yard with existing landscaping.

[Council Policy 600-43](#) - Wireless Communication Facilities, encourages wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. For example, WCFs located in commercial and industrial zones are permitted with a Process One (staff-level) approval, whereas WCFs located in a residential zone with a residential use are permitted with a Process Four (Planning Commission) approval. The project is located in a residential zone on a site with a non-residential use, which corresponds to a Process Three CUP. This location is more preferable than locating the WCF in a residential zone with a residential use but is less preferable than locating the WCF in a commercial or industrial zone. Wireless carriers are required to provide coverage throughout their license area, which sometimes necessitates locating a WCF in a less preferable area (Attachments 10 and 11).



## DISCUSSION

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the RS-1-7 zone and [SDMC Section 141.0420](#). The antennas associated with this design will continue to be integrated and concealed behind the existing octagonal FRP screen, and the equipment enclosure will remain set back on the side yard and screened by existing landscaping. Staff recommends approval of the proposed Sprint Seventh Day Adventist project and the findings of approval are located in Attachment 5 of this report.

## ALTERNATIVES

1. Approve Conditional Use Permit No. 2109442, with modifications.
2. Deny Conditional Use Permit No. 2109442, if the Hearing Officer makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Simon Tse', is written over a horizontal line.

Simon Tse, Development Project Manager

## Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Site Justification
11. Coverage Maps
12. Photo Survey
13. Photo Simulations
14. Project Plans

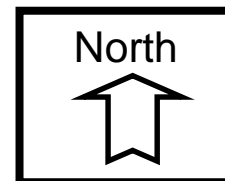




## Aerial Photo

Sprint 7<sup>th</sup> Day Adventist / 6065 Skyline Drive

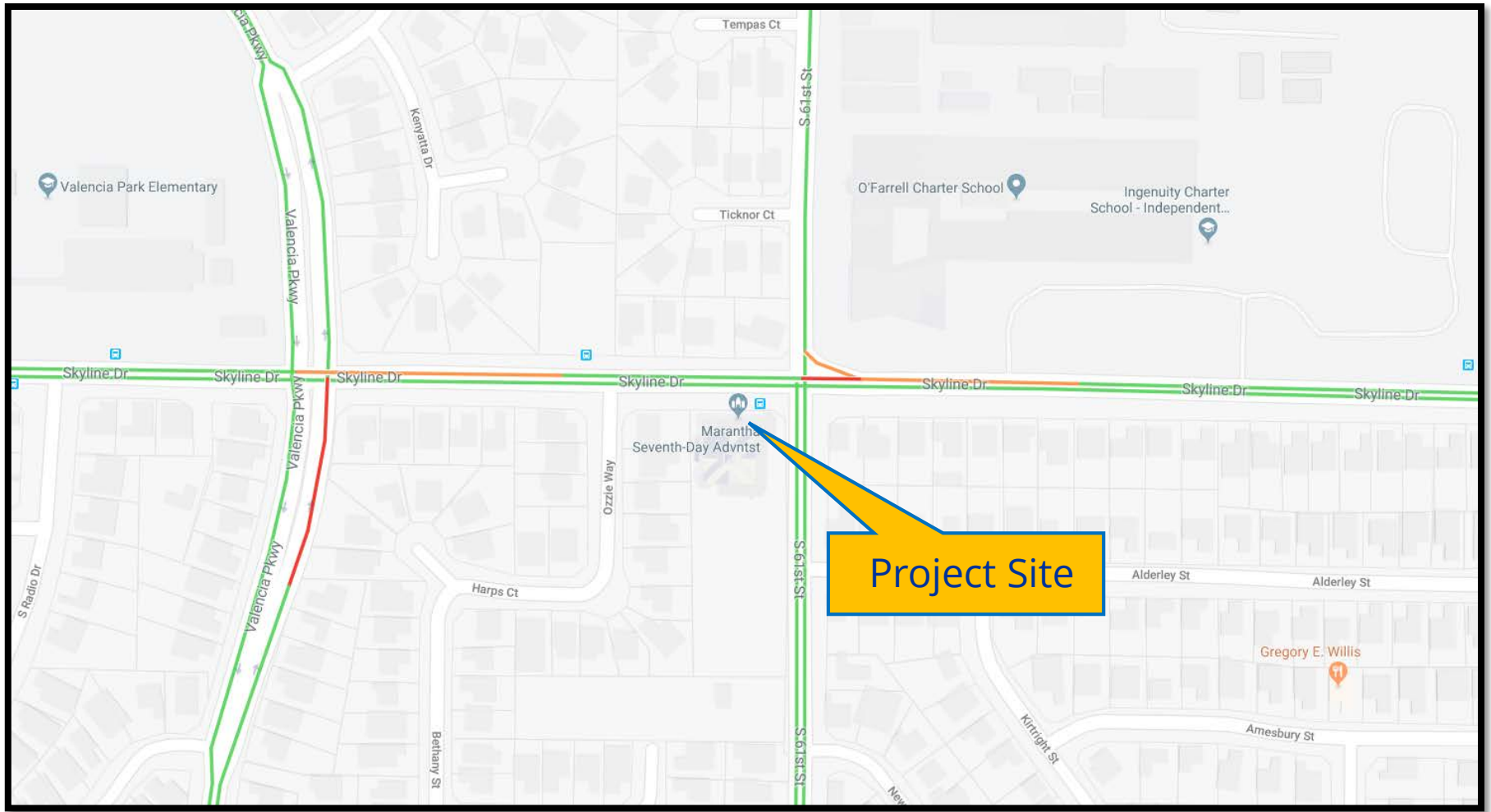
PROJECT NO. 596945





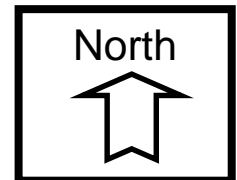






## Project Location Map

Sprint 7<sup>th</sup> Day Adventist / 6065 Skyline Drive  
PROJECT NO. 596945





# PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Sprint 7 <sup>th</sup> Day Adventist	
<b>PROJECT DESCRIPTION:</b>	A Conditional Use Permit (Process 3) application for a modification to an existing Sprint Wireless Communication Facility located at 6065 Skyline Drive in the RS-1-7 zone of the Encanto Community Planning area. The project consists of the removal of three existing antennas and the installation of three new antennas, nine remote radio head units all concealed behind Fiberglass Reinforced Panel screening, painted and textured to match the building appearance. Council District 4.	
<b>COMMUNITY PLAN AREA:</b>	Encanto Community Planning area	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential	
<p style="text-align: center;"><b>ZONING INFORMATION:</b></p> <p><b>ZONE:</b> RS 1-7</p> <p><b>HEIGHT LIMIT:</b> 30-feet</p> <p><b>FRONT SETBACK:</b> Maintain existing setback; No changes proposed</p> <p><b>SIDE SETBACK:</b> Maintain existing setback; No changes proposed</p> <p><b>STREETSIDE SETBACK:</b> Maintain existing setback; No changes proposed</p> <p><b>REAR SETBACK:</b> Maintain existing setback; No changes proposed</p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential/RS-1-7	Single Family Residences
<b>SOUTH:</b>	Residential/RS-1-7	Church Parking Lot
<b>EAST:</b>	Residential/Institutional/RS-1-7	Single Family Residences
<b>WEST:</b>	Residential/RS-1-7	Single Family Residences
<b>DEVIATION REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On June 18, 2018, the Chollas Valley Community Planning Group voted 8-1-0 to recommend approval of the proposed project without conditions.	



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2109442  
**SPRINT MARANATHA SEVENTH DAY ADVENTIST - PROJECT NO. 596945**

WHEREAS, SAN DIEGO MARANATHA SEVENTH DAY ADVENTIST CHURCH, Owner and SPRINT PCS ASSETS, L.L.C., a Delaware Limited Liability Company, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2109442); and

WHEREAS, the project site is located at 6065 Skyline Drive in the RS-1-7 zone of the Encanto Neighborhoods Community Plan;

WHEREAS, the project site is legally described as all of the East ½ of Lot 11 in Cave and McHatton's Subdivision of Lot 14 and part of Lot 16 of Ex Mission Partn., in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 159, filed in the Office of the County Recorder of San Diego; and

WHEREAS, on October 5, 2018, 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; and

WHEREAS, on December 5, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2109442 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,



BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2109442:

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

The Sprint Seventh Day Adventist project will remove and replace three existing antennas from behind the existing octagonal Fiberglass Reinforced Panel (FRP) screening at the base of the church steeple. Furthermore, an additional nine remote radio head units and one microwave dish will be also be installed behind the FRP screen. The equipment associated with this project will continue to operate inside the existing 180-square foot equipment area located on the west elevation behind a concrete masonry wall. This collocation site also includes T-Mobile and AT&T.

The Encanto Neighborhoods Community Plan identifies this site for Residential Low (5-9 du/ac). The current use of this property is for a religious establishment which is allowed in the RS-1-7 zone.

The Encanto Neighborhoods Community Plan relies on the City's General Plan (GP) for recommendations for Wireless Facilities under section UD-A.15. Consistent with the GP, the Sprint WCF modification will be concealed in an existing structure and camouflaged and screened. Additionally, the existing octagonal FRP screen design complements the steeple in both scale and character. This design will continue to be aesthetically pleasing and respectful to the surrounding neighborhood. Lastly, the equipment has been located on the west elevation and concealed behind a concrete masonry enclosure that is screened by existing landscaping. The entire WCF consists of materials, colors, and textures that complement the current use of the religious establishment and effectively conceals the WCF from public views. The proposed Sprint modification is therefore consistent with these Encanto Neighborhoods Community Plan policies and will not adversely affect the Plan.

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

The WCF modification consists three replacement antennas, one microwave dish, and nine new remote radio head units concealed behind the existing octagonal FRP screen wall, painted and textured to match the surface of the church. The equipment associated with this project will continue to operate inside the 180-square-foot concrete masonry wall located on the west elevation and screened by existing landscaping. The project pursuant to San Diego Municipal Code Section 141.0420(e)(1) requires a Conditional Use Permit (Process Three).



The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the California Environmental Quality Act pursuant to Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 5, 2018 and the opportunity to appeal that determination ended October 18, 2018.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

Additionally, 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.” Sprint submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project complies with all applicable development regulations including the RS-1-7 development regulations of the San Diego Municipal Code Section (SDMC) and the City of San Diego Wireless Communication Facilities Section 141.0420. The proposed WCF modification includes three replacement antennas, one new microwave dish, and nine new remote radio head units installed and concealed behind the existing octagonal shaped FRP screen, painted and textured to match the surface of the church. The 180-square-foot equipment enclosure will continue to operate on the west elevation without any changes. Pursuant to SDMC Section 141.0420(e)(1), a Conditional Use Permit is required. Furthermore, the WCF project is consistent with the City’s General Plan for Wireless Facilities, the WCF Design Guidelines, and the WCF Regulations. There are no deviations from the development regulations, or variances requested with this application. Therefore, the project is in compliance with the applicable regulations of the SDMC.

**d. The proposed use is appropriate at the proposed location.**

The City of San Diego Council Policy 600-43 (Wireless Communication Facility) encourages wireless carriers to locate on nonresidential properties in the Preference 1 zone whenever possible. In this case, the proposed location is on a non-residential use within a residential zone, identified as a Preference 3 location. Applicants are



strongly encouraged to site a facility in a Preference 1 or 2 zone before pursuing a Preference 3 Location.

The site is surrounded by low scale single family residential uses (Preference 4 locations) and Sprint's coverage objective is focused on the residential use resulting in siting limitations. This collocation site includes AT&T Mobility and T-Mobile who are also providing similar coverage to the surrounding area. Sprint had one other site that was a potential candidate at the Valencia Park Elementary School (Preference 3) when this coverage ring was initially issued. However, this site represented a redundancy issue with another site being too close and would result in a signal propagation and interference with their signal. Furthermore, due to the current height of the church, Sprint was able to continue to conceal their WCF without the addition of a standalone vertical element.

The WCF is appropriate at the current location since there are no viable candidates to provide the coverage comparable to the current property with a design that is respectful to the surrounding community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2109442 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2109442, a copy of which is attached hereto and made a part hereof.

---

Simon Tse  
Development Project Manager  
Development Services

Adopted on: December 5, 2018

IO#: 11003679



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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CONDITIONAL USE PERMIT NO. 2109442**  
**SPRINT MARANATHA SEVENTH DAY ADVENTIST - PROJECT NO. 596945**  
**HEARING OFFICER**

This Conditional Use Permit No. 2109442 is granted by the Hearing Officer of the City of San Diego to SAN DIEGO MARANATHA SEVENTH DAY ADVENTIST CHURCH, Owner, and SPRINT PCS ASSETS, L.L.C., a Delaware Limited Liability Company Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 131.0404, and 141.0420. The site is located at 6065 Skyline Drive in the RS-1-7 zone of the Encanto Neighborhoods Community Plan. The project site is legally described as all of the East ½ of Lot 11 in Cave and McHatton's Subdivision of Lot 14 and part of Lot 16 of Ex Mission Partn., in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 159, filed in the Office of the County Recorder of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to modify an existing Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 5, 2018, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) that consists of three replacement antennas, one microwave dish, and the installation of nine new Remote Radio Head (RRH) units behind the existing rooftop octagonal shaped Fiberglass Reinforced Panel (FRP) screen, painted and textured to match the surface of the church. Sprint will maintain a total of nine panel antennas; and
- b. A 180-square-foot concrete masonry equipment enclosure, painted to match the surface of the church.

**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 19, 2021**.

2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on December 19, 2028. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

3. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department 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 the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements



may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

14. 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 G of the City's Storm Water Standards.



**LANDSCAPE REQUIREMENTS:**

15. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged, removed, or significantly trimmed for the installation or operation of the wireless communication facility, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department.

**PLANNING/DESIGN REQUIREMENTS:**

17. This approval permits the following as illustrated on the approved Exhibit "A":

- a. Six (6) antennas with the following dimensions:
  - i. (Three) 72" by 11.8" by 7"; and
  - ii. (Three) 72" by 12" by 7.1"; and
- b. One 24-inch diameter microwave dish; and
- c. Nine Remote Radio Head (RRH) units.

18. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

19. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

20. Photo simulations shall be printed on the construction plans.

21. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

22. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the



transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

**INFORMATION ONLY:**

- A Telecom Inspection is required prior to construction permit completion.
- The City of San Diego reserves the right to rescind any approval made under Section 6409(a) or the Spectrum Act should any portion of Section 6409(a) or the Spectrum Act, of the FCC's interpretation thereof, be deemed unconstitutional by a court of law, the FCC or any other competent authority.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 Hearing Officer of the City of San Diego on December 5, 2018 and [Approved Resolution Number].



**ATTACHMENT 6**

Conditional Use Permit No. 2109442  
December 5, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Simon Tse  
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.

**SAN DIEGO MARANTHA SEVENTH DAY ADVENTIST CHURCH**

Owner

By \_\_\_\_\_  
NAME  
TITLE

**SPRINT PCS ASSETS, L.L.C.,  
a Delaware Limited Liability Company**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



**NOTICE OF EXEMPTION**

Attachment 7

(Check one or both)

TO: ☒ Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

**Project Name/Number:** Sprint 7<sup>th</sup> Day Adventist/596945**SCH No.:** N/A**Project Location-Specific:** The project is located at 6065 Skyline Drive, San Diego, CA 92114-5532**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** A Conditional Use Permit (Process 3) application for the modification of an existing unmanned Sprint Wireless Communication Facility (WCF). The project consists of the removal of three existing antennas and the installation of three new antennas, nine remote radio head units all concealed behind Fiberglass Reinforced Panel screening, which would be painted and textured to match the existing building's appearance. The new equipment would be located on a church building containing the existing WCF equipment. The project site is zoned RS-1-7 within the Encanto Community Planning area and is surrounded by residential development.

**Name of Public Agency Approving Project:** City of San Diego**Name of Person or Agency Carrying Out Project:** Mark Phillips, 2014 Granada Ave., San Diego CA 92104. (619) 379-3473**Exempt Status: (CHECK ONE)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: 15301 Existing Facilities
- ☐ Statutory Exemptions:

**Reasons why project is exempt:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The project would replace and add additional equipment to an existing WCF and would not expand any uses. No environmental impacts were identified and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Jeffrey Szymanski

Telephone: (619) 446-5324

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No



It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

  
Signature/Title

Senior Planner

October 30, 2018

Date

Check One:

☒ (X) Signed By Lead Agency

☐ ( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



# Chollas Valley Community Planning Group



**CHOLLAS VALLEY COMMUNITY PLANNING GROUP  
MINUTES OF MEETING  
Jacobs Center, 404 Euclid Avenue, Community Room, San Diego, CA 92114  
Monday, June 18, 2018 | 6:30pm – 8:00pm**

Seat (Term 2017-2019)	Member	Present	Seat (Term 2018-2020)	Member	Present
1. Alta Visa	Marry Young	Y	9. Broadway Heights	Booker Sanders	N
2. Encanto	Steven Ward	Y	10. Chollas View	Kwame Oates	N
3. O'Farrell	Kenneth Malbrough	Y	11. Emerald Hills	Christie Hill	Y
4. Valencia Park	Monte Jones	N	12. Lincoln Park	Leslie Dudley	Y
5. At-Large	Brian Pollard	N	13. At-Large	Khalada Salaam- Alaji	N
6. At-Large	Henry Foster III	N	14. At-Large	Shawn Glisson	N
7. At-Large	Karina Velazquez	Y	15. At-Large	Karen Montufar	Y
8. At-Large ('18-'19)	Evan Toma	Y	16. At-Large	Sandi Hazlewood	Y
City Dept.	Name	Present	Office	Name	Present
Planning	Elizabeth Dickson	N	Mayor's Office	Darnisha Hunter	N
Civic SD	Sherry Brooks	N	Council District 4	Ralph Dimarucut	Y
JCNI	Richard Seges	N	Assembly 79 <sup>th</sup>	LaShae Collin	N
SDPD	Akaan Thomas	Y	Senate 39 <sup>th</sup>	Chevelle Newell-Tate	N
			Congress 51 <sup>st</sup>	Stephanie Allen	n
Number of Visitors: 7			Sign-in Sheet on File: Yes		

**1. Call to Order & Introductions**

Chairman Ken Malbrough called the meeting to order at 6:39pm. Quorum was present (9 out of 16 members).

**2. Adoption of the Agenda**

**Motion made by Sandi Hazlewood to adopt the agenda. Seconded by Marry Young. Vote: 8-1-0. Motion Carried.**

**3. Review and Approval of Minutes**

Sandi Hazlewood stated under item 7ai should mention it is the Jackie Robinson YMCA; under item 7ci it should say communities not countries; under item 8ai eminent domain not with an i.

**Motion made by Sandi Hazlewood to approve the minutes as corrected. Second by Marry Young. Vote: 8-2-0. Motion Carried. Christie Hill abstained.**

**4. Communications from the Public:**

- Leslie Dudley stated the County Board of Supervisors is holding a meeting on the proposed Live Well Center tomorrow from 9am -10am.

**5. Chair's Report: Ken Malbrough**

- Ken Marlborough stated he received an email from Barry Pollard stating he is resigning his at-



# Chollas Valley Community Planning Group



large seat. Ken stated that we now have that seat open. Ken stated we appreciate Barry's six years of service on the board.

- b. Ken stated the County of San Diego contacted him regarding the Live Well Center to be placed on the agenda next month to get some design input.
- c. Ken also stated we will have a presentation from a proposed Marijuana Outlet Project located at 6230 Federal Blvd during the July meeting if they are ready. Ken stated the old building was torn down and a new building is being constructed.

## 6. Staff Reports:

- a. **Mayor's Office:** Darnisha Hunter not present.
- b. **Council District 4:** Ralph Dimarucut came to introduce himself, he was the Policy Advisor but has been promoted to Deputy Chief of Staff, he has worked for the Council President for 2 years, has worked for other electeds in San Diego, grew up in Bay Terrace, received his MPA from SDSU. Ralph stated the budget and Hilltop & Euclid project both just passed Council.
- c. **Assembly District 79:** LaShae Collins not present.
- d. **Senate District 39:** Chevelle Newell-Tate not present.
- e. **51 Congressional District:** Stephanie Allen not present.
- f. **City Planning:** Elizabeth Dickson not present.
- g. **Civic San Diego:** Sherry Brooks not present.
- h. **Jacobs Center for Neighborhood Innovation:** Richard Seges not present.
- i. **San Diego Police Department:** Officer Akaan Thomas stated there is a Better-A-Block event this Saturday off Pentecost Way this weekend hosted by with One San Diego. Officer Thomas stated the Unity Games will happen at the Willie Henderson Sports Complex this Saturday from 9am-2pm.

## 7. Subcommittee Report

- a. CVCPG Logo Committee Report Presenter: Steven Ward
  - i. Steve stated the sub-committee met at the Malcolm X Library to discuss parameters, have someone working on the logo, and will hopefully get more stuff by next meeting. Steve stated he found a member of the community willing to design the logo for free.
  - ii. Leslie Dudley asked why the meeting notice was not posted and Ken Malbrough asked why there were no meeting minutes.

## 8. Action Items:

- a. Sprint Project# 596945 at 6065 Skyline Drive Presenter: Mark Phillips
  - i. Mark stated Sprint has an existing facility behind a screen of 3 carriers (AT&T, T-Mobile & Sprint). Mark stated their use permit expired so that's why they are here and that all modifications are under existing screening (equipment changes and upgrades).

**Motion made by Steve Ward to approve the project. Second by Sandi Hazlewood. Vote: 8-1-0. Motion Carried.**

- b. Access Youth Academy, Project # 600700 Presenter: David Lam & Scott Moss, Safdie Rabines Architects
  - i. Scott Moss stated Renato the Executive Director of Access Youth Academy came a few months ago as informational item.
  - ii. Renato stated AYA is a youth program from 7th-12 grade, 4 years of college and 2 years post college. Renato stated their focus is education & squash, their students have a 100% college acceptance and have received \$1.2 million in scholarships. Renato stated during school hours they would partner with local schools for physical education, after school hours the facility would be used for their regular program, and during evenings hours the facility would be



# Chollas Valley Community Planning Group



- available for community use. Renato stated classrooms would be available for community use after hours.
- iii. Christie Hill asked how will AYA recruit teachers? Renato stated as their organization grows want to recruit people from community, intend to use local artists for the artwork on building, and plan to charge based on a sliding scale based on income for use.
  - iv. Sandi Hazlewood inquired about the status of environmental documents. Scott stated they have submitted required reports and its dependent on engineering & transport departments but noise & construction permits have been approved. Scott stated they will come back IF substantial changes are needed on the project.
  - v. Karina Velazquez asked for a schedule and maintenance plan. Renato stated they hope to start construction September 2018 and plan to open facility for school year 2019.
  - vi. Scott stated they are here today because the City ordinance stated the driveway should be off Euclid Avenue but the Community plan stated it should be off Guymon Street.
  - vii. Ken asked about construction jobs for the community. Scott stated they selected Density Construction as their general contractor and through their process the National Black Contractors Association, asked community members to bid on project for subcontractors. Ken asked that AYA contact the Diamond BID to get involved in the community and get actively involved.

**Motion made by Karina Velazquez to accept the project and come back if significant changes. Second by Marry Young. Vote: 8-1-0. Motion Carried.**

9. **Informational Items:** None.


10. **Continuing Business:** None.

11. **Adjournment**

**Motion made by Sandi to adjourn the meeting at 7:35pm. Second by Christie. Vote: 8-1-0. Motion Carried.**

Written by: Karina Velazquez, Board Recording Secretary



	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
---	---	--	--

**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:** Sprint Skyline Drive

**Project No. For City Use Only:** 596945

**Project Address:** 6065 Skyline Drive

**Specify Form of Ownership/Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

**Property Owner**

Name of Individual: San Diego Maranatha Seventh Day Adventist Church ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 6065 Skyline Drive  
 City: San Diego State: CA Zip: 92113  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: See attached LOA Date: \_\_\_\_\_  
 Additional pages Attached: ☒ Yes ☐ No

**Applicant**

Name of Individual: Sprint ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency  
 Street Address: 3730 5th Ave  
 City: San Diego State: CA Zip: 92103  
 Phone No.: 619.379.3473 Fax No.: \_\_\_\_\_ Email: mlphillips@pwc-ca.com  
 Signature: [Signature] Date: 11/12/17 2/2/18  
 Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached: ☐ Yes ☐ No



**LETTER OF AUTHORIZATION**

**APPLICATION FOR ZONING/LAND USE ENTITLEMENTS**

**Sprint Site Number:** SD34XC520

**Property Address:** 6065 Skyline Dr., San Diego CA 92114

**APN:** 549-650-45

I, Don Wiggins, the owner representative of the above described property, authorize Sprint, its employees, representatives, agents, and/or consultants, to act as an agent on my behalf for the sole purpose of consummating any building or land-use applications or any other discretionary entitlements necessary for the purpose of constructing and operating a wireless facility. I understand that this application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

**I further understand that signing of this authorization in no way creates an obligation of any kind.**

Signature of Property Owner(s):

By: Don Wiggins  
Title: STEWARDSHIP DIRECTOR  
Date: 1-8-18





## **DETAILED PROJECT DESCRIPTION FOR SPRINT'S PERMIT RENEWAL AND MODIFICATION TO AN EXISTING WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 6065 SKYLINE DRIVE**

### **Original Design**

Sprint's original permit for the installation of this wireless telecommunication facility was approved by the City of San Diego (NUP 41-0875-02) which allowed Sprint one antenna per sector at four sectors and a two hundred twenty square foot equipment shelter.

### **Proposed Modification:**

Sprint proposes to remove three (3) existing panel antennas and install three (3) new panel antennas for a total of six (6) panel antennas, install nine (9) RRH and one (1) microwave dish behind the existing FRP screening. The modification will not change the size of the existing screening whatsoever. Sprint is not proposing any work inside the existing equipment shelter.

### **Justification Analysis**

Per the attached propagation maps, Sprint's RF primary objective for the continued operation of this facility is mainly for providing cellular coverage for the residential area east of Euclid Ave, west of Woodman St., south of Imperial Ave and north of Plaza Blvd. Any relocation of the site, in any direction, would compromise the coverage in the area due to interference with surrounding existing Sprint sites. The majority of RF's objective is zoned residential with residential use. The only non-residential use facility in the search ring, besides the church, which would appeal to RF is Valencia Park Elementary located at 5880 Skyline Drive. Wireless carriers usually avoid elementary schools as they are notoriously controversial with the community and the unpredictable school schedule makes it difficult for construction/maintenance of the facility. Another reason the school site was not chosen was for its proximity to Sprints site on Euclid Ave. Having 2 sites so close to each other would create a redundancy in signal propagation, unnecessary increase power usage and possibly interference of signals.



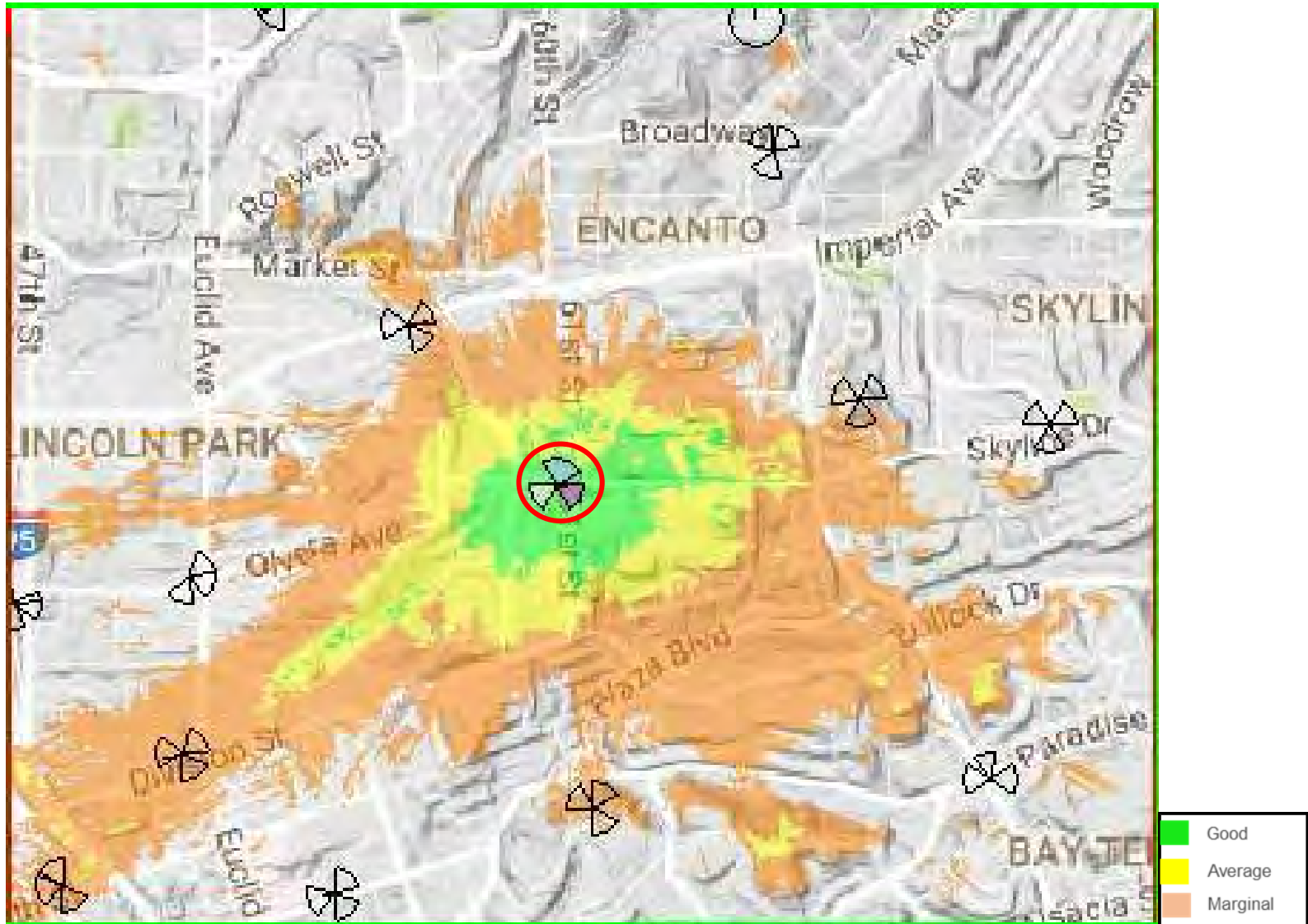


# San Diego

## SD34XC520

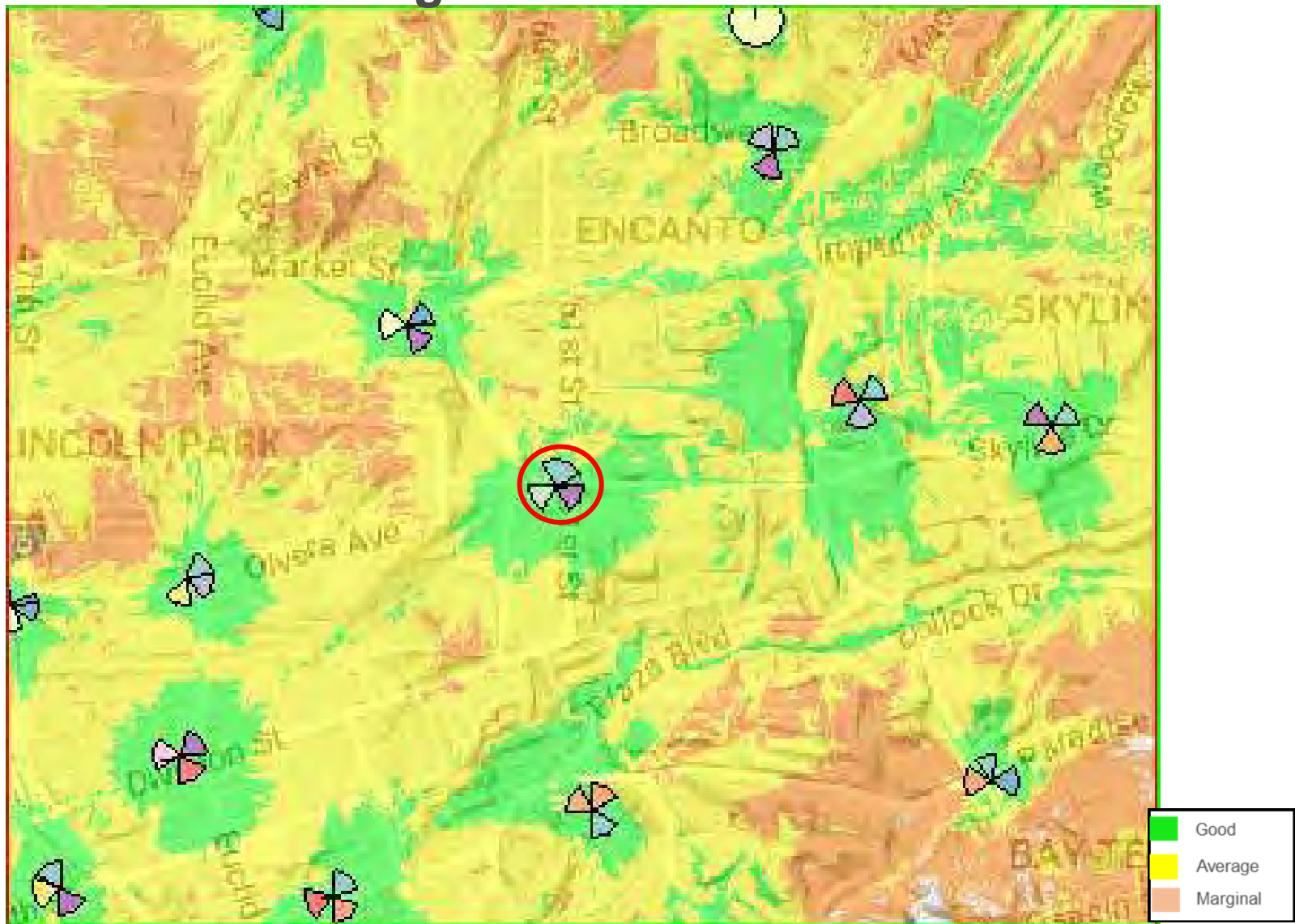


# 1.9 LTE Coverage SD34XC520 by itself



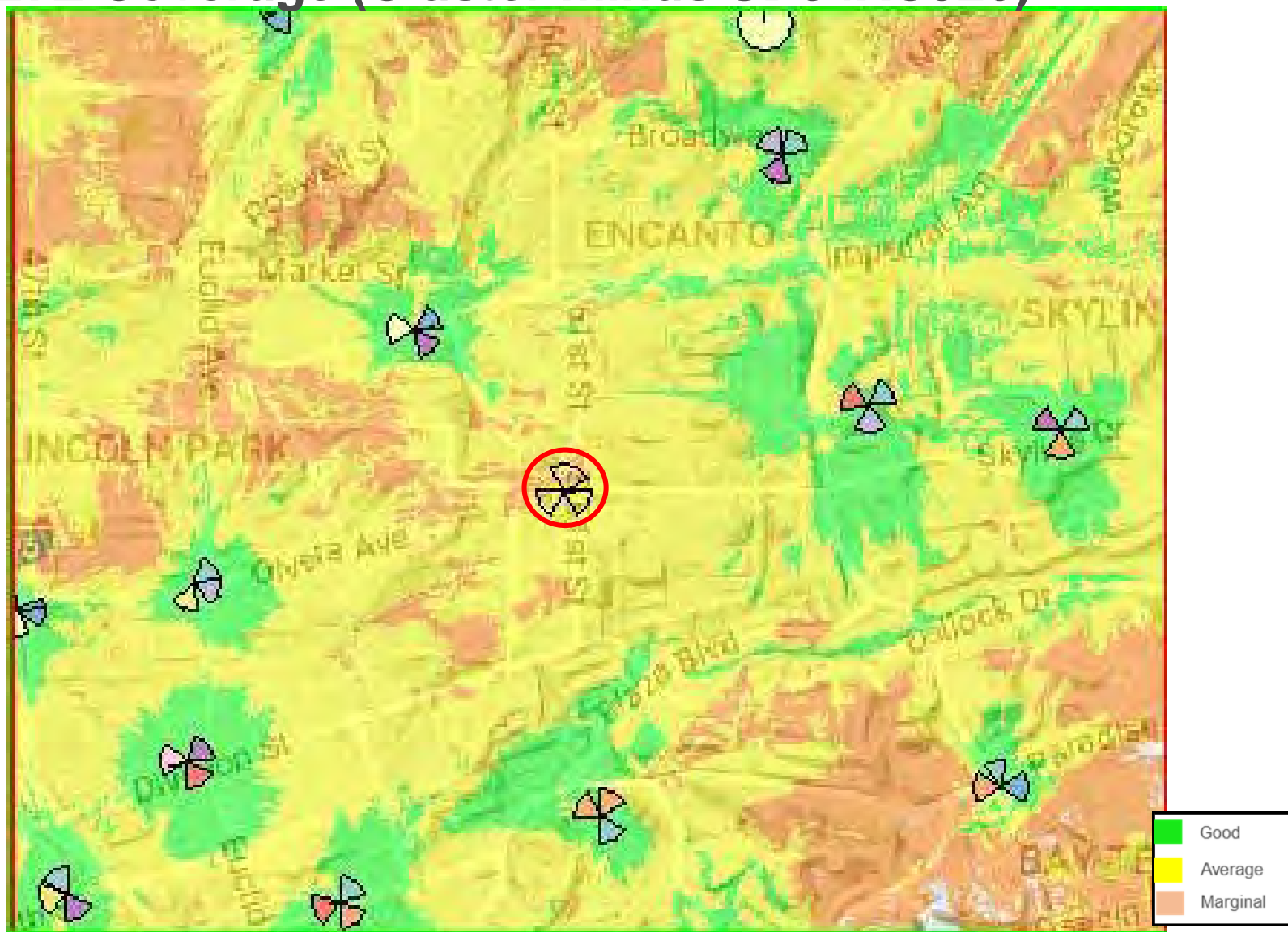


# Current Coverage 1.9 LTE with SD34XC520





# 1.9 LTE Coverage (Cluster minus SD34XC520)







## **PHOTO STUDY & KEY MAP**

---

### **MODIFICATION OF EXISTING WIRELESS COMMUNICATIONS FACILITY**

**Sprint**  
**"Skyline Drive"**  
**Sprint ID: SD34XC520**  
6065 Skyline Drive  
San Diego, CA 92113

Prepared for:  
**City of San Diego**  
**Development Services Department**  
1222 First Avenue MS301  
San Diego, CA 92101

Prepared by:  
**Tangent**  
SYSTEMS  
500 North State College Blvd. Suite 1100  
Orange, CA 92868  
Contact: Robert Mahoney  
(949) 264-3980

**March 15, 2018**





*View 1 - Looking North toward Site from Parking Lot*



*View 2 - Looking Northwest at Site from Newcastle Place at @ 61<sup>st</sup> Street*





*View 3 - Looking West toward Site from Skyline Drive at S 61st Street*



*View 4 - Looking Southwest toward Site from S 61st Street at Skyline Drive*





*View 5 - Looking Southeast at Site from Skyline Drive*



*View 6 - Looking East at Site from Skyline Drive*





*View 7 - Looking east at Site from Skyline Drive and Ozzie Way*



*View 8 - Looking East at Site from Ozzie Way*





*View 9 - Looking Northeast from Ozzie Way*



*View 10 - Looking Northeast from Ozzie Way at Harps Court*





*View 11 - Looking North from Site at Skyline Drive*



*View 12 - Looking West from Site at Skyline Drive*





*View 13 - Looking East from Site at Skyline Drive*



*View 14 - Looking South from Site at Parking Lot*





*View 15 – Looking South toward equipment area*



*View 16 – Looking North toward equipment area*



## Photo Map







PHOTO SIMULATION

FOR MODIFICATION OF CELL SITE LOCATED AT:

6065 SKYLINE DRIVE | SAN DIEGO, CA 92113

SITE ID: SD34XC520



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

MODIFY EXISTING  
ROOFTOP CELL SITE

VIEWS: 4

SHEET INDEX

SHEET 2: VIEW 1  
SHEET 3: VIEW 2  
SHEET 4: VIEW 3  
SHEET 5: VIEW 4

DATE: 12.12.17

SHEET: 1 / 5

Photo Simulation By:

**Tangent**  
SYSTEMS  
424-262-4167 | tangentsystems.co

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

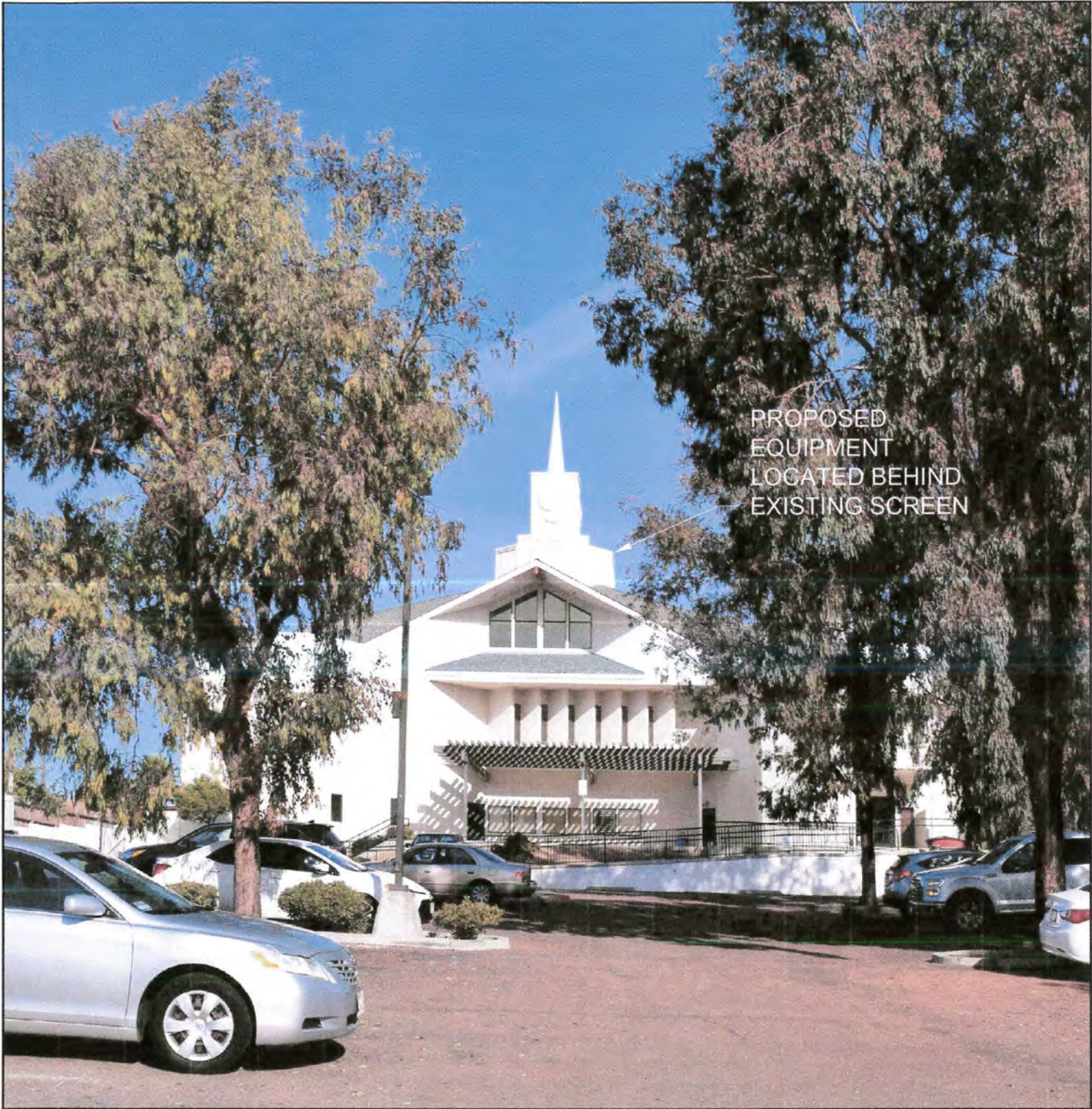
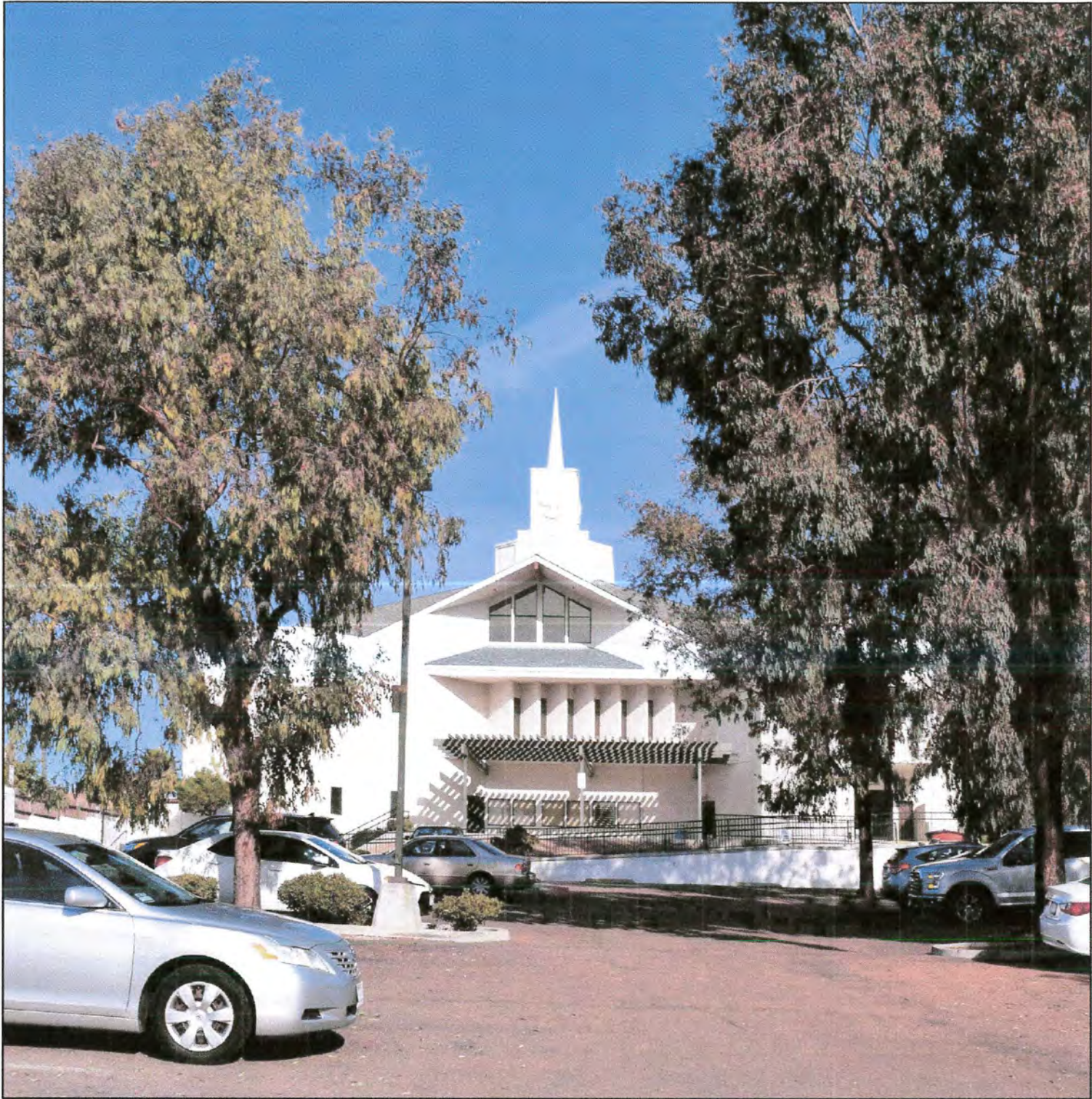


Site ID: SD34XC520

SITE TYPE: ROOFTOP

6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113





EXISTING VIEW

PROPOSED VIEW

DATE: 12.12.17

VIEW 1 - LOOKING SOUTHEAST FROM PARKING LOT

SHEET: 2 / 5

Photo Simulation By:

**Tangent**  
SYSTEMS  
424-262-4167 | tangentsystems.co

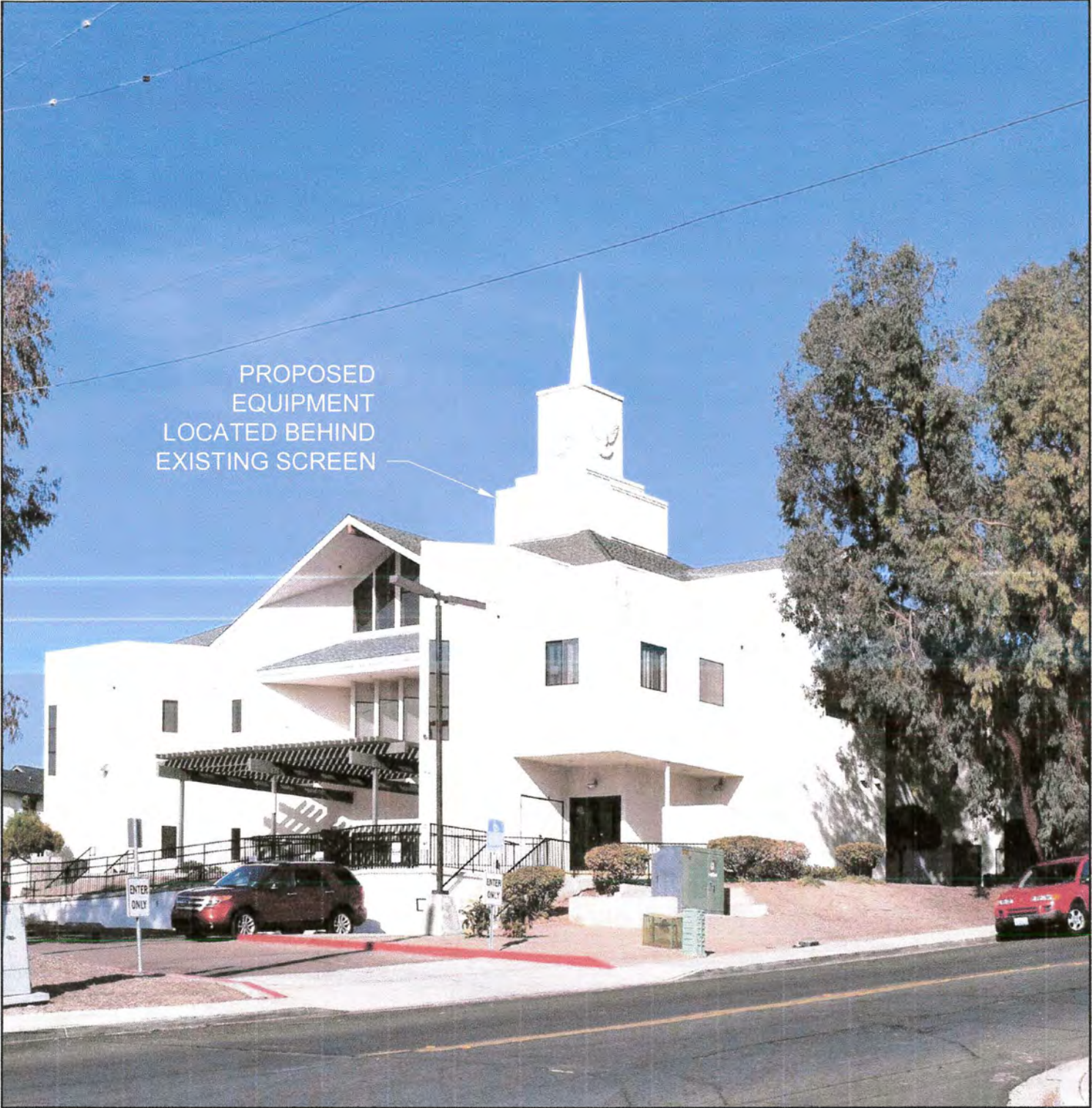
**Photo Simulation**

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.



**Site ID: SD34XC520**  
SITE TYPE: ROOFTOP  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113





EXISTING VIEW

PROPOSED VIEW

DATE: 12.12.17

VIEW 2 - LOOKING EAST FROM PARKING LOT

SHEET: 3 / 5

Photo Simulation By:

**Tangent**  
SYSTEMS  
424-262-4167 | tangentsystems.co

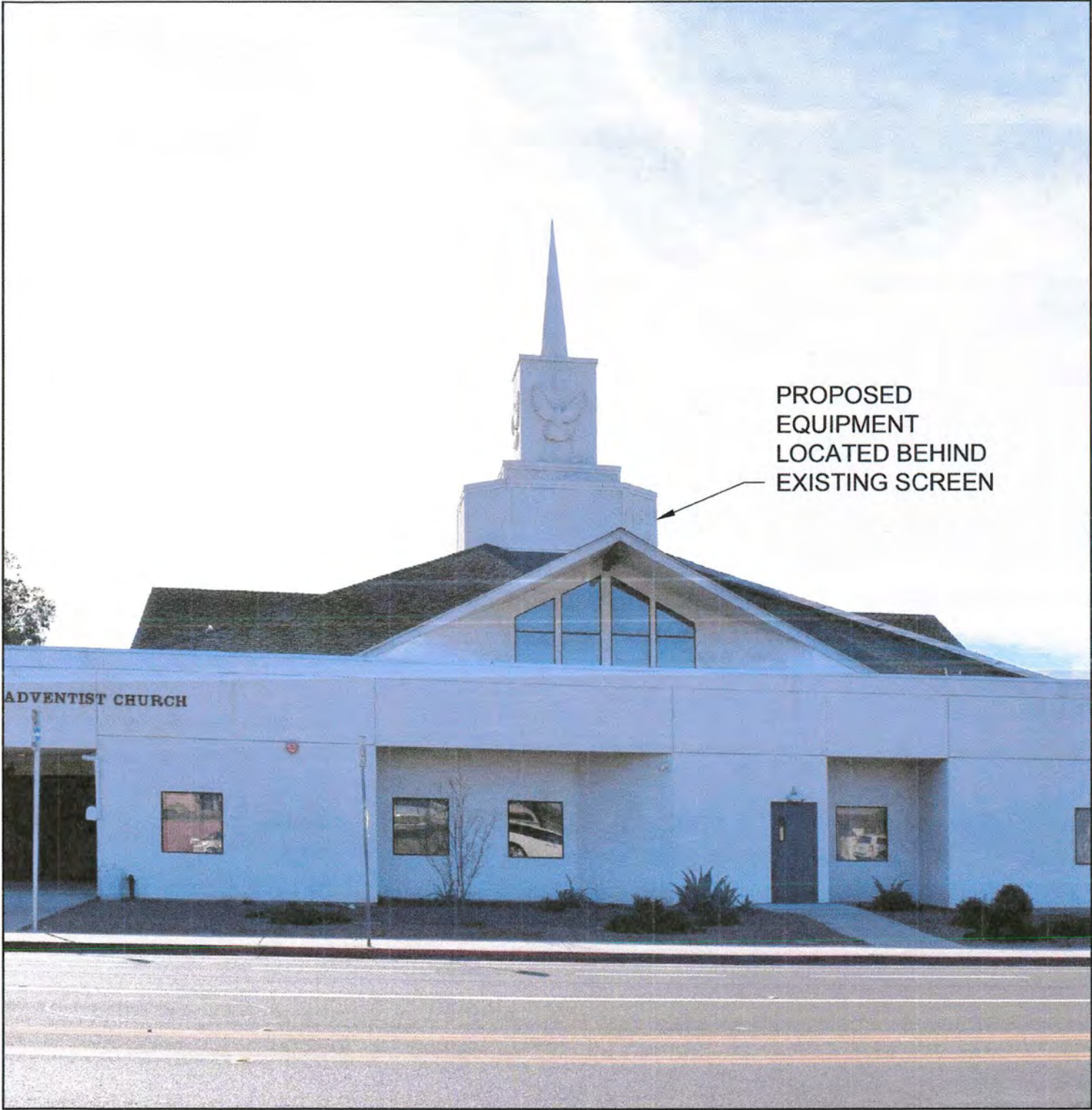
**Photo Simulation**

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.



**Site ID: SD34XC520**  
SITE TYPE: ROOFTOP  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113





EXISTING VIEW

PROPOSED VIEW

DATE: 12.12.17

VIEW 3 - LOOKING NORTH EAST

SHEET: 4 / 5

Photo Simulation By:  
**Tangent**  
SYSTEMS  
424-262-4167 | tangentsystems.co

**Photo Simulation**  
This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.



**Site ID: SD34XC520**  
SITE TYPE: ROOFTOP  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113





EXISTING VIEW

PROPOSED VIEW

VIEW 4 - LOOKING NORTH WEST

DATE: 12.12.17

Photo Simulation By:

**Tangent**  
SYSTEMS  
424-262-4167 | tangentsystems.co

**Photo Simulation**

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.






**Site ID: SD34XC520**  
SITE TYPE: ROOFTOP  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113



**SITE TYPE:            ROOFTOP**



CHECKED BY: MM

	08/20/2018	100% ZD'S REVISED-MW	KM
	06/05/2018	100% ZD'S REVISED-JX	EC
	03/02/2018	100% ZD'S REVISED-JX	JC
A	12/11/2017	100% ZD'S FOR SUBMITTAL	KM
0	11/21/2017	90% ZD'S FOR REVIEW	JC
REV	DATE	DESCRIPTION	BY

**IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY  
ARE ACTING UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.**

# T-1

**DIGALERT**  
Call Toll Free  
**1-800-227-2600**  
2 Working Days Before You Dig  
UNDERGROUND SERVICE ALERT  
OF SOUTHERN CALIFORNIA

PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_



**GENERAL CONSTRUCTION NOTES:**

- FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:  
GENERAL CONTRACTOR - GENERAL CONTRACTOR  
SUBCONTRACTOR - CONTRACTOR (CONSTRUCTION)  
OWNER - SPRINT
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND SPRINT PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL ADJACENT AREAS, EXISTING WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS; FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LSPRINT, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED, SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK
8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY (E) CONDITIONS THAT DEViate FROM THE DRAWINGS PRIOR TO THE BEGINNING CONSTRUCTION.
15. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE SUBCONTRACTOR SHALL PROTECT (E) IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A 0 2-A-10-B-C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL (E) ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERCE, CUTOFF, OR OTHER UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCHING & EXCAVATION.
23. ALL (E) INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE (E) SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED, AND EROSION CONTROL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY SPRINT TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION SPECIFICATIONS, IF REQUIRED, AND THE "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITE" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
41. NO NOISE, SMOKE, DUST, OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
42. NO ADDITIONAL PARKING TO BE PROPOSED, (E) ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
43. NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

**GROUNDING NOTES:**

1. COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR, ROUTE CONDUCTORS TO BURRED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "T") WITH "1" HIGH LETTERS.
3. ALL HARDWARE 1/4-2 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
4. FOR GROUND BOND TO STEEL ONLY; INSERT A CADIUM PLATE FLASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
6. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
7. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN (E) TOWER, THE SUBMITTER SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
8. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

## SITE WORK & DRAINAGE

**PART 1 - GENERAL**

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

### 1.1 REFERENCES:

- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION).
- B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
- C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).

### 1.2 INSPECTION AND TESTING:

- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE SUBCONTRACTOR.
- B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

### 1.3 SITE MAINTENANCE AND PROTECTION:

- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE SUBCONTRACT.
- B. AVOID DAMAGE TO THE SITE AND TO (E) FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT (E) FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
- C. KEEP SITE FREE OF ALL PONDING WATER.
- D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
- E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- F. (E) UTILITIES: DO NOT INTERRUPT (E) UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

- PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.




## ENVIRONMENTAL NOTES

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERSHEDS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY EROSION/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
6. SEEDING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
7. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
8. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
9. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRAGILE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES



DRAWN BY: JC, JAC

CHECKED BY: MM

	08/20/2018	100% ZD'S REVISED-MW	KM
	06/05/2018	100% ZD'S REVISED-JX	EC
	03/02/2018	100% ZD'S REVISED-JX	JC
0	12/11/2017	100% ZD'S FOR SUBMITTAL	KM
A	11/21/2017	90% ZD'S FOR REVIEW	JC
REV	DATE	DESCRIPTION	BY

**IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY  
ARE ACTING UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.**

**SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP**

SHEET TITLE

## GENERAL NOTES

SHEET NUMBER

# GN-1

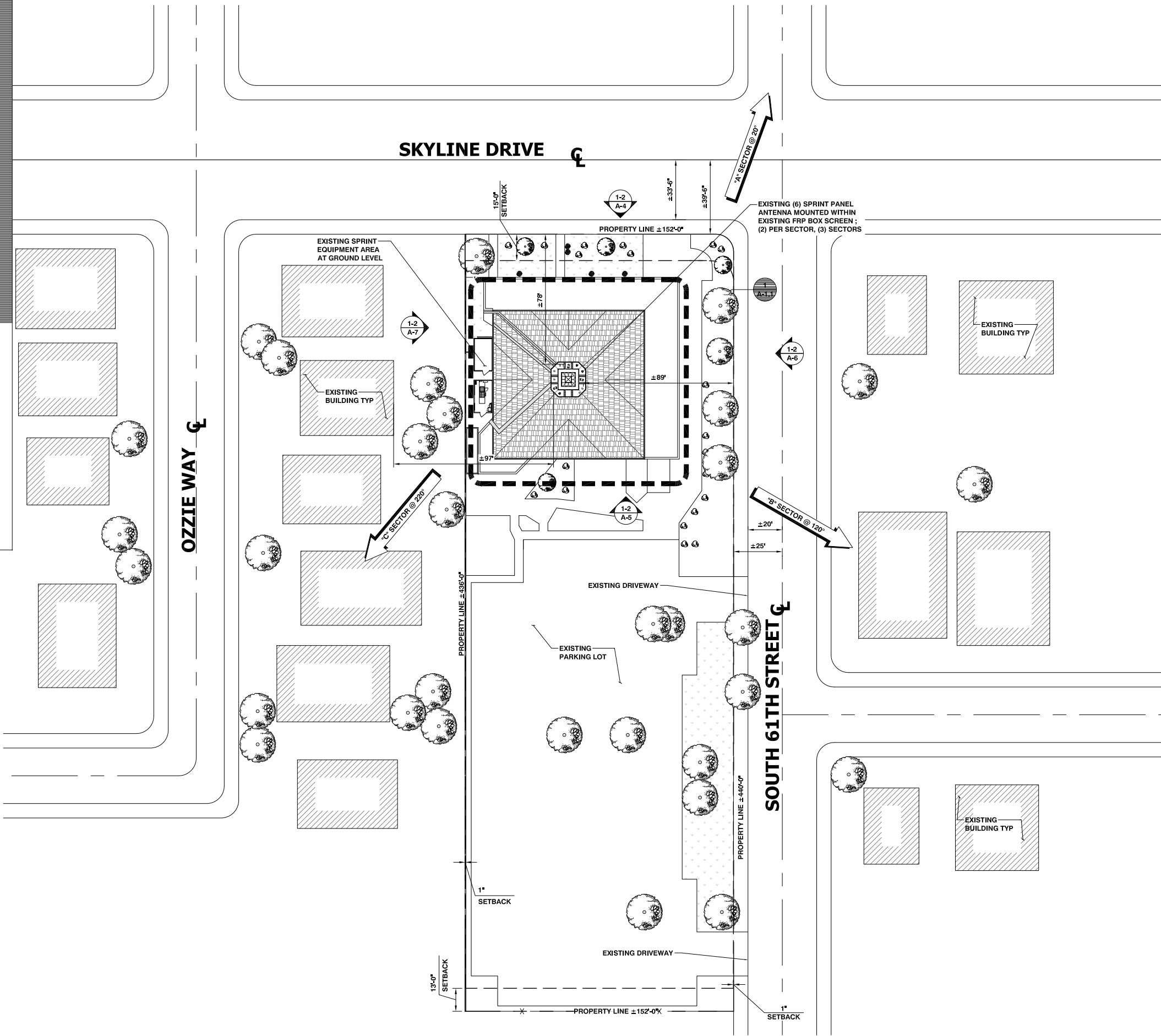


NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.
3. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
4. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
5. THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
6. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
7. PRIOR TO THE ISSUE 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 G OF THE CITY'S STORM WATER STANDARDS.




**DISCLAIMER:**

THIS SET OF DRAWINGS WAS PREPARED  
UTILIZING INFORMATION OBTAINED FROM PUBLIC  
DOCUMENTS MADE AVAILABLE ON JURISDICTION  
WEBSITE. M SQUARED WIRELESS CANNOT  
GUARANTEE THE ACCURACY OF THE DATA AND  
THESE DRAWINGS ARE NOT TO BE USED TO  
EXPRESSLY DISCLAIMS ANY RESPONSIBILITY  
FOR THE TRUTH, VALIDITY, INVALIDITY  
ACCURACY, INACCURACY OF ANY SAID DATA  
AND INFORMATION. THE PARCEL LINES ON MAPS  
ARE FOR ILLUSTRATION PURPOSES ONLY AND  
ARE NOT INTENDED TO BE USED AS A SURVEY  
OR AS A BASIS FOR ANY LEGAL PROCEEDINGS  
OR THE UNAUTHORIZED USE OR TRANSMISSION OF  
ANY SUCH DATA OR INFORMATION IN ITS ACTUAL  
OR ALTERED FORM.



DRAWN BY: JC, JAC

CHECKED BY: MM

	08/20/2018	100% ZD'S REVISED-MW	K
	06/05/2018	100% ZD'S REVISED-JX	E
	03/02/2018	100% ZD'S REVISED-JX	J
A	12/11/2017	100% ZD'S FOR SUBMITTAL	K
0	11/21/2017	90% ZD'S FOR REVIEW	J
REV	DATE	DESCRIPTION	B

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY  
ARE ACTING UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP

SHEET TITLE

## SITE PLAN

SHEET NUMB

**A-**






## SITE PLAN

24"x36" SCALE: 1" = 30'-0"  
11"x17" SCALE: 1" = 60'-0"

—



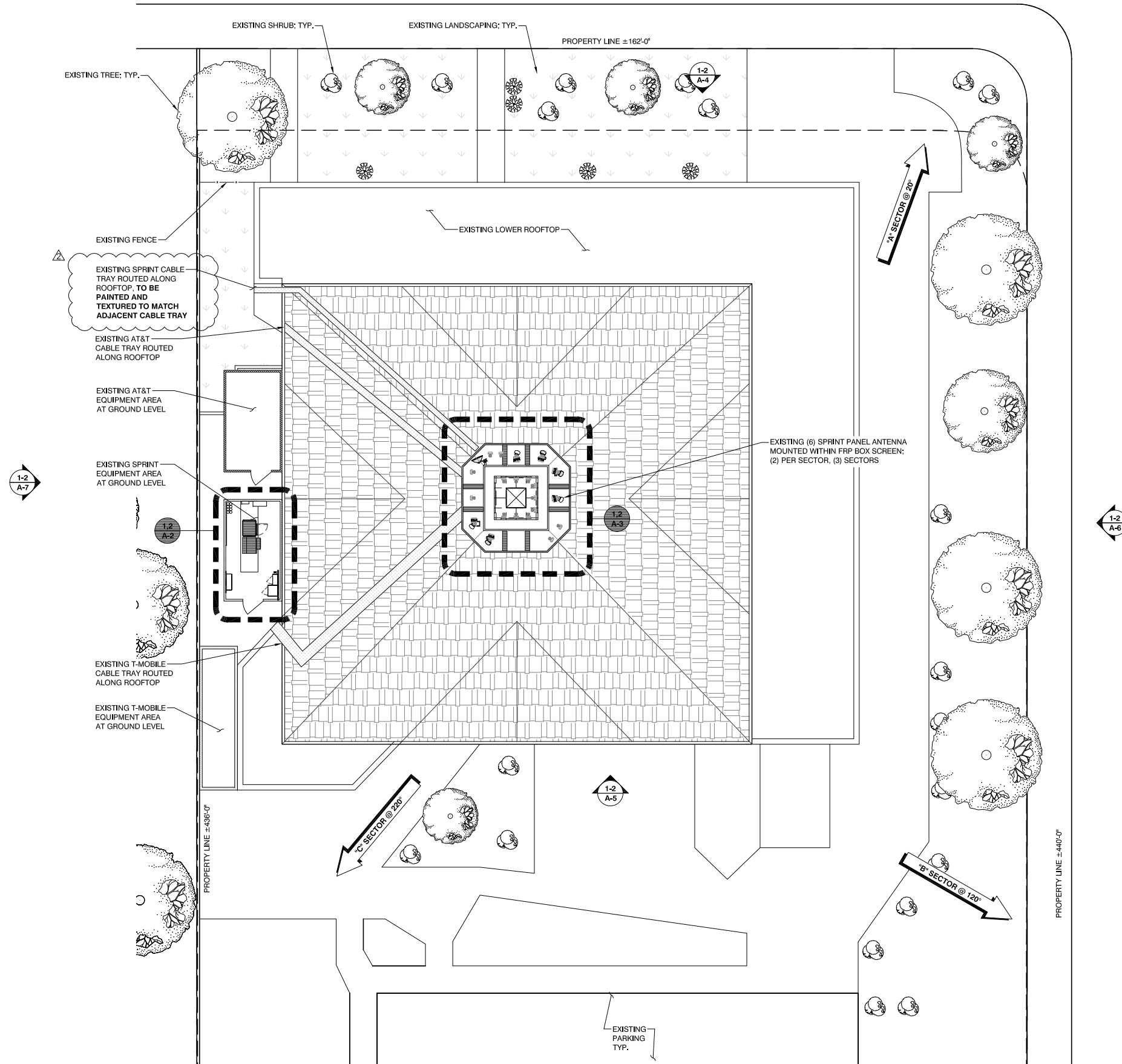
	08/20/2018	100% ZD'S REVISED-MW	KM
	06/05/2018	100% ZD'S REVISED-JX	EC
	03/02/2018	100% ZD'S REVISED-JX	JC
0	12/11/2017	100% ZD'S FOR SUBMITTAL	KM
A	11/21/2017	90% ZD'S FOR REVIEW	JC
REV	DATE	DESCRIPTION	BY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY  
ARE ACTING UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE  
**ENLARGED  
SITE PLAN**

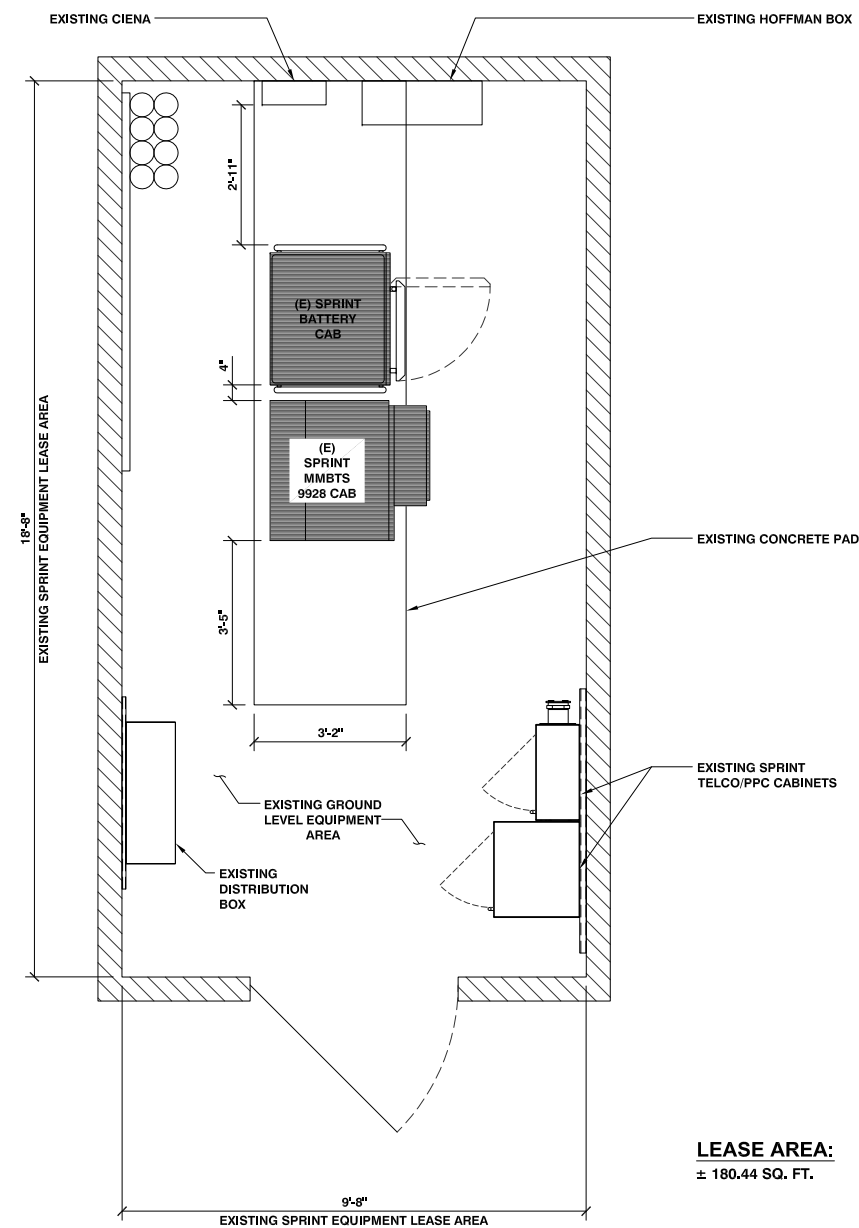
SHEET NUMBER

## A-1.1








**NOTE:**  
NO CHANGE TO EXISTING  
EQUIPMENT CONFIGURATION



DRAWN BY: JC, JAC

CHECKED BY: MM

	08/20/2018	100% ZD'S REVISED-MW	KM
	06/05/2018	100% ZD'S REVISED-JX	EC
	03/02/2018	100% ZD'S REVISED-JX	JC
0	12/11/2017	100% ZD'S FOR SUBMITTAL	KM
A	11/21/2017	90% ZD'S FOR REVIEW	JC
REV	DATE	DESCRIPTION	BY

**IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.**

SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP

SHEET TITLE

**EQUIPMENT PLAN**

SHEET NUMBER

**A-2**



FINAL OPTIMAL ANTENNA & TRANSMISSION CABLES REQUIREMENTS (VERIFY WITH CURRENT RFDS)				ANTENNA MAKE AND MODEL				RAD CENTER		AZIMUTH		TRANSMISSION LINE			REMOTE RADIO HEADS				
SECTOR A	ANTENNA POSITION	TECHNOLOGY		EXISTING		FINAL		EXISTING	FINAL	EXISTING	FINAL	QTY	CABLE LENGTH	FEEDER TYPE	EXISTING RRHS MAKE AND MODEL	RRHS COUNT	FINAL RRHS MAKE AND MODEL	RRHS COUNT	
		EXISTING	FINAL	MODEL	SIZE	MODEL	SIZE												
SECTOR A	1	800/1900Mhz	800/1900Mhz	RFS APXVSP18-C-A20	72.0x11.8x7"	RFS APXVSP18-C-A20	72.0x11.8x7"	57°-0"	57°-0"	315°	315°	1	±150'	(E) 1-1/4" HYBRID	ALU 1900MHz RRH	1	(E) ALU 1900MHz RRH	-	
	2	2500MHz	800/1900/2500MHz	RFS APXVTM14-ALU-J20 (TO BE REPLACED)	56.3x12.6x6.3"	COMMSCOPE DHHTT65B-3XR	72.0x12.0x7.1"	57°-0"	57°-0"	315°	315°	-	-	-	-	-	(N) ALU 2500MHz RRH	1	
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(N) ALU 800MHz RRH	2	
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SECTOR B	1	800/1900Mhz	800/1900Mhz	RFS APXVSP18-C-A20	72.0x11.8x7"	RFS APXVSP18-C-A20	72.0x11.8x7"	57°-0"	57°-0°	45°	45°	1	±150'	(E) 1-1/4" HYBRID	ALU 1900MHz RRH	1	(E) ALU 1900MHz RRH	1	
	2	2500MHz	800/1900/2500MHz	RFS APXVTM14-ALU-J20 (TO BE REPLACED)	56.3x12.6x6.3"	COMMSCOPE DHHTT65B-3XR	72.0x12.0x7.1"	57°-0"	57°-0°	45°	45°	-	-	-	-	-	(N) ALU 2500MHz RRH	1	
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(N) ALU 800MHz RRH	2	
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SECTOR C	1	800/1900Mhz	800/1900Mhz	RFS APXVSP18-C-A20	72.0x11.8x7"	RFS APXVSP18-C-A20	72.0x11.8x7"	57°-0"	57°-0°	135°	135°	1	±150'	(E) 1-1/4" HYBRID	ALU 1900MHz RRH	1	(E) ALU 1900MHz RRH	1	
	2	2500MHz	800/1900/2500MHz	RFS APXVTM14-ALU-J20 (TO BE REPLACED)	56.3x12.6x6.3"	COMMSCOPE DHHTT65B-3XR	72.0x12.0x7.1"	57°-0"	57°-0°	135°	135°	-	-	-	-	-	(N) ALU 2500MHz RRH	1	
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(N) ALU 800MHz RRH	2	
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MW	1	-	MICROWAVE	-	-	ANDREW VHLP2-18	24"Ø	-	57°-0°	-	335°	1	±150'	(N) COAX CABLE	-	-	-	-	
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL																3	TOTAL		

**NOTES TO CONTRACTOR:**

1. CONTRACTOR IS TO REFER TO SPRINT'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK
3. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM

**NOTE:**

1. (E) ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.
2. NEW PANEL ANTENNAS AND ALL MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING STRUCTURE IF REQUIRED. VERIFY PAINT MANUFACTURER AND FINISH WITH OWNER

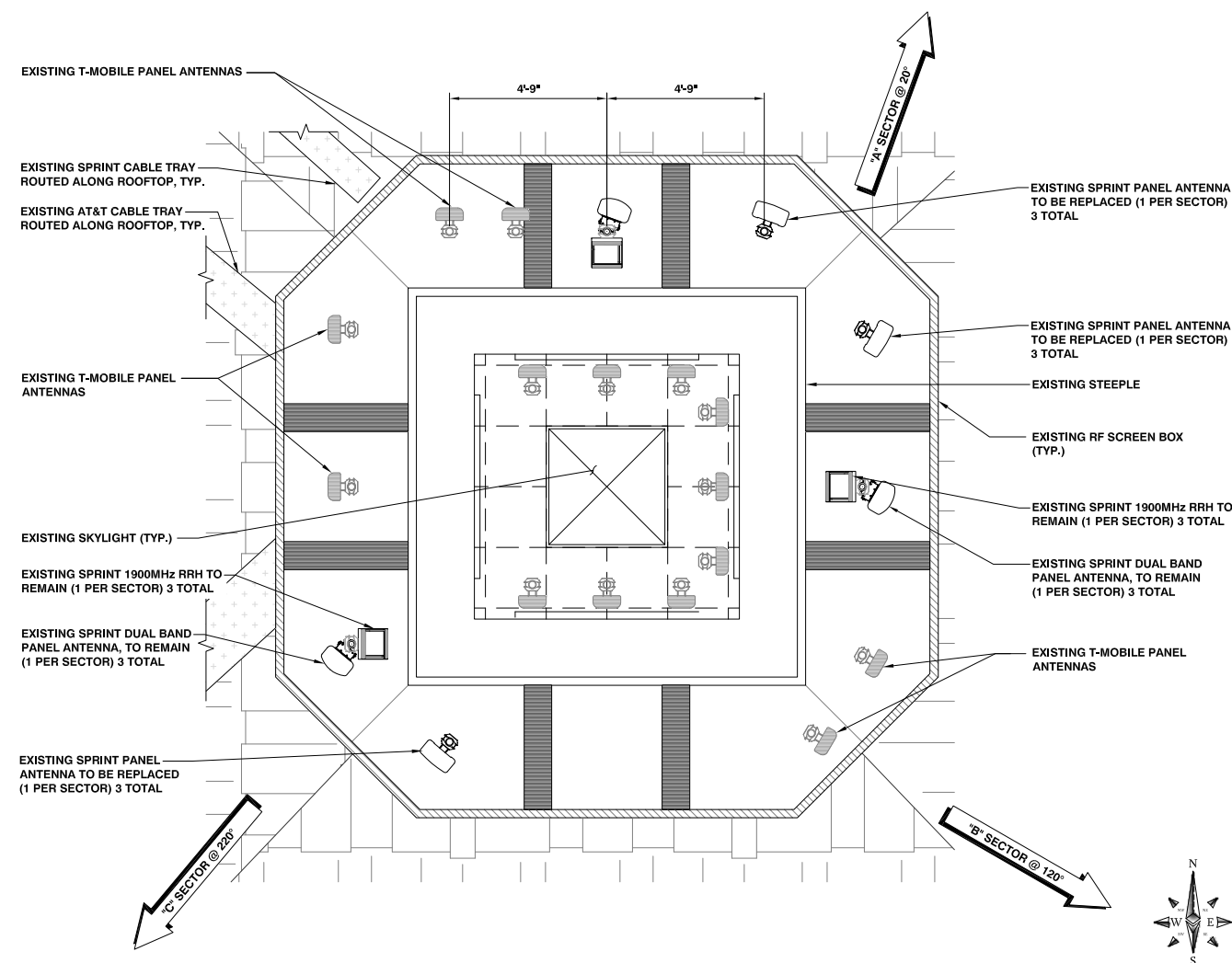


DRAWN BY: JC, JAC

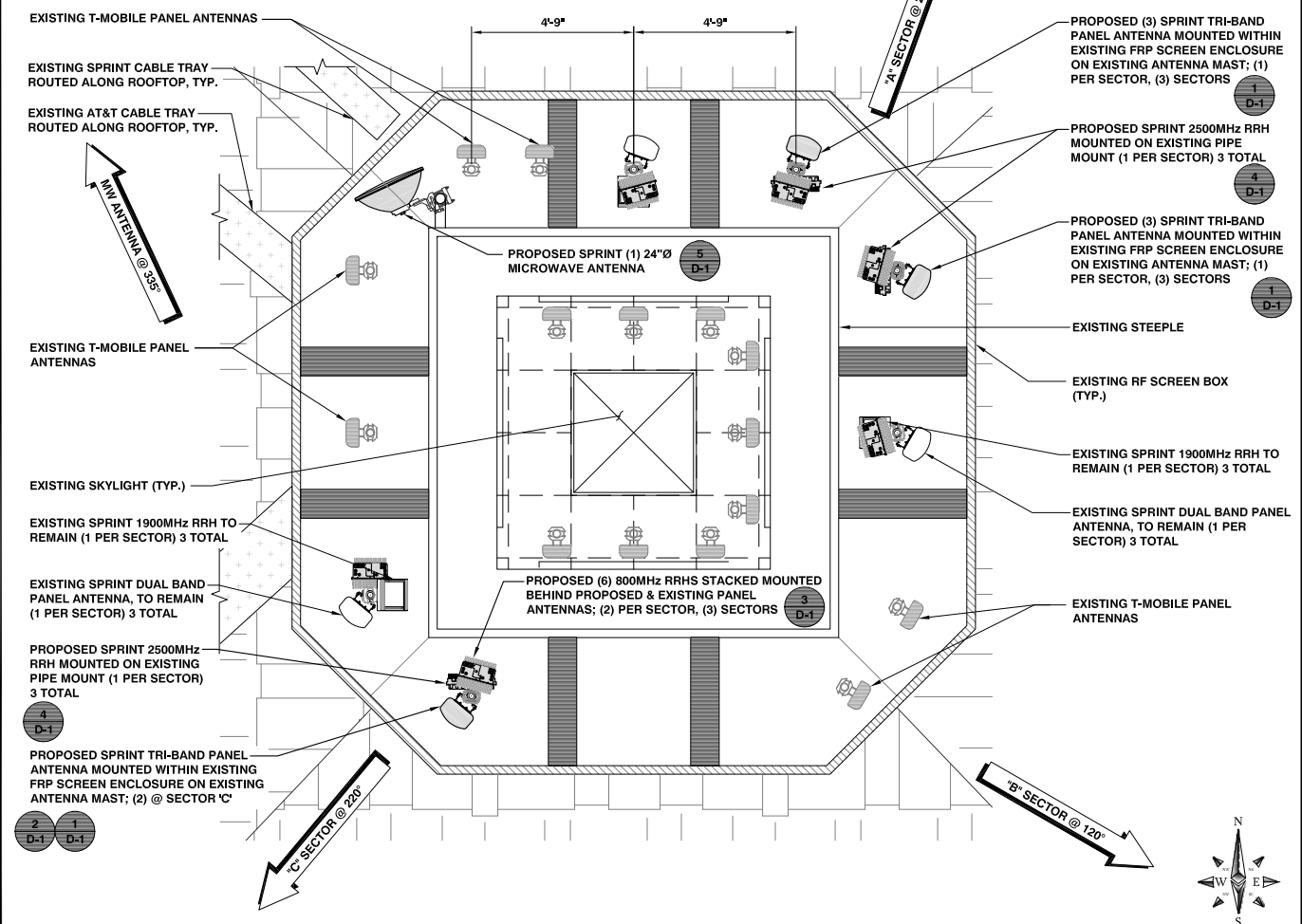
CHECKED BY: MM

## ANTENNA & EQUIPMENT SCHEDULE

3



**NOTE:**  
1. NO PUBLICLY VIEWABLE AESTHETIC CHANGES ARE PROPOSED WITH THIS PROJECT.



**IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.**

SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP

SHEET TITLE

## ANTENNA LAYOUT

SHEET NUMBER

**A-3**

## EXISTING ANTENNA LAYOUT

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"

2

## PROPOSED ANTENNA LAYOUT

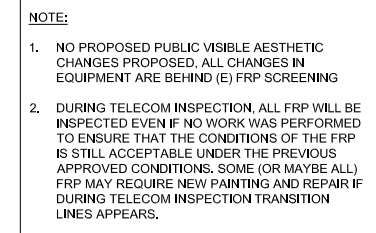
24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"

1





2



SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP

SHEET TITLE

**ELEVATIONS**

SHEET NUMBER

**A-4**

### PROPOSED NORTH ELEVATION

1
---








2
---



1
---

**NOTE:**

1. NO PROPOSED PUBLIC VISIBLE AESTHETIC CHANGES PROPOSED, ALL CHANGES IN EQUIPMENT ARE BEHIND (E) FRP SCREENING
2. DURING TELECOM INSPECTION, ALL FRP WILL BE INSPECTED EVEN IF NO WORK WAS PERFORMED TO ENSURE THAT THE CONDITIONS OF THE FRP IS STILL ACCEPTABLE UNDER THE PREVIOUS APPROVED CONDITIONS. SOME (OR MAYBE ALL) FRP MAY REQUIRE NEW PAINTING AND REPAIR IF DURING TELECOM INSPECTION TRANSITION LINES APPEARS.

	08/20/2018	100% ZD'S REVISED-MW	K
	06/05/2018	100% ZD'S REVISED-JX	E
	03/02/2018	100% ZD'S REVISED-JX	J
0	12/11/2017	100% ZD'S FOR SUBMITTAL	K
A	11/21/2017	90% ZD'S FOR REVIEW	J
REV	DATE	DESCRIPTION	E

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THE  
ARE ACTING UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP

SHEET TITLE

**ELEVATIONS**

SHEET NUMBER

**A-5**





24"x36" SCALE: 1" = 10'-0"  
11"x17" SCALE: 1" = 20'-0"

2






24"x36" SCALE: 1" = 10'-0"  
11"x17" SCALE: 1" = 20'-0"

A horizontal graphic scale bar with a black and white alternating pattern. It is marked with '0'', '5'', '10'', and '20'' at regular intervals.

1

1. NO PROPOSED PUBLIC VISIBLE AESTHETIC CHANGES PROPOSED, ALL CHANGES IN EQUIPMENT ARE BEHIND (E) FRP SCREENING
2. DURING TELECOM INSPECTION, ALL FRP WILL BE INSPECTED EVEN IF NO WORK WAS PERFORMED TO ENSURE THAT THE CONDITIONS OF THE FRP IS STILL ACCEPTABLE UNDER THE PREVIOUS APPROVED CONDITIONS. SOME (OR MAYBE ALL) FRP MAY REQUIRE NEW PAINTING AND REPAIR IF DURING TELECOM INSPECTION TRANSITION LINES APPEARS.

	08/20/2018	100% ZD'S REVISED-MW	KM
	06/05/2018	100% ZD'S REVISED-JX	EC
	03/02/2018	100% ZD'S REVISED-JX	JC
0	12/11/2017	100% ZD'S FOR SUBMITTAL	KM
A	11/21/2017	90% ZD'S FOR REVIEW	JC
REV	DATE	DESCRIPTION	BY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP

SHEET TITLE

**ELEVATIONS**

SHEET NUMBER




**A-6**





DRAWN BY: JC, JAC

CHECKED BY: MM

	08/20/2018	100% ZD'S REVISED-MW	KM
	06/05/2018	100% ZD'S REVISED-JX	EC
	03/02/2018	100% ZD'S REVISED-JX	JC
0	12/11/2017	100% ZD'S FOR SUBMITTAL	KM
A	11/21/2017	90% ZD'S FOR REVIEW	JC
REV	DATE	DESCRIPTION	BY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY  
ARE ACTING UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

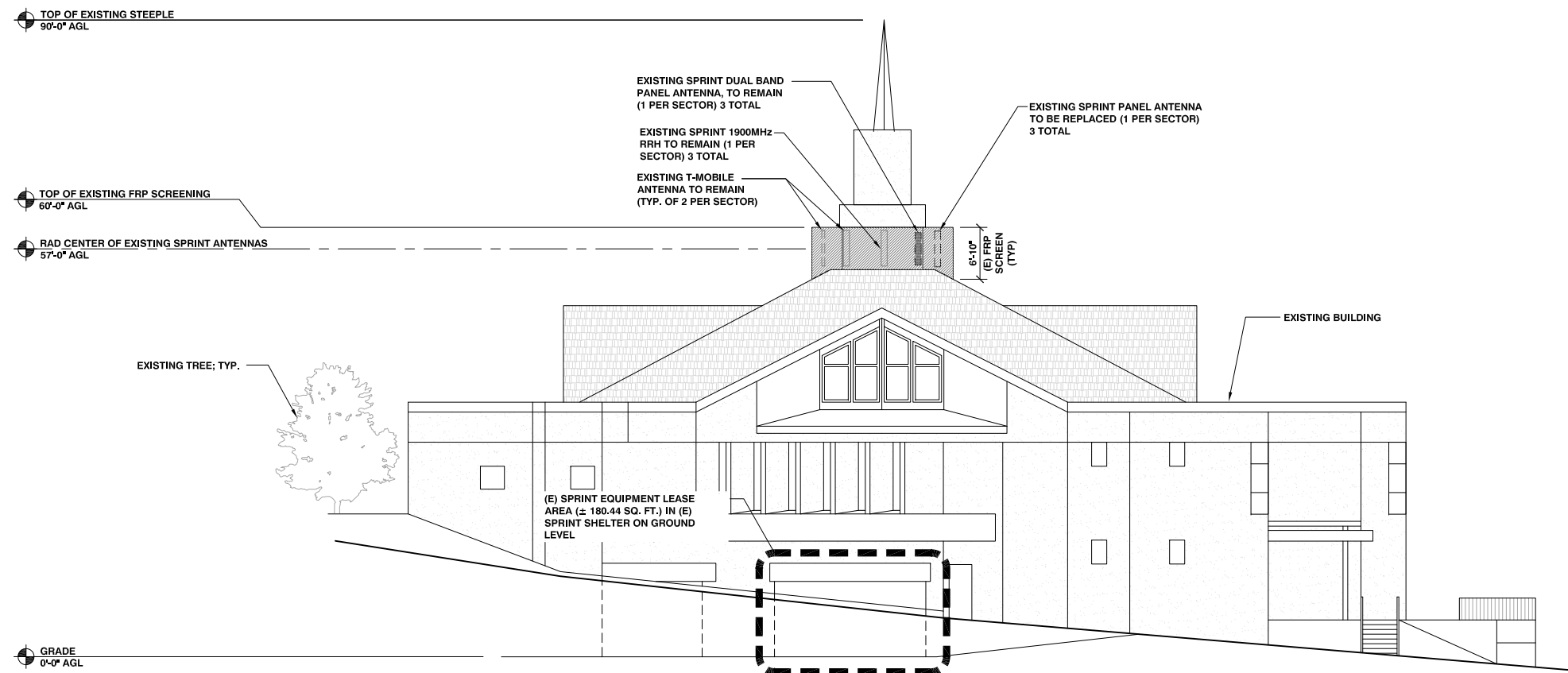
SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP

SHEET TITLE

**ELEVATIONS**

SHEET NUMBER

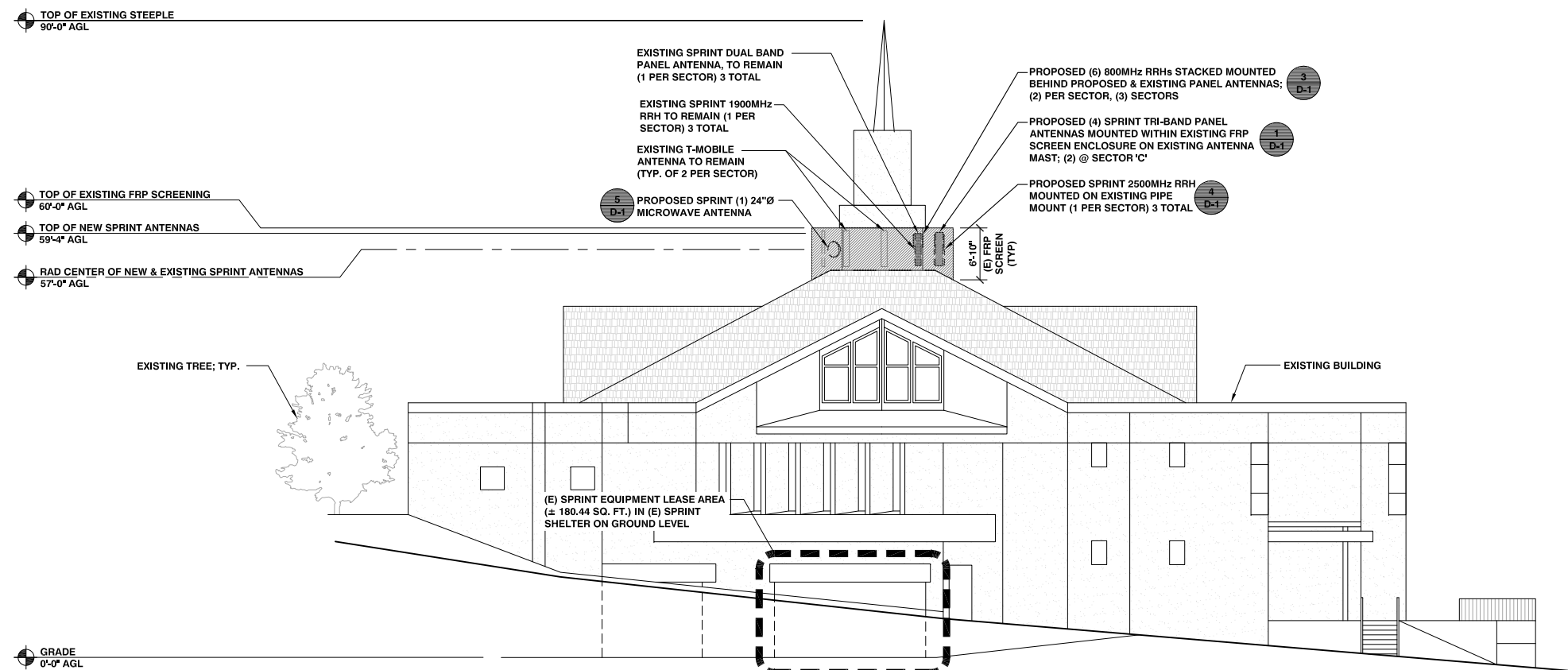
**A-7**



### EXISTING WEST ELEVATION

24"x36" SCALE:  $\frac{3}{32}'' = 1'-0''$  0" 4' 8' 16'

2



**NOTE:**

1. NO PROPOSED PUBLIC VISIBLE AESTHETIC CHANGES PROPOSED, ALL CHANGES IN EQUIPMENT ARE BEHIND (E) FRP SCREENING
2. DURING TELECOM INSPECTION, ALL FRP WILL BE INSPECTED EVEN IF NO WORK WAS PERFORMED TO ENSURE THAT THE CONDITIONS OF THE FRP IS STILL ACCEPTABLE UNDER THE PREVIOUS APPROVED CONDITIONS, SOME (OR MAYBE ALL) FRP MAY REQUIRE NEW PAINTING AND REPAIR IF DURING TELECOM INSPECTION TRANSITION LINES APPEARS.

## PROPOSED WEST ELEVATION

24"x36" SCALE:  $\frac{3}{32}" = 1'-0"$       0" 4' 8' 16'

1



CITY REQUIRED NOTES

**NOTE:**  
"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."

**NOTE:**  
"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."

NOTE: IRRIGATION TYPE  
THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY  
CONTROLLED BUBBLER SYSTEM WITH AN AUTOMATIC RAIN  
SHUT-OFF DEVICE.

MAINTENANCE:  
\*ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:  
PERMITTEE or OWNER/PERMITTEE

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:

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.




NOTE:  
"IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE  
DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED  
AND REPAIRED IN-KIND."

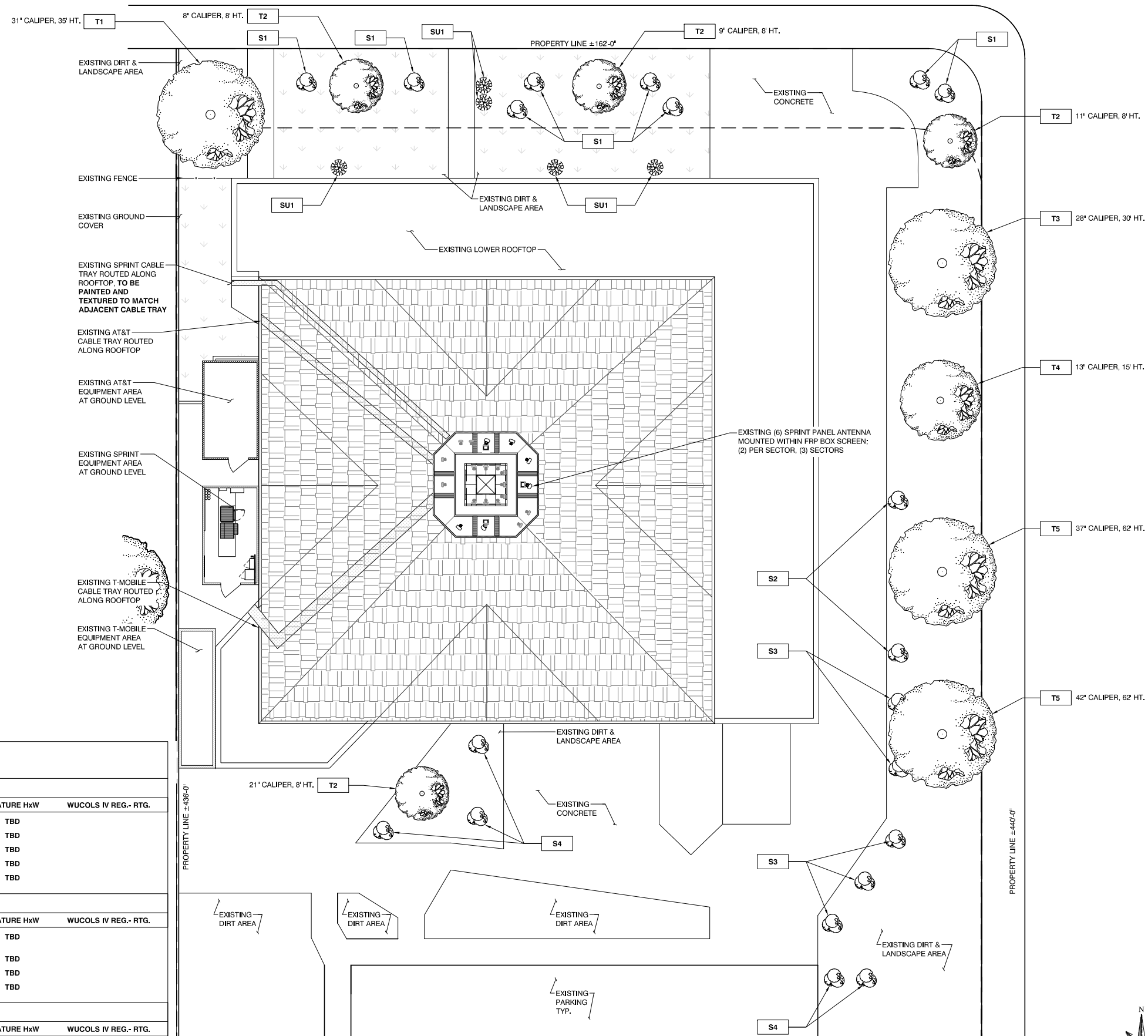
"MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411."




CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION OPERATIONS.

**NOTE:**  
LANDSCAPING & IRRIGATION ON  
PLAN IS EXISTING. NO ADDITIONAL  
LANDSCAPING IS BEING PROPOSED.

## PLANTING LEGEND

TREES								
SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DETAIL	MATURE HxW	WUCOLS IV REG.- RTG.
	T1	<i>PINUS ELDARICA</i> / <b>ELDARICA PINE</b>	EXISTING	31"	1		TBD	
	T2	<i>LAGERSTROEMIA INDICA</i> / <b>CREPE-MYRTLE</b>	EXISTING	MULTIPLE	4		TBD	
	T3	<i>GEUJERA PARVIFLORA</i> / <b>AUSTRALIAN WILLOW</b>	EXISTING	28"	1		TBD	
	T4	<i>CASSIA LEPTOPHYLLA</i> / <b>GOLD MEDALLION TREE</b>	EXISTING	13"	1		TBD	
	T5	<i>EUCALYTTUS POLYANTHEMOS</i> / <b>RED BOX</b>	EXISTING	37 & 42"	2		TBD	
SHRUBS								
SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DETAIL	MATURE HxW	WUCOLS IV REG.- RTG.
	S1	<i>GLANDULARIA GOODDINGII</i> / <b>GOODDINGII VERBENA</b>	EXISTING	MULTIPLE	8		TBD	
	S2	<i>BUXUS SEMPERVIRENS</i> / <b>BOXWOOD</b>	EXISTING	MULTIPLE	2		TBD	
	S3	<i>VIBURNUM JAPONICUM</i> / <b>JAPANESE VIBURNUM</b>	EXISTING	MULTIPLE	5		TBD	
	S4	<i>RHAPHIOLEPSIS INDICA</i> / <b>INDIA HAWTHORN</b>	EXISTING	MULTIPLE	5		TBD	
SUCCULENTS								
SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DETAIL	MATURE HxW	WUCOLS IV REG.- RTG.
	SU1	<i>AGAVE AMERICANA</i> / <b>CENTURY PLANT</b>	EXISTING	MULTIPLE	3		TBD	




	08/20/2018	100% ZD'S REVISED-MW	KM
	06/05/2018	100% ZD'S REVISED-JX	EC
	03/02/2018	100% ZD'S REVISED-JX	JC
0	12/11/2017	100% ZD'S FOR SUBMITTAL	KM
A	11/21/2017	90% ZD'S FOR REVIEW	JC
REV	DATE	DESCRIPTION	BY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY  
ARE ACTING UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP

SHEET TITLE

**EXISTING  
LANDSCAPE PLAN**




 SHEET NUMBER  
**L-1**



[illegible]

DRAWN BY: JC, JA

CHECKED BY: \_\_\_\_\_ MR \_\_\_\_\_

	08/20/2018	100% ZD'S REVISED-MW		K
	06/05/2018	100% ZD'S REVISED-JX		E
	03/02/2018	100% ZD'S REVISED-JX		J
0	12/11/2017	100% ZD'S FOR SUBMITTAL		K
A	11/21/2017	90% ZD'S FOR REVIEW		J
REV	DATE	DESCRIPTION		E

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THE  
ARE ACTING UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD34XC520  
SKYLINE DRIVE  
6065 SKYLINE DRIVE  
SAN DIEGO, CA 92113  
ROOFTOP

SHEET TITLE

## DETAILS

SHEET NUMBER

D-1