



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 30, 2016 REPORT NO. HO-16-078
HEARING DATE: December 7, 2016
SUBJECT: SPRINT PLNU ROHR SCIENCE. Process Three Decision
PROJECT NUMBER: [428923](#)
OWNER/APPLICANT: Point Loma Nazarene University/Sprint

SUMMARY:

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) on the Rohr Science building on the Point Loma Nazarene University campus at 3900 Lomaland Drive in the Peninsula Community Planning area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1819796.

Community Planning Group Recommendation: On July 21, 2016, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the proposed project without conditions/recommendations (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 14, 2016 and the opportunity to appeal that determination ended October 28, 2016 (Attachment 7).

BACKGROUND

Sprint PLNU Rohr Science is an application for a WCF consisting of four panel antennas, eight Remote Radio Heads (RRH) and a 106-square-foot equipment room. The antennas and RRHs are proposed to be concealed behind new perforated mesh screens covering a second floor stairwell on the southwest corner of the Rohr Science Building on the Point Loma Nazarene University (PLNU) campus at 3900 Lomaland Drive.

The project site is zoned RS-1-7 and is designated for School development in the Peninsula Community Plan and Local Coastal Land Use Plan. It is surrounded by primarily by residential uses

(Attachments 1, 2 and 3) with Sunset Cliffs Natural Park to the west. Pursuant to LDC Section 141.0420(e)(1), a WCF on premises containing a non-residential use within a residential zone requires a Conditional Use Permit (CUP), Process Three decision. In 2001, Nextel was approved to locate one panel antenna on the Rohr Science Building and install the associated equipment in a separate shelter. In 2005, Sprint merged with Nextel and took over many of the Nextel WCF sites, including the project site. The original permit expired in 2010 and Sprint is pursuing a new CUP to maintain coverage and capacity in the area.

WCF Regulations require that applicants use all reasonable means to conceal or minimize the visual impacts of WCF through integration, which includes the use of architecture, landscape and siting solutions. Sprint is proposing to install four panel antennas and eight RRHs on the upper floor of an open stairwell area of the Rohr Science Building. The antennas will be installed between the existing architectural fins of the building; two on the south side of the southwest corner of the building and two on the west side of the southwest corner of the building. The RRHs will be mounted to the interior walls of the stairwell (Attachment 13). New perforated mesh radio frequency screens, painted to match the building will cover the open area of that corner of the building, concealing the WCF (Attachment 10).

The 77-acre PLNU campus is surrounded by residential uses with the exception of Sunset Cliffs Natural Park located at a lower elevation and to the west of the school. The campus mostly runs north-south and slopes down toward the Pacific Ocean to the west. The Rohr Science Building is located near the middle of campus, overlooking the Pacific Ocean. Single-dwelling residential units are located to the west and north of Rohr, but because of the topography, the existing mature trees in the area and the location of the WCF on the southwest corner of the building, views of the WCF from these residences will be negligible.

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. Because the proposed project is located in a residential zone on a site with a non-residential use, a Process Three CUP is required. 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.

The City's General Plan addresses Wireless Facilities in the Urban Design Element, Policy UD-A.15. The visual impact of WCFs should be minimized by concealing WCFs in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations because the antennas will be concealed behind an architecturally integrated perforated mesh screen painted to match the building. The associated equipment is located on the first floor of the building.

CONCLUSION:

Based on the design, the project complies with the WCF Regulations (LDC §141.0420) and with the RS-1-7 development regulations. The project has received support from the Community Planning Group, and findings have been drafted in the affirmative to approve the project (Attachment 5). Therefore, staff recommends approval of CUP No.1819796.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1819796, with modifications.
2. Deny Conditional Use Permit No. 1819796 if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Karen Lynch, 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. Coverage Maps
9. Photo Survey
10. Photo Simulation
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans



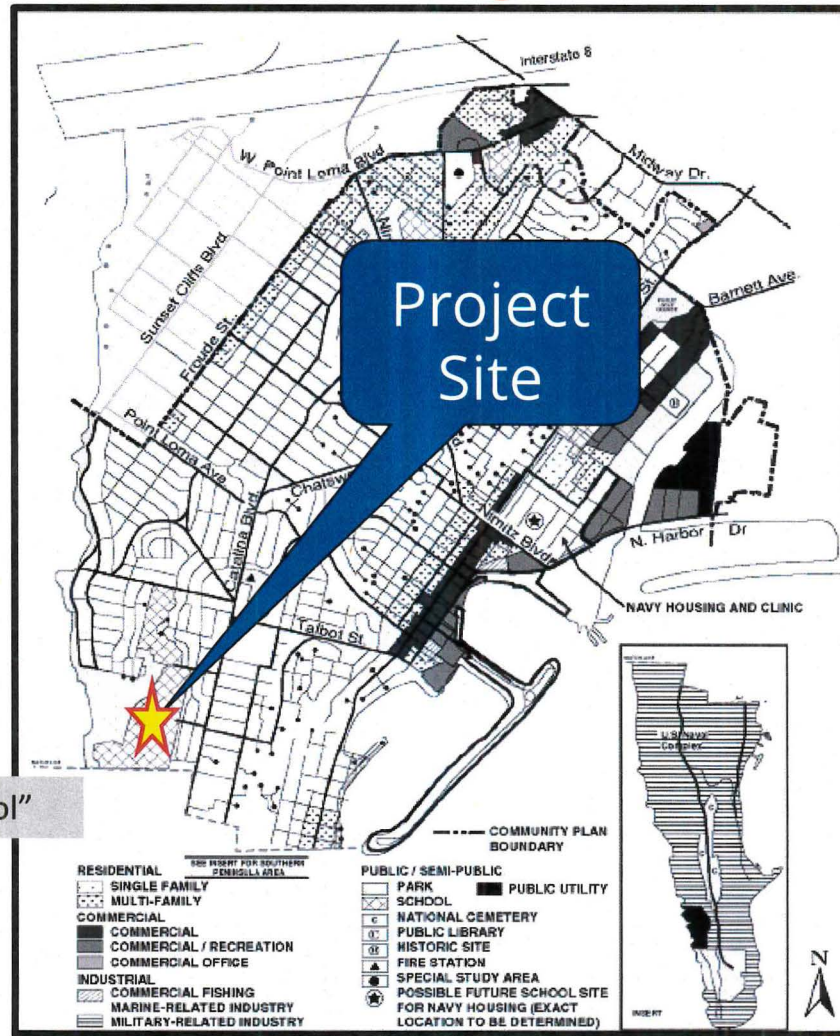
Aerial Photo



Sprint PLNU Rohr Science (Peninsula Community)
3900 Lomaland Drive



Community Plan



Designated "School"

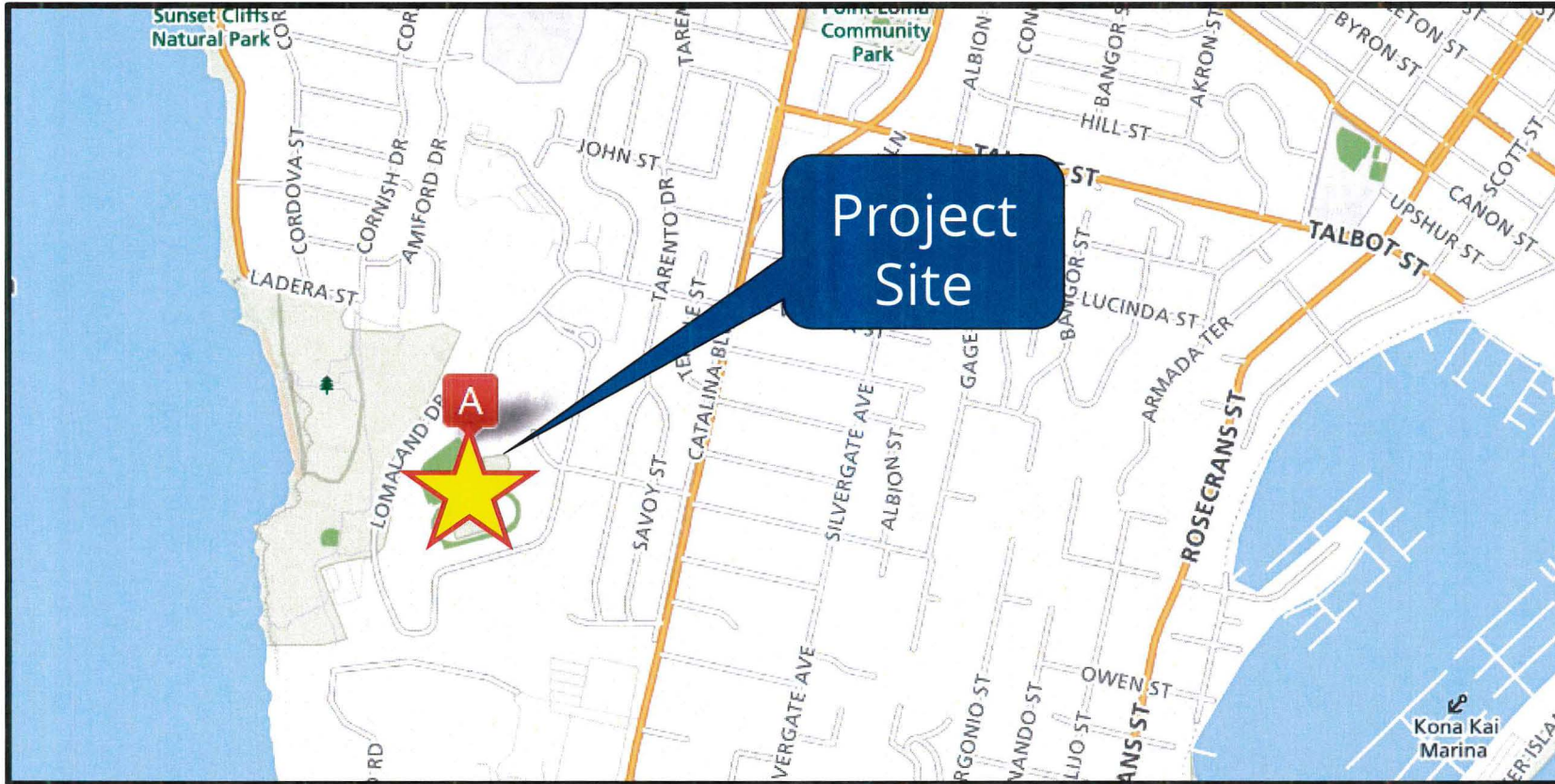


ATTACHMENT 2

Sprint PLNU Rohr Science (Peninsula Community)
3900Lomaland Drive



Project Location Map



Sprint PLNU Rohr Science (Peninsula Community)
3900 Lomaland Drive

PROJECT DATA SHEET

PROJECT NAME:	Sprint PLNU Rohr Science	
PROJECT DESCRIPTION:	A Wireless Communication Facility consisting of four panel antennas and eight Remote Radio Heads concealed behind new fiberglass screening added to the open stairwell on the second floor of the Rohr Science Building with associated equipment located inside the building on the first floor.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	School	
ZONING INFORMATION:		
	ZONE:	RS-1-7
	HEIGHT LIMIT:	30 feet
	LOT SIZE:	77.37-acres
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-Family; RS-1-7	Single-Dwelling Residential
SOUTH:	Military-Related Industry; RS-1-14	Naval Base Point Loma
EAST:	Single-Family; RS-1-7	Single Dwelling Residential
WEST:	Park/Single-Family; OP-1-1/RS-1-7	Sunset Cliffs Natural Park/Single Dwelling Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 21, 2016, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the project without conditions.	

HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1819796
SPRINT PLNU ROHR SCIENCE BUILDING PROJECT NO. 428923

WHEREAS, POINT LOMA NAZARENE UNIVERSITY, Owner and SPRINT, 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. 1819796, on portions of a 77.37-acre site;

WHEREAS, the project site is located at 3900 Lomaland Drive in the RS-1-7 zone of the Peninsula Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 18425, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the County Recorder of San Diego County, February 18, 2000;

WHEREAS, on December 7, 2016, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1819796, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 7, 2016, 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; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated December 7, 2016.

FINDINGS:

Conditional Use Permit §126.0305

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

The Peninsula Community Plan does not address Wireless Communication Facilities (WCF), however, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

Sprint has an existing WCF on Rohr Science Building with an expired permit. This project proposes to relocate the antennas to the southwest corner of the building behind new Radio Frequency transparent screens. Eight Remote Radio Heads (RRH) will also be located in the area where the antennas are proposed. The existing 106-square-foot equipment room is located on the first floor of the same building. The upper southwest corner of the Rohr Science Building is currently an open stairwell. The antennas will be relocated to the architectural fins: two on the west elevation and two on the north elevation. Perforated mesh screens will be added to that corner of the building to screen the antennas. Mature eucalyptus trees are located in and around the area where the antennas are proposed, which adds visual interest to the area with shadowing from the trees.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located on the Rohr Science Building on the Point Loma Nazarene University located at 3900 Lomaland Drive in the Peninsula Community Plan area. The project consists of four panel antennas and eight RRHs which will be located behind new radio frequency transparent screens. Equipment associated with the antennas is located on the first floor of the building below the antennas.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). 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. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to ensure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunications 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." An Electromagnetic Energy Exposure Report was prepared by EBI Consulting, which concluded that the project is in compliance with FCC standards for RF emissions, but recommended that caution signs be posted at all access points. The project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

Because the project is on a property containing a non-residential use in a residential zone with a daycare facility on site, this project requires a CUP pursuant to SDMC 141.0420(e)(1). The purpose of the CUP, as stated in SDMC 126.0301, is to establish a review process for the development of uses

that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site.

Sprint currently has three panel antennas located on the south side of the Rohr Science Building. This project proposes to remove those antennas and to install two antennas on the west end of the upper floor (south elevation) and two antennas on the south end of the upper floor (west elevation). New radio frequency transparent screens will be installed to conceal the antennas. The associated equipment will remain in the equipment room on the first floor of the building. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. The proposed WCF will be integrated into the overall architecture of the Rohr Science Building and will not present any visual impacts.

The project has been designed to comply with the regulations of the Land Development Code and there are no deviations proposed.

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

This WCF is located in a Preference Three location as outlined in Council Policy 600-43. The Policy sets forth locational categories that correspond to the process levels contained within LDC Section 141.0420, WCF Regulations. These guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used.

The project site is a non-residential use within a residential zone that is surrounded by residential uses. WCFs in residential zones always require a CUP; however, if the use on site is non-residential, as the project site is, the decision is a Process Three. The overall objective of the WCF regulations is to identify process levels and provide design requirements. The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. This is an existing WCF on a non-residential use surrounded by residential uses. Due to the size of the campus, the location of the Rohr Science Building and the proposed location and design of the WCF, there are no visual impacts to the neighborhood. Any potential visual impacts on campus are minimized by the design and the existing mature eucalyptus trees adjacent to the building.

Therefore, the use is appropriate at this location because it is designed appropriately and integrates well into the campus setting.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1819796 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. 1819796, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: December 7, 2016

IO#: 24005959

3-3-16

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: 24005959

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1819796
SPRINT PLNU ROHR SCIENCE PROJECT NO. 428923
HEARING OFFICER

This Conditional Use Permit No. 1819796 is granted by the Hearing Officer of the City of San Diego to Point Loma Nazarene University, Owner, and Sprint, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The 77.37-acre site is located at 3900 Lomaland Drive in the RS-1-7 zone of the Peninsula Community Planning area. The project site is legally described as: Parcel 1 of Parcel Map No. 18425, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the County Recorder of San Diego County, February 18, 2000.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 7, 2016, on file in the Development Services Department.

The project shall include:

- a. Four panel antennas (measuring 56.3" x 12.6" x 6.3") and eight remote radio heads concealed behind new RF transparent screens on the second floor of the southwest side of the Rohr Science Building;
- b. A 106-square-foot equipment room located on the first floor of the southwest corner of the Rohr Science Building;

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

- c. 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 21, 2019.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall **expire on December 21, 2026**. 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 Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but

not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

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 E of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

15. No overhead cabling is permitted.

16. The WCF shall conform to the approved construction plans.

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

18. 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.

19. Any future modifications to the antennas must be approved by Development Services. 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.

20. Use of or replacement of any building facade 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.

21. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

22. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

23. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

24. 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, in which case, the removal and the restoration of this site to its original condition is required.

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.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- 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 Hearing Officer of the City of San Diego on December 7, 2016 by Resolution No. HO-XXXX.

DRAFT

Permit Type/PTS Approval No.: Conditional Use Permit No. 1819796
Date of Approval: December 7, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
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.

Point Loma Nazarene University
Owner

By _____
NAME:
TITLE:

Sprint
Permittee

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

(Check one or both)

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

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 Name: Sprint PLNU Rohr

Project No. : 428923

Project Location-Specific: The project is located at 3900 Lomaland Drive, San Diego, CA 92106.

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit (CUP) to modify an existing Wireless Communication Facility (WCF) on the southwest side of the Rohr Science Building on the Point Loma Nazarene University campus. The WCF consists of the removal of an existing panel antenna and the installation of: four panel antennas and antenna mounts, eight Remote Radio Units (RRUs), four Fiber Reinforced Plastic (FRP) screen walls, and one equipment cabinet. The project site is designated for school use and zoned RS-1-7.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Glori James-Suarez
Sprint
9191 Towne Center Drive, Ste. 150
San Diego, CA 92122
(760) 586-0489

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: CEQA Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project, as described above, qualifies to be 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 and CEQA Guidelines Section 15303 which allows for the installation of small new equipment and facilities in small structures. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

If filed by applicant:

Revised May 2016

ATTACHMENT 7

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

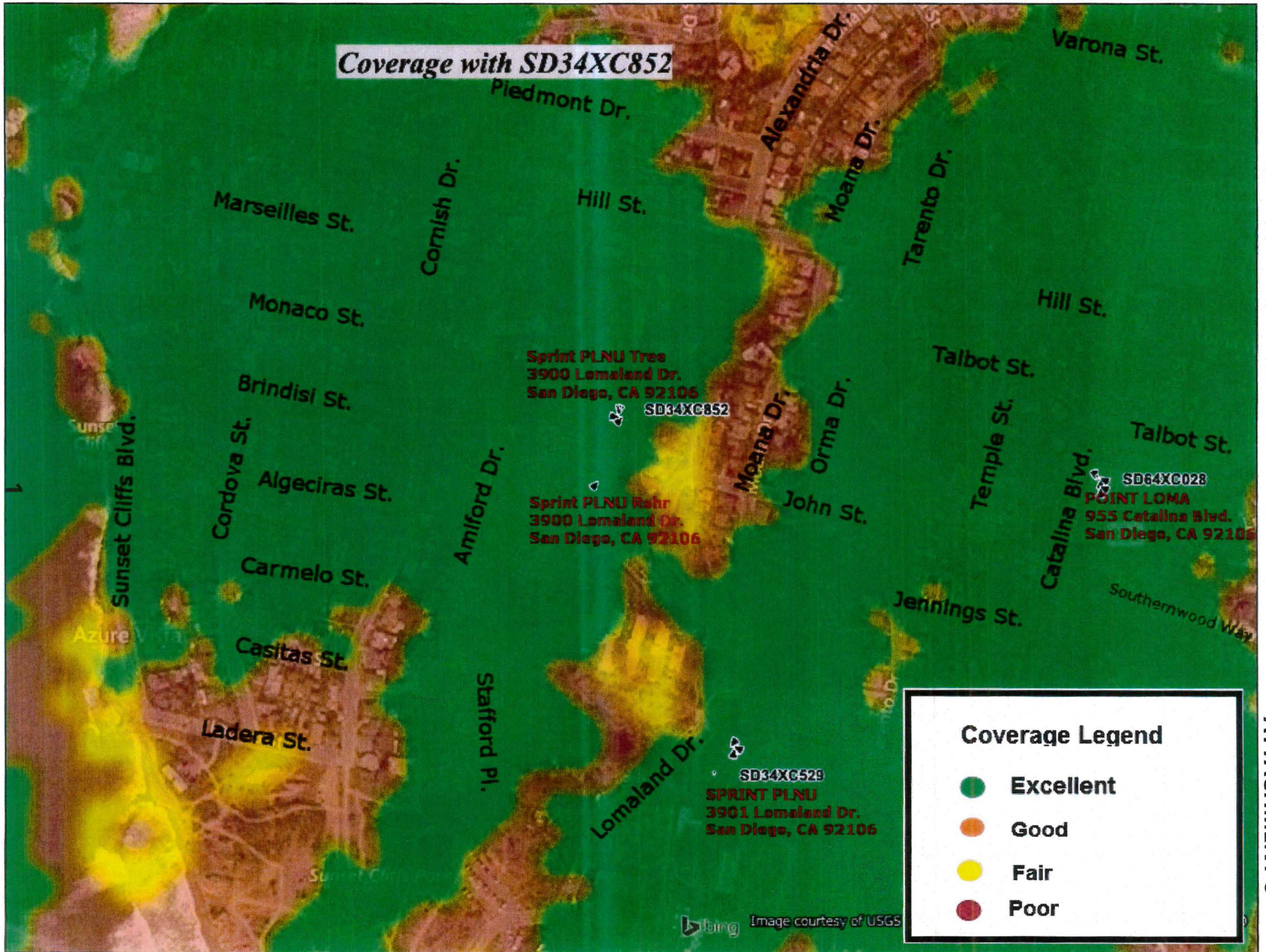
It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

 /Senior Planner
Signature/Title

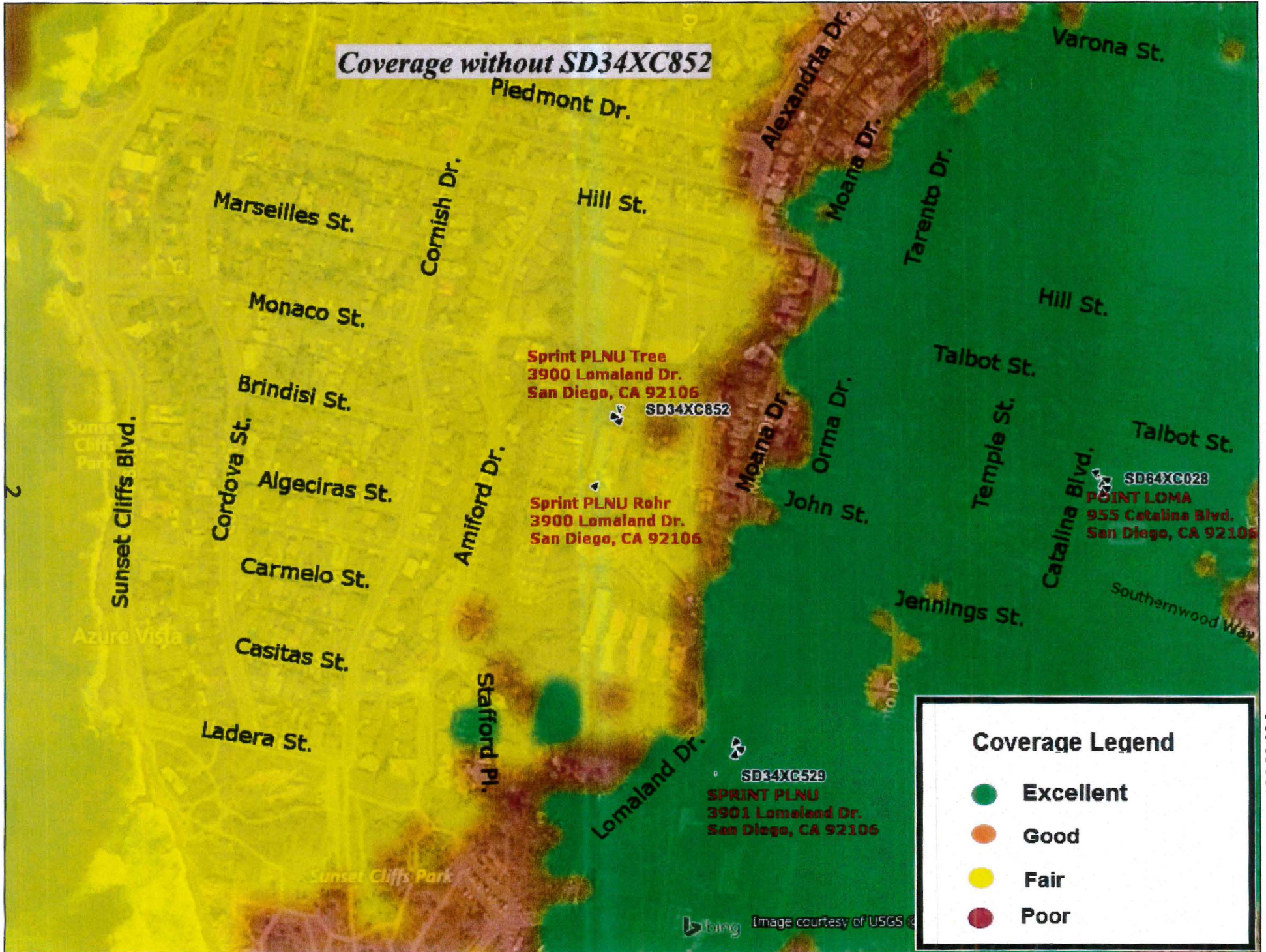
October 14, 2016
Date

Check One:
 Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



Coverage without SD34XC852



Coverage Legend

- Excellent
- Good
- Fair
- Poor

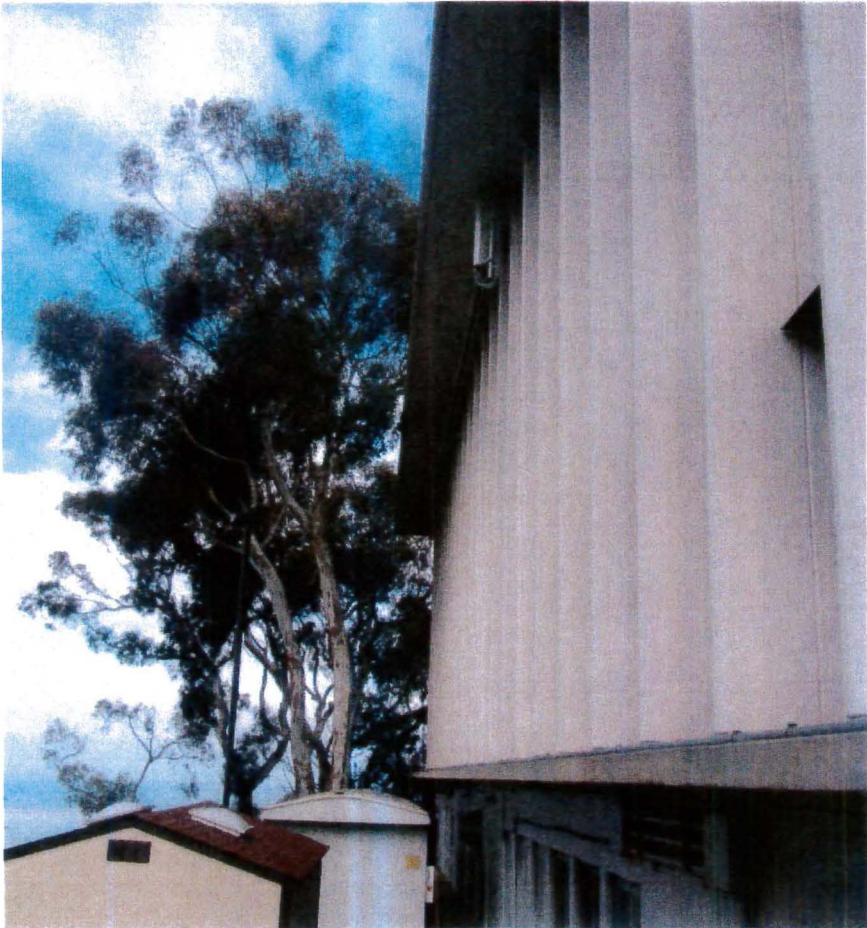
Overall View of Site (Looking East): Photo taken 8/6/14



1

ATTACHMENT 9

View of Site (Looking West): Photo taken 8/6/14



View of Site (Looking North): Photo taken 8/6/14



3

View of Site (Looking East): Photo taken 8/6/14

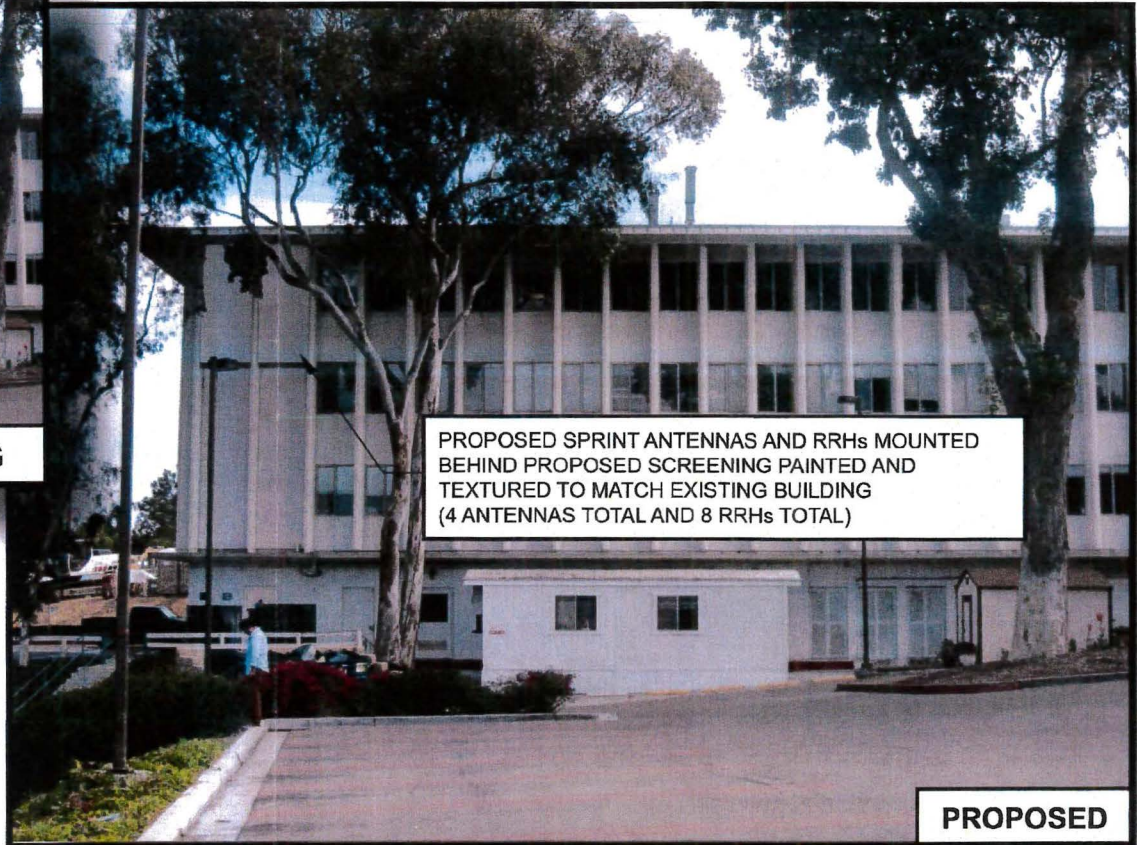




**SUNSET CLIFFS
SD34XC852-ROHR BUILDING**
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106



EXISTING

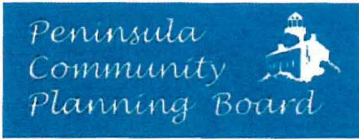


PROPOSED SPRINT ANTENNAS AND RRHs MOUNTED
BEHIND PROPOSED SCREENING PAINTED AND
TEXTURED TO MATCH EXISTING BUILDING
(4 ANTENNAS TOTAL AND 8 RRHs TOTAL)

PROPOSED



VIEWPOINT 1



MINUTES

Meeting Date: July 21, 2016

The regularly scheduled meeting of the Peninsula Community Planning Board was held on July 21, 2016, at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego, California 92101.

Call to order by Chair Linney at 6:35 PM with all Board members present, excepting R. Goldyn, L. Miller, and D. Sevrens. Members voting as indicated.

1. Approval of Agenda. M/Quinn, S/Lohla to approve agenda.
Approved:11-0-0 (Chair not voting)
2. Approval of Minutes. M/Quinn, S/Lohla to approve minutes of the May 19, 2016, meeting, as presented.
Approved 8-0-3 (Abstentions: P. Clark, B. Coons, M. Krecnik – not present at May meeting). (Chair Not Voting)
3. Secretary's Report. No report.
4. Treasurer's Report. Treasurer Patricia Clark reported a bank account balance of \$396.09, including the final \$158.34 installment of the City of San Diego support stipend and payment of \$280.00 to Internet Service Pros to bring the account current.
5. Chair's Report. Chair Linney reported on the closure of the San Diego International Airport Terminal 2 parking lot for construction of the new Terminal 2 parking structure.

Non-Agenda Public Comment

Jarvis Ross	Read letter from Marian DeAngelo; Reported Goeff Page's willingness to be involved in height limit issues; Technical Bulletin
Korla Eaquinta	Maintenance of Cabrillo Pocket Parks (North & South); Summer Concert Series; Summer Movies
Nancy Caine	Commented on Airport Authority meeting at which PCPB was represented by Jerry Lohla
Michael Winn	Prop D 30-foot height
Jim Gilhooly	Miramar Fuel Pipeline replacement using pipe manufactured in Korea and not code inspected
Goeff Page	Prop D 30-foot height limit
John Santos	Prop D 30-foot height limit; Manipulation of grade

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Meeting Minutes
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Page 2

Government Reports

1. Council District 2. Conrad Wear, Council Representative – A Point Loma resident is now a member of the Airport Noise Advisory Committee; Hi-Tech traffic signalization management is coming soon to Rosecrans St.

New/Old Business

1. Point Loma Association. Clark Anthony Burlingame, newly installed PLA President, spoke regarding PLA's updated website at www.pointloma.org and other matters.

Information Items

1. Keeping San Diego Moving Forward (SANDAG). Ashley Osterhout provided information about the measure on November's ballot seeking voter approval of a tax increase to fund various SANDAG-identified projects.
2. Catalina Emergency Pipeline Update. Veronica Prado discussed an emergency pipeline repair project on the northern end of Catalina Boulevard required due to recent pipeline failures. She can be contacted at engineering@sandiego.gov.
3. Meeting Schedule. Chair Linney sought consensus to cancel the August regularly scheduled Board meeting. Consensus was obtained and the meeting was cancelled.
4. Proposed Changes to Peninsula Community Plan. M. Krencik reported on some pending changes that could affect the Peninsula community. The City is considering a proposal to modify the height limit in the RM-3-7 zone to 30 feet (down from 40 feet) applicable to projects in the Peninsula Community Planning Area.

Action Items

1. Draft Letter to Mayor's Office Regarding 30ft Height. J. Lohla presented a draft letter addressed to Mayor Faulconer regarding the project at 3144 Emerson Street, the application of the Coastal Height Limitation Overlay Zone and proposed revisions to the RM-3-7 zone to reduce allowed heights to 30-feet in the Peninsula Community Planning Area. Revisions and edits to the letter were proposed.

M/Lohla, S/Nystrom to send the letter as revised.

Approved 11-0. (Chair Not Voting)

Peninsula Community Planning Board
Meeting Minutes
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Page 3

2. Voltaire Street Bridge Letter to City. Linda Weber presented a discussion about the possible design of the refitted Voltaire Street bridge crossing Nimitz Boulevard.

M/Quinn, S/Clark to continue item to Sept. 2016 PCPB meeting so item can be presented to PCPB Project Review Subcommittee for recommendation.

Approved 11-0-0 (Chair Not Voting)

3. Sprint PLNU Rohr CUP, Project No. 428923, Zone RS-1-7.

M/Quinn, S/ Clark, to approve.

Approved 11-0-0 (Chair Not Voting)

4. Dahlin Residence CDP, Project No, 482858, Zone RS-1-7.

M/ Quinn, S/Clark to approve.

Approved 11-0-0 (Chair Not Voting)

5. 2920 Perry St CDP, Project No. 467780.

M/Quinn, S/ Nystrom to approve.

Approved 11-0-0 (Chair Not Voting)

6. Wise Remodel CDP, Project No. 482950.

M/Quinn, S/ Webb to approve.

Approved 11-0-0 (Chair Not Voting)

7. 3640 Pio Pico TM, Project No. 472203.

M/Quinn, S/Coons

Approved 10-0-1 (Holasek abstaining – professional conflict) (Chair Not Voting)

8. Approve Code Compliance Subcommittee Public Member.

M/Quinn, S/ Coons to approve Korla Eaquina as Public Member of Code Compliance Subcommittee.

Approved 11-0-0 (Chair Not Voting).

Peninsula Community Planning Board
Meeting Minutes
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Subcommittees

1. Airport Authority. P. Webb reported that the Airport Authority is aware of the frequent curfew violations by the British Airways non-stop flight to London and they're "working on it."
2. Traffic and Transportation. P. Nystrom reported on recent complaints and concerns about excess speed on Rosecrans.
3. Long Range Planning. No report.
4. Parks and Recreation (Liaison). No report.
5. Project Review. M. Krencik reported that Jarvis Ross is now a public member of the Project Review Committee.
6. Liberty Station. No report.
7. Midway Community Planning Group (Liaison). J. Hare reported on an ongoing Transportation Mobility Study as part of the Midway Community Plan Update which would include possible reconfiguration of the intersection of Rosecrans and Sports Arena Boulevard.
8. Code Compliance Subcommittee. J. Quinn reported that the Code Compliance Subcommittee had held their first meeting. Future meetings will be held on the 3rd Wednesday of each month.

Adjournment: 9:32 PM



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 SD34XC852 428923
Project Address:
 3900 Lomaland Dr. San Diego, CA

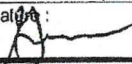
Part I - To be completed when property is held by Individual(s)

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):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:
Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

6/22

Project Title: Sprint SD34XC852		Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership		
Legal Status (please check):		
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? CA Corporate Identification No. 95-1644035		
<input type="checkbox"/> Partnership		
<p>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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Corporate/Partnership Name (type or print): Point Loma Nazarene University	Corporate/Partnership Name (type or print):	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 3900 Lomaland Drive	Street Address:	
City/State/Zip: San Diego, CA 92106	City/State/Zip:	
Phone No: Fax No: 619-849-2583	Phone No: Fax No:	
Name of Corporate Officer/Partner (type or print): George Latter, Jr.	Name of Corporate Officer/Partner (type or print):	
Title (type or print): Vice President, Finance	Title (type or print):	
Signature : Date:  July 9, 2013	Signature : Date:	
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	Street Address:	
City/State/Zip:	City/State/Zip:	
Phone No: Fax No:	Phone No: Fax No:	
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):	
Title (type or print):	Title (type or print):	
Signature : Date:	Signature : Date:	
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	Street Address:	
City/State/Zip:	City/State/Zip:	
Phone No: Fax No:	Phone No: Fax No:	
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):	
Title (type or print):	Title (type or print):	
Signature : Date:	Signature : Date:	



SUNSET CLIFFS

SD34XC852 ROHR BUILDING

3900 LOMALAND DRIVE
SAN DIEGO, CA 92106
CITY OF SAN DIEGO
LATITUDE: 32° 43' 22.0" N (32.722778)
LONGITUDE: 117° 15' 4.0" W (-117.251111)

SAN DIEGO MARKET

Know what's below.
CALL before you dig.
CALL AT LEAST TWO WORKING
DAYS BEFORE YOU DIG



PLANS PREPARED BY:
Technology Associates
SAN DIEGO MARKET OFFICE
5333 MISSION CENTER RD., STE. 220
SAN DIEGO, CA 92108
(858) 300-2346

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO SPRINT ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO SPRINT IS STRICTLY PROHIBITED

PROJECT INFORMATION:
SUNSET CLIFFS
SD34XC852
3900 LOMALAND DRIVE
SAN DIEGO, CA 92106

SHEET NO:	DESCRIPTION:
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLANS
A-3	EQUIPMENT PLANS
A-4	ANTENNA PLANS
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	ELEVATIONS
A-8	DETAILS

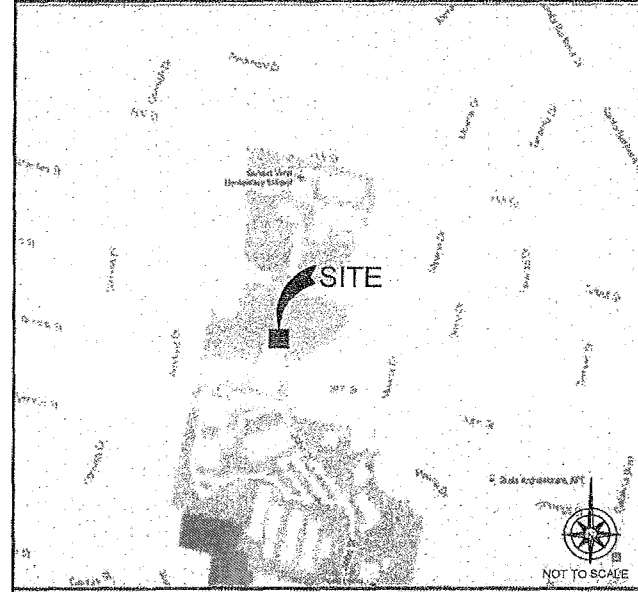
SHEET INDEX

CALIFORNIA STATE CODE COMPLIANCE:
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25) 2013
- 2013 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 LOCAL BUILDING CODE

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS DO NOT APPLY IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE.

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



VICINITY MAP

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY, THE PROJECT CONSISTS OF:

- REMOVE ALL EXISTING (1) PANEL ANTENNAS
- INSTALL (4) PROPOSED PANEL ANTENNAS
- INSTALL (4) PROPOSED HYBRID CABLE(S) USING EXISTING COAX ROUTE
- INSTALL (8) PROPOSED RRHs
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (4) PROPOSED ANTENNA MOUNTS
- INSTALL (4) FRP SCREEN WALLS

EXISTING WIRELESS FACILITIES:
- A TOTAL OF (1) WIRELESS COMMUNICATION FACILITY(S) EXISTING ON SITE (SPRINT)

PROJECT DESCRIPTION

APPLICANT:
SPRINT
9191 TOWNE CENTER DRIVE, SUITE 150
SAN DIEGO, CA 92122
CONTACT: MAEGAN MURPHY
REGIONAL SITE DEVELOPMENT
PHONE: (619) 985-8638

PROPERTY INFORMATION:
PROPERTY OWNER: POINT LOMA NAZARENE UNIVERSITY
ADDRESS: 3900 LOMALAND DR
SAN DIEGO, CA 92108

ZONING CLASSIFICATION: RS-1-7 COASTAL OVERLAY ZONE
BUILDING CODE: CBC
CONSTRUCTION TYPE: V-N
OCCUPANCY: S1
JURISDICTION: CITY OF SAN DIEGO
CURRENT USE: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY

PARCEL NUMBER(S):
032-510-21-00

LEASE AREA:
ROHR SCIENCE BUILDING ± 54 SQ. FT.

ARCHITECT:
TECHNOLOGY ASSOCIATES
5333 MISSION CENTER ROAD #220
SAN DIEGO, CA 92108
CONTACT: STEVE LANE
PHONE: (858) 300-2346 EXT. 1524
EMAIL: steven.lane@taec.net

ENGINEER:
TECHNOLOGY ASSOCIATES
5333 MISSION CENTER ROAD #220
SAN DIEGO, CA 92108
CONTACT: STEVE LANE
PHONE: (858) 300-2346 EXT. 1524
EMAIL: steven.lane@taec.net

SITE ACQUISITION PROJECT MANAGER:
SPRINT
CONTACT: MAEGAN MURPHY
PH: (619) 985-8638
EMAIL: maegan.murphy@sprint.com

CONSTRUCTION MANAGER:
SPRINT
CONTACT: STEPHEN DE MARS
PHONE: (619) 647-2275
EMAIL: stephen.demars@sprint.com

PLANNING CONSULTANT:
TECHNOLOGY ASSOCIATES
5333 MISSION CENTER ROAD #220
SAN DIEGO, CA 92108
CONTACT: SAMUEL GUIDINO
PHONE: (760) 612-9949
E-MAIL: samuel.guidino@taec.net

POWER COMPANY:
SDG&E
PHONE: (800) 338-7343

TELCO COMPANY:
AT&T
PHONE: (858) 944-0447

- STARTING FROM SAN DIEGO AIRPORT:**
1. TURN RIGHT ONTO N HARBOR DRIVE
 2. TURN LEFT ONTO CA-209 / ROSECRANS
 3. KEEP STRAIGHT ONTO ROSECRANS ST
 4. TURN RIGHT ONTO TALBOT ST
 5. TURN LEFT ONTO TEMPLE ST
 6. ROAD NAME CHANGES TO JOHN ST
 7. ARRIVE AT 3900 LOMALAND DR, SAN DIEGO CA 92106 ON THE RIGHT

DRIVING DIRECTIONS

PROJECT SUMMARY

PROJECT TEAM

CODE BLOCK

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

PROJECT MANAGER: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

RF ENGINEER: _____ DATE: _____

TAEQ SITE ACQUISITION: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

PLANNING CONSULTANT: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

SPRINT REPRESENTATIVE: _____ DATE: _____

SIGNATURE BLOCK

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	04/23/2015	ISSUED FOR 90% ZD REVIEW	CMB
D	06/08/2015	ISSUED FOR 100% ZD REVIEW	CMB
△	07/16/2015	CITY COMMENTS	CMB
△	03/08/2016	CITY COMMENTS	HT
△	06/27/2016	CITY COMMENTS	CMB

LICENSURE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE HERE IS NOT MADE FOR REDUCED OR ENLARGED SHEET SIZES.



PLANS PREPARED BY:



Technology Associates
SAN DIEGO MARKET OFFICE
 5333 MISSION CENTER RD., STE. 220
 SAN DIEGO, CA 92108
 (858) 300-2346

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PROJECT INFORMATION:

SUNSET CLIFFS
SD34XC852
 3900 LOMALAND DRIVE
 SAN DIEGO, CA 92106

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	04/23/2015	ISSUED FOR 90% ZD REVIEW	CMB
0	06/02/2015	ISSUED FOR 100% ZD REVIEW	CMB
△	07/16/2015	CITY COMMENTS	CMB
△	03/02/2016	CITY COMMENTS	HT
△	03/27/2016	CITY COMMENTS	CMB

LICENSURE:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. TAEC DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, ROADS, EASEMENTS AND SETBACKS.

NOTES

NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THE DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 THIS IS A PROJECT WITHIN AN EXISTING BUILDING AND NEW FACILITIES WILL BE INSTALLED WITHIN THE BUILDING AND ADJACENT TO THE WALLS ABOVE GRADE.
 PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPOP). THE WPOP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

Lessee's Certificate
 Standard Wireless Facility Project
 for Post Construction BMPs

I/we the undersigned as Lessee(s) of the property described as
3900 Lomaland Dr., San Diego, CA
 (Address or legal description)

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

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

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

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

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaped areas prior to discharging to the public drainage system
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

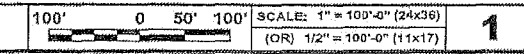
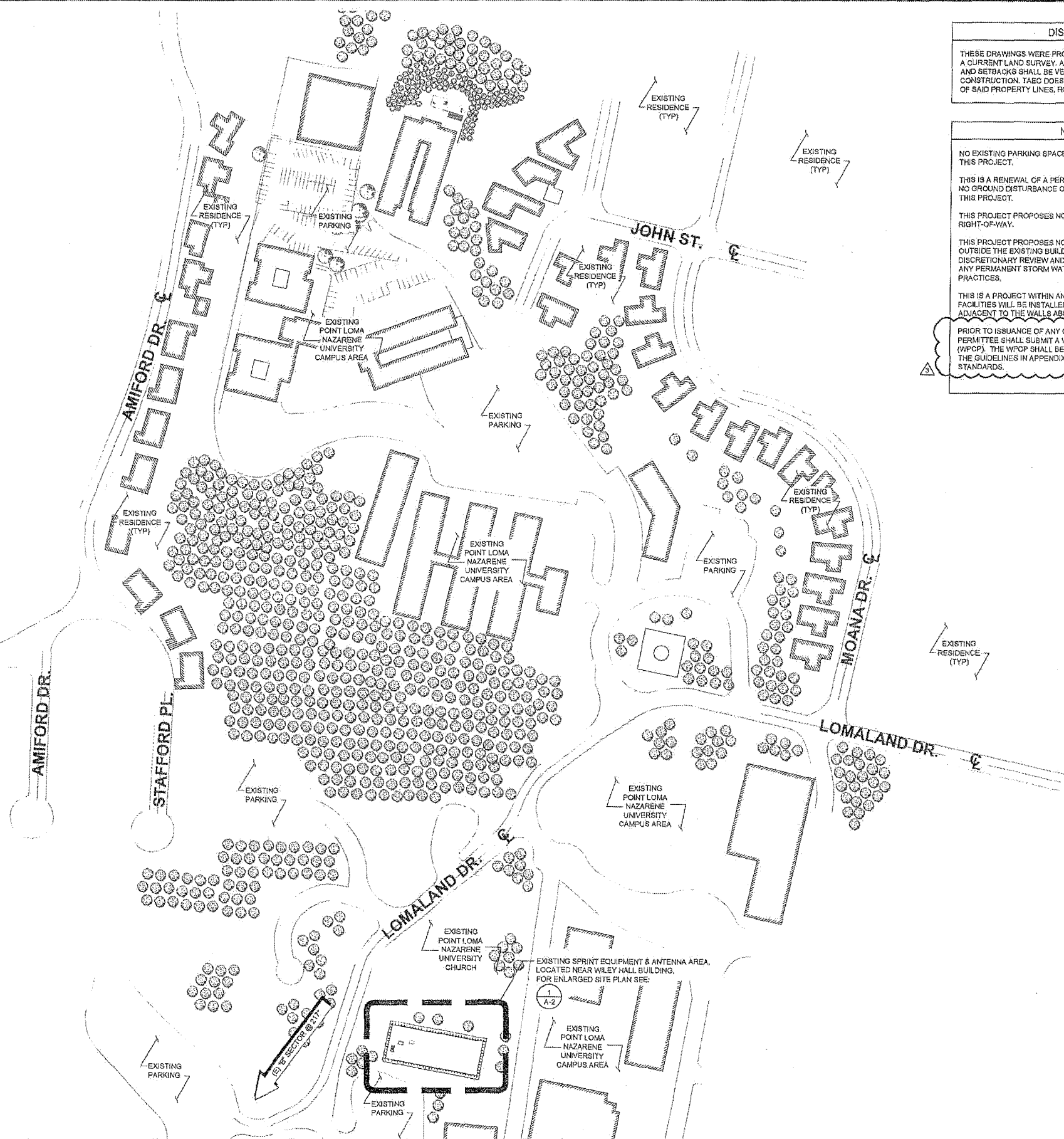
Additionally I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain runoff devices and flow collectors

I/we will maintain the above Standard Post-construction BMPs for the duration of the lease

Lessee: Morgan Murphy Company Name: Sprint
 (print name)

Lessee: [Signature] Date: 7/2/2016
 (signature)



OVERALL SITE PLAN

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOWN IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



PLANS PREPARED BY:



Technology Associates
SAN DIEGO MARKET OFFICE
 5333 MISSION CENTER RD., 5TH FL. 220
 SAN DIEGO, CA 92108
 (858) 300-2346

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PROJECT INFORMATION:

SUNSET CLIFFS

SD34XC852
 3900 LOMALAND DRIVE
 SAN DIEGO, CA 92106

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	04/23/2015	ISSUED FOR 90% ZD REVIEW	CMB
B	06/08/2015	ISSUED FOR 100% ZD REVIEW	CMB
A	07/18/2015	CITY COMMENTS	CMB
A	03/08/2016	CITY COMMENTS	HT

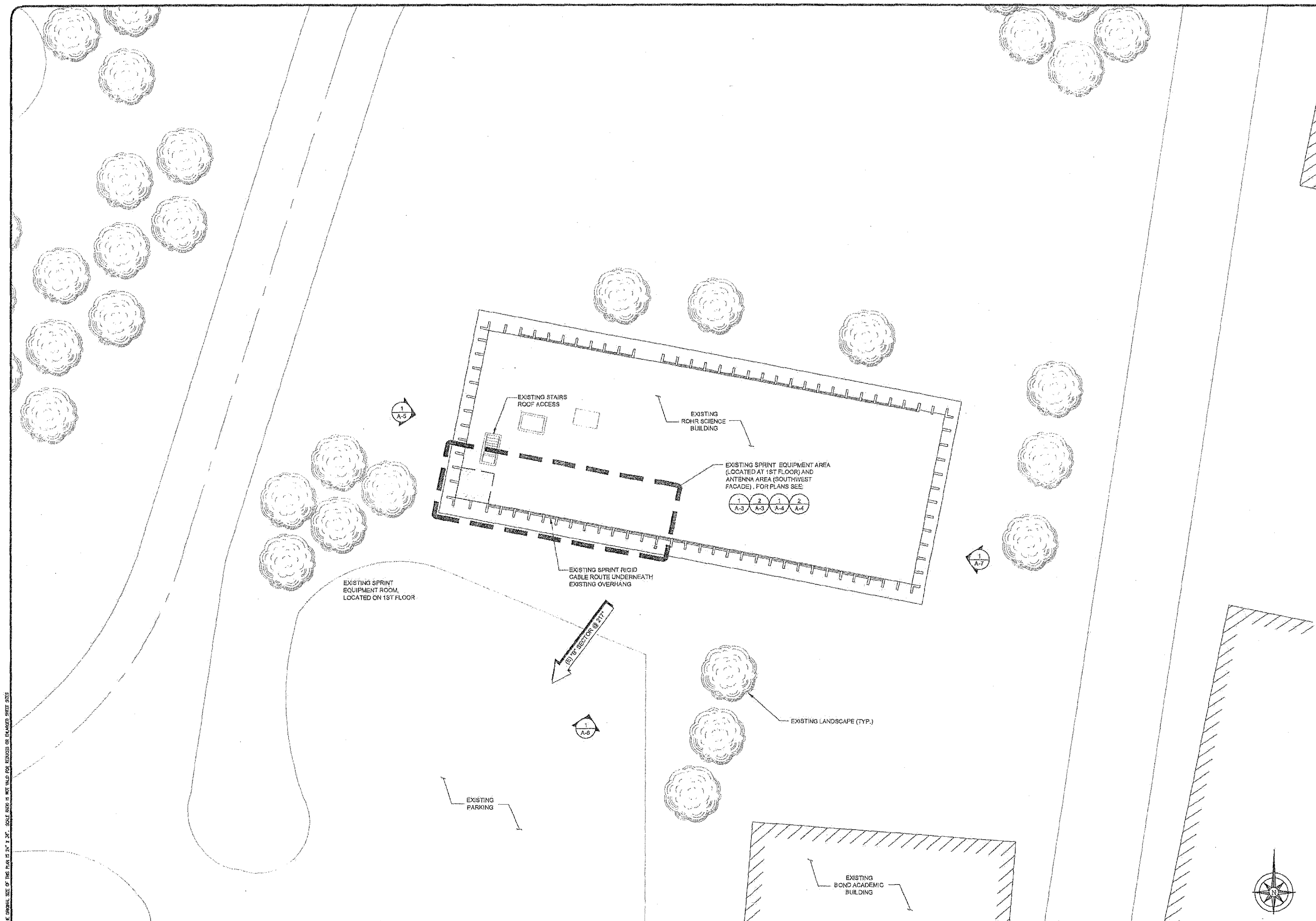
LICENSURE:

SHEET TITLE:

ENLARGED SITE PLANS

SHEET NUMBER:

A-2



CHECK THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE SHOWN IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

ENLARGED SITE PLAN (ROHR SCIENCE BUILDING)

0 4' 8' 16' SCALE: 1/16" = 1'-0" (24x36)
 (OR) 1/32" = 1'-0" (11x17)



PLANS PREPARED BY:



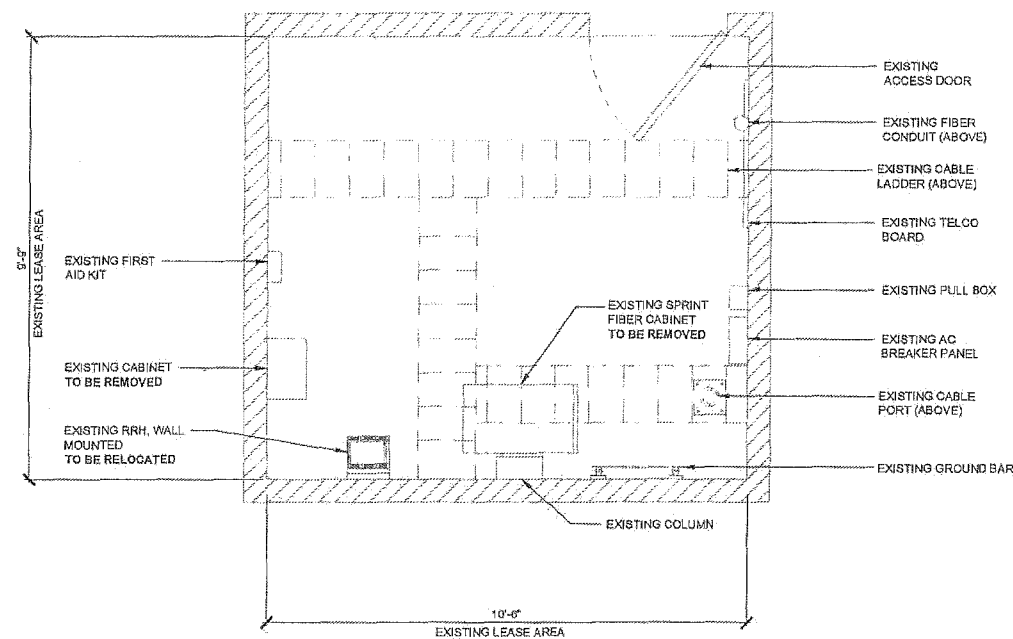
Technology Associates
SAN DIEGO MARKET OFFICE
 5333 MISSION CENTER RD., STE 220
 SAN DIEGO, CA 92108
 (858) 300-2346

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PROJECT INFORMATION:

SUNSET CLIFFS
SD34XC852
 3900 LOMALAND DRIVE
 SAN DIEGO, CA 92106



EXISTING EQUIPMENT PLAN

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
 (OR) 1/4" = 1'-0" (11x17)

1

NOTE:
 EQUIPMENT AREA LOCATED ON 1ST FLOOR.

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	04/23/2015	ISSUED FOR 60% ZD REVIEW	CMB
B	06/08/2015	ISSUED FOR 100% ZD REVIEW	CMB
C	07/16/2015	CITY COMMENTS	CMB
D	03/08/2016	CITY COMMENTS	HT

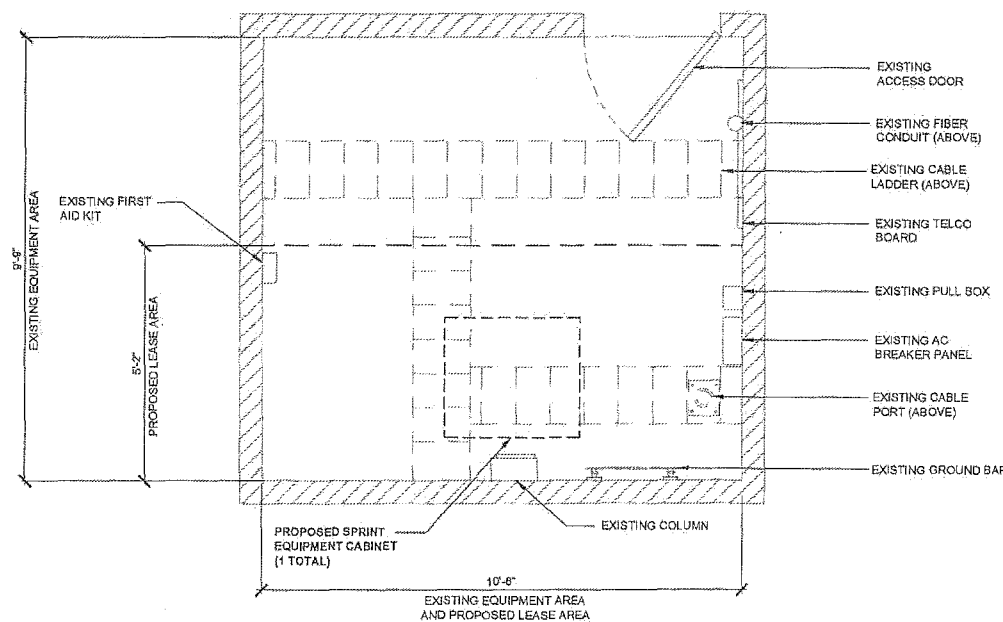
LICENSURE:

SHEET TITLE:

EQUIPMENT PLANS

SHEET NUMBER:

A-3



PROPOSED EQUIPMENT PLAN

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
 (OR) 1/4" = 1'-0" (11x17)

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE SHOWN IS NOT MADE FOR REDUCED OR UNMARKED SHEET SIZE.



PLANS PREPARED BY:



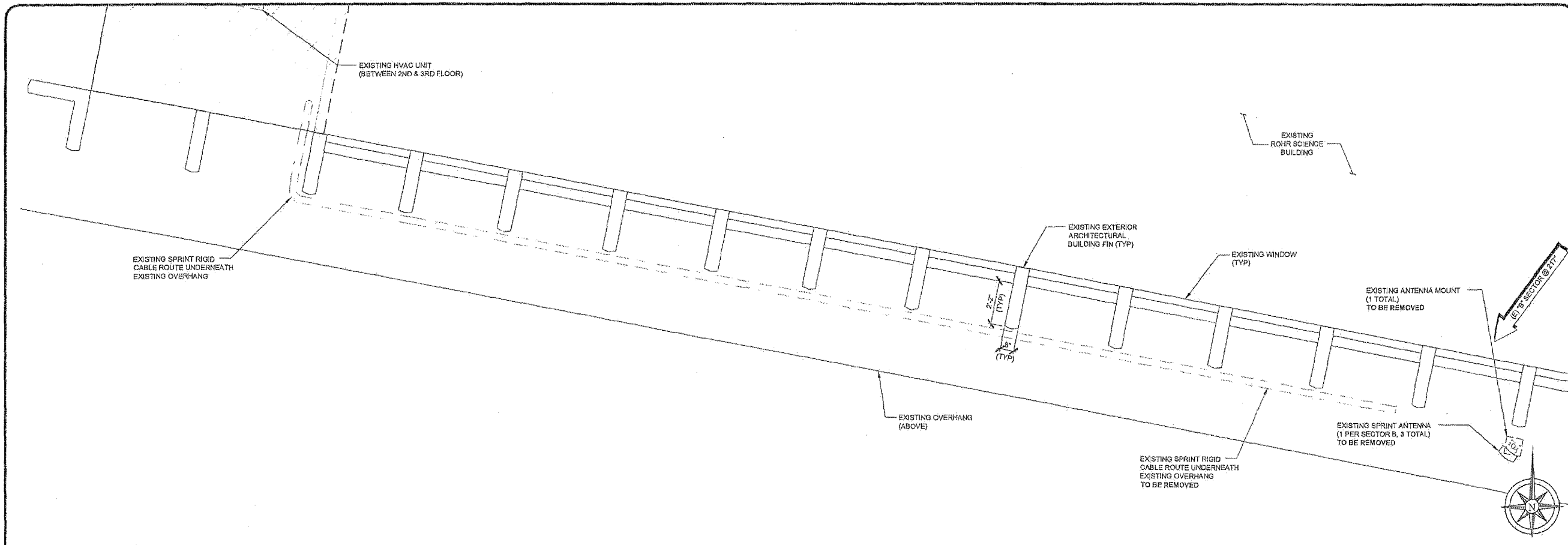
Technology Associates
SAN DIEGO MARKET OFFICE
 5333 MISSION CENTER RD., STE. 220
 SAN DIEGO, CA 92108
 (858) 300-2346

PROPRIETARY INFORMATION

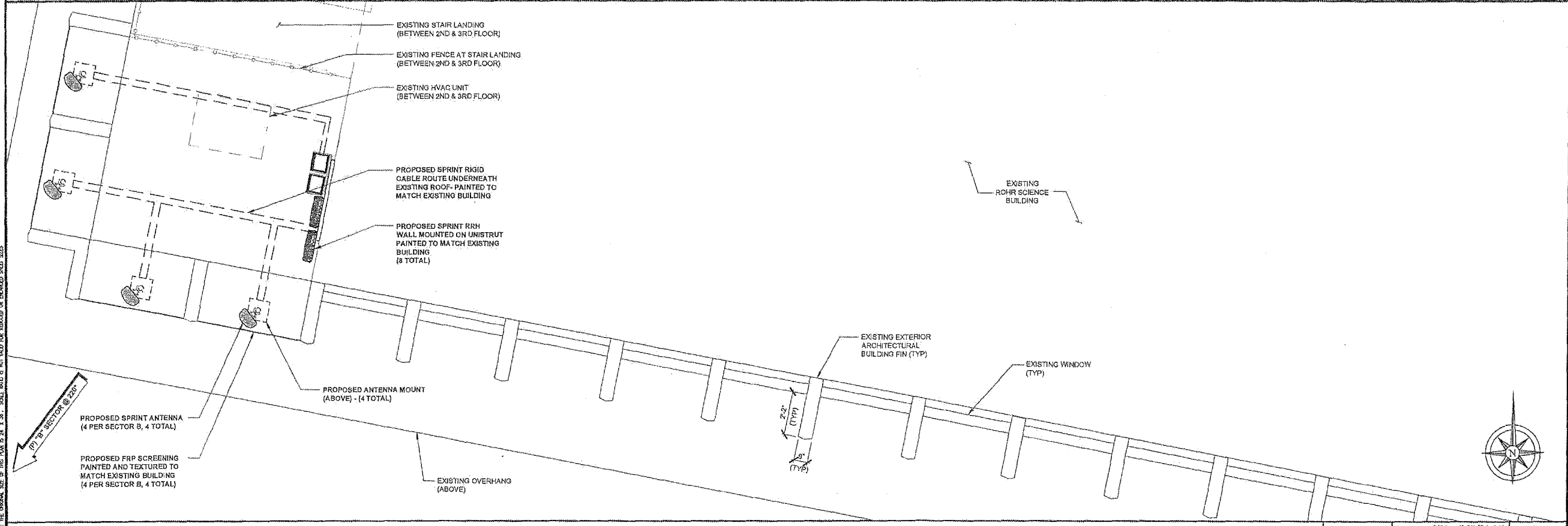
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PROJECT INFORMATION:

SUNSET CLIFFS
SD34XC852
 3900 LOMALAND DRIVE
 SAN DIEGO, CA 92106



EXISTING ANTENNA PLAN 0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) 1



PROPOSED ANTENNA PLAN 0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) 2

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	04/23/2015	ISSUED FOR 60% ZD REVIEW	CMB
0	06/02/2015	ISSUED FOR 100% ZD REVIEW	CMB
Δ	07/14/2015	CITY COMMENTS	CMB
Δ	03/08/2016	CITY COMMENTS	HT

LICENSURE:

SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-4

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" x 36". SCALE AND IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



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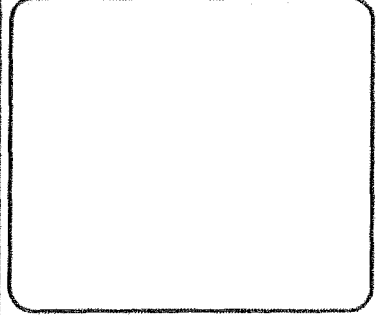
PROJECT INFORMATION:

SUNSET CLIFFS
SD34XC852
 3900 LOMALAND DRIVE
 SAN DIEGO, CA 92106

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	04/23/2015	ISSUED FOR 90% ZD REVIEW	CMB
0	08/08/2015	ISSUED FOR 100% ZD REVIEW	CMB
Δ	07/16/2015	CITY COMMENTS	CMB
Δ	03/09/2016	CITY COMMENTS	HT

LICENSURE:

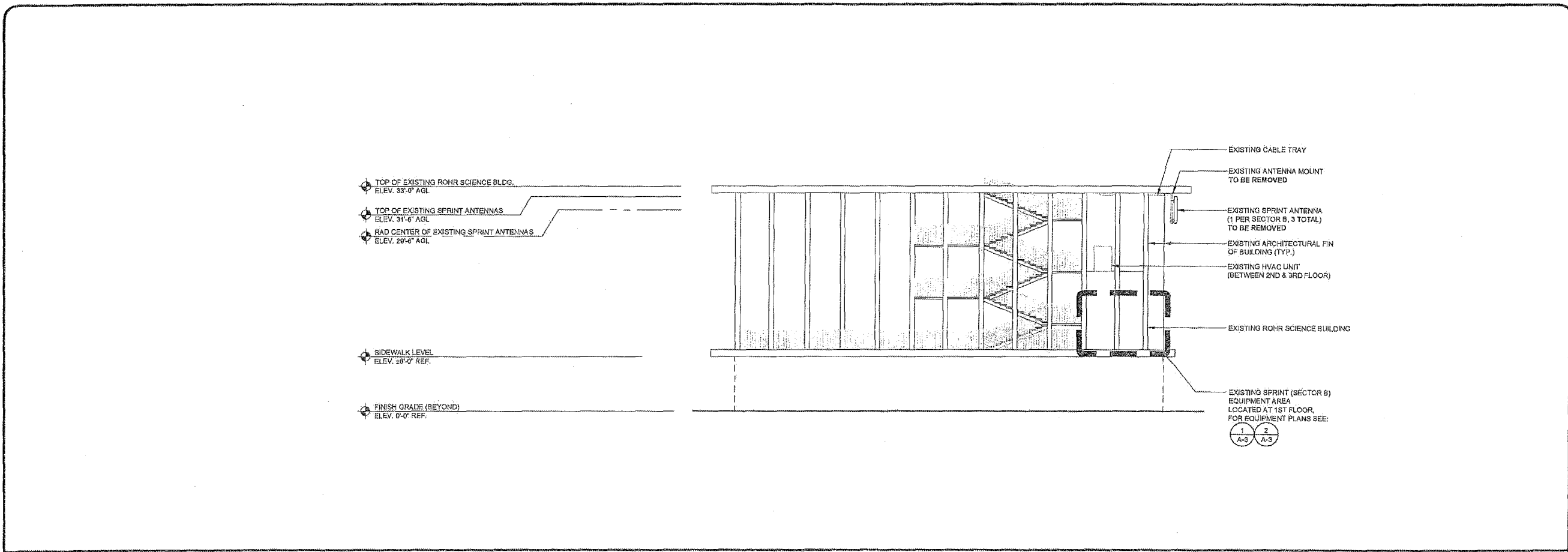


SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5

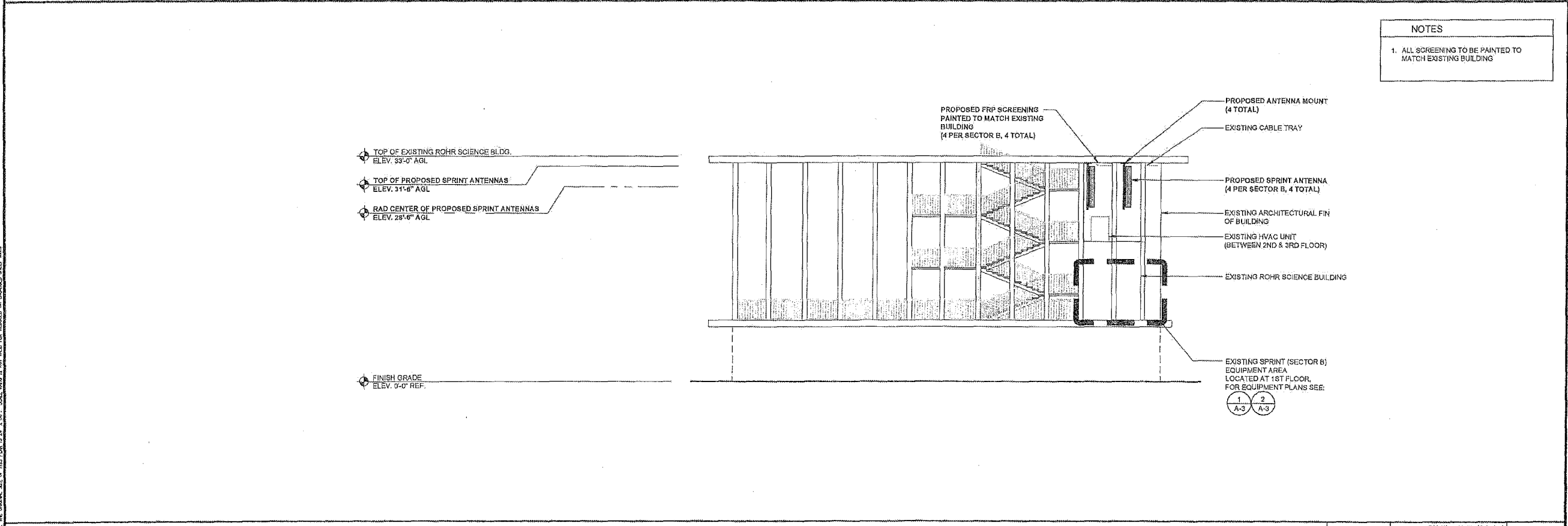


EXISTING NORTHWEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
 (OR) 3/32" = 1'-0" (11x17) 1

NOTES

- ALL SCREENING TO BE PAINTED TO MATCH EXISTING BUILDING



PROPOSED NORTHWEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
 (OR) 3/32" = 1'-0" (11x17) 2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE MUST BE NOT WARD FOR REDUCED OR ENLARGED SHEET SIZE.



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 3900 LOMALAND DRIVE
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REV.	DATE	DESCRIPTION	BY
A	04/23/2015	ISSUED FOR 90% ZD REVIEW	CMB
B	06/05/2015	ISSUED FOR 100% ZD REVIEW	CMB
C	07/16/2015	CITY COMMENTS	CMB
D	03/02/2015	CITY COMMENTS	HT

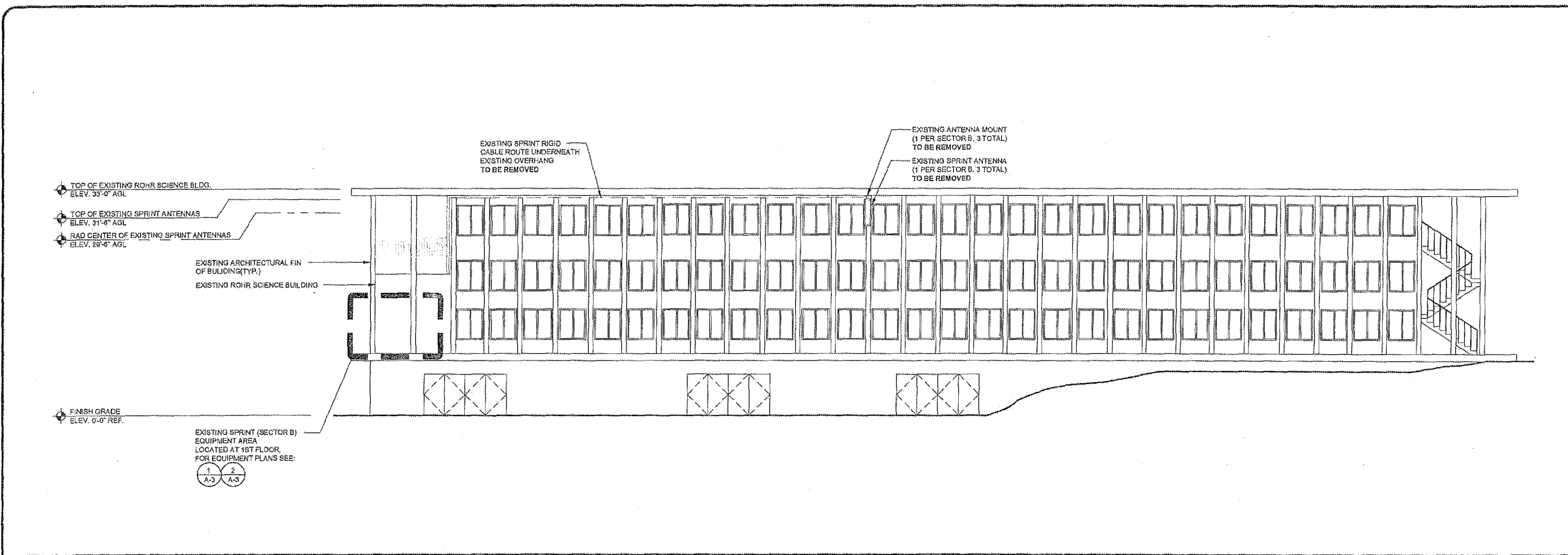
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ELEVATIONS

SHEET NUMBER:

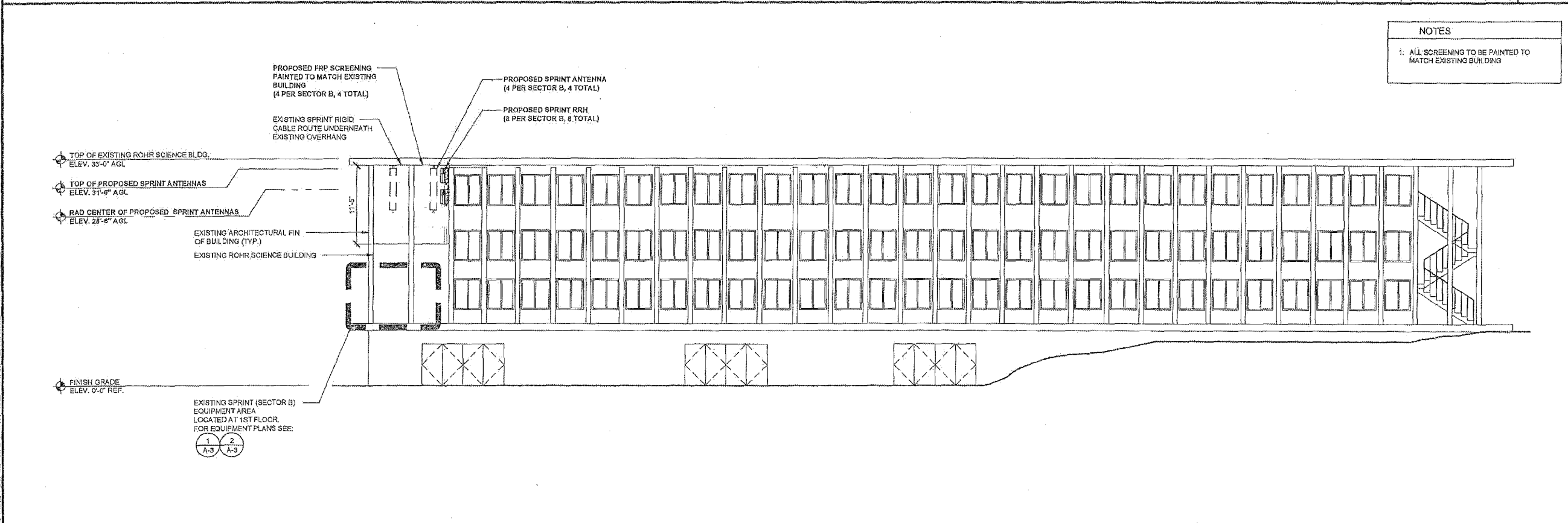
A-6



EXISTING SOUTHWEST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) 1

NOTES
 1. ALL SCREENING TO BE PAINTED TO MATCH EXISTING BUILDING



PROPOSED SOUTHWEST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) 2

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" x 36". SCALE AND SIZE IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



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REV.	DATE	DESCRIPTION	BY
A	04/23/2015	ISSUED FOR 00% ZD REVIEW	CMB
C	06/09/2015	ISSUED FOR 100% ZD REVIEW	CMB
Δ	07/16/2015	CITY COMMENTS	CMB
Δ	03/09/2016	CITY COMMENTS	HT

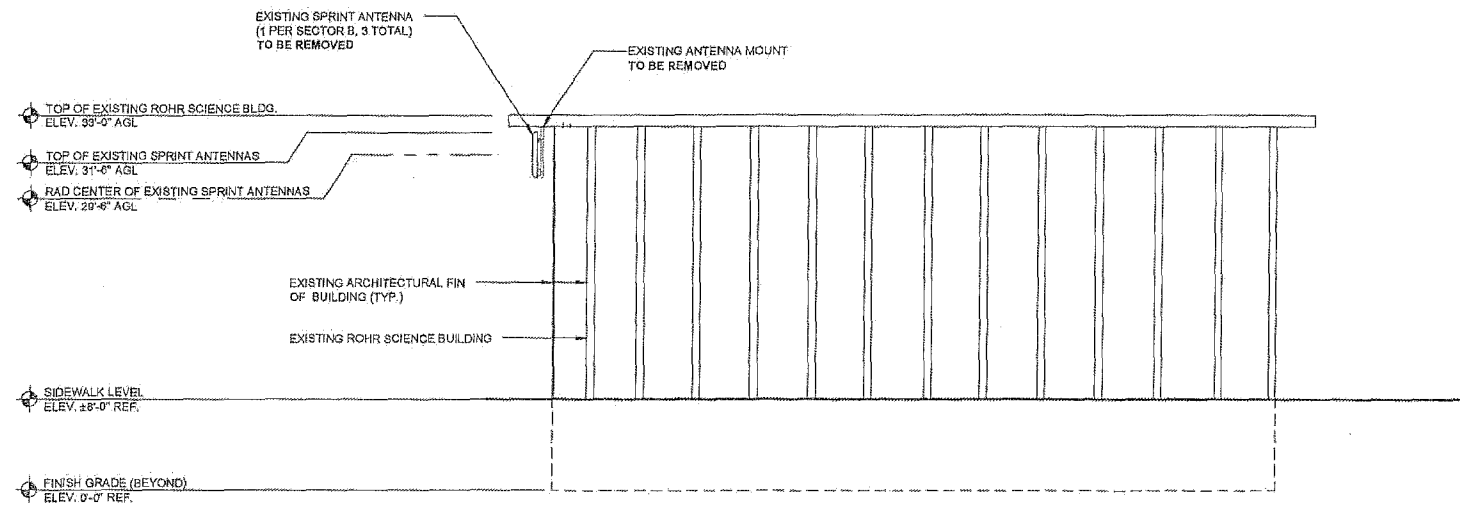
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-7

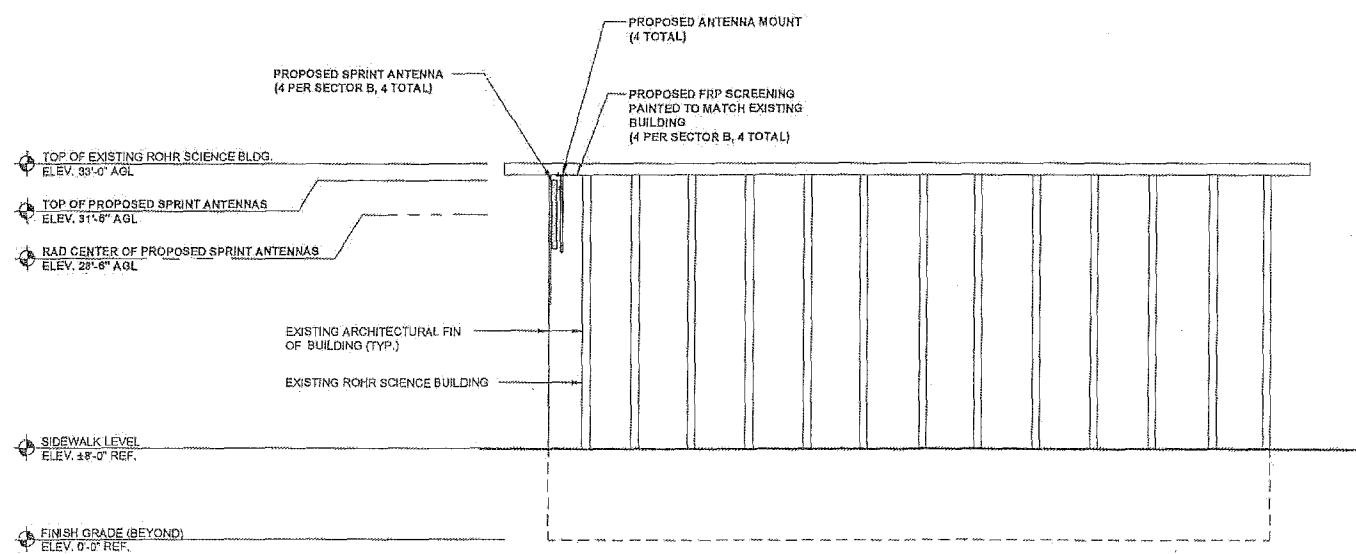


EXISTING SOUTHEAST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

1

NOTES
 1. ALL SCREENING TO BE PAINTED TO MATCH EXISTING BUILDING



PROPOSED SOUTHEAST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 11" x 22". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



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REVISIONS

REV.	DATE	DESCRIPTION	BY
A	04/23/2015	ISSUED FOR 50% ZD REVIEW	CMB
0	08/08/2015	ISSUED FOR 100% ZD REVIEW	CMB
1	07/16/2016	CITY COMMENTS	CMB
2	03/08/2016	CITY COMMENTS	HT

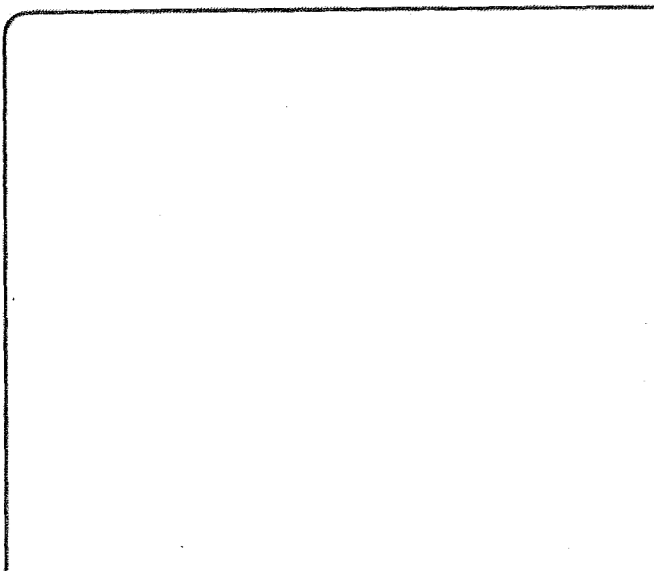
LICENSURE:

SHEET TITLE:

DETAILS

SHEET NUMBER:

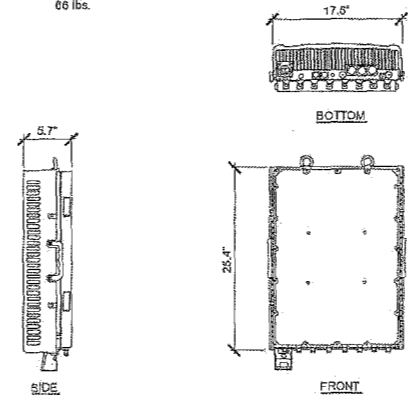
A-8



SECURE TO RRH MOUNT USING:
 (1) STEEL STUDS: 1/4" x 1" SCREW
 (2) WOOD: 1/2" LAG SCREWS WITH 2" MIN. EMBED.
 (3) CONCRETE: 1/2" HILTI KB3 WITH 2" EMBED.
 (4) CMU: 1/2" HILTI KB3 WITH 2-1/4" MIN. EMBED.
 IF THRU-BOLTED: 1/2" A307 THRU-BOLTS AND NUTS.

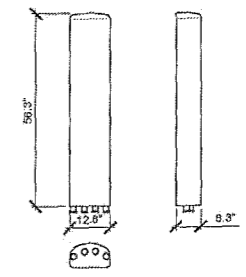
ALCATEL-LUCENT TD-RRH8x20

MANUFACTURER: ALCATEL-LUCENT
 MODEL: TD-RRH8x20
 RRH DIMENSIONS (HxWxD): 25.4" x 17.5" x 5.7"
 WEIGHT: 66 lbs.



APXVTM14-C-120

MANUFACTURER: RFS
 DIMENSIONS, HxWxD: 58.3" x 12.6" x 6.3"
 WEIGHT, W/ PRE-MOUNTED BRACKETS: 56 lbs.

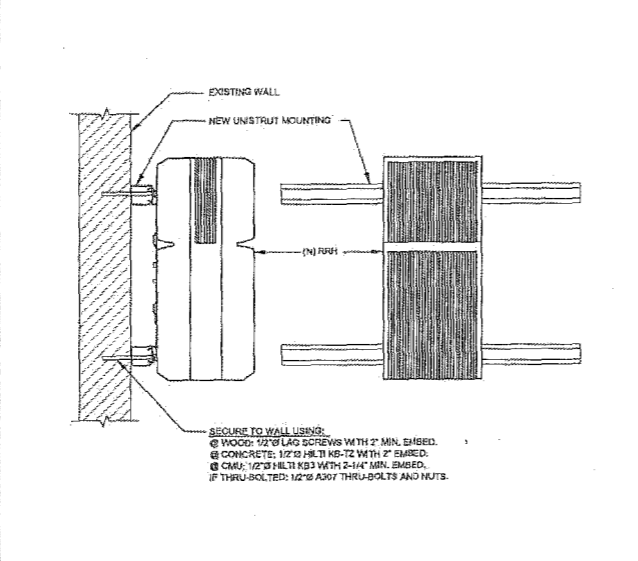
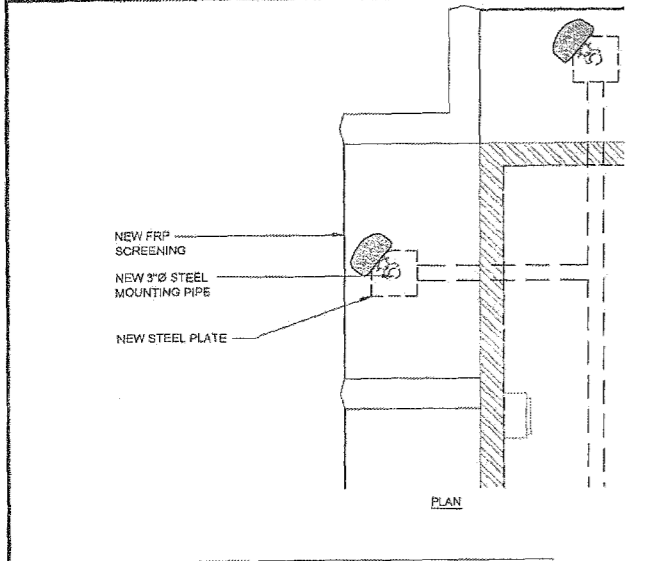


NOT USED SCALE N.T.S. 10

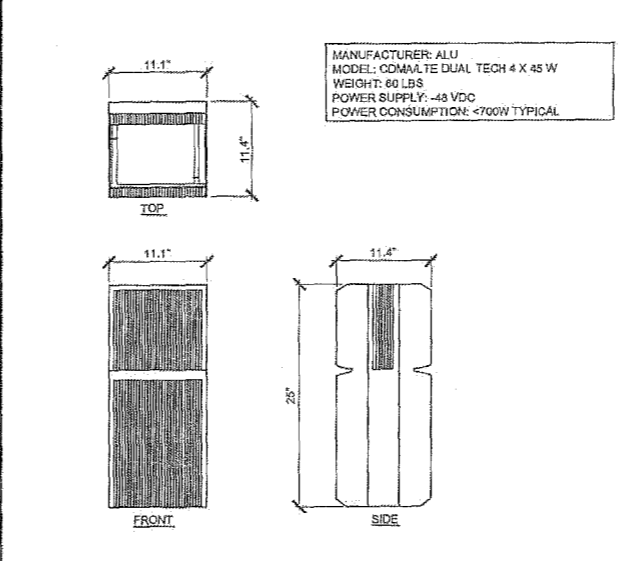
RRH MOUNTING SCALE N.T.S. 7

RRH SPECIFICATIONS SCALE N.T.S. 4

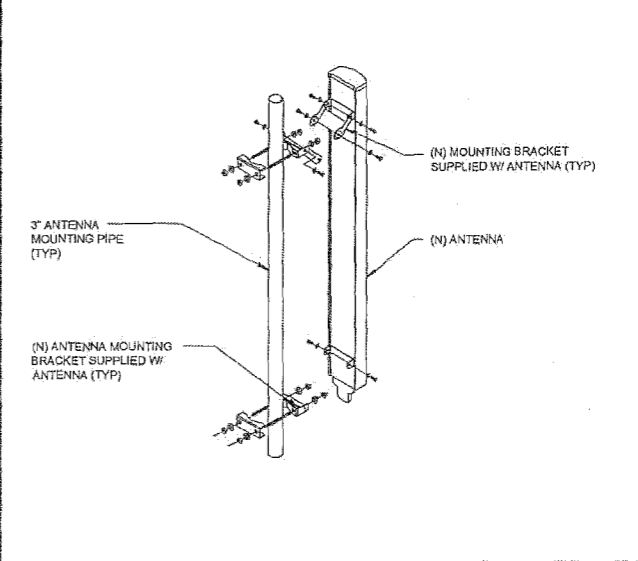
ANTENNA SPECIFICATIONS SCALE N.T.S. 1



SECURE TO WALL USING:
 (1) WOOD: 1/2" LAG SCREWS WITH 2" MIN. EMBED.
 (2) CONCRETE: 1/2" HILTI KB3 WITH 2" EMBED.
 (3) CMU: 1/2" HILTI KB3 WITH 2-1/4" MIN. EMBED.
 IF THRU-BOLTED: 1/2" A307 THRU-BOLTS AND NUTS.



MANUFACTURER: ALU
 MODEL: COMARTE DUAL TECH 4 X 45 W
 WEIGHT: 80 LBS
 POWER SUPPLY: -48 VDC
 POWER CONSUMPTION: <700W TYPICAL

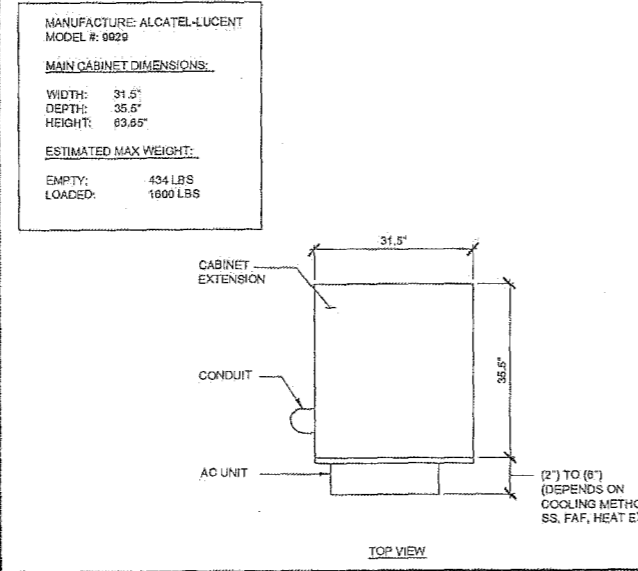
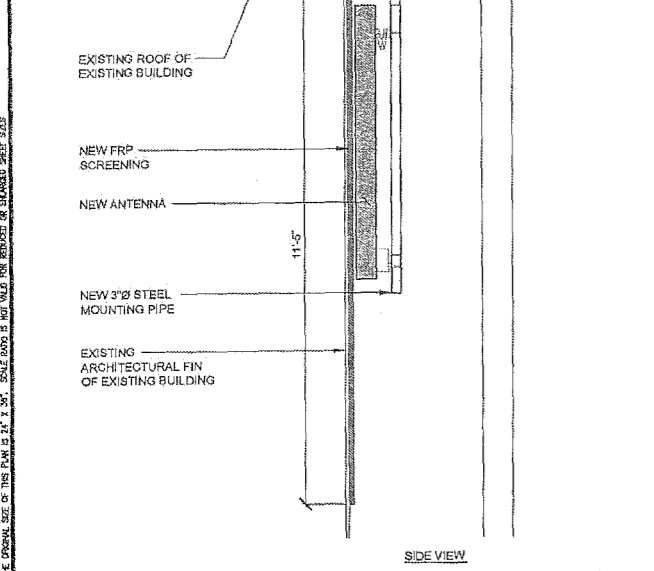


ANTENNA MOUNTING SCALE N.T.S. 12

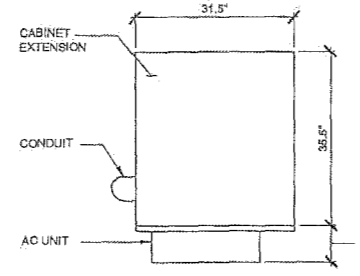
RRH MOUNTING SCALE N.T.S. 8

RRH SPECIFICATIONS SCALE N.T.S. 5

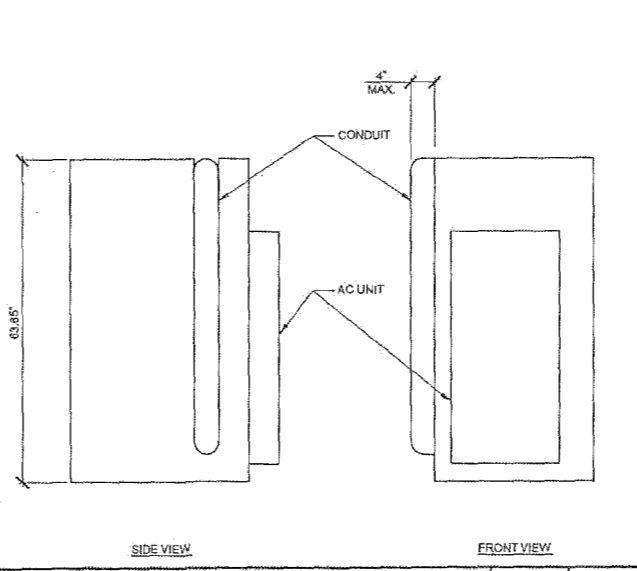
ANTENNA MOUNTING SCALE N.T.S. 2



MANUFACTURER: ALCATEL-LUCENT
 MODEL #: 0020
MAIN CABINET DIMENSIONS:
 WIDTH: 31.5"
 DEPTH: 35.5"
 HEIGHT: 63.85"
ESTIMATED MAX WEIGHT:
 EMPTY: 434 LBS
 LOADED: 1600 LBS



(2") TO (8")
 (DEPENDS ON COOLING METHOD: SS, FAF, HEAT EX)



ANTENNA MOUNTING SCALE N.T.S. 12

9929 GROWTH CABINET SCALE N.T.S. 6

NOT USED SCALE N.T.S. 3

NOT USED SCALE N.T.S. 3

NOTE: THE DRAWING SIZE OF THIS SHEET IS 11" x 17". SCALE 6:000 IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES