

**DATE ISSUED:** February 14, 2008 **REPORT NO. PC-08-014**  
**ATTENTION:** **Planning Commission, Agenda of February 21, 2008**  
**SUBJECT:** SPRINT NEXTEL - ENCANTO  
PROJECT NO 91407, PROCESS FOUR  
**OWNER:** City of San Diego  
**APPLICANT:** Sprint Nextel Corporation

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a wireless communication facility consisting of a new 50-foot high broad leaf faux tree and associated equipment, located at 6780 Aviation Drive within the Skyline-Paradise Hills Community Planning area?

**Staff Recommendation:**

1. **Approve** Conditional Use Permit No. 293449; and
2. **Approve** Planned Development Permit No. 522999; and
3. **Approve** Site Development Permit No. 522994.

**Community Planning Group Recommendation:** On April 14, 2007, the Skyline-Paradise Hills Planning Committee voted 9-0-0 to recommend approval of this project (Attachment 10).

**Environmental Review:** This project is exempt from environmental review pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on January 23, 2006, and the opportunity to appeal that determination ended February 6, 2006. This project is not pending an appeal of the environmental determination.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.

## **BACKGROUND**

The project site is located at 6780 Aviation Drive within the Skyline – Paradise Hills Community Planning Area. It is zoned RS-1-7 and is designated for residential use in the Skyline – Paradise Hills Community Plan (Attachments 1, 2 and 3). The site is adjacent to single family units on the North and West sides and vacant area on the East and South sides (Attachment 1).

The project includes the removal and decommissioning of an existing 90-foot high monopole (previous CUP 94-0473 expired June 1, 2005) and the installation of a new 50-foot high broad leaf faux tree which will support twelve Sprint Nextel antennas (3 sectors of 4 antennas per sector) at the 43-foot elevation. The faux tree would be a collocation facility, allowing one other carrier to be located at the 30-foot elevation. The associated Sprint Nextel equipment enclosure existing from the previous expired permit will remain unchanged at 200 square-feet (Attachment 5).

The previous monopole facility was approved by the Planning Commission through Conditional Use Permit No. 94-0473 (Attachment 9). There are currently two other monopoles existing at the site, a 138-foot high pole, owned by American Tower Corporation and a 115-foot high City pole utilized for the purposes of public safety communications. The existing American Tower monopole expired on November 20, 2004. On March 20, 2008 this project will be presented to the Planning Commission. The City's monopole was constructed approximately in 1992 and was not subject to a Conditional Use Permit.

The Communication Antenna regulations identify the Sprint Nextel proposal as a major telecommunication facility due to the fact that it is located on a residentially zoned property. However, the project complies with the Communication Antenna requirements, which require a facility to be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. The facility is proposed to be integrated into the project site with the addition of landscape screening. Mesh socks covered with leaves matching that of the faux tree will be placed over the antennas to help camouflage them. Due to the height of the faux tree at 50-feet (20-feet over the 30 foot height limit), a Planned Development Permit is required.

## **DISCUSSION**

### **Project Description:**

Sprint Nextel proposes to remove the existing expired 90-foot high monopole and install a new 50-foot high broad leaf faux tree which will support twelve Sprint Nextel antennas

at the 43-foot elevation. Various sized trees are included in the landscape plan that will help to buffer and camouflage the faux tree. The associated Sprint Nextel equipment enclosure existing from the previous expired permit will remain unchanged at 200 square-feet (Attachment 6).

**Community Plan Analysis:**

The proposed wireless communication facility is located in an area identified as Low Density Residential in the Skyline-Paradise Hills Community Plan. The Skyline-Paradise Hills Community Plan does not contain specific policies on wireless communications facility development; therefore there are no Community Plan land use issues associated with the location of the proposed project.

The Skyline-Paradise Hills Community Plan contains urban design policies for new development to be compatible with the existing community and the natural landscape. The replacement of the existing 90-foot monopole with a 50-foot high faux broad leaf tree and the addition of landscape screening will help to integrate and assist in camouflaging the project from the surrounding residential areas, therefore this facility will not conflict with any design policies the Skyline-Paradise Hills Community Plan.

**Project-Related Issues:**

The project proposes a deviation to the 30-foot height limit for the new broad leaf tree at 50-feet. The deviation for the new faux tree would allow Sprint Nextel to meet their current coverage and capacity demands in the Skyline-Paradise Hills area. The proposed project would include an existing Sprint Nextel 200 square-foot equipment enclosure and the addition of eight live canopy screening trees. The faux tree will be screened by the additional plantings, therefore it will not create a visual impact at the site.

A Site Development Permit is required as the project site contains patches of sensitive vegetation along the site access road; however, the installation of the proposed tree will occur on a previously disturbed portion of the site and will not impact any resources.

A Planned Development Permit allows flexibility in the application of development regulations where strict application of the development regulations would result in a less desirable project. Additionally, the Communication Antenna regulations require project applicants to integrate their wireless projects into the architecture of existing buildings or environments. Wireless communication technology is dependent on clear lines of site and the 43-foot height where the antennas are proposed is needed to avoid interference of the existing onsite equipment on the same frequency band. The additional 10-feet in height is needed for the faux tree branching to simulate a live tree. Staff supports the proposed deviation to height as it has been determined that it will not cause a visual impact.

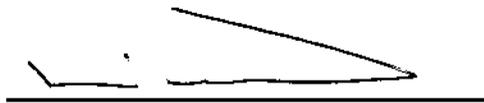
**Conclusion:**

Staff has reviewed the proposed project and has determined the project is 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 the Communication Antenna Regulations. A Planned Development Permit is required for the height deviation, but it has been determined that the new faux tree along with the additional landscape treatment will integrate the facility into the project site. The required findings have been made (Attachment 8) to support staff's recommendation. Therefore, staff recommends the Planning Commission approve Conditional Use Permit No. 293449, Planned Development Permit No. 522999 and Site Development Permit No. 522994 (Attachment 7).

**ALTERNATIVES**

1. **Approve** Conditional Use Permit No. 293449, Planned Development Permit No. 522999 and Site Development Permit No. 522994, **with modifications.**
2. **Deny** Conditional Use Permit No. 293449, Planned Development Permit No. 522999 and Site Development Permit No. 522994, **if the findings required to approve the project cannot be affirmed.**

**Respectfully submitted,**



**Mike Westlake  
Program Manager  
Development Services Department**



**Natalie de Freitas  
Project Manager  
Development Services Department**

WESTLAKE/NDF

Attachments:

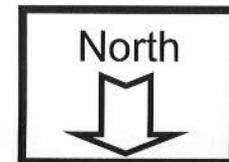
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Photo Simulations
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Copy of Recorded Permits
10. Community Planning Group Recommendation

11. Ownership Disclosure Statement
12. Project Chronology
13. Notice of Hearing

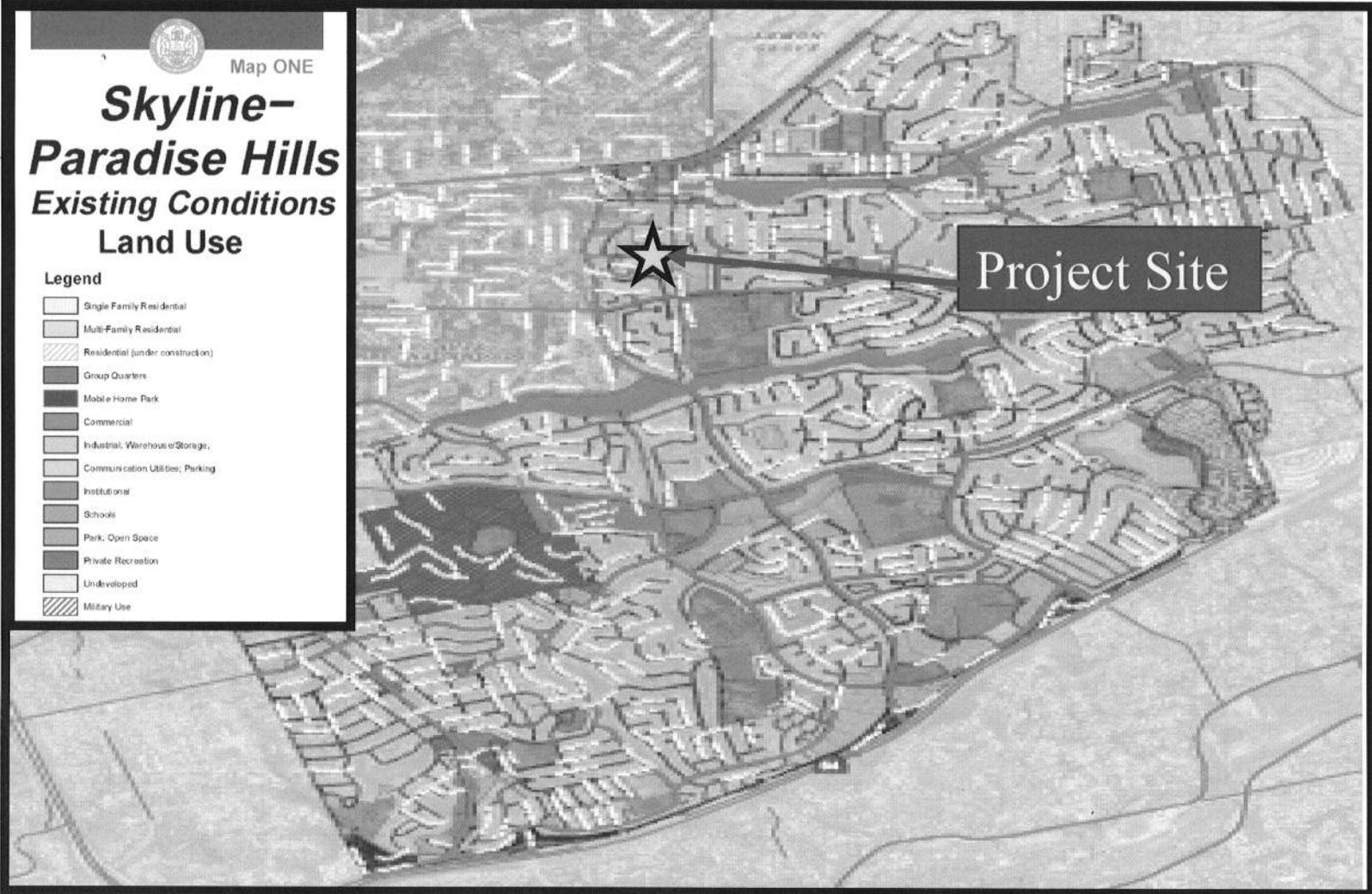


## Aerial Photo (Birds Eye)

Sprint Nextel Encanto - Project No. 91407  
6780 Aviation Drive, San Diego, CA 92114

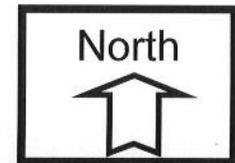


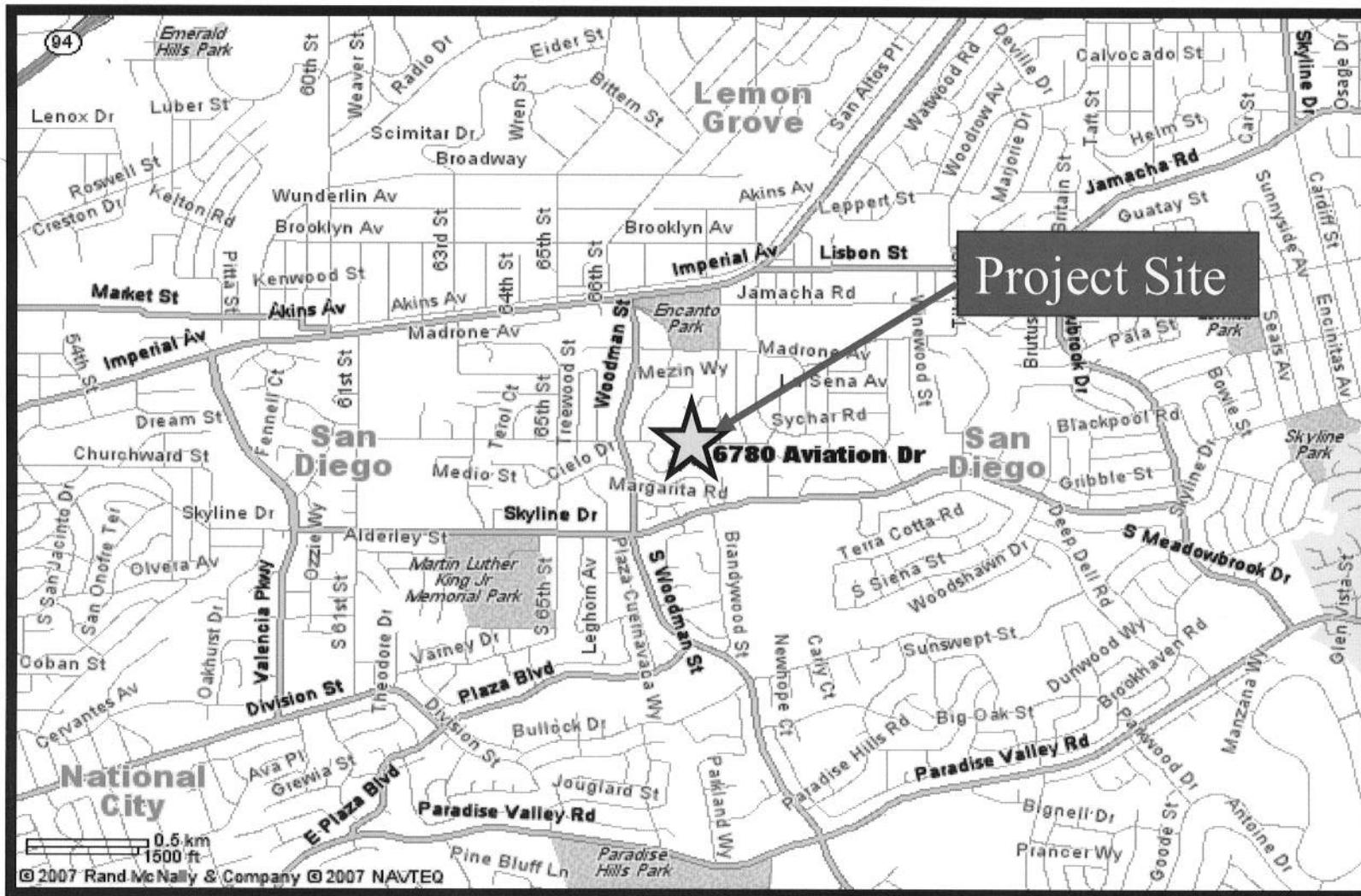
ATTACHMENT 1



## Location Map

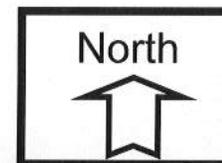
**Sprint Nextel Encanto - Project No. 91407**  
**6780 Aviation Drive, San Diego, CA 92114**





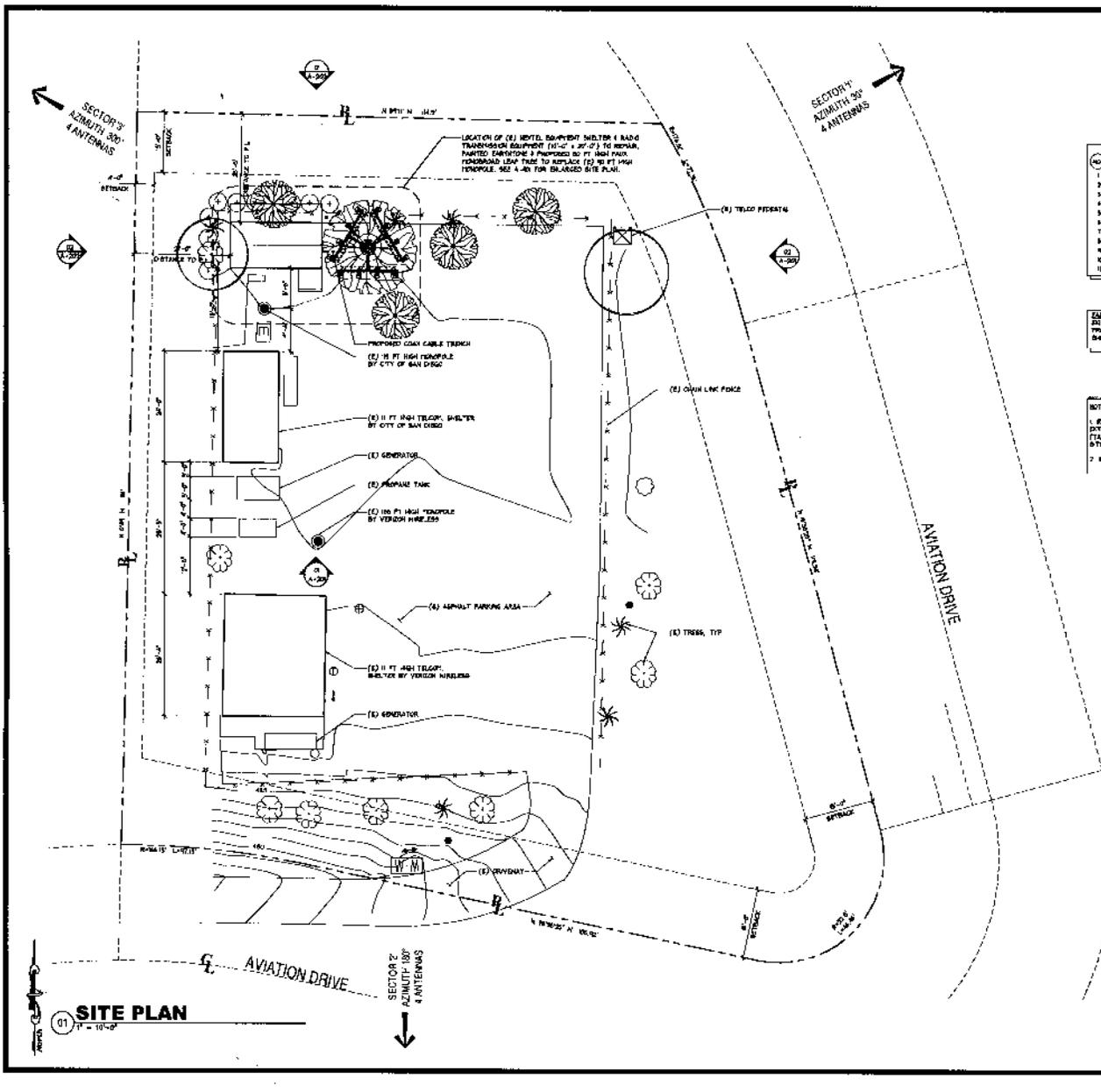
## Location Map

Sprint Nextel Encanto - Project No. 91407  
 6780 Aviation Drive, San Diego, CA 92114



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Sprint Nextel Encanto	
<b>PROJECT DESCRIPTION:</b>	Telecommunication facility	
<b>COMMUNITY PLAN AREA:</b>	Skyline-Paradise Hills	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit; Planned Development Permit and Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low Density Residential	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS-1-7 <b>HEIGHT LIMIT:</b> 30-foot maximum height limit. <b>LOT SIZE:</b> N/A <b>FLOOR AREA RATIO:</b> N/A <b>FRONT SETBACK:</b> 15 feet. <b>SIDE SETBACK:</b> 15 feet. <b>REAR SETBACK:</b> 13 feet.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single Unit Residential; RS-1-7	Single Unit Residential
<b>SOUTH:</b>	Single Unit Residential; RS-1-7	Vacant
<b>EAST:</b>	Single Unit Residential; RS-1-7	Vacant
<b>WEST:</b>	Single Unit Residential; RS-1-7	Single Unit Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to allow 50' high mono faux leaf tree in the 30' height zone.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On April 14, 2007 the Skyline-Paradise Hills Planning Committee voted 9-0-0 to approve the project.	





Underground Service Alert  
 Call: TOLL FREE  
**1-800-422-4133**  
 (NO DIALING 911 REQUIRED)  
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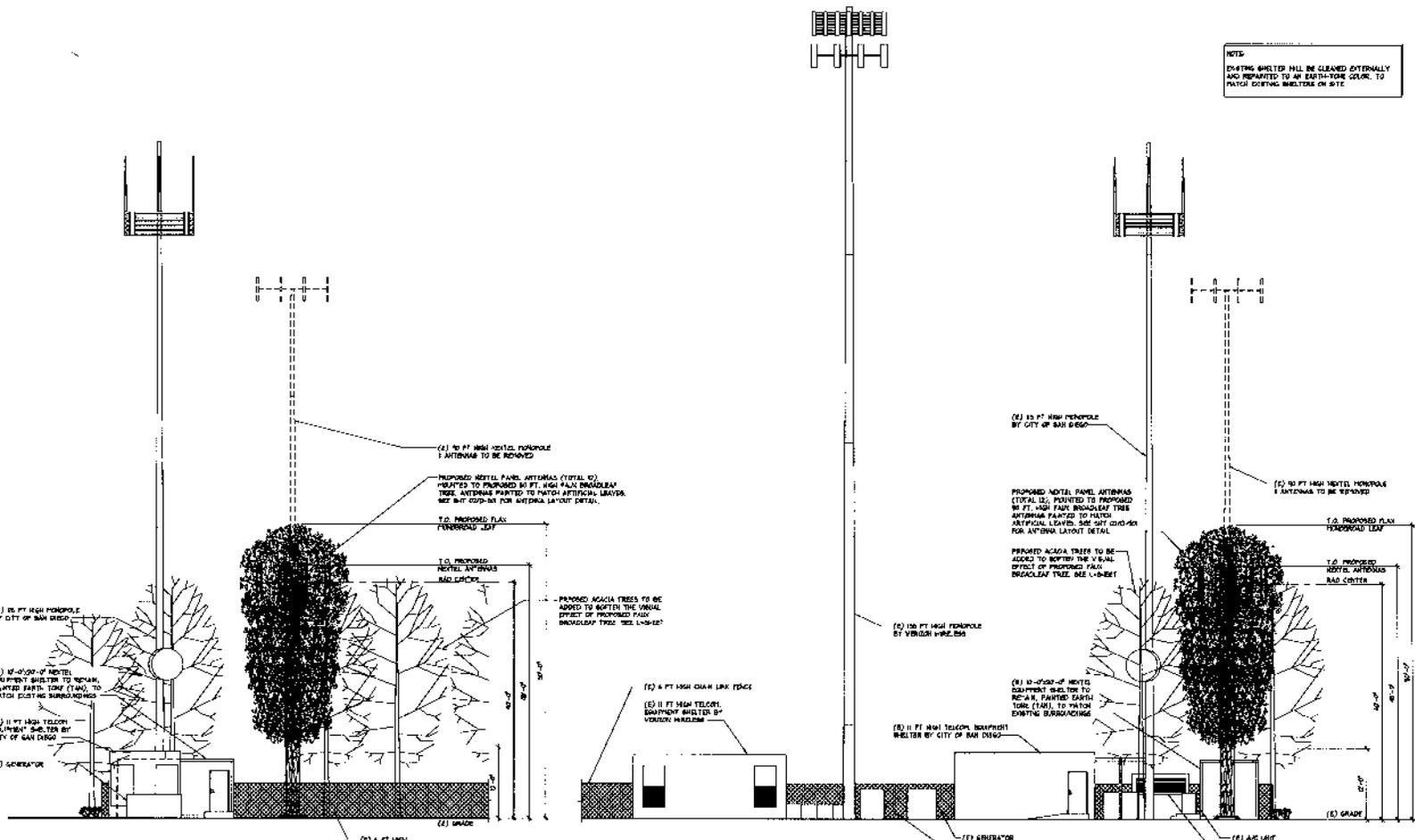
NO.	DESCRIPTION	EXCEPTION ITEM FOR TITLE REPORT	REC. DATE	REC. REPRESENTATIVE	LOCATION
1	TAXES				NOT PLOTTABLE (NP)
2	WATER RIGHTS				NP
3	MINERAL/GEOTHERMAL RESOURCES	MINERAL INSTR. 7676			SOUTHWEST 30 ADJACENT TO SECTION 4
4	COVENANT	W/VERIZON INSTR. 7676			FOR STOREWATER TANK (NO LONGER EXIST)
5	COND. USE PERMIT	94-042	3/6/95	INDT. 89-0746	EXIST. FACTS TOWER FACILITY
6	COND. USE PERMIT	94-042	3/6/95	INDT. 89-0746	EXIST. FACTS TOWER FACILITY
7	VERIZON LEASE	8/20/00 INSTR. 9-023664	03/01	VERIZON TOWER FACILITY	
8	HATTERY DISC. BY INSPECTION				PORTLAND MICHIGAN
9	DOCUMENTS NOT OF RECORD				NP
10	RIGHTS OF PARTIES IN POSSESSION				NP
11	CONTRACT RESOLVE STATEMENT				NP

**EXEMPTIONS:**  
 EXEMPTIONS DO NOT CONSTITUTE A GUARANTEE OF ACCURACY AND ARE NOT PLOTTABLE. SEE SHEET C-1 FOR ADDITIONAL INFORMATION.

**OPERATING FREQUENCIES:**  
 TRANSMIT: 850-900, 900-950, 1900-1920, 1920-1930, 1930-1945, 1945-1960, 1960-1975, 1975-1990, 1990-2000, 2000-2010, 2010-2025, 2025-2035, 2035-2045, 2045-2055, 2055-2065, 2065-2075, 2075-2085, 2085-2095, 2095-2105, 2105-2115, 2115-2125, 2125-2135, 2135-2145, 2145-2155, 2155-2165, 2165-2175, 2175-2185, 2185-2195, 2195-2205, 2205-2215, 2215-2225, 2225-2235, 2235-2245, 2245-2255, 2255-2265, 2265-2275, 2275-2285, 2285-2295, 2295-2305, 2305-2315, 2315-2325, 2325-2335, 2335-2345, 2345-2355, 2355-2365, 2365-2375, 2375-2385, 2385-2395, 2395-2405, 2405-2415, 2415-2425, 2425-2435, 2435-2445, 2445-2455, 2455-2465, 2465-2475, 2475-2485, 2485-2495, 2495-2505, 2505-2515, 2515-2525, 2525-2535, 2535-2545, 2545-2555, 2555-2565, 2565-2575, 2575-2585, 2585-2595, 2595-2605, 2605-2615, 2615-2625, 2625-2635, 2635-2645, 2645-2655, 2655-2665, 2665-2675, 2675-2685, 2685-2695, 2695-2705, 2705-2715, 2715-2725, 2725-2735, 2735-2745, 2745-2755, 2755-2765, 2765-2775, 2775-2785, 2785-2795, 2795-2805, 2805-2815, 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Rev.	Description	Date
A	Revised Per. Review	11-02-07
B	Client Comments	11-05-07
C	City Comments	11-10-07
D	Client Comments	05-22-08
E	Client Comments	04-17-07
F	Client Comments	04-02-07
G	Client Comments	11-18-07
H	Client Comments	11-04-07
I	Client Comments	11-13-07

NOTE:  
EXISTING SHIELD POLE TO BE CLEANED EXTERNALLY AND REPAINTED TO AN EARTH-TONE COLOR, TO MATCH EXISTING SHIELDERS ON SITE.



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

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

**EXTERIOR ELEVATIONS**  
 ENCANTO  
 SPRINT  
 6780 AVIATION DRIVE  
 SAN DIEGO, CA 92114  
 ENCANTO SPRINT  
 6780 AVIATION DRIVE  
 SAN DIEGO, CA 92114



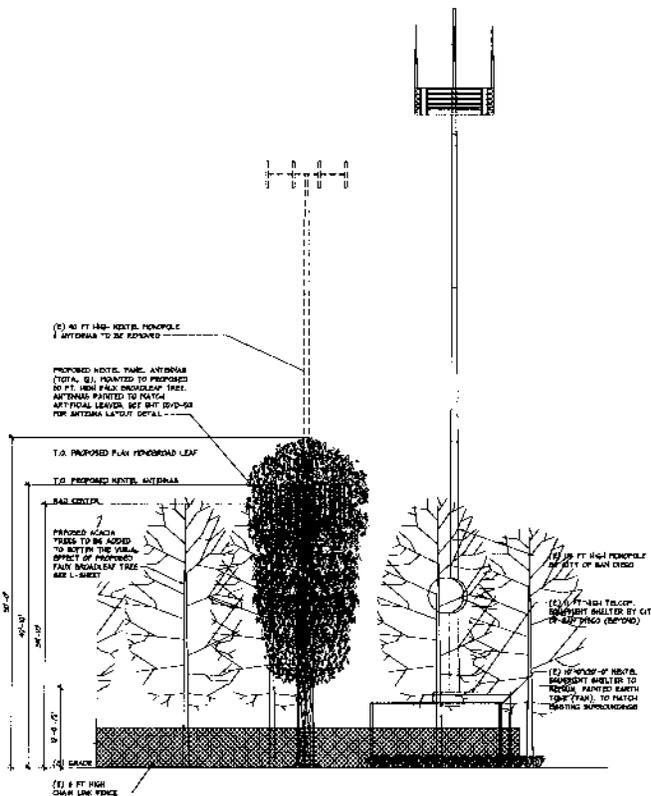
DATE	05/20/08
BY	01-27-07
CHECKED BY	06/18/07
SCALE	AS SHOWN
PROJECT	ENCANTO SPRINT

A-201

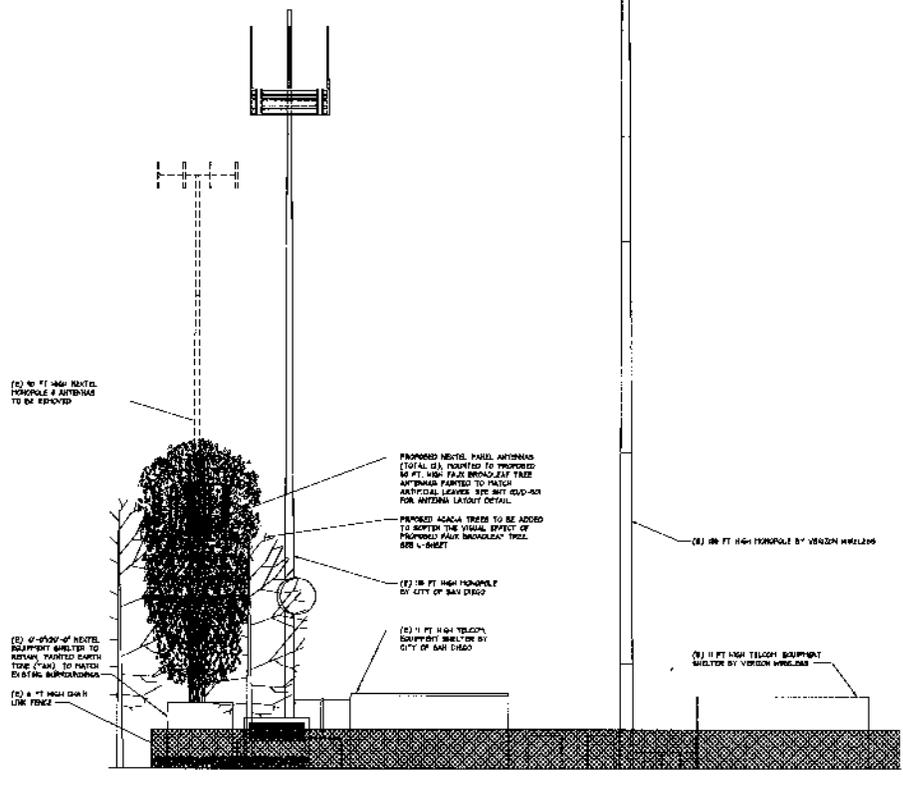
Plan Check No:

Rev.	Description	Date
1	Revised Issue	
A	Added Per. Review	11/02/07
B	Client Comments	11/05/07
C	Client Comments	11/06/07
D	Client Comments	02/27/08
E	Client Comments	03/27/07
F	Client Comments	04/02/07
G	Client Comments	03/09/07
H	Client Comments	2/6/07
I	Client Comments	12-27-07

**NOTE:**  
EXISTING SHELTER WILL BE CLEANED EXTERNALLY AND REPAINTED TO AN EARTH-TONE COLOR, TO MATCH EXISTING SHELTERS ON SITE.



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



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

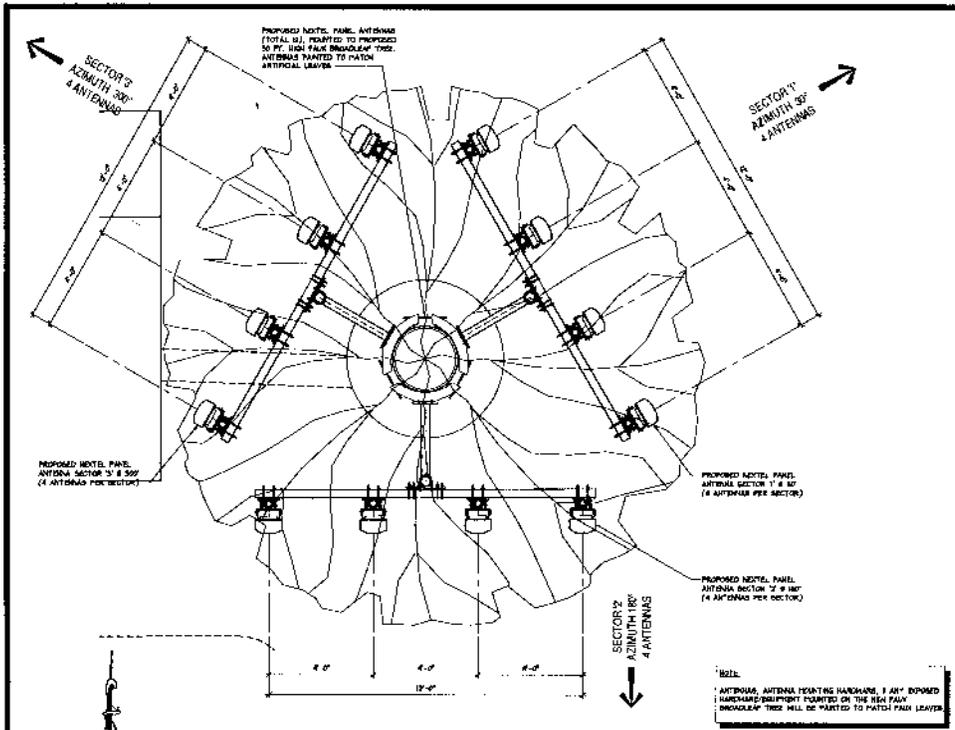
**EXTERIOR ELEVATIONS**  
**ENCANTO**  
**Sprint**  
**760 AVIATION DRIVE**  
**SAN DIEGO, CA 92114**  
**architect**  
**Mitchell S. architecture**

Project	01-202
Date	02/27/07
Drawn	ML/SLH
Checked	ML
Scale	1/8" = 1'-0"

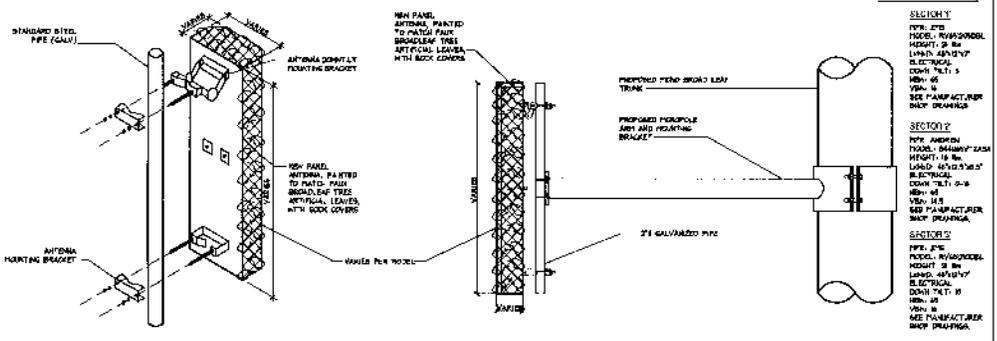
**A-202**

Plan Check No.





**02 ANTENNA LAYOUT PLAN**  
1/4" = 1'-0"



**03 ANTENNA ATTACHMENT**  
1/4" = 1'-0"

**ANTENNA SPECIFICATIONS**

- SECTION 1**  
PIPE: 2x4  
MATERIAL: GALVANIZED  
HEIGHT: 24 IN.  
LENGTH: 48 IN.  
ELECTRICAL: DOWN TILT: 5  
MOUNT: SEE MANUFACTURER SHOP DRAWINGS
- SECTION 2**  
PIPE: 2x4  
MATERIAL: GALVANIZED  
HEIGHT: 24 IN.  
LENGTH: 48 IN.  
ELECTRICAL: DOWN TILT: 5  
MOUNT: SEE MANUFACTURER SHOP DRAWINGS
- SECTION 3**  
PIPE: 2x4  
MATERIAL: GALVANIZED  
HEIGHT: 24 IN.  
LENGTH: 48 IN.  
ELECTRICAL: DOWN TILT: 5  
MOUNT: SEE MANUFACTURER SHOP DRAWINGS

**ANTENNA PLAN LAYOUT**

No.	Description	Qty.
1	Steel Pipe (Galv)	1 (10' L)
2	Steel Pipe (Galv)	1 (10' L)
3	Steel Pipe (Galv)	1 (10' L)
4	Steel Pipe (Galv)	1 (10' L)
5	Steel Pipe (Galv)	1 (10' L)
6	Steel Pipe (Galv)	1 (10' L)
7	Steel Pipe (Galv)	1 (10' L)
8	Steel Pipe (Galv)	1 (10' L)
9	Steel Pipe (Galv)	1 (10' L)
10	Steel Pipe (Galv)	1 (10' L)
11	Steel Pipe (Galv)	1 (10' L)
12	Steel Pipe (Galv)	1 (10' L)
13	Steel Pipe (Galv)	1 (10' L)
14	Steel Pipe (Galv)	1 (10' L)
15	Steel Pipe (Galv)	1 (10' L)
16	Steel Pipe (Galv)	1 (10' L)
17	Steel Pipe (Galv)	1 (10' L)
18	Steel Pipe (Galv)	1 (10' L)
19	Steel Pipe (Galv)	1 (10' L)
20	Steel Pipe (Galv)	1 (10' L)
21	Steel Pipe (Galv)	1 (10' L)
22	Steel Pipe (Galv)	1 (10' L)
23	Steel Pipe (Galv)	1 (10' L)
24	Steel Pipe (Galv)	1 (10' L)
25	Steel Pipe (Galv)	1 (10' L)
26	Steel Pipe (Galv)	1 (10' L)
27	Steel Pipe (Galv)	1 (10' L)
28	Steel Pipe (Galv)	1 (10' L)
29	Steel Pipe (Galv)	1 (10' L)
30	Steel Pipe (Galv)	1 (10' L)
31	Steel Pipe (Galv)	1 (10' L)
32	Steel Pipe (Galv)	1 (10' L)
33	Steel Pipe (Galv)	1 (10' L)
34	Steel Pipe (Galv)	1 (10' L)
35	Steel Pipe (Galv)	1 (10' L)
36	Steel Pipe (Galv)	1 (10' L)
37	Steel Pipe (Galv)	1 (10' L)
38	Steel Pipe (Galv)	1 (10' L)
39	Steel Pipe (Galv)	1 (10' L)
40	Steel Pipe (Galv)	1 (10' L)
41	Steel Pipe (Galv)	1 (10' L)
42	Steel Pipe (Galv)	1 (10' L)
43	Steel Pipe (Galv)	1 (10' L)
44	Steel Pipe (Galv)	1 (10' L)
45	Steel Pipe (Galv)	1 (10' L)
46	Steel Pipe (Galv)	1 (10' L)
47	Steel Pipe (Galv)	1 (10' L)
48	Steel Pipe (Galv)	1 (10' L)
49	Steel Pipe (Galv)	1 (10' L)
50	Steel Pipe (Galv)	1 (10' L)

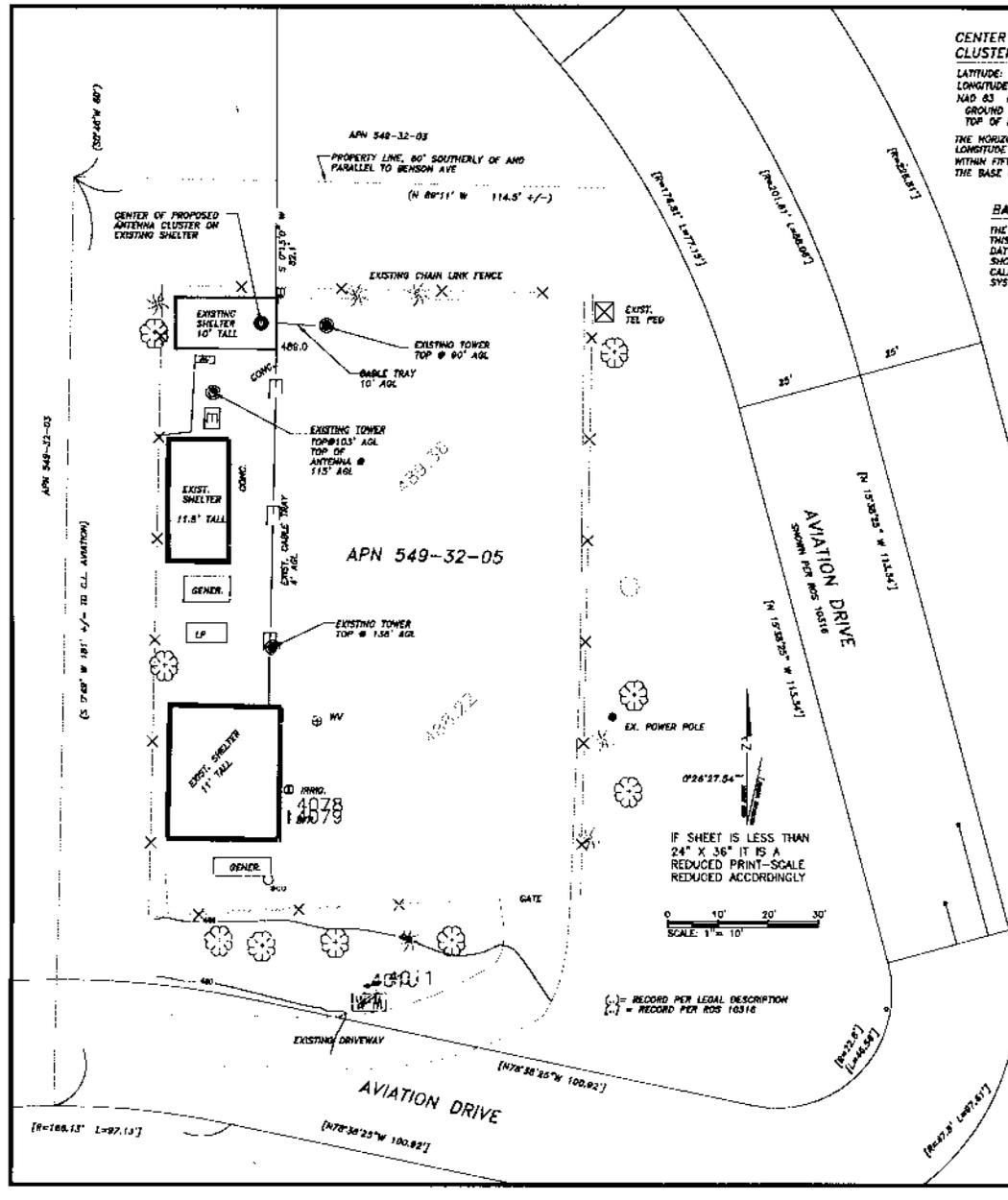
**ENCANTO Sprint** Together with **NETEL**

**MJI** MOUNTING JUNCTION INVERTER

**architecture Datchell** architecture

**D-501**

Plan Check No:



**CENTER OF PROPOSED ANTENNA CLUSTER ON EXISTING SHELTER**  
 LATITUDE: NORTH 32°42'18.98"  
 LONGITUDE: WEST 117°03'06.97"  
 NAD 83 N 1837139.30 E 8314807.73  
 GROUND ELEVATION: 488.0 (MAYD 840) SE CORNER SHELTER  
 TOP OF ROOF ELEV: 489.0

THE HORIZONTAL ACCURACY OF THE LATITUDE, AND LONGITUDE AT THE CENTER OF TOWER LOCATION FALLS WITHIN FIFTEEN (15) FEET. THE VERTICAL ACCURACY AT THE BASE OF THE TOWER FALLS WITHIN THREE (3) FEET.

**BASIS OF BEARINGS**  
 THE BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983. PLANE COORDINATES SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983, ZONE 6.

**TITLE REPORT IDENTIFICATION:**  
 FIDELITY NATIONAL TITLE COMPANY  
 ORDER NO. 8712205 DATED 10/7/2005

**ASSESSORS IDENTIFICATION:**  
 549-32-05

**OWNER:**  
 CITY OF SAN DIEGO

**DATE OF SURVEY:** 10/26/05

**LEGAL DESCRIPTION PER TITLE REPORT:**

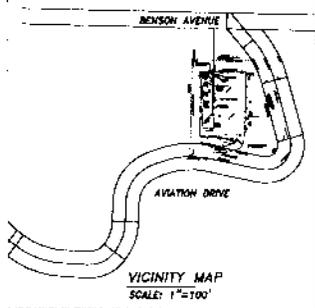
THAT PORTION OF LOT 182 OF ENCINA DE SAN DIEGO NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1548, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY LYING SOUTHERLY FROM A LINE DRAWN PARALLEL WITH AND DISTANT 60.00 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF BENSON AVENUE, FORMERLY BOSTON AVENUE AS SHOWN ON SAID MAP, NO. 1548, AND EASTERLY FROM THE FOLLOWING DESCRIBED LINE:  
 COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID BENSON AVENUE WITH A SOUTHWESTERLY LINE OF AVIATION DRIVE FORMERLY LOT A AS SHOWN ON SAID MAP NO. 1548; THENCE ALONG THE WOODHEARLY LINE OF SAID BENSON AVENUE NORTH 89°11' WEST A DISTANCE OF 85.00 FEET TO A POINT; THENCE SOUTH 0°48' WEST A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF COMMENCEMENT; THENCE CONTINUING SOUTH 0°48' WEST, 181 FEET, MORE OR LESS TO AN INTERSECTION WITH THE CENTERLINE OF SAID AVIATION DRIVE.

**LEGAL DESCRIPTION LEASE BOUNDARY:**

A PORTION OF LOT 182 OF ENCINA DE SAN DIEGO NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1548, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BENSON AVENUE, FORMERLY BOSTON AVENUE WITH A SOUTHWESTERLY LINE OF AVIATION DRIVE, FORMERLY LOT A AS SHOWN ON SAID MAP NO. 1548; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID BENSON AVENUE NORTH 89°48'00" WEST (RECORD NORTH 89°11' WEST), 28.8 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 0°13'0" WEST, 82.1 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°13'0" WEST, 10.0 FEET; THENCE NORTH 89°42'0" WEST, 20.0 FEET; THENCE NORTH 0°13'0" EAST, 10.0 FEET; THENCE SOUTH 89°47'0" EAST, 20.0 FEET TO THE TRUE POINT OF BEGINNING.  
 LEASE BOUNDARY CONTAINS 200 SQUARE FEET OR 0.0046 ACRES, MORE OR LESS.

**EXCEPTION ITEMS PER TITLE REPORT**

NO.	EXEMPTION DESCRIPTION	REC. DATE	REC. INFORMATION	LOCATION
1	TAXES	-	-	NOT PLOTTABLE (NP)
2	WATER RIGHTS	-	-	NP
3	INGRESS/EGRESS EASEMENT	8/24/1945 INSTR. 71475	SOUTHWESTERLY 20' ADJACENT TO AVIATION	
4	COVENANT	8/25/1945 INSTR. 71478	RE: STONES/WATER TANK (NO LONGER EXISTS)	
5	COND. USE PERMIT 84-0422	3/8/1985 INSTR. 85-074148	EXIST. PACTEL TOWER FACILITY	
6	COND. USE PERMIT 84-0473	8/26/1985 INSTR. 85-0400448	EXIST. NEXTEL TOWER FACILITY	
7	VERTICAL LEASE	5/2/2001 INSTR. 01-0276534	EXIST. VERTON TOWER FACILITY	
8	MATTERS DISCL. BY INSPECTION	-	-	PORTIONS SHOWN
9	EASEMENTS NOT OF RECORD	-	-	NP
10	RIGHTS OF PARTIES IN POSSESSION	-	-	NP
11	COMPANY REQUIRES STATEMENT	-	-	NP



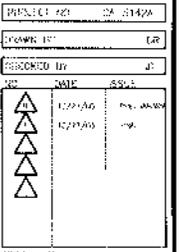
SA CONDUCTED PER MODEL / INSTRUMENT  
**HIRSCH & COMPANY**  
 CONSULTING ENGINEERS  
 2140 RIVINGTON DRIVE, SUITE 100  
 SAN DIEGO, CALIFORNIA 92108  
 TEL: (619) 594-4800 FAX: (619) 594-4807  
 JAMIE A. TAYLOR, LS 7130

Handled by: **Nextel**  
 Communications

**ENCANTO**  
 CA 5142 A

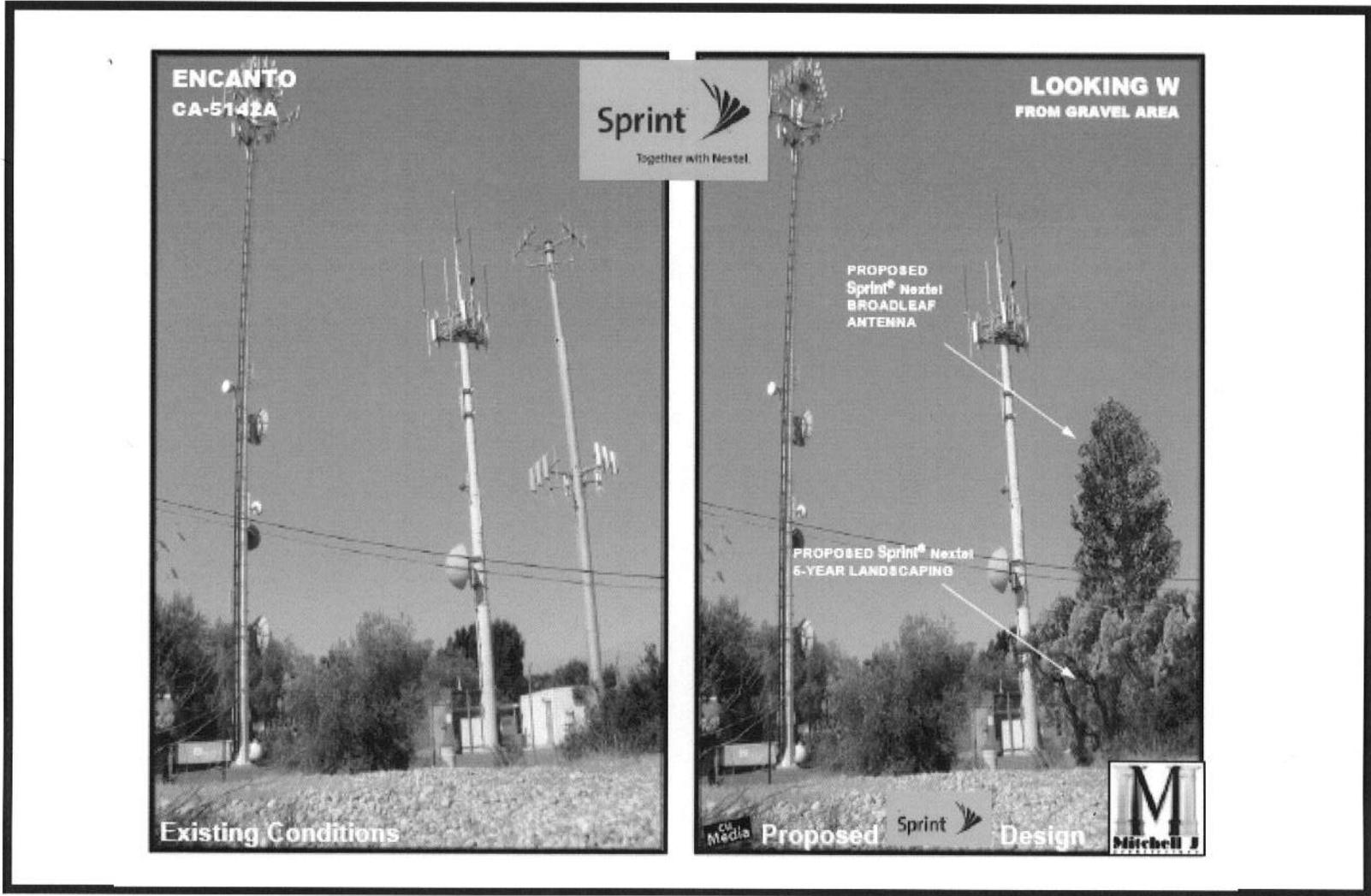
CURRENT ZONING: **CA 5142 A**  
 10/27/05  
 ASSessor Title  
**ZONING**

APN: 549-32-05	APN: 549-32-05
OWNER: CITY OF SAN DIEGO	OWNER: CITY OF SAN DIEGO
DATE: 10/27/05	DATE: 10/27/05
PREPARED BY: JAMIE A. TAYLOR	PREPARED BY: JAMIE A. TAYLOR
CHECKED BY: JAMIE A. TAYLOR	CHECKED BY: JAMIE A. TAYLOR
DATE: 10/27/05	DATE: 10/27/05



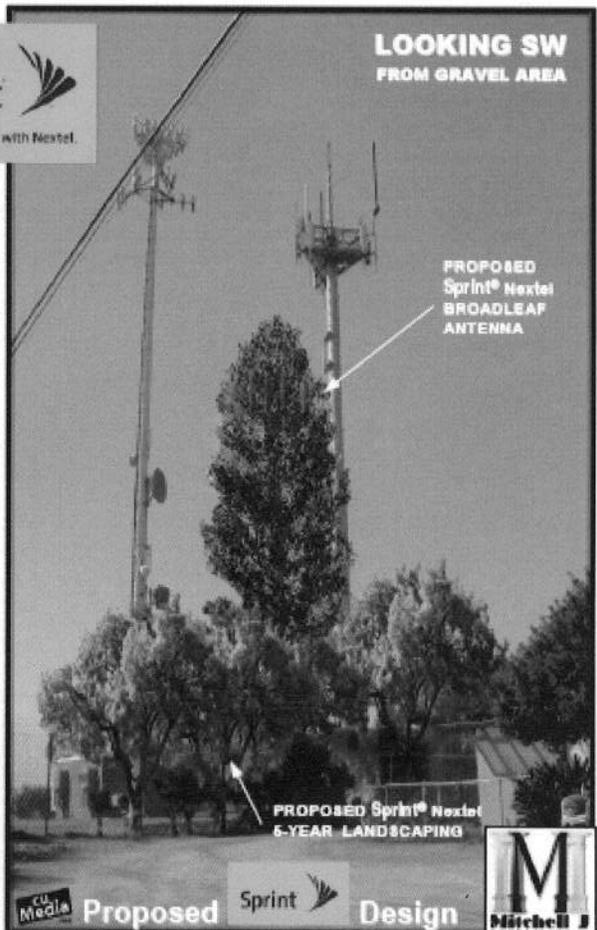
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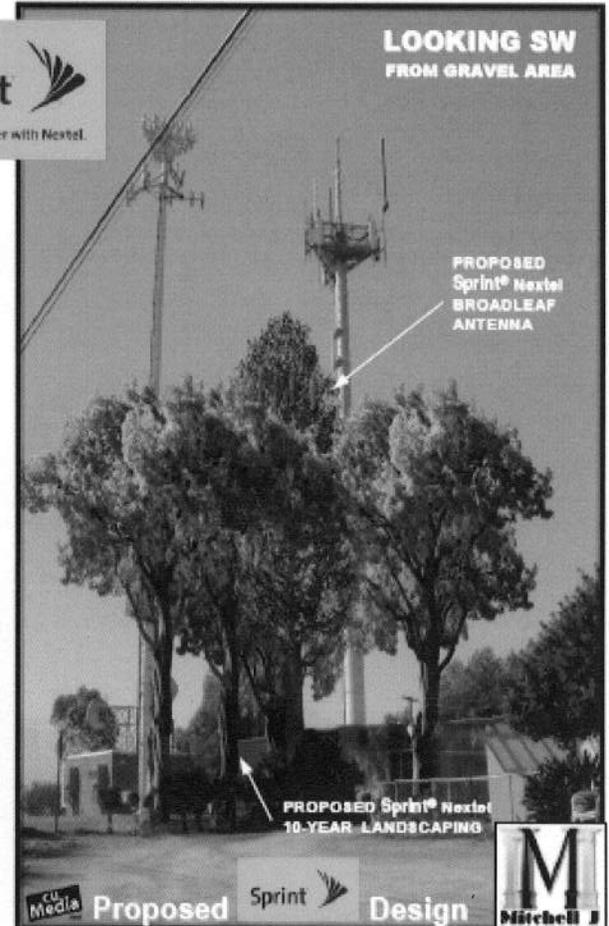
# Photo Simulation

**Sprint Nextel Encanto - Project No. 91407**  
**6780 Aviation Drive, San Diego, CA 92114**

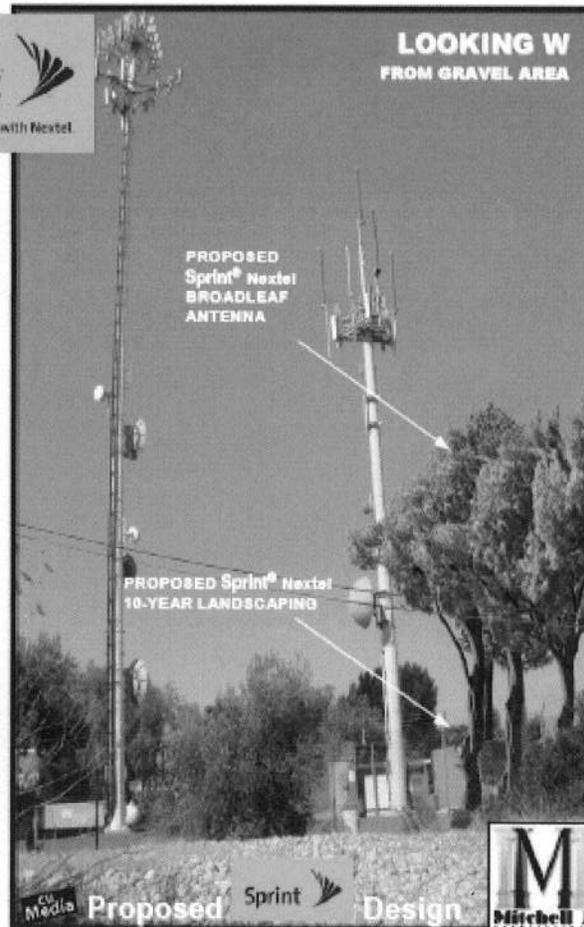


# Photo Simulation

Sprint Nextel Encanto - Project No. 91407  
6780 Aviation Drive, San Diego, CA 92114



**Photo Simulation**  
Sprint Nextel Encanto - Project No. 91407  
 6780 Aviation Drive, San Diego, CA 92114



## Photo Simulation

Sprint Nextel Encanto - Project No. 91407  
6780 Aviation Drive, San Diego, CA 92114

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-5726

CONDITIONAL USE PERMIT NO. 293449  
PLANNED DEVELOPMENT PERMIT NO. 522999  
SITE DEVELOPMENT PERMIT NO. 522994  
**SPRINT NEXTEL - ENCANTO**  
PROJECT NO. 91407  
PLANNING COMMISSION

This Conditional Use Permit No. 293449, Planned Development Permit No. 522999 and Site Development Permit No. 522994, is granted by the Planning Commission, of the City of San Diego to CITY OF SAN DIEGO, Owner, and SPRINT NEXTEL CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] chapter 12, Article 6, Division 2 and Chapter 14, Article 1, Division 4. The site is located at 6780 Aviation Drive in the RM-1-7 zone of the Skyline - Paradise Hills Community Plan. The project site is legally described as portions of Lot 162 of Encina De San Diego No. 1, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1546, filed in the office of the County Recorder of San Diego County lying southerly from a line drawn parallel with and distant 60 feet southerly from the southerly line of Benson Avenue, formerly Boston Avenue as shown on said Map No. 1546.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated February 21, 2008, on file in the Development Services Department.

The project shall include:

- a. The existing 90' high monopole is to be decommissioned and removed (previous CUP 94-0473 expired June 1, 2005) and the installation of a new 50' high faux broad leaf tree capable of supporting two carriers, one carrier unknown at this time the other Sprint Nextel with twelve antennas (3 sectors of 4 antennas each). The associated Sprint Nextel prefabricated equipment enclosure existing from the previous expired permit will remain unchanged in size at 200 square feet.

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. This Conditional Use Permit [CUP], Planned Development Permit (PDP), Site Development Permit (SDP) and corresponding use of this site shall expire on February 21, 2018. 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 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 compliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize Sprint Nextel or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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 applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

#### **ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any construction permits, the applicant 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.

15. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

16. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

#### **LANDSCAPE REQUIREMENTS:**

17. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

18. A total of eight minimum 24" box size trees shall be provided on the outside of the enclosure, along the perimeter of the existing fence. Development Services shall approve the exact location of the trees prior to approval of the building permit.

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

20. Prior to use of facility, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

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

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed

during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.

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

**PLANNING/DESIGN REQUIREMENTS:**

24. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient Radio Frequency environment should be considered in the Radio Frequency model study.

25. No overhead cabling is permitted.

26. The branches will start at the 12' elevation, the density of branches will be approximately 2.6 per foot, the foliage will be "fogged" with a light brown paint to match surrounding trees.

27. No pipes absent antennas are permitted on the faux tree at any time. All pipes must be no longer than the antenna and all pipes, arms, cabling and mounting hardware must be painted the same color as the branches.

28. All antennas shall be covered with antenna socks that maintain the same faux broad leaf as the tree.

29. A maximum 30'-0" high utility with a maximum of 12 antennas shall be located adjacent to the existing Sprint Nextel monopole. This temporary support structure shall be allowed to remain on the site for 30 calendar days from the date the Building Permit for the faux tree is issued. If this timeframe is exceeded the project will be considered to be in breach of the approved permit and will be referred to Neighborhood Code Compliance for follow up, which may include fines and litigation.

30. All equipment, including transformers, emergency generators and air conditioners 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.

31. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually

so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

32. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

33. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

34. All private outdoor lighting, installed by the carrier, 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.

35. Site access shall utilize only existing, approved routes, including the single existing paved road which approaches the facility from the west. No widening, realigning, or otherwise improving of this road shall be permitted. Access to the site shall be entirely restricted to existing improved areas.

36. Pursuant to the federal Endangered Species Act, the Migratory Bird Treaty Act, and California Fish and Game Code, no grading or construction activities may occur between January 15 and August 15 of each year, if a nesting bird is found on the project preliminary or actual construction activities

**INFORMATION ONLY:**

This project is not within the FAA Part 77 Noticing Area.

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.

This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Planning Commission of the City of San Diego on February 21, 2008 by Resolution No. XXXXX.

Permit Type/PTS Approval No.: Conditional Use Permit No. 293449  
Site Development Permit No. 522994  
Planned Development Permit No. 522999  
Date of Approval: February 21, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Natalie de Freitas  
Development Project Manager

**NOTE: Notary acknowledgment must be attached per Civil Code section 1180 et seq.**

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

**City of San Diego**  
Owner

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

**Sprint Nextel Corporation**  
Permittee

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

**NOTE: Notary acknowledgments must be attached per Civil Code section 1180 et seq.**

PLANNING COMMISSION  
 RESOLUTION NO. XXXX  
 CONDITIONAL USE PERMIT NO. 293449  
 PLANNED DEVELOPMENT PERMIT NO. 522999  
 SITE DEVELOPMENT PERMIT NO. 522664  
**SPRINT NEXTEL - ENCANTO**  
 PROJECT NO. 91407

WHEREAS, CITY OF SAN DIEGO, Owner, and SPRINT NEXTEL CORPORATION, Permittee, filed an application with the City of San Diego for a permit to install a wireless communication facility consisting of the replacement of an existing 90' high monopole with a 50' high faux broad-leaf tree, capable of supporting two carriers, one carrier unknown at this time the other Sprint Nextel with twelve antennas (3 sectors of 4 antennas each). The associated Sprint Nextel prefabricated equipment enclosure existing from the previous expired permit (CUP 94-0473, expired June 1, 2005) will remain unchanged in size at 200 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Condition Use Permit No. 293449, Planned Development Permit No. 522999 and Site Development Permit No. 522994);

WHEREAS, the project site is located at 6780 Aviation Drive in the RM-1-7 zone of the Skyline-Paradise Hills Community Plan;

WHEREAS, the project site is legally described as portions of Lot 162 of Encima De San Diego No. 1, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No.1546, filed in the office of the County Recorder of San Diego County lying southerly from a line drawn parallel with and distant 60 feet southerly from the southerly line of Benson Avenue, formerly Boston Avenue as shown on said Map No.1546;

WHEREAS, on February 21, 2008, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 293449, Planned Development Permit No. 522999 and Site Development Permit No. 522994 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated February 21, 2008.

FINDINGS:

**Conditional Use Permit - Section 126.0305**

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

Neither the City of San Diego General Plan nor the Skyline-Paradise Hills Community Plan addresses wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. This

project is located in a residential zone on a non residential used property which requires a Conditional Use Permit. However, due to the fact the project proposes to exceed the maximum height limit of 30 feet, a Planned Development Permit is required. The intent of the regulations is to camouflage facilities from public view. The existing 90' high monopole is to be decommissioned and removed (previous CUP 94-0473 expired June 1, 2005) and a new 50' high broad leaf faux tree will be installed, which will support twelve Sprint Nextel antennas (3 sectors of 4 antennas per sector) at the 43' elevation. The faux tree is a collocation facility, allowing one other carrier to be located at the 30' elevation. All the antennas will be covered with a mesh sock of leaves matching that of the faux tree leaves. The addition of landscape screening will help to integrate and assist in camouflaging the installation. The associated Sprint Nextel prefabricated equipment enclosure existing from the previous expired permit will remain unchanged in size at 200 square feet and will be repainted to match the color of the existing enclosures at the site. The project complies with the development regulations for the RS-1-7 zone and the Communication Antenna regulations. Therefore, the proposed development would not adversely affect the Skyline-Paradise Hills Community Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require Sprint Nextel to perform RF testing and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

**3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and**

The project complies with all applicable development regulations of the Land Development Code, with the exception of height, and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section of the code requires integration through the use of architecture, landscape architecture and siting solutions. The faux broad leaf tree is proposed at 50' in height and will be a collocation facility. Sprint Nextel is proposing to add eight live 24" box, medium to large canopy screening trees, which will provide additional vegetative screening and will, therefore reduce the potential for any visual impacts for the surrounding community. The location or design of the existing enclosure will not be modified. The existing use of the property is non-residential in a residential zone, which requires a Conditional Use Permit, Process Three decision however; due to the request for a height deviation for the proposed 50' high faux broad leaf tree in a 30' height zone a Planned Development Permit, Process Four is required. The project, therefore, meets the intent of the applicable regulations of the Land Development Code.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. A wireless communication facility at this location is an appropriate use subject to compliance with the ordinances and policies that regulate these types of facilities. This site was used by the City of San Diego Water Department for a water tank location however the tank has since been removed. There are three monopoles existing at the site a 138' high American Tower Corporation pole (Verizon is the tenant), a 115' high City pole utilized for the purposes of public safety communications with T-Mobile antennas attached and the 90' high Sprint Nextel pole. The proposed project provides a collocation opportunity for another carrier, meeting the goals of the Communication Antenna regulations, the Wireless Communication Facility Policy and the Telecommunication Guidelines, which requires these types of facilities to be minimally visual to the public and surrounding areas.

**Planned Development Permit - Section 126.0604**

**A. Findings for all Planned Development Permits**

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

Neither the City of San Diego General Plan nor the Skyline-Paradise Hills Community Plan addresses wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. This project is located in a residential zone on a non residential used property which requires a Conditional Use Permit. However, due to the fact the project proposes to exceed the maximum height limit of 30 feet, a Planned Development Permit is required. The intent of the regulations is to camouflage facilities from public view. The existing 90' high monopole is to be decommissioned and removed (previous CUP 94-0473 expired June 1, 2005) and the installation of a new 50' high broad leaf faux tree which will support twelve Sprint Nextel antennas (3 sectors of 4 antennas per sector) at the 43' elevation. The faux tree is a collocation facility, allowing one other carrier to be located at the 30' elevation. All the antennas will be covered with mesh socks of leaves matching that of the faux tree leaves. The addition of screening landscape will help to integrate and assist in camouflaging the installation. The associated Sprint Nextel prefabricated equipment enclosure existing from the previous, expired permit will remain unchanged in size at 200 square feet and will be repainted to match the color of the existing enclosures at the site. The project complies with the development regulations for the RS-1-7 zone and the Communication Antenna regulations. Therefore, the proposed development would not adversely affect the Skyline-Paradise Hills Community Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require Sprint Nextel to perform RF testing and submit the findings in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

**3. The proposed development will comply with the regulations of the Land Development Code;**

The project complies with all applicable development regulations of the Land Development Code with the exception of height and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section of the code requires integration through the use of architecture, landscape architecture, and siting solutions. The faux broad leaf tree is proposed at 50’ in height and will be a collocation facility. Sprint Nextel is proposing to add eight live 24” box, medium to large canopy screening trees, which will provide additional vegetative screening and will, therefore reduce the potential for any visual impacts for the surrounding community. The location or design of the existing enclosure will not be modified. The existing use of the property is non-residential in a residential zone, which requires a Conditional Use Permit, Process Three decision however; due to the request for a height deviation for the proposed 50’ high faux broad leaf tree in a 30’ height zone a Planned Development Permit, Process Four is required. The project, therefore, meets the intent of the applicable regulations of the Land Development Code.

**4. The proposed development, when considered as a whole, will be beneficial to the community, and**

The removal of the existing monopole will be beneficial to the community. The monopole is a significant visual impact to the neighboring residents and surrounding community. The monopole does not comply with the Communication Antenna regulations, which require architectural or environmental integration with the project site. The installation of a more compatible design of a faux broad leaf tree that will blend in with the proposed landscaping will aid in softening the appearance of the faux tree. This faux tree will also provide collocation opportunities for another carrier.

**5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The new facility design of a 50’ high broad leaf tree will be replacing the expired 90’ high monopole. This reduction in height of 40’ will significantly minimize the visual impact. To avoid interference with the City’s onsite equipment on the same frequency band Sprint Nextel antennas need to be located preferably 40’ above the ground. The additional 10’ above the antenna is to accommodate the branching structure on the tree, which will aid in maintaining a realistic canopy.

Additionally, the faux tree will provide support for a future collocation opportunity for another carrier.

#### **Site Development Permit - Section 126.0504**

#### **A. Findings for all Site Development Permits**

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

Neither the City of San Diego General Plan nor the Skyline-Paradise Hills Community Plan addresses wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. This project is located in a residential zone on a non residential used property which requires a Conditional Use Permit. However, due to the fact the project proposes to exceed the maximum height limit of 30 feet, a Planned Development Permit is required. The intent of the regulations is to camouflage facilities from public view. The existing 90' high monopole is to be decommissioned and removed (previous CUP 94-0473 expired June 1, 2005). A new 50' high broad leaf faux tree will be installed, which will support twelve Sprint Nextel antennas (3 sectors of 4 antennas per sector) at the 43' elevation. The faux tree is a collocation facility, allowing one other carrier to be located at the 30' elevation. All the antennas will be covered with mesh socks of leaves matching that of the faux tree leaves. The addition of screening landscape will help to integrate and assist in camouflaging the installation. The associated Sprint Nextel prefabricated equipment enclosure existing from the previous expired permit will remain unchanged in size at 200 square feet and will be repainted to match the color of the existing enclosures at the site. The project complies with the development regulations for the RS-1-7 zone and the Communication Antenna regulations. Therefore, the proposed development would not adversely affect the Skyline-Paradise Hills Community Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require Sprint Nextel to perform RF testing and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.**

The project complies with all applicable development regulations of the Land Development Code with the exception of height and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section of the code requires integration through the use of architecture, landscape architecture and siting solutions. The faux broad leaf tree is proposed at 50' in height and will be a collocation facility. Sprint Nextel is proposing to add eight live 24" box, medium to large canopy screening trees, which will provide additional vegetative screening and will, therefore reduce the potential for any visual impacts for the surrounding community. The location or design of the existing enclosure will not be modified. The existing use of the property is non-residential use in a residential zone, which requires a Conditional Use Permit Process Three decision however; due to the request for a height deviation for the proposed 50' high faux broad leaf tree in a 30' height zone a Planned Development Permit, Process Four is required. The project, therefore, meets the intent of the applicable regulations of the Land Development Code.

**B. Supplemental Findings--Environmentally Sensitive Lands**

**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The project site is fully developed supporting existing telecommunication facilities. It is located in an older developed suburban area of the City. The proposed faux broad leaf tree will replace an existing monopole. The fenced in portion of the facility is completely paved and is devoid of vegetation. Coastal Sage-Chaparral Scrub vegetation adjoins the site access road in patches and is found offsite to the south and east. At present, the habitat value of this open area is moderate to low. No impacts to these sensitive areas are proposed with this development. The project site is located north of the nearest City's Multi-habitat Planning Area (MHPA) lands by approximately .7 mile and no direct linkage to these lands is present.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

Excavation is anticipated in the installation of the footings of the faux tree. The existing equipment shelter will not be modified. The installation of the 50' high faux broad leaf tree is proposed on a previously graded portion of the project site and will not result in undue risk from geologic and erosional forces, flood hazards or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The site is physically suitable for the design and siting of the proposed faux broad leaf tree and existing equipment shelter. The existing equipment shelter will remain and is not proposed to be impacted as part of this project. The proposed faux broad leaf tree is proposed on a previously graded area. There is sensitive habitat areas located at the edge of the project site and on offsite lands to the south and east. Although the MHPA is .7 miles away from this project site, the Land Use Adjacency Guidelines regarding this portion of the City's Subarea MSCP, have been included as conditions in the permit regarding grading, access and construction noise.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The proposed project will be located on a previously graded pad. It is not located within the boundaries of the MHPA, and will not impact the MHPA. Conditions are included in the permit to ensure consistency with the Land Use Adjacency Guidelines regarding this portion of the City's Subarea MSCP.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and**

The project site is not located adjacent to public beaches and therefore will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

A Biological Survey was conducted to provide an analysis of the proposed development of the wireless communication facility at 6780 Aviation Drive. The Report identified nearby native vegetation, however the site will have no impact on these resources nor will it impact the City's MHPA. The report made recommendations regarding grading, access and construction noise which are noted in the permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Condition Use Permit No. 293449, Planned Development Permit No. 522999 and Site Development Permit No. 522994 is hereby GRANTED by the Planning Commission, to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Condition Use Permit No. 293449, Planned Development Permit No. 522999 and Site Development Permit No. 522994, a copy of which is attached hereto and made a part hereof.

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Natalie de Freitas  
Development Project Manager  
Development Services

Adopted on: February 21, 2008

Job Order No. 42-5726

~~16/1/05 NEXTEL.COM~~D<sup>79</sup> # 1995-0400448  
08-SEP-1995 01:29 PMRECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

904

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY SMITH, COUNTY RECORDER  
RF: 11.00 FEES: 25.00  
AF: 13.00  
MF: 1.00AND WHEN RECORDED MAIL TO  
PERMIT INTAKE  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 94-0473  
PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission of the City of San Diego to CITY OF SAN DIEGO, owner, NEXTEL COMMUNICATIONS, INC., Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to construct an unmanned dispatch mobile radio communication facility, located on City of San Diego property at 6780 Aviation Drive, also described as a portion of Lot 162, Encima De San Diego, Map 1546, in the R1-5000 Zone.
2. The facility shall consist of the following:
  - a. A 90-foot-high monopole with up to 12 vertical panel antennas and three 16-foot-high whip antennas mounted on the monopole;
  - b. A 200-square-foot equipment building;
  - c. One off-street parking space to be located inside the existing fenced facility;
  - d. Additional landscaping to augment the landscaping shown on Exhibit "A" around the perimeter of the fenced enclosure to the satisfaction of the Development Services Department Director as specified in Condition 7 below.
  - e. Accessory uses as may be determined incidental and approved by the Planning Commission.
3. No fewer than one off-street parking space shall be maintained on the property in the approximate location shown on Exhibit "A," dated June 1, 1995, on file in the office of the Development Services Department, Development and Environmental Planning (DEP) Division.

ORIGINAL

4. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Development Services Department, DEP Division;
- b. The Conditional Use Permit is recorded by Development Services Department in the office of the County Recorder.

5. Before issuance of any building permits, complete grading and building plans shall be submitted to the Development Services Director for approval. Plans shall be in substantial conformance to Exhibit "A," dated June 1, 1995, on file in the office of the Development Services Department, DEP Division. No change, modifications or alterations shall be made unless findings of substantial conformance review or amendment of this permit shall have been granted.

6. Prior to the issuance of any building permits, the applicant shall ensure that building address numbers are visible and legible from the street (UFC 10.208).

7. Before the issuance of any grading or building permits, a revised landscape plan shall be submitted to the Development Services Director for approval. The landscape plan shall include the existing and proposed landscaping, and a permanent irrigation system. The landscaping shall be installed outside the fenced area on the subject property. Approved planting shall be installed before issuance of any occupancy permit for the equipment building or monopole. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

8. Street trees shall be provided by the applicant along Aviation Drive in accordance with the Citywide Landscape Regulations (Municipal Code Section 101.0700) if and/or when the street is improved. The tree type shall be to the satisfaction of the Development Services Director.

9. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

10. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 111.1122 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.

11. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
12. After establishment of the project, the property shall not be used for any other purposes unless:
  - a. Authorized by the Planning Commission; or
  - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
  - c. The permit has been revoked by the City.
13. This Conditional Use Permit will expire ten years from the effective date of the approved permit, unless a new application for a Conditional Use Permit is submitted to the Development Services Department, DEP Division, 90 days in advance of the expiration date as stated herein:
  - a. Should the new permit application be denied by the Planning Commission, this permit will automatically expire 90 days from the date of action by the approving authority; and
  - b. The permittee shall cease and desist all activity on the site within 90 days from the date of action by the approving authority; and
  - c. The permittee shall return the site to original condition within 90 days from the date of action by the approving authority.
14. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.
15. This Conditional Use Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
16. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this permit. It is the intent of the City that the owner of the property which is the subject of this permit either utilize the property for any use allowed under the zoning and

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other restrictions which apply to the property or, in the alternative, that the owner of the property be allowed the special and extraordinary rights conveyed by this permit, but only if the owner complies with all the conditions of this permit.

In the event that 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 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 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 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.

17. The issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

Unanimously passed and adopted by the Planning Commission on June 1, 1995.

6/1/2005

Nexal

ORIGINAL

PLANNING COMMISSION RESOLUTION NO. 2187PC  
GRANTING CONDITIONAL USE PERMIT NO. 94-0473

WHEREAS, on June 1, 1995, CITY OF SAN DIEGO, Owner, NEXTEL COMMUNICATIONS, INC., Permittee, filed an application for a Conditional Use Permit to construct and operate an unmanned dispatch mobile radio communication facility located at 6780 Aviation Drive, also described as a portion of Lot 162, Encima De San Diego, Map 1546, in the R1-5000 Zone; and

WHEREAS, on June 1, 1995, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 94-0473, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego; and NOW, THEREFORE,

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

1. That the Planning Commission adopted the following written Findings, dated June 1, 1995:

- A. **THE PROPOSED USE WILL FULFILL AN INDIVIDUAL AND COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE GENERAL PLAN OR THE COMMUNITY PLAN.**

The project site is designated for low density residential development by the General Plan and the Skyline-Paradise Hills Community Plan. Nevertheless, particular uses which fulfill individual and community needs are permitted in residential and other zones by conditional use permit. This project will not adversely impact the General Plan nor the Skyline-Paradise Hills Community Plan. Perimeter landscaping and neutral colors on exterior surfaces will allow the fence, equipment building and monopole to blend with surrounding vistas.

- B. **THE PROPOSED USE, BECAUSE OF CONDITIONS THAT HAVE BEEN APPLIED TO IT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTY IN THE VICINITY.**

Radio frequency energy transmission from the proposed whip antennas and panels would not result in significant health and safety risks to the surrounding area. The transmissions would have a maximum of 6.50 microwatts per square centimeter, well below the

**ORIGINAL**

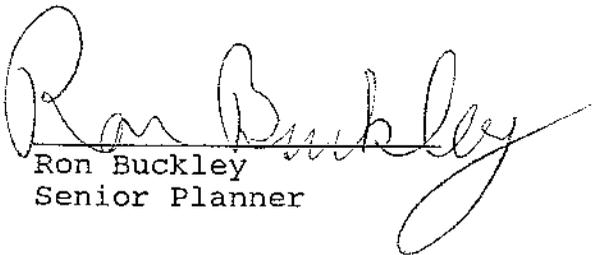
accepted safety standard of 567 microwatts per square centimeter established by the American National Standards Institute and the National Council on Radiation Protection.

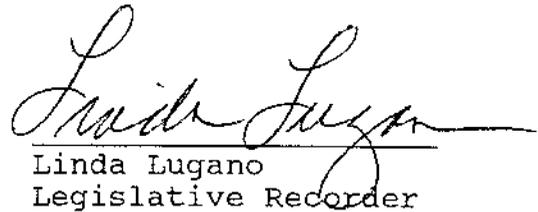
**C. THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS IN THE MUNICIPAL CODE.**

The project complies with all relevant Municipal Code regulations. All outdoor lighting will be shaded and adjusted so that adjacent residences are not impacted. One parking space will be provided for Nextel's use and will meet the parking requirement for this project.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 94-0473 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Conditional Use Permit No. 94-0473, a copy of which is attached hereto and made a part hereof.

  
Ron Buckley  
Senior Planner

  
Linda Lugano  
Legislative Recorder

ALL-PURPOSE CERTIFICATE

Type/Number of Document CUP 94-0473 910

Date of Approval June 1, 1995

STATE OF CALIFORNIA

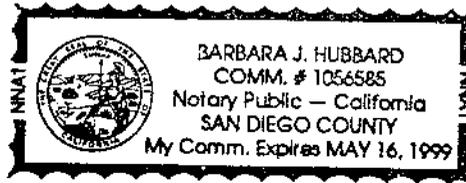
Ron Buckley  
Ron Buckley, Senior Planner

COUNTY OF SAN DIEGO

On August 28, 1995 before me, BARBARA J. HUBBARD (Notary Public), personally appeared RON BUCKLEY, Senior Planner of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara J. Hubbard  
Barbara J. Hubbard



(Seal)

PERMITTEE(S) SIGNATURE/NOTARIZATION:

I, UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed Gary Barton  
Typed Name Gary Barton NEXTEL COMM.

Signed \_\_\_\_\_  
Typed Name \_\_\_\_\_

STATE OF California

COUNTY OF San Diego

On September 5, 1995 before me, Kristine K. Zelfas (Name of Notary Public) personally appeared Gary Barton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kristine K. Zelfas



(Seal)

ORIGINAL

**SKYLINE/PARADISE HILLS PLANNING COMMITTEE****Minutes of April 10, 2007**

**Attendees:** William Penick-Chair, Wayne English-Vice Chair, William Glover-Parliamentarian, James Keitt, Richard Lujan, Yolanda Lujan, Calvin Martin, Guy Preuss, Dorene Dias Pesta

**Call to Order:** 7:00 p.m.

**Agenda Additions:** Motion by Guy Pruess to accept agenda as written, second by James Keitt

**Announcements:**

The Chair, William Penick, announced that the Morse High and Lincoln High fundraiser will be held on April 21, 2007, at 12:00p.m. It will be held at the George Stevens Senior Center. The cost is \$20.00 per person. The Morse High Football Field fundraiser will be held on June 16, 2007, at noon on the field.

Guy Pruess announced Mayor's community meeting April 11, 2007, 6:00-7:30p.m. at the George Stevens Senior Center. Also, there will be a Community Workshop on April 28, 2007, 8:00-12:00, at the Metropolitan Operations auditorium.

Bill Glover announced the Annual 4<sup>th</sup> District Job Fair, April 21, 2007 at Tubman Chavez, 10:00-1:00p.m. Contact Derrick White 236-6644 for more information. There will be clean-ups for Greater Skyline, Chollas View and Jamacha neighborhoods. Details were not available.

**Public Input:**

**Approval of Minutes:** Guy Pruess moved that the minutes of March 13, 2007 be approved as written. Second by Bill Glover, motion accepted

**Treasurer Report:** Total in account \$ 480. This report will be placed on file for audit.

**Presentations By City:**

**City Planning Dept:** Melissa Devine not present

**4<sup>th</sup> District Councilman Young:** No representative present

**SDFD:** Fire department presentation on Brush Management by Tim Atkin, station #32 located at Briar & Paradise Valley Rd. Hand out given on defensible space, cutting brush 100ft from property, contact info for clearing city property.

**SDPD:** Officer Alonzo, CRO excused, he called in his report to the chair concerning Pay Lo Market, liquor license, loitering, alcohol consumption, 300-400 block of Meadowbrook Dr. (33 calls), Deep Dell Rd. (16 calls), 7800 Paradise Valley Rd. (14 calls), 7700-7800 Brookhaven ( 2 calls)

**CPC/COMPACT:** Guy Pruess reported on topics discussed at the CPC meeting; planning committee bylaws with recommendation made for our bylaws, and Land use. The Mobility topic was held until next month.

**INFORMATION ITEMS:**

SDPD- Each census tract has a maximum of granting five liquor licenses. Currently the area only has three liquor licenses.

Chair received a copy of the recommendation letter by SDPD for approval of Paradise Valley Food Mart liquor license on January 30, 2007.

**ACTION ITEMS:**

Project number 91407 Nextel Wireless at 6780 Aviation Dr. presentation by Carol Mc Cubbin, work order #42-5726; Sprint and Nextel merger requires us to ensure both company towers are located at each site. We have a 30 year lease on the land. The new tower is made by "Treescape" company in Oceanside. The new tower landscape plan was submitted to camouflage the tower by the addition of three real trees, sprinklers and shrubs. Sprint will maintain the area throughout the lease. As for zoning, our CPU has expired due to the city putting it on hold to see if more companies could co-locate on the monopole. Meanwhile our conditional use permit expired.

Motion made by Guy Pruess to approve, second by Calvin Martin, motion passed, unanimously

**ACTION ITEMS (CONT.):**

Project # 109652 Paradise Food Mart, located at 7702 Paradise Valley Rd. Presented by Dr. Sami Jehad (619) 660-4579 on behalf of Abdul Ajar; history given,

ABC granted beer & wine license 10/11/05, later told of need to seek approval for neighborhood use permit, petition of customer support given to the chair.

Public Comment: Ken Campbell, spoke in support of the project. This speaker however, was unsure of the name of his street. He thinks his address is 7446 Prairie Mount Way. He said that he has lived at this address for 3 years. Gail Carr, of 7446 Woodbridge Way spoke in support of the project. She has lived in the neighborhood for 15 years. Cynthia Holder, of 2791 Utica Dr spoke against the project. She has lived here for many years. Mr. Robert Haynes Sr. of 136 North Royal Oak Dr. spoke against the project.

**Motion moved by Guy Pruess to deny project, second by Calvin Martin**

Discussion by Board-

William Glover-applicant arrived with 748 signatures not protesting the Beer & Wine license.

Guy Pruess- Site is located within 100ft of residence, in an area which has a higher crime rate than the average city crime rate.

Abdul Azar- Arco station has liquor license and is located within 100ft of residence.

Richard Lujan- When Arco was built no houses were within 100ft.

William Glover- it was most likely grandfathered in.

Guy Pruess called for the question- motion carried unanimously (project denied)

CPC representative Guy Preuss reappointed to CPC by Chair, William S Penick.

**Adjournment:** 8:20p.m. Richard Lujan moved that the meeting be adjourned, second by James Keitt, motion carried.

Minutes respectfully submitted by Dorene Dias Pesta



City of San Diego  
**Development Services**  
 Division Name  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

**Project Title** Encanto Communications Facility **Project No. For City Use Only**

**Project Address:**  
 6780 Aviation Drive, San Diego

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

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. **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):  
 City of San Diego  
 Owner  Tenant/Lessee

Street Address:  
 1200 Third Avenue, Suite 1700

City/State/Zip:  
 San Diego, CA 92101

Phone No: 619-236-6020 Fax No: 619-236-6706

Signature: Paul J. Crawford Date: 10-27-05

Name of Individual (type or print):  
 Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):  
 SPRINT NEXTEL CORP., F/K/A NEXTEL  
 Owner  Tenant/Lessee

Street Address:  
 5761 CORLEY DRIVE, SUITE 100

City/State/Zip:  
 SAN DIEGO, CA 92111

Phone No: 658-65094225 Fax No: 658-4315

Signature: [Signature] Date: 11/01/05

Name of Individual (type or print):  
 Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

DEVELOPMENT SERVICES  
**Project Chronology**  
 SPRINT NEXTEL-ENCANTO - PROJECT NO. 91407

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
12/14/05	First Submittal	Project Deemed Complete		
02/07/06	First Review Completed		33 work days	
01/02/07	<i>Letter sent out to carriers at this site in reference to collocation issues</i>			
03/02/07	Approved applicant's request to extend submittal for 90 days from date of above letter			
04/23/07	Second Submittal			36 work days
05/25/07	Second Review Completed		25 work days	
06/18/07	<i>Staff and applicant met at site</i>			
08/02/07	Third Submittal			47 work days
08/20/2007	<i>Environmental reviewer visited site to monitor nesting birds</i>			
09/07/07	Third Review Completed		26 work days	
09/20/07	<i>Environmental reviewer visited site to confirm birds are no longer nesting at site</i>			
11/29/07	Fourth Submittal			58 work days
01/15/08	All issues resolved by applicant			28 work days
02/21/08	Public Hearing – Planning Commission		27 work days	
<b>TOTAL STAFF TIME</b>			<b>111 work days</b>	
<b>TOTAL APPLICANT TIME</b>				<b>169 work days</b>
<b>TOTAL PROJECT RUNNING TIME</b>		From Deemed Complete to Hearing	<b>285 work days</b>	



## CITY OF SAN DIEGO

Date of Notice: February 7, 2008

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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**DATE OF HEARING:** February 21, 2008  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
 202 C Street, San Diego, California 92101

**PROJECT TYPE:** Conditional Use Permit, Planned Development Permit and  
 Site Development Permit  
**PROJECT NUMBER:** 91407  
**PROJECT NAME:** SPRINT NEXTEL ENCANTO  
**APPLICANT:** Carla Gresham

**COMMUNITY PLAN AREA:** Skyline-Paradise Hills  
**COUNCIL DISTRICT:** District 4

**CITY PROJECT MANAGER:** Natalie de Freitas, Development Project Manager  
**PHONE NUMBER:** (619) 446-5427

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As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit, Planned Development Permit and a Site Development Permit for a wireless communication facility consisting of the decommissioning and removal of an existing 90' high monopole (previous CUP 94-0473 expired June 1, 2005) and the installation of a new 50' high faux Broad Leaf tree supporting two carriers, one unconfirmed and the other Sprint Nextel with twelve antennas (3 sectors of 4 antennas each).

The associated Sprint Nextel equipment enclosure existing from the previous expired permit will remain unchanged at 200 square feet. The property is located at 6780 Aviation Drive in the RS-1-7 zone of the Skyline-Paradise Hills Community Plan.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. To file an appeal, contact the City Clerk at 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Job Order No. 42-5726

No.	Revision / Issue	Date
A	Issued For Review	11-02-05
B	Client Comments	11-03-05
C	Client Comments	11-16-05
D	Client Comments	02-22-06
E	Client Comments	03-27-07
F	Client Comments	04-02-07
G	Client Comments	5-08-07
H	Client Comments	7-6-07
I	Client Comments	11-9-07

**Sprint**  
Together with NEXTEL

**CA5142A ENCANTO**  
**6780 AVIATION DRIVE, SAN DIEGO, CA 92114**

ASSESSOR'S PARCEL NUMBER:  
549-320-05

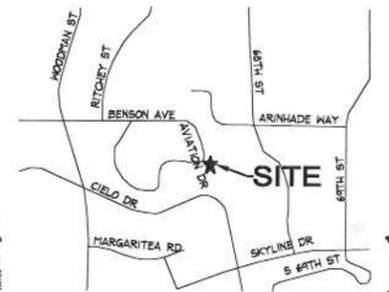
**LEGAL DESCRIPTION PER TITLE REPORT:**

THAT PORTION OF LOT 162 OF ENCIMA DE SAN DIEGO NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1546, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY LYING SOUTHERLY FROM A LINE DRAWN PARALLEL WITH AND DISTANT 60.00 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF BENSON AVENUE, FORMERLY BOSTON AVENUE AS SHOWN ON SAID MAP, NO. 1546, AND EASTERLY FROM THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID BENSON AVENUE WITH A SOUTH-WESTERLY LINE OF AVIATION DRIVE FORMERLY LOT A AS SHOWN ON SAID MAP NO. 1546; THENCE ALONG THE SOUTHERLY LINE OF SAID BENSON AVENUE NORTH 89°11' WEST A DISTANCE OF 65.00 FEET TO A POINT; THENCE SOUTH 0°49' WEST A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF COMMENCEMENT; THENCE CONTINUING SOUTH 0°49' WEST, 181 FEET, MORE OR LESS TO AN INTERSECTION WITH THE CENTERLINE OF SAID AVIATION DRIVE.

**DIRECTIONS TO SITE**

- FROM NEXTEL SAN DIEGO OFFICE
1. TAKE RAMP ONTO I-805 - GO 10.2 MI
  2. TAKE RAMP TOWARD IMPERIAL AVE - GO 0.2 MI
  3. TURN LEFT ON IMPERIAL AVE - GO 2.5 MI
  4. TURN RIGHT ON ADDOPHAN ST - GO 0.4 MI
  5. TURN LEFT ON BENSON AVE - GO 0.2 MI
  6. BENSON AVE BECOMES AVIATION DR - GO 0.1 MI ARRIVE AT 6780 AVIATION DR, SAN DIEGO



RF INITIALS:

DATE \_\_\_\_\_ DATE \_\_\_\_\_

ARCHITECT INITIALS:

DATE \_\_\_\_\_ DATE \_\_\_\_\_

SITE ACQUISITION INITIALS:

DATE \_\_\_\_\_ DATE \_\_\_\_\_

ZONING/PLANNING INITIALS:

DATE \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION INITIALS:

DATE \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD INITIALS:

DATE \_\_\_\_\_ DATE \_\_\_\_\_

**ACCESSIBILITY DISCLAIMER**

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

**PROJECT STATEMENT**

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



SIGNED \_\_\_\_\_

**LEGAL DESCRIPTION**

**DIRECTIONS TO SITE**

**VICINITY MAP**

**CLIENT APPROVALS**

**TITLE 24 COMPLIANCE**

**ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:**

1. CALIFORNIA BUILDING CODE - 2001 (TITLE 24)
2. UNIFORM MECHANICAL CODE - 2001
3. UNIFORM PLUMBING CODE - 2001
4. NATIONAL ELECTRICAL CODE - 2001
5. LIFE SAFETY CODE - N.F.P.A. 101 - 1985 & 1991
6. NATIONAL COUNCIL ON RADIATION PROTECTION AND MEASUREMENTS #34
7. RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES AMERICAN
8. NATIONAL STANDARDS INSTITUTE (ANSI)
9. AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
10. FEDERAL SPECIFICATIONS (FED. SPEC.)
11. UNDERWRITERS LABORATORIES
12. NATIONAL FIREPROTECTION ASSOCIATION (NFPA) (AS ADOPTED BY THE STATE AGENCIES)

**SITE NAME**

ENCANTO  
SITE NUMBER  
CA5142A

**SITE ADDRESS**

6780 AVIATION DRIVE,  
SAN DIEGO, CA 92114

**OWNER**

CITY OF SAN DIEGO  
REAL ESTATE SERVICES DIVISION  
1200 THIRD AVE., SUITE 1700  
SAN DIEGO, CA 92101  
619-236-6030

**APPLICANT**

SPRINT NEXTEL  
5761 COPLEY DR, SUITE 100  
SAN DIEGO, CA 92111  
(858) 650-4200 (858) 650-4202 FAX

**CURRENT ZONING:**

R-1

**(E) OCCUPANCY:**

N/A

**(E) TYPE OF CONSTRUCTION:**

TYPE V-N

**TELECOMMUNICATION CARRIERS**

VERIZON WIRELESS & CITY OF SAN DIEGO CARRIERS ARE LOCATED ON THIS SUBJECT PROPERTY.

**OWNER CONTACT**

DIANE BARTKO  
619-236-6191  
PAUL CRAWFORD  
619-236-5952

**OPERATING FREQUENCIES:**

TRANSMIT: 851-869, 925-940,  
1990-1995 MHz  
RECEIVE: 806-824, 836-901,  
1910-1915 MHz  
ERP = 100 WATTS MAX.

**1A ACCURACY:**

LATITUDE: N 32°42'16.98"  
LONGITUDE: W 117°05'08.87"

**ARCHITECTS & ENGINEERS**

MITCHELL J. ARCHITECTURE  
4883 RONSON COURT, SUITE N  
SAN DIEGO, CA 92111  
TEL: (858) 650-3130  
FAX: (858) 650-3140

**CONTACT: ART BROWN (PROJECT MANAGER)**

**SURVEYOR**

HIRSCH & COMPANY CONSULTING ENGINEERS  
4499 RUFFIN ROAD  
SAN DIEGO, CA 92123  
TEL: (858) 565-0545  
FAX: (858) 565-0547

**CONTACT: DEBRAH ROBERTS**

**LANDSCAPE ARCHITECT**

THE KEPP COMPANIES, INC.  
3725 TALBOT STREET, SUITE 2  
SAN DIEGO, CA 92106  
TEL: (619) 224-3689  
FAX: (619) 224-3660

**CONTACT: DAVID KEPP**

RF ENGINEER  
LAARN BUGAYONG  
SPRINT NEXTEL COMMUNICATIONS  
(760)-250-5190

SITE ACQUISITION CONSULTANT  
CAROL MCCUBBIN  
FPHC  
(760)-445-9605

**ZONING SPECIALIST**

CAROL MCCUBBIN  
FPHC  
(760)-445-9605

**CONSTRUCTION MANAGER**

TODD BYERS  
SPRINT NEXTEL COMMUNICATIONS  
(760)-613-7442

Sheet Number	Sheet Title
G-001	TITLE SHEET-PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-401	ENLARGED SITE PLAN
D-501	ANTENNA PLAN LAYOUT
C-1	SITE SURVEY
L-1.0	LANDSCAPE DEVELOPMENT PLAN

MCMXCVII

**APPLICABLE CODES**

MCMXCVII

**PROJECT SUMMARY**

MCMXCVII

**CONSULTANT TEAM**

MCMXCVII

**SHEET INDEX**

Title Sheet, Project Information & Vicinity Map

ENCANTO  
CA5142A  
6780 AVIATION DRIVE  
SAN DIEGO, CA 92114



SPRINT  
TOGETHER WITH NEXTEL

SPRINT  
TOGETHER WITH NEXTEL

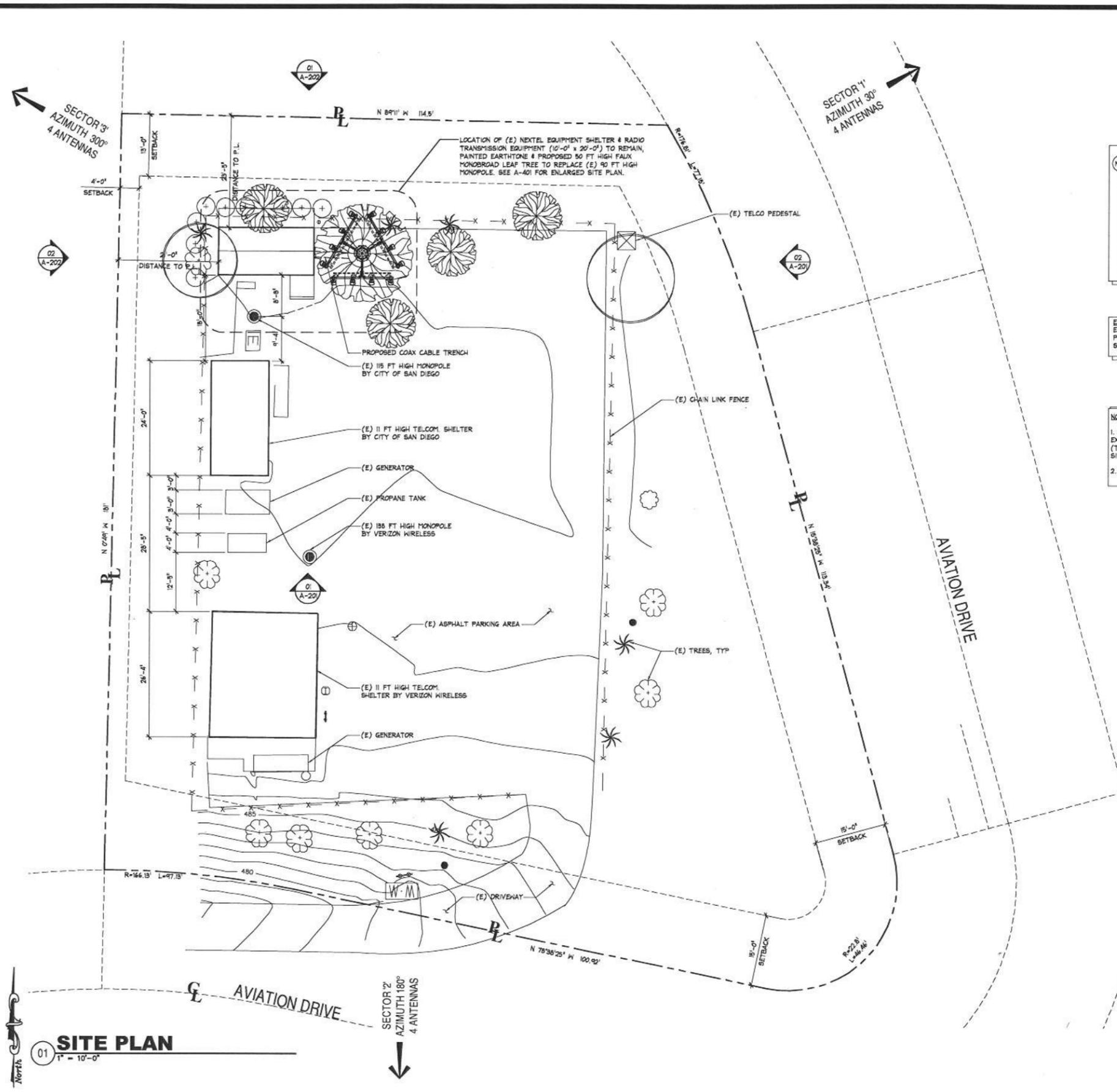
ENCANTO  
CA5142A  
6780 AVIATION DRIVE  
SAN DIEGO, CA 92114

Mitchell J. Campbell  
architect



Project: 05701  
Date: 03-27-07  
Drawn by: edl,acb  
Checked by: mjc  
Scale: NO SCALE

**G-001**



Underground Service Alert  
 Call: TOLL FREE  
**1-800-422-4133**  
 TWO WORKING DAYS BEFORE YOU DIG  
 NOTIFY DIG-ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING

NO.	EXEMPTION DESCRIPTION	REC. DATE	REC. INFORMATION	LOCATION
1	TAXES	-	-	NOT PLOTTABLE (NP)
2	WATER RIGHTS	-	-	NP
3	INGRESS/EGRESS EASEMENT	8/25/1945 INSTR. 71475	SOUTHERLY 20' ADJACENT TO AVIATION	
4	COVENANT	8/25/1945 INSTR. 71476	RE. STONES/WATER TANK (NO LONGER EXISTS)	
5	COND. USE PERMIT 84-0472	3/6/1985 INSTR. 85-074146	EXIST. FACTEL TOWER FACILITY	
6	COND. USE PERMIT 94-0473	9/8/1995 INSTR. 95-0400446	EXIST. NEXTEL TOWER FACILITY	
7	VERIZON LEASE	5/2/2001 INSTR. 01-0276834	EXIST. VERIZON TOWER FACILITY	
8	MATTERS DISCL. BY INSPECTION	-	-	PORTIONS SHOWN
9	EASEMENTS NOT OF RECORD	-	-	NP
10	RIGHTS OF PARTIES IN POSSESSION	-	-	NP
11	COMPANY REQUIRES STATEMENT	-	-	NP

**EASEMENTS:**  
 EXISTING EASEMENTS DO NOT CROSS PROPERTY AND ARE NOT PLOTTABLE. SEE SHEET C-1 FOR ADDITIONAL INFORMATION.

**OPERATING FREQUENCIES:**  
 TRANSMIT: 851-864, 985-940, 1910-1915 MHZ  
 RECEIVE: 806-824, 896-901, 1910-1915 MHZ  
 ERP = 100 WATTS MAX.

**NOTE:**  
 1. EXISTING SHELTER WILL BE CLEANED EXTERNALLY AND REPAINTED TO AN EARTH-TONE (TAN) COLOR, TO MATCH EXISTING SHELTERS ON SITE.  
 2. SEE L-SHEET FOR LANDSCAPE DETAILS

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

NEXTEL OF CALIFORNIA, INC., a Delaware corporation, the undersigned as owner(s) of the property described as:

"Unmanned wireless telecommunication facility consisting of twelve (12) antennas mounted on a 48' high faux broadleaf tree and a 17' x 20' equipment shelter on grade on a portion of the property at 6780 Aviation Dr. San Diego, CA. 92114; APN: 549-320-05-00"

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 that none of the following pollutants are anticipated by the proposed land use:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substances
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design as required and as are applicable to the proposed land use -

- 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 landscaping 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 shut-off devices and flow reducers

I/We will maintain the above Standard Permanent BMPs for the duration of the lease.

NEXTEL OF CALIFORNIA, INC., a Delaware corporation

By: Todd Byers Title: Construction Manager, Sprint/NexTel  
 Date: 3/20/07

No.	Revision / Issue	Date
A	Issued For Review	11-02-05
B	Client Comments	11-03-05
C	Client Comments	11-16-05
D	Client Comments	02-22-06
E	Client Comments	03-27-07
F	Client Comments	04-02-07
G	Client Comments	5-08-07
H	Client Comments	7-6-07
I	Client Comments	11-9-07

**SITE PLAN & NOTES**  
**ENCANTO CASAS**  
 6780 AVIATION DRIVE  
 SAN DIEGO, CA 92114  
**Sprint**  
 Together with NEXTEL  
**MITCHELL J. ARCHITECTURE, INC.**  
 4883 Roman Court, Suite N  
 San Diego, CA 92111  
 (619) 553-1100 (fax)  
 (619) 553-1100 (cell)  
 (619) 553-1100 (home)



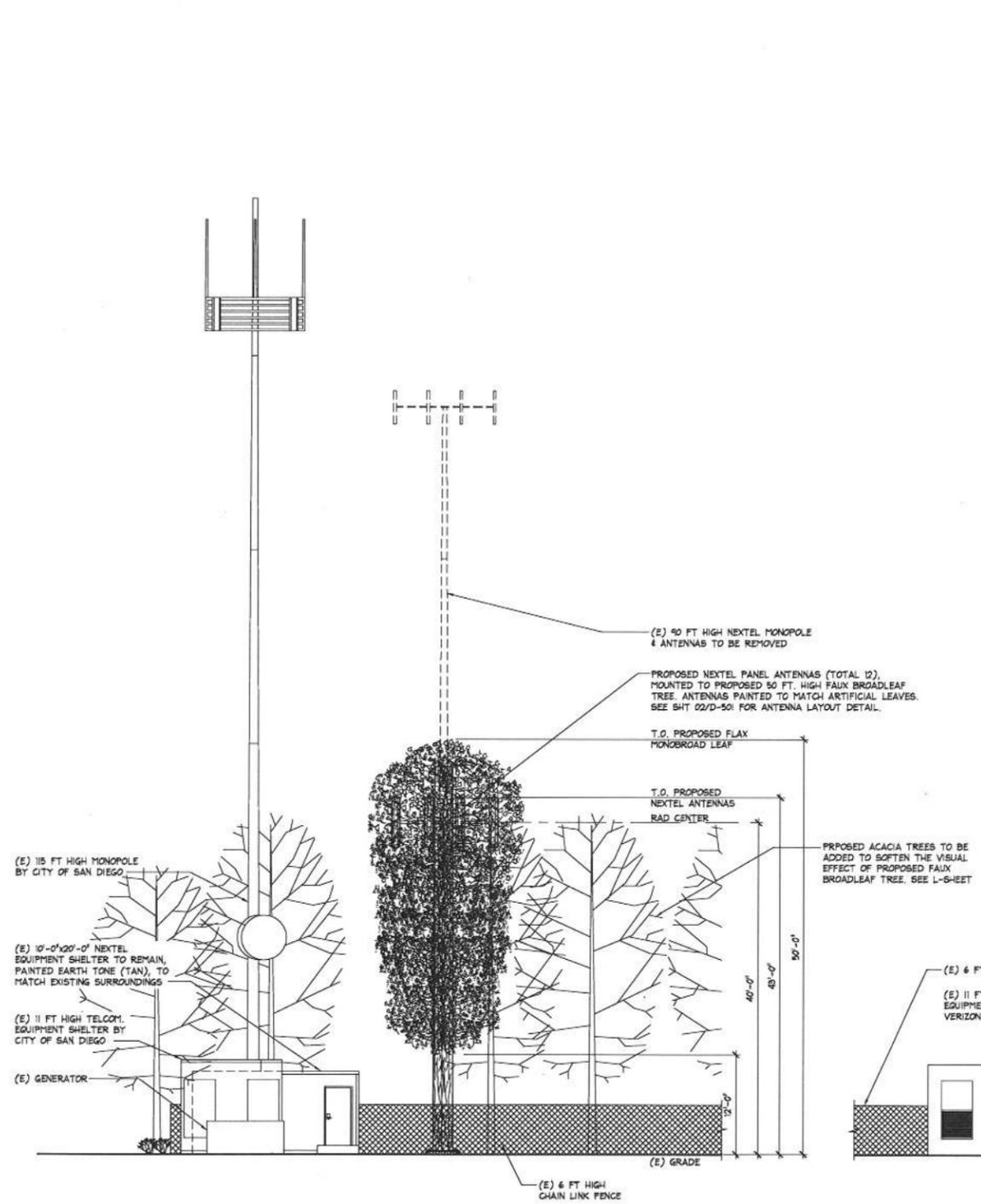
Project: 05701  
 Date: 03-27-07  
 Drawn by: edl,acb  
 Checked by: mjc  
 Scale: 1" = 20'-0"

**A-101**

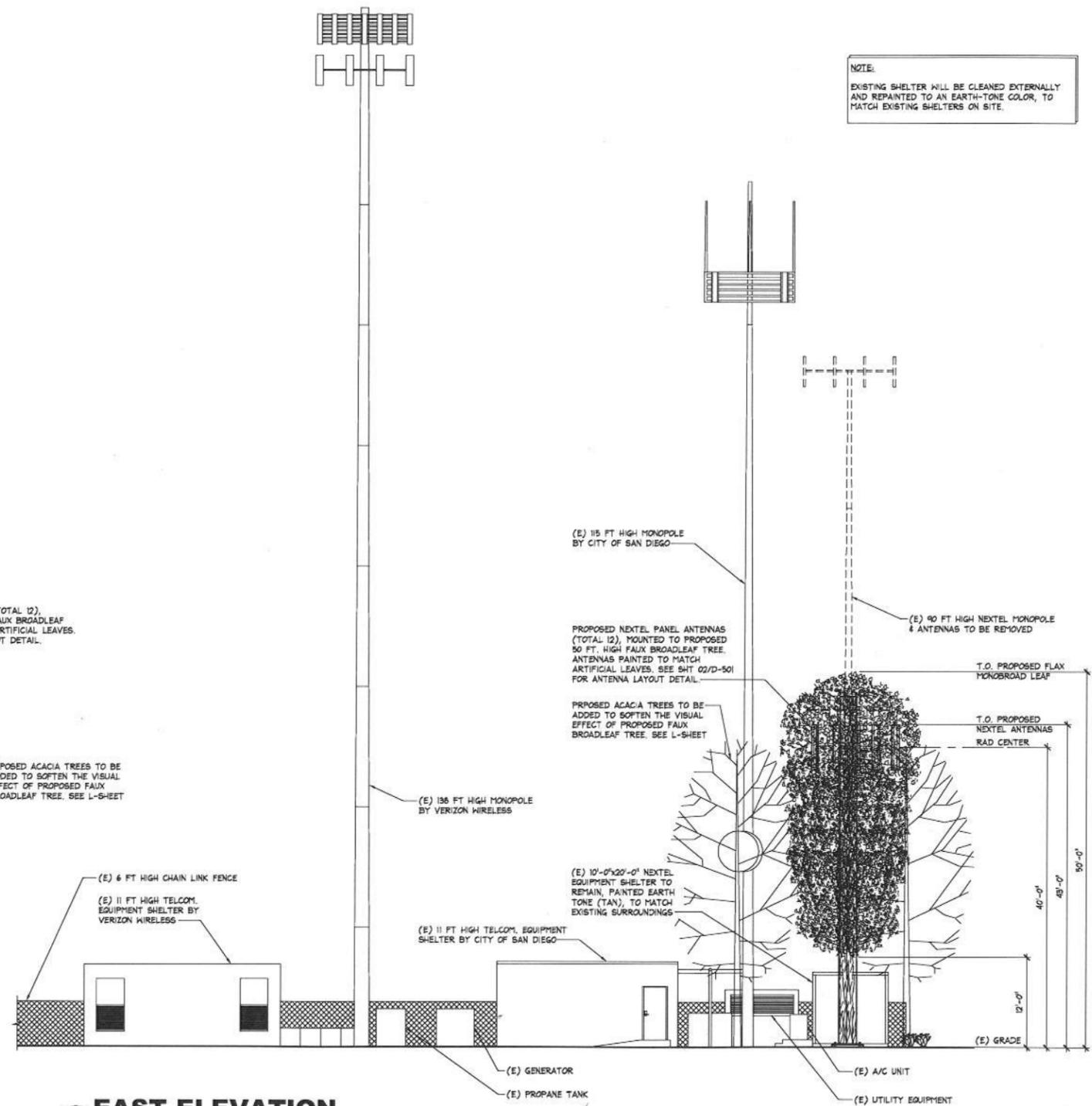
**SITE PLAN**  
 1" = 10'-0"

No.	Revision / Issue	Date
A	Issued For Review	11-02-05
B	Client Comments	11-03-05
C	Client Comments	11-16-05
D	Client Comments	02-22-06
E	Client Comments	03-27-07
F	Client Comments	04-02-07
G	Client Comments	5-08-07
H	Client Comments	7-6-07
I	Client Comments	11-9-07

NOTE:  
EXISTING SHELTER WILL BE CLEANED EXTERNALLY AND REPAINTED TO AN EARTH-TONE COLOR, TO MATCH EXISTING SHELTERS ON SITE.



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



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

EXTERIOR ELEVATIONS

ENCANTO  
6780 AVIATION DRIVE  
SAN DIEGO, CA 92114

Sprint  
Together with NEXTEL

MICHELL J. ARCHITECTURE, INC.  
4283 Ravenna Court, Suite N  
San Diego, CA 92111  
651.650.3130 (ph) / 651.650.3140 (fax)  
651.650.3100 (cell) / 651.650.3100 (text)

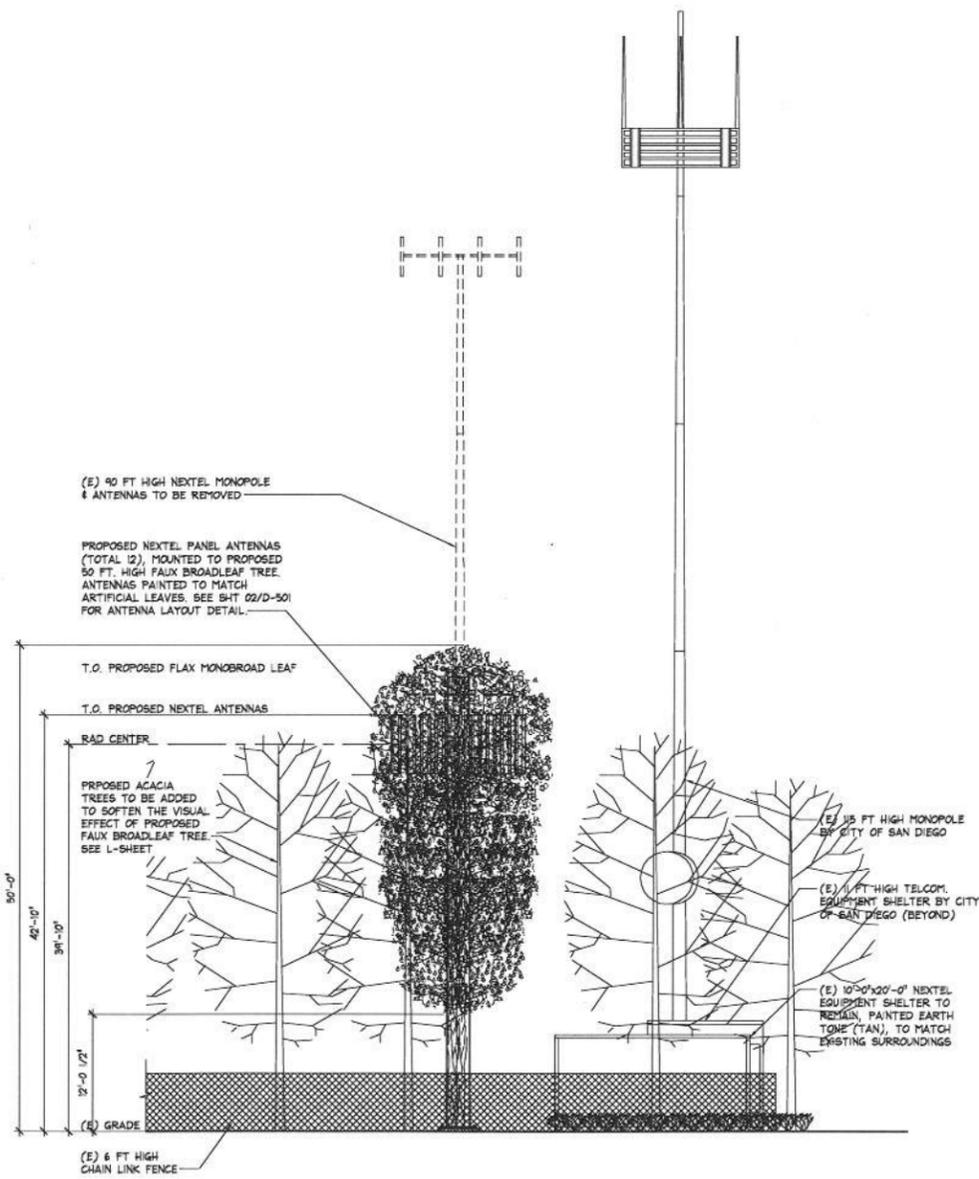


Project	05701
Date	03-27-07
Drawn by	edl,acb
Checked by	mjc
Scale	1/8" = 1'-0"

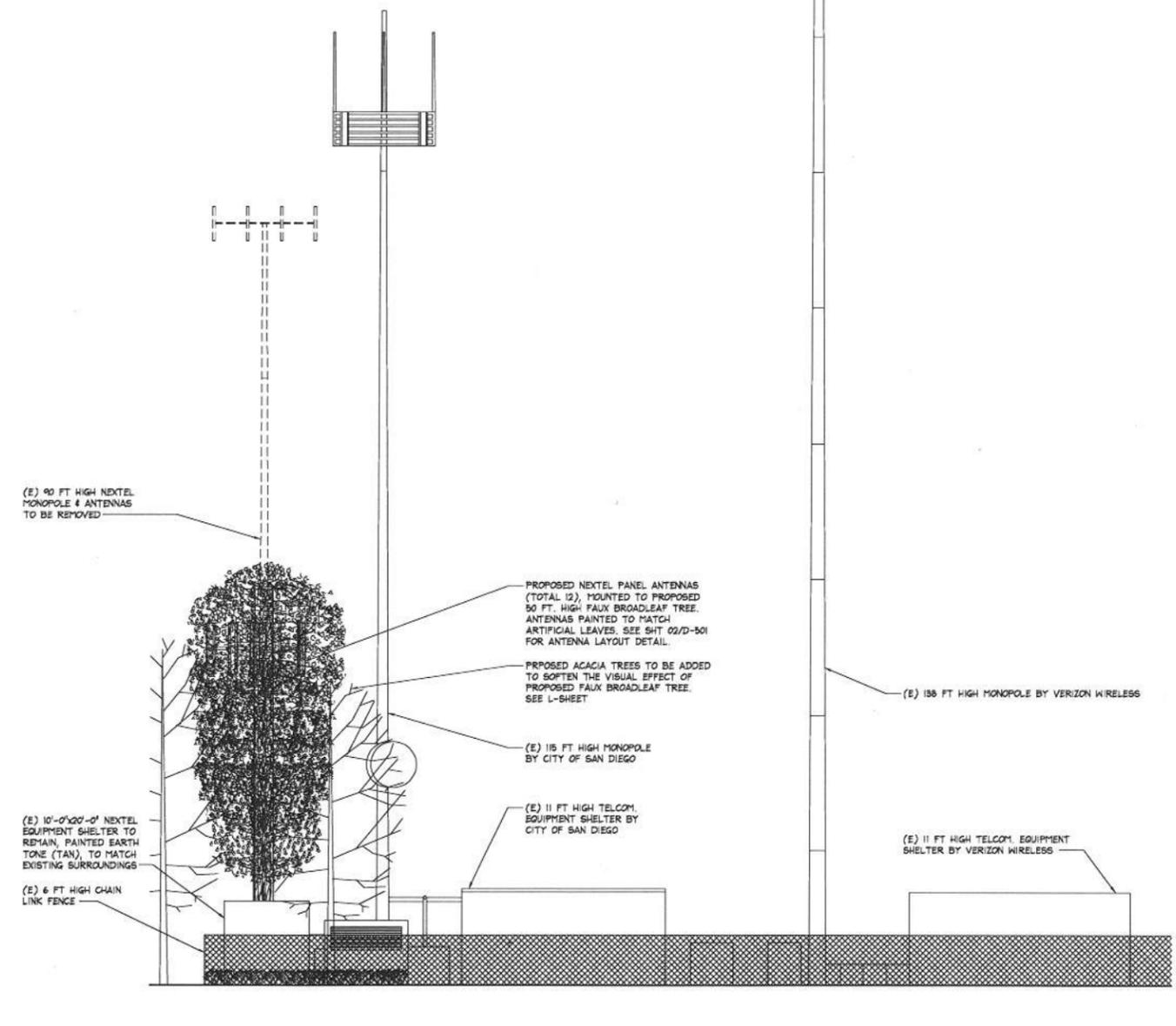
A-201

No.	Revision / Issue	Date
A	Issued For Review	11-02-05
B	Client Comments	11-03-05
C	Client Comments	11-16-05
D	Client Comments	02-22-06
E	Client Comments	03-27-07
F	Client Comments	04-02-07
G	Client Comments	5-08-07
H	Client Comments	7-6-07
I	Client Comments	11-9-07

NOTE:  
EXISTING SHELTER WILL BE CLEANED EXTERNALLY AND REPAINTED TO AN EARTH-TONE COLOR, TO MATCH EXISTING SHELTERS ON SITE.



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



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

**EXTERIOR ELEVATIONS**

ENCANTO  
6780 AVIATION DRIVE  
SAN DIEGO, CA 92114

Sprint  
Together with NEXTEL

Mitchell J. Architecture

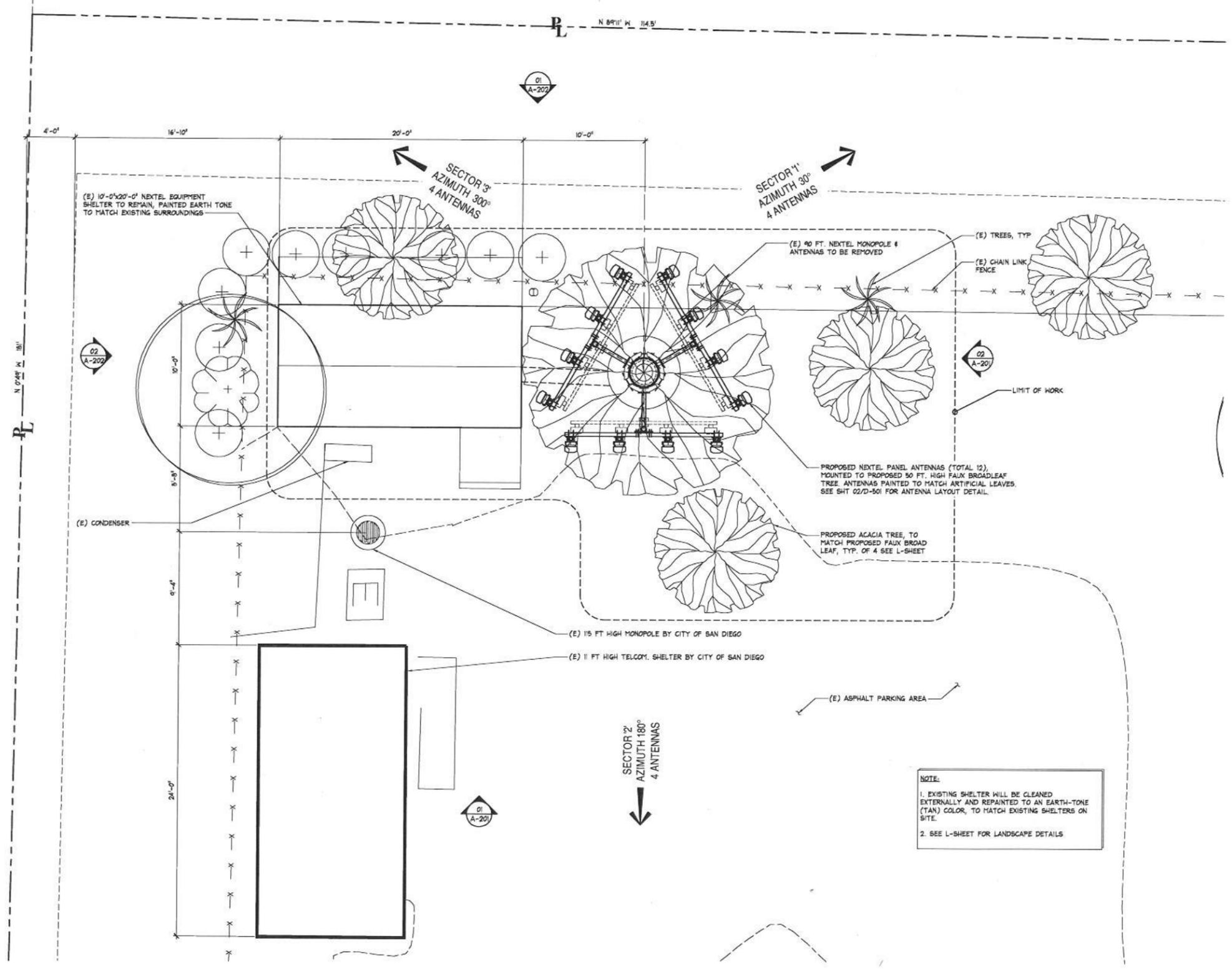
MICHHELL J. ARCHITECTURE, INC.  
4085 RANSON COURT, SUITE N  
SAN DIEGO, CA 92111  
619.550.3130 (PH) / 619.550.3140 (FX)  
619.550.3130 (FAX) / 619.550.3130 (CELL)  
www.mitchellj.com



Project	05701
Date	03-27-07
Drawn By	edl,acb
Checked By	mjc
Scale	1/8" = 1'-0"

**A-202**

No.	Revision / Issue	Date
A	Issued For Review	11-02-05
B	Client Comments	11-03-05
C	Client Comments	11-16-05
D	Client Comments	02-23-06
E	Client Comments	03-27-07
F	Client Comments	04-02-07
G	Client Comments	5-08-07
H	Client Comments	7-6-07
I	Client Comments	11-9-07



NOTE:  
 1. EXISTING SHELTER WILL BE CLEANED EXTERNALLY AND REPAINTED TO AN EARTH-TONE (TAN) COLOR, TO MATCH EXISTING SHELTERS ON SITE.  
 2. SEE L-SHEET FOR LANDSCAPE DETAILS

ENLARGED SITE PLAN

ENCANTO  
 6780 AVIATION DRIVE  
 SAN DIEGO, CA 92114



6780 Av. Dr. Suite 100  
 San Diego, CA 92114  
 (619) 594-1422  
 (619) 594-1422

MITCHELL J. ARCHITECTURE, INC.  
 4855 Raven Court, Suite N  
 San Diego, CA 92111  
 (619) 550-3130 (ph) / (619) 550-3100 (fax)

ENCANTO  
 6780 AVIATION DRIVE  
 SAN DIEGO, CA 92114

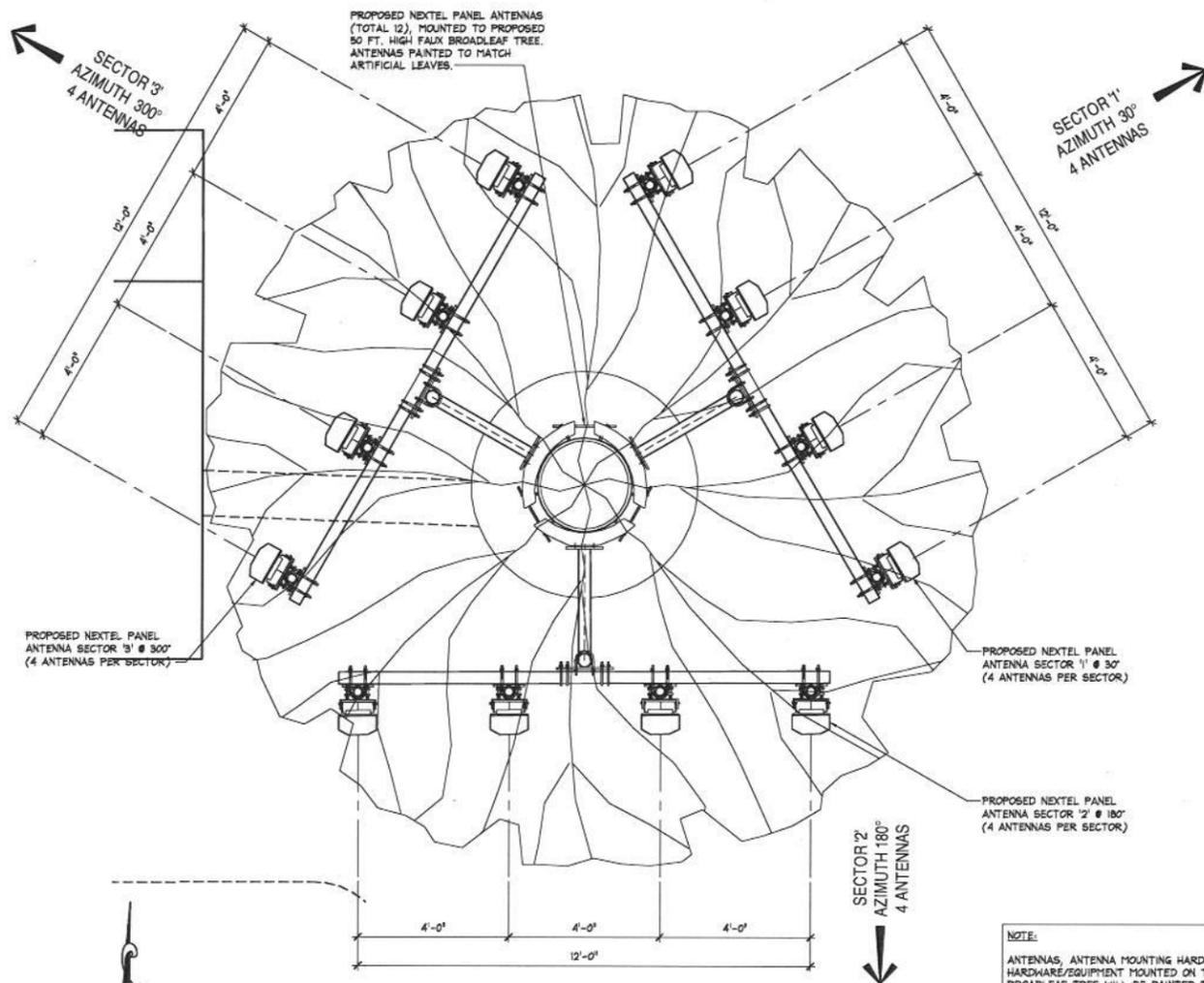


Project	05701
Date	03-27-07
Drawn By	edl,acb
Checked By	mjc
Scale	1/4" = 1'-0"

A-401

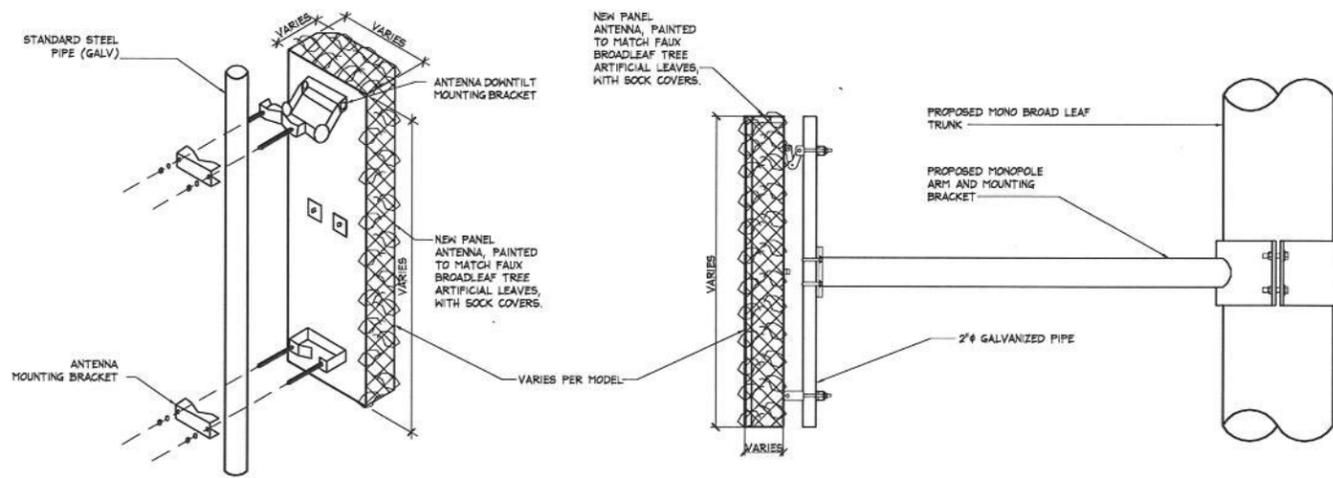
01 ENLARGED SITE PLAN

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



**02 ANTENNA LAYOUT PLAN**

1/4" = 1'-0"



**03 ANTENNA ATTACHMENT**

1/4" = 1'-0"

**ANTENNA SPECIFICATIONS**

**SECTOR 1'**  
MFR: EHS  
MODEL: RV65205DBL  
HEIGHT: 21 lbs.  
LXWD: 48"x12"x7"  
ELECTRICAL DOWN TILT: 5  
HW: 65  
VW: 16  
SEE MANUFACTURER SHOP DRAWINGS.

**SECTOR 2'**  
MFR: ANDREW  
MODEL: 84465VZASX  
HEIGHT: 16 lbs.  
LXWD: 48"x12.5"x8.5"  
ELECTRICAL DOWN TILT: 0-16  
HW: 65  
VW: 14.5  
SEE MANUFACTURER SHOP DRAWINGS.

**SECTOR 3'**  
MFR: EHS  
MODEL: RV65210DBL  
HEIGHT: 21 lbs.  
LXWD: 48"x12"x7"  
ELECTRICAL DOWN TILT: 10  
HW: 65  
VW: 16  
SEE MANUFACTURER SHOP DRAWINGS.

No.	Revision / Issue	Date
A	Issued For Review	11-02-05
B	Client Comments	11-03-05
C	Client Comments	11-16-05
D	Client Comments	02-22-06
E	Client Comments	03-27-07
F	Client Comments	04-02-07
G	Client Comments	5-08-07
H	Client Comments	7-6-07
I	Client Comments	11-9-07

**ANTENNA PLAN LAYOUT**  
**ENCANTO**  
 6780 AVIATION DRIVE  
 SAN DIEGO, CA 92114  
 architecture **Mitchell J** architecture

**Sprint**  
 Together with NEXTEL

MITCHELL J ARCHITECTURE, INC.  
 4883 Romero Court, Suite N  
 San Diego, CA 92111  
 (619) 552-3140 (fax)  
 (619) 552-3130 (cell) / (619) 552-3140 (cell)



Project	05701
Date	03-27-07
Drawn By	edl,ach
Checked By	mjc
Scale	AS SHOWN

**D-501**

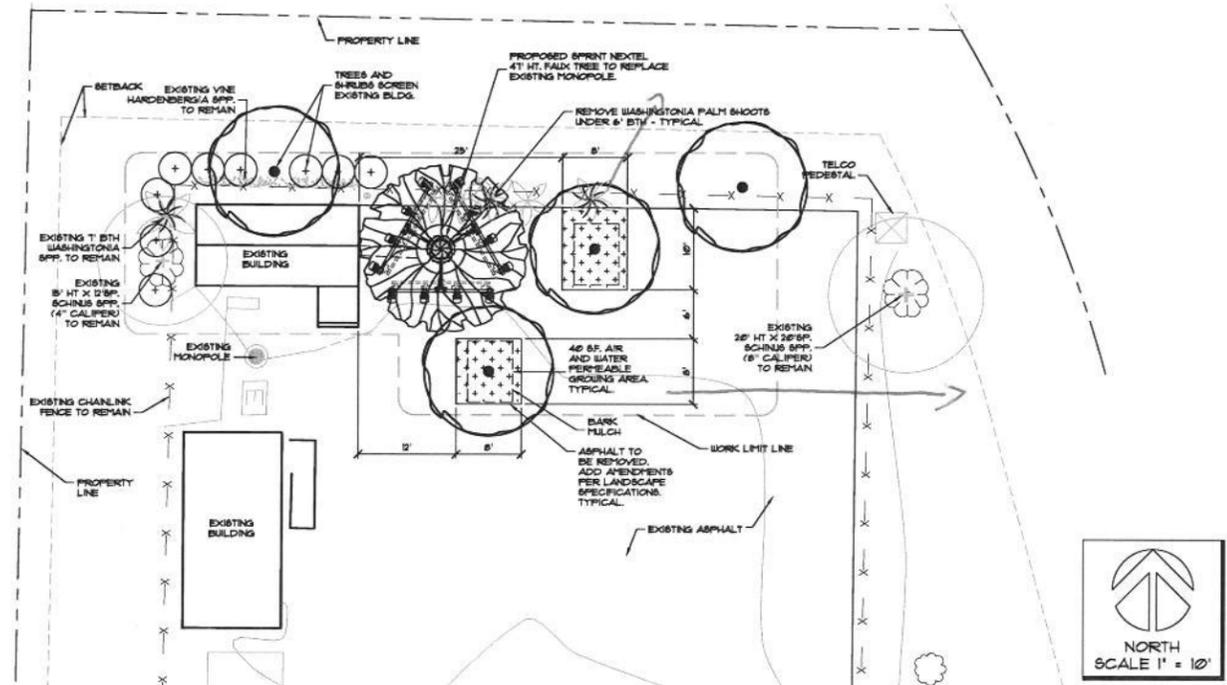
Install Hydroseed Mix as required. Hydroseeded note this sheet.

**HYDROSEED MIX:**  
(CHARACTERISTICS: NATIVE, LOW FUEL, NON-INVASIVE, NON-IRRIGATED or TEMPORARILY-IRRIGATED)

Botanical Name	Common Name	Pounds pure live seed per acre	Minimum Percent Purity / Germination
Artemisia pycnantha	Coast Sagebrush	1.0	10/60
Baccharis saratroides	Broom Baccharis	2.0	05/40
Clarkia amoena	Farewell To Spring	1.0	98/80
Eriophyllum confertiflorum	Golden Yarrow	2.0	30/10
Echecholzia californica	California Poppy	3.0	98/80
Lotus scoparius	Deerweed	4.0	95/80
Lupinus succulentus	Arroyo Lupine	2.0	98/85
Mimulus a. longiflorus	Southern Monkeyflower	2.0	02/60
Phacelia Campanularia	California Blue Bell	1.0	98/80
Plantago inularis	Plantain	15.0	98/75
Styrinchium bellum	Blue-eyed Grass	2.0	95/75
Verbena tenuisecta	Moss Verbena	2.0	98/75

**Slurry Mix Components Pounds per Acre**  
 Seed Mix 37.0 lbs. per acre  
 Cellulose Fiber Mulch 2,000 lbs. per acre  
 30-0-0 Commercial Fertilizer 50 lbs. per acre  
 0-36-0 plus 18% Popcorn Sulfur 150 lbs. per acre  
 Binder 150 lbs. per acre

- Note:**
- A wetting agent consisting of 95% alkyl polythylene glycol ether shall be applied as per manufacturer's recommendation.
  - Equipment used for the application of slurry shall have a built-in agitation system to suspend and homogeneously mix the slurry. The slurry mix shall be dried green. The equipment must have a pump capable of applying slurry uniformly.
  - See landscape specifications for additional notes.



**GENERAL NOTES**

**Conformance:** All landscape and irrigation shall be installed and maintained in accordance with the City of San Diego's Landscapes Regulations, the Land Development Manual Landscape Standards, and all other landscape related City and Regional Standards as of the approved date of these plans.

- Maintenance:**
- This project shall be maintained by the Permittee who shall assume responsibility for the long term landscape maintenance including the landscaping in the adjoining public right of way.
  - The landscape areas shall be free of debris and litter and all plant material shall be maintained in a healthy growing condition.
  - All landscape installation shall be maintained in accordance with the City of San Diego's Land Development Manual Landscape Standards.
  - Severe pruning or topping of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread as identified in the plant legend.

- Street Trees and Landscaping in the Public ROW:**
- One street tree per 30 feet of property frontage with in the public ROW.
  - Provide a 40 sq. ft. air and water permeable growing area per street tree, minimum 30 s.f. per palm. Minimum dimension (width) of the planting area to be 5 ft.
  - MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE:  
 TRAFFIC SIGNALS (STOP SIGNS) - 20 FT.  
 UNDERGROUND UTILITY LINES - 5 FT. (10 FT. FOR SEWER)  
 ABOVE GROUND UTILITY LINES - 10 FT.  
 DRIVEWAYS (ENTRIES) - 10 FT.  
 INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS) - 25 FT.

**Root Barriers:** A root barriers shall be provided for all newly installed trees within 5 ft. of any hardscape, pavement, wall, building or curb. Root barriers will not be wrapped around the rootball and shall be 24" deep and 10' in length. Length to be centered on rootball.

**Mulch:** Install 2' deep bark mulch chips in all planting areas, excluding slopes of greater than 3:1 requiring revegetation and areas planted with groundcover or lawn. All exposed soil areas without vegetation shall also be mulched to this minimum depth.

**Hydroseeded:** Install Hydroseed Mix (see this sheet for mix) in all planting areas of bare or disturbed soil that have a slope of greater than 3:1.

- 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.
  - All planting areas shall be irrigated by an automatic below grade system featuring a combination of spray heads, drip heads, and bubblers.

**Disturbed Areas:** All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as shown in Table 142-04F and in accordance with the standards in the Land Development Manual (142.041(a)).

**Brush Management:** Proposed plant material shall not pose a conflict with brush management around the existing adjacent residence. (For example, 'highly flammable' plant material, such as pines, would not be permitted within 100' of the residence for areas adjacent to native/naturalized vegetation.)

**PLANTING SCHEME**

**Design Intent:** The shrub material chosen will mature in 3 years to screen the site walls and blend into the existing landscape. The trees selected will mature in 6 to 10 years and grow to a height of 20 to 60 ft. The trees will screen the tower. All plant material is drought tolerant.

SYMBOL	SIZE	QTY	FORM	BOTANICAL NAME	COMMON NAME
●	100% 24" BOX	4	MED. TO LARGE CANOPY SCREENING TREES	ACACIA SPP. CRASUARINA SPP. EUCALYPTUS SIDEROXYLON GREVILLEA ROBUSTA	ACACIA TREE BEEFWOOD RED IRON BARK SILK OAK
+	100% 5 GALLON	9	MEDIUM FLOWERING SHRUB	CISTUS PURPUREUS CISTUS 'SUNSET' PITTOSPORUM SPP. SALVIA LEUCANTHA	ORCHID ROCKROSE SUNSET ROCKROSE PITTOSPORUM MEXICAN BUSH SAGE
+				BARK MULCH - SEE NOTE BELOW	

**THE KEMP COMPANIES, INC.**  
 CALIFORNIA NEVADA HAWAII www.kempcompanies.net  
 CONSULTING LANDSCAPE ARCHITECTS #167 3125 TALBOT STREET  
 ARCHITECTURAL SERVICES SUITE 2 SAN DIEGO, CA 92106  
 GENERAL CONTRACTORS #98464 PH (619) 224 3689  
 CONSTRUCTION MANAGEMENT ENVIRONMENTAL SCIENCES FAX (619) 224 3660



LANDSCAPE DEVELOPMENT PLAN

No.	Revision / Issue	Date
A		
B		
C		
D		
E		
F		
G		
H		

MITCHELL J. ARCHITECTURE, INC.  
 4800 Mission Court, Suite 100  
 San Diego, CA 92121  
 (619) 594-3130 (fax) / (619) 594-3140 (cell)  
 www.mjarch.com

(619) 594-4200  
 (619) 594-4202 fax

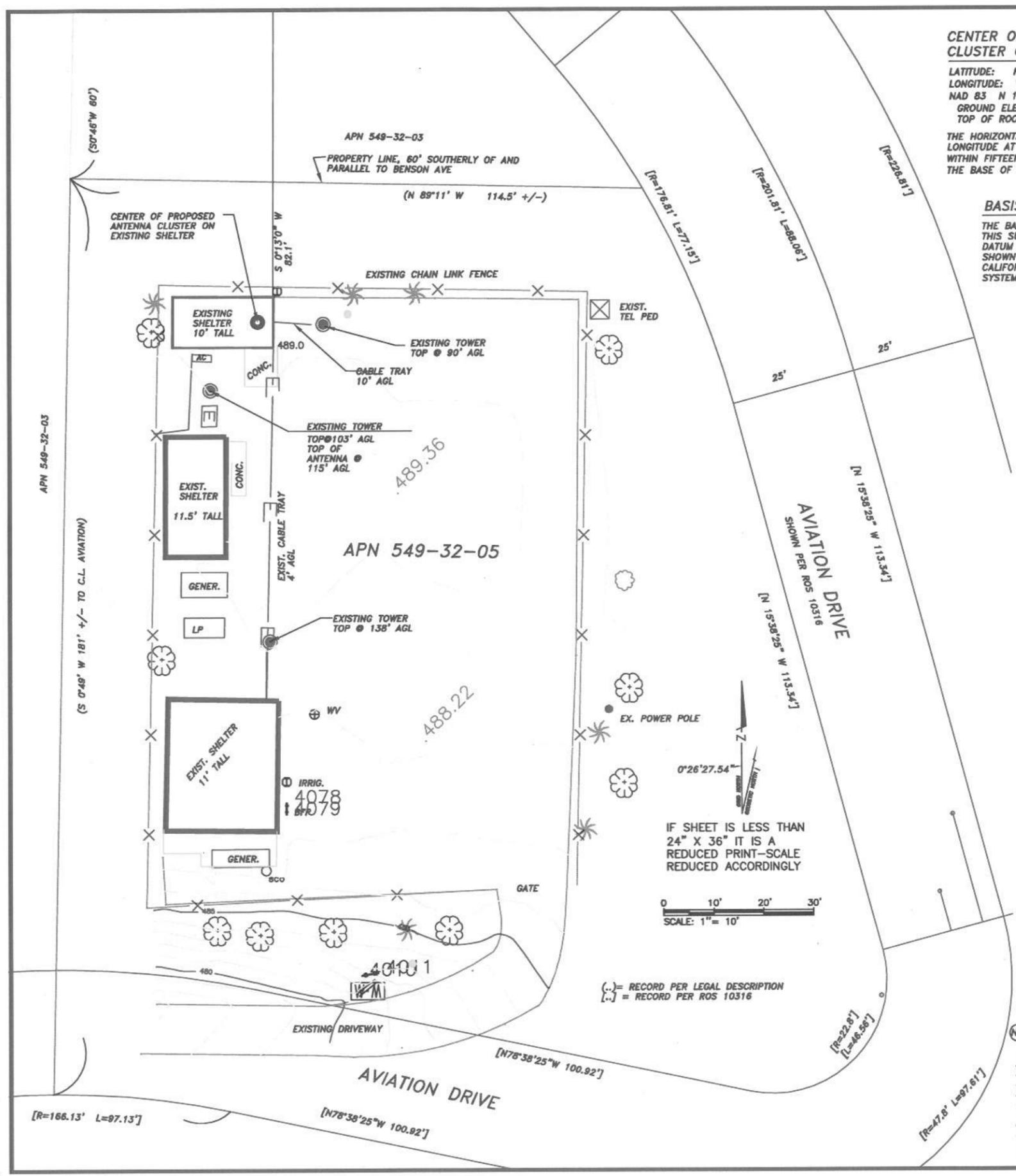
Sprint  
 Together with NEXTEL  
 9781 Display Dr., Suite 100, San Diego, CA 92111

ENCANTO  
 CAS 142  
 6780 AVIATION AVE  
 SAN DIEGO, CA 92114



Project	05701
Date	11-14-07
Drawn By	mears
Checked By	kemp
Scale	1" = 10'

**L-1.0**



**CENTER OF PROPOSED ANTENNA CLUSTER ON EXISTING SHELTER**  
 LATITUDE: NORTH 32°42'16.98"  
 LONGITUDE: WEST 117°03'08.97"  
 NAD 83 N 1837139.30 E 6314801.73  
 GROUND ELEVATION: 489.0 (NAVD 88) SE CORNER SHELTER  
 TOP OF ROOF ELEV: 499.0

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF TOWER LOCATION FALLS WITHIN FIFTEEN (15) FEET. THE VERTICAL ACCURACY AT THE BASE OF THE TOWER FALLS WITHIN THREE (3) FEET.

**BASIS OF BEARINGS**

THE BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983. PLANE COORDINATES SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983, ZONE 6.

**TITLE REPORT IDENTIFICATION:**

FIDELITY NATIONAL TITLE COMPANY  
 ORDER NO. 9712206 DATED 10/7/2005

**ASSESSORS IDENTIFICATION:**

549-32-05  
 OWNER:  
 CITY OF SAN DIEGO

DATE OF SURVEY: 10/26/05



**LEGAL DESCRIPTION PER TITLE REPORT:**

THAT PORTION OF LOT 162 OF ENCIMA DE SAN DIEGO NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1546, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY LYING SOUTHERLY FROM A LINE DRAWN PARALLEL WITH AND DISTANT 60.00 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF BENSON AVENUE, FORMERLY BOSTON AVENUE AS SHOWN ON SAID MAP, NO. 1546, AND EASTERLY FROM THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID BENSON AVENUE WITH A SOUTHWESTERLY LINE OF AVIATION DRIVE FORMERLY LOT A AS SHOWN ON SAID MAP NO. 1546; THENCE ALONG THE WOUTHERLY LINE OF SAID BENSON AVENUE NORTH 89°11' WEST A DISTANCE OF 65.00 FEET TO A POINT; THENCE SOUTH 0°49' WEST A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF COMMENCEMENT; THENCE CONTINUING SOUTH 0°49' WEST, 181 FEET, MORE OR LESS TO AN INTERSECTION WITH THE CENTERLINE OF SAID AVIATION DRIVE.

**LEGAL DESCRIPTION LEASE BOUNDARY:**

A PORTION OF LOT 162 OF ENCIMA DE SAN DIEGO NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1546, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BENSON AVENUE, FORMERLY BOSTON AVENUE WITH A SOUTHWESTERLY LINE OF AVIATION DRIVE, FORMERLY LOT A AS SHOWN ON SAID MAP NO. 1546; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID BENSON AVENUE NORTH 88°49'00" WEST (RECORD NORTH 89°11' WEST). 25.5 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 0°13'0" WEST, 82.1 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°13'0" WEST, 10.0 FEET; THENCE NORTH 89°47'0" WEST, 20.0 FEET; THENCE NORTH 0°13'0" EAST, 10.0 FEET; THENCE SOUTH 89°47'0" EAST, 20.0 FEET TO THE TRUE POINT OF BEGINNING.

LEASE BOUNDARY CONTAINS 200 SQUARE FEET OR 0.0046 ACRES, MORE OR LESS.

**EXCEPTION ITEMS PER TITLE REPORT**

NO.	EXEMPTION DESCRIPTION	REC. DATE	REC. INFORMATION	LOCATION
1	TAXES	-	-	NOT PLOTTABLE (NP)
2	WATER RIGHTS	-	-	NP
3	INGRESS/EGRESS EASEMENT	8/25/1945	INSTR. 71475	SOUTHERLY 20' ADJACENT TO AVIATION
4	COVENANT	8/25/1945	INSTR. 71476	RE: STONES/WATER TANK (NO LONGER EXISTS)
5	COND. USE PERMIT 84-0472	3/8/1985	INSTR. 85-074146	EXIST. PACTEL TOWER FACILITY
6	COND. USE PERMIT 94-0473	9/8/1995	INSTR. 95-0400446	EXIST. NEXTEL TOWER FACILITY
7	VERIZON LEASE	5/2/2001	INSTR. 01-0276834	EXIST. VERIZON TOWER FACILITY
8	MATTERS DISCL. BY INSPECTION	-	-	PORTIONS SHOWN
9	EASEMENTS NOT OF RECORD	-	-	NP
10	RIGHTS OF PARTIES IN POSSESSION	-	-	NP
11	COMPANY REQUIRES STATEMENT	-	-	NP

300 CONTRACTOR FOR MODEL / ARCHITECTURE  
**HIRSCH & COMPANY**  
 CONSULTING ENGINEERS  
 4499 RUFFIN ROAD  
 SAN DIEGO, CALIFORNIA 92123  
 TEL (650) 565-4545 FAX (650) 565-4547  
 JAIME A. TAYNOR, LS 7130

Nextel of California, Inc.  
 dba **NEXTEL**  
 Communications  
 5781 COPLEY DRIVE, STE. 100  
 SAN DIEGO, CALIFORNIA 92111  
 PHONE (650) 650-4238  
 FAX (650) 650-4315

**ENCANTO**  
 CA-5142 A  
 6780 AVIATION DRIVE  
 SAN DIEGO, CA 92114  
 COUNTY

CURRENT ISSUE DATE:  
 10/27/05  
 ISSUED FOR:  
 ZONING



**APPROVALS**  
 LEASING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TAG CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO CA-5142A  
 DRAWN BY DR  
 CHECKED BY JT

NO.	DATE	ISSUE
1	10/27/05	PRELIMINARY
2	10/27/05	FINAL

SHEET TITLE  
**SITE SURVEY**  
 SHEET NUMBER  
**C-1**

1st SUBMITTAL:  
 2nd SUBMITTAL:  
 FILE NAME: SITE SURVEY