



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 5, 2013 **REPORT NO.** PC-13-138

ATTENTION: Planning Commission, Agenda of December 12, 2013

SUBJECT: Sprint – Pac Bell Mira Mesa
PROJECT NO. 297000. PROCESS 4.

**OWNER/
APPLICANT:** Pacific Bell Telephone Company/
Sprint

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 9059 Mira Mesa Boulevard, within the Mira Mesa community plan area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 1216463 and Planned Development Permit (PDP) No. 1216464.

Community Planning Group Recommendation: At the June 17, 2013 meeting of the Mira Mesa Community Planning Group, the group voted 12-0-0 to recommend approval of this project. (Attachment 12)

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Sections 15301 (Existing Facilities) and 15302 (Replacement/Reconstruction). The environmental exemption determination was made on October 17, 2013, and the opportunity to appeal that determination ended October 31, 2013. (Attachment 7)

Fiscal Impact Statement: Sprint is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

This project is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project is located at 9059 Mira Mesa Boulevard. The project is located in the AR-1-2 zone, within the Mira Mesa community plan area (Attachments 1, 2, 3 and 4).

WCFs are permitted in agricultural zones with a non-residential use with the processing of a CUP, Process 3, when the antennas are less than 100 feet of the property line of a residential use, day care, elementary school, or middle school. In this case, the antennas are less than 100 feet from the property line of the Mira Mesa Christian Schools' preschool and a CUP Process 3 is required. The project also proposes to deviate from the zone height limit, which requires the processing of a PDP, Process 4.

As part of this project, Sprint will remove the inactive Nextel antennas and equipment from the premises. Portions of the building where Nextel antennas are mounted will be restored to the original condition. Condition 26 has been added to the permit to address the removal of the Nextel antennas and equipment.

DISCUSSION

Project Description:

Sprint operates an existing WCF on this building consisting of six (6) façade mounted panel antennas and three (3) antennas located behind a radio-frequency transparent screen wall, and an associated 188.5 square foot equipment enclosure. This application will allow Sprint to continue operating a WCF at this location, replace the existing antennas with new antennas, and install three (3) remote radio head (RRH) units.

One deviation is requested as part of this project. The AR-1-2 zone height limit is 30 feet. Two of the proposed RRHs and the radio-frequency (RF) transparent screen wall exceed the zone height limit. The height to the top of the two roof-mounted RRH units will be 36.16 feet. Sprint is requesting this deviation because of a technical need for the RRHs to be located near the antennas. From a planning perspective, a more preferable location for the RRHs would be to locate them in the equipment enclosure; however this would result in less effective antenna coverage and capacity. Locating two of the RRHs on the roof is an acceptable alternative, as the RRH units extend only 2.5 feet above the existing building roofline, and are set back from the edge of the roof. In addition, the RRHs will be surrounded by screening to improve their appearance. The other portion of the project that exceeds the height limit is the RF transparent screen wall, which is currently 33.66 feet tall (and will remain unchanged). Locating one sector of antennas and one RRH unit behind this screen wall allows Sprint to locate their antennas at the appropriate height and in the correct direction to meet their coverage objective. In addition, this deviation allows the screen wall to match the existing building height, resulting in a more integrated, stealth design.

A PDP, Process 4, is being processed along with the CUP to allow this deviation. The proposed height deviations are appropriate for this project, as the existing screen wall matches the existing

building height and the roof-mounted RRHs will be set back from the roof edge, to reduce visibility, and will be concealed behind a mechanical screen to integrate with the building. The requested deviations are relatively minor and still allow the WCF to integrate with the building and the surrounding neighborhood.

Community Plan Analysis:

While the Mira Mesa Community Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

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

In this case, the project complies with the requirements of the General Plan by mounting the antennas in a manner consistent with the WCF Design Guidelines utilizing skirts, chin straps, and locating the antennas on an existing building, both façade mounted with screens, and behind a radio-frequency transparent screen. The design allows the antennas to utilize an existing building that houses wire-line communication services, to provide wireless communications to the community in an unobtrusive manner.

Conclusion:

Other than the height deviation, this project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 1216463 and PDP No. 1216464.

ALTERNATIVES

1. **Approve CUP No. 1216463 and PDP No. 1216464, with modifications.**
2. **Deny CUP No. 1216463 and PDP No. 1216464, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Acting Deputy Director
Development Services Department



Alex Hempton, AICP
Development Project Manager
Development Services Department

TOMLINSON/AFH

Attachments:

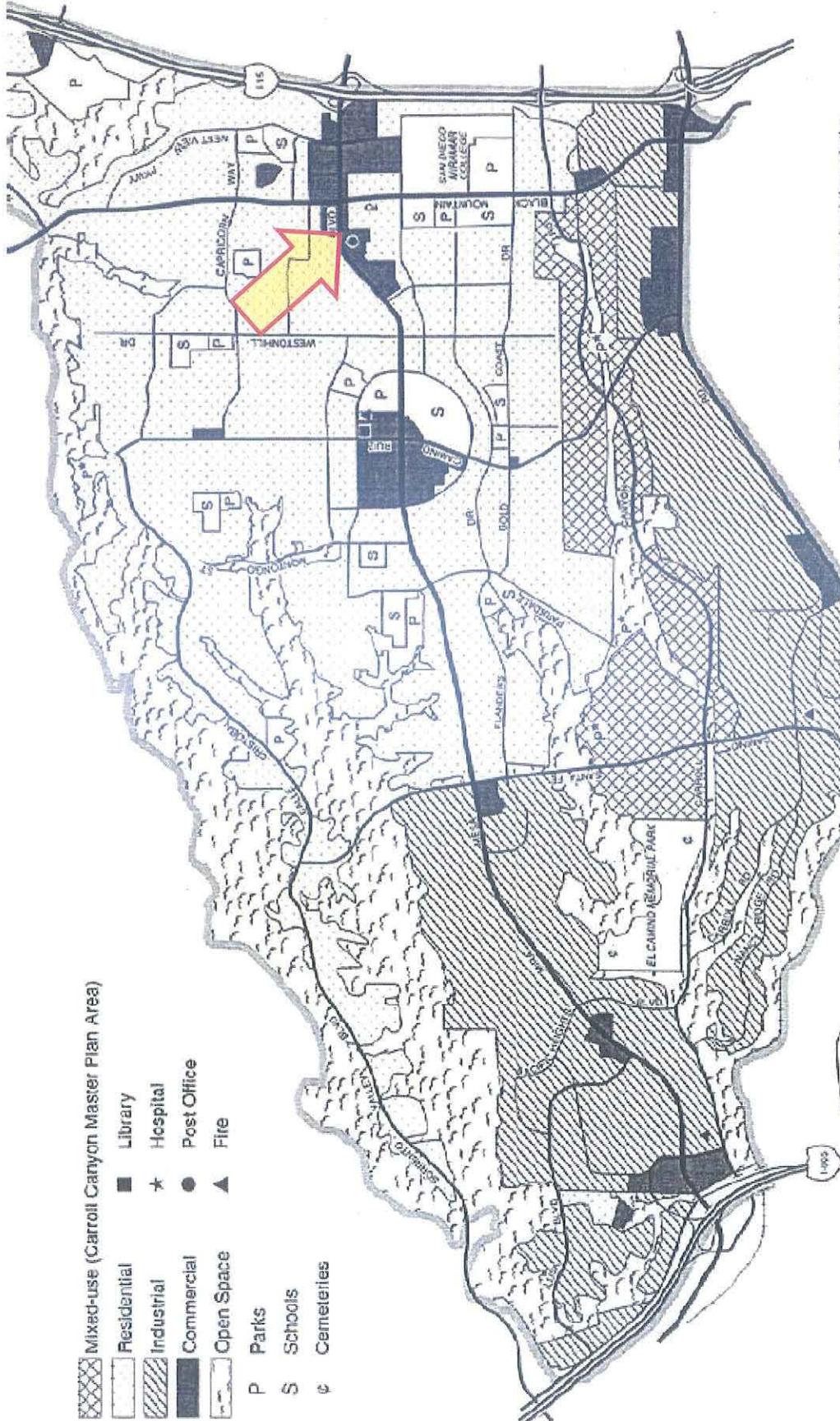
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project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



Aerial Photo

Sprint Pac Bell Mira Mesa – Project Number 297000

9059 Mira Mesa Boulevard



3. Final locations will be determined through the

- | | |
|--|---|
| | Mixed-use (Carroll Canyon Master Plan Area) |
| | Residential |
| | Industrial |
| | Commercial |
| | Open Space |
- | | |
|---|------------|
| P | Parks |
| S | Schools |
| ⊕ | Cemeteries |
- | | |
|---|-------------|
| ■ | Library |
| ★ | Hospital |
| ● | Post Office |
| ▲ | Fire |

Designated as
Commercial

Community Plan Land Use Designation

Sprint Pac Bell Mira Mesa – Project Number 297000

9059 Mira Mesa Boulevard





Project Location Map

Sprint Pac Bell Mira Mesa – Project Number 297000

9059 Mira Mesa Boulevard



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	Sprint – Pac Bell Mira Mesa	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of panel antennas façade mounted, and mounted behind radio-frequency transparent screening, on an existing building. Remote radio head (RRH) units located on the roof, and an equipment enclosure adjacent to the building.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: AR-1-2		
HEIGHT LIMIT: 30'		
FRONT SETBACK: 25'		
SIDE SETBACK: 20'		
REAR SETBACK: 25'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, AR-1-2	Residential
SOUTH:	Residential, AR-1-2	Residential
EAST:	Residential, CC-1-3	Commercial/School
WEST:	Commercial, AR-1-2	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to the AR-1-2 zone 30-foot height limit.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Mira Mesa Community Planning Group voted to recommend approval of this project at their June 17, 2013 meeting.	

PLANNING COMMISSION
 RESOLUTION NO. PC-XXXX
 CONDITIONAL USE PERMIT NO. 1216463
 PLANNED DEVELOPMENT PERMIT NO. 1216464
SPRINT – PAC BELL MIRA MESA
 PROJECT NUMBER 297000

WHEREAS, PACIFIC BELL TELEPHONE COMPANY, Owner, and SPRINT, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1216463 and 1216464);

WHEREAS, the site is located at 9059 Mira Mesa Boulevard in the AR-1-2 zone of the Mira Mesa community plan area;

WHEREAS, the project site is legally described as: Lot 1 of San Diego Mira Mesa Exchange in the City of San Diego, State of California, according to Map Thereof No. 6671, filed in the Office of the County Recorder of San Diego County, June 25, 1970;

WHEREAS, on October 17, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15301 (Existing Facilities) and 15302 (Replacement/Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 12, 2013, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1216463 and Planned Development Permit No. 1216464 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 December 12, 2013:

FINDINGS:

Conditional Use Permit - Section 126.0305

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This project locates antennas on an existing Pacific

Bell landline telephone switch building. Six panel antennas are proposed to be located on the façade of the building with skirts and shrouds, while three panel antennas will be concealed behind a radio-frequency transparent screen wall. Two remote radio head (RRH) units will be located on the roof behind screening and one will be located behind the screen wall. Equipment associated with the antennas is located adjacent to the building in a 188.5 square-foot enclosure. The antennas located behind the screen wall will be concealed from view, as the screening is painted and textured to be compatible with adjacent building surfaces. Skirts, shrouds, and chin-straps surround the façade-mounted antennas in an attempt to integrate them with the existing building in a visually compatible manner. Existing trees also contribute to screening and improving views of the antennas. The equipment enclosure is located on the side of the building and is not readily visible from the public right-of-way. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” 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 that Sprint perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The project complies with the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCFs be minimally visible through the use of architecture, landscape, and siting solutions. With this project, antennas are both façade mounted and located behind a screen wall. The façade-mounted antennas will be integrated with the building by utilizing skirts, shrouds, and chin-straps, and will be painted and textured to match adjacent building surfaces. Equipment, located on the side of the building, is not readily visible from the public right-of-way. Existing trees act to screen and improve views of the antennas. One deviation is requested to the AR-1-2 zone height limit, which is being processed with the accompanying Planned Development Permit. Therefore, this project complies with the applicable regulations of the Land Development Code.

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

WCF are permitted in agricultural zones, with a non-residential use, where the antennas are less than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the processing of a Conditional Use Permit, Process 3. Consistent with Council Policy 600-43, WCF are more preferred on property zoned as commercial or industrial and less preferred on

properties with more sensitive uses. Wireless carriers are required to provide coverage within their license area, which sometimes necessitates locating in a less preferred location. In this case, the WCF has been designed to utilize and integrate with an existing landline telephone switch building, and will be compatible with the surrounding development and uses. Therefore, the proposed use is appropriate at the proposed location.

Planned Development Permit - Section 126.0604

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This project locates antennas on an existing Pacific Bell landline telephone switch building. Six panel antennas are proposed to be located on the façade of the building with skirts and shrouds, while three panel antennas will be concealed behind a radio-frequency transparent screen wall. Two remote radio head (RRH) units will be located on the roof behind screening and one will be located behind the screen wall. Equipment associated with the antennas is located adjacent to the building in a 188.5 square-foot enclosure. The antennas located behind the screen wall will be concealed from view, as the screening is painted and textured to be compatible with adjacent building surfaces. Skirts, shrouds, and chin-straps surround the façade-mounted antennas in an attempt to integrate them with the existing building in a visually compatible manner. Existing trees also contribute to screening and improving views of the antennas. The equipment enclosure is located on the side of the building and is not readily visible from the public right-of-way. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." 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 that Sprint perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF's.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and

any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project complies with the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCFs be minimally visible through the use of architecture, landscape, and siting solutions. With this project, antennas are both façade mounted and located behind a screen wall. The façade-mounted antennas will be integrated with the building by utilizing skirts, shrouds, and chin-straps, and will be painted and textured to match adjacent building surfaces. Equipment, located on the side of the building, is not readily visible from the public right-of-way. Existing trees act to screen and improve views of the antennas. One deviation is requested to the AR-1-2 zone height limit, which is being processed with the accompanying Planned Development Permit. Therefore, this project complies with the applicable regulations of the Land Development Code.

One deviation is requested to the AR-1-2 zone height limit, which is being processed with this Planned Development Permit. Two of the roof-mounted remote radio heads (RRHs) and the antenna screen wall exceed the 30-foot height limit. The height to the top of the two roof-mounted RRH units will be 36.16 feet, which exceeds the height limit by 6.16 feet. Sprint is requesting this deviation because of a technical need for the RRHs to be located near the antennas. From a planning perspective, a more preferable location for the RRHs would be to locate them in the equipment enclosure; however this would result in less effective antenna coverage and capacity. Locating two of the RRHs on the roof is an acceptable alternative, as the RRH units extend only 2.5 feet above the existing building roofline, and are set back from the edge of the roof. In addition, the RRHs will be surrounded by screening to improve their appearance. The other portion of the project that exceeds the height limit is the RF transparent screen wall, which is currently 33.66 feet tall, which exceeds the height limit by 3.66 feet (and will remain unchanged). Locating one sector of antennas and one RRH unit behind this screen wall allows Sprint to locate their antennas at the appropriate height and in the correct direction to meet their coverage objective. In addition, this deviation allows the screen wall to match the existing building height, resulting in a more integrated, stealth design. The deviation to the height limit is relatively minor and allows the WCF to function at a level required by Sprint to meet the WCF's coverage and capacity requirements. Based on this analysis, the proposed deviation is 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 AR-1-2 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 1216463 and PLANNED DEVELOPMENT PERMIT NO. 1216464 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1216463 and 1216464, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: December 12, 2013

Internal Order No. 24003277

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003277

CONDITIONAL USE PERMIT NO. 1216463
PLANNED DEVELOPMENT PERMIT NO. 1216464
SPRINT – PAC BELL MIRA MESA
PROJECT NO. 297000
PLANNING COMMISSION

This CONDITIONAL USE PERMIT (CUP) NO. 1216463 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1216464 are granted by the **Planning Commission** of the City of San Diego to PACIFIC BELL TELEPHONE COMPANY, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, et seq., 126.0601, et seq., and 141.0420. The site is located at 9059 Mira Mesa Boulevard in the AR-1-2 zone of the Mira Mesa community plan area. The project site is legally described as: Lot 1 of San Diego Mira Mesa Exchange in the City of San Diego, State of California, according to Map Thereof No. 6671, filed in the Office of the County Recorder of San Diego County, June 25, 1970.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 12, 2013, on file in the Development Services Department.

The project shall include:

- a. Nine (9) panel antennas, located on an existing building:
 - a. Six (6) façade mounted, with the following dimensions: 72.0" by 7.0" by 11.8",
 - b. Three (3), with the following dimensions: 52.0" by 3.0" by 13.0", located behind a radio-frequency (RF) transparent screen wall;
- b. Three (3) remote radio head (RRH) units, two (2) located on the roof, behind mechanical screening, and one (1) located behind the RF screen wall;

- c. Deviation to the AR-1-2 zone 30 foot height limit, permitted with the processing of this Planned Development Permit;
- d. A ground-level 188.5 square foot equipment enclosure;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.
- f. This structure is for the primary purpose of housing equipment related to landline telephone service, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 27, 2016.
2. This Conditional Use Permit [CUP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on December 12, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

- b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void,

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

PLANNING/DESIGN REQUIREMENTS:

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
16. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
17. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
18. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
19. No overhead cabling is allowed for this project.
20. Exposed mounting apparatus shall be removed and shall not remain on the building absent antennas.
21. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
22. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

23. 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 RF environment should be considered in the radio frequency model study.

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

25. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

26. Prior to the issuance of construction permits, the Permittee shall submit plans indicating the removal of Nextel antennas and equipment from the premises, and restoration of the building to its original condition. The Nextel antennas and equipment shall be removed, and building restored, prior to the final Telecom Planning Inspection signoff.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 12, 2013 by Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: CUP/1216463
and PDP/1216464
Date of Approval: 12/12/2013

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Development Project Manager

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

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

PACIFIC BELL TELEPHONE CO.
Owner

By _____
Bruce Nicholson
Regional Manager

SPRINT
Permittee

By _____
Glori James-Suarez
Network Manager

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



THE CITY OF SAN DIEGO

Date of Notice: October 17, 2013

**NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION**
DEVELOPMENT SERVICES DEPARTMENT
Internal Order No. 24003277

PROJECT NAME/NUMBER: Sprint Pacific Bell Mira Mesa/Project No. 297000
COMMUNITY PLAN AREA: Mira Mesa Community Planning Area
COUNCIL DISTRICT: 6
LOCATION: 9059 Mira Mesa Boulevard, San Diego, CA 92126

PROJECT DESCRIPTION: NEIGHBORHOOD USE PERMIT (NUP) to modify an existing wireless communication facility by replacing 9 existing panel antennas with 9 new panel antennas and replacing equipment cabinets within an existing equipment area. The project is located in the AR-1-2 zone and the Mira Mesa Community Plan area, within Council District 6.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department Staff (Process 2).

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Department staff.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Sections 15301 and 15302 of CEQA Guidelines. Section 15301 allows the alteration of an existing facility which involves negligible expansion of the existing use. Section 15302 allows the replacement or reconstruction of existing structures located on the same site with substantially the same purpose and capacity. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

CITY CONTACT: Alex Hempton, Development Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5349

On October 17, 2013, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to

ATTACHMENT 7

the City of San Diego City Council. If you have any questions about this determination, contact the Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (October 31, 2013). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



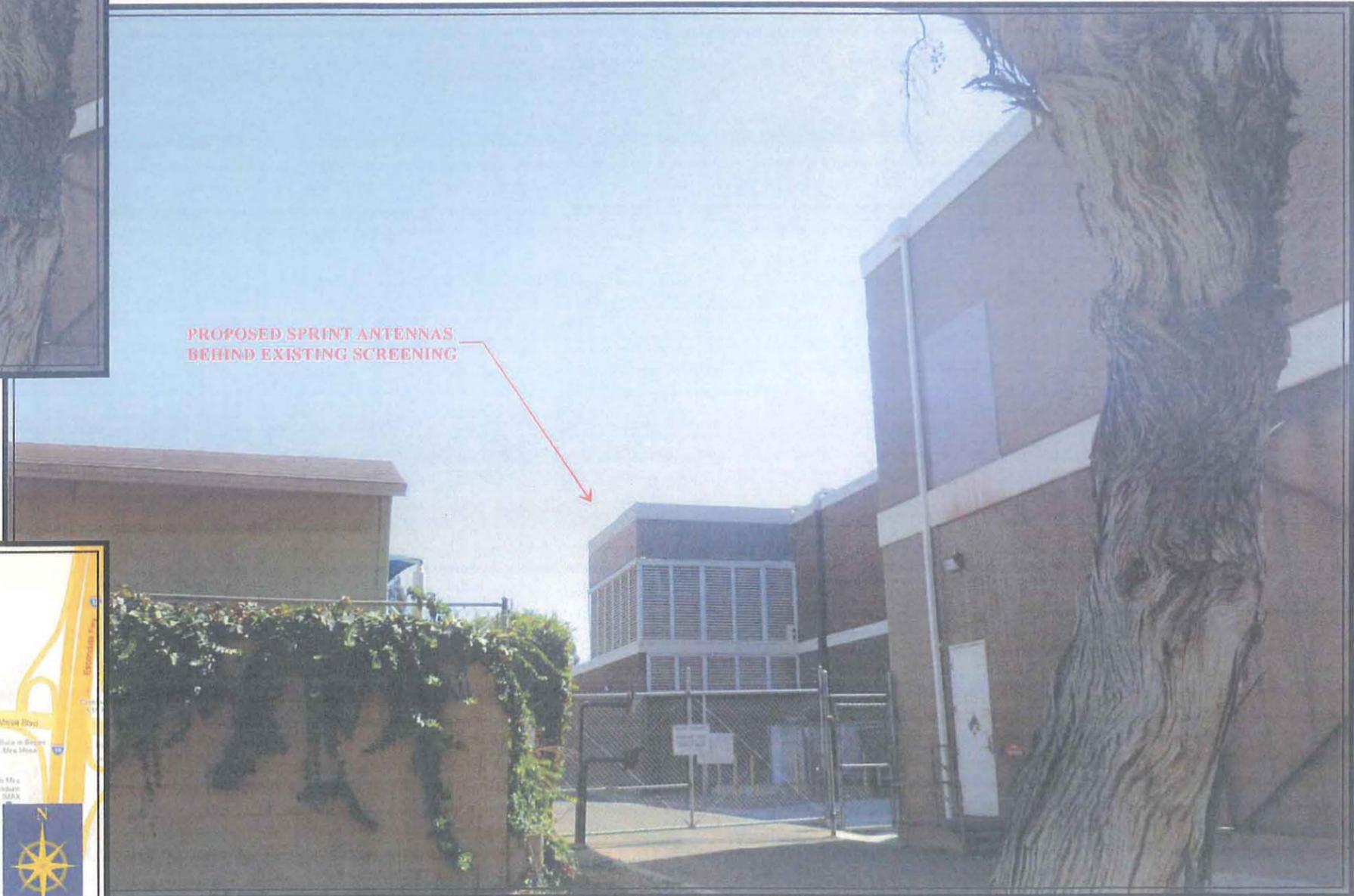
SD35XC244 EAST MIRA MESA

9059 MIRA MESA BLVD, SAN DIEGO, CA 92126

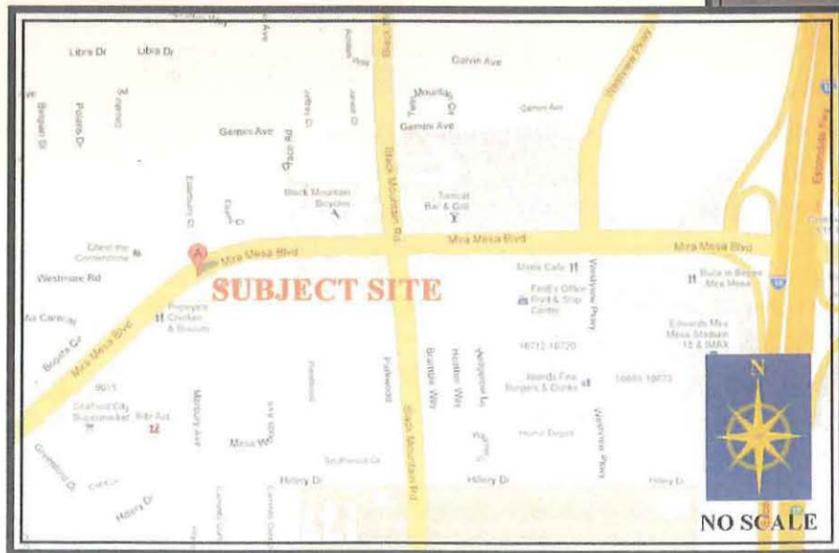
LOOKING SOUTHWEST TOWARD SUBJECT SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

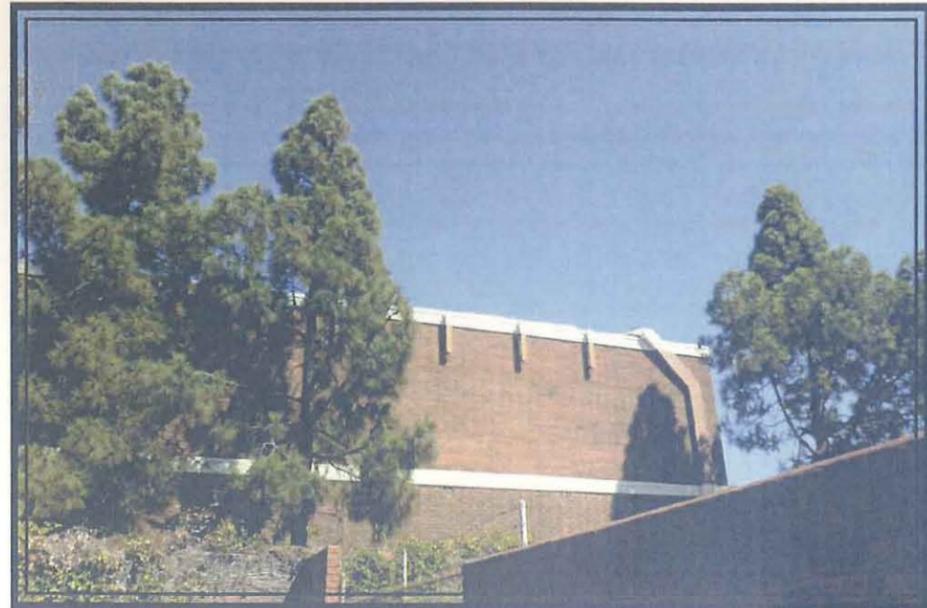
M&M TELECOM, INC.
DANIELLE GOLDMAN
(619) 972-4944



SD35XC244 EAST MIRA MESA

9059 MIRA MESA BLVD, SAN DIEGO, CA 92126

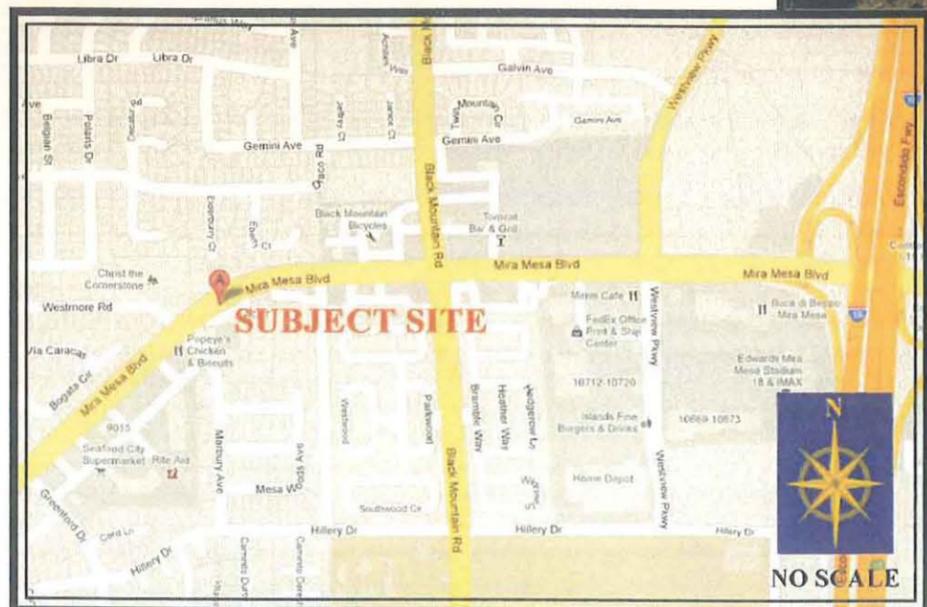
LOOKING EAST TOWARD SUBJECT SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

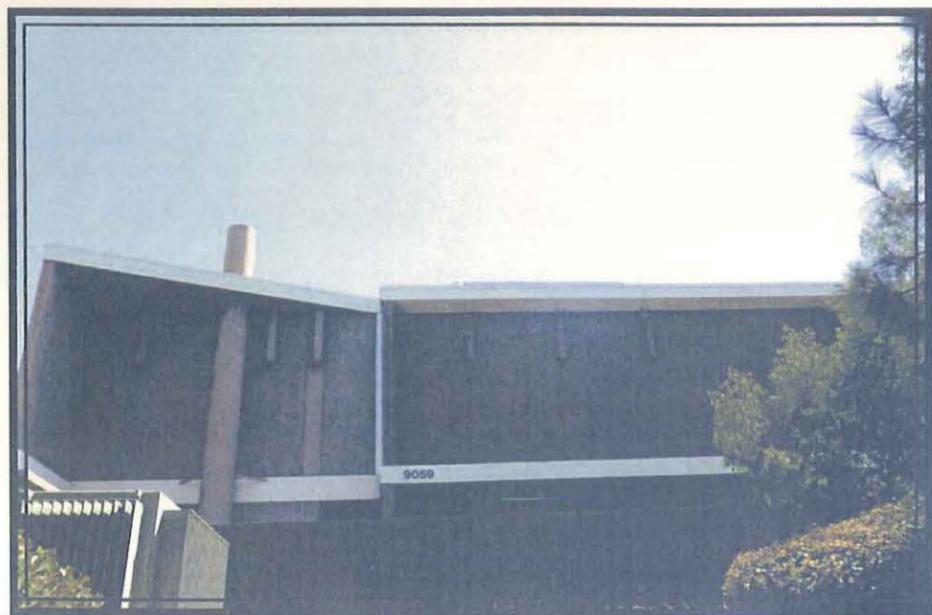
M&M TELECOM, INC.
DANIELLE GOLDMAN
(619) 972-4944



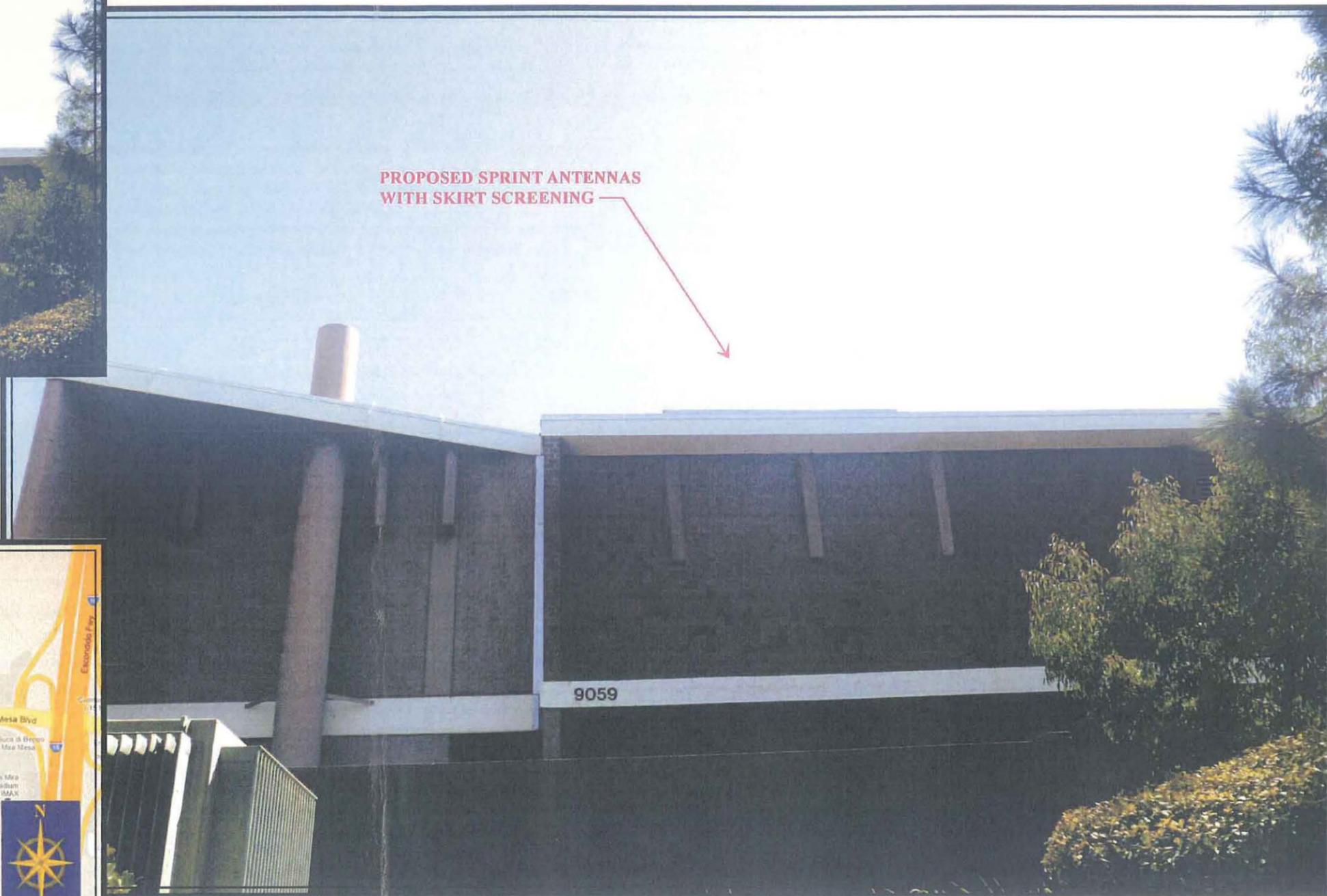
SD35XC244 EAST MIRA MESA

9059 MIRA MESA BLVD, SAN DIEGO, CA 92126

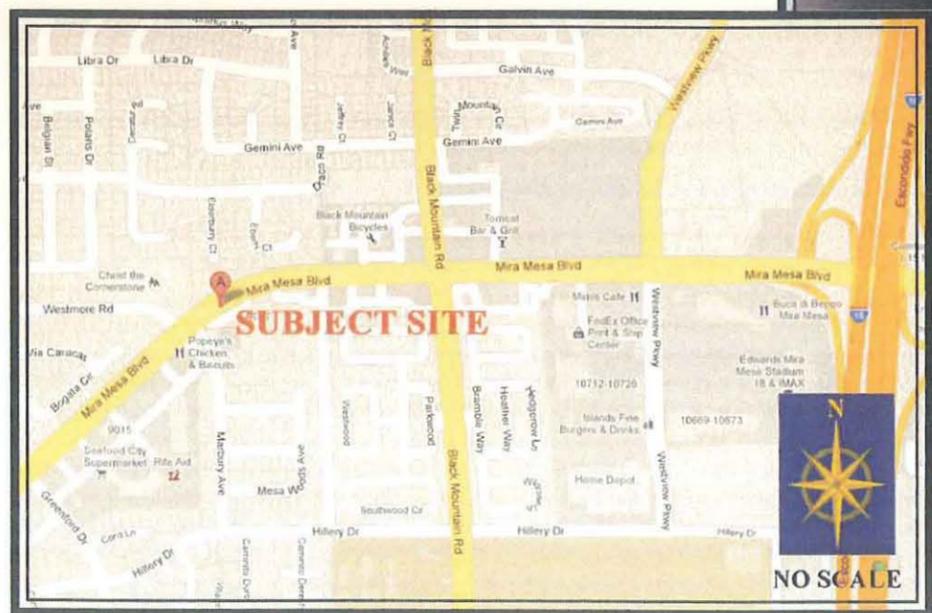
LOOKING SOUTH TOWARD SUBJECT SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

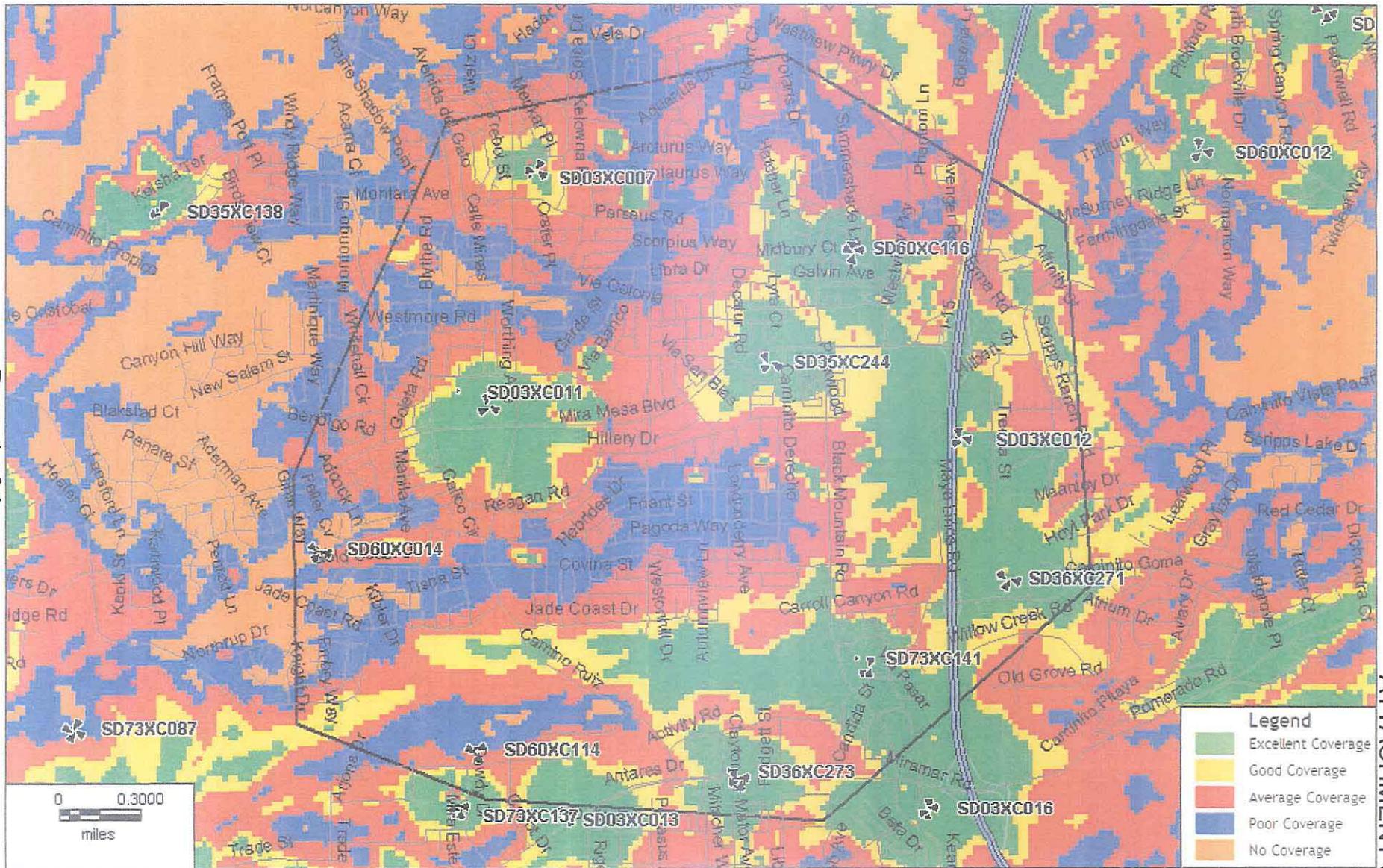


VICINITY MAP

M&M TELECOM, INC.
DANIELLE GOLDMAN
(619) 972-4944

SD35XC244 Coverage with neighboring sites : with Site

Page 1 of 4





SD35XC244 EAST MIRA MESA
 9059 MIRA MESA BLVD
 SAN DIEGO, CA 92126

SITE JUSTIFICATION MAP

LEGEND

- SUBJECT SITE
- EXISTING SITES
- ALTERNATIVE SITES (NONE)

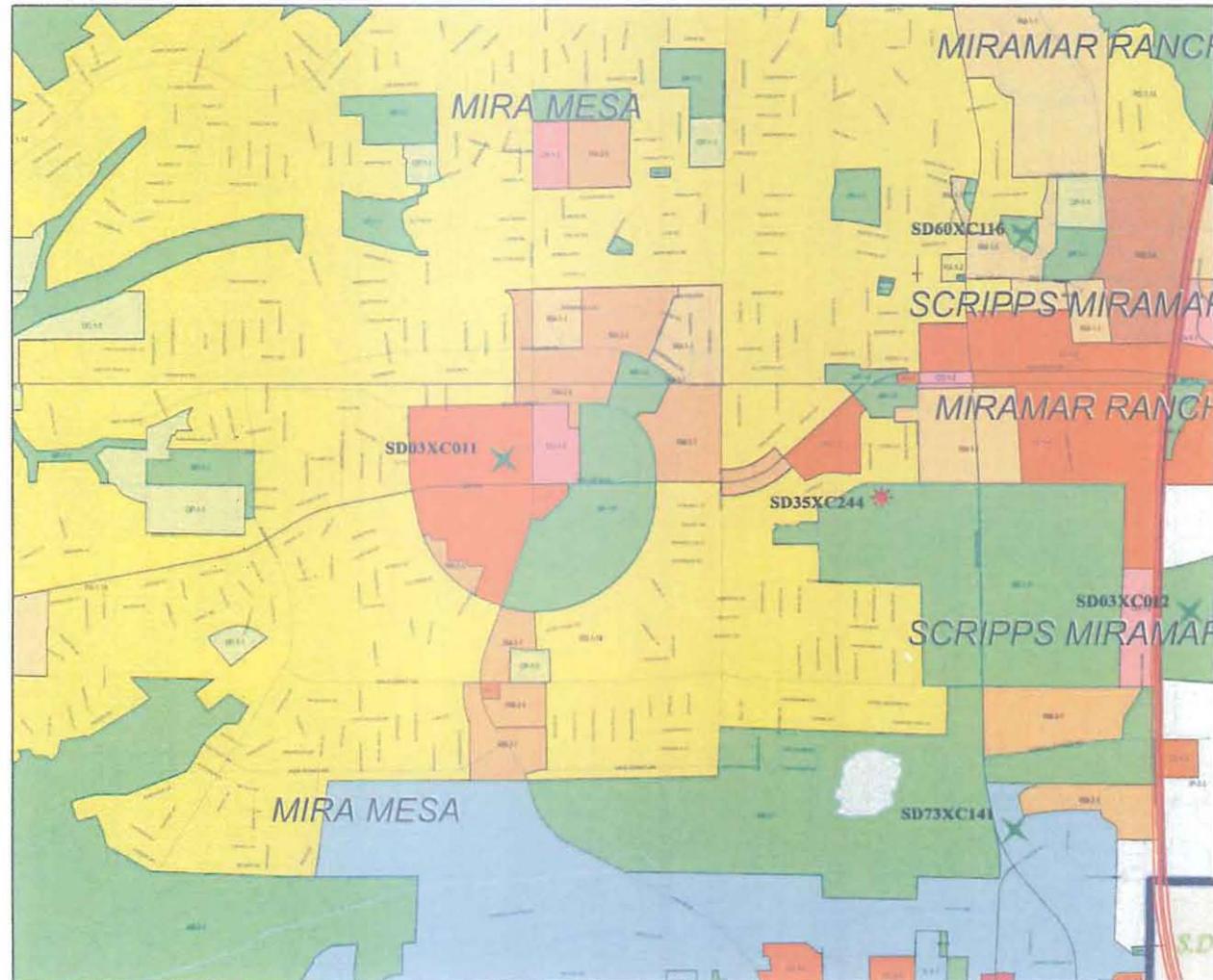
Legend

City of San Diego Boundary
 Community Plan Areas
 Parcels

Zoning

ZONE_NAME

- AR-1-1
- AR-1-2
- CC-1-3
- CC-3-5
- CC-4-2
- CO-1-2
- CV-1-1
- IH-2-1
- IL-2-1
- IL-3-1
- IP-2-1
- OC-1-1
- OP-1-1
- OR-1-2
- RM-1-1
- RM-2-5
- RM-3-7
- RS-1-14
- RS-1-8
- RX-1-2
- UNZONED



M&M Telecom, Inc.
WIRELESS CONSULTANTS
Danielle Goldman – *Land Use Planner*
Cell phone: (619) 972-4944
Email: danielle.goldman@mmtelcominc.com

SITE JUSTIFICATION LETTER

Sprint presently operates a wireless communication facility at 9059 Mira Mesa Blvd. The subject property is located in the AR-1-2 zone, on the south side of Mira Mesa Blvd. The property is developed with an industrial facility, with commercial uses to the east and west, and residential to the north and south. Due to the volume of commercial traffic and the span of residential uses in the surrounding community, as well as lack of height at this facility, optimum capacity and coverage at the subject Sprint facility is crucial.

The existing Sprint facility at this property was approved for a total of 9 panel antennas (3 antennas per sector, 3 sectors). One sector is located behind FRP screening, and the other two sectors are mounted to the façade of the existing building. Associated equipment is approved at ground level. This site is now insufficient in both capacity and coverage to meet the growing demands of existing and new Sprint customers. Sprint is in the process of deploying "Network Vision" capacity upgrades across the network. The purpose of these modifications is to add bandwidth in order to service more customers and to increase speed for the faster transmission of data.

As part of these network upgrades, Sprint now proposes to modify the existing facility at 9059 Mira Mesa Blvd. Modification of this facility entails the modification of antennas on the existing pipe mounts with added skirt screening. Sprint requests approval to maintain a total of 9 antennas, within the scope of the original approval. The existing facility and proposed modifications meet the design standards of the Land Development Code Section 141.0420.

Photo simulations and drawings of the proposed changes are included with this letter to better illustrate the proposed changes.

Alternative sites were not examined for the subject facility, because it is an existing location. Changes are now proposed to upgrade the facility with the 4G technology. Since it is a collocation facility and a modification to an existing facility, Section 6409 of the Middle Class Tax Relief Act of 2012 stipulates that this project must be approved administratively within 90 days.



ATTACHMENT 10
SD35XC244 EAST MIRA MESA
9059 MIRA MESA BLVD
SAN DIEGO, CA 92126

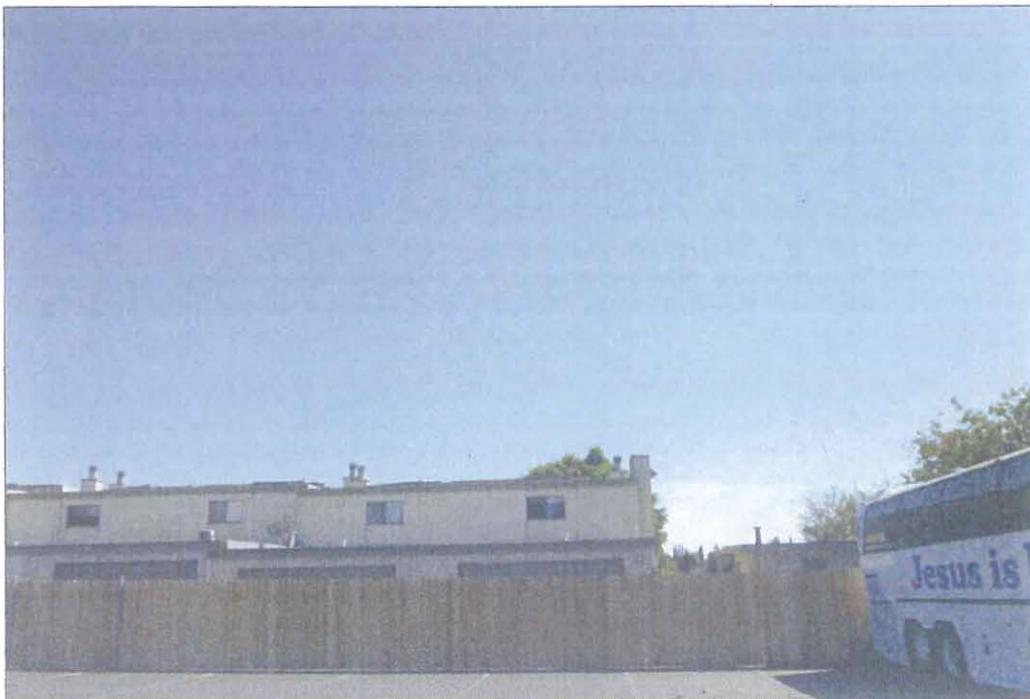
1

LOOKING NORTH FROM THE SUBJECT SITE



2

LOOKING SOUTH FROM THE SUBJECT SITE





ATTACHMENT 10
SD35XC244 EAST MIRA MESA
9059 MIRA MESA BLVD
SAN DIEGO, CA 92126

3

LOOKING EAST FROM THE SUBJECT SITE



4

LOOKING WEST FROM THE SUBJECT SITE



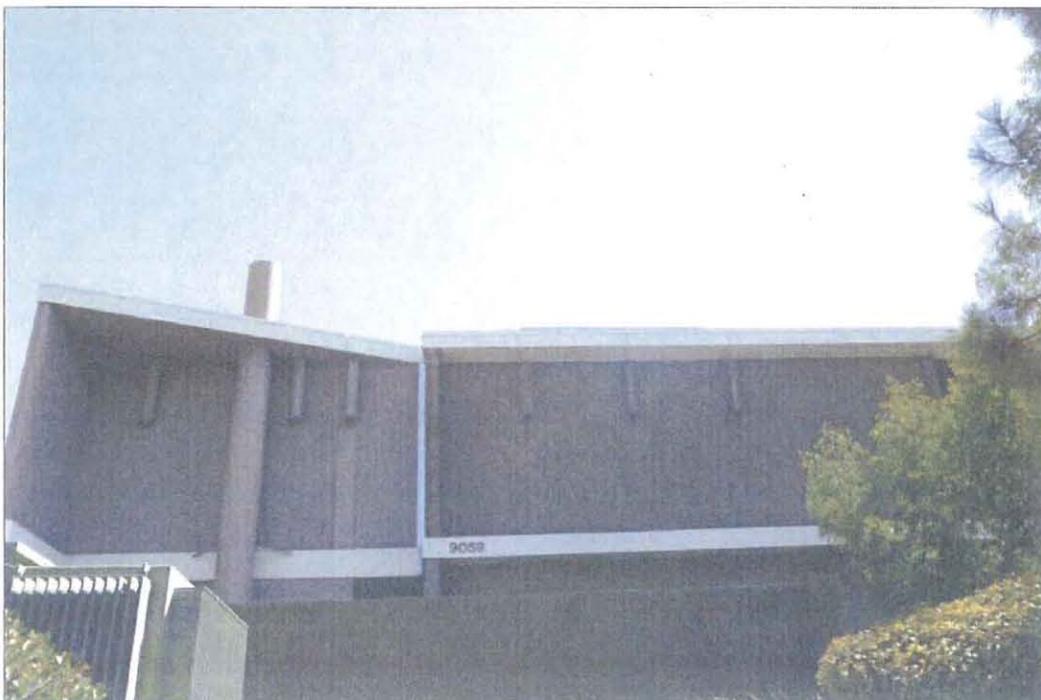


ATTACHMENT 10
SD35XC244 EAST MIRA MESA
9059 MIRA MESA BLVD
SAN DIEGO, CA 92126

5 *LOOKING NORTH TOWARD THE SUBJECT SITE*



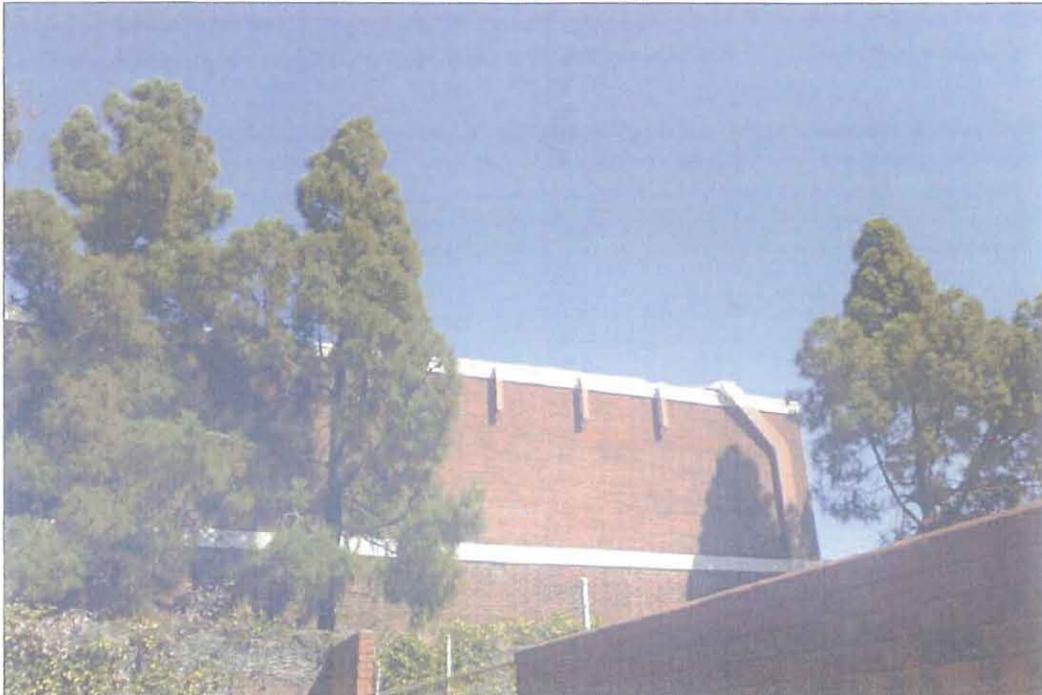
6 *LOOKING SOUTH TOWARD THE SUBJECT SITE*





ATTACHMENT 10
SD35XC244 EAST MIRA MESA
9059 MIRA MESA BLVD
SAN DIEGO, CA 92126

7 *LOOKING EAST TOWARD THE SUBJECT SITE*



8 *LOOKING WEST TOWARD THE SUBJECT SITE*





SAN DIEGO MARKET

NETWORK VISION MMBTS LAUNCH
**EAST MIRA MESA
 (PACIFIC BELL BLDG.)**

SD35XC244

FACADE WITH FRP SKIRTING

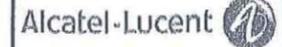
9059 MIRA MESA BOULEVARD
 SAN DIEGO, CALIFORNIA 92126

LATITUDE: 32.916339 (32° 54' 58.99" N)
 LONGITUDE: -117.127517 (117° 7' 42.13" W)

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT PLAN
A-3	ANTENNA LAYOUT PLAN
A-4	NORTH ELEVATION
A-4.1	SOUTH ELEVATION
A-4.2	EAST ELEVATION
A-4.3	WEST ELEVATION
A-5	ANTENNA AND RRH DETAILS
A-5.1	RRH DETAILS

SHEET INDEX

Sprint



JRA
 Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications
 1 San Jacquin Plaza, Suite 250
 Newport Beach, California 92660
 Phone: (949) 780-3929
 Fax: (949) 780-3831

PROJECT INFORMATION:

NETWORK VISION
 MMBTS LAUNCH
**EAST MIRA MESA
 (PACIFIC BELL BLDG.)**
 SD35XC244

9059 MIRA MESA BOULEVARD,
 SAN DIEGO, CALIFORNIA 92126

ISSUED DATE:

08/16/13

ISSUED FOR:

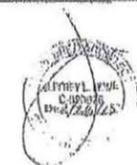
100% ZD'S REVIEW

REVISIONS

REV.	DATE	DESCRIPTION	INT.
0	08/09/12	90% ZD'S REVIEW	ER
1	08/16/13	100% ZD'S REVIEW	ER

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

LICENSURE:



SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

REVISION:

1

JRA JOB NUMBER: 111075

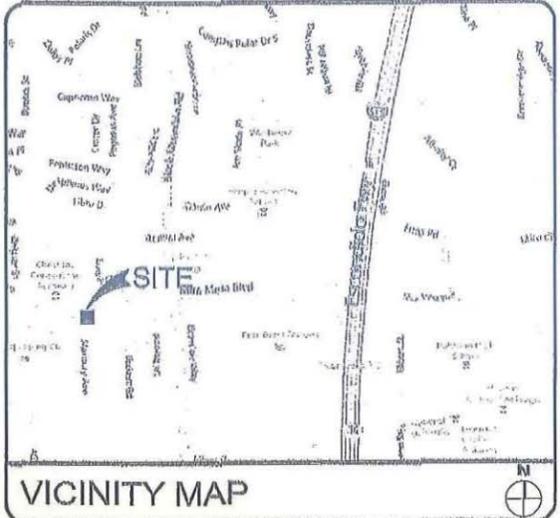
CALIFORNIA STATE CODE COMPLIANCE
 SPRINT PROPOSES THAT ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE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

CALIFORNIA FIRE CODE, 2010 EDITION
 CALIFORNIA BUILDING CODE, 2010 EDITION
 CALIFORNIA PLUMBING CODE, 2010 EDITION
 CALIFORNIA MECHANICAL CODE, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION
 CALIFORNIA GREEN BUILDING CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY REQUIREMENTS
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE.

DIG ALERT
 UNDERGROUND SERVICE ALERT
 OF SOUTHERN CALIFORNIA
 DIAL TOLL FREE
 1-800-227-2600
 AT LEAST TWO DAYS
 BEFORE YOU DIG



SPRINT PROPOSES TO MODIFY ITS EXISTING ANTENNA AND EQUIPMENT IN AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY.

- REPLACE (8) (E) PANEL ANTENNAS.
- INSTALL (3) (N) RRH'S.
- REMOVE ALL (E) CDMA COAX.
- INSTALL (3) (N) FIBER OPTIC CABLE USING EXISTING COAX ROUTE.
- PERMITTED FOR (9) PANEL ANTENNAS.
- REPLACE (1) (E) ETS CABINET.
- INSTALL (1) (N) BBU CABINET AND REMOVE (1) (E) POWER CABINET.
- INSTALL (N) FIBER JUNCTION BOX.

ANTENNAS ARE LOCATED LESS THAN 100' FROM THE PROPERTY LINE OF A DAY CARE, ELEMENTARY AND MIDDLE SCHOOL AND RESIDENTIAL COMMUNITY.

SCOPE OF WORK

PROPERTY LINE	(Symbol)	DETAIL REFERENCE
FENCE LINE	(Symbol)	ELEVATION REFERENCE
HOLLOW METAL FENCE	(Symbol)	
COAXIAL CABLE	(Symbol)	BTS: BASE TRANSCEIVER STATION
CABLE TRAY	(Symbol)	CDMA: CODE DIVISION MULTIPLE ACCESS
CABLE BRIDGE	(Symbol)	RRH: REMOTE RADIO HEADS
	(Symbol)	GPS: GLOBAL POSITIONING SYSTEM

PROJECT ARCHITECT
 JEFFREY ROME & ASSOCIATES
 1 SAN JACQUIN PLAZA
 SUITE 250
 NEWPORT BEACH, CALIFORNIA 92660
 CONTACT: JEFFREY ROME
 PHONE: (949) 780-3929
 EMAIL: JLR@JRA.COM

SPRINT / MARKET MANAGER
 SAN DIEGO MARKET MANAGER
 9191 TOWNE CENTER DRIVE
 SAN DIEGO, CALIFORNIA 92122
 CONTACT: CLORI JAMES-SUAREZ
 PHONE: (760) 686-0489
 EMAIL: CLORI.JAMES-SUAREZ@SPRINT.COM

STRUCTURAL ENGINEER
 ZALZALI & ASSOCIATES, INC.
 CONTACT: WISSAM ZALZALI
 PHONE: (949) 420-1000
 EMAIL: WISSAM@ZALZALI.COM

SITE ACQUISITION MANAGER
 ALCATEL-LUCENT
 9805 SCRANTON ROAD, SUITE 400
 SAN DIEGO, CALIFORNIA 92121
 CONTACT: FELICIA PHILLIPS
 PHONE: (714) 791-6643
 EMAIL: FELICIA.PHILLIPS@ALCATEL-LUCENT.COM

CONSTRUCTION MANAGER:
 ALCATEL-LUCENT
 9805 SCRANTON ROAD, SUITE 400
 SAN DIEGO, CALIFORNIA 92121
 CONTACT: ROB THOMSON
 PHONE: (858) 320-3191
 EMAIL: ROB.THOMSON@ALCATEL-LUCENT.COM

PLANNING CONSULTANT
 MAM TELECOMMUNICATIONS, INC.
 CONTACT: DANIELLE GOLDMAN
 PH: (619) 972-4944
 EMAIL: DANIELLE.GOLDMAN@MAMTELECOMINC.COM

TELECO COMPANY:
 AT&T
 PH: (888) 944-0447

POWER COMPANY:
 SDG&E
 PH: (800) 336-7343

RF ENGINEER:
 RASHED ERSHADI
 EMAIL: RASHED.ERSHADI@ALCATEL-LUCENT.COM

APPROVAL	SIGNATURE	DATE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
SITE ACQUISITION		
PLANNING CONSULTANT		
PROPERTY OWNER		
SPRINT REPRESENTATIVE		

SIGNATURE BLOCK

FROM THE SAN DIEGO INTERNATIONAL AIRPORT:

- HEAD SOUTH ON WINSHIP LANE TOWARD NORTH HARBOR DRIVE (0.02 MILES)
- TURN LEFT ONTO NORTH HARBOR DRIVE (1.2 MILES)
- TURN LEFT ONTO WEST GRAPE STREET (0.4 MILES)
- TAKE THE I-5 SOUTH RAMP (0.2 MILES)
- MERGE ONTO I-5 SOUTH (0.4 MILES)
- TAKE EXIT AND MERGE ONTO CA-163 NORTH (2.8 MILES)
- TAKE EXIT AND MERGE ONTO I-8 EAST (3.2 MILES)
- TAKE EXIT AND MERGE ONTO I-15 NORTH (9.9 MILES)
- TAKE EXIT FOR MIRA MESA BOULEVARD (0.3 MILES)
- TURN LEFT ONTO MIRA MESA BOULEVARD (0.9 MILES)
- U-TURN AT WESTMORE ROAD (0.08 MILES)

DRIVING DIRECTIONS

APPLICANT:
 NOVATION GROUP CONSULTING ON BEHALF OF
 ALCATEL-LUCENT FOR SPRINT PCS
 9805 SCRANTON ROAD, SUITE 400
 SAN DIEGO, CALIFORNIA 92121

PROPERTY OWNER:
 PACIFIC BELL
 2800 CAMINO RAMON
 SAN RAMON, CA 94583

PROPERTY INFORMATION:
 9059 MIRA MESA BOULEVARD
 SAN DIEGO, CALIFORNIA 92126
 ZONING CLASSIFICATION: AR-1-2
 CALIFORNIA BUILDING CODE: 2010 EDITION
 EXISTING CONSTRUCTION TYPE: TYPE V-N
 PROPOSED CONSTRUCTION TYPE: TYPE V-N
 EXISTING OCCUPANCY: B
 PROPOSED OCCUPANCY: B
 JURISDICTION: CITY OF SAN DIEGO
 EXISTING USE: TELECOMMUNICATIONS
 PROPOSED USE: TELECOMMUNICATIONS
 SPRINT EQUIPMENT SQ.FT: ±189 SQFT
 NEXTEL EQUIPMENT SQ.FT: ±240 SQFT
 OTHER CARRIERS: NEXTEL, SPRINT, AND T-MOBILE

PARCEL NUMBER:
 318-090-42-00

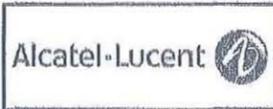
LEASE AREA:
 EXISTING LEASE AREA: 188.5 SQ. FT.

PROJECT SUMMARY

PROJECT TEAM

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 11"x17" OR 22"x34" FORMAT. IF THIS DRAWING SET IS NOT 11"x17" OR 22"x34", THIS SET IS NOT TO SCALE.

DRAWING SCALE



JRA
 Jeffrey Romo & Associates, Inc.
 Architecture & Telecommunications
 1 San Jacinto Plaza, Suite 250
 Newport Beach, California 92660
 Phone (949) 790-3029
 Fax (949) 760-3031

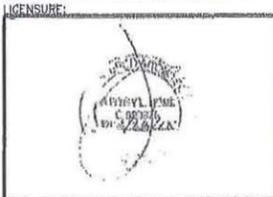
PROJECT INFORMATION
**NETWORK VISION
 MMBTS LAUNCH
 EAST MIRA MESA
 (PACIFIC BELL BLDG.)**
 SD35XC244
 9059 MIRA MESA BOULEVARD,
 SAN DIEGO, CALIFORNIA 92126

ISSUED DATE:
 08/16/13

ISSUED FOR:
 100% ZD'S REVIEW

REVISIONS			
REV.	DATE	DESCRIPTION	INIT.
0	08/09/12	90% ZD'S REVIEW	ER
1	08/16/13	100% ZD'S REVIEW	ER

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET



SHEET TITLE:
SITE PLAN

SHEET NUMBER: **A-1** REVISION: **1**

JRA JOB NUMBER: 111075

SITE PLAN GENERAL NOTES

SETBACKS:
 FRONT YARD = 10'-0"
 BACK YARD = 0'-0"
 SIDE YARDS = 0'-0"

1. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO EXISTING PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY.
4. 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 CITY'S STORM WATER STANDARDS.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

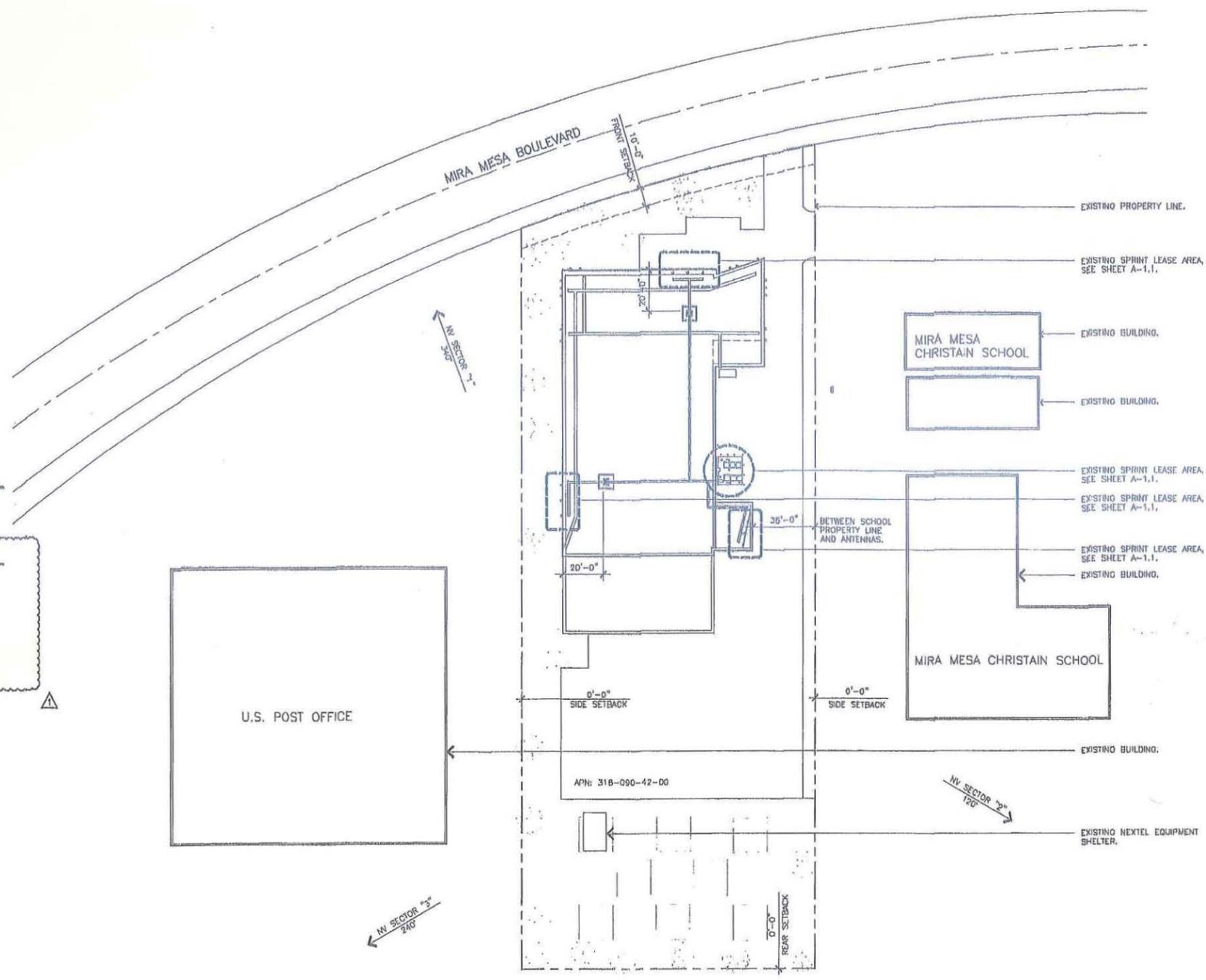
- NOTES 1-8 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.
1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
 2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS, SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 940 OR GREATER.
 3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
 4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
 5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

LEGAL DESCRIPTION

LOT 1 OF SAN DIEGO MIRA MESA EXCHANGE IN THE CITY OF SAN DIEGO STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 6671 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 25, 1970.

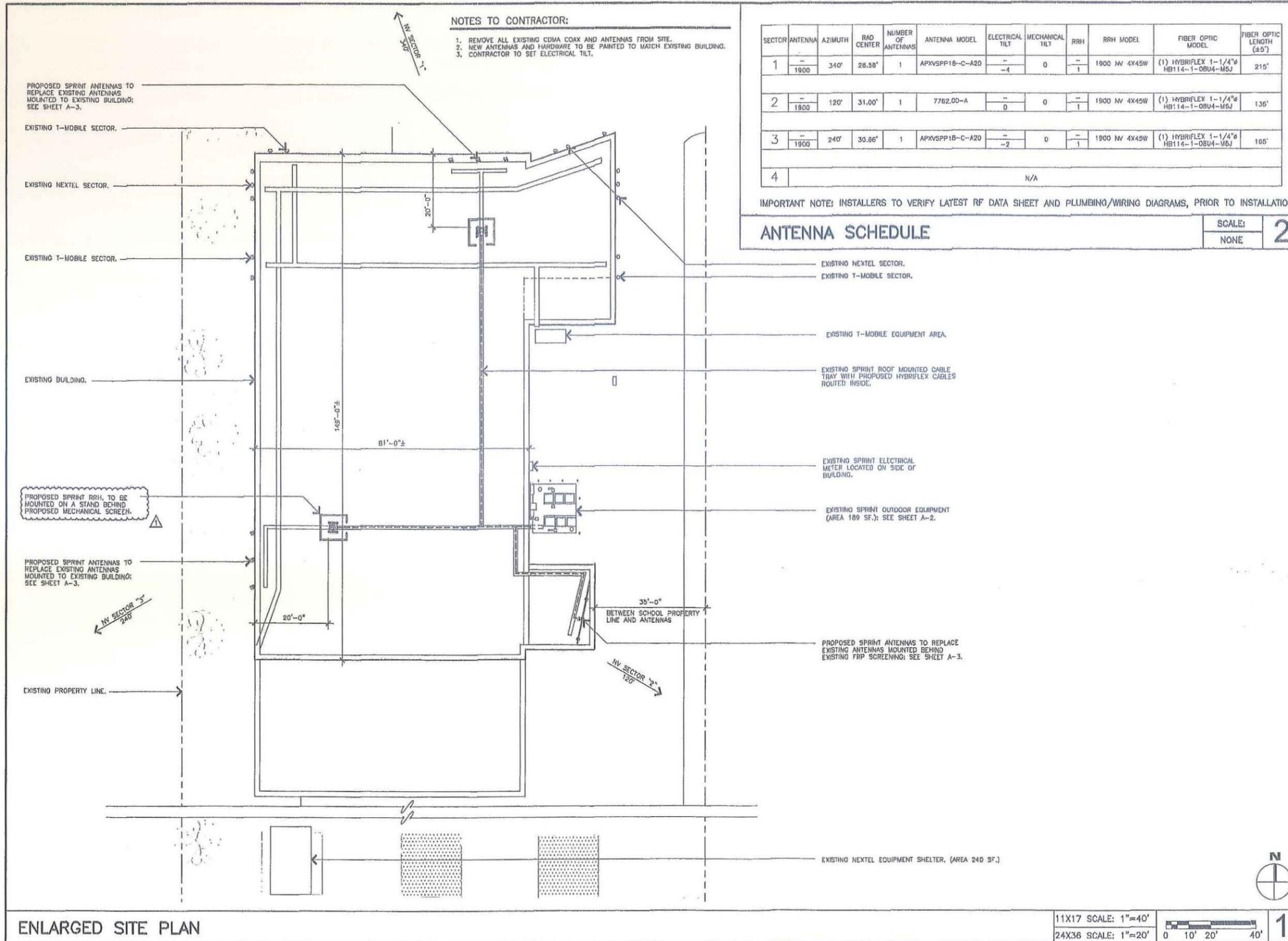
NOTES:

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



SITE PLAN

11X17 SCALE: 1"=40'
 24X36 SCALE: 1"=20'
 0 10' 20' 40' **1**

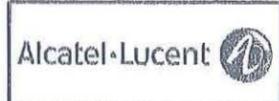


NOTES TO CONTRACTOR:
 1. REMOVE ALL EXISTING CDMA COAX AND ANTENNAS FROM SITE.
 2. NEW ANTENNAS AND HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING.
 3. CONTRACTOR TO SET ELECTRICAL TILT.

SECTOR	ANTENNA	AZIMUTH	RAD CENTER	NUMBER OF ANTENNAS	ANTENNA MODEL	ELECTRICAL TILT	MECHANICAL TILT	RRH	RRH MODEL	FIBER OPTIC MODEL	FIBER OPTIC LENGTH (±5')
1	1900	340°	28.58'	1	APXVSP1B-C-A20	-4	0	-1	1900 NV 4X45W	(1) HYBRIFLEX 1-1/4"Ø HB114-1-08U4-M5J	215'
2	1900	120°	31.00'	1	7782.00-A	0	0	-1	1900 NV 4X45W	(1) HYBRIFLEX 1-1/4"Ø HB114-1-08U4-M5J	136'
3	1900	240°	30.66'	1	APXVSP1B-C-A20	-2	0	-1	1900 NV 4X45W	(1) HYBRIFLEX 1-1/4"Ø HB114-1-08U4-M5J	165'
4	N/A										

IMPORTANT NOTE: INSTALLERS TO VERIFY LATEST RF DATA SHEET AND PLUMBING/WIRING DIAGRAMS, PRIOR TO INSTALLATION.

ANTENNA SCHEDULE	SCALE:	2
	NONE	



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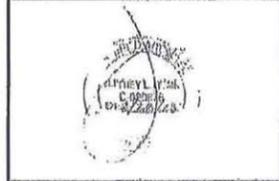
PROJECT INFORMATION:
 NETWORK VISION
 MMBTS LAUNCH
 EAST MIRA MESA
 (PACIFIC BELL BLDG.)
 SD35XC244
 9059 MIRA MESA BOULEVARD,
 SAN DIEGO, CALIFORNIA 92128

ISSUED DATE:
 08/16/13

ISSUED FOR:
 100% ZD'S REVIEW

REVISIONS			
REV.	DATE	DESCRIPTION	INT.
0	08/09/12	90% ZD'S REVIEW	ER
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SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER:	REVISION:
A-1.1	1

11X17 SCALE: 1"=40'
 24X36 SCALE: 1"=20'
 0 10' 20' 40'

JRA JOB NUMBER: 111075

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PROJECT INFORMATION:

NETWORK VISION
MMBTS LAUNCH
EAST MIRA MESA
(PACIFIC BELL BLDG.)
SD35XC244

9059 MIRA MESA BOULEVARD,
SAN DIEGO, CALIFORNIA 92126

ISSUED DATE:

08/16/13

ISSUED FOR:

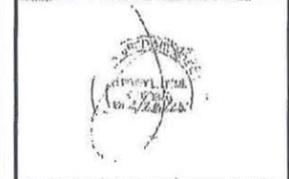
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1	08/16/13	100% ZD'S REVIEW	ER

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SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-2

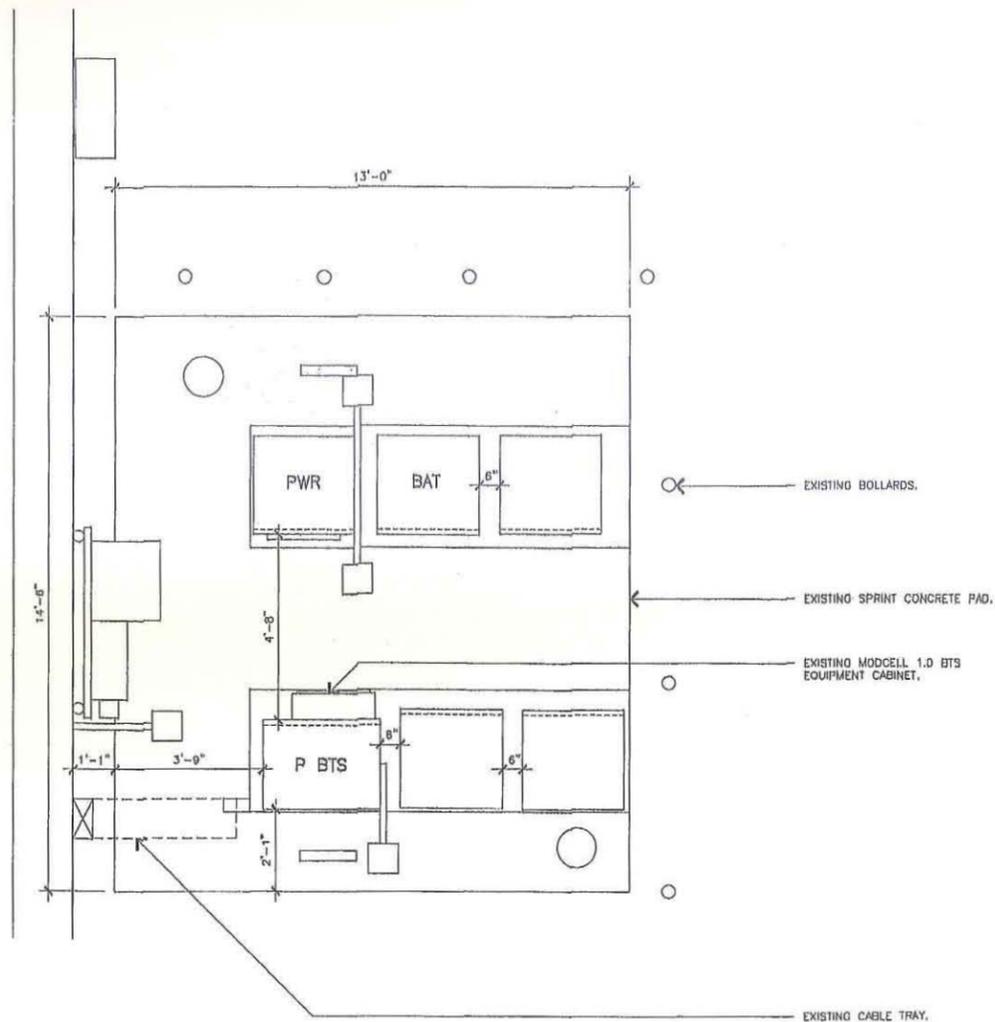
REVISION:

1

JRA JOB NUMBER: 111075

EQUIPMENT PLAN SYMBOL LEGEND

- EXISTING SPRINT TELCO CABINET.
- EXISTING SPRINT BATTERY CABINET.
- EXISTING SPRINT POWER CABINET.
- EXISTING SPRINT PRIMARY BTS CABINET.
- EXISTING ELECTRICAL TRANSFORMER.
- EXISTING ELECTRICAL PANEL.
- EXISTING SPRINT SITE LIGHT.
- EXISTING SPRINT MAIN GROUND BUS BAR.
- EXISTING SPRINT ELECTRICAL METER.
- EXISTING SPRINT OPS ANTENNA.



EXISTING EQUIPMENT PLAN

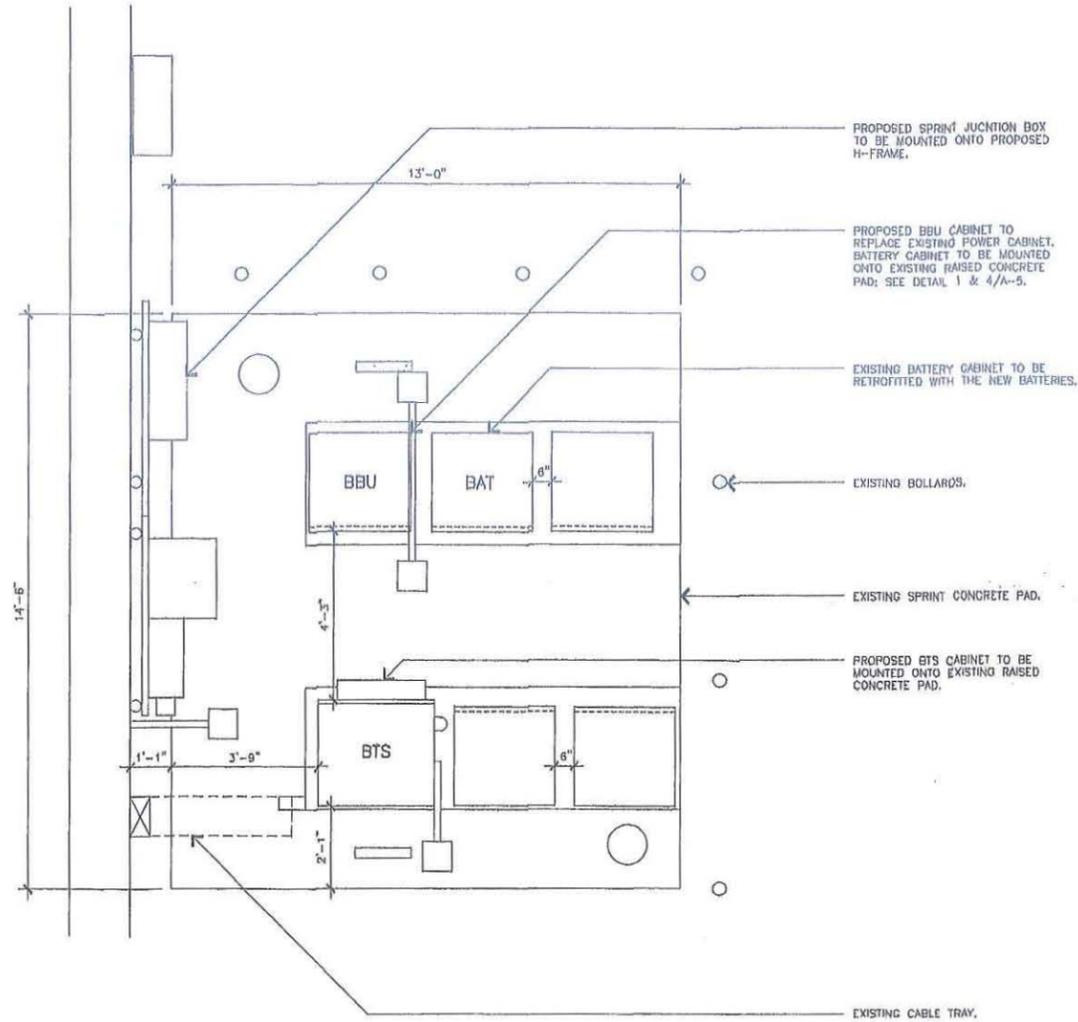
11X17 SCALE: 1/4"=1'-0"
22X34 SCALE: 1/2"=1'-0"



2

EQUIPMENT PLAN SYMBOL LEGEND

- EXISTING SPRINT TELCO CABINET.
- EXISTING SPRINT BATTERY CABINET.
- EXISTING SPRINT POWER CABINET.
- EXISTING SPRINT PRIMARY BTS CABINET.
- EXISTING ELECTRICAL TRANSFORMER.
- EXISTING ELECTRICAL PANEL.
- EXISTING SPRINT SITE LIGHT.
- EXISTING SPRINT MAIN GROUND BUS BAR.
- EXISTING SPRINT ELECTRICAL METER.
- EXISTING SPRINT GPS ANTENNA.
- PROPOSED SPRINT BTS CABINET.
- PROPOSED SPRINT BATTERY BACKUP CABINET.
- PROPOSED FIBER AND DC DISTRIBUTION BOX.
- PROPOSED FIBER AND DC CONDUIT.



PROPOSED EQUIPMENT PLAN

11X17 SCALE: 1/4"=1'-0"
22X34 SCALE: 1/2"=1'-0"



1

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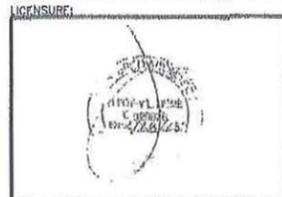
PROJECT INFORMATION:
NETWORK VISION
MMBTS LAUNCH
EAST MIRA MESA
(PACIFIC BELL BLDG.)
SD35XC244
9059 MIRA MESA BOULEVARD,
SAN DIEGO, CALIFORNIA 92126

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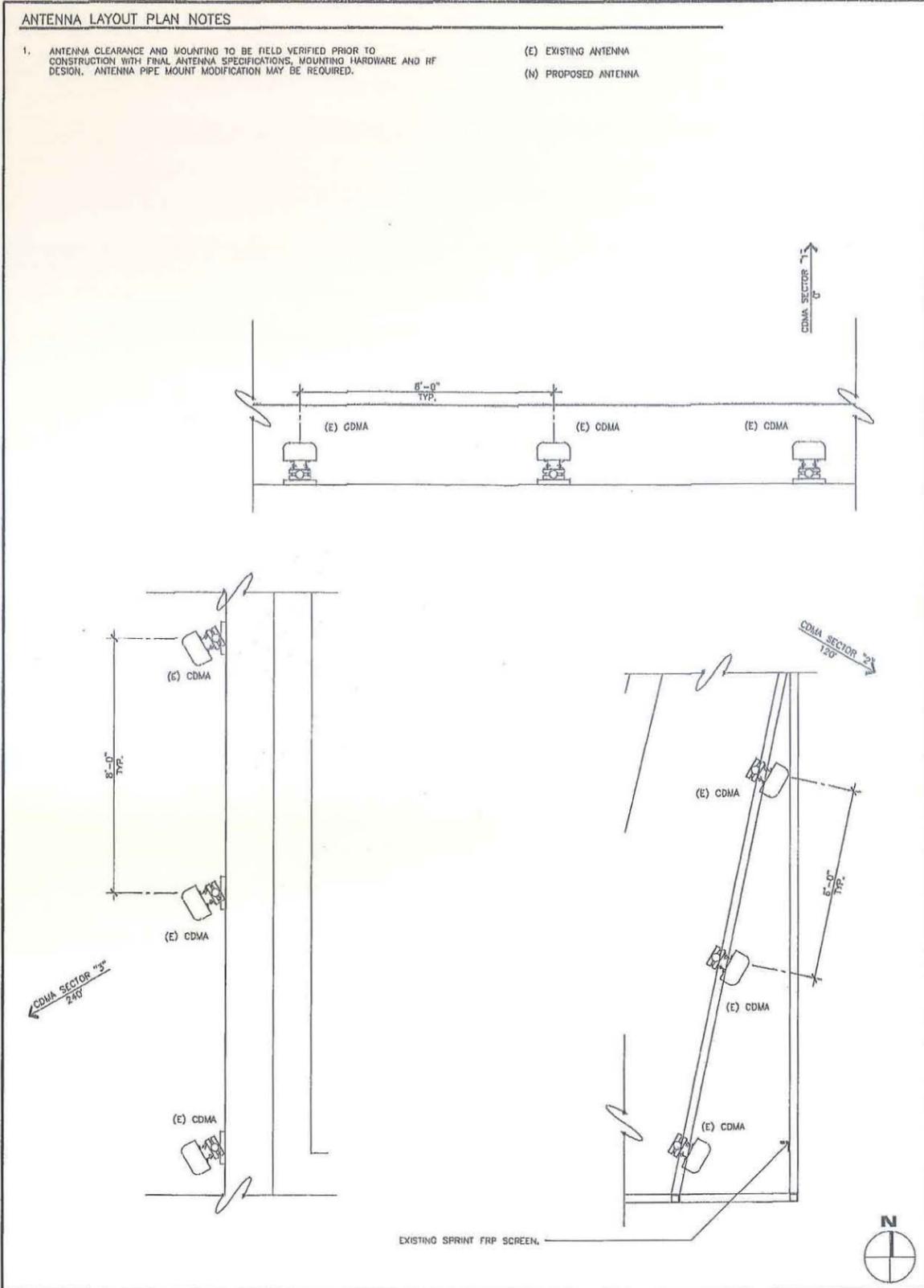
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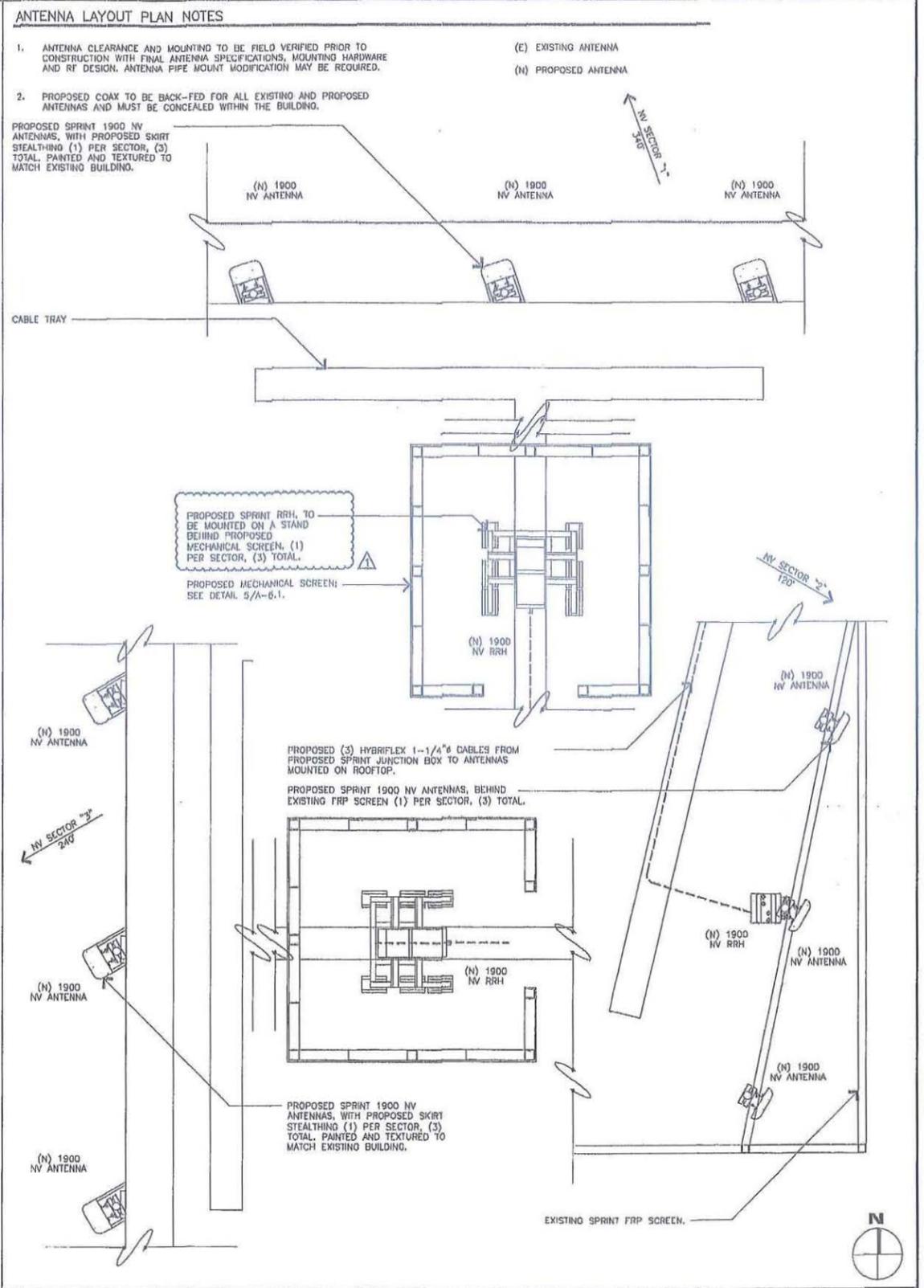
SHEET TITLE:
ANTENNA LAYOUT PLAN

SHEET NUMBER: **A-3** REVISION: 1

JRA JOB NUMBER: 111075



EXISTING ANTENNA LAYOUT PLAN
11X17 SCALE: 1/4"=1'-0"
22X34 SCALE: 1/2"=1'-0"
0 1' 2' 4'



PROPOSED ANTENNA LAYOUT PLAN
11X17 SCALE: 1/4"=1'-0"
22X34 SCALE: 1/2"=1'-0"
0 1' 2' 4'

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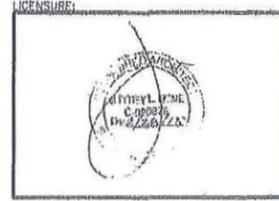
Jeffrey Rame & Associates, Inc.
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 1 San Joaquin Plaza, Suite 250
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 Fax: (949) 780-3831

PROJECT INFORMATION:
 NETWORK VISION
 MMBTS LAUNCH
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 SD35XC244
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 SAN DIEGO, CALIFORNIA 92126

ISSUED DATE:
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REVISIONS			
REV.	DATE	DESCRIPTION	INIT.
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1	08/16/13	100% ZD'S REVIEW	ER

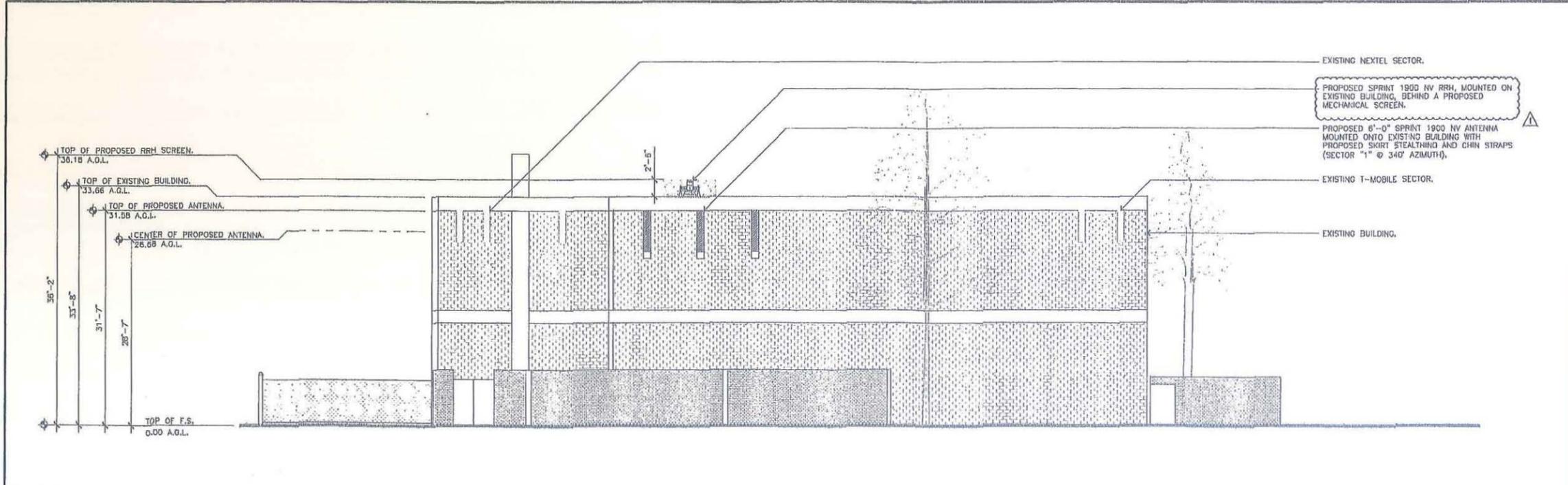
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SHEET TITLE:
 ELEVATION

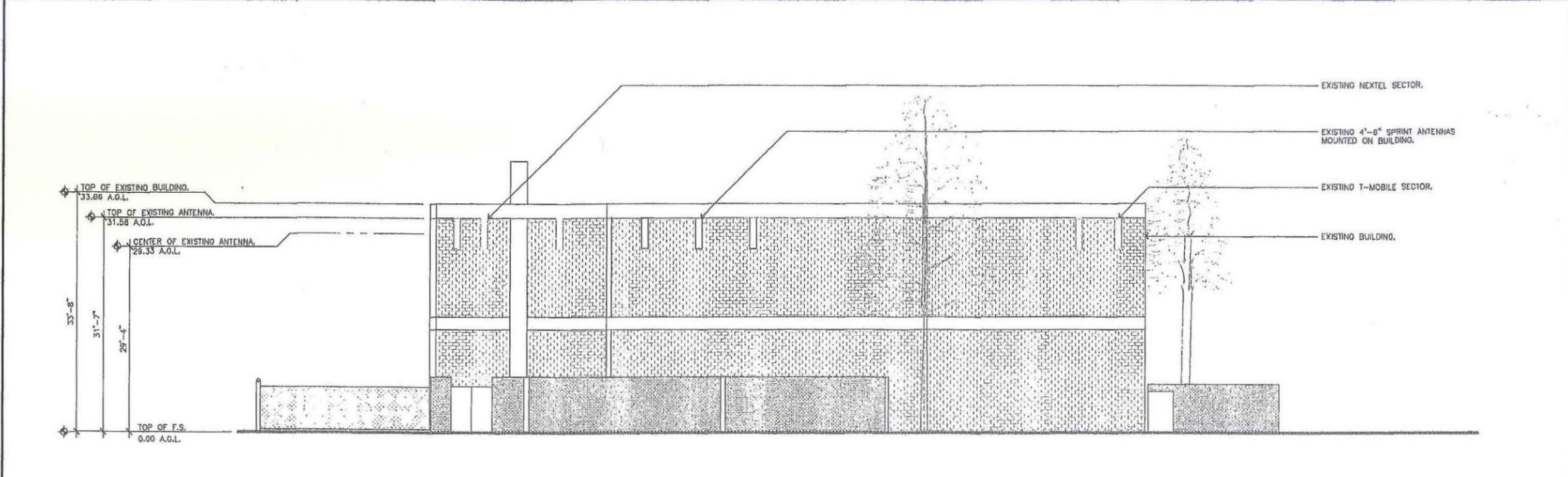
SHEET NUMBER: A-4
 REVISION: 1

JRA JOB NUMBER: 111075



ELEVATION NOTES:
 RAD CENTERS OF EXISTING AND PROPOSED ANTENNAS CONFLICT WITH VALUES FOUND IN EXISTING AS-BUILT (11/01/01) AND RFDS. DRAWINGS REFLECT AS IT APPEARS ON SITE.

PROPOSED NORTH ELEVATION
 11x17 SCALE: 1/16"=1'-0"
 24x36 SCALE: 1/8"=1'-0"
 0 2' 4' 8' 16' 2



ELEVATION NOTES:
 RAD CENTERS OF EXISTING AND PROPOSED ANTENNAS CONFLICT WITH VALUES FOUND IN EXISTING AS-BUILT (11/01/01) AND RFDS. DRAWINGS REFLECT AS IT APPEARS ON SITE.

EXISTING NORTH ELEVATION
 11x17 SCALE: 1/16"=1'-0"
 24x36 SCALE: 1/8"=1'-0"
 0 2' 4' 8' 16' 1

Sprint

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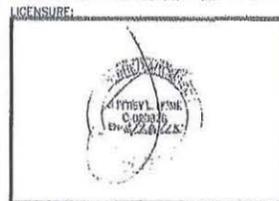
JRA
 Jeffrey Rame & Associates, Inc.
 Architecture & Telecommunications
 1 San Jacinto Plaza, Suite 200
 Newport Beach, California 92660
 Phone: (949) 780-3029
 Fax: (949) 780-3031

PROJECT INFORMATION:
 NETWORK VISION
 MMBTS LAUNCH
 EAST MIRA MESA
 (PACIFIC BELL BLDG.)
 SD35XC244
 9089 MIRA MESA BOULEVARD,
 SAN DIEGO, CALIFORNIA 92126

ISSUED DATE:
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REVISIONS			
REV.	DATE	DESCRIPTION	INT.
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1	08/16/13	100% ZD'S REVIEW	ER

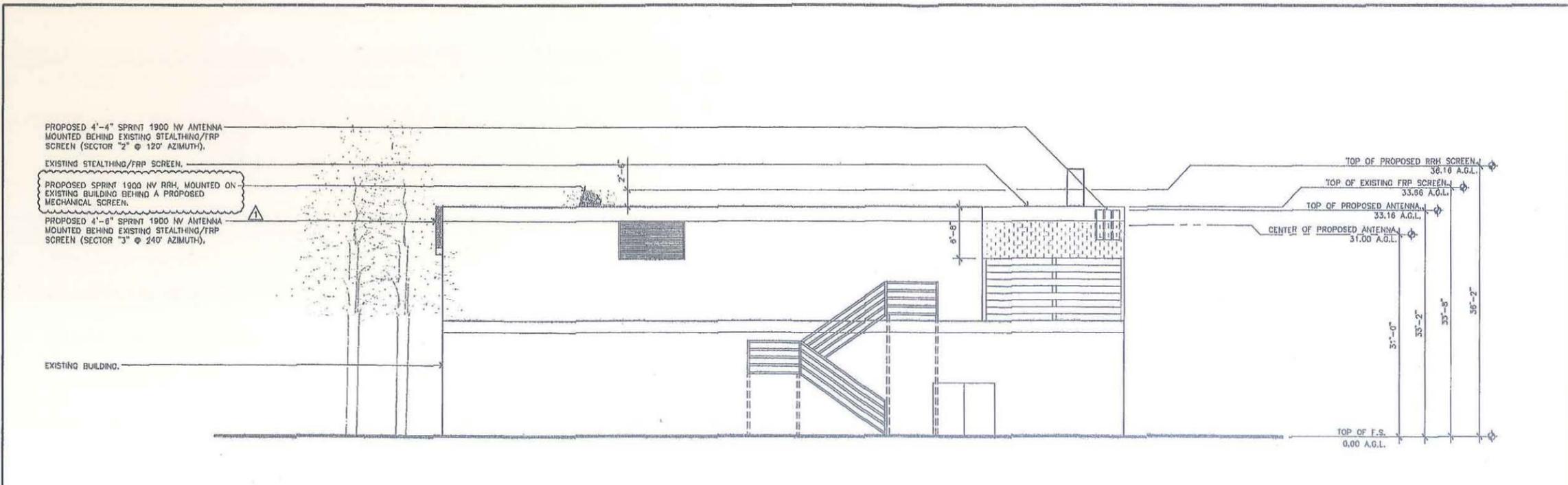
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SHEET TITLE:
 ELEVATION

SHEET NUMBER: **A-4.1** REVISION: 1

JRA JOB NUMBER: 111075

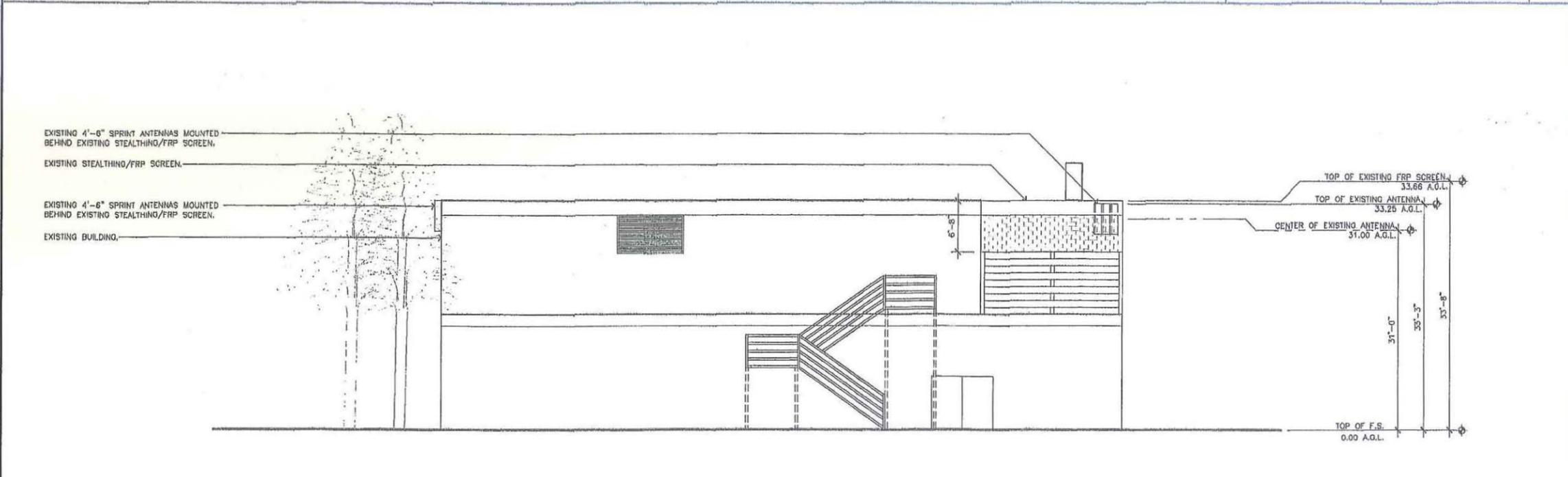


ELEVATION NOTES:
 RAD CENTERS OF EXISTING AND PROPOSED ANTENNAS CONFLICT WITH VALUES FOUND IN EXISTING AS-BUILT (11/01/01) AND RFDS. DRAWINGS REFLECT AS IT APPEARS ON SITE.

PROPOSED SOUTH ELEVATION

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

2



ELEVATION NOTES:
 RAD CENTERS OF EXISTING AND PROPOSED ANTENNAS CONFLICT WITH VALUES FOUND IN EXISTING AS-BUILT (11/01/01) AND RFDS. DRAWINGS REFLECT AS IT APPEARS ON SITE.

EXISTING SOUTH ELEVATION

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

1

Sprint

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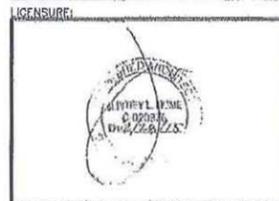
PROJECT INFORMATION:
 NETWORK VISION
 MMBTS LAUNCH
 EAST MIRA MESA
 (PACIFIC BELL BLDG.)
 SD35XC244
 9059 MIRA MESA BOULEVARD,
 SAN DIEGO, CALIFORNIA 92126

ISSUED DATE:
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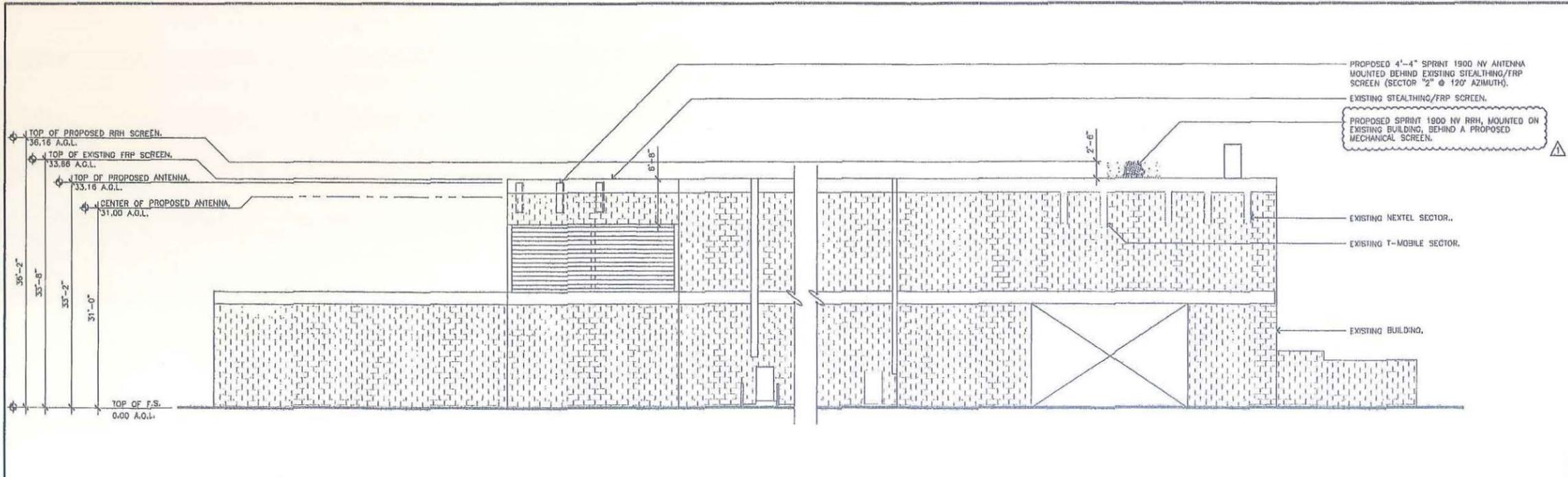
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 ELEVATION

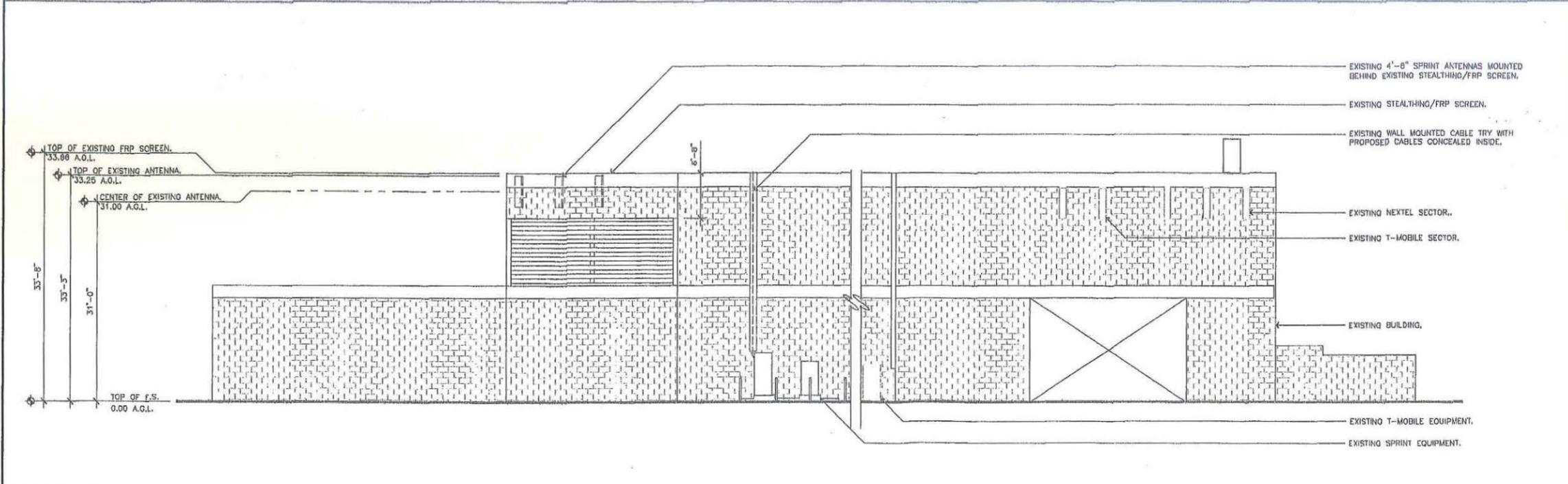
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 REVISION: 1

JRA JOB NUMBER: 111075



ELEVATION NOTES:
 RAD CENTERS OF EXISTING AND PROPOSED ANTENNAS CONFLICT WITH VALUES FOUND IN EXISTING AS-BUILT (11/01/01) AND RFDS. DRAWINGS REFLECT AS IT APPEARS ON SITE.

PROPOSED EAST ELEVATION
 11x17 SCALE: 1/16"=1'-0"
 24x36 SCALE: 1/8"=1'-0"
 0 2' 4' 8' 16'



ELEVATION NOTES:
 RAD CENTERS OF EXISTING AND PROPOSED ANTENNAS CONFLICT WITH VALUES FOUND IN EXISTING AS-BUILT (11/01/01) AND RFDS. DRAWINGS REFLECT AS IT APPEARS ON SITE.

EXISTING EAST ELEVATION
 11x17 SCALE: 1/16"=1'-0"
 24x36 SCALE: 1/8"=1'-0"
 0 2' 4' 8' 16'

Sprint

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JRA

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PROJECT INFORMATION:

NETWORK VISION
 MMBTS LAUNCH
 EAST MIRA MESA
 (PACIFIC BELL BLDG.)
 SD35XC244

9059 MIRA MESA BOULEVARD,
 SAN DIEGO, CALIFORNIA 92126

ISSUED DATE:

08/16/13

ISSUED FOR:

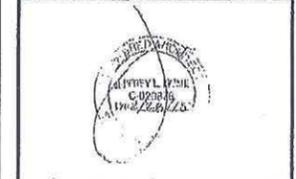
100% ZD'S REVIEW

REVISIONS

REV.	DATE	DESCRIPTION	INIT.
0	08/09/12	90% ZD'S REVIEW	ER
1	08/16/13	100% ZD'S REVIEW	ER

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LICENSURE:



SHEET TITLE:

ELEVATION

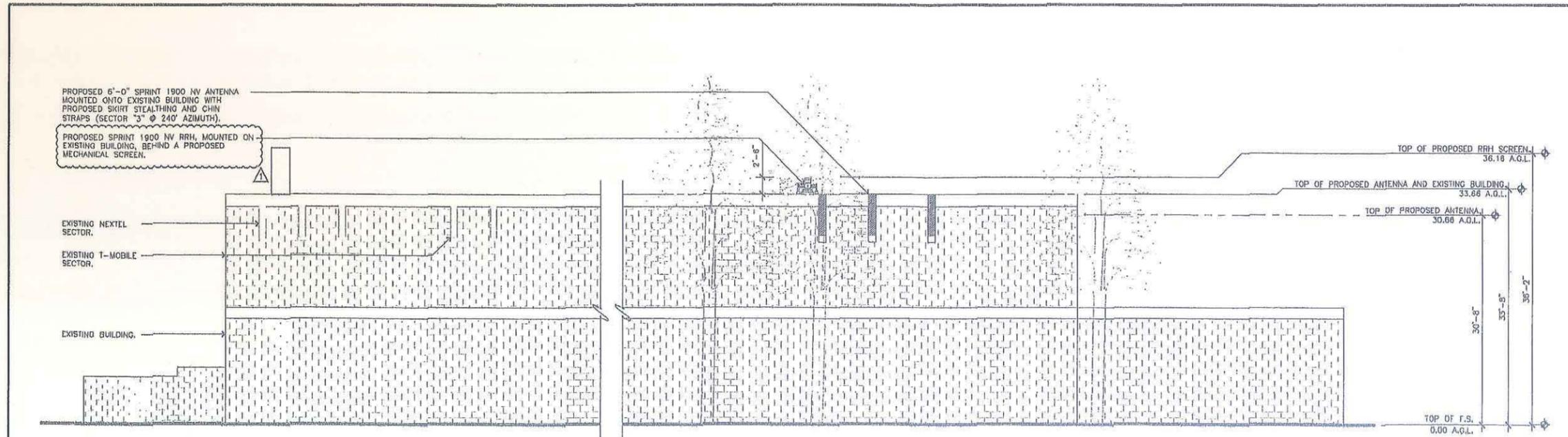
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A-4.3

REVISION:

1

JRA JOB NUMBER: 111075



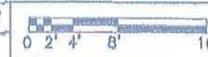
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RAD CENTERS OF EXISTING AND PROPOSED ANTENNAS CONFLICT WITH VALUES FOUND IN EXISTING AS-BUILT (11/01/01) AND RFDS. DRAWINGS REFLECT AS IT APPEARS ON SITE.

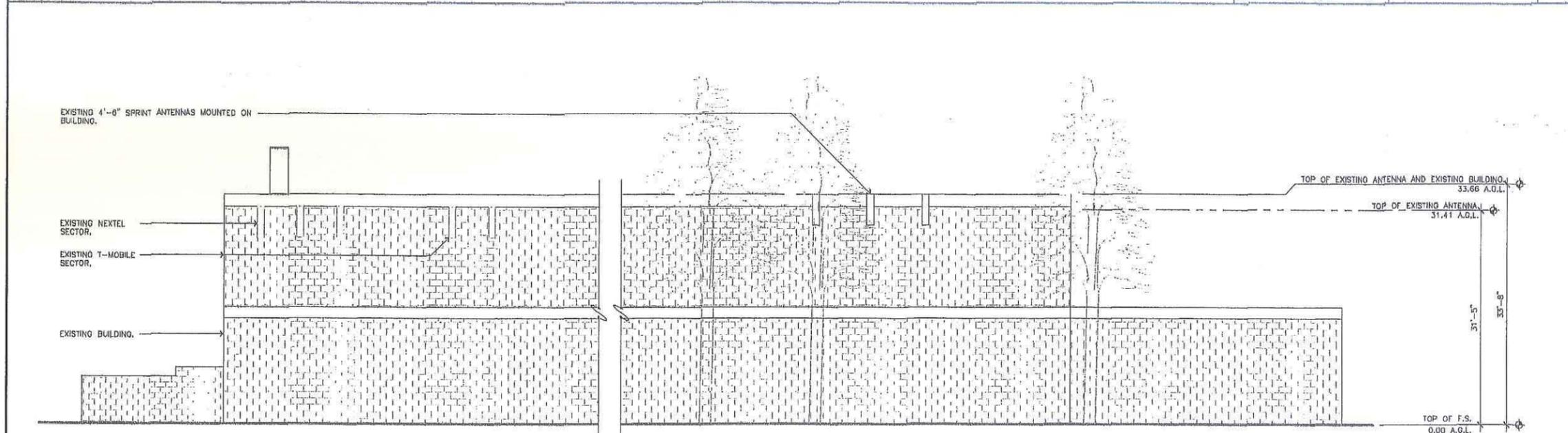
PROPOSED WEST ELEVATION

11x17 SCALE: 1/16"=1'-0"

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



2



ELEVATION NOTES:

RAD CENTERS OF EXISTING AND PROPOSED ANTENNAS CONFLICT WITH VALUES FOUND IN EXISTING AS-BUILT (11/01/01) AND RFDS. DRAWINGS REFLECT AS IT APPEARS ON SITE.

EXISTING WEST ELEVATION

11x17 SCALE: 1/16"=1'-0"

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



1

1900 POWERWAVE 7762.00-A

ANTENNA COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: 52" X 13" X 3"
 WEIGHT: 23.5 LBS
 CONNECTOR: (4) 7/16 DIN FEMALE

1900 APXVSP18-C-A20

ANTENNA COLOR: LIGHT GREY RAL7035
 DIMENSIONS, HxWxD: 72" X 11.8" X 7"
 WEIGHT: 57 LBS
 CONNECTOR: (6) 7/16 DIN FEMALE

1900 NV ANTENNA MOUNT DETAIL

SCALE: NONE 2

(N) ANTENNA SKIRTS, SHEET DETAIL 1&2/A-B.
 (N) PANEL ANTENNA, SEE DETAIL 4/A-B.
 (N) DOWNTILT ANTENNA MOUNTING BRACKET & HARDWARE BY ANTENNA MANUFACTURER.
 (C) 1/2" GALVANIZED "U" BOLT.
 (N) 3" x 6'-0" LONG GALVANIZED STD. PIPE TO REPLACE (E).
 (E) PARAPET WALL CONSTRUCTION TO BE VERIFIED.
 (E) ANGLES AT TOP AND BOTTOM OF PIPE MOUNT.
 (N) (4) 1/2" HILT KWIK BOLT TZ STAINLESS ANCHOR IN CONCRETE, SPECIAL INSPECTION REQUIRED (CSR-1017); KLEINFELDER (858) 320-2000.
 (N) ANTENNA MOUNTING KIT BY ANTENNA MANUFACTURER.
 (N) JUMPER CABLE.

1900 NV ANTENNA

SCALE: NONE 6

NEW P1000 UNISTRUT
 NEW 1/2" MACHINE BOLT WITH 1/2" SPRING NUT, (TYP, 4 PER PANEL)
 NEW RRH
 NEW P1000 UNISTRUT
 NEW P1384 ADJUSTABLE HINGE CONNECTION
 NEW DURA-BLOCKS SET IN BED OF MASTIC
 NEW 1" GALVANIZED C CHANNEL
 NEW P1028 3"x3"x1/4" ANGLE CLIP
 NEW HYBRIFLEX FROM NEW EQUIPMENT
 NEW CABLE TRAY
 NEW JUMPERS TO ANTENNAS

NOTE: RRH SHOULD NOT EXCEED 22' PER OEM MOUNTING REQUIREMENTS.

1900 NV RRH

MANUFACTURER: ALCATEL-LUCENT
 MODEL: 1900 NV, 4x45w
 WEIGHT: 60 LBS

TOP VIEW

11.4"
 11.1"
 25.0"

SIDE VIEW FRONT VIEW

1900 NV RRH MOUNT DETAIL

SCALE: NONE 1

(N) RRH STAND, SEE DETAIL 5.
 (N) UNISTRUT ON (N) H-FRAME.
 (N) 1900 NV RRH, SEE DETAIL 3/A-B.
 (N) JUMPER CABLE.

TYPICAL RRH MOUNTING TO NEW PIPE MOUNT.

RRH STAND

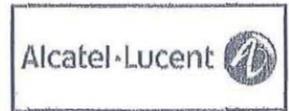
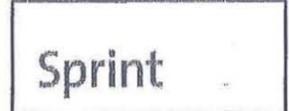
SCALE: NONE 5

1900 NV RRH

SCALE: NONE 3

1900 NV RRH MOUNT DETAIL

SCALE: NONE 1



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PROJECT INFORMATION:

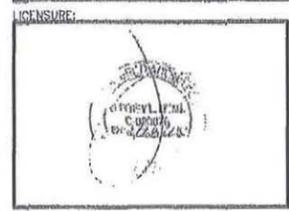
NETWORK VISION
 MMBTS LAUNCH
 EAST MIRA MESA
 (PACIFIC BELL BLDG.)
 SD35XC244
 9059 MIRA MESA BOULEVARD,
 SAN DIEGO, CALIFORNIA 92128

ISSUED DATE:
 08/16/13

ISSUED FOR:
 100% ZD'S REVIEW

REVISIONS			
REV.	DATE	DESCRIPTION	INT.
0	05/09/12	90% ZD'S REVIEW	ER
1	05/16/13	100% ZD'S REVIEW	ER

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SHEET TITLE:
 ANTENNA AND RRH DETAILS

SHEET NUMBER: A-5 REVISION: 1

JRA JOB NUMBER: 111075

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PROJECT INFORMATION

NETWORK VISION
MMBTS LAUNCH
EAST MIRA MESA
(PACIFIC BELL BLDG.)
SD35XC244

9050 MIRA MESA BOULEVARD,
SAN DIEGO, CALIFORNIA 92128

ISSUED DATE:

08/16/13

ISSUED FOR:

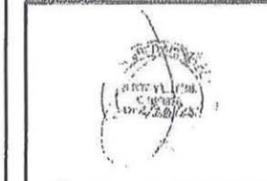
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LICENSE:



SHEET TITLE:

RRH DETAILS

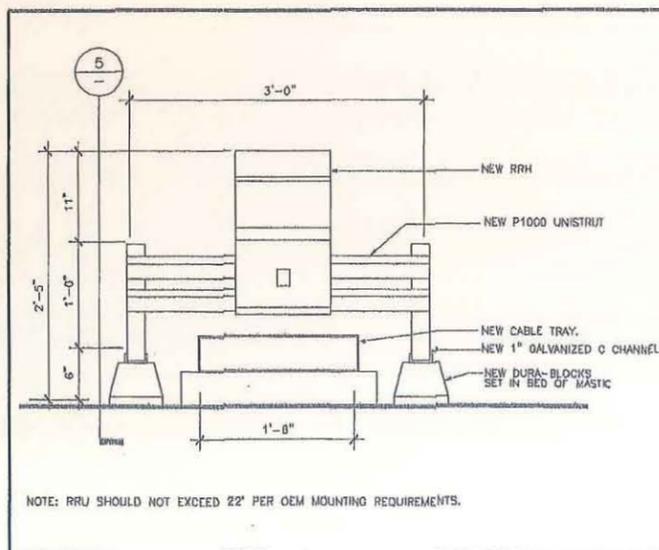
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A-5.1

REVISION:

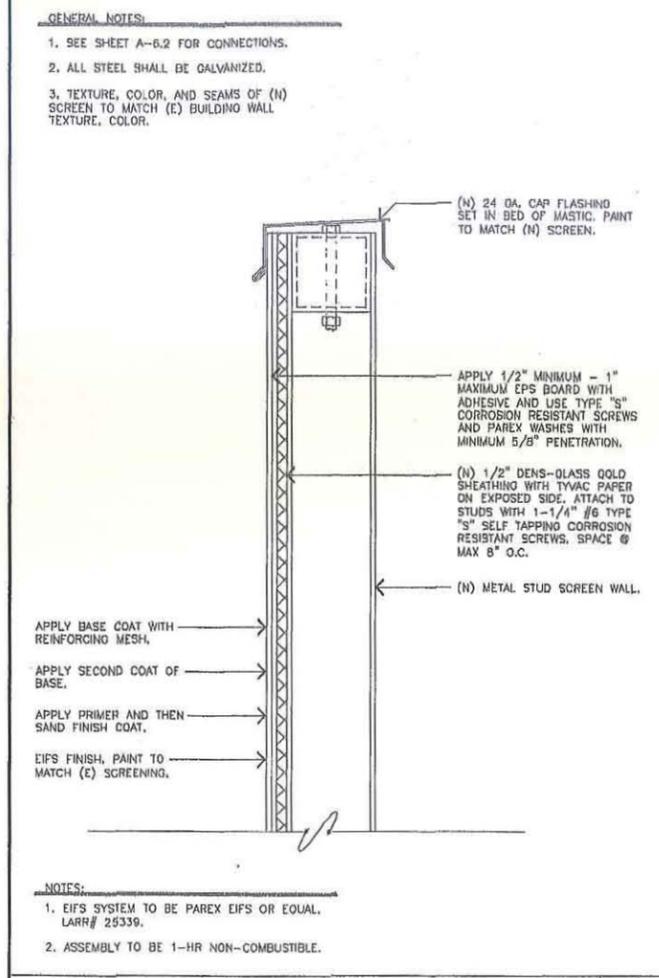
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JRA JOB NUMBER: 111075



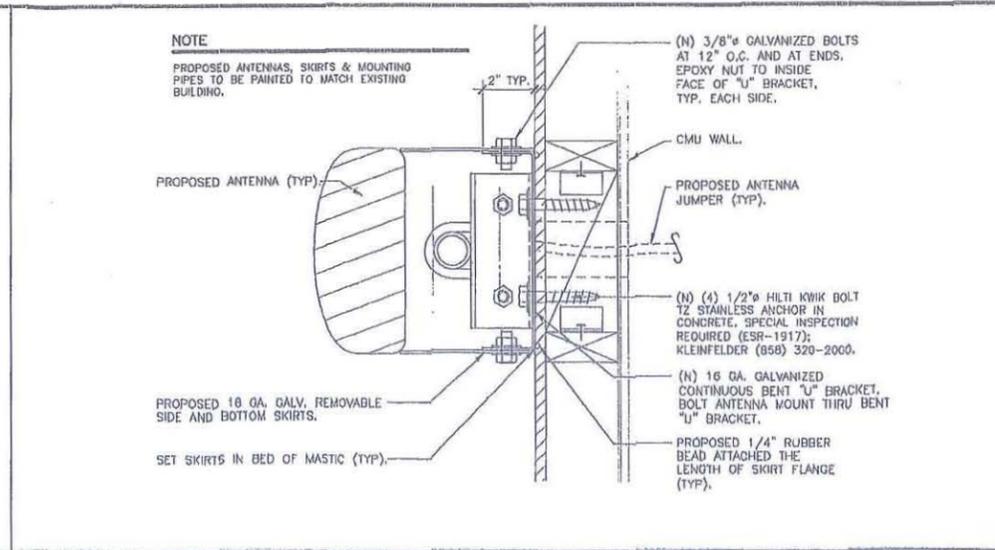
NOTE: RRJ SHOULD NOT EXCEED 22° PER OEM MOUNTING REQUIREMENTS.

RRH STAND 6 NOT USED

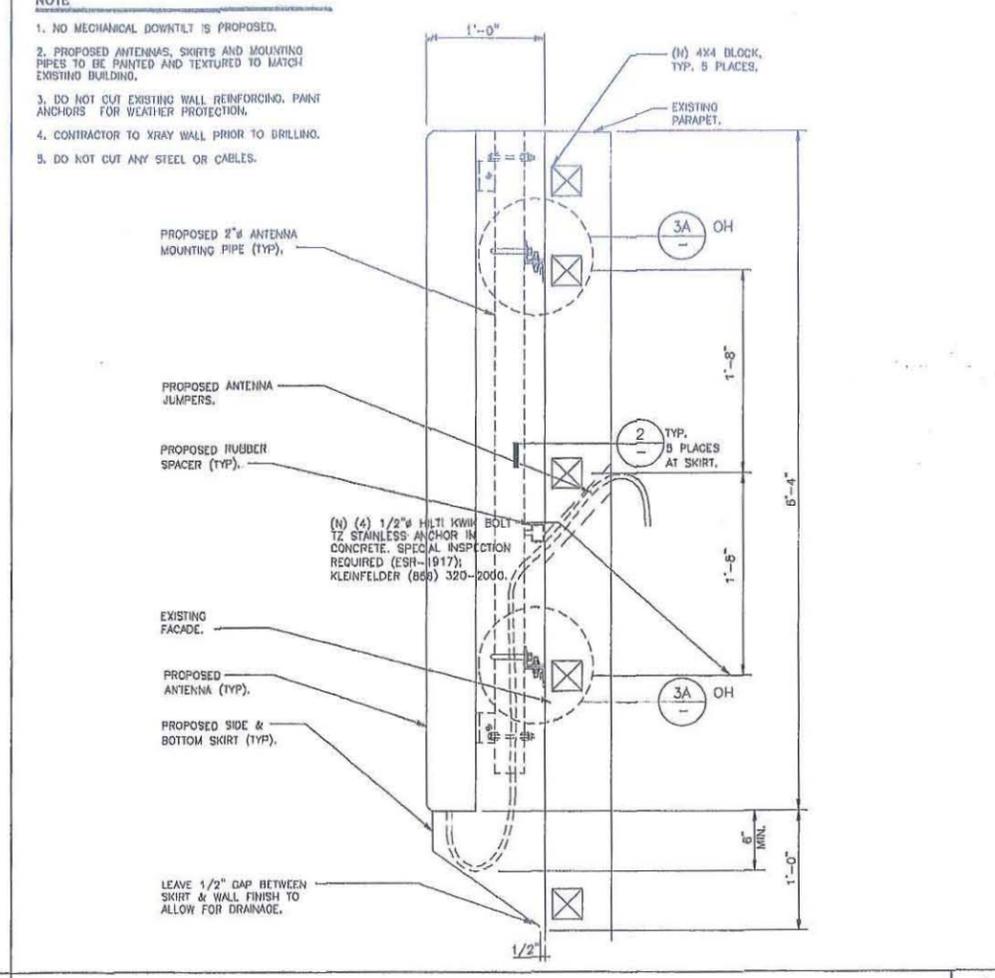


NOTES:
1. EIFS SYSTEM TO BE PAREX EIFS OR EQUAL, LARR# 25339.
2. ASSEMBLY TO BE 1-HR NON-COMBUSTIBLE.

NON-FRP SCREEN DETAIL 5 NOT USED



ANTENNA SKIRTING PLAN 4 2



ANTENNA SKIRT MOUNTING DETAIL 3 1

**Mira Mesa Community Planning Group
Meeting Minutes**

Date/Time: June 17th, 2013 7:00pm

Location: Vulcan Materials Conference Room, 7220 Trade Street, San Diego CA 92121

Action/Information: In attendance: Tom Derr, Craig Radke; Jeff Stevens, Bruce Brown; Bob Mixon; Ted Brengel; Joe Frichtel; Pat O'Donohoe; Phil Lisota; Mike Linton; Marvin Miles (11)

Call to Order – In attendance:

1. Non-Agenda Public Comments:
 - a. Joe Frichtel: San Diego Park & Rec. has appointed Andy Fields; Eucalyptus trees were removed from Mesa Verde park.
 - b. Carrol Kim: Introduced herself as a candidate for City Council – District 6
2. Adopt Draft Agenda (Action): Order of events changed prior to adoption.
3. Adopt Previous Meeting Minutes (Action). The minutes were circulated among the members of the Executive Committee as a PDF document prior to the meeting via email. An opportunity to request corrections was made at this point in the meeting. No such requests were made and the Chair deemed the minutes adopted unanimous consent.
4. Old Business
 - a. Salk School: John Stokes announced that bids for school construction had been received and the contract should be awarded in July 2013. The scheduling of the groundbreaking ceremony would be coordinated with MMCPG availability though John Horst.
 - b. Land Owner Seat L01: Ralph Carolin as elected 10-0-0
 - c. Residential Seat R01: Kent Lee was elected 10-1-0
 - d. Business Owner Seat B03 Vacancy: No candidates applied so the seat remains vacant.
 - e. FBA Update and Fee Schedule (Action). Motion was made/seconded by Marvin Miles/Bob Mixon to carry over the 2013 FBA rates to 2014 with no increase for inflation for this year only. Motion carried 12/0/0. The City Council is expected to approve in October 2013.
 - f. Gold Coast/Baroness Stop Sign/Crosswalk Control (Action). Ben Quinto, the new PTA President for Good Shepherd spoke to the group concerning the stop sign. Motion was made/seconded by Bruce Brown/Ted Brengel to have the Chair write a letter on behalf of the Planning Group supporting the stop sign control. Motion carried 12/0/0.
 - g. San Diego Public Utilities: Wastewater Pilot Project Update presented by Jeff Pasek
 - h. AT&T Maddox Park Cell Phone Antennae: Information item presented by Daniel Goldman: The location of the faux tree will be moved to the back of the park. Joe

**Mira Mesa Community Planning Group
Meeting Minutes**

Frichtel mentioned that lights and poles at the park would be preferred over the tree.

- i. Sprint/Pacbell Mira Mesa Cell Phone Antennae (Action). Antennae are on the façade of the building next door to the post office and will be upgraded to 4G. Motion to recommend approval of renewal of original permit made/seconded by Bob Mixon/Ted Brengel. Motion carried 12/0/0.

5. New Business

- a. Meeting Schedules (Action): Motion was made/seconded by Mike Linton/Ted Brengel for the Planning Group to “go dark” (not meet) in July and December, as is customary. Motion carried 12/0/0.

6. Elected Officials/Government Agencies

- a. United States Congress – California 52nd District: No Information
- b. California Senate – District 39: No Information
- c. California Assembly – District 77: No Information
- d. San Diego County – Board of Supervisors District 3: No Information
- e. San Diego – Mayor’s Office: No Information
- f. San Diego – City Council District 6: Kenny Nakayama notified MMCPG that the City of San Diego passed its budget for 2014.
- g. San Diego Unified School District: John Stokes updated the group as noted in item 4(a).
- h. MCAS Miramar: Colonel Franham will be Grand Marshal at the Mira Mesa 4th of July parade.
- i. CalTrans: No Information

7. Announcements: None

8. Reports

- a. Report of the Chair was as noted in the original agenda with supporting material attached.
- b. Sorrento Valley Neighborhood Boundaries Subcommittee: Formation of the Subcommittee held over until after vacations.
- c. Transportation Subcommittee: No Information
- d. Stone Creek Subcommittee: No Information
- e. SD Ice Arena Cell Phone Antennae Applications Subcommittee: No Information

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Meeting Minutes**

- f. Community Planners Committee: Pat Coughlin reported that officers were re-elected. The committee reviewed the new City of San Diego Bicycle Master Plan.

- g. Los Peñasquitos Canyon Citizen's Advisory Committee: No Information

Meeting was adjourned by unanimous consent.



Respectfully submitted on behalf of Secretary Phil Lisotta by John Horst



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

Ownership Disclosure Statement

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

Project Title: SD35XC244 EAST MIRA MESA
 Project No. For City Use Only

Project Address:
 9059 MIRA MESA BLVD, SAN DIEGO, CA 92126

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

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

Additional pages attached Yes No

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

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

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

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

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
Pacific Bell Telephone Company

Owner Tenant/Lessee

Street Address:
2600 Camino Ramon, #3E300C

City/State/Zip:
San Ramon, CA 94583

Phone No: _____ Fax No: _____
8009521006

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

Title (type or print):
Regional Manager

Signature: *Bruce A. Nicholson* Date: *9/11/12*

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

SPRINT EXECUTIVES

- Dan Hesse, Chief Executive Officer
- Joseph J. Euteneuer, Chief Financial Officer
- Matt Carter, President, Sprint Enterprise Solutions
- Michael Schwartz, Senior Vice President, Corporate and Business Development
- Steve Elfman, President of Network, Technology and Operations
- Bob Johnson, President-Sprint Retail and Chief Service and Information Technology Officer
- Bill Malloy, Chief Marketing Officer
- Sandra J. Price, Senior Vice President, Human Resources
- Bill White, Senior Vice President, Corporate Communications and Corporate Social Responsibility
- Charles Wunsch, Senior Vice President, General Counsel, Corporate Secretary and Chief Ethics Officer
- Dow Draper, President, Prepaid

AT&T EXECUTIVES

- Randall L. Stephenson, Chairman and Chief Executive Officer
- William A. Blase, Jr., Senior Executive Vice President - Human Resources
- James W. Cicconi, Senior Executive Vice President - External and Legislative Affairs, AT&T, Inc
- Cathy M. Coughlin, Senior Executive Vice President and Global Marketing Officer
- Ralph de la Vega, President and Chief Executive Officer - AT&T Mobility
- John Donovan, Senior Executive Vice President, AT&T Technology and Network Operations
- Andrew M. Geisse, Chief Executive Officer - AT&T Business Solutions
- Lori Lee, Senior Executive Vice President - Home Solutions
- John T. Stankey, Group President and Chief Strategy Officer
- John Stephens, Senior Executive Vice President and Chief Financial Officer
- Wayne Watts, Senior Executive Vice President and General Counsel

Project Chronology

Sprint – Pac Bell Mira Mesa – Project No. 297000

Date	Action	Description	City Review Time	Applicant Response Time
5/1/2013	First Submittal	Project Deemed Complete		
6/25/2013	First Assessment Letter		55	
7/19/2013	Second Submittal			24
8/26/2013	Second Assessment Letter		38	
9/12/2013	Third Submittal			17
10/14/2013	All issues resolved		32	
12/12/2013	Public Hearing – Planning Commission		59	
TOTAL STAFF TIME			184	
TOTAL APPLICANT TIME				41
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	225 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 27, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	December 12, 2013
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 AND PLANNED DEVELOPMENT PERMIT, PROCESS FOUR
PROJECT NUMBER:	297000
PROJECT NAME:	<u>SPRINT PAC BELL MIRA MESA</u>
APPLICANT:	Danielle Goldman, M&M Telecom, Inc., agents representing Sprint
COMMUNITY PLAN AREA:	Mira Mesa
COUNCIL DISTRICT:	District 5
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349/ahempton@sandiego.gov

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 (CUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). Panel antennas are both facade mounted, and located behind screening, on an existing Pacific Bell telephone equipment building. Equipment associated with the antennas is located adjacent to the building in an enclosure. Portions of the roof-mounted equipment and screening exceed the zone (AR-1-2) 30-foot height limit. The project is located at 9059 Mira Mesa Blvd.

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. Please do not e-mail appeals as they will not be

accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on October 17, 2013 and the opportunity to appeal that determination ended October 31, 2013

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 [Support Services at \(619\) 321-3208](tel:6193213208) at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003277

Revised 10-4-12 HMD