

THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** December 11, 2014 **REPORT NO.** PC-14-077

**ATTENTION:** Planning Commission, Agenda of December 18, 2014

**SUBJECT:** Sprint – Santa Luz  
PROJECT NO. 338841. PROCESS 4.

**OWNER/  
APPLICANT:** CITY OF SAN DIEGO/  
SPRINT

### SUMMARY

**Issue:** Should the Planning Commission approve a Wireless Communication Facility (WCF) at 14556 Lazanja Drive, within the Black Mountain Ranch community plan area?

**Staff Recommendation:** APPROVE Neighborhood Use Permit (NUP) No. 1300189 and Planned Development Permit (PDP) No. 1300190.

**Community Planning Group Recommendation:** The Black Mountain Ranch community planning group voted to recommend approval of this project, with a vote of 12-0-1, as reported by the Chair on February 10, 2014. The group included three conditions, which Sprint has incorporated into the design. The three conditions are that: (i) the tower sides match the finish at the top of the fire station – not a painted FRP (fiberglass reinforced panel), but a textured FRP tower; (ii) the enclosure below is to match the building, including a wall cap and returns at the door jambs; and, (iii) the enclosure gate needs to be a solid gate. While the photo simulations have not been revised to reflect the solid gate, the plans have been revised accordingly (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, Section 15303 (New Construction). The environmental exemption determination was made on October 24, 2014 and the opportunity to appeal this determination ended November 7, 2014 (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**

Sprint – Santa Luz is an application for a Neighborhood Use Permit (NUP) and a Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 14556 Lazanja Drive on Fire Station #46. The project is located in the AR-1-1 zone, within the Black Mountain Ranch community plan area (Attachments 1, 2, 3, and 4).

WCFs are permitted in agricultural zones where the antennas are more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the processing of an NUP, Process 2. The project's equipment enclosure is located within the AR-1-1 zone setback and a PDP, Process 4, is required to allow this deviation.

## **DISCUSSION**

### **Project Description:**

This WCF proposes to install 12 panel antennas, behind radio-frequency (RF) transparent screening, concealed within an existing fire station tower element. Equipment associated with the antennas will be located in a 220 square-foot equipment enclosure at the rear of the property.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in an agricultural zone, with a non-residential, use where the antennas are located more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, a Process 2 NUP is required. This is more preferable than locating the WCF in a residential zone with a residential use, but is less preferable than locating the WCF in a commercial or industrial zone. Wireless carriers are required to provide coverage throughout their license area, which sometimes necessitates locating a WCF in a less preferable area.

WCFs are required to “use all reasonable means to conceal or minimize the visual impact of the WCF through integration...” Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, the antennas are concealed within an existing tower element, behind RF-transparent screening, painted and textured to match adjacent tower surfaces. Equipment associated with the antennas will be located in an enclosure, at the rear of the property.

A deviation to the AR-1-1 zone setback requirements is requested, as the equipment enclosure is located entirely within the setback. The equipment enclosure has been situated on the property to both minimize the visibility of the enclosure as seen from the public right-of-way and adjacent properties, as well as to not disrupt fire station operations. A PDP, Process 4, is being processed to allow the setback deviation.

### **Community Plan Analysis:**

While the Black Mountain Ranch 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.

The antennas associated with this WCF are proposed to be located within an existing fire station tower element, behind RF-transparent material, painted and textured to match the existing building. Equipment associated with the antennas will be located in an enclosure at the rear of the property. This WCF has been designed to be consistent with the City's General Plan; the antennas are completely concealed and the visibility of the equipment enclosure is designed to be in an unobtrusive enclosure. This project respects the neighborhood context and will not adversely affect the General Plan.

### **Conclusion:**

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 NUP No. 1300189 and PDP No. 1300190.

### **ALTERNATIVES**

1. Approve NUP No. 1300189 and PDP No. 1300190, with modifications.
2. Deny NUP No. 1300189 and PDP No. 1300190, 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,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department



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Alex Hempton, AICP  
Development Project Manager  
Development Services Department

VACCHI/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



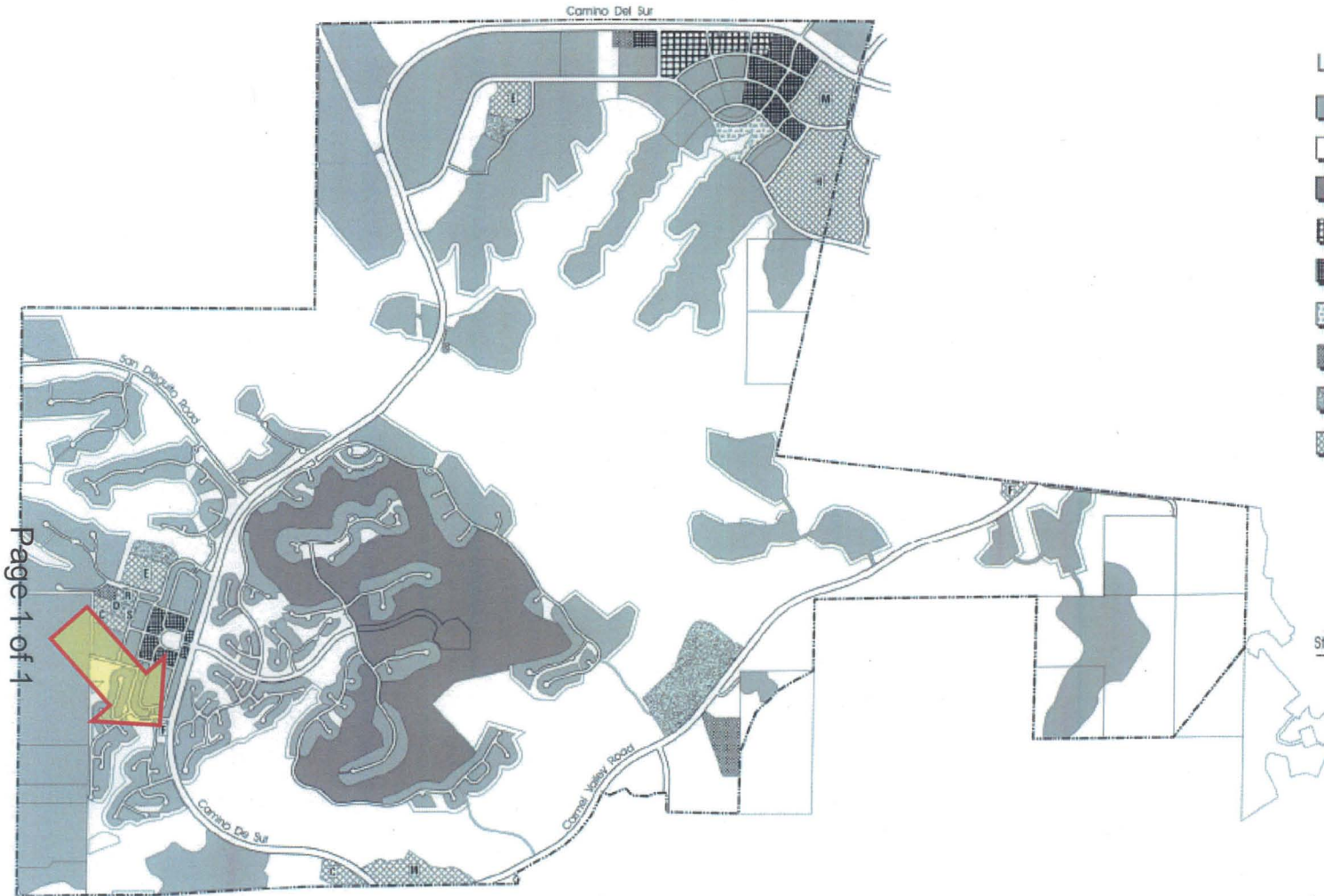


## Aerial Photo

Verizon - Santa Luz - Project Number 338841

14556 Lazanja Drive





Legend

	Residential (see figure 2.4)	1395 ac.
	Open Space (see figure 3.2)	2710 ac.
	Golf Course & Club House	320 ac.
	Employment	30 ac.
	Village Mixed Use Center	30 ac.
	Village Green	10 ac.
	Utilities	25 ac.
	Neighborhood/Community Parks	50 ac.
	Institutional	125 ac.
	Elementary School	
	Middle School	
	High School	
	Fire Station	
	Church	
	Day Care Center	
	Seniors Center	
	Recreation Center	
	Streets	405 ac.
<b>TOTAL:</b>		<b>5100 ac.</b>

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Note: Streets shown represent Collector and above  
(North Village area)

scale  
1"=200'  
May 2009



## Community Plan Land Use Designation

Verizon – Santa Luz – Project Number 338841

14556 Lazanja Drive

Black Mountain Ranch  
Subarea Plan

Designated as Fire  
Station

ATTACHMENT 2





## Project Location Map

Verizon – Santa Luz – Project Number 338841

14556 Lanza Drive



ATTACHMENT 3

<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Sprint – Santa Luz Fire Station #46	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of 12 panel antennas, concealed within an existing fire station tower element, behind radio-frequency (RF) transparent screening. Equipment located in an enclosure adjacent to the fire station.	
<b>COMMUNITY PLAN AREA:</b>	Black Mountain Ranch	
<b>DISCRETIONARY ACTIONS:</b>	Neighborhood Use Permit and Planned Development Permit (Process 4)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Fire Station	
<p align="center"><b><u>ZONING INFORMATION:</u></b></p> <p align="center"><b>ZONE:</b> AR-1-1</p> <p align="center"><b>HEIGHT LIMIT:</b> 30'</p> <p align="center"><b>FRONT SETBACK:</b> 25'</p> <p align="center"><b>SIDE SETBACK:</b> 20'</p> <p align="center"><b>REAR SETBACK:</b> 25'</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential, RM-1-1	Residential
<b>SOUTH:</b>	Residential, AR-1-1	Residential
<b>EAST:</b>	Residential, AR-1-1	Residential
<b>WEST:</b>	Residential, AR-1-1	Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to the AR-1-1 setback. Equipment enclosure located in the setback.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Black Mountain Ranch community planning group voted to recommend approval of this project, with a vote of 12-0-1, as reported by the Chair on February 10, 2014. The group included three conditions, which Sprint has incorporated into the design. One condition specified that the enclosure gate needs to be a solid gate. While the photo simulations have not been revised to reflect this request, the plans have been revised accordingly. (Attachment 12)	

**PLANNING COMMISSION  
RESOLUTION NO. PC-XXXX  
NEIGHBORHOOD USE PERMIT NO. 1300189  
PLANNED DEVELOPMENT PERMIT NO. 1300190  
SPRINT – SANTA LUZ FIRE STATION  
PROJECT NUMBER 338841**

WHEREAS, THE CITY OF SAN DIEGO, 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. 1300189 and 1300190);

WHEREAS, the site is located at 14556 Lazanja Drive in the AR-1-1 zone of the Black Mountain Ranch community plan area;

WHEREAS, the project site is legally described as: Lot “E” of Black Mountain Ranch Unit No. 11, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 04096, filed December 7, 2000, in the Office of the County Recorder of San Diego County;

WHEREAS, on October 24, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) 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 18, 2014, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 1300189 and Planned Development Permit No. 1300190 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 18, 2014:

**FINDINGS:**

**Neighborhood Use Permit - Section 126.0205**

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

While the Black Mountain Ranch Community Plan does not specifically address WCFs, the City of San Diego’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.



The antennas associated with this WCF are proposed to be located inside an existing fire station tower element, concealed behind radio-frequency (RF) transparent material, which will be painted and textured to match the adjacent building surfaces. The equipment associated with the antennas will be located in an enclosure, toward the rear of the property. The design of this WCF minimizes its visibility, by utilizing an existing tower element to conceal the antennas. The equipment enclosure is located in a location on site not readily visible from the public right-of-way, and has been designed to coordinate with the existing buildings on the premises. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context. The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of 12 panel antennas concealed within an existing fire station tower element, behind RF-transparent material, painted and textured to match adjacent building surfaces. Equipment associated with the antennas will be located in an equipment enclosure. The project includes one deviation: the equipment enclosure encroaches into the AR-1-1 zone setback. The project is located on Fire Station #46, with an address of 14556 Lazanja Drive in the AR-1-1 zone of the Black Mountain Ranch community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

WCFs are permitted in agricultural zones, with a non-residential use, where the antennas are located more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the processing of an NUP, Process 2. This project meets this requirement,

as the antennas are located more than 100 feet from the nearest property line consisting of the aforementioned uses. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” Twelve panel antennas will be concealed within an existing fire station tower element, behind radio-frequency (RF) transparent material, painted and textured to match existing building surfaces. Equipment associated with the antennas will be located in a new enclosure, toward the rear of the property.

The equipment enclosure encroaches into the AR-1-1 zone setback, as it is located entirely within the setback. The setback deviation is being processed with the accompanying Planned Development Permit. The equipment enclosure has been sited at the rear of the property, in order to both reduce visibility from the public right-of-way, and to not interfere with fire station operations. The enclosure has been designed to integrate with existing buildings on the premises and is screened by surrounding landscape material. The proposed project, with the requested deviation, is more desirable than if the project complied with the strict application of the zone’s development regulations, as locating the enclosure outside the setback would make it more visible from Lazanja Drive, would interrupt the existing landscape design, and would interfere with the Fire Department’s operations. While Sprint would prefer that the equipment be located closer to the antennas, the enclosure location compromise was finalized after meetings with the Fire Department. The deviation enables Sprint to construct and operate a WCF at this location, providing coverage to surrounding residential areas, in a way that is respectful of the neighborhood context and minimally visible.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

#### **Planned Development Permit - Section 126.0604**

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

While the Black Mountain Ranch Community Plan does not specifically address WCFs, the City of San Diego’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.

The antennas associated with this WCF are proposed to be located inside an existing fire station tower element, concealed behind radio-frequency (RF) transparent material, which will be painted and textured to match the adjacent building surfaces. The equipment associated with the antennas will be located in an enclosure, toward the rear of the property. The design of this WCF minimizes its visibility, by utilizing an existing tower element to conceal the antennas. The equipment enclosure is located in a location on site not readily visible from the public right-of-way, and has been designed to coordinate with the existing buildings on the premises. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context. The proposed WCF complies with the City’s Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City’s General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of 12 panel antennas concealed within an existing fire station tower element, behind RF-transparent material, painted and textured to match adjacent building surfaces. Equipment associated with the antennas will be located in an equipment enclosure. The project includes one deviation: the equipment enclosure encroaches into the AR-1-1 zone setback. The project is located on Fire Station #46, with an address of 14556 Lazanja Drive in the AR-1-1 zone of the Black Mountain Ranch community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

**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.**

WCFs are permitted in agricultural zones, with a non-residential use, where the antennas are located more than 100 feet from the property line of a day care, elementary school, middle school, or residential use, with the processing of an NUP, Process 2. This project meets this requirement, as the antennas are located more than 100 feet from the nearest property line consisting of the aforementioned uses. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." Twelve panel antennas will be concealed within an existing fire station tower element, behind radio-frequency (RF) transparent material, painted and textured to match existing building surfaces. Equipment associated with the antennas will be located in a new enclosure, toward the rear of the property.

The equipment enclosure encroaches into the AR-1-1 zone setback, as it is located entirely within the setback. The setback deviation is being processed with the accompanying Planned Development Permit. The equipment enclosure has been sited at the rear of the property, in order to both reduce visibility from the public right-of-way, and to not interfere with fire station operations. The enclosure has been designed to integrate with existing buildings on the premises and is screened by surrounding landscape material. The proposed project, with the requested deviation, is more desirable than if the project complied with the strict application of the zone's development regulations, as locating the enclosure outside the setback would make it more visible from Lazanja Drive, would interrupt the existing landscape design, and would interfere with the Fire Department's operations. While Sprint would prefer that the equipment be located closer to the antennas, the enclosure location compromise was finalized after meetings with the Fire Department. The deviation enables Sprint to construct and operate a WCF at this location, providing coverage to surrounding residential areas, in a way that is respectful of the neighborhood context and minimally visible.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 1300189 and PLANNED DEVELOPMENT PERMIT NO. 1300190 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. 1300189 and 1300190, a copy of which is attached hereto and made a part hereof.

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Alexander Hempton, AICP  
Development Project Manager  
Development Services

Adopted on: December 18, 2014

Internal Order No. 24004066

**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: 24004066

**NEIGHBORHOOD USE PERMIT (NUP) NO. 1300189**  
**PLANNED DEVELOPMENT PERMIT (PDP) NO. 1300190**  
**SPRINT – SANTA LUZ FIRE STATION**  
**PROJECT NO. 338841**  
**PLANNING COMMISSION**

This NEIGHBORHOOD USE PERMIT NO. 1300189 and PLANNED DEVELOPMENT PERMIT NO. 1300190 are granted by the PLANNING COMMISSION of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and SPRINT, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420, 126.0201, and 126.0601. The site is located at 14556 Lazanja Drive in the AR-1-1 zone of the Black Mountain Ranch community plan area. The project site is legally described as: Lot "E" of Black Mountain Ranch Unit No. 11, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 04096, filed December 7, 2000, in the Office of the County Recorder of San Diego County.

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 18, 2014, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas, with the following dimensions: 72" by 11.8" by 7.9", located behind radio-frequency (RF) transparent screening inside an existing building tower, and equipment located within a 220 square-foot equipment enclosure;
- b. The equipment enclosure encroaches into the required setback (as it is completely located within the setback), which is permitted with the processing of this PDP;



- c. This structure is for the primary purpose of providing fire protection services, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 5, 2018.
- 2. This NUP and PDP and corresponding use of this site **shall expire on January 5, 2025.** 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 or 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 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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,

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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Lanza Drive Right-of-Way.

16. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Lanza Drive Right-of-Way.

17. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

19. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

20. Prior to building permit issuance, the Permittee shall submit complete Landscape Construction Documents to the Development Services Department for review and approval. Construction Documents shall provide sufficient detail, demonstrating proposed measures to protect existing trees and other on-site landscape material. Any landscape material, including hardscape, damaged or destroyed during construction shall be replaced, to the satisfaction of the Development Services Department.

**PLANNING/DESIGN REQUIREMENTS:**

21. 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.
22. 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.
23. 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.
24. The 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.
25. 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."
26. No overhead cabling is allowed for this project.
27. The 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.
28. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
29. 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.
30. 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.
31. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
32. Use of or replacement of any building façade with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

**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 18, 2014 and [Approved Resolution Number].



Permit Type/PTS Approval No.: NUP No. 1300189 and PDP No. 1300190

Date of Approval: 12/18/2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Alex 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.**

**CITY OF SAN DIEGO – REAL ESTATE  
ASSETS DEPARTMENT**

Owner

By \_\_\_\_\_  
CYBELE L. THOMPSON  
DIRECTOR

**SPRINT**  
Permittee

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

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



THE CITY OF SAN DIEGO

Date of Notice: October 24, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24004066

---

**PROJECT NAME/NUMBER:** Sprint Santa Luz Fire Station/Project No. 281794

**COMMUNITY PLAN AREA:** Black Mountain Ranch

**COUNCIL DISTRICT:** 5

**LOCATION:** 14556 Lazanja Drive, San Diego, CA 92127

---

**PROJECT DESCRIPTION:** NEIGHBORHOOD USE PERMIT (NUP) and PLANNED DEVELOPMENT PERMIT (PDP) for the installation of a new wireless communications facility (WCF). The project includes the installation of: twelve (12) panel antennas inside an existing building tower; twenty-four (24) RRH's inside an existing building tower; one (1) GPS antenna at ground level; power, telco, and coax cable runs; and the installation of four (4) equipment cabinets located inside a new equipment enclosure to be located on the southwest area of the property. There is an existing City of San Diego Fire Station on the property. The project site is zoned AR-1-1 zone and is within the Black Mountain Ranch Community Plan area of Council District 5.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission (Process 4).

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Staff.

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project has been determined to be exempt from CEQA pursuant to Section 15303. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption are applicable to the proposed project.

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

---

## ATTACHMENT 7

On October 24, 2014, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City of San Diego Planning Commission. If you have any questions about this determination, contact the Project Manager 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 (by November 7, 2014). 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.



## AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2013

## PROPOSED

SPRINT PANEL ANTENNAS INSIDE EXISTING TOWER; PORTION OF EXISTING TOWER TO BE REPLACED WITH FRP (FINISHED TO MATCH EXISTING)

REPLACE EXISTING SIGNAGE WITH FRP MATERIAL

CONTROL JOINT TO MATCH EXISTING, ALL AROUND



## EXISTING



PHOTOS PROVIDED BY: DCI PACIFIC

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949 475.1000 | 949 475.1001 F

**Sprint**  
Together with NEXTEL

**DePratti Inc.**

**SANTA LUZ FIRE STATION 46**  
**SD55XC050**

14556 LAZANJA DRIVE  
SAN DIEGO, CA 92127

**VIEW**

**A**

**SHEET**

**1 / 3**



## AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2013

## PROPOSED



PHOTOS PROVIDED BY: DCI PACIFIC

## EXISTING



**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
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**DePratti Inc.**

**SANTA LUZ FIRE STATION 46**  
**SD55XC050**

14556 LAZANJA DRIVE  
SAN DIEGO, CA 92127

**VIEW**

**B**

**SHEET**

**2 / 3**



AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2013

EXISTING



PROPOSED



PHOTOS PROVIDED BY: DCI PACIFIC

<div><div>DCI PACIFIC</div><div>A E C WORKS</div><div>ARCHITECTURE   ENGINEERING   CONSULTING 32 EXECUTIVE PARK   SUITE 110   IRVINE   CA 92614 T 949 475.1000   949 475.1001 F</div></div>	<div><div><div>Sprint</div><div>Together with NEXTEL</div></div><div><div>DePratti Inc.</div></div></div>	<div><div>SANTA LUZ FIRE STATION 46</div><div>SD55XC050</div><div>14556 LAZANJA DRIVE</div><div>SAN DIEGO, CA 92127</div></div>	VIEW	SHEET
			C	3 / 3



AERIAL MAP

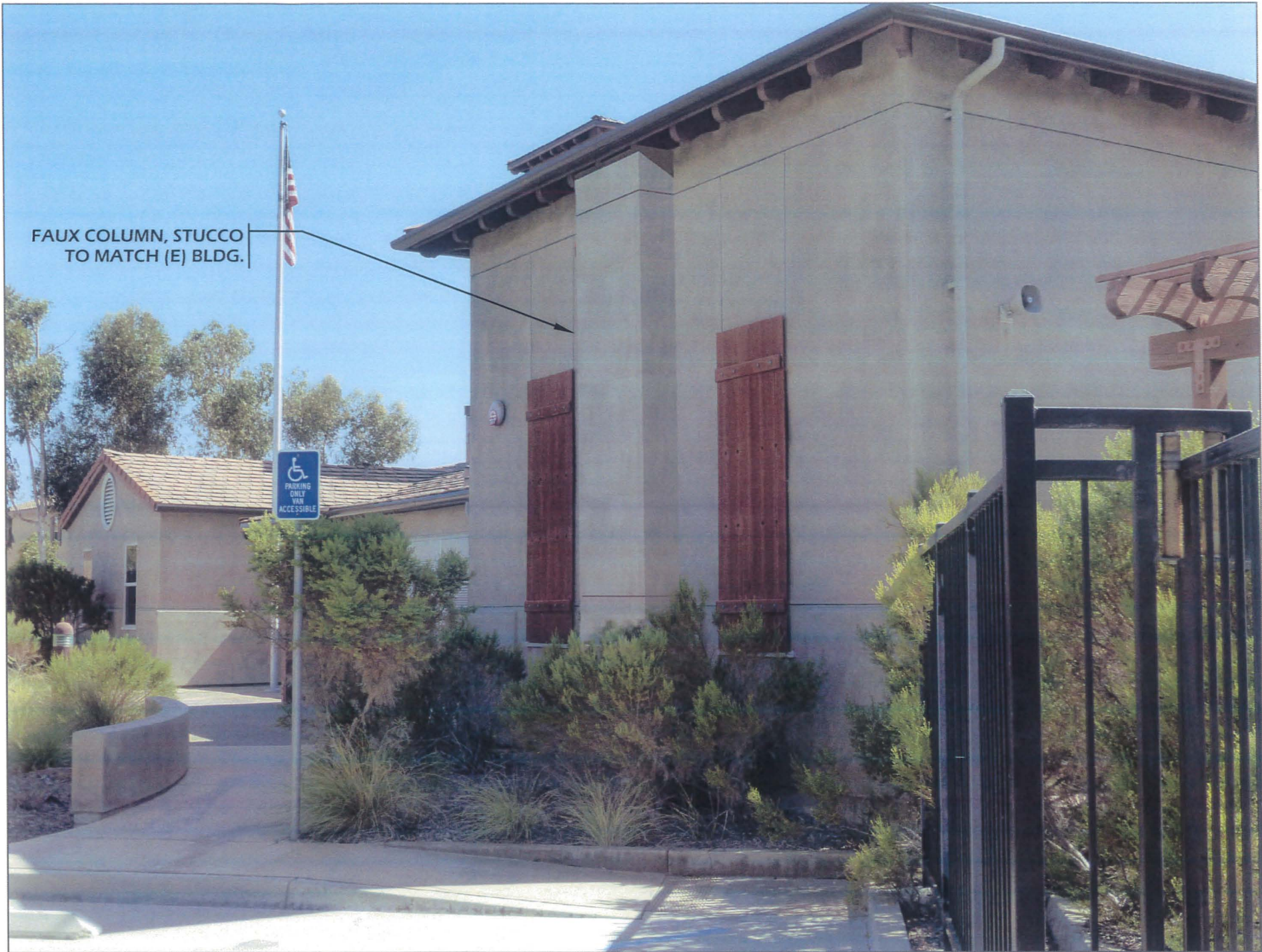


COPYRIGHT: GOOGLE MAPS, 2014

EXISTING



PROPOSED



PHOTOS PROVIDED BY: DCI PACIFIC

 ARCHITECTURE   ENGINEERING   CONSULTING 32 EXECUTIVE PARK   SUITE 110   IRVINE   CA 92614 T 949 475.1000   949 475.1001 F	 Together with NEXTEL		<b>SANTA LUZ FIRE STATION 46</b> <b>SD55XC050</b> 14556 LAZANJA DRIVE SAN DIEGO, CA 92127	VIEW	SHEET
				<b>A</b>	<b>1 / 2</b>



AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2014

EXISTING



PROPOSED



PHOTOS PROVIDED BY: DCI PACIFIC

<div><div>DCI PACIFIC</div><div>A E C WORKS</div><div>ARCHITECTURE   ENGINEERING   CONSULTING</div><div>32 EXECUTIVE PARK   SUITE 110   IRVINE   CA 92614</div><div>T 949.475.1000   949.475.1001 F</div></div>	<div><div>Sprint</div><div>Together with NEXTEL</div></div> <div><div>DePratti Inc.</div></div>	<div>SANTA LUZ FIRE STATION 46</div> <div>SD55XC050</div> <div>14556 LAZANJA DRIVE</div> <div>SAN DIEGO, CA 92127</div>	VIEW	SHEET
			B	2 / 2



**SD55XC050 SPRINT SANTALUZ FIRE STATION 46  
Planned Development Permit Findings  
TELECOM SITE TECHNICAL ANALYSIS**

1. **Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.**

**LOCATION AND TYPE**

Sprint proposes to install a communications facility on a 40 feet high building within a fire station, which is off of 14556 Lazanja Drive. The parcel number is 303-130-46-00. The project consists of a eight (8) panel antennas and sixteen (16) RRU's inside a proposed FRP enclosure and four (4) equipment cabinets mounted on concrete slab inside a CMU block equipment enclosure at grade with approximately 210 square feet. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

**FREQUENCY AND POWER SPECIFICATIONS**

The transmitting frequency for the system is 1710 - 2170 Megahertz. The receiving frequency is 1710 - 2170 Megahertz. Please see attached KMW Communications spec sheet for more details and RF/EMF Report attached.

**COVERAGE AND CAPACITY**

The objective of this proposed site is to provide Sprint Nextel coverage within the residential area to the north, east, south and west, and to connect to surrounding sites. Please refer to the existing coverage maps that illustrate the existing coverage gap. The site will provide coverage in a current gap and will be connecting to surrounding sites.

2. **Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.**

Please see refer to justification maps and to coverage maps.

3. **A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.**

The objective of this proposed site is to provide Sprint Nextel coverage within the residential area to the north, east, south and west, and to connect to surrounding sites. Please refer to the existing coverage maps that illustrate the existing coverage gap. The site will provide coverage in a current gap and will be connecting to surrounding sites.

**SD55XC050 SPRINT SAN JUAN FIRE STATION 46****Telecom Site Justification**

4. **If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.**

There were no other existing telecommunication facilities in the area for any co-location opportunities.

5. **Discuss Alternative Sites and why they were not selected.**

This site is located within the Black Mountain Ranch / Torrey Highlands Community Center of 14556 Lanza Drive. It is surrounded by residential zones to the north and agricultural zones to the east, south and west. Please refer to justification map and zoning map.

The proposed site was selected because of its height above the coverage area, its stealth design and its ability to fill the coverage gap and connect to surrounding sites.

Alternative sites were explored. They too would be complete new site builds just like this proposal. Alternative sites might impede more so into the residential zones or be more of an obstruction in the park area.

6. **Noise Information for sites located near residential**

Please see the attached noise information for the cabinets. The noise falls to below residential noise standards within 35 feet. An in-depth report could be generated if necessary.

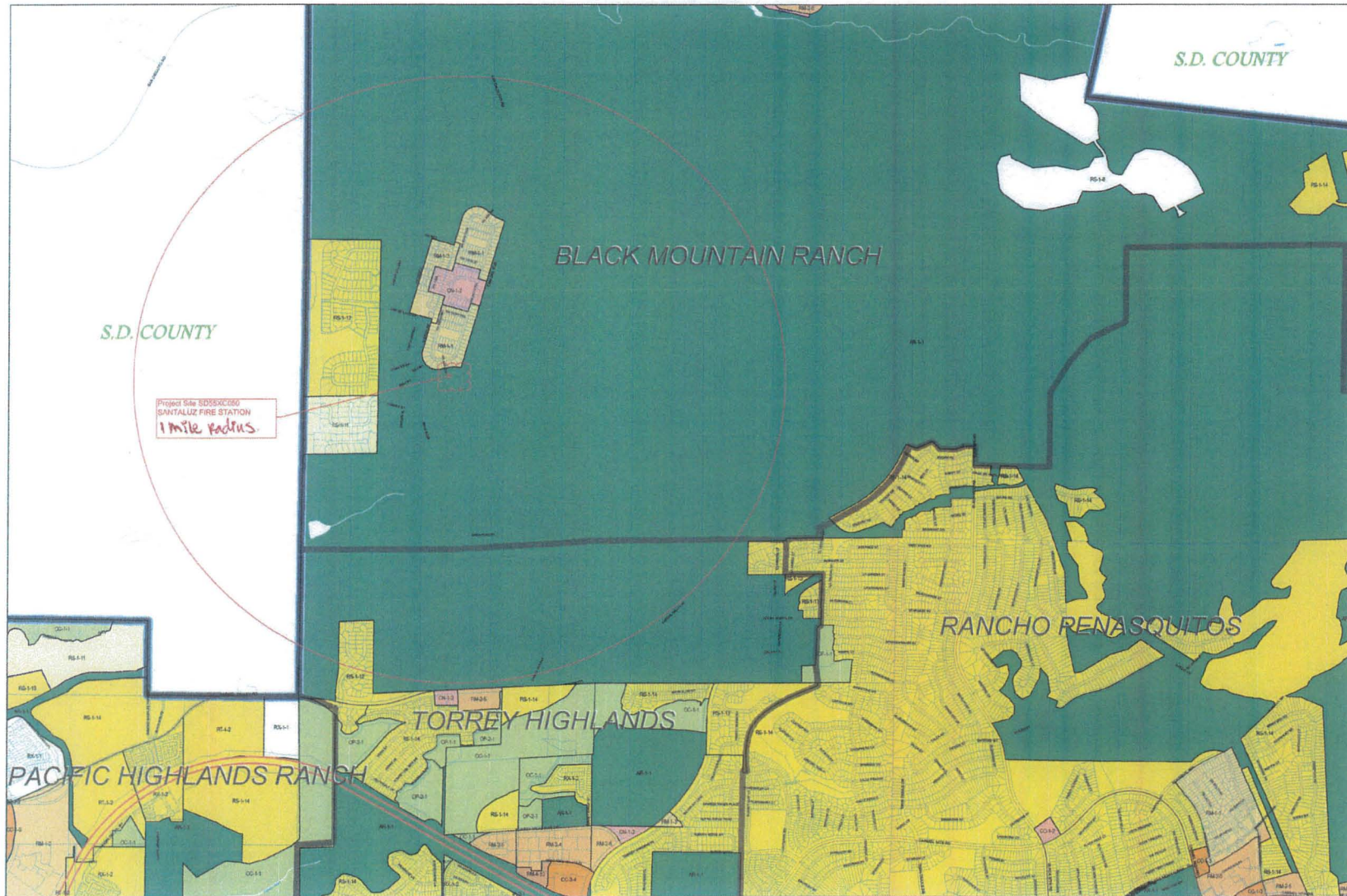
<b>Table 1. Worst-Case Measured Noise Data for a Single Sprint Cabinet System Consisting of One Lucent Modcell 3.0 Primary Cabinet and One Associated WNG24BC Battery Cabinet</b>									
Octave Band Center Frequency (Hz)	63	125	250	500	1K	2K	4K	8K	L <sub>EQ</sub>
Noise Level at 3 feet (dB)	68.9	67.0	71.3	68.6	61.8	56.7	48.8	44.5	68.9 dBA

<b>Table 3. Calculated Noise Levels of a Single Proposed Sprint Equipment Cabinet System Including Site Features</b>						
Noise Source	Receiver	Location	Average Distance from Source (ft.)	Calculated Noise Level <sup>1</sup> (dBA)	Cadna Model Noise Level <sup>2</sup> (dBA)	Difference (dB)
One Sprint Cabinet System (68.9 dBA Measured @ 3 ft.)	R1	Northern Property Line	128.3	36.3	20.8	15.5
	R2	Southern Property Line	540.4	23.8	4.6	19.2
	R3	Eastern Property Line	67.0	41.9	27.7	14.2
	R4	Western Property Line	274.9	29.7	15.9	13.8



# Official Zoning Map

ATTACHMENT 9

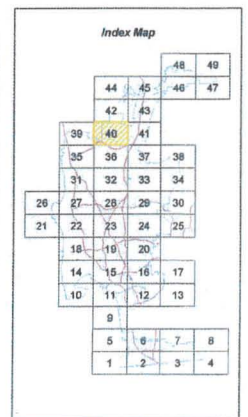


**Legend**

City of San Diego Boundary  
Community Plan Areas  
Parcels

**Zoning**

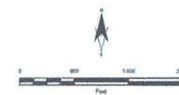
ZONE_NAME
AR-1-1
CC-1-3
CC-3-4
CN-1-2
CO-1-2
CP-1-1
CV-1-1
IP-2-1
OC-1-1
OP-1-1
OP-2-1
RM-1-1
RM-1-2
RM-1-3
RM-2-4
RM-2-5
RM-2-6
RM-4-10
RS-1-11
RS-1-12
RS-1-13
RS-1-14
RS-1-8
RT-1-2
RX-1-1
RX-1-2



SanGIS Desktop Recovery  
SanGIS version 4.05 backup area for the City of San Diego located at:  
recovered workspace at the 25% level/backup level  
This map covers the adopted Standard for Class 1 High Accuracy at a scale of  
1:12,500 (1/4"=1 mile)  
This map was prepared for the City of San Diego by the City of San Diego  
Planning Department. It is not intended for use as a legal document. It is intended for use as a reference only.

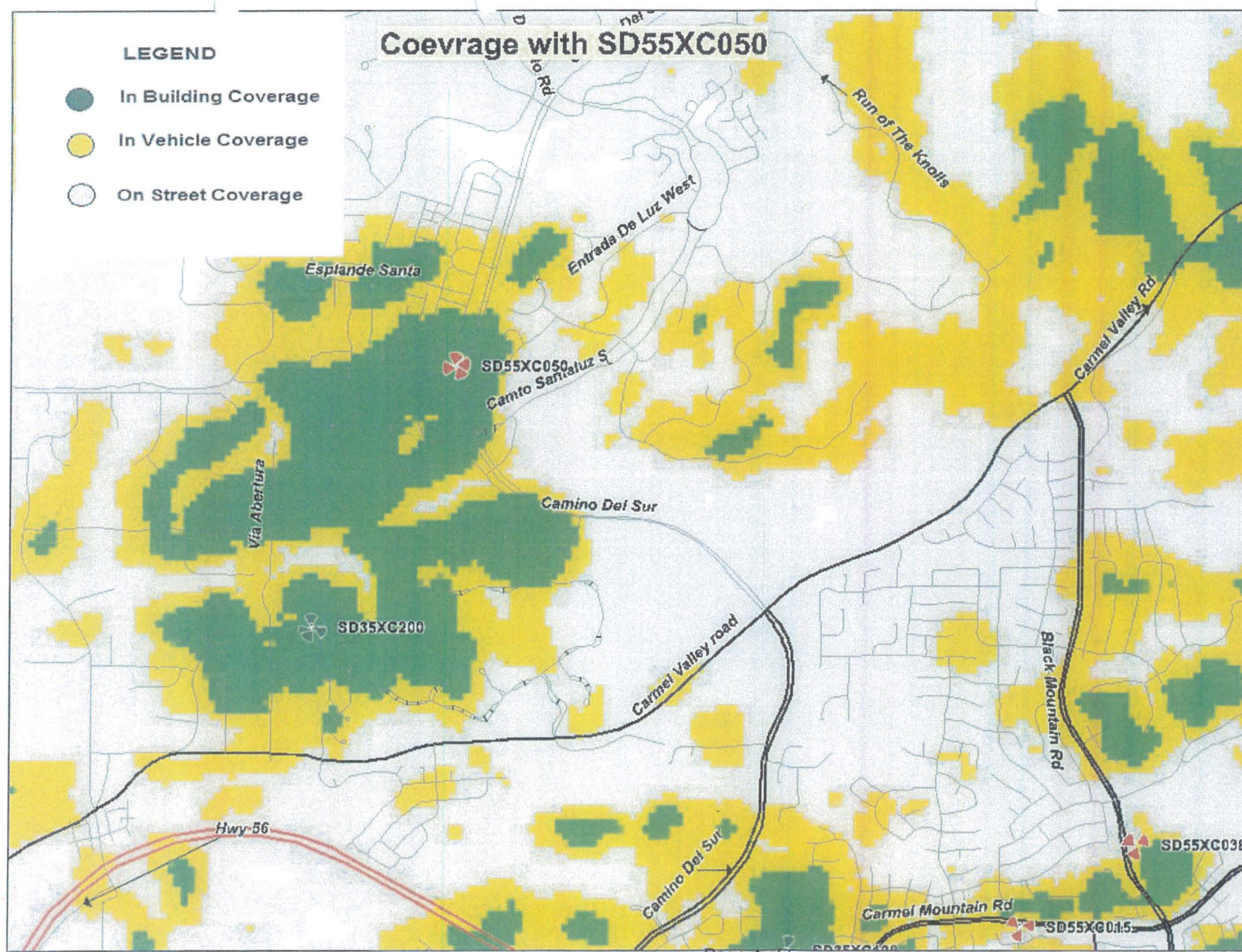


**City of San Diego**  
**Development Services Department**  
Page 3 of 5

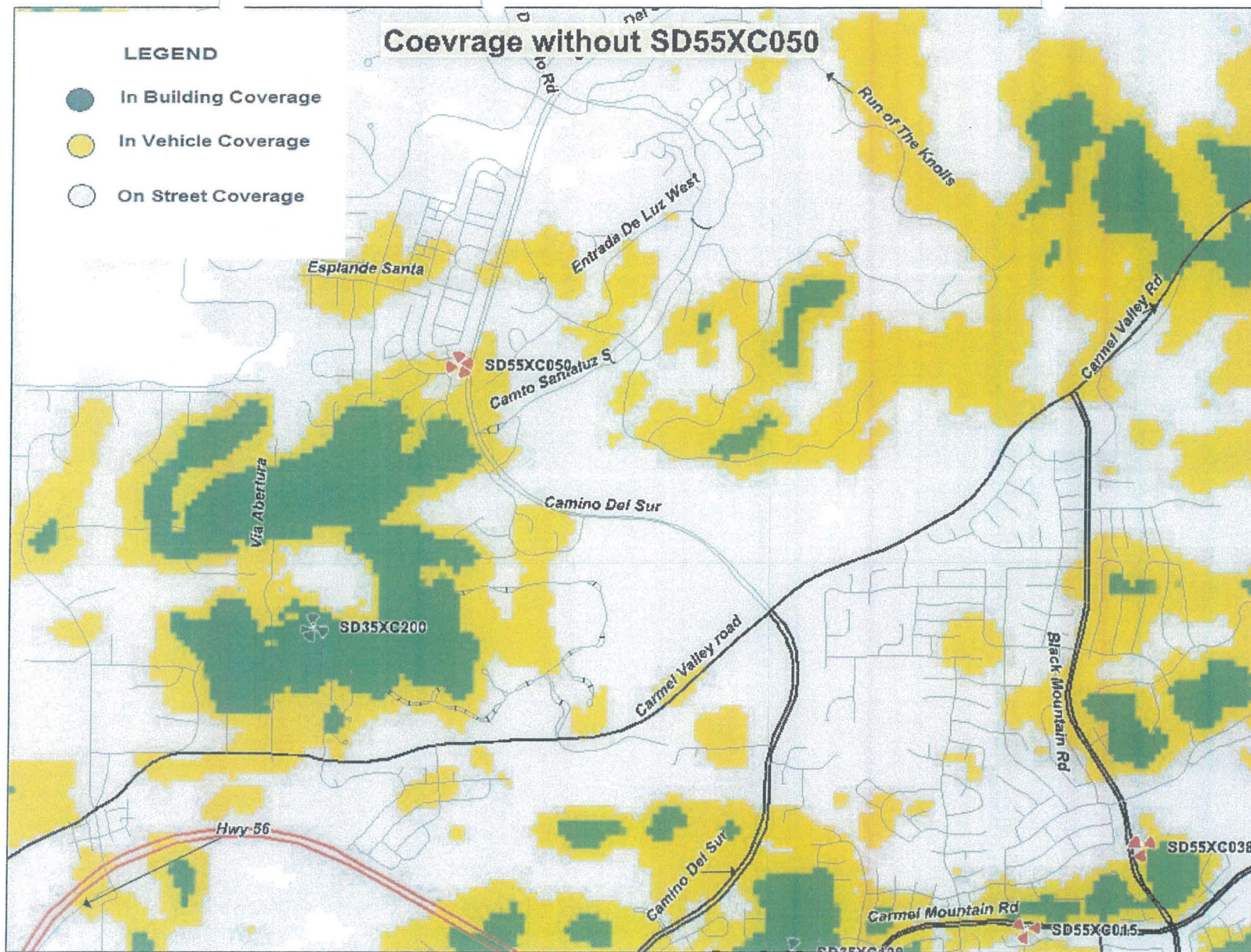


**GRID TILE: 40**  
GRID SCALE: 800  
DATE: 10/5/2009 7:01:39 PM



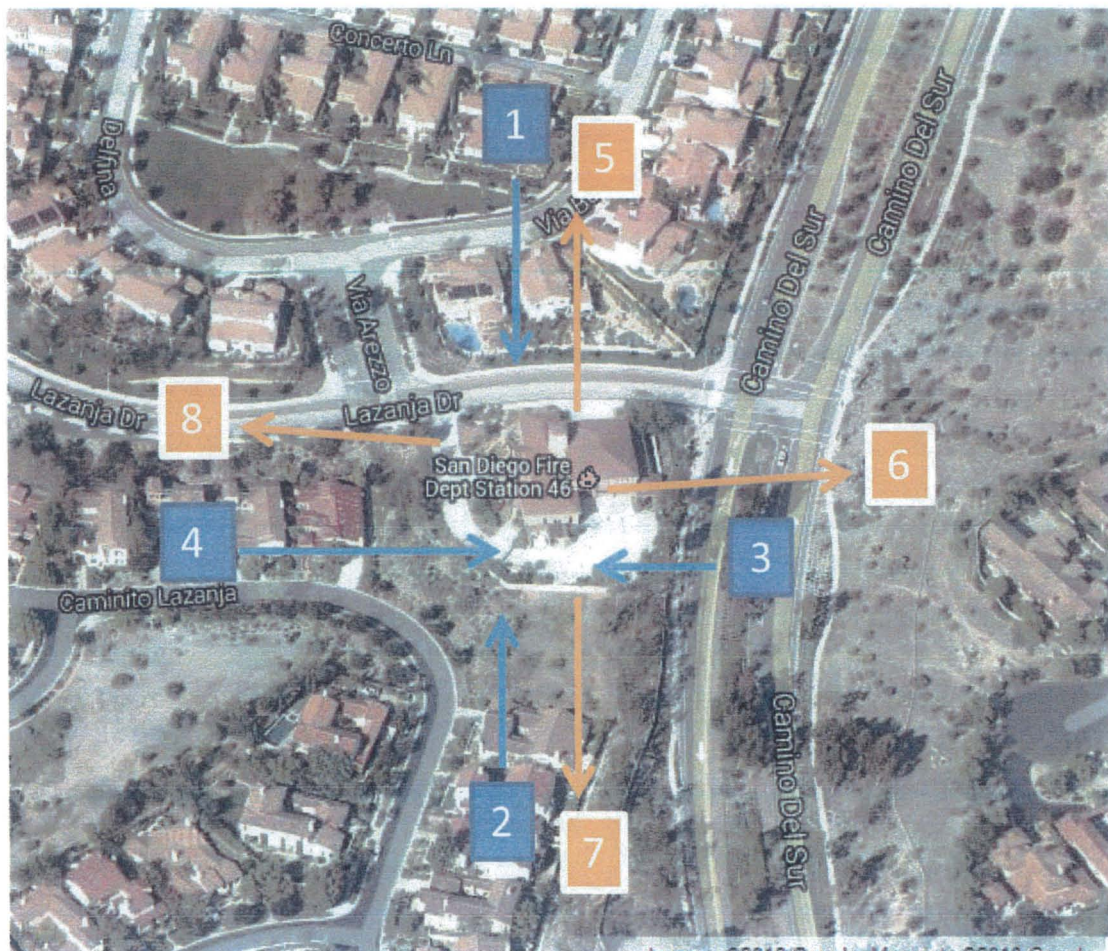








**Sprint Nextel  
SD55XC050 – Santa Luz  
Photo Survey  
Key Map**





1. View of North Elevation of site.
2. View of South Elevation of site.







3. View of East of site.

4. View of West Elevation of site.







5. View looking North from site.

6. View looking East from site.







- 7. View looking South from site.
- 8. View looking West from site.





# SANTALUZ FIRE STATION 46

## SD55XC050

14556 LAZANJA DRIVE, SAN DIEGO, CA 92127

### DEVELOPMENT SUMMARY

#### PROJECT DESCRIPTION:

ZONING PERMIT FOR A NEW "SPRINT" UNMANNED TELECOMMUNICATION FACILITY:

#### SCOPE OF WORK:

1. INSTALLATION OF 4 EQUIPMENT CABINETS INSIDE EQUIPMENT ENCLOSURE AT GROUND LEVEL
2. INSTALLATION OF 12 PANEL ANTENNAS INSIDE EXISTING BUILDING TOWER
3. INSTALLATION OF 24 RRH'S INSIDE EXISTING BUILDING TOWER
4. INSTALLATION OF 1 GPS ANTENNA AT GROUND LEVEL
5. INSTALLATION OF POWER, TELCO AND COAX CABLE RUNS

#### PROPERTY INFORMATION:

ASSESSOR PARCEL NUMBER: 303-130-46

LEASE AREA: 220 SQ.FT. FOR EQUIPMENT + 178 SQ.FT. FOR ANTENNA = 398 SQ.FT. TOTAL

#### LEGAL DESCRIPTION:

LOT 'E' OF BLACK MOUNTAIN RANCH UNIT NO. 11 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 04096 FILED DECEMBER 7, 2000 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY.

BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:

NEIGHBORHOOD USE PERMIT - (NUP)  
PLANNED DEVELOPMENT PERMIT - (PDP)

#### OWNER:

OWNER: CITY OF SAN DIEGO

ADDRESS: 1200 THIRD AVENUE, SUITE 1700,  
SAN DIEGO, CA 92101

CONTACT: PROPERTY AGENT - ENZA MORERO  
PHONE: (619) 236-6052  
E-MAIL: EMORERO@SANDIEGO.GOV

#### EXISTING WCFs ON SAME PROPERTY:

N/A

#### BUILDING CODE INFORMATION:

EXISTING BUILDING/STRUCTURE:  
OCCUPANCY = B (FIRE STATION)  
CONSTRUCTION TYPE = V-B  
SPRINKLER SYSTEM = YES

PROPOSED STRUCTURE:  
OCCUPANCY = S2  
CONSTRUCTION TYPE = V-B  
SPRINKLER SYSTEM = NO

#### PROJECT TEAM:

CONSTRUCTION: PAUL HOKENESS  
PHONE: (858) 231-8889  
SITE ACQUISITION: CAITLYN KES  
PHONE: (858) 527-9938  
PLANNING: CAITLYN KES  
PHONE: (858) 527-9938  
ARCHITECT: D.K. DO, RA  
PHONE: (949) 475-1000

#### ZONING INFORMATION:

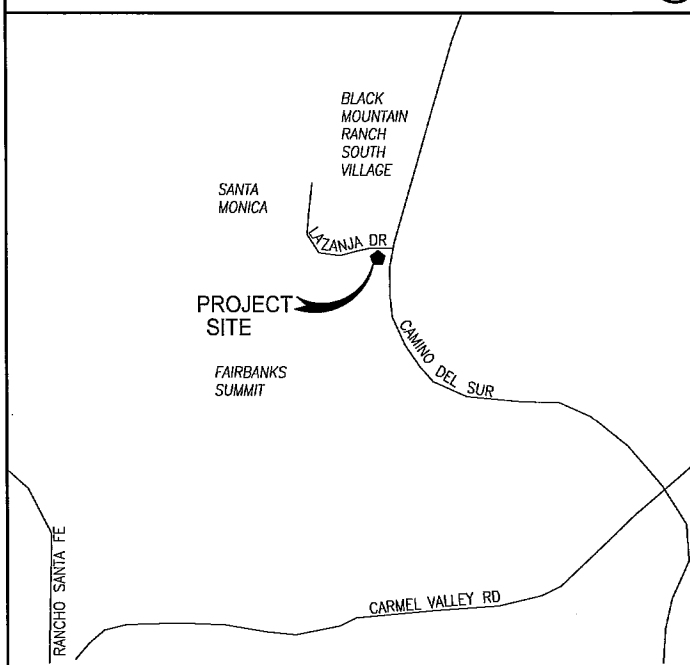
JURISDICTION: CITY OF SAN DIEGO  
ZONING DESIGNATION: AR-1-1  
LATITUDE: 32° 59' 11.14" N (APPROX.)  
LONGITUDE: 117° 09' 40.15" W (APPROX.)  
TOP OF (E) STRUCTURE: 40± FEET AGL  
BASE OF STRUCTURE: 348.75± FEET A.M.S.L.

### CODE COMPLIANCE

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)
3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
7. 2013 CALIFORNIA GREEN CODE
8. 2013 CALIFORNIA REFERENCES STANDARDS CODE
9. APPLICABLE LOCAL CODES

### VICINITY MAP

COORDINATE: 32° 59' 11.14" N  
117° 09' 40.15" W



### DRIVING DIRECTIONS

DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT:

1. HEAD WEST ON AIRPORT TERMINAL RD
2. SLIGHT LEFT TO STAY ON AIRPORT TERMINAL RD
3. TAKE THE RAMP TO I-5/DOWNTOWN
4. MERGE ONTO N HARBOR DR
5. TURN LEFT ONTO W LAUREL ST
6. TURN LEFT ONTO INDIA ST
7. TAKE THE RAMP ON THE LEFT ONTO I-5 N
8. KEEP RIGHT TO CONTINUE ON INTERSTATE 5 LOCAL BYPASS N, FOLLOW SIGNS FOR CA-56 E
9. CONTINUE ONTO CA-56 E
10. TAKE THE CAMINO DEL SUR EXIT
11. TURN LEFT ONTO CAMINO DEL SUR
12. TURN LEFT ONTO LAZANJA DR

DESTINATION WILL BE ON THE LEFT  
14556 LAZANJA DR SAN DIEGO, CA 9212

APPROVAL	DATE	SIGNATURE
P.M.:		
LANDLORD:		
CONST:		
S/A:		
R.F.:		
ZONING:		
A&E:		
R.F.:		
REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED		

### DRAWING INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
A1	SITE/ROOF PLAN
A2	EQUIPMENT AND ANTENNA LAYOUT PLANS
A3	SOUTH AND EAST ELEVATIONS
A4	NORTH AND WEST ELEVATIONS
A5	ANTENNA AND RRH SPECIFICATIONS

### APPLICANT INFORMATION

#### APPLICANT:

SPRINT  
310 COMMERCE, SUITE 250  
IRVINE, CA 92602

CONTACT: STEPHEN DeMARS  
PHONE: (858) 650-4249  
FAX: (858) 650-4202  
E-MAIL: STEPHEN.DEMARS@SPRINT.COM

CONTACT: KRISTIN PRIESAND  
ADDRESS: 9191 TOWNE CENTER DRIVE,  
SAN DIEGO, CA 92122  
PHONE: (714) 315-3921  
E-MAIL: KRISTIN.PRIESAND@SPRINT.COM

#### ARCHITECT:

DCI PACIFIC  
32 EXECUTIVE PARK, SUITE 110  
IRVINE, CA 92614  
CONTACT: D.K. DO, RA  
PHONE: (949) 475-1000  
FAX: (949) 475-1001  
E-MAIL: DK@DCIPACIFIC.COM

#### SITE ACQUISITION:

DEPRATTI INC.  
13948 CALLE BUENO GANAR  
JAMUL, CA 91935  
CONTACT: CAITLYN KES  
PHONE: (858) 527-9938

#### SITE ACCESS

SAN DIEGO FIRE-RESCUE DEPARTMENT/LOGISTICS-FACILITIES  
3870 KEARNY VILLA ROAD, MS 15  
SAN DIEGO, CA 92123  
CONTACT: MICHELLE ABELLA-SHON  
W: (858) 573-1362 C: (619) 964-7670  
E-MAIL: MSHON@SANDIEGO.GOV

### ABBREVIATIONS

A/C	AIR CONDITIONING	GA	GAUGE	OC	ON CENTER
AGL	ABOVE FINISH GRADE	GALV	GALVANIZED	OD	OUTSIDE DIAMETER
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR		
		GRND	GROUND	PLYWD	PLYWOOD
		GYP BD	GYP SUM WALL BOARD	PROJ	PROJECT
BLDG	BUILDING			R	RADIUS
BLK	BLOCKING	HORZ	HORIZONTAL	REQ	REQUIRED
CLR	CLEAR	HR	HOUR	RM	ROOM
CONC	CONCRETE	HT	HEIGHT	RO	ROUGH OPENING
CONST	CONSTRUCTION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	SHT	SHEET
CONT	CONTINUOUS	ID	INSIDE DIAMETER	SIM	SIMILAR
		IN	INCH	SPEC	SPECIFICATION
DBL	DOUBLE	INFO	INFORMATION	SF	SQUARE FOOT
DIA	DIAMETER	INSUL	INSULATION	SS	STAINLESS STEEL
DIAG	DIAGONAL	INT	INTERIOR	STL	STEEL
DN	DOWN	CBC	CALIFORNIA BUILDING CODE	STRUCT	STRUCTURAL
DET	DETAIL			SUSP	SUSPENDED
DWG	DRAWING				
		L	LENGTH	THRU	THROUGH
E	EXISTING	LBS	POUNDS	T.O.	TOP OF
EA	EACH	MAX	MAXIMUM	TYP	TYPICAL
ELEV	ELEVATION	MECH	MECHANICAL		
ELEC	ELECTRICAL	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	MFR	MANUFACTURE		
EQUIP	EQUIPMENT	MGR	MANAGER	VERT	VERTICAL
EXT	EXTERIOR	MIN	MINIMUM	VIF	VERIFY IN FIELD
		MISC	MISCELLANEOUS		
FIN	FINISH			W/	WITH
FLOOR	FLUORESCENT	NA	NOT APPLICABLE	W/O	WITHOUT
FLR	FLOOR	NIC	NOT IN CONTRACT	WP	WATER PROOF
FT	FOOT	NTS	NOT TO SCALE		

### DCI PACIFIC

A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949.475.1000 | F 949.475.1001



310 COMMERCE SUITE 250,  
IRVINE, CA 92602  
PHONE: (714) 617-9342

#### PROJECT IDENTIFICATION:

**SANTALUZ  
FIRE STATION 46  
SD55XC050**

14556 LAZANJA DRIVE,  
SAN DIEGO, CA 92127

#### CURRENT ISSUE DATE:

**09/24/14**

#### ISSUED FOR:

**ZONING**

### APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
IP	BOK	DKD

### ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	08/22/13	REVISED 100% 2D #2	IP
-	10/23/13	INCORPORATE CITY COMMENTS	JGD
-	02/28/14	INCORPORATE CITY COMMENTS	IP
-	04/22/14	INCORPORATE CITY COMMENTS	IP
-	07/29/14	UPDATED PER CD 07.14.14	VT
-	09/11/14	UPDATED PER CD 09.02.14	VT
-	09/24/14	UPDATED PER CD 09.24.14	VT

SHEET TITLE:	
<b>TITLE SHEET</b>	

SHEET NUMBER:	ISSUE LEVEL:
<b>T1</b>	SANTALUZ SD55XC050

**DCI PACIFIC****A|E|C WORKS**ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949 475.1000 | F 949 475.1001**Sprint**310 COMMERCE SUITE 250,  
IRVINE, CA 92602  
PHONE: (714) 617-9342

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FIRE STATION 46  
SD55XC050**14556 LAZANJA DRIVE,  
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-	09/24/14	UPDATED PER CD 09.24.14	VT

SHEET TITLE:

**SITE/ROOF PLAN**

SHEET NUMBER:

**A1**

ISSUE LEVEL:

SANTALUZ  
SD55XC050

- NOTE:
- THE PROPOSED DEVELOPMENT FOR THIS PROJECT WILL NOT ALTER OR CHANGE THE EXISTING SITE DRAINAGE.
  - NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
  - THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE LAZANJA DRIVE RIGHT-OF-WAY.
  - THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE LAZANJA DRIVE RIGHT-OF-WAY.
  - SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES REQUIRES WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER/PERMITEE SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATION) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

GRADING DATA TABLE

	TRENCH	EQUIPMENT ENCLOSURE	UNITS
CUT	47	16	CU. YD
FILL	47	0	CU. YD
IMPORT	0	0	CU. YD
EXPORT	0	16	CU. YD
SLOPE PERCENTAGE	0	0	CU. YD

RESIDENTIAL AREA

SECTOR 'A'  
0° AZIMUTH

## CONDITION NOTES:

- THE PROJECT PROPOSES TO EXPORT NO MATERIAL FROM THE PROJECT SITE. ANY EXCAVATED MATERIAL THAT IS EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE LAZANJA DRIVE RIGHT-OF-WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE LAZANJA DRIVE RIGHT-OF-WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITEE 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.

## NOTE:

"TRENCHING" WITHIN DRIP LINE OF TREE TO BE ACCOMPLISHED WITH PNEUMATIC "AIR AXE" BY EXPERIENCED PERSONNEL AND TO BE SUPERVISED BY CERTIFIED ARBORIST. THIS OPERATION WILL EXPOSE ROOTS TO BE PROTECTED, AND EXISTING IRRIGATION SYSTEM WHICH IS TO REMAIN OPERATIONAL AT ALL TIMES.

TREES TO REMAIN ON SITE WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

- A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
- STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
- A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
- ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

RESIDENTIAL AREA

RESIDENTIAL AREA

- NOTE:
- THE CARRIER SHOULD BE MADE AWARE THAT APPROPRIATE SIGNS SHOULD BE INSTALLED TO NOTIFY EMPLOYEES WORKING ON THE BUILDING THAT A HAZARD EXISTS AND THE LOCATION OF THE HAZARD. THE CARRIER SHOULD BE REQUIRED TO ASSESS THE LEVEL AND LOCATION OF THE HAZARD AND PLACE THE APPROPRIATE SIGNS PER CAL-OSHA REQUIREMENTS.
  - ANY TREES PROPOSED TO BE REMOVED OR SIGNIFICANTLY PRUNED AS PART OF THIS PROJECT WILL NEED TO BE SUPPLEMENTED WITH INKIND REPLACEMENT OR ADDITIONAL TREES.
  - THE SPRINT CONTRACTOR SHALL SECURE EXISTING ROOF TILES FOR ANTENNA INSTALLATION.
  - TRENCHING SHALL OCCUR OUTSIDE OF PROPERTY LINE, PARALLEL TO CAMINO DEL SUR. ALL OTHERS SHALL BE VIA BORING METHOD. CHANGES TO THESE METHODS REQUIRE SDFD PRIOR APPROVAL.

SITE/ROOF PLAN

RESIDENTIAL AREA

SECTOR 'C'  
180° AZIMUTH

## SETBACK REQUIREMENTS:

MINIMUM FRONT	25 FEET
MINIMUM SIDE	20 FEET
MINIMUM REAR	25 FEET
MAXIMUM STRUCTURE HEIGHT 30 FEET	

SCALE:  
1"=20'-0"

0 5' 10' 20'

1



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T 949.475.1000 | 949.475.1001 F

Sprint

310 COMMERCE SUITE 250,  
IRVINE, CA 92602  
PHONE: (714) 617-9342

PROJECT IDENTIFICATION:

SANTALUZ  
FIRE STATION 46  
SD55XC050

14556 LAZARUS DRIVE,  
SAN DIEGO, CA 92127

CURRENT ISSUE DATE:

09/24/14

ISSUED FOR:

ZONING

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
IP	BOK	DKD

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-	09/24/14	UPDATED PER CD 09.24.14	VT

SHEET TITLE:

EQUIPMENT AND ANTENNA  
LAYOUT PLANS

SHEET NUMBER:

A2

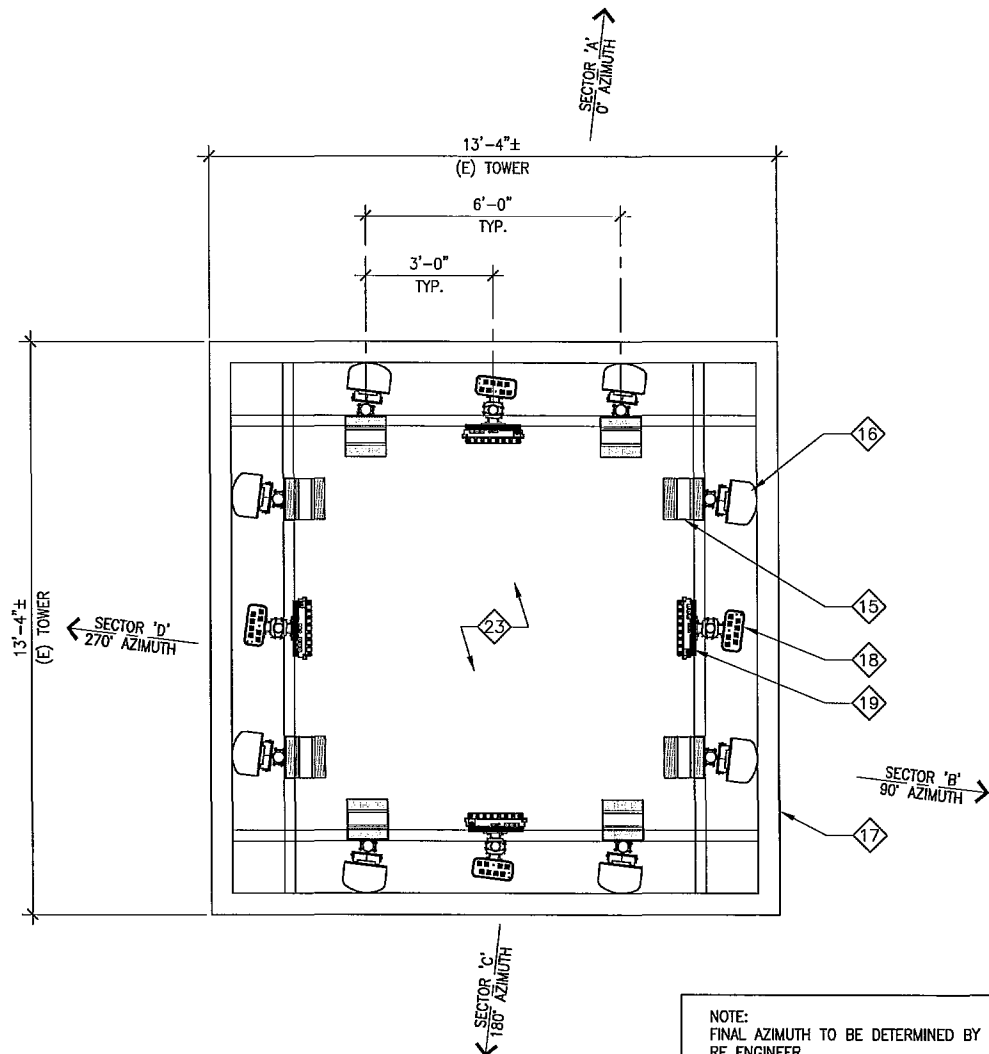
ISSUE LEVEL:

SANTALUZ  
SD55XC050

- 1 (N) CMU WALL ENCLOSURE
- 2 (N) 4'-0" WIDE SOLID GATE
- 3 (N) CONCRETE SLAB AND EQUIPMENT CONCRETE PAD
- 4 (N) COAX CABLE STUB-UP
- 5 (N) PRIMARY MODCELL V4.0B CABINET MOUNTED ON CONCRETE PAD, WEIGHT: 1538 LBS.
- 6 (N) GROWTH MODCELL V4.0B CABINET MOUNTED ON CONCRETE PAD, WEIGHT: 1538 LBS.
- 7 (N) BATTERY CABINET MOUNTED ON CONCRETE PAD, WEIGHT: 2174 LBS
- 8 (N) POWER PPC & TELCO PANEL
- 9 (N) EMERGENCY GENERATOR RECEPTACLE (EGR)
- 10 (N) AAV FIBER TERMINATION BOX (36"Hx30"Wx10"D)
- 11 (N) CIENA CABINETS / FIBER INTERFACE EQUIPMENT BOX (16"Hx10"Wx10"D)
- 12 (N) DISTRIBUTION BOX (39"Hx39"Wx10"D)
- 13 (N) GPS ANTENNA
- 14 (N) SERVICE FLOOD LIGHTS, 3 TOTAL INSIDE LEASE AREA
- 15 (N) (16) 1900MHz RRH'S, STACKED
- 16 (N) (8) 6FT NV ANTENNAS, MOUNTED INSIDE TOWER BUILDING
- 17 (N) FRP SCREEN WITH DRYVIT FINISH COLOR AND TEXTURE TO MATCH (E) TOWER FINISH
- 18 (N) (4) 2.5GHz ANTENNAS, MOUNTED INSIDE TOWER BUILDING
- 19 (N) (8) 2.5GHz RRH'S, STACKED
- 20 (N) 5' X 5' BORE PIT
- 21 (E) W.I. ROLLING GATE
- 22 (E) LIGHT POLE
- 23 (E) BUILDING TOWER
- 24 (E) DRIVEWAY
- 25 (E) CURB

NOTE:  
INSTALL (12) PANEL ANTENNAS TOTAL  
INSTALL (24) RRH'S TOTAL

KEYNOTES

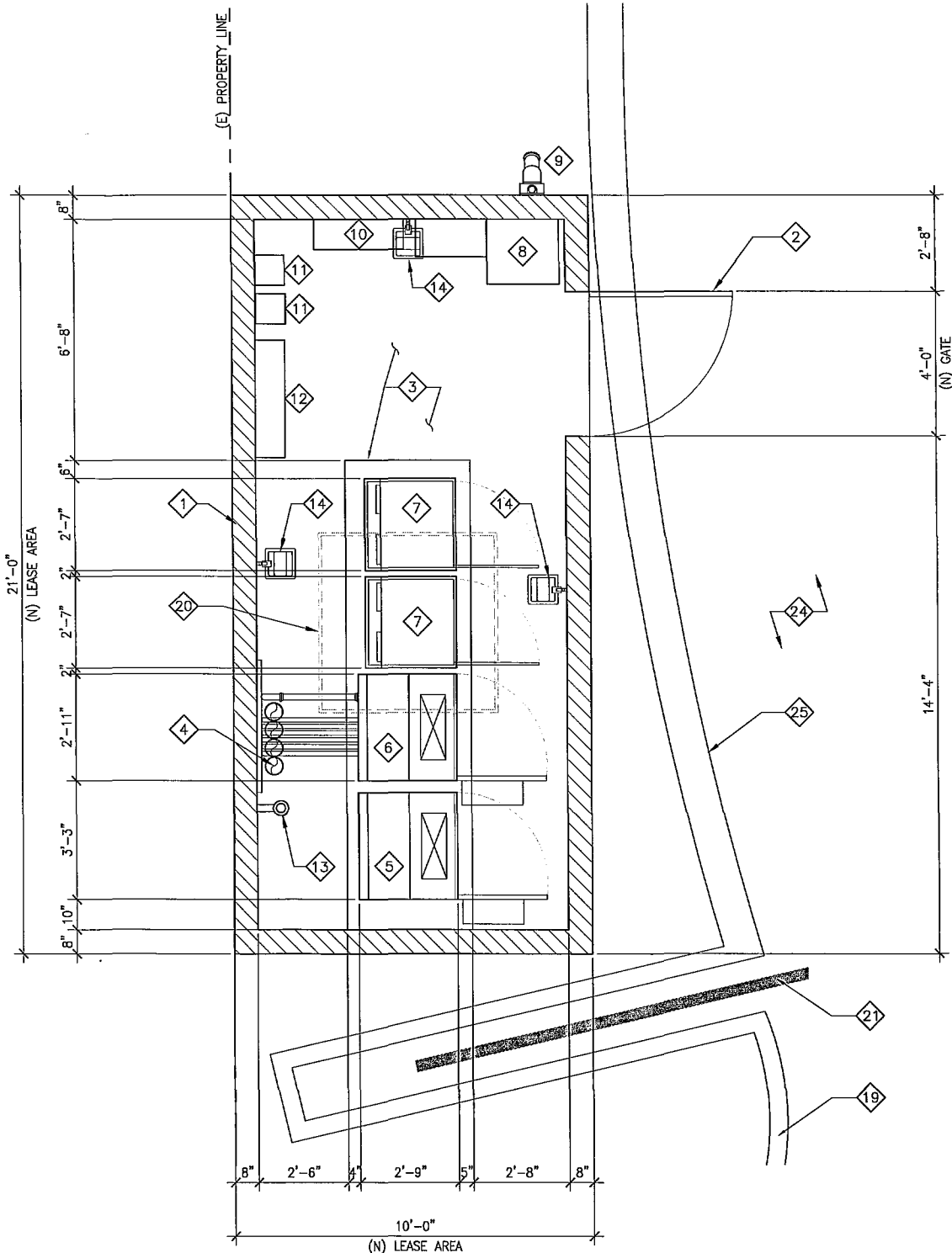


ANTENNA LAYOUT PLAN

SCALE: 1/2"=1'-0"  
0 1' 2'

2

EQUIPMENT LAYOUT PLAN



SCALE: 1/2"=1'-0"  
0 1' 2'

1



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**Sprint**

310 COMMERCE SUITE 250,  
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**SD55XC050**  
14556 LAZANJA DRIVE,  
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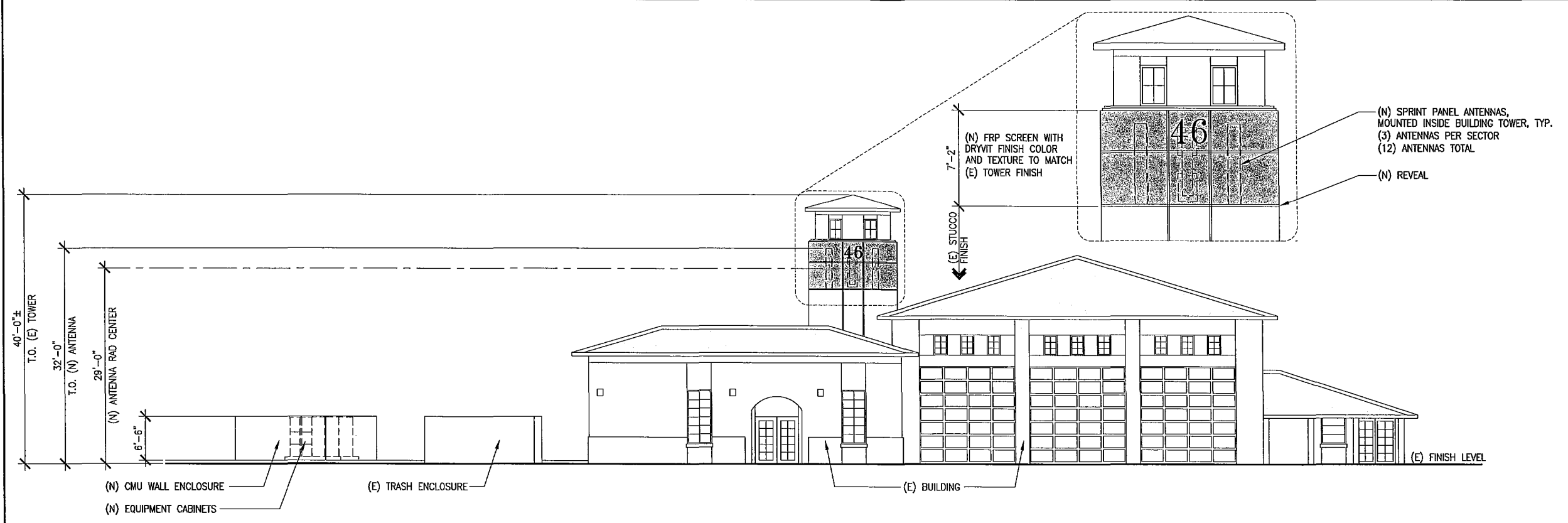
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IP	BOK	DKD

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SHEET TITLE:

**SOUTH AND EAST  
ELEVATIONS**

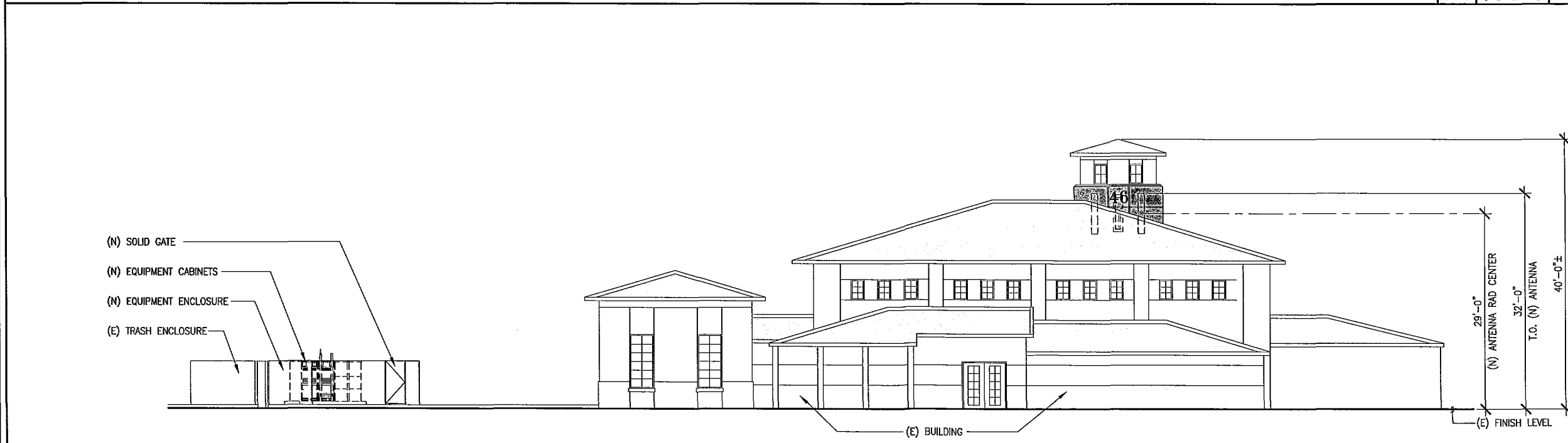
SHEET NUMBER:	ISSUE LEVEL:
<b>A3</b>	SANTALUZ SD55XC050



**SOUTH ELEVATION**

SCALE: 1/8"=1'-0"  
0 2' 4' 8'

1



**EAST ELEVATION**

SCALE: 1/8"=1'-0"  
0 2' 4' 8'

2

**DCI PACIFIC**  
A/E/C WORKS

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RF		
CM		

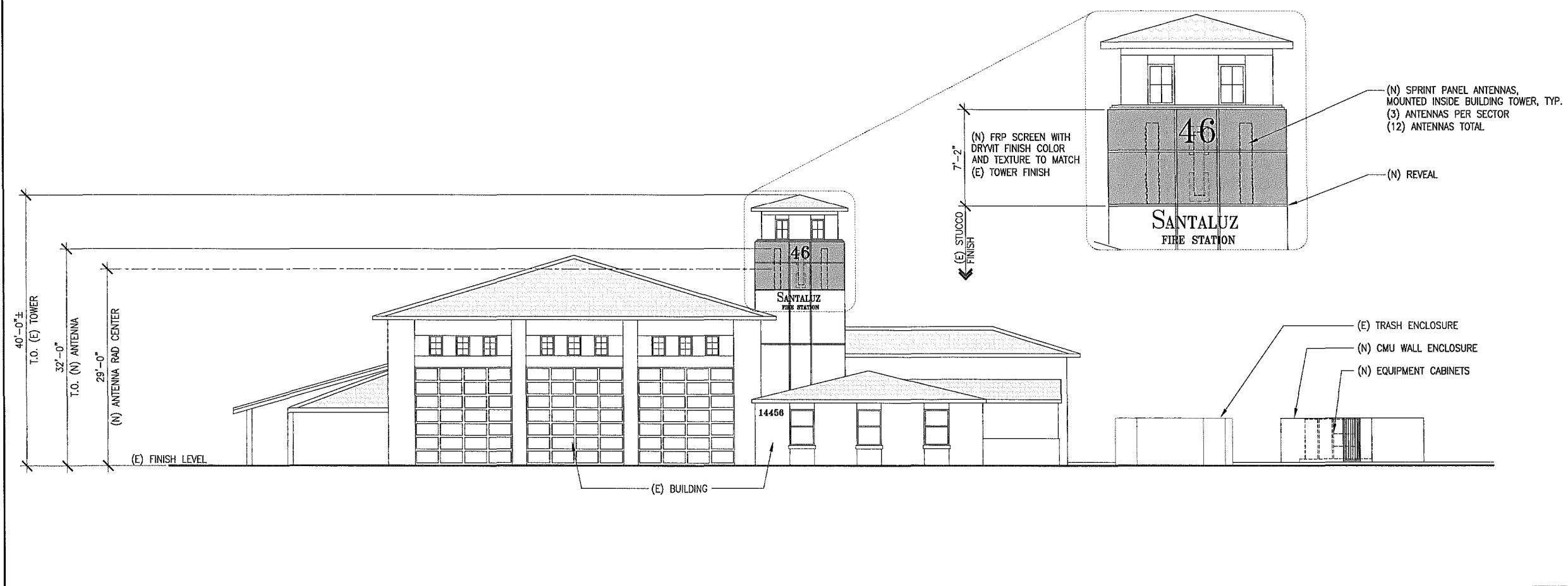
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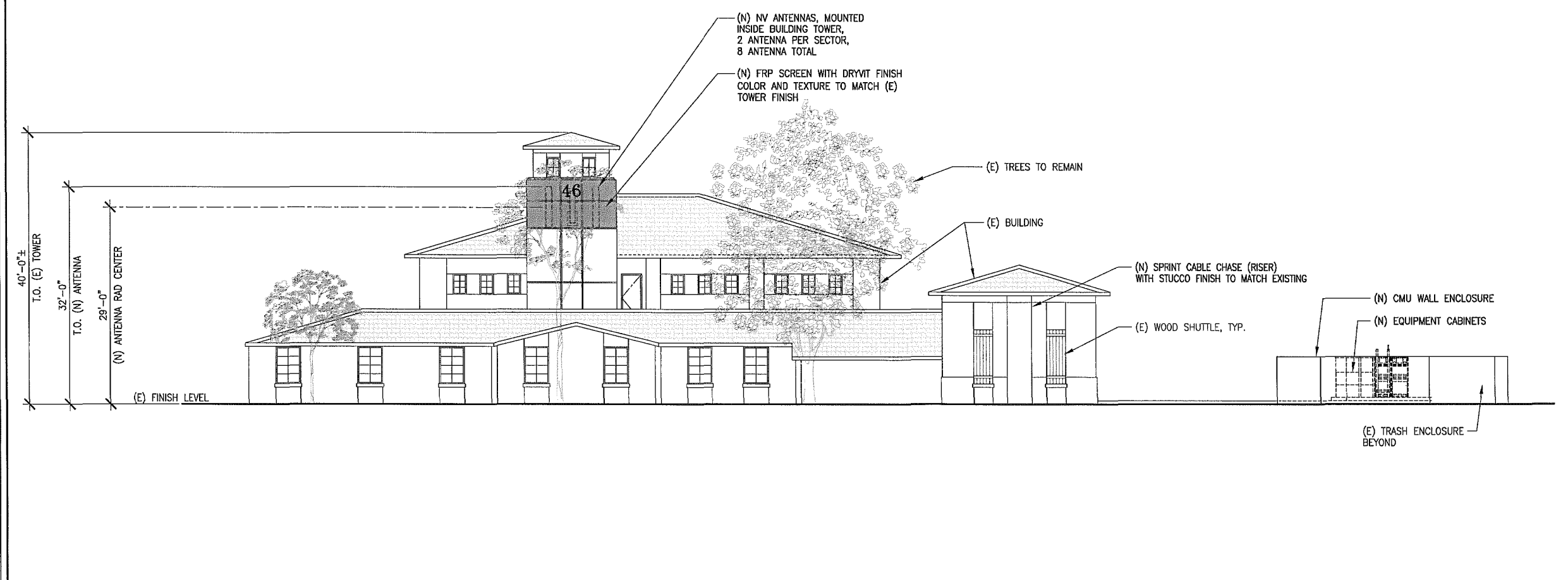
SHEET TITLE:  
**NORTH AND WEST  
ELEVATIONS**

SHEET NUMBER:  
**A4**  
ISSUE LEVEL:  
SANTALUZ  
SD55XC050



**NORTH ELEVATION**

SCALE: 1/8"=1'-0"  
0 2' 4' 8' 1



**WEST ELEVATION**

SCALE: 1/8"=1'-0"  
0 2' 4' 8' 2

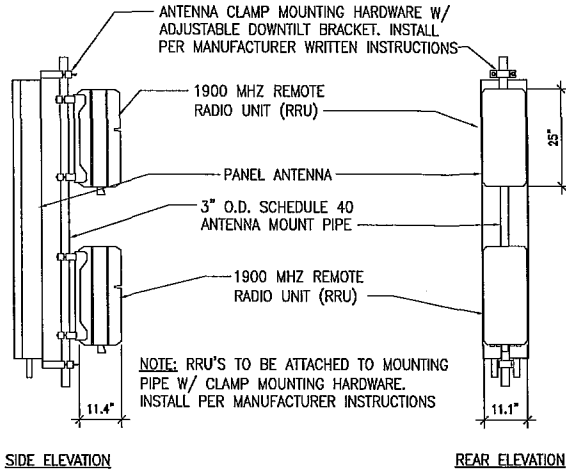
Environmental requirements

Environmental requirements for outdoor installations

Outdoor cabinet installations are exposed to variations in temperature, humidity, and ventilation.

The 9928 Distributed Base Station cabinet has been weather-hardened. When equipped with a heat exchanger, the cabinet will operate under the conditions described in the table below.

Condition	Specification
Operating temperature	-40 °C to +46 °C (-40 °F to +115 °F)
Extended operating temperature	-40 °C to 50 °C (-40 °F to 122 °F)
Relative humidity	5 to 100% (non-condensing but not to exceed 0.024 kg water/kg of dry air)
Enclosure rating	Type 3R (NEMA) IP35 (IEC 60529)
Acoustic noise suppression	65 dBA at 25 °C (77 °F) and sea level
Operating altitude	-60.96 to 1798 m (-200 to 5,900 ft.) above sea level
Extended operating altitude	-60.96 to 3048 m (-200 to 10,000 ft.). An operating temperature de-rating of 1 °C per 1000 feet above 6000 feet is allowed
Wind driven rain	Refer to Telcordia GR-487-CORE
Dust and water ingress	Refer to Telcordia GR-487-CORE
Bullet resistance	Refer to Telcordia GR-487-CORE
Wind resistance	Refer to Telcordia GR-487-CORE
Storage requirements	Refer to Telcordia GR-63-CORE, Section 4.1.1



EQUIPMENT SPECIFICATION

SCALE: N.T.S.

5

ANTENNA AND RRH MOUNTING DETAIL

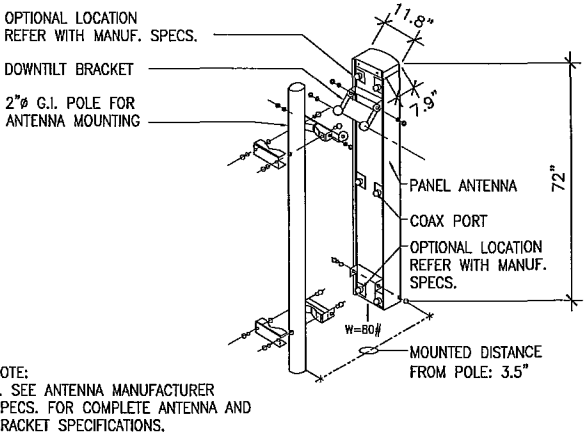
SCALE: N.T.S.

3

ANTENNA SPECIFICATIONS

SCALE: N.T.S.

1



NOTE:  
1. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.

Product Data Sheet APXVSP18-C

Triple Band Dual Polarized Antenna, 806-1995, 65deg, 16-18dBi, 1.8m, VET, 0-10deg, 0.5m AISG Cable

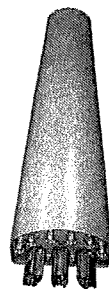
RFS

Product Description

This antenna is an ideal choice for dual band site upgrade for high traffic areas. It features 4 ports in 1900 MHz and 2 ports in 800 MHz.

Features/Benefits

- Variable electrical downtilt - provides enhanced precision in controlling intercell interference. The tilt is infield adjustable 0-10 deg.
- High suppression of all upper side lobes (typically < 18 dB)
- Independent control of electrical downtilt for 800 and PCS bands
- Low profile for low visual impact
- Quick and easy to adjust
- High front-to-back ratio
- AISG compatible remote tilt available - Add suffix -A20 to the model number



Technical Specifications

Electrical Specifications	806-869	1850-1995	1850-1995
Frequency Range, MHz	806-869	1850-1995	1850-1995
Horizontal Beamwidth, deg	65	65	65
Vertical Beamwidth, deg	11.5	5.5	5.5
Electrical Downtilt, deg	0-10	0-10	0-10
Gain, dB (dBi)	16.5 (15.4)	18.0 (15.9)	18.0 (15.9)
1st Upper Side-lobe Suppression, dB, typ @ 10° & 18°	>18	>18	>18
Front-to-Back Ratio, dB @ 180° & 15°	>20	>27	>27
Isolation		Dual pol >45°	>27
Return Loss, dB		>14	>14
Isolation between Ports, dB		>28	>28
3rd Order IMD @ 2 x 43 dBm, 0.1 min. duration		>10	>10
Cross Polar Discrimination (RPD) 0°, dB	>15	>20	>20
Cross Polar Discrimination (RPD) 45°, dB	>8.5	>11	>11
HPBW Spoiled across some band ports		>5	>5
Impedance, Ohms		50	50
Maximum Power Input, W		250	250
Lightning Protection		Direct Ground	Direct Ground
Connector Type		(B) 7-16 DIN female	(B) 7-16 DIN female
Mechanical Specifications			
Dimensions - HxWxD, mm (in)		1829 x 302 x 178 (72.0 x 11.8 x 7)	
Weight w/o Mtg Hardware, kg (lb)		25.8 (57)	
Rated Wind Speed, km/h (mph)		241 (150)	
Radiation Material		ASA	
Paint Color		Light Gray R07035	
Mounting Hardware Material		Decorated Aluminum and Galvanized Steel	
Ordering Information			
Mounting Hardware		APMA0-2 Downtilt Kit	
AISG System Cable		0.5 m, included	
Mounting Post Diameter, mm (in)		60 (2.4)	
Mounting Hardware Weight, kg (lb)		3.4 (7.5)	

RFS The Clear Choice®

APXVSP18-C

Rev: P5

Print Date: 2.11.2011

Please visit us on the Internet at <http://www.rfs-world.com>

Radio Frequency Systems

Alcatel-Lucent

Product: 1900MHz RRH (65MHz)

Product Description:

This Remote Radio Head (RRH) supports the 1900MHz spectrum with a Quad Transmit and Quad Receiver configuration supporting 4x45W of output power in a dual head configuration

Features / Benefits:

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



Technical Specifications:

Physical Dimensions (HxWxD):	25" x 11.1" x 11.4"
Weight:	60 pounds
Output Power:	4x45W (180W Total)
Frequency Range:	1930-1995MHz Tx / 1850 - 1915 Rx
Consumed Power (Typ):	680W
Instantaneous Bandwidth:	65 MHz
Rx Noise Figure:	3.0dB
Antenna Interface :	7/16 DIN Female
Operating Temperature Range:	-40C to +55C
Supports AISG 2.0	

6

ANTENNA MOUNTING DETAIL

SCALE: N.T.S.

4

REMOTE RADIO HEAD (RRH) SPECS

SCALE: N.T.S.

2

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T 949 475.1000 | 949 475.1001 F

Sprint

310 COMMERCE SUITE 250,  
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PHONE: (714) 617-9342

PROJECT IDENTIFICATION:

**SANTALUZ  
FIRE STATION 46  
SD55XC050**

14556 LAZANIA DRIVE,  
SAN DIEGO, CA 92127

CURRENT ISSUE DATE:

**09/24/14**

ISSUED FOR:

**ZONING**

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
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SHEET TITLE:

**ANTENNA AND RRH  
SPECIFICATIONS**

SHEET NUMBER:

**A5**

ISSUE LEVEL:

SANTALUZ  
SD55XC050



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Sprint Santa Luz Fire Station		<b>Project Number:</b> 338841		<b>Distribution Date:</b> 1/17/2014	
<b>Project Scope/Location:</b> BLACK MOUNTAIN RANCH. NUP and PDP, Process 4, for a Wireless Communication Facility (WCF), consisting of antennas located in an existing tower element, and a 210 sq. ft. equipment enclosure located in the setback. AR-1-1 zone. CD: 5. 14556 Lazanja Dr. Notice Cards: 2.					
<b>Applicant Name:</b> Caitlyn Kes				<b>Applicant Phone Number:</b> (858) 527-9938	
<b>Project Manager:</b> Alexander Hempton		<b>Phone Number:</b> (619) 446-5349		<b>Fax Number:</b> (619) 446-5245	
		<b>E-mail Address:</b> AHempton@sandiego.gov			
<b>Committee Recommendations (To be completed for Initial Review):</b> MOTION TO RECOMMEND APPROVAL OF PROJECT # 338841, BLACK MOUNTAIN RANCH, NUP AND PDP FOR A SPRINT WIRELESS COMMUNICATION FACILITY AT SANTA LUZ FIRE STATION TO INSTALL 8 ANTENNAS INSIDE THE EXISTING TOWER BY REMOVING THE TOWER SIDES AND REPLACING THEM, WITH THE FOLLOWING CONDITIONS:					
<input type="checkbox"/> Vote to Approve		Members Yes		Members No	
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes 12		Members No 0	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes		Members No	
<input type="checkbox"/> Vote to Deny		Members Yes		Members No	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) TOWER SIDES				<input type="checkbox"/> Continued	
<b>CONDITIONS:</b> (i) THE <del>ENCLOSURE</del> NEEDS TO MATCH THE FINISH AT THE TOP OF THE FIRE STATION - NOT A PAINTED FRP BUT A TEXTURED FRP TOWER, (ii) THE ENCLOSURE BELOW TO MATCH BUILDING INCLUDING WALL CAP AND THE RETURNS AT THE GATE JAMBS, AND (iii) THE ENCLOSURE GATE NEEDS TO BE A SOLID GATE.					
<b>NAME:</b> THOMAS CLARK				<b>TITLE:</b> CHAIR/RPPB	
<b>SIGNATURE:</b>				<b>DATE:</b> 2-10-2014	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.					



**Ownership Disclosure Statement**

As this is a property owned by the City of San Diego, an Ownership Disclosure Statement is not provided.

**Sprint Executive Team**

Marcelo Claure

Chief Executive Officer

Joseph J. Euteneuer

Chief Financial Officer

Stephen Bye

Chief Technology Officer

Matt Carter

President, Sprint Enterprise Solutions

Dow Draper

President, Prepaid

Jeff Hallock

Chief Marketing Officer

Bob Johnson

President-Sprint Retail and Chief Service and  
Information Technology Officer

Junichi Miyakawa

Technical Chief Operating Officer

Sandra J. Price

Senior Vice President, Human Resources

John Saw

Chief Network Officer, Sprint

Michael Schwartz

Senior Vice President, Corporate and Business  
Development

Bill White

Senior Vice President, Corporate  
Communications and Corporate Social  
Responsibility

## Project Chronology

**Sprint – Santa Luz – Project No. 338841**

Date	Action	Description	City Review Time	Applicant Response Time
1/17/2014	First Submittal	Project Deemed Complete		
2/21/2014	First Assessment Letter		35	
3/20/2014	Second Submittal			27
4/29/2014	Second Assessment Letter		40	
5/9/2014	Third Submittal			10
9/4/2014	Third Assessment Letter		118	
9/18/2014	Fourth Submittal			14
10/24/2014	All issues resolved		36	
12/18/2014	Public Hearing – Planning Commission		55	
TOTAL STAFF TIME			284	
TOTAL APPLICANT TIME				51
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	335 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 4, 2014

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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<b>DATE OF HEARING:</b>	December 18, 2014
<b>TIME OF HEARING:</b>	9:00 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	NEIGHBORHOOD USE PERMIT AND PLANNED DEVELOPMENT PERMIT, PROCESS FOUR
<b>PROJECT NUMBER:</b>	338841
<b>PROJECT NAME:</b>	<u>SPRINT – SANTA LUZ</u>
<b>APPLICANT:</b>	CAITLYN KES, DEPRATTI, INC., AGENTS REPRESENTING SPRINT
<b>COMMUNITY PLAN AREA:</b>	Black Mountain Ranch
<b>COUNCIL DISTRICT:</b>	District 5
<b>CITY PROJECT MANAGER:</b>	Alex Hempton, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 446-5349 / <a href="mailto:ahempton@san Diego.gov">ahempton@san Diego.gov</a>

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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 Wireless Communication Facility (WCF) consisting of panel antennas, concealed within an existing tower element on Fire Station #46, behind radio-frequency transparent screening. Equipment associated with the antennas would be located within an enclosure, adjacent to the building. The project is located at 14556 Lazanja Drive.

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](http://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 24, 2014 and the opportunity to appeal that determination ended November 7, 2014.

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 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: 24004066

Revised 10-4-12 HMD