



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** July 2, 2015 **REPORT NO.** PC-15-081

**ATTENTION:** Planning Commission, Agenda of July 9, 2015

**SUBJECT:** Sprint – Centrepont  
PROJECT NO. 396602. PROCESS FOUR.

**OWNER/  
APPLICANT:** CPM III CENTREPOINT LLC/  
SPRINT

### SUMMARY

**Issue:** Should the Planning Commission approve a Wireless Communication Facility (WCF) at 6345 El Cajon Boulevard, within the Mid City: Eastern Area community plan area?

**Staff Recommendation:** APPROVE Neighborhood Use Permit No. 1405720 and Planned Development Permit No. 1405721.

**Community Planning Group Recommendation:** The Eastern Area Planning Committee voted 6-3-1 to recommend approval of this project at their April 14, 2015 meeting, with two conditions (Attachment 12), which are discussed in this report.

**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 15301 (Existing Facilities). The environmental exemption determination was made on May 7, 2015 and the opportunity to appeal this determination ended May 21, 2015 (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 – Centrepont is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP), Process Four, for a Wireless Communication Facility (WCF). The project is located at 6345 El Cajon Boulevard and the WCF is proposed on and adjacent to a parking garage, recently constructed as part of the Carmel Apartments development (also known as Boulevard 63, and previously referred to as Centrepont). The project is located in the Central Urbanized Planned District (CUPD) CU-2-3 zone of the Mid City: Eastern Area community plan area. The project is surrounded by residential, commercial, park, and mixed use developments (Attachments 1, 2, 3, and 4).

WCF are permitted in commercial zones as a Limited Use, Process One, Staff-level approval. In this case, an NUP is required, as there is a mixed use (residential) development on site. In addition a PDP is required to allow a deviation to the CUPD-CU-2-3 zone height limit, to accommodate two sectors of antennas.

## **DISCUSSION**

### **Project Description:**

This project consists of the installation of nine (9) panel antennas on an existing parking garage, behind radio-frequency (RF) transparent screening, painted and textured to match adjacent building surfaces. Equipment associated with the antennas will be located in a ground-level enclosure. One antenna sector on the structure's east elevation will be located behind three separate RF-transparent boxes, aligned with the parking garage columns. The two other antenna sectors will be located behind an 8-foot tall RF-transparent screen enclosure located on top of the elevator shaft. The elevator shaft has an existing height of 47'8" and will reach a total height of 55'8" with the addition of the antenna screening.

Prior to the new residential development on site, Sprint previously operated a WCF on this property. Sprint's previous site was located on the roof of a commercial retail building, which was demolished as part of the new development. Sprint's current application is to maintain the coverage previously provided by the former installation.

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 One (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process Four (Planning Commission) approval. As this particular project is located in a commercial zone, the project would be approved as a Limited Use, Process One; however due to the residential use on the property and the height deviation request, additional permits are required.

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 proposed on an existing structure, behind RF-transparent screening material,

which will be designed, painted, and textured to match the existing parking garage structure. Equipment associated with the antennas will be located in a ground-level enclosure. The WCF has been designed to be architecturally compatible with the parking garage and will be minimally visible to the surrounding neighborhood (Attachment 8).

### **Deviation:**

One deviation is requested as part of this project. Two sectors of antennas are proposed to be located in one RF-transparent screen enclosure, located on top of the elevator shaft. The elevator shaft currently reaches a height of 47'8". The antenna enclosure will increase the height by 8-feet to 55'8". This deviates 5'8" feet from the CUPD-CU-2-3 zone height limit of 50 feet. This deviation can be supported, as the design of the proposed WCF is compatible with the existing on-site development and will allow the provision of wireless service to the surrounding neighborhood in a non-intrusive way. The additional height permits Sprint to propose a design that is architecturally screened with the parking garage and meet the required coverage objectives.

### **Community Plan Analysis:**

While the Mid City Communities 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 will be located on an existing parking garage, concealed behind radio-frequency transparent screening, designed to integrate with the existing structure. Equipment associated with the antennas will be located in an enclosure at the base of the parking garage (Attachment 8). This WCF has been designed to be consistent with the City's General Plan. The antennas are designed to be minimally visible to the community by being integrated into the design of an existing structure. This design allows the WCF to be concealed by screening techniques to blend in with the surrounding area, which results in the provision of wireless service in a way that is aesthetically pleasing and respectful of the neighborhood context.

### **Community Planning Group Recommendation:**

The Eastern Area Planning Committee voted 6-3-1 to recommend approval of this project at their

April 14, 2015 meeting (Attachment 12), with two conditions:

1. The height deviation request only applies to this Sprint project and is not to be considered a deviation to the height limits along El Cajon Boulevard; and,
2. Proceeds from the rent received by the property owner for the telecommunications facility are to be donated in full for the maintenance of Clay Park for the life of the permit, paid to San Diego Parks and Recreation, to be handled in the same manner as other funding paid by the property owner.

In response to the first condition, the deviation request as part of this project is only applicable to this project. The applicant has contacted the property owner regarding the second condition, and the property owner has not provided a response.

### 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. 1405720 and PDP No. 1405721.

### ALTERNATIVES

1. Approve NUP No. 1405720 and PDP No. 1405721, with modifications.
2. Deny NUP No. 1405720 and PDP No. 1405721, 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

Sprint – Centrepont – Project Number 396602

6345 El Cajon Boulevard



#### Land Use Legend

- |  |                  |
|--|------------------|
| Residential                            | Industrial       |
| 1-5 du/ac                              | School           |
| 6-10 du/ac                             | ○ Elementary     |
| 11-15 du/ac                            | ● Junior High    |
| 16-20 du/ac                            | ● High School    |
| 21-25 du/ac                            | ▨ Park           |
| 26-30 du/ac                            | ▨ Open Space     |
| MH Mobile Home Park                    | ▲ Fire Station   |
| Commercial/Residential Transition Zone | ★ Police Station |
| Commercial and Mixed-Use               | L Library        |
| ▨ 29 du/ac*                            | ■ Post Office    |
| Ⓐ 73 du/ac                             |                  |
| Ⓑ 35 du/ac*                            |                  |
| Ⓒ 19 du/ac*                            |                  |
| Ⓓ 9 du/ac                              |                  |



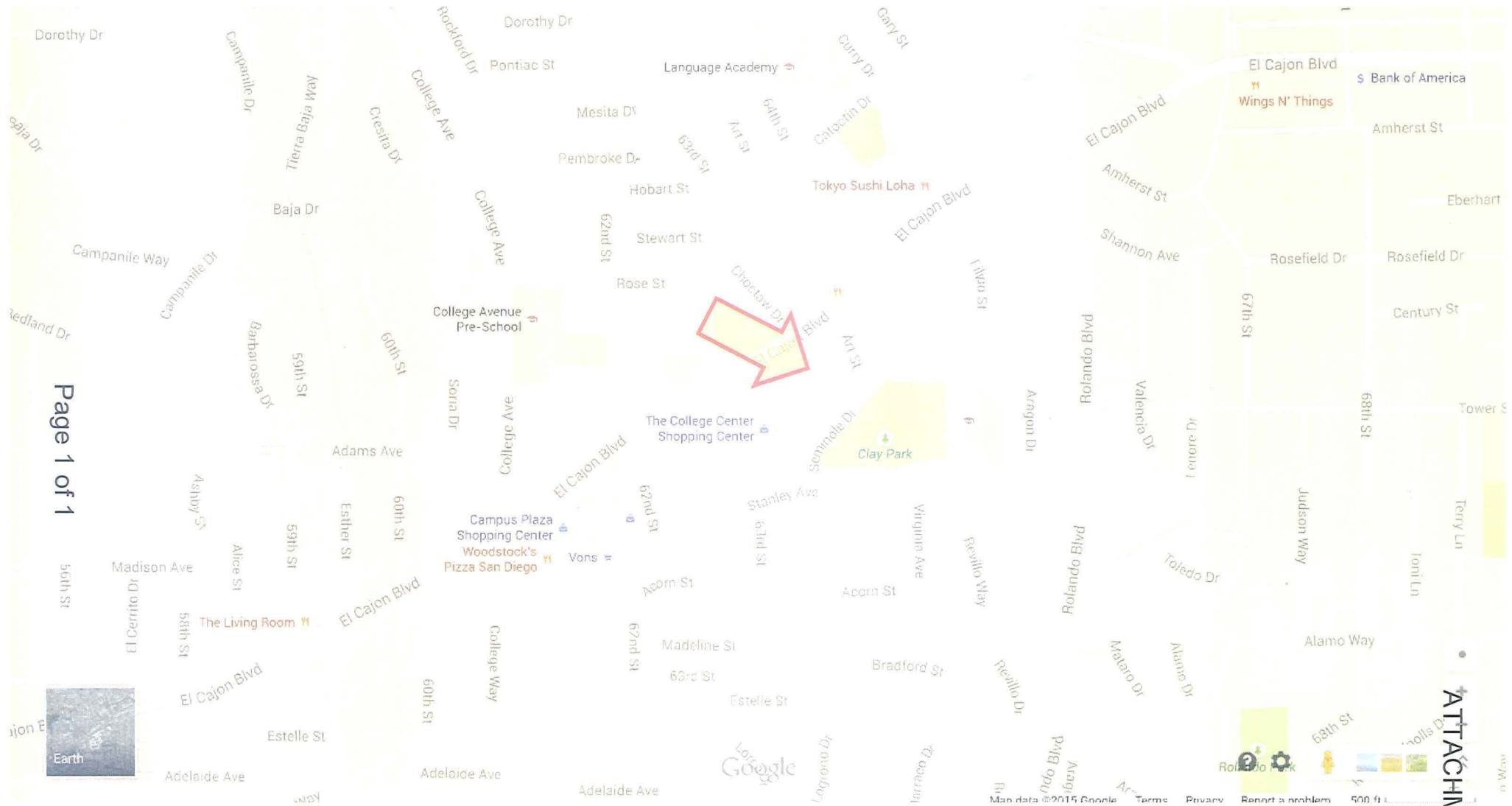
Identified as Commercial/  
Mixed Use



## Community Plan Land Use Designation

Sprint – Centrepont – Project Number 396602

6345 El Cajon Boulevard



## Project Location Map

Sprint – Centrepont – Project Number 396602

6345 El Cajon Boulevard



PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	Sprint – Centrepont	
<b>PROJECT DESCRIPTION:</b>	A Wireless Communication Facility (WCF) consisting of 9 panel antennas mounted to a parking garage behind radio-frequency transparent screening with equipment associated with the antennas located in a ground-level enclosure.	
<b>COMMUNITY PLAN AREA:</b>	Mid City: Eastern Area	
<b>DISCRETIONARY ACTIONS:</b>	Neighborhood Use Permit and Planned Development Permit (Process 4)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Commercial/Mixed-Use	
<p style="text-align: center;"><b><u>ZONING INFORMATION:</u></b></p> <p style="text-align: center;">ZONE: CUPD-CU-2-3</p> <p style="text-align: center;">HEIGHT LIMIT: 50'</p> <p style="text-align: center;">FRONT SETBACK: - (min) /10' (max)</p> <p style="text-align: center;">SIDE SETBACK: 10'/0</p> <p style="text-align: center;">REAR SETBACK: 10'/0</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Commercial/Mixed Use, CUPD-CU-2-3	Mixed Use
<b>SOUTH:</b>	Park, OP-1-1, RS-1-7, RM-1-3	Residential/Park
<b>EAST:</b>	Commercial/Mixed Use, CUPD-CU-2-3	Mixed Use
<b>WEST:</b>	Commercial/Mixed Use, CUPD-CU-2-4, CUPD-CT-2-4	Mixed Use
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to the CUPD-CU-2-3 zone 50-foot height limit.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Eastern Area Planning Committee voted 6-3-1 to recommend approval of this project at their April 14, 2015 meeting. (Attachment 12)	

**PLANNING COMMISSION  
RESOLUTION NO. PC-XXXX  
NEIGHBORHOOD USE PERMIT NO. 1405720  
PLANNED DEVELOPMENT PERMIT NO. 1405721  
SPRINT – CENTREPOINT  
PROJECT NUMBER 396602**

WHEREAS, CP III CENTREPOINT, LLC, 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. 1405720 and 1405721);

WHEREAS, the site is located at 6353 El Cajon Boulevard in the CUPD-CU-2-3 zone of the Mid-City: Eastern Area community plan area;

WHEREAS, the project site is legally described as: Lot 2 of Campus Shopping Center Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6047, filed in the Office of the County Recorder of San Diego County, February 21, 1968; and Lot 15 of Campus Shopping Center Unit No. 2 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5008, filed in the Office of the County Recorder of San Diego County, July 6, 1952;

WHEREAS, on May 7, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 9, 2015, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 1405720 and Planned Development Permit No. 1405721 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 July 9, 2015:

**FINDINGS:**

**Neighborhood Use Permit - Section 126.0205**

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

While the Mid City Communities 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 on a parking garage structure, behind radio-frequency (RF) transparent material, painted and textured to coordinate with adjacent building surfaces. One sector of three antennas will be located on the east elevation, matching the width of the parking garage columns. The other two sectors will be located in an enclosure, mounted on the top of the elevator shaft. Equipment associated with the antennas will be located at ground level in an enclosure. With the design of this WCF, the antennas will appear to be part of the parking garage structure and will not be a disruptive element to the neighborhood context. The proposed design will allow the provision of wireless service to the surrounding area in a way that is compatible with the surrounding development pattern.

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 nine (9) panel antennas mounted on a parking garage structure behind radio-frequency transparent screening. Equipment associated with the antennas will be located in an equipment enclosure at ground level. The project is located at 6345 El Cajon Boulevard in the CUPD-CU-2-3 zone of the Mid City: Eastern Area community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to 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." The applicant has provided a Radio Frequency Electromagnetic Fields Exposure Report to demonstrate that the proposed project will 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 commercial zones with a mixed (residential) use, with a Neighborhood Use Permit (NUP), Process Two approval. 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.” Nine (9) panel antennas will be mounted to a parking garage structure, recently constructed as part of the Centrepont development (also referred to as Boulevard 63 Apartments). Equipment associated with the antennas will be located in a ground-level equipment enclosure. The antennas will be screened behind radio-frequency transparent material, painted and textured to coordinate with adjacent surfaces, which will allow the antennas to blend in with the neighborhood context and will result in a design that is minimally visible. While WCFs are encouraged by both City Council Policy 600-43 and the WCF Regulations to locate away from residential uses, wireless carriers are required to provide coverage throughout their coverage area. In this case, the proposed location is less preferable than a commercial or industrially-zoned property with no residential use, but is more preferable than locating in a residential zone with a residential use.

The project requests one deviation from the CUPD-CU-2-3 development regulations. At a total height of 55’8”, the antenna screening located on top of the elevator shaft exceeds the 50-foot zone height limit by 5’8”. The antenna screening extends 8-feet higher than the existing height of the elevator shaft, which is 47’8” tall. This deviation is being processed with the corresponding Planned Development Permit.

This deviation request results in a more desirable project, by allowing Sprint to conceal its antennas within an architecturally-integrated screening structure, made possible by the ability to extend the elevator shaft by 8-feet. The project, with the requested deviation, allows Sprint to take advantage of an existing vertical element in the community that can be modified to both conceal the antennas and provide wireless coverage to the surrounding neighborhood in a way that is aesthetically pleasing and not disruptive to the community. The elevator shaft extension is in scale with the building and results in a design that is camouflaged and integrated; further extensions of the elevator shaft would defeat the concealment elements of the structure.

Based on this analysis, the architecturally integrated design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviations permitted with the PDP.

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

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

While the Mid City Communities 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 on a parking garage structure, behind radio-frequency (RF) transparent material, painted and textured to coordinate with adjacent building surfaces. One sector of three antennas will be located on the east elevation, matching the width of the parking garage columns. The other two sectors will be located in an enclosure, mounted on the top of the elevator shaft. Equipment associated with the antennas will be located at ground level in an enclosure. With the design of this WCF, the antennas will appear to be part of the parking garage structure and will not be a disruptive element to the neighborhood context. The proposed design will allow the provision of wireless service to the surrounding area in a way that is compatible with the surrounding development pattern.

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 nine (9) panel antennas mounted on a parking garage structure behind radio-frequency transparent screening. Equipment associated with the antennas will be located in an equipment enclosure at ground level. The project is located at 6345 El Cajon Boulevard in the CUPD-CU-2-3 zone of the Mid City: Eastern Area community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to 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." The applicant has provided a Radio Frequency Electromagnetic Fields Exposure Report to demonstrate that the proposed project will 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 commercial zones with a mixed (residential) use, with a Neighborhood Use Permit (NUP), Process Two approval. 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.” Nine (9) panel antennas will be mounted to a parking garage structure, recently constructed as part of the Centrepont development (also referred to as Boulevard 63 Apartments). Equipment associated with the antennas will be located in a ground-level equipment enclosure. The antennas will be screened behind radio-frequency transparent material, painted and textured to coordinate with adjacent surfaces, which will allow the antennas to blend in with the neighborhood context and will result in a design that is minimally visible. While WCFs are encouraged by both City Council Policy 600-43 and the WCF Regulations to locate away from residential uses, wireless carriers are required to provide coverage throughout their coverage area. In this case, the proposed location is less preferable than a commercial or industrially-zoned property with no residential use, but is more preferable than locating in a residential zone with a residential use.

The project requests one deviation from the CUPD-CU-2-3 development regulations. At 55’8”, the antenna screening located on top of the elevator shaft exceeds the 50-foot zone height limit by 5’8”. The antenna screening extends 8-feet higher than the existing height of the elevator shaft, which is 47’8” tall. This deviation is being processed with the corresponding Planned Development Permit.

This deviation request results in a more desirable project, by allowing Sprint to conceal its antennas within an architecturally-integrated screening structure, made possible by the ability to extend the elevator shaft by 8-feet. The project, with the requested deviation, allows Sprint to take advantage of an existing vertical element in the community that can be modified to both conceal the antennas and provide wireless coverage to the surrounding neighborhood in a way that is aesthetically pleasing and not disruptive to the community. The elevator shaft extension is in scale with the building and results in a design that is camouflaged and integrated; further extensions of the elevator shaft would defeat the concealment elements of the structure.

Based on this analysis, the architecturally integrated design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviations permitted with the PDP.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 1405720 and PLANNED DEVELOPMENT PERMIT NO. 1405721 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. 1405720 and 1405721, 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: July 9, 2015

Internal Order No. 24005307

**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: 24005307

NEIGHBORHOOD USE PERMIT NO. 1405720  
PLANNED DEVELOPMENT PERMIT NO. 1405721  
**SPRINT – CENTERPOINTE, PROJECT NO. 396602**  
PLANNING COMMISSION

This NEIGHBORHOOD USE PERMIT (NUP) NO. 1405720 and PLANNED DEVELOPMENT PERMIT NO. 1405721 (PDP) is granted by the PLANNING COMMISSION of the City of San Diego to CP III CENTREPOINT, LLC, Owner, and SPRINT, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0205, 126.0604, and 141.0420. The site is located at 6353 El Cajon Boulevard in the CUPD-CU-2-3 zone of the Mid-City: Eastern Area community plan area. The project site is legally described as: Lot 2 of Campus Shopping Center Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6047, filed in the Office of the County Recorder of San Diego County, February 21, 1968; and Lot 15 of Campus Shopping Center Unit No. 2 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5008, filed in the Office of the County Recorder of San Diego County, July 6, 1952.

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 July 9, 2015, on file in the Development Services Department.

The project shall include:

- a. Nine (9) panel antennas, with the following dimensions: 72.0" by 11.8" by 7", mounted on an existing parking garage structure, concealed behind radio-frequency (RF) transparent screens with equipment located in an enclosure at the ground-level;

- b. The total height of the antenna screening structure located above the elevator shaft, at 55'-8", deviates from the CUPD-CU-2-3 zone height limit of 50' which is granted with this PDP;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

#### STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **July 23, 2018**.
2. This NUP/PDP and corresponding use of this site shall **expire on July 23, 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/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the

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

#### **ENGINEERING REQUIREMENTS:**

14. This project proposes to export 11.6 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

15. 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.

16. 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.

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

#### **PLANNING/DESIGN REQUIREMENTS:**

18. 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.

19. 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.

20. 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.

21. 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.
22. 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."
23. No overhead cabling is allowed for this project.
24. 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.
25. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
26. 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.
27. 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.
28. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
29. Use of or replacement of any building façade or mechanical screen 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 July 9, 2015 and [Approved Resolution Number].

Permit Type/PTS Approval No.: NUP No. 1405720 and PDP No. 1405721

Date of Approval: 7/9/15

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.**

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**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.**

**CP III CENTREPOINT, LLC**  
Owner

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

**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: May 7, 2015

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005307

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**PROJECT NAME/NUMBER:** Sprint Centerpointe/396602

**COMMUNITY PLAN AREA:** Eastern Area of the Mid-City Communities Plan

**COUNCIL DISTRICT:** 9

**LOCATION:** 6345 El Cajon Boulevard, San Diego, California 92115

**PROJECT DESCRIPTION:** The project is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of 9 panel antennas mounted behind radio-frequency (RF) transparent screens located on an existing parking garage building. Associated equipment cabinets would be located inside a new 21'-2" by 9'-4" concrete masonry unit (CMU) wall enclosure at the ground level of the building.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission

**ENVIRONMENTAL DETERMINATION:** CEQA Exemption Section 15301-(Existing Facilities)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The proposed project is exempt from CEQA pursuant to Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a NUP and PDP to allow a WCF consisting of 9 panel antennas on an existing building, and associated equipment cabinets inside a new CMU wall enclosure, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**DEVELOPMENT PROJECT MANAGER:**

**Alexander Hempton**

**MAILING ADDRESS:**

**1222 First Avenue, MS 501**

**San Diego, CA 92101**

**PHONE NUMBER:**

**(619) 446-5349**

---

On May 7, 2015, 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 Council. If you have any questions about this determination, contact the City Development 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 (May 21, 2015). 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.



# SD25XC540 CENTERPOINTE

6345 EL CAJON BOULEVARD SAN DIEGO CA 92115



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM EL CAJON BOULEVARD



# SD25XC540 CENTERPOINTE

6345 EL CAJON BOULEVARD SAN DIEGO CA 92115



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING WEST FROM ART STREET

**SD25XC540 SPRINT CENTERPOINTE  
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 telecommunication facility on a 47'-8" high parking structure, which is off of 6345 El Cajon Blvd. The parcel number is 467-300-05 & 06. The project consists of a nine (9) panel antennas and nine (9) RRH's inside a proposed FRP enclosure on top of an existing elevator shaft as well as inside FRP boxes on the façade of the parking structure. Also proposed is four (4) equipment cabinets mounted on concrete slab inside an 8' high CMU block equipment enclosure at grade with approximately 200 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 RFS Communications spec sheet for more details and RF/EMF Report attached.

**COVERAGE AND CAPACITY**

The objective of this proposed site is to provide Sprint coverage within the residential area to the 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 coverage within the residential area to the 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.

**SD25XC540 SPRINT CENTERPOINTE**  
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 is another existing telecommunication facility in the area for any co-location opportunities. It's located just northeast of the site in another commercial plaza but the landlord there was not interested in another telecom facility (T-Mobile Aztec Plaza). However, please note that although this is a new site; Sprint has an existing lease with the landlord here. The lease allows for the relocation of the site onto the new development once it's built. Therefore, it is an existing site for Sprint.

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

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. Please note that although this is a new site; Sprint has an existing lease with the landlord here. The lease allows for the relocation of the site onto the new development once it's built. Therefore, it is an existing site for Sprint.

Alternative sites were explored, i.e. T-Mobile Aztec Plaza. The landlord there did not want another carrier since it would change the look of the existing building. Other alternative sites might impede more so into the residential zones, into the ROW or be more of an obstruction in the close by park.

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.

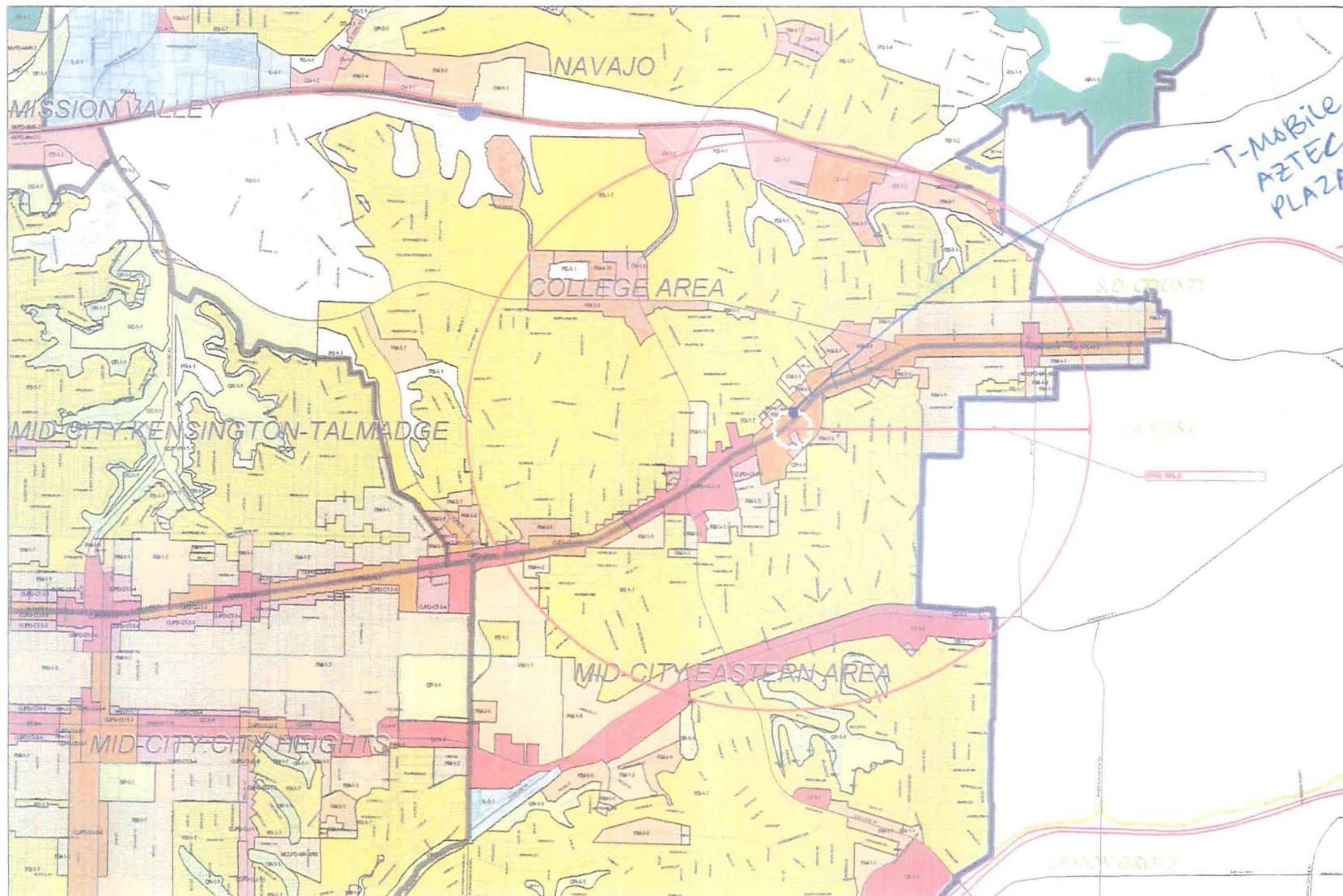
**Table 1. Worst-Case Measured Noise Data for a Single Sprint Cabinet System Consisting of One Lucent Modcell 3.0 Primary Cabinet and One Associated WNG24BC Battery Cabinet**

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

**Table 3. Calculated Noise Levels of a Single Proposed Sprint Equipment Cabinet System Including Site Features**

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

**City of San Diego**  
**Development Services Department**

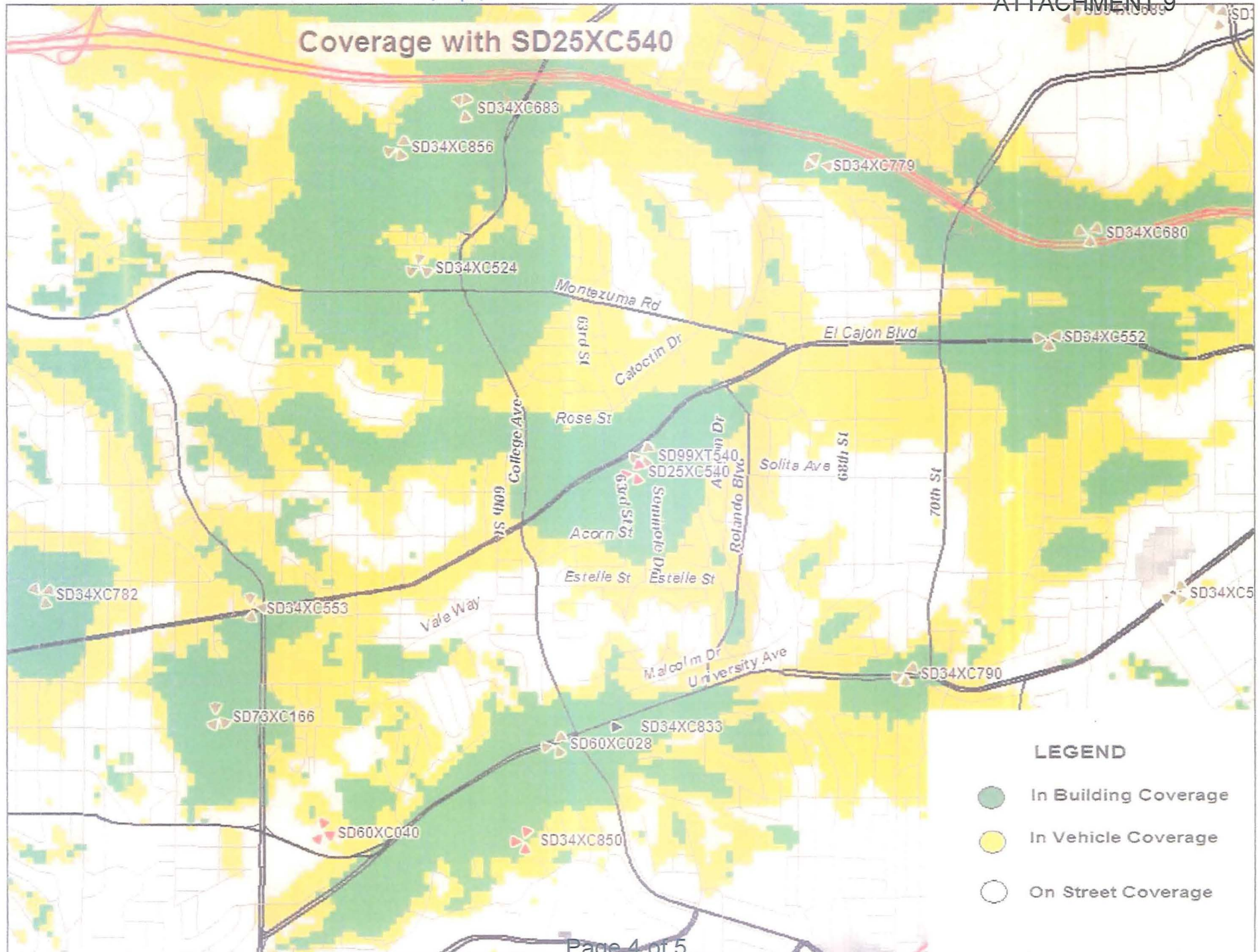


- Legend**
- City of San Diego Soundery  
Community Plan Areas  
Parcels
- 2046\_RACE**
- AR-1-1
  - AR-1-2
  - CC-1-1
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  - CC-7-2
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*index Map*

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# Coverage with SD25XC540

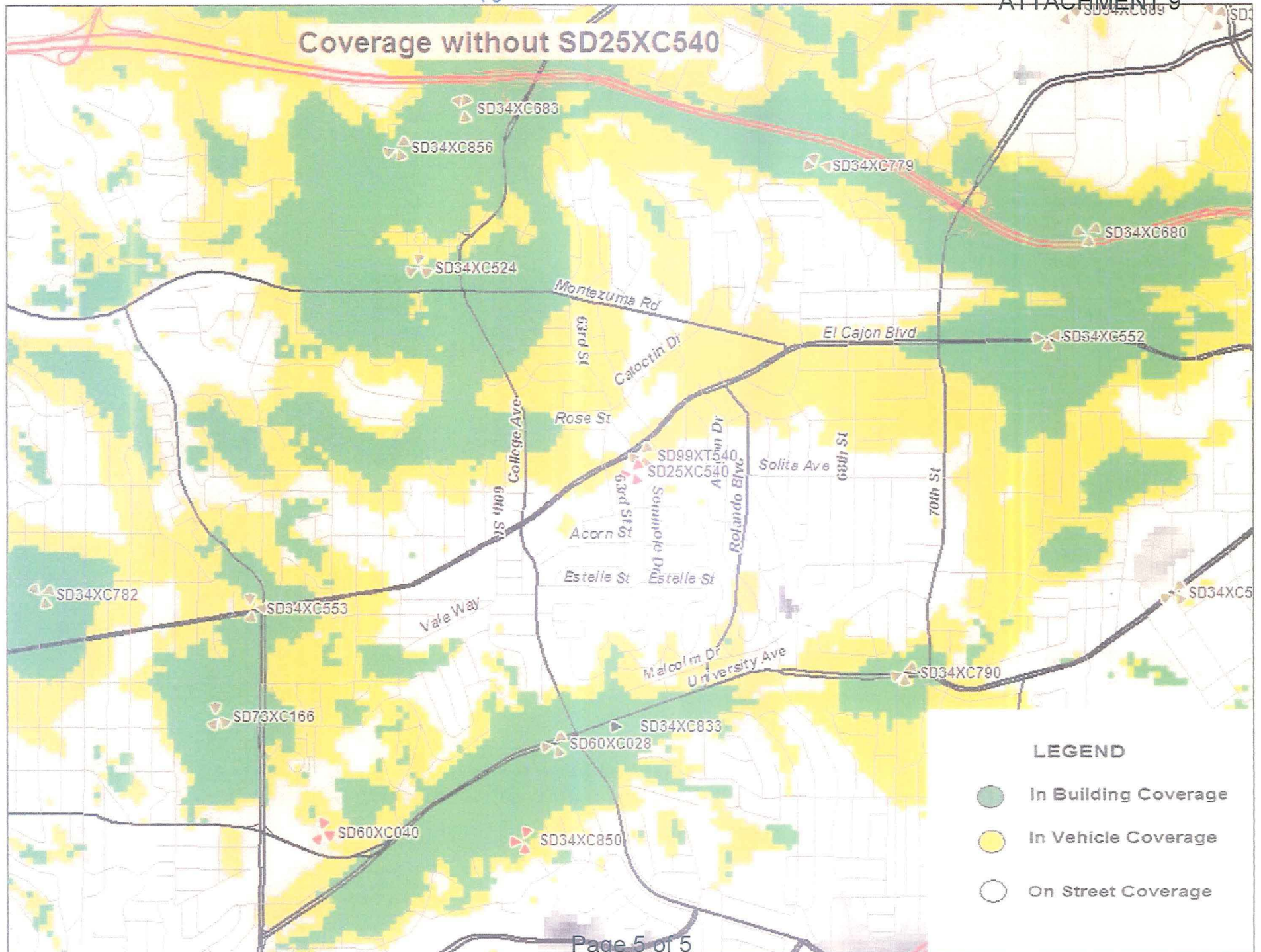


## LEGEND

- In Building Coverage
- In Vehicle Coverage
- On Street Coverage

MARS.

Coverage without SD25XC540



# Sprint - Photo Survey SD25XC540 Centerpointe



## SD25XC540 – Photo Survey

### 1. View looking south @ North Elevation



### 2. View looking west @ East Elevation



- NOTE: It's difficult to see the parking structure from the streets through the apartment complex.

## SD25XC540 – Photo Survey

### 3. View looking north @ South Elevation



### 4. View looking east @ West Elevation



- NOTE: It's difficult to see the parking structure from the streets through the apartment complex.

## SD25XC540 – Photo Survey

### 5. View looking North from Site 6. View looking East from Site



## SD25XC540 – Photo Survey

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





## NETWORK VISION MMBTS LAUNCH

CENTERPOINTE  
SD25XC5406345 EL CAJON BOULEVARD,  
SAN DIEGO, CA 92115

## DEVELOPMENT SUMMARY

## PROJECT DESCRIPTION:

INSTALLATION OF UNMANNED TELECOMMUNICATION FACILITY:

## SCOPE OF WORK:

- (4) SPRINT EQUIPMENT CABINETS INSIDE A 8'H CMU WALL ENCLOSURE WITH LID
- (6) ANTENNAS BEHIND NEW 8'H FRP SCREEN ON TOP OF ELEVATOR SHAFT, FRP SCREEN TO BE TEXTURED AND PAINTED TO MATCH. (3) ANTENNAS INSIDE FRP BOX, MOUNTED ON EAST
- (3) RRH PER SECTOR, (9) RRH TOTAL
- U/G COAX CABLE/FIBER RUN
- U/G UTILITY POWER & TELCO RUN

NOTE:  
SHOULD THERE BE A CHANGE IN THE  
SCOPE OF WORK OR THE PROJECT IS  
REDESIGNED THEN EAS WILL NEED TO  
REVIEW THE PROJECT.

## PROPERTY INFORMATION:

## LEGAL DESCRIPTION:

PARCEL 1: (APN 467-300-13, 14 THRU 17, 20, 21, 30, 31, 33, & 34)  
LOT 2 OF CAMPUS SHOPPING CENTER UNIT NO. 3 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 6047, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21 1968.  
PARCEL 2: (APN 467-300-05 & 06)  
LOT 15 OF CAMPUS SHOPPING CENTER UNIT NO. 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5008, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 6, 1952

ASSESSOR PARCEL NUMBER: 467-300-05 &amp; 06

YEAR BUILT: 2014

TOTAL DISTRIBUTED AREA: 8.93 ACRES

SPRINT LEASE AREA: EQUIPMENT AT GROUND. 200 SQ FT

## OWNER:

CENTERPOINT, LLC  
ATTN: DAVID KIEFFER  
450 B STREET, SUITE 1900  
SAN DIEGO, CA 92101

CARMEL PARTNERS  
1000 SANSOME ST., SUITE 180  
SAN FRANCISCO, CA 94111

CONTACT: CRAIG THOMPSON, PROJECT MANAGER  
PHONE: (858) 302-9411

## 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

## BUILDING CODE INFORMATION:

EXISTING BUILDING/STRUCTURE:  
OCCUPANCY = S2  
CONSTRUCTION TYPE = V-B  
SPRINKLER SYSTEM = TBD  
PROPOSED STRUCTURE:  
OCCUPANCY = N/A  
CONSTRUCTION TYPE = N/A  
SPRINKLER SYSTEM = N/A

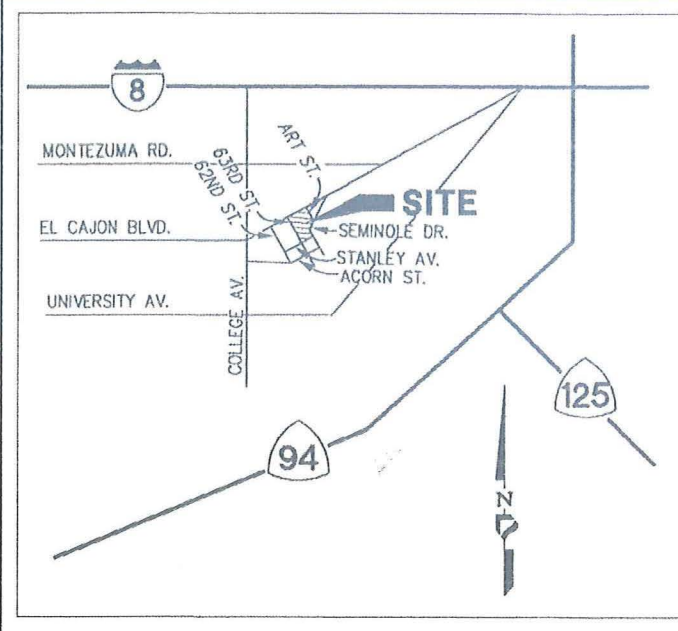
## ZONING INFORMATION:

JURISDICTION: CITY OF SAN DIEGO  
ZONING DESIGNATION: CUPD-CU-2-3  
TOP OF (E) STRUCTURE: 55'-8"  
BASE OF STRUCTURE: 0'  
LATITUDE (SECTOR 'A'): 32° 45' 50.67" N  
LONGITUDE (SECTOR 'A'): 117° 03' 39.99" W  
LATITUDE (SECTOR 'B' & 'C'): 32° 45' 47.91" N  
LONGITUDE (SECTOR 'B' & 'C'): 117° 03' 42.54" W

## CODE COMPLIANCE

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2  
(2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ELECTRICAL CODE  
(2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)  
(2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA ENERGY CODE  
(2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
- 2013 CALIFORNIA FIRE CODE (CFC)  
(2012 EDITION OF INTERNATIONAL FIRE CODE W/ 2010 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA GREEN CODE  
(2012 CALIFORNIA REFERENCES STANDARDS CODE)
- 2013 CALIFORNIA REFERENCES STANDARDS CODE
- APPLICABLE LOCAL CODES

## VICINITY MAP



## DRIVING DIRECTIONS

FROM 'SPRINT' OFFICE AT 350 COMMERCE, IRVINE, CA 92602:

- HEAD SOUTHWEST TOWARD COMMERCE
- TURN LEFT ONTO COMMERCE
- TAKE THE 1ST RIGHT TO STAY ON COMMERCE
- TURN LEFT ONTO EL CAMINO REAL
- TURN LEFT ONTO JAMBORREE RD
- TAKE THE RAMP ONTO I-5 S
- SLIGHT LEFT ONTO I-805 S
- TAKE EXIT 17B TO MERGE ONTO I-8 E TOWARD EL CENTRO
- TAKE EXIT 10 FOR COLLEGE AVE
- KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR ALVARADO RD/COLLEGE AVE S
- KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR COLLEGE AVENUE S AND MERGE ONTO COLLEGE AVE
- TURN LEFT ONTO EL CAJON BLVD
- DESTINATION WILL BE ON THE RIGHT

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  
A0 SITE PLAN  
A1 ENLARGED SITE PLAN / FIFTH LEVEL FLOOR PLAN  
A2 EQUIPMENT AND ANTENNA LAYOUT PLAN  
A3 ELEVATIONS  
A4 ELEVATIONS  
A5 ANTENNA & RRH SPECIFICATIONS  
A6 DETAILS

8 SHEETS TOTAL

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

## APPLICANT INFORMATION

## APPLICANT:

SPRINT NEXTEL  
310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
CONTACT: KEVIN KLEIN  
PHONE: (424) 270-1081  
E-MAIL: KEVIN.KLEIN@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: SEE PROJECT TEAM FOR INFO.  
PHONE: (619) 726-8110

## DCI PACIFIC

## A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK, SUITE 110  
IRVINE, CA 92614 | T: 949 475-1000



310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 368-3501

## PROJECT IDENTIFICATION:

CENTERPOINTE  
SD25XC540

6345 EL CAJON BOULEVARD,  
SAN DIEGO, CA 92115

YEAR BUILT: 2014

## CURRENT ISSUE DATE:

01/15/15

## ISSUED FOR:

## ZONING

## APPROVALS:

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

DRAWN BY:	CHK:	APV:
JGD	BOK	BOK

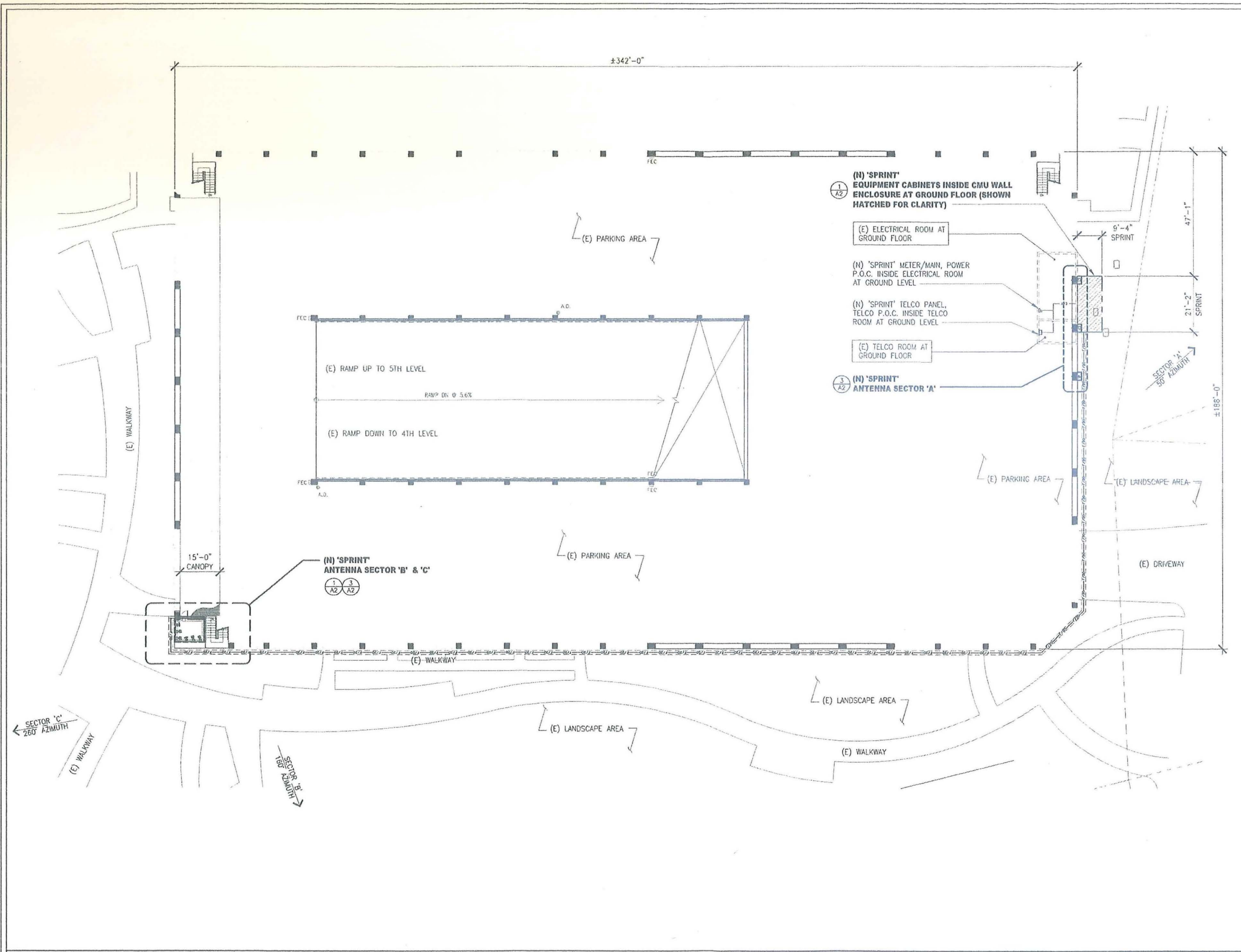
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DATE:	DESCRIPTION:	BY:
02/25/13	100% 2D	JGD
03/12/13	REV 100% 2D: FIBER/DC ROUTE PER SITE WALK DISCUSSION	JGD
03/12/14	RELOCATE ANTENNA SECTOR 'A' ON FACADE ON EAST	JGD/HH
09/04/14	REV 100% 2D	JGD
11/01/14	REMOVE CABLE TRAY AND CHANGE ADDRESS	MM3
12/22/14	REVISED EAST ELEVATION PER CITY COMMENTS	MM3
01/15/15	REVISED PER PLANNING COMMENT	MM3

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	ISSUE LEVEL:
T1	WITH WATER PROOF





**DCI PACIFIC**  
A/E/C WORKS  
ARCHITECTURE | ENGINEERING | CONSULTING  
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IRVINE | CA 92614 | T 949 475.1000

**Sprint**  
310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:  
**CENTERPOINTE  
SD25XC540**  
6345 EL CAJON BOULEVARD,  
SAN DIEGO, CA 92115  
YEAR BUILT: 2014

CURRENT ISSUE DATE:  
**01/15/15**

ISSUED FOR:  
**ZONING**

**APPROVALS:**

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

DRAWN BY:	CHK:	APV:
JGD	BOK	BOK

**ISSUE STATUS:**

DATE:	DESCRIPTION:	BY:
02/25/13	100% ZD	JGD
03/12/13	REV 100% ZD: FIBER/DC ROUTE PER SITE WALK DISCUSSION	JGD
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09/04/14	REV 100% ZD	JGD
11/01/14	REMOVE CABLE TRAY AND CHANGE ADDRESS	MM3
12/22/14	REVISED EAST ELEVATION PER CITY COMMENTS	MM3
01/15/15	REVISED PER PLANNING COMMENT	MM3

SHEET TITLE:  
**ENLARGED SITE PLAN/  
FIFTH LEVEL FLOOR PLAN**

SHEET NUMBER:	ISSUE LEVEL:
<b>A1</b>	

CENTERPOINTE COLL. TOWER  
SD25XC540

ENLARGED SITE PLAN / FIFTH LEVEL FLOOR PLAN

DCI PACIFIC  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
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IRVINE | CA 92614 | T 949 475.1000

Sprint

310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 365-3501

PROJECT IDENTIFICATION:  
**CENTERPOINT  
SD25XC540**  
6345 EL CAJON BOULEVARD,  
SAN DIEGO, CA 92115  
YEAR BUILT: 2014

CURRENT ISSUE DATE:  
**01/15/15**

ISSUED FOR:  
**ZONING**

APPROVALS:

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

DRAWN BY:	CHK:	APV:
JGD	BOK	BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
---	02/25/13	100% ZD	JGD
---	03/12/13	REV 100% ZD: FIBER/DC ROUTE PER SITE WALK DISCUSSION	JGD
---	03/12/14	RELOCATE ANTENNA SECTOR 'A' ON FACADE ON EAST	JGD/HH
---	09/04/14	REV 100% ZD	JGD
---	11/01/14	REMOVE CABLE TRAY AND CHANGE ADDRESS	MM3
---	12/22/14	REVISED EAST ELEVATION PER CITY COMMENTS	MM3
---	01/15/15	REVISED PER PLANNING COMMENT	MM3

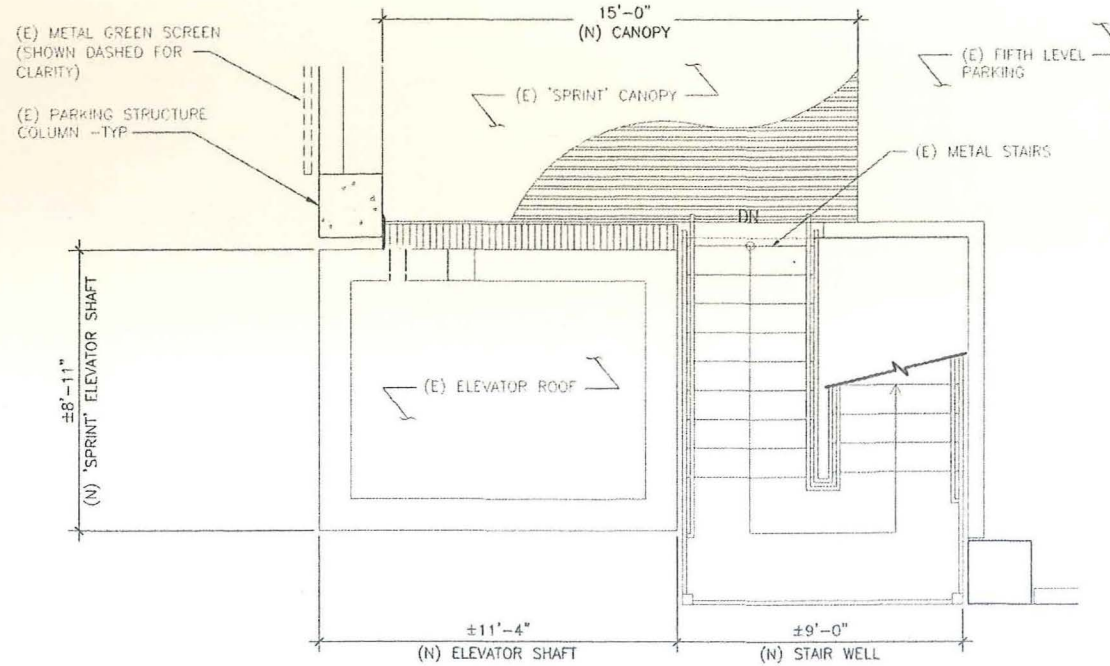
SHEET TITLE:  
**EQUIPMENT AND ANTENNA  
LAYOUT PLAN**

SHEET NUMBER:  
**A2**  
ISSUE LEVEL:  
CENTERPOINT CELL TOWER  
SD25XC540

KEYNOTES:

- 1 (N) 'SPRINT' PRIMARY MMBTS 'ALCATEL-LUCENT' 9928 DBS CABINET MOUNTED ON CONCRETE PAD- WEIGHT: 1074 LBS (MAX)
- 2 (N) 'SPRINT' 2.5 GROWTH CABINET MOUNTED ON CONCRETE PAD- WEIGHT: 1600 LBS (MAX)
- 3 (N) 'SPRINT' 60ECV2 BATTERY CABINET MOUNTED ON CONCRETE PAD - WEIGHT: 2,405 LBS (MAX)
- 4 FUTURE 60ECV2 BATTERY CABINET MOUNTED ON CONCRETE PAD - WEIGHT: 2,405 LBS (MAX)
- 5 (N) 'SPRINT' POWER PROTECTION CABINET W/ BUILT-IN EGR MOUNTED ON UTILITY RACK
- 6 (N) 'SPRINT' POWER TELCO PANEL MOUNTED ON UTILITY RACK
- 7 (N) 'SPRINT' POWER/FIBER JUNCTION BOX
- 8 (N) 'SPRINT' (2) 1/2" HYBRIFLEX CABLE FROM FIBER JUNCTION BOX TO MMBTS EQUIPMENT CABINET
- 11 (N) 'SPRINT' UNDERGROUND COAX/FIBER/DC CONDUIT ROUTE (APPROX LENGTH ±500')
- 12 (N) 'SPRINT' COAX CABLE STUB-UPS
- 13 (N) 'SPRINT' CONCRETE SLAB
- 14 (N) 'SPRINT' STEEL GRATING LID
- 15 (N) 'SPRINT' B'-0"H CMU WALL ENCLOSURE
- 16 (N) 'SPRINT' SERVICE LIGHT, 2 TOTAL
- 17 (N) 'SPRINT' (1) GPS ANTENNA MOUNTED ON CLEAR TOP OF CMU WALL
- 18 (N) 'SPRINT' FIBER/DC 3"Ø RGS PIPE
- 19 (N) 'SPRINT' FIBER DISTRIBUTION BOX

3 (N) ANTENNA INSIDE FRP BOX ABOVE (SHOWN DASHED FOR CLARITY)



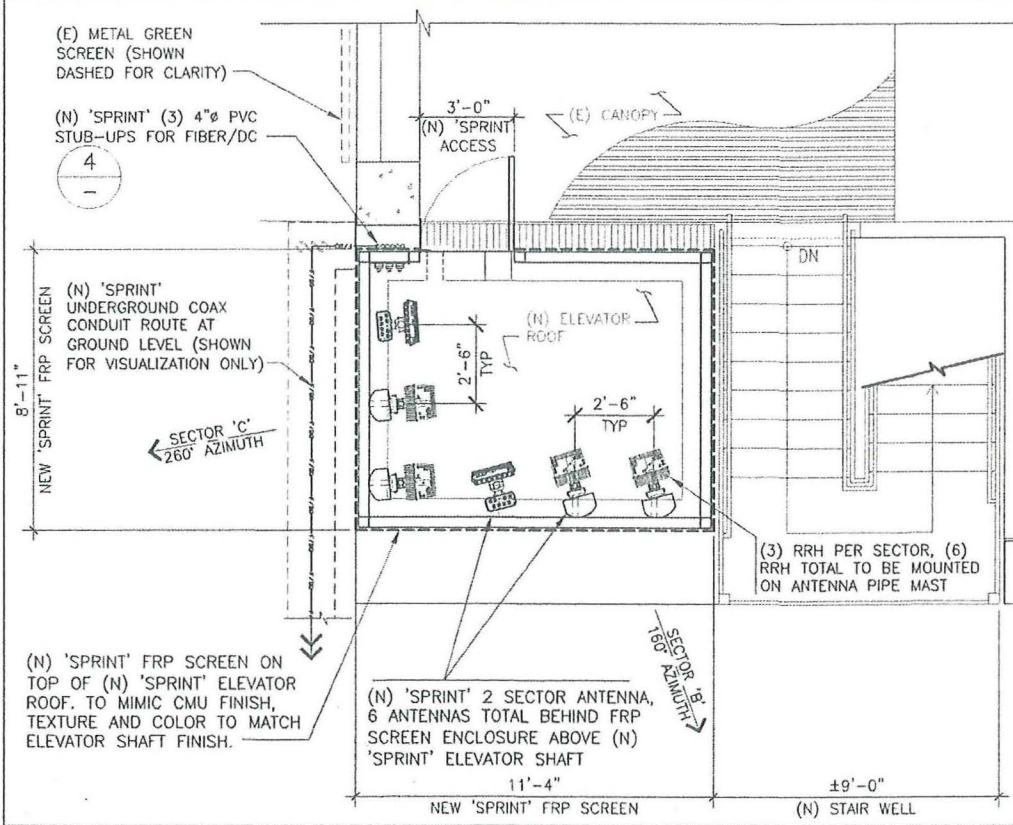
- 50 GROUND LEVEL PARKING
- 51 (N) PARKING STRUCTURE COLUMN -TYP
- 52 (N) WALKWAY
- 53 (N) LANDSCAPE
- 54 (N) PARKING SPANDREL WALL

PARTIAL (E) LAYOUT PLAN AT FIFTH LEVEL

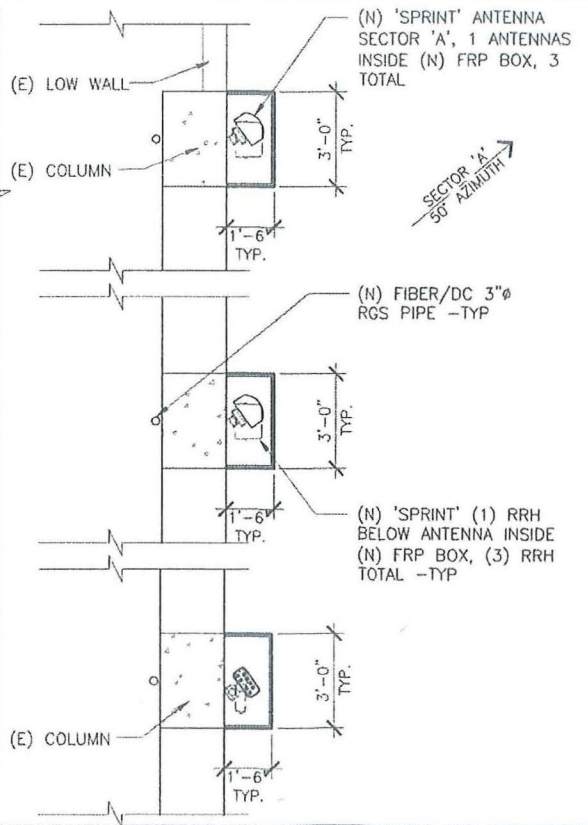
SCALE: 3/8" = 1'-0" 2

(N) EQUIPMENT LAYOUT PLAN AT GROUND LEVEL

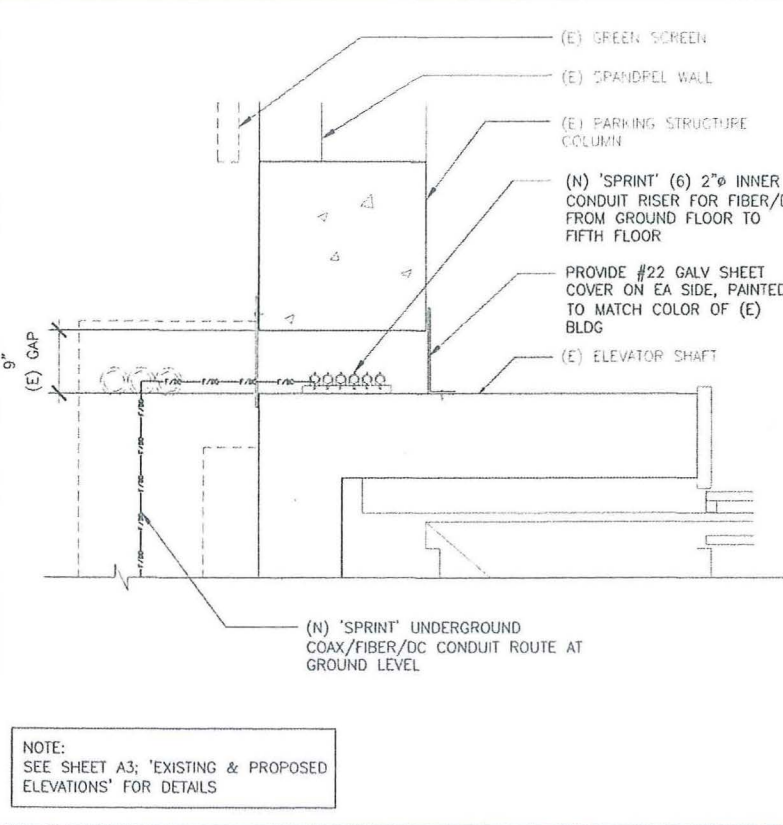
SCALE: 1/4" = 1'-0" 1



(N) ANTENNA LAYOUT PLAN AT FIFTH LEVEL



SCALE: 3/8" = 1'-0" 3



SCALE: 1" = 1'-0" 4

DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
37 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614 | T 949 475.1000

Sprint

310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 365-3501

PROJECT IDENTIFICATION:

CENTERPOINTE  
SD25XC540

6345 EL CAJON BOULEVARD,  
SAN DIEGO, CA 92115  
YEAR BUILT: 2014

CURRENT ISSUE DATE:

01/15/15

ISSUED FOR:

ZONING

APPROVALS:

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

DRAWN BY:	CHK:	APV:
JGD	BOK	BOK

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
02/25/13	100% ZD	JGD
03/12/13	REV 100% ZD FIBER/DC ROUTE PER SITE WALK DISCUSSION	JGD
03/12/14	RELOCATE ANTENNA SECTOR 'A' ON FACADE ON EAST	JGD/HH
09/04/14	REV 100% ZD	JGD
11/01/14	REMOVE CABLE TRAY AND CHANGE ADDRESS	MM3
12/22/14	REVISED EAST ELEVATION PER CITY COMMENTS	MM3
01/15/15	REVISED PER PLANNING COMMENT	MM3

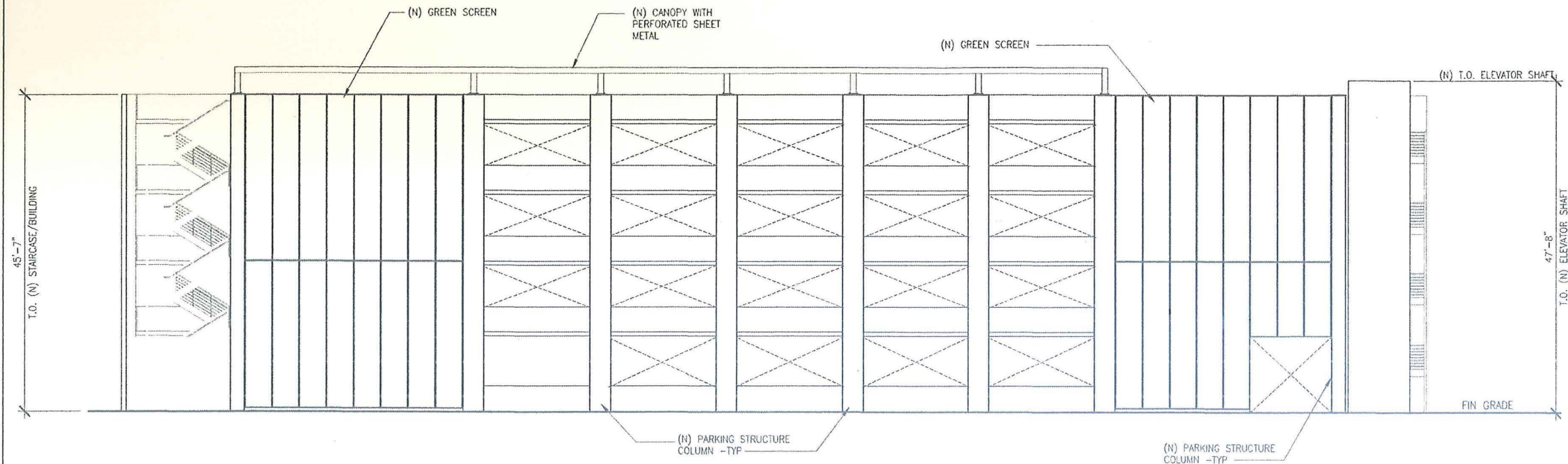
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EXISTING & PROPOSED  
ELEVATIONS

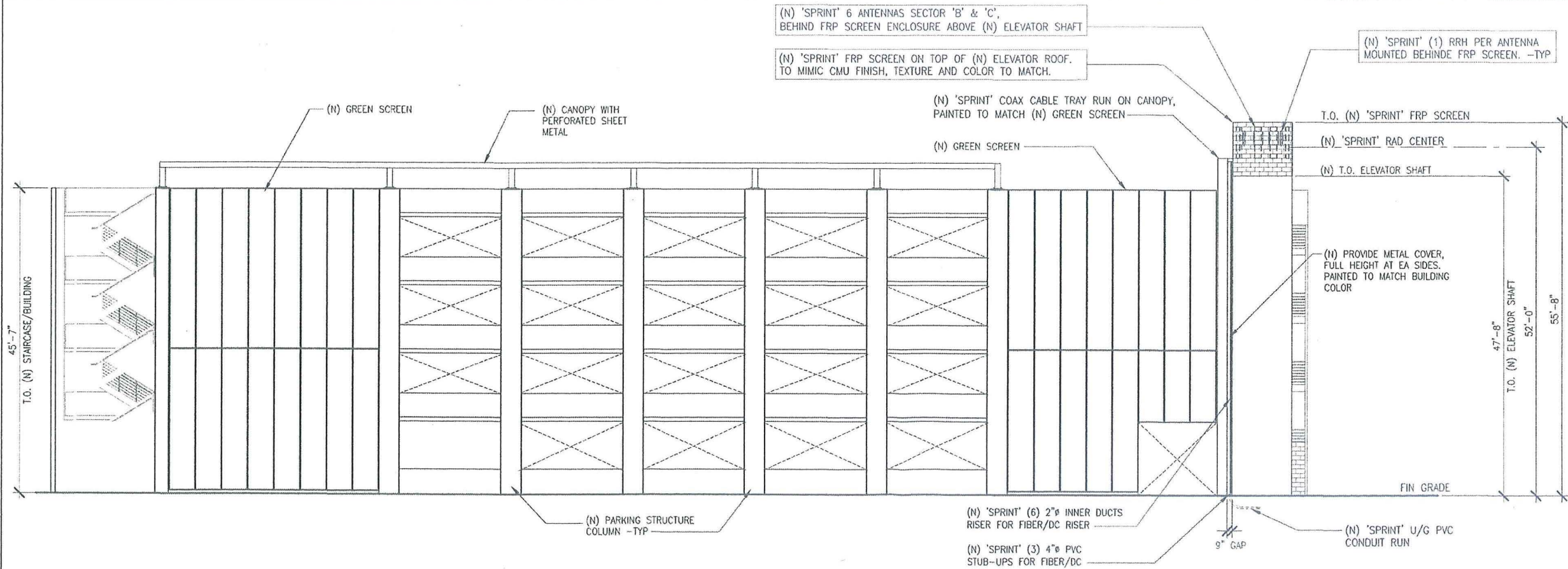
SHEET NUMBER: ISSUE LEVEL:

A3

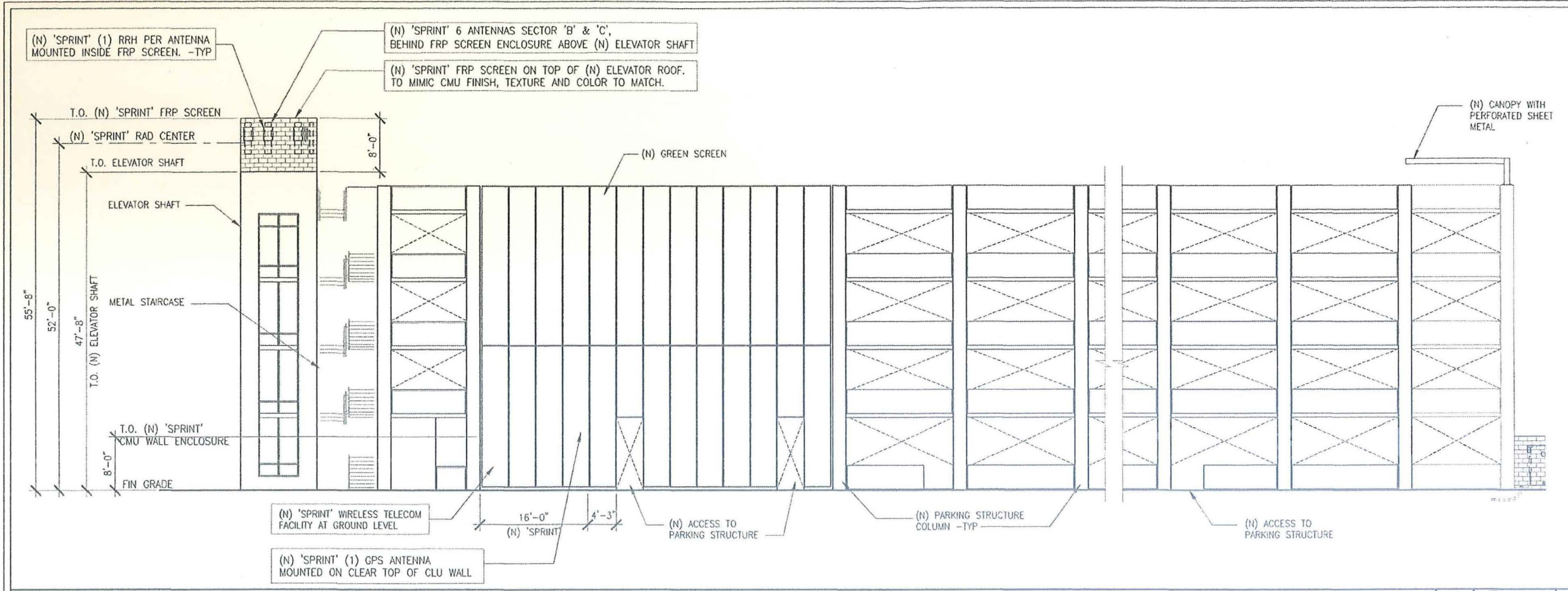
CENTERPOINT CELL ID#  
SD25XC540



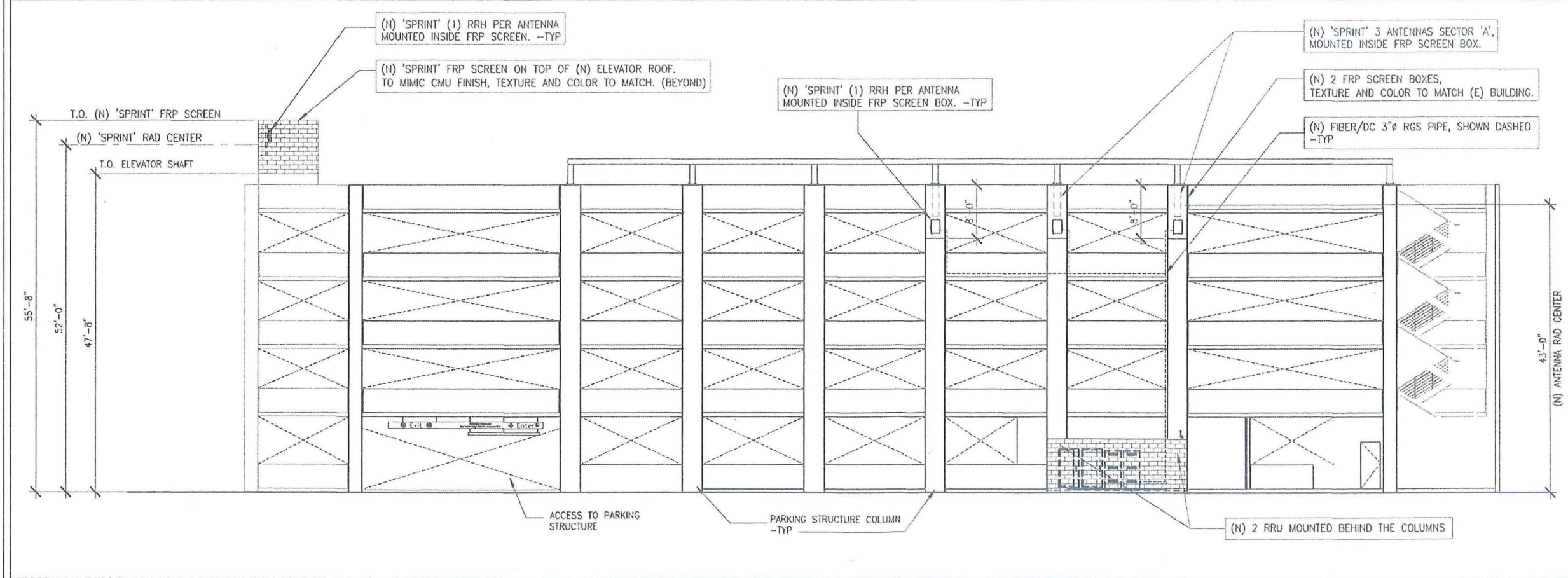
(E) WEST ELEVATION



(N) WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

DCI PACIFIC  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
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IRVINE | CA 92614 | T 949 475 1000

Sprint

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IRVINE, CA 92602  
PHONE: (714) 617-6342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:  
**CENTERPOINTE  
SD25XC540**  
6345 EL CAJON BOULEVARD,  
SAN DIEGO, CA 92115  
YEAR BUILT: 2014

CURRENT ISSUE DATE:  
**01/15/15**

ISSUED FOR:  
**ZONING**

APPROVALS:

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

DRAWN BY:	CHK:	APV:
JGD	BOK	BOK

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
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08/04/14	REV 100% ZD	JGD
11/01/14	REMOVE CABLE TRAY AND CHANGE ADDRESS	MM3
12/22/14	REVISED EAST ELEVATION PER CITY COMMENTS	MM3
01/15/15	REVISED PER PLANNING COMMENT	MM3

SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER:

**A4**

ISSUE LEVEL:  
CENTERPOINT OIL TOWER  
SD25XC540

DCI PACIFIC  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614 | T 949 475 1000

Sprint

310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-6342  
FAX: (714) 365-3501

PROJECT IDENTIFICATION:  
CENTERPOINT  
SD25XC540

6345 EL CAJON BOULEVARD,  
SAN DIEGO, CA 92115  
YEAR BUILT: 2014

CURRENT ISSUE DATE:  
01/15/15

ISSUED FOR:  
ZONING

APPROVALS:

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

DRAWN BY:	CHK:	APV:
JGD	BOK	BOK

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
02/25/13	100% ZD	JGD
03/12/13	REV 100% ZD: FIBER/DC ROUTE PER SITE WALK DISCUSSION	JGD
03/12/14	RELOCATE ANTENNA SECTOR 'A' ON FACADE ON EAST	JGD/HH
09/04/14	REV 100% ZD	JGD
11/01/14	REMOVE CABLE TRAY AND CHANGE ADDRESS	MV3
12/22/14	REVISED EAST ELEVATION PER CITY COMMENTS	MV3
01/15/15	REVISED PER PLANNING COMMENT	MV3

SHEET TITLE:

ANTENNA AND REMOTE  
RADIO HEAD  
SPECIFICATIONS

SHEET NUMBER:

A5

ISSUE LEVEL:

CENTERPOINT CELL TOWER  
SD25XC540

800MHz 2X50W Remote Radio Head (RRH)

Simultaneous CDMA & LTE Multi technology RRH 862-869 MHz  
Any combination of CDMA and LTE carriers supported by 100W RF Power

2 CPRI-like Optical Connections for daisy chaining  
Software Switchable External Filter for use before Public Safety is cleared

Dimensions:	w/o Filter	w/ Filter
Height: 480 mm (19")	480 mm (19")	
Width: 330 mm (13")	330 mm (13")	
Depth: 218 mm (8.6")	310 (12.2")	
Weight: 24 kg (53 lbs)	29 kg (64 lbs)	
	49 liters, <29kg	

Power Supply: -48 VDC

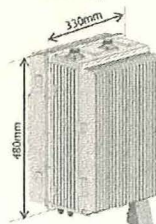
Power Consumption: <400W Typical

Operating Temp range -40° C to +55° C

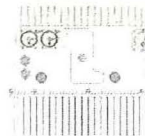
Option to mount on Ground at tower base

Alcatel-Lucent's 800 RRH satisfies Sprint's requirements.

Front/Top View



Bottom View



Alcatel-Lucent

Alcatel-Lucent

Product 1900MHz RRH (65MHz)

Product Description:  
This Remote Radio Head (RRH) supports the 1900MHz spectrum with a Quad Transmitter and Quad Receiver configuration supporting 1x15W of output power in a single housing intended for collocation with RF antennas.

Features / Benefits:

- Supports up to 6 carriers of CDMA in the 1900MHz spectrum simultaneously with a 5mhz 4x4 LTE MIMO carrier (dual technology)
- Supports up to 8 carriers of CDMA (single technology)
- Supports AISG
- 48V DC may be powered from Alcatel-Lucent 9927 or 9928 cabinet
- Supports Hybrid fiber / power cable bundle

Technical Specifications:

Physical Dimensions (HxWxD)	25" x 11.1" x 11.1" 25" x 12.4" x 12.2" including optional solar shield
Weight	60 pounds
Output Power	1x15W (150W Total)
Frequency Range	1920-1995MHz 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	-40° to +55° C
Supports AISG 2.0	



Alcatel-Lucent TD-RRHx20  
REMOTE RADIO HEAD

The Alcatel-Lucent TD-RRHx20-25 is a high-power, small form-factor Remote Radio Head (RRH), operating in the 2.5GHz band (2490MHz-2690MHz). The Alcatel-Lucent TD-RRHx20 is designed with an eco-efficient approach, providing operators with the means to achieve high quality and capacity coverage with minimum site requirements.



A distributed, modular approach deployment options by using two components: a Base Unit (BU) and a Remote Unit (RU). The BU is a rack-mountable unit that contains the digital baseband and a variable gain amplifier. The RU is a small form-factor unit that contains the RF front end and a variable gain amplifier. This modular design offers a wide range of deployment options, allowing operators to choose the configuration that best fits their site requirements.

The Alcatel-Lucent TD-RRHx20 is designed to be deployed in a variety of environments, including indoor and outdoor. It is a rack-mountable unit that can be deployed in a standard 19-inch rack. The RU is a small form-factor unit that can be deployed in a variety of environments, including indoor and outdoor. It is a rack-mountable unit that can be deployed in a standard 19-inch rack.

The Alcatel-Lucent TD-RRHx20 is designed to be deployed in a variety of environments, including indoor and outdoor. It is a rack-mountable unit that can be deployed in a standard 19-inch rack. The RU is a small form-factor unit that can be deployed in a variety of environments, including indoor and outdoor. It is a rack-mountable unit that can be deployed in a standard 19-inch rack.

Fast, low-cost installation and deployment  
The Alcatel-Lucent TD-RRHx20 is a rack-mountable unit that can be deployed in a standard 19-inch rack. It is a rack-mountable unit that can be deployed in a standard 19-inch rack. It is a rack-mountable unit that can be deployed in a standard 19-inch rack.

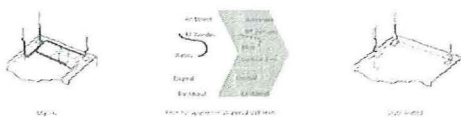


Figure 1: TD-RRHx20 Remote Radio Head unit

Product Data Sheet APXVSP18-C

Triple Band Dual Polarized Antenna, 806-1595, 65deg, 16-18dBi, 1.8m, VET, 0-10deg, 0.5m AISG Cable

Product Description

This antenna is an easy choice for dual band site upgrade for high traffic areas. It features 4 ports in 180 MHz and 2 ports in 800 MHz.

Features/Benefits

- Variable electrical downtilt - provides enhanced precision in controlling intercell interference. The tilt is infill 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	806-1595	1595-1995	1850-1915
Frequency Range, MHz	806-1595	1595-1995	1850-1915
Power Handling, dBm	40	40	40
Gain, dBi	16-18	16-18	16-18
Beam Width, deg	65	65	65
Front-to-Back Ratio, dB	18	18	18
Side Lobe Suppression, dB	18	18	18
Electrical Downtilt, deg	0-10	0-10	0-10
Remote Tilt, deg	0-10	0-10	0-10
Front-to-Back Ratio, dB	18	18	18
Side Lobe Suppression, dB	18	18	18
Electrical Downtilt, deg	0-10	0-10	0-10
Remote Tilt, deg	0-10	0-10	0-10
Front-to-Back Ratio, dB	18	18	18
Side Lobe Suppression, dB	18	18	18
Electrical Downtilt, deg	0-10	0-10	0-10
Remote Tilt, deg	0-10	0-10	0-10

Mechanical Specifications

Mechanical Specifications	806-1595	1595-1995	1850-1915
Frequency Range, MHz	806-1595	1595-1995	1850-1915
Power Handling, dBm	40	40	40
Gain, dBi	16-18	16-18	16-18
Beam Width, deg	65	65	65
Front-to-Back Ratio, dB	18	18	18
Side Lobe Suppression, dB	18	18	18
Electrical Downtilt, deg	0-10	0-10	0-10
Remote Tilt, deg	0-10	0-10	0-10
Front-to-Back Ratio, dB	18	18	18
Side Lobe Suppression, dB	18	18	18
Electrical Downtilt, deg	0-10	0-10	0-10
Remote Tilt, deg	0-10	0-10	0-10

Ordering Information

Ordering Information	806-1595	1595-1995	1850-1915
Frequency Range, MHz	806-1595	1595-1995	1850-1915
Power Handling, dBm	40	40	40
Gain, dBi	16-18	16-18	16-18
Beam Width, deg	65	65	65
Front-to-Back Ratio, dB	18	18	18
Side Lobe Suppression, dB	18	18	18
Electrical Downtilt, deg	0-10	0-10	0-10
Remote Tilt, deg	0-10	0-10	0-10
Front-to-Back Ratio, dB	18	18	18
Side Lobe Suppression, dB	18	18	18
Electrical Downtilt, deg	0-10	0-10	0-10
Remote Tilt, deg	0-10	0-10	0-10

RFS The Clear Choice®

APXVSP18-C

Rev: P5

First Date: 2/11/2011

Radio Frequency Systems

Product Data Sheet APXVTM14-C120

TD-LTE Cross Polarized Antenna, 2490-2690, 1.1m, 0-6 deg EDI

Product Description

This antenna is an easy choice for complex sites with the TD-LTE band.

Features/Benefits

- Effective polarization diversity ensured by high cross polar discrimination
- Wind load thrust highly reduced
- Variable electrical downtilt 0-6 degrees
- AISG 2.0
- Integrated RET motor

Technical Specifications

Electrical Specifications	2490-2690
Frequency Range, MHz	2490-2690
Power Handling, dBm	40
Gain, dBi	16-18
Beam Width, deg	65
Front-to-Back Ratio, dB	18
Side Lobe Suppression, dB	18
Electrical Downtilt, deg	0-6
Remote Tilt, deg	0-6
Front-to-Back Ratio, dB	18
Side Lobe Suppression, dB	18
Electrical Downtilt, deg	0-6
Remote Tilt, deg	0-6

Mechanical Specifications

Mechanical Specifications	2490-2690
Frequency Range, MHz	2490-2690
Power Handling, dBm	40
Gain, dBi	16-18
Beam Width, deg	65
Front-to-Back Ratio, dB	18
Side Lobe Suppression, dB	18
Electrical Downtilt, deg	0-6
Remote Tilt, deg	0-6
Front-to-Back Ratio, dB	18
Side Lobe Suppression, dB	18
Electrical Downtilt, deg	0-6
Remote Tilt, deg	0-6

Ordering Information

Ordering Information	2490-2690
Frequency Range, MHz	2490-2690
Power Handling, dBm	40
Gain, dBi	16-18
Beam Width, deg	65
Front-to-Back Ratio, dB	18
Side Lobe Suppression, dB	18
Electrical Downtilt, deg	0-6
Remote Tilt, deg	0-6
Front-to-Back Ratio, dB	18
Side Lobe Suppression, dB	18
Electrical Downtilt, deg	0-6
Remote Tilt, deg	0-6

RFS The Clear Choice®

APXVTM14-C120

Rev: P1

First Date: 26.3.2013

Radio Frequency Systems

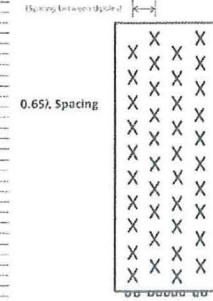


Figure 1: APXVTM14-C120 TD-LTE Cross Polarized Antenna

DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
37 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614 | T 949 475 1000

Sprint

310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:

CENTERPOINTE  
SD25XC540

6345 EL CAJON BOULEVARD,  
SAN DIEGO, CA 92115

YEAR BUILT: 2014

CURRENT ISSUE DATE:

01/15/15

ISSUED FOR:

ZONING

APPROVALS:

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

DRAWN BY:	CHK:	APV:
JGD	BOK	BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
---	02/25/13	100% ZD	JGD
---	03/12/13	REV 100% ZD: FIBER/DC ROUTE PER SITE WALK DISCUSSION	JGD
---	03/12/14	RELOCATE ANTENNA SECTOR 'A' ON FACADE ON EAST	JGD/HH
---	09/04/14	REV 100% ZD	JGD
---	11/01/14	REMOVE CABLE TRAY AND CHANGE ADDRESS	MM3
---	12/22/14	REVISED EAST ELEVATION PER CITY COMMENTS	MM3
---	01/15/15	REVISED PER PLANNING COMMENT	MM3

SHEET TITLE:

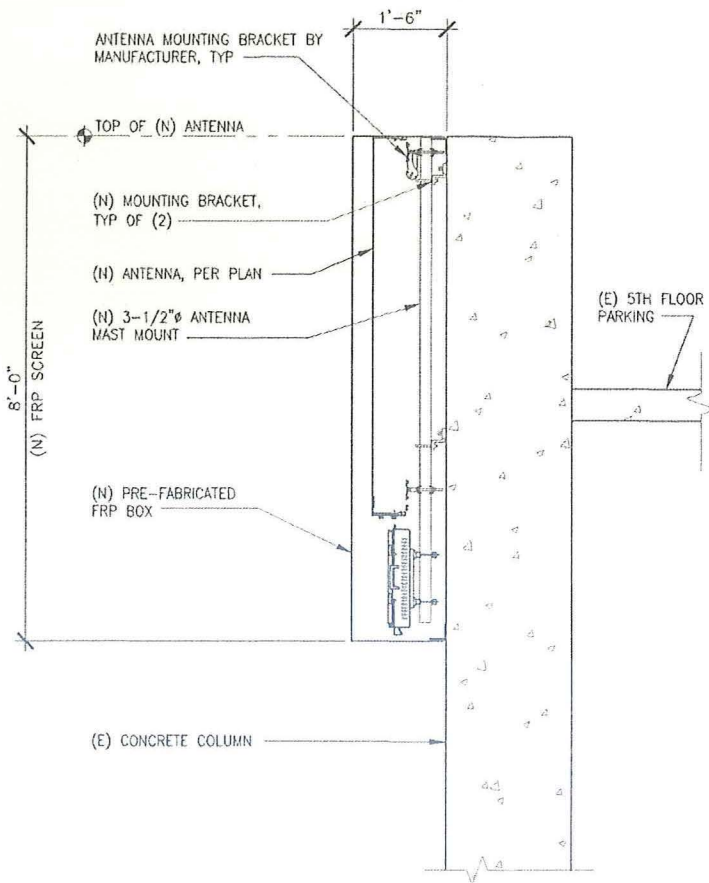
DETAILS

SHEET NUMBER:

A6

ISSUE LEVEL:

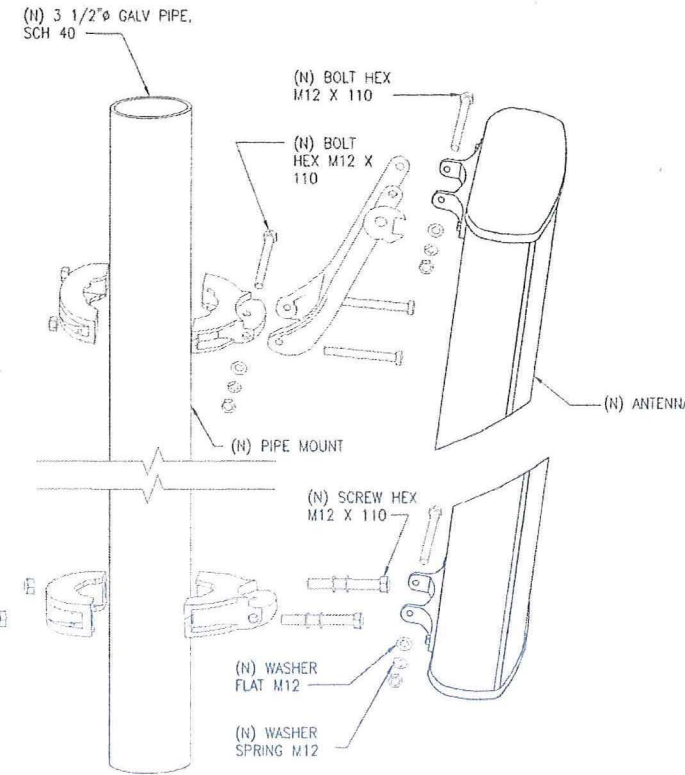
CENTERPOINT CELL TOWER  
SD25XC540



TYPICAL ANTENNA MOUNT COLUMN

SCALE: 1"=1'

3



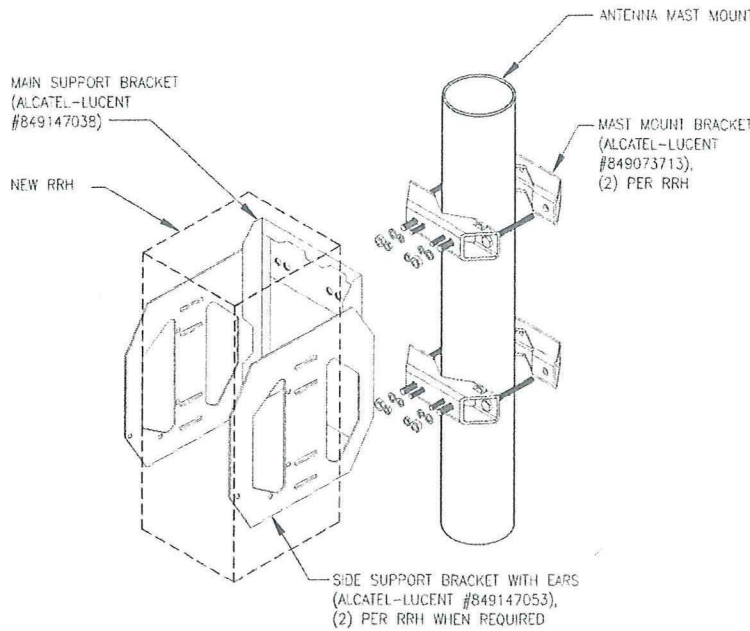
BEAM TILT ASSEMBLY

MANUFACTURER: RFS  
MODEL: AMP40-2 MOUNTING KIT  
WEIGHT: 7.5 LBS

TYPICAL ANTENNA MOUNT ON PIPE MAST

SCALE: 1"=1'

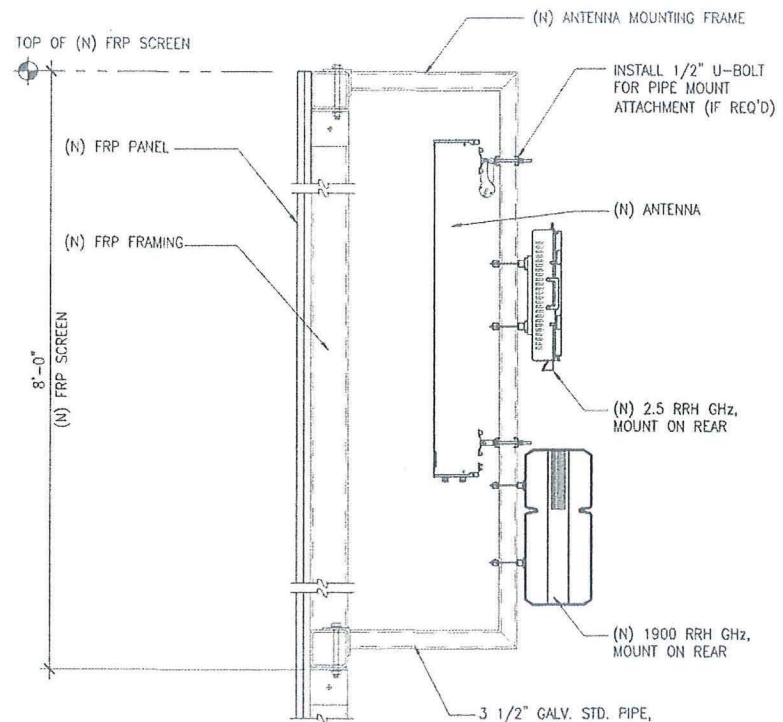
1



TYPICAL RRH MOUNTING

SCALE: 1"=1'

4



FRP DETAIL

SCALE: 1"=1'

2

**EASTERN AREA COMMUNITIES PLANNING COMMITTEE**

HOLY SPIRIT CATHOLIC CHURCH  
2725 55<sup>TH</sup> STREET, SAN DIEGO, CA 92105  
Chair – Laura Riebau – 619-208-6813

**DEVELOPMENT RECOMMENDATION**

PROJECT NO: 396602

PROJECT NAME: SPRINT CENTERPOINTE

ADDRESS: 6345 EL CAJON BLVD  
SAN DIEGO, CA 92115

DEVELOPMENT: INSTALLATION OF UNMANNED  
TELECOMMUNICATION FACILITY  
INCLUDES ANTENNAS OF FAÇADE OF BUILDING,  
EQUIPMENT CABINETS AND CABLES

PROJECT MGR: ALEXANDER HAMILTON

DATE OF EACPC  
MEETING: APRIL 14, 2015

**EACPC MEETING**

**RECOMMENDATION:** Cailyn Kes at DePratt, Inc. presented plans for Sprint telecommunications facility with antennas affixed to the building at 6345 El Cajon Blvd. Antennas are to look like architectural detailing with equipment cabinets to be screened by the building owners vegetation. Similar Sprint projects in various configurations at this location have been before EACPC several times over the years as the development at the site went through changes. The design includes one deviation from the 50 foot height limits on the property to the height of 55 feet 8 inches.

The EACPC Board voted to approve the project as presented with two conditions.

1. The approval of a height of 55'8" was for this Sprint project only and is not to be considered a deviation of the height limits along the El Cajon Blvd.; and
2. Proceeds from the rent received by the property owner for the telecommunications facility are to be donated in full for the maintenance of Clay Park for the life of the permit, paid to San Diego Parks and Recreation to be handled in the same manner as other funding paid by the property owner

**The vote was: 6 for approval  
3 against approval  
Chair abstained**



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 \_\_\_\_\_

**Project Title**

**Project No. For City Use Only**

Sprint Centerpointe (SD25XC540)

**Project Address:**

~~6363~~ El Cajon Blvd. San Diego CA 92115

6345

### 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 *N/A*

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:

*26*

<b>Project Title:</b> Sprint Centerpointe	<b>Project No. (For City Use Only)</b>
--	--

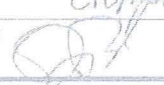
  

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

☐ Corporation   
 ☒ Limited Liability -or-   
 ☐ General) What State? DE   
 Corporate Identification No. 90-0799630  
☐ 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): <u>CPH CENTREPOINT, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>1000 Sansone St. Suite 190</u> City/State/Zip: <u>San Francisco, CA 94111</u> Phone No: <u>415-273-2900</u> Fax No: <u>415-273-2901</u> Name of Corporate Officer/Partner (type or print): <u>Chris Beda</u> Title (type or print): <u>CIO/Authorized Agent</u> Signature:  Date: <u>10/23/14</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____



## ATTACHMENT 13

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## EXECUTIVE TEAM

## Marcelo Claire

## Chief Executive Officer

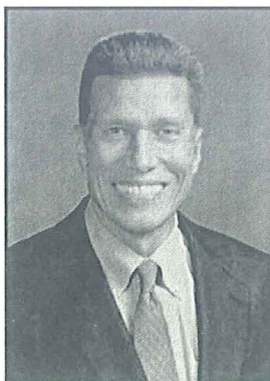


Marcelo Claire was named Sprint President and CEO in August 2014 and has served on the Sprint board of directors since January 2014.

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## Joseph J. Euteneuer

## Chief Financial Officer



Mr. Euteneuer manages the company's day-to-day financial operations and long-term financial strategy and planning.

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## Stephen Bye

## Chief Technology Officer

Stephen Bye, CTO, is responsible for technology innovation and strategy at Sprint. His team covers network architecture and standards, network and spectrum planning, RAN and core network and technology development, field integration, testing, access and roaming.

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**Perfect Father's Day Gift – Samsung Galaxy S5 from Sprint**  
26 May 2015

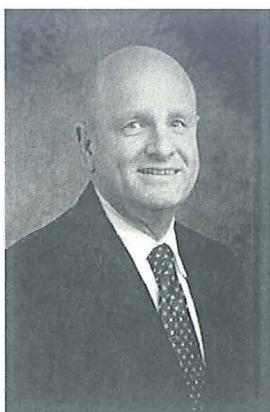
**The Sprint Network is Getting Better Every Day**  
20 May 2015

**Sprint Offers More Choices and Flexibility to Get the Device You Want With or Without a Contract**  
19 May 2015

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[» Read More](#)**Brandon "Dow" Draper****President, Sprint Wholesale & Prepaid Services**

Brandon "Dow" Draper is President – Prepaid and Wholesale Services for Sprint, responsible for acquisition, retention, sales and marketing for the company's prepaid products and services as well as the relationships with Sprint's wholesale and MVNO customers.

[» Read More](#)**Bob Johnson****Chief Experience Officer**

Bob Johnson is Chief Experience Officer for Sprint. He is responsible for Customer Experience, Customer Care, Information Technology, Shared Services and Strategic Initiatives.

[» Read More](#)**Jaime Jones****President, Postpaid and General Business**

Jaime Jones is president of the Postpaid and General Business organization for Sprint. In this role, he oversees consumer and general business sales strategy and distribution, sales and operations of more than 3,000 company-owned and indirect partner-owned stores, national retail, Telesales and Web sales channels.

**Connecting Customers to the Best Available Network**  
29 Apr 2015

**Kansas City Royals Fans Pledge to Stop Driving Distracted**  
29 Apr 2015

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**Sprint News - Week in Review: May 18 - 24**  
25 May 2015

**Sprint Names Kevin Crull Chief Marketing Officer**  
20 May 2015

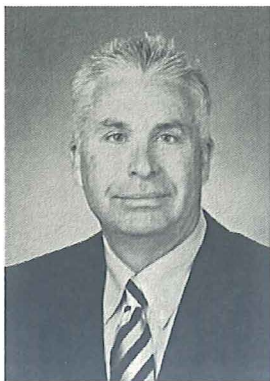
**Get LG G Stylo from Boost Mobile Now, Sprint Prepaid June 7 and Sprint June 12**  
13 May 2015

**Sprint Expands Free Data Roaming to Colombia, Denmark, Honduras, Ireland, Italy, Paraguay and Sweden**  
15 May 2015

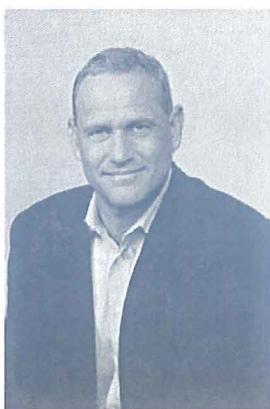
**No One Beats Sprint for Call and Text Performance in Sarasota, Florida**  
15 May 2015

**IMPORTANT LINKS**[Commitment to Privacy](#)[Consumer Resources](#)[Public Policy](#)[Public Resources](#)

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**Doug Michelman****Senior Vice President, Corporate Communications and Corporate Social Responsibility**

Doug Michelman is senior vice president of corporate communications for Sprint. In this role, he oversees all corporate communications and corporate social responsibility initiatives, including executive and internal communications, external relations, reputation-building efforts, issues management, marketing public relations, social media communications, industry analyst relations, corporate inclusion and diversity programs, and community relations and outreach.

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**Junichi Miyakawa****Technical Chief Operating Officer**

Junichi Miyakawa, Technical Chief Operating Officer at Sprint, is responsible for overseeing the company's network and technology organizations, including related strategy, network operations and performance, as well as partnerships with network equipment vendors

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**Sandra J. Price****Senior Vice President, Human Resources**

Sandra Price was named senior vice president of human resources for Sprint in May 2006, and is responsible for all

## ATTACHMENT 13



human resource initiatives, including compensation and benefits, staffing and employee relations, learning and development, talent management, and flight operations. Previously, Sandy served as senior vice president designee for the human resources, communications and brand management functions of the Sprint Local Telephone Division (LTD) as the organization prepared for its divestiture from Sprint in 2005 and subsequently became EMBARQ (now CenturyLink).

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**John Saw****Chief Network Officer, Sprint**

John Saw Ph.D. is Chief Network Officer at Sprint, responsible for network engineering, deployment and operations. Prior to this he was Senior Vice President, Technology Architecture.

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**Michael Schwartz****Senior Vice President, Corporate Strategy and Development**

Mr. Schwartz is responsible for overseeing Sprint's strategic growth initiatives including acquisitions and alliances.

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**Roger Solé****Senior Vice President for the Hispanic Market; Senior Vice President of Innovation**

Roger Solé serves as Senior Vice President for the Hispanic Market and Senior Vice President of Innovation. He also will assume the role as President of Sprint Puerto Rico.

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## Project Chronology

**Sprint - Centerpointe – Project No. 396602**

Date	Action	Description	City Review Time	Applicant Response Time
3/13/2015	First Submittal	Project Deemed Complete		
5/14/2015	All issues resolved		62	
7/9/2015	Public Hearing – Planning Commission		56	
TOTAL STAFF TIME			118	
TOTAL APPLICANT TIME				0
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	118 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 24, 2015

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

---

<b>DATE OF HEARING:</b>	<b>July 9, 2015</b>
<b>TIME OF HEARING:</b>	<b>9:00 A.M.</b>
<b>LOCATION OF HEARING:</b>	<b>Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101</b>
<b>PROJECT TYPE:</b>	<b>NEIGHBORHOOD USE PERMIT (NUP) and PLANNED DEVELOPMENT PERMIT (PDP), PROCESS FOUR</b>
<b>PROJECT NUMBER:</b>	<b>396602</b>
<b>PROJECT NAME:</b>	<b><u>SPRINT – CENTERPOINTE</u></b>
<b>APPLICANT:</b>	<b>Caitlyn Kes, DePratti, Inc., agents representing Sprint</b>
<b>COMMUNITY PLAN AREA:</b>	<b>Mid City: Eastern Area</b>
<b>COUNCIL DISTRICT:</b>	<b>District 9</b>
<b>CITY PROJECT MANAGER:</b>	<b>Alex Hempton, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5349 / <a href="mailto:ahempton@san Diego.gov">ahempton@san Diego.gov</a></b>

---

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 located on a parking garage structure behind radio-frequency transparent screening with equipment associated with the antennas located in a ground-level enclosure. The project is located at 6345 El Cajon Boulevard.

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 business 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 5/7/2015 and the opportunity to appeal that determination ended 5/21/2015.

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 business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24005307

Revised 11-17-14