



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: July 14, 2016 REPORT NO. PC-16-058

HEARING DATE: July 21, 2016

SUBJECT: Sprint Skyline Police Department Wireless Communication Facility  
Process Four Decision

PROJECT NUMBER: [402780](#)

OWNER: City of San Diego

APPLICANT: Sprint

### SUMMARY:

Issue: Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 7222 Skyline Drive in the CN-1-2 zone of the Skyline-Paradise Hills Community Plan area?

Staff Recommendation(s): Approve Planned Development Permit (PDP) No. 1717655 and Neighborhood Development Permit (NDP) No. 1717654.

Community Planning Group Recommendation: On September 8, 2015, the Skyline – Paradise Hills Planning Committee voted 8-1 to recommend approval of the Sprint Police Department project (Attachment 10).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15303 (New Construction) of the California Environmental Quality Act. This project is not pending an appeal of the Environmental Determination. This project is not pending an appeal of the Environmental Determination. The Environmental Exemption Determination for this project was made on May 27, 2016, and the opportunity to appeal that determination ended June 13, 2016 (Attachment 7).

Fiscal Impact Statement: All costs associated with processing this project are recovered from a deposit account maintained by the applicant.

## BACKGROUND

Sprint is proposing to modify a WCF located at the corner of Skyline Drive and Sychar Road. The modified WCF will result in a new 48-foot-tall faux-eucalyptus tree in place of three existing 45-foot tall flagpoles with three panel antennas. This 0.42-acre site is zoned CN-1-2 with the Skyline Police Station as the primary use on the property. The site is surrounded with residential uses to the north and to the south, Fire Station No. 51 to the west and Officer Christopher Wilson Memorial Park to the east (Attachments 1 & 8).

Sprint has been operating a WCF consisting of three flagpoles, each supporting one antenna, at this location since 2000. Due to advancements in technology and the current demand for data capacity, an upgrade is necessary, which has resulted in a design modification to accommodate the additional antennas and components. As reflected in the coverage map, the newly designed WCF will provide improvements to Sprint's coverage (Attachment 9) and capacity (not illustrated).

## DISCUSSION

### Project Description:

Sprint is proposing to install a 48-foot-tall faux-eucalyptus tree to conceal a total of 12 antennas and 24 remote radio head units (Attachment 12). The equipment associated with this project will continue to operate inside the existing 268-square-foot equipment building with interior modifications that consists of three replacement cabinets. The three existing flagpoles will be removed to accommodate the faux-eucalyptus tree while two additional 24-inch box Paper Bark tree will be installed for additional screening.

### Wireless Communication Facility Regulations:

The site is located within the CN-1-2 zone. WCF are permitted in commercial zones as a Limited Use however, the project is proposing a height deviation to exceed the CN-1-2 height limit of 30-feet by 18 feet which requires a PDP. An NDP is required for all WCF with an equipment enclosure that exceeds 250-square feet pursuant to LDC Section [141.0420\(g\)\(3\)](#). The existing equipment enclosure will exceed this requirement by 18 feet. The PDP and NDP have been consolidated as a Process Four, Planning Commission decision (Attachment 6).

### Council Policy 600-43:

[Council Policy 600-43](#) categorizes WCF according to land uses in which they are located. These categories establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCF. The project is proposed within a Preference Level 1 location. This is the most preferred location and no alternative sites were identified nor required in the Justification Analysis. Sprint has proactively redesigned the existing WCF to comply with the purpose and intent of the [City's General Plan](#), which requires WCF to be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The faux Eucalyptus tree will be situated amongst other live

trees and the antennas will be screened with antenna socks and the branches will extend a minimum of 2-feet beyond the face of the antennas; therefore, blending the antennas into the tree. The deviation to exceed the 30-foot height limit in the CN-1-2 zone can be supported with a PDP after considering the location of the proposed faux-eucalyptus tree and the surrounding mature landscaping. The 48-foot-tall faux-eucalyptus tree integrates with the surrounding landscaping and will allow Sprint to maintain their coverage and add capacity. Reducing the overall height to 30 feet to comply with the CN-1-2 zone would significantly impact Sprint's coverage and their network performance and may result in additional fill-in sites within the residential community. No exterior changes are being proposed to the existing equipment building.

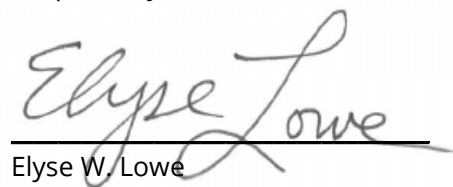
### **Conclusion:**

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the CN-1-2 zone, the WCF regulations (LDC Section 141.0420) and the [WCF Design Guidelines](#). The faux-eucalyptus tree has been designed to integrate with the existing environment by placing the faux tree next to adjacent mature eucalyptus trees of varying heights. Additionally, the mono-eucalyptus tree design will provide sufficient screening of the antennas and associated components while mimicking the appearance of a live tree through a high density branch count and strategic branch configuration. The Findings (Attachment 5) to approve the project are attached to this report and staff recommends approval of the proposed Sprint Police Department (on Skyline Drive) project.

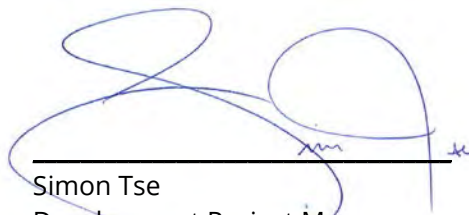
### **ALTERNATIVE**

1. Approve PDP No. 1717655 and NDP No. 1717654, with modifications.
2. Deny PDP No. 1717655 and NDP No. 1717654, 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,



Elyse W. Lowe  
Deputy Director  
Development Services Department



Simon Tse  
Development Project Manager  
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map

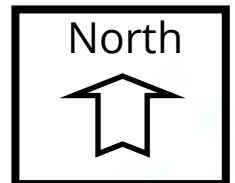
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photo Survey
9. Site Justification (Justification Letter, Justification Map and, Coverage Map)
10. Skyline Paradise Hills Community Planning Group Minutes
11. Photo Simulations
12. Project Plans



# Aerial Photo



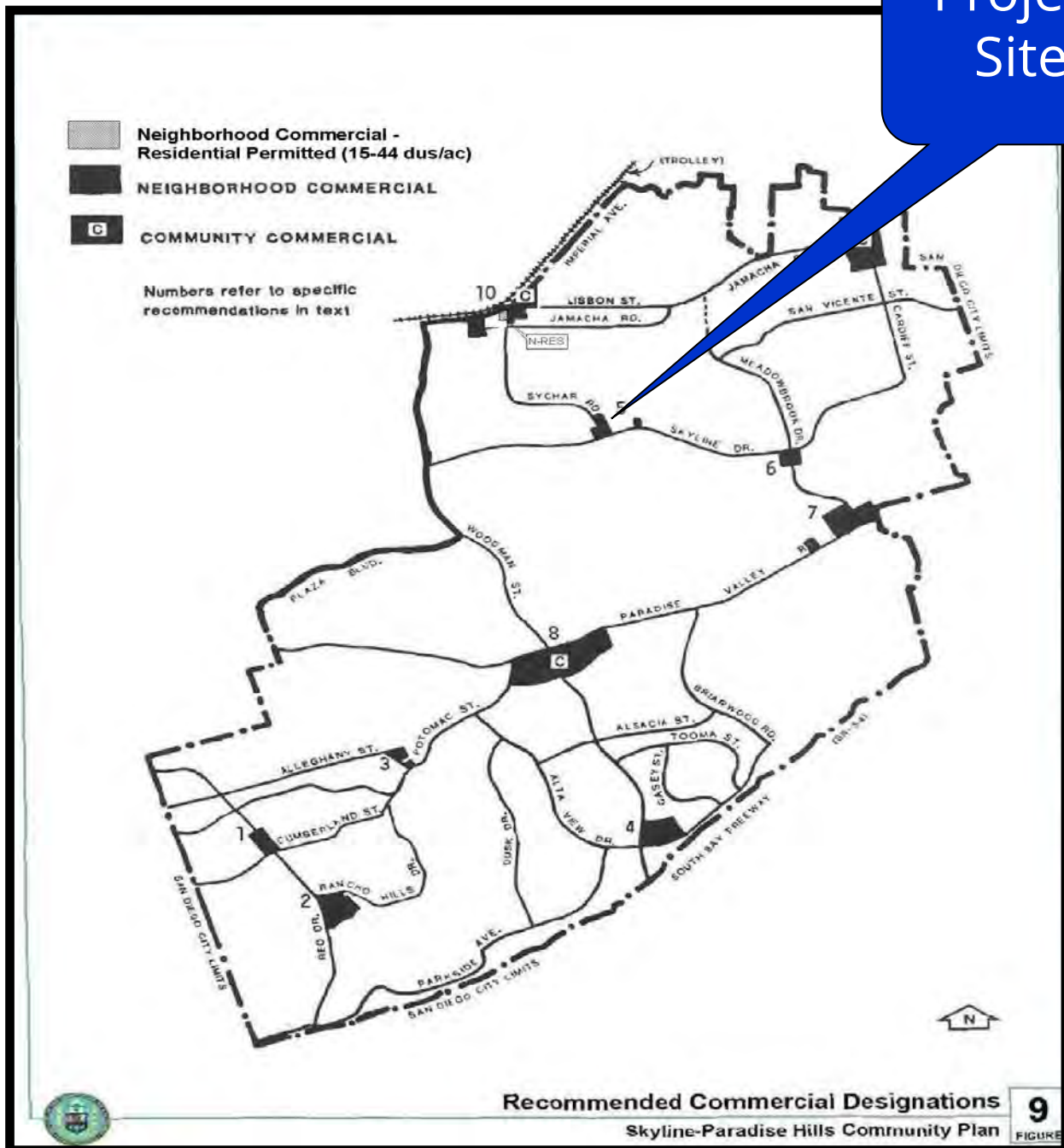
**Sprint Skyline Police Department (Skyline Paradise Hills)**  
7222 Skyline Drive, San Diego, CA 92114



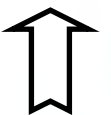


# Community Plan

Project Site



North

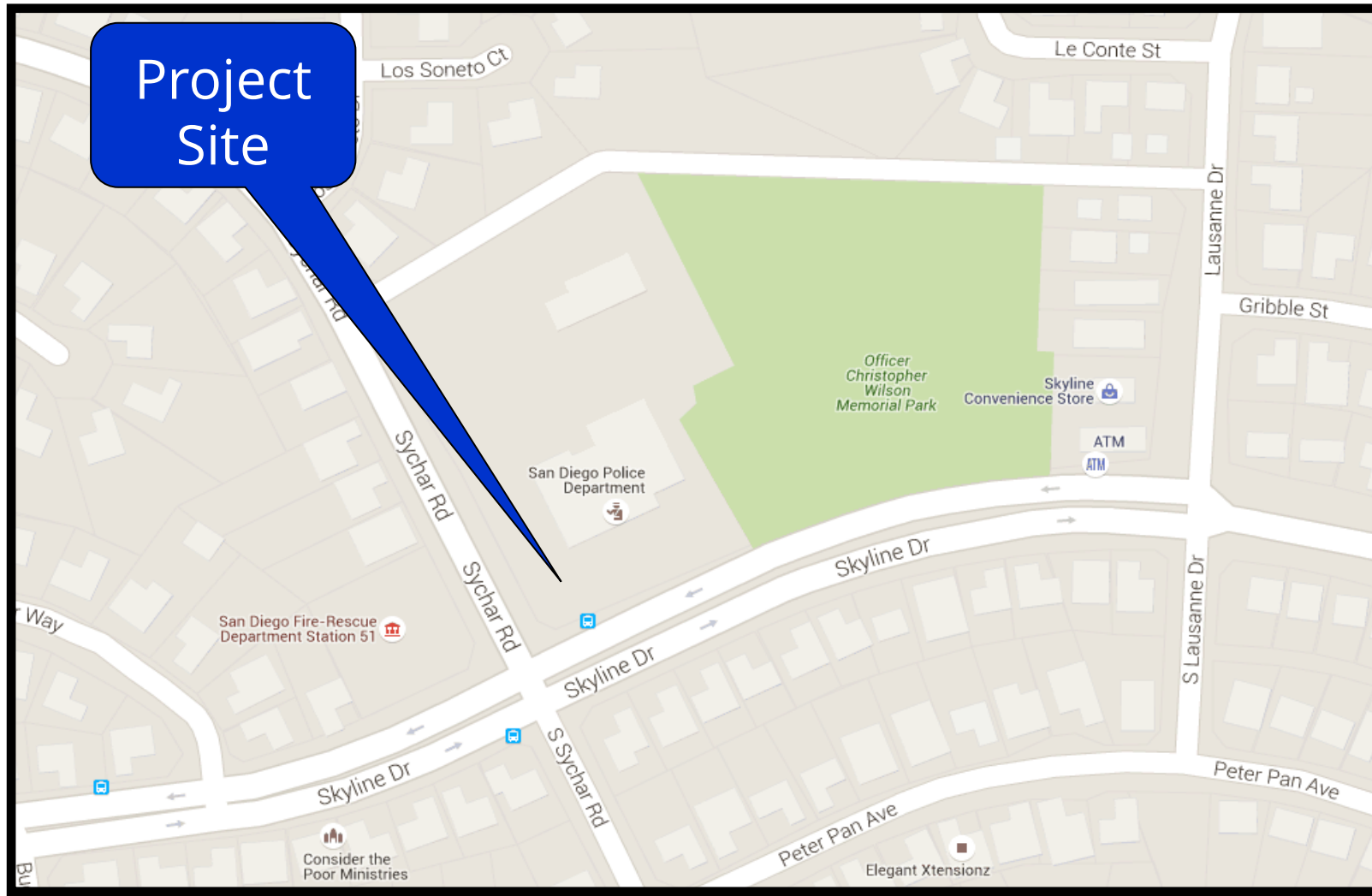


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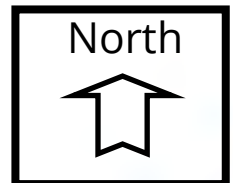




## Project Location Map



**Sprint Skyline Police Department (Skyline Paradise Hills)**  
**7222 Skyline Drive, San Diego, CA 92114**



PROJECT DATA SHEET																																																																																																																																																																																							
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PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_  
PLANNED DEVELOPMENT PERMIT (PDP) NO. 1717655  
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 1717654  
**SPRINT SKYLINE POLICE DEPARTMENT PROJECT NO. 402780**

WHEREAS, **CITY OF SAN DIEGO**, Owner and **SPRINT**, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that consists of the removal of three flag-mounted antennas and the associated flagpoles and the installation of a 48-foot-tall faux-eucalyptus tree with 12 antennas, one microwave dish and 24 remote radio head units. The equipment associated with this project will continue to operate inside the existing 268-square foot equipment building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits), on portions of a 0.42-acre-site;

WHEREAS, the project site is located at 7222 Skyline Drive in the CN-1-2 zone of the Skyline Paradise Hills Community Plan;

WHEREAS, the project site is legally described as Lot 17 of Skyline Hills No. 1 in the City of San Diego, Map thereof No. 4053 filed in the Office of the County excepting the portion lying easterly of a line drawn parallel with the 155.00 feet westerly at right angles from that course in the easterly line of said Lots described as north 01°52'40" east, 126.53 feet.

WHEREAS, on July 21, 2016, the Planning Commission of the City of San Diego considered PDP No. 1717655 and NDP No. 1717654 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 27, 2016 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 21, 2016.

FINDINGS:

**Planned Development Permit Approval – Section 126.0604**

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

The Skyline Paradise Hills Community Plans relies on the City of San Diego General Plan for design requirements related to wireless facilities. Specifically, under the Urban Design Element UD-A.15, wireless facilities are required to minimize all visual impacts. Consistent with the General Plan, Sprint's WCF consists of 12 antennas mounted on a 48-foot-tall faux-

eucalyptus tree. The antennas will be covered with antenna socks and the tree will be designed with a high density branch count. Sprint is proposing to add two 24-inch box Paper Bark trees to integrate the WCF into the surrounding area. Branches are required to extend a minimum of 24 inches beyond the length of the antennas in order to provide adequate concealment of the antennas and associated components. The WCF shall result in an aesthetically pleasing design that will be respectful of the neighborhood context consistent with the General Plan requirement to minimize visual impacts. Therefore, the project will not adversely affect the applicable land use plan.

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

The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on May 27, 2016 and the opportunity to appeal that determination ended June 13, 2016.

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, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical and plumbing codes and State and Federal disability access laws.

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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Sprint submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will 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.**

LDC Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant is required to use all reasonable means to conceal or minimize the visual impacts of WCF through integration using architecture, landscape, and siting solutions.

Sprint's WCF design consists of 12 antennas and 24 remote radio head units mounted on a new 48-foot-tall faux-eucalyptus tree. The faux-eucalyptus tree will employ a heavy branch density and the branches will maintain a minimum 24-inch extension for the length of the antennas. All exposed mounting apparatus will be painted to match the tree foliage to minimize the visibility and to establish a realistic tree appearance. Two 24-inch box Paper Bark trees will also be installed directly in front of the proposed faux-eucalyptus tree for integration and added screening. The deviation to exceed the 30-foot height limit in the CN-1-2 zone can be supported with a PDP after considering the location of the proposed faux-eucalyptus tree and the surrounding mature landscaping. The 48-foot-tall faux-eucalyptus tree integrates with the surrounding landscaping and will allow Sprint to maintain their coverage and add capacity. The top of the antennas will be located at 45 feet allowing three additional feet of branches to account for additional screening. This will also reduced the appearance of a topped tree. Reducing the overall height to 30 feet to comply with the CN-1-2 zone would significantly impact Sprint's coverage and their network performance and may result in additional fill-in sites within the residential community. Therefore, the proposed height deviation will result in a more desirable project with a design that integrates with the surrounding environment and would reduce the need for additional wireless facilities within the surrounding residential communities.

An NDP is also required for the continued operation of the existing equipment enclosure that exceeds 250 square feet pursuant to LDC Section 141.0420(g)(3). The existing equipment enclosure (268 square feet) is well designed and secured with a chain-link lid. Screening the enclosure with existing and proposed landscaping is required as part of this application.

The project is located in a Preference 1 location in accordance with Council Policy 600-43 which is the most preferred location. The proposed height deviation will result in a more desirable project with a fully integrated faux-eucalyptus tree in an area with mature trees and would reduce the need for additional sites within the surrounding area. Therefore, the proposed Sprint WCF , as designed and located, complies with the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and will comply with the applicable regulations of the LDC with the exception of the height deviation for the CN-1-2 zone.

## **Neighborhood Development Permits Approval – Section 126.0404**

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

The Skyline Paradise Hills Community Plans relies on the City of San Diego General Plan for design requirements related to wireless facilities. Specifically, under the Urban Design Element UD-A.15, wireless facilities are required to minimize all visual impacts. Consistent with the General Plan, Sprint's WCF consists of 12 antennas mounted on a 48-foot-tall faux-eucalyptus tree. The antennas will be covered with antenna socks and the tree will be designed with a high density branch count. Sprint is proposing to add two 24-inch box Paper Bark trees to integrate the WCF into the surrounding area. Branches are required to extend a minimum of 24 inches beyond the length of the antennas in order to provide adequate concealment of the antennas and associated components. The WCF shall result

in an aesthetically pleasing design that will be respectful of the neighborhood context consistent with the General Plan requirement to minimize visual impacts. Therefore, the project will not adversely affect the applicable land use plan.

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

The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on May 27, 2016 and the opportunity to appeal that determination ended June 10, 2016.

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, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical and plumbing codes and State and Federal disability access laws.

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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Sprint submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will 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.**

LDC Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant is required to use all reasonable means to conceal or minimize the visual impacts of WCF through integration using architecture, landscape, and siting solutions.

Sprint's WCF design consists of 12 antennas and 24 remote radio head units mounted on a new 48-foot-tall faux-eucalyptus tree. The faux-eucalyptus tree will employ a heavy branch density and the branches will maintain a minimum 24-inch extension for the length of the antennas. All exposed mounting apparatus will be painted to match the tree foliage to minimize the visibility and to establish a realistic tree appearance. Two 24-inch box Paper Bark trees will also be installed directly in front of the proposed faux-eucalyptus tree for integration and added screening. The deviation to exceed the 30-foot height limit in the CN-1-2 zone can be supported with a PDP after considering the location of the proposed faux-eucalyptus tree and the surrounding mature landscaping. The 48-foot-tall faux-eucalyptus



tree integrates with the surrounding landscaping and will allow Sprint to maintain their coverage and add capacity. The top of the antennas will be located at 45 feet allowing three additional feet of branches to account for additional screening. This will also reduced the appearance of a topped tree. Reducing the overall height to 30 feet to comply with the CN-1-2 zone would significantly impact Sprint's coverage and their network performance and may result in additional fill-in sites within the residential community. Therefore, the proposed height deviation will result in a more desirable project with a design that integrates with the surrounding environment and would reduce the need for additional wireless facilities within the surrounding residential communities.

An NDP is also required for the continued operation of the existing equipment enclosure that exceeds 250 square feet pursuant to LDC Section 141.0420(g)(3). The existing equipment enclosure (268 square feet) is well designed and secured with a chain-link lid. Screening the enclosure with existing and proposed landscaping is required as part of this application.

The project is located in a Preference 1 location in accordance with Council Policy 600-43 which is the most preferred location. The proposed height deviation will result in a more desirable project with a fully integrated faux-eucalyptus tree in an area with mature trees and would reduce the need for additional sites within the surrounding area. Therefore, the proposed Sprint WCF , as designed and located, complies with the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and will comply with the applicable regulations of the LDC with the exception of the height deviation for the CN-1-2 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PDP No. 1717655 and NDP No. 1717654 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in PDP No. 1717655 and NDP No. 1717654, a copy of which is attached hereto and made a part hereof.

---

Simon Tse  
Development Project Manager  
Development Services

Adopted on: July 21, 2016

IO#: 24005456

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES

**WHEN RECORDED MAIL TO**

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

INTERNAL ORDER NUMBER: 24005456

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT (PDP) NO. 1717655  
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 1717654  
**SPRINT SKYLINE POLICE DEPARTMENT PROJECT NO. 402780**  
PLANNING COMMISSION

This PDP No. 1717655 and NDP No. 17177654 are granted by the Planning Commission of the City of San Diego to the **City Of San Diego**, Owner, and **Sprint**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0404, 126.0604, 131.0531, and 141.0420. The 0.42-acre site is located at 7222 Skyline Drive, in the CN-1-2 Zone within the Skyline Paradise Hills Community Plan. The project site is legally described as Lot 17 of Skyline Hills No. 1 in the City of San Diego, Map thereof No. 4053 filed in the Office of the County excepting the portion lying easterly of a line drawn parallel with the 155.00 feet westerly at right angles from that course in the easterly line of said Lots described as north 01°52'40 east, 126.53 feet.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) consisting of a 48-foot-tall faux-eucalyptus tree, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 21, 2016, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of a 48-foot-tall faux-eucalyptus tree supporting 12 panel antennas (72" by 12.5" by 7.1"), 24 remote radio head units, one 24-inch diameter microwave dish, and one existing 269-square-foot equipment building containing six equipment cabinets and other associated components;
- b. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build, scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.
- c. Removal of three existing antennas and the associated flagpoles;
- d. Deviation to SDMC Section 131.0531 to exceed the CN-1-2 zone height limit of 30-feet by 18 feet;

- e. Installation of two 24-inch box Paper Bark trees;
- f. Landscaping (planting, irrigation and landscape related improvements);

**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 **August 4, 2019**.
2. This PDP and NDP and corresponding use of this site shall expire on **August 4, 2026**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the 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 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 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 Permittee shall secure all necessary building permits. The 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 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 Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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



or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

14. This project proposes to export 14.5 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.

**LANDSCAPE REQUIREMENTS:**

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

19. Prior to the issuance of a construction permit, the Permittee shall submit landscape construction documents in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this Permit and Exhibit "A" on file in the office of Development Services Department.

20. Prior to the activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

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

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of the activation of WCF.

23. Any required planting that dies within three years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan to the satisfaction of the Development Services Department.

**PLANNING/DESIGN REQUIREMENTS:**

24. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

25. All proposed hand-holes shall be covered with bark material to match the faux-eucalyptus trunk to the satisfaction of the Development Services Department.

26. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.

27. The faux-eucalyptus branches shall extend a minimum of 24-inches beyond the length of the face of the proposed antennas to the satisfaction of the Development Services Department.

28. The faux-eucalyptus starting branch height shall be no lower than 18-feet, six-inches, as illustrated on the stamped, approved Exhibit "A," and the total branch count shall be no less than 135-branches.

29. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

30. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other components) shall be installed by Permittee.

31. No overhead cabling is allowed for this project.

32. Exposed mounting apparatus (mounting arms/pipes) shall be removed by Permittee and shall not remain on the faux-eucalyptus absent antennas.

33. Prior to issuance of construction permits, the Permittee shall obtain approval from Development Services for the Eucalyptus tree vendor. Additionally, the Permittee is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.

34. Faux trees rely on existing and/or proposed trees to integrate with the surroundings. Additional trees may be required by Permittee, to effectively integrate the faux tree, to the satisfaction of the Development Services Department.
35. The 24-inch diameter microwave dish shall be removed if it is determined during final inspection that the installation defeats the concealment element. To preserve the concealment element, the microwave dish must be appropriately and respectfully located and camouflaged from views in accordance with the WCF regulations and to the satisfaction of the Development Services Department.
36. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism by Permittee. Any damaged equipment shall be repaired or replaced by Permittee within thirty (30) calendar days of notification by the City of San Diego.
37. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
38. The photo simulation(s) in color 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."
39. The Permittee shall place appropriate signage on the WCF as required by CAL OSHA/FCC to the satisfaction of the Development Services Department.

**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.
- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or

## ATTACHMENT 6

offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

- 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 21, 2016 and Approved Resolution Number PC-##-####.



**ATTACHMENT 6**

PDP No. 1717655 and NDP No. 17177654  
July 21, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Simon Tse  
Development Project Manager

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

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

**CITY OF SAN DIEGO**  
Owner

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

**SPRINT**  
Permittee

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

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

**NOTICE OF EXEMPTION**

(Check one or both)

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

☐ Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

FROM: City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

Project No.: 402780

Project Title: Sprint Skyline Police Department

Project Location-Specific: 7222 Skyline Drive, San Diego, California 92114

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

Description of nature and purpose of the Project: **NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) and PLANNED DEVELOPMENT PERMIT (PDP)** to allow for a Wireless Communication Facility (WCF) consisting of the removal of three flag poles with supporting antennas, and the installation of a 48-foot high faux-eucalyptus tree concealing 12 panel antennas and 24 remote radio head units. Associated equipment would be contained within an existing equipment enclosure approximately 11'-4" by 23'-8" located adjacent to the faux tree. Project implementation would also include a Right-Of-Entry permit. The PDP is required for the proposed height deviation to exceed the CN-1-2 zone of 30-feet. The NDP is required for the equipment enclosure above 250-square feet.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Joanne Aguzar, Applicant, M&M Telecom (FIRM)  
 6886 Mimosa Drive, San Diego, CA 92011, (858) 442-7235

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: CEQA Exemption 15303 (New Construction or Conversion of Small Structures)
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, an NDP and PDP for a WCF consisting of 48'-0" high faux eucalyptus tree concealing 12 panel antennas and 24 remote radio head units, and associated equipment enclosure meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

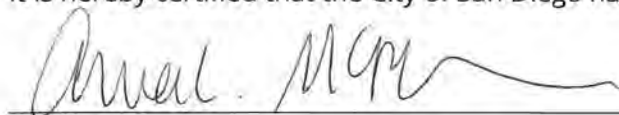
Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

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



Senior Planner

May 27, 2016

Signature/Title

Date

Check One:



☒ (X) Signed By Lead Agency

Date Received for Filing with County Clerk or OPR:

☐ ( ) Signed by Applicant

Joanne Aguzar, Land Use Planner  
6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235  
EMAIL: joanne.aguzar@mmtelecominc.com



-  Looking towards subject property
-  Looking away from subject property

SD34XC523 SKYLINE PLICE DEPT.

7222 SKYLINE DRIVE



Joanne Aguzar, Land Use Planner  
6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235  
EMAIL: joanne.aguzar@mmtelecominc.com



SD34XC523 SKYLINE PLICE DEPT.

7222 SKYLINE DRIVE



Joanne Aguzar, Land Use Planner  
6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235  
EMAIL: joanne.aguzar@mmtelecominc.com



SD34XC523 SKYLINE PLICE DEPT.

7222 SKYLINE DRIVE



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EMAIL: joanne.aguzar@mmtelecominc.com



SD34XC523 SKYLINE PLICE DEPT.

7222 SKYLINE DRIVE



*"A Certified Woman-Owned Business"*

Joanne Aguzar, Land Use Planner

6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235

EMAIL: joanne.aguzar@mmtelecominc.com

## **SD34XC523 SITE JUSTIFICATION REPORT**

### **PDP Process**

#### **Background**

The modification for Sprint "Skyline Police Dept." site is necessary for the Sprint wireless network to provide the coverage mandated by the federal government as a condition of its operating license. There is a significant gap in coverage in many neighborhoods around the project area as demonstrated by the attached RF Coverage Maps. The Sprint site development team evaluated the search ring area and identified an existing police department, as the most viable location in terms of zone-ability and aesthetics that would also achieve desired coverage and capacity needs.

#### **Analysis**

##### ***I. Site Selection***

The Sprint site development team recognized from the outset that the coverage objective was essentially residential. Per the zoning map submitted with this report, the site is within the Commercial neighborhood (CN-1-2) zone, and the surrounding land uses consist of single-family residential properties. Due to the volume of traffic, distance, and capacity needed in the surrounding area, nearby Sprint sites cannot provide enough coverage to the Skyline-Paradise Hills community. The east-facing sector of the proposed modification of the police department will provide coverage to the Skyline community. The south-facing sectors grants coverage to the Bay Terraces community. In 2001, a telecommunication facility system through the City of San Diego was filed for a new telecommunications site and Sprint was granted for a Planned Development Permit approval for 3 panel antennas and ground level equipment space.

The subject site, Skyline Police Department, has a top antenna height of 45'-0" which will be mounted to a faux eucalyptus tree. The surrounding residential communities of the site are at generally lower elevations and would therefore receive the coverage from the subject site.





*"A Certified Woman-Owned Business"*

Joanne Aguzar, Land Use Planner

6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235

EMAIL: joanne.aguzar@mmtelecominc.com

## *II. Site Justification*

The site is needed to address significant coverage and capacity gaps in the community surrounding the project area, in particular in south and west-facing directions. The RF Coverage Maps attached to this justification report depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project. However, it is important to note that coverage is only half of the objective; Sprint also strives to boost the capacity of every cell site to satisfy the customers around it. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as Internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless communication facility in Sprint networks be built and upgraded to meet this customer usage. Even if a site provides sufficient coverage, the more people are utilizing their devices, the more the network slows down. We are trying to keep the 4G technology moving smoothly and quickly.

The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level, and utilizing the least visually obtrusive design.

Other sites in the area were assessed and deemed unfeasible due to the largely residential nature of this area and the topographic limitations of coverage. There is also a gradual incline westward of all other Sprint sites in the area. For these reasons the Skyline Police Department site was the most viable option for coverage objectives and zoning.



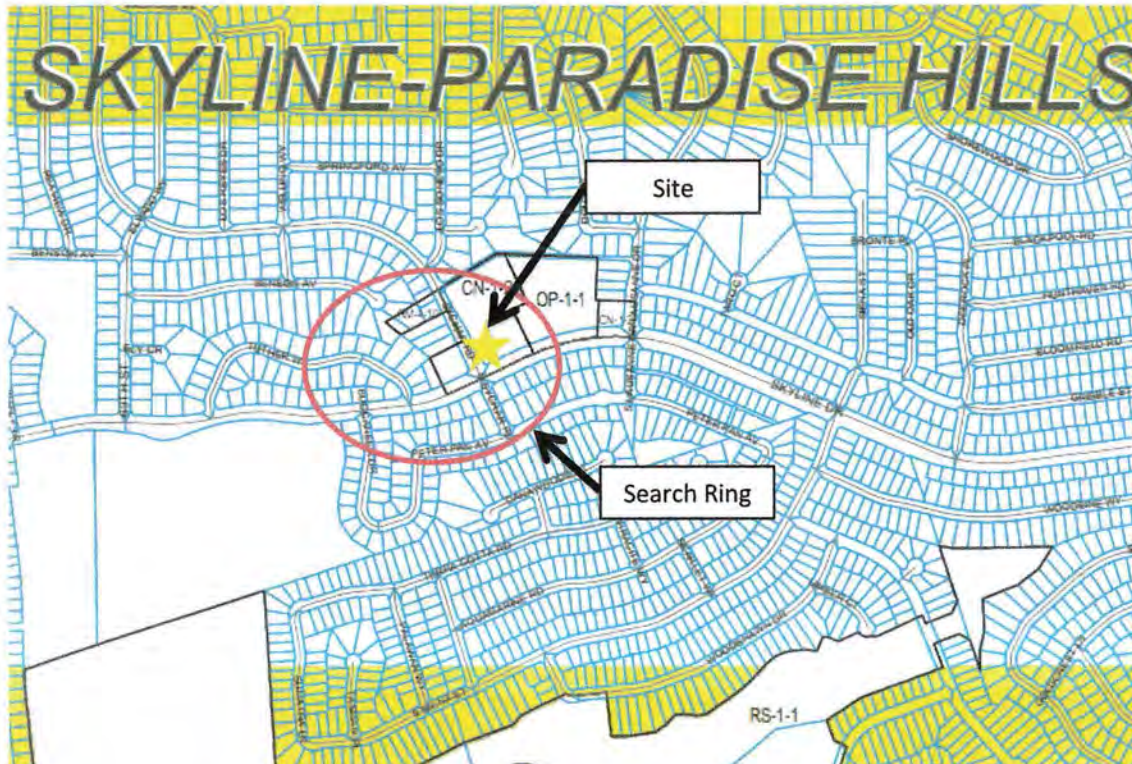
"A Certified Woman-Owned Business"

Joanne Aguzar, Land Use Planner

6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235

EMAIL: joanne.aguzar@mmtelecominc.com

### *Justification Map*



### *III. Site Design*

As noted above, the project follows the preference objectives of Council Policy by having utilized a location, which allows the coverage needs to be satisfied with an appropriate location and design. The proposed project includes the installation of (12) Sprint antennas mounted to faux eucalyptus tree. Installation of (24) RRHs mounted behind the proposed antennas. A proposed growth cabinet and a new top hat on top of the existing BTS cabinet will be proposed in the existing ground-level equipment. Fortunately, the greater existing elevation AMSL allows RF signals to reach further distances than if they were at a lower elevation, which increases coverage of the area without significantly fewer changes to the existing site. The site development team considered various design iterations, but finally settled on a proposed design. The combined factors of height and incorporation of antennas within landscape features will allow Sprint to provide focused coverage to the area surrounding the proposed





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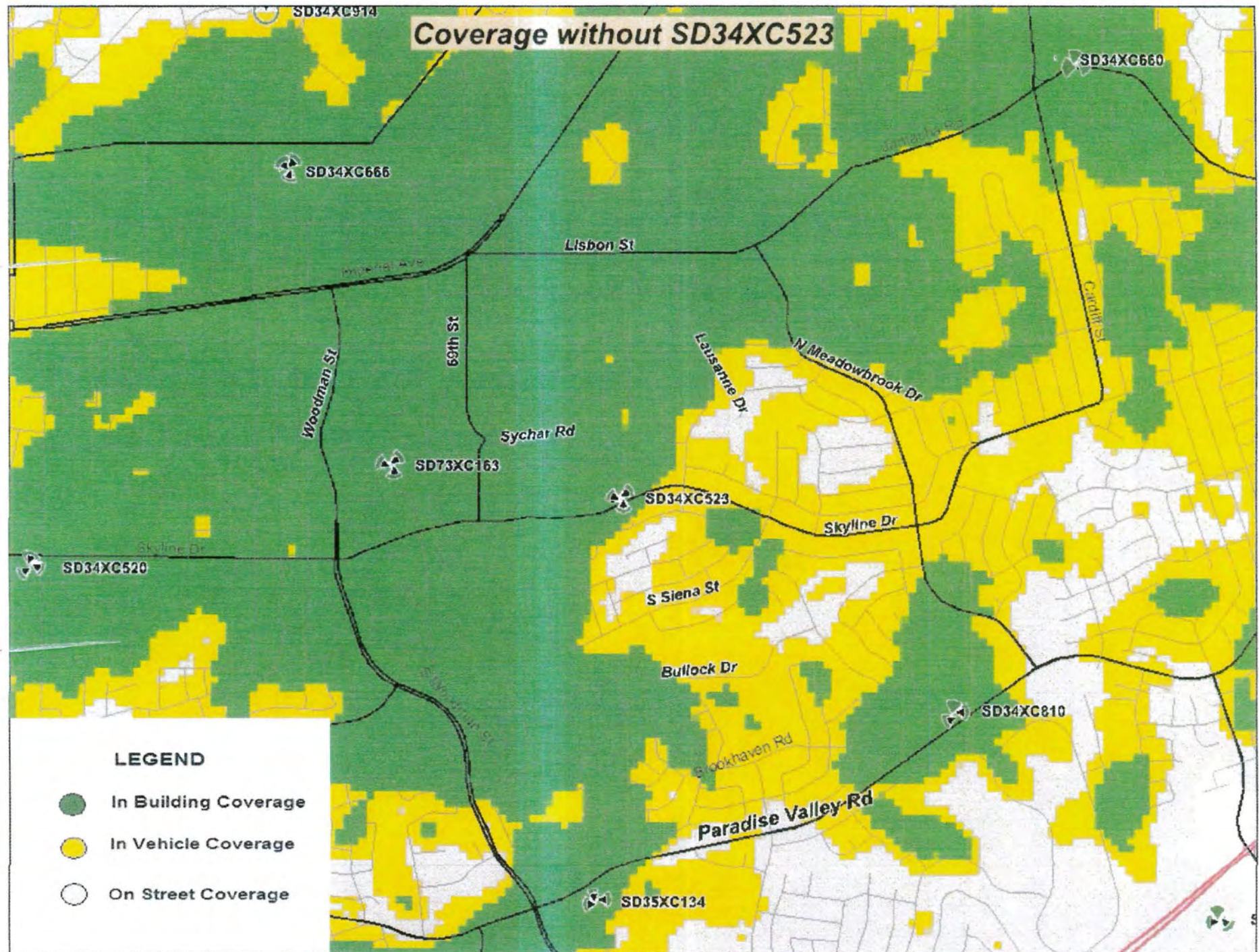
site without deterring from or interfering with the peacefulness of the surrounding neighborhood.

The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level given the surrounding zoning in the area, and utilizing the least visually obtrusive design.

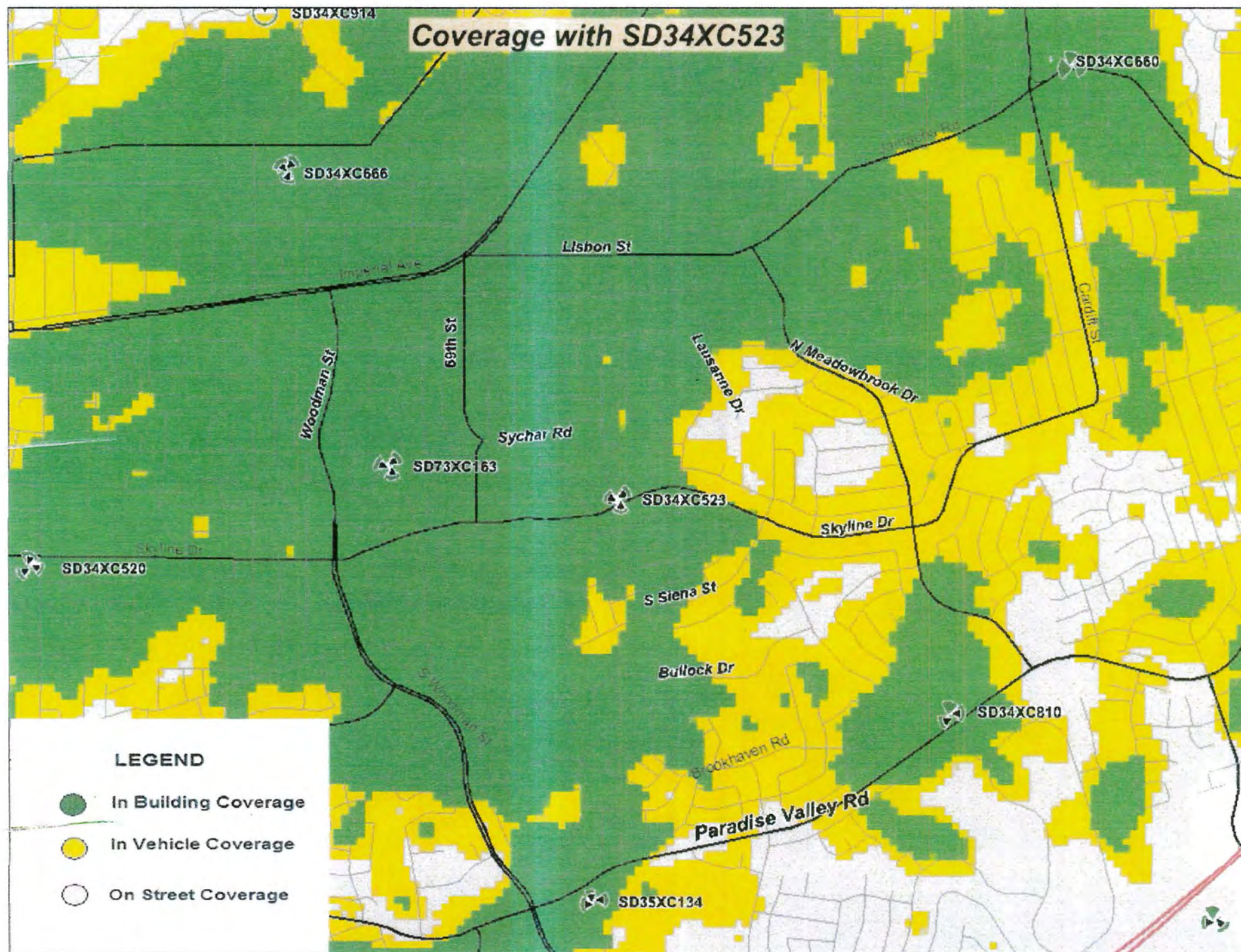
### **Conclusion**

The proposed Sprint wireless installation provides a material benefit to the community with the providing of communications services for personal, business, and emergency purposes. There is currently a sea-change under way relative to communications, with communications of all kinds utilizing the wireless networks. Approximately 25% of homes in the U.S. are now "wireless only," having no landlines. The rate of wireless-only homes is increasing at about 5% a year. Over 50% of all 911 calls are now done so via cellular phone. Thus, providing reliable wireless services to all of our communities is vital for the public health, safety, and welfare, a basic finding for a use permit.











Minutes of September 8, 2015

**Attendees**

Frank Von Roenn  
Tim Robinson  
Adrian Chestang  
Cathy Ramsey  
Harry Bennett

John Mooney  
Senta Delgado  
Guy Preuss  
Tony Villafranca  
Muriel King

**Absent**

Wayne English  
Gudrun Zorn  
William Glover  
Mildred Hutcherson  
Nathan Beltz  
Steve McKenzie  
Jack Silva  
Elizabeth Madrid

7:00 p.m. Call to order & introductions.

7:02 Announcements & Non-agenda Public Comment

7:08 Approval of Agenda C. Ramsey moved to accept agenda, 2nd – A. Chestang; approved, 9-0.

7:10 Approval of August Meeting Minutes - G. Preuss moved to approve the minutes of August 11, 2<sup>nd</sup> – A. Chestang; approved 9-0.

7:12 p.m. Treasurer's Report: \$336.01 on account.

7:13 p.m. Presentations

1. Officer Gonzalez summarized policing activity in the community.
2. 4th Council District Community Representative Luis Natividad summarized on-going community government activities.

7:48 p.m. Information items

1. None

7:48 p.m. Information items

1. Discussion on a proposed stop sign on Lisbon St. was tabled until the October meeting.
2. T. Robinson moved to approve the modification of the existing Sprint wireless facility at 7222 Skyline Dr as presented. C. Ramsey 2nd; motion passed (8-1 with C. Chastain opposed).

3. G. Pruess moved to recommend approval of Project 409608 adjusting the lot size to accommodate construction of three homes. H. Bennett 2nd; motion passed (9-0)

8:45 p.m. Meeting adjourned.

Minutes submitted by John Mooney.



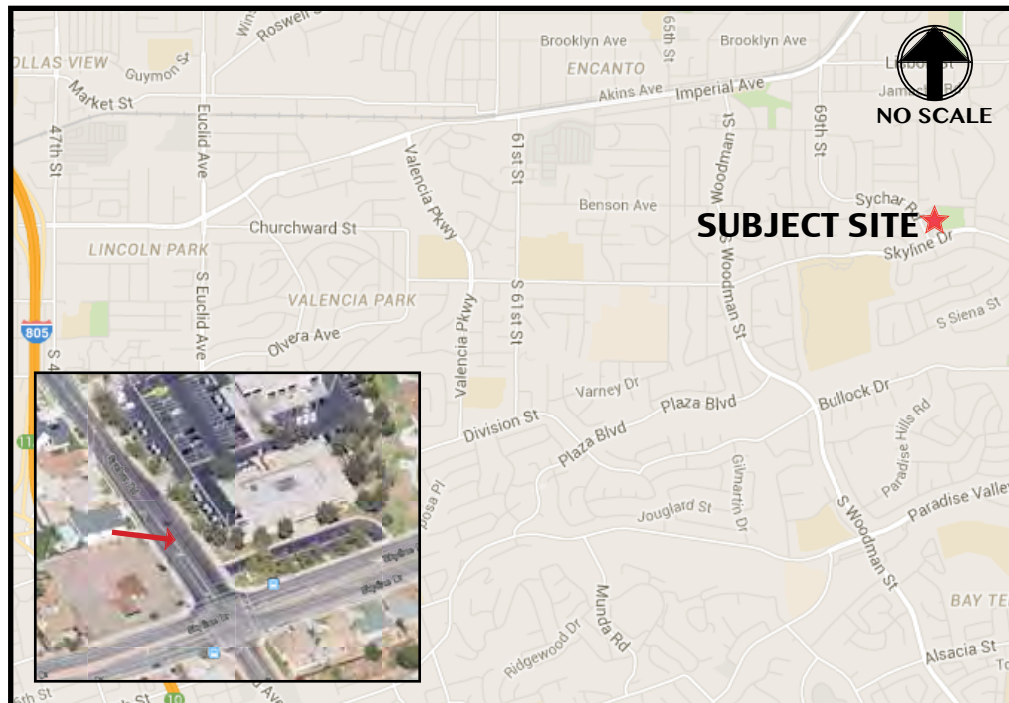


**SD34XC523**  
7222 Skyline Drive  
San Diego, CA 92114

LOOKING EAST TOWARD SITE FROM SYCHAR ROAD



SITE PRIOR TO INSTALLATION



VICINITY MAP



SITE AFTER INSTALLATION



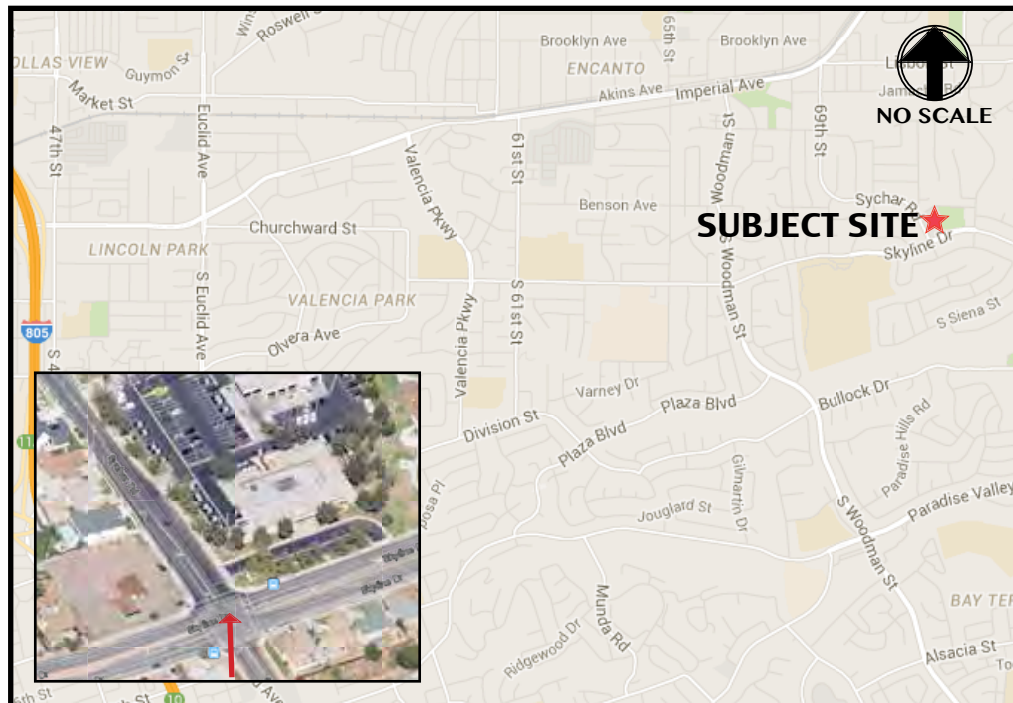


**SD34XC523**  
7222 Skyline Drive  
San Diego, CA 92114

LOOKING NORTH TOWARD SITE FROM SKYLINE DRIVE AT SYCHAR ROAD



SITE PRIOR TO INSTALLATION



VICINITY MAP



SITE AFTER INSTALLATION



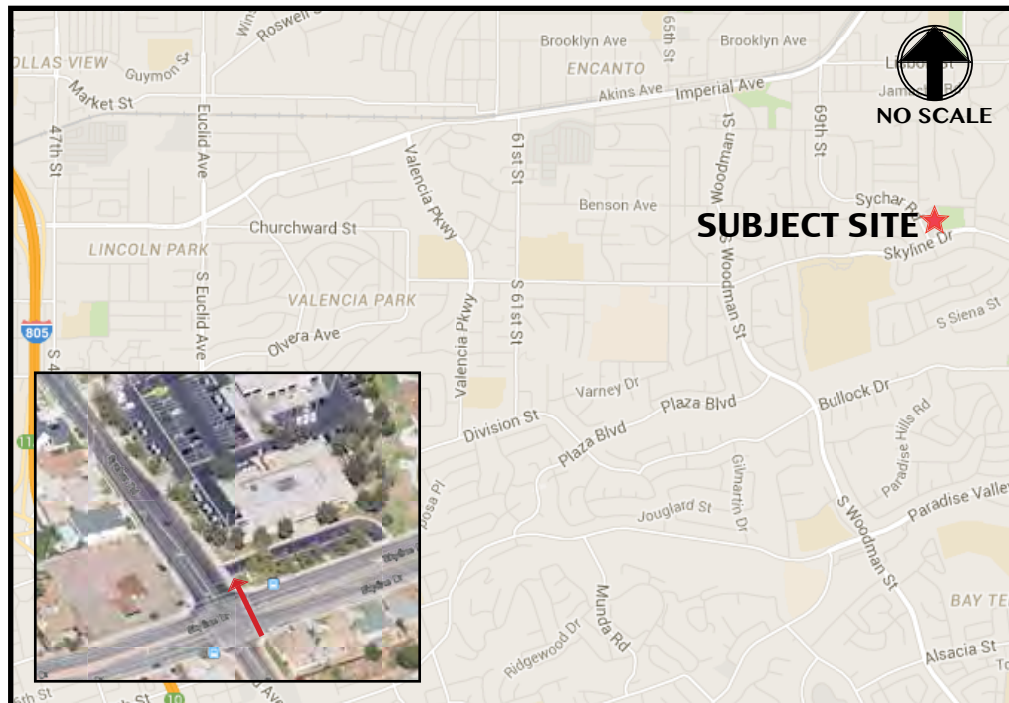


**SD34XC523**  
7222 Skyline Drive  
San Diego, CA 92114

LOOKING NORTHWEST TOWARD SITE FROM SKYLINE DRIVE



SITE PRIOR TO INSTALLATION



VICINITY MAP



SITE AFTER INSTALLATION



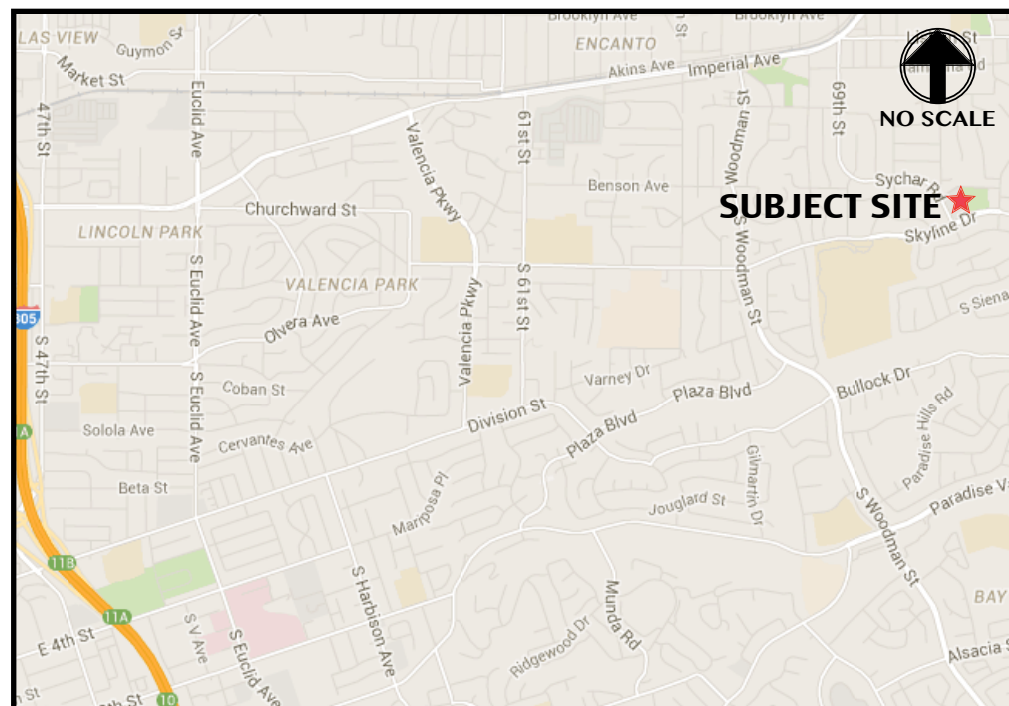


**SD34XC523**  
7222 Skyline Drive  
San Diego, CA 92114

LOOKING NORTHWEST TOWARD SITE FROM DRIVEWAY



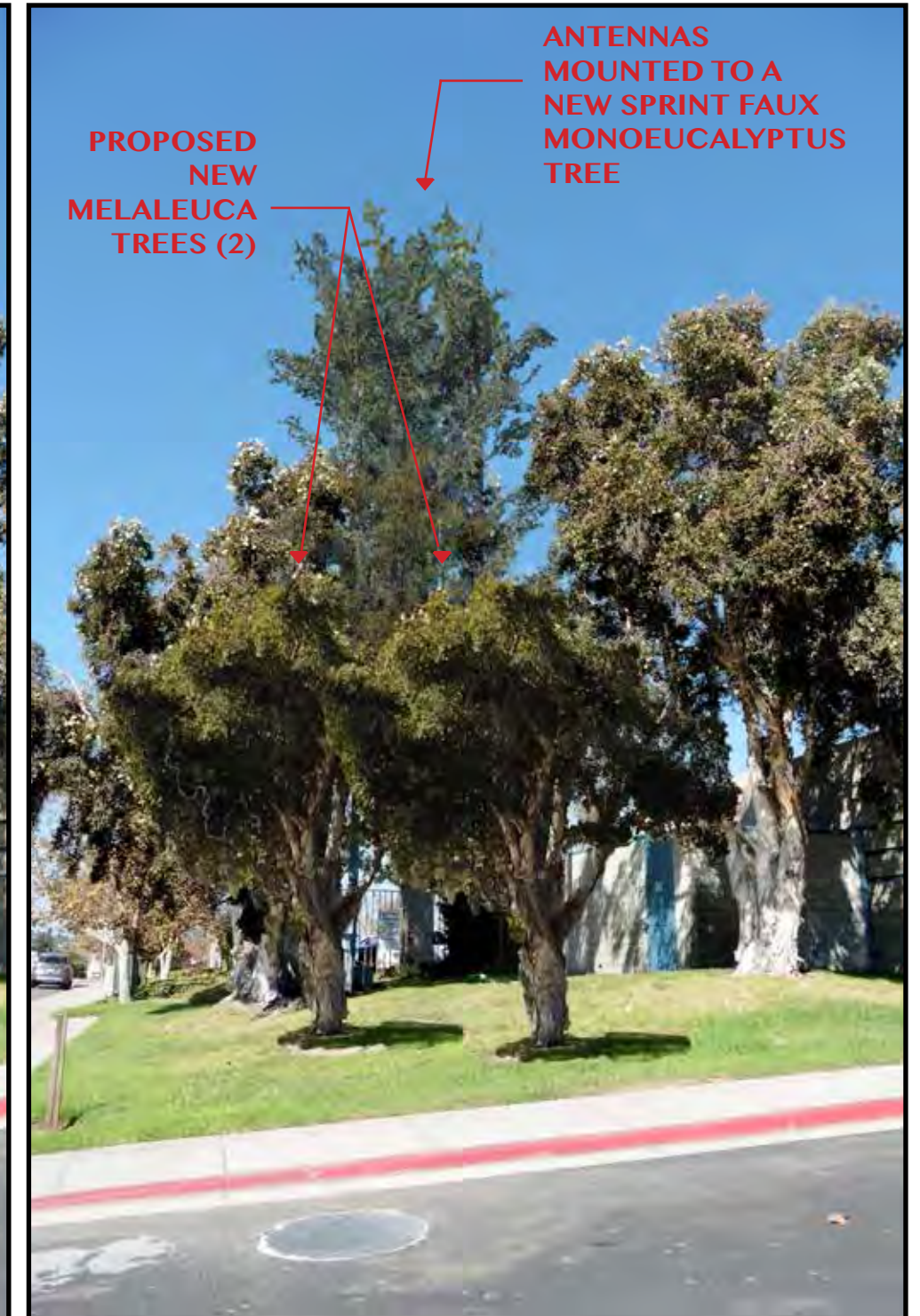
SITE LOCATION MAP



VICINITY MAP



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

ANTENNAS  
MOUNTED TO A  
NEW SPRINT FAUX  
MONOEUCALYPTUS  
TREE

PROPOSED  
NEW  
MELALEUCA  
TREES (2)



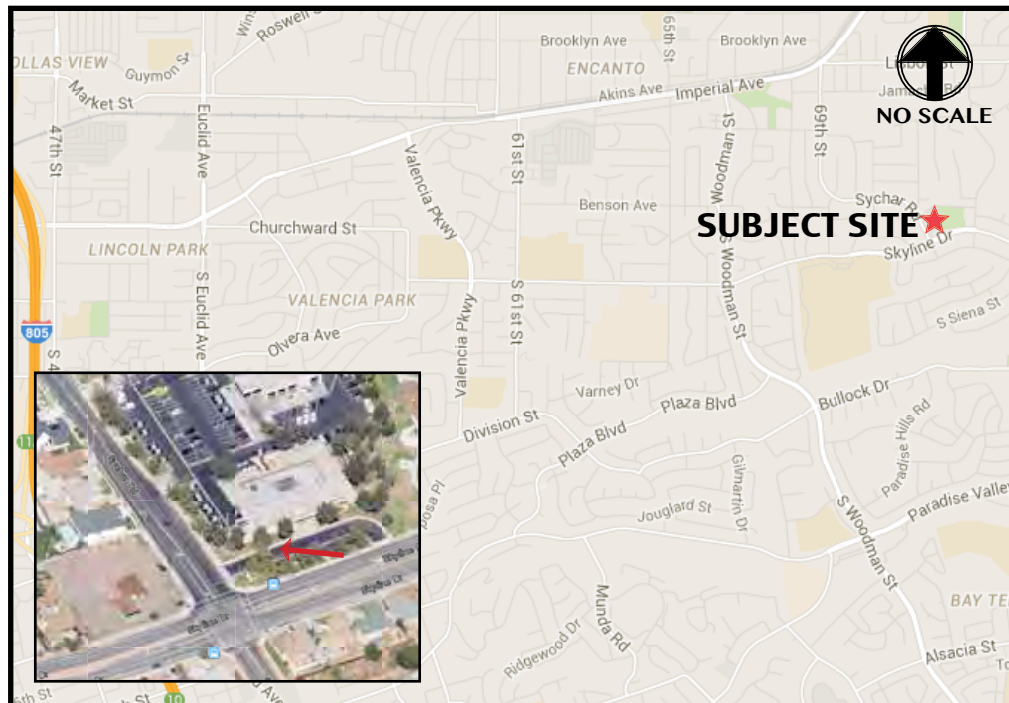


**SD34XC523**  
7222 Skyline Drive  
San Diego, CA 92114

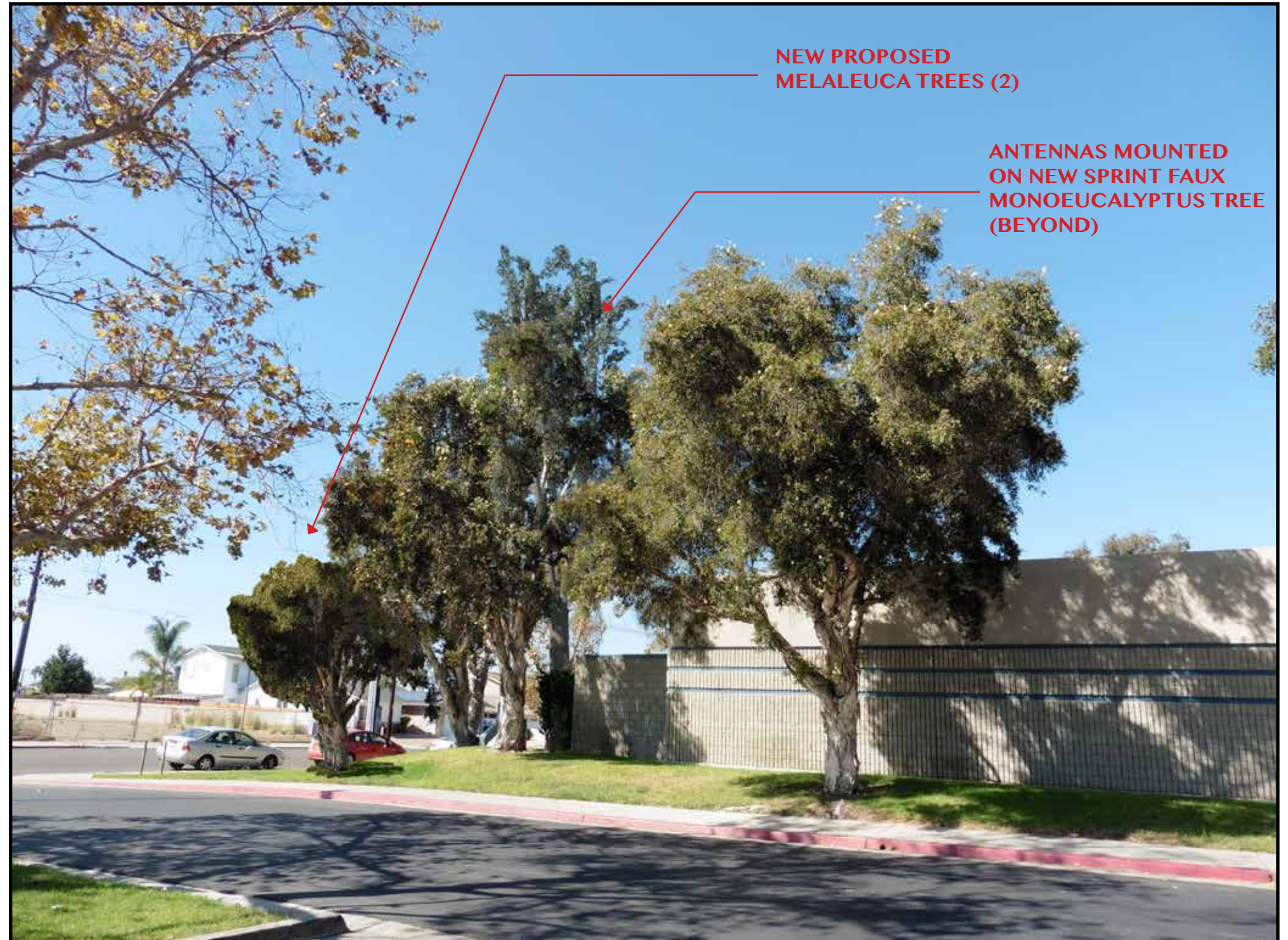
LOOKING WEST TOWARD SITE FROM DRIVEWAY



SITE PRIOR TO INSTALLATION



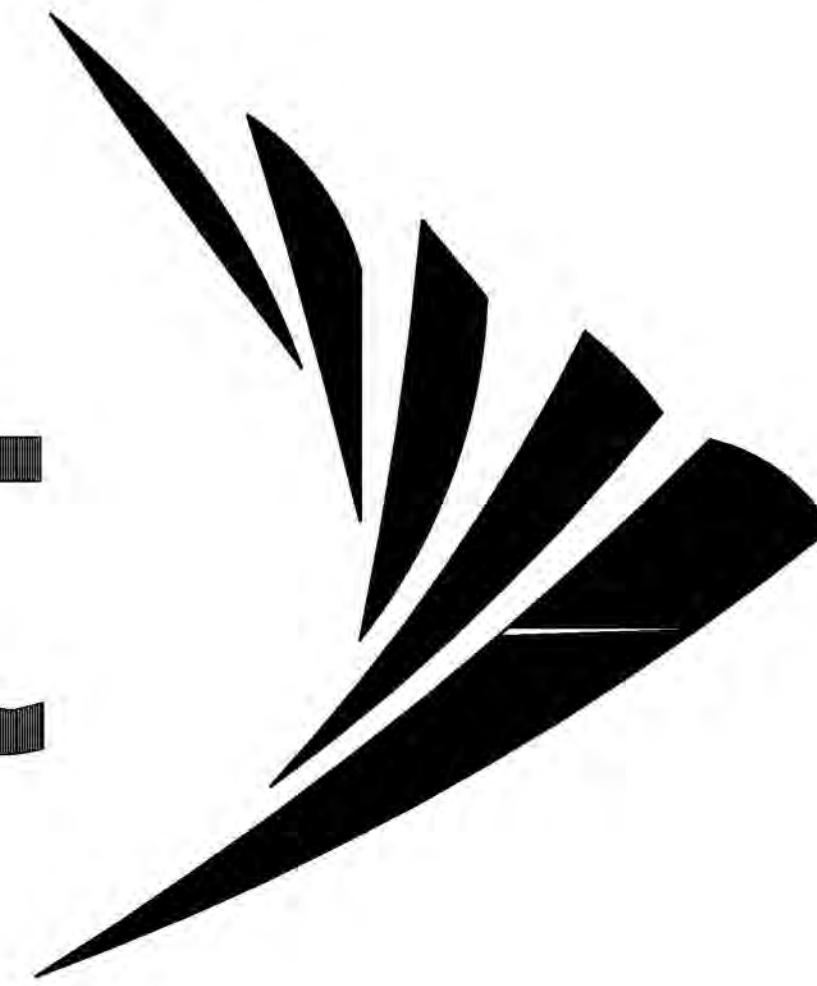
VICINITY MAP



SITE AFTER INSTALLATION



# Sprint



**SD34XC523**  
**SKYLINE POLICE DEPT.**  
**7222 SKYLINE DRIVE**  
**SAN DIEGO, CA 92114**

## VICINITY MAP



THOMAS GUIDE PAGE: 1290 - F4



### ADDRESS

7222 SKYLINE DRIVE  
SAN DIEGO, CA. 92114

### DIRECTIONS:

FROM SAN DIEGO INTERNATIONAL AIRPORT, CA:

TAKE I-5 SOUTH TO I-94 EAST ON EUCLID.  
TAKE A RIGHT ON IMPERIAL AVE AND A RIGHT ON WOODMAN  
STREET AND A LEFT ON SKYLINE DRIVE.  
THE POLICE STATION WILL BE ON YOUR LEFT.

## DRAWING NOTE

THE BASE OF THESE DRAWINGS WERE TAKEN FROM "AS-BUILT"  
DRAWINGS PROVIDED BY SPRINT. THE ACCURACY OF THE AS-BUILT  
DRAWINGS WERE ASSUMED TO BE CORRECT AND WERE NOT  
THOROUGHLY REVIEWED FOR ACCURACY.

## CONSULTANT TEAM

### ARCHITECT:

BOOTH & SUAREZ ARCHITECTURE INC.  
325 CARLSBAD VILLAGE DRIVE, SUITE D2  
CARLSBAD, CA 92008  
(760) 434-8474  
(760) 434-8596 (FAX)

## PERMITS REQUIRED

- NEIGHBORHOOD DEVELOPMENT PERMIT
- PLANNED DEVELOPMENT PERMIT

## LEGAL DESCRIPTION

LOT 17 OF SKYLINE HILLS NO. 1 IN THE CITY OF SAN DIEGO, MAP  
THEREOF NO. 4053 FILED IN THE OFFICE OF THE COUNTY  
EXCEPTING THE PORTION LYING EASTERLY OF A LINE DRAWN  
PARALLEL WITH THE 155.00 FEET WESTERLY AT RIGHT ANGLES  
FROM THAT COURSE IN THE EASTERLY LINE OF SAID LOT DESCRIBED  
AS NORTH 01°52'40" EAST, 126.53 FEET

## SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE  
CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A  
24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS  
SET IS NOT TO SCALE.

## PROJECT SUMMARY

### APPLICANT:

SPRINT  
9191 TOWN CENTER DR, SUITE 150  
SAN DIEGO, CALIFORNIA 92122

CONTACT: MEAGAN MURPHY  
(619) 985-6638

### OWNER:

CITY OF SAN DIEGO  
ENZA CHARLES  
1200 3RD AVE, SUITE 1700  
SAN DIEGO, CA 92101  
(619) 236-6052

### PROJECT DESCRIPTION:

- INSTALL (12) NEW 6'-0" PANEL ANTENNAS MOUNTED TO PROPOSED  
48'-0" HIGH FAUX EUCALYPTUS
- INSTALL (24) NEW RRH'S MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALL (1) NEW GROWTH CABINET ON EXISTING RAISED CONCRETE  
PAD INSIDE EXISTING EQUIPMENT ENCLOSURE
- (1) ENTITLEMENT EQUIPMENT CABINET ON EXISTING RAISED  
CONCRETE PAD INSIDE EXISTING EQUIPMENT ENCLOSURE
- INSTALL (1) NEW TOP HAT ON EXISTING BTS CABINET
- INSTALL (1) NEW FAUX EUCALYPTUS MONOTREE
- REMOVAL OF (3) EXISTING FLAGPOLES WITH SPRINT ANTENNAS
- MINOR LANDSCAPE IN PLANNED FOR THIS PROJECT
- INSTALL (1) NEW 2'-0" DIAMETER MICROWAVE DISH

ASSESSORS PARCEL NUMBER: 581-320-21

EXISTING ZONING: CN-1-2

TYPE OF CONSTRUCTION  
(EXISTING): V-N

OCCUPANCY OF EXISTING  
BUILDING: S-2

JURISDICTION: CITY OF SAN DIEGO

### PROPOSED PROJECT AREA:

EXISTING EQUIPMENT BUILDING: 266 S.F.  
FAUX EUCALYPTUS GROUND AREA: ±20 S.F.

### NOTE:

THERE ARE NO OTHER TELECOMMUNICATION CARRIERS ON THIS SITE.

## SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	WATER POLLUTION CONTROL PLAN
A-1	SITE PLAN
A-2	ENLARGED AREA PLANS
A-3	EQUIPMENT PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	ANTENNA PLAN & FAUX EUCALYPTUS TREE ELEVATION
D-1	DETAILS
L-1	CONCEPT LANDSCAPE PLAN

## APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION  
CALIFORNIA PLUMBING CODE, 2013 EDITION  
CALIFORNIA MECHANICAL CODE, 2013 EDITION  
CALIFORNIA ELECTRICAL CODE, 2013 EDITION  
CALIFORNIA FIRE CODE, 2013 EDITION  
CALIFORNIA ENERGY CODE, 2013 EDITION

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

## ACCESSIBILITY DISCLAIMER

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



PREPARED FOR



9191 TOWN CENTER DRIVE, SUITE 150  
SAN DIEGO, CA 92122  
(619) 985-6638

## APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NUMBER

**SD34XC523**

PROJECT NAME

**SKYLINE POLICE DEPT**

7222 SKYLINE DRIVE  
SAN DIEGO, CA 92114  
CITY OF SAN DIEGO

## DRAWING DATES

12/01/14	90% ZD (nt)
12/05/14	100% ZD (nt)
12/13/14	100% ZD REVISION 1 (if)
05/12/15	100% ZD REVISION 2 (ge)
08/27/15	100% ZD REVISION 3 (ic)
12/22/15	100% ZD REVISION 4 (ic)
01/21/16	100% ZD REVISION 5 (ic)
02/26/16	100% ZD REVISION 6 (ic)

SHEET TITLE

**TITLE SHEET  
&  
PROJECT DATA**

PROJECTS\Sprin\14361

**T-1**



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 448-5200

**Storm Water Requirements  
Applicability Checklist**

FORM DS-560  
January 2011

Project Address:  
7222 Skyline Drive, San Diego, CA 92114

Project Number (for City Use Only):

**SECTION 1. Permanent Storm Water BMP Requirements:**  
Additional information for determining the requirements is found in the *Storm Water Standards Manual*.

**Part A: Determine if Exempt from Permanent Storm Water BMP Requirements.**  
Projects that are considered maintenance, or are otherwise not categorized as "development projects" or "redesignated projects" according to the Storm Water Standards Manual are not required to install permanent storm water BMPs. If "No" is checked for any line in Part A, proceed to Part C and check the box labeled "Exempt Project." If "Yes" is checked for all of the lines, continue to Part B.

1. The project is not a Development Project as defined in the Storm Water Standards Manual for example habitat restoration projects, and construction inside an existing building. ☒ Yes ☐ No

2. The project qualifies as routine maintenance (repairs or repairs existing surface materials because of failed or deteriorating conditions). This includes roof replacement, pavement spot repairs and resurfacing treatments such as asphalt overlay or slurry seal, and replacement of damaged pavement. ☒ Yes ☐ No

4. The project only installs sidewalks, bike lanes, or pedestrian ramps on an existing road, and does not change short flow conditions to a concentrated flow condition. ☒ Yes ☐ No

**Part B: Determine if Subject to Priority Development Project Requirements.**  
Projects that match one of the definitions below are subject to additional requirements including preparation of a Water Quality Technical Report.  
If "Yes" is checked for any line in Part B, proceed to Part C and check the box labeled "Priority Development Project." If "No" is checked for all of the lines, continue to Part C and check the box labeled "Standard Development Project."

1. Residential development of 10 or more units. ☒ Yes ☐ No

2. Commercial development and similar non-residential development greater than one acre. Hospital, laboratory and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial, commercial, multi-apartment buildings; car wash facilities; mini malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; and other light industrial facilities. ☒ Yes ☐ No

3. Heavy industrial development greater than one acre. Manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas. ☒ Yes ☐ No

4. Automotive repair shop. Facilities categorized in any use of Standard Industrial Classification (SIC) code 8012, 8014, 8041, 7332, 7334, or 7336-7338. ☒ Yes ☐ No

5. Restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), and where the land area for development is greater than 5,000 square feet. ☒ Yes ☐ No

6. Hillside development greater than 5,000 square feet. Development that creates 5,000 square feet of impervious surface and is located in an area with known erosion and landslide and where the development will grade on any natural slope that is twenty-five percent or greater. ☒ Yes ☐ No

7. Water Quality Sensitive Area. Development located within, directly adjacent to, or discharging directly to a Water Quality Sensitive Area as depicted in Appendix C) in which the project either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of impervious surface of a proposed project site to 10% or more of the naturally occurring condition. "Directly adjacent" is defined as being situated within 200 feet of the Water Quality Sensitive Area. "Discharging directly to" is defined as surface flow, drainage conveyance system that is unimpeded entry of flow from the subject development or redevelopment site, and not commingled with flows from adjacent lands. ☒ Yes ☐ No

8. Parking lot with a minimum area of 8,000 square feet or a minimum of 15 parking spaces and potential exposure to urban runoff (unless it meets the criteria for parking lot remediation on line 11). ☒ Yes ☐ No

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DS-560 (01-25-11)

Page 2 of 2 City of San Diego - Development Services Department - Storm Water Requirements Applicability Checklist

9. Street, road, highway or freeway. New paved surface in excess of 5,000 square feet, used for the transportation of automobiles, trucks, motorcycles, and other vehicles (unless it meets the criteria for road construction on line 11). ☐ Yes ☒ No

10. Retail Gasoline Outlet (RGO) that is (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No

11. Significant Redevelopment project (a) that replaces 5,000 square feet or more of impervious surface and the existing site meets at least one of the categories above. The project is not considered Significant Redevelopment if it is a replacement of an existing road or parking lot without a change in the footprint of an existing developed road or parking lot. The existing footprint is defined as the outside curb or the outside edge of pavement when there is no curb. ☐ Yes ☒ No

12. Other Pollutant Generating Project. Any other project not covered in the categories above, that discharges any new or more and is not excluded by the criteria below. ☐ Yes ☒ No

Projects creating less than 5,000 of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface and not in (a) include parking lots that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use. (If they are built with porous surfaces or if they shed flow to surrounding pervious surfaces.)

**Part C: Select the appropriate category based on the outcome of Parts A & B.**

1. If "Yes" is checked for any line in Part A, then check this box. Continue to Section 2. ☐ Exempt Project

2. If "No" is checked for all lines in Part A, and Part B, then check this box. ☒ Standard Development Project

3. If "Yes" is checked for any line in Part B, then check this box. Continue to Section 2. See the Storm Water Standards Manual for guidance on determining if Hydrological Management Plan requirements apply. ☐ Priority Development Project

**SECTION 2. Construction Storm Water BMP Requirements**  
For all projects, complete Part D. If "Yes" is checked for any line in Part D, then continue to Part E.

**Part D: Determine Construction Phase Storm Water Requirements.**

1. Is the project subject to California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities? (See the Storm Water Resources Control Board Order No. 0005-0009-1700 for rules on construction). ☒ Yes ☐ No

2. Does the project propose grading or soil disturbance? ☒ Yes ☐ No

3. Would storm water or urban runoff have the potential to contact any portion of the construction area, including washing and staging areas? ☒ Yes ☐ No

4. Would the project use any construction materials that could negatively affect water quality if discharged from the site such as, paints, solvents, concrete, and excess? ☐ Yes ☒ No

5. Check this box if "Yes" is checked for line 1. Continue to Part E. ☐ SWPPP Required

6. Check this box if "No" is checked for line 1, and "Yes" is checked for any line 2-4. Continue to Part E. ☐ WPCP Required

7. Check this box if "No" is checked for all lines 1-4. Part D does not apply. ☐ No Document Required

**Part E: Determine Construction Site Priority**  
This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of the project both before and during construction. (Note: The construction priority does NOT change construction BMP requirements that apply to projects, rather, it determines the frequency of inspections that will be conducted by City staff.)

1. High Priority  
a) Projects where the site is 50 acres or more and grading will occur during the wet season.  
b) Projects 1 acre or more and tributary to an impaired water body for sediment (e.g., Palomar watershed).  
c) Projects 1 acre or more within or directly adjacent to or discharging directly to a coastal lagoon or other receiving water within a Water Quality Sensitive Area.  
d) Projects subject to phased grading or advanced treatment requirements.

2. Medium Priority. Projects 1 acre or more but not subject to a high priority designation.

3. Low Priority. Projects requiring a Water Pollution Control Plan but not subject to a medium or high priority designation.

Name of Owner or Agent: (Please Print) \_\_\_\_\_ Title: Architect / AGENT  
Robert Suarez Date: 5/14/15  
Signature: \_\_\_\_\_  
DS-570 (10-12)

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 448-5200

**"Minor" Water Pollution  
Control Plan (MWPCP)**

FORM DS-570  
October 2012

**MWPCP REQUIREMENTS**

The City requires a Water Pollution Control Plan (WPCP), a Minor Water Pollution Control Plan (MWPCP) or a Storm Water Pollution Prevention Plan (SWPPP), for all construction projects that have potential for storm water pollution. Some construction project types, such as interior plumbing, electrical and mechanical work, may be considered exempt. The appropriate plan is determined by the following guidelines:

1. Any project subject to the Construction General Permit (CGP) typically projects with 1 acre or more of ground disturbance) requires a SWPPP and may not utilize a WPCP or MWPCP. If coverage under the CGP Permit which requires a SWPPP is not required for the project, see below.

2. The following approval types (see Item 15-003) require a WPCP. Grading, Public Right-of-Way, and Demolition/Removal. Exceptions may be made allowing use of this MWPCP for minor work.

3. The following approval types (see Item 15-003) require a WPCP whenever a substantial for Drainage and Grades review is required. Exceptions may be made allowing use of this MWPCP for minor work.

4. This MWPCP may be utilized for projects that create less than 5,000sf of ground disturbance and have less than a 5ft elevation differential over the entire project area.

**NOTE: It is the responsibility of the project owner to ensure that all construction activities comply with local and state regulations, including San Diego Municipal Code, Sec. 5.001. The guidance and template provided here is for the applicants' convenience and does not alleviate responsibility on part of the project owner to determine the appropriate level of BMP planning and implementation to prevent pollutant discharges.**

**STEP 1. IDENTIFY RELEVANT PROJECT INFORMATION**

Applicant Name: \_\_\_\_\_ Contact Name: Robert Suarez Project Number: \_\_\_\_\_  
Sprint - SD34XC523

Mailing Address: \_\_\_\_\_ City: Carlsbad State: CA Zip Code: 92008  
325 Carlsbad Village Drive suite D2  
Telephone No: (760) 434-4874 E-mail Address: suarezr@boothsuarez.com

Project Information:  
Address: 7222 Skyline Drive City: San Diego State: CA Zip Code: 92114  
APN: \_\_\_\_\_ Permit Application Number: \_\_\_\_\_

Brief Project Description:  
Remove existing antennas from flag pole. Mono-sucalyptus to be built to house the antennas.

Improvements (overall square footage): \_\_\_\_\_ Estimate Project Start Date: \_\_\_\_\_ Estimate Project Finish Date: \_\_\_\_\_  
25 sf

Total Lot Size in SF: \_\_\_\_\_ Estimated Amount of Disturbed Differential Area: \_\_\_\_\_ Estimate Elevation over entire Project Area: \_\_\_\_\_  
18,145 SF Entire lot is disturbed flat

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DS-570 (10-12)

Page 2 of 2 City of San Diego - Development Services Department - "Minor" Water Pollution Control Plan (MWPCP)

**STEP 2: IDENTIFY CONSTRUCTION STORM WATER BMPs**

Unprotected construction sites have the potential to discharge sediment and other pollutants into local waterways. All construction projects are required to reduce pollution to the maximum extent practicable by implementing best management practices (BMPs). Sections 5 of the Storm Water Standards Manual outline the requirements for Construction Stormwater BMPs. There are five categories:

1. Erosion control practices  
2. Velocity reduction  
3. Sediment control practices  
4. Offsite sediment tracking control  
5. General site and materials management

BMPs from each of the five categories must be used together as a system to prevent potential discharges.

If you answer "Yes" to any of the questions below, your project is subject to Table 1 on the following page (Minimum Required Standard Construction Stormwater BMPs). As noted in the table, please select at least the minimum number of required BMPs, or as many as are feasible for your project. If no BMP is selected, an explanation must be given in the box provided. The following questions are intended to aid in determining construction BMP requirements for your project, please check box either "Yes" or "No."

1. Will there be soil disturbing activities that will result in exposed soil areas? (This includes minor grading and trenching). ☒ Yes ☐ No  
Reference Table 1 Items A and E

2. Will there be asphalt paving, including patching? ☐ Yes ☒ No  
Reference Table 1 Items C and E

3. Will there be shavings from mortar mixing, curing, or concrete saw cutting? ☐ Yes ☒ No  
Reference Table 1 Items C and E

4. Will there be solid wastes from concrete demolition and removal, wall construction, or form work? ☒ Yes ☐ No  
Reference Table 1 Items C and E

5. Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours? ☒ Yes ☐ No  
Reference Table 1 Items C and E

6. Will there be dewatering operations? ☐ Yes ☒ No  
Reference Table 1 Items B and C

7. Will there be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and plated metal fencing materials? ☒ Yes ☐ No  
Reference Table 1 Items D and E

8. Will trash or solid waste product be generated from this project? ☒ Yes ☐ No  
Reference Table 1 Item E

9. Will construction equipment be stored on site (e.g., fuels, oils, trucks, etc)? ☐ Yes ☒ No  
Reference Table 1 Item E

10. Will Portable Sanitary Services ("Porta-potty") be used on the site? ☒ Yes ☐ No  
Reference Table 1 Item E

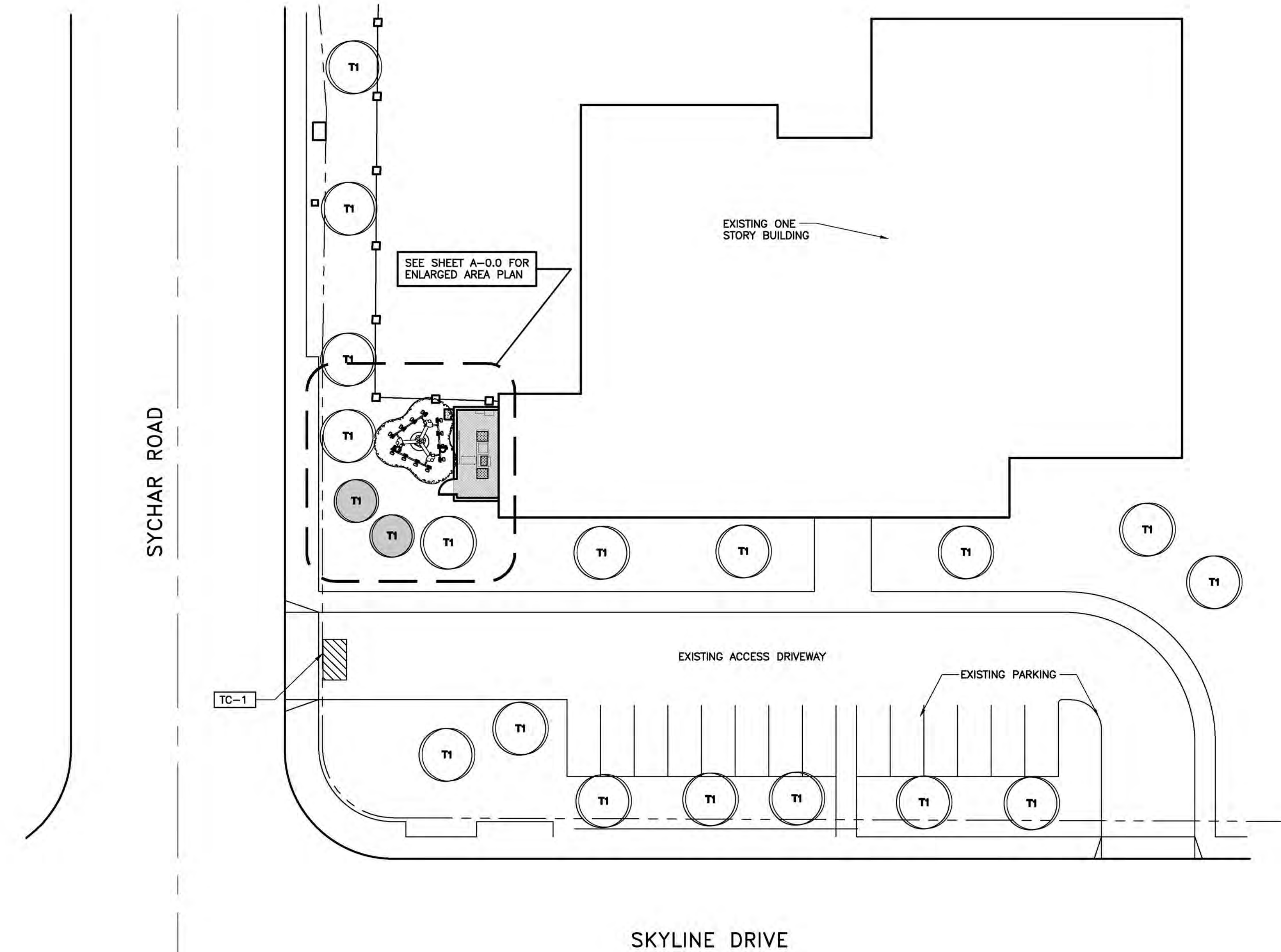
City of San Diego - Development Services Department - "Minor" Water Pollution Control Plan (MWPCP) Page 3 of 3

**TABLE 1  
MINIMUM REQUIRED STANDARD CONSTRUCTION STORMWATER BMPs**  
(Source: CALTRANS Storm Water Quality Handbook)

Minimum Required Best Management Practices	CALTRANS Stormwater Handbook Detail	Check at least one BMP from each section below	If your project requires no BMP from any of the sections below, please explain within space provided
<b>A. Select Erosion Control Method</b>			
Vegetative Stabilization Planting (Summer)	SS-2, SS-4	<input type="checkbox"/>	
Hydraulic Stabilization Hydroseeding (Summer)	SS-4	<input type="checkbox"/>	
Biological Fiber Mats or Stabilized Fiber Mats (Winter)	SS-3	<input type="checkbox"/>	
Physical Stabilization Erosion Control Blanket (Winter)	SS-7	<input type="checkbox"/>	
Lot Driveway Erosion Control Blanket (Winter)	SS-3	<input type="checkbox"/>	
Mats, Stems, Woodchips, Soil Application	SS-6, SS-8	<input checked="" type="checkbox"/>	
<b>B. If Runoff or Dewatering Operation is concentrated, velocity must be controlled using an energy dissipater</b>			
Energy Dissipater Outlet Protection	SS-10	<input type="checkbox"/>	
<b>C. Select Sediment Control method for all disturbed areas (Choose at least one)</b>			
Silt Fence	SC-1	<input type="checkbox"/>	
Fiber Rolls (Stem Wattles)	SC-5	<input checked="" type="checkbox"/>	
Gravel Bags	SC-6, SC-8	<input type="checkbox"/>	
Dewatering Filtration	SS-9	<input type="checkbox"/>	
Storm Drains Inlet Protection	SC-10	<input type="checkbox"/>	
<b>D. Select method for preventing offsite tracking of sediment (choose at least one)</b>			
Stabilized Construction Entrance	TC-1	<input checked="" type="checkbox"/>	
Entrance/Pad Wash	TC-2	<input type="checkbox"/>	
Street Sweeping & Vacuuming	TC-3	<input type="checkbox"/>	
<b>E. Select the General Site Management BMPs for each waste that will be on site</b>			
Material Delivery & Storage	WM-1	<input checked="" type="checkbox"/>	
Spill Prevention & Control	WM-4	<input checked="" type="checkbox"/>	
Concrete Waste Management	WM-8	<input checked="" type="checkbox"/>	
Solid Waste Management	WM-5	<input checked="" type="checkbox"/>	
Sanitary Waste Management	WM-9	<input checked="" type="checkbox"/>	
Sanitary Waste Management	WM-6	<input checked="" type="checkbox"/>	
Hazardous Waste Management	WM-4	<input checked="" type="checkbox"/>	

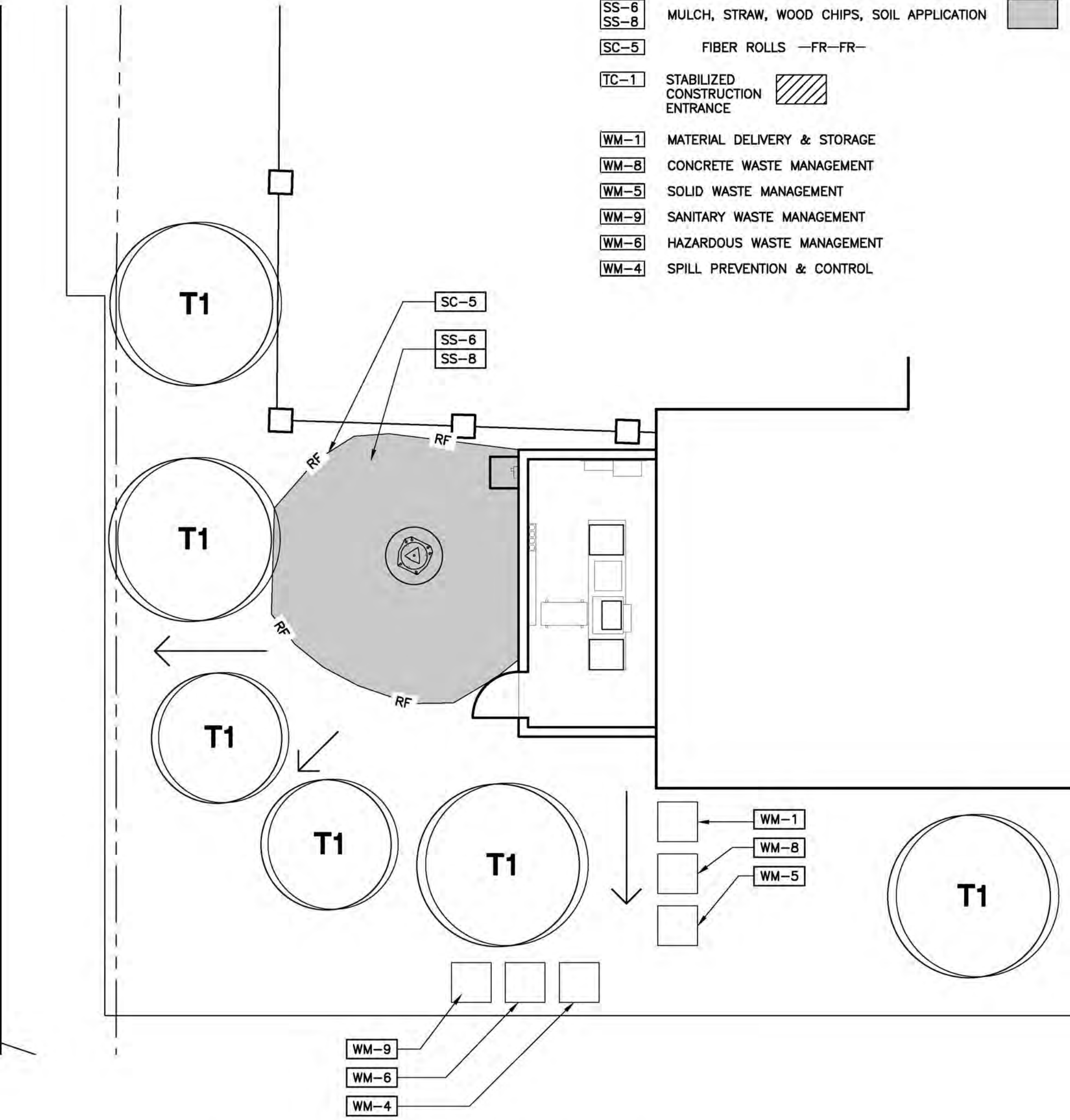
The applicant must print and sign the following certification before a permit will be issued.  
I have read and understand that the City of San Diego has adopted minimum requirements for managing urban runoff, including storm water from construction and land development activities. I certify that the BMPs selected on this form will be implemented to minimize the potentially negative impacts of this project's temporary and land development activities on water quality. I agree to install, maintain, or revise the selected BMPs to ensure their effectiveness. I also understand that non-compliance with the City's Storm Water Standards may result in enforcement by the City, including fines, cease and desist orders, or other actions.

Signature: \_\_\_\_\_ Date: 5/14/15



# WATER POLLUTION CONTROL PLAN

SCALE: 1" = 20'-0"



# ENLARGED WATER POLLUTION CONTROL PLAN

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

**Booth & Suarez**  
ARCHITECTURE INCORPORATED  
325 CARLSBAD VILLAGE DRIVE, SUITE D2  
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

**Sprint**

9191 TOWN CENTER DRIVE, SUITE 150  
SAN DIEGO, CA 92122  
(619) 985-6638

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NUMBER

**SD34XC523**

PROJECT NAME

**SKYLINE POLICE DEPT**

7222 SKYLINE DRIVE  
SAN DIEGO, CA 92114  
CITY OF SAN DIEGO

DRAWING DATES

12/01/14	90% ZD (nt)
12/05/14	100% ZD (nt)
12/13/14	100% ZD REVISION 1 (ft)
05/12/15	100% ZD REVISION 2 (ge)
08/27/15	100% ZD REVISION 3 (ic)
12/22/15	100% ZD REVISION 4 (ic)
01/21/16	100% ZD REVISION 5 (ic)
02/26/16	100% ZD REVISION 6 (ic)

SHEET TITLE

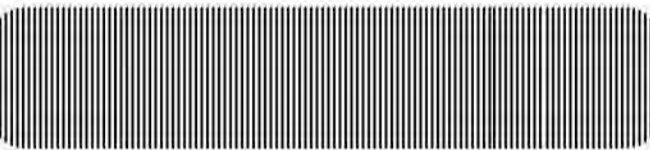
**WATER POLLUTION  
CONTROL PLAN**

PROJECTS\Sprin\14361

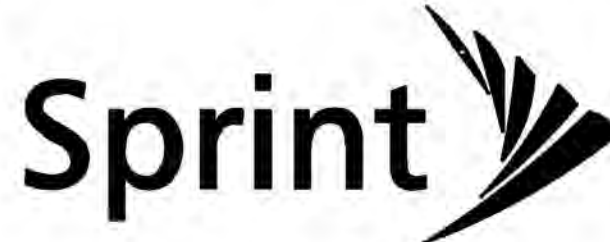
**A-0**



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12/22/15	100% ZD REVISION 4 (ic)
01/21/16	100% ZD REVISION 5 (ic)
02/26/16	100% ZD REVISION 6 (ic)

SHEET TITLE

**SITE PLAN**

PROJECTS\Sprin\14361

**A-1**

**DATA TABLE:**

PERCENTAGE OF SITE PREVIOUSLY GRADED 0%  
CUBIC YARDS OF CUT 14.8 CUBIC YARDS OF FILL 0  
VOLUME OF FILL TO BE IMPORTED 0 CU.YD. EXPORTED 14.5  
AREA TO BE GRADED? 0 % OF SITE 0%  
PROPOSED CUT SLOPE RATIO: 0 FILL SLOPE RATIO: 0  
MAXIMUM HEIGHT OF: CUT SLOPE 0 FEET: FILL SLOPE 0 FEET

**ENGINEERING NOTES:**

1. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
2. PRIOR TO 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.
3. PRIOR TO 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.
4. THIS PROJECT PROPOSED TO EXPORT 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).
5. 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

**ENVIRONMENTAL NOTES:**

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

**LANDSCAPE NOTES:**

1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS CONSISTENT WITH THE LANDSCAPE STANDARDS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT "A," LANDSCAPE DEVELOPMENT PLAN, ON FILE IN THE DEVELOPMENT SERVICES DEPARTMENT. CONSTRUCTION PLANS SHALL SHOW, LABEL, AND DIMENSION A 40 SQ-FT AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY HARDSCAPE AND UTILITIES AS SET FORTH UNDER LDC 142.0403(B)(5).
2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITTEE SHALL SUBMIT A WATER BUDGET IN ACCORDANCE WITH THE WATER CONSERVATION REQUIREMENTS PER SDMC 142.0413, TABLE 142-041, TO BE INCLUDED WITH THE CONSTRUCTION DOCUMENTS. AN IRRIGATION AUDIT SHALL BE SUBMITTED CONSISTENT WITH SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL AT FINAL INSPECTION. THE IRRIGATION AUDIT SHALL CERTIFY THAT ALL IRRIGATION SYSTEMS HAVE BEEN INSTALLED AND OPERATE AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
3. THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
4. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IT IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

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

I/we the undersigned as Lessee(s) of the property described as  
7222 Skyline Drive San Diego, CA 92114  
(Address or legal description)

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

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

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

I/We will incorporate the following into the site design -

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

Additionally I/we will:  
Minimize the use of pesticides  
Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

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

Lessee Megan Murphy Company Name Sprint  
(print name)

Lessee [Signature] Date 2/25/15  
(signature)

**SITE PLAN**

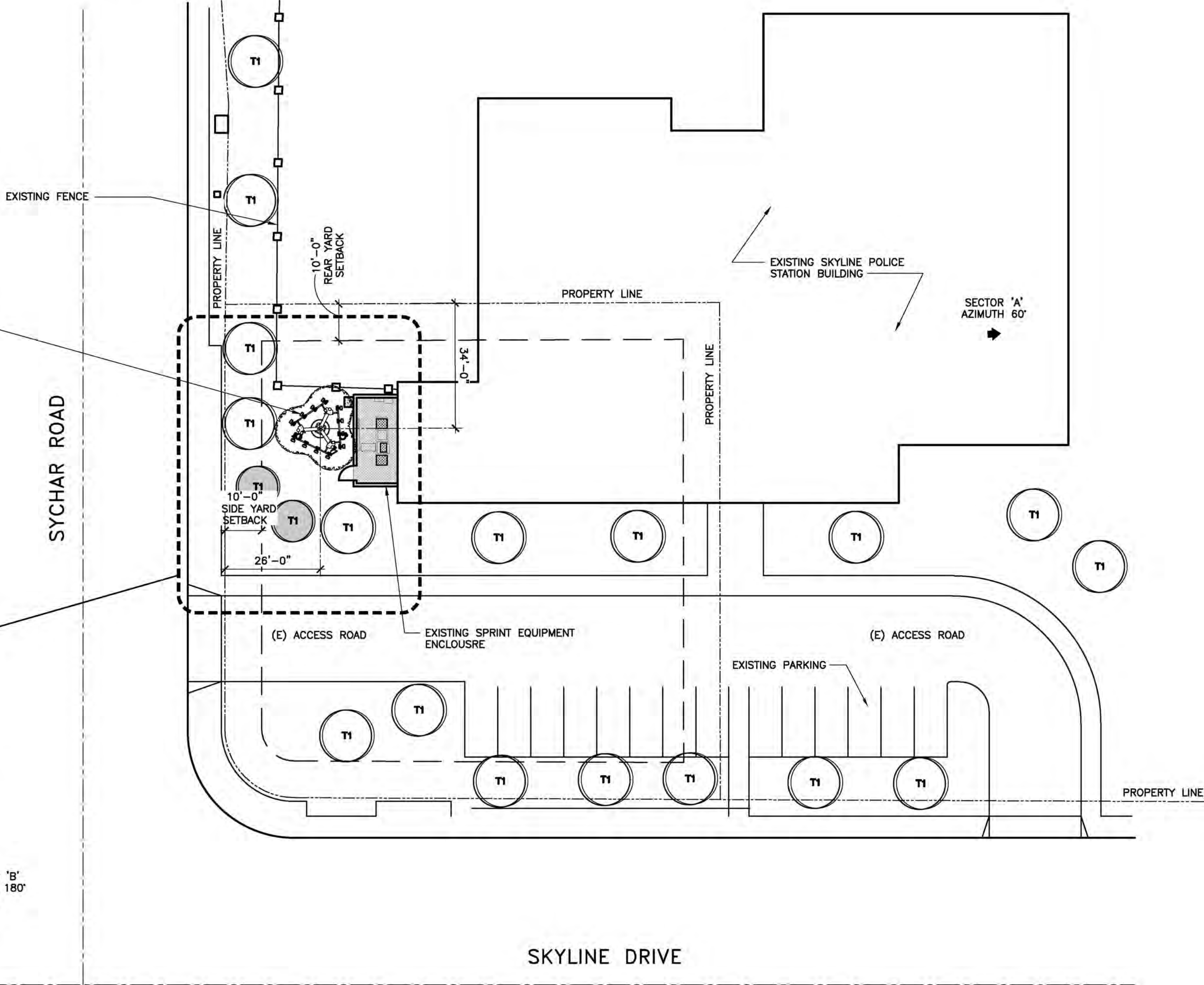
SCALE: 1"= 20'-0"



SECTOR 'C'  
AZIMUTH 280°

SECTOR 'A'  
AZIMUTH 60°

SECTOR 'B'  
AZIMUTH 180°



PROPOSED SPRINT ANTENNAS PIPE  
MOUNTED TO PROPOSED 48'-0"  
HIGH FAUX EUCALYPTUS TREE

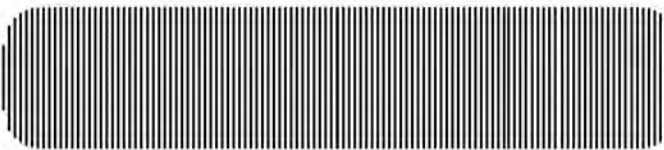
SEE SHEET A-2 FOR  
ENLARGED AREA PLANS



Booth & Suarez

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SAN DIEGO, CA 92122  
(619) 985-6638

APPROVALS

A&C	DATE
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PROJECT NUMBER

SD34XC523

PROJECT NAME

SKYLINE POLICE DEPT

7222 SKYLINE DRIVE  
SAN DIEGO, CA 92114  
CITY OF SAN DIEGO

DRAWING DATES

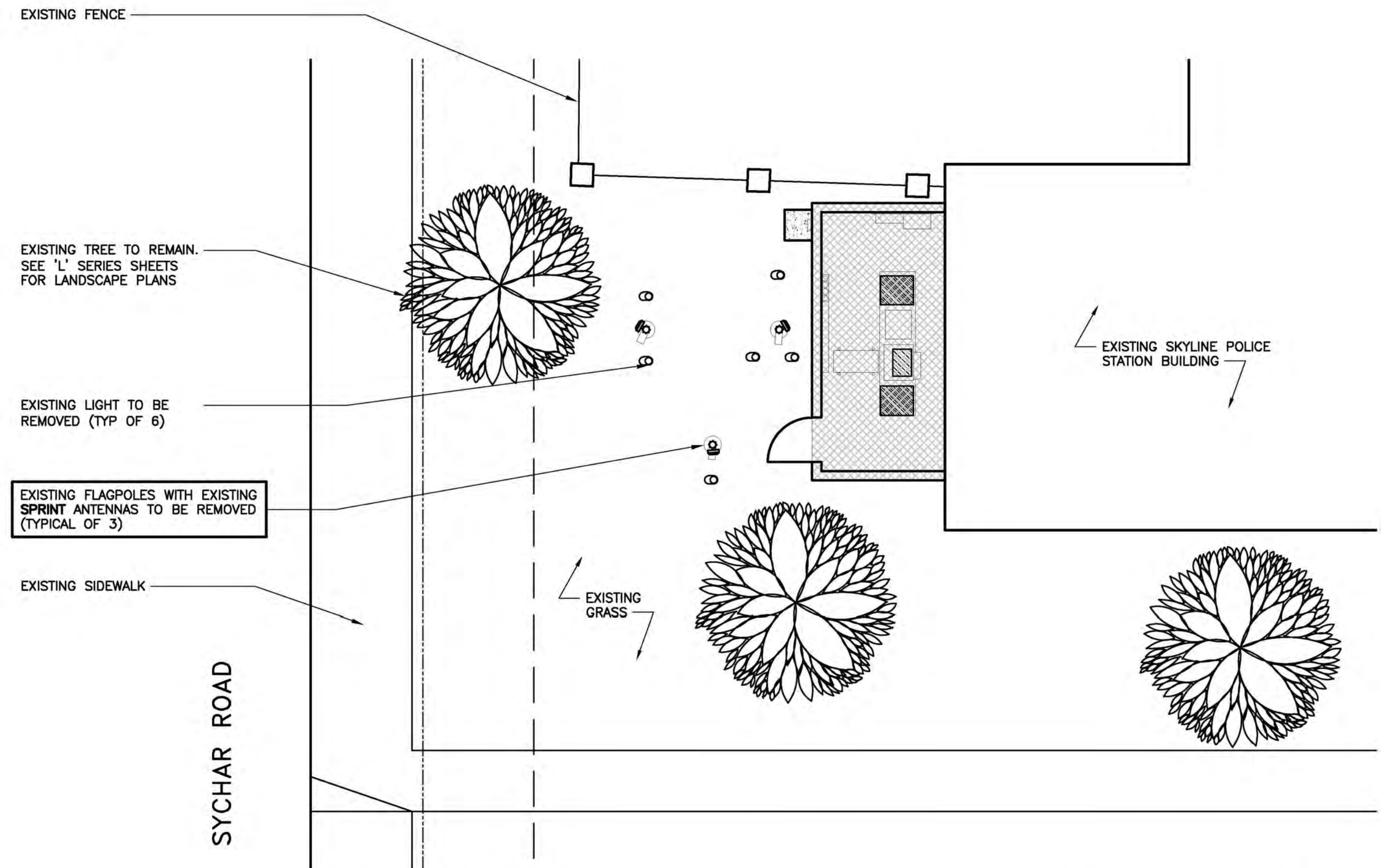
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12/05/14	100% ZD (nt)
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01/21/16	100% ZD REVISION 5 (ic)
02/26/16	100% ZD REVISION 6 (ic)

SHEET TITLE

ENLARGED AREA  
PLANS

PROJECTS\Sprin\14361

A-2



ENGINEERING NOTES:

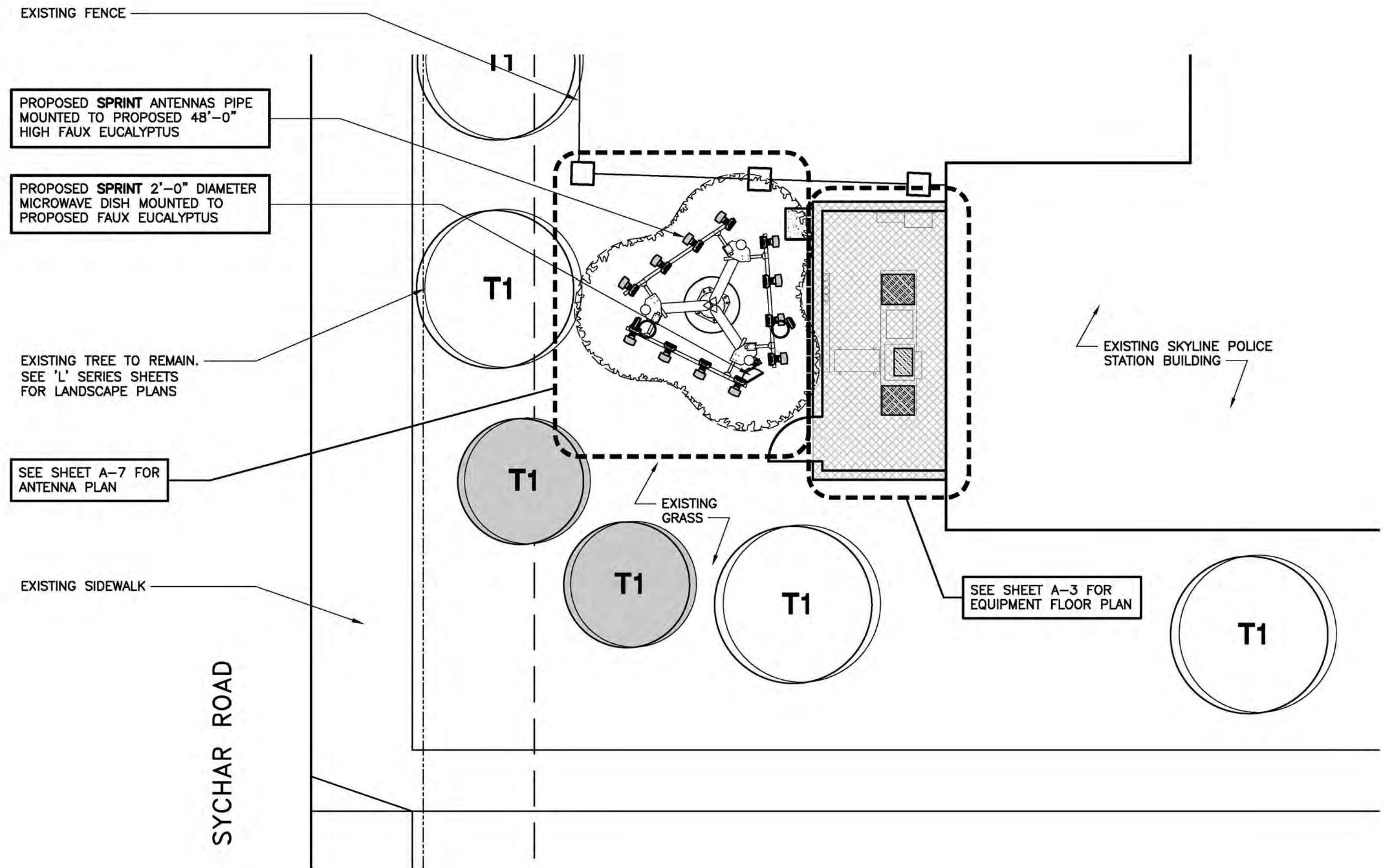
1. LIGHTS WHICH WERE USED TO LIGHT THE FLAG POLE ARE LOCATED IN THE LANDSCAPE AREA AND WILL NEED TO BE REMOVED AS PART OF THIS PROJECT.

ENVIRONMENTAL NOTES:

1. EXISTING FLAG POLES WERE CONSTRUCTED IN 2001.

ENLARGED AREA SITE PLAN (EXISTING)

SCALE: 1" = 100'-0"



ENLARGED AREA SITE PLAN (PROPOSED)

SCALE: 1" = 100'-0"

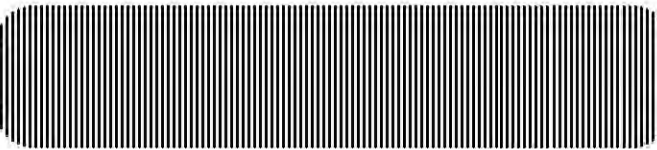


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395 CARLSBAD VILLAGE DRIVE, SUITE D2  
CARLSBAD, CA 92008

(760) 434-8474



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9191 TOWN CENTER DRIVE, SUITE 150  
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SKYLINE POLICE DEPT

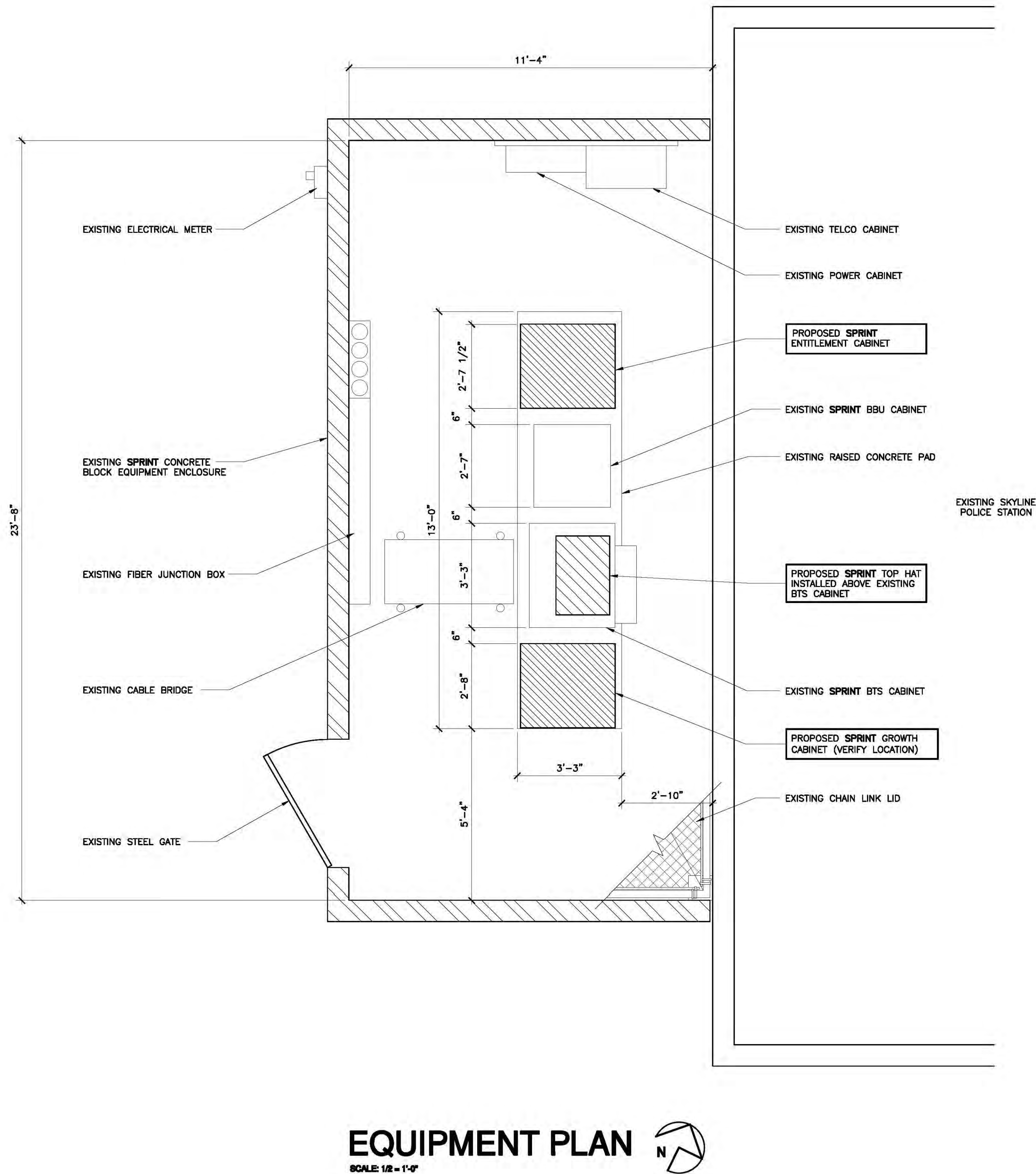
7222 SKYLINE DRIVE  
SAN DIEGO, CA 92114  
CITY OF SAN DIEGO

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12/22/15	100% ZD REVISION 4 (ic)
01/21/16	100% ZD REVISION 5 (ic)
02/26/16	100% ZD REVISION 6 (ic)

SHEET TITLE

EQUIPMENT PLAN

PROJECTS\Sprint\14361



EQUIPMENT PLAN

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

N



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325 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

SUITE D2 (760) 434-8474

PREPARED FOR



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SAN DIEGO, CA 92122  
(619) 985-6638

APPROVALS

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PROJECT NAME

SKYLINE POLICE DEPT

7222 SKYLINE DRIVE  
SAN DIEGO, CA 92114  
CITY OF SAN DIEGO

DRAWING DATES

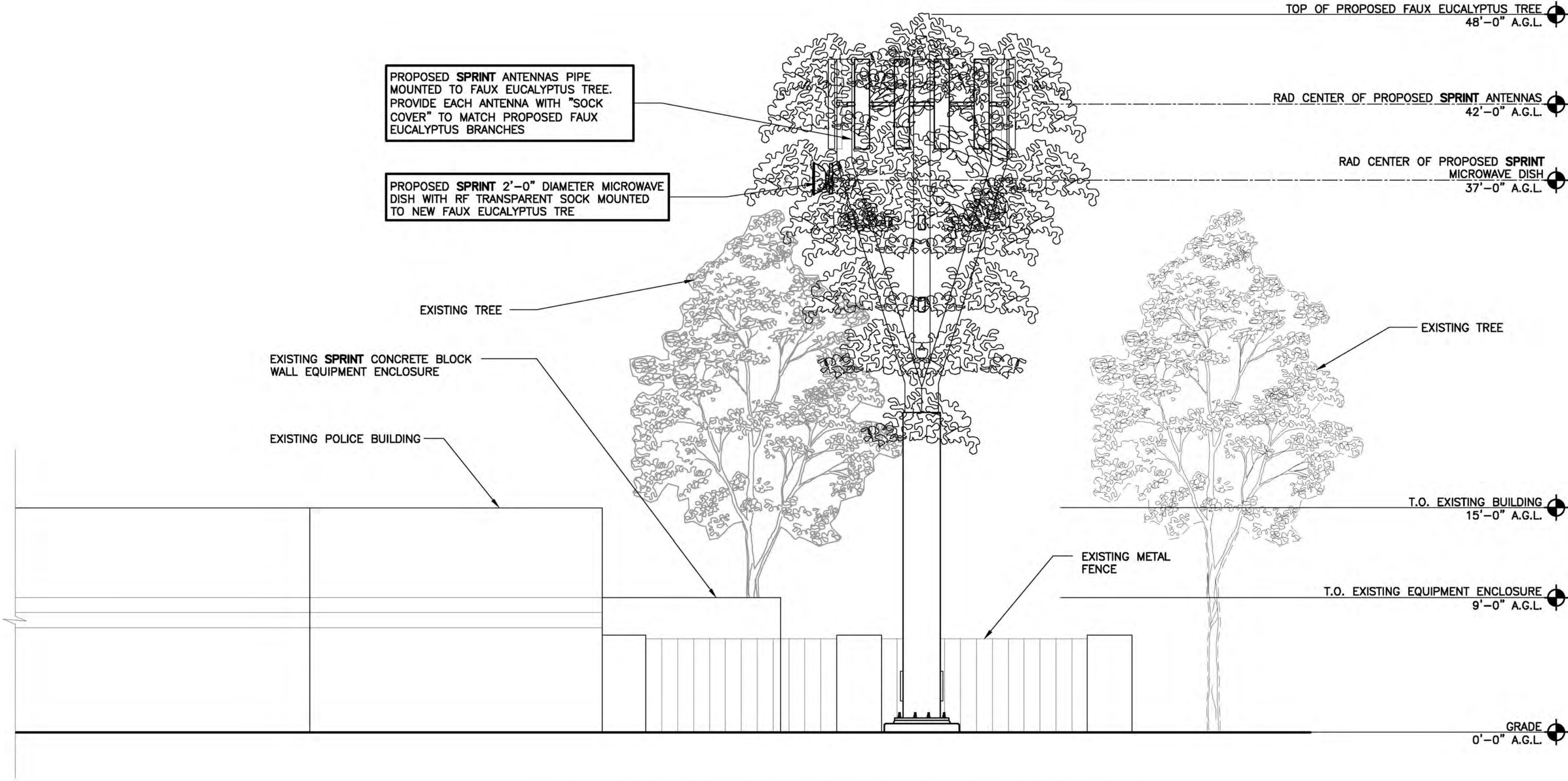
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08/27/15	100% ZD REVISION 3 (lc)
12/22/15	100% ZD REVISION 4 (lc)
01/21/16	100% ZD REVISION 5 (lc)
02/26/16	100% ZD REVISION 6 (lc)

SHEET TITLE

ELEVATIONS

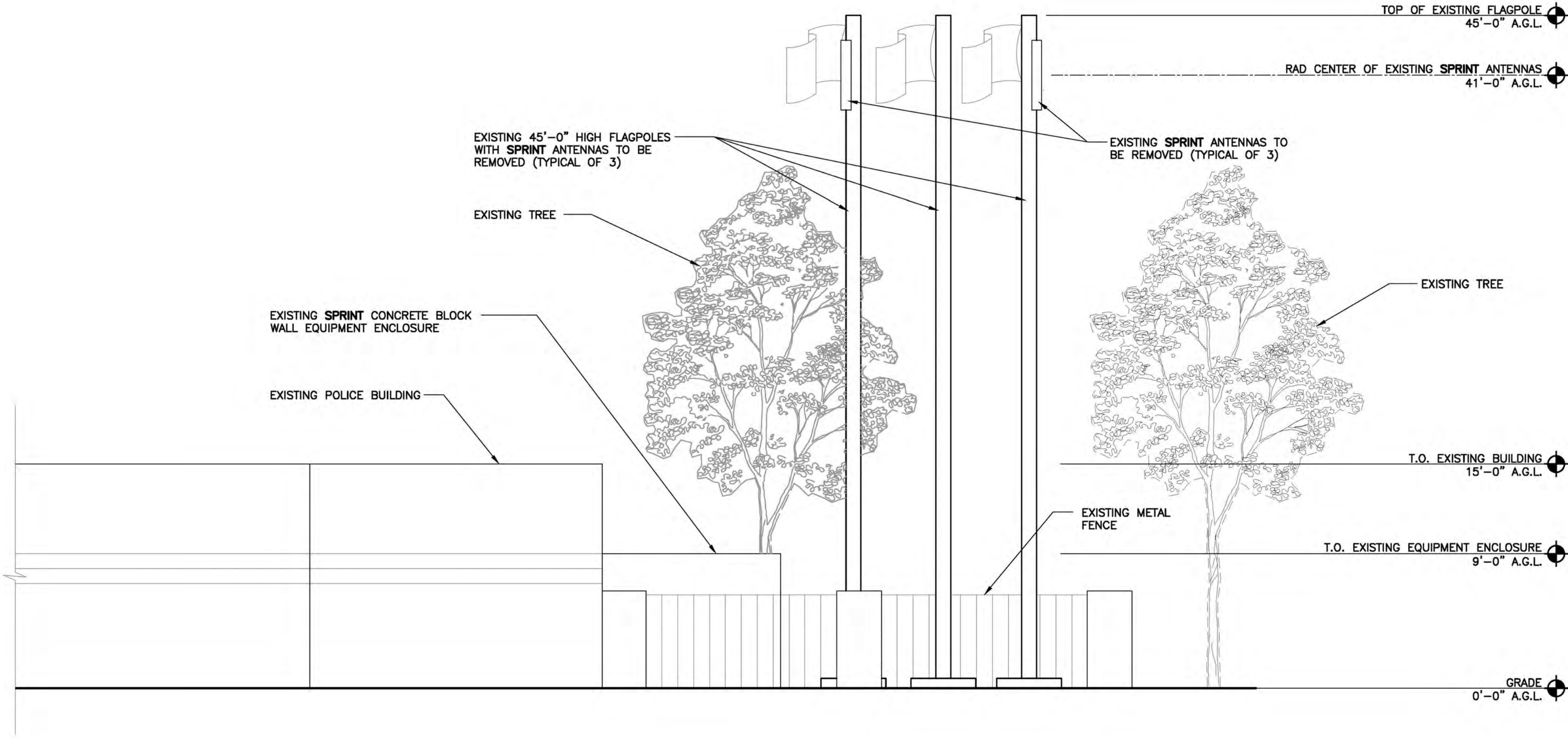
PROJECTS\Sprint\14361

A-4



PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

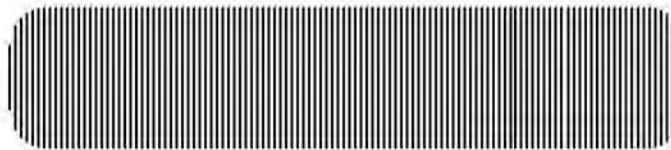


EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"



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APPROVALS

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CITY OF SAN DIEGO

DRAWING DATES

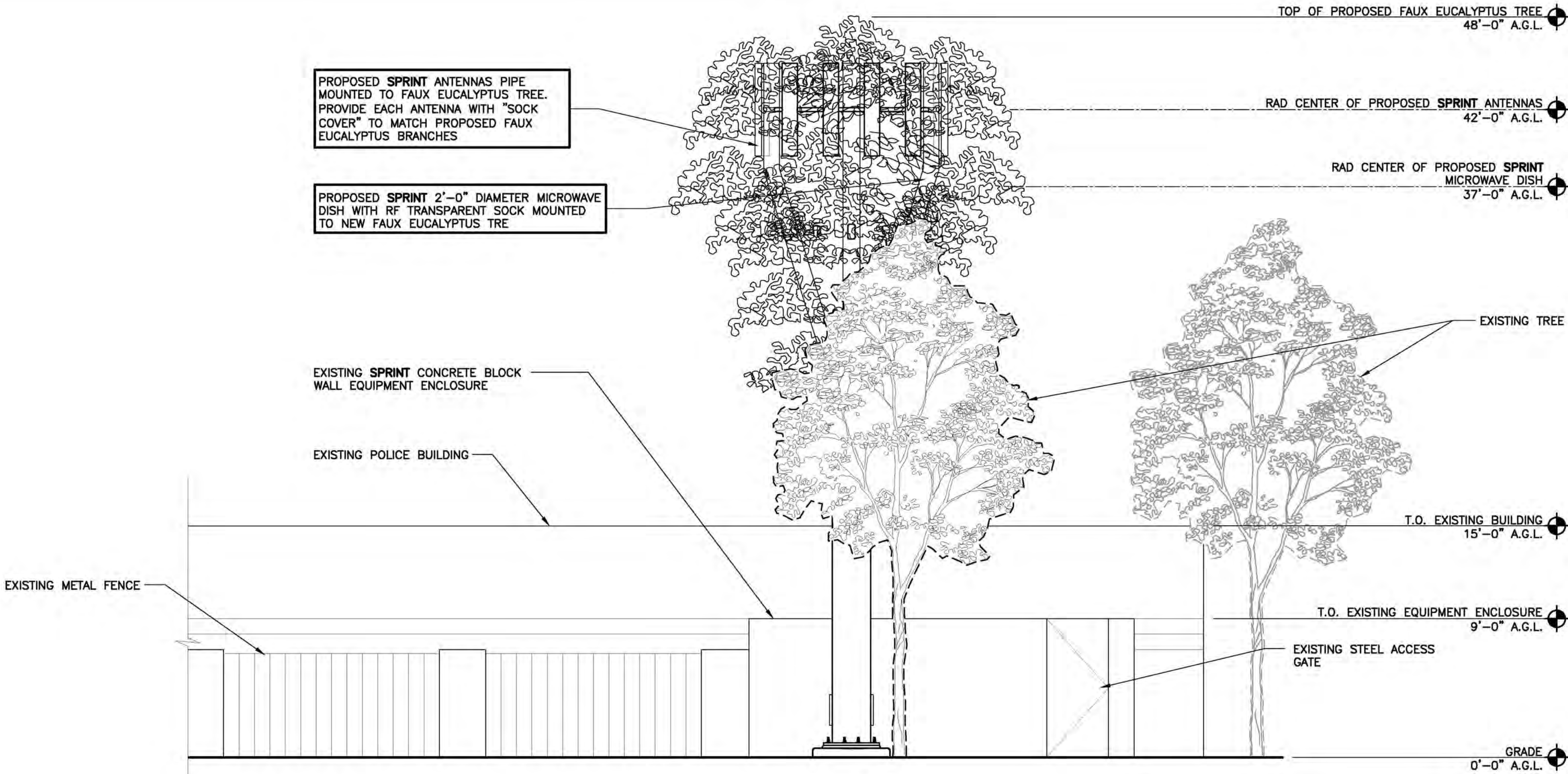
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12/22/15	100% ZD REVISION 4 (lc)
01/21/16	100% ZD REVISION 5 (lc)
02/26/16	100% ZD REVISION 6 (lc)

SHEET TITLE

**ELEVATIONS**

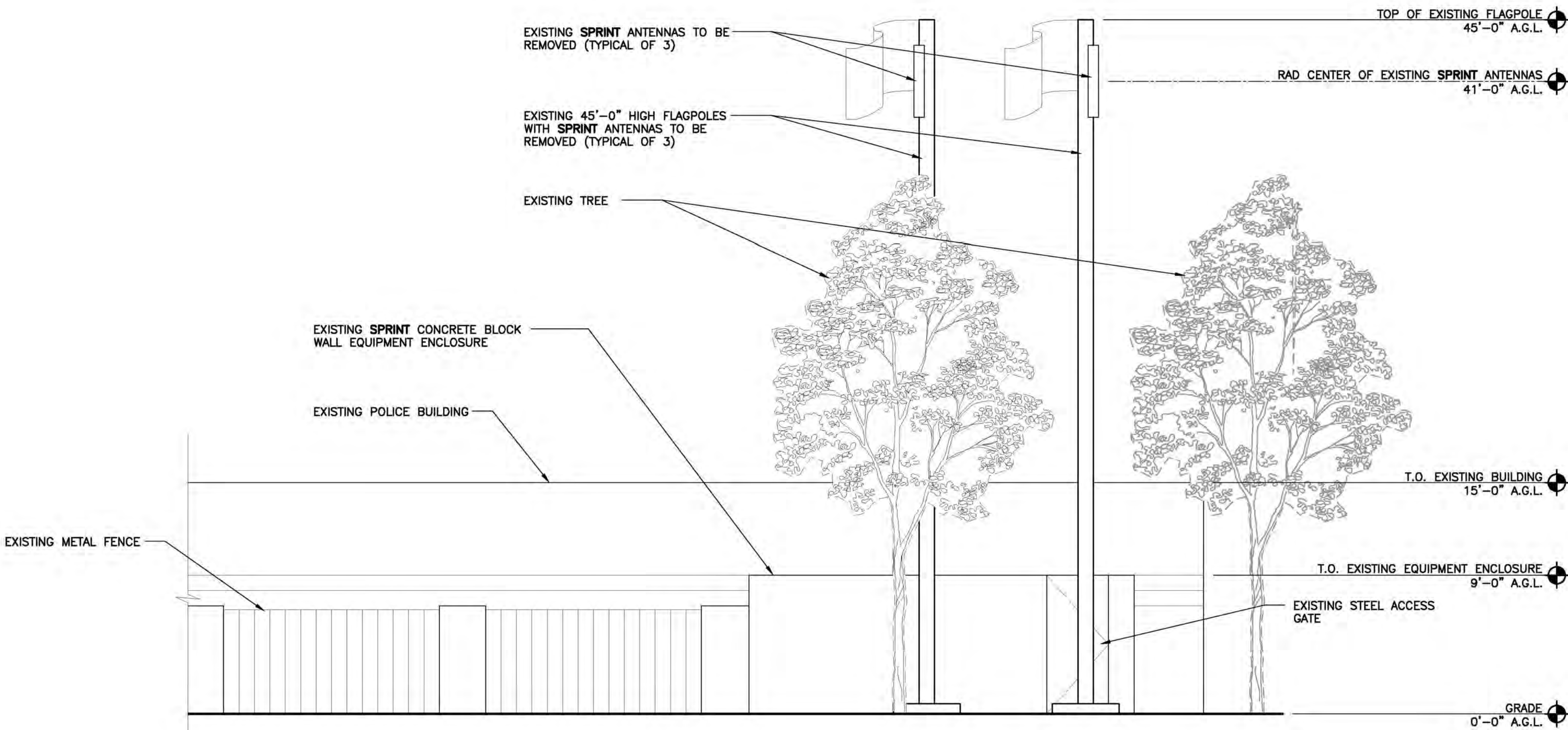
PROJECTS\Sprin\14361

**A-5**



**PROPOSED WEST ELEVATION**

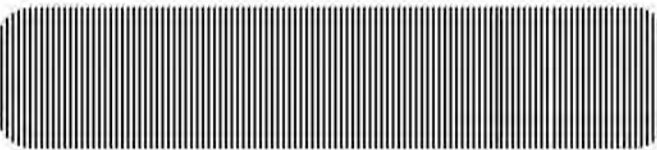
SCALE: 3/16 = 1'-0"



**EXISTING WEST ELEVATION**

SCALE: 3/16 = 1'-0"





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APPROVALS

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SAN DIEGO, CA 92114  
CITY OF SAN DIEGO

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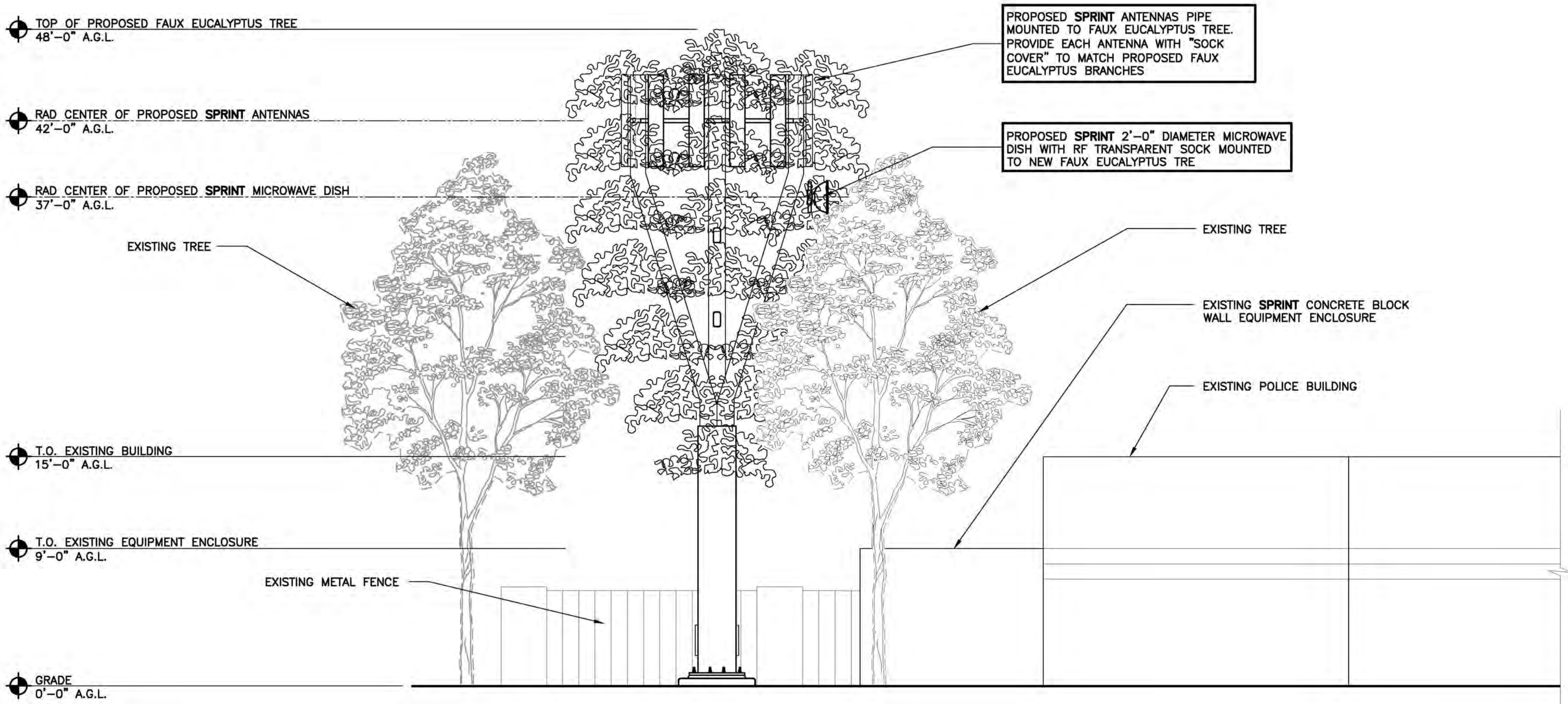
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02/26/16	100% ZD REVISION 6 (lc)

SHEET TITLE

ELEVATIONS

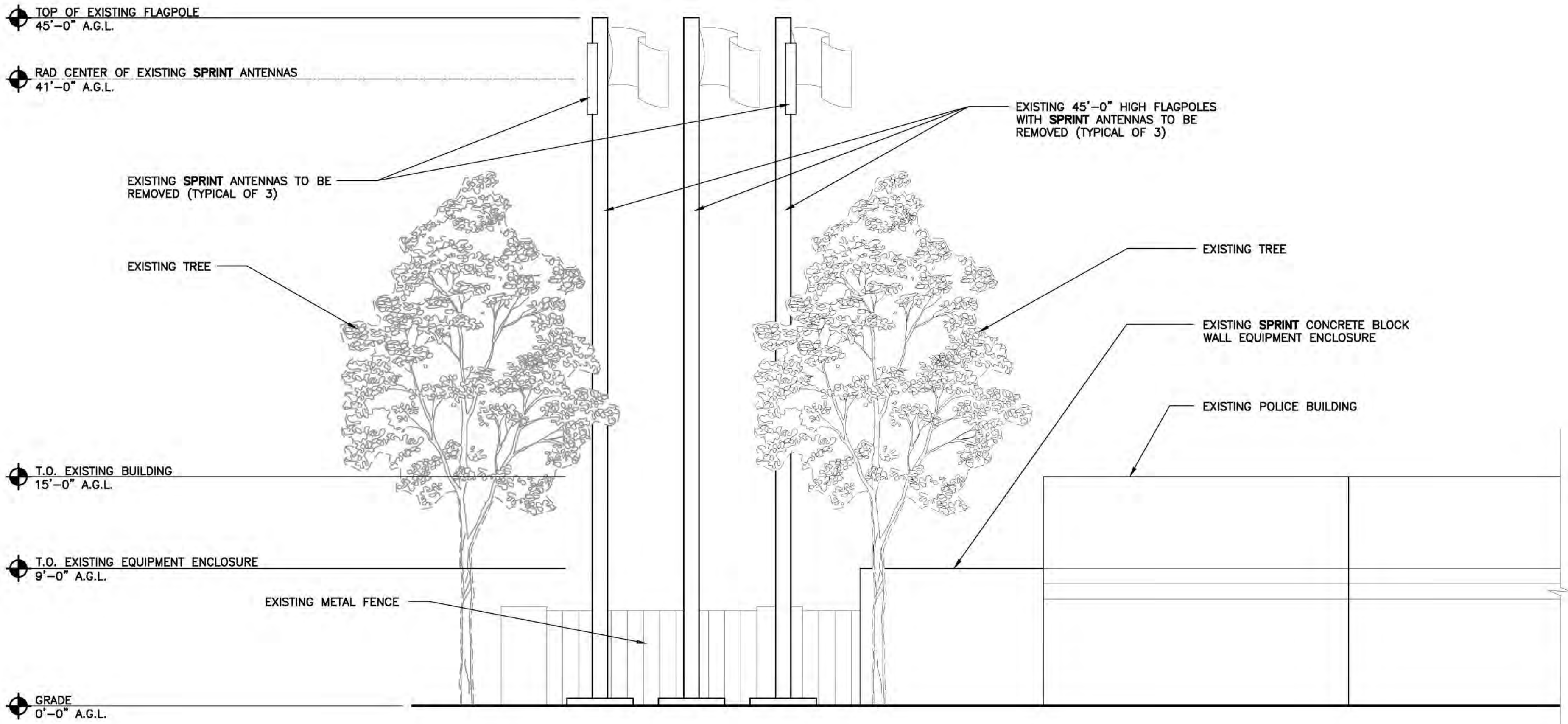
PROJECTS\Sprint\14361

**A-6**



**PROPOSED SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



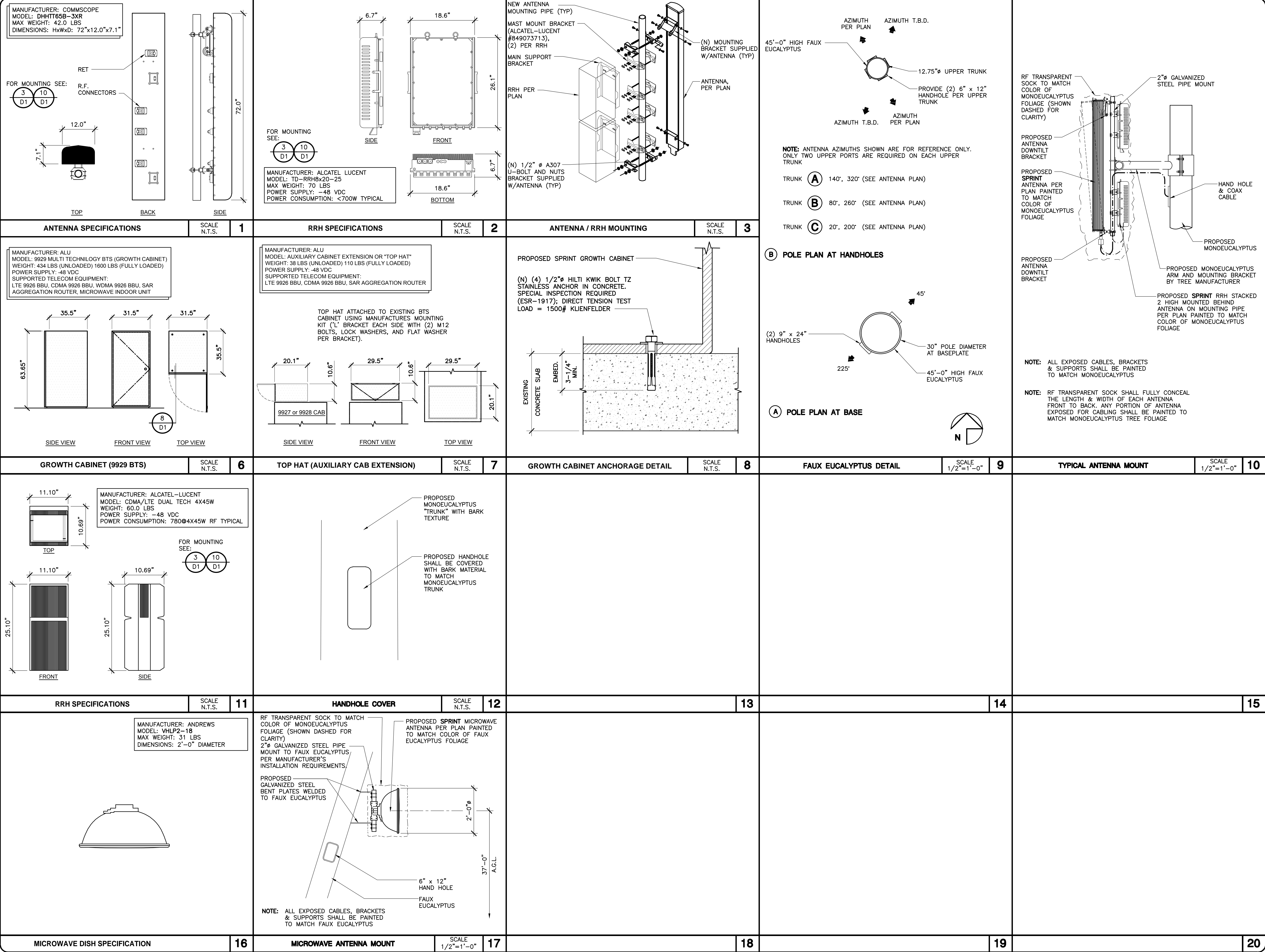
**EXISTING SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**GENERAL NOTES:**  
MANUFACTURE FOR FAUX EUCALYPTUS TREE TO BE SCI





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APPROVALS

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12/01/14 90% ZD (nt)  
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12/13/14 100% ZD REVISION 1 (jf)  
05/12/15 100% ZD REVISION 2 (go)

SHEET TITLE

DETAILS

PROJECTS\Sprint\14361

**D-1**





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01/21/16	100% ZD REVISION 5 (ic)
02/26/16	100% ZD REVISION 6 (ic)

SHEET TITLE

CONCEPT LANDSCAPE  
PLAN

PROJECTS\Sprin\14361

L-1

WATER CONSERVATION NOTES

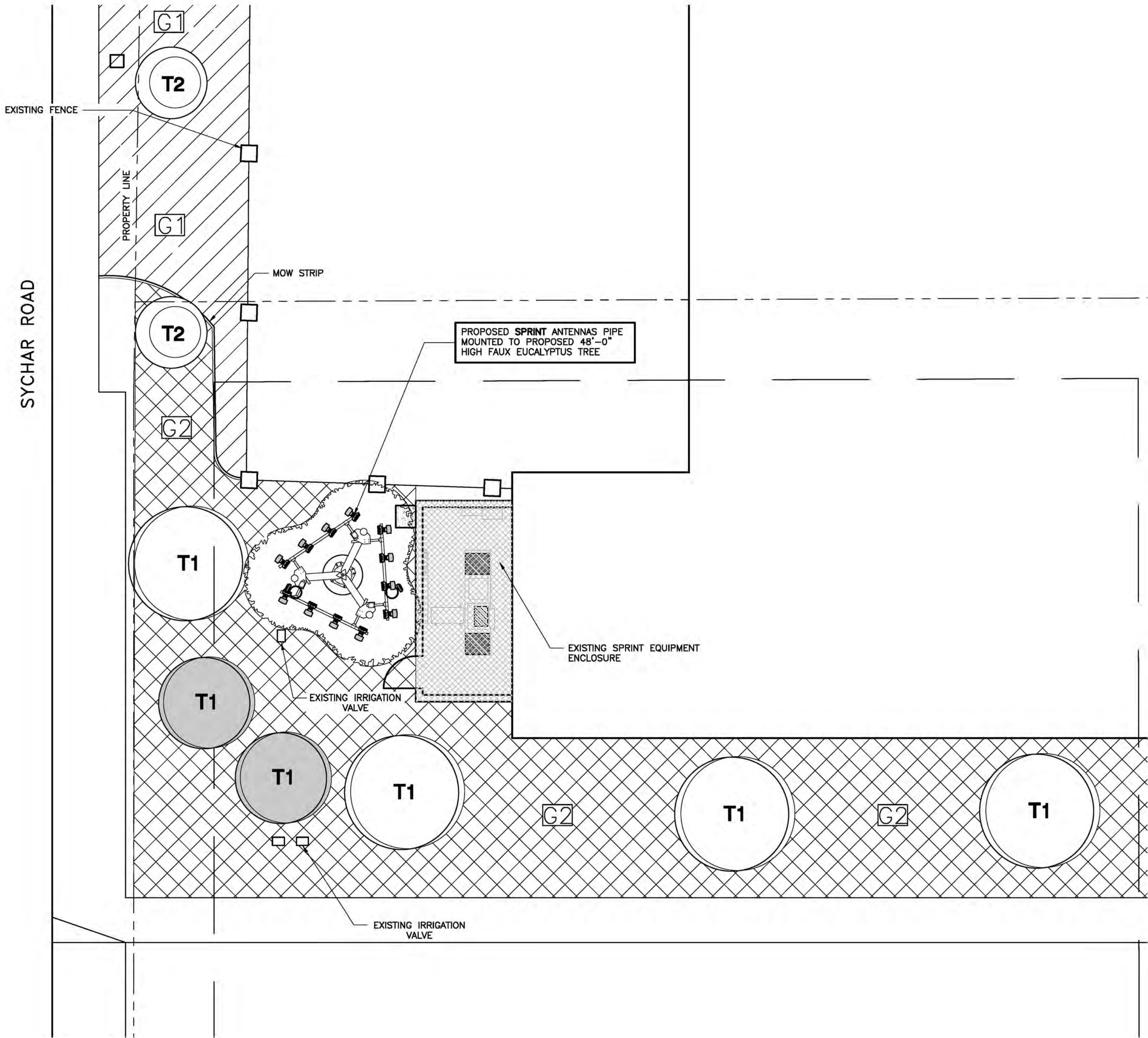
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
- ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
- ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
- SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS
- BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
- IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS
- NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX
- AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(c)].
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

PLANTING NOTES

- DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
- TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
- ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREES TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
- TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
- ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
- PLANTING INSTALLATION CRITERIA:  
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- PLANTING MAINTENANCE CRITERIA:  
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
- MINIMUM TREE SEPARATION DISTANCE  
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:  
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET
- IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
- IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	EXISTING MELALEUCA QUINQUENERVIA	PAPER BARK TREE OR CAJEPUT TREE	EXISTING TO REMAIN	4	25' SPREAD 40' HEIGHT
T1	MELALEUCA QUINQUENERVIA	PAPER BARK TREE OR CAJEPUT TREE	24" BOX	2	25' SPREAD 40' HEIGHT
T2	EXISTING LIQUID AMBER STYRACIFLUA	LIQUID AMBER OR SWEET GUM TREE	EXISTING TO REMAIN	2	50' SPREAD 75' HEIGHT
G1	HEDERA HELIX "NEEDLEPOINT"	NEEDLE POINT IVY	EXISTING GROUND COVER TO REMAIN		30' SPREAD 2" HEIGHT
G2	CYNODON TIF419"	TIFFWAY BERMUDA (SOD)	EXISTING GROUND COVER TO REMAIN		MOW TO 1/2"



CONCEPT LANDSCAPE PLAN

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

