



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: July 14, 2016 REPORT NO. PC-16-060

HEARING DATE: July 21, 2016

SUBJECT: Sprint Rose Creek Trail Wireless Communication Facility  
Process Four Decision

PROJECT NUMBER: [430519](#)

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 2637 Grand Avenue in the RS-1-7 zone of Mission Bay Park?

### Staff Recommendation(s):

1. **APPROVE** Planned Development Permit (PDP) No. 1715729;
2. **APPROVE** Site Development Permit (SDP) No. 1715730;
3. **APPROVE** Neighborhood Use Permit (NUP) No. 1715731; and
4. **APPROVE** Neighborhood Development Permit (NDP) No. 1715732.

Community Planning Group Recommendation: On February 2, 2016, the Mission Bay Park Committee voted 7-0-0 to recommend approval of the Sprint Rose Creek Trail project (Attachment 10).

Environmental Review: The 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. 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: Sprint is the Financially Responsible Party and is responsible for costs associated with the processing of this permit application.

## BACKGROUND

Sprint is proposing to modify a WCF located at 2637 Grand Avenue in the Mission Bay Park Athletic Area. On the WCF consists of three panel antennas mounted on an athletic field light pole. The permit associated with this approval (Permit No. 99-0271-32) expired and a new permit in compliance with the current regulations is required. Additionally, the equipment at this site needs to be upgraded to include additional antennas in an effort to support the current voice and data demands within the surrounding community. Sprint is proposing to remove their existing antennas from the athletic ball field light and install a new WCF with twelve antennas.

The site is located in the RS-1-7 zone within the Mission Bay Park Master Plan area in the Mission Bay Athletic area of the park. Other overlays include the Coastal Overlay Zone (Deferred Certification), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), and FEMA Floodplains (100-year Floodplain (FP), Zone AE, Special Flood Hazard Area, and the 500-year FP). The Mission Bay Park Master Plan designates the site as 'Playfields.'

This 69.16-acre site is currently developed with park athletic amenities that include basketball and tennis courts, baseball and soccer fields and the Mission Bay Golf Course and Practice Center located on the eastern and southern portions of the site. Mission Bay High School is located to the west of the site and is zoned RS-1-7. The properties to the north are developed with multifamily dwellings units and are zoned RM-2-5.

## DISCUSSION

### Project Description:

The project consists of a 30-foot-tall faux Eucalyptus tree supporting 12 panel antennas, 24 remote radio head units and an existing 238-square-foot equipment enclosure containing five equipment cabinets and other associated components. The WCF is proposed in the northwestern corner of the Mission Bay Athletic Area and the antennas are located approximately 100-feet from the public-right-of-way along Grand Avenue, approximately 180-feet from the multifamily development to the north and approximately 180-feet from the property line of the Mission Bay High School to the west. The project also proposes to export 14 cubic yards of material from the project site. The project is requesting a PDP for a deviation to [LDC Section 131.0430](#) to maintain the equipment enclosure within the required RS-1-7 side yard setback. By allowing the setback deviation, the applicant will be preserving usable park space consistent with [Charter Section 55](#) and would avoid impacts to on-going park activities. Relocating the equipment enclosure to another location outside the setback may result in additional park impacts and [Charter Section 55](#). Therefore, maintaining the current equipment location is more preferable than what would be achieved by strict conformance with the RS-1-7 setback regulations.

Although the project site is zoned for residential, it is a park use and when the antennas associated with a WCF in these situations are located more than 100-feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences, an NUP is required, pursuant to LDC Sections [141.0420\(d\)\(2\)](#) and [141.0420\(d\)\(4\)](#).

A portion of the property is located within the designated FEMA FPs (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources and will be located within the portion of the property that is in the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas; however, an SDP is required for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources).

The project site is not located within the Multiple Habitat Planning Area (MHPA); however, the area under the Grand Avenue Bridge and the portion of Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140 feet from the MHPA boundary, but the site would be classified as adjacent to the MHPA. Therefore, the permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP).

The existing 238-square-foot equipment enclosure requires a Neighborhood Development Permit (NDP) pursuant to [LDC Section 141.0420\(i\)\(2\)](#) to allow an above ground equipment enclosure for park site locations. The faux Eucalyptus tree and the equipment will be located within a landscaped area and the building is consistent with the Mission Bay Park regarding style, materials, and color. Since the above-ground equipment does not preclude the park use and is not in violation of the City of San Diego [Charter Section 55](#) (Park and Recreation), staff has determined that the facility is appropriate at this location. The project site is located in the Coastal Overlay Zone which is in the California Coastal Commission's jurisdiction; therefore, a condition has been added to the permit requiring the applicant to obtain a Coastal Development Permit from the Coastal Commission prior to issuance of any construction permits.

#### Community Plan Analysis:

The project site is located within the [Mission Bay Park Master Plan](#) and this plan does not contain specific policies on wireless communication facility development; therefore, there are no master plan land use issues associated with the location of the proposed WCF.

#### General Plan:

The [General Plan, Section UD-A.15](#), states that WCFs should 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 equipment building has been designed to match other utility buildings located within Mission Bay Park regarding style, materials, and color, which integrates the facility into the surrounding area. The antennas will be screened with antenna socks and the branches will extend a minimum of 2-feet beyond the length of the face of the antennas; therefore, blending the antennas into the tree.

Council Policy 600-43:

The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 2 location according to [Council Policy 600-43](#), which categorizes WCFs according to the land use in which it is located. The project is located on a premise containing a non-residential use within a residential zone and is permitted with an NUP. Sprint submitted a site justification letter explaining why a Preference 2 level site was selected and submitted existing and proposed wireless communication service coverage maps (Attachment 8). The design and height of the faux Eucalyptus tree will improve the current wireless coverage for the community and the surrounding area, while the proposed live trees and the existing mature landscaping will provide the appropriate screening to integrate the facility into the surrounding area and mitigate any possible visual impacts.

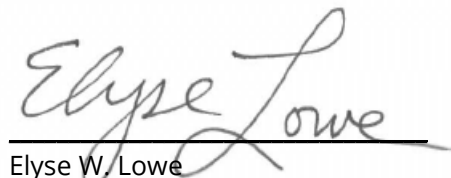
Conclusion:

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Staff recommends that the Planning Commission approve the project as presented.

ALTERNATIVES

1. Approve PDP No. 1715729, SDP No. 1715730, NUP No. 1715731, and NDP No. 1715732 with modifications.
2. Deny PDP No. 1715729, SDP No. 1715730, NUP No. 1715731, and NDP No. 1715732, 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

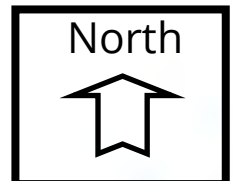
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photo Survey
9. Site Justification (Justification Letter, Justification Map and, Coverage Map)
10. Mission Bay Park Committee Email
11. Photo Simulations
12. Project Plans



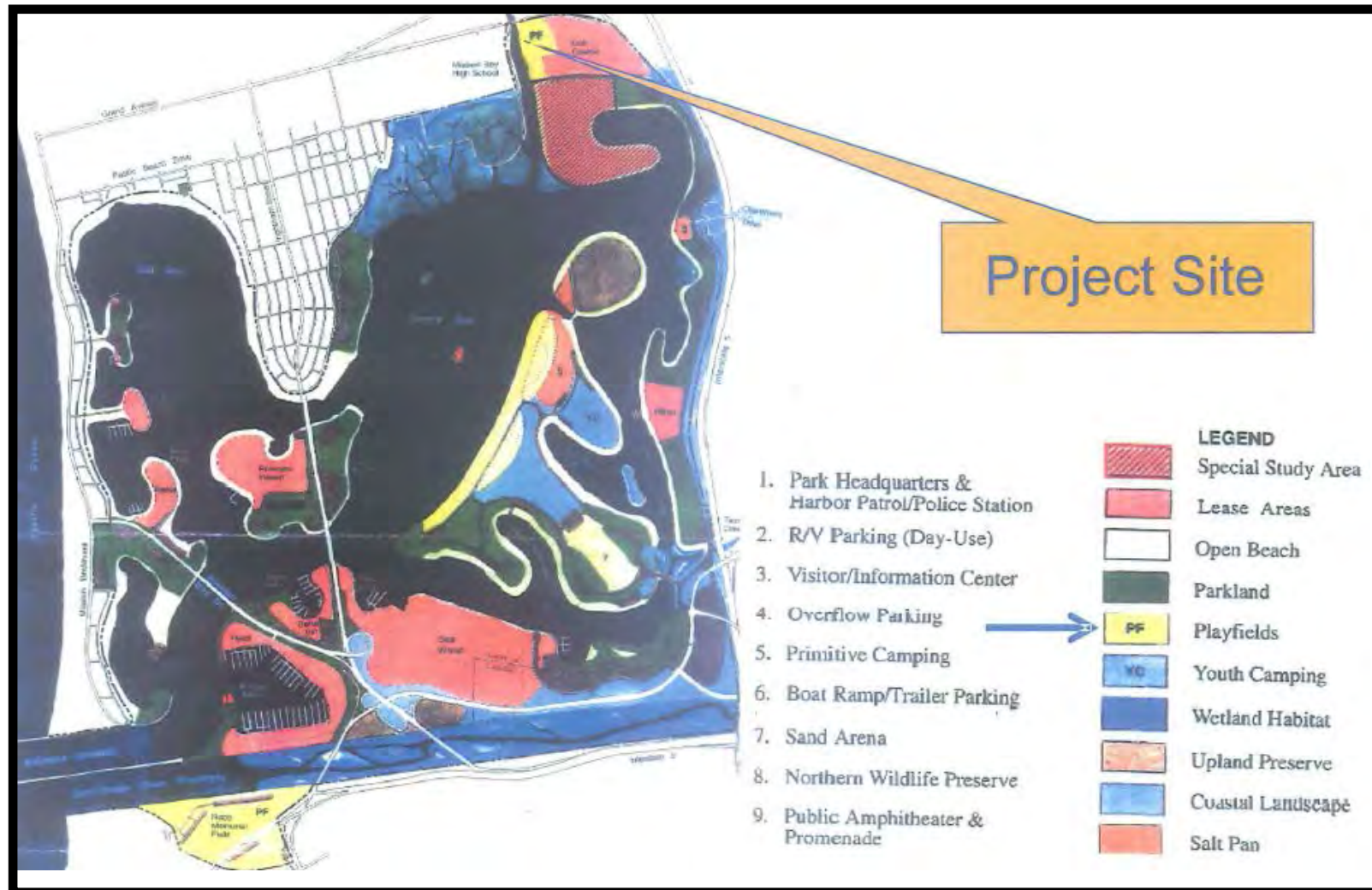
# Aerial Photo



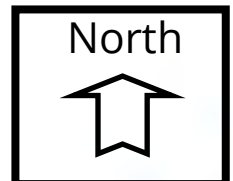
**Sprint Rose Creek Trail (Mission Bay Park)**  
2637 Grand Avenue, San Diego, CA 92109



# Community Plan



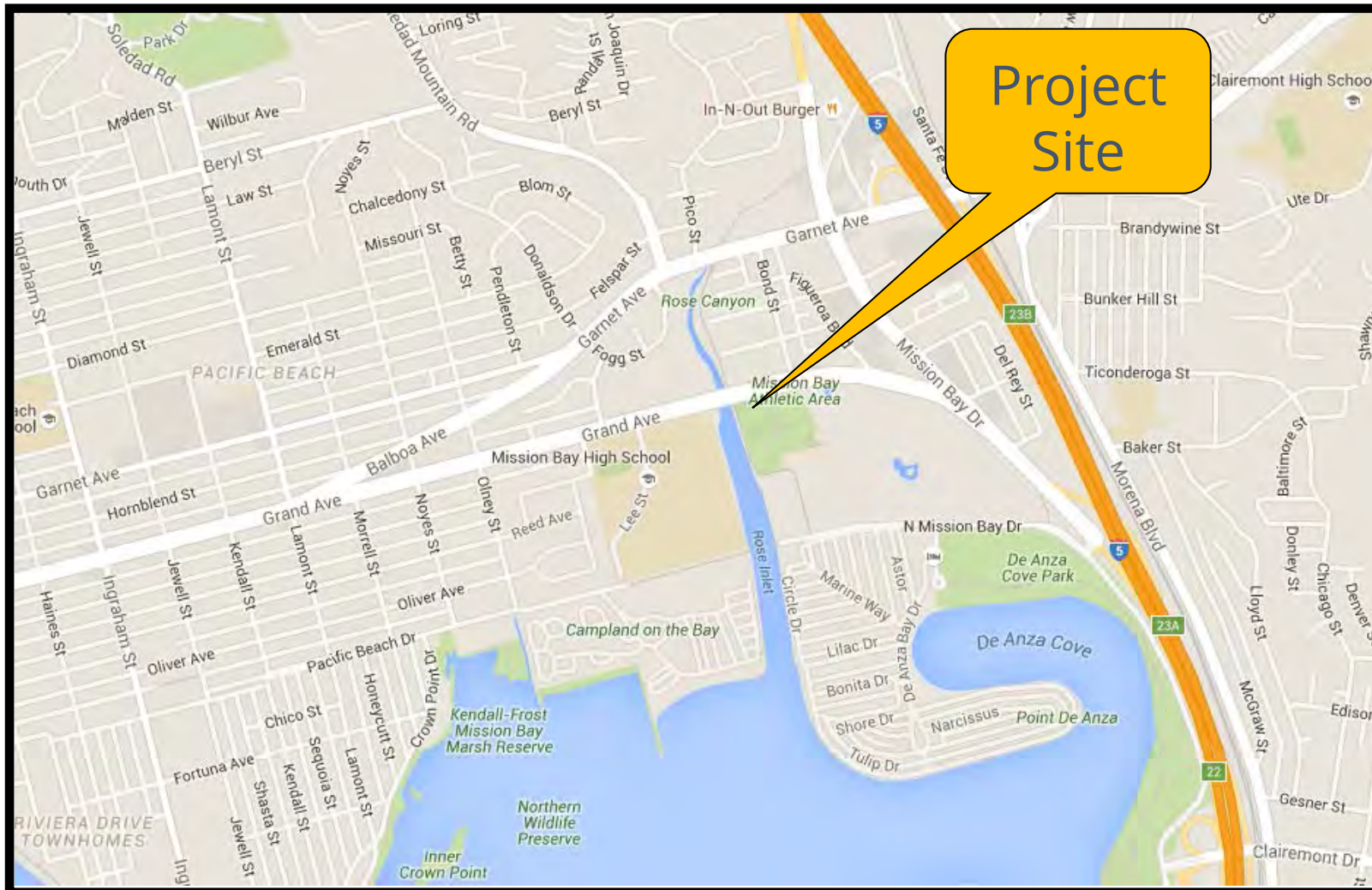
**Sprint Rose Creek Trail (Mission Bay Park)**  
 2637 Grand Avenue, San Diego, CA 92109







# Project Location Map



**Sprint Rose Creek Trail (Mission Bay Park)**  
**2637 Grand Avenue, San Diego, CA 92109**



PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	<b>Sprint Rose Creek Trail</b>	
<b>PROJECT DESCRIPTION:</b>	A modification to a Wireless Communication Facility (WCF) that consists of the removal of three antennas from the existing athletic ball field light and the installation of a 30-foot-tall mono-eucalyptus tree with 12 antennas and 24 remote radio head units. The equipment associated with this project will continue to operate inside the existing enclosure with interior modification. The project will also include new landscaping.	
<b>COMMUNITY PLAN AREA:</b>	Mission Bay Park	
<b>DISCRETIONARY ACTIONS:</b>	PDP, SDP, NUP, & NDP.	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Park	
<p>ZONING INFORMATION - ZONE: RS-1-7</p> <p>HEIGHT LIMIT: <b>30 '0"</b></p> <p>FLOOR AREA RATIO: NA</p> <p>LOT COVERAGE: NA</p> <p>FRONT SETBACK: <b>15'0"</b></p> <p>SIDE SETBACK: Lot Width x .08 = <b>171'-2"</b></p> <p>STREETSIDE SETBACK: Lot Width x .10 = <b>213'-7"</b></p> <p>REAR SETBACK: Lot Depth x .10 = <b>134'-11"</b></p> <p>PARKING: NA for Wireless Communication Facility</p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential (14-29 du/acre) & Open Space (Rose Creek Creek) / RM-2-5 & OP	Multi-Family Development and Rose Creek
<b>SOUTH:</b>	Special Study Area / RS-1-7	Mobile Home Park
<b>EAST:</b>	High School / RS-1-7	Mission Bay High School
<b>WEST:</b>	Lease Area / RS-1-7	Mission Bay Golf Course and Practice Center
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to <a href="#">LDC Section 131.0430</a> to maintain the equipment enclosure within the required RS-1-7 side yard setback	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 2, 2016, the Mission Bay Park Committee voted 7-0-0 to recommend approval of the Sprint Rose Creek Trail project	

PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_  
PLANNED DEVELOPMENT PERMIT (PDP) NO. 1715729  
SITE DEVELOPMENT PERMIT (SDP) NO. 1715730  
NEIGHBORHOOD USE PERMIT (NUP) NO. 1715731  
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 1715732  
**SPRINT ROSE CREEK TRAIL DEPARTMENT PROJECT NO. 430519**

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 athletic ball field light pole mounted antennas and the installation of a 30-foot-tall faux-eucalyptus tree with 12 antennas and 24 remote radio head units. The equipment associated with this project will continue to operate inside the existing 238-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 69.16-acre-site;

WHEREAS, the project site is located at 2637 Grand Avenue, on the northwestern corner of Mission Bay Park along Grand Avenue, in the RS-1-7 zone within the Mission Bay Park Master Plan area;

WHEREAS, the project site is legally described as: All that certain real property situated in the County of San Diego, State of California, described as follows: Those portions of Mission Bay Park Tract according to Map No. 1120 and Mission Bay Park Tract Resubdivision according to Map No. 1530, and Acre Lot 75 of Pacific Beach according to Map No. 854 and those portions of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the County Recorder of San Diego County and known as Miscellaneous Map No. 36, together with a portion of Mission Bay which was granted to the City of San Diego by Act of the Legislature of the State of California, approved April 27, 1945 entitled "An Act Granting Certain Lands, Tide Lands, and Submerged Lands of the State of California to the City of San Diego, Upon Certain Trusts and Conditions."

WHEREAS, on July 21, 2016, the Planning Commission of the City of San Diego considered PDP No. 1715729, SDP No. 1715730, NUP No. 1715731 and NDP No. 1715732 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 Mission Bay Park Master Plan 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, requires the visual impacts of wireless facilities to be minimized by concealing them in existing structures or using screening techniques to hide or blend them into the surrounding area.

The project consists of a 30-foot tall faux Eucalyptus tree supporting 12 panel antennas and associated components. Two 24-inch box Canary Island Pine trees will also be installed for added screening. The 238-square-foot equipment enclosure was installed with the original light pole WCF and will remain to serve the new facility. The branches of the Eucalyptus tree will extend a minimum of 24 inches beyond the length of each antenna in order to provide concealment while enhancing the appearance of the tree and antenna socks will be used to further hide and blend the antennas. Existing mature trees serve as a backdrop and additional landscaping consisting of two 24-inch box Canary Island Pine trees are proposed to further integrate the WCF. With the exception of the setback deviation for the existing equipment enclosure, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF will not adversely affect the Mission Bay Park Master Plan of the City's General 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.**

WCF are required to comply with LDC Section 141.0420 which includes design requirements that supplement the purpose and intent of the City's General Plan for wireless facilities. Similar to the City's General Plan, LDC Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

Sprint's WCF design consists of 12 antennas and 24 remote radio head units on a new 30-foot-tall faux-eucalyptus tree. To comply with the General Plan's design requirements and the City's WCF Design Guidelines, the faux-eucalyptus tree will employ heavy branch density, the use of antenna-socks, and a 24-inch branch extension in front of the proposed 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 Canary Island Pine trees will also be installed for added screening.

The deviation involves maintaining the existing 238-square foot equipment enclosure within the required RS-1-7 interior side yard setback. The existing equipment location, which is south of the basketball courts, was determined by Park and Recreation to comply with Charter Section 55. This location was considered to have the least impact on the existing landscaping and would avoid occupying any usable park space. Alternatively, relocating the equipment enclosure to comply with the setback requirements may impact usable park space and require removal of existing mature landscaping, which would therefore result in a project that may not comply with Charter Section 55.

Although the WCF regulations require equipment to be located underground in dedicated parks, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. Avoidance of excavation required for an enclosure of this size would eliminate a significant amount of landscaping and impact use of a larger portion of the park during construction, resulting in park operational impacts, as well as, inconveniences to park users.

The project is located in a Preference 2 location in accordance with Council Policy 600-43 and is a Preference 2 location in accordance to Council Policy (CP) 600-43. An NUP is required pursuant to LDC Sections 141.0420(d)(2) and 141.0420(d)(4). These two sections of



the regulations states that an NUP is required for all WCFs in Residential Zones and in dedicated parkland where the antennas associated with the wireless communication facility are located more than 100 feet from the property line of day cares, elementary and middle schools, single or multi-unit residences. There are no day cares, elementary and middle schools within the surrounding area. The nearest residential uses is to the north and the distance exceeds 100 feet.

A portion of the property is located within designated Floodplains (FP) (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources, but will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas; however, an SDP is required for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources).

The main objective for this site is to provide coverage to the commercial, single and multi-family residential uses in the Pacific Beach community and park area as well as traffic along Grand Avenue. The proposed location and design of the WCF will not only preserve the existing coverage but will also increase the capacity. The design will also be improved to accommodate more antennas while providing the appropriate concealment elements. 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 setback deviation for the RS-1-7 zone.

### **Site Development Permit Approval – Section 126.0504**

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

The Mission Bay Park Master Plan 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, requires the visual impacts of wireless facilities to be minimized by concealing them in existing structures or using screening techniques to hide or blend them into the surrounding area.

The project consists of a 30-foot tall faux Eucalyptus tree supporting 12 panel antennas and associated components. Two 24-inch box Canary Island Pine trees will also be installed for added screening. The 238-square-foot equipment enclosure was installed with the original light pole WCF and will remain to serve the new facility. The branches of the Eucalyptus tree will extend a minimum of 24 inches beyond the length of each antenna in order to provide concealment while enhancing the appearance of the tree and antenna socks will be used to further hide and blend the antennas. Existing mature trees serve as a backdrop and additional landscaping consisting of two 24-inch box Canary Island Pine trees are proposed to further integrate the WCF. With the exception of the setback deviation for the existing

equipment enclosure, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF will not adversely affect the Mission Bay Park Master Plan of the City's General 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 allowable deviations pursuant to the Land Development Code.**

WCF are required to comply with LDC Section 141.0420 which includes design requirements that supplement the purpose and intent of the City's General Plan for wireless facilities. Similar to the City's General Plan, LDC Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

Sprint's WCF design consists of 12 antennas and 24 remote radio head units on a new 30-foot-tall faux-eucalyptus tree. To comply with the General Plan's design requirements and the City's WCF Design Guidelines, the faux-eucalyptus tree will employ heavy branch density, the use of antenna-socks, and a 24-inch branch extension in front of the proposed 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 Canary Island Pine trees will also be installed for added screening.

The deviation involves maintaining the existing 238-square foot equipment enclosure within the required RS-1-7 interior side yard setback. The existing equipment location, which is south of the basketball courts, was determined by Park and Recreation to comply with Charter Section 55. This location was considered to have the least impact on the existing landscaping and would avoid occupying any usable park space. Alternatively, relocating the equipment enclosure to comply with the setback requirements may impact usable park space and require removal of existing mature landscaping, which would therefore result in a project that may not comply with Charter Section 55.

Although the WCF regulations require equipment to be located underground in dedicated parks, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. Avoidance of excavation required for an enclosure of this size would eliminate a significant amount of landscaping and impact use of a larger portion of the park during construction, resulting in park operational impacts, as well as, inconveniences to park users.

The project is located in a Preference 2 location in accordance with Council Policy 600-43 and is a Preference 2 location in accordance to Council Policy (CP) 600-43. An NUP is required pursuant to LDC Sections 141.0420(d)(2) and 141.0420(d)(4). These two sections of the regulations states that an NUP is required for all WCFs in Residential Zones and in dedicated parkland where the antennas associated with the wireless communication facility are located more than 100 feet from the property line of day cares, elementary and middle schools, single or multi-unit residences. There are no day cares, elementary and middle schools within the surrounding area. The nearest residential uses is to the north and the distance exceeds 100 feet.

A portion of the property is located within designated Floodplains (FP) (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources, but will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas; however, an SDP is required for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources).

The main objective for this site is to provide coverage to the commercial, single and multi-family residential uses in the Pacific Beach community and park area as well as traffic along Grand Avenue. The proposed location and design of the WCF will not only preserve the existing coverage but will also increase the capacity. The design will also be improved to accommodate more antennas while providing the appropriate concealment elements. 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 setback deviation for the RS-1-7 zone.

### **Supplemental Findings - Environmentally Sensitive Lands**

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

A portion of the property is located within designated FEMA FPs (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources, but will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas. The project site is not located within a Multiple Habitat Planning Area (MHPA); however, the area under the Grand Avenue Bridge and portions of the Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140 feet from the MHPA boundary, but the site is considered adjacent to the MHPA. The permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP).

The project site is located in the Coastal Overlay Zone (DEF-CER), which is the California Coastal Commission's jurisdiction; therefore, a condition has been added to the permit which requires the Permittee to obtain a Coastal Development Permit or exemption from the California Coastal Commission prior to issuance of any construction permits. The project was determined to be exempt from CEQA pursuant to Article 19, Section 15303 (New Construction). Therefore, it has been determined that the site is physically suitable for the design and siting of the proposed development and the development will result in minimal disturbance to environmentally sensitive lands.

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

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 be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The WCF is proposed in the northwestern corner of the Mission Bay Athletic Area and will be located in an existing landscape area. A portion of the property is located within designated FEMA FPs (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources, but will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas.

The project site is not located within the MHPA; however, the area under the Grand Avenue Bridge and the portion of Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140 feet from the MHPA boundary, but the site is considered adjacent to the MHPA. The permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City’s MSCP. Therefore, the proposed development has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site is not located within the MHPA; however, the area under the Grand Avenue Bridge and the portion of Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140 feet from the MHPA boundary, but the site is considered adjacent to the MHPA. Therefore, the permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City’s MSCP.

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

The WCF is proposed in the northwestern corner of the Mission Bay Athletic Area, which is located approximately 140 feet from the banks of the Rose Creek canal, an urban stream that drains into Mission Bay that connects to the Pacific Ocean. The WCF will be located in an existing landscape area that was previously graded at the time of the installation of baseball and soccer fields. The proposed development has been designed to minimize the alteration of natural land forms and will not result in undue risk from erosional forces and flood hazards. A condition has been added to the permit requiring submittal of a Water Pollution Control Plan (WPCP) prior to issuance of any construction permits. The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. Therefore, the proposed development has been designed so as not to contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project was determined to be exempt from CEQA pursuant to Article 19, Section 15303 (New Construction) and no mitigation was required for the proposed development. However, 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, and would alleviate any negative impacts. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes, and water pollution control.

The project site is located in the Coastal Commission's jurisdiction of the Coastal Overlay Zone (DEF-CER) and a condition has been included in the permit requiring the Permittee to obtain a Coastal Development Permit from the Coastal Commission prior to issuance of any construction permits. Although no mitigation was required for this project, the location of the project does require inclusion of conditions related to the MHPA Land Use Adjacency Guidelines. There are no negative impacts created by the proposed development.

**Neighborhood Use Permit Approval – Section 126.0505**

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

The Mission Bay Park Master Plan 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, requires the visual impacts of wireless facilities to be minimized by concealing them in existing structures or using screening techniques to hide or blend them into the surrounding area.

The project consists of a 30-foot tall faux Eucalyptus tree supporting 12 panel antennas and associated components. Two 24-inch box Canary Island Pine trees will also be installed for added screening. The 238-square-foot equipment enclosure was installed with the original

light pole WCF and will remain to serve the new facility. The branches of the Eucalyptus tree will extend a minimum of 24 inches beyond the length of each antenna in order to provide concealment while enhancing the appearance of the tree and antenna socks will be used to further hide and blend the antennas. Existing mature trees serve as a backdrop and additional landscaping consisting of two 24-inch box Canary Island Pine trees are proposed to further integrate the WCF. With the exception of the setback deviation for the existing equipment enclosure, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF will not adversely affect the Mission Bay Park Master Plan of the City's General 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 allowable deviations pursuant to the Land Development Code.**

WCF are required to comply with LDC Section 141.0420 which includes design requirements that supplement the purpose and intent of the City's General Plan for wireless facilities. Similar to the City's General Plan, LDC Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

Sprint's WCF design consists of 12 antennas and 24 remote radio head units on a new 30-foot-tall faux-eucalyptus tree. To comply with the General Plan's design requirements and the City's WCF Design Guidelines, the faux-eucalyptus tree will employ heavy branch density, the use of antenna-socks, and a 24-inch branch extension in front of the proposed 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 Canary Island Pine trees will also be installed for added screening.

The deviation involves maintaining the existing 238-square foot equipment enclosure within the required RS-1-7 interior side yard setback. The existing equipment location, which is south of the basketball courts, was determined by Park and Recreation to comply with Charter Section 55. This location was considered to have the least impact on the existing landscaping and would avoid occupying any usable park space. Alternatively, relocating the equipment enclosure to comply with the setback requirements may impact usable park space and require removal of existing mature landscaping, which would therefore result in a project that may not comply with Charter Section 55.

Although the WCF regulations require equipment to be located underground in dedicated parks, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. Avoidance of excavation required for an enclosure of this size would eliminate a significant amount of landscaping and impact use of a larger portion of the park during construction, resulting in park operational impacts, as well as, inconveniences to park users.

The project is located in a Preference 2 location in accordance with Council Policy 600-43 and is a Preference 2 location in accordance to Council Policy (CP) 600-43. An NUP is required pursuant to LDC Sections 141.0420(d)(2) and 141.0420(d)(4). These two sections of the regulations states that an NUP is required for all WCFs in Residential Zones and in dedicated parkland where the antennas associated with the wireless communication facility are located more than 100 feet from the property line of day cares, elementary and middle schools, single or multi-unit residences. There are no day cares, elementary and middle schools within the surrounding area. The nearest residential uses is to the north and the distance exceeds 100 feet.

A portion of the property is located within designated Floodplains (FP) (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources, but will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas; however, an SDP is required for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources).



The main objective for this site is to provide coverage to the commercial, single and multi-family residential uses in the Pacific Beach community and park area as well as traffic along Grand Avenue. The proposed location and design of the WCF will not only preserve the existing coverage but will also increase the capacity. The design will also be improved to accommodate more antennas while providing the appropriate concealment elements. 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 setback deviation for the RS-1-7 zone.

**Neighborhood Development Permits Approval – Section 126.0404****1. The proposed development will not adversely affect the applicable land use plan;**

The Mission Bay Park Master Plan 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, requires the visual impacts of wireless facilities to be minimized by concealing them in existing structures or using screening techniques to hide or blend them into the surrounding area.

The project consists of a 30-foot tall faux Eucalyptus tree supporting 12 panel antennas and associated components. Two 24-inch box Canary Island Pine trees will also be installed for added screening. The 238-square-foot equipment enclosure was installed with the original light pole WCF and will remain to serve the new facility. The branches of the Eucalyptus tree will extend a minimum of 24 inches beyond the length of each antenna in order to provide concealment while enhancing the appearance of the tree and antenna socks will be used to further hide and blend the antennas. Existing mature trees serve as a backdrop and additional landscaping consisting of two 24-inch box Canary Island Pine trees are proposed to further integrate the WCF. With the exception of the setback deviation for the existing equipment enclosure, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF will not adversely affect the Mission Bay Park Master Plan of the City's General 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 allowable deviations pursuant to the Land Development Code.**

WCF are required to comply with LDC Section 141.0420 which includes design requirements that supplement the purpose and intent of the City’s General Plan for wireless facilities. Similar to the City’s General Plan, LDC Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

Sprint’s WCF design consists of 12 antennas and 24 remote radio head units on a new 30-foot-tall faux-eucalyptus tree. To comply with the General Plan’s design requirements and the City’s WCF Design Guidelines, the faux-eucalyptus tree will employ heavy branch density, the use of antenna-socks, and a 24-inch branch extension in front of the proposed 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 Canary Island Pine trees will also be installed for added screening.

The deviation involves maintaining the existing 238-square foot equipment enclosure within the required RS-1-7 interior side yard setback. The existing equipment location, which is south of the basketball courts, was determined by Park and Recreation to comply with Charter Section 55. This location was considered to have the least impact on the existing landscaping and would avoid occupying any usable park space. Alternatively, relocating the equipment enclosure to comply with the setback requirements may impact usable park space and require removal of existing mature landscaping, which would therefore result in a project that may not comply with Charter Section 55.

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significant amount of landscaping and impact use of a larger portion of the park during construction, resulting in park operational impacts, as well as, inconveniences to park users.

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A portion of the property is located within designated Floodplains (FP) (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP) and contains sensitive biological resources in the form of native southern coastal salt marsh plants. The FPs (except the 500-year FP) are located within the Rose Creek canal along the western property line and sensitive biological resources are located along the banks of this canal. The proposed WCF would not impact any onsite sensitive biological resources, but will be located within the portion of the property that is located within the 500-year FP. FEMA has no restrictions or regulations on development within the 500-year FP areas; however, an SDP is required for development on a property containing environmentally sensitive lands (FPs and sensitive biological resources).

The main objective for this site is to provide coverage to the commercial, single and multi-family residential uses in the Pacific Beach community and park area as well as traffic along Grand Avenue. The proposed location and design of the WCF will not only preserve the existing coverage but will also increase the capacity. The design will also be improved to accommodate more antennas while providing the appropriate concealment elements. 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 setback deviation for the RS-1-7 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PDP No. 1715729, SDP No. 1715730, NUP No. 1715731, and NDP No. 1715732 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. 1715729, SDP No. 1715730, NUP No. 1715731, and NDP No. 1715732, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: July 21, 2016; IO#: 24005989

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

**WHEN RECORDED MAIL TO**

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

INTERNAL ORDER NUMBER: 24005989

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT (PDP) NO. 1715729  
SITE DEVELOPMENT PERMIT (SDP) NO. 1715730  
NEIGHBORHOOD USE PERMIT (NUP) NO. 1715731  
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 1715732  
**SPRINT ROSE CREEK TRAIL PROJECT NO. 430519**  
PLANNING COMMISSION

This PDP No. 1715729, SDP No. 1715730, NUP No. 1715731, and NDP No. 1715732 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 126.0205, 126.0404, 126.0504, 126.0604, 131.0431, and 141.0420. The 69.16-acre site is located at 2637 Grand Avenue, on the northwestern corner of Mission Bay Park along Grand Avenue, in the RS-1-7 Zone within the Mission Bay Park Master Plan area, Coastal Overlay Zone (DEF-CER), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), and FEMA Floodplains (100-year Floodplain (FP), Zone AE, Special Flood Hazard Area, and the 500-year FP). The project site is legally described as: All that certain real property situated in the County of San Diego, State of California, described as follows: Those portions of Mission Bay Park Tract according to Map No. 1120 and Mission Bay Park Tract Resubdivision according to Map No. 1530, and Acre Lot 75 of Pacific Beach according to Map No. 854 and those portions of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the County Recorder of San Diego County and known as Miscellaneous Map No. 36, together with a portion of Mission Bay which was granted to the City of San Diego by Act of the Legislature of the State of California, approved April 27, 1945 entitled "An Act Granting Certain Lands, Tide Lands, and Submerged Lands of the State of California to the City of San Diego, Upon Certain Trusts and Conditions."

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 30-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. WCF consisting of a 30-foot-tall faux-eucalyptus tree supporting 12 panel antennas (72" by 12.5" by 7.1"), 24 remote radio head units, and one existing 238-square-foot equipment building containing five equipment cabinets and associated components;
- b. Removal of three antennas mounted on an existing 49'-9" tall athletic ball field light pole;
- c. Removal of the ground-mounted doghouse at the base of the existing athletic ball field light pole and restoration of all impacted hardscape to the satisfaction of the Development Services Department and the Park & Recreation Department;
- d. Deviation to SDMC Section 131.0431 for the continued operation of the 238-square-foot equipment enclosure within the required side yard setback;
- e. Every aspect of this project is considered an element of concealment, including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications must not defeat concealment;
- f. Installation of two 24-inch box Canary Island Pine trees;
- g. 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. Prior to issuance of any construction permits, the Permittee shall show evidence of a Coastal Development Permit or exemption issued by the California Coastal Commission.
3. This PDP, SDP, NUP, 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.
4. 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.
5. 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.

6. 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.

7. 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.

8. 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 Permittee and any successor(s) in interest.

9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

10. 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.).

11. 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.

12. 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.

13. 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.

14. 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:**

15. This project proposes to construct nonresidential structures within the flood fringe of a Special Flood Hazard Area (SFHA) for the San Diego River as shown on Flood Insurance Rate Map panel 06073C1968 F. No work is allowed within the regulatory floodway. All structures built within the SFHA must be constructed with the lowest floor elevated a minimum of two feet above the base flood elevation (BFE) at that location. Otherwise, the structures must be flood-proofed to a minimum of two feet above the BFE.

16. Prior to the issuance of a construction permit, any structures that will be flood-proofed, they must be constructed to meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93. Additionally, a registered civil engineer or architect must certify prior to occupancy that those requirements have been met.

17. Prior to the issuance of a construction permit, the Permittee shall denote on the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus two feet.

18. The project proposes to export 14 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

19. 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.



20. 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 G of the City's Storm Water Standards.
21. 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.
22. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

**LANDSCAPE REQUIREMENTS:**

23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.

**MULTIPLE SPECIES CONSERVATION PROGRAM:**

29. The project site is adjacent to a Multiple Habitat Planning Area (MHP A). Prior to issuance of any construction permit, the Permittee shall accurately represented the project's design in or on the Construction Documents (CD's consist of Construction Plan Sets for Private Projects) in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species

Conservation Program (MSCP) MHPA Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

- (a) **Lighting** - All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHP A through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
- (b) **Invasive Plants** - Plant species within 100 feet of the MHP A shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *"The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA. "*
- (c) **Drainage / Toxins** - All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA, All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- (d) **Staging/storage, equipment maintenance, and trash** - All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA."*

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

30. In order to comply with the Migratory Bird Treaty Act (MBTA), if construction of the proposed project occurs during the Migratory Bird breeding season, a preconstruction survey is required. The breeding season is defined as January 15-September 15.

Prior to any construction, the Permittee shall conduct the preconstruction survey for active nests within approximately 48 hours prior to the start of construction. The results of the survey should be submitted to the City in the form of a written report and include the following information: 1) the dates of the survey, 2) total field time 3) names of the investigators 4) if any active nests were found. If an active migratory nest were found, then all construction activities undertaken by the project shall comply with regulatory requirements of the federal MBTA and California Fish and Game Code 3503 and 3513.

31. 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.
32. All proposed hand-holes shall be covered with bark material to match the faux-eucalyptus trunk to the satisfaction of the Development Services Department.
33. 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.
34. Branches shall extend a minimum of 24-inches beyond the entire length of the face of each antenna to the satisfaction of the Development Services Department.
35. Starting branch height shall be no lower than ten-feet six-inches, as illustrated on the stamped, approved Exhibit "A," with a total minimum branch count of 126-branches.
36. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
37. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other components) shall be installed by Permittee.
38. No overhead cabling is allowed for this project.
39. Exposed mounting apparatus (mounting arms/pipes) shall be removed by Permittee and shall not remain on the faux-eucalyptus absent antennas.
40. 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.
41. 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.
42. 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.

43. 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.
44. 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."
45. 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 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-##-####.

PDP No. 1715729, SDP No. 1715730, NUP No. 1715731, & NDP No. 1715732  
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 92101-2422  
☐ 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.: 430519

Project Title: Sprint Rose Creek Trail

PROJECT LOCATION-SPECIFIC: The site is located at 2637 Grand Avenue, San Diego, within Mission Bay Park Community Plan area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: PLANNED DEVELOPMENT PERMIT (PDP), NEIGHBORHOOD USE PERMIT (NUP), SITE DEVELOPMENT PERMIT (SDP) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to allow for the modification of an existing Wireless Communication Facility (WCF). The modification would consist of the following construction of (12) new 6 foot tall panel antennas mounted to a new 30 foot high faux eucalyptus tree along with associated equipment to support the WCF. Project implementation would also include a Right-Of-Entry permit. The property is located at 2637 Grand Avenue in the RS-1-7 Zone within the Mission Bay Park Community Plan; Coastal Overlay Zone (DEF-CER); Coastal Height Limitation Overlay Zone; Sensitive Coastal Overlay Zone; Multiple Habitat Planning Area (MHPA); Parking Impact Overlay Zone (Coastal and Beach); and FEMA Floodplains (100-year FP, Zone AE, and the 500-year FP).

The WCF as proposed shall require the processing of the following actions: a NUP since the development appears to be greater than 100 feet from the primary use, a SDP for development on environmentally sensitive lands; a NDP to continue to operate an above ground equipment enclosure within dedicated parkland and a PDP because the existing equipment building will continue to operate within the required setback.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sprint, Contact: Maegan Murphy 9191 Towne Center Drive San Diego CA, 91112 (619) 985-6638

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; 15303 (New Construction)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction of limited numbers of new, small facilities and the installation of small new equipment. Since the project would construct new equipment associated with the existing use the exemption is appropriate. Furthermore, since the WCF would occur on a developed site lacking sensitive resources the exceptions listed in CEQA Section 15300.2 would not apply. Additionally, the project site is not located within a Multiple Habitat Planning Area (MHPA); however, the area under the Grand Avenue Bridge and portion of the Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140-feet-from the MHPA boundary, but the site is considered adjacent to the MHPA. The permit includes conditions for compliance with the applicable MHPA Land

Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP) and impacts will not occur.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

Jeffrey Szymanski / SENIOR PLANNER  
SIGNATURE/TITLE

6/3/2016  
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



Sprint – SD35XC250- Rose Creek Trail  
2637 Grand Ave., San Diego CA 92109

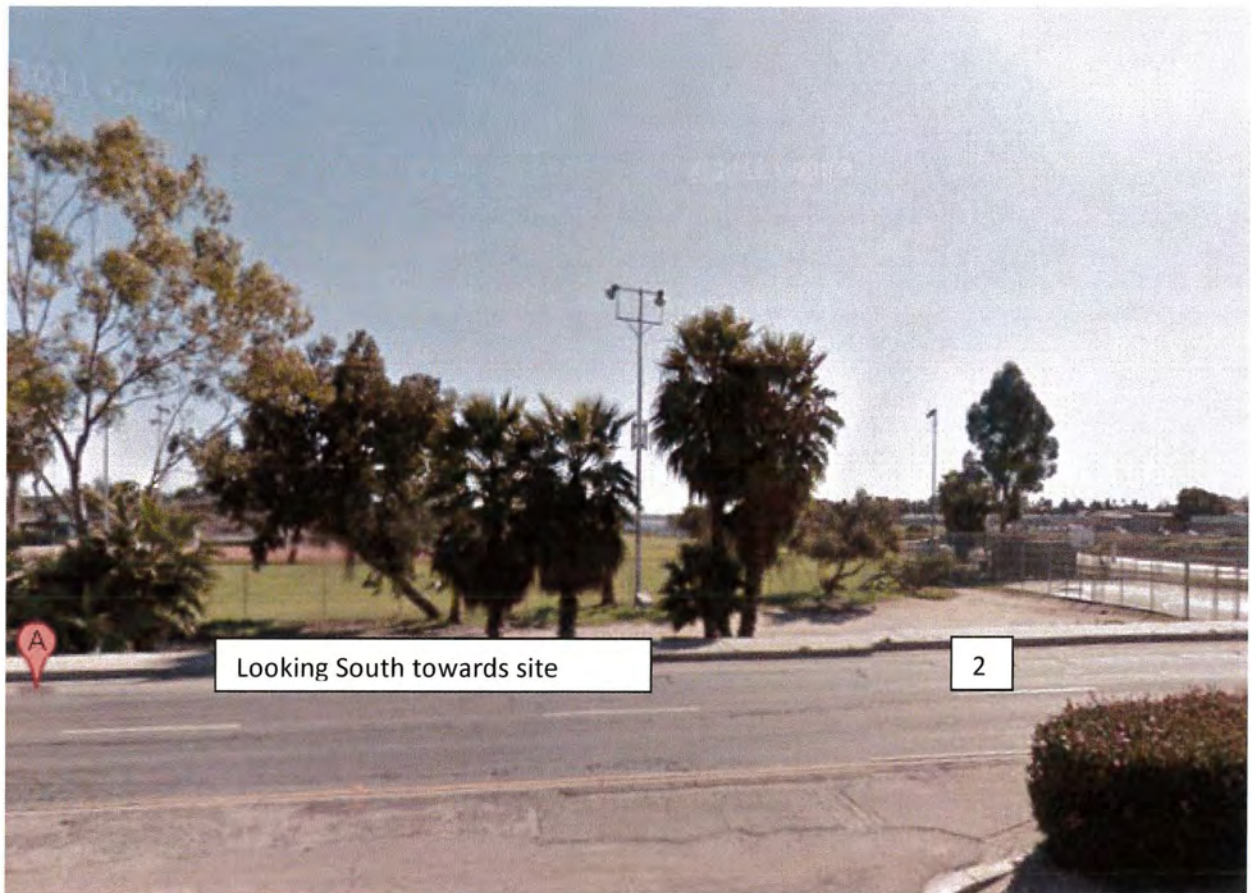
APN: 424-460-05

Photo Survey















Looking North towards site

## **Background**

The Sprint “Rose Creek Trail” site is necessary for the on-going functioning of the Sprint Wireless Network. The project site has been in existence and operation since 2003. Sprint is requesting a renewal of the existing permit and modification to the site for a vital technology upgrade. Pursuant to Sprint’s operating license, Sprint is obligated to provide ubiquitous coverage within its service areas. These service areas include all zones and land use types, from industrial, to commercial, institutional, public rights-of-way, and to residential. There is no land use or zoning category that can be excluded from the obligation to provide a seamless network. Per the City of San Diego Telecommunications Ordinance, the applicant is required to provide justification regarding the site selection process. The project for consideration at this time consists of a modification and renewal to an *existing* facility. The wireless networks have been developed in a systematic manner over time, in which site locations were a) selected based upon their functionality within for the network, and b) based upon being able to provide appropriate justification to City staff regarding the site selection. Because of the manner in which the wireless networks evolve, a significant coverage gap would result if an existing facility were to be removed or arbitrarily relocated. The RF Coverage Maps provided with this Justification demonstrate the coverage service that the existing site, and the proposed modification, would provide. Per the below aerial maps and zoning map, the project coverage area consists of solidly residential zoning and land uses. More detailed justification follows.

## **Site Justification Report**

At the time that Sprint’s “Rose Creek Trail” site search was initiated in 2002, the site development team’s main objective was to provide coverage to the commercial, single and multi-unit residential zones in the Greater Pacific Beach community and park use as well as traffic on Grand Ave., as seen on the justification zoning map. The team sought to find a location that could provide the height needed to for the desired coverage area. The site located at 2637 Grand Ave. was identified as the best location for the desired search ring’s objective, since the existing light pole could accommodate the necessary wireless equipment, and be able to provide coverage to adjacent residential uses from this light pole. In addition, it allowed for improved and expanded coverage along the busy Grand Ave. corridor, Pacific Beach community and nearby Mission Bay Athletic Area. In 2002, a CUP application with the City of San Diego was filed for a new telecommunications site and on Feb. 28, 2003, Sprint was granted CUP 99-0271-32 for three panel antennas and equipment space.

The primary land use on the project site consists of park land within the Pacific Beach Communities Planned District. Sprint has not evaluated other locations for their subject proposed upgrade, since this

site contains an existing wireless facility, and can serve the adjacent commercial and residential uses. As depicted in the RF coverage maps, the location of this site and the proposed technology upgrade will allow for significantly improved data rates for the adjacent residential, park, and commercial uses, which are vital to accommodate current and future personal, medical, and business communications.

With this application, Sprint is proposing to redesign this existing site, since the current City light standards cannot fully screen and structurally accommodate Sprint's equipment needed to satisfy Sprint's present network needs. Sprint will remove all antennas and associated equipment from the existing light standards and repair the light standards to its original condition. Sprint will be installing a new monopine wireless facility, similar to species in the park and the soon to be installed Verizon Wireless facility. The monopine wireless facility will allow Sprint to better conceal their antennas and remote radio head units, while integrating the facility with the surrounding trees and park. The new monopine facility will allow Sprint to enhance data connectivity to nearby sites, as seen in the RF coverage maps, which minimizes poor to average coverage gaps in the subject search ring.

In addition, this particular site provides a substantial coverage footprint and is vital to the Sprint Wireless Network due to the following factors:

- The site occupies relatively high ground compared to the surrounding area
- The proposed Sprint installation can physically and structurally accommodate the required technology upgrade with minimal visual impacts
- The monopine allows for a superior antenna height of 30' above ground level

In conclusion, the subject 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, while following the Council policy by locating a site having appropriate preference level and by utilizing the least visually obtrusive means possible. The project design proposes to have a fully screened base station equipment and antenna arrays. Further, by utilizing a location and design which can satisfy the coverage objective from a *single location*, proliferation is avoided, minimizing overall visual impacts to the community.

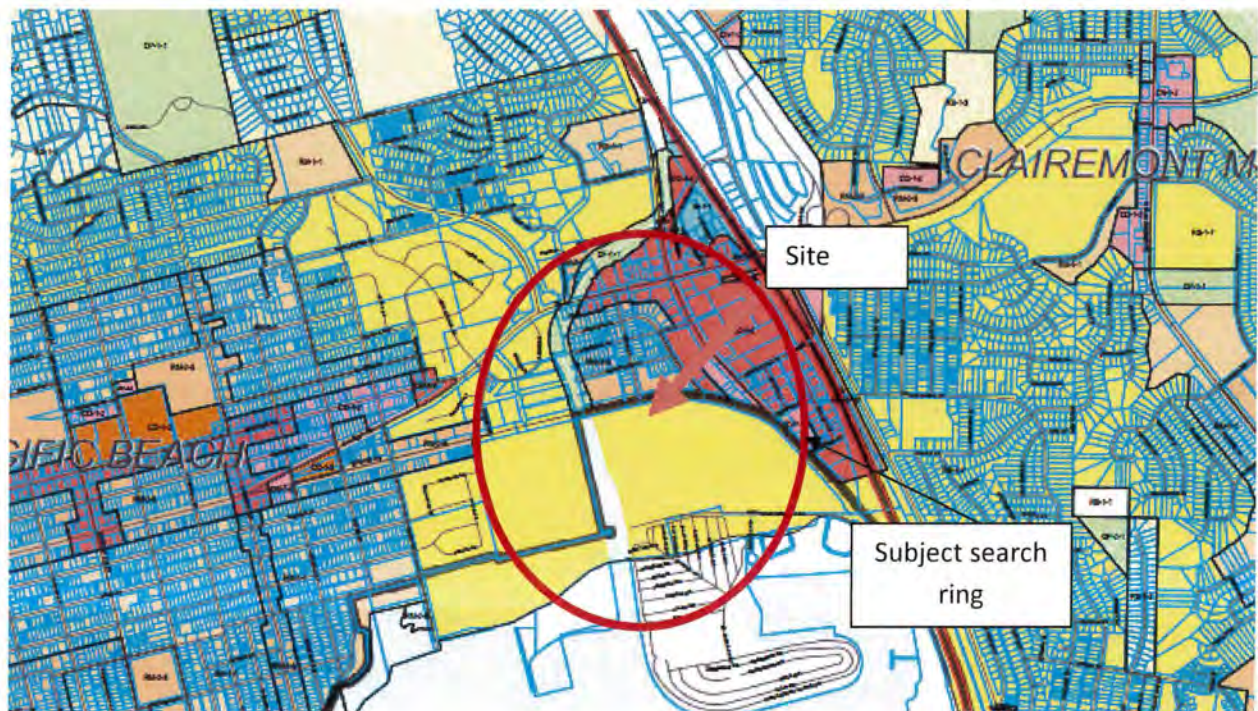
The existing / proposed Sprint installation provides a material benefit to the community by providing services for personal, business and emergency communications. Currently the communication's realm is undoing a transitional shift towards wireless communications, and wireless networks are in extreme demand across all disciplines. Approximately 25% of homes in the U.S. are now "wireless only", having no landlines and the rate of wireless-only homes is increasing at about 5% a year. It is extremely important that Sprint continues to operate and upgrade their existing site and network in order to keep up with the rising demand in wireless services.

To the best knowledge of the applicant, no complaints have been received by the City regarding any operational issues relating to the existing Sprint facility, including noise. There have been no changes in site's conditions or zoning standards since the time of the project's initial approval.



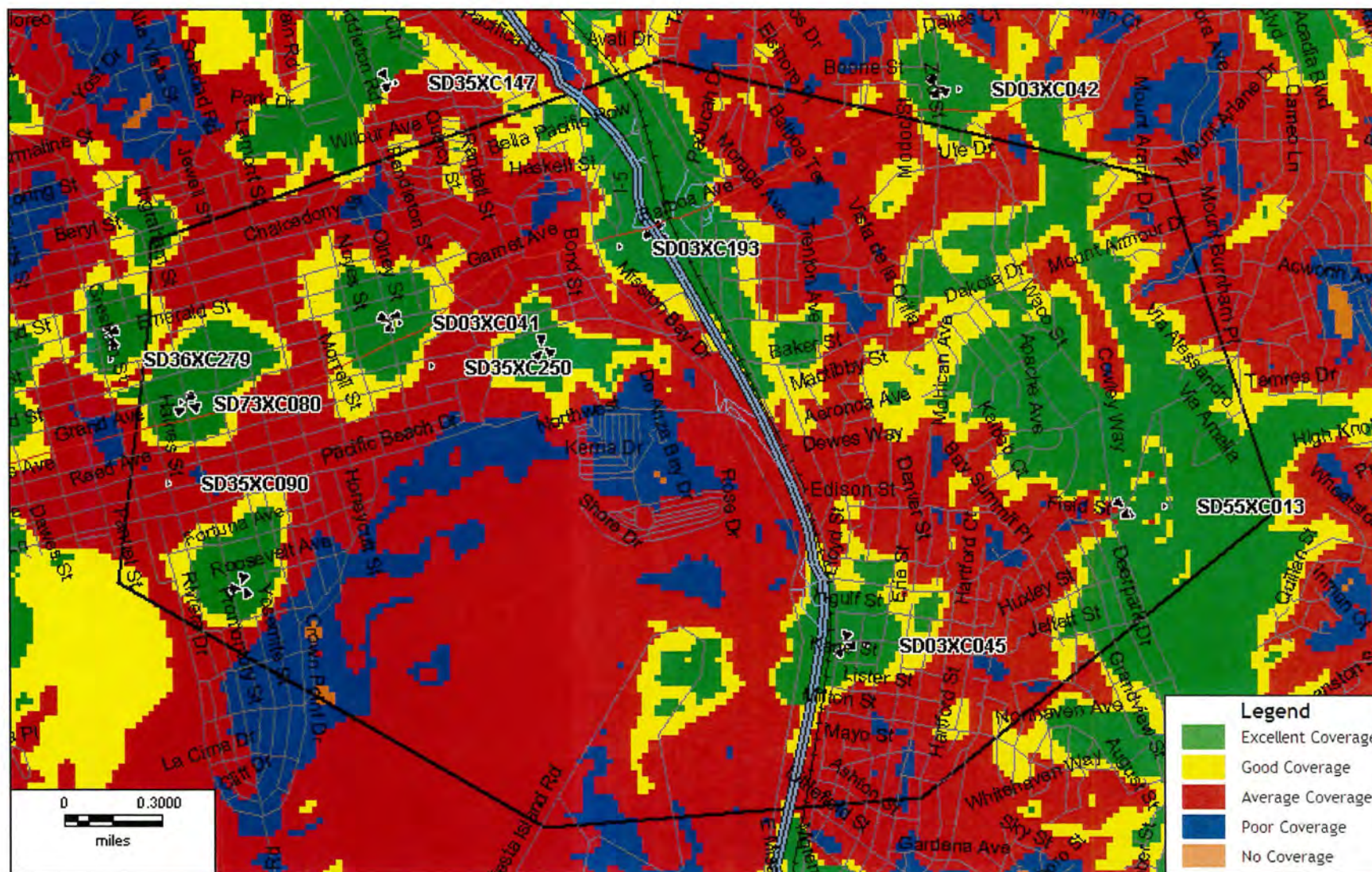
and thus similar findings for approval should be adopted for the land use renewal and modification of Sprint's site located at 2637 Grand Ave.

### Justification Map



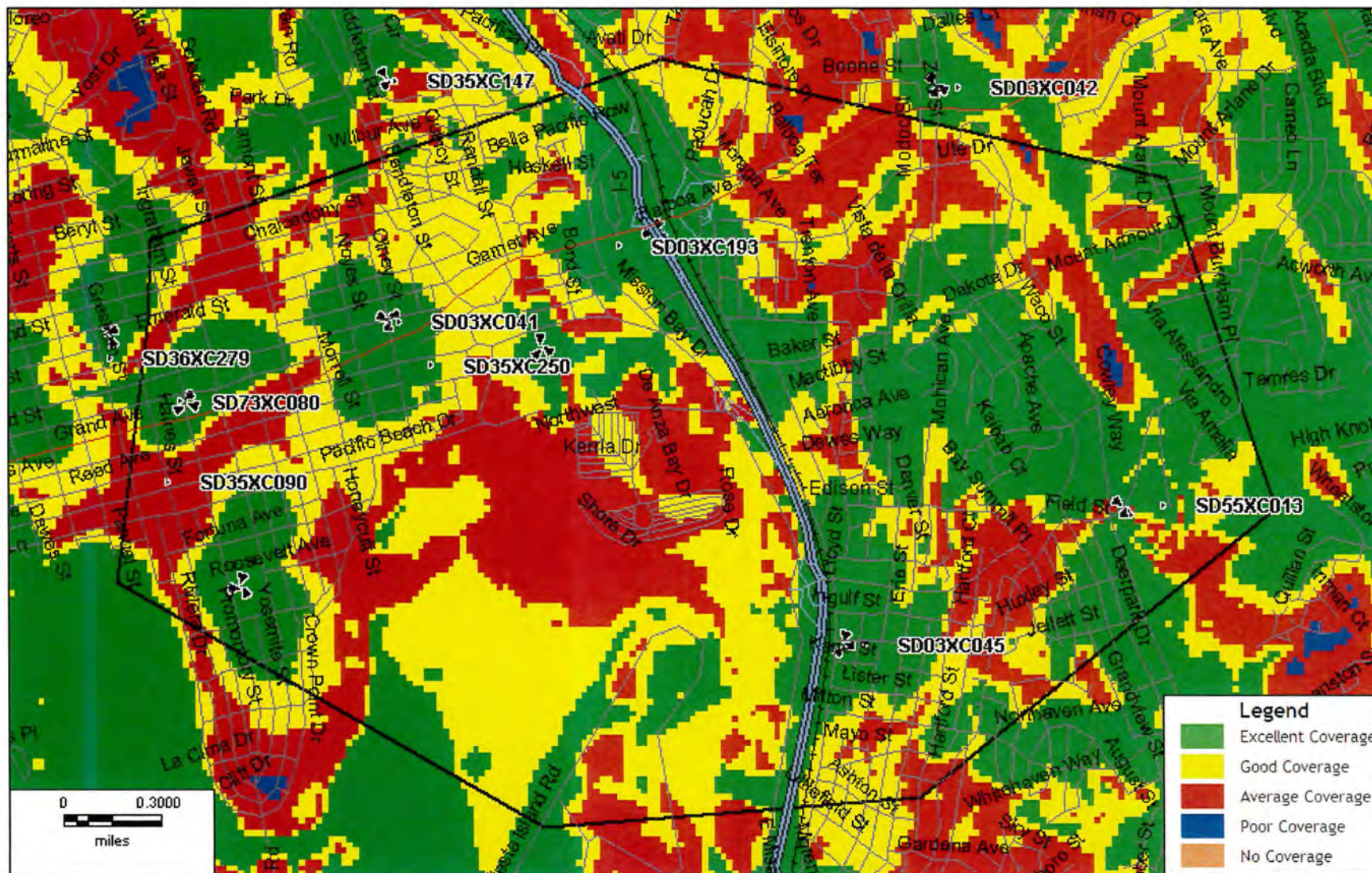


## SD35XC250 Coverage with neighboring sites : Current Design – 3G





## SD35XC250 neighboring sites Coverage: Proposed Configuration – 3G



**Tse, Simon**

---

**From:** McKenzie, Stacy [SLMcKenzie@sandiego.gov]  
**Sent:** Wednesday, April 13, 2016 3:38 PM  
**To:** Murphy, Maegan [CTO]  
**Subject:** RE: Meeting tonight February

201. Sprint Cell Tower at Mission Bay Athletic Fields

IT WAS MOVED/SECONDED (POTTER/WALTER) TO APPROVE SPRINT CELL TOWER AT MISSION BAY ATHLETIC FIELDS. CARRIED UNANIMOUSLY 7-0-0

Does this work

**Stacy L McKenzie**

District Manager  
City of San Diego  
Park and Recreation Department  
**619-235-1154**  
[slmckenzie@sandiego.gov](mailto:slmckenzie@sandiego.gov)



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**From:** Murphy, Maegan [CTO] [<mailto:Maegan.Murphy@sprint.com>]  
**Sent:** Wednesday, April 13, 2016 12:15 PM  
**To:** McKenzie, Stacy <[SLMcKenzie@sandiego.gov](mailto:SLMcKenzie@sandiego.gov)>  
**Subject:** RE: Meeting tonight February

Hi,

These are the only minutes I can access and am not seeing Sprint.

[https://www.sandiego.gov/sites/default/files/mbpc\\_minutes\\_2-2-2016.pdf](https://www.sandiego.gov/sites/default/files/mbpc_minutes_2-2-2016.pdf)

**Maegan Murphy**

Network Project Manager III / San Diego  
Regional Site Development  
619.985.6638  
[Maegan.Murphy@sprint.com](mailto:Maegan.Murphy@sprint.com)





---

**From:** McKenzie, Stacy [<mailto:SLMcKenzie@sandiego.gov>]  
**Sent:** Wednesday, April 13, 2016 12:12 PM  
**To:** Murphy, Maegan [CTO]  
**Subject:** Re: Meeting tonight February

I found it on the minutes in February 2016 under adoption which is under action....please check again

Sent from my iPhone

On Apr 13, 2016, at 12:07 PM, Murphy, Maegan [CTO] <[Maegan.Murphy@sprint.com](mailto:Maegan.Murphy@sprint.com)> wrote:

Hi Stacy,

I hope you are doing well. I need to send the minutes of the February meeting to the City of San Diego, and noticed that the Sprint project was not listed on the February minutes online. Can you please send me something saying that our project was approved?

Thank you

**Maegan Murphy**

Network Project Manager III / San Diego  
Regional Site Development  
619.985.6638  
[Maegan.Murphy@sprint.com](mailto:Maegan.Murphy@sprint.com)

<image001.png>

---

**From:** McKenzie, Stacy [<mailto:SLMcKenzie@sandiego.gov>]  
**Sent:** Tuesday, February 02, 2016 8:08 AM  
**To:** Cindy Hedgecock; Darlene Walter; David Potter; Giovanni Ingolia; Jim Greene; Kevin Konopasek; Paul Robinson; Ron Anderson; William Earley  
**Cc:** Murphy, Maegan [CNO]; Jimmy Parker  
**Subject:** Meeting tonight

FYI,

I am told there is a lot of construction going on in from of the building. We are still in the same room and I am assured there will be a route for us to get there.

**Stacy L McKenzie**

**District Manager**

**City of San Diego**

**Park and Recreation Department**

**619-235-1154**

[slmckenzie@sandiego.gov](mailto:slmckenzie@sandiego.gov)

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**EXISTING**

**SD35XC250 ROSE CREEK TRAIL**  
2637 Grand Avenue  
San Diego, CA 92109



**EXISTING SPRINT PANEL  
ANTENNAS TO BE REMOVED**



**PROPOSED SPRINT PANEL ANTENNAS  
PIPE MOUNTED ON FAUX EUCALYPTUS**



***Photosimulation of proposed telecommunications site***



**EXISTING**

**EXISTING SPRINT PANEL  
ANTENNAS TO BE REMOVED**

**SD35XC250 ROSE CREEK TRAIL**  
2637 Grand Avenue  
San Diego, CA 92109



**#2**

**PROPOSED CANARY ISLAND PINE TREES**

**PROPOSED SPRINT PANEL ANTENNAS  
PIPE MOUNTED ON FAUX EUCALYPTUS**

**PROPOSED**

***Photosimulation of proposed telecommunications site***

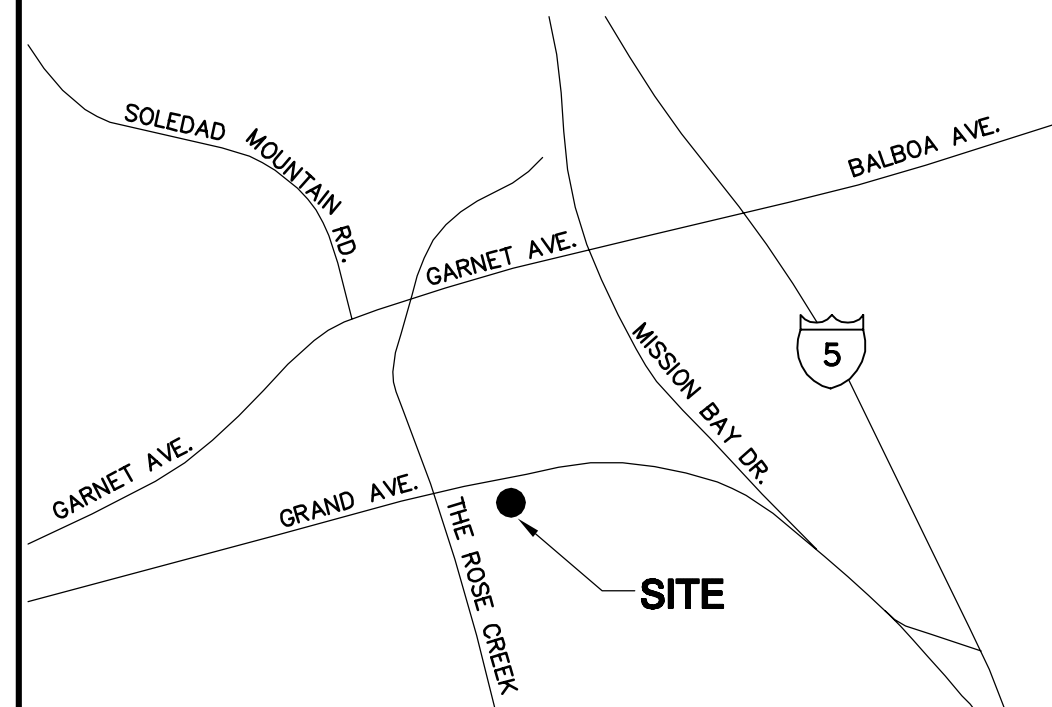


# Sprint



**SD35XC250**  
**ROSE CREEK TRAIL**  
**2637 GRANDE AVENUE**  
**SAN DIEGO, CA 92109**

## VICINITY MAP



THOMAS GUIDE PAGE: 1248, C5

ADDRESS  
2637 GRAND AVE.  
SAN DIEGO, CA 92109

### DIRECTIONS:

FROM THE SAN DIEGO INTERNATIONAL AIRPORT:

1. DEPART GOING WEST ON N HARBOR DR
2. MAKE A U-TURN ONTO N HARBOR DR
3. TURN LEFT ONTO GRAPE ST
4. MERGE ONTO I-5 N
5. TAKE I-5 N
6. EXIT BALBOA ST EXIT
7. MERGE ONTO MISSION BAY DR
8. TURN SLIGHT LEFT ONTO GRAND AVE
9. DESTINATION ON THE 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

- NUP
- SDP
- NDP

## OVERLAY ZONES

- COASTAL OVELAY ZONE (DEF-CER)
- COASTAL HEIGHT LIMITATION OVERLAY ZONE
- SENSITIVE COASTAL OVERLAY ZONE
- MULTIPLE HABITAT PLANNING AREA (MHPA)
- PARKING IMPACT OVERLAY ZONE
- FEMA FLOODPLAINS

## LEGAL DESCRIPTION

PROPERTIES OF MISSION BAY PARK TRACT MAP 1120 AND MISSION BAY PARK TRACT RESUBDIVISION MAP 1530, AND ACRE LOT 75 OF PACIFIC BEACH MAP 854 AND PORTIONS OF PUEBLO LANDS OF SAN DIEGO, MISCELLANEOUS MAP NO. 36, A PORTION OF MISSION BAY DESCRIBED AS FOLLOWS: THAT PARCEL COMMONLY KNOWN AS SAN DIEGO COUNTY TAX COLLECTORS TAX PARCEL 424-460-15

## 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 DRIVE, SUITE 150  
SAN DIEGO, CALIFORNIA 92122  
(714) 617-9342  
CONTACT: MAEGAN MURPHY  
(619) 985-6638

OWNER: CITY OF SAN DIEGO COSTAL PARKS DIVISION  
COSTAL PARKS DIVISION  
SAN DIEGO, CA 92109  
CONTACT: COSTAL PARKS DIVISION  
PH: (619) 221-8901

### PROJECT DESCRIPTION:

- INSTALL (12) NEW 6'-0" PANEL ANTENNAS MOUNTED TO NEW 30'-0" HIGH FAUX EUCALYPTUS
- INSTALL (24) NEW RRH'S MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALL (1) NEW GROWTH CABINET ON EXISTING RAISED CONCRETE PAD INSIDE EQUIPMENT ENCLOSURE
- INSTALL (1) NEW TOP HAT ON EXISTING BTS CABINET
- INSTALL (1) NEW 30'-0" HIGH FAUX EUCALYPTUS MANUFACTURED BY SOLAR COMMUNICATIONS INTERNATIONAL, INC.
- REMOVAL OF EXISTING SPRINT ANNTENNAS ON EXISTING LIGHT POLE
- NEW COAX CABLE TRENCH FROM EXISTING POLE TO NEW FAUX TREE

ASSESSORS PARCEL NUMBER: 424-460-05

JURISDICTION: CITY OF SAN DIEGO

ZONING (EXISTING): RS-1-7

TOTAL SITE AREA: 3,012,437 SF  
69.16 ACRES

LEASE AREA: ± 256 SQ. FT.  
NO INCREASE IN EXISITING LEASE AREA  
VB

TYPE OF CONSTRUCTION (EXISTING):

OCCUPANCY OF EXISTING: U

OCCUPANCY OF PROPOSED: U

SPRINT EQUIPMENT ROOM: S-2

CURRENT USE: TELECOMMUNICATIONS FACILITY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

NOTE:  
THERE IS ANOTHER EXISTING TELECOMMUNICATIONS FACILITIES ON SITE (VERIZON)

## SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-0.0	WATER POLLUTION CONTROL PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	FAUX EUCALYPTUS ELEVATION, ANTENNA PLAN & DETAILS
D-1	DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN

## STATEMENT OF COMPLIANCE

THE WIRELESS COMMUNICATIONS FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE TO THE TELECOMMUNICATIONS ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY THE STATE AND FEDERAL REGULATORY AGENCIES.

## 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

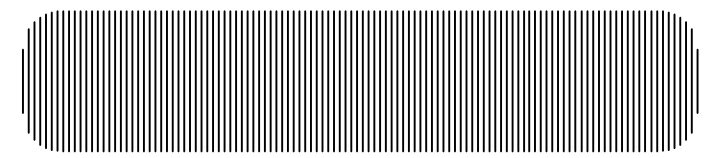
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

## 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.

**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

**SD35XC250**

PROJECT NAME

**ROSE CREEK TRAIL**

2637 GRAND AVENUE  
SAN DIEGO, CA 92109

SAN DIEGO COUNTY

## DRAWING DATES

04/17/15	90% ZD (ge)
05/12/15	100% ZD (ic)
05/22/15	100% ZD REV 1 (ge)
09/28/15	100% ZD REV 2 (ic)
10/22/15	100% ZD REV 3 (mm)
02/26/16	100% ZD REV 4 (ic)
04/19/16	100% ZD REV 5 (ic)

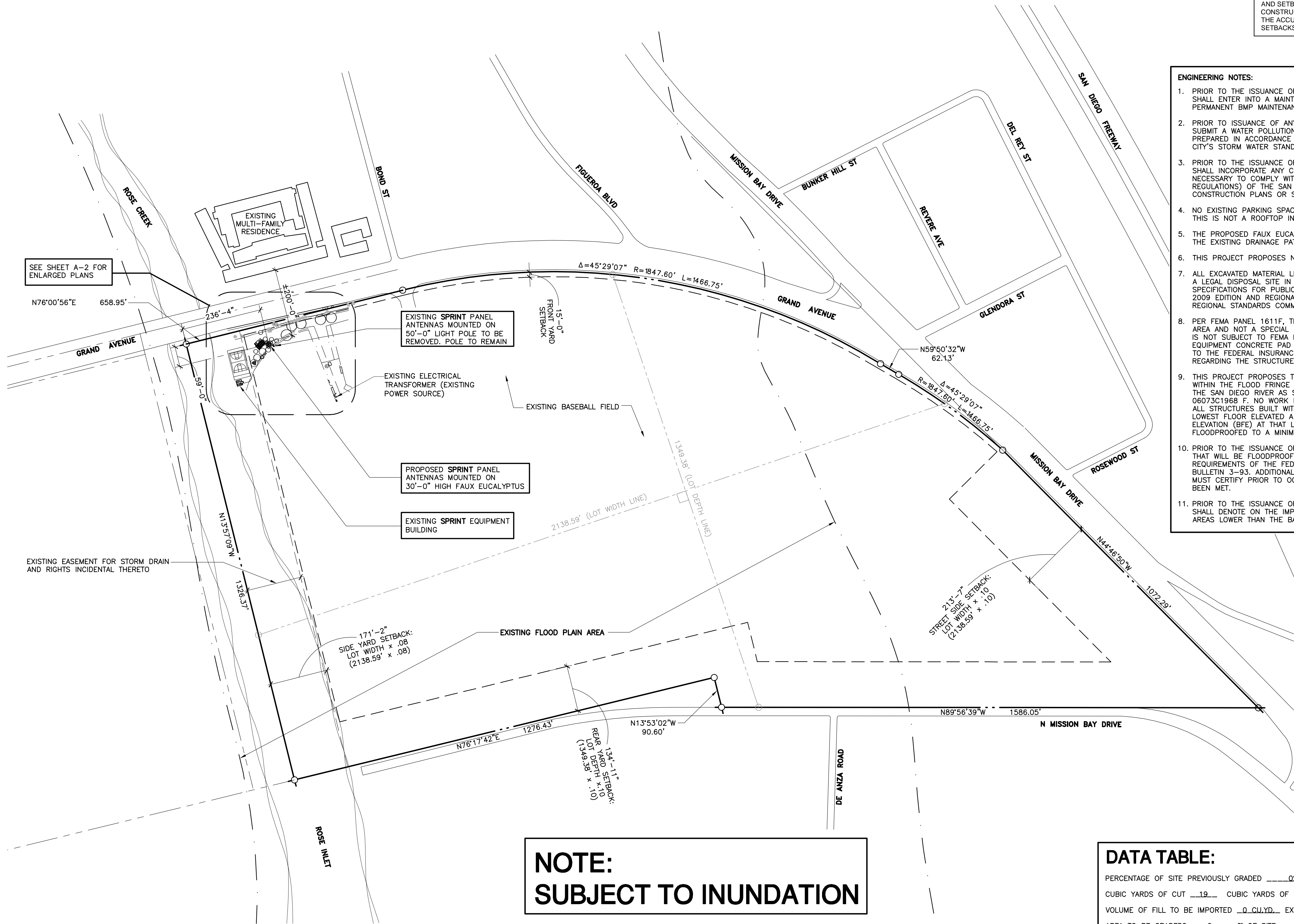
SHEET TITLE

**TITLE SHEET  
&  
PROJECT DATA**

PROJECTS\Sprint\15038

**T-1**

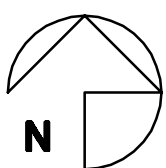




NOTE:  
SUBJECT TO INUNDATION

SITE PLAN

SCALE: 1" = 150'-0"



DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED 0%  
CUBIC YARDS OF CUT 19 CUBIC YARDS OF FILL 5  
VOLUME OF FILL TO BE IMPORTED 0 CU.YD. EXPORTED 14 CU.YD.  
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

GRADING QUANTITIES:

FAUX EUCALYPTUS FOOTING: 14.54 CU. YDS. ±20"–0" (T.B.D.)  
CABLE TRENCH: 4.17 CU. YDS. 30" DEPTH  
TOTAL GRADING: 18.71 CU. YDS.

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ENGINEERING NOTES:

1. 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.
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5. THE PROPOSED FAUX EUCALYPTUS LOCATION WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERN.
6. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
7. ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2009 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.
8. PER FEMA PANEL 1611F, THE PROJECT IS IN A ZONE X 500 YEAR FLOOD AREA AND NOT A SPECIAL FLOOD HAZARD AREA. THEREFORE THE PROJECT IS NOT SUBJECT TO FEMA REGULATIONS. THE PROPOSED CABINET IN THE EQUIPMENT CONCRETE PAD IS WITHIN A SFHA THEREFORE WILL BE SUBJECT TO THE FEDERAL INSURANCE ADMINISTRATION'S TECHNICAL BULLETIN 3–93 REGARDING THE STRUCTURES BEING FLOOD PROOFED.
9. THIS PROJECT PROPOSES TO CONSTRUCT NONRESIDENTIAL STRUCTURES WITHIN THE FLOOD FRINGE OF A SPECIAL FLOOD HAZARD AREA (SFHA) FOR THE SAN DIEGO RIVER AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 06073C1968. NO WORK IS ALLOWED WITHIN THE REGULATORY FLOODWAY. ALL STRUCTURES BUILT WITHIN THE SFHA MUST BE CONSTRUCTED WITH THE LOWEST FLOOR ELEVATED A MINIMUM OF TWO FEET ABOVE THE BASE FLOOD ELEVATION (BFE) AT THAT LOCATION. OTHERWISE, THE STRUCTURES MUST BE FLOODPROOFED TO A MINIMUM OF TWO FEET ABOVE THE BFE.
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2637 GRAND AVENUE  
SAN DIEGO, CA 92109

SAN DIEGO COUNTY

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10/22/15	100% ZD REV 3 (mm)
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04/19/16	100% ZD REV 5 (ic)

SHEET TITLE

SITE PLAN

PROJECTS\Sprint\15038

A-0



SEE SHEET A-0.0 FOR  
ENLARGED AREA PLAN

TC-1

WM-1

WM-8

WM-5

WM-9

WM-6

WM-4

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CONSTRUCTION STORMWATER BMPs:


DIRECTION OF LOT DRAINAGE → →

SS-6 MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION

SC-5 FIBER ROLLS —FR—FR—

TC-1	STABILIZED CONSTRUCTION ENTRANCE	
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WM-1	MATERIAL DELIVERY & STORAGE
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-4	SPILL PREVENTION & CONTROL



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SHEET TITLE

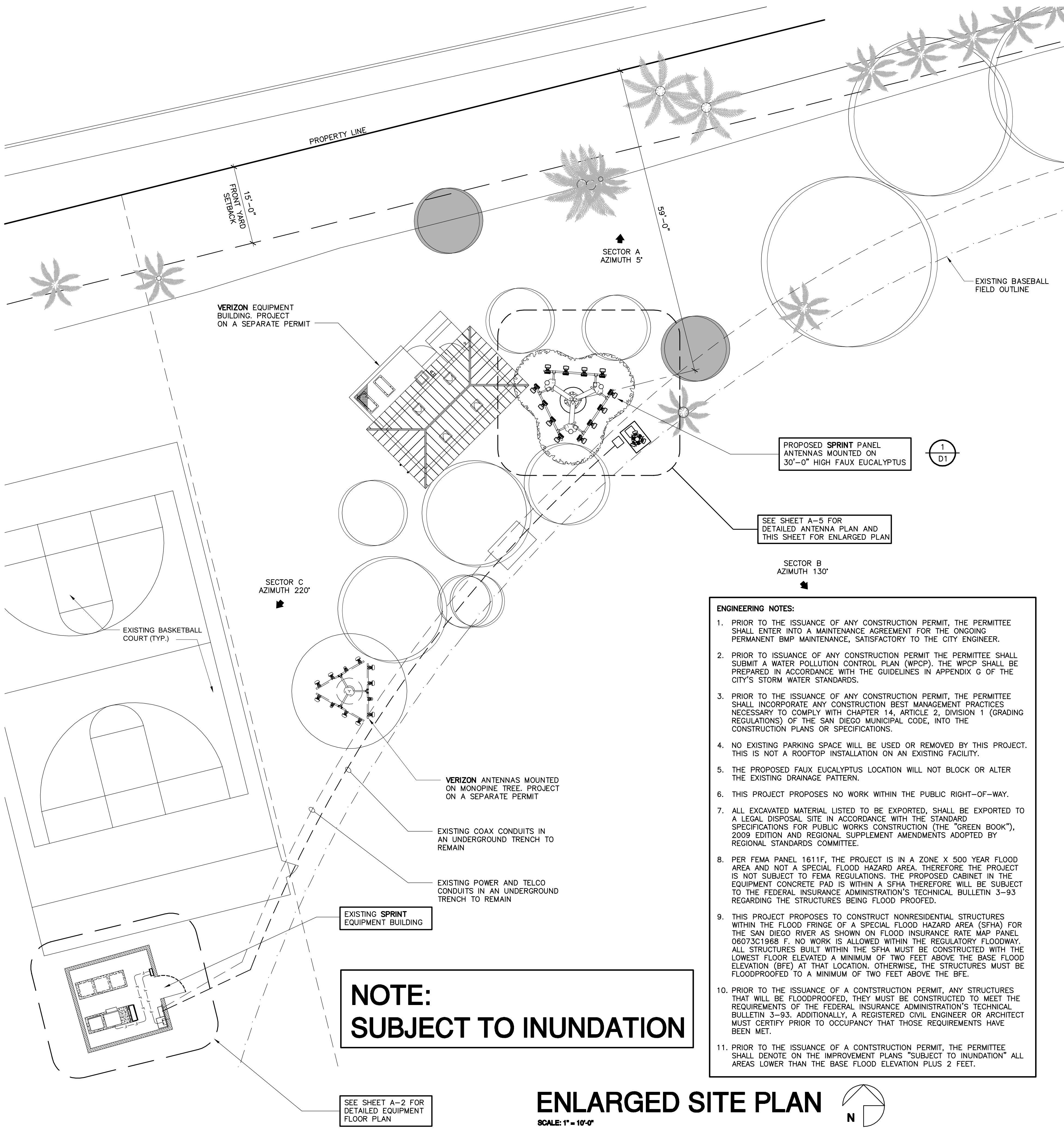
# WATER POLLUTION CONTROL PLAN

PROJECTS\Sprint\15038

# A-0.0

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

I/ we the undersigned as Lessee(s) of the property described as  
2637 Grand Ave San Diego CA SD35XC250;  
(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 Glori James Suarez Company Name SPRINT  
(print name)

Lessee Glori James Suarez Date 8/14/15  
(signature)

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ENLARGED PLAN

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

Booth & Suarez

ARCHITECTURE INCORPORATED

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2637 GRAND AVENUE  
SAN DIEGO, CA 92109

SAN DIEGO COUNTY

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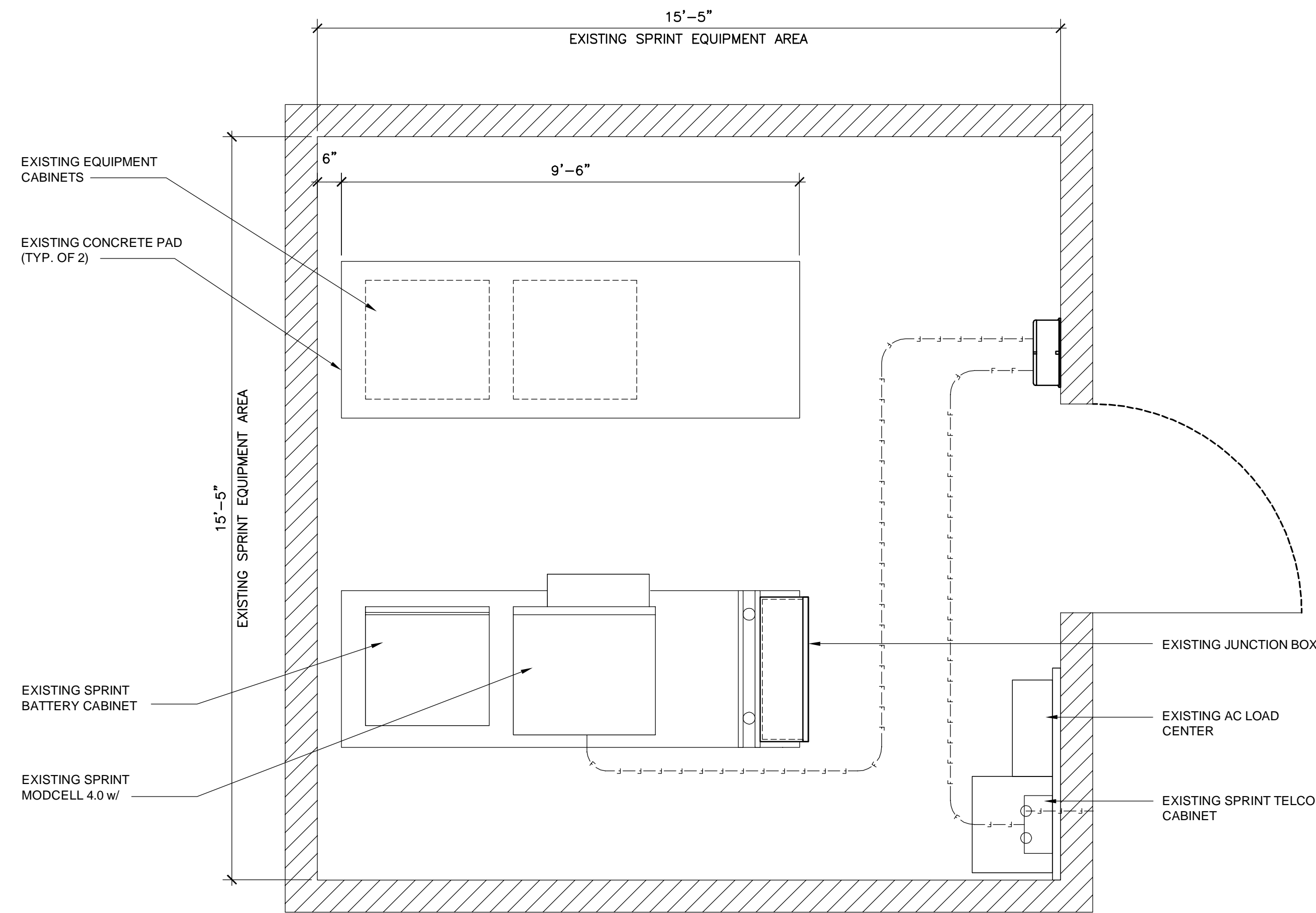
SHEET TITLE

ENLARGED SITE PLAN

PROJECTS\Sprint\15038

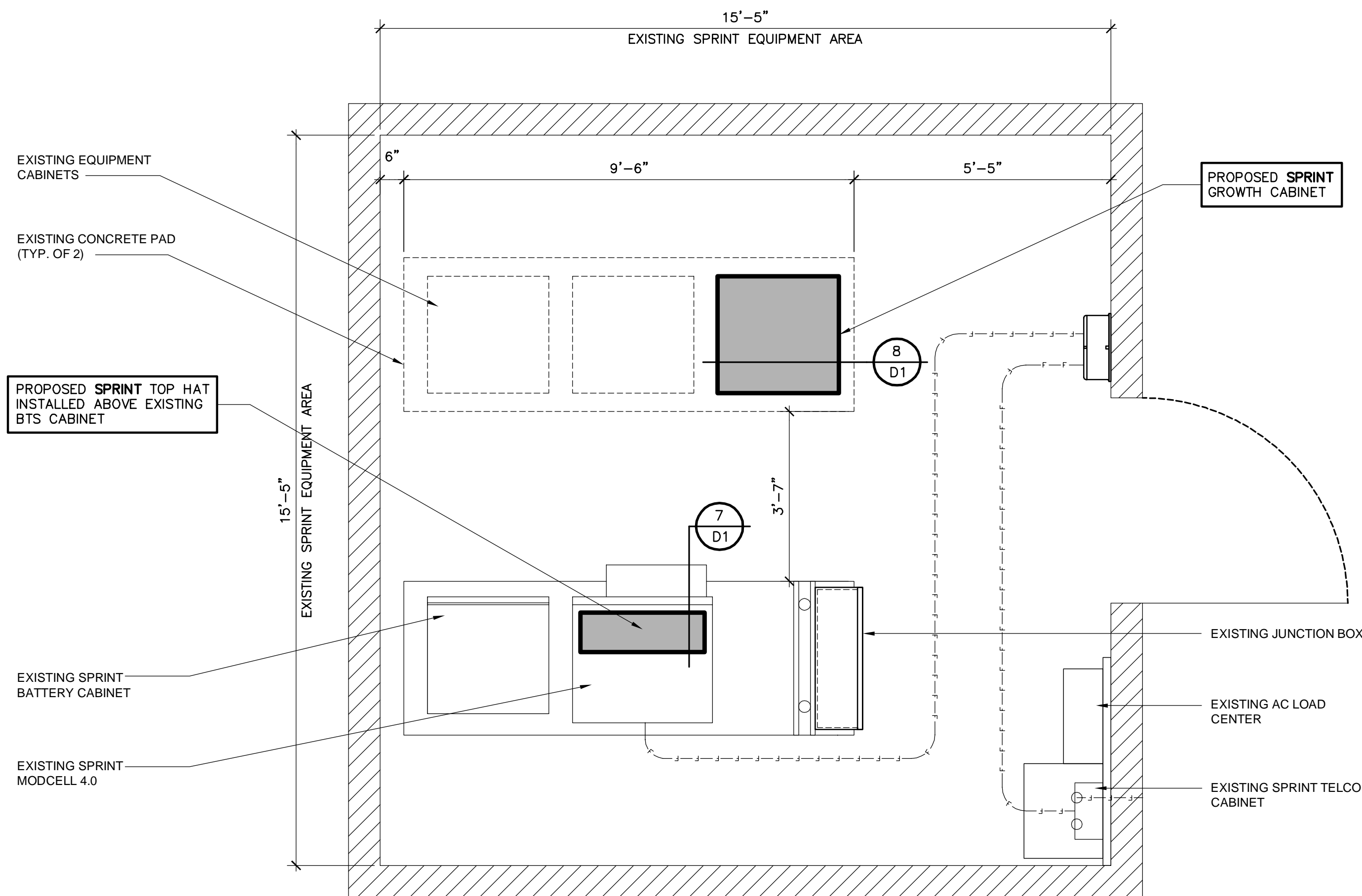
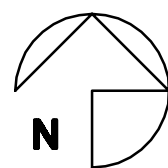
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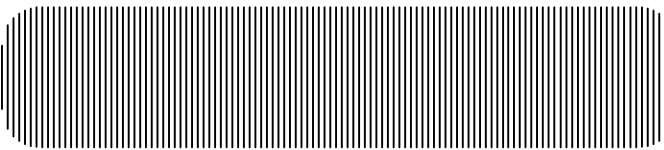
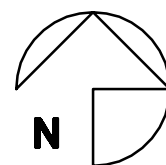
EXISTING EQUIPMENT ROOM FLOOR PLAN

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



PROPOSED EQUIPMENT ROOM FLOOR PLAN

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



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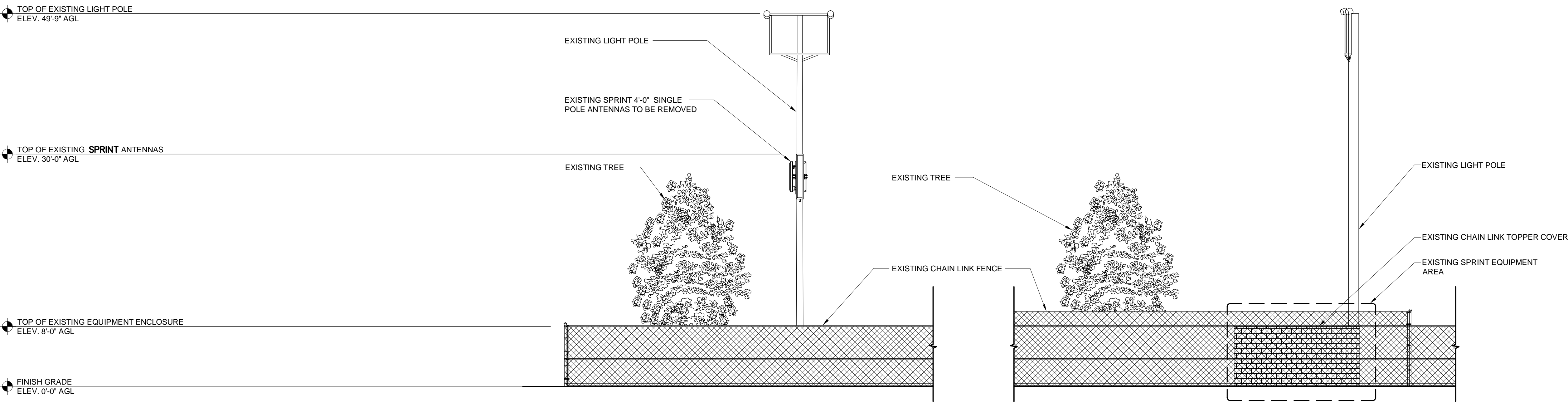
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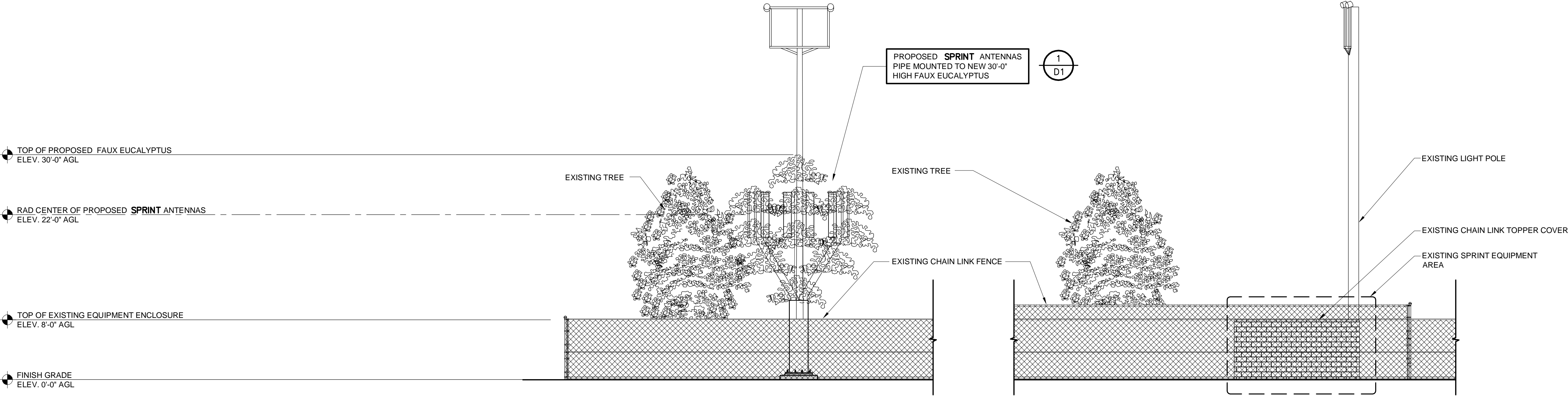
**EXISTING & PROPOSED EQUIPMENT PLAN**

PROJECTS\Sprint\15038



**EXISTING NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE:  
1. INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING / WIRING DIAGRAMS, PRIOR TO INSTALLATION.  
2. THERE WILL BE NO EXCAVATION ASSOCIATED WITH THIS PROJECT.



**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

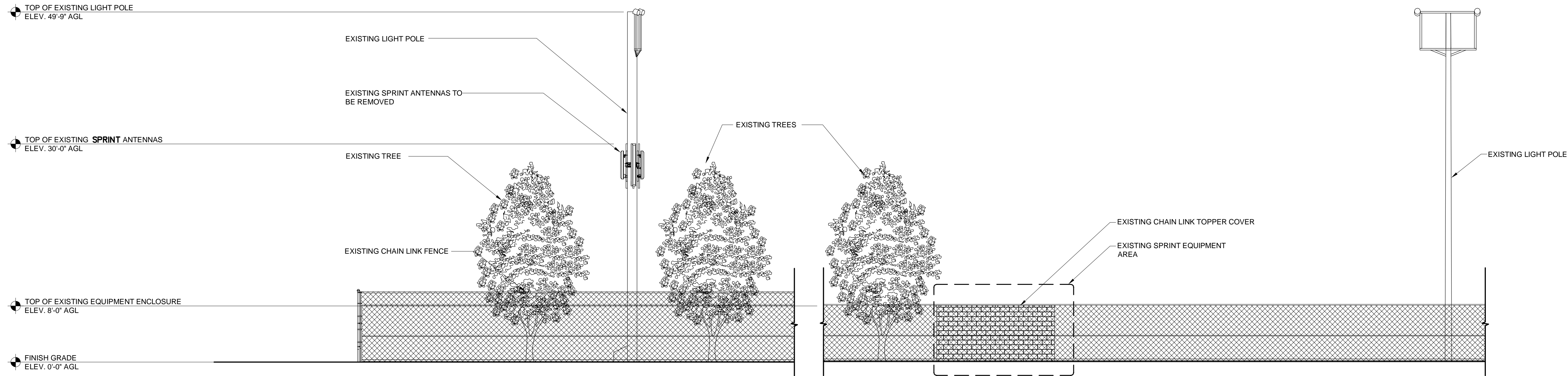
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**SUBJECT TO INUNDATION**

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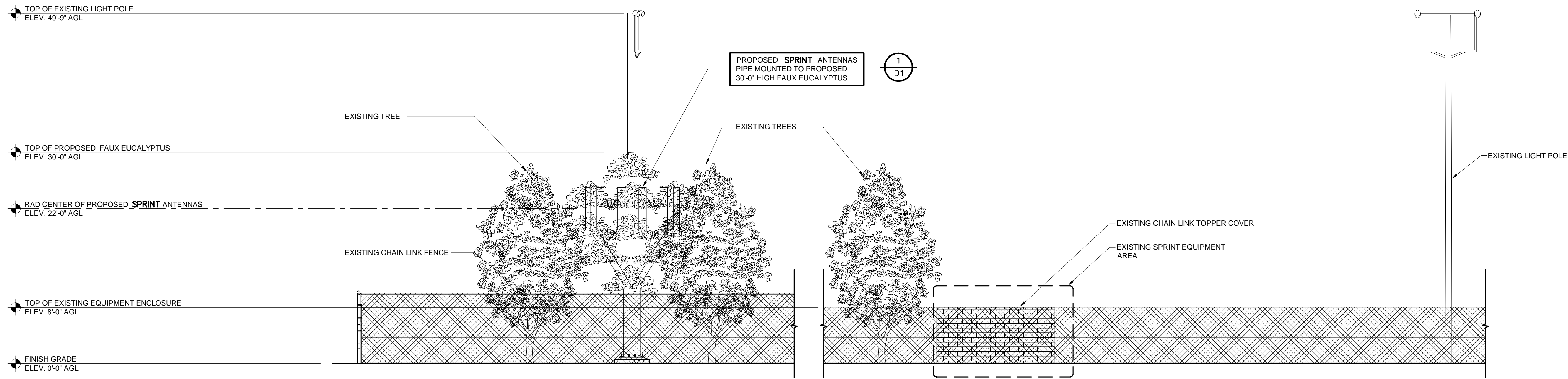
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SHEET TITLE  
**EXISTING & PROPOSED NORTH ELEVATION**



EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

NOTE:  
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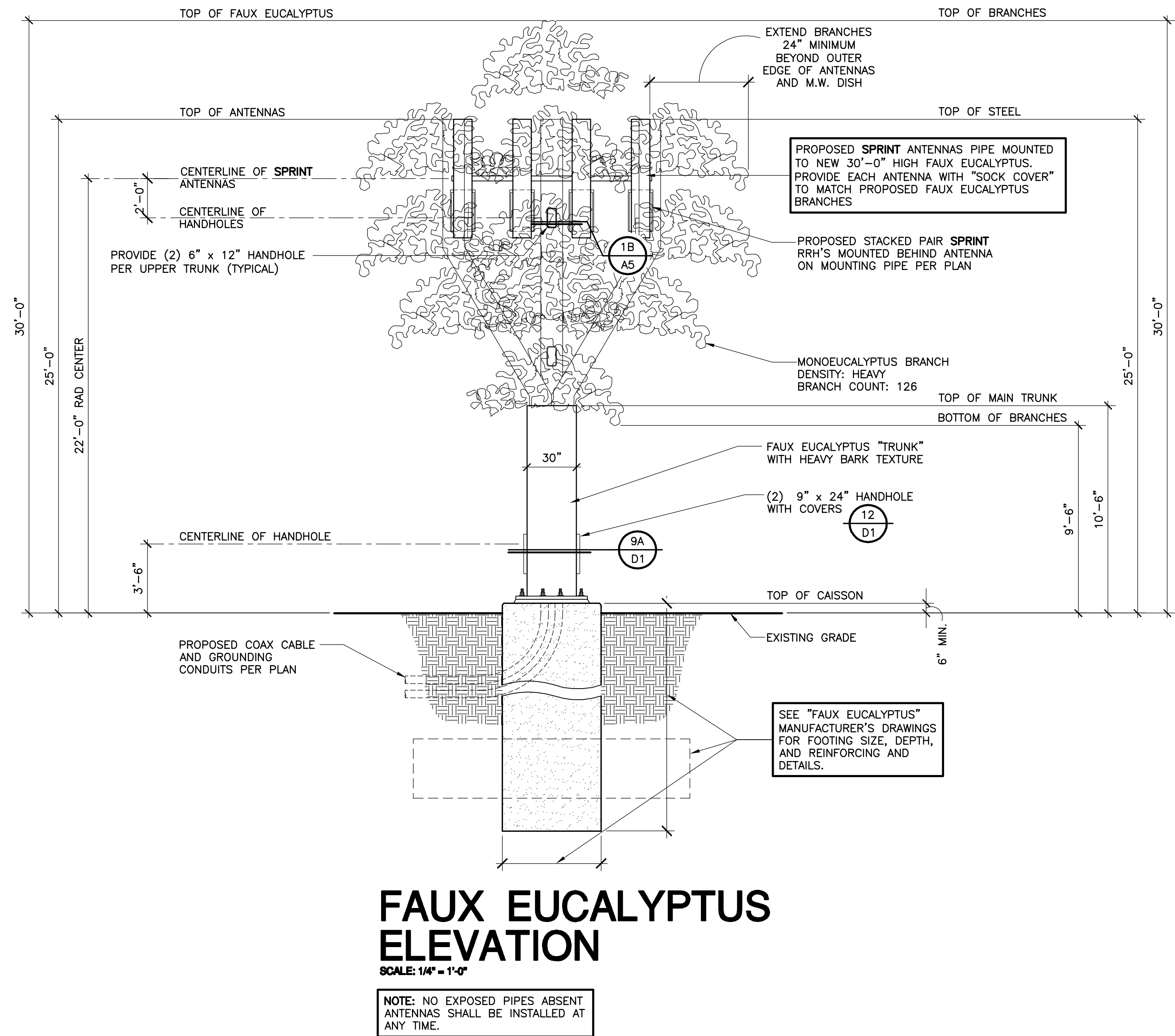
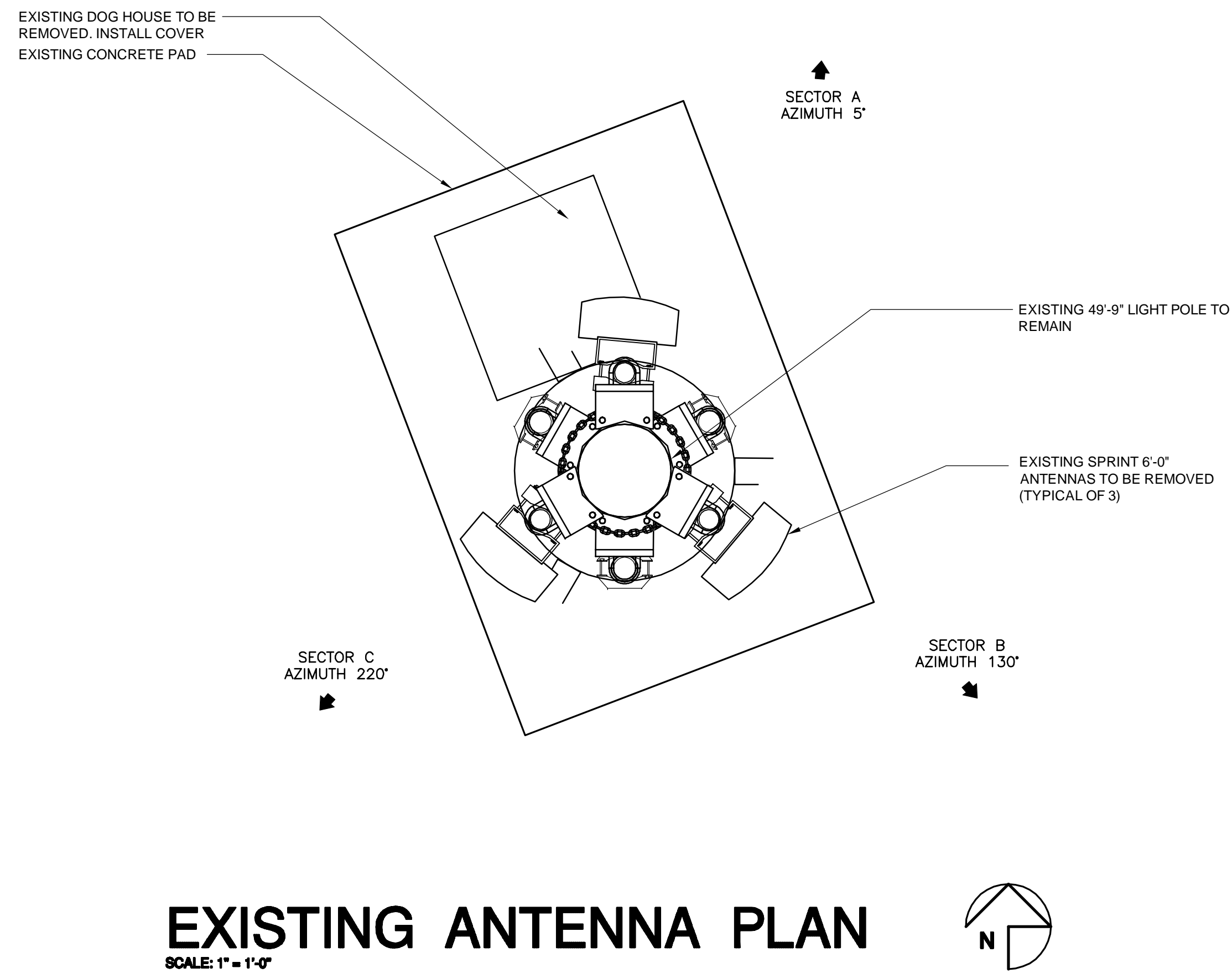
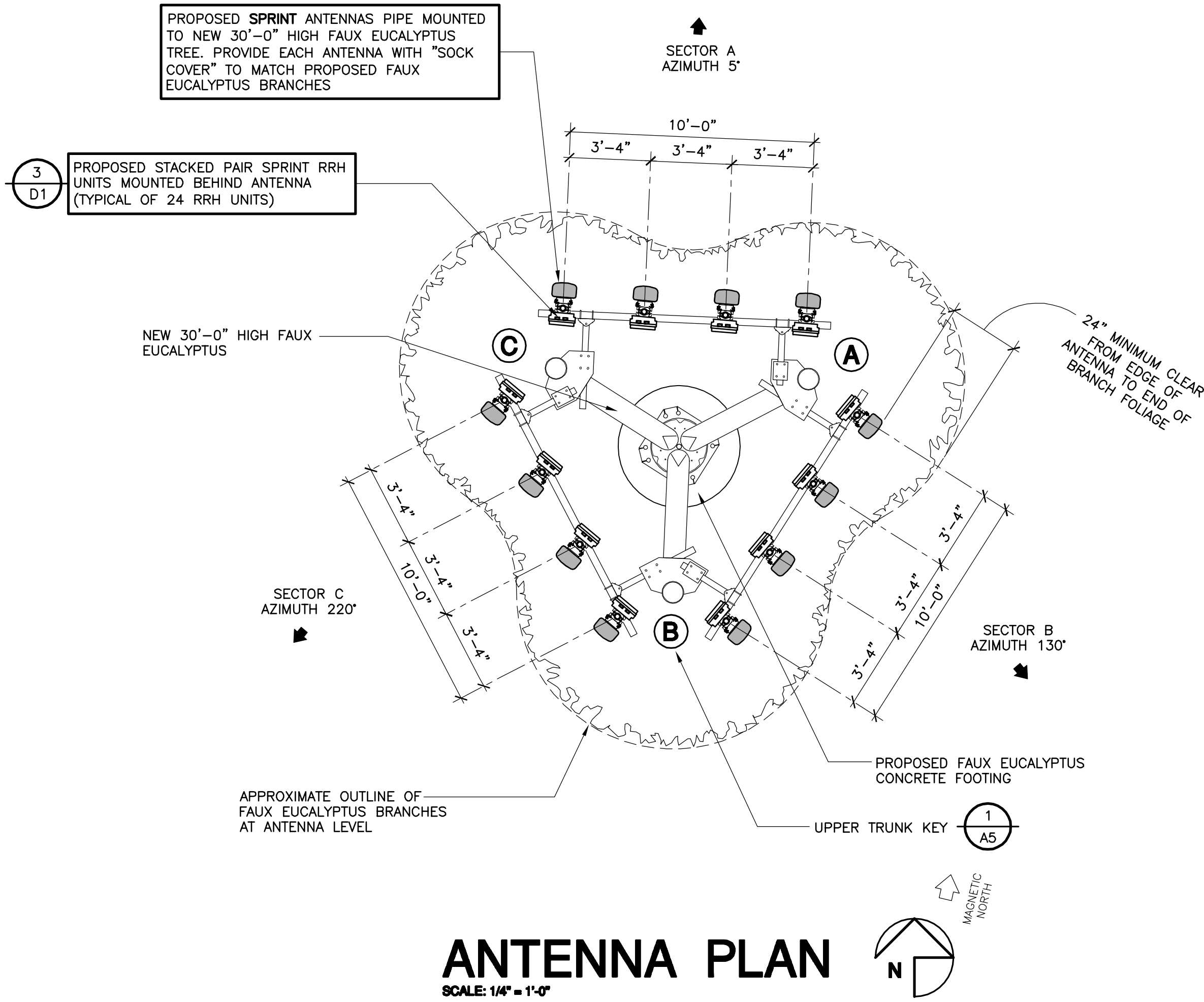
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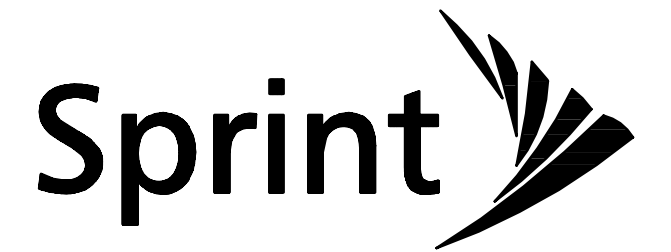
SHEET TITLE  
**EXISTING & PROPOSED WEST ELEVATION**





ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	ANTENNA SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
A1	NORTH	5°	COMMSCOPE: DHHTT65B-3XR	0°	N/A	72" L x 12.0" W x 7.1" D	10	100'-0"	6'-0"	7/8"
A2			COMMSCOPE: DHHTT65B-3XR			72" L x 12.0" W x 7.1" D				
A3			COMMSCOPE: DHHTT65B-3XR			72" L x 12.0" W x 7.1" D				
A4			COMMSCOPE: DHHTT65B-3XR			72" L x 12.0" W x 7.1" D				
B1	SOUTHEAST	130°	COMMSCOPE: DHHTT65B-3XR	0°	N/A	72" L x 12.0" W x 7.1" D	10	100'-0"	6'-0"	7/8"
B2			COMMSCOPE: DHHTT65B-3XR			72" L x 12.0" W x 7.1" D				
B3			COMMSCOPE: DHHTT65B-3XR			72" L x 12.0" W x 7.1" D				
B4			COMMSCOPE: DHHTT65B-3XR			72" L x 12.0" W x 7.1" D				
C1	SOUTHWEST	220°	COMMSCOPE: DHHTT65B-3XR	0°	N/A	72" L x 12.0" W x 7.1" D	10	100'-0"	6'-0"	7/8"
C2			COMMSCOPE: DHHTT65B-3XR			72" L x 12.0" W x 7.1" D				
C3			COMMSCOPE: DHHTT65B-3XR			72" L x 12.0" W x 7.1" D				
C4			COMMSCOPE: DHHTT65B-3XR			72" L x 12.0" W x 7.1" D				

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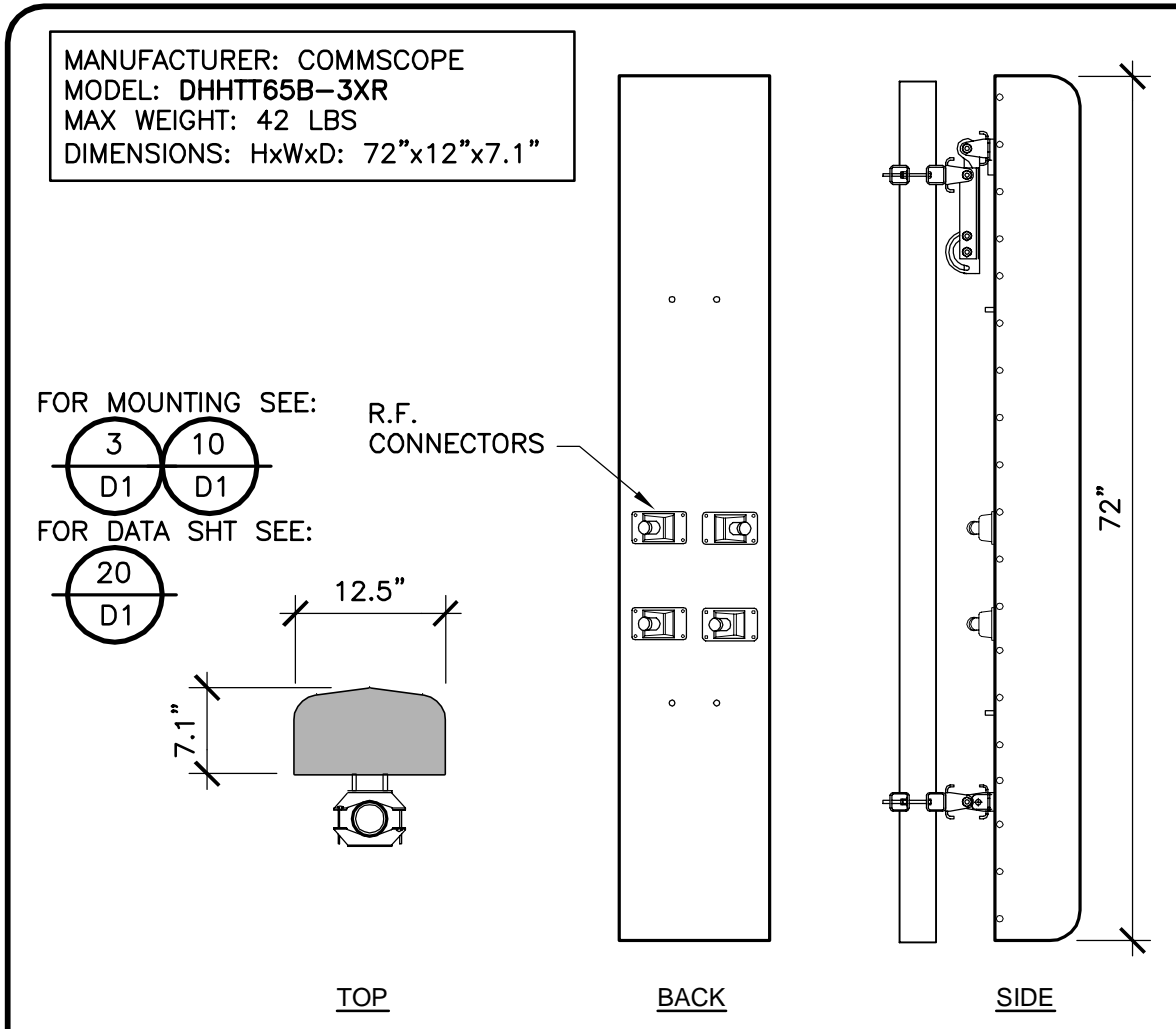
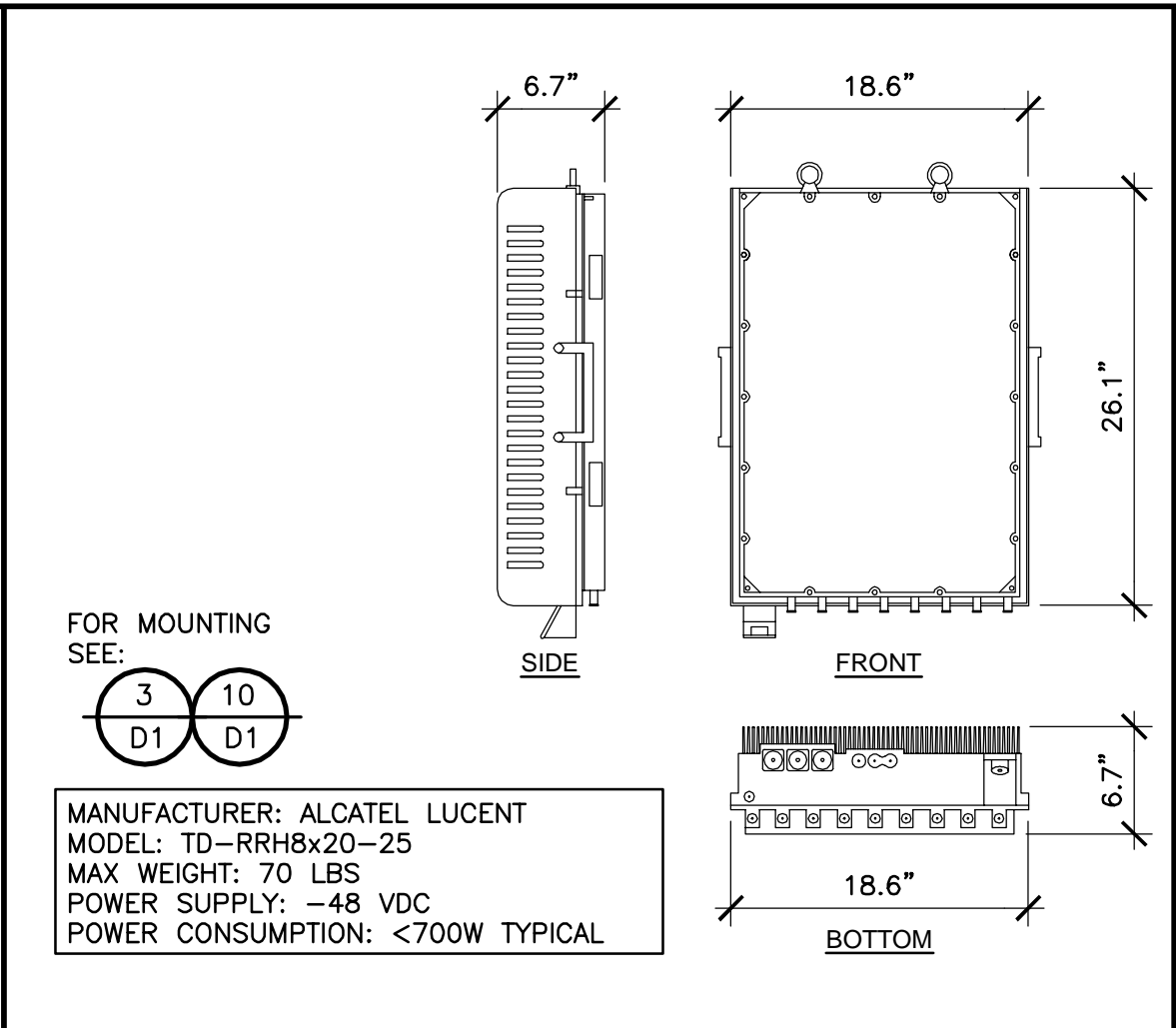
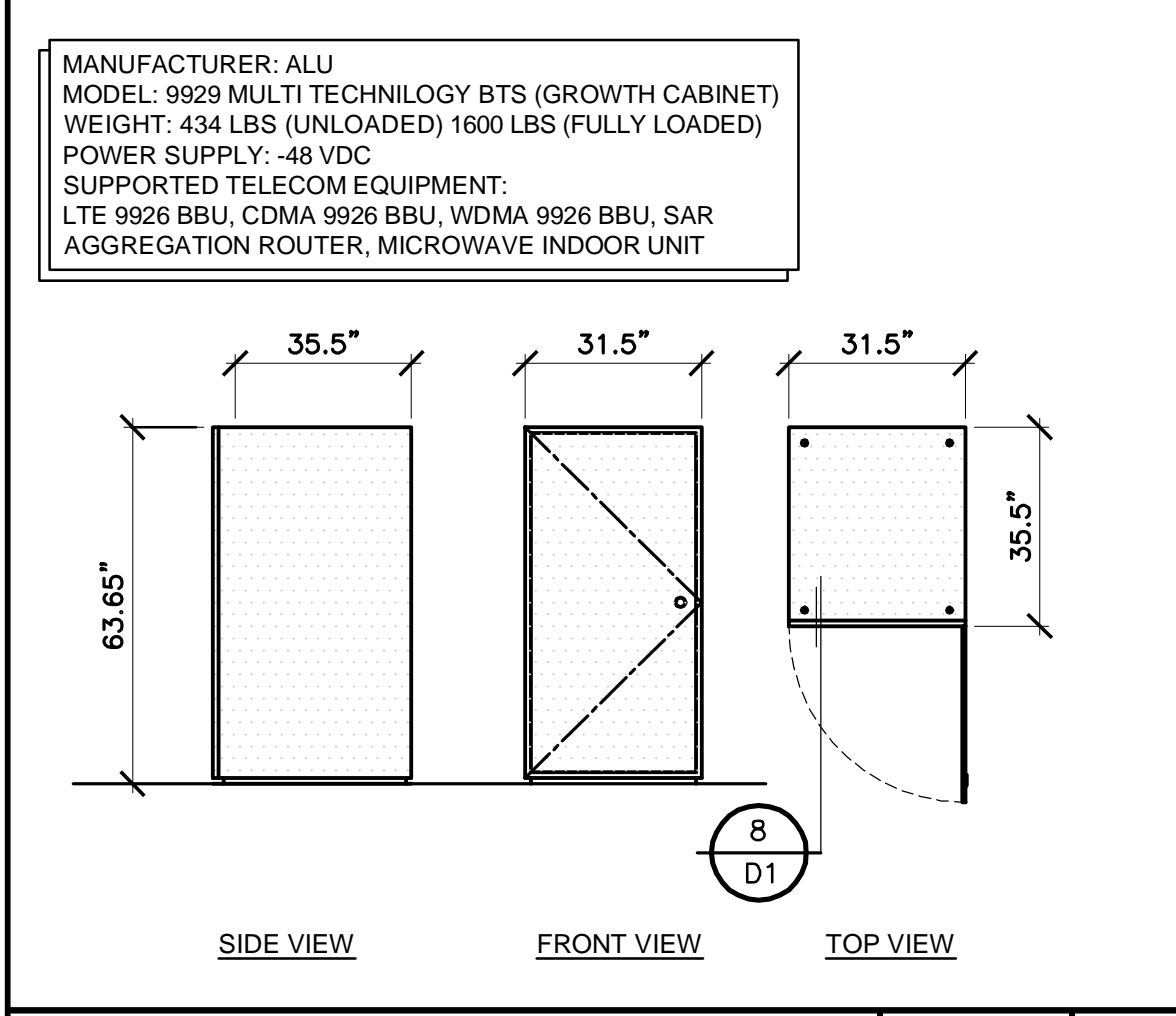
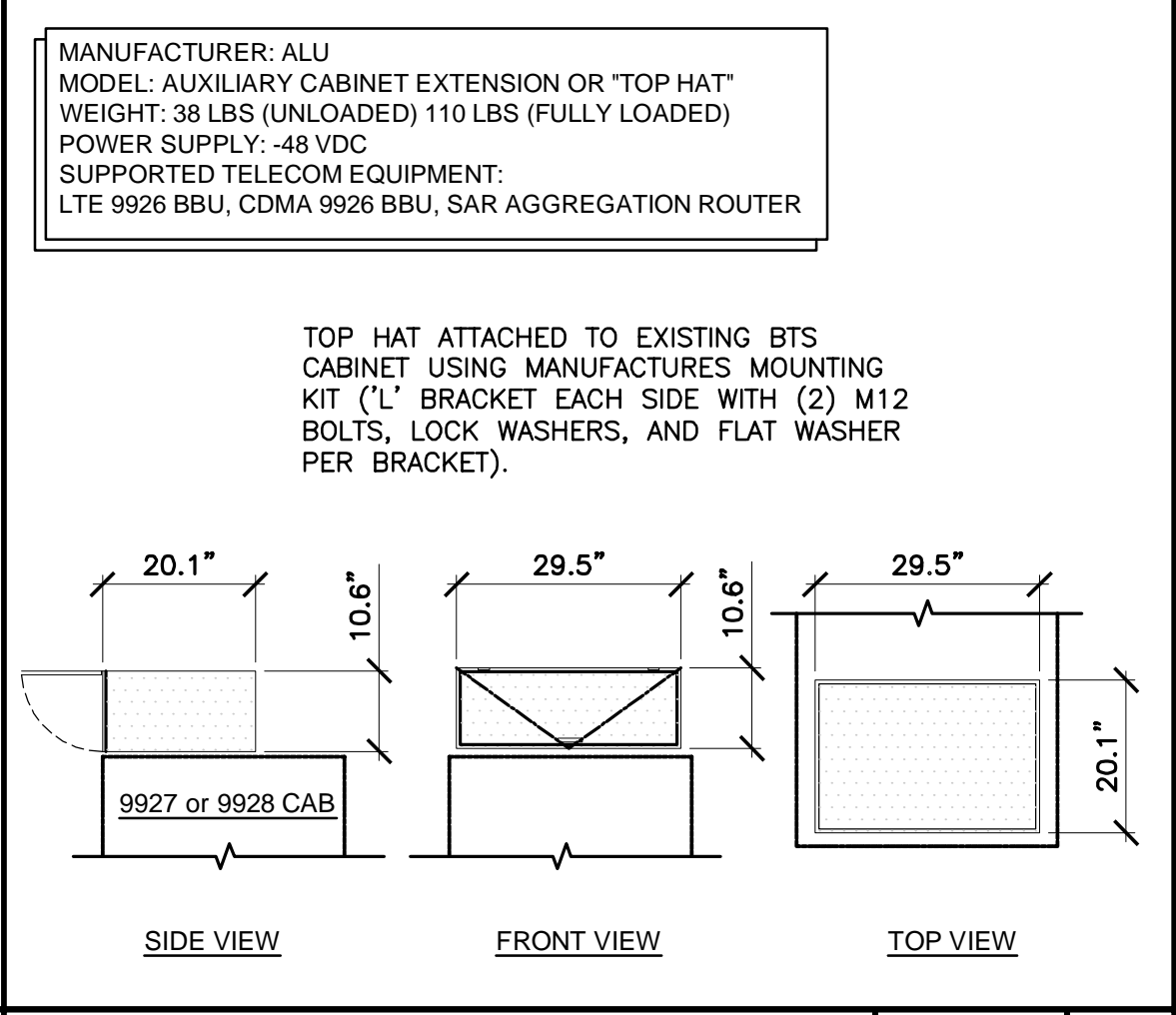
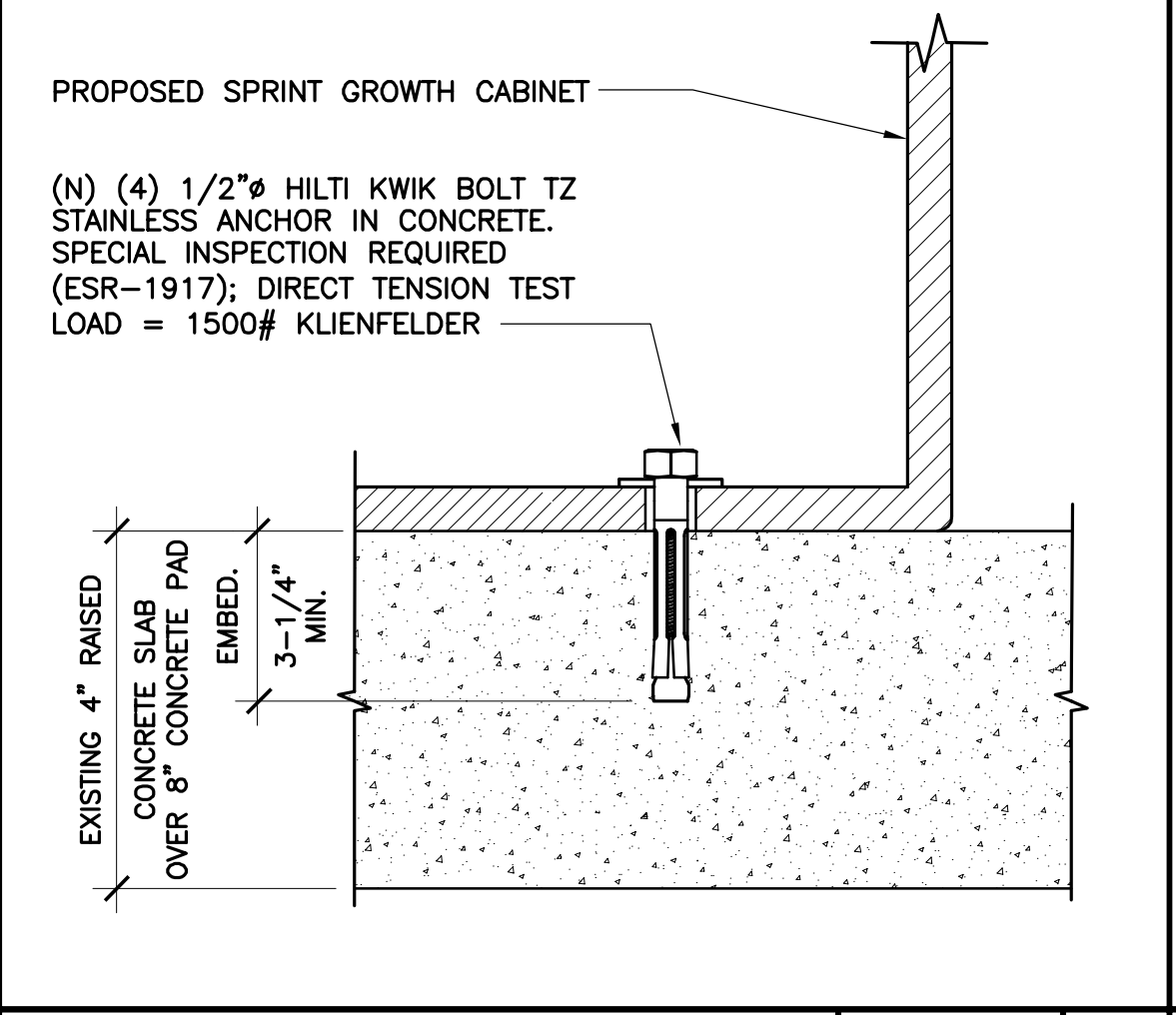
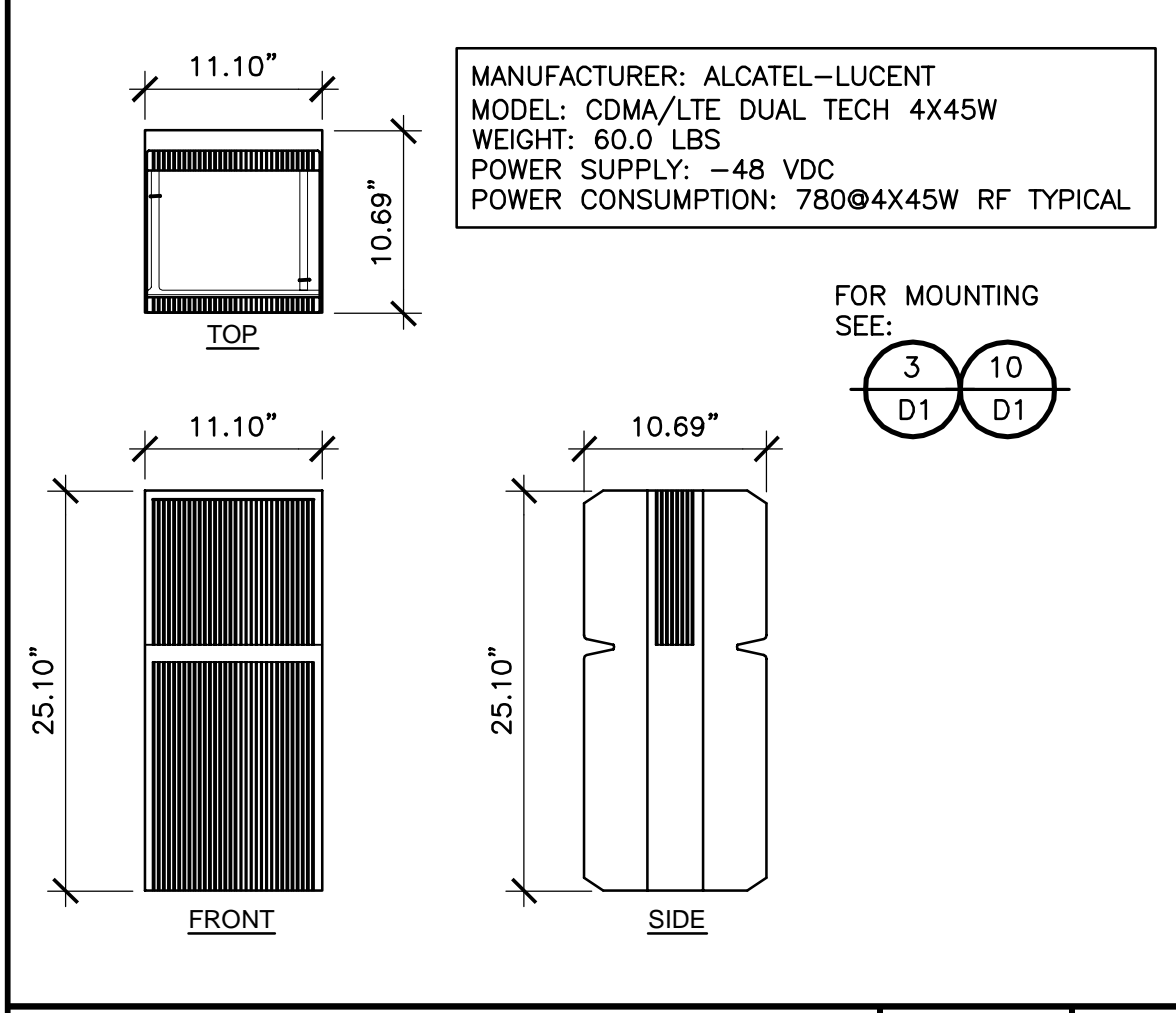
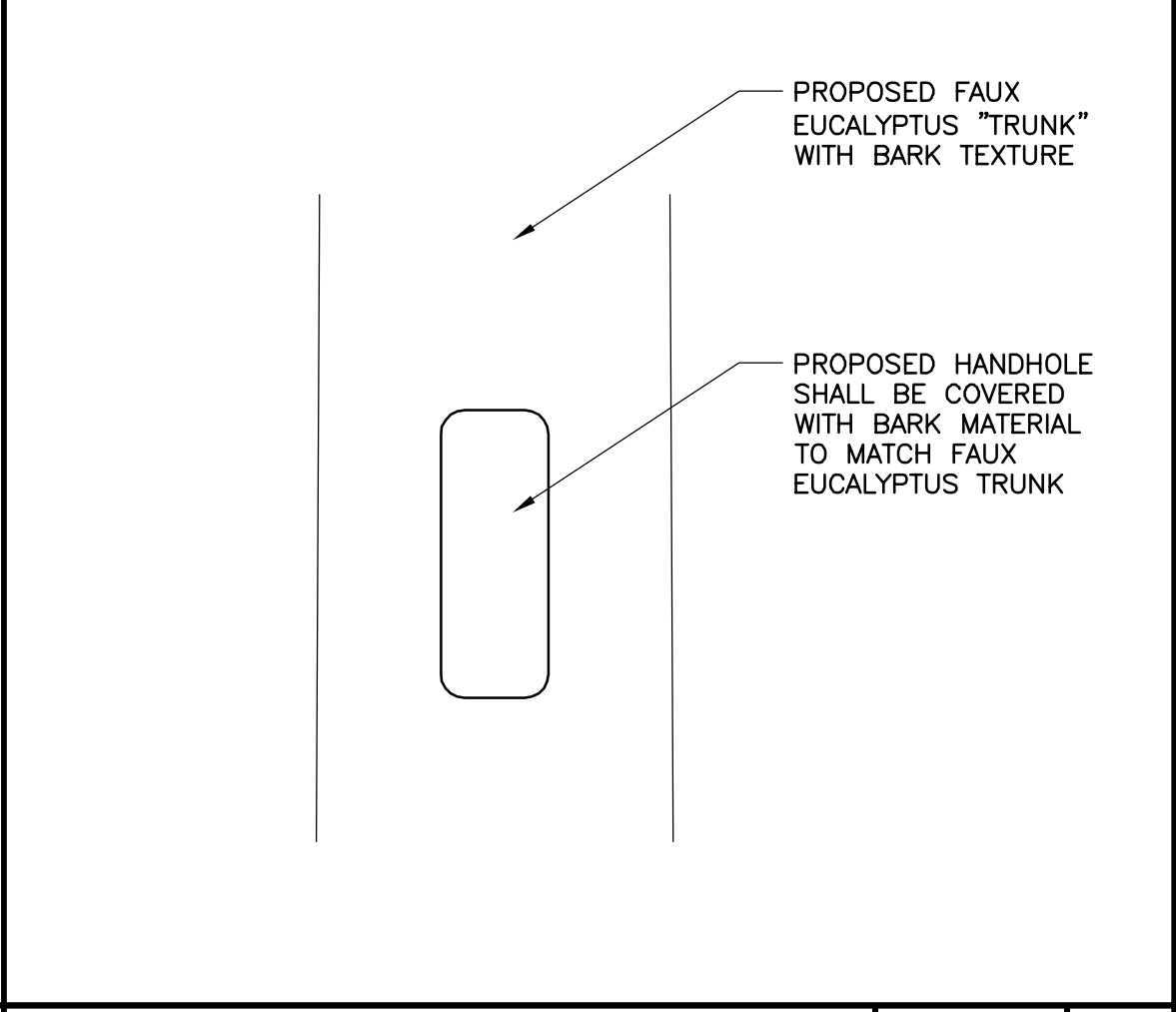
04/17/15	90% ZD (ge)
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10/22/15	100% ZD REV 3 (mm)
02/26/16	100% ZD REV 4 (ic)
04/19/16	100% ZD REV 5 (ic)

SHEET TITLE

**FAUX EUCALYPTUS  
ELEVATION,  
ANTENNA PLAN &  
DETAILS**

PROJECTS\Sprint\15038

**A-5**

<p>MANUFACTURER: COMMSCOPE MODEL: DHHT85B-3XR MAX WEIGHT: 42 LBS DIMENSIONS: HxWxD: 72"x12"x7.1"</p>  <p>FOR MOUNTING SEE: R.F. CONNECTORS</p> <p>FOR DATA SHT SEE: 12.5" 7.1"</p> <p>TOP BACK SIDE</p>	<p>FOR MOUNTING SEE: 3 10 D1 D1</p> <p>MANUFACTURER: ALCATEL LUCENT MODEL: TD-RRH8x20-25 MAX WEIGHT: 70 LBS POWER SUPPLY: -48 VDC POWER CONSUMPTION: &lt;700W TYPICAL</p>  <p>SIDE FRONT BOTTOM</p>	<p>NEW ANTENNA MOUNTING PIPE (TYP)</p> <p>MAST MOUNT BRACKET (ALCATEL-LUCENT #849073713), (2) PER RRH</p> <p>MAIN SUPPORT BRACKET</p> <p>RRH PER PLAN</p> <p>(N) 1/2" Ø A307 U-BOLT AND NUTS BRACKET SUPPLIED W/ANTENNA (TYP)</p> <p>(N) MOUNTING BRACKET SUPPLIED W/ANTENNA (TYP)</p> <p>ANTENNA, PER PLAN</p>	<p>30'-0" HIGH FAUX EUCALYPTUS</p> <p>AZIMUTH PER PLAN</p> <p>12.75"Ø UPPER TRUNK</p> <p>PROVIDE (2) 6" x 12" HANDHOLE PER UPPER TRUNK</p> <p>AZIMUTH PER PLAN</p> <p>NOTE: ANTENNA AZIMUTHS SHOWN ARE FOR REFERENCE ONLY. ONLY TWO UPPER PORTS ARE REQUIRED ON EACH UPPER TRUNK</p> <p>TRUNK A 0°, 120° (SEE ANTENNA PLAN)</p> <p>TRUNK B 120°, 240° (SEE ANTENNA PLAN)</p> <p>TRUNK C 240°, 0° (SEE ANTENNA PLAN)</p> <p>B POLE PLAN AT HANDHOLES</p> <p>317"</p> <p>(2) 8" x 24" HANDHOLES</p> <p>35'-0" HIGH FAUX EUCALYPTUS</p> <p>30" POLE DIAMETER AT BASEPLATE</p> <p>137"</p> <p>A POLE PLAN AT BASE</p> <p>MAGNETIC NORTH</p>	<p>RF TRANSPARENT SOCK TO MATCH COLOR OF FAUX EUCALYPTUS FOLIAGE (SHOWN DASHED FOR CLARITY)</p> <p>2"Ø GALVANIZED STEEL PIPE MOUNT</p> <p>PROPOSED ANTENNA DOWNTILT BRACKET</p> <p>PROPOSED SPRINT ANTENNA PER PLAN PAINTED TO MATCH COLOR OF FAUX EUCALYPTUS FOLIAGE</p> <p>HAND HOLE &amp; COAX CABLE</p> <p>PROPOSED FAUX EUCALYPTUS</p> <p>PROPOSED ANTENNA DOWNTILT BRACKET</p> <p>PROPOSED FAUX EUCALYPTUS ARM AND MOUNTING BRACKET BY TREE MANUFACTURER</p> <p>PROPOSED RET</p> <p>PROPOSED RET CABLE</p> <p>PROPOSED SPRINT RRH'S MOUNTED BEHIND ANTENNA ON MOUNTING PIPE PER PLAN PAINTED TO MATCH COLOR OF FAUX EUCALYPTUS FOLIAGE</p> <p>NOTE: ALL EXPOSED CABLES, BRACKETS &amp; SUPPORTS SHALL BE PAINTED TO MATCH FAUX EUCALYPTUS</p> <p>NOTE: RF TRANSPARENT SOCK SHALL FULLY CONCEAL THE LENGTH &amp; WIDTH OF EACH ANTENNA FRONT TO BACK. ANY PORTION OF ANTENNA EXPOSED FOR CABLING SHALL BE PAINTED TO MATCH FAUX EUCALYPTUS TREE FOLIAGE</p>
<p>ANTENNA SPECIFICATIONS</p>	<p>RRH SPECIFICATIONS</p>	<p>ANTENNA / RRH MOUNTING</p>	<p>SCALE N.T.S.</p>	<p>SCALE N.T.S.</p>
<p>MANUFACTURER: ALU MODEL: 9929 MULTI TECHNOLOGY BTS (GROWTH CABINET) WEIGHT: 434 LBS (UNLOADED) 1600 LBS (FULLY LOADED) POWER SUPPLY: -48 VDC SUPPORTED TELECOM EQUIPMENT: LTE 9926 BBU, CDMA 9926 BBU, WDMA 9926 BBU, SAR AGGREGATION ROUTER, MICROWAVE INDOOR UNIT</p>  <p>SIDE VIEW FRONT VIEW TOP VIEW</p>	<p>MANUFACTURER: ALU MODEL: AUXILIARY CABINET EXTENSION OR "TOP HAT" WEIGHT: 38 LBS (UNLOADED) 110 LBS (FULLY LOADED) POWER SUPPLY: -48 VDC SUPPORTED TELECOM EQUIPMENT: LTE 9926 BBU, CDMA 9926 BBU, SAR AGGREGATION ROUTER</p> <p>TOP HAT ATTACHED TO EXISTING BTS CABINET USING MANUFACTURES MOUNTING KIT ('L' BRACKET EACH SIDE WITH (2) M12 BOLTS, LOCK WASHERS, AND FLAT WASHER PER BRACKET).</p>  <p>SIDE VIEW FRONT VIEW TOP VIEW</p>	<p>PROPOSED SPRINT GROWTH CABINET</p> <p>(N) (4) 1/2"Ø HILTI KWIK BOLT TZ STAINLESS ANCHOR IN CONCRETE. SPECIAL INSPECTION REQUIRED (ESR-1917); DIRECT TENSION TEST LOAD = 1500# KLIENFELDER</p>  <p>EXISTING 4" RAISED CONCRETE SLAB OVER 8" CONCRETE PAD</p> <p>EMBED. 3-1/4" MIN.</p>	<p>SCALE N.T.S.</p>	<p>SCALE N.T.S.</p>
<p>GROWTH CABINET (9929 BTS)</p>	<p>TOP HAT (AUXILIARY CAB EXTENSION)</p>	<p>GROWTH CABINET ANCHORAGE DETAIL</p>	<p>FAUX EUCALYPTUS DETAIL</p>	<p>TYPICAL ANTENNA MOUNT</p>
<p>MANUFACTURER: ALCATEL-LUCENT MODEL: CDMA/LTE DUAL TECH 4X45W WEIGHT: 60.0 LBS POWER SUPPLY: -48 VDC POWER CONSUMPTION: 780@4X45W RF TYPICAL</p>  <p>TOP FRONT SIDE</p> <p>FOR MOUNTING SEE: 3 10 D1 D1</p>	<p>PROPOSED FAUX EUCALYPTUS "TRUNK" WITH BARK TEXTURE</p> <p>PROPOSED HANDHOLE SHALL BE COVERED WITH BARK MATERIAL TO MATCH FAUX EUCALYPTUS TRUNK</p> 			
<p>RRH SPECIFICATIONS</p>	<p>HANDHOLE COVER</p>			
<p>16</p>	<p>17</p>	<p>18</p>	<p>19</p>	<p>20</p>

BOOTH & SUAREZ

ARCHITECTURE INCORPORATED

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SUITE D2 (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

SD35XC250

PROJECT NAME

ROSE CREEK TRAIL

2637 GRAND AVENUE

SAN DIEGO, CA 92109

SAN DIEGO COUNTY

DRAWING DATES

04/17/15	90% ZD (ge)
05/12/15	100% ZD (ic)
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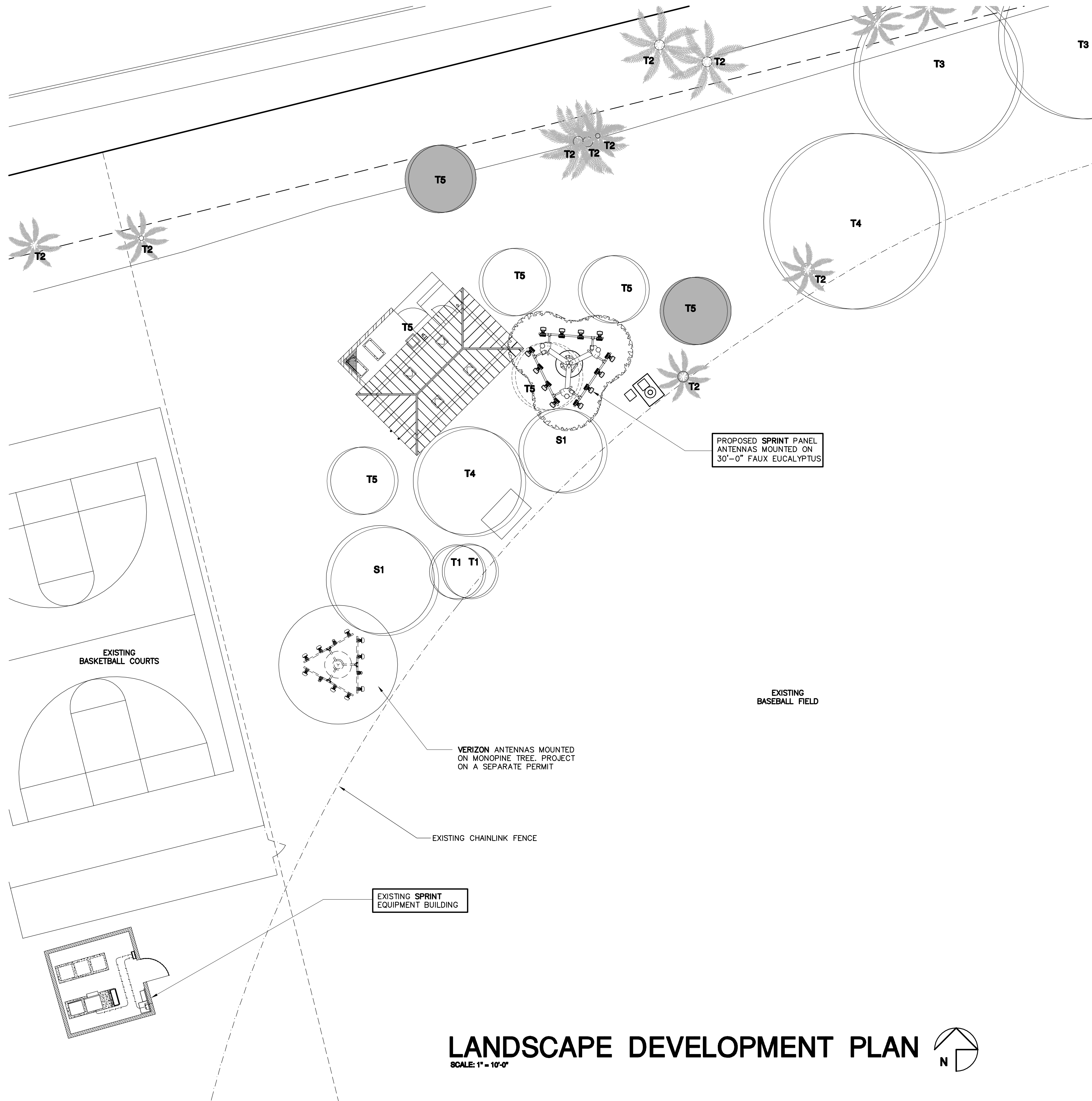
SHEET TITLE

DETAILS

PROJECTS\Sprint\15038

D-1





## PLANTING NOTES

1. 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.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. 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.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:  
ALL PREVIOUSLY APPROVED 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.
7. PLANTING MAINTENANCE CRITERIA:  
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. 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
9. 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.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
11. 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.
12. 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.
13. 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.

## WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE
2. 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
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS
5. 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
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
8. 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
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR

## PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR EUCALYPTUS	EXISTING	-	75' HEIGHT 45' SPREAD
T2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	EXISTING	-	75' HEIGHT 12' SPREAD
T3	EUCALYPTUS CITRIODORA	LEMON SCENTED EUCALYPTUS	EXISTING	-	60' HEIGHT 40' SPREAD
T4	EUCALYPTUS MICROTHECA	BLUE COOLIBAH	EXISTING	-	25' HEIGHT 35' SPREAD
T5	PINUS CANARIENSIS	CANARY ISLAND PINE	EXISTING	4	80' HEIGHT 30' SPREAD
T5	PINUS CANARIENSIS	CANARY ISLAND PINE	TO BE REMOVED	1	80' HEIGHT 30' SPREAD
T5	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	2	80' HEIGHT 30' SPREAD
S1	MELALEUCA NESOPHILA	PINK MELALEUCA	EXISTING	-	20' HEIGHT 20' SPREAD



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SHEET TITLE  
**LANDSCAPE DEVELOPMENT PLAN**

PROJECTS\Sprint\15038

**L-1**