



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 13, 2017 REPORT NO. PC-17-051

HEARING DATE: July 20, 2017

SUBJECT: Sprint Doyle Park, Process Four Decision

PROJECT NUMBER: [473394](#)

OWNER/APPLICANT: City of San Diego/Sprint

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at Doyle Park, 8175 Regents Road in the University Community Planning Area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 1958620

Community Planning Group Recommendation: On April 11, 2017 the University Community Planning Group voted 7-5-5 (7 for, 5 against, 5 abstentions) to disapprove Sprint's request to locate in Doyle Park (Attachment 10). However, this was not a successful vote, which would have required nine members voting "yes." No additional motions occurred after the unsuccessful vote.

Environmental Review: This project was determined to be categorically exempt from CEQA per Article 19, 15302 (Replacement or Reconstruction) of the CEQA State Guidelines (Attachment 8). This project is not pending an appeal of the [Environmental Determination](#). The environmental exemption determination for this project was made on May 18, 2017, and the opportunity to appeal that determination ended June 2, 2017.

Fiscal Impact Statement: Costs to review this project are paid for by applicant deposit.

BACKGROUND

Sprint Doyle Park is an application for a new permit for an existing, expired WCF at Doyle Park, 8175 Regents Road. The park is located in the OP-1-1 zone, which provides for open space uses, and which also allows for WCFs with the approval of the appropriate permit. The project is also within the University Community Plan, which designates the site as a park. The park is surrounded primarily by multi-family residential uses, with Doyle Elementary School to the south.

[Council Policy 600-43](#) sets forth four locational categories that correspond to the Process levels contained within the [WCF Regulations](#). This project is located in a Preference Four/Process Four location for two separate reasons: 1) It is located in a dedicated parkland and; 2) The property is zoned open space. Therefore, the project requires a Process Four, Planning Commission decision.

Sprint's existing facility in the park was permitted in 2005. At the time, the regulations in place required a Process One, Limited Use approval. This approval expired in 2015, and as a result, Sprint must obtain a new permit in accordance with the requirements of the current Land Development Code, General Plan, and Community Plan. These requirements are discussed herein.

DISCUSSION

Proposed Project:

The proposed project includes the removal of two existing 65-foot-tall athletic field light standards located along the southern boundary of the park, supporting a total of three Sprint antennas. These light standards will be replaced with two 70-foot-tall light standards concealing six panel antennas and 12 Remote Radio Heads (RRHs) each, for a total of 12 antennas and 24 RRHs. The pole-mounted equipment will be covered by a 36-inch-diameter antenna radome, which is integrated with the light standard. Sprint's existing 233-square-foot equipment building will continue to operate without any exterior modifications. However, Sprint is proposing to upgrade the internal equipment.

Sprint's desired coverage includes the surrounding residential area. Although there are lower-preference sites located within a mile radius in commercial areas, these areas are close to or are already occupied by existing Sprint sites, would not provide the desired topographic conditions, and/or would not provide centralized coverage to the desired area. By obtaining a new permit to continue operations at Doyle Park, Sprint can continue to utilize athletic field light standards to achieve the height required to provide adequate coverage at a central location. If Sprint were to locate on residential properties in the immediate vicinity, additional structures, modifications to existing structures, and/or multiple replacement sites could be required if the desired height could not be achieved.

Doyle Park contains several athletic field light standards which are regularly used for night-time activities. At the west side of the park, two of these standards house a WCF operated by AT&T, which was approved by the Planning Commission in 2011.

WCF Regulations:

The WCF Regulations require that applicants *"use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions."*

The previously-permitted Sprint site consists of three antennas mounted to two 65-foot-tall light poles with no screening. The proposed project removes the existing light poles and replaces them

with two 70-foot-tall poles that accommodate a slim-line antenna radome, shielding antennas and RRHs from view. The 36-inch-diameter antenna radome will extend only five inches from the pole, screening all pole-mounted equipment from view within a slim profile designed to complement the pole.

Because it removes exposed antennas and integrates into the light pole with a slim profile, the proposed project represents a visual improvement to the existing Sprint facility. It also improves upon the existing AT&T WCF, which consists of unscreened antennas.

General/Community Plan Analysis:

The 1987 University Community Plan (and subsequent revisions) does not contemplate WCFs; however, the City's 2008 General Plan addresses WCFs in the [Urban Design Element](#) (UD-A.15). Per the General Plan, the visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed project conceals antennas within the slim-line structure of athletic field light poles, a feature that already exists on the site. Equipment will continue to be located in an equipment room located at the periphery of the park in an area not used for recreation. Therefore, this project meets the intent of UD-A.15, as well as the objectives of the General Plan.

Community Planning Group Timeline and Vote:

The project appeared before the University Community Planning Group (UCPG) three times:

1. On February 14, 2017, Sprint was directed to return after the project was heard by the Doyle Park Recreation Council. However, this is not a requirement of the City's current process. The project was not presented at this time.
2. On March 13, 2017, Sprint presented the project, but was met with opposition based on the potential health effects of Radio Frequency (RF) emissions, and was directed to find alternative sites, such as a nearby Vons store.
3. On April 11, 2017, Sprint again presented the project to the UCPG, describing why alternative sites were not desirable. At that meeting, RF emissions were also discussed. At that time, the group voted to disapprove Sprint's request to locate in Doyle Park (7 for, 5 against, 5 abstentions). The UCPG recommended that Sprint find another location. This vote was not successful, as the motion would have required nine "yes" votes to pass.

Should the vote have been successful, it would have been based on RF concerns. However, the Telecommunications Act of 1996 preempts local governments from regulating WCFs on the basis of the environmental effects of RF emissions, provided that the site complies with the Federal

Communication Commission's (FCC) standards for such emissions. The City may regulate the placement of WCFs based on other concerns.

An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the City may not deny the project based on RF emissions.

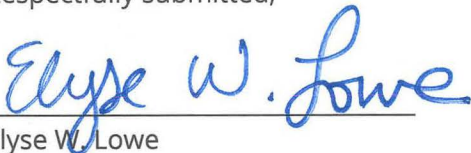
Conclusion:

The project complies with the development regulations of the OP-1-1 zone. It will comply with the WCF Regulations (SDMC 141.0420). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use Permit (CUP) No. 1958620 (Attachment 6).

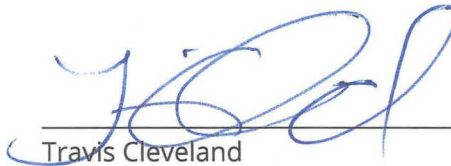
ALTERNATIVES

1. Approve Conditional Use Permit (CUP) No. 1958620, with modifications.
2. Deny Conditional Use Permit (CUP) No. 1958620 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



Travis Cleveland
Development Project Manager
Development Services Department

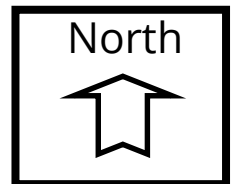
LOWE/TAC

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. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Photosimulations
12. Project Plans



Aerial Photo

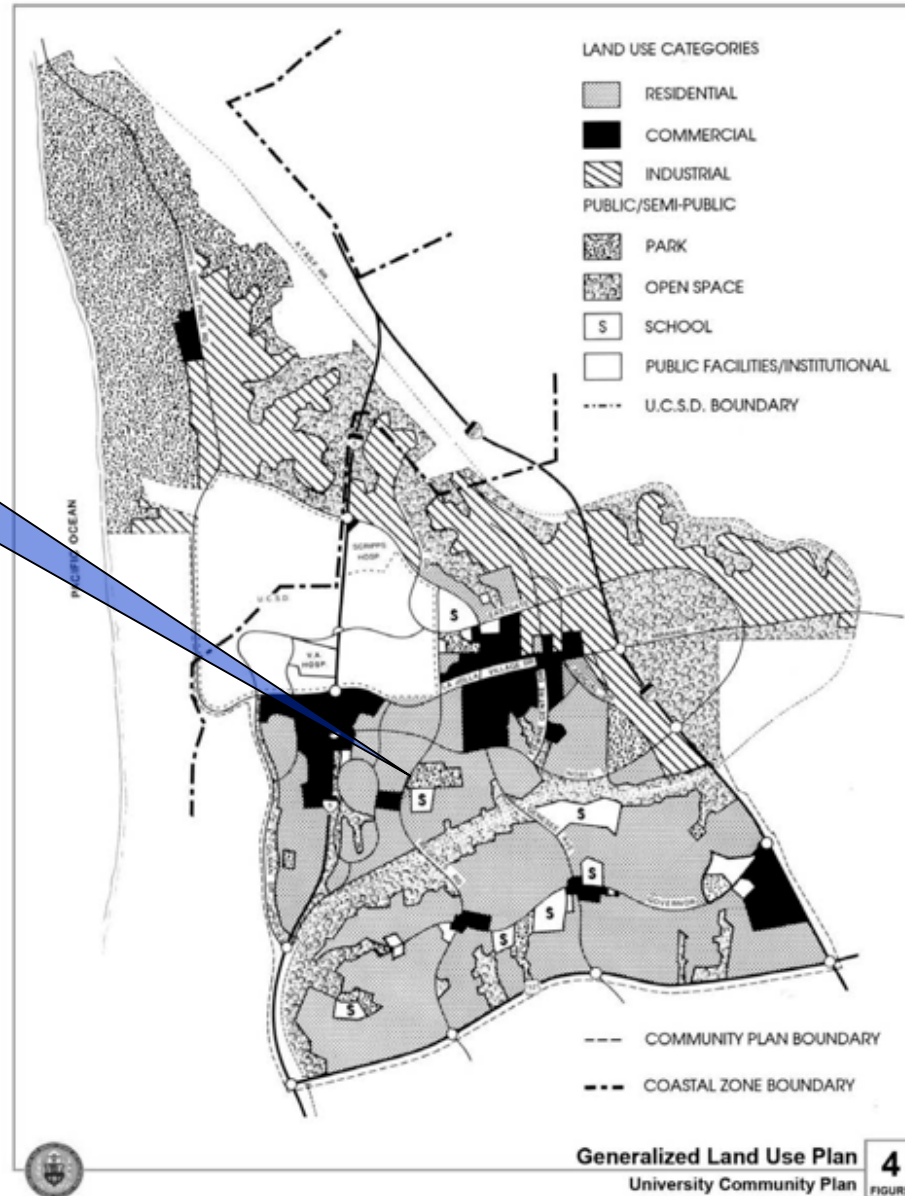


Sprint Doyle Park, Project Number 473394
8175 Regents Road



Community Plan

Project Site

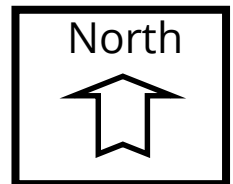
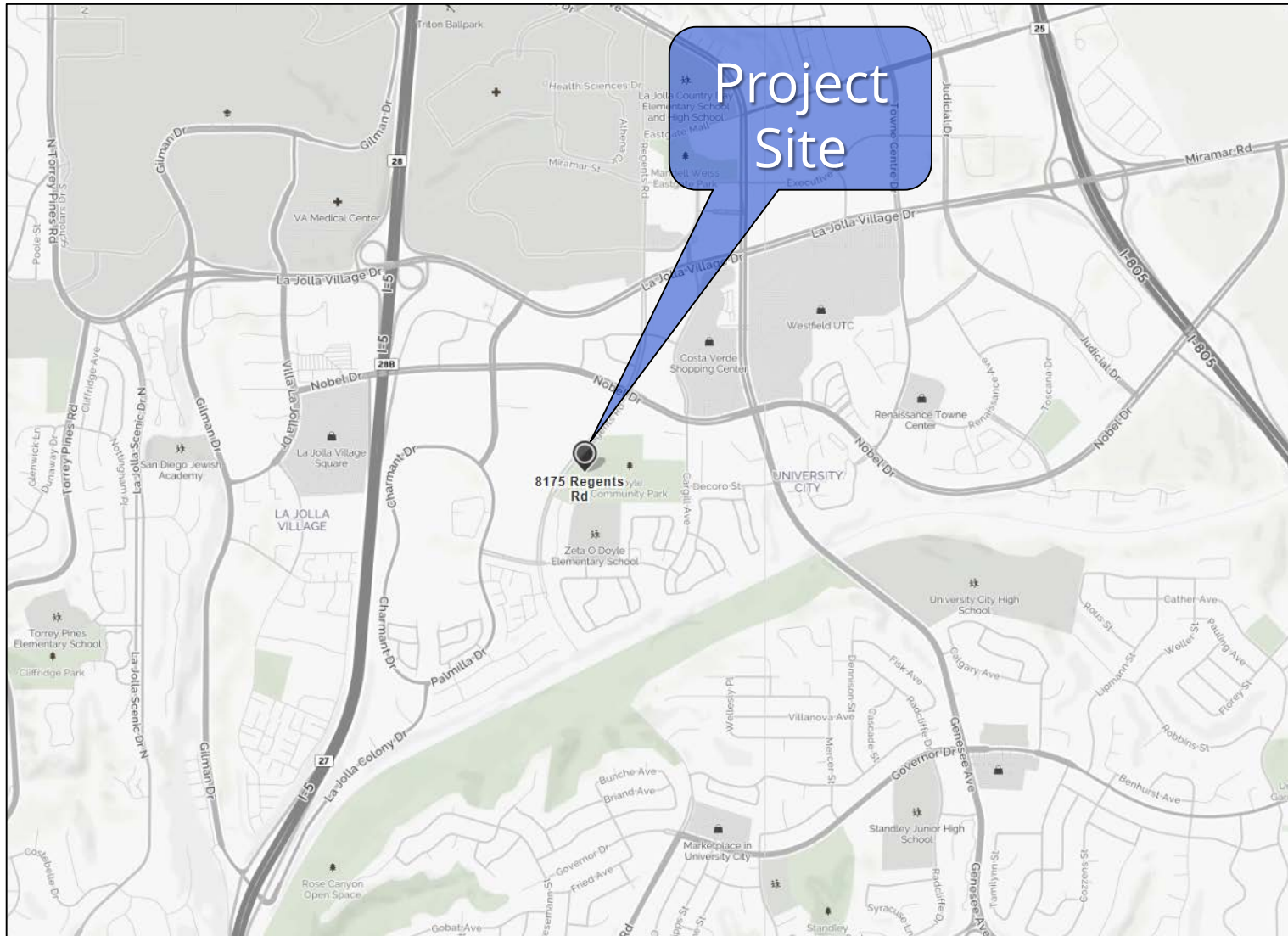


Sprint Doyle Park, Project Number 473394
8175 Regents Road





Project Location Map



Sprint Doyle Park, Project Number 473394
8175 Regents Road

PROJECT DATA SHEET		
PROJECT NAME:	Sprint Doyle Park	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of the removal of two existing 65-foot-tall athletic field light poles supporting Sprint antennas. These light poles will be replaced with two 70-foot-tall poles supporting six panel antennas and 12 Remote Radio Heads (RRHs) each, for a total of 12 antennas and 24 RRHs. The pole-mounted equipment will be covered by a 36-inch-diameter antenna radome which is integrated with the pole. There will also be equipment upgrades in an existing, previously-approved equipment room which is not proposed for exterior alteration with this project. Sprint is proposing to upgrade the internal equipment.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Park	
<p align="center">ZONING INFORMATION:</p> <p align="center">ZONE: OP-1-1 HEIGHT LIMIT: None LOT SIZE: 5.88 acres</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential (RM-3-7 and RM-3-9)	Multi-family Residential
SOUTH:	School (RS-1-14) and Residential (RM-1-1)	School, Multi-family Residential
EAST:	Residential (RM-1-1 and RM-3-7)	Multi-family Residential
WEST:	Residential (RM-3-7)	Multi-family Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 11, 2017 the University City Community Planning Group voted 7-5-5 (7 for, 5 against, 5 abstentions) to deny the project. This motion was not successful; a successful motion would have required at least 9 votes.	

PLANNING COMMISSION
RESOLUTION NO XXXX-PC
CONDITIONAL USE PERMIT NO. 1958620
SPRINT DOYLE PARK
PROJECT NO. 473394

WHEREAS, CITY OF SAN DIEGO, Owner, and SPRINT PCS ASSETS, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits, Conditional Use Permit (CUP) No. 1958620), on portions of a 5.88-acre site;

WHEREAS, the project site is located at Doyle Park, 8175 Regents Road in the OP-1-1 zone within the University Community Planning Area;

WHEREAS, the project site is legally described as:

THAT PORTION OF PUEBLO LOT 1294 OF THE LAND 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 NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO 36 LYING NORTH OF THE NORTHERLY LINE OF THAT PORTION OF THE PUEBLO LOT 1294 OF THE PUEBLO LANDS SAN DIEGO DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF REGENTS ROAD WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF BERINO COURT AS SAID STREETS ARE NOW LOCATED AND ESTABLISHED ON THE DATE OF THIS INSTRUMENT, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF GENESEE HIGHLANDS UNIT NO.6 MAP 7179: THENCE, SOUTH 64°17'01" EAST 205.41 FEET TO THE BEGINNING OF THE TANGENT 600.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY: THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THOUGH A CENTRAL ANGLE OF 6°40'-0" AND ARC LENGTH OF 69.93 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF SAID MAP 7179 RADIAL TO SAID POINT BEARS SOUTH 19°02'19" WEST: THENCE SOUTH 10°19'41" WEST (DEED SOUTH 10° 20'053 WEST) 783.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARRIBA STREET, SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF SAID MAP: THENCE SOUTH 89°59'22" EAST (DEED SOUTH 89° 58'10" EAST) 5.44 FEET TO THE BEGINNING OF A TANGENT 220.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID POINT BEARS SOUTH 00°00'37" WEST (DEED SOUTH 00°01'50" WEST): THENCE TANGENT FROM SAID POINT SOUTH 89°59'22" EAST (DEED SOUTH 89° 58'10") 688.43 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11 GENESEE HIGHLANDS UNIT NO.5 MAP 7178: THENCE LEAVING SAID NORTHERLY RIGHT OF LINE OF ARRIBA STREET NORTH 00°00'38" EAST (DEED NORTH 00°01'50" EAST) 750.00 FEET NORTHWEST CORNER OF SAID MAP 7178: THENCE NORTH 87°07'01" WEST 654.06 FEET TO THE TRUE POINT OF BEGINNING, AND LYING NORTHWEST OF BERINO COURT AND EAST OF REGENTS ROAD AS SHOWN IN ASSESSOR'S BOOK 347 PAGE 13.

WHEREAS, on July 20, 2017, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) 1958620, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 18, 2017, 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 15302 (Replacement or Reconstruction) 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 20, 2017.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

The University Community Plan does not contemplate WCFs. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The project consists of the removal of two existing 65-foot-tall athletic field light poles supporting three Sprint antennas. These light poles will be replaced with two 70-foot-tall athletic field light pole supporting six panel antennas and 12 Remote Radio Heads (RRHs) each, for a total of 12 antennas and 24 RRHs. The pole-mounted equipment will be covered by a 36-inch-diameter antenna radome, which is integrated with the pole. There will also be equipment upgrades in an existing, previously-approved equipment room which is not proposed for exterior alteration with this project. Internal upgrades are proposed.

A Conditional Use Permit (CUP) is required to allow a WCF in a dedicated public park, as well as to allow a WCF on a property zoned for open space. Due to its specific location and the inclusion of the proposed radome, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at Doyle Park, 8175 Regents Road in the OP-1-1 zone and the University Community Planning Area. It consists of the removal of two existing 65-foot-tall athletic field light poles supporting three Sprint antennas. These light poles will be replaced with two 70-foot-tall athletic field light pole supporting six panel antennas and 12 Remote Radio Heads (RRHs) each, for a total of 12 antennas and 24 RRHs. The pole-mounted equipment will be covered by a 36-inch-diameter antenna radome, which is integrated with the pole. There will also be equipment upgrades in an existing, previously-approved equipment room which is not proposed for exterior alteration with this project. Internal upgrades are proposed.

The project was determined to be exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project requires a CUP pursuant to SDMC 141.0420(f)(1) because it is proposed in a public park, and also pursuant to SDMC 141.0420(f)(3) because it is located in an open space zone. The purpose of the CUP, as stated in SDMC 126.0301, is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. Due to the project's specific location on the site, and the concealment of all pole-mounted equipment within a radome, there will be no impact to the surrounding area.

In addition to the CUP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing screening by a radome and integration into two athletic field light standards, meets these requirements. The project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project; therefore, the project will comply with the applicable regulations of the Land Development Code.

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

The project site is 5.88 acres and contains a variety of on-site buildings and structures, including other athletic field light poles supporting a WCF from another carrier (AT&T). A Sprint WCF already exists at this location and is an integral part of Sprint's network, covering the surrounding residential area. By locating in a public park, the project can utilize athletic field light standards (which are already located in this park) to achieve the height required to provide adequate coverage without introducing undesirable visual elements to the surrounding area.

The project represents an improvement to the existing WCF because it screens pole-mounted equipment with antenna shrouds. Because the antenna shrouds integrate closely with the light standards they are mounted on, the project presents as a part of the light standards. Since the athletic field light standards already exist in the park at this location, the project's visual effect on adjacent properties or public vantage points is negligible. This ensures that the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit (CUP) No. 1958620 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit (CUP) No. 1958620, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: July 20, 2017

IO#: 24006224

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24006224

CONDITIONAL USE PERMIT NO. 1958620
SPRINT DOYLE PARK
PROJECT NO. 473394
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 1958620 is granted by the Planning Commission of the City of San Diego to CITY OF SAN DIEGO, Owner, and SPRINT PCS ASSETS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 141.0420.

The 5.88-acre site is located at Doyle Park, 8175 Regents Road in the OP-1-1 zone in the University Community Planning Area. The project site is legally described as:

THAT PORTION OF PUEBLO LOT 1294 OF THE LAND 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 NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO 36 LYING NORTH OF THE NORTHERLY LINE OF THAT PORTION OF THE PUEBLO LOT 1294 OF THE PUEBLO LANDS SAN DIEGO DESCRIBED AS FOLLOWS:

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ATTACHMENT 6

89°59'22" EAST (DEED SOUTH 89° 58'10" EAST) 5.44 FEET TO THE BEGINNING OF A TANGENT 220.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID POINT BEARS SOUTH 00°00'37" WEST (DEED SOUTH 00°01'50" WEST): THENCE TANGENT FROM SAID POINT SOUTH 89°59'22" EAST (DEED SOUTH 89° 58'10") 688.43 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11 GENESEE HIGHLANDS UNIT NO.5 MAP 7178: THENCE LEAVING SAID NORTHERLY RIGHT OF LINE OF ARRIBA STREET NORTH 00°00'38" EAST (DEED NORTH 00°01'50" EAST) 750.00 FEET NORTHWEST CORNER OF SAID MAP 7178: THENCE NORTH 87°07'01" WEST 654.06 FEET TO THE TRUE POINT OF BEGINNING, AND LYING NORTHWEST OF BERINO COURT AND EAST OF REGENTS ROAD AS SHOWN IN ASSESSOR'S BOOK 347 PAGE 13.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 20, 2017, on file in the Development Services Department.

The project shall include:

- a. Removal of two existing 65-foot-tall athletic field light standards with antennas and construction of two 70-foot-tall athletic field light standards with six panel antennas and 12 Remote Radio Heads (RRHs) each, for a total of 12 antennas and 24 RRHs. All pole-mounted equipment to be screened by a cylindrical antenna shroud ("radome") measuring 23 feet in length and 36 inches in diameter;
- b. An existing, 233 square-foot enclosure to remain, which will house equipment cabinets and associated components;
- c. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 7, 2020.

ATTACHMENT 6

2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on **July 20, 2027**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site (with the exception of the athletic field lights and pole), the equipment room removed, and the property shall otherwise be restored to its original condition preceding construction of the WCF.
3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and/or site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

ATTACHMENT 6

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

PLANNING/DESIGN REQUIREMENTS:

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

15. No cables shall be visible on the pole at any time.

ATTACHMENT 6

16. All coaxial conduits shall be routed up through the caisson and into the light pole to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.
17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
18. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
19. The facility must be maintained in the condition in which it was approved and installed, in accordance with approved photo simulations. Faded, damaged, or otherwise deficient materials must be replaced within thirty (30) calendar days of notification by the City of San Diego.
20. 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.
21. The photo simulation(s) for the proposed project shall be printed on the building plans.
22. The Permittee shall not cause or allow the antennas or radome to be different sizes (length, width, or height) than as shown on the stamped approved plans.
23. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval. Minor variations in site configuration may be considered under the Substantial Conformance Review process, except that deviation from the approved photosimulations must be approved by the Planning Commission.
24. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
25. All current and future equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
26. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
27. Maintenance of the site and adherence to these conditions is the responsibility of the Permittee. Failure to adhere to any of the conditions herein will result in penalties against both parties, including (but not limited to) code enforcement action and permit revocation.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5407 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

APPROVED by the Planning Commission of the City of San Diego on July 20, 2017, by Resolution No. xxxx-PC.

ATTACHMENT 6

Permit Type/PTS Approval No.: CUP 1958620

Date of Approval: July 20, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

DRAFT

ATTACHMENT 6

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 PCS Assets

Permittee

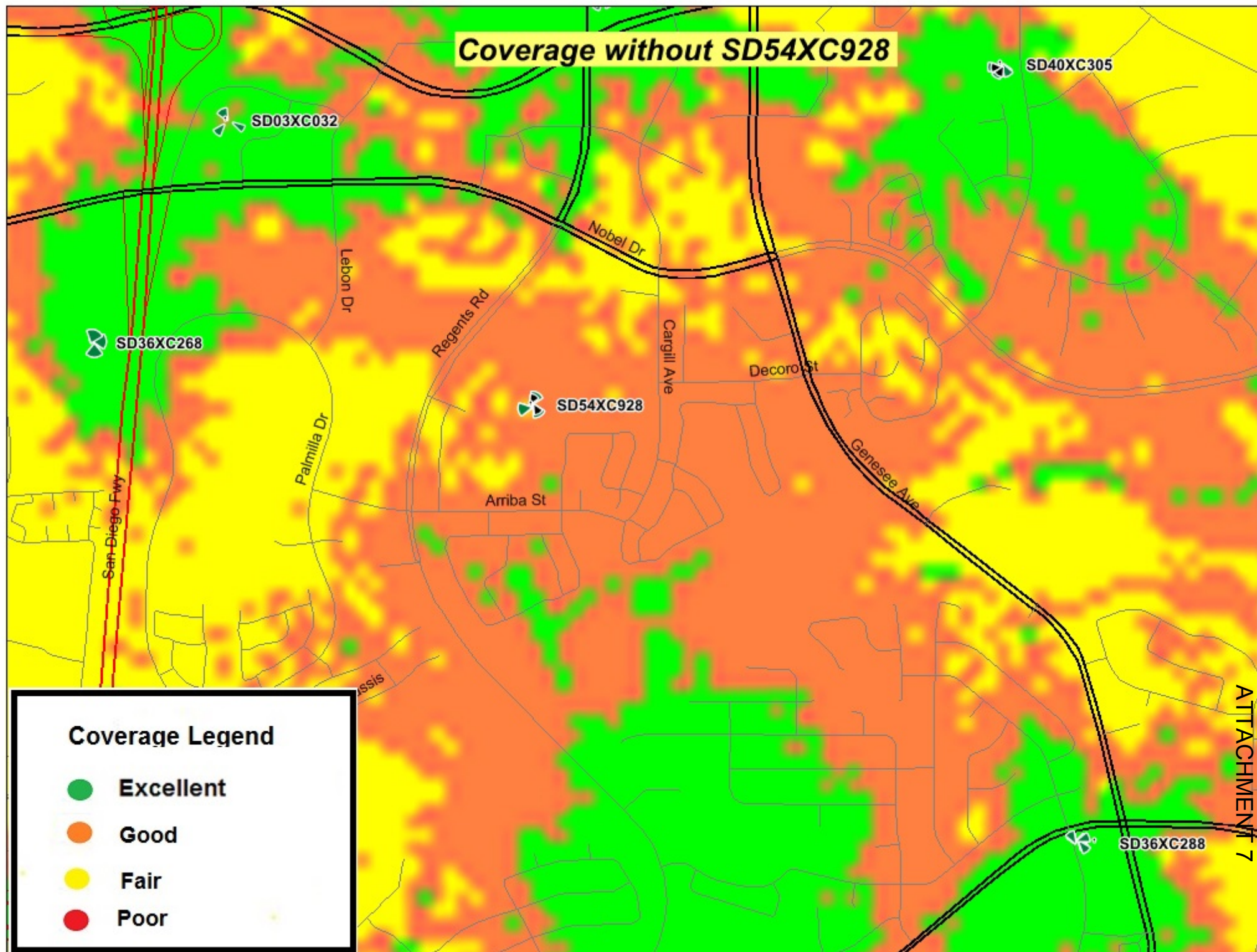
By _____

NAME:

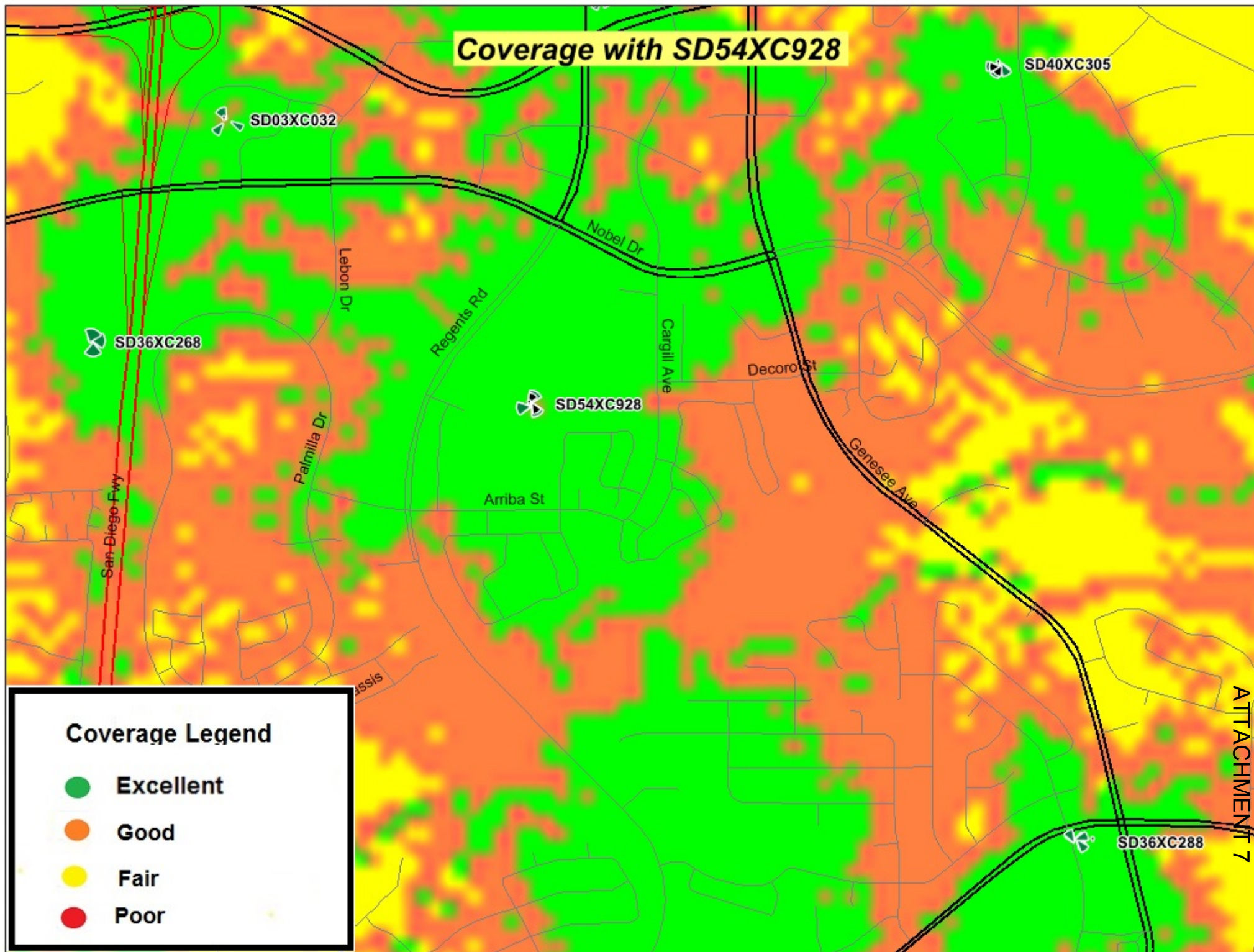
TITLE:

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

Coverage without SD54XC928



Coverage with SD54XC928



NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name: Sprint Doyle Park CUP

Project No. : 473394

Project Location-Specific: The project is located at 8155 Regents Road, San Diego, CA 92122.

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

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit (CUP) to replace an existing Wireless Communication Facility (WCF), consisting of two 65-foot tall light standards, with two 70-foot tall light standards. The project proposes radomes (16'x3" tall) to cover 12 antennas (six per standard) and 24 Remote Radio Heads (RRHs) (12 per standard) in four sectors. The existing equipment room will remain. The project is located in Doyle Community Park. The project site is designated community park and is zoned OP-1-1, CPIOZ A.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Meagan Murphy
 Sprint
 9191 Towne Center Drive
 San Diego, CA 92112
 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))
- (X) Categorical Exemption: CEQA Section 15302 (Replacement or Reconstruction)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project, as described above, is exempt from CEQA pursuant to CEQA Guidelines Section 15302, which allows for the replacement of existing structures, where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

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

ATTACHMENT 8

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



/Senior Planner

June 2, 2017

Signature/Title

Date

Check One:

☒ Signed By Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



February 19, 2016

Sprint – SD54XC928- Doyle Community Park
8175 Regents Road, San Diego CA 92122
APN: 347-131-04
Photo Survey



February 19, 2016

Looking East towards site

1

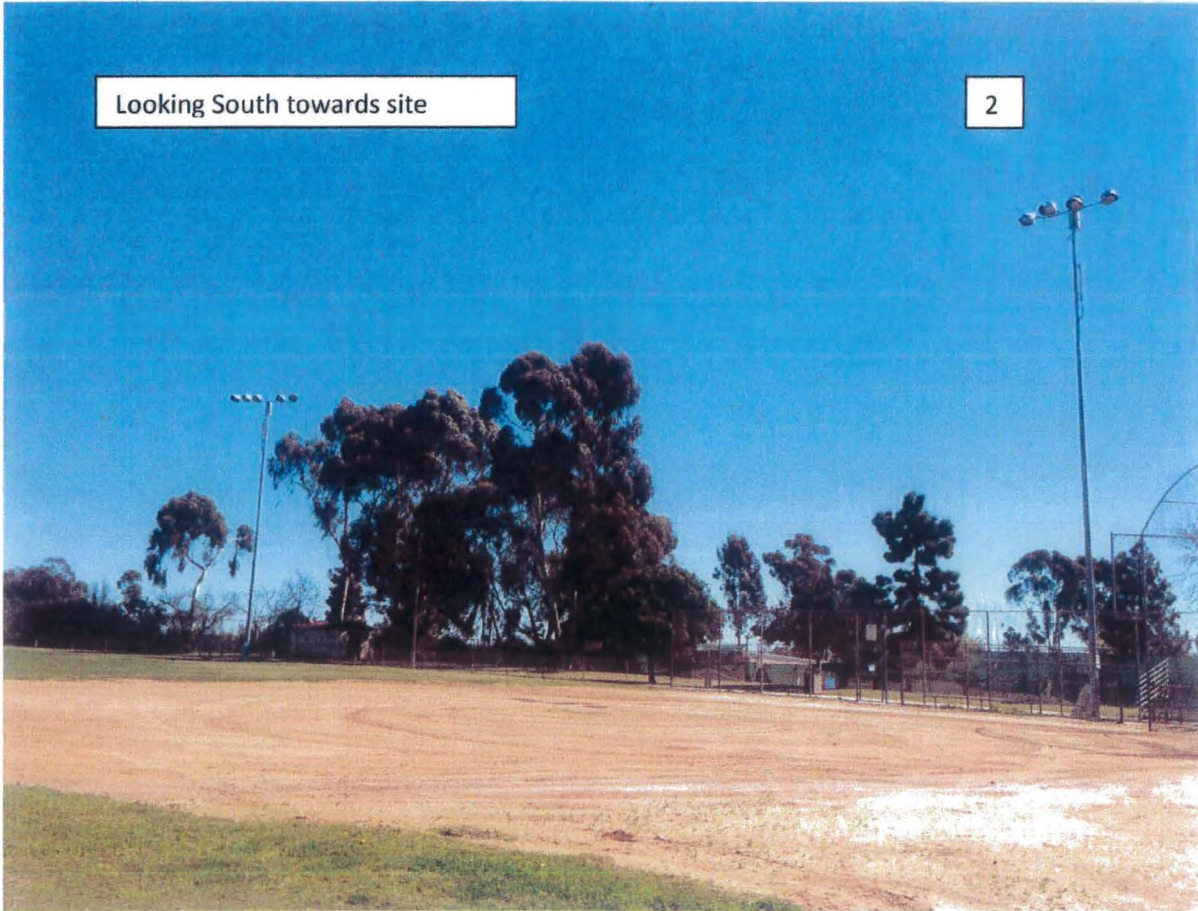




February 19, 2016

Looking South towards site

2





February 19, 2016



Looking West towards site

3



February 19, 2016

Sprint's equipment shelter

4



UNIVERSITY COMMUNITY PLANNING GROUP
SCRIPPS OFFICE BUILDING
Meeting Minutes
April 11, 2017

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice Chair), Andrew Wiese (AW), Nancy Groves (NG) John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Alison Barton (AB), Isabelle Kay (IK), Ash Nasser (AN), Rebecca Robinson (RR), Kristopher Kopensky (KK), Donna Andonian (DA), Roger Cavanaugh (RC), Alice Buck (AB), Ross Caulum (RCu), Jason Moorhead (JM), Kristin Camper (KC), Petr Krysl (PK), Dan Monroe (DM), and Katie Hosch (KH).

Directors absent: Ryan Perry (RP) and Anu Delouri (AD).

1. Call the Meeting to Order - Janay Kruger, Chair
 - a. Time: 1804
2. Pledge of Allegiance followed by Moment of Silence
3. Agenda: Call for additions/deletions:
 - a. No changesMotion: To approve by DA and seconded by CW
Vote: Unanimous, motion passed
4. Approval of Minutes: March, 2017
 - a. No ChangesMotion: To approve by MB and seconded by DA
Vote: Unanimous, 2 abstentions, motion passed
5. Announcements - Chair Letters/meetings
Motion: Motion to seat Katie Hosch as the UCSD student representative by JK and seconded by PK.
Vote: Unanimous, motion passed.
6. SDPD Update
 - a. Review of vehicle break in at 24 hour fitness
 - b. Reminder on safety tips for vehicle break ins
 - c. Conversation on homeless encampments
 - d. BR: Question on rollover accident. A: It was an alcohol related accident with major injuries
 - e. IK: Question on police helicopter activity and suggestion to use an app versus helicopters. A: For longer duration items, nextdoor, news and others are alerted
7. More announcements from Chair - JK
 - a. Station 50 negative declaration is out for review
 - b. Application for another cell tower, T-Mobile at Via Sonoma, received several calls on it already
8. UCSD - Anu Delouri - absent

9. SANDAG - Frank Oswainy - absent
10. Membership Report - John Bassler
 - a. Thank you to RC for support at last month's elections
 - b. Review of membership and election policies
11. Councilperson Barbara Bry - Bridger Langfur
 - a. Review of budget
 - b. Town Hall dates are in available bulletin
 - c. Reviewed a program that allows new neighborhood watch groups a free neighborhood watch sign
12. Senator Toni Atkins - Chevelle Tate
 - a. Introduction
 - b. Senator appointed to rules, transportation, health, water quality committees
 - c. Review of new gas tax
13. 52nd Congressman Scott Peters - Brian Elliot - Absent
14. MCAS Miramar - K. Camper
 - a. Hiking trail opening on Miramar soon, website for more information on acquiring permit
 - b. Available for questions
15. Planning Department - Dan Monroe
 - a. No report, available for questions
16. Public Comment: Non-Agenda Items 3 minutes per speaker
 - a. None
17. Election of Officers:
 - a. Call for nominations from the floor
 - i. None
 - b. Nominations discussed at previous meeting
 - i. Chair Janay Kruger
 - ii. Vice Chair Meagan Beale
 - iii. Secretary Kris Kopensky

Motion: Motion to approve all three nominations by PK and seconded by IK

Vote: Unanimous, motion passed.
18. Action Item: Campus Pointe 10290 & 10300 Campus Pointe Dr.
Presenter: Michael Barbera, Alexandria, Neil Hyytenin, Attorney
 - a. Process 5, CPA, EIR, Design Guidelines
 - b. Add 318,383 SF multi-tenant Office Building and Add a 2 story 10,000 sf, Micro Brewery, dining area not open to the public
 - c. 6 story parking structure, soccer field and reconfiguration of main blvd.
 - d. 2909 parking spaces, TDM program
 - e. Vacate a portion of drainage easement
 - f. Conversation on ARE offer to City for use (\$4M) with open space or escrow account for UCPG use (\$3.5M)
 - g. Conversation on TDM program

- h. KC: Question on retail use? A: This will be a light manufacturing building that will also serve food and beverage (micro brewery)
- i. Conversation on use of amenity space and shared concerns about Airport Authority approval
- j. AW: Review of subcommittee conversations, meetings, and recommendations
- k. JK: Noting that she was not present for the vote at the subcommittee meeting and would have voted against. RC alerted the secretary after the meeting that he also was not part of the subcommittee approval of this recommendation and would like it reflected in the minutes

Motion: To approve the Campus Pointe project, including the proposed Community Plan Amendment with the following conditions:

1. That the City of San Diego commit to preserve and dedicate as permanent Open Space the 42 acres of city-owned lands located at the north end of Campus Pointe Drive (comprised of APNs 340-030-40; 340-080-55; 340-080-62) and adjacent to the Campus Pointe project site, and that ARE commit to support and advocate for this objective with the City through its final achievement
2. That, as a community benefit, ARE deposit \$3.5M in an escrow account controlled by the UCPG or the City of San Diego for the following purposes: acquisitions, restoration, and/or dedication of Open Space parkland in the UC Planning area. Up to \$500K may be used for improvement of population-based/developed parkland in the UC Planning area
3. That ARE maintain permanent public access to the adjacent 42 acre city-owned open space parcels and include not less than 12 free public parking spaces (and bicycle parking area) adjacent to these parcels
4. That ARE register a permanent no building restriction or easement covering that full portion of the Campus Pointe Drive property north of CP1 and adjacent to the neighboring 42 acre open space parcel
5. That ARE reduce height of the proposed new building CP3 to a 10 story/5 story height configuration
6. That ARE monitor their TDM for 10 years

In addition to this motion a strong recommendation of the following

1. That parking be reduced from the proposed 2.74/1,000 sqft to 2.5/1,000 sqft or lower. Given the project's requirement to significantly reduce traffic trips via TDM program, parking should not be needed, and therefore be reduced
2. TDM Program:
 - That monitoring of the TDM program's effectiveness, including traffic counts, be permanent rather than ending after five years of occupancy
 - That the monitoring of reports be made public
 - That additional measures be added annually until the goal is met

- That the TDM program, including permanent monitoring, be a condition for future owners of the project site or any portion of the site
3. That the plant palette be revised to
- Substitute native plant species for as many of the proposed non-native plant species as feasible
 - Delete Liquidambar, Pittosporum, Acacia, and Mexican Feather Grass, and any other species deemed of concern for invasion of native habitats by the California Exotic Pest Plant Council, California Native Plant Society, City of San Diego, County of San Diego, or knowledgeable biologist
4. We encourage Alexandria's to seek additional ways to incorporate into all their Campus Point buildings strategies outlined in the Bird-Friendly Design Guide by the American Bird Conservancy
5. Alexandria update the final SEIR to include underline and strikeout changes reflecting the permit conditions agreed to in the comments section of SEIR. These should include commitments to strengthening the TDM plan, rideshare options, and paying full cost of the re-striping and removal of parking on the east side of Campus Pointe Drive, including an additional northbound lane and the preservation of bicycle lanes the whole length of Campus Pointe Drive
6. That the final configuration of Campus Pointe Drive after re-striping and the addition of a new northbound lane must include dedicated bicycle lanes running the length of Campus Pointe Drive
- Motion to approve subcommittee motion by IK and seconded by AB.
- Vote: (after additional conversation below) 11 for, 2 against, 2 abstentions, and 1 recusal, motion passed.**
- I. Additional comments:
 - m. Director board conversation on use of "gift" from ARE
 - n. Community: Expressed concern for precedent that is being set by extracting a fee from a developer. Will the next developer look to pay to get their projects approved?
 - o. Community: Review of history of negotiation and proponent of the need to fund open space
 - p. AW: Adding condition number 6 to require 10 years of TDM monitoring (added in motion above)
19. Information Item: Research by Residents of Renaissance Project Presentation and Powerpoint on Antennae
- a. Presentation of concerns with electromagnetic radiation
 - b. Conversation for and against concerns with cell sites
20. Action Item: Sprint Antennas, Doyle Park Pts 473394 Expansion of existing facilities
Presenter: Meagan Murphy, Sprint
- a. Presentation of project
 - b. Doyle park is a more desired location than residential and schools

- c. Review of FCC requirements and regulation
- d. AW: Is it possible that the guidelines regarding not using school sites is due to health concerns? A: Can not say for sure
- e. Conversation after motion regarding whether or not we should ask Sprint to find another area

Motion: To disapprove the request and have Sprint find a fall back location by RC and seconded by AN.

Vote: 7 in favor and 5 against, 5 abstentions, motion passed.

21. Information Item: UCSD Expansion 2030 Plan

Presenter: Nancy Groves

- a. Pushed to June

22. Ad Hoc Committee Reports

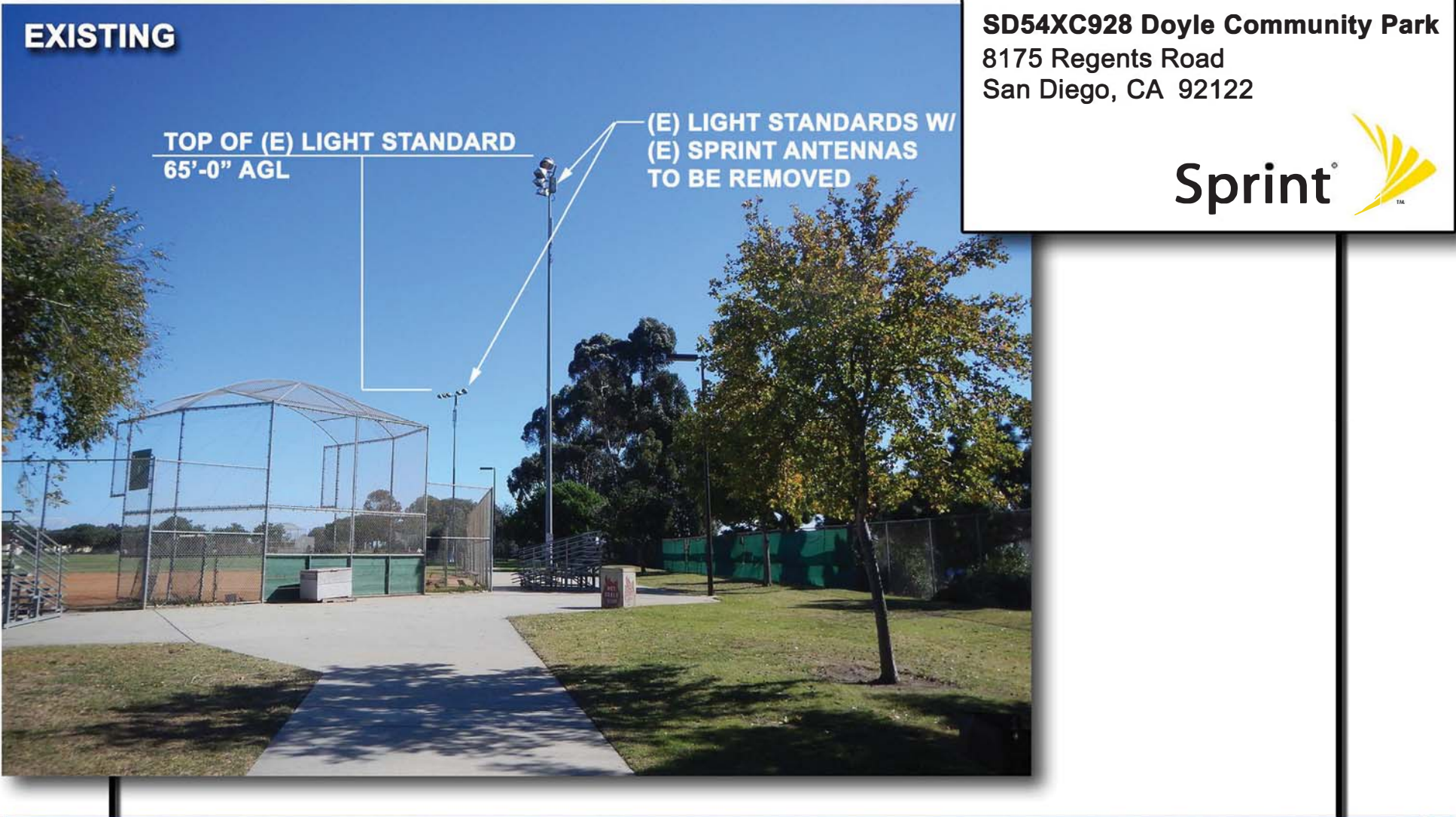
- a. Fire Station 50 - Ash Nasseri
 - i. None
- b. Bicycle Safety - Peter Krysl, Andy Wiese
 - i. None
- c. High Speed Rail
 - i. None
- d. Costa Verde
 - i. Meeting was held 4/5 regarding EIR alternatives.

23. Old/New Business

- a. JK canceling May meeting

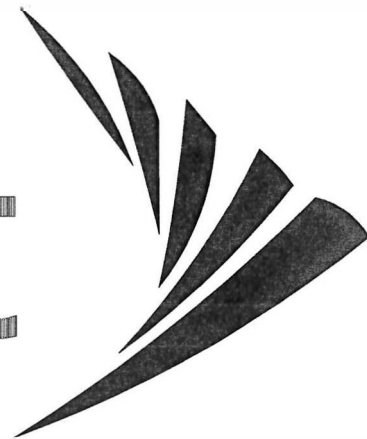
24. Adjournment

- a. Time: 9:49 PM



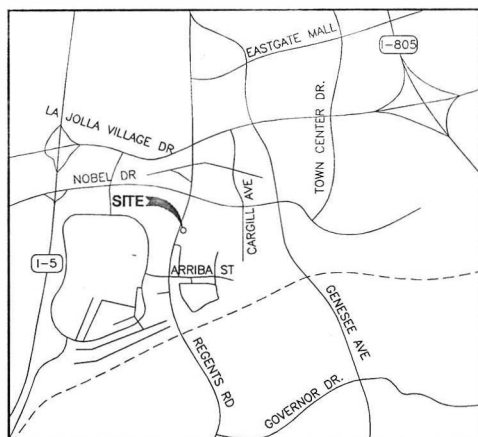
Photosimulation of proposed telecommunications site

Sprint



SD54XC928

DOYLE COMMUNITY PARK
8155 REGENTS ROAD
SAN DIEGO, CA 92122



VICINITY MAP

ADDRESS

8175 REGENTS ROAD SAN DIEGO, CA 92122

DIRECTIONS:

FROM THE SAN DIEGO INTERNATIONAL AIRPORT:

- HEAD NORTHWEST ON AIRPORT TERMINAL RD
- KEEP RIGHT TO STAY ON AIRPORT TERMINAL RD
- KEEP LEFT TO STAY ON AIRPORT TERMINAL RD
- USE THE RIGHT 2 LANES TO TAKE THE RAMP TO I-5/DOWNTOWN
- MERGE ONTO N HARBOR DR
- USE THE LEFT 2 LANES TO TURN LEFT ONTO W LAUREL ST
- USE THE LEFT 2 LANES TO TURN LEFT ONTO INDIA ST
- USE THE LEFT 2 LANES TO TAKE THE RAMP ONTO I-5 N
- MERGE ONTO I-5 N
- PROCEED TO NOBEL DRIVE EXIT TURN RIGHT ON NOBEL
- PROCEED TO REGENTS RD.
- TURN RIGHT ON REGENTS AND PROCEED TO THE SITE
- SITE IS 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.
1283 EAST MAIN STREET, SUITE 200
EL CAJON, CA 92021
(619) 749-1305
(619) 749-1391 (FAX)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF PUEBLO LOT 1294 OF THE LAND 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: NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO 36 LYING NORTH OF THE NORTHERLY LINE OF THAT PORTION OF THE PUEBLO LOT 1294 OF THE PUEBLO LANDS SAN DIEGO DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF REGENTS ROAD WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BERINO COURT AS SAID STREET IS ARE NOW LOCATED AND ESTABLISHES ON THE DATE OF THIS INSTRUMENT, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF GENESSEE HIGHLANDS UNIT NO.6 MAP 7179; THENCE, SOUTH 64°17'01" EAST 205.41 FEET TO THE BEGINNING OF THE TANGENT 600.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THOUGH A CENTRAL ANGLE OF 6°40'-0" AND ARC LENGTH OF 69.93 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF SAID MAP 7179 RADIAL TO SAID POINT BEARS SOUTH 19°02'19" WEST; THENCE SOUTH 10°19'41" WEST (DEED SOUTH 10° 20'05.3 WEST) 783.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARRIBA STREET, SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF SAID MAP; THENCE SOUTH 89°59'22" EAST (DEED SOUTH 89° 58'10" EAST) 5.44 FEET TO THE BEGINNING OF A TANGENT 220.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID POINT BEARS SOUTH 00°00'38" WEST (DEED SOUTH 00°01'50" WEST); THENCE TANGENT FROM SAID POINT SOUTH 89°59'22" EAST (DEED SOUTH 89° 58'10") 688.43 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11 GENESSEE HIGHLANDS UNIT NO.5 MAP 7178; THENCE LEAVING SAID NORTHERLY RIGHT OF LINE OF ARRIBA STREET NORTH 00°00'38" EAST (DEED NORTH 00°01'50" EAST) 750.00 FEET NORTHWEST CORNER OF SAID MAP 7178; THENCE NORTH 87°07'01" WEST 654.06 FEET TO THE TRUE POINT OF BEGINNING, AND LYING NORTHWEST OF BERINO COURT AND EAST OF REGENTS ROAD AS SHOWN IN ASSESSORS'S BOOK 347 PAGE 13

PROJECT SUMMARY

APPLICANT: SPRINT
9191 TOWN CENTER DR, SUITE 150
SAN DIEGO, CALIFORNIA 92122
CONTACT: MAEGAN MURPHY
(619) 985-6638

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

PROJECT DESCRIPTION:

- PROPOSED TO REMOVE TWO EXISTING 65-FOOT-TALL LIGHT POLES WITH SPRINT ANTENNAS AND ANCILLARY EQUIPMENT AND REPLACE WITH TWO 70-FOOT-TALL POLES WITH 12 PANEL ANTENNAS (6 PER POLE), 24 REMOTE RADIO HEADS (RRHs, 12 PER POLE), ADDITIONAL EQUIPMENT UPGRADES TO BE LOCATED IN EXISTING EQUIPMENT ROOM. PROPOSED NEW MUSCO LED SPORTS LIGHTS ON NEW LIGHT STANDARDS.

ASSESSORS PARCEL NUMBER: 347-131-04
EXISTING ZONING: OP-1-1 CPIOZ A
JURISDICTION: CITY OF SAN DIEGO
TOTAL SITE AREA: 256,169 SQFT
TYPE OF CONSTRUCTION (EXISTING): TYPE 5B

OCCUPANCY OF EXISTING SPRINT EQUIPMENT ROOM: U

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.

SHEET SCHEDULE

T-1 TITLE SHEET & PROJECT DATA
A-0.0 STORM WATER MANAGEMENT FORMS
A-1 OVERALL SITE PLAN
A-2 ENLARGED SITE PLAN
A-3 EQUIPMENT FLOOR PLAN
A-4 EXTERIOR ELEVATIONS
A-5 EXTERIOR ELEVATIONS
A-6 LIGHT STANDARD PLANS
A-7 LIGHT STANDARD ELEVATION AND DETAILS
O-1 DETAILS

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
1983 EAST MAIN STREET SUITE 200
EL CAJON, CA 92021 (619) 749-1305

PREPARED FOR

Sprint

9191 TOWN CENTER DR, 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

SD54XC928

PROJECT NAME

DOYLE COMMUNITY
PARK

8155 REGENTS ROAD
SAN DIEGO, CA 92122
SAND DIEGO COUNTY

DRAWING DATES

10/22/15	90% ZD (fc)
10/30/15	100% ZD (mm)
02/22/16	100% ZD REVISION 1 (st)
08/05/16	100% ZD REVISION 2 (st)
01/11/16	100% ZD REVISION 3 (st)
01/18/16	100% ZD REVISION 4 (st)
03/15/17	100% ZD PLAN CHECK COMMENTS (st)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

PROJECTS\Sprint\15060

T-1

PREPARED FOR



9191 TOWN CENTER DR, 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

SD54XC928

PROJECT NAME

DOYLE COMMUNITY PARK

8155 REGENTS ROAD
SAN DIEGO, CA 92122
SAND DIEGO COUNTY

DRAWING DATES

10/22/15 90% ZD (c)
10/30/15 100% ZD (mm)
02/22/16 100% ZD REVISION 1 (st)
08/05/16 100% ZD REVISION 2 (st)
01/11/16 100% ZD REVISION 3 (st)
01/18/16 100% ZD REVISION 4 (st)
03/15/17 100% ZD PLAN CHECK COMMENTS (st)

SHEET TITLE

STORM WATER
MANAGEMENT FORMS

PROJECTS\Sprint\15060

A-0.0

City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 448-5500

Storm Water Requirements Applicability Checklist FORM DS-560 February 2016

Project Address: 8155 REGENTS ROAD, SAN DIEGO, CA Project Number (for City Use Only):

SECTION 1. Construction Storm Water BMP Requirements
All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.

For all project complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
☐ Yes; SWPPP required, skip questions 2-4 ☒ No; next question

2. Does the project propose construction or demolition activity, including but not limited to clearing, grading, grubbing, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?
☒ Yes; WPCP required, skip 3-4 ☐ No; next question

3. Does the project propose to use any material (e.g., fill, grade, hydraulic capacity, or original purpose of the facility) (Projects such as pipeline/utility replacement)
☐ Yes; WPCP required, skip 4 ☒ No; next question

4. Does the project only include the following Permit types listed below?
• Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Sign Permit
• Individual Right of Way Permit that exclusively include only ONE of the following activities: water service, sewer lateral, utility service
• Right of Way Permit with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, parking, curb and gutter replacement, and retaining wall encroachments.
☐ Yes; no document required

Check one of the boxes to the right, and continue to PART B:

☐ If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B

☐ If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND justifies there is a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.

☐ If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/stormwater/standardsmanual.aspx
Printed on recycled paper. Visit our web site at www.sandiego.gov/stormwater/standardsmanual.aspx for more information.
Upon request, this information is available in alternative formats for persons with disabilities.
DS-560 (6-15)

Page 2 of 4 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority
This prioritization must be completed within this form, based on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned a site priority frequency based on if the project has a "high" threat to water quality. The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project-specific sediment risk and potential water risk. Additional inspection is required for projects with a high threat to water quality. Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continue to Section 2

1. ☐ ASBS
a. Projects located in the ASBS watershed.

2. ☐ High Priority
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.

3. ☐ Medium Priority
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.

4. ☒ Low Priority
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

SECTION 2. Permanent Storm Water BMP Requirements.
Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? ☐ Yes ☒ No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? ☐ Yes ☒ No

3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or resurfacing surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grading, curbs, and pothole repair). ☐ Yes ☒ No

City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist Page 3 of 4

PART D: PDP Exempt Requirements.
PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
• Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
• Are designed and constructed to be hydrologically disconnected from paved streets and roads? Or;
• Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
☐ Yes; PDP exempt requirements apply ☒ No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
☐ Yes; PDP exempt requirements apply ☒ No; project not exempt. PDP requirements apply.

PART E: Determine if Project is a Priority Development Project (PDP).
Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in Part E, continue to PART F.

If "no" is checked for every number in Part E, continue to PART F and check the box labeled "Standard Development Project".

1. New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No

2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No

3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ☐ Yes ☒ No

4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☒ No

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site. ☐ Yes ☒ No

6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site. ☐ Yes ☒ No

Page 4 of 4 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 5,000 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly" includes flow that is conveyed overland a distance of 300 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ☐ Yes ☒ No

8. New development, or redevelopment projects of a retail gasoline outlet (RGO) that creates and/or replaces 5,000 square feet of impervious surface. Development projects categorized in any case of Standard Industrial Classification (SIC) codes 8013, 8014, 8011, 7202, 7204, or 7208-7209. ☐ Yes ☒ No

9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any case of Standard Industrial Classification (SIC) codes 8013, 8014, 8011, 7202, 7204, or 7208-7209. ☐ Yes ☒ No

10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants point construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 of impervious surface and where added landscaping does not require regular use of pesticide and herbicide, such as slope stabilization using native plants. Calculation of the square footage of impervious surface used not include linear pathways that are for infrequent vehicle use, such as emergency maintenance or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. ☐ Yes ☒ No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is NOT SUBJECT TO STORM WATER REQUIREMENTS. ☐

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☒

3. The project is a PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☐

4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a stormwater management plan management. ☐

Name (Owner/Agent - Please Print): Title: Agent

Signature: Date: 8.9.16

City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 448-5500

"Minor" Water Pollution Control Plan (MWPCP) FORM DS-570 October 2012

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

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

2. The following approval types (see Form DS-5025) require a WPCP: Grading, Public Right-of-Way, and Demolition/Removal. Exceptions may be made allowing use of this MWPCP for minor work.

3. The following approval types (see Form DS-5025) require a WPCP whenever a submittal for Drainage and Grading review is required. Exceptions may be made allowing use of this MWPCP for minor work.

4. This MWPCP may be utilized for projects that disturb less than 5,000 sq ft of ground disturbance and have less than a 5-foot elevation difference over the entire project area.

NOTE: It is the responsibility of the project owner to ensure that all construction activities comply with local and state regulations, including San Diego Municipal Code Sec. 14.08. The guidance and template provided here is for the applicant's convenience and does not alleviate responsibility on part of the project owner to determine the appropriate level of BMP planning and implementation to prevent pollutant discharges.

STEP 1. IDENTIFY RELEVANT PROJECT INFORMATION

Applicant Name: Contact Name: Project Number: Robert Suarez

Contact Information:
Mailing Address: City: State: Zip Code: 325 Carlsbad Village Drive Suite D2 City: CA 92008
Telephone No.: E-mail Address: Suarez@boothsuarez.com
(760) 434-8474

Project Information:
Address: City: State: Zip Code: 8155 Regents Road San Diego CA 92122
APN: 847-151-044 Permit Application Number:

Brief Project Description:
Replace existing light standards with new light standard with antennas and radome.

Improvements (overall square footage): Estimate Project Start Date: Estimate Project Finish Date: 50 SF 12/1/16 1/1/17
Total Lot Size in SF: Estimated Amount of Disturbed Differential Acreage: Estimate Elevation over entire Project Area: 256,180 SF all flat

Printed on recycled paper. Visit our web site at www.sandiego.gov/stormwater/standardsmanual.aspx for more information.
Upon request, this information is available in alternative formats for persons with disabilities.
DS-570 (6-15)

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

STEP 2: IDENTIFY CONSTRUCTION STORM WATER BMPs
Unprotected construction sites have the potential to discharge sediment and other pollutants into local waterways. All construction projects are required to reduce pollution to the maximum extent practicable by implementing best management practices (BMPs). Section 5 of the Storm Water Standards Manual outlines the requirements for Construction Stormwater BMPs. There are five categories:

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

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

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

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

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

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

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

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

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

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

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

9. Will construction equipment be stored onsite (e.g., fuel/oil, trucks, etc)?
Reference Table 1 Item F ☐ Yes ☒ No

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

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

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

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

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

Signature: Date: 8.9.16

Booth & Suarez
ARCHITECTURE INCORPORATED
1283 EAST MAIN STREET SUITE 200
EL CAJON, CA 92021 (619) 749-1305

PREPARED FOR



9191 TOWN CENTER DR, 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

SD54XC928

PROJECT NAME

DOYLE COMMUNITY PARK

8155 REGENTS ROAD
SAN DIEGO, CA 92122
SAND DIEGO COUNTY

DRAWING DATES

10/22/15	90% ZD (fc)
10/30/15	100% ZD (mm)
02/22/16	100% ZD REVISION 1 (st)
08/05/16	100% ZD REVISION 2 (st)
01/11/16	100% ZD REVISION 3 (st)
01/18/16	100% ZD REVISION 4 (st)
03/15/17	100% ZD PLAN CHECK COMMENTS (st)

SHEET TITLE

OVERALL
SITE PLAN

PROJECTS\Sprint\15060

A-1

ENGINEERING NOTES

- NO PROPOSED WORK IN THE RIGHT-OF-WAY
- THE PROPOSED EQUIPMENT WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERN.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE AND 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 PLAN OR SPECIFICATIONS.
- DURING CONSTRUCTION PHASE OF THE PROJECT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINE OF THE CITY'S STORM WATER STANDARD'S.
- THE PROJECT PROPOSES TO EXPORT 4.33 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXCAVATED MATERIAL LISTED BE EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2015 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.

GRADING QUANTITIES:

LIGHT STANDARD FOOTING:	9.25 CU. YDS. 20'-0" DEPTH
COAX CABLE TRENCH:	4.33 CU. YDS. 36" DEPTH
TOTAL GRADING:	13.58 CU. YDS.

DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED 0%
CUBIC YARDS OF CUT 9.25 CUBIC YARDS OF FILL 101
VOLUME OF FILL TO BE IMPORTED 0 CU.YD. EXPORTED 4.33 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

Lessee's Certificate
San Diego Wireless Facility Project
For Post-Construction BMP's

I/we the undersigned, as lessee of a portion of the property described as
8155 REGENTS ROAD SAN DIEGO, CA. 92122
(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 Best Management Practices from the Project Area" and incorporate "Site Design" and "Source Control" BMP's.

I certify to the best of my knowledge, that the post-construction BMP's anticipated by the proposed lease are as follows:

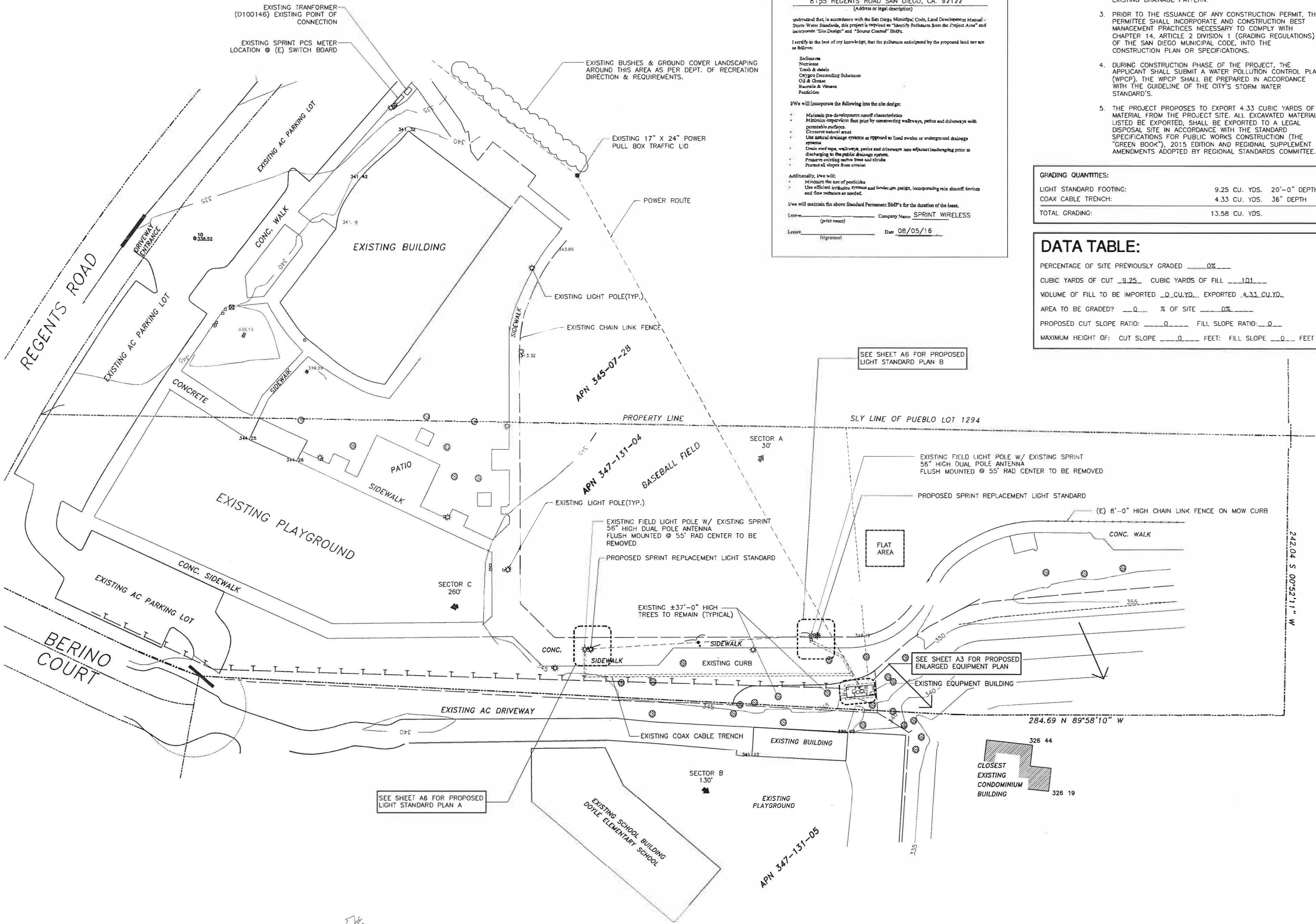
Soil/erosion
Nutrient
Tree & debris
Original Surrounding Substrate
Oil & Grease
Pesticide & Virus
Pesticide

I/we will incorporate the following into the site design:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain absorb devices and flow reduction as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

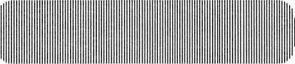
Lessee: _____ Company Name: **SPRINT WIRELESS**
(print name)
Lessee: _____ Date: **08/05/16**
(signature)



OVERALL SITE PLAN
SCALE: 1" = 20'-0"

Booth & Suarez
ARCHITECTURE INCORPORATED

1283 EAST MAIN STREET SUITE 200
EL CAJON, CA 92021 (619) 749-1305



PREPARED FOR



9191 TOWN CENTER DR, 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

SD54XC928

PROJECT NAME

DOYLE COMMUNITY PARK

8155 REGENTS ROAD
SAN DIEGO, CA 92122
SAND DIEGO COUNTY

DRAWING DATES

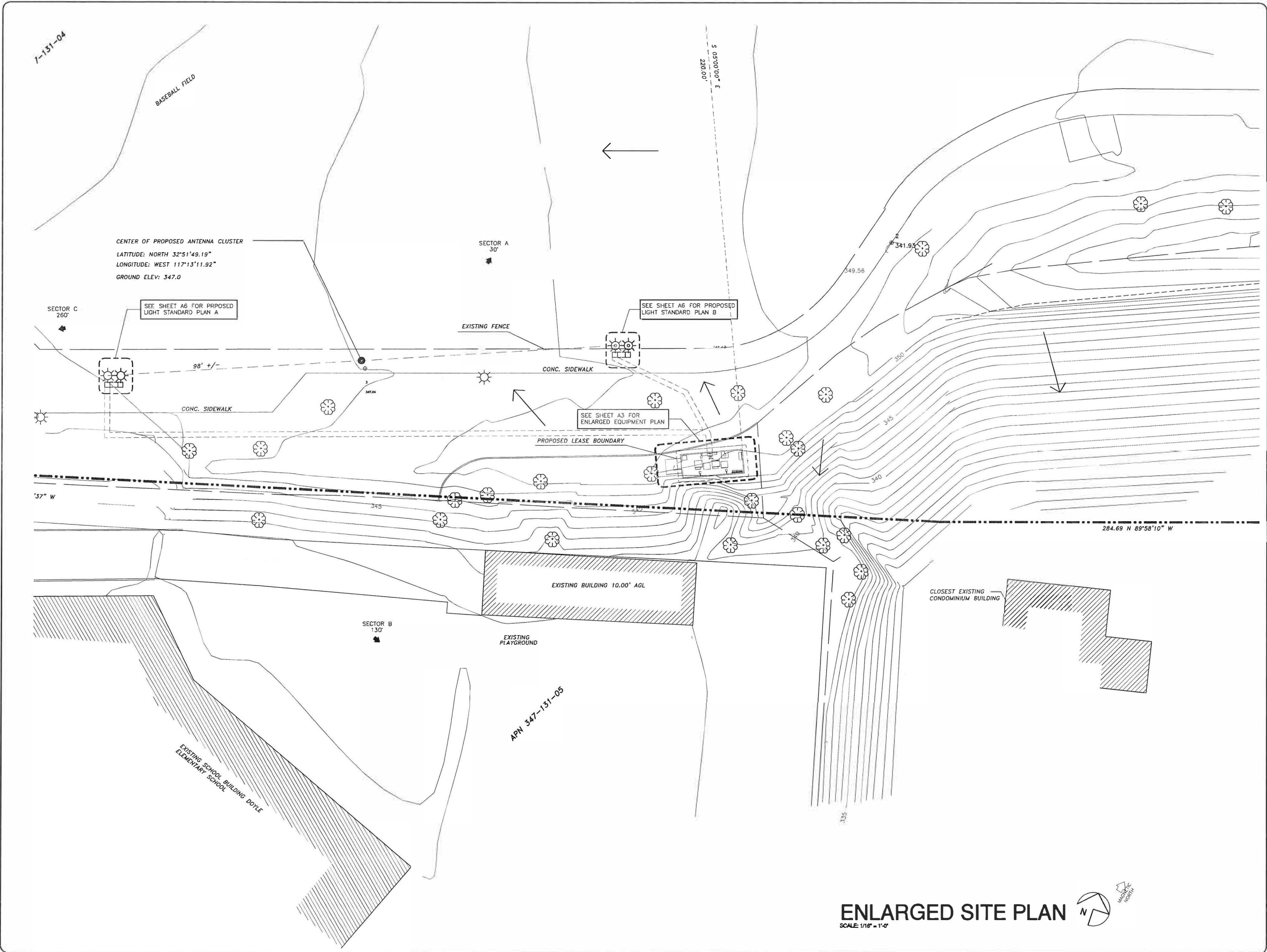
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01/11/16	100% ZD REVISION 3 (st)
01/18/16	100% ZD REVISION 4 (st)
03/15/17	100% ZD PLAN CHECK COMMENTS (st)

SHEET TITLE

ENLARGED
SITE PLAN

PROJECTS\Sprint\15060

A-2



PREPARED FOR

Sprint

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

APPROVALS	
A&C	DATE
RE	DATE
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PROJECT NUMBER
SD54XC928

PROJECT NAME
DOYLE COMMUNITY PARK

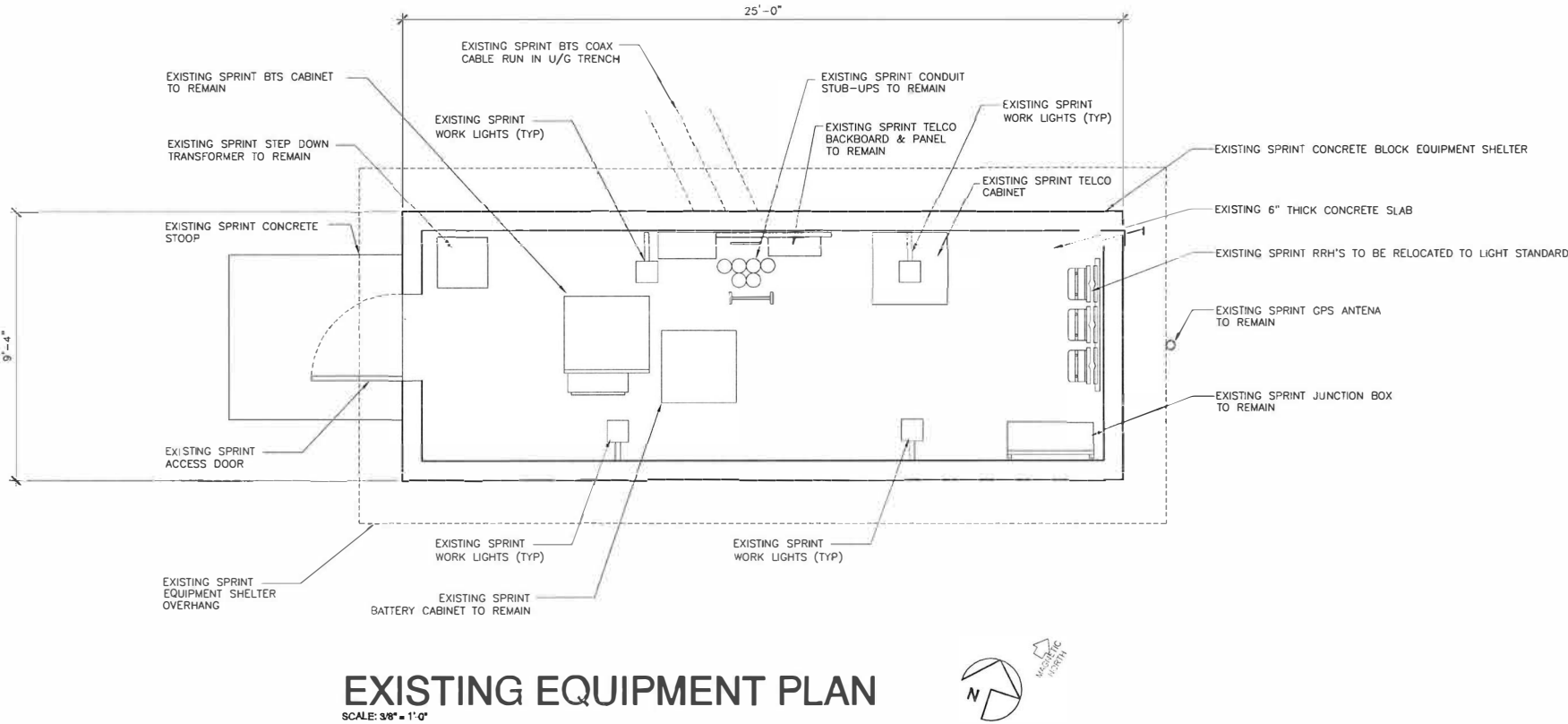
8155 REGENTS ROAD
SAN DIEGO, CA 92122
SAND DIEGO COUNTY

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03/15/17	100% ZD PLAN CHECK COMMENTS (st)

SHEET TITLE

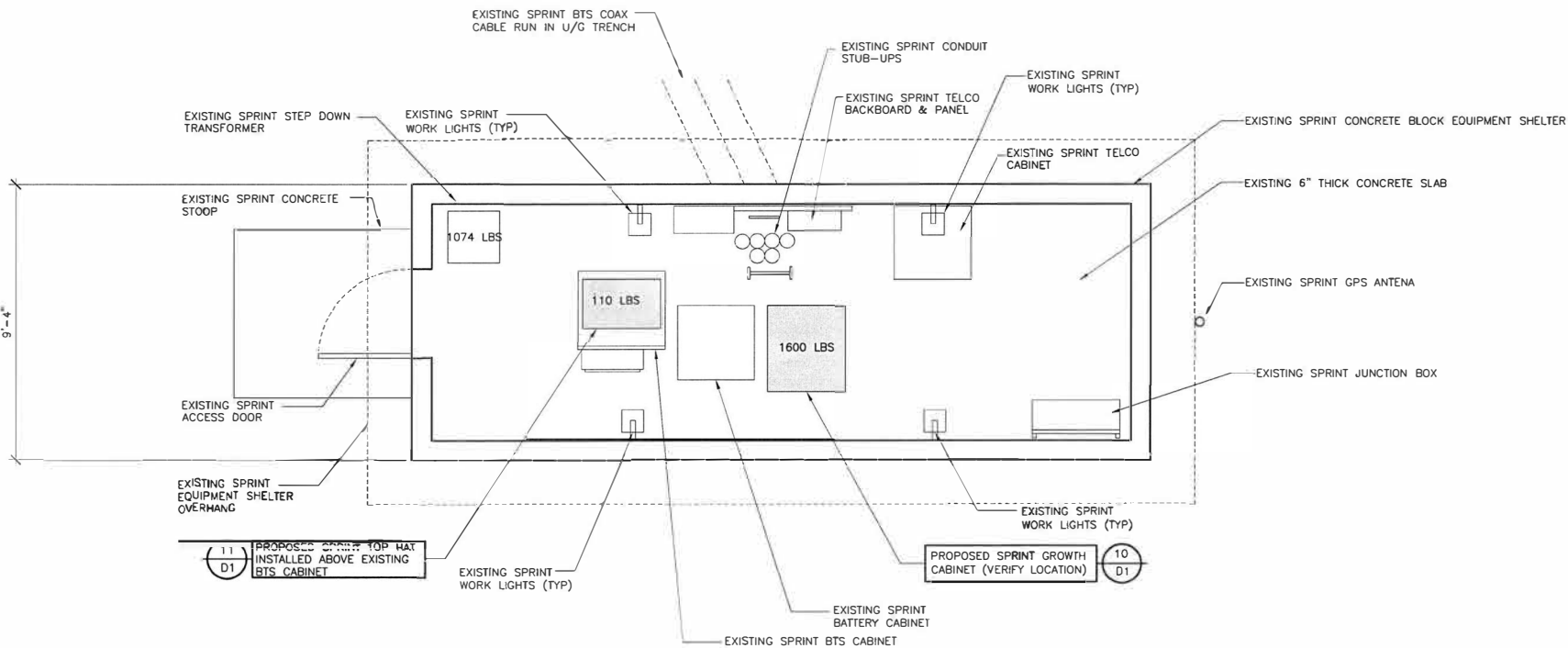
EQUIPMENT PLAN

PROJECTS\Sprint\15060



EXISTING EQUIPMENT PLAN

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

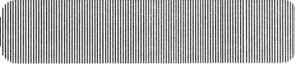


PROPOSED EQUIPMENT PLAN

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

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

1283 EAST MAIN STREET SUITE 200
EL CAJON, CA 92021 (619) 749-1305



PREPARED FOR



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

APPROVALS

A&C	DATE
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PROJECT NUMBER

SD54XC928

PROJECT NAME

DOYLE COMMUNITY PARK

8155 REGENTS ROAD
SAN DIEGO, CA 92122
SAND DIEGO COUNTY

DRAWING DATES

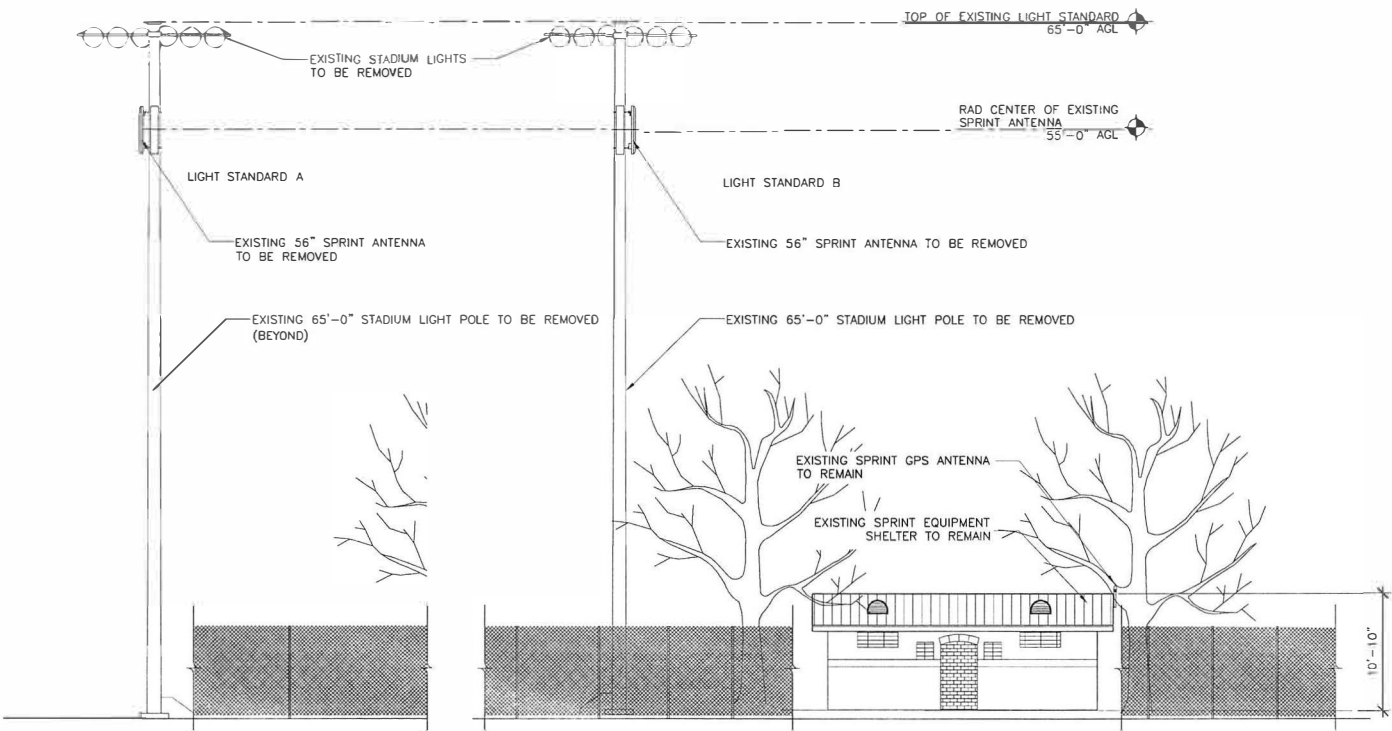
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01/11/16	100% ZD REVISION 3 (st)
01/18/16	100% ZD REVISION 4 (st)
03/15/17	100% ZD PLAN CHECK COMMENTS (st)

SHEET TITLE

EXTERIOR ELEVATIONS

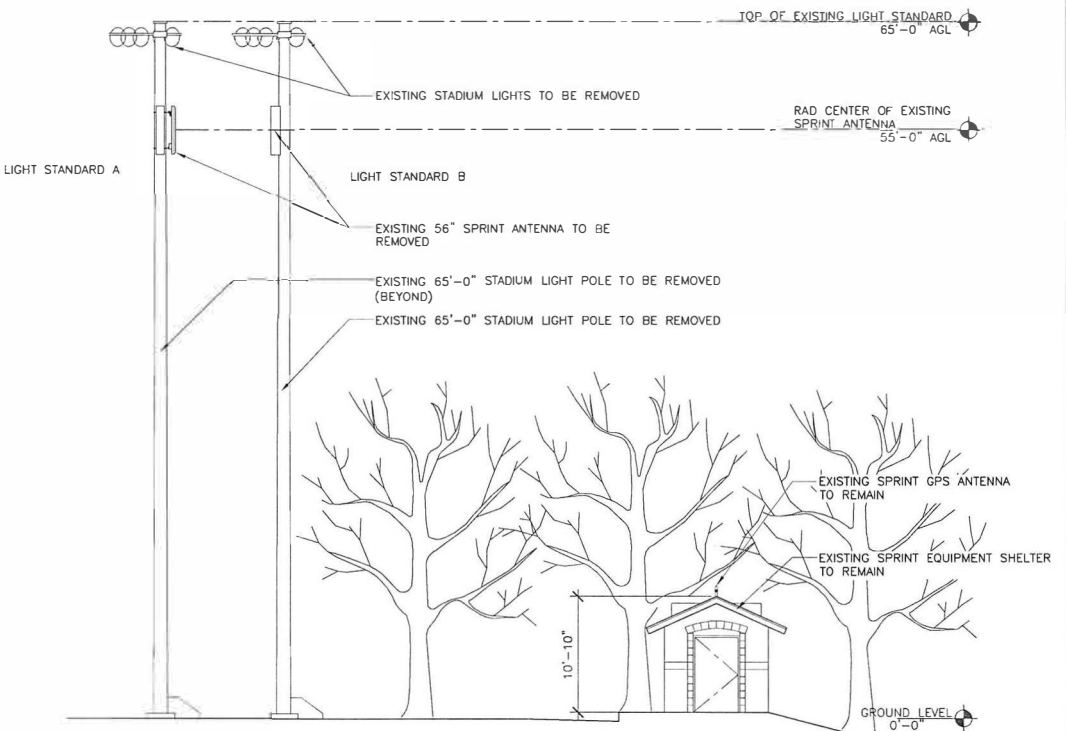
PROJECTS\ Sprint\ 15060

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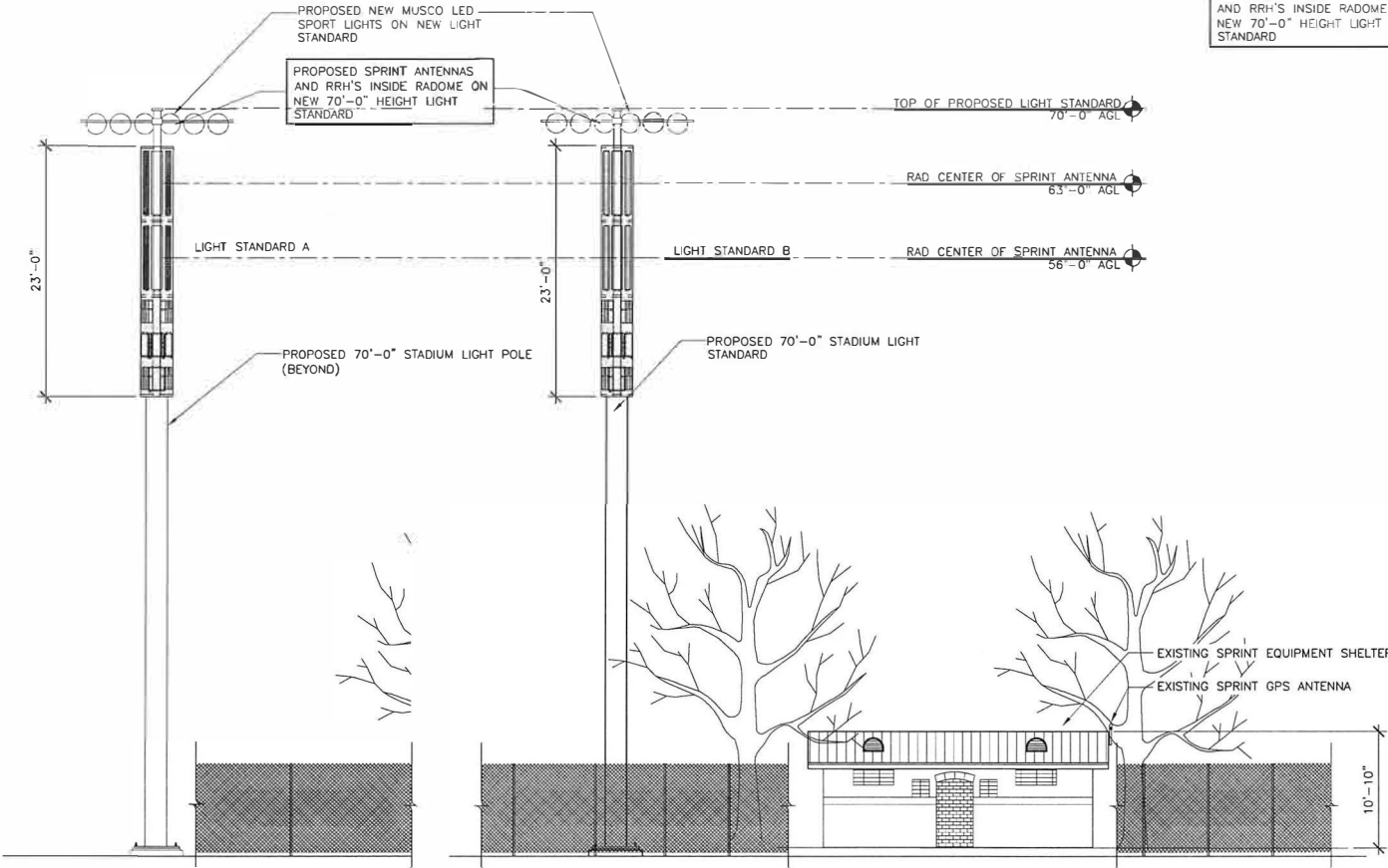
EXISTING SOUTH ELEVATIONS

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



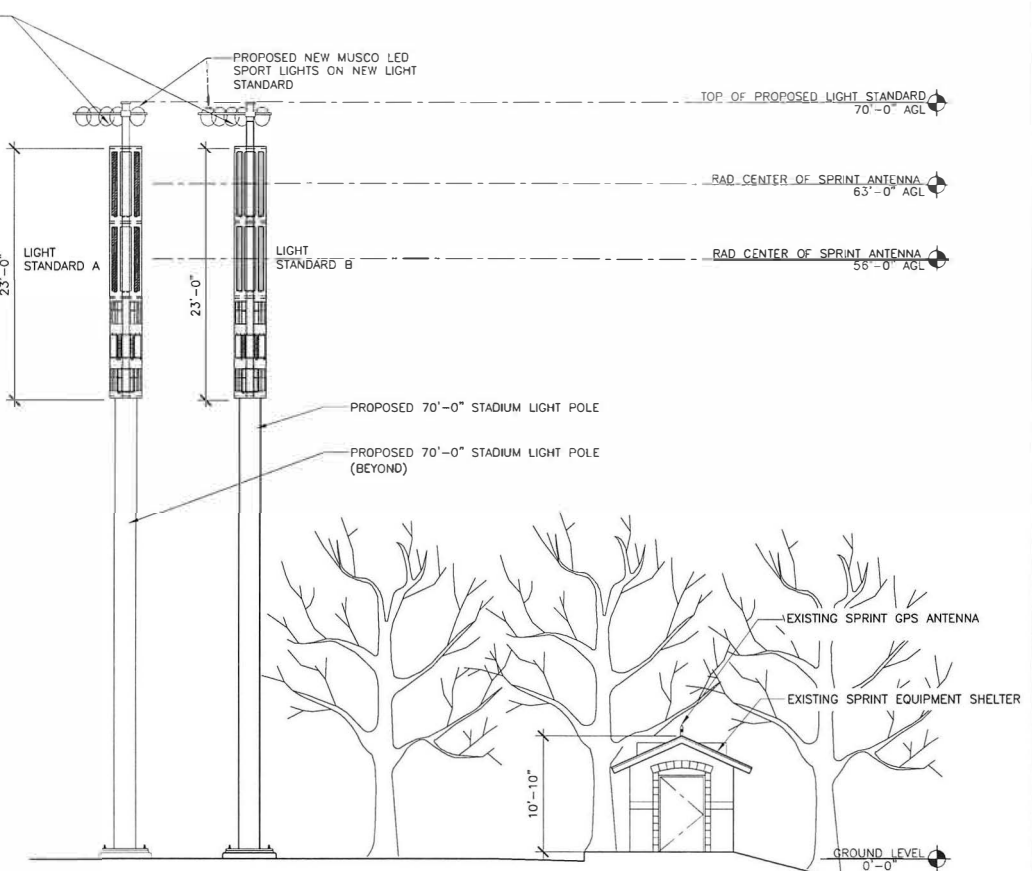
EXISTING WEST ELEVATIONS

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



PROPOSED SOUTH ELEVATIONS

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



PROPOSED WEST ELEVATIONS

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



BOOTH & SUAREZ

ARCHITECTURE INCORPORATED

1283 EAST MAIN STREET SUITE 200
EL CAJON, CA 92021 (619) 749-1305

PREPARED FOR



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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
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PROJECT NUMBER
SD54XC928
PROJECT NAME
DOYLE COMMUNITY PARK
8155 REGENTS ROAD
SAN DIEGO, CA 92122
SAND DIEGO COUNTY

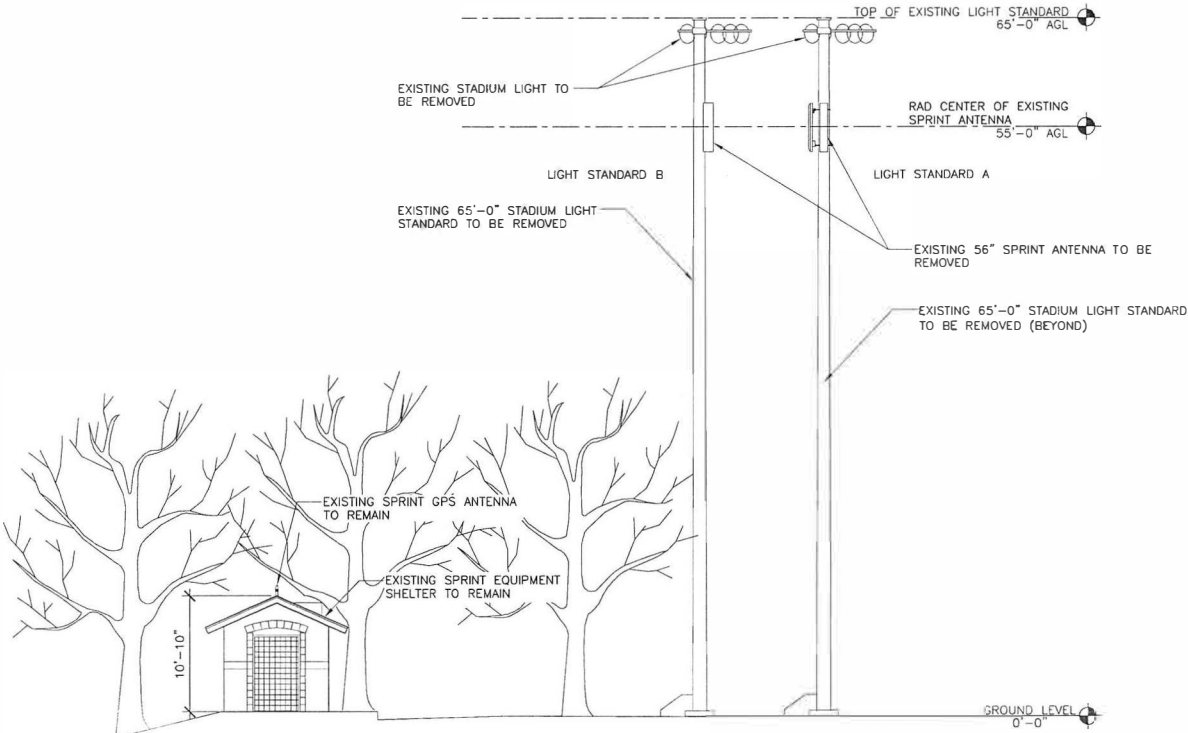
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10/30/15	100% ZD (mm)
02/22/16	100% ZD REVISION 1 (st)
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01/11/16	100% ZD REVISION 3 (st)
01/18/16	100% ZD REVISION 4 (st)
03/15/17	100% ZD PLAN CHECK COMMENTS (st)

SHEET TITLE

EXTERIOR
ELEVATIONS

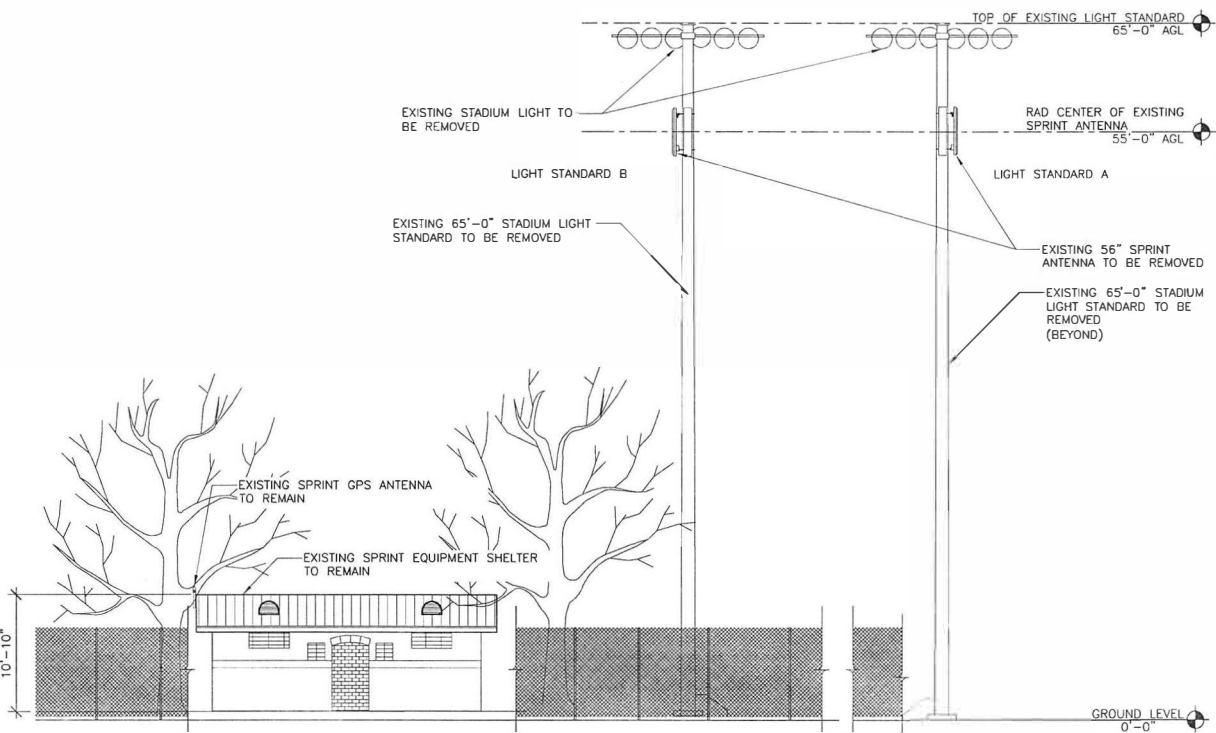
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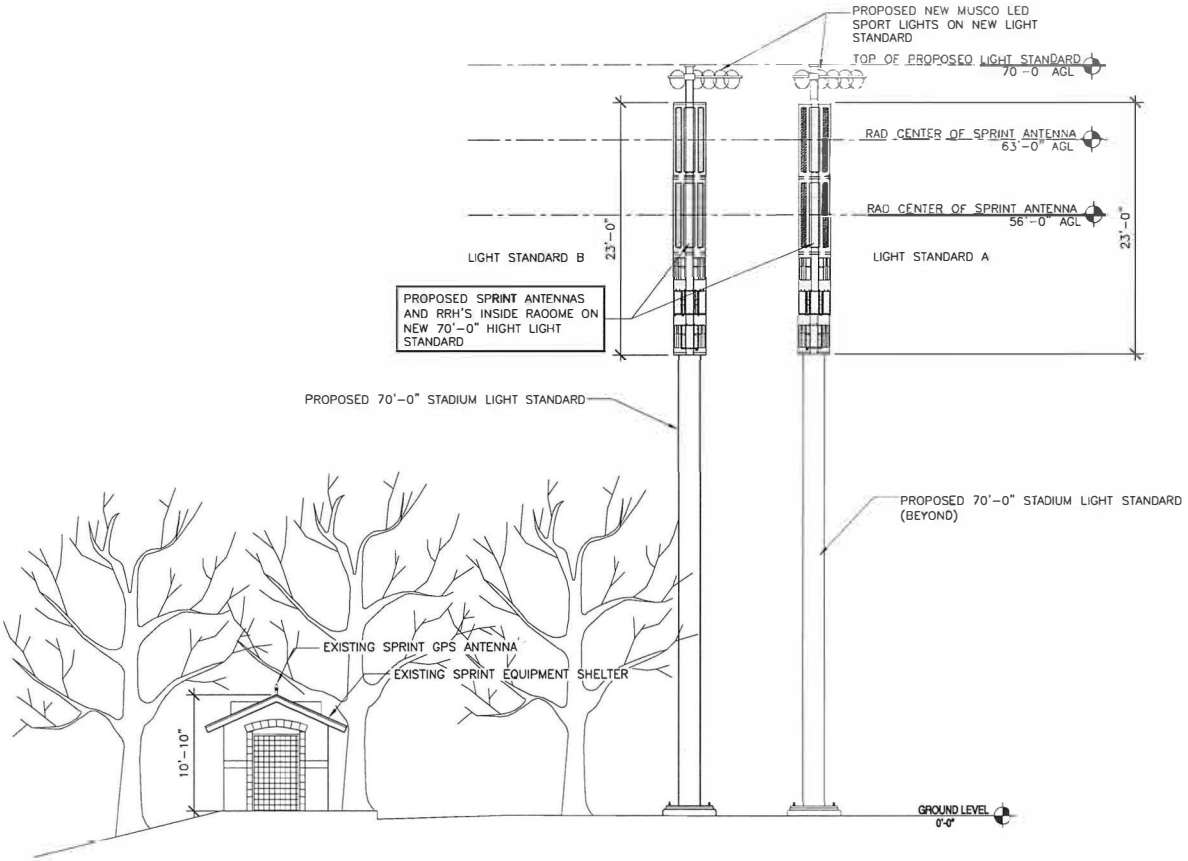
EXISTING EAST ELEVATIONS

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



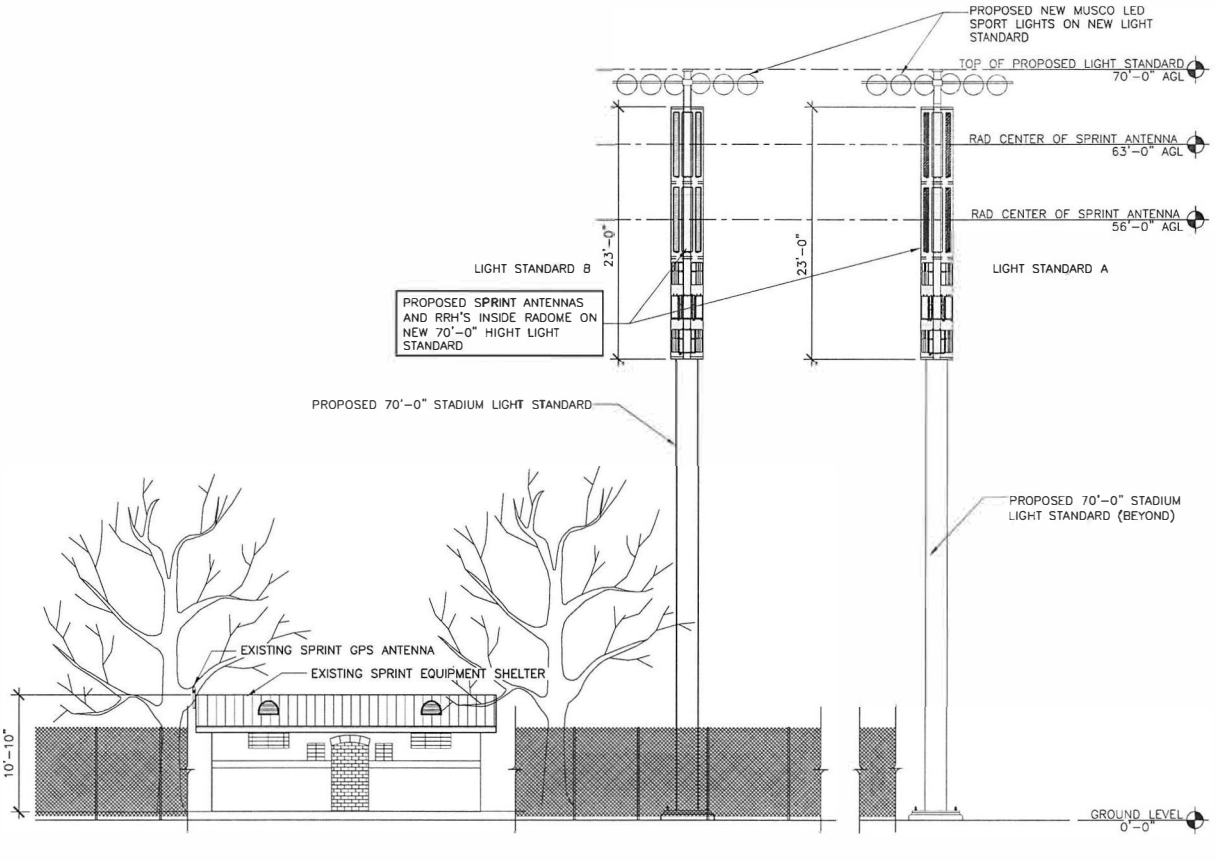
EXISTING NORTH ELEVATIONS

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



PROPOSED EAST ELEVATIONS

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



PROPOSED NORTH ELEVATIONS

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



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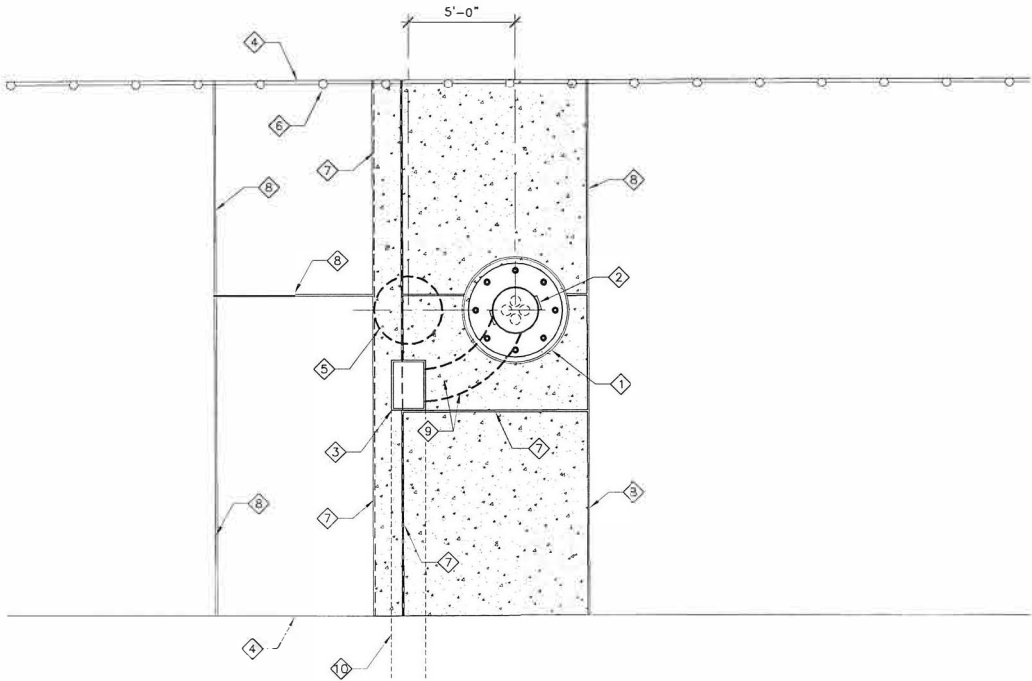
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SHEET TITLE

LIGHT STANDARD PLANS

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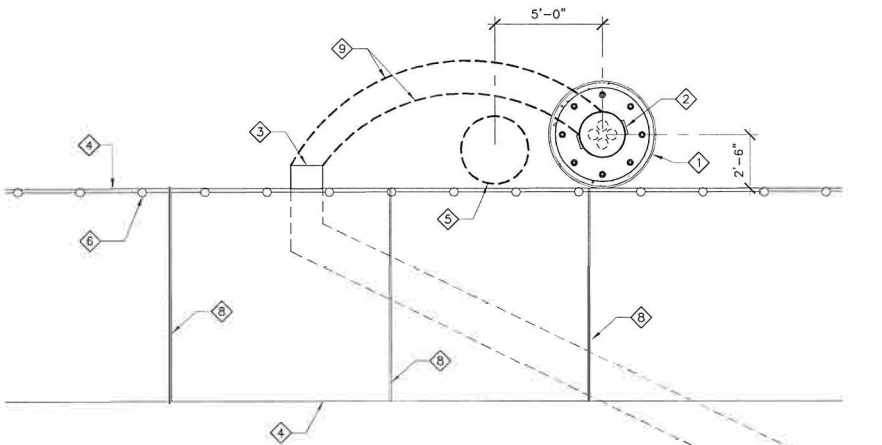
PROPOSED LIGHT STANDARD PLAN A
SCALE: 1/4" = 1'-0"

LIGHT STANDARD PLAN NOTES:

- 1. PROPOSED 5'-0" x CONCRETE CAISSON FOOTING
- 2. PROPOSED 26" x LIGHT POLE
- 3. EXISTING COAXABLE PULLBOXES TO REMAIN
- 4. EDGE OF EXISTING SIDEWALK
- 5. REMOVE EXISTING LIGHT STANDARD (SHOWN DASHED)
- 6. EXISTING CHAIN LINK FENCE
- 7. PROPOSED CONTROL JOINT IN NEW CONCRETE SLAB
- 8. EXISTING CONTROL JOINT
- 9. PROPOSED UNDERGROUND COAX CABLE CABLE TRENCH, TRENCH FROM EXISTING PULL BOX TO PROPOSED LIGHT STANDARD.
- 10. EXISTING COAX CABLE TRENCH

PARK & RECREATION NOTES:

- 1. ADJUST EXISTING IRRIGATION SYSTEM AS NECESSARY TO ACCOMMODATE NEW 70'-0" LIGHT POLES AND LIGHT POLE PADS AND REPAIR THE LANDSCAPE WHERE THE EXISTING LIGHT POLE PADS WERE REMOVED.



PROPOSED LIGHT STANDARD PLAN B
SCALE: 1/4" = 1'-0"

ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	ANTENNA SIZE	COAX. CABLE LENGTH (±5')	EQUIPMENT JUMPER LENGTH (±3')	CABLE SIZE
A1	NORTH	30°	(N) COMMSCOPE: DHHIT65B-3XR	0°	N/A	72"H x 12"W x 7.1"D	386'-0"	10'-0"	5/8"
A2			(N) COMMSCOPE: DHHIT65B-3XR			72"H x 12"W x 7.1"D	386'-0"		1-1/4"
A3			(N) COMMSCOPE: DHHIT65B-3XR			72"H x 12"W x 7.1"D	285'-0"		5/8"
A4			(N) COMMSCOPE: DHHIT65B-3XR			72"H x 12"W x 7.1"D	285'-0"		5/8"
B1	EAST	130°	(N) COMMSCOPE: DHHIT65B-3XR	0°	N/A	72"H x 12"W x 7.1"D	386'-0"	10'-0"	5/8"
B2			(N) COMMSCOPE: DHHIT65B-3XR			72"H x 12"W x 7.1"D	386'-0"		1-1/4"
B3			(N) COMMSCOPE: DHHIT65B-3XR			72"H x 12"W x 7.1"D	285'-0"		5/8"
B4			(N) COMMSCOPE: DHHIT65B-3XR			72"H x 12"W x 7.1"D	285'-0"		5/8"
C1	WEST	260°	(N) COMMSCOPE: DHHIT65B-3XR	0°	N/A	72"H x 12"W x 7.1"D	386'-0"	10'-0"	5/8"
C2			(N) COMMSCOPE: DHHIT65B-3XR			72"H x 12"W x 7.1"D	386'-0"		1-1/4"
C3			(N) COMMSCOPE: DHHIT65B-3XR			72"H x 12"W x 7.1"D	285'-0"		5/8"
C4			(N) COMMSCOPE: DHHIT65B-3XR			72"H x 12"W x 7.1"D	285'-0"		5/8"

Booth & Suarez

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DOYLE COMMUNITY PARK

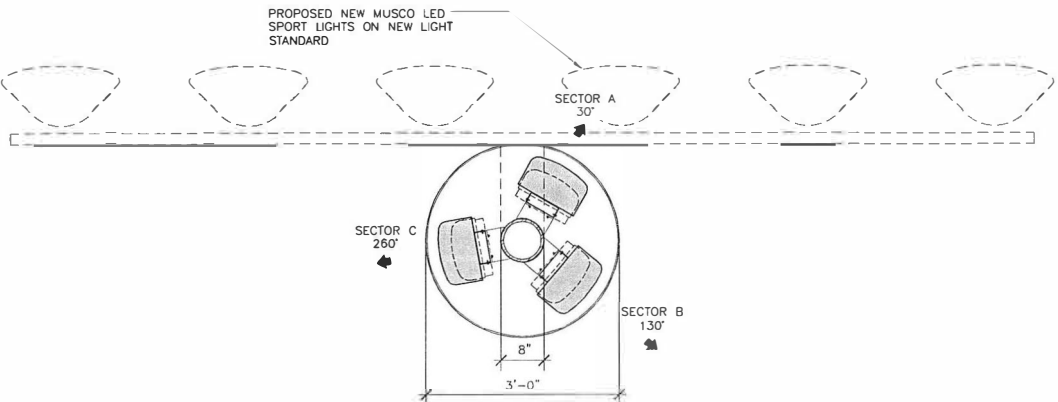
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SAND DIEGO COUNTY

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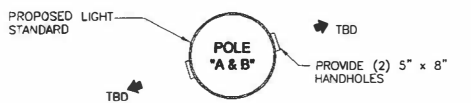
LIGHT STANDARD
ELEVATION & DETAILS

PROJECTS\Sprint\15060

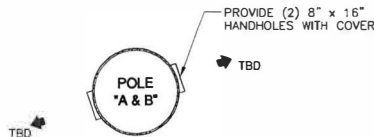


LIGHT STANDARD PLAN (TYPICAL OF 2)

SCALE: 3/4" = 1'-0"



(B) POLE PLAN AT MIDDLE HANDHOLES @ 51'-6"

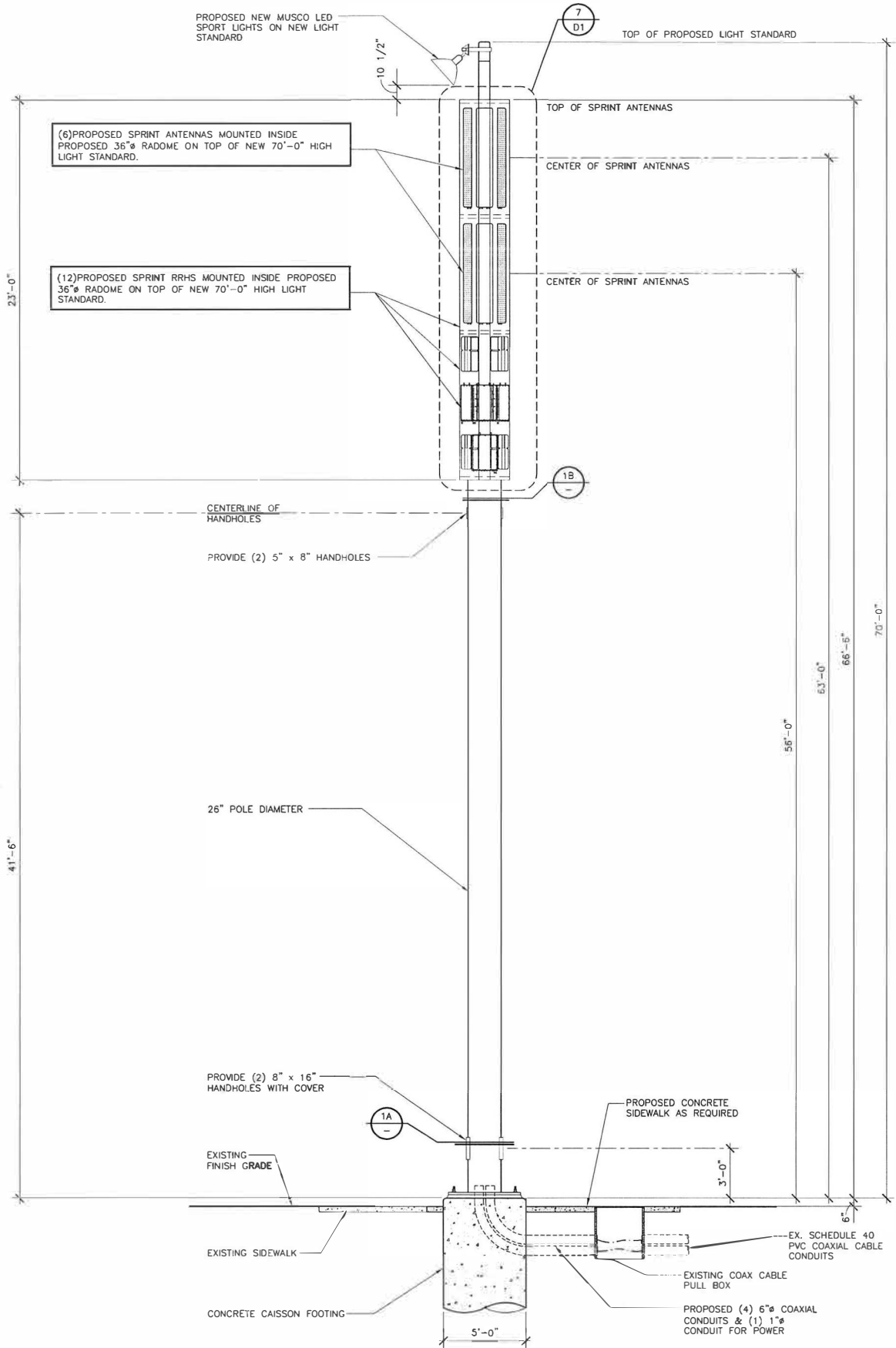


(A) POLE PLAN AT LOWER HANDHOLES @ 3'-0"

SECTION AT HANDHOLES

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

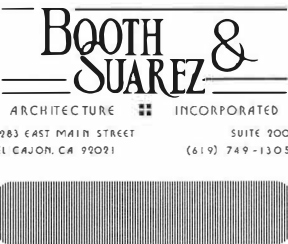
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LIGHT STANDARD ELEVATION (TYPICAL OF 2)

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

NOTE:
NEW LIGHT STANDARD TO BE
PER MUSCO LIGHT STANDARDS



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SHEET TITLE

DETAILS

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