



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 11, 2012 **REPORT NO. PC-12-100**

ATTENTION: Planning Commission, Agenda of October 18, 2012

SUBJECT: SPRINT NEXTEL- LAKE MURRAY; PROJECT NO. 237331;
PROCESS 4

**OWNER/
APPLICANT:** Saint Andrews Lutheran Church of San Carlos/ Sprint Nextel Corporation

SUMMARY

Issue: Should the Planning Commission approve an application for a Wireless Communication Facility located at 8350 Lake Murray Boulevard within the Navajo Community Planning Area?

Staff Recommendation: APPROVE Neighborhood Use Permit No. 1032642 and Planned Development Permit No. 1032643.

Community Planning Group Recommendation: On July 16, 2012, the Navajo Community Planners, Inc. voted 15-0-0 to recommend approval, with no conditions (Attachment 12).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15301 (Existing Facilities), of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on July 19, 2012 and the opportunity to appeal that determination ended August 2, 2012 (Attachment 13). This project is not pending an appeal of the environmental determination.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project site is located at 8350 Lake Murray Boulevard (Attachment 1), on the northwestern corner of Jackson Drive and Lake Murray Boulevard (Attachment 2). The site is located in the RM-1-1 Zone (Attachment 3) within the Navajo Community Planning Area (Attachment 4). Additionally the following overlay zones apply: Airport Land Use Compatibility Overlay Zone for Montgomery Field, Airport Influence Area (AIA) - Review Area 2 for Montgomery Field, Federal Aviation Administration (FAA) Part 77 Noticing Area for Gillespie Field, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The community plan designates the 3.23-acre site for Single-Family Residential, low density at 5-9 dwelling units per acres.

The site is currently developed with a church complex and contains an existing wireless communication facility (WCF). On May 16, 1960, a one-story sanctuary building and Sunday school wing was constructed on the vacant site pursuant to Building Permit No. C24898. On June 22, 2000, a detached two-story multi-purpose building was constructed on the site which included the demolition of the existing Sunday school wing, pursuant to Building Permit No. B202643-00 (the existing spire was replaced with an aluminum cross in 2001).

On November 28, 2000, Nextel Communications was approved for a wireless communication facility (WCF) on the existing sanctuary building pursuant to Development Permit No. 94-0330-92 (Attachment 6), and the Building Permit No. B201322-01 for the facility was issued on April 25, 2001. The permits approved a total of six panel antennas behind a Fiberglass Reinforced Panel (FRP) enclosure on the roof of the existing sanctuary building, six equipment cabinets located within a 200-square foot equipment building on site, and two GPS antennas. Sprint PCS and Nextel Communications were merged in 2004 and the company is now operating under the name Sprint Nextel. At the time of issuance of the WCF permits in 2000, the regulations allowed for the approvals as a Process 1 Administrative Review, pursuant to Land Development Code (LDC) Section 141.0405. The current WCF regulations, pursuant to LDC Section 141.0420, became effective on April 11, 2007.

DISCUSSION

Project Description:

Sprint Nextel is requesting a new permit to continue operating at this location with no modifications to what was previously approved, except for the installation of additional landscaping around the existing detached equipment building. Under the current WCF regulations pursuant to Land Development Code (LDC) Section 141.0420(d)(2), WCF's on a premises containing a non-residential use within a Residential zone are permitted with a Process 2 Neighborhood Use Permit (NUP) where antennas are located greater than 100-feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 180-feet from the closest residentially zoned property line.

The existing one-story, 200-square foot, detached equipment building is a prefabricated shelter

and is located in the northwestern corner of the parking lot along Lake Murray Boulevard and was constructed in 2000. At the time of issuance of the building permit, the property was zoned R-3000 and required a 4-foot minimum side setback for 50-percent of the building and a 6-foot standard side setback for the remaining 50-percent; however, the structure was constructed 4-foot 2-inches from the property line for the whole length of the building. The property is currently zoned RM-1-1 and requires a minimum 5-foot side setback up to 50 percent of the length of the building envelope and provided the remaining percentage of the building envelope length observes at least the standard side yard setback of 8 feet or 10 percent of the lot width, whichever is greater. Therefore, a Planned Development Permit (PDP) is required to deviate from the development regulations to maintain the 4-foot 2-inch side yard setback.

Staff supports the deviations based on the architectural integration of the facility into the site, the negligible view from the public right-of-way, and the incorporation of new landscaping surrounding the equipment building. Strict conformance with the development regulations would require the removal of approximately 20-square feet from the equipment building or relocation of the structure to another area of the property, which could create a visual impact as viewed from the surrounding properties.

A Radio Frequency report was submitted by Sprint Nextel demonstrating compliance with the Federal Communication Commission's regulations. The proposed facility would provide wireless communication services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations. Therefore, the proposed development when considered as a whole will be beneficial to the community.

Historical:

The sanctuary building was designed by Master Architect James H. Maul (design period 1952-1970) of Maul and Pulver Architects A.I.A, which includes the buildings, interiors, and the spire/cross on the roof (the spire was replaced with aluminum cross in 2001). Sprint Nextel submitted a historical evaluation prepared by Chambers Group, Inc. that evaluates the building for National Register Eligibility, consistent with Section 106 requirements. The evaluation concludes that the building appears eligible for listing on the National Register under Criterion C as the work of Master Architect James H. Maul. Based on this evaluation, the building may be eligible for listing on the local register.

Sprint Nextel is requesting a new permit to continue operating at this location with no modifications to the existing sanctuary building as previously permitted and constructed in 2001. Based on the evaluation provided, the existing facilities have not significantly impaired the building's integrity or eligibility for designation and the re-permitting of these facilities does not result in a significant adverse effect on the resource.

Airport Land Use Compatibility Overlay Zone:

On May 29, 2012, the application was deemed complete and is subject to the Airport Land Use Compatibility Overlay Zone regulations (LDC Chapter 13, Article 2, Division 15) that became effective on January 1, 2012. The project site is located in the Airport Land Use Compatibility Overlay Zone for Montgomery Field, Airport Influence Area (AIA) - Review Area 2 for

Montgomery Field, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for Gillespie Field. The proposed WCF is an unmanned facility and is permitted use within AIA, and the site is not located within a Safety Zone. The WCF proposes no increase in height or increase in frequency; therefore, the facility is in compliance with the FAA Part 77 notification requirements. No additional airport review or avigation easements are required for the project.

Community Plan:

The project site is designated for Single-Family Residential, low density at 5-9 dwelling units per acres, in the Navajo Community Plan. The Community Plan does not contain specific policies on wireless communication facility development; therefore, there are no community plan land use issues associated with the location of the proposed project.

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 WCF on the roof and equipment building have been designed to be architecturally integrated into the building and site, while camouflaging the antennas from public view and by providing additional landscaping around the equipment building. Therefore, the WCF is in conformance with the purpose and intent of the General Plan.

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 WCF's according to the land use in which it is located. Sprint Nextel is requesting a new permit to continue operating at this location with no modifications to what was previously approved, except for the installation of additional landscaping around the existing detached equipment building. The project is located on a premise containing a non-residential use within a Residential zone and is permitted with an NUP when antennas are located greater than 100-feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas will be located approximately 180-feet from the closest residentially zoned property line.

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** Neighborhood Use Permit No. 1032642 and Planned Development Permit No. 1032643, with modifications.
2. **DENY** Neighborhood Use Permit No. 1032642 and Planned Development Permit No. 1032643, 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,



Mike Westlake
Assistant Deputy Director
Development Services Department



Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photographs
3. Zoning Plan
4. Community Plan Land Use Map
5. Project Data Sheet
6. Development Permit No. 94-033092
7. Project Plan
8. Photosimulations
9. Service Coverage Maps
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. Community Planning Group Recommendation
13. Environmental Exemption Determination
14. Ownership Disclosure Statement.
15. Project Chronology

Internal Order No. 24001716



Location Map

Sprint Nextel Lake Murray- Project No. 237331
 8350 Lake Murray Boulevard

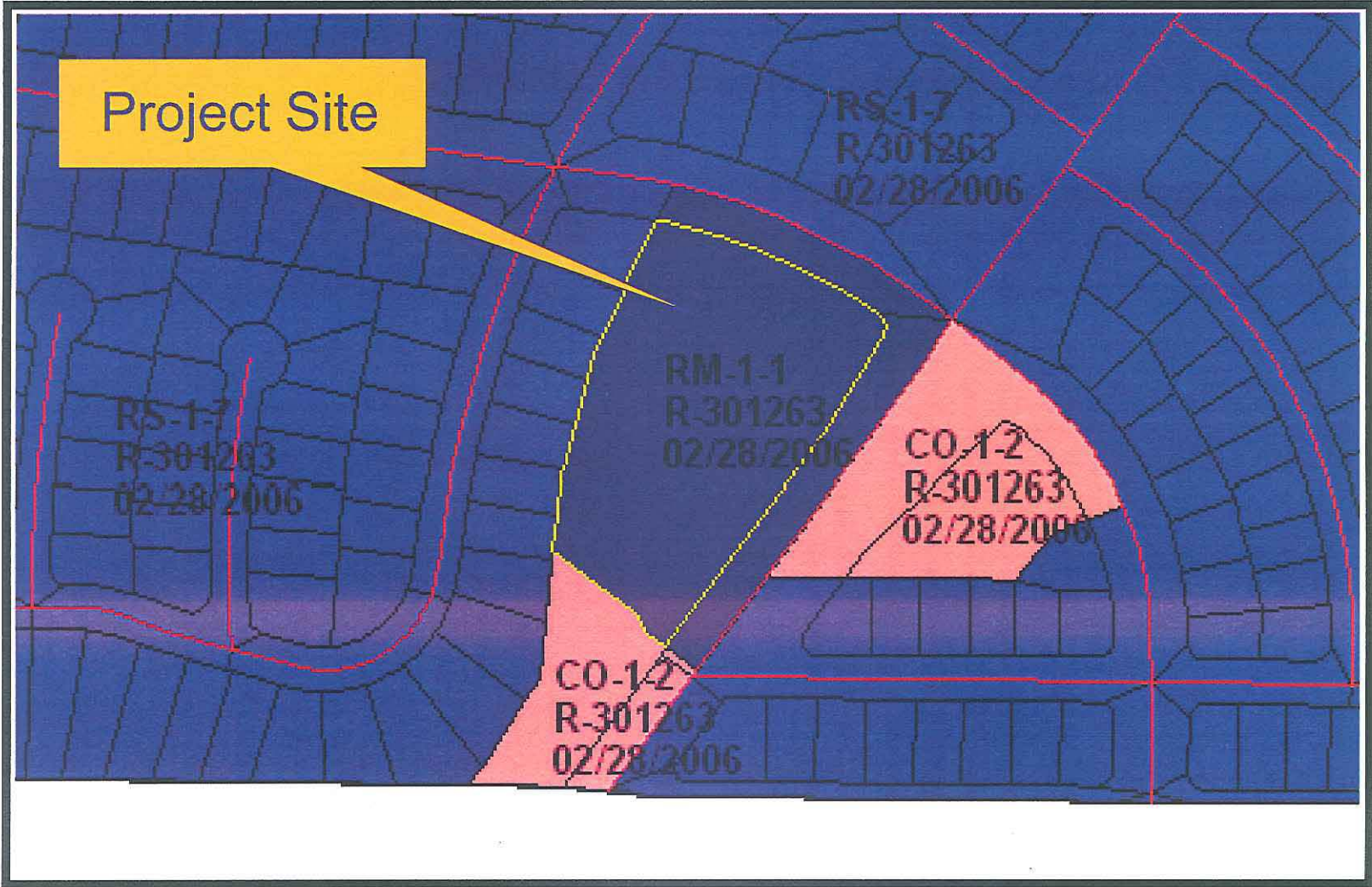




Aerial Photograph

Sprint Nextel Lake Murray- Project No. 237331
8350 Lake Murray Boulevard



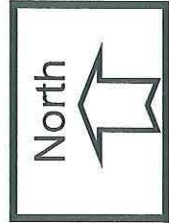
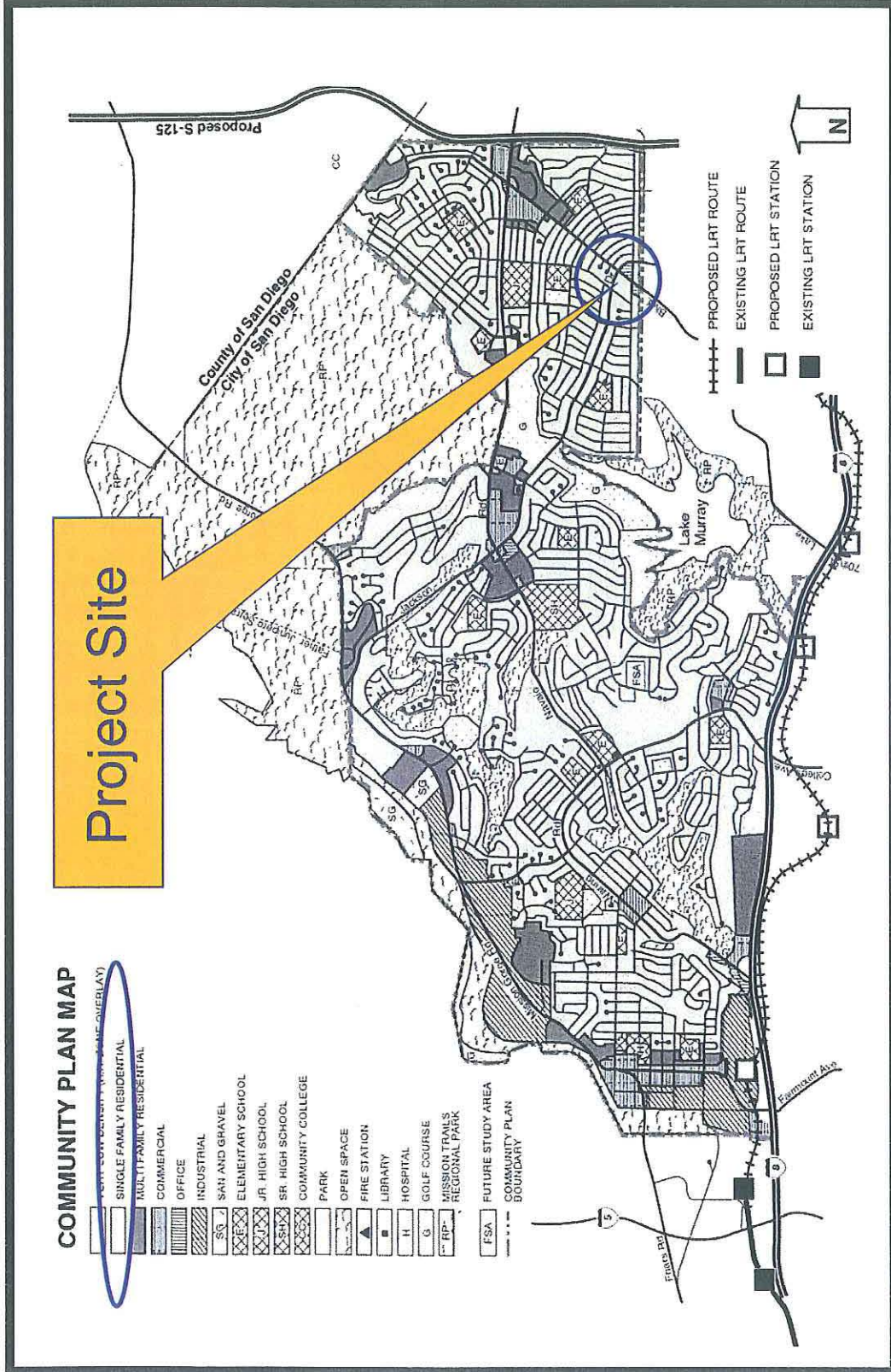


Zoning Map (RM-1-1 Zone)

Sprint Nextel Lake Murray- Project No. 237331

8350 Lake Murray Boulevard





Navajo Community Land Use Map

Sprint Nextel Lake Murray- Project No. 237331

8350 Lake Murray Boulevard



PROJECT DATA SHEET

PROJECT NAME:	Sprint Nextel Lake Murray- Project No. 237331	
PROJECT DESCRIPTION:	Sprint Nextel is requesting a new permit to continue operating a WCF located at 8350 Lake Murray Boulevard.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Single-Family Residential, low density at 5-9 dwelling units per acres	
ZONING INFORMATION		
ZONE: RM-1-1 HEIGHT LIMIT: 30'0" LOT SIZE: 6,000 square feet minimum FLOOR AREA RATIO: 0.75 LOT COVERAGE: NA FRONT SETBACK: 15'0" minimum and 20'0" standard SIDE SETBACK: 5'0" minimum and 8'0" standard STREETSIDE SETBACK: 10'0" REAR SETBACK: 15'0" PARKING: NA for Wireless Communication Facility		
	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
ADJACENT PROPERTIES:		
NORTH:	Single Family Residential / RS-1-7	Single-Family Residential
SOUTH:	Commercial / CO-1-2	Retail Center
EAST:	Single Family Residential & Commercial / RS-1-7 & CO-1-2	Single-Family Residential & Retail Center
WEST:	Single Family Residential / RS-1-7	Single-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to allow for the existing equipment building to encroach within the side setback, which is located 4-feet 2-inches from property line.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 16, 2012, the Navajo Community Planners, Inc. voted 15-0-0 to recommend approval, with no conditions.	



THE CITY OF SAN DIEGO

Date: November 28, 2000

Applicant: Nextel Communications
5761 Copley Dr.
San Diego, CA 92111
Attn: **Debra DePratti**

Permit No.: 94-0330-92 Telecommunication Antenna Approval, Nextel Lake Murray

Address: 8350 Lake Murray Blvd

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

PLANNING AND DEVELOPMENT REVIEW ACTION:

It has been determined by **Planning & Development Review** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed a Conditional Use Permit (Process Three). This decision is based on the City of San Diego's Land Development Code, Section 141.0405, Communication Antennas. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15268.

Planning and Development Review grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated November 28, 2000. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a total of six (6) directional antennas (three arrays of six antennas) mounted within the north, east, and west sides of the proposed steeple. Radio Frequency (RF) steeple shall be painted white therefore screening the antennas from public view. In addition, four cross reveals shall be placed on the exterior of the north, east, west, and south sides of the steeple.



Planning and Development Review

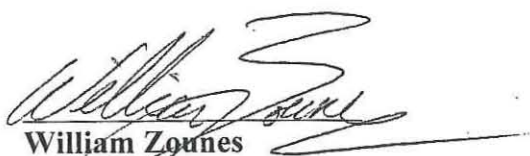
1222 First Avenue, MS 501 • San Diego, CA 92101-4155

Tel (619) 446-5460



- The facility shall include a 200 square-foot, equipment enclosure. The equipment enclosure will house equipment cabinets and associated electronic equipment and shall be a minimum of five (5) from the side property line.
- The proposed steeple and equipment enclosure shall be maintained periodically to help preserve its original appearance. Any damage created by either vandalism or were and tear shall be repaired within 15 working days from the time the damage occurred.
- This **APPROVAL** and corresponding use of this site **shall expire on November 28, 2010** Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration of this Approval, the Permittee may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Planning and Development Review if it is determined that no material change in circumstance has occurred that would effect the validity of this approval as a Minor Telecommunication facility.

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Review Division and stamped with the Planning and Development Review "**CONFORMS**" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by Planning and Development Review. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.

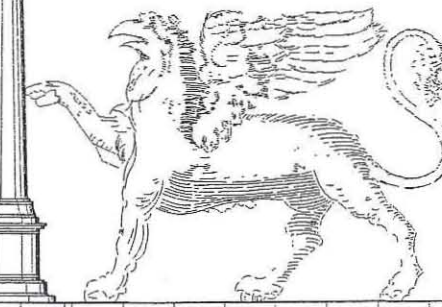
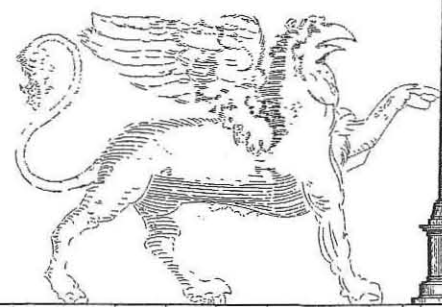

William Zounes
Project Manager



Sprint
Together with NEXTEL

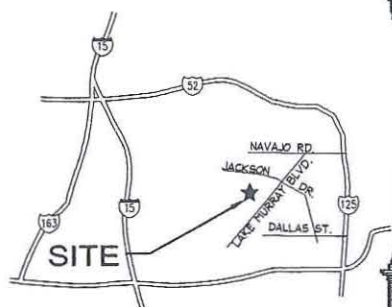
CA6963 LAKE MURRAY
8350 LAKE MURRAY BLVD. SAN DIEGO CALIFORNIA 92119

No.	Revision/Issue	Date
A	Issued For Review	01-31-11
B	100% 2D Rev	02-04-11
C	Client Comments	03-08-11
D	Planning Comments	10-03-11
E	Client Comments	03-29-12
D	Planning Comments	05-18-12



DIRECTIONS TO SITE

1. START OUT GOING SOUTHEAST ON COPLEY DR TOWARD HICKMAN FIELD DR.
2. TURN LEFT ONTO COPLEY PARK PL.
3. TURN LEFT ONTO CONVOY ST.
4. MERGE ONTO CA-52 E.
5. MERGE ONTO CA-125 S VIA THE EXIT ON THE LEFT.
6. TAKE THE NAVAJO RD EXIT.
7. KEEP RIGHT AT THE FORK IN THE RAMP.
8. TURN RIGHT ONTO NAVAJO RD.
9. TURN SLIGHT LEFT ONTO LAKE MURRAY BLVD.
10. 8350 LAKE MURRAY BLVD IS ON THE RIGHT.



RF INITIALS:

DATE

ZONING/PLANNING INITIALS:

DATE

ARCHITECT INITIALS:

DATE

CONSTRUCTION INITIALS:

DATE

SITE ACQUISITION INITIALS:

DATE

LANDLORD INITIALS:

DATE

ACCESSIBILITY DISCLAIMER

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

SECTION 712 (b) 5, EXCEPTION 1 OF TITLE 24 SAYS: "FACILITIES LOCATED IN OPERATIONAL AREAS WHICH WOULD NOT HAVE ANY REASONABLE AVAILABILITY TO OR USAGE BY PERSONS WHO USE ACCESSIBILITY REQUIREMENTS OF THESE REGULATIONS."

PROJECT STATEMENT

I HEREBY CERTIFY THAT THIS PROJECT COMPLETES TITLE 24, PART 5 OF THE CALIFORNIA STATE CODE.



SIGNED _____

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

LEGAL DESCRIPTION:

LOT #1 SAN CARLOS CHURCH, SITE #1 MAP 4431- DECEMBER 30, 1954 COUNTY OF SAN DIEGO

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:

1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
7. 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

THIS WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

SITE NAME

LAKE MURRAY

SITE NUMBER

CA6963

SITE ADDRESS

8350 LAKE MURRAY BLVD. SAN DIEGO, CA 92119

APPLICANT

SPRINT NEXTEL
5741 COPLEY DR. SUITE 100
SAN DIEGO, CA 92111
760-250-7544

ASSESSOR'S PARCEL NUMBER:

6793400200

CURRENT ZONING:

RM-1-1

(E) TYPE OF CONSTRUCTION:

TYPE I-A-B

(E) BUILDING CONSTRUCTION:

EXISTING BUILDING HAS CONSTRUCTED ON 1960/61

PROJECT DESCRIPTION

SPRINT NEXTEL PROPOSES NEW NEIGHBORHOOD USE PERMIT AND PLANNED DEVELOPMENT PERMIT TO MAINTAIN AN UNMANNED, DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT AN EXISTING BUILDING CONSTRUCTED ON 1960. THE PROPERTY IS LOCATED AT 8350 LAKE MURRAY BOULEVARD IN THE RM-1-1 ZONE WITH IN THE NAVAJO COMMUNITY PLAN, AIRPORT INFLUENCE AREA REVIEW AREA 2 FOR MONTGOMERY FIELD, FEDERAL AVIATION ADMINISTRATION NOTICING AREA FOR MONTGOMERY FIELD, RESIDENTIAL TANDEM PARKING OVERLAY ZONE, TRANSIT AREA OVERLAY ZONE, AND COUNCIL DISTRICT 7. THE FACILITY CONSIST:

- APPROXIMATELY 200± SQUARE FEET OF EQUIPMENT ROOM, LOCATED ON GRADE.
- SIX EXISTING DIRECTIONAL ANTENNAS MOUNTED BEHIND ONE (1) FIBERGLASS SCREEN LOCATED ON EXISTING BUILDING.
- AN EXISTING SCREEN PAINTED & TEXTURED TO MATCH EXISTING BUILDING.
- TWO GLOBAL POSITIONING SATELLITE (GPS) ANTENNAS AND ONE EXISTING BASE MOBILE RADIO (BMR) ANTENNA MOUNTED ON SHELTER. NO ELECTRICAL OR STRUCTURAL MODIFICATIONS PROPOSED.

TELECOMMUNICATION CARRIERS

THERE ARE CURRENTLY NO OTHER CARRIERS LOCATED ON SUBJECT PROPERTY.

OWNER

XXXX

(E) EQUIPMENT OCCUPANCY:

B

ARCHITECTS

MITCHELL J. ARCHITECTURE
4883 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (858) 650-3150
FAX: (858) 650-3140

CONTACT: ART BROWN (PROJECT MANAGER)

PLANNING

DEPRATTI INC.
APPLICANT REPRESENTATIVE:
CONTACT: CAITLYN KEES (858) 827-9938
EMAIL: CAITLYNKEES@GMAIL.COM

LANDSCAPE ARCHITECT

DARSONO DESIGN ASSOCIATES, INC.
5014 MOUNT LA PLATTA DRIVE
SAN DIEGO, CA 92117
TEL: (858) 541-2007
FAX: (858) 541-2008

CONTACT: DARSONO CUNNINGHAM

OPERATING FREQUENCIES:

TRANSMIT: 851-849, 935-940, 1990-1995 MHz
RECEIVE: 806-824, 896-901, 1910-1915 MHz
ERP = 100 WATTS MAX.

LATITUDE: N 32° 47' 33.74"
LONGITUDE: W 117° 1' 11.36"

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
D-301	EQUIPMENT SHELTER AND ANTENNA LAYOUT
D-502	ARCHITECTURAL DETAILS
L-100	LANDSCAPE DEVELOPMENT PLAN

EXISTING PERMIT #: 94-0330-92
EXPIRATION NOV. 28, 2010

Title Sheet, Project Information & Vicinity Map

LAKE MURRAY
8350 LAKE MURRAY BLVD
SAN DIEGO CA 92119
architecture Mitchell J architecture



Project	SD73XC108
Date	01-10-11
Drawn by	jc
Checked by	mjc
Scale	NO SCALE

G-001

Plan Check No:

PROJECT NOTES:

1. *ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.*
2. MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
3. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.041(a)].
4. *IRRIGATION: ALL AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTH, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.* EXISTING IRRIGATION BUBBLER SOAKER HOSE IRRIGATION SYSTEM TO REMAIN.
5. *MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY SPRINT TELECOMMUNICATION. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY SPRINT TELECOMMUNICATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER 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.*

EXISTING LANDSCAPE LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPREADXCA (CALIPER)	REMARKS
EX.TREE#1	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	30"WIDEX80"TALLX24"CA	EXISTING TO REMAIN
EX.TREE#2	JUNIPERUS SPECIES	JUNIPER TREE FORM	10"WIDEX35"TALLX8"CA	EXISTING TO REMAIN
EX.TREE#3	PINUS HALEPENSIS	ALEPPO PINE	30"WIDEX50"TALLX30"CA	EXISTING TO REMAIN
EX.TREE#4	PINUS HALEPENSIS	ALEPPO PINE	25"WIDEX50"TALLX30"CA	EXISTING TO REMAIN
EX.TREE#5	CINNAMOMUM CAMPHORA	CAMPOR TREE	30"WIDEX30"TALLX18"CA	EXISTING TO REMAIN
EX.TREE#6	PINUS CANARIENSIS	CANARY ISLAND PINE	30"WIDEX40"TALLX24"CA	EXISTING TO REMAIN
EX.TREE#7	PINUS CANARIENSIS	CANARY ISLAND PINE	30"WIDEX80"TALLX24"CA	EXISTING TO REMAIN
EX.TREE#8	MELALEUCA QUINQUENERVIA	CAJUPUT TREE	60"WIDEX60"TALLXMULTIPLES	EXISTING TO REMAIN
EX.TREE#9	PINUS CANARIENSIS	CANARY ISLAND PINE	15"WIDEX40"TALLX18"CA	EXISTING TO REMAIN
EX.TREE#10	CINNAMOMUM CAMPHORA	CAMPOR TREE	25"WIDEX50"TALLX24"CA	EXISTING TO REMAIN
EX.TREE#11	FRAXINUS UHDEI	ASH	30"WIDEX30"TALLX18"CA	EXISTING TO REMAIN
EX.TREE#12	CINNAMOMUM CAMPHORA	CAMPOR TREE	25"WIDEX50"TALLX24"CA	EXISTING TO REMAIN
EX.TREE#13	PINUS CANARIENSIS	CANARY ISLAND PINE	35"WIDEX80"TALLX30"CA	EXISTING TO REMAIN
EX.TREE#14	PINUS SPECIES	PINE TREE	60"WIDEX80"TALLX36"CA	EXISTING TO REMAIN
EX.TREE#15	ULMUS PARVIFOLIA	EVERGREEN ELM	35"WIDEX60"TALLX36"CA	EXISTING TO REMAIN
EX.TREE#16	CINNAMOMUM CAMPHORA	CAMPOR TREE	15"WIDEX30"TALLX8"CA	EXISTING TO REMAIN
EX.TREE#17	CINNAMOMUM CAMPHORA	CAMPOR TREE	15"WIDEX30"TALLX6"CA	EXISTING TO REMAIN
EX.TREE#18	CINNAMOMUM CAMPHORA	CAMPOR TREE	15"WIDEX30"TALLX6"CA	EXISTING TO REMAIN
EX.TREE#19	CINNAMOMUM CAMPHORA	CAMPOR TREE	30"WIDEX30"TALLX6"CA	EXISTING TO REMAIN
EX.TREE#20	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	25"WIDEX35"TALLX8"CA	EXISTING TO REMAIN
EX.TREE#21	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	25"WIDEX35"TALLX8"CA	EXISTING TO REMAIN
EX.TREE#22	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	25"WIDEX35"TALLX8"CA	EXISTING TO REMAIN
EX.TREE#23	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	25"WIDEX35"TALLX8"CA	EXISTING TO REMAIN
EX.TREE#24	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	25"WIDEX35"TALLX8"CA	EXISTING TO REMAIN
EX.TREE#25	CINNAMOMUM CAMPHORA	CAMPOR TREE	25"WIDEX30"TALLX8"CA	EXISTING TO REMAIN
EX.TREE#26	CINNAMOMUM CAMPHORA	CAMPOR TREE	25"WIDEX30"TALLX8"CA	EXISTING TO REMAIN
EX.TREE#27	PINUS CANARIENSIS	CANARY ISLAND PINE	35"WIDEX80"TALLX16"CA	EXISTING TO REMAIN
EX.TREE#28	PINUS CANARIENSIS	CANARY ISLAND PINE	35"WIDEX80"TALLX30"CA	EXISTING TO REMAIN
EX.TREE#29	PINUS CANARIENSIS	CANARY ISLAND PINE	35"WIDEX60"TALLX16"CA	EXISTING TO REMAIN
EX.TREE#30	PINUS CANARIENSIS	CANARY ISLAND PINE	35"WIDEX60"TALLX16"CA	EXISTING TO REMAIN
EX.TREE#31	PODOCARPUS GRACILIOR	FERN PINE	20"WIDEX15"TALLX8"CA	EXISTING TO REMAIN

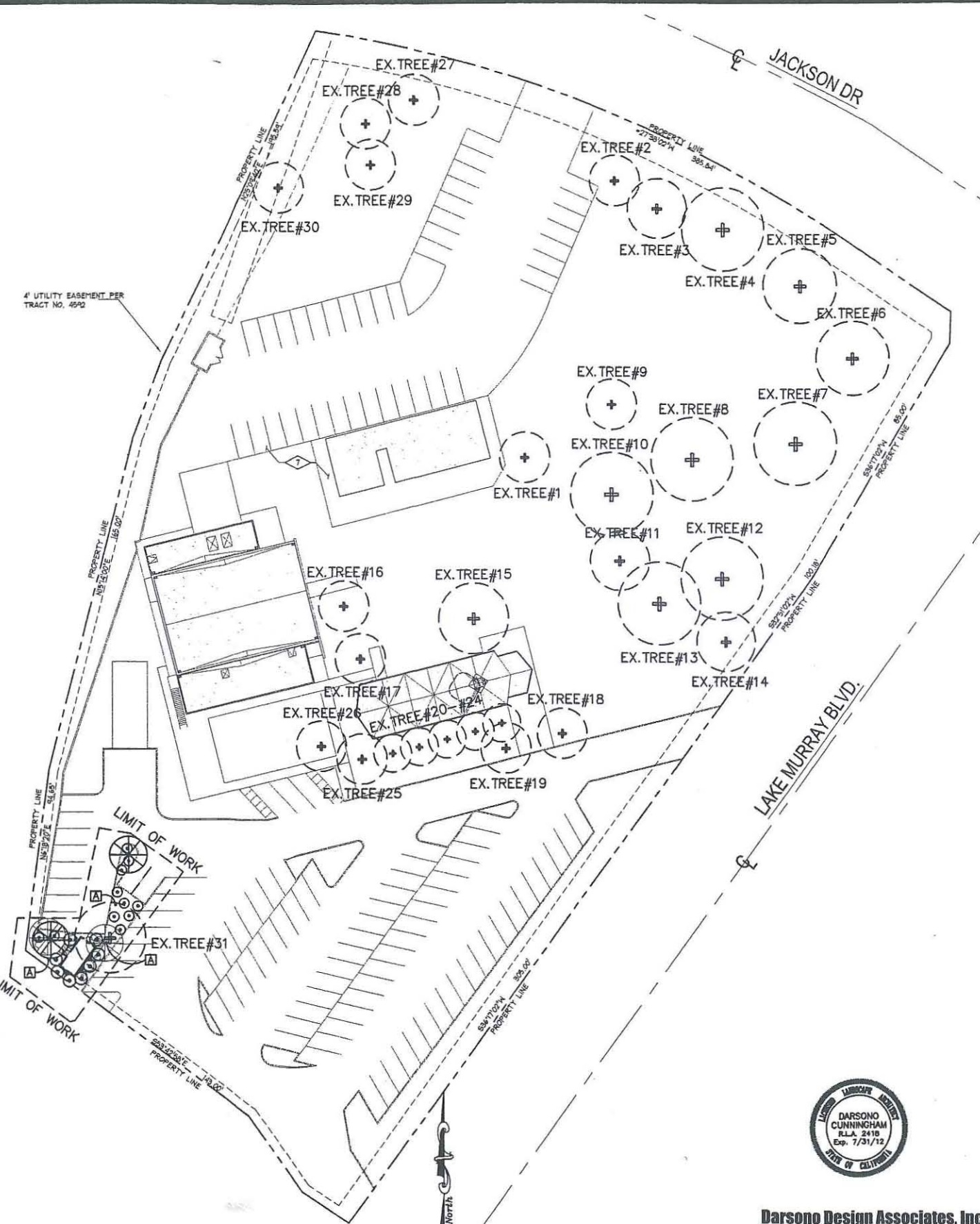
PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/MATURE HEIGHTS X SPREAD	REMARKS	QUAN./SIZE%	FORM
TREES SUCH AS:						
⊗	CINNAMOMUM CAMPHORA	CAMPOR TREE	24"BOX/60"X30"	STANDARD	2-100%/24"BOX	BROADLEAF
⊗	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS	24"BOX/7X3"X1"CA	STANDARD		
⊗	PODOCARPUS GRACILIOR	FERN PINE	24"BOX/7X3"X1"CA	STANDARD		
SHRUBS SUCH AS:						
⊙	AGAPANTHUS AFRICANUS	LILY OF THE LILIE	1 GALLON/12"X12"	-----	11-100%/1GALLON	MASSING
⊙	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON/12"X12"	-----		
⊙	NANDINA DOMESTICA 'NANA'	DWARF HEAVENLY BAMBOO	1 GALLON/12"X12"	-----		
⊙	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BUSH	5 GALLON/16"X16"	-----	6-100%/5GALLON	FOUNDATION
⊙	RHAPHIDOLEPOS INDICA 'BALLERINA'	INDIA HAWTHORN	5 GALLON/16"X16"	-----		
⊙	XYLOSMA COMESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GALLON/16"X16"	-----		
SHRUBS SUCH AS:						
■	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA VINE	5 GALLON/16"X16"	-----	3-100%/5GALLON	ACCENT
■	FIGUS REPENS	CREeping FIG	5 GALLON/16"X16"	-----		
■	PYRUS KAWAKAMI	EVERGREEN PEAR	5 GALLON/24"X24"	ESPALIER		

NOTE: ALL NEW PLANTING AREAS TO RECEIVE 3" DEEP BARK CHIP MULCH.

IRRIGATION NOTES:

ALL PLANTING AREAS WILL BE IRRIGATED WITH LOW PRECIPITATION IRRIGATION HEADS, OVERHEAD SPRAY HEADS. THIS IRRIGATION HEADS WILL BE PROVIDED WITH SMART IRRIGATION CONTROLLER TO MEET MODEL WATER EFFICIENT LANDSCAPE AB 1881 GUIDELINES.



LANDSCAPE DEVELOPMENT PLAN
01 SCALE: 1"=30'-0"

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
6014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 541-2007 FAX (858) 541-2008

No.	Revision/Issue	Date
A	Issued For Review	01-31-11
B	100% 2D Rev	02-04-11
C	Client Comments	03-08-11
D	Planning Comments	10-03-11
E	Client Comments	05-29-12
D	Planning Comments	05-18-12

LANDSCAPE DEVELOPMENT PLAN

Mitchell J. Architecture, Inc.
5485 Bonita Court, Suite N
San Diego, CA 92121
TEL: (619) 594-1148 (fax)
858.550.3130 (cell) / 858.550.3140 (home)
www.mitchellj.com

Mitchell J. Architecture
architect

Sprint
Together with NEXTEL

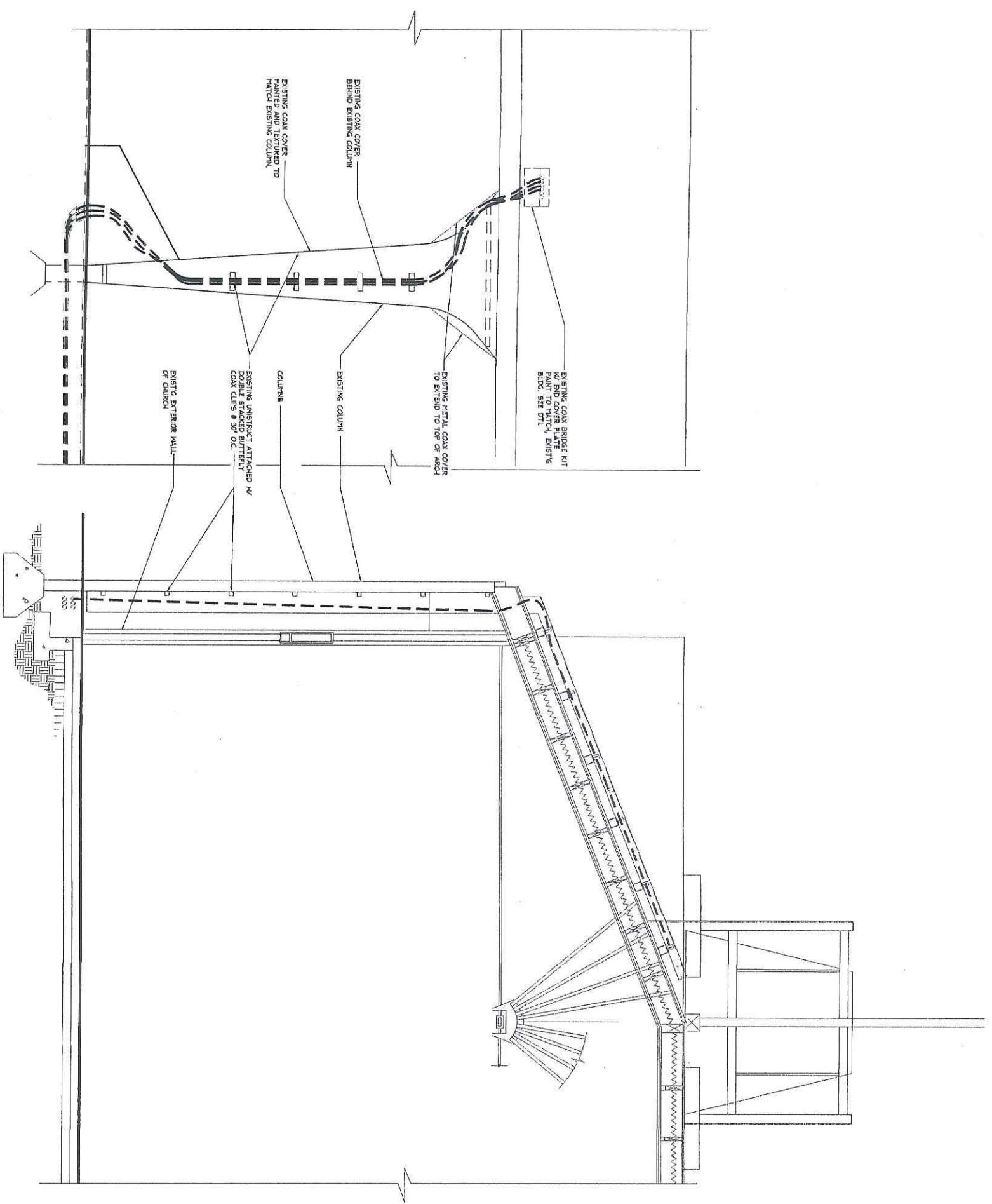
LAKE MURRAY
8350 LAKE MURRAY BLVD
SAN DIEGO CA 92119
architect

LICENSED ARCHITECT
MICHELLE J. CUNNINGHAM
No. C20355
Exp. 2-2-15
STATE OF CALIFORNIA

Project: SD73XC108
Date: 01-10-11
Drawn by: EC
Checked by: mjc
Arch: AS SHOWN

Mitchell J. Architecture
L-100

Plan Check No:



01 EXISTING COAX COVER SECTION
SCALE: 1/2"=1'-0"

No.	Revision/Issue	Date
A	Issued For Review	03-21-11
B	100% 2D Set	03-24-11
C	Client Comments	03-28-11
D	Planning Comments	04-05-11
E	Client Comments	03-29-12
F	Final Comments	03-18-12

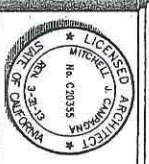
ARCHITECTURAL DETAILS

LAKE MURRAY
CA 6963
8350 LAKE MURRAY BLVD
SAN DIEGO CA 92119

Sprint
Together with NEXTEL
5761 Coplay Dr. Suite 100
San Diego, CA 92111
(619) 650-4200
(619) 650-4202 fax

M
MITCHELL J ARCHITECTURE, INC.
4893 Ranson Court, Suite N
San Diego, CA 92111
658.650.3130 (ph) / 658.650.3140 (fax)
These drawings are preliminary and the accuracy of lengths or heights is subject to approval with the contractor. While dimensions and line work are not shown, it will be verified on the job site. Any discrepancy shall be brought to the notice of the architect prior to commencement of any work.

architecture **Mitchell J** architecture



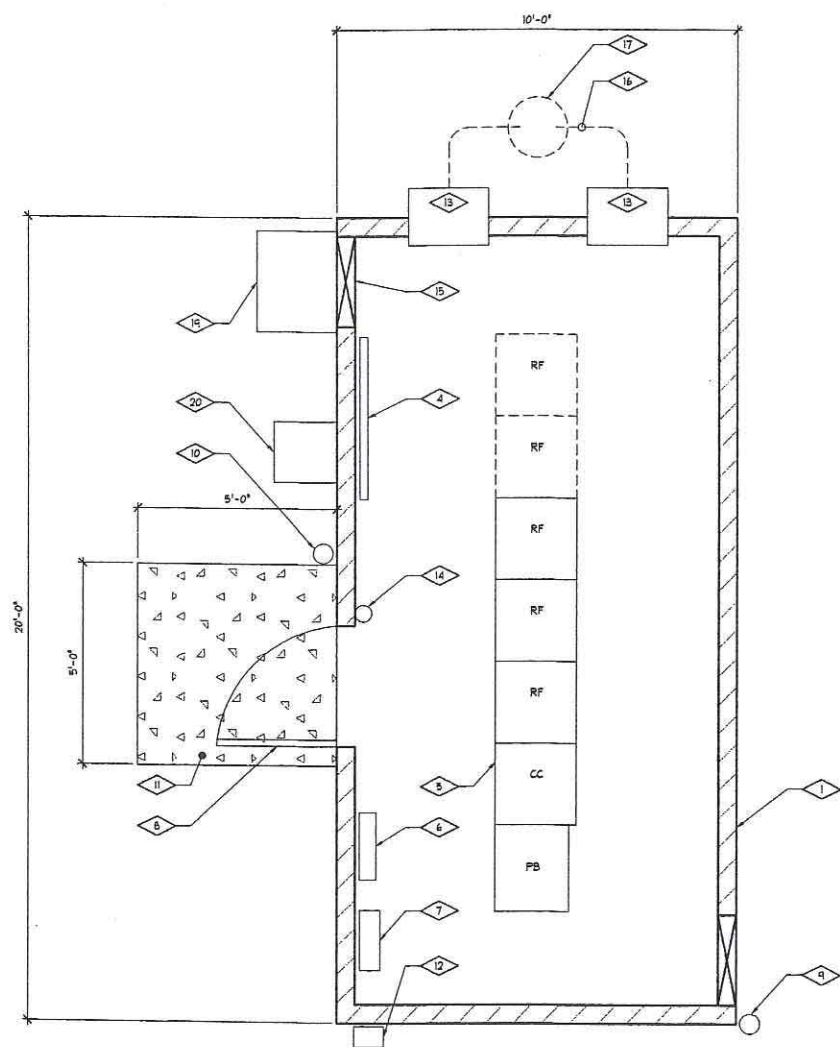
Project	SDV7XC108
Date	01-10-11
Drawn By	IC
Checked By	IMP
Scale	AS SHOWN

D-502

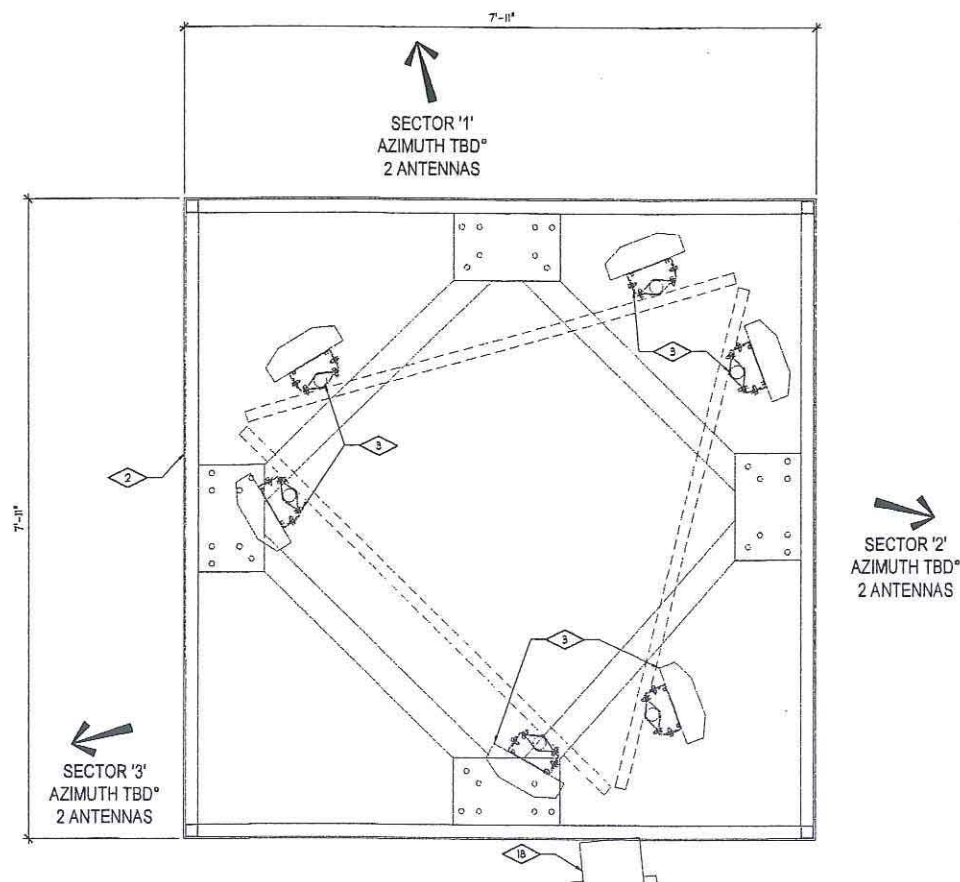
Plan Check No.:

KEY NOTES

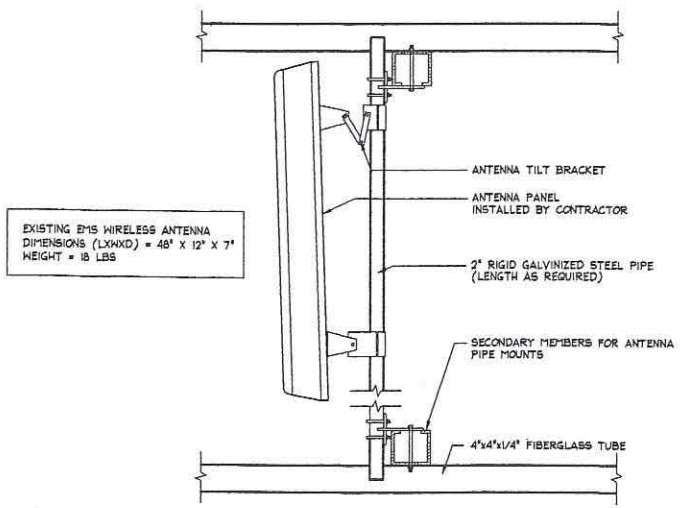
- 1 EXISTING SPRINT/ NEXTEL PREFABRICATED EQUIPMENT SHELTER (10'-0" X 20'-0").
- 2 EXISTING SPRINT/ NEXTEL FIBERGLASS SCREEN, PAINTED & TEXTURED TO MATCH EXISTING BUILDING.
- 3 EXISTING SPRINT/ NEXTEL DUAL-POLE ANTENNAS, RAD CENTER 27'-6" (TOTAL 6).
- 4 EXISTING TELCO BACKBOARD SUPPLIED W/SHELTER
- 5 EXISTING SPRINT/ NEXTEL EQUIPMENT LAYOUT
- 6 EXISTING COMBINATION TRANSFER SWITCH, SURGE PROTECTOR & PANEL BOARD UNIT SUPPLIED W/SHELTER
- 7 EXISTING DISCONNECT SWITCH SUPPLIED W/SHELTER
- 8 EXISTING 3070 METAL DOOR SUPPLIED W/SHELTER
- 9 EXISTING "B1R" ANTENNA MOUNTED TO SHELTER
- 10 EXISTING "GPS" ANTENNAS MOUNTED TO SHELTER (TOTAL 2)
- 11 EXISTING CONCRETE STOOP
- 12 EXISTING GENERATOR RECEPTACLE SUPPLIED W/SHELTER
- 13 EXISTING AC UNITS SUPPLIED W/SHELTER
- 14 EXISTING FIRE EXTINGUISHER
- 15 EXISTING COAX CABLE COVER
- 16 EXISTING 7/8" X 3/8" COPPER CONDENSATE LINE
- 17 EXISTING DRYHALL
- 18 EXISTING CABLE TRAY
- 19 (E) COAX COVER, PAINTED TO MATCH (E) SHELTER
- 20 (E) TELCO CABINET



01 EQUIPMENT SHELTER PLAN
SCALE: 1/2"=1'-0"



02 ANTENNA LAYOUT
SCALE: 1"=1'-0"



EXISTING E1S WIRELESS ANTENNA DIMENSIONS (LXHXD) = 48" X 12" X 7" WEIGHT = 18 LBS

ANTENNA SCHEDULE		
SECTOR	QUANTITY	ANTENNA MODEL
SECTOR 1	3	RR90-11-03
SECTOR 2	3	RR65-12-00
SECTOR 3	3	RR65-12-00

03 ANTENNA MOUNT
SCALE: 1"=1'-0"

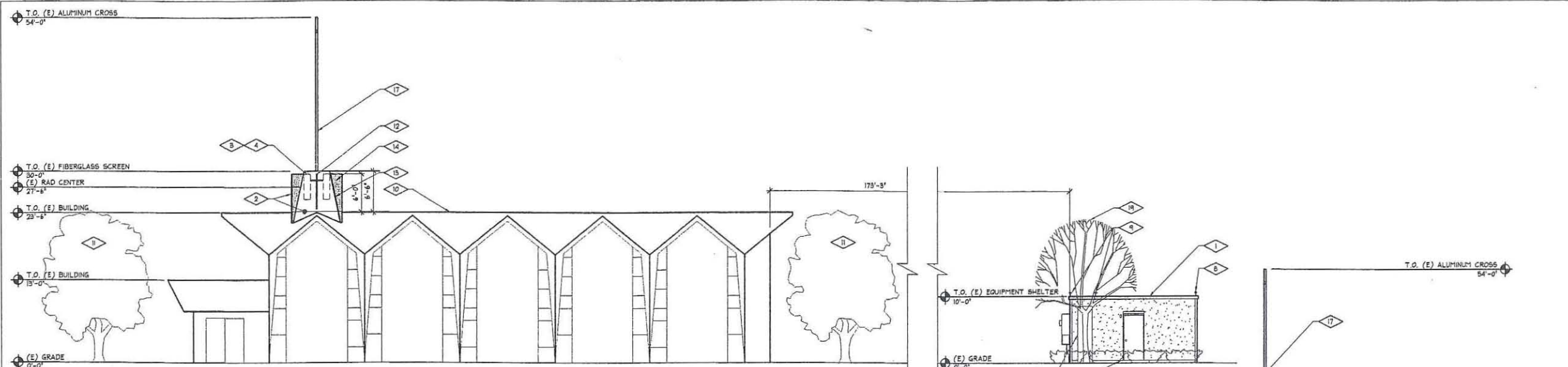
No.	Revision/Issue	Date
A	Issued For Review	01-31-11
B	100% 2D Rev	02-04-11
C	Client Comments	03-08-11
D	Planning Comments	10-03-11
E	Client Comments	03-29-12
D	Planning Comments	05-18-12

EQUIPMENT SHELTER AND ANTENNA LAYOUT
 MICHELL J. ARCHITECTURE, INC.
 4835 Renon Court, Suite N
 San Diego, CA 92121
 (619) 550-3100 (cell) / (619) 550-3100 (fax)
 MICHELL J. ARCHITECTURE, INC.
 5711 Coakley Dr. Suite 100
 San Diego, CA 92121
 (619) 650-4200
 (619) 650-4201 fax
 Together with NEXTEL
 Sprint
 Lake Murray
 8350 LAKE MURRAY BLVD
 SAN DIEGO CA 92119
 architecture
 Mitchell J. architecture

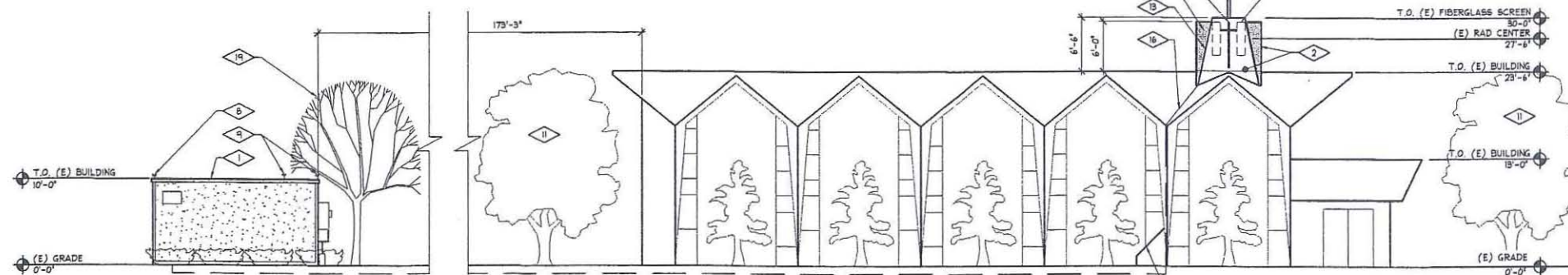


Project	SD73XC108
Date	01-10-11
Drawn By	fc
Checked By	mjc
Scale	AS SHOWN

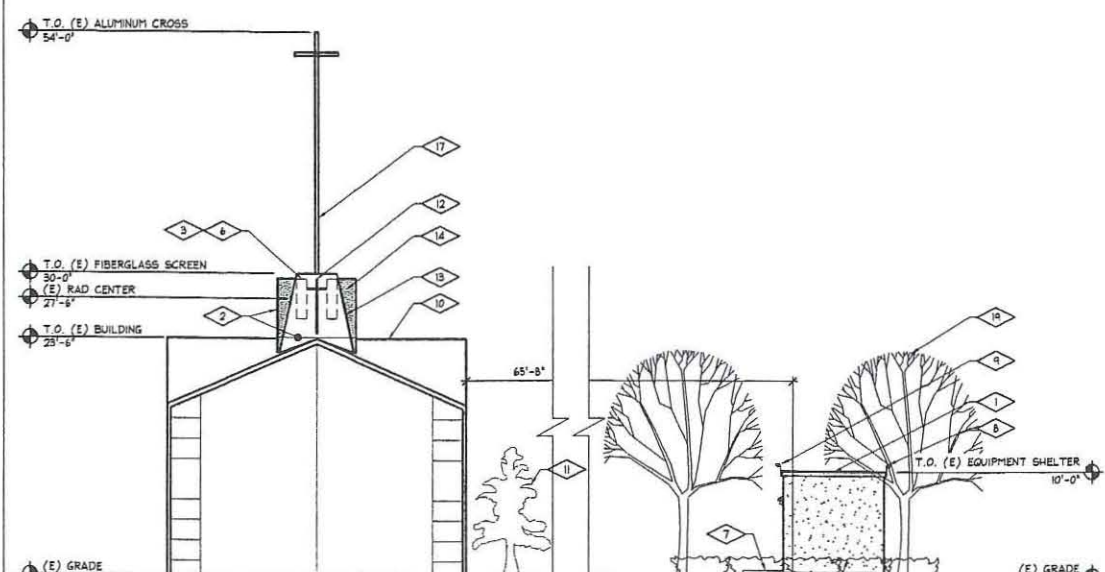
D-501



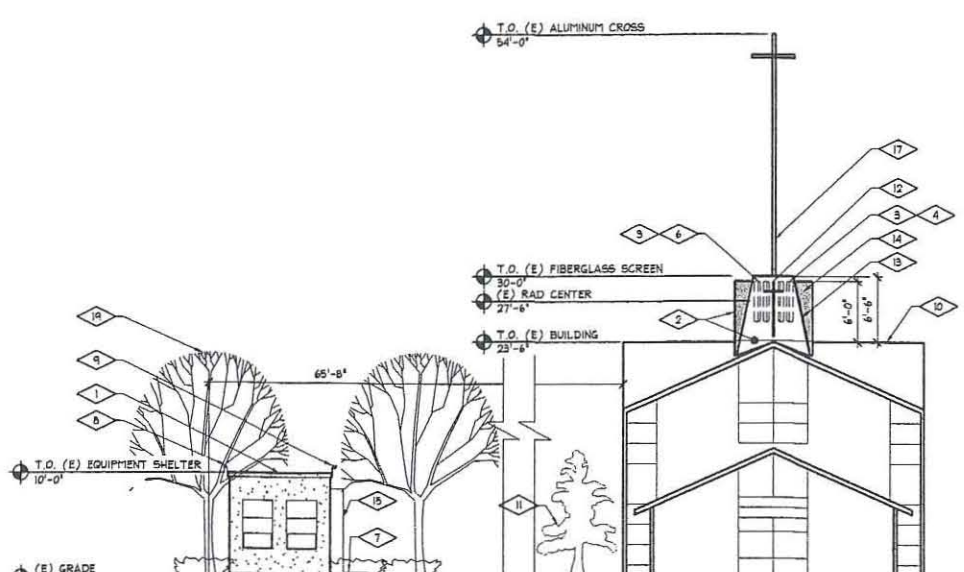
01 NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"



03 SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"



04 SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"



02 NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"

- KEY NOTES**
- 1 EXISTING SPRINT/ NEXTEL PREFABRICATED EQUIPMENT SHELTER (10'-0" X 20'-0").
 - 2 EXISTING SPRINT/ NEXTEL PANEL FIBERGLASS SCREEN, PAINT & TEXTURE TO MATCH EXISTING.
 - 3 EXISTING SPRINT/ NEXTEL PANEL ANTENNAS (TOTAL 6), RAD CENTER 27'-4".
 - 4 EXISTING ANTENNA SECTOR '1'
 - 5 EXISTING ANTENNA SECTOR '2'
 - 6 EXISTING ANTENNA SECTOR '3'
 - 7 EXISTING CONCRETE STOOP
 - 8 EXISTING 'SPR' ANTENNA MOUNTED TO SHELTER
 - 9 EXISTING 'GPS' ANTENNAS (TOTAL 2) MOUNTED TO SHELTER
 - 10 EXISTING CHURCH BLDGS.
 - 11 EXISTING TREES
 - 12 EXISTING CROSS REVEAL ETCHED IN FIBERGLASS AT +3" EXTRUDED- PAINTED TO MATCH FACIA OF BUILDING.
 - 13 EXISTING FIBERGLASS PAINTED TO MATCH (E) WINDOWS
 - 14 EXISTING ALUMINUM CAP @ ROOF, CLEAR ANODIZED WITH SATIN FINISH.
 - 15 EXISTING COAX CABLE COVER
 - 16 EXISTING COAX CABLE TO RUN UP INSIDE OF EXTERIOR COLUMN.
 - 17 EXISTING ALUMINUM CROSS
 - 18 EXISTING COAX TRAY PAINTED AND TEXTURED TO MATCH EXISTING BUILDING.
 - 19 PROPOSED LANDSCAPING. SEE SHEET L-100 FOR DETAILS

No.	Revision/Issue	Date
A	Issued For Review	01-11-11
B	100% 2D Rev	02-04-11
C	Client Comments	03-08-11
D	Planning Comments	10-03-11
E	Client Comments	03-29-12
D	Planning Comments	05-18-12

EXTERIOR ELEVATIONS

MICHELL J. ARCHITECTURE, INC.
5783 COPLEY DR. SUITE 100
SAN DIEGO, CA 92111
(619) 550-3140 (fax)
(619) 550-3150 (cell) / (619) 550-3140 (cell)

M
MICHELL J. ARCHITECTURE, INC.

Sprint
Together with NEXTEL

LAKE MURRAY
8350 LAKE MURRAY BLVD
SAN DIEGO CA 92119

architecture **Mitchell J.** architecture

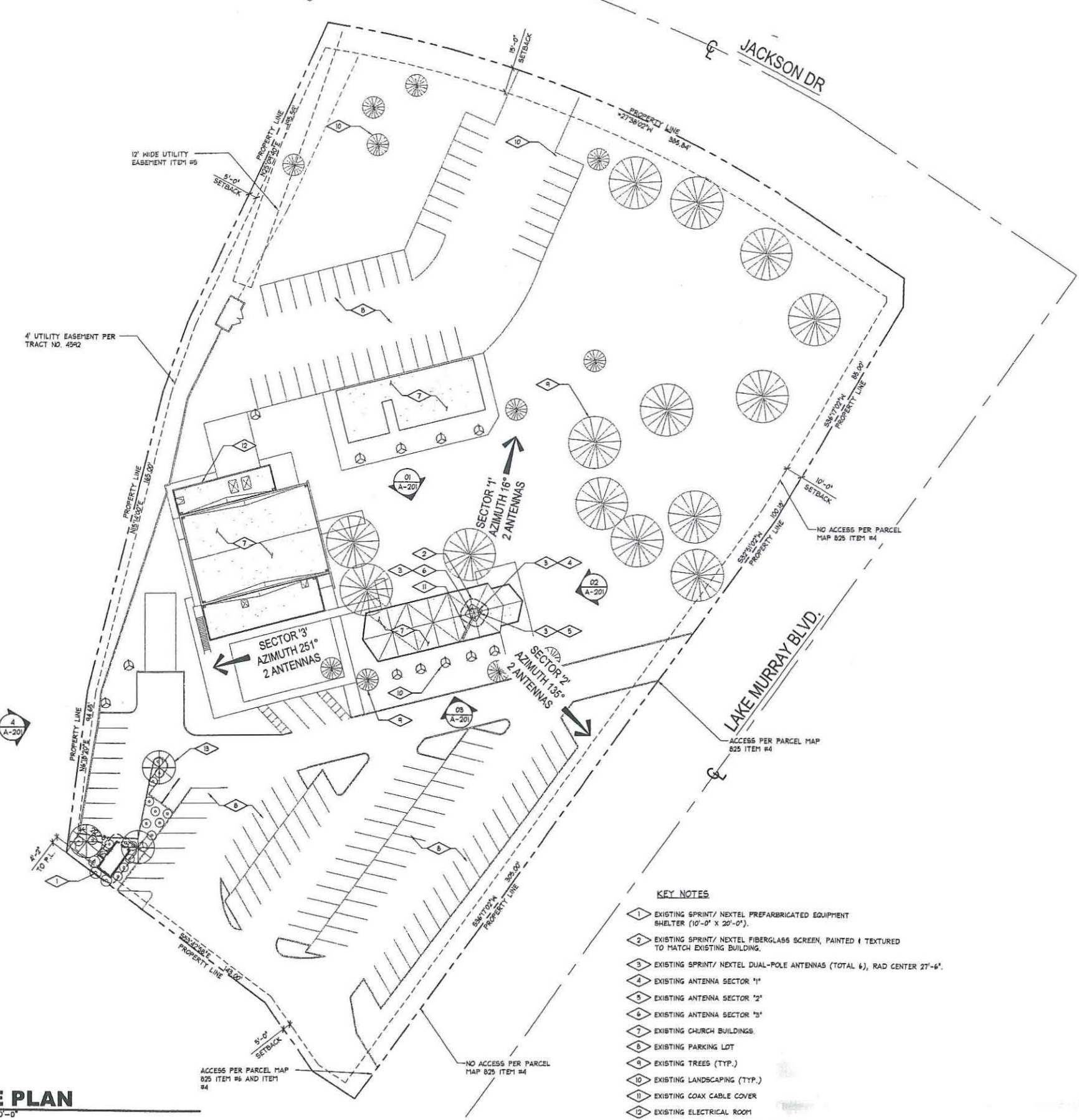
LICENSED ARCHITECT
MICHELL J. ARCHITECTURE
No. C 20355
DATE 3-3-10
STATE OF CALIFORNIA

Project: SD73XC108
Date: 01-10-11
Drawn by: jc
Checked by: mjc
Scale: 1/8"=1'-0"

MICHELL J. ARCHITECTURE

A-201

Plan Check No:



SETBACKS:
 FRONT YARD 15'-0"
 STREET SIDE 10'-0"
 SIDE YARD 5'-0"

LEGAL DESCRIPTION:
 LOT #1 SAN CARLOS CHURCH, SITE #1 MAP 4481- DECEMBER 30, 1989
 COUNTY OF SAN DIEGO

GENERAL NOTES:

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS IS AN ABOVE GROUND INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THE PROJECT PROPOSED NO WORK WITHIN THE RIGHT-OF-WAY
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICE NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY STORM WATER STANDARDS.
7. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

Lessee's Certificate
 Standard Wireless Facility Project
 for Post-construction BMP's

I, we the undersigned, as lessee of a portion of the property described as

8350 LAKE MURRY SAN DIEGO, CA 92118

(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' BMP's.

I certify to the best of my knowledge, that the 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:
 Use efficient irrigation systems and landscape design, incorporating rain shut-off devices and flow reducers as needed.
 Minimize the use of pesticides
 I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee _____ Company Name _____
 (print name)

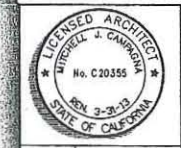
Lessee _____ Date _____
 (signature)

- KEY NOTES**
- 1 EXISTING SPRINT/ NEXTEL PREFABRICATED EQUIPMENT SHELTER (10'-0" X 20'-0").
 - 2 EXISTING SPRINT/ NEXTEL FIBERGLASS SCREEN, PAINTED & TEXTURED TO MATCH EXISTING BUILDING.
 - 3 EXISTING SPRINT/ NEXTEL DUAL-POLE ANTENNAS (TOTAL 6), RAD CENTER 27'-6".
 - 4 EXISTING ANTENNA SECTOR '1'
 - 5 EXISTING ANTENNA SECTOR '2'
 - 6 EXISTING ANTENNA SECTOR '3'
 - 7 EXISTING CHURCH BUILDINGS.
 - 8 EXISTING PARKING LOT
 - 9 EXISTING TREES (TYP.)
 - 10 EXISTING LANDSCAPING (TYP.)
 - 11 EXISTING COAX CABLE COVER
 - 12 EXISTING ELECTRICAL ROOM
 - 13 NEW TREES PER LANDSCAPE PLAN SEE SHEET L-100

01 SITE PLAN
 SCALE: 1"=30'-0"

No.	Revision / Issue	Date
A	Issued For Review	01-31-11
B	100% ZD Rev	03-04-11
C	Client Comments	03-08-11
D	Planning Comments	10-03-11
E	Client Comments	05-29-12
D	Planning Comments	05-18-12

SITE PLAN & NOTES
 MICHELL J. ARCHITECTURE, INC.
 5781 COPYEY DR, SUITE 100
 SAN DIEGO, CA 92111
 (619) 555-3330 (PH) / (619) 555-3340 (FAX)
 (619) 555-0202 (CELL)
 MICHELL J. ARCHITECTURE, INC. is a member of the National Association of Architects and Planners (NAAP) and the National Society of Professional Engineers (NSPE).
Sprint
 Together with NEXTEL
LAKE MURRAY
 8350 LAKE MURRAY BLVD
 SAN DIEGO CA 92119
Mitchell J. Architecture



Project	SD73XC108
Date	01-10-11
Drawn by	fc
Checked by	mjc
Scale	AS SHOWN

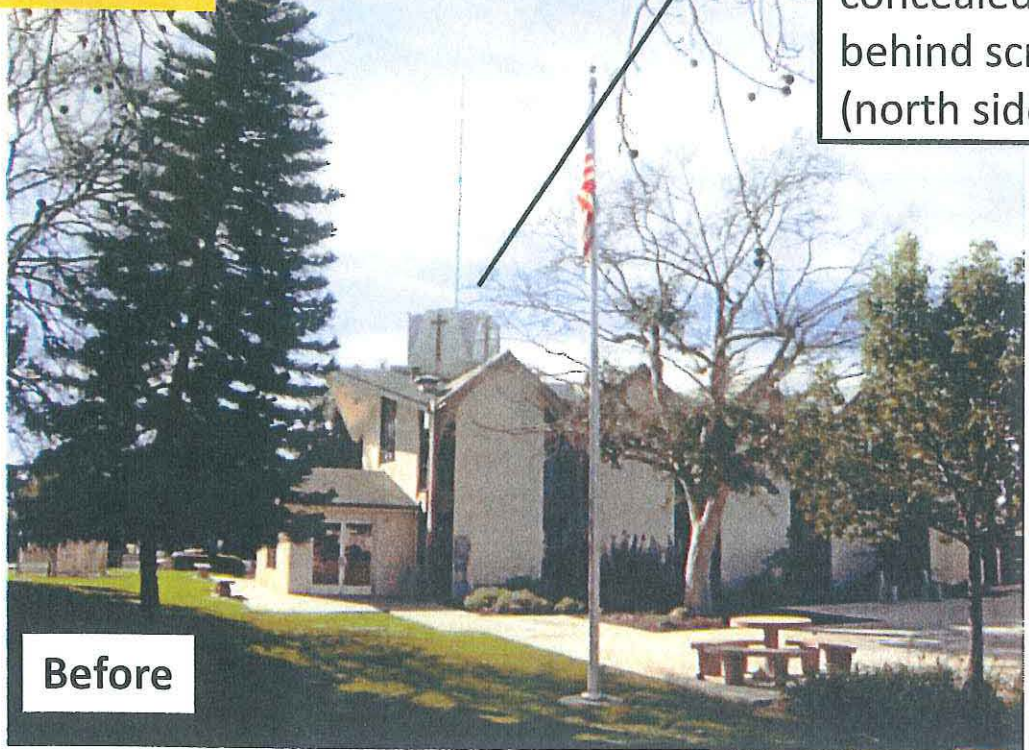
A-101

Plan Check No:



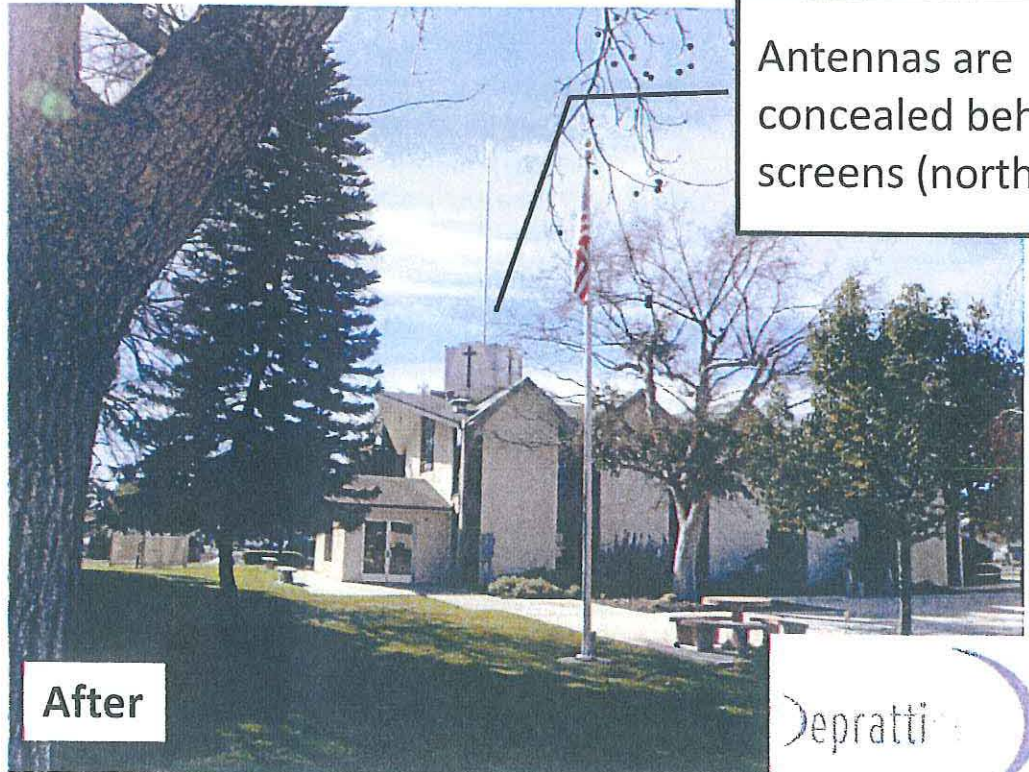
Photo Simulations

Antennas are concealed behind screens (north side)



Before

Lake Murray



After



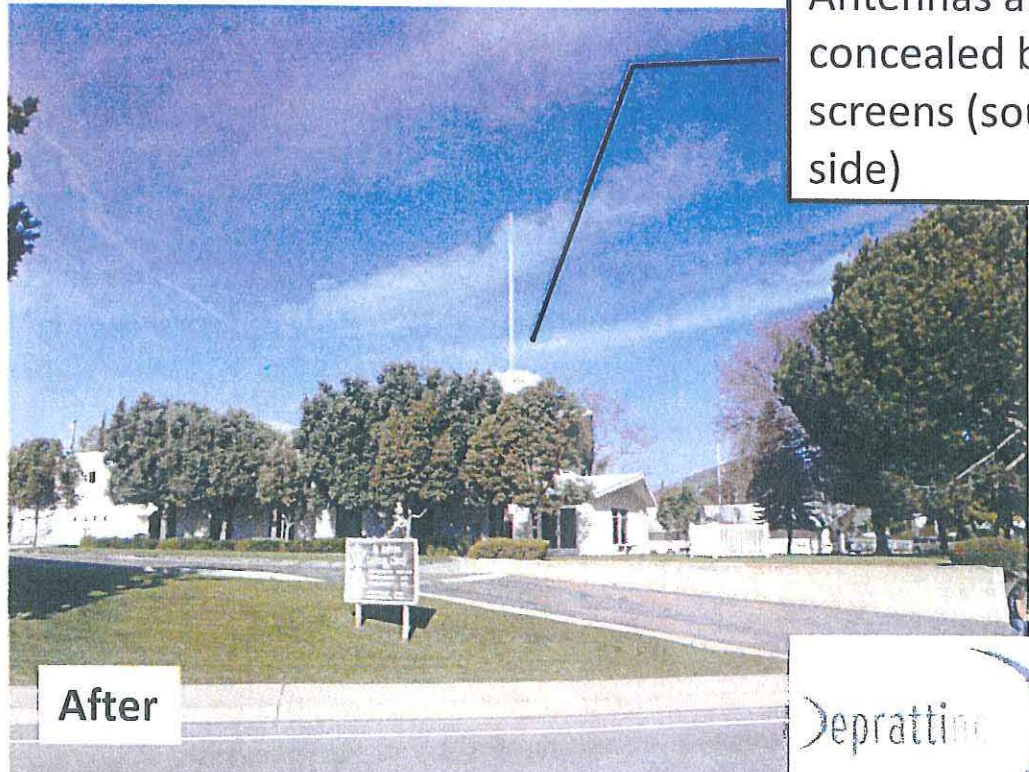
Photo Simulations

Antennas are concealed behind screens (south side)



Before

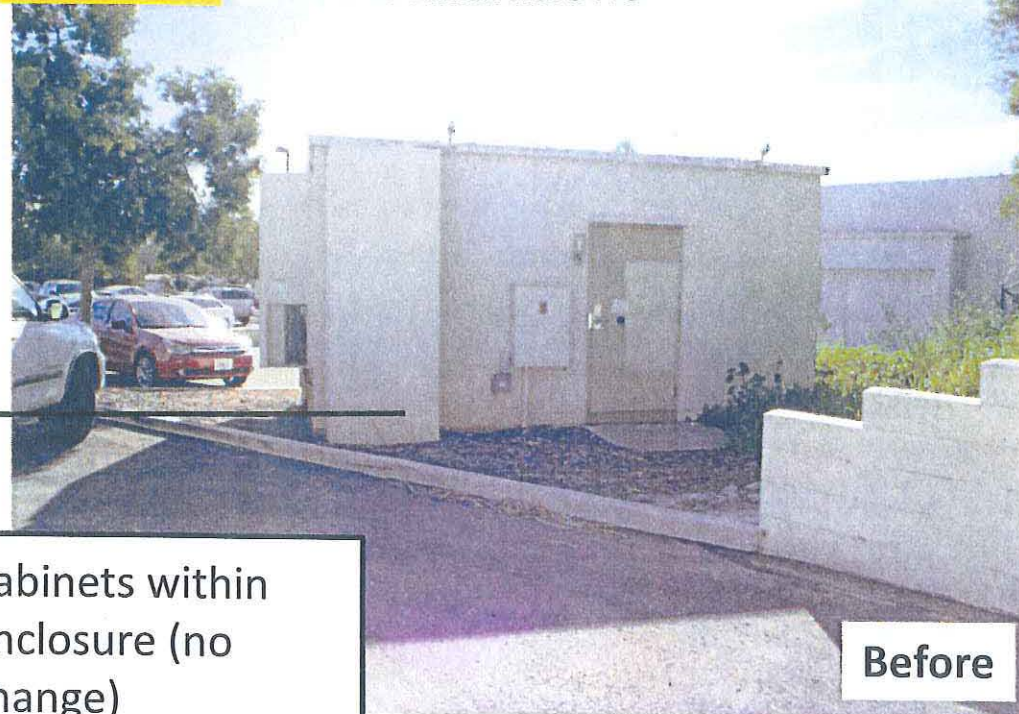
Lake Murray



After



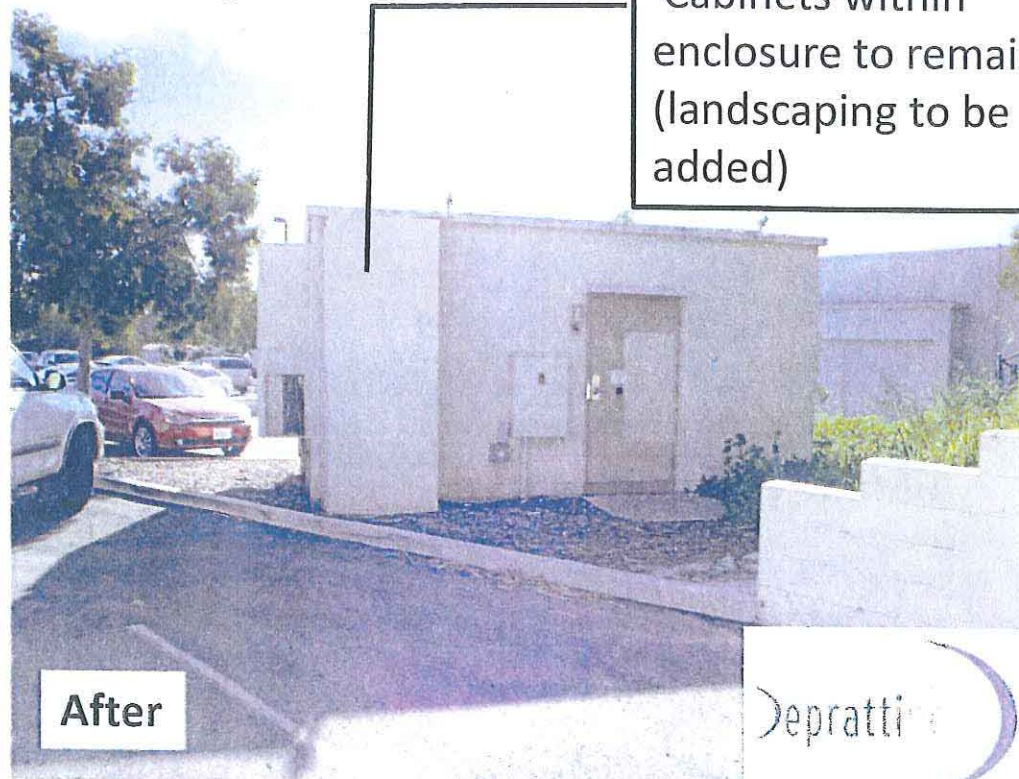
Sprint Photo Simulations



Cabinets within enclosure (no change)

Before

Lake Murray

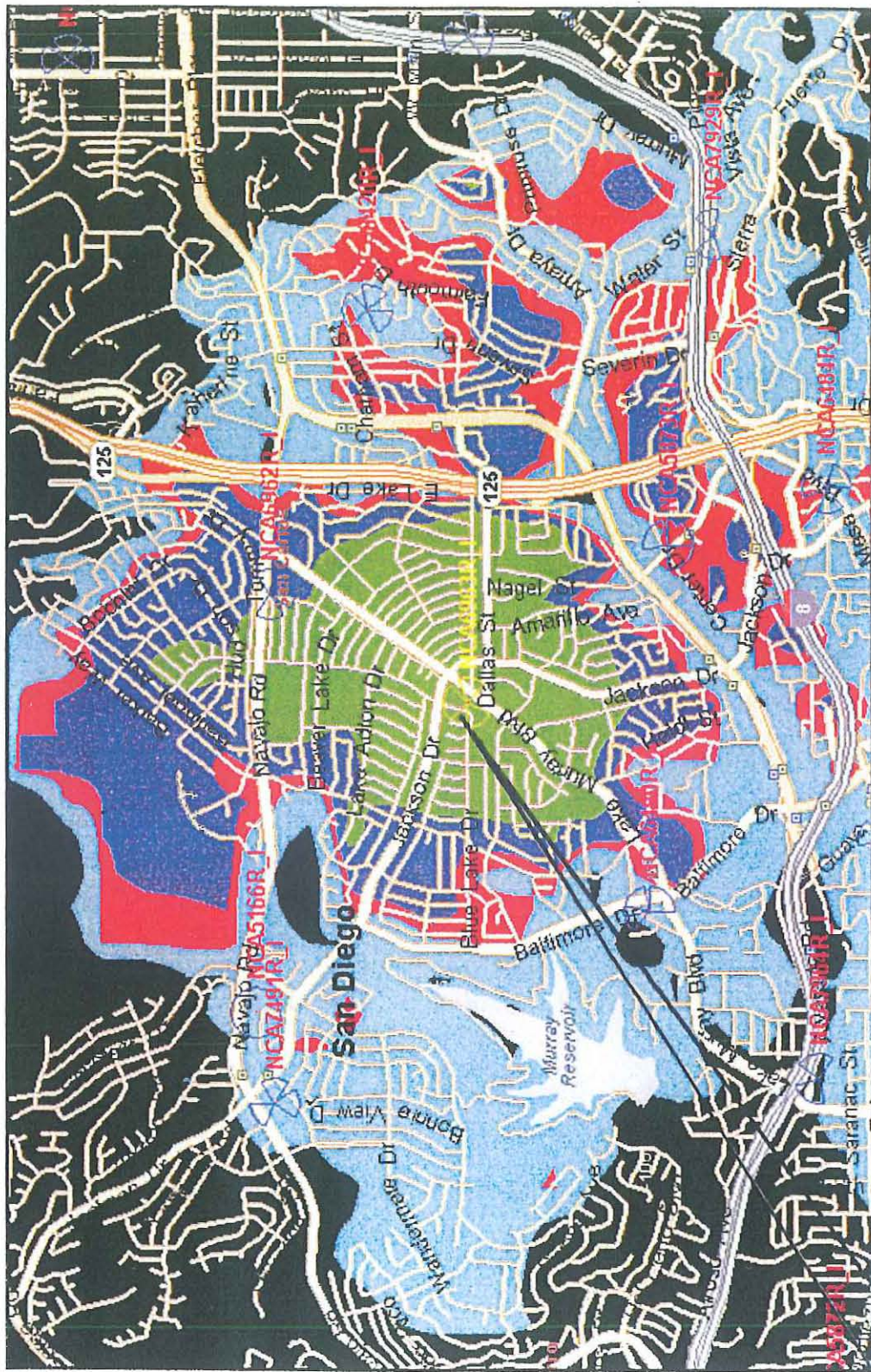


Cabinets within enclosure to remain (landscaping to be added)

After



COVERAGE OF SITE CA6963



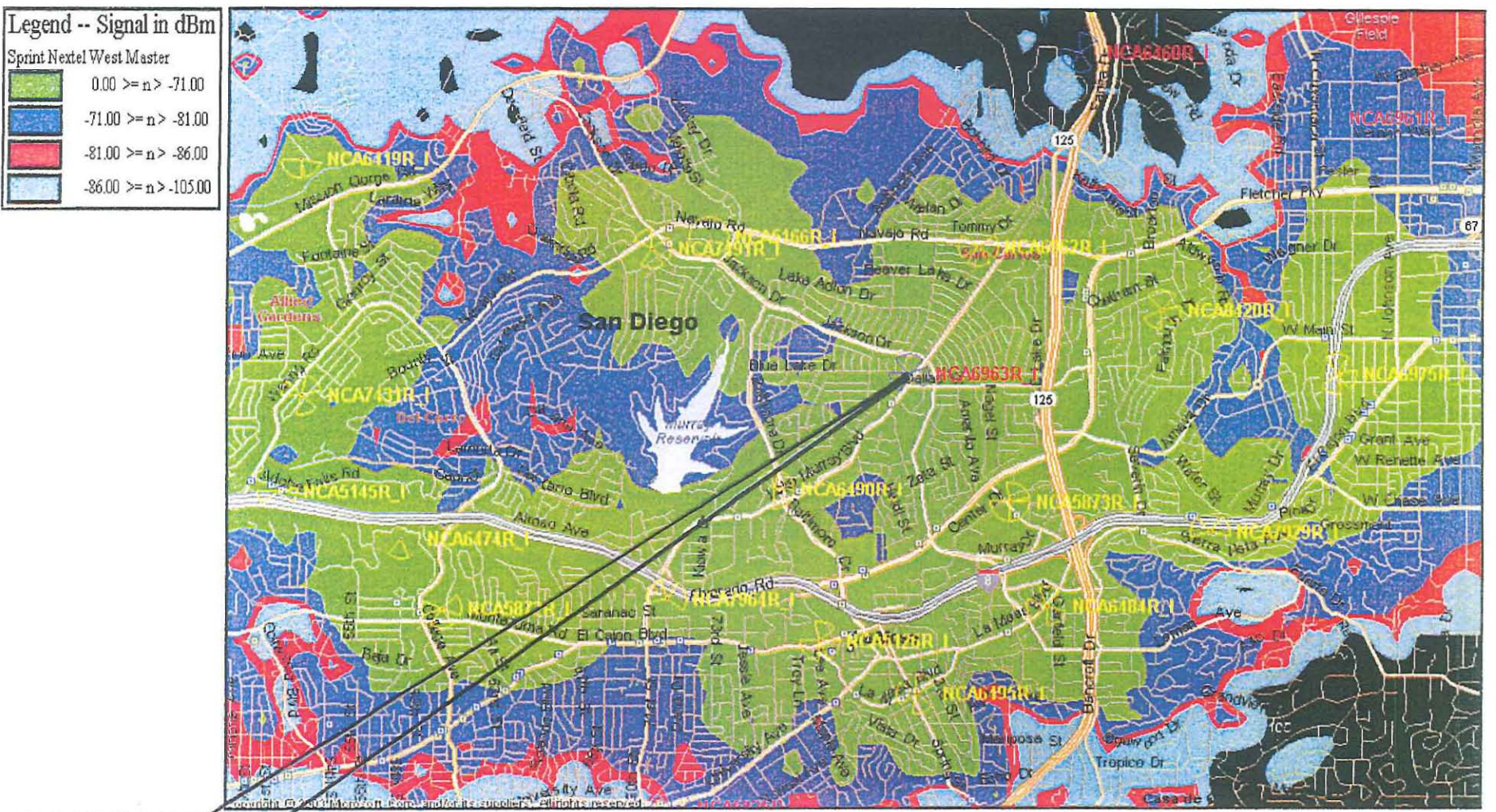
Legend -- Signal in dBm
Sprint Nextel West Master

Green	0.00 >= n > -71.00
Blue	-71.00 > n > -81.00
Red	-81.00 > n > -86.00
Light Blue	-86.00 > n > -103.00

Target Site ID
CA6963-On Air



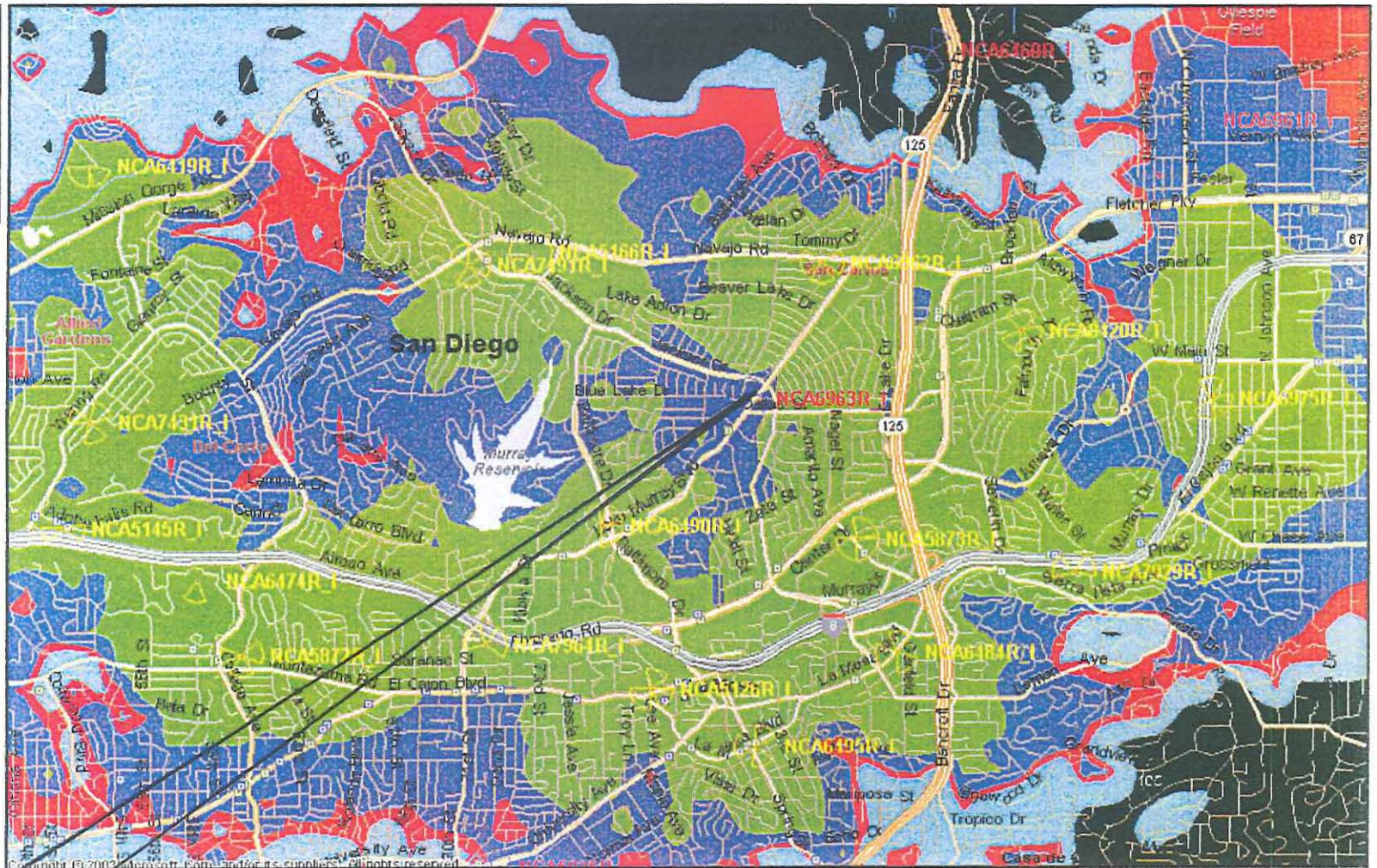
COVERAGE IN THE AREA WITH SITE ON AIR CA6963



Target Site ID
CA6963-On Air



COVERAGE IN THE AREA WITHOUT SITE ON AIR CA6963



Target Site ID
CA6963-OFF Air



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001716

NEIGHBORHOOD USE PERMIT NO. 1032642
PLANNED DEVELOPMENT PERMIT NO. 1032643
SPRINT NEXTEL LAKE MURRAY - PROJECT NO. 237331
PLANNING COMMISSION

This Neighborhood Use Permit No. 1032642 and Planned Development Permit No. 1032643 is granted by the Planning Commission of the City of San Diego to the SAINT ANDREWS LUTHERAN CHURCH OF SAN CARLOS, Owner, and SPRINT NEXTEL CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 141.0420, 126.0205, and 126.0604. The 3.23-acre site is located at 8350 Lake Murray Boulevard, on the northwestern corner of Jackson Drive and Lake Murray Boulevard, in the RM-1-1 Zone within the Navajo Community Planning Area and Council District 7. Additionally the following overlay zones apply: Airport Land Use Compatibility Overlay Zone for Montgomery Field, Airport Influence Area - Review Area 2 for Montgomery Field, Federal Aviation Administration Part 77 Noticing Area for Gillespie Field, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The project site is legally described as: Lot 1 of San Carlos Church Site No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4431, filed in the Office of the County Recorder of said San Diego County, December 30, 1959.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 18, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility consisting of six panel antennas behind a Fiberglass Reinforced Panel enclosure on the roof of the existing sanctuary building, six equipment cabinets located within a detached 200-square foot equipment building, and two GPS antennas;

- b. Deviation to SDMC Section 131.0431(d)(2)(A) to maintain a 4-foot 2-inch side yard setback where the zone requires a minimum 5-foot side yard setback up to 50 percent of the length of the building envelope and provided the remaining percentage of the building envelope length observes at least the standard side yard setback of 8 feet or 10 percent of the lot width, whichever is greater;
- c. Landscaping (planting, irrigation and landscape related improvements); and
- 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 **November 1, 2015**.
2. This Permit and corresponding use of this site shall expire on **November 1, 2022**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Sprint Nextel Corporation 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 operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Changes, modifications, or alterations to the approved plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be

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

LANDSCAPE REQUIREMENTS:

14. 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.

15. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

16. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

17. 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.

18. 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 damage or Certificate of Occupancy or a Final Landscape Inspection.

19. Any required planting that dies within three (3) 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. Required shrubs or trees that die three (3) years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
21. 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.
22. 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.
23. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
24. No overhead cabling is allowed for this project.
25. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
26. All equipment, including transformers, emergency generators and air conditioners belonging to Verizon Wireless 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.
27. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
28. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

INFORMATION ONLY:

- Please note that an Administrative Planning Hold 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) 446-5237 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.

- 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.
- 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 October 18, 2012, and [Approved Resolution Number].

Permit Type/PTS Approval No.: NUP No. 1032642

PDP No. 1032643

Date of Approval: October 18, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
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.**

SAINT ANDREWS LUTHERAN CHURCH OF SAN CARLOS,
Owner

By _____
NAME:
TITLE:

SPRINT NEXTEL CORPORATION
Permittee

By _____
NAME:
TITLE:

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

PLANNING COMMISSION
RESOLUTION NO. XXX-PC
NEIGHBORHOOD USE PERMIT NO. 1032642
PLANNED DEVELOPMENT PERMIT NO. 1032643
SPRINT NEXTEL LAKE MURRAY - PROJECT NO. 237331

WHEREAS, SAINT ANDREWS LUTHERAN CHURCH OF SAN CARLOS, Owner, and SPRINT NEXTEL CORPORATION, Permittee, filed an application with the City of San Diego for a Neighborhood Use Permit and Planned Development Permit for a Wireless Communication Facility (WCF). The WCF consists of six panel antennas behind a Fiberglass Reinforced Panel enclosure on the roof of the existing sanctuary building, six equipment cabinets located within a 200-square foot equipment building, and two GPS antennas (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Use Permit No. 1032642 and Planned Development Permit No. 1032643);

WHEREAS, the 3.23-acre project site is located at 8350 Lake Murray Boulevard, on the northwestern corner of Jackson Drive and Lake Murray Boulevard, in the RM-1-1 Zone within the Navajo Community Planning Area and Council District 7. Additionally the following overlay zones apply: Airport Land Use Compatibility Overlay Zone for Montgomery Field, Airport Influence Area - Review Area 2 for Montgomery Field, Federal Aviation Administration Part 77 Noticing Area for Gillespie Field, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone.

WHEREAS, the project site is legally described as Lot 1 of San Carlos Church Site No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4431, filed in the Office of the County Recorder of said San Diego County, December 30, 1959;

WHEREAS, on October 18, 2012, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 1032642 and Planned Development Permit No. 1032643 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 19, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section [15301 Existing Facilities] and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 October 18, 2012.

FINDINGS:**I. Neighborhood Use Permit – Section 126.0205****1. The proposed development will not adversely affect the applicable land use plan;**

The project site is located at 8350 Lake Murray Boulevard, on the northwestern corner of Jackson Drive and Lake Murray Boulevard, in the RM-1-1 Zone within the Navajo Community Planning Area. On November 28, 2000, Nextel Communications was approved for a wireless communication facility (WCF) on the sanctuary building pursuant to Development Permit No. 94-0330-92, which expired on November 28, 2010. This WCF request is to continue operating at this location with no modifications to what was previously approved, except for the installation of additional landscaping around the existing detached equipment building. The WCF consists of six panel antennas behind a Fiberglass Reinforced Panel (FRP) enclosures on the roof of the existing sanctuary building, six equipment cabinets located within a detached 200-square foot equipment building, and two GPS antennas.

The community plan designates the site for Single-Family Residential, low density at 5-9 dwelling units per acres (DU/AC) and does not contain specific policies on WCF development. The City of San Diego General Plan recommends that all WCFs 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 panel antennas are located behind a FRP enclosure on the roof of the existing sanctuary building. The enclosure has been designed to be architecturally integrated into the building and provides the necessary features to maintain wireless coverage and performance while camouflaging the antennas from public view while being respectful of the neighborhood context.

The project requires a Neighborhood Use Permit (NUP) due to its location in the RM-1-1 Zone and a Planned Development Permit (PDP) for a deviation to the development regulations to maintain a 4-foot 2-inch side yard setback for the equipment building. With the approval of the PDP, 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. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The 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 RF emissions to the extent that such facilities comply with the FCC standards for such emissions.” Sprint Nextel submitted a Radio Frequency (RF) Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the

project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The WCF consists of six panel antennas behind a FRP enclosure on the roof of the existing sanctuary building, six equipment cabinets located within a detached 200-square foot equipment building, and two GPS antennas. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(2)- WCFs on a premise containing a non-residential use within a Residential zone are permitted with a Process 2 NUP where antennas are located greater than 100-feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 180-feet from the closest residential zoned property line.

A PDP is included in the application for a deviation to the development regulations to maintain a 4-foot 2-inch side yard setback for the equipment building. The existing one-story, 200-square foot, detached equipment building is a prefabricated shelter and is located in the northwestern corner of the parking lot along Lake Murray Boulevard and was constructed in 2000. At the time of issuance of the building permit for the structure, the property was zoned R-3000 and required a 4-foot minimum side yard setback for 50-percent of the building and a 6-foot standard side yard setback for the remaining 50-percent; however, the structure was constructed 4-foot 2-inches from the property line for the whole length of the building. The property is currently zoned RM-1-1 and requires a 5-foot minimum side yard setback for 50-percent of the building and an 8-foot standard side yard setback for the remaining 50-percent.

The proposed deviations can be supported based on the architectural integration of the facility into the site, the negligible view from the public right-of-way, and the incorporation of new landscaping surrounding the equipment building. Strict conformance with the development regulations would require the removal of approximately 20-square feet from the equipment building or move the structure to another area of the property, which could create a visual impact as viewed from the surrounding properties. The proposed facility would provide wireless communication services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations. Therefore, the proposed development when considered as a whole will be beneficial to the community.

II. Planned Development Permit - Section 126.0604(a)

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

The project site is located at 8350 Lake Murray Boulevard, on the northwestern corner of Jackson Drive and Lake Murray Boulevard, in the RM-1-1 Zone within the Navajo Community Planning Area. On November 28, 2000, Nextel Communications was approved for a WCF on the sanctuary building pursuant to Development Permit No. 94-0330-92, which expired on November

28, 2010. This WCF request is to continue operating at this location with no modifications to what was previously approved, except for the installation of additional landscaping around the existing detached equipment building. The WCF consists of six panel antennas behind a FRP enclosure on the roof of the existing sanctuary building, six equipment cabinets located within a detached 200-square foot equipment building, and two GPS antennas.

The community plan designates the site for Single-Family Residential, low density at 5-9 DU/AC and does not contain specific policies on WCF development. The City of San Diego General Plan recommends that all WCFs 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 panel antennas are located behind a FRP enclosure on the roof of the existing sanctuary building. The enclosure has been designed to be architecturally integrated into the building and provides the necessary features to maintain wireless coverage and performance while camouflaging the antennas from public view while being respectful of the neighborhood context.

The project requires a NUP due to its location in the RM-1-1 Zone and a PDP for a deviation to the development regulations to maintain the 4-foot 2-inch side yard setback for the equipment building. With the approval of the PDP, 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. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

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 RF emissions to the extent that such facilities comply with the FCC standards for such emissions.” Sprint Nextel submitted a RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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.

The WCF consists of six panel antennas behind a FRP enclosure on the roof of the existing sanctuary building, six equipment cabinets located within a detached 200-square foot equipment building, and two GPS antennas. Under the current WCF regulations pursuant to LDC Section 141.0420(d)(2)- WCFs on a premise containing a non-residential use within a Residential zone

are permitted with a Process 2 NUP where antennas are located greater than 100-feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-family residential units. The antennas are located approximately 180-feet from the closest residential zoned property line.

A PDP is included in the application for a deviation to the development regulations to maintain a 4-foot 2-inch side yard setback for the equipment building. The existing one-story, 200-square foot, detached equipment building is a prefabricated shelter and is located in the northwestern corner of the parking lot along Lake Murray Boulevard and was constructed in 2000. At the time of issuance of the building permit for the structure, the property was zoned R-3000 and required a 4-foot minimum side yard setback for 50-percent of the building and a 6-foot standard side yard setback for the remaining 50-percent; however, the structure was constructed 4-foot 2-inches from the property line for the whole length of the building. The property is currently zoned RM-1-1 and requires a 5-foot minimum side yard setback for 50-percent of the building and an 8-foot standard side yard setback for the remaining 50-percent.

The proposed deviations can be supported based on the architectural integration of the facility into the site, the negligible view from the public right-of-way, and the incorporation of new landscaping surrounding the equipment building. Strict conformance with the development regulations would require the removal of approximately 20-square feet from the equipment building or move the structure to another area of the property, which could create a visual impact as viewed from the surrounding properties. The proposed facility would provide wireless communication services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations. Therefore, the proposed development when considered as a whole will be beneficial to the community and the deviation is appropriate for this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Use Permit No. 1032642 and Planned Development Permit No. 1032643 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1032642 and No. 1032643, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted on: October 18, 2012

Internal Order No. 24001716



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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Sprint Nextel-Lake Murray		Project Number: 237331	Distribution Date: 5/30/12
Project Scope/Location: NAVAJO IO#24001716 Process 4 WCF to ex church, NUP & PDP for 6 panel antennas (2 per sector) behind a FRP enclosure on roof, 6 equipment cabinets in ex equipment building and 2 GPS antennas on site at 8350 Lake Murray Blvd., RM-1-1 Zone, Navajo Community Plan, AIA- Review Area 2 for Montgomery Field, FAA (FAA) Part 77 Noticing Area for Montgomery Field, RTPOZ, TAOZ, CD 7			
Applicant Name: Kes Caitlyn		Applicant Phone Number: (858) 527-9938	
Project Manager: Jeff Peterson	Phone Number: (619) 446-5237	Fax Number: (619) 446-5245	E-mail Address: JAPeterson@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 15	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: none			
NAME: Allen Jones, Chair		TITLE: Navajo Community Planners, Inc.	
SIGNATURE: <i>Allen Jones</i>		DATE: 7/16/12	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

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 92101-2422

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 NO.: 237331

PROJECT TITLE: Sprint Nextel Lake Murray

PROJECT LOCATION-SPECIFIC: The project is located at 8350 Lake Murray Boulevard in the San Carlos Neighborhood within the Navajo Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project would maintain an existing unmanned digital mobile radio communications facility consisting of six existing directional antennas mounted behind one fiberglass screen mounted on a rooftop cupola, two GPS satellite antennas and one base mobile radio antenna mounted on a prefabricated equipment shelter. The project site contains a one-story Lutheran Church on the east side of the site, a community building on the west side, and an office and preschool building on the north side of the lot. No structural improvements are being proposed.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sprint Nextel, 5761 Copley Drive Suite 100, San Diego CA 92111. (760) 250-7544.

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 EXEMPTIONS: SECTION 15301 (EXISTING FACILITIES)
 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 15301 (Existing Facilities) which allows for the maintenance and permitting of existing facilities with negligible or no increase of use. A historic architectural assessment was conducted and determined that the buildings were designed by a master architect, James H. Maul, and are potentially eligible as a historic property. However, the assessment concludes that the existing facilities have not significantly impaired the building's integrity or eligibility for designation and the re-permitting of these facilities would not result in a significant adverse effect on the resource. The project and historic report has been reviewed for compliance with the Historical Resources Regulations by qualified staff and staff concurs with the determination within the assessment. Therefore, the project qualifies for a categorically exemption from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFF 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

Jeff E. Szymanski / SENIOR PLANNER
 SIGNATURE TITLE

July 19, 2012
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: 7/19/2012

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24001716

PROJECT NAME/NUMBER: Sprint Nextel Lake Murray/ 237331

COMMUNITY PLAN AREA: Navajo Community Planning Area

COUNCIL DISTRICT: 7

LOCATION: The project is located at 8350 Lake Murray Boulevard in the San Carlos Neighborhood within the Navajo Community Plan area.

PROJECT DESCRIPTION: The project would maintain an existing unmanned digital mobile radio communications facility consisting of six existing directional antennas mounted behind one fiberglass screen mounted on a rooftop cupola, two GPS satellite antennas and one base mobile radio antenna mounted on a prefabricated equipment shelter. The project site contains a one-story Lutheran Church on the east side of the site, a community building on the west side, and an office and preschool building on the north side of the lot. No structural improvements are being proposed.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facility)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: Environmental Analysis Section, City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the maintenance and permitting of existing facilities with negligible or no increase of use. A historic architectural assessment was conducted and determined that the buildings were designed by a master architect, James H. Maul, and are potentially eligible as a historic property. However, the assessment concludes that the existing facilities have not significantly impaired the building's integrity or eligibility for designation and the re-permitting of these facilities would not result in a significant adverse effect on the resource. The project and historic report has been reviewed for compliance with the Historical Resources Regulations by qualified staff and staff concurs with the determination within the assessment. Therefore, the project qualifies for a categorically exemption from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Jeff Peterson
MAILING ADDRESS: 1222 First Avenue, MS 501 San Diego, CA
92101
PHONE NUMBER: (619) 446-5237

On 7/19/2012 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice OR 15 business days from the date of the environmental determination, whichever occurs earlier. Applications to appeal CEQA determinations made by the Planning Commission from a Process Two or Three Appeal under SDMC section 112.0506 must be filed in the Office of the City Clerk within 10 business days from the date of the Planning Commission's decision. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other

Project Title Lake Murray Project No. For City Use Only 237331

Project Address: 8350 Lake Murray Blvd. SD 92119

Part I - To be completed when property is held by individual(s)

By signing this Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Project Title:

Project No. (For City Use Only)

237331

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

Legal Status (please check):

Corporation Limited Liability -or- General What State? KS Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
 Sprint PCS
 Owner Tenant/Lessee
 Street Address:
 8323 Ruelle Court
 City/State/Zip:
 Santee / CA / 92071
 Phone No: (858) 650-4249 Fax No: 619 847-2275
 Name of Corporate Officer/Partner (type or print):
 Stephen De Mars
 Title (type or print):
 Post Op Air Project Manager
 Signature:  Date: Jun 9, 2011

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No: *SEE ATTACHED* Fax No:
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: Date:

LETTER OF AUTHORIZATION

Sprint Nextel CA6963

Lake Murray

APPLICATION FOR ZONING/USE PERMIT

I, MARY AGNES SMITH, Owners (and/or Authorized Representative for St. Andrew's) of the below-described property, do hereby appoint Sprint Nextel, my agent for the purpose of consummating any building or use permit applications necessary to insure Sprint Nextel's ability to use the property for the purpose of constructing and operating a communications facility. I understand that this application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of building permits.

Property Address: 8350 Lake Murray Blvd. San Diego, CA 92119

Owner: SAINT ANDREWS LUTHERAN CHURCH OF SAN CARLOS

Assessor's Parcel Number: 675-340-02-00

Signature of Property Owner: 
Authorized Representative for St. Andrew's

Date: 4-28-11

Authorized Agent: **DePratti, Inc.** consultant to **Sprint Nextel**

Executive Team

[Welcome](#)

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[Corporate Governance](#)

[Corporate Responsibility](#)

[Inclusion & Diversity](#)

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[Dan Hesse](#)

Chief Executive Officer
Sprint Nextel Corporation
[Recent Speeches](#)



[Joseph J. Euteneuer](#)

Chief Financial Officer



[Paget L. Alves](#)

Chief Sales Officer



[Matt Carter](#)

President, Sprint Wholesale Solutions & New Ventures



[Keith Cowan](#)

President, Strategy and Corporate Initiatives



[Steve Elfman](#)

President, Network Operations and Wholesale



[Bob Johnson](#)

Chief Service and Information Technology Officer



[Bill Malloy](#)

Chief Marketing Officer



Sandra J. Price
Senior Vice President, Human Resources



Bill White
Senior Vice President, Corporate Communications and Corporate Social Responsi



Charles Wunsch
General Counsel, Senior Vice President and Corporate Secretary

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DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
SPRINT NEXTEL LAKE MURRAY - PROJECT NO. 237331

Date	Action	Description	City Review Time (Working Days)	Applicant Response
5/29/2012	Full Submittal	Project Deemed Complete	-	-
7/9/2012	First Assessment Letter		28 days	
7/19/2012	Environmental Determination	Environmental Exemption and Appeal period ended on August 2, 2012	8 days	
8/2/2012	Environmental Appeal Period	Appeal period ended on August 2, 2012		10 days
9/17/2012	All issues resolved		31 days	
10/18/2012	Public Hearing	First available date	43 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	110 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		10 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	120 working days (143 calendar days)	

