



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 27, 2022 REPORT NO. HO-22-036
HEARING DATE: August 3, 2022
SUBJECT: Sprint West Mira Mesa, Process Three Decision
PROJECT NUMBER: [673416](#)

OWNER/APPLICANT: THE CITY OF SAN DIEGO, Owner, and SPRINT PCS, Permittee

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) located at 7380 1/3 Calle Cristobal, in the Mira Mesa Community Plan Area?

Staff Recommendation: Approve Conditional Use Permit No. 2494424.

Community Planning Group Recommendation: On June 20, 2022, the Mira Mesa Community Planning Group voted 15-0-0 to recommend approval of the project without conditions (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (Existing Facilities). The project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 24, 2022, and the opportunity to appeal that determination ended April 8, 2022 (Attachment 7).

BACKGROUND and DISCUSSION

Wireless Communication Facilities (WCF) are permitted within the public right-of-way as a Separately Regulated Use per San Diego Municipal Code (SDMC) section [141.0420\(c\)\(1\)\(B\)](#). The preference mandated by [Council Policy 600-43](#) and implemented by the SDMC is for these facilities to be located outside of residential areas whenever possible. When WCFs are proposed adjacent to a non-residential use, such as a commercial or industrial use, the decision is made with a staff level, Process 1 decision. When these facilities are proposed adjacent to a residential use or park, a Process 2 Neighborhood Use Permit is required. In this case, the project proposes existing above-ground

equipment, which regardless of the adjacent use, requires a Conditional Use Permit, Process 3.

Sprint and other wireless service providers are required to provide cellular coverage to all areas within their service area. This means that they attempt to fill areas with no coverage or limited capacity, called "coverage gaps," with additional wireless facilities. While the City encourages that these facilities be located outside of residential areas and with below-grade equipment, in some cases Sprint's technological constraints require the placement of antennas adjacent to a residential use. The project site is surrounded by residential uses. (Attachments 1, 2 and 3).

Sprint's original WCF at this location was approved November 26, 2003 by the Hearing Officer with CUP No. 23264. The previous CUP allowed for two panel antennas, mounted on an existing streetlight standard, along with above-ground equipment cabinets and an underground vault. Sprint is currently proposing to continue operation of the facility with no changes proposed to the equipment. Sprint is proposing to install chinstraps to the antennas to hide the coaxial cables which will increase the concealment of the facility (Figure 1).



Figure 1: Photosimulation of existing and the proposed streetlight standard

The Telecommunication Act of 1996 preempts local governments from regulating the placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. A Radio Frequency - Electromagnetic Energy Compliance Report dated August 18, 2020 from EBI Consulting was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC.

Community Plan:

The Mira Mesa Community Plan does not contemplate or address WCFs. However, the City's General Plan Policy UD-A.15 indicates that the visual impact of a WCF should be minimized by concealing WCF in existing structures or utilizing 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. This project complies with the General Plan recommendations by locating the antennas on an existing vertical element. The streetlight standard, with a pole diameter larger than a typical light standard, is able to accommodate the panel antennas in a way that is not visually intrusive. Both the underground vault and above ground equipment cabinets are located adjacent to the streetlight standard, with the latter painted green, and surrounded by existing and proposed landscape material. The above ground equipment includes airflow vents, which are needed to supply the vault equipment with cool air to reduce heat from the equipment. Additionally, the three above ground boxes are needed for standard maintenance access. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans. The City of San Diego's WCF regulations require that applicants use all reasonable means to conceal or minimize visual WCF impacts through integration among other existing uses through the use of architecture, landscape, and siting solutions. The proposed chinstraps along with the existing and proposed landscaping with help integrate the facility with the streetlight standard and surrounding community.

Conclusion:

Based on the proposed design, the project meets the purpose and intent of the WCF Ordinance ([SDMC 141.0420](#)), [Wireless Design Guidelines](#), and [Council Policy 600-43](#). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP. Therefore, Staff recommends approval of CUP No. 2494424.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2494424, with modifications.
2. Deny Conditional Use Permit No. 2494424, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

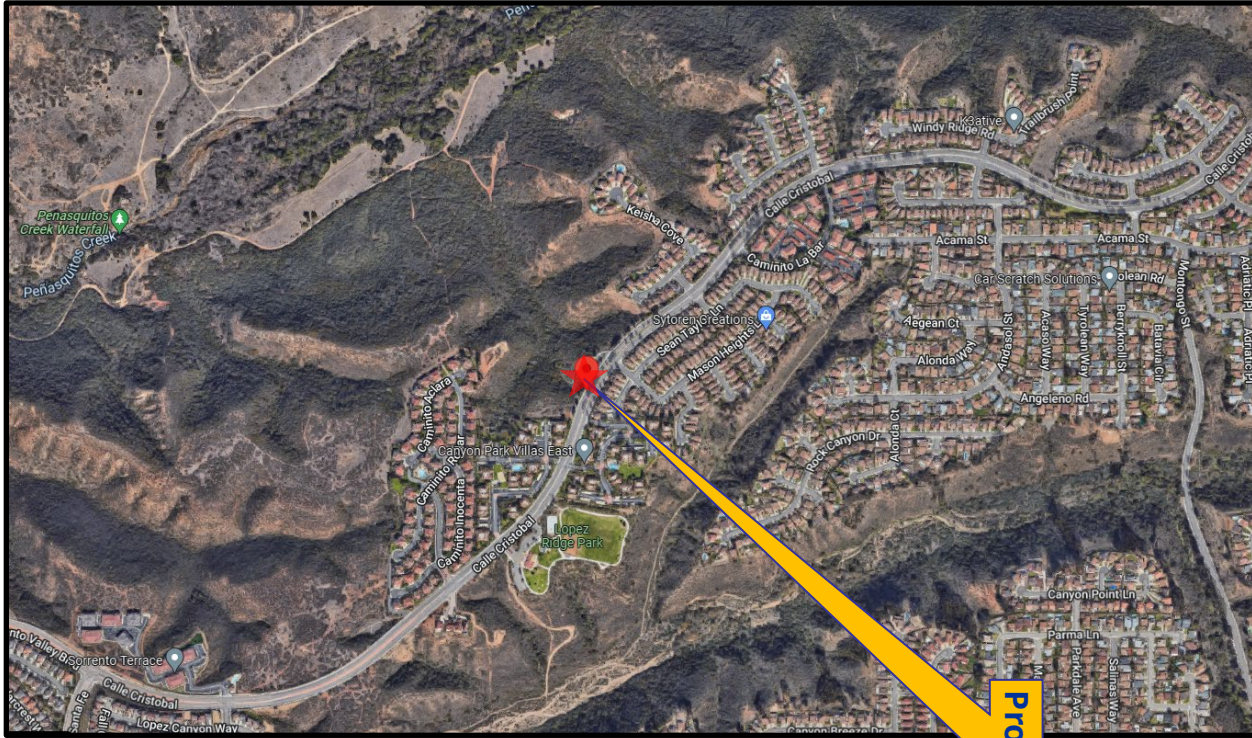
Respectfully submitted,

Ian Heacox

Ian Heacox, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Form
10. Photosimulations
11. Photographic Survey
12. Project Plans

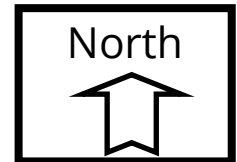


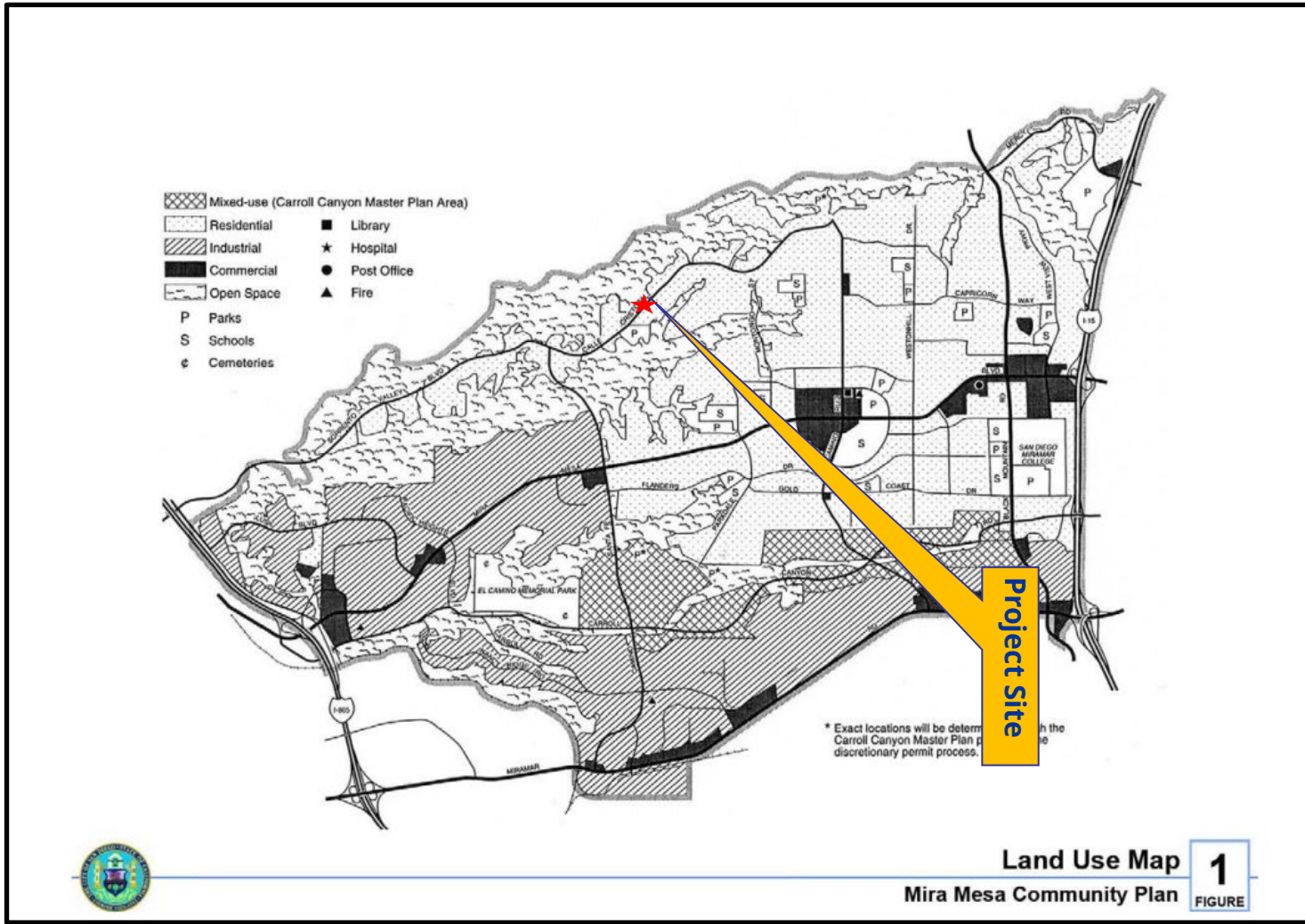
Project Site



Aerial Photograph

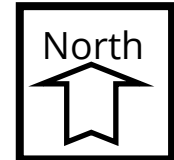
Sprint West Mira Mesa Project No. 673416
7380 1/3 Calle Cristobal

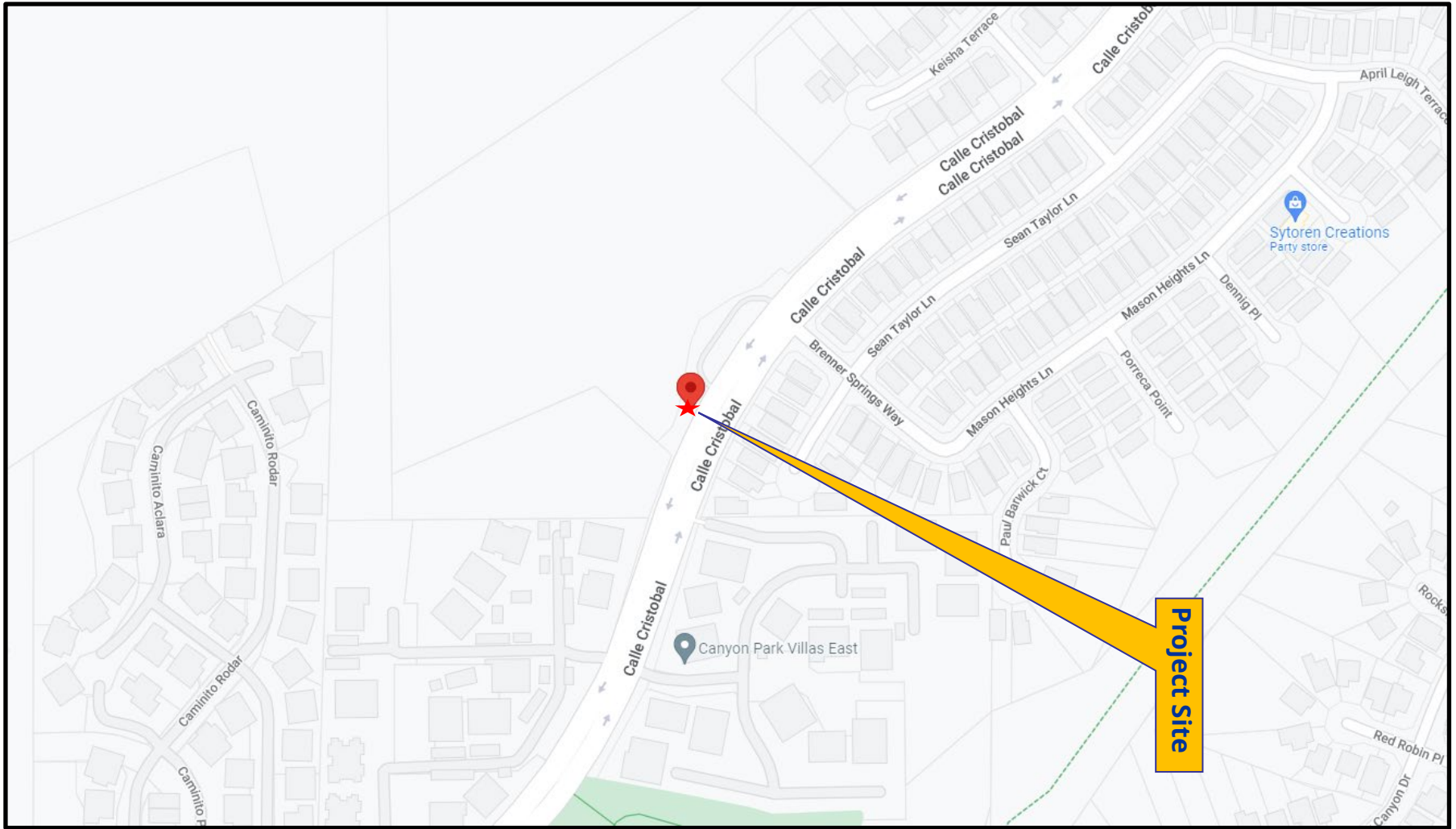




Mira Mesa Land Use Map

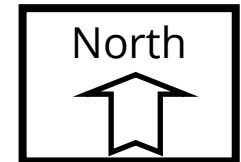
Sprint West Mira Mesa Project No. 673416
7380 1/3 Calle Cristobal





Project Location Map

Sprint West Mira Mesa Project No. 673416
7380 1/3 Calle Cristobal



**HEARING OFFICER
RESOLUTION NO. xxxx
CONIDITIONAL USE PERMIT NO. 2494424
SPRINT WEST MIRA MESA PROJECT NO. 673416**

WHEREAS, **THE CITY OF SAN DIEGO**, Owner, and **SPRINT PCS**, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) described as an existing streetlight standard consisting of two panel antennas and associated above-ground and below-ground equipment located adjacent to the streetlight pole (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2494424);

WHEREAS, the project site is located at 7380 1/3 Calle Cristobal within the City of San Diego public right-of-way near the north portion of Calle Cristobal where Brenner Springs Way connects with Calle Cristobal in the RS-1-14 Zone of the Mira Mesa Community Plan Area;

WHEREAS, on March 24, 2022, 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 Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 3, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2494424 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2494424:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The City of San Diego General Plan states that the visual impact of wireless facilities should be minimized. Wireless facilities should be concealed in existing structures when possible or utilize 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. Mechanical and other equipment and devices should be concealed in underground vaults or other unobtrusive structures.

The City encourages carriers to locate their equipment underground by allowing such a facility adjacent to a residential use with the processing of a Neighborhood Use Permit, Process 2. In this case, there is equipment above-ground, and a Conditional Use Permit, Process 3, is required.

The proposed development consists of existing two panel antennas, an underground vault housing ancillary equipment and a ground mounted equipment cabinet. The two (2) Sprint panel antennas are proposed to be mounted on a streetlight standard with new antenna chinstraps. The antennas and chinstraps will be painted and textured to match the streetlight standard to help integrate the facility. The project has an existing 60-square-foot underground vault housing ancillary equipment for support to the facility. By utilizing an existing vertical element, the antennas are able to blend and integrate with the surrounding neighborhood. The ground-mounted equipment cabinet will be painted green and screened by existing and proposed landscape material.

Based on the foregoing design of the WCF, it will not adversely affect the applicable land use plan.

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

The project consists of two panel antennas mounted on an existing streetlight standard, along with both above-ground equipment cabinets and an underground equipment vault, located adjacent to the light standard. The project is located at 7380 1/3 Calle Cristobal, in the City of San Diego public right-of-way near the north portion of Calle Cristobal where Brenner Springs Way connects with Calle Cristobal and is located in the Mira Mesa Community Plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy Report (RF Report) has been submitted by EBI Consulting dated August 18, 2020 that shows the facility will be in compliance with FCC standards.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

WCFs are permitted in the City of San Diego public right-of-way with the processing of a Conditional Use Permit, Process 3, when above-ground equipment exceeding 36-inches in height and/or 48-inches in diameter is proposed. No deviations are proposed as part of this project. The City of San Diego's WCF regulations require that applicants use all reasonable means to conceal or minimize visual WCF impacts through integration among other existing uses through the use of architecture, landscape, and siting solutions.

The project proposes the continued use of a streetlight standard that consists of two mounted Sprint panel antennas. The antennas will be painted and textured to match the streetlight standard and wiring associated with the antennas will be internally routed through the pole. Chinstraps are being added to help conceal cables from the antennas. Equipment associated with the antennas will be mounted in an equipment cabinet, with an additional utility connection box, painted green. An existing 62 square-foot underground pre-cast concrete vault contains 2 cabinets. Existing landscape material will help to screen the above-ground equipment. Based on the design of the project, this project complies with the applicable regulations of the

Land Development Code (LDC), specifically the Wireless Communication Facility regulations, LDC section 141.0420.

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

WCFs are permitted in the public right-of-way with a Conditional Use Permit, Process 3, when above-ground equipment exceeding 36 inches in height and/or 48-inches in diameter is proposed. In this case, Sprint is proposing the continued use of two (2) panel antennas mounted on an existing streetlight standard. The streetlight standard is located on Calle Cristobal, which is classified as a four-lane major road, and the rear property lines of adjacent residential uses face this road. Since wireless coverage needs to be provided to this residential area, locating the WCF on a major road, effectively behind the residential uses, is preferable to locating the antennas on a local residential street in front of a residential use. Therefore, based on locating the antennas on an existing large diameter streetlight standard on a four-lane major road, the proposed WCF is appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Conditional Use Permit No. 2494424 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2494424, a copy of which is attached hereto and made a part hereof.

Ian Heacox
Development Project Manager
Development Services

Adopted on: August 3, 2022
IO#: 11004545

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

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2494424
SPRINT WEST MIRA MESA PROJECT NO. 673416
HEARING OFFICER

This Conditional Use Permit No. 2494424 is granted by the Hearing Officer of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and SPRINT PCS, Permittee, pursuant to San Diego Municipal Code [SDMC] San Diego Municipal Code [SDMC] sections 126.0302 and 141.0420. The site is located at 7380 1/3 Calle Cristobal within the City of San Diego public right-of-way near the north portion of Calle Cristobal where Brenner Springs Way connects with Calle Cristobal within the RS-1-14 Zone of the Mira Mesa Community Plan;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 3, 2022, on file in the Development Services Department.

The project shall include:

- a. A 30'-4" tall existing streetlight pole within the City of San Diego Public-Right-of-Way supporting two (2) panel antennas measuring 54" by 8" by 2.75" with chinstraps installed; and
- b. A 62-square-foot underground equipment vault with ground mounted equipment that consists of 2 airflow vents and 3 boxes mounted on an h-frame; and
- c. Streetlight pole for the primary purpose of street illumination, but may have the secondary purpose of accommodating Permittee's Operations on the Premises; 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 **August 17, 2025**.
2. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department 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.
3. This Conditional Use Permit and corresponding use of this site shall expire on **August 17, 2032**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
4. Under no circumstances does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Permittee shall secure all necessary Right of Way permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Right of Way 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.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Calle Cristobal Right-of-Way.
15. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way Permit for the proposed work in the Calle Cristobal Right-of-Way.
16. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPING REQUIREMENTS:

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace 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.

WCF-TELECOM REQUIREMENTS:

19. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
20. No overhead cabling is permitted.
21. The Owner/Permittee shall not cause or allow the antennas located on the streetlight standard to be different sizes (length, width, or height) than as shown on the stamped approved plans and identified in this permit.
22. Exposed mounting apparatus shall be removed and shall not remain on the streetlight standard absent antennas.
23. The WCF shall conform to the approved construction plans.
24. Photo simulations shall be printed in color on the construction plans.

25. The City may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC if the City determines 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.
26. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
27. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
28. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
29. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
30. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
31. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
32. All cables shall be routed internally within the proposed light standard.
33. The antennas shall be painted and textured to match the streetlight standard to the satisfaction of the Development Services Department.
34. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
35. 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, in which case, the removal and the restoration of this site to its original condition is required.
36. 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.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary 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 Hearing Officer of the City of San Diego on August 3, 2022.

Conditional Use Permit No. 2494424

Date of Approval: August 3, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
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.

THE CITY OF SAN DIEGO
Owner

By _____

NAME
TITLE

SPRINT PCS
Permittee

By _____

NAME
TITLE

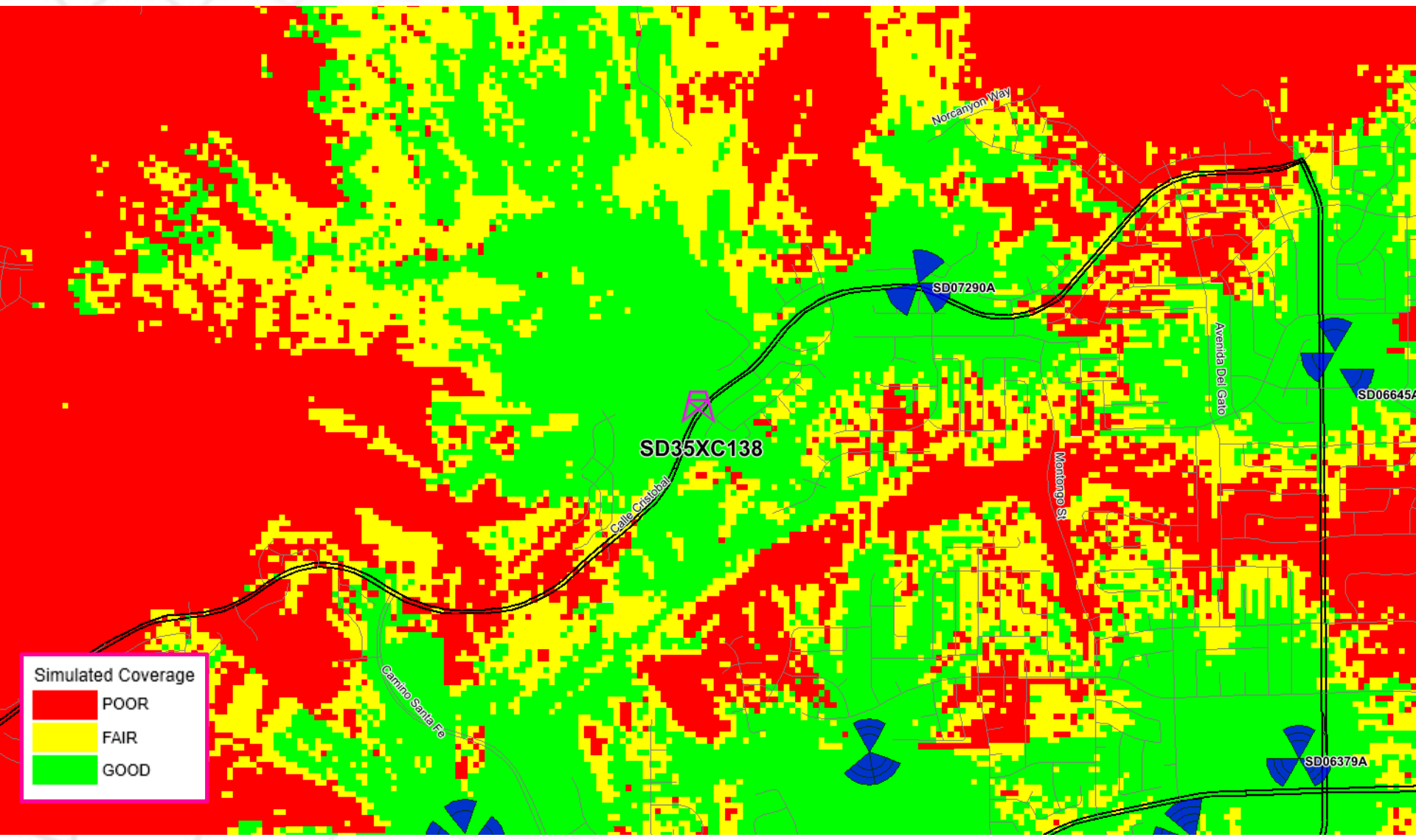
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

SD35XC138 Coverage Maps

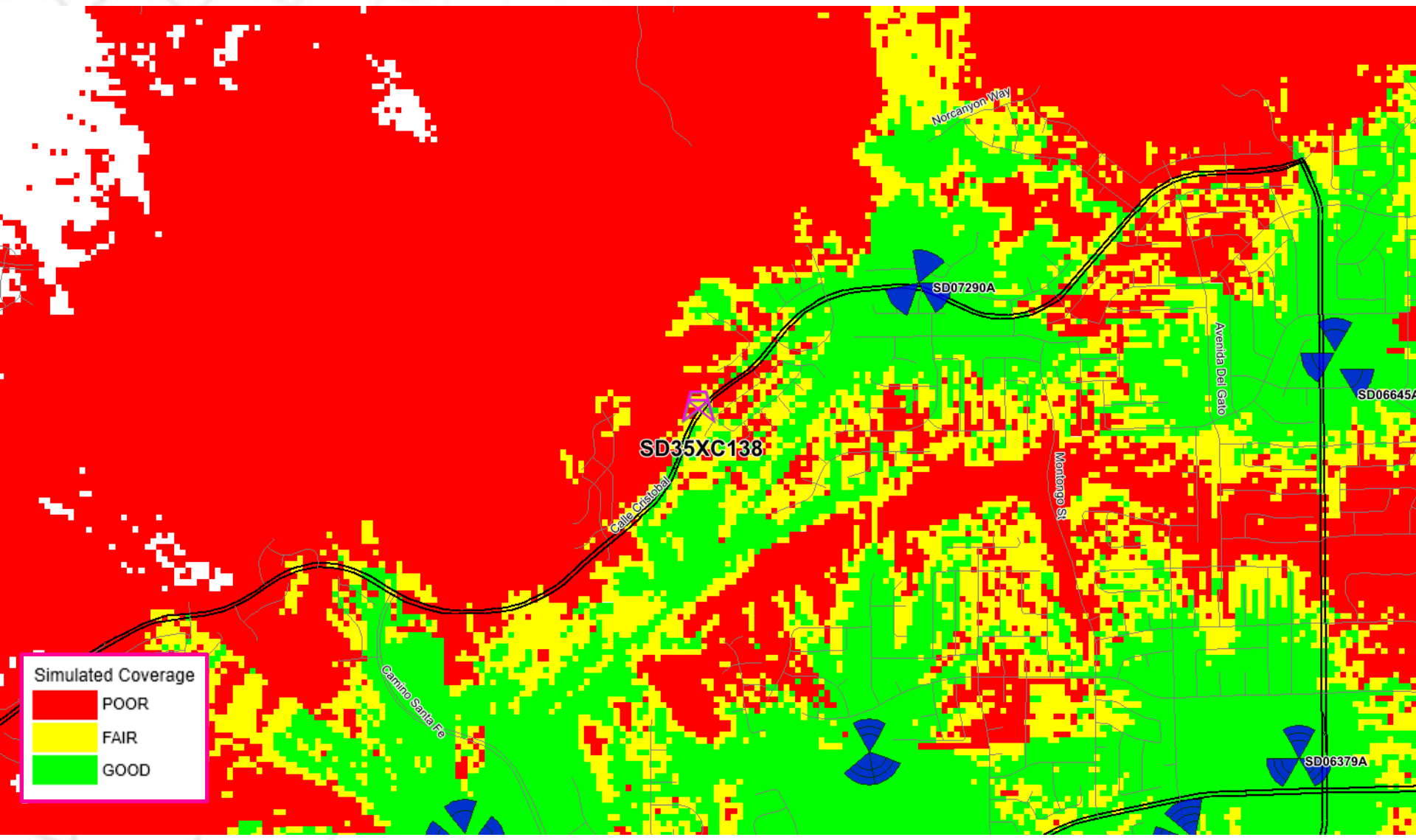
RF Team - San Diego Market



Area with SD35XC138



Area without SD35XC138



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.: 673416

Project Title: Sprint West Mira Mesa

PROJECT LOCATION-SPECIFIC: 7380 Calle Cristobal, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) for the renewal and continued operation of an existing wireless communication facility (WCF). The WCF consists of two (2) panel antennas affixed to a light standard in the Calle Cristobal Public Right-of-Way with an underground vault. located at 7380 Calle Cristobal, San Diego, CA 92126 in the RS-1-13 zone, within the Mira Mesa Community Plan, City Council District 6.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sprint- Mark Phillips, 2014 Granada Ave., San Diego CA 92104.
(619) 379-3473

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with minor improvements the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



_____/SENIOR PLANNER

6/28/2022

SIGNATURE/TITLE


DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

	<p>City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101</p>		<p>Community Planning Committee Distribution Form</p>	
	<p>Project Name: Sprint CUP Renewal near 7394 Calle Cristobal</p>		<p>Project Number: PTS-0673416</p>	
<p>Community: Mira Mesa</p>				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<p><input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny</p>			<p>Date of Vote: June 20, 2022</p>	
<p># of Members Yes 15</p>	<p># of Members No 0</p>	<p># of Members Abstain 0</p>		
<p>Conditions or Recommendations: None.</p>				
<p><input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</p>				
<p>NAME: Jeffry L Stevens</p>				
<p>TITLE: Chair, Mira Mesa Community Planning Group</p>			<p>DATE: June 27, 2022</p>	
<p><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>				

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

SD Real Estate
Assets
City Consent Application

For installation / modification of Telecommunication antenna facility on City owned property

6/9/2020

Date

The City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: Calle Cristobal ROW Project # SD35XC138
Site Address: 7394 1/2 Calle Cristobal ROW, San Diego (the "Property")
Agreement: Agreement dated 5/1/2007 (the "agreement") between The City of San Diego ("City") and Nextel of CA/Sprint PCS, ("Lessee" or "Permittee").

Sprint is seeking Consent from the City to perform the following to the above referenced site:

- Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
- Installation of a New Wireless Communication Facility on City owned property.
- Apply for new Permit/New Agreement on existing facility - **NO** modifications or changes to Existing equipment or site.

Describe proposed project below:

Sprint is looking to renew their lease agreement with the City of San Diego for an existing telecommunication site.

Pursuant to Improvements and Alterations, section of the above referenced agreement, "Lessee / Permittee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval."

In order to comply with such requirements, Sprint PCS would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Mary Hamilton, Project Manager III, agent for Sprint PCS

Applicant Signature: *Mary Hamilton*

A one-time, **non-refundable Processing Fee** (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to City Treasures, MUST be paid at the time of application. This fee applies even if the agreement is never executed.

City Transportation Stormwater Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

Date _____ Print Name & Title _____ Signature N/A

City of San Diego, acknowledgement and consent for 7394 1/2 Calle Cristobal ROW

Date 6/17/20 Print Name & Title Cybele L. Thompson, Director READ Site Location *[Signature]* Signature _____

For READ ONLY	
<input type="checkbox"/>	Approved and Stamped plans received and attached
<input type="checkbox"/>	Scan as Amendment to Agreement when executed
<input type="checkbox"/>	Processing fee received



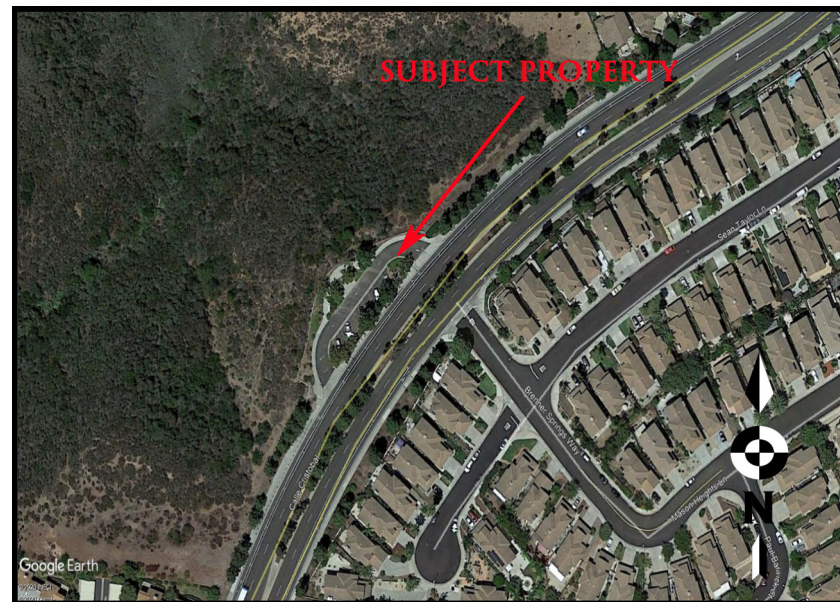
EXISTING



PROPOSED



VICINITY MAP



LOOKING NORTH AT SUBJECT SITE

**SITE ID:
SD35XC138**

**FACILITY TYPE:
STREET LIGHT**

SITE ADDRESS:

**ROW NEAR 7394 1/2 CALLE CRISTOBAL
SAN DIEGO, CA 92126**

PHOTO SIMULATION BY:



**PRECEPT
WIRELESS
CONSULTANTS**
619.379.3473



ROW NEAR 7394 ½ CALLE CRISTOBAL

SD35XC138

PHOTOGRAPHIC SURVEY

9/10/2020



1. LOOKING NORTH FROM SITE



2. LOOKING EAST FROM SITE



3. LOOKING SOUTH FROM SITE



4. LOOKING WEST FROM SITE



5. LOOKING NORTH AT SITE



6. LOOKING NORTHWEST AT SITE



7. LOOKING NORTHEAST AT SITE



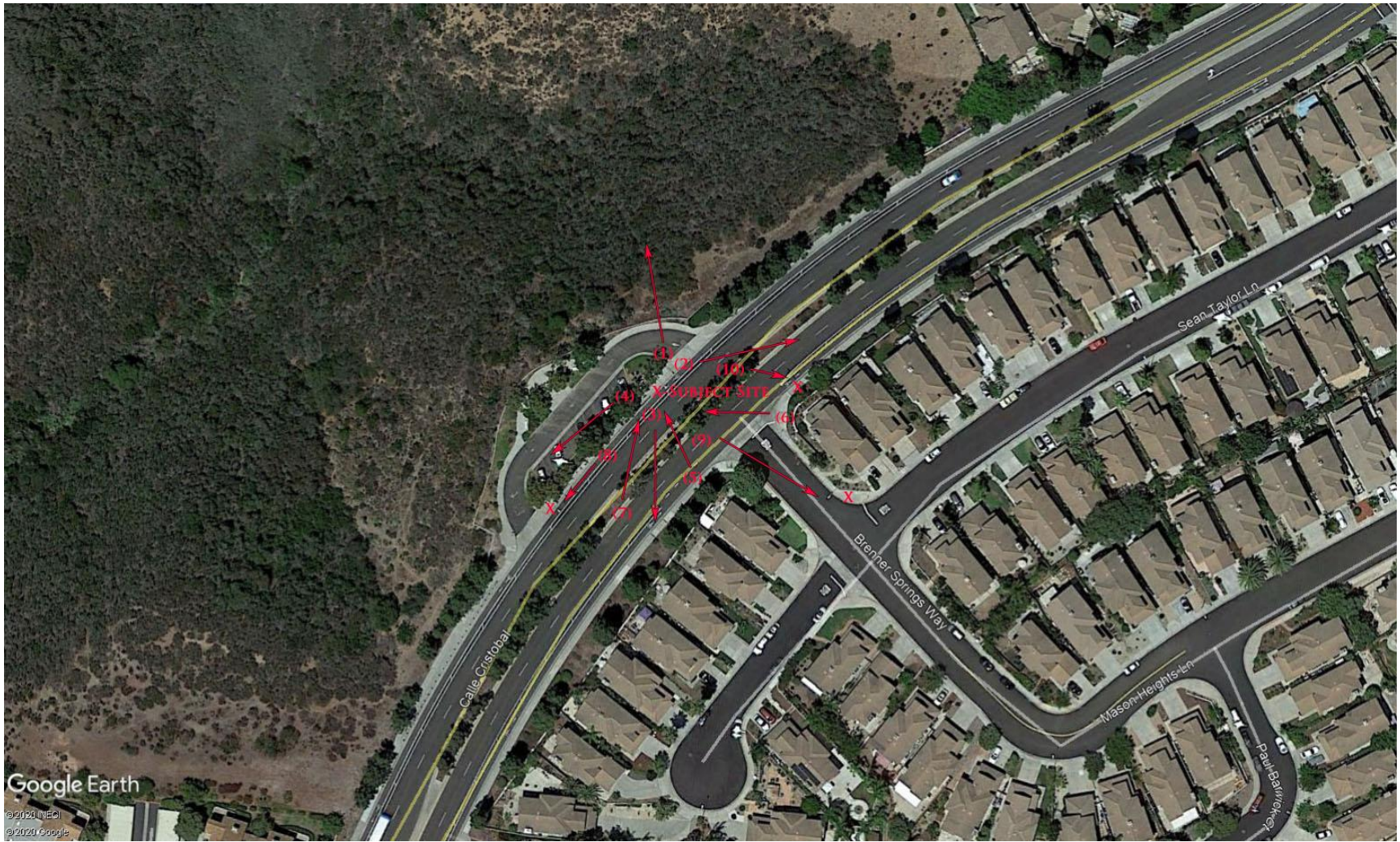
8. LOOKING NORTHWEST AT NEXT STREET LIGHT WEST OF SUBJECT SITE



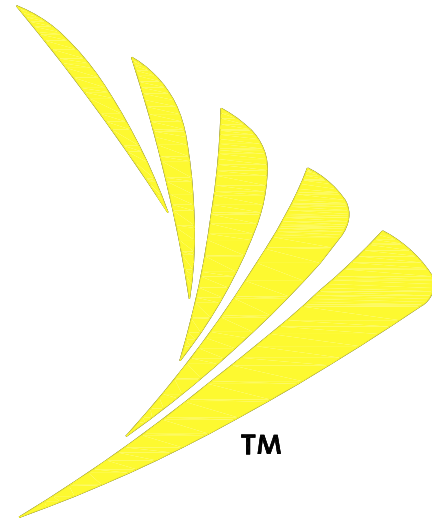
9. LOOKING SOUTH AT STREETLIGHT SOUTH OF SUBJECT SITE



10. LOOKING SOUTHEAST AT STREETLIGHT SOUTHEAST OF SUBJECT SITE



KEY MAP

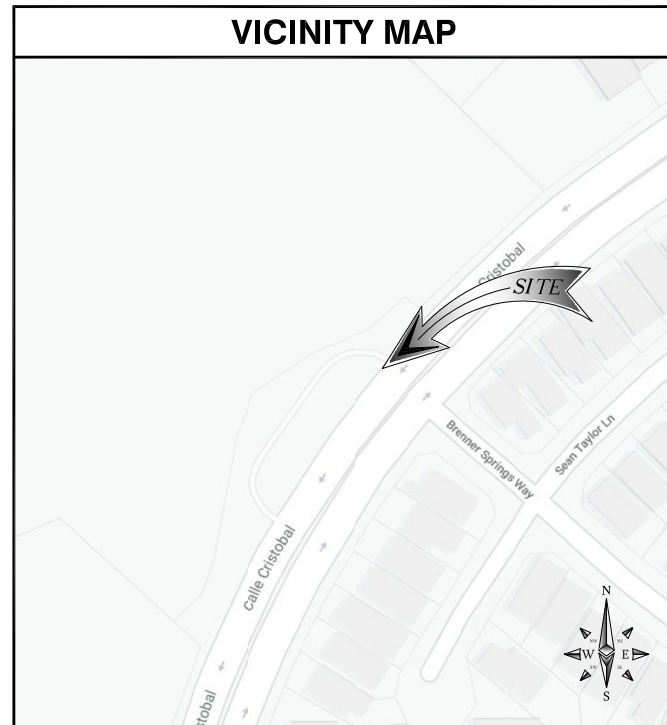


PROJECT: **CUP RENEWAL PERMIT**
 SITE CASCADE: **SD35XC138**
 SITE NAME: **WEST MIRA MESA**
 SITE ADDRESS: **7394 1/2 CALLE CRISTOBAL
 SAN DIEGO, CA 92126**
 LATITUDE: **32° 55' 28.03" N (32.9244444)**
 LONGITUDE: **117° 10' 00.26" W (-117.166666)**
 SITE TYPE: **OUTDOOR / STREETLIGHT POLE**



DRAWN BY: AP
 CHECKED BY: MM

SITE INFORMATION	
PROPERTY OWNER:	CITY OF SAN DIEGO REAL ESTATE ASSETS 1200 THIRD AVENUE, SUITE 1700 SAN DIEGO, CA 92101 CONTACT: TRACY A. SOLIS PHONE: (649) 235-5233
APPLICANT:	SPRINT
ADDRESS:	3730 FIFTH AVE. SAN DIEGO, CA 92103
LAT/LONG TYPE:	NAD-83
LATITUDE:	32° 55' 28.03" N (32.9244444)
LONGITUDE:	117° 10' 00.26" W (-117.166666)
ZONING JURISDICTION:	COUNTY OF SAN DIEGO
ZONING CLASSIFICATION:	RS-1-14
CURRENT USE:	UNMANNED TELECOMMUNICATIONS FACILITY
ASSESSOR'S PARCEL NO.:	PUBLIC RIGHT-OF-WAY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION:	N/A
OCCUPANCY GROUP:	N/A
GROUND ELEVATION (AMSL):	416' (AMSL)



PROJECT DESCRIPTION
SPRINT PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:
<ul style="list-style-type: none"> NEW CUP RENEWAL PERMIT FOR PREVIOUSLY- PERMITTED WIRELESS COMMUNICATION FACILITY. INSTALL (2) SPRINT CHAINSTRAP BELOW EXISTING ANTENNAS

ZONING DRAWINGS
IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

DRAWING INDEX	
SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
L-1	LANDSCAPE PLAN
L-2	PLANTING DETAIL AND NOTES
A-1	SITE PLAN & ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT PLAN
A-3	ANTENNA PLAN & SCHEDULE
A-4	ELEVATIONS
A-5	ELEVATIONS

ENGINEERING
* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
<ol style="list-style-type: none"> CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25). 2019 CALIFORNIA BUILDING CODE. CITY/ COUNTY ORDINANCES. BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA). 2019 MECHANICAL CALIFORNIA CODE. ANSI/ EIA-222-F LIFE SAFETY CODE NFPA-101. 2019 CALIFORNIA PLUMBING CODE. 2019 CALIFORNIA ELECTRICAL CODE. LOCAL BUILDING CODE.

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.
SPRINT RF ENGINEER: _____ DATE: _____
SPRINT OPERATIONS: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
CONSTRUCTION MANAGER: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
ZONING: _____ DATE: _____
PROJECT MANAGER: _____ DATE: _____

PROJECT TEAM	
CLIENT REPRESENTATIVE: SPRINT 3730 FIFTH AVE. SAN DIEGO, CA 92103	ENGINEER: M SQUARED WIRELESS 1387 CALLE AVANZADO SAN CLEMENTE, CA 92673 CONTACT: MICHAEL MONTELLO PHONE: (949) 391-8824 EMAIL: Michael@msquaredwireless.com
SITE ACQ. PROJECT MANAGER: PWC 2014 GRANADA AVE SAN DIEGO, CA 92104 CONTACT: FELICIA PHILLIPS PHONE: (714) 791-8643 EMAIL: fphillips@pwc-ca.com	LAND USE CONSULTANT: PWC 2014 GRANADA AVE SAN DIEGO, CA 92104 CONTACT: MARK PHILLIPS PHONE: (619) 379-3473 EMAIL: Mphillips@pwc-ca.com
RF ENGINEER: CONTACT: JEERAJ BERI PHONE: (440) 222-8729 EMAIL: Neeraj.Beri@sprint.com	CONSTRUCTION MANAGER: MICHAEL SEBESTA CONSTRUCTION PROJECT MANAGER III SAN DIEGO REGIONAL SITE DEVELOPMENT PHONE: (760) 644-1027 EMAIL: Michael.Sebesta@sprint.com
SPRINT PROJECT MANAGER: SPRINT 3730 FIFTH AVE. SAN DIEGO, CA 92103 CONTACT: MARY HAMILTON PHONE: (858) 472-0166 EMAIL: Mary.Hamilton@sprint.com	

DRIVING DIRECTIONS
DIRECTIONS FROM SPRINT OFFICE:
<ol style="list-style-type: none"> TURN LEFT (NORTH) ONTO FIFTH AVE TURN RIGHT (EAST) ONTO ROBINSON AVE TURN LEFT (NORTH) ONTO SIXTH AVE GET ON CA-163 (NORTH) FROM SIXTH AVE CONTINUE ON CA-163 (NORTH) MERGE ONTO I-15 (NORTH) USE RIGHT TWO LANES AND TAKE EXIST 16 TO MIRA MESA. TURN LEFT ONTO MIRA MESA BLVD (WEST). TURN RIGHT ONTO NEW SALEM STREET (NORTH). TURN RIGHT ONTO CAMINO RUIZ (NORTH). FOLLOW CAMINO RUIZ AND TURN LEFT ONTO CALLE CRISTOBAL (WEST) CONTINUE ONTO CALLE CRISTOBAL AND DESTINATION WILL BE ON RIGHT.

DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



REV	DATE	DESCRIPTION	BY
0	06/18/2021	100% ZD'S JX REVISION	DR
0	08/04/2020	100% ZD'S FOR SUBMITTAL	BM
A	07/23/2020	90% ZD'S FOR REVIEW	AP

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**SD35XC138
 WEST MIRA MESA
 7394 1/2 CALLE CRISTOBAL
 SAN DIEGO, CA 92126
 OUTDOOR / STREETLIGHT POLE**

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

CITY REQUIRED NOTES

"IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC PER SDMC 142.0403; FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED."

IRRIGATION TYPE:
EXISTING SPRAY SYSTEM AUTOMATICALLY CONTROLLED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

"EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

"IF ANY REQUIRED LANDSCAPE 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."

"MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411."

MAINTENANCE:

"ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:

PERMITTEE or OWNER/PERMITTEE

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:

PERMITTEE or OWNER/PERMITTEE

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 SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

EXISTING SYSTEMS

THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING (E) SITE CONDITIONS AND EQUIPMENT RELATED TO THIS SYSTEM. THIS VERIFICATION SHALL INCLUDE, BUT IS NOT LIMITED TO: THE PRESSURE AND FLOW AVAILABLE, THE MAINLINE SIZE AND LOCATION, THE EXISTENCE, LOCATION AND FUNCTION OF VALVES, MASTER VALVES, BACKFLOW AND CONTROLLER. CONTRACTOR SHALL NOTIFY THE O.A.R. (OWNER'S AUTHORIZED REPRESENTATIVE) IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN THIS FIELD VERIFICATION AND THE DRAWINGS.

WATER MUST BE PROVIDED TO ALL PLANT MATERIAL DURING AND AFTER CONSTRUCTION. THE TIMING AND AMOUNT OF WATER APPLIED SHALL MAINTAIN THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION.

THE CONTRACTOR SHALL CUT, CAP AND/OR DIVERT (E) IRRIGATION LINES PRIOR TO ANY SITE DEMOLITION OR EXCAVATION IN ORDER TO PRESERVE WATERING TO THE REMAINING SITE AREAS DURING AND AFTER CONSTRUCTION.

THE CONTRACTOR SHALL ADD NEW SPRINKLER HEADS TO MATCH THE (E) SYSTEM AND ADJUST/RELOCATE REMAINING HEADS TO ACCOMMODATE THE PROPOSED INSTALLATION AND INSURE 100% COVERAGE OF THE (E) AND NEW PLANTINGS. NEW HEADS/ SYSTEMS MAY BE ADDED IN THE FOLLOWING WAYS.

A CONNECT TO AN (E) EXISTING LATERAL LINE* PROVIDING SIMILAR WATERING REQUIREMENTS AS THE PLANT MATERIAL PROPOSED AND ADD NEW HEADS TO MATCH THE EXISTING HEADS, OR THE HEADS THAT HAVE BEEN REMOVED.

B CONNECT TO AN (E) PRESSURE MAINLINE* AFTER THE (E) BACKFLOW DEVICE AND RUN A CONTROL WIRE FROM THE (E) CONTROLLER TO THE NEW VALVE(S). ONLY POSSIBLE IF THERE ARE AVAILABLE STATION(S) ON THE (E) CONTROLLER OR THE CONTROLLER'S AVAILABLE STATIONS CAN BE INCREASED (UPGRADED).

C CONNECT TO THE (E) IRRIGATION WATER SOURCE* OR MAINLINE* AND PROVIDE A NEW BACKFLOW DEVICE AND AUTOMATIC CONTROLLER TO CONTROL THE NEW SYSTEM(S).

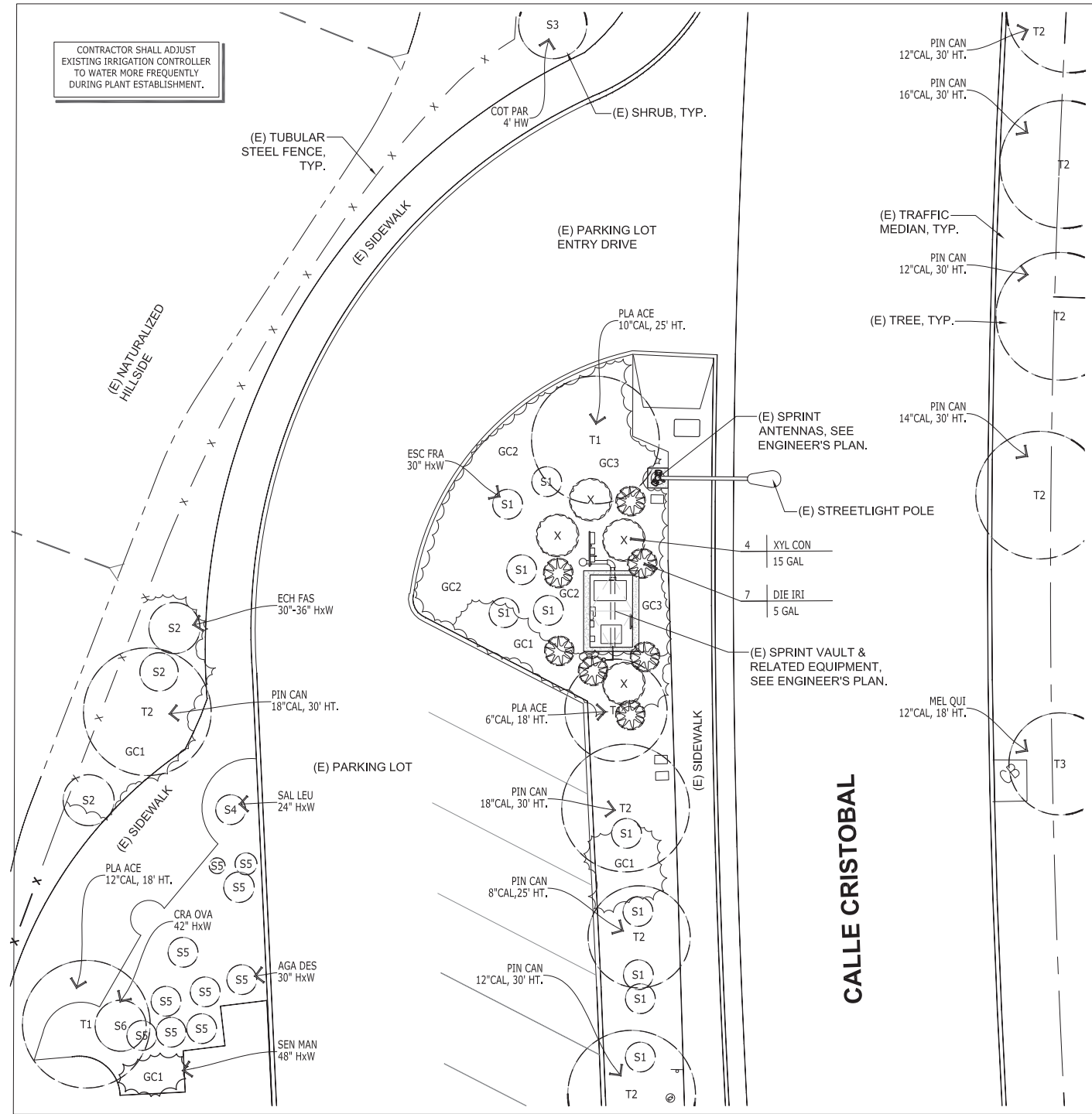
*DO NOT EXCEED THE MAXIMUM GALLONS PER MINUTE AN EXISTING PIPE CAN PROVIDE (FLOW VELOCITY SHALL NOT BE GREATER THAN 5 FEET PER SECOND).

THE CONTRACTOR SHALL VERIFY IF THE EXISTING SYSTEM USES A MASTER VALVE - ANY NEW VALVES MUST BE CONNECTED BY WIRE TO THE MASTER VALVE AND CONTROLLER.

EXISTING PLANTING

KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE
TREES			
T1	PLATANUS ACERIFOLIA LONDON PLANE TREE	TO REMAIN, PROTECT IN PLACE (PIP)	PER PLAN
T2	PINUS CANARIENSIS CANARY ISLAND PINE TREE	TO REMAIN, PIP	PER PLAN
T3	MELALEUCA QUINQUENERVIA CAJUPUT TREE	TO REMAIN, PIP	PER PLAN
SHRUBS			
S1	ESCALLONIA FRADESI ESCALLONIA	TO REMAIN, PIP	PER PLAN
S2	ECHILUM FASTUOSUM PRIDE OF MADEIRA	TO REMAIN, PIP	PER PLAN
S3	COTONEASTER L. PARNEYI PARNEY COTONEASTER	TO REMAIN, PIP	PER PLAN
S4	SALVIA LEUCANTHA PURPLE SAGE	TO REMAIN, PIP	PER PLAN
S5	AGAVE DESMETTIANA SMOOTH AGAVE	TO REMAIN, PIP	PER PLAN
S6	CRASSULA OVATA JADE PLANT	TO REMAIN, PIP	PER PLAN
GROUND COVER			
GC1	SENECIA MANDRALISCAE BLUE PICKLE	TO REMAIN, PIP	6"-8" TYP.
GC2	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	TO REMAIN, PIP	6" TYP.
GC3	GAZANIA LEUCOLEANA TRAILING GAZANIA - MIXED COLORS	TO REMAIN, PIP	8" TYP.

CONTRACTOR SHALL ADJUST EXISTING IRRIGATION CONTROLLER TO WATER MORE FREQUENTLY DURING PLANT ESTABLISHMENT.



PLANTING LEGEND

SHRUBS		SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DT./SHT	MATURE HxW	MUCOLS IV REG.#/TIG.
⊗	DIE IRI	DIETES IRIDOIDES FORTNIGHT LILY				5 GAL	45	A	3'x2.5'	3-L
⊗	XYL CON	XYLOSMA CONGESTUM SHINY XYLOSMA				5 GAL	3	A	5'x5'+	3-L

MAINTAIN 3" MIN. DEEP MULCH TO THE DRIPLINE OF THE TREES/ SHRUBS THROUGHOUT THE LIFE OF THE PLANTINGS. MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP. BETWEEN GROUND COVERS 1-1/2" DEEP-USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE-APPROVED EQUAL.



Sprint
3730 FIFTH AVE.
SAN DIEGO, CA 92103

PWC PRECEPT WIRELESS CONSULTANTS
2014 GRANADA AVE.
SAN DIEGO, CA 92104

M SQUARE WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

DRAWN BY: AP
CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
0	08/04/2020	100% ZD'S FOR SUBMITTAL	BM
A	07/23/2020	90% ZD'S FOR REVIEW	AP

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SAN DIEGO, CA 92126
OUTDOOR / STREETLIGHT POLE

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L1



MAINTENANCE cont'd

IV. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
STATE LAW REQUIRES THE LANDSCAPING AND IRRIGATION SYSTEM ON THE PROPERTY TO BE MAINTAINED AND OPERATED CONSISTENT WITH THE MAWA.

MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET MAWA. REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS WITH COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER. ENSURE THAT WHEN VEGETATION IS REPLACED, REPLACEMENT PLANTINGS ARE REPRESENTATIVE OF THE HYDROZONE IN WHICH THE PLANTS WERE REMOVED AND ARE TYPICAL OF THE WATER USE REQUIREMENTS OF THE PLANTS REMOVED, SO THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH WATER USE PLANTS WITH LOW WATER USE PLANTS IN THE SAME HYDROZONE.

PLANTING SPECS.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R. CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS.

CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL. CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY.

SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED, AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSIPATE, PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R. SOIL SAMPLES SHALL BE TAKEN FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE CITY). THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:

- a. ORGANIC MATTER CONTENT
 - b. N, P, K
 - c. pH
 - d. EC
 - e. SOIL TEXTURE (SILT, CLAY, SAND)
 - f. RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS.
- THE RESULTS AND RECOMMENDATIONS OF THE TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS. CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.

PER THOUSAND (1,000) SQUARE FEET:
TWO HUNDRED (200) POUNDS "GRO-POWER PLUS"
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC COMPOST
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THE REQUIREMENT OF THIS SECTION.

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE. GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE. CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION. EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL. EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE. INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GIRDLING THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE. THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.

PER CUBIC YARD OF MIX: UNIFORMLY BLENDED
SIX (6) PARTS BY VOLUME ON-SITE SOIL OF NON SALINE, NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
TWENTY (20) POUNDS "GRO-POWER PLUS"
TWENTY (20) POUNDS AGRICULTURAL GYPSUM

BACKFILL PIT HALF-WAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM OR "AGRIFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY. UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING. LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS.

THE APPLICATION OF ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER MATERIALS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS UNLESS RECYCLED OR POST-CONSUMER MATERIALS ARE NOT LOCALLY AVAILABLE.

AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL NON-TURF LANDSCAPED AREAS WITH SLOPES LESS STEEP THAN 3:1, WITH A 3" LAYER OF SINGLE GRIND SHREDDED BARK MULCH, TO COVER THE PLANTING AREA COMPLETELY. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS. UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

V11. GUARANTEE

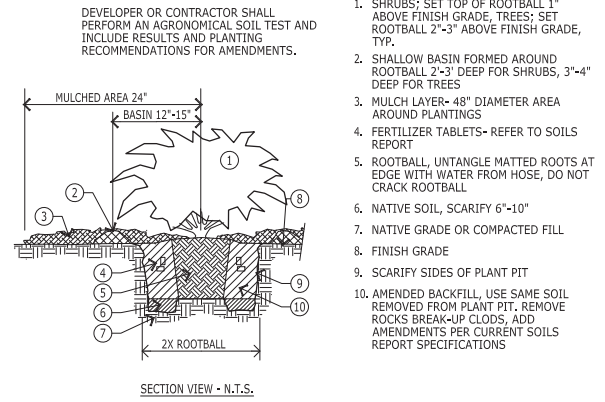
CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE, IN A TIMELY MANNER, ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS, SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

V11.1. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

GENERAL NOTES

- A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- C. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
- D. THE CONTRACTOR SHALL FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.
- E. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- F. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- G. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.
- H. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.
- I. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.
- J. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.
- K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- M. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.
- N. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.
- O. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- P. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.
- Q. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.
- R. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.



A PLANTING PITS

- 1. SHRUBS; SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE. TREES; SET ROOTBALL 2"-3" ABOVE FINISH GRADE, TYP.
- 2. SHALLOW BASIN FORMED AROUND ROOTBALL 2"-3" DEEP FOR SHRUBS, 3"-4" DEEP FOR TREES
- 3. MULCH LAYER- 48" DIAMETER AREA AROUND PLANTINGS
- 4. FERTILIZER TABLETS- REFER TO SOILS REPORT
- 5. ROOTBALL, UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
- 6. NATIVE SOIL, SCARIFY 6"-10"
- 7. NATIVE GRADE OR COMPACTED FILL
- 8. FINISH GRADE
- 9. SCARIFY SIDES OF PLANT PIT
- 10. AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PLANT PIT. REMOVE ROCKS BREAK-UP CLOUDS. ADD AMENDMENTS PER CURRENT SOILS REPORT SPECIFICATIONS

MAINTENANCE

- I. GENERAL
 - THE OWNER OR LESSEE WILL ENGAGE A MAINTENANCE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE.
 - MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS.
 - ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.
 - PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION. IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE.
 - MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS. ALWAYS CHECK AND CLEAN BETWEEN STORMS.
 - ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE.
 - MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.
 - II. IRRIGATION
 - A QUALIFIED PERSON SHALL BE COMPLETELY RESPONSIBLE FOR OPERATING THE IRRIGATION SYSTEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.
 - THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.
 - A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER.
 - INSPECTIONS OF THE IRRIGATION SYSTEM, IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT ANY MALFUNCTIONING OF THE SYSTEM. CHECK FOR LEAKS OR WET SPOTS.
 - TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY -- OPENING AND CLOSING.
 - VISUALLY OBSERVE EACH SPRINKLER HEAD 1" NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION.
 - A SOIL SAMPLING PROBE AND/OR A TENSIOMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE.
 - CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED, ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME, CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT.
 - CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SWINGS.
 - LOOK AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL.
 - MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)
 - ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION.
 - ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.
 - III. PLANTINGS
 - INSPECTIONS OF THE LANDSCAPE PLANTINGS SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH- COORDINATE WITH THE IRRIGATION INSPECTIONS.
 - ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF ORGANIC MULCHES, HAND REMOVAL CHEMICAL CONTROLS- IN THAT ORDER.
 - MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES- CHECK APRIL AND OCTOBER, REPLENISH AS NECESSARY.
 - FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS.
 - GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE. VINES SHALL BE KEPT "PINNED" TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT.
 - TREE PRUNING SHALL BE PERFORMED AS NEEDED TO ELIMINATE HAZARDS, MAINTAIN A NATURAL APPEARANCE.
 - SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT POWER PRUNE SHRUBS INTO ODD TOPIARY SHAPES.
 - TREES AND SHRUBS SHALL BE PRUNED TO CORRECT HAZARDS AND ANY STRUCTURAL DEFECTS. REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE. ALWAYS CHECK/PRUNE IMMEDIATELY AFTER BIG WINDS-STORMS.
 - SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION SYSTEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.
- AS PLANTS GROW, LOOK OUT FOR DESIGN ADJUSTMENTS THAT CAN BE MADE (ADDING/ REMOVING, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)



24"x36" SCALE: NTS
11"x17" SCALE: NTS

1

Sprint
3730 FIFTH AVE.
SAN DIEGO, CA 92103

PWC PRECEPT WIRELESS CONSULTANTS
2014 GRANADA AVE.
SAN DIEGO, CA 92104

M SQUARE WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

DRAWN BY:	AP
CHECKED BY:	MM

REV	DATE	DESCRIPTION	BY
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A	07/23/2020	90% ZD'S FOR REVIEW	AP

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SD35XC138
WEST MIRA MESA
7394 1/2 CALLE CRISTOBAL
SAN DIEGO, CA 92126
OUTDOOR / STREETLIGHT POLE

SHEET TITLE
PLANTING DETAIL AND NOTES

SHEET NUMBER
L2

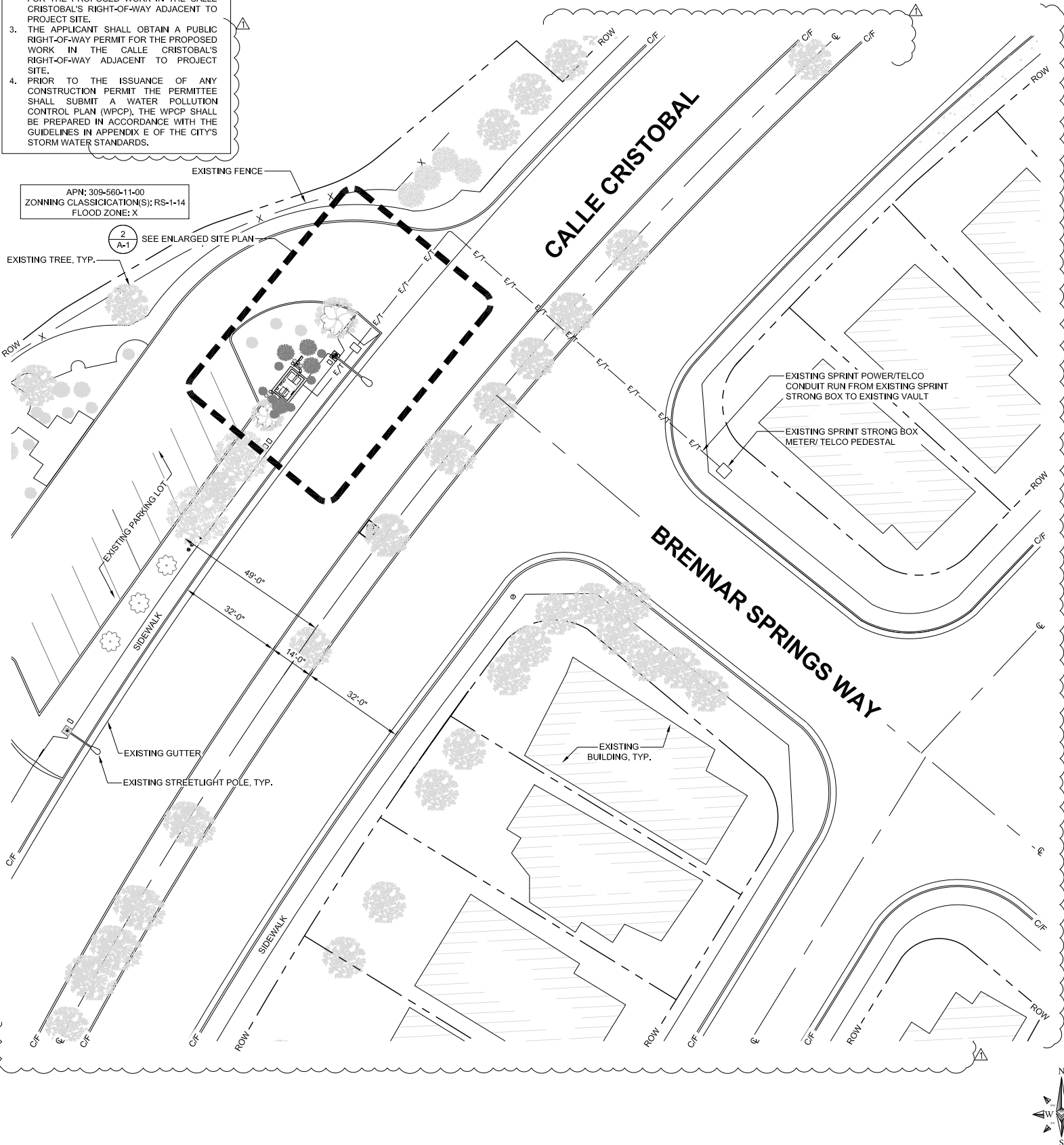
PLANTING DETAIL AND NOTES

NOTE:

1. THE 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.
2. THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE CALLE CRISTOBAL'S RIGHT-OF-WAY ADJACENT TO PROJECT SITE.
3. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE CALLE CRISTOBAL'S RIGHT-OF-WAY ADJACENT TO PROJECT SITE.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

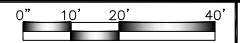
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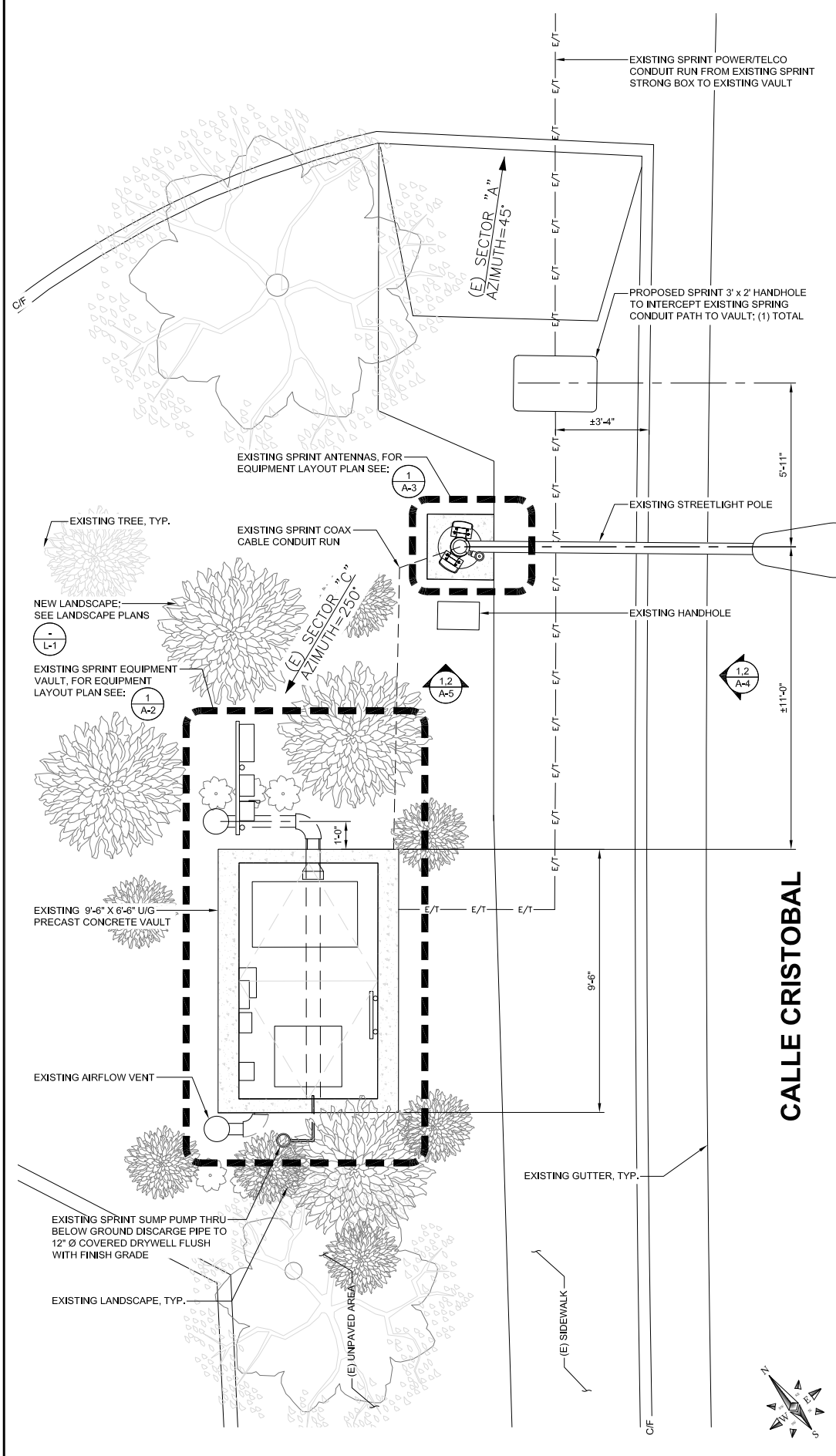


SITE PLAN

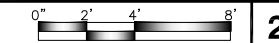
24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"



ENLARGED SITE PLAN



24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



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A	07/23/2020	90% ZD'S FOR REVIEW	AP

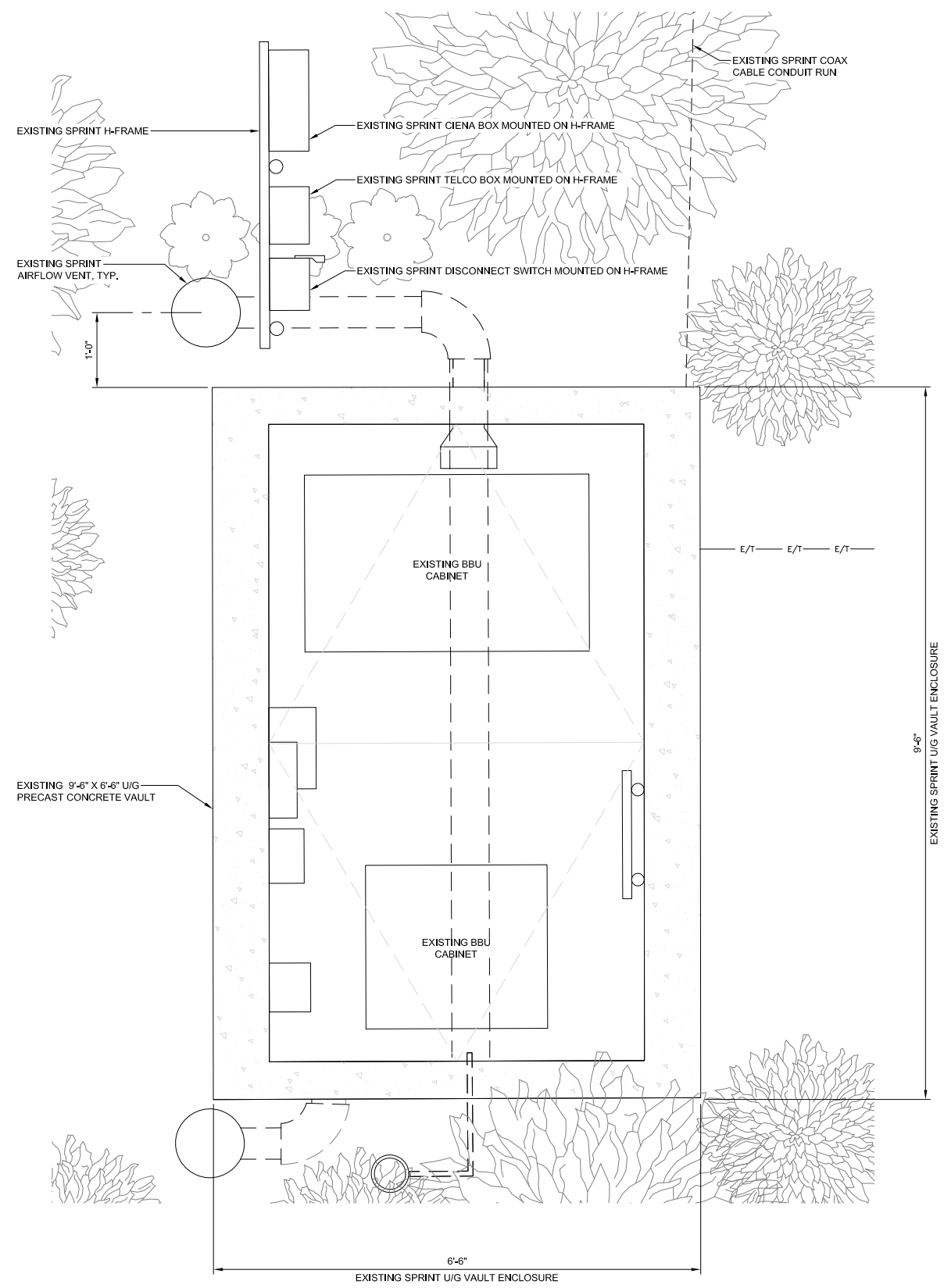
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WEST MIRA MESA
7394 1/2 CALLE CRISTOBAL
SAN DIEGO, CA 92126
OUTDOOR / STREETLIGHT POLE

SHEET TITLE
SITE PLAN & ENLARGED SITE PLAN

SHEET NUMBER
A-1

NOTE:
1. NO POROPED EQUIPMENT IS TO BE INSTALLED AS PART OF THIS PROJECT.



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WEST MIRA MESA
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OUTDOOR / STREETLIGHT POLE

SHEET TITLE
EQUIPMENT LAYOUT PLAN

SHEET NUMBER
A-2

NEW OPTIMAL ANTENNA & TRANSMISSION CABLES REQUIREMENTS (VERIFY WITH CURRENT RFDS)			ANTENNA MAKE AND MODEL				RAD CENTER		AZIMUTH		TRANSMISSION LINE			REMOTE RADIO HEADS				
ANTENNA POSITION	TECHNOLOGY		EXISTING		FINAL		EXISTING	FINAL	EXISTING	FINAL	QTY	CABLE LENGTH	FEEDER TYPE	EXISTING RRHS MAKE AND MODEL	RRHS COUNT	FINAL		RRHS COUNT
	EXISTING	FINAL	MODEL	SIZE	MODEL	SIZE										RRHS MAKE AND MODEL	RRHS COUNT	
SECTOR A	1	800/1900 Mhz	800/1900 Mhz	ANDREW	54"x8"x2.75"	ANDREW	54"x8"x2.75"	27'-0"	27'-0"	45°	45°	1	-	EXISTING COAX	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECTOR B	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SECTOR C	1	800/1900 Mhz	800/1900 Mhz	ANDREW	54"x8"x2.75"	ANDREW	54"x8"x2.75"	27'-0"	27'-0"	250°	250°	1	-	EXISTING COAX	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
														TOTAL	-		TOTAL	-

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO SPRINT'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK
- CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM

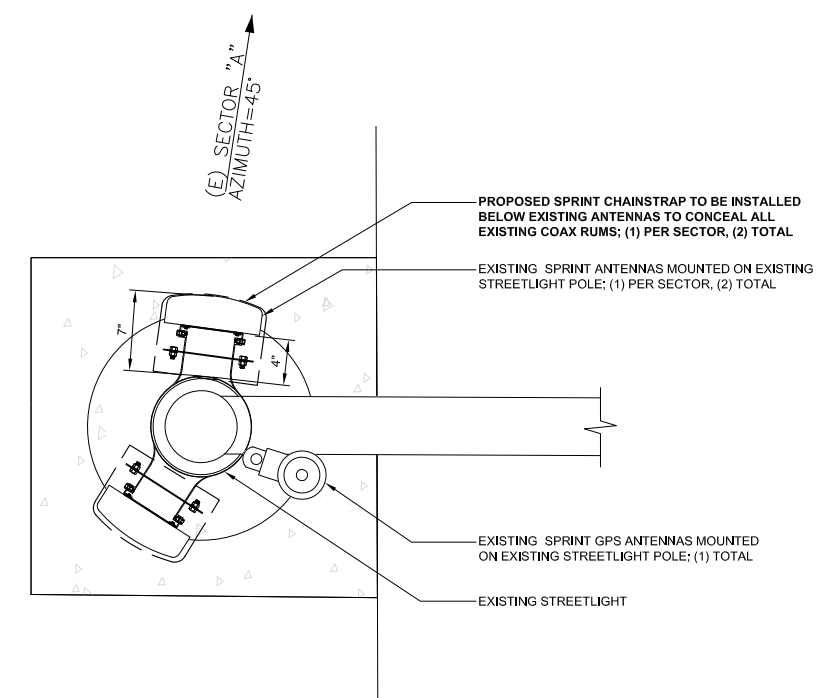
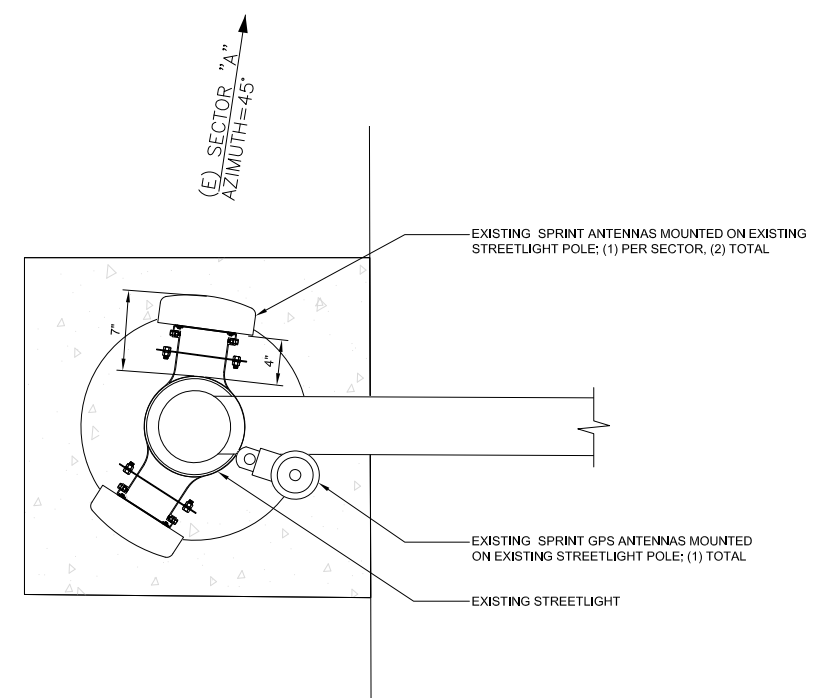
NOTE:

- NO POROPED EQUIPMENT IS TO BE INSTALLED AS PART OF THIS PROJECT.
- COAX RUNS TO BE HIDDEN WITH PROPOSED CHAINSTRAP AND BEHIND EXISTING ANTENNAS.



ANTENNA & EQUIPMENT SCHEDULE

3



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SD35XC138
WEST MIRA MESA
7394 1/2 CALLE CRISTOBAL
SAN DIEGO, CA 92126
OUTDOOR / STREETLIGHT POLE

SHEET TITLE
ANTENNA LAYOUT & SCHEDULE

SHEET NUMBER
A-3

EXISTING ANTENNA PLAN

24"x36" SCALE: 1-1/2" = 1'-0"
11"x17" SCALE: 3/4" = 1'-0"

1

PROPOSED ANTENNA PLAN

24"x36" SCALE: 1-1/2" = 1'-0"
11"x17" SCALE: 3/4" = 1'-0"

2



DRAWN BY: AP
 CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
△	06/18/2021	100% ZD'S JX REVISION	DR
0	08/04/2020	100% ZD'S FOR SUBMITTAL	BM
A	07/23/2020	90% ZD'S FOR REVIEW	AP

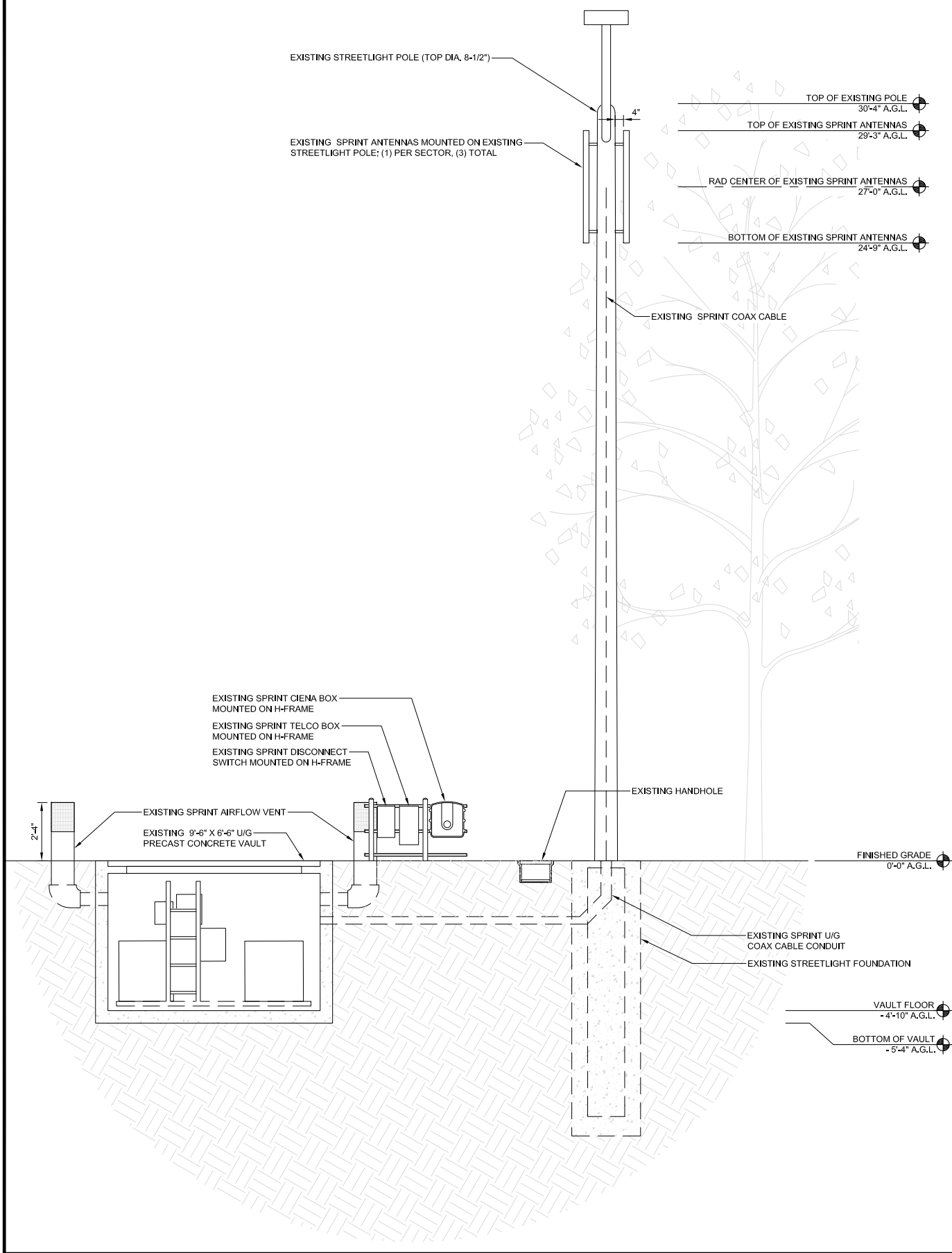
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SD35XC138
WEST MIRA MESA
7394 1/2 CALLE CRISTOBAL
SAN DIEGO, CA 92126
OUTDOOR / STREETLIGHT POLE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

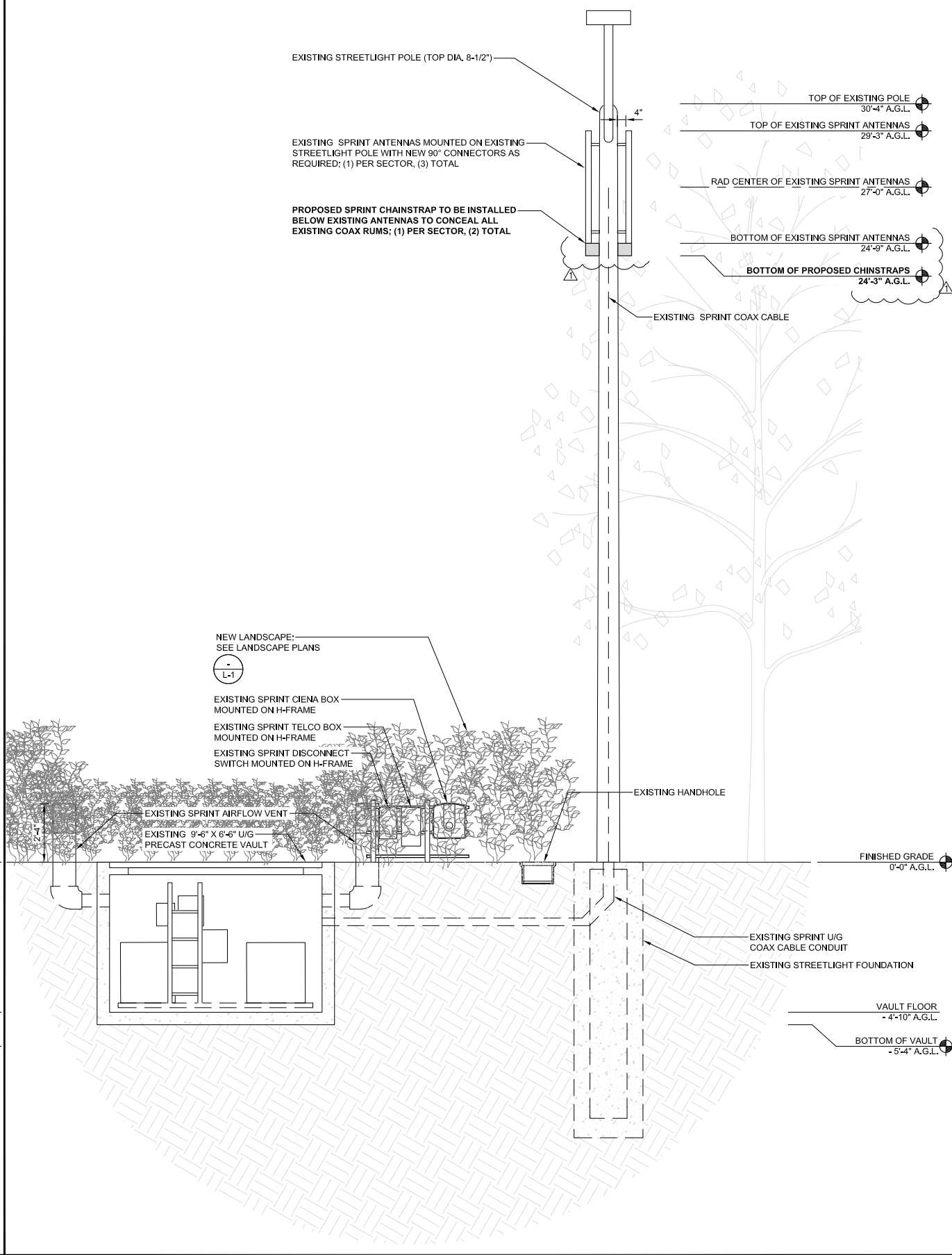
NOTE:
 1. NO POROPED EQUIPMENT IS TO BE INSTALLED AS PART OF THIS PROJECT.
 2. COAX RUNS TO BE HIDDEN WITH PROPOSED CHAINSTRAP AND BEHIND EXISTING ANTENNAS.



EXISTING SOUTH ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"

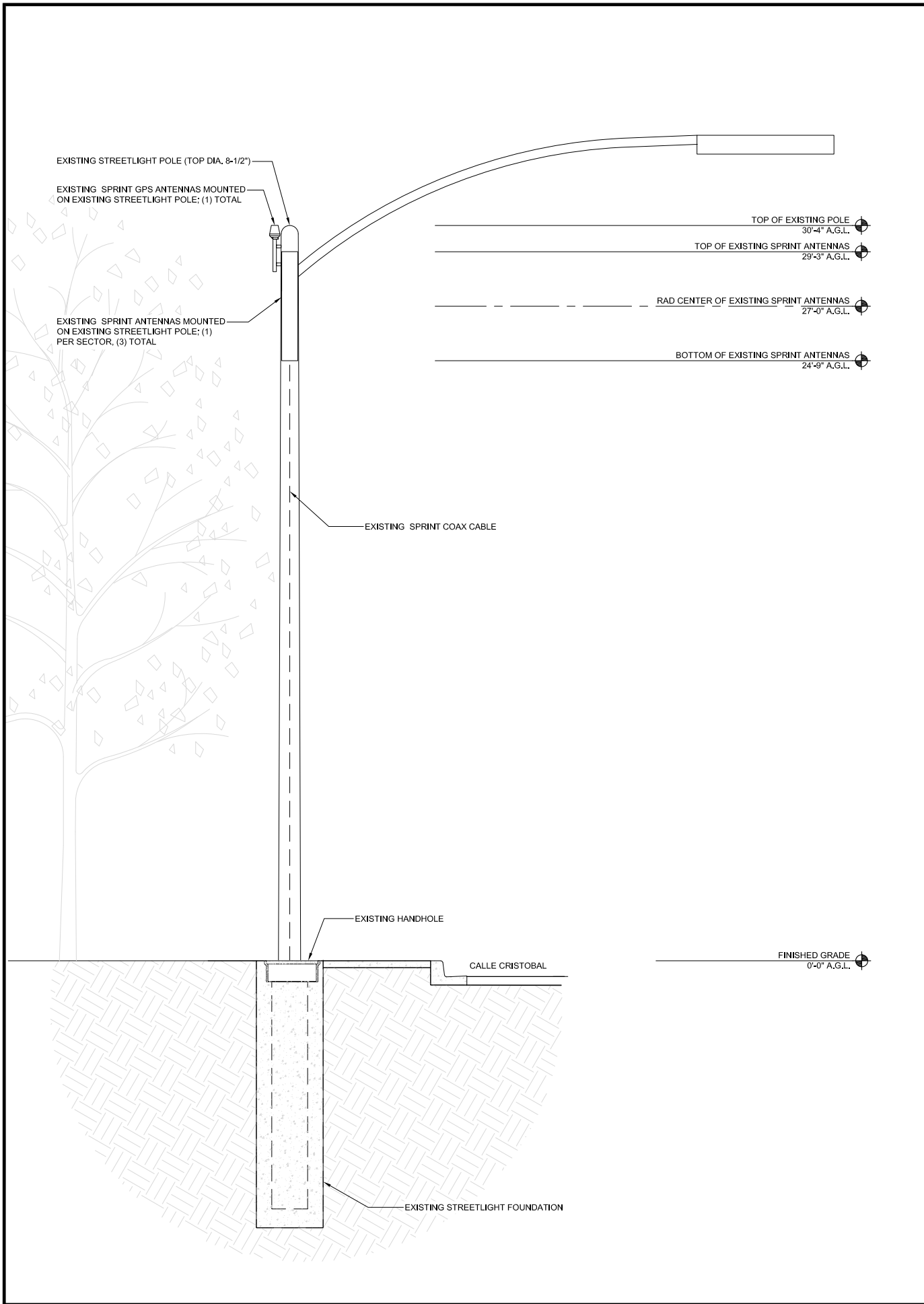
1



PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"

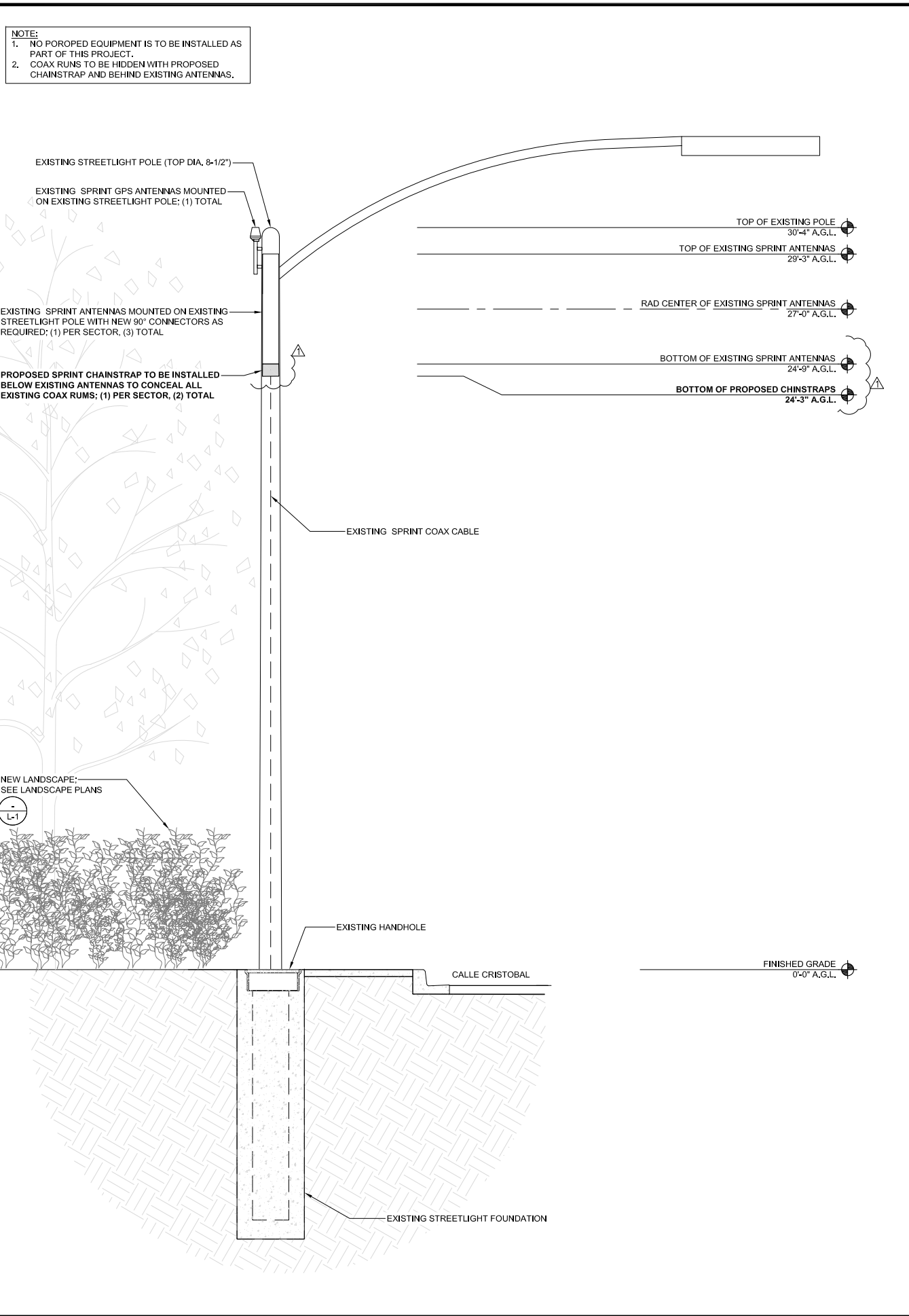
2



EXISTING EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"
 0" 2' 4' 8'

1



PROPOSED EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"
 0" 2' 4' 8'

2

Sprint
 3730 FIFTH AVE.
 SAN DIEGO, CA 92103

PWC PRECEPT WIRELESS CONSULTANTS
 2014 GRANADA AVE.
 SAN DIEGO, CA 92104

M SQUARED WIRELESS
 1387 CALLE AVANZADO
 SAN CLEMENTE CA 92673 (949) 391-8824

DRAWN BY: AP
 CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
0	08/04/2020	100% ZD'S FOR SUBMITTAL	BM
A	07/23/2020	90% ZD'S FOR REVIEW	AP
Δ	06/18/2021	100% ZD'S JX REVISION	DR

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 7394 1/2 CALLE CRISTOBAL
 SAN DIEGO, CA 92126
OUTDOOR / STREETLIGHT POLE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5