



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 18, 2019 REPORT NO. PC-19-065
HEARING DATE: July 25, 2019
SUBJECT: SPRINT AVIATION, Process Four Decision
PROJECT NUMBER: [606320](#)
OWNER: City of San Diego
APPLICANT: MD7 for Sprint PCS

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 6780 Aviation Drive within the Skyline-Paradise Hills Community Plan area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 2152805 and Planned Development Permit (PDP) No. 2152804.

Community Planning Group Recommendation: On March 12, 2019, the Skyline-Paradise Hills Planning Group approved the project 13-0-0 with no conditions. (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 (Replacement or Reconstruction) of the CEQA State Guidelines (Attachment 8). The Environmental Exemption Determination for this project was made on July 3, 2019, and the opportunity to appeal that determination ends July 18, 2019.

Fiscal Impact Statement: Sprint is the Financially Responsible Party and is responsible for costs associated with the processing of this permit application.

BACKGROUND

The Sprint Aviation project proposes the continued use of an existing, previously-permitted 56-foot-tall faux pine tree on City Water Department property located at 6780 Aviation Drive. The property is zoned RS-1-7 and designated Single-Family Residential in the Skyline-Paradise Hills Community Plan. The site is a prominent hilltop surrounded by single-unit residential dwellings on the north, west and

south with an undeveloped canyon zoned for residential on the east (Attachments 1, 2 and 3).

A 100-foot tall water tank was originally located on the project site, but was removed more than 25 years ago. The site is now home to various communication facilities. There are three other faux trees on site, one operated by AT&T (50 feet tall), one operated by T-Mobile (50 feet tall) and one operated by Verizon (69 feet tall). The City also has a 105-foot-tall communication tower on site.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. As a property with a non-residential use in a residential zone, this project is in the Preference 3 category. Such projects require a Process Three Conditional Use Permit approval per [SDMC 141.0420\(e\)\(1\)](#), with the Hearing Officer as the decision maker. This project also seeks a height deviation to allow a 56-foot-tall faux tree where the RS-1-7 zone's height limit is 30 feet. This requires a Process Four Planning Commission decision pursuant to [SDMC 126.0602\(b\)\(1\)](#), with the two permits consolidated for processing.

The proposed project is a new permit for a previously-permitted 56-foot-tall faux pine tree. Prior to 2008, Sprint/Nextel antennas were located on a 90-foot-tall monopole at the site. The tree was first permitted in 2008 as Project No. 91407. This permit expired in February 2018. The current application was submitted in April 2018.

DISCUSSION

Project Description:

The Sprint Aviation project proposes to allow Sprint to continue to operate the previously-approved facility, an existing 56-foot-tall faux pine tree. The tree is 50 feet to the top of the pole, with an additional six feet allowed for branches. The three antennas currently on the tree will be removed and replaced with twelve new antennas, along with 21 new Remote Radio Heads (RRHs, 24 total), associated tree-mounted equipment and an existing 200-square-foot equipment room. The project will re-branch the existing faux tree (Attachment 11). A PDP is required to deviate from the RS-1-7 zone height limit of 30 feet.

The purpose of a PDP is *"to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations."*

The existing City-owned property at 6780 Aviation Drive has been occupied by utility and communication uses for several decades, including a City communication tower. These uses are established in the community. The property contains several trees that integrate with the existing Sprint faux tree and the other three faux trees on the property. This property is a desirable location for WCFs as it has a 360-degree view overlooking the large residential area surrounding the property. The height deviation is requested to allow the carrier to remain in their previously-permitted location, which allows the carrier to be screened by the existing landscaping and integrate with other existing WCFs. A PDP will allow Sprint the continued flexibility to reduce visual impacts by locating WCFs together, as well as integrating a WCF in a way that complements the landscaping of

the site. This prevents the carrier from having to find other, lower-preference locations in the community that may have a greater visual impact. The entire desired coverage area is zoned residential, and there are no other non-residential uses at the same elevation nearby.

Community Plan/General Plan Analysis:

The Skyline-Paradise Hills Community Plan does not specifically address Wireless Communication Facilities (WCF). However, the City of San Diego's [General Plan, Section UD-A.15](#) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The project site is a prominent hilltop location in the community. The proposed project screens antennas from view using a faux tree that complements existing mature landscaping and other existing faux trees on site. This meets the intent of UD-A.15. Therefore, the project meets the objectives of the General Plan.

Project Related Issues:

The project site is highly desirable for WCFs because it is located on a hill directly above the desired coverage area. Communication facilities/public utilities have been in existence at this site since at least the 1980s. This tree has operated at this site for approximately 11 years, and the previous monopole was located there for more than a decade. The increased height requested by this application enables the continued integration of a WCF into an existing site without the need for additional building massing, additional standalone structures on the property, or possibly more than one WCF at other nearby locations. The WCF will be camouflaged by existing site features to the maximum extent feasible.

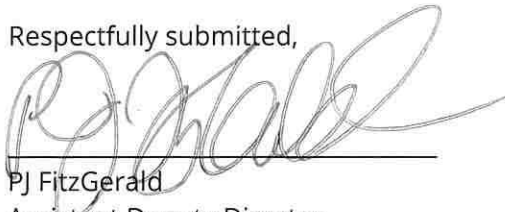
Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the PDP and recommends approval of CUP No. 2152805 and PDP No. 2152804 (Attachment 6).

ALTERNATIVES

1. Approve CUP No. 2152805 and PDP No. 2152804 with modifications.
2. Deny CUP No. 2152805 and PDP No. 2152804, 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,



PJ FitzGerald
Assistant Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

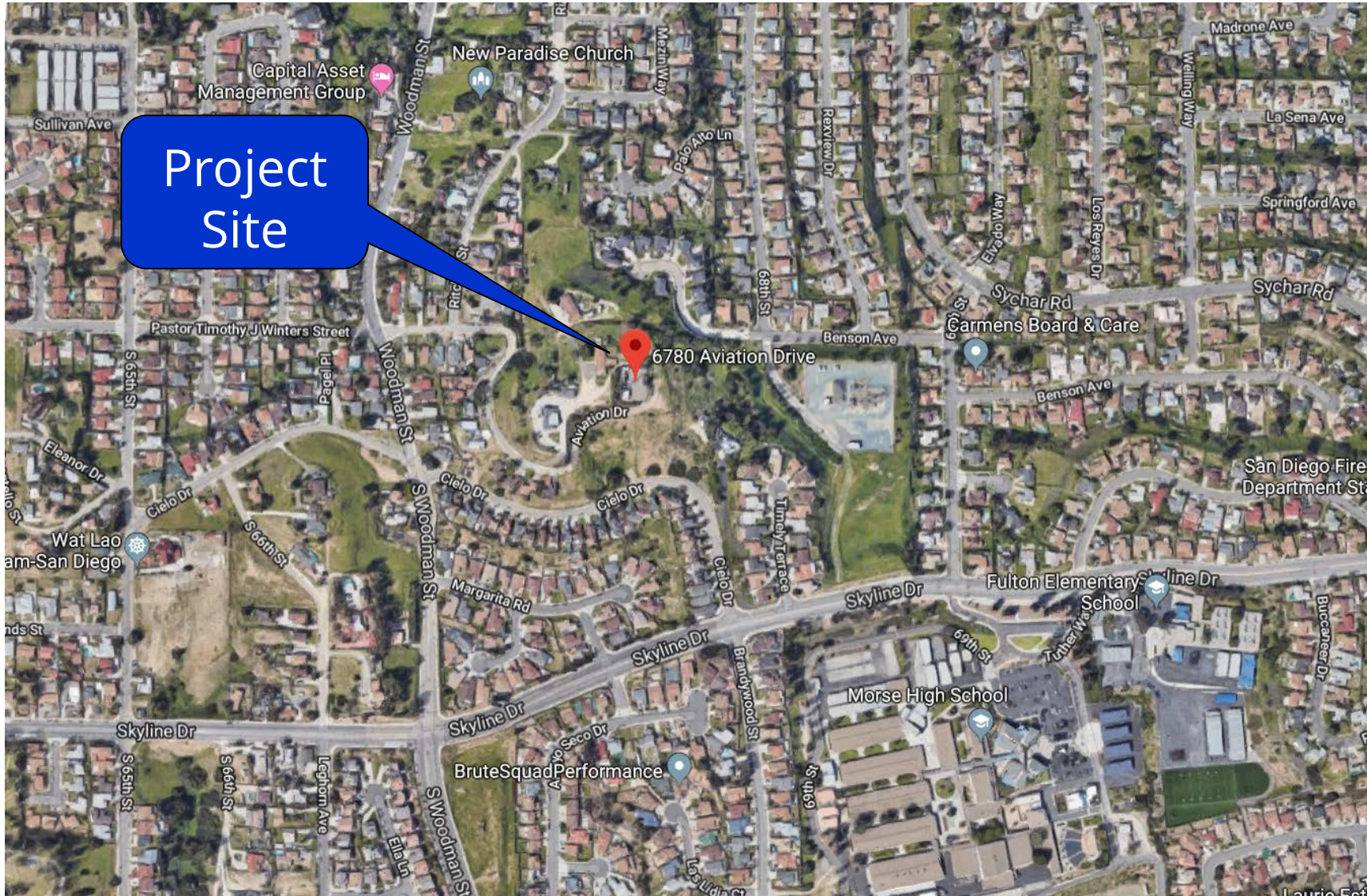
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Attachments:

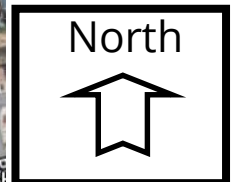
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement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



Aerial Photo

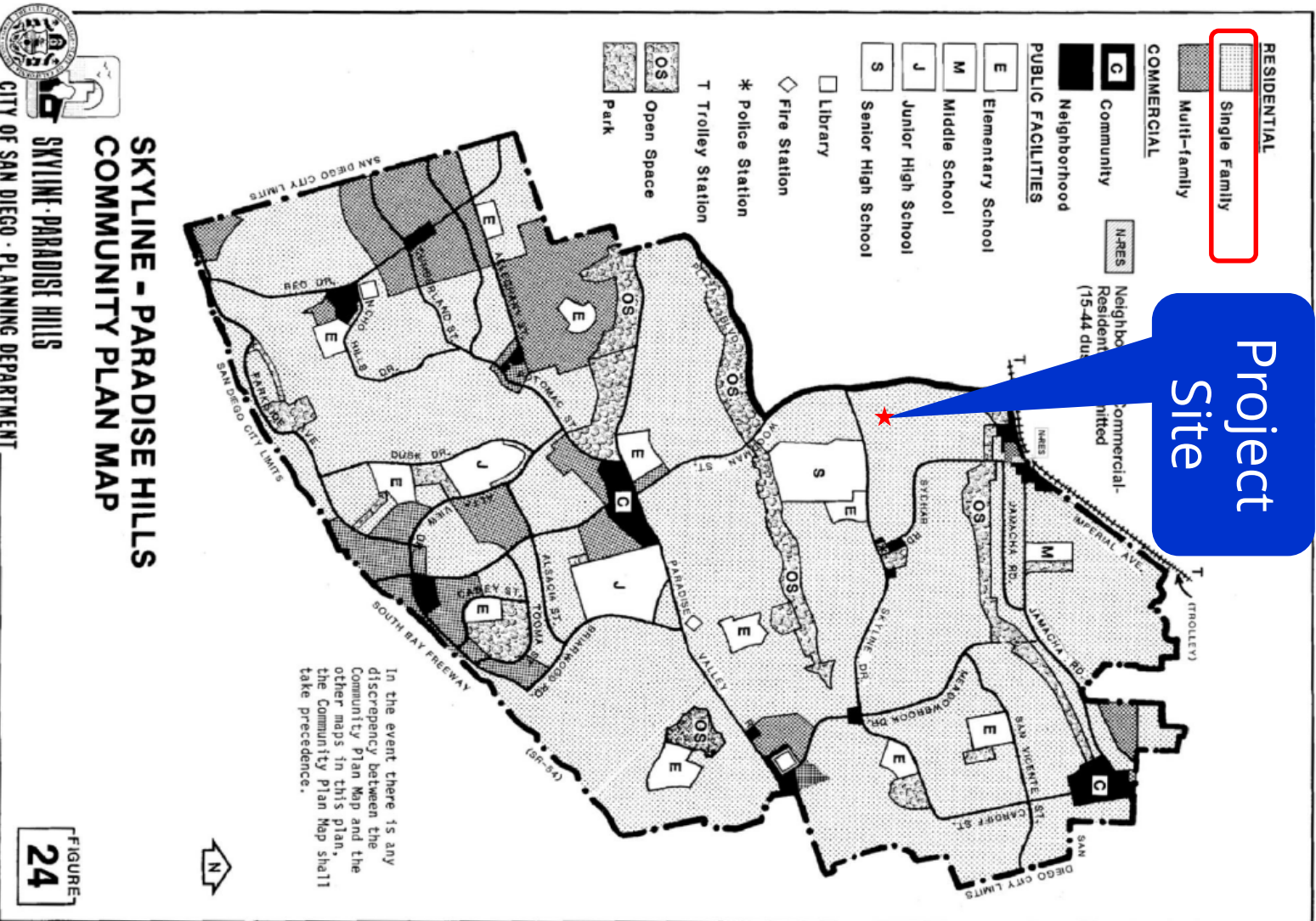


Sprint Aviation, Project No. 606320
6780 Aviation Drive

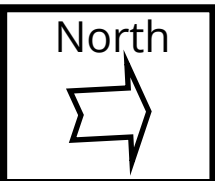




Community Plan

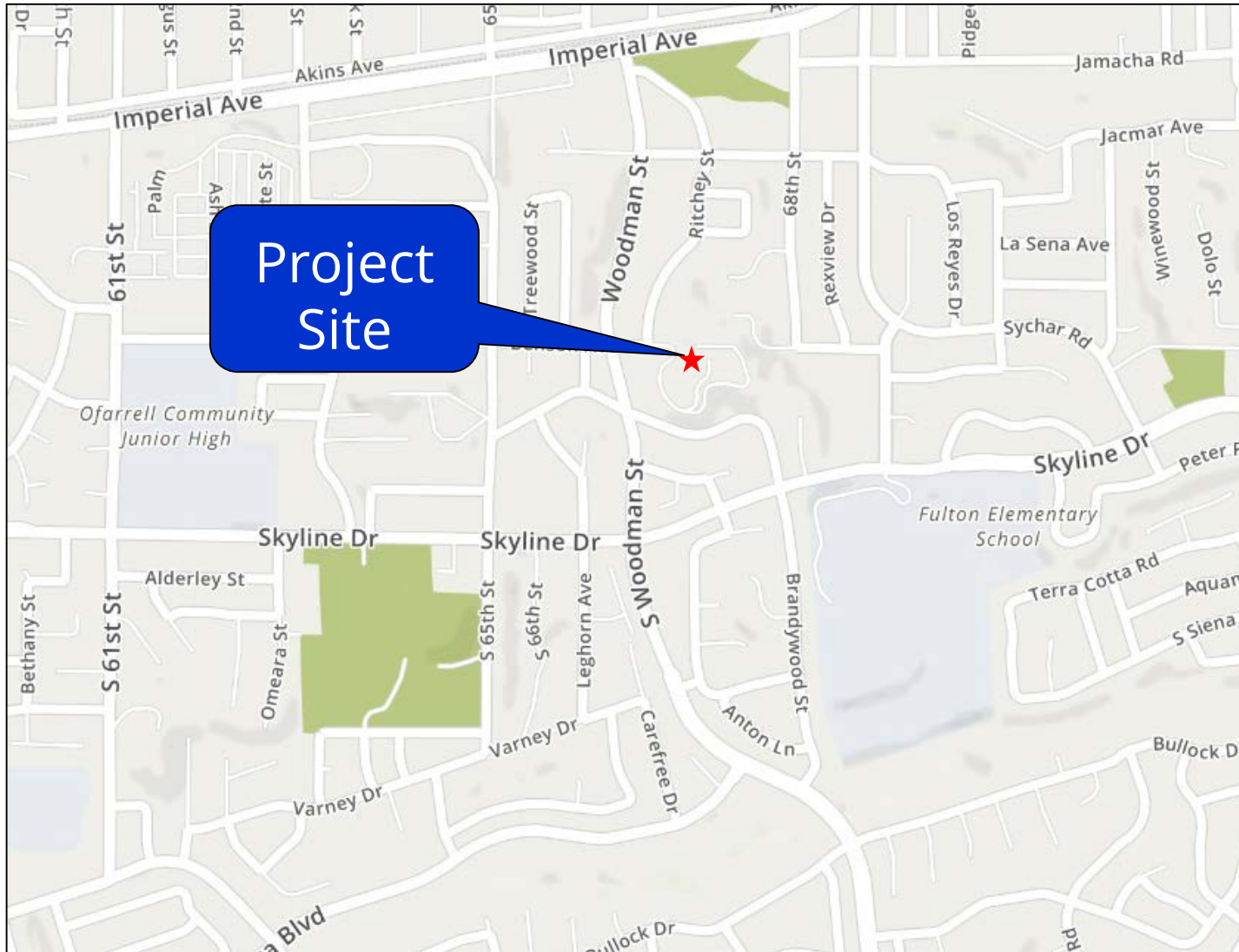


Project Site

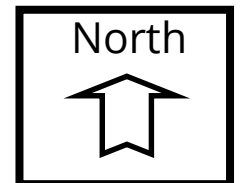




Project Location Map



Sprint Aviation, Project No. 606320
6780 Aviation Drive



PROJECT DATA SHEET		
PROJECT NAME:	Sprint Aviation	
PROJECT DESCRIPTION:	Allow Sprint to continue to operate a previously-approved, existing 56-foot-tall faux pine tree. The tree is 50 feet to the top of the pole, with an additional six feet allowed for branches. The three antennas currently on the tree will be removed and replaced with twelve new antennas, along with 21 new Remote Radio Heads (RRHs, 24 total), associated tree-mounted equipment and an existing 200-square-foot equipment room. The project will re-branch the existing faux tree. A PDP is required to deviate from the RS-1-7 zone height limit of 30 feet.	
COMMUNITY PLAN AREA:	Skyline-Paradise Hills	
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP) and Planned Development Permit (PDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Single Family	
ZONING INFORMATION:		
	ZONE: RS-1-7	
	LOT SIZE: 0.54 acres	
	HEIGHT LIMIT: 30 feet	
	PROJECT HEIGHT: 56 feet	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family, RS-1-7	Single-unit residential
SOUTH:	Single Family, RS-1-7	Single-unit residential
EAST:	Single Family, RS-1-7	Undeveloped
WEST:	Single Family, RS-1-7	Single-unit residential
DEVIATION REQUESTED:	Allow a project height of 56 feet in a zone with a 30-foot height limit.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 12, 2019, the Skyline-Paradise Hills Planning Group approved the project 13-0-0 with no conditions.	

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
CONDITIONAL USE PERMIT NO. 2152805
PLANNED DEVELOPMENT PERMIT NO. 2152804
SPRINT AVIATION
PROJECT NO. 606320

WHEREAS CITY OF SAN DIEGO, Owner, and SPRINT PCS ASSETS, LLC, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits, Conditional Use Permit (CUP) No. 2152805 and Planned Development Permit (PDP) No. 2152804, on portions of a 0.54-acre site;

WHEREAS, the project site is located at 6780 Aviation Drive in the RS-1-7 zone of the Skyline - Paradise Hills Community Plan;

WHEREAS, the project site is legally described as:

That portion of Lot 162, Encima de San Diego, in the City of San Diego, County of San Diego, State of California, according to the Map thereof, No. 1546, filed in the Office of the County Recorder of San Diego County, March 18, 1913, lying southerly from the southerly line of Benson Avenue, formerly Boston Avenue as shown on said Map No. 1546 and easterly from the following described line:

Commencing at the point of intersection of the southerly line of said Benson Avenue with the southwesterly line of Aviation Drive, formerly Lot 1, as shown on said Map No. 1546; thence along the southerly line of said Benson Avenue north $89^{\circ} 11'$ west a distance of 65.00 feet to the true point of commencement; thence south $0^{\circ} 49'$ west 181 feet, more or less, to an intersection with the center line of said Aviation Drive;

WHEREAS, on July 25, 2019, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 2152805 and Planned Development Permit (PDP) No. 2152804, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 3, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated July 25, 2019.

FINDINGS:**Conditional Use Permit Approval – Section §126.0305****1. The proposed development will not adversely affect the applicable land use plan.**

The WCF is located on a hilltop above the community of Skyline - Paradise Hills at 6780 Aviation Drive. The project site is zoned RS-1-7. WCFs are permitted in this zone with a Conditional Use Permit pursuant to compliance with the underlying zone and the WCF regulations. The project consists of a 56-foot-tall faux pine tree supporting twelve panel antennas, 24 Remote Radio Heads (RRHs), and associated components. The associated equipment is located in a 200-square-foot equipment shelter.

The Skyline-Paradise Hills Community Plan did not contemplate Wireless Communication Facilities (WCF) at the time it was adopted in 1987. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.1 S), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The project site currently supports two 50-foot tall faux trees, the existing 56-foot-tall Sprint tree, and one 69-foot-tall faux tree, as well as a 105-foot tall monopole owned by the City of San Diego which supports antennas used by the Department of Communications for dispatch and emergency communications. The site is generally surrounded by mature trees and shrubs which serve to integrate the existing communication facilities.

The tree is part of a previously-permitted WCF with an expired permit. The proposed project will re-branch the tree to provide a fuller structure and more realistic color, and will also screen all antennas with branching and antenna "socks" made of radio frequency transparent materials.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the Community Plan and the General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The WCF is located on a hilltop above the community of Skyline - Paradise Hills at 6780 Aviation Drive. The project site is zoned RS-1-7. WCFs are permitted in this zone with a Conditional Use Permit pursuant to compliance with the underlying zone and the WCF regulations. The project consists of a 56-foot-tall faux pine tree supporting twelve panel antennas, 21 Remote Radio Heads (RRHs), and associated components. The associated equipment is located in a 200-square-foot equipment shelter.

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

The Telecommunications 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." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

Wireless Communication Facilities (WCFs) are permitted on premises with non-residential uses in residential zones with the processing of a CUP. The WCF Design Requirements [SDMC 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

The WCF is located on a hilltop above the community of Skyline - Paradise Hills at 6780 Aviation Drive. The project site is zoned RS-1-7. The project consists of a 56-foot-tall faux pine tree supporting twelve panel antennas, 24 Remote Radio Heads (RRHs), and associated components. The associated equipment is located in a 200-square-foot equipment room.

The project site is a high point in the community and is surrounded by single-unit residential dwellings. The property is owned by the City and although it once supported a water tank, it now supports four faux trees, a 105-foot tall City communications tower, and all associated equipment shelters. Mature trees and shrubs line the perimeter of the property

The project represents a use that could be considered to have a negative impact on the neighborhood if certain performance and appearance issues aren't addressed. However, the proposed project is integrated into a setting of existing landscaping, faux trees, and buildings, all of which integrate the WCF from offsite vantage points. The project will also re-branch the existing tree.

The project is located in the RS-1-7 zone. The project meets all applicable requirements of this zone, except that it seeks a PDP for a height deviation pursuant to SDMC 126.0602(b)(1). This

deviation is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Planned Development Permit Approval**" below.

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

The project proposes a faux tree and equipment area that will integrate with existing landscaping and structures at the site, meeting these requirements. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

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

The project site contains existing, mature trees beside and behind the proposed faux tree, as well as three faux trees from other carriers. The tree will be re-branched to refresh the look of the faux foliage and to increase concealment of the antennas and associated components. This setting makes the proposed location ideal for a faux tree to integrate into the site. The WCF is further screened from view by an existing water tank.

In addition to re-branching, 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.

Because the project design and permit conditions address approval and operational concerns, the proposed use is appropriate at the proposed location.

Planned Development Permit Approval - Section §126.0605(a)

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

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see CUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project meets all applicable requirements of the RS-1-7 zone, except that it seeks a PDP for a height deviation pursuant to SDMC 126.0602(b)(1). The requested deviation is to allow a project height of 56 feet where 30 feet is otherwise allowed.

The purpose of a PDP, as stated in SDMC 126.0601, is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The parcel is not used as a residence or as open space. It contains multiple WCFs, a City communications tower, and numerous mature trees. The site is located on a hill, sitting above the surrounding area. This elevation difference makes it an ideal location for a WCF to reach the surrounding community, and the existing landscape and structures on the site make it an ideal location for a WCF that can integrate into the setting. By allowing a height deviation to 56 feet, the proposed faux tree blends into the site in a way that makes it difficult to detect from typical public vantage points. To require a faux tree to observe the height limit would call attention to it by making it a different size than the existing trees.

In addition to the PDP, the project requires a CUP pursuant to SDMC 141.0420(e)(1) because it is proposed on a property containing a non-residential use in a residential zone with antennas located within 100 feet of the property line of an adjacent residential use. This conditional use is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Conditional Use Permit Approval**" above.

The project, in proposing a faux tree and equipment area that will integrate with existing landscaping at the site, meets the requirements of the Municipal Code. The requested deviation provides the applicant the flexibility to integrate it with nearby existing trees. The additional height allows greater coverage than a shorter facility, which eliminates the need for multiple, smaller WCFs to achieve the same coverage goals. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 2152805 and PDP No. 2152804 are hereby GRANTED by the Planning Commission to the referenced Owner and Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 2152805 and PDP No. 2152804, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: July 25, 2019

IO#: 12003679

DRAFT

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: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2152805
PLANNED DEVELOPMENT PERMIT NO. 2152804
SPRINT AVIATION
PROJECT NO. 606320
PLANNING COMMISSION

This Conditional Use Permit No. 2152805 and Planned Development Permit No. 2152804 are granted by the Planning Commission of the City of San Diego to the City of San Diego, Owner, and Sprint PCS Assets, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0303 and 126.0602. The 0.54-acre site is located at 6780 Aviation Drive in the RS-1-7 zone of the Skyline - Paradise Hills Community Plan. The project site is legally described as:

That portion of Lot 162, Encima de San Diego, in the City of San Diego, County of San Diego, State of California, according to the Map thereof, No. 1546, filed in the Office of the County Recorder of San Diego County, March 18, 1913, lying southerly from the southerly line of Benson Avenue, formerly Boston Avenue as shown on said Map No. 1546 and easterly from the following described line:

Commencing at the point of intersection of the southerly line of said Benson Avenue with the southwesterly line of Aviation Drive, formerly Lot 1, as shown on said Map No. 1546; thence along the southerly line of said Benson Avenue north 89° 11' west a distance of 65.00 feet to the true point of commencement; thence south 0° 49' west 181 feet, more or less, to an intersection with the center line of said Aviation Drive.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 25, 2019, on file in the Development Services Department.

The project shall include:

- a. A 56-foot-tall faux pine tree (50 feet to top of pole, up to 6 additional feet for branches) housing twelve antennas (nine measuring 72.1" x 11.9" x 7.1" and three measuring 42.6" x

21.6 x 4.3", 24 Remote Radio Heads (RRHs), and associated equipment, with the tree to be re-branched as part of the project;

- b. A deviation to the 30-foot height limit of the RS-1-7 zone, allowing the faux tree to be 56 feet tall;
- c. A 200-square-foot equipment room;
- d. Landscaping (planting, irrigation and landscape related improvements); and
- e. 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 8, 2022.
2. This permit and corresponding use of this site shall **expire on August 8, 2029**. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. 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.
4. Under no circumstances does approval of this permit authorize the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

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

If any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any building permit, the Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

15. The 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.

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed for the installation or operation of the wireless communication facility, the 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.

PLANNING/DESIGN REQUIREMENTS:

17. 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.

18. No overhead cabling is permitted.

19. The WCF shall conform to the approved construction plans.

20. Photo simulations shall be printed in color on the construction plans.

21. The improvements allowed by this discretionary permit (including, but not limited to, re-branching the faux tree) will require a building permit to implement. Improvements may not be installed without one, in whole or in part.
22. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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 without a WCF is required.
28. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.
29. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
30. All branches at the antenna level shall extend a minimum of 24 inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
31. Starting branch height shall be no higher than 10 feet, as illustrated on the stamped, approved Exhibit "A."
32. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
33. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

34. A Building Permit will be required for re-branching the tree. The applicant shall provide color samples of branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.

35. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

36. Prior to Final Approval of Construction, any damages caused to the City of San Diego facilities in the vicinity of the project site, which are due to the activities associated with this project, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with Municipal Code section 142.0607.

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 Project Manager listed below at (619) 446-5407 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 Planning Commission of the City of San Diego on July 25, 2019 and [Approved Resolution Number].

Conditional Use Permit (CUP) No. 2152805 and Planned Development Permit (PDP) No. 2152804
Date of Approval: July 25, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

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.

Sprint PCS
Permittee

By _____
NAME:
TITLE:

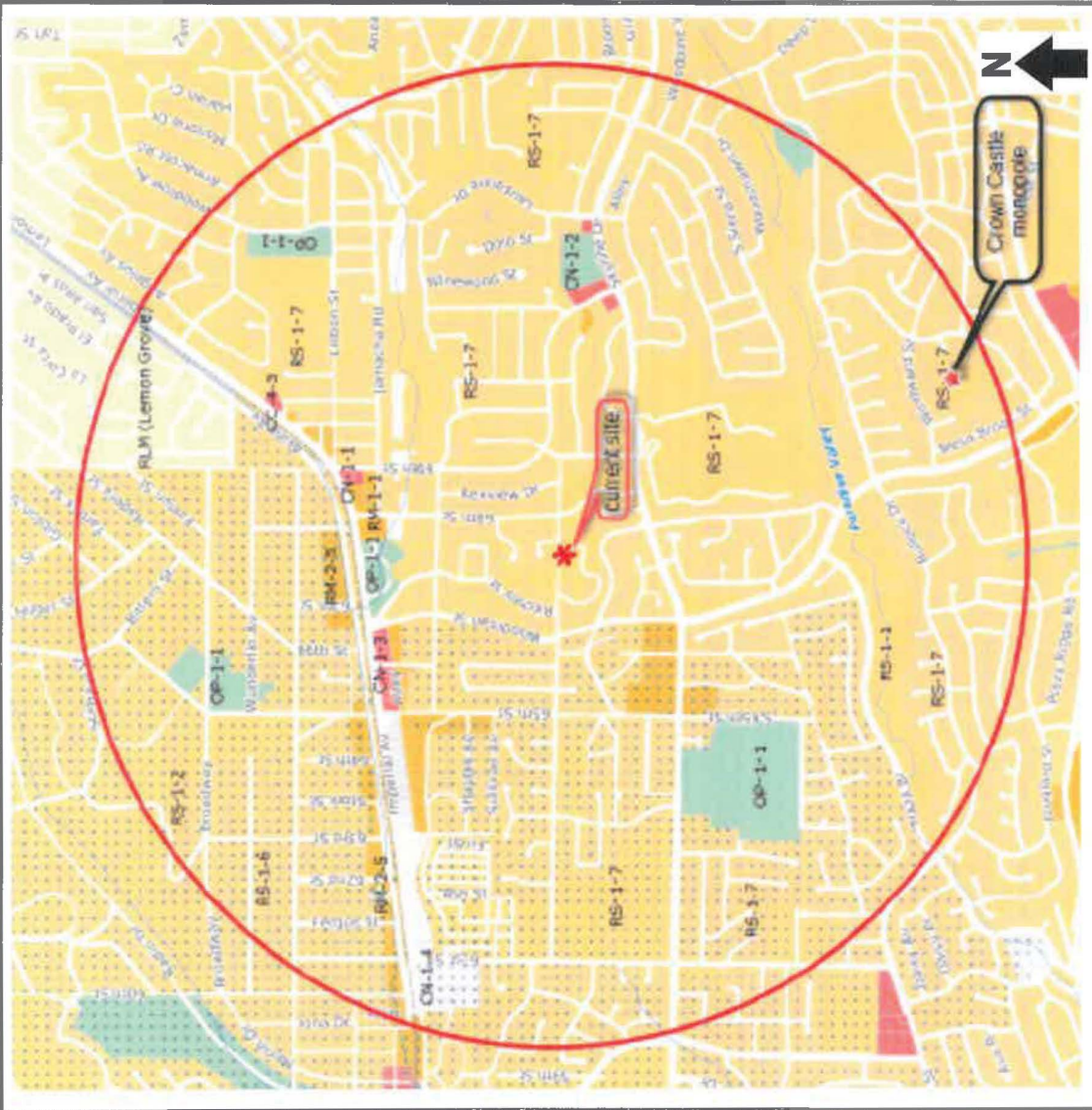
City of San Diego
Owner

By _____
Cybele L. Thompson
Director
Real Estate Assets

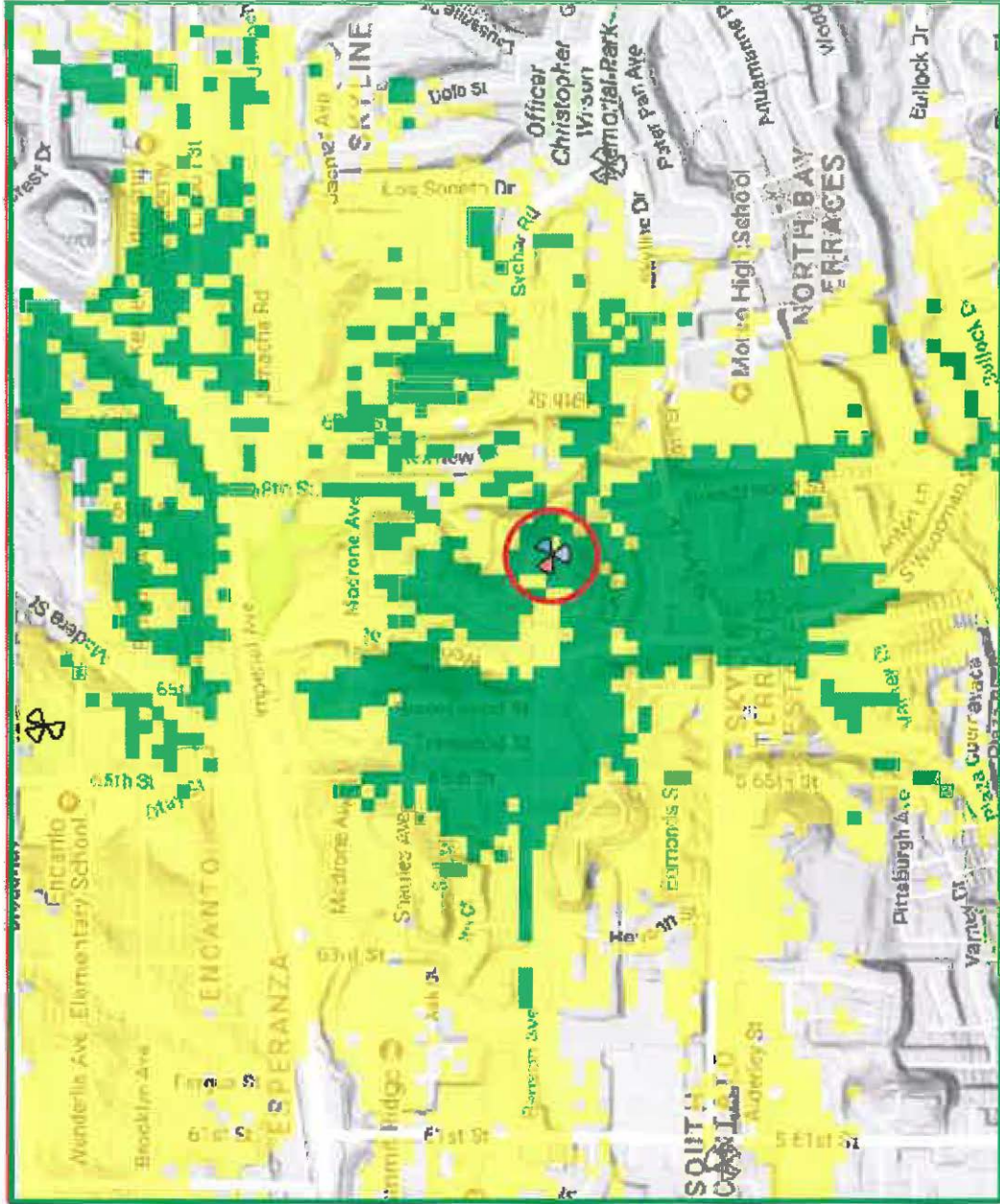
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Justification Map Existing WCF at 6780
Aviation Dr. Sprint – Encanto
APN: 549-320-05-00
Applicant ID: SD73XC163

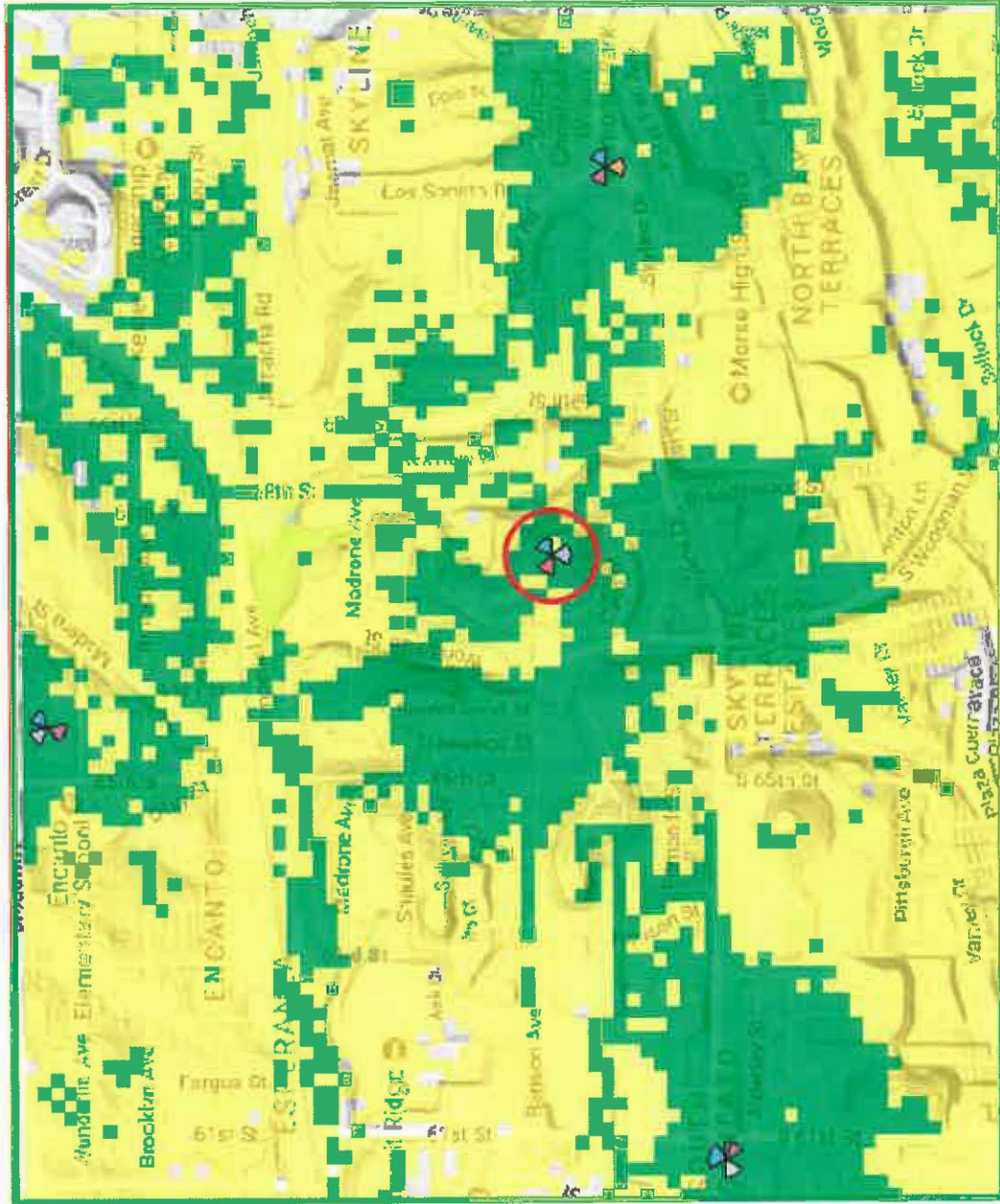
Besides the multiple sites that share the compound with the Sprint monopine, there is one other WCF within a one-mile search ring of the current facility.



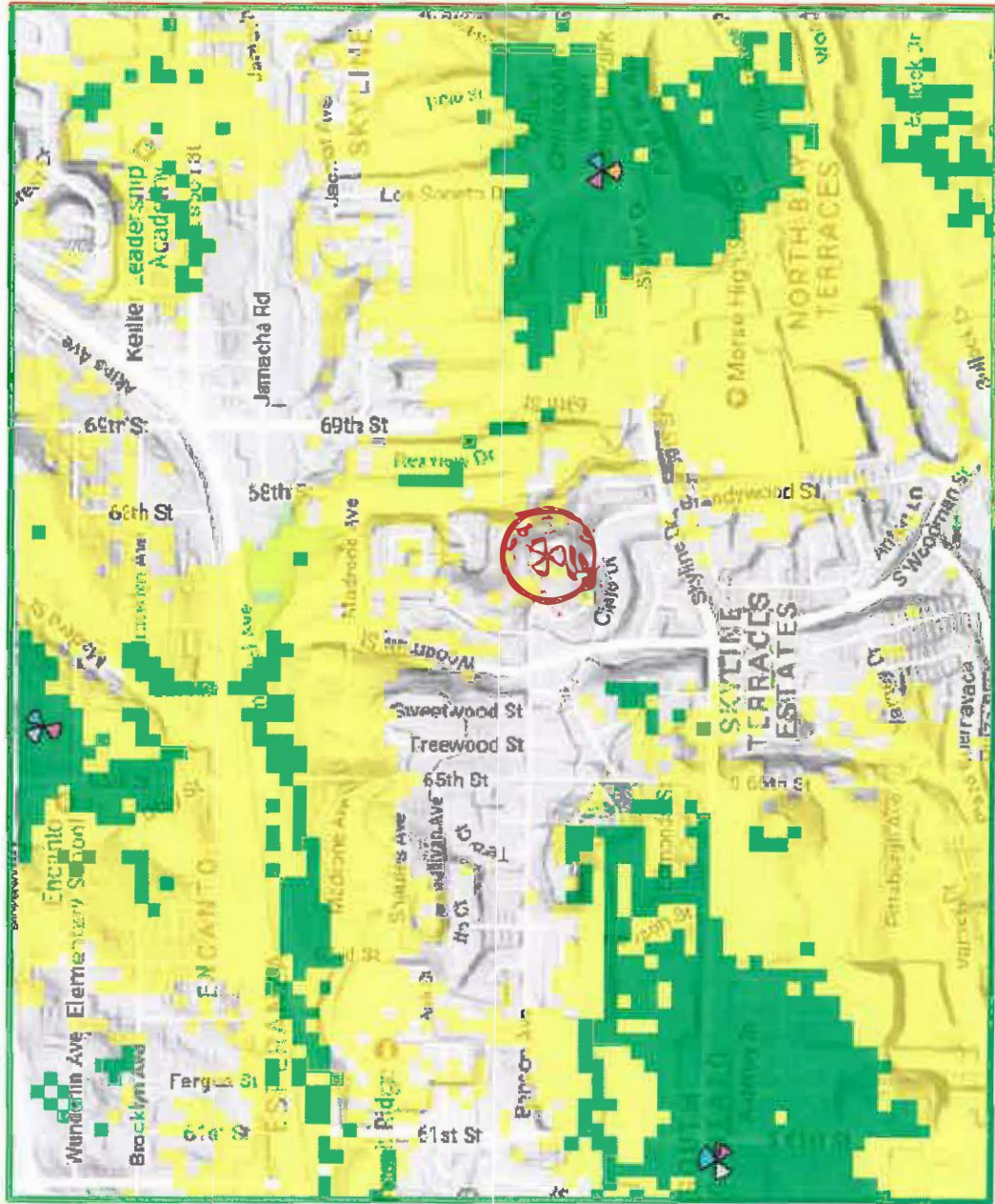
1.9 LTE Coverage SD73XC163 by itself



Current Coverage 1.9 LTE with SD73XC163



1.9LTE Coverage (Cluster minus SD73XC163)



NOTICE OF EXEMPTION

ATTACHMENT 8

(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.: 606320

Project Title: Sprint Aviation

PROJECT LOCATION-SPECIFIC: The project is located at 6780 Aviation Way San Diego CA

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

Description of nature and Purpose of the Project: A Conditional Use Permit (CUP) and Planned Development Permit (PDP) to allow Sprint to retain a Wireless Communication Facility (WCF) and the right to twelve antennas on an existing 50-foot-tall faux pine tree on City Water Department property located at 6780 Aviation Drive. The three antennas currently on the tree will be removed and replaced with twelve new antennas, along with 24 Remote Radio Heads (RRHs) and associated tree-mounted equipment, and an existing 200-square-foot equipment room. A PDP is required to deviate from the RS-1-7 zone height limit of 30 feet. The property is zoned RS-1-7 and designated Single-Family Residential in the Skyline-Paradise Hills Community Plan.NAME OF PUBLIC

AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Doug Toleno, Sprint 3730 5th Avenue San Diego CA, 62130. (858) 997-1016

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: Section 15302 (Replacement or Reconstruction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which 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. The proposed project is modifying the existing facility without expanding the use of the WCF. No environmental impacts were identified for the proposed project 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

Jeff Gromoni / SENIOR PLANNER
SIGNATURE/TITLE

7/2/2019
DATE

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Survey

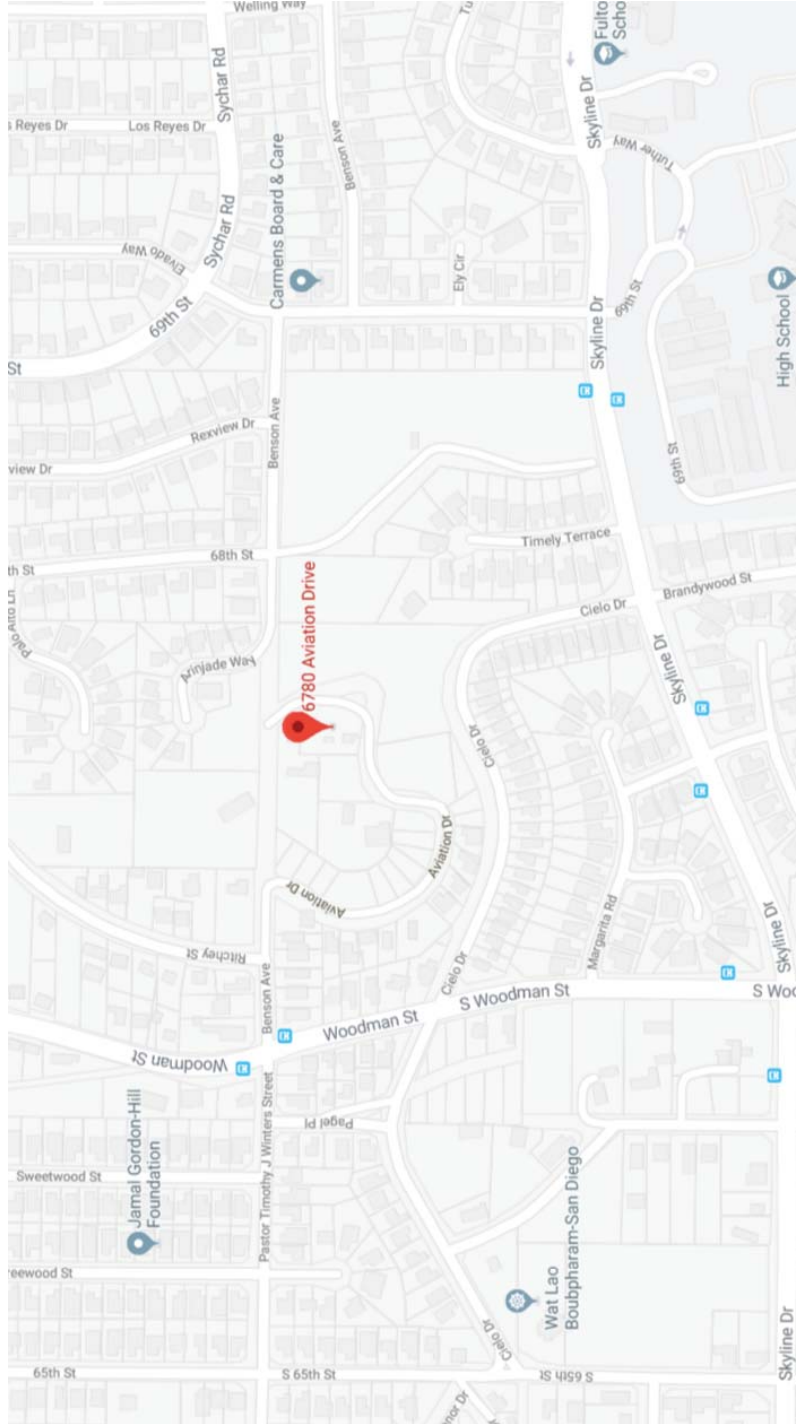
Taken: 07/16/2018

Wireless Communications Facility

6780 Aviation Drive
San Diego, CA 92114

APN 649-320-05-00

PHOTO-KEY MAP





Photographic Survey

Taken: 07/16/2018

6780 Aviation Drive
San Diego, CA 92114

APN 649-320-05-00

North Elevation





Photographic Survey

Taken: 07/16/2018

6780 Aviation Drive
San Diego, CA 92114

APN 649-320-05-00

**South West
Elevation**





Photographic Survey

Taken: 07/16/2018

6780 Aviation Drive
San Diego, CA 92114
APN 649-320-05-00
South Elevation





Minutes of March 12, 2019

Attendees

Wayne English
John Mooney
Guy Preuss
Logan Beltz
Harry Bennett
Elizabeth Madrid

Adrian Chestang
William Glover
Frank Von Roenn
Tommy Walker
Tim Robinson

Absent

Cathy Ramsey

7:02 p.m. Call to order & Pledge of Allegiance.

7:03 p.m. Announcements & Non-agenda Public Comment.

7:10 Motion to accept agenda - W. Glover, 2nd - T. Walker; approved, 10-0.

7:13 Motion to approve March 12, 2019 minutes - W. Glover 2nd - W. English; approved 10-0.

7:09 Treasurer's Report. \$256 on account.

7:30 p.m. Reports

1. San Diego Police Officer Akaan Thomas discussed crime stats & prevention measures.
2. Eric Hanson provided information & took questions for Councilmember Montgomery. TATE Galloway provided background on the Facilities Financing Plan.
3. Ashley Campbell provided information & took questions for Congressperson Susan Davis.
4. G. Preuss summarized recent CPC actions.

7:55 p.m. Information items

1. Tony Young discussed a housing project on Lisbon St.
2. Requirements for a community sign were discussed.
3. The annual General election was conducted concurrently with the meeting.
Elected/re-elected: W. English, W. Glover, T. Robinson, C. Ramsey, J. Mooney, E. Price,

G. Preuss, E. Madrid, S. Jenkins.

7:55 p.m. Action items

1. W. Glover recommended approval of project 606320 Sprint-Aviation Dr., 2nd - G. Preuss, approved 13-0.
2. Ritchey Street 5th Assessment Letter; Project No. 409608 was not discussed due to no presenter.
3. The issue of a stop sign at the intersection of Meadowbrook Dr. and San Felipe St. in the Skyline/Lomita area was tabled pending further information. The committee is concerned about too many stop signs too close together vs. pedestrian access.

8:45 p.m. Meeting adjourned.

Minutes submitted by John Mooney.



Real Estate
Assets
City Consent Application

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

3/20/18

Date

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

RE: Site Name: Encanto - SD73XC163 Project # _____
Site Address: 6780 Aviation Dr., San Diego (the "Property")
Agreement: Agreement dated 1/5/2007 (the "agreement") between The City of San Diego ("City") and Nextel of CA / Sprint PCS Assets, ("Lessee" or "Permittee").

Sprint is seeking Consent from the City to perform the following to the above
Applicants Name/Carrier
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:

Modification of existing wireless telecommunications facility to include addition/replacement of panel antennas and upgrade/installation of associated equipment

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 would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Doug Toleno/Md7, LLC, agent for Sprint

Applicant Signature: [Signature]

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 PUD 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.

4-18-18 Wilson Lau, Associate Eng. [Signature]
Date Print Name & Title Signature

City of San Diego, acknowledgement and consent for 6780 Aviation Dr.
Site Location

4/20/18 Cybele Thompson, READ Director [Signature]
Date Print Name & Title 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



Real Estate Assets

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p> <p style="text-align: center;">Ownership Disclosure Statement</p>	<p style="text-align: center;">FORM DS-318</p> <p style="text-align: center;">October 2017</p>
---	--	---

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: Sprint Aviation **Project No. For City Use Only:** 606320
Project Address: 6780 Aviation Drive, San Diego, CA 92114

Specify Form of Ownership/Legal Status (please check):


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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.


Property Owner

Name of Individual: City of San Diego Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

Applicant

Name of Individual: Sprint PCS Assets, LLC Owner Tenant/Lessee Successor Agency
Street Address: 3730 Fifth Avenue
City: San Diego State: CA Zip: 92103
Phone No.: 858-366-4760 Fax No.: 888-212-0844 Email: cthao@md7.com
Signature:  Date: 07/02/2019
Additional pages Attached: Yes No

Other Financially Interested Persons

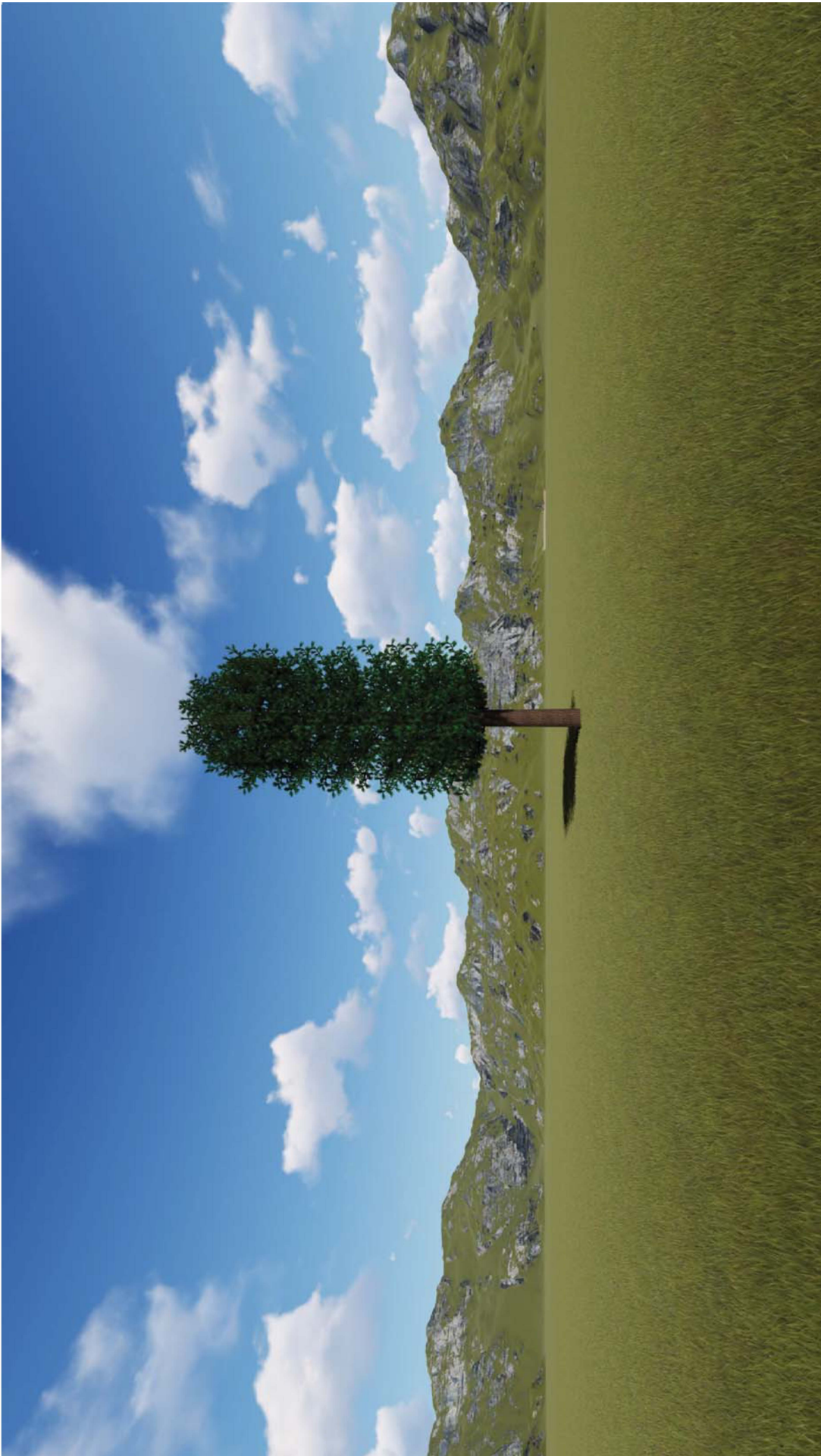
Name of Individual: Carie Thao, Md7 LLC, on behalf of Sprint Owner Tenant/Lessee Successor Agency
Street Address: 10590 W. Ocean Air Drive, Suite 300
City: San Diego State: CA Zip: 92130
Phone No.: 858-366-4760 Fax No.: 888-212-0844 Email: cthao@md7.com
Signature:  Date: 07/02/2019
Additional pages Attached: Yes No

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.







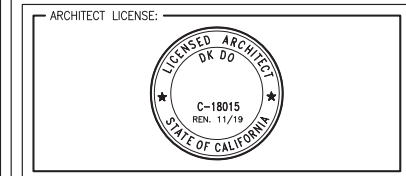




PROJECT: **DO MACRO PROJECT DEPLOYMENT**
 SITE NAME: **ENCANTO**
 SITE CASCADE: **SD73XC163**
 SITE ADDRESS: **6780 AVIATION DRIVE
 SAN DIEGO, CA 92114**
 SITE TYPE: **MONOPINE**

PLANS PREPARED FOR:
ATTACHMENT 13
Sprint
 3730 FIFTH AVENUE
 SAN DIEGO, CA 92103

PLANS PREPARED BY:
DCI PACIFIC
A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614



SITE INFORMATION

PROPERTY OWNER:
 OWNER: CITY OF SAN DIEGO
 REAL ESTATE ASSETS – TELECOMMUNICATIONS DIVISION
 ADDRESS: 1200 THIRD AVENUE, SUITE 1700
 SAN DIEGO, CA 92101
 CONTACT: ENZA CHARLES
 SUPERVISING PROPERTY AGENT
 PHONE: (619) 236-6052
 FAX: (619) 236-6706

LATITUDE (NAD83):
 32° 42' 17.11" N
 32.7047

LONGITUDE (NAD83):
 117° 03' 08.85" W
 -117.052

APN:
 549-320-05

COUNTY:
 SAN DIEGO

ZONING JURISDICTION:
 CITY OF SAN DIEGO
ZONING DISTRICT:
 RS-1-7

POWER COMPANY:
 SOUTHERN CALIFORNIA EDISON

AAV / TELCO PROVIDER
 CHARTER

SPRINT CM:
 NAME: MIKE SEBESTA
 PHONE: (760) 644-1027
 MICHAEL.SEBESTA@SPRINT.COM

ARCHITECT:
 DCI PACIFIC
 32 EXECUTIVE PARK, SUITE 110
 IRVINE, CA 92614

PHONE: (949) 475-1000
 FAX: (949) 475-1001
 CONTACT: D.K. DO, RA
 E-MAIL: DK@DCIPACIFIC.COM
 CONTACT: JOHNOAH 'BOK' YU, RA
 E-MAIL: BOK@DCIPACIFIC.COM

APPLICANT:
 SPRINT
 3730 FIFTH AVENUE
 SAN DIEGO, CA 92103
 CONTACT: SHAWN GRACE
 PHONE: (619) 985-6638
 EMAIL: SHAWN.GRACE@SPRINT.COM

SPRINT REPRESENTATIVE:
 MD7
 10590 WEST OCEAN AIR DR. SUITE 300
 SAN DIEGO, CA 92130
 CONTACT: JENNY KING
 PHONE: (858) 964-7427
 EMAIL: JKING@MD7.COM

APPROVAL	DATE
P.M.:	
LANDLORD:	
CONST:	
S/A:	
R.F.:	
ZONING:	
A&E:	
R.F.:	

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

AREA MAP



LOCATION / AERIAL MAP



PROJECT DESCRIPTION

- UPGRADE TO AN EXISTING 'SPRINT' SITE:**
- ANTENNAS (12 TOTAL)
 - REMOVE (3) EXISTING PANEL ANTENNAS
 - INSTALL (12) NEW PANEL ANTENNAS
 - RRH'S (24 TOTAL)
 - (3) EXISTING RRH'S TO REMAIN
 - INSTALL (21) NEW RRH'S
 - INTERNAL EQUIPMENT COMPONENT UPGRADE
(NO ELECTRICAL GRADE)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF 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.

- 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- 2016 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 & 2
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA GREEN CODE
- 2016 CALIFORNIA REFERENCES STANDARDS CODE
- APPLICABLE LOCAL CODES

DRAWING INDEX (CONSTRUCTION)

SHEET	DESCRIPTION
T1	TITLE SHEET
A1	SITE PLAN
A2	EQUIPMENT & ANTENNA LAYOUT PLANS
A3	ELEVATIONS
A4	ELEVATIONS
D1	DETAILS
L1	IRRIGATION PLAN
L2	IRRIGATION DETAILS
L3	PLANTING PLAN

REVISIONS:

DESCRIPTION:	DATE:	BY:	Δ
ISSUED FOR 90% CD	02/02/18	MG	A
ISSUED FOR 100% CD	02/12/18	MG	0
DRAWING REVISED	02/19/18	MG	1
PCC	07/03/18	DAK	2
JX CORRECTIONS CD	01/15/19	MG	3
LANDSCAPE COMMENTS	02/11/19	MG	4

SITE NAME: **ENCANTO**

SITE ID: **SD73XC163**

SITE ADDRESS:
**6780 AVIATION DRIVE
 SAN DIEGO, CA 92114**

SHEET DESCRIPTION:
TITLE SHEET

SHEET NUMBER:
T1

REVISIONS:	DESCRIPTION:	DATE:	BY:	Δ
	ISSUED FOR 90% CD	02/02/18	MG	A
	ISSUED FOR 100% CD	02/12/18	MG	0
	DRAWING REVISED	02/19/18	MG	1
	PCC	07/03/18	DAK	2
	JX CORRECTIONS CD	01/15/19	MG	3
	LANDSCAPE COMMENTS	02/11/19	MG	4

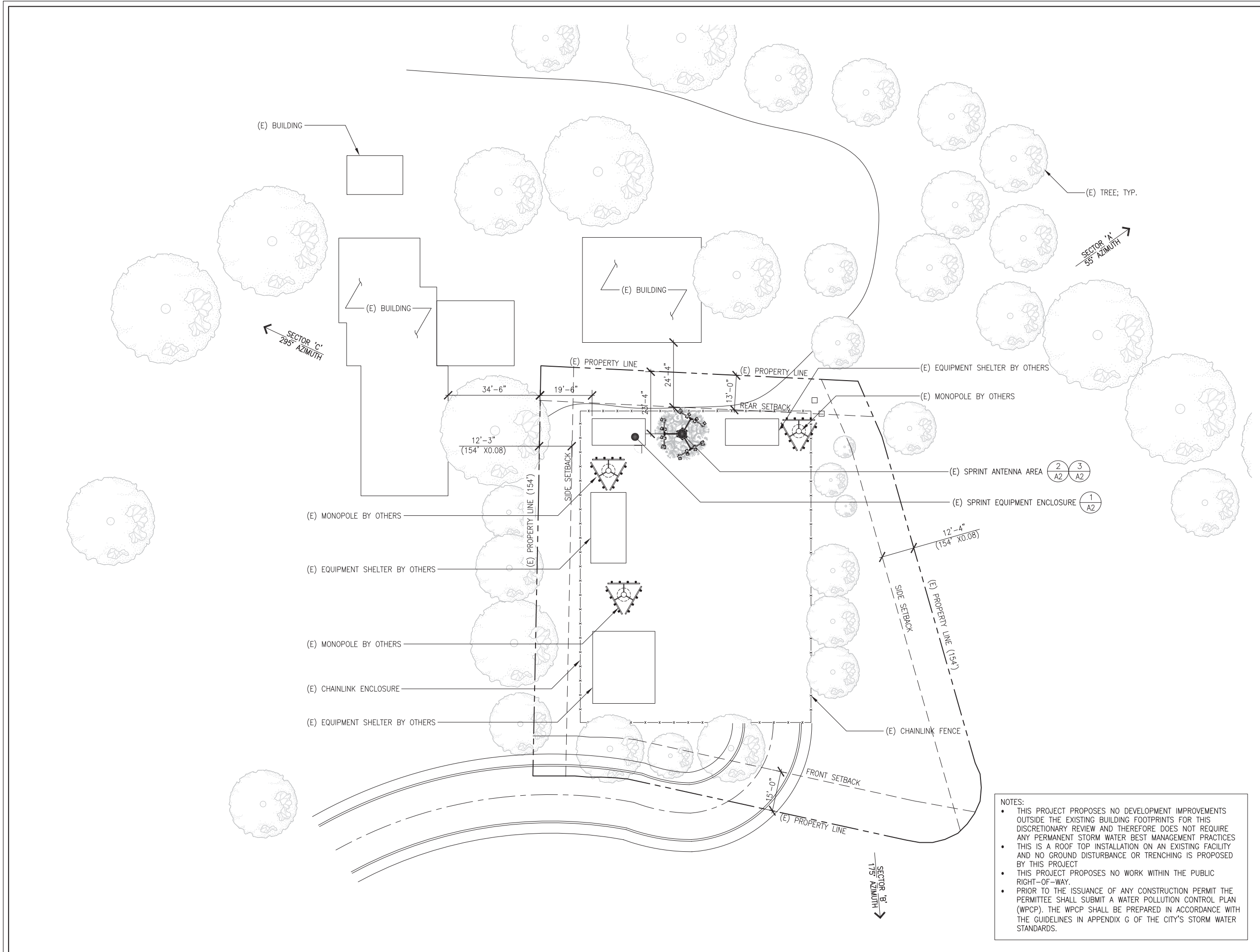
SITE NAME:
ENCANTO

SITE ID:
SD73XC163

SITE ADDRESS:
**6780 AVIATION DRIVE
 SAN DIEGO, CA 92114**

SHEET DESCRIPTION:
SITE PLAN

SHEET NUMBER:
A1



NOTES:

- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES
- THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.

REVISIONS:

DESCRIPTION:	DATE:	BY:	△
ISSUED FOR 90% CD	02/02/18	MG	A
ISSUED FOR 100% CD	02/12/18	MG	0
DRAWING REVISED	02/19/18	MG	1
PCC	07/03/18	DAK	2
JX CORRECTIONS CD	01/15/19	MG	3
LANDSCAPE COMMENTS	02/11/19	MG	4

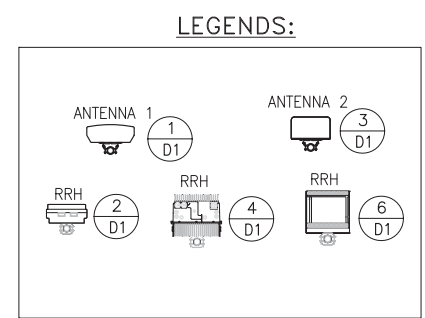
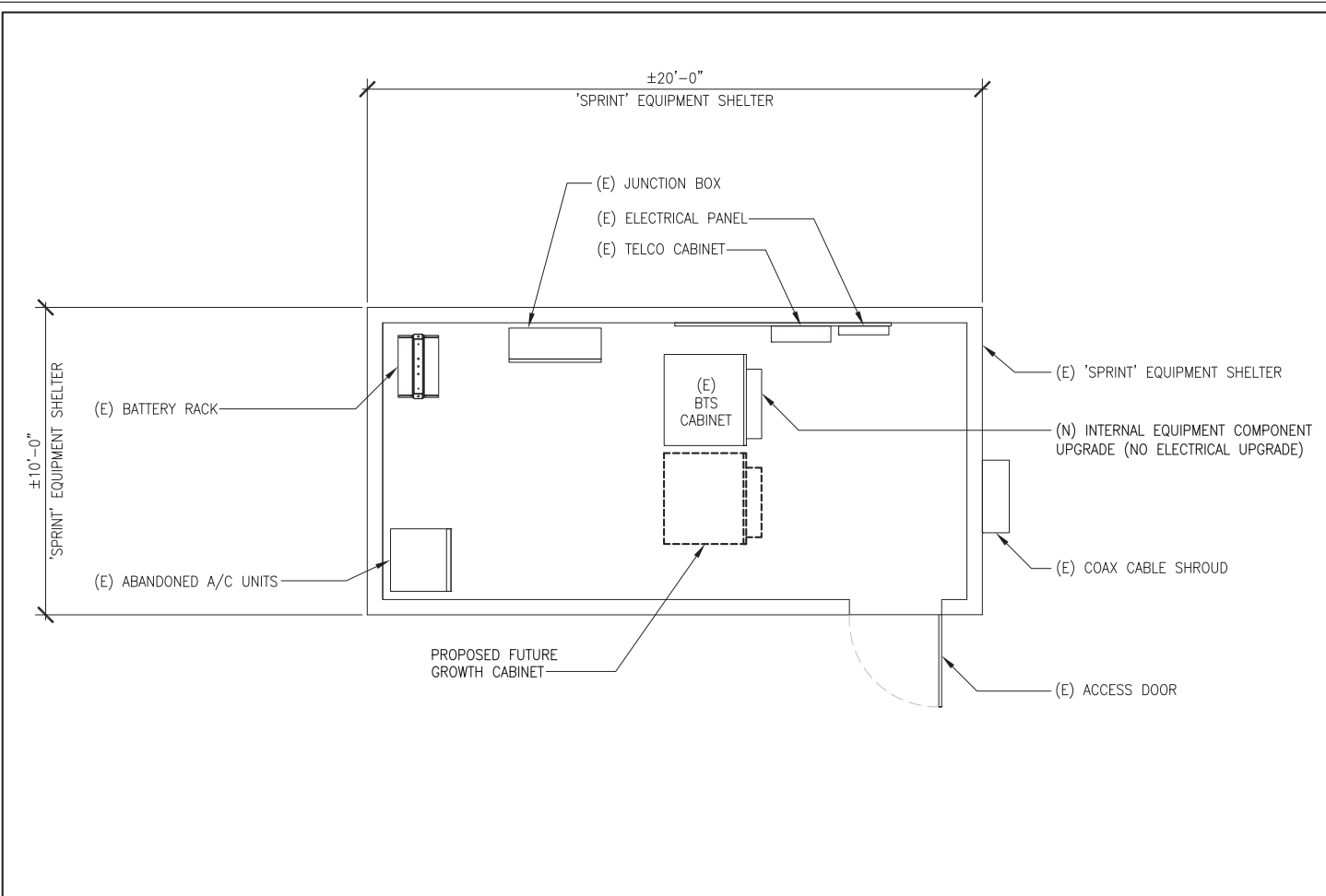
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ENCANTO

SITE ID:
SD73XC163

SITE ADDRESS:
**6780 AVIATION DRIVE
 SAN DIEGO, CA 92114**

SHEET DESCRIPTION:
**EQUIPMENT & ANTENNA
 LAYOUT PLANS**

SHEET NUMBER:
A2



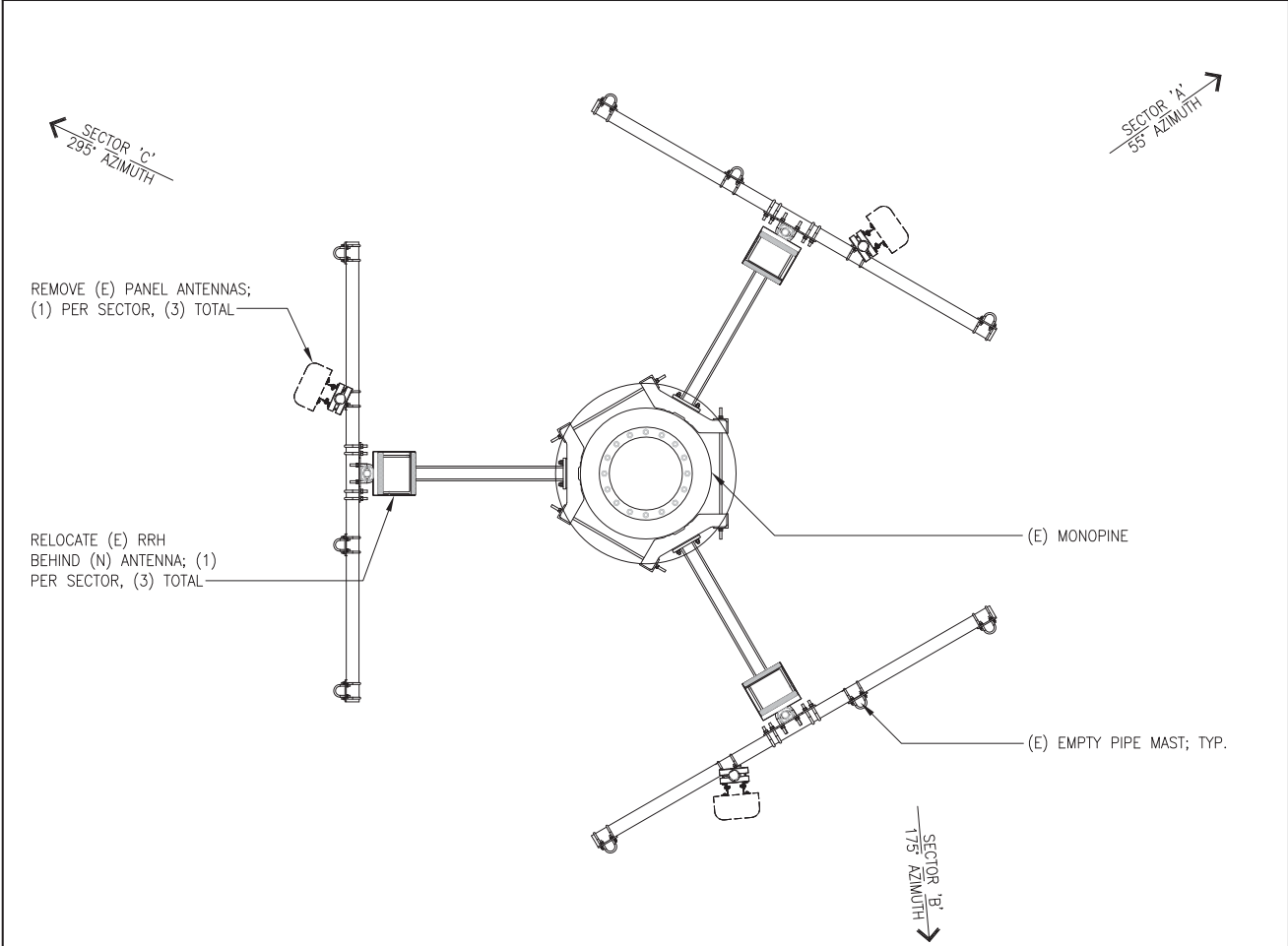
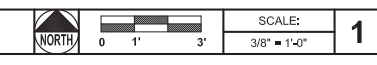
EXISTING AND NEW EQUIPMENT TABULATION (TOTAL COUNT)

THIS PROJECT ACCOUNTS FOR THE EQUIPMENT LISTED ON THE TABLE BELOW. THIS DRAWING AND CALCULATIONS DO NOT SUPERCEDE PREVIOUS CALCULATION PREPARED BY THE ORIGINAL ARCHITECT OR ENGINEER

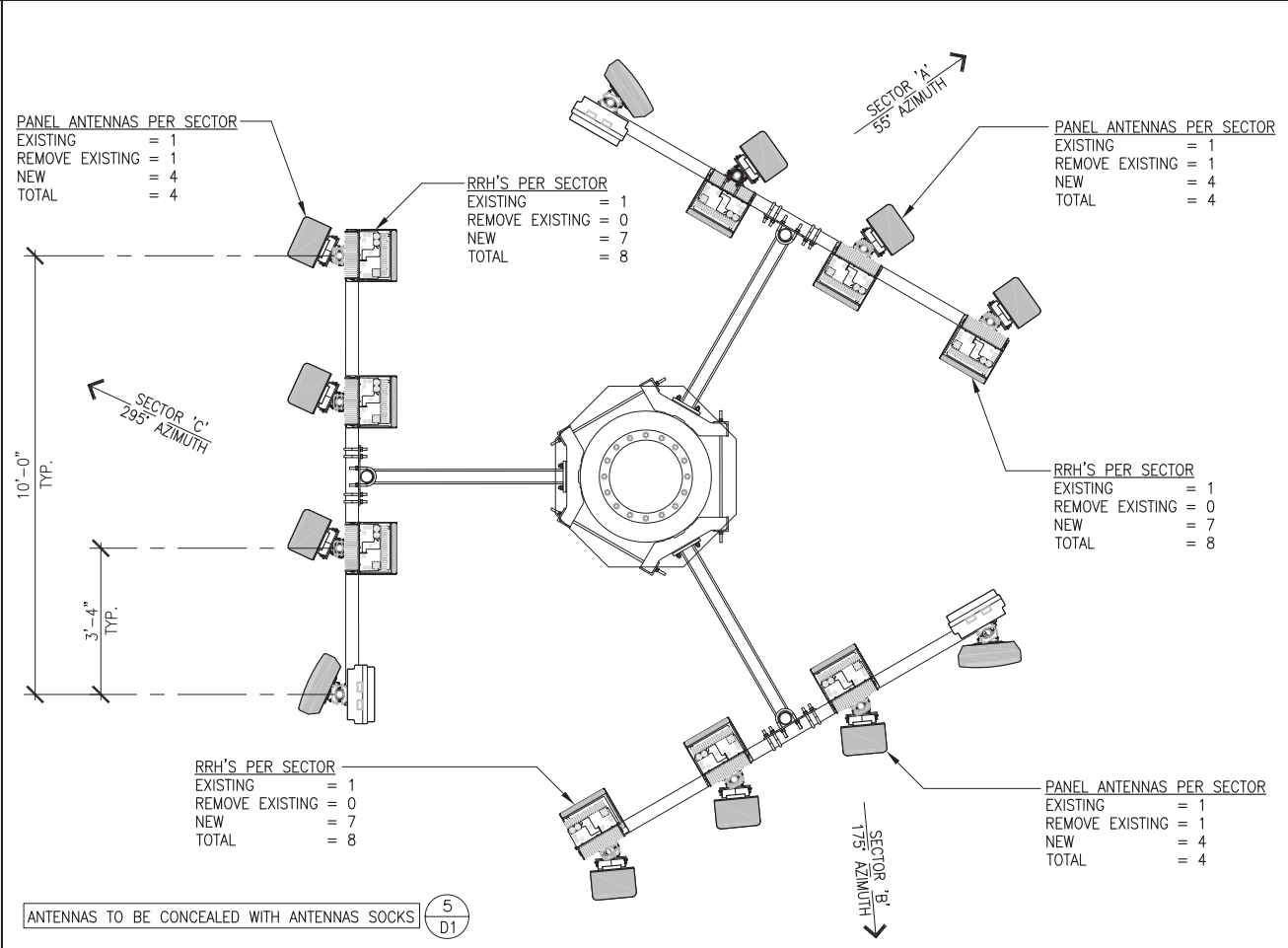
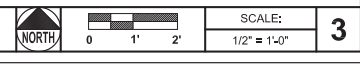
ANTENNA & RRH EQUIPMENT	EXISTING	REMOVE	NEW	TOTAL	WEIGHT (APPROX.) LBS	
					PER UNIT	TOTAL
AT ANTENNA LEVEL (TOTAL COUNT)						
PANEL ANTENNA (3/D1)	3	3	9	9	54.4	489.60
PANEL ANTENNA (1/D1)	0	0	3	3	116.8	350.40
RRH (2/D1)	0	0	8	8	66.1	528.80
RRH (4/D1)	0	0	8	8	64.0	512.00
RRH (6/D1)	3	0	5	8	59.5	476.00
				TOTAL:		2356.80

NOTE: EQUIPMENT LESS THAN 50 LBS ARE CONSIDERED MISCELLANEOUS ITEMS AND ARE NOT SHOWN

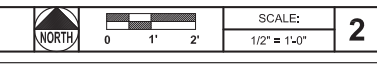
EQUIPMENT LAYOUT PLAN



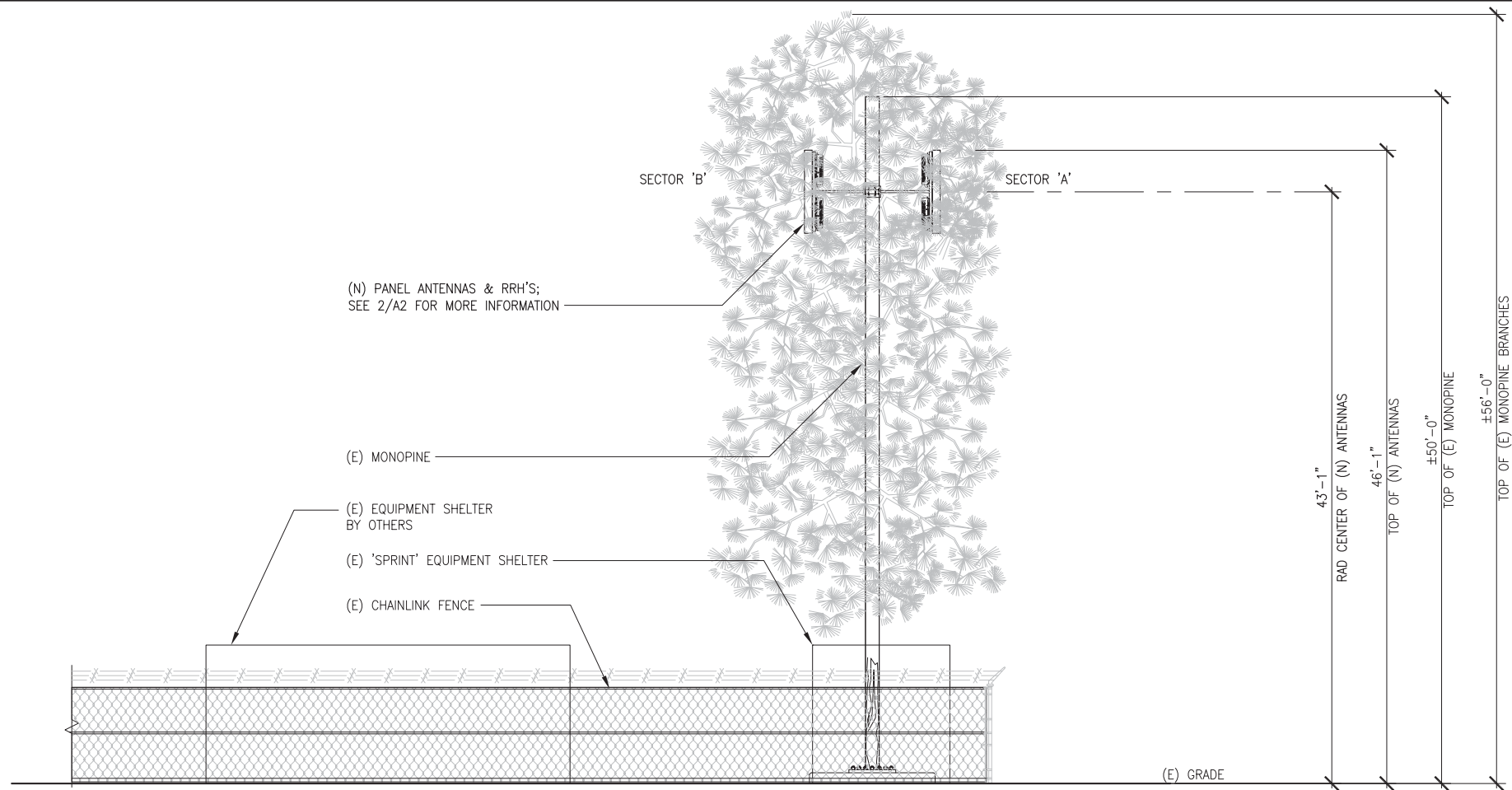
EXISTING ANTENNA LAYOUT PLAN



NEW ANTENNA LAYOUT PLAN

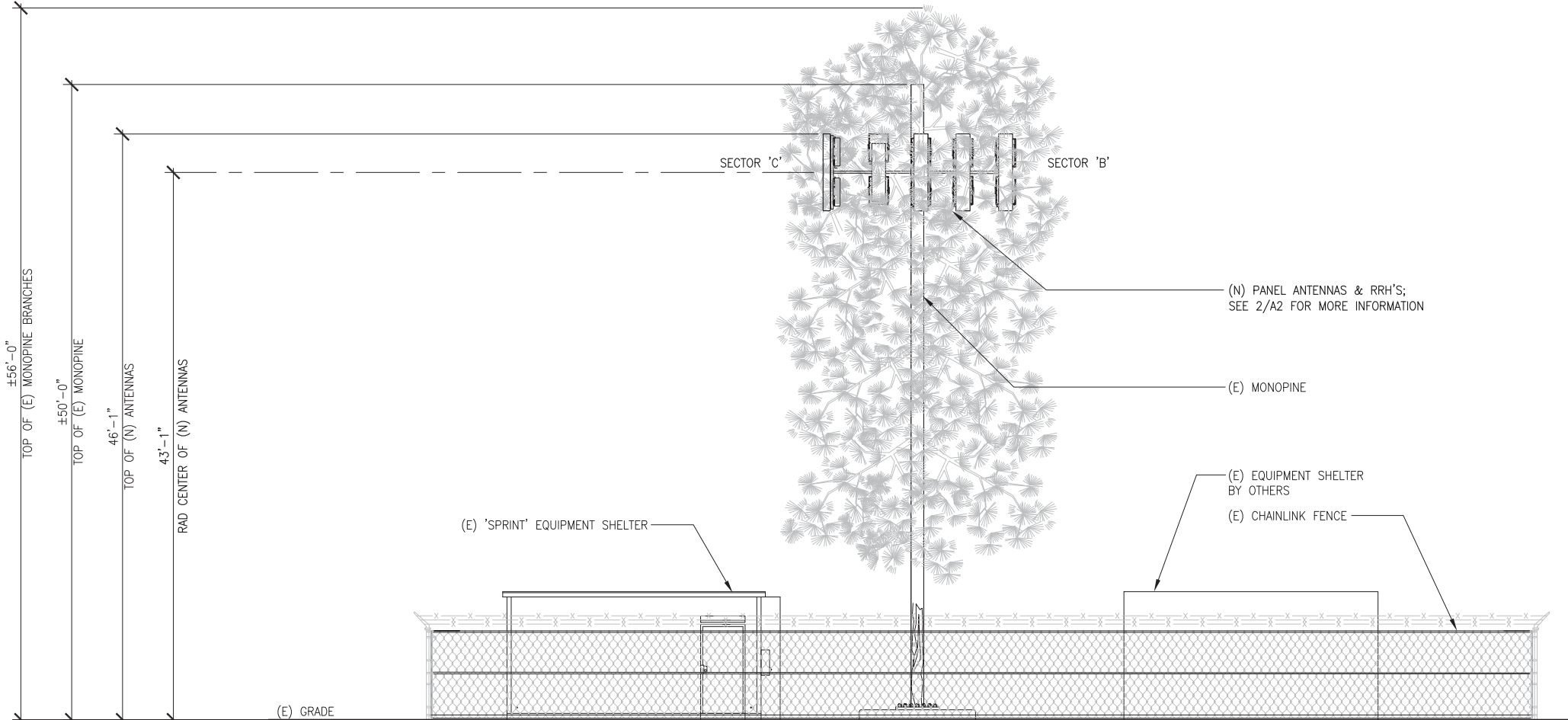


NOTE:
 1) PINE BRANCHES TO EXTEND 24" OVER ANTENNAS
 2) RRH'S TO BE PAINTED DARK GREEN TO MATCH EXISTING MONOPINE
 3) ANTENNAS TO BE CONCEALED WITH ANTENNAS SOCKS



EAST ELEVATION

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



NOTE:
 1) PINE BRANCHES TO EXTEND 24" OVER ANTENNAS
 2) RRH'S TO BE PAINTED DARK GREEN TO MATCH EXISTING MONOPINE
 3) ANTENNAS TO BE CONCEALED WITH ANTENNAS SOCKS

SOUTH ELEVATION

SCALE: 3/16" = 1'-0" **2**

PLANS PREPARED FOR:
ATTACHMENT 13
Sprint
 3730 FIFTH AVENUE
 SAN DIEGO, CA 92103

PLANS PREPARED BY:
DCI PACIFIC
A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

SAC:

ARCHITECT LICENSE:

REVISIONS:

DESCRIPTION:	DATE:	BY:	△
ISSUED FOR 90% CD	02/02/18	MG	A
ISSUED FOR 100% CD	02/12/18	MG	0
DRAWING REVISED	02/19/18	MG	1
PCC	07/03/18	DAK	2
JX CORRECTIONS CD	01/15/19	MG	3
LANDSCAPE COMMENTS	02/11/19	MG	4

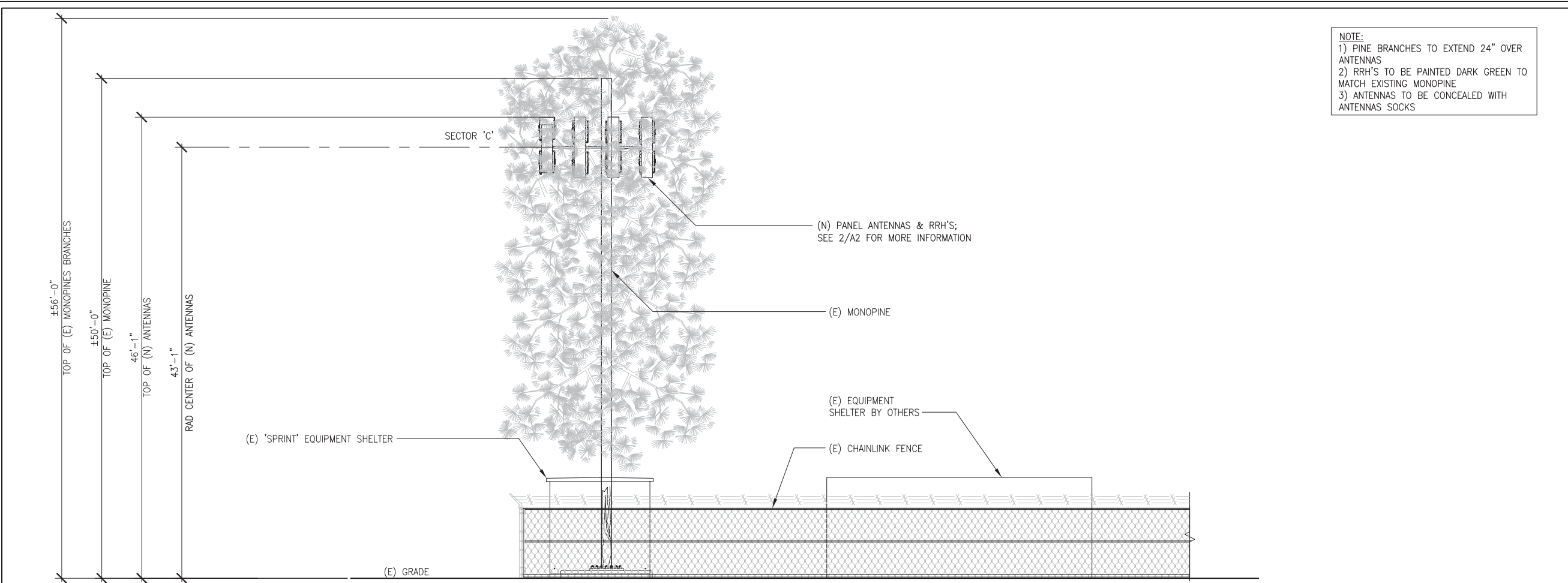
SITE NAME:
ENCANTO

SITE ID:
SD73XC163

SITE ADDRESS:
**6780 AVIATION DRIVE
 SAN DIEGO, CA 92114**

SHEET DESCRIPTION:
ELEVATIONS

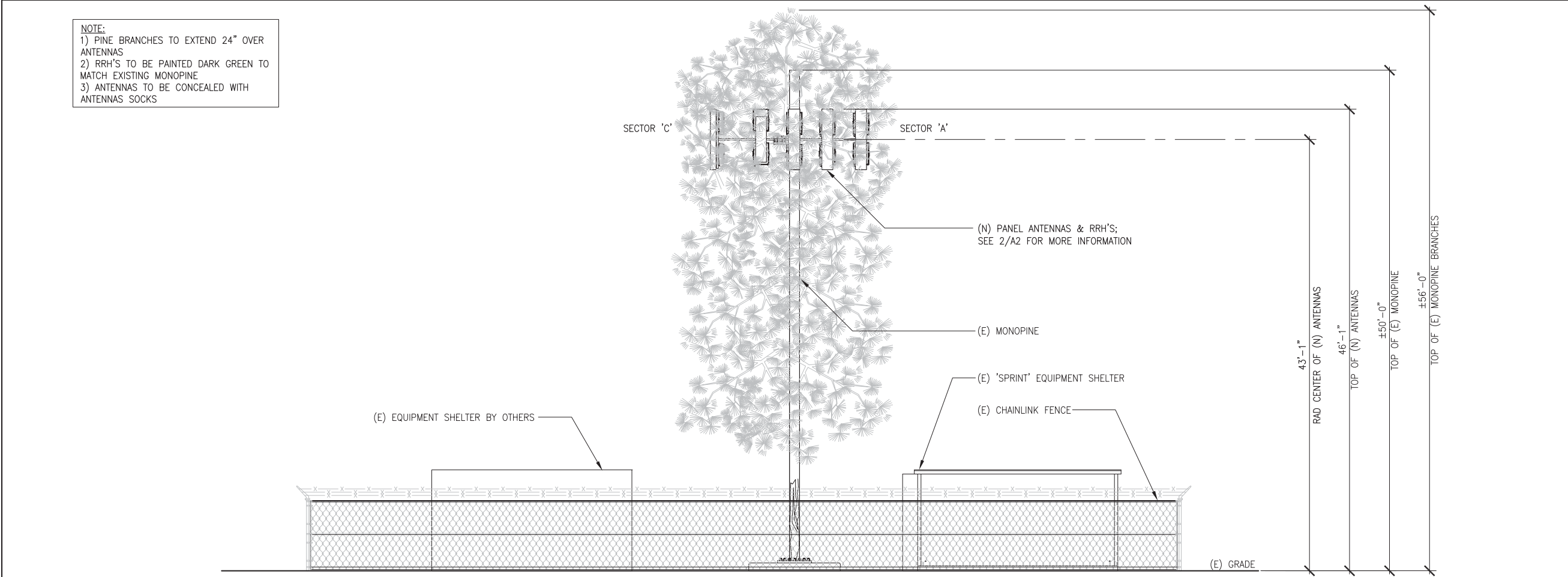
SHEET NUMBER:
A3



NOTE:
 1) PINE BRANCHES TO EXTEND 24" OVER ANTENNAS
 2) RRH'S TO BE PAINTED DARK GREEN TO MATCH EXISTING MONOPINE
 3) ANTENNAS TO BE CONCEALED WITH ANTENNAS SOCKS

WEST ELEVATION

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



NOTE:
 1) PINE BRANCHES TO EXTEND 24" OVER ANTENNAS
 2) RRH'S TO BE PAINTED DARK GREEN TO MATCH EXISTING MONOPINE
 3) ANTENNAS TO BE CONCEALED WITH ANTENNAS SOCKS

NORTH ELEVATION

SCALE: 3/16" = 1'-0" **2**

PLANS PREPARED FOR:
ATTACHMENT 13 Sprint
 3730 FIFTH AVENUE
 SAN DIEGO, CA 92103

PLANS PREPARED BY:
DCI PACIFIC A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

SAC:

ARCHITECT LICENSE:

REVISIONS:	DESCRIPTION:	DATE:	BY:	△
ISSUED FOR 90% CD		02/02/18	MG	A
ISSUED FOR 100% CD		02/12/18	MG	0
DRAWING REVISED		02/19/18	MG	1
PCC		07/03/18	DAK	2
JX CORRECTIONS CD		01/15/19	MG	3
LANDSCAPE COMMENTS		02/11/19	MG	4

SITE NAME:
ENCANTO

SITE ID:
SD73XC163

SITE ADDRESS:
**6780 AVIATION DRIVE
 SAN DIEGO, CA 92114**

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:
A4

REVISIONS:	DESCRIPTION:	DATE:	BY:	Δ
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	PCC	07/03/18	DAK	2
	JX CORRECTIONS CD	01/15/19	MG	3
	LANDSCAPE COMMENTS	02/11/19	MG	4

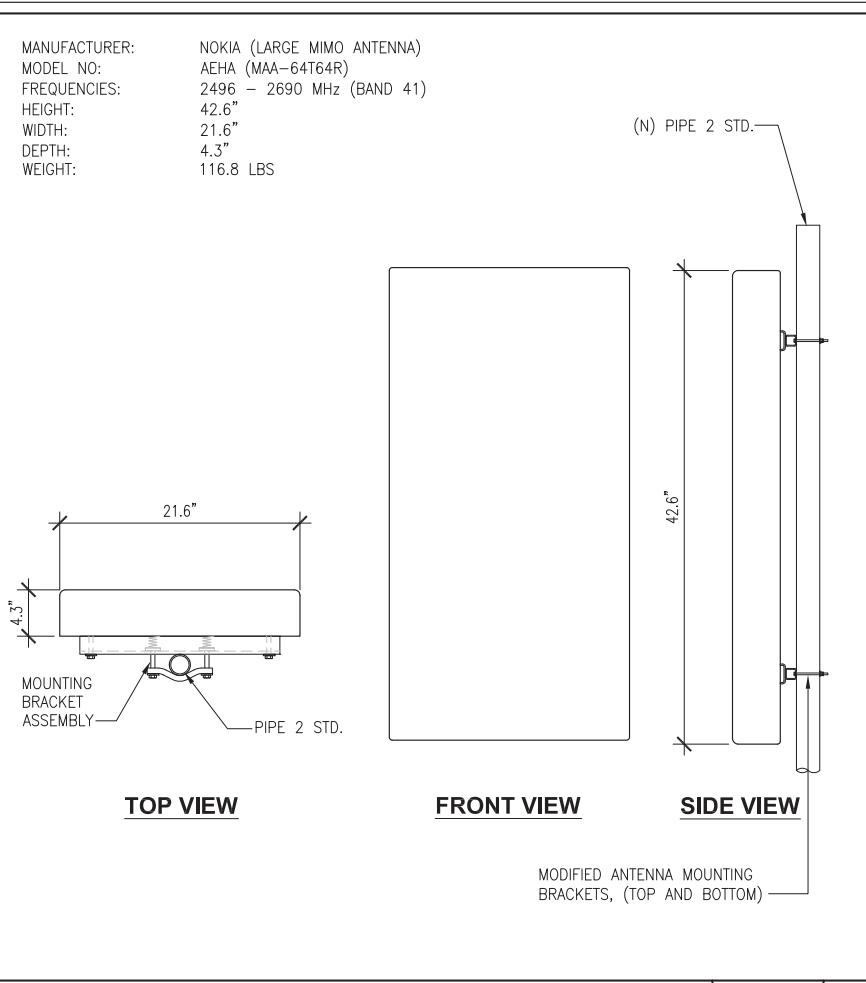
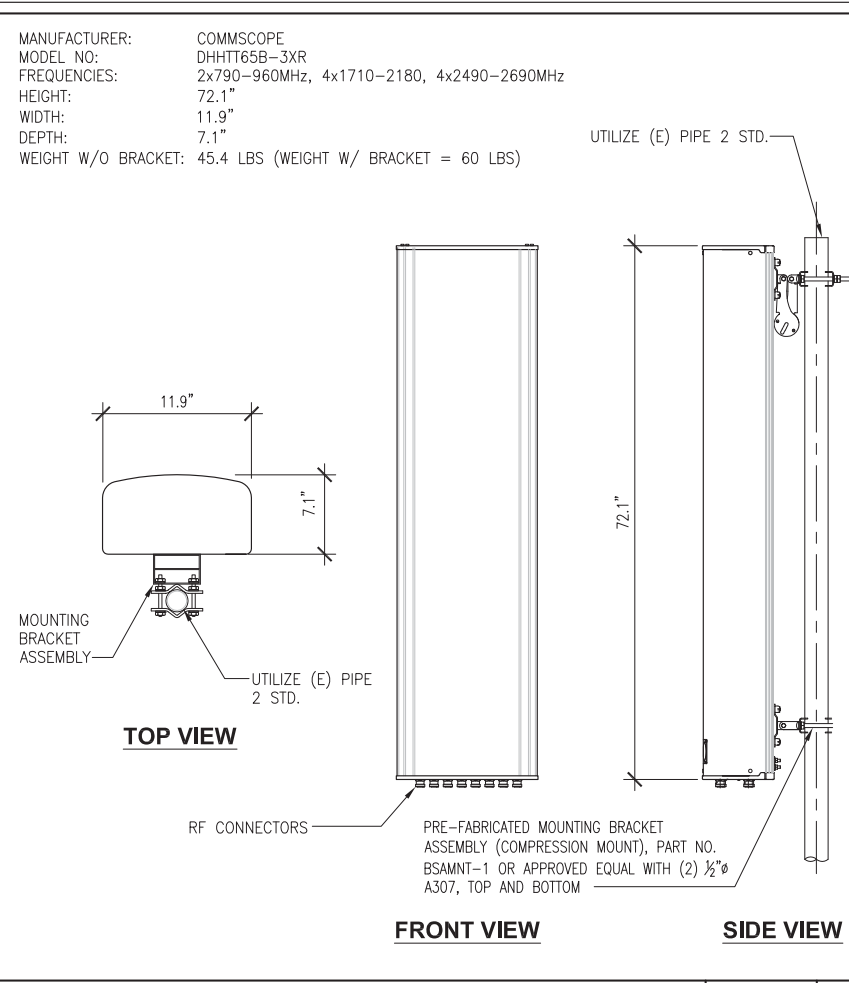
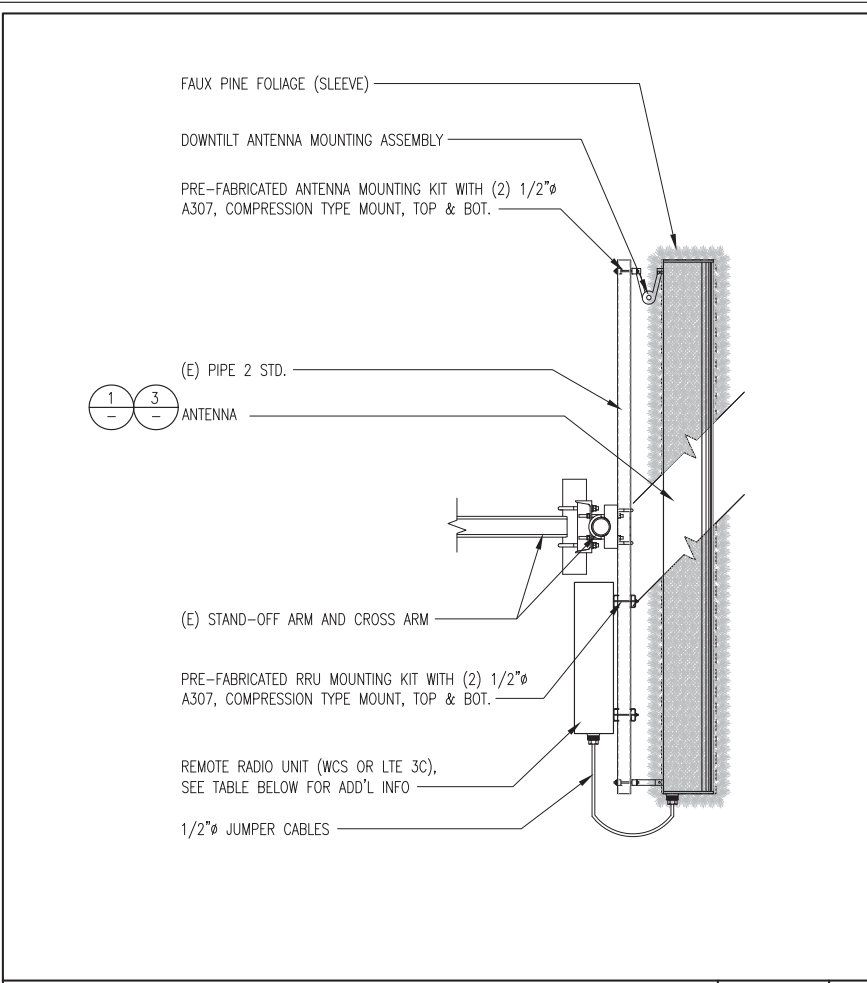
SITE NAME:
ENCANTO

SITE ID:
SD73XC163

SITE ADDRESS:
**6780 AVIATION DRIVE
 SAN DIEGO, CA 92114**

SHEET DESCRIPTION:
DETAILS

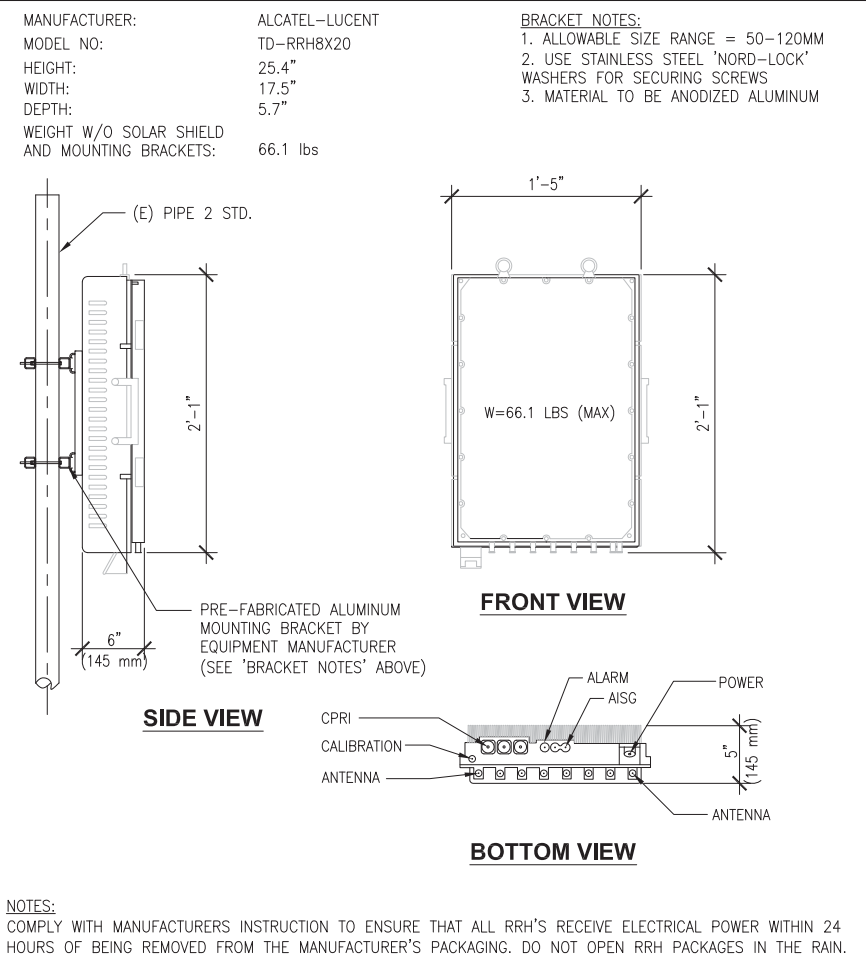
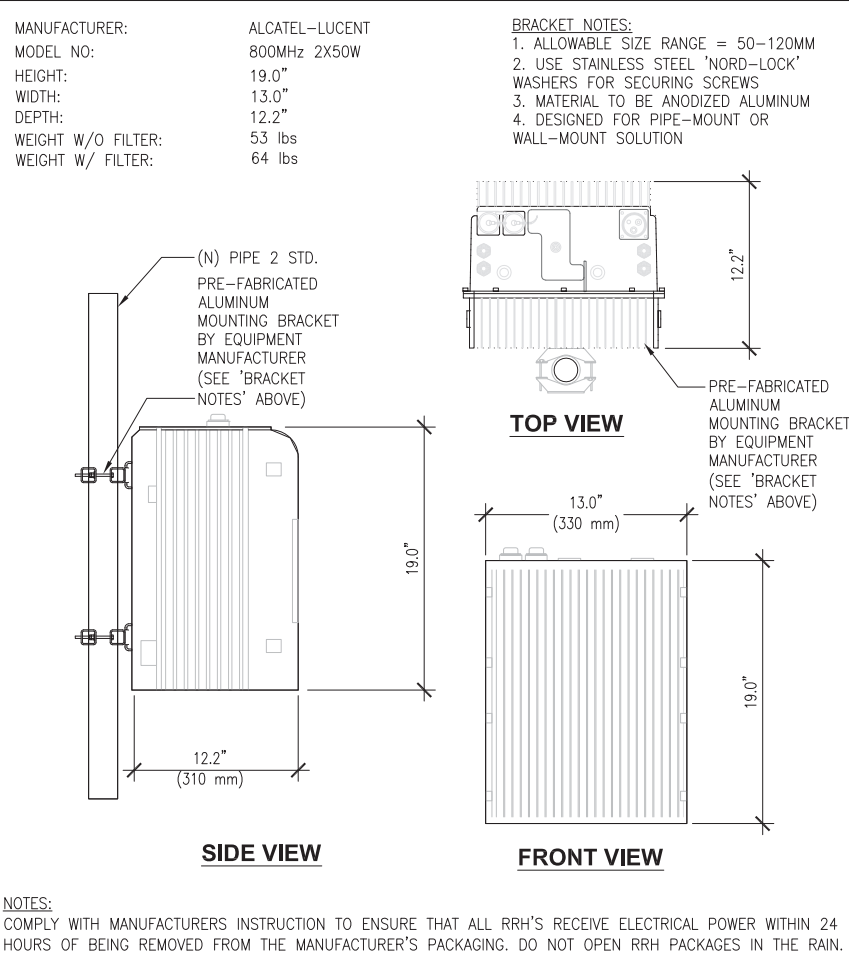
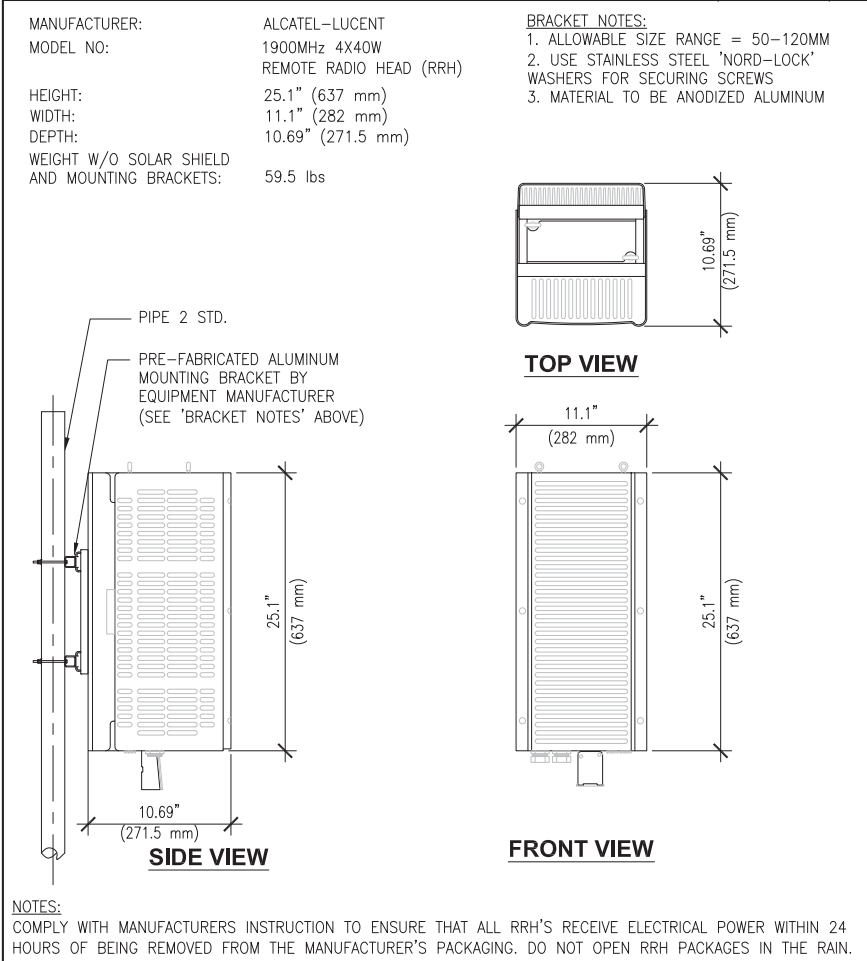
SHEET NUMBER:
D1



ANTENNA MOUNTING SCALE: N T S **5**

PANEL ANTENNA SCALE: N T S **3**

PANEL ANTENNA SCALE: N T S **1**



REMOTE RADIO HEAD (RRH) SCALE: N T S **6**

REMOTE RADIO HEAD (RRH) SCALE: N T S **4**

REMOTE RADIO HEAD (RRH) SCALE: N T S **2**

NOTES:
 COMPLY WITH MANUFACTURERS INSTRUCTION TO ENSURE THAT ALL RRH'S RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRH PACKAGES IN THE RAIN.

NOTES:
 COMPLY WITH MANUFACTURERS INSTRUCTION TO ENSURE THAT ALL RRH'S RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRH PACKAGES IN THE RAIN.

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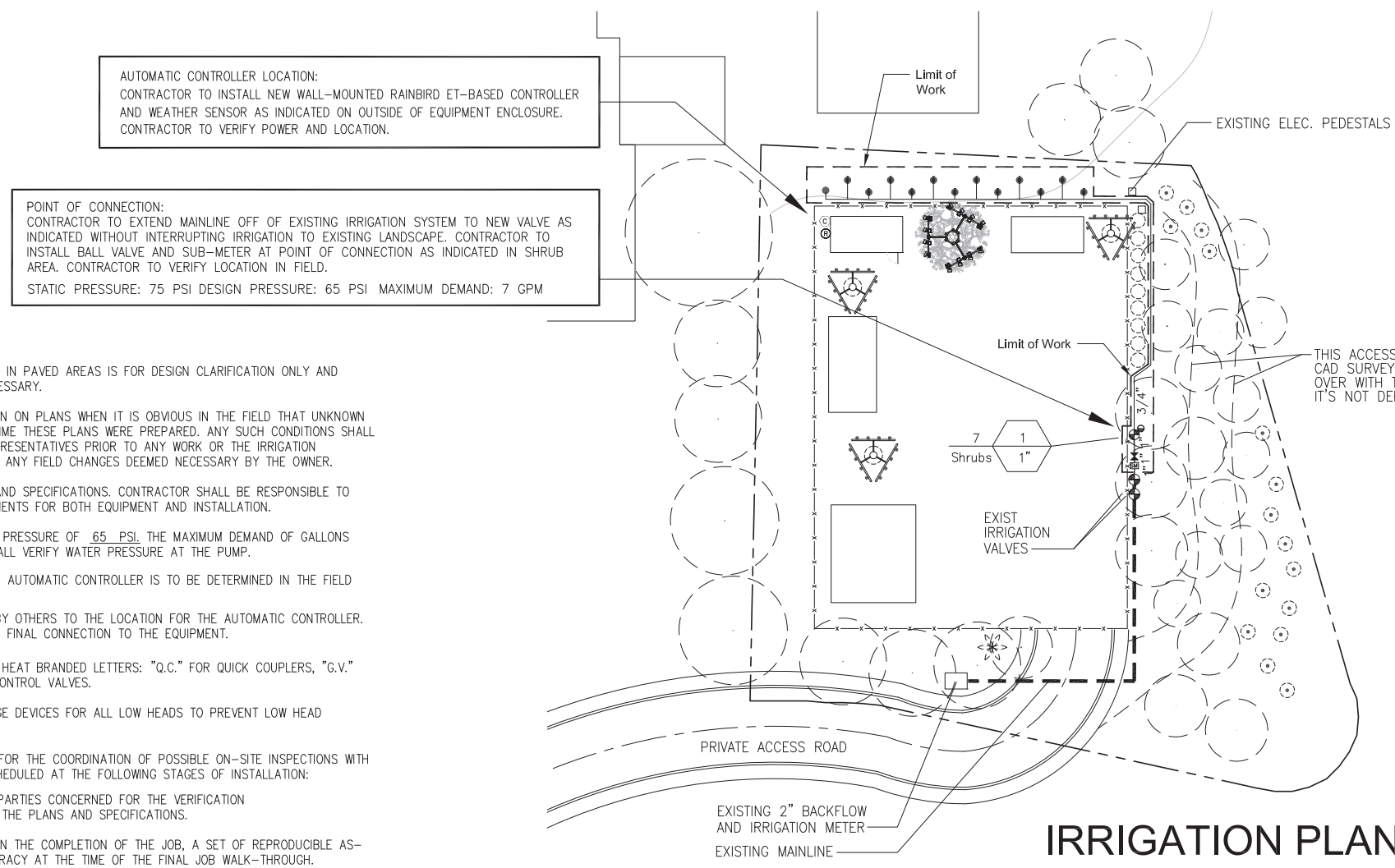
SITE NAME:
ENCANTO

SITE ID:
SD73XC163

SITE ADDRESS:
**6780 AVIATION DRIVE
 SAN DIEGO, CA 92114**

SHEET DESCRIPTION:
IRRIGATION PLAN

SHEET NUMBER:
L1



AUTOMATIC CONTROLLER LOCATION:
 CONTRACTOR TO INSTALL NEW WALL-MOUNTED RAINBIRD ET-BASED CONTROLLER AND WEATHER SENSOR AS INDICATED ON OUTSIDE OF EQUIPMENT ENCLOSURE. CONTRACTOR TO VERIFY POWER AND LOCATION.

POINT OF CONNECTION:
 CONTRACTOR TO EXTEND MAINLINE OFF OF EXISTING IRRIGATION SYSTEM TO NEW VALVE AS INDICATED WITHOUT INTERRUPTING IRRIGATION TO EXISTING LANDSCAPE. CONTRACTOR TO INSTALL BALL VALVE AND SUB-METER AT POINT OF CONNECTION AS INDICATED IN SHRUB AREA. CONTRACTOR TO VERIFY LOCATION IN FIELD.
 STATIC PRESSURE: 75 PSI DESIGN PRESSURE: 65 PSI MAXIMUM DEMAND: 7 GPM

THIS ACCESS ROAD IS SHOWN ON THE CAD SURVEY, BUT ITS BEEN PLANTED OVER WITH THE PLANT MATERIAL NOTED. IT'S NOT DEPICTED IN THE FIELD.

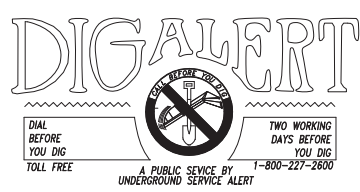


IRRIGATION NOTES

- THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- THE SYSTEM IS DESIGNED FOR A MINIMUM OPERATING PRESSURE OF 65 PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS 7. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE PUMP.
- THE ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE.
- 110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.
- ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES.
- CONTRACTOR TO INSTALL AN APPROVED ANTI-DRAINAGE DEVICES FOR ALL LOW HEADS TO PREVENT LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE OWNER'S AUTHORIZED REPRESENTATIVE TO BE SCHEDULED AT THE FOLLOWING STAGES OF INSTALLATION:
 A. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE TO THE OWNER, UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.
- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTIED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET.	REF.
●	RAINBIRD	1804-1402	NOZZLE	BUBBLER	-	0.50	30	G
⊙	RAINBIRD	33DRC		3/4" QUICK COUPLING VALVE.				D
⊕	RAINBIRD	PEB - 100		REMOTE CONTROL VALVE				C
⊗	NIBCO	T-580		LINE-SIZE BALL VALVE.				B
Ⓢ	RAINBIRD	ESP-SMT, 4-STATION		SMART CONTROLLER AND WEATHER SENSOR CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				A
SM	SENSUS	SB2		COLD WATER SUB METER 5/8" SIZE OR APPROVED EQUAL				-
NOT SHOWN				UF DIRECT BURIAL CONTROL WIRE # 12 GA.COMMON / # 14 GA. PILOT W/ PIPE SLEEVE				E, F
---				PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE -18" DEEP.				E
---				PVC CLASS 200 NON-PRESSURE LATERAL LINE. 12" DEEP. SIZE NOTED.				E
====				PVC SCH 40 WIRE AND PIPE SLEEVES.				E, F



Shapton Landscape Architecture
 714/955-9325
 billshapton@hotmail.com

SEE SHEET L-2 FOR IRRIGATION DETAIL
 SEE SHEET L-3 FOR PLANTING PLAN

REVISIONS:

DESCRIPTION:	DATE:	BY:	Δ
ISSUED FOR 90% CD	02/02/18	MG	A
ISSUED FOR 100% CD	02/12/18	MG	0
DRAWING REVISED	02/19/18	MG	1
PCC	07/03/18	DAK	2
JX CORRECTIONS CD	01/15/19	MG	3
LANDSCAPE COMMENTS	02/11/19	MG	4

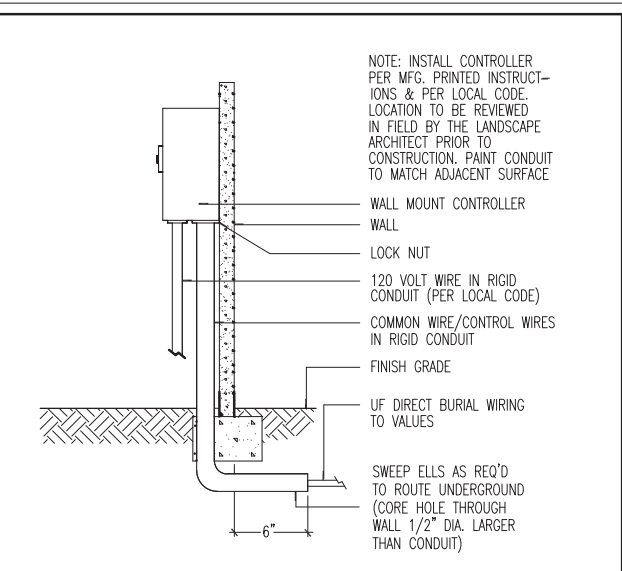
SITE NAME:
ENCANTO

SITE ID:
SD73XC163

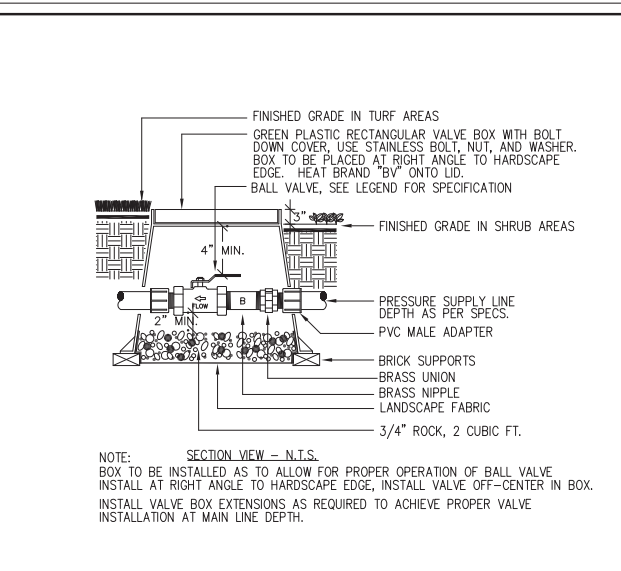
SITE ADDRESS:
**6780 AVIATION DRIVE
 SAN DIEGO, CA 92114**

SHEET DESCRIPTION:
IRRIGATION DETAILS

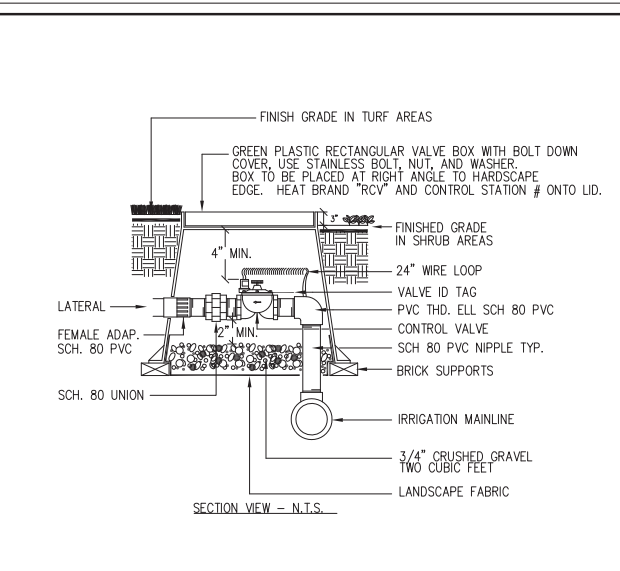
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L2



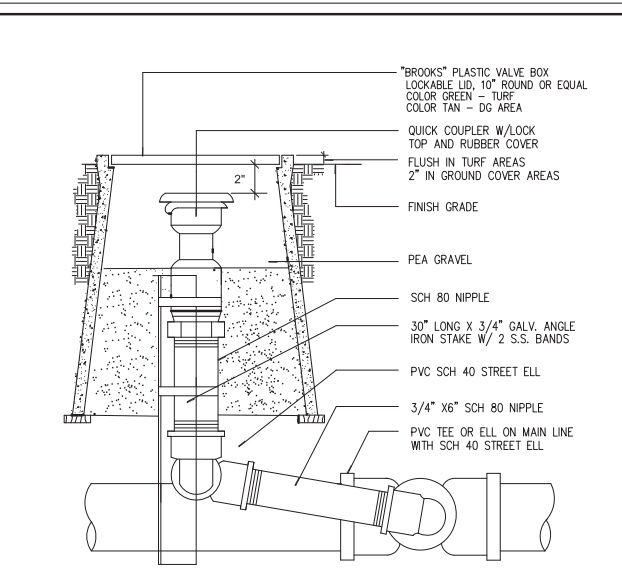
A | CONTROLLER



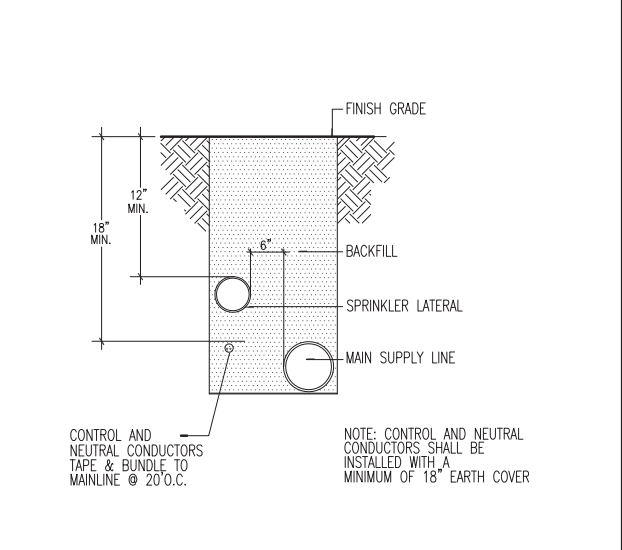
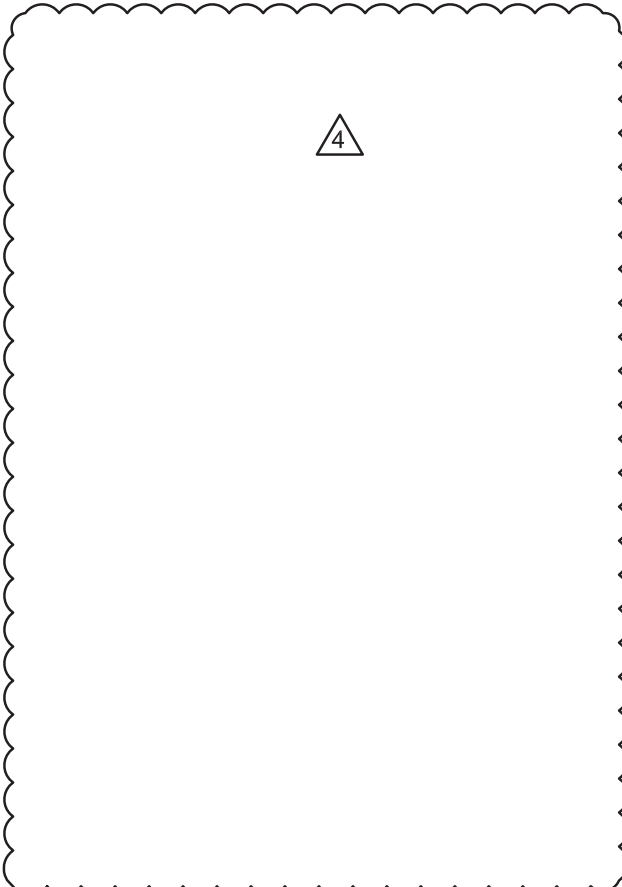
B | BALL VALVE



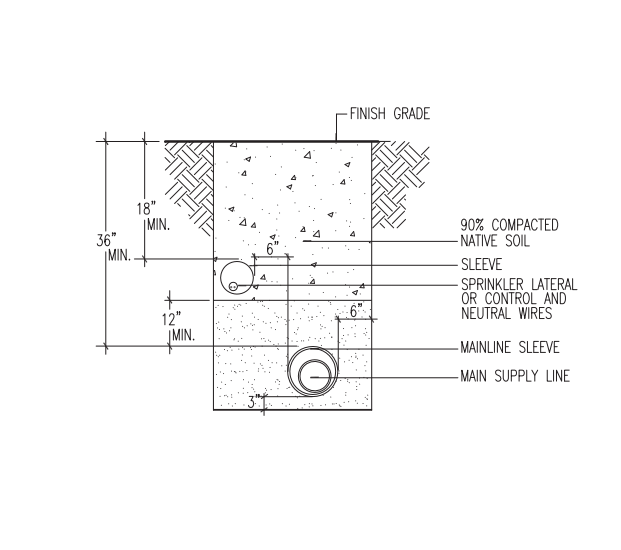
C | REMOTE CONTROL VALVE



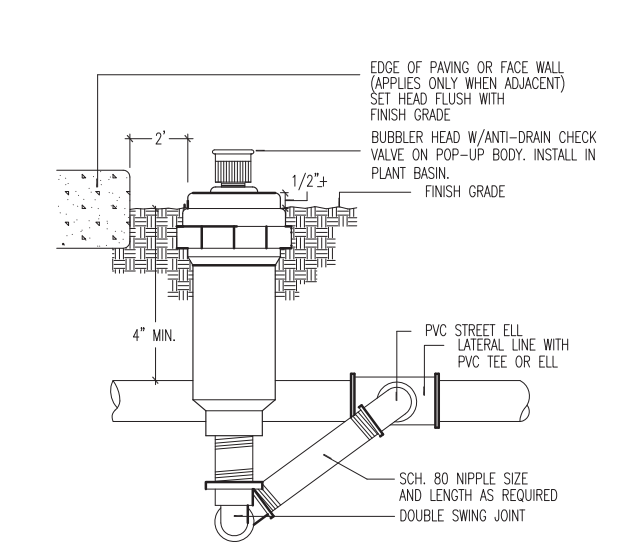
D | QUICK COUPLER



E | TRENCHING



F | SLEEVING



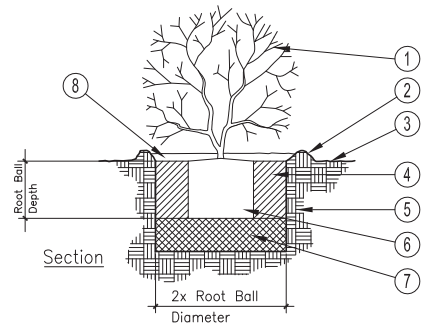
G | POP-UP BUBBLER

DIGALERT
 DIAL BEFORE YOU DIG TOLL FREE
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT
 TWO WORKING DAYS BEFORE YOU DIG
 1-800-227-2600
 Renewal Date

REGISTERED LANDSCAPE ARCHITECT
 WILLIAM SHAPTON
 NO. 2285
 WBS
 11-30-19
 Renewal Date
 STATE OF CALIFORNIA

Shapton Landscape Architecture
 714/955-9325
 billshapton@hotmail.com

SEE SHEET L-1 FOR IRRIGATION PLAN
 SEE SHEET L-3 FOR PLANTING PLAN



NOTES:

1. Scarify the sides and bottom of pit. Prior to plant placement, fill all pits with water and allow to percolate into subsoil. Plant rootball and backfill mix must be thoroughly watered indirectly after planting.
2. Adjust existing irrigation system to water new plantings.

LEGEND:

1. 1 to 15 gal. shrub.
2. 2" deep water basin.
3. Finish grade.
4. Backfill mix.
5. Undisturbed soil.
6. Rootball, size varies. Set 1" above grade.
7. 6" compacted backfill below rootball.
8. 3" approved mulch, see planting notes.

P1 | SHRUB PLANTING DETAIL

PLANTING NOTES:

SOIL TEST

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TEST OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST IS TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

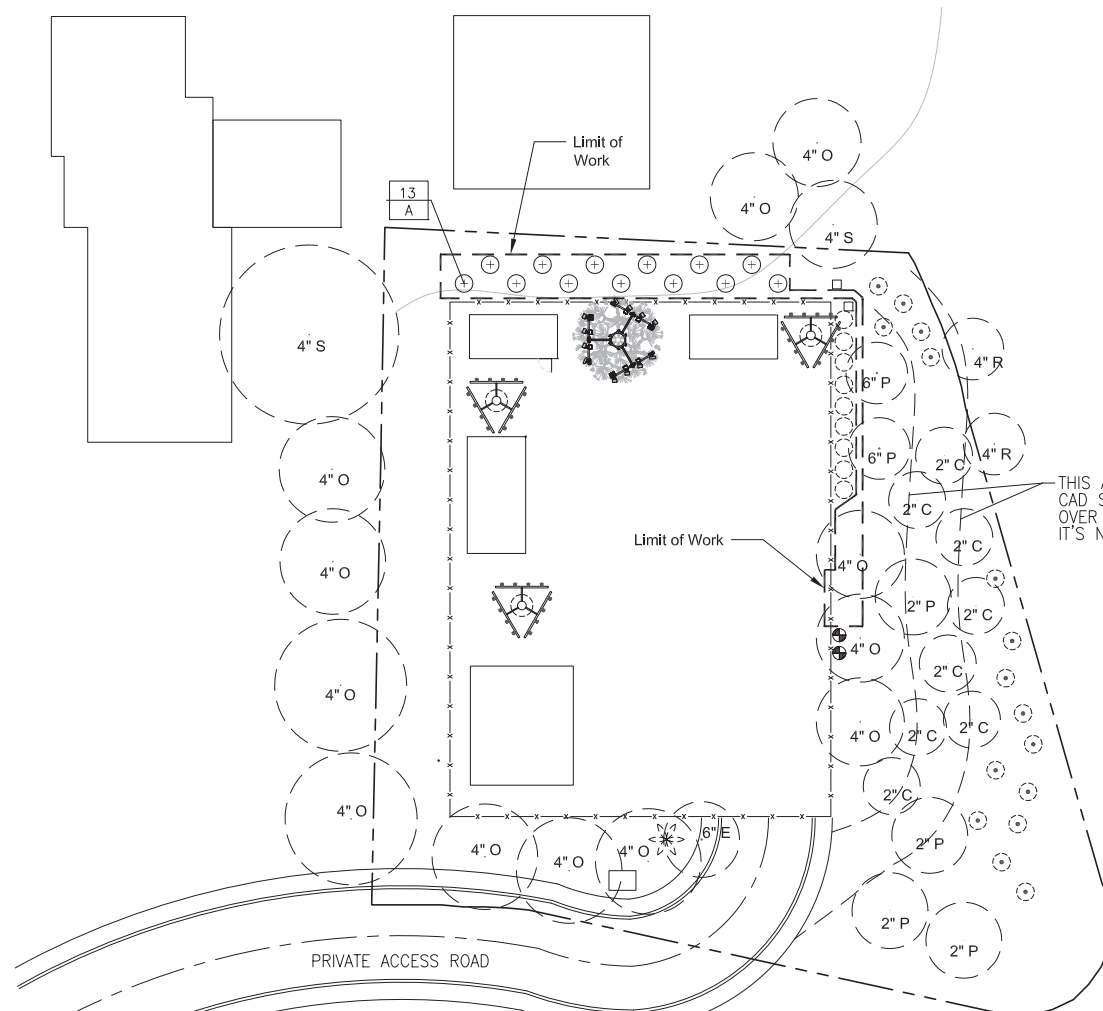
1. BACKFILL MIX FOR USE OF PLANTING ALL TREES AND SHRUBS:
6 PARTS BY VOLUME ON SITE SOIL.
4 PARTS BY VOLUME ORGANIC AMMENDMENT.
1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD.
1 LB. IRON SULFATE PER CU. YD. OF MIX.
2. PLANT TABLET FOR ALL TREES AND SHRUBS:
1-21 GRAM AGRIFORM FERTILIZER TABLET PER 1/2" TREE CALIPER FOR ALL BOX SIZED TREES NEXT TO ROOT BALL
3-21 GRAM AGRIFORM FERTILIZER TABLET PER 5 GALLON STOCK

TOP DRESSING

ALL SHRUB AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF SHREDDED TREE BARK

GENERAL LANDSCAPE 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. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) 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. SHRUBS WILL BE IRRIGATED BY BUBBLERS.
3. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY SPRINT. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY SPRINT. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL 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.
4. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
5. IF ANY EQUIRED 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.



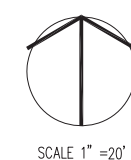
PLANTING PLAN

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER/CONTAINER SIZE	SPACING	MATURE HGT X SPREAD	PLANT FACTOR WUCOLS IV REGION 3	REMARKS
EXISTING TREES									
(C)	-	-	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	2" CAL	AS SHOWN	60'-70' X 8'-15'	M	NEWLY PLANTED, PROTECT IN PLACE
(E)	-	-	EUCALYPTUS SPP	EUCALYPTUS	6" CAL	AS SHOWN	-	L	PROTECT IN PLACE
(O)	-	-	OLEA EUROPAEA	OLIVE TREE	4" CAL	AS SHOWN	25'-35' X 20'-30'	L	PROTECT IN PLACE
(P)	-	-	PINUS CANARIENSIS	CANARY ISLAND PINE	6" CAL 2" CAL	AS SHOWN	50'-80' X 20'-35'	L	2" CAL ARE NEWLY PLANTED, PROTECT IN PLACE
(R)	-	-	RHUS LANCEA	AFRICAN SUMAC	4" CAL	AS SHOWN	20'-30' X 20'-30'	L	PROTECT IN PLACE
(S)	-	-	SCHINUS MOLLE	CALIFORNIA PEPPER	4" CAL	AS SHOWN	35'-45' X 50'-75'	VL	PROTECT IN PLACE
(*)	-	-	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	-	AS SHOWN	100' X 10'	L	PROTECT IN PLACE
EXISTING SHRUBS									
(O)	-	-	ACACIA SPP	-	-	AS SHOWN	-	L	PROTECT IN PLACE
(O)	-	-	HETEROMELES ARBUTIFOLIA	TOYON	-	AS SHOWN	25' X 25'	VL	PROTECT IN PLACE
PROPOSED SHRUBS									
(+)	A	13	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	AS SHOWN	25' X 25'	VL	SEE PLANTING NOTES AND SHRUB PLANTING DETAIL THIS SHEET

SIZING LEGEND

(+)	15 GAL	(+)	PLANT QUANTITY	2" P = 2" CALIPER PINUS CANARIENSIS
(A)		(A)	PLANT SPECIES	



SEE SHEET L-1 FOR IRRIGATION PLAN
SEE SHEET L-2 FOR IRRIGATION DETAILS

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PLANS PREPARED FOR:
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3730 FIFTH AVENUE
SAN DIEGO, CA 92103

PLANS PREPARED BY:
DCI PACIFIC A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

SAC:
md7

ARCHITECT LICENSE:
C-18015
REN. 11/19
STATE OF CALIFORNIA

REVISIONS:

DESCRIPTION:	DATE:	BY:	△
ISSUED FOR 90% CD	02/02/18	MG	A
ISSUED FOR 100% CD	02/12/18	MG	0
DRAWING REVISED	02/19/18	MG	1
PCC	07/03/18	DAK	2
JX CORRECTIONS CD	01/15/19	MG	3
LANDSCAPE COMMENTS	02/11/19	MG	4

SITE NAME:
ENCANTO

SITE ID:
SD73XC163

SITE ADDRESS:
**6780 AVIATION DRIVE
SAN DIEGO, CA 92114**

SHEET DESCRIPTION:
PLANTING PLAN

SHEET NUMBER:
L3