

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED:	July 11, 2019	REPORT NO. PC-19-063
HEARING DATE:	July 18, 2019	
SUBJECT:	AMERICAN TOWER SOUTH DENNERY, Proces	s Four Decision
PROJECT NUMBER:	<u>612524</u>	
OWNER:	San Ysidro School District	
APPLICANT:	ATC SEQUOIA, LLC	

SUMMARY:

<u>Issue</u>: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 4350 Otay Mesa Road in the San Ysidro Community Plan?

<u>Staff Recommendation</u>: Approve Neighborhood Use Permit (NUP) No. 2303134, Neighborhood Development Permit (NDP) No. 2303136, and Planned Development Permit (PDP) No. 2303137.

<u>Community Planning Group Recommendation</u>: On January 18, 2019, the San Ysidro Community Planning Group approved the project 10-0-0 with no conditions. (Attachment 11).

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 (Existing Facilities) of the CEQA State Guidelines (Attachment 8). This project is not pending an appeal of the Environmental Determination. The Environmental Exemption Determination for this project was made on June 4, 2019, and the opportunity to appeal that determination ended June 18, 2019.

<u>Fiscal Impact Statement</u>: American Tower Corporation is the Financially Responsible Party and is responsible for costs associated with the processing of this permit application.

BACKGROUND

American Tower South Dennery is an application for an NUP, NDP, and PDP to continue the operation of a previously-approved WCF at 4350 Otay Mesa Road, in the RS-1-7 zone within the San

Ysidro Community Planning Area. The site contains San Ysidro School District offices and a maintenance yard, and is designated for Institutional and Low Density Residential uses in the San Ysidro Community Plan. Surrounding uses include Interstate 805 to the west, San Ysidro Middle School to the southeast, San Ysidro Adult School to the south, and vacant/underutilized property to the north and northeast. (Attachments 1-3).

<u>Council Policy 600-43</u> assigns preference levels to WCFs proposed on different land uses. Properties containing non-residential uses in a residential zone are considered Preference 2, with the highest preference being Preference 1. Such projects require a Process Two Neighborhood Use Permit (NUP) approval per <u>SDMC 141.0420(f)(3)</u>, with staff as the decision maker. The project also requires a Process Two Neighborhood Development Permit per <u>SDMC 141.0420(g)(3)</u> to allow an equipment area larger than 250 square feet, also with staff as the decision maker. While the NUP and NDP would not typically come before the Planning Commission, this project also seeks a height deviation to allow a 50-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 <u>SDMC 126.0602(b)(1)</u>. The three permits are consolidated for processing with the Planning Commission as the decision maker.

The proposed project is a new permit for a previously-permitted facility. The site was first permitted in 2008 for one carrier (Verizon). In 2015 a second carrier (AT&T) was added to the site and the height of the tree extended using the federal Spectrum Act. The current application was submitted July 11, 2018.

DISCUSSION

Project Description:

The ATC South Dennery project proposes to allow 21 existing antennas and eighteen Remote Radio Units (RRUs) to remain on a previously-permitted 50-foot-tall faux pine tree, along with associated equipment in two separate equipment shelters (200 sf and 184 sf). A rebranching of the existing faux tree, while typically required at previously-permitted sites, is not required at this time because the tree is in good condition. All site conditions will remain as-is, with existing concrete equipment area walls to be painted a natural color.

Community and General Plan Analysis:

The San Ysidro Community Plan is silent on the design and location of WCFs, instead relying on the General Plan and Council Policy 600-43. The City's General Plan addresses WCFs in the <u>Urban</u> <u>Design Element</u> (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed project screens antennas from view using a faux tree that complements existing trees onsite, and which is screened from public view by distance, existing buildings, and topography

depending on vantage point. This design concept meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

Project-Related Issues:

The location of the original 30-foot-tall tree was integrated into the site and was well-camouflaged by existing site conditions. The existing 50-foot-tree could exceed the 30-foot height limit using the federal Spectrum Act, which required the City to allow the height increase as an "eligible facilities request".

Once a permit expires on a site where the Spectrum Act was used to increase height, the City is not required to grant a new development permit at the non-conforming height. The City could require that a new permit observe the 30-foot height limit. However, it is staff's opinion that the increased height allowed by the Spectrum Act makes sense at this location, given the surrounding area and that forcing a height reduction at this site would force AT&T to find a new location, possibly creating an entirely new WCF.

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."

While it is true that this site is zoned RS-1-7, the site is owned and used by the San Ysidro School District for institutional/educational purposes and is unlikely to revert to residential use. The RS-1-7 zone height limit of 30 feet is intended to guide the bulk and scale of residential development in residential areas. The original tree conformed to the 30-foot height limit and was extended by 20 feet using the provisions of Spectrum Act. However, due to topography, desired coverage area, and specific location, it makes sense to continue to co-locate two wireless carriers on this existing tree.

The project site is highly desirable for WCFs because it is located directly above the desired coverage area. 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 multiple WCFs at other locations. The WCF is integrated into the existing mature treeline. The topography, surrounding structures and distance from adjacent viewpoints helps to assimilate the tree into the setting.

Conclusion:

Based on its design, the project complies with the WCF Regulations (<u>SDMC 141.0420</u>). Staff has prepared draft findings in the affirmative to approve the PDP, NUP, and NDP and recommends approval of NUP No. 2303134, NDP No. 2233136, and PDP No. 2303137 (Attachment 6).

ALTERNATIVES

1. Approve NUP No. 2303134, NDP No. 2233136, and PDP No. 2303137 with modifications.

2. Deny NUP No. 2303134, NDP No. 2233136, and PDP No. 2303137 if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfo submitte PJ FitzGerald

Assistant Deputy Director Development Services Department

FITZGERALD/TAC

Travis Cleveland Development Project Manager Development Services Department

Attachments:

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



Aerial Photo



ATC South Dennery, Project No. 612524 4350 Otay Mesa Road





sandiego.gov





4350 Otay Mesa Road

PROJECT DATA SHEET

PROJECT NAME:	ATC South Dennery	
PROJECT DESCRIPTION:	50-foot-tall faux pine tree housing 21 antennas, 18 Remote Radio Units (RRUs), and associated equipment, two equipment rooms (totaling 384 sf), and a deviation to the height limit of the RS-1-7 zone to allow a height of 50 feet in a zone with a 30-foot height limit	
COMMUNITY PLAN AREA:	San Ysidro	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit (NUP), Planned Development Permit (PDP), and Neighborhood Development Permit (NDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional and Low-Density Residential	

ZONING INFORMATION:

ZONE:RS-1-7LOT SIZE:11.2 acresHEIGHT LIMIT:30 feetEXISTING HEIGHT:50 feetPROPOSED HEIGHT:50 feet

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	None	I-805/I-905 Interchange
SOUTH:	San Ysidro: Institutional, RM-1-1	San Ysidro Adult School
EAST:	Otay Mesa: Residential 5-9 du/ac, Open Space, RS-1-7 San Ysidro: Institutional, RS-1-7	Otay Mesa: Single dwelling units and open space San Ysidro: San Ysidro Middle School
WEST:	None	I-805
DEVIATION REQUESTED:	Allow a 50-foot-tall faux tree where 30 feet is the height limit of the zone.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 18, 2019, the San Ysidro Community Planning Group approved the project 10-0-0 with no conditions.	

PLANNING COMMISSION RESOLUTION NO. XXXX-PC NEIGHBORHOOD USE PERMIT NO. 2303134 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2303136 PLANNED DEVELOPMENT PERMIT NO. 2303137 **AMERICAN TOWER SOUTH DENNERY** PROJECT NO. 612524

WHEREAS the SAN YSIDRO SCHOOL DISTRICT, Owner, and ATC SEQUOIA, 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, Neighborhood Use Permit (NUP) No. 2303134, Neighborhood Development Permit (NDP) 2303136, and Planned Development Permit (PDP) No. 2303137, on portions of a 11.2-acre site;

WHEREAS, the project site is located at 4350 Otay Mesa Road, in the RS-1-7 zone within the San Ysidro Community Planning Area;

WHEREAS, the project site is legally described as: That portion of Section 36, Township 18 South, Range 2 West. San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to Official Plat thereof;

WHEREAS, on July 18, 2019, the Planning Commission of the City of San Diego considered Neighborhood Use Permit (NUP) No. 2303134, Neighborhood Development Permit (NDP) 2233136, and Planned Development Permit (PDP) No. 2303137, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 4, 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 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;

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 18, 2019.

FINDINGS:

Neighborhood Use Permit Approval – Section §126.0205

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

The San Ysidro Community Plan is silent on the design and location of WCFs, instead relying on the General Plan and Council Policy 600-43. The City's General Plan addresses WCFs in the

Urban Design Element (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The ATC South Dennery project proposes to allow 21 existing antennas and eighteen Remote Radio Units (RRUs) to remain on a previously-permitted 50-foot-tall faux pine tree, along with associated equipment in two separate equipment shelters (200 sf and 184 sf). A rebranching of the existing faux tree, while typically required at previously-permitted sites, is not required at this time because the tree is in good condition. All site conditions will remain as-is, with existing concrete equipment area walls to be painted a natural color.

A Neighborhood Use Permit (NUP) is required per SDMC 141.0420(d)(2) to allow a WCF in a residential zone on a site with a non-residential use located at least 100 feet from the property line of day care, elementary and middle schools, single or multi-unit residences. A Planned Development Permit (PDP) is also required per SDMC 126.0602(b)(1) to allow a height deviation of 50 feet where 30 feet is permitted by the RS-1-7 zone. A Process Two Neighborhood Development (NDP) is required to allow an equipment area larger than 250 square feet per SDMC 141.0420(g)(3).

The proposed project screens antennas from view using a faux tree that complements existing trees onsite, and which is screened from public view by distance, existing buildings, and topography depending on vantage point. This meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

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

The project is located at 4350 Otay Mesa Road, in the RS-1-7 zone within the San Ysidro Community Planning Area. It consists of a previously-permitted 50-foot-tall faux pine tree, along with associated equipment in two separate equipment shelters (200 sf and 184 sf). A rebranching of the existing faux tree, while typically required at previously-permitted sites, is not required at this time because the tree is in good condition. All site conditions will remain as-is, with existing concrete equipment area walls to be painted a natural color.

The project was determined to be exempt from CEQA pursuant to 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.

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." 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.

A Neighborhood Use Permit (NUP) is required per SDMC 141.0420(d)(2) to allow a WCF in a residential zone on a site with a non-residential use located at least 100 feet from the property line of day care, elementary and middle schools, single or multi-unit residences. The purpose of the NUP is to establish a review process for developments that propose new uses, changes to existing uses, or expansions of existing uses that could have limited impacts on the surrounding properties. The intent of the NUP is to determine if the development complies with all applicable regulations of the zone and any supplemental regulations pertaining to the use, and to apply conditions that may be necessary to help ensure compliance.

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, and screening is further achieved by topography. These factors combine to screen the WCF from offsite vantage points. The project will also be subject to several performance and appearance-related permit conditions.

The project is 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.

The project, in proposing an equipment area larger than 250 square feet, requires an NDP to allow an equipment area larger than 250 square feet per SDMC 141.0420(g)(3). These findings are discussed under "**Neighborhood Development Permit Approval**" below.

In addition to the NUP, PDP, and NDP 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.

Neighborhood Development Permit Approval - Section §126.0404

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

Please see NUP 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 NUP 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 adversely affect the applicable land use plan.

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

Please see NUP Finding No. 3 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.

Planned Development Permit Approval - Section §126.0605(a)

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

Please see NUP 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 NUP 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 is 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). The requested deviation is to allow a project height of 50 feet where 30 feet is otherwise required.

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 subject property is in the RS-1-7 zone (Single-Unit Residential), which has a 30-foot height limit. However, the parcel is not used as a residence. It contains San Ysidro School District offices and a maintenance yard, but not a school. There are several mature trees on the site and adjacent to the site. The site is located above the 805 freeway, which makes it an ideal location for a WCF to serve that corridor, 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 50 feet, the proposed faux tree blends into the site in a way that screens it from typical public vantage points.

In addition to the PDP, the project requires a NUP 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 at least 100 feet from the property line of an adjacent school and/or residential use. This is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Neighborhood Use Permit Approval**" above.

The project proposes a faux tree and equipment area that will integrate with existing landscaping at the site, meeting the requirements of the Municipal Code. The requested deviation allows the applicant to keep two wireless carriers on the same tree instead of building a new WCF. 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, NUP No. 2303134, NDP No. 2303136, and PDP No. 2303137 are hereby GRANTED by the Planning Commission to the referenced Permittee, in the form, exhibits, terms and conditions as set forth in NUP No. 2303134 and PDP No. 2303137, a copy of which is attached hereto and made a part hereof.

Travis Cleveland Development Project Manager Development Services

Adopted on: July 18, 2019

IO#: 12003679

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

NEIGHBORHOOD USE PERMIT NO. 2303134 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2303136 PLANNED DEVELOPMENT PERMIT NO. 2303137 AMERICAN TOWER SOUTH DENNERY

PROJECT NO. 612524 PLANNING COMMISSION

This Neighborhood Use Permit (NUP) No. 2303134, Neighborhood Development Permit (NDP) 2303136, and Planned Development Permit (PDP) No. 2303137 is granted by the Planning Commission of the City of San Diego to the SAN YSIDRO SCHOOL DISTRICT, Owner, and ATC SEQUOIA, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0203, 126.0402, 126.0602(b)(1), and 141.0420. The 11.2-acre site is located at 4350 Otay Mesa Road in the RS-1-7 zone within the San Ysidro Community Planning Area. The project site is legally described as:

That portion of Section 36, Township 18 South, Range 2 West. San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to Official Plat thereof.

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 17, 2019, on file in the Development Services Department.

The project shall include:

- a. A 50-foot-tall faux pine tree supporting 21 existing antennas of type and size shown on page C-202 of the approved Exhibit A, eighteen Remote Radio Units (RRUs), and associated equipment;
- b. A deviation to the 30-foot height limit of the RS-1-7 zone, allowing the project to be 50 feet tall where the height limit is otherwise 30 feet;
- c. One 200-square-foot equipment room and one 184-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 July 31, 2022.

2. This permit and corresponding use of this site shall **expire on July 31, 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. Changes, modifications, or alterations to the project 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. The Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans 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.

15. 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:

16. Every aspect of this project is considered an element of concealment including but not limited to the height, dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

17. No overhead cabling is permitted.

18. The WCF shall conform to the approved exhibits at all times.

19. No improvements are requested as a part of this permit, any future improvements to the tree will require separate permits.

20. 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.

21. 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.

22. 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.

23. All facilities and related equipment shall be maintained in good working order. Any damaged equipment, including faded or substandard branches, shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

24. 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.

25. All proposed hand-holes shall be covered with bark material to match the mono-tree trunk to the satisfaction of the Development Services Department.

26. 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.

27. 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.

28. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."

29. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

30. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

31. 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 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 18, 2019 and [Approved Resolution Number].

Neighborhood Use Permit (NUP) No. 2303134, Neighborhood Development Permit (NDP) 2303136, and Planned Development Permit (PDP) No. 2303137 Date of Approval: July 18, 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.

ATC SEQUOIA LLC Permittee
By NAME TITLE
San Ysidro School District Owner
By NAME TITLE

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

EXISTING COVERAGE WITH AT&T SD0334



COVERAGE WITHOUT AT&T SD0334









Coverage without Verizon South Dennery



ATTACHMENT 7

Confidential and proprietary material for authorized Verizon Wireless personnel only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

(Check one or both)

TO:

<u>X</u> 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.: 612524

Project Title: ATC South Dennery

PROJECT LOCATION-SPECIFIC: The project is located at 4350 Otay Mesa Road, San Diego, CA 92115

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

Description of nature and Purpose of the Project: A PLANNED DEVELOPMENT PERMIT (PDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), and NEIGHBORHOOD DEVELOPMENT PERMIT (NUP) application to permit an existing Wireless Communication Facility (WCF). The proposed project is a new permit for a previously-permitted facility consisting of a 50-foot-tall monopine, an equipment shelter, and generator. The project proposes to allow these components to say in place with no new construction. The PDP is required to continue to operate and maintain the current height deviation to exceed the RS-1-7 zone of 30-feet, and pursuant to Land Development Code Section 141.0420(g)(3), the NDP is required, and lastly according to section 141.0420(d)(2), a NUP is required. The project is located 4350 Otay Mesa Road in the RS-1-7 zone of the San Ysidro Community Planning area. The WCF is unmanned and there will be a technician who visits the site only as required for routine maintenance.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly Kilbourn, Plancom, Inc., 302 State Place, Escondido CA 92029. (619) 208-4685

EXEMPT STATUS: (CHECK ONE)

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

<u>REASONS WHY PROJECT IS EXEMPT</u>: The City 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 permitting 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

ATTACHMENT 8

<u>Telephone:</u> 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

PENIOZ PLANNER_ MAIN AURE/TITLE

6/19/2019 DATE

CHECK ONE: (X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

UPDATED PHOTO STUDY WITH LANDSCAPE PHOTOS

All Photographs taken February 6, 2019 and April 3, 2019

American Tower "So. Dennery" 4350 Otay Mesa Road San Diego, CA 92154

Prepared for: City of San Diego Development Services Department 1222 First Avenue San Diego, CA 92101

Prepared by:

PlanCom, Inc. Contractor Representatives for American Tower

302 State Place Escondido, CA 92029 Contact: Shelly Kilbourn 619-208-4685

April 3, 2019



View of the Site from the West (Photo 1) – Taken 4/3/19



View of the Site from the South (Photo 2) – Taken 4/3/19



View of the Site from the East (Photo 3) – Taken 4/3/19

Landscape Photos – Taken 2/6/19



Landscape on the western property line



Landscape on the western property line



Landscape on the western slope (between the freeway and the site)



Landscape on the western property line with slope in the background





Landscape on the East side of the site



Landscape on the East side of the site



Landscape on the East side of AT&T's equipment enclosure



Landscape on the South side of AT&T's equipment



Landscape on the North side of the VZW equipment



Landscape on the North side of the site



Landscape at the North West corner



Landscape on the North side(NW corner)



Landscape on the NW corner
ATTACHMENT 9



Landscape on the West property line (NW corner)



Groundcover on West side of the WCF

ATTACHMENT 9



Ground cover at NW corner



Landscape near the VZW and Sprint equipment



Groundcover on the West side at the NW corner

ATTACHMENT 9



Landscape on the NW slope between the WCF and the Freeway



Landscape on the adjacent slope - Photo taken from the NW corner of the site



East elevation of AT&T Equipment (Gray)



South elevation of AT&T Equipment Enclosure



South elevation of VZW Equipment Enclosure (behind truck)



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

Ownership Disclosure Statement DS-318

October 2017

Approval Type: Check appropriate box for ty Description Neighborhood Development Permit D S Description Tentative Map Description Vesting Tentative Map	ite Development Permit 🗅 Plan	ned Development Permit	Conditional Use F	
Project Title: _So. Dennery		Project No	o. For City Use Only	v:
Project Address: 4350 Otay Mesa Road, San D	iego, CA 92173			
Specify Form of Ownership/Legal Status	-			
Corporation Limited Liability -or- G	eneral – What State?	Corporate Identificatio	n No	
Partnership 🗆 Individual				
By signing the Ownership Disclosure Staten with the City of San Diego on the subject owner(s), applicant(s), and other financially individual, firm, co-partnership, joint ventur with a financial Interest in the application, individuals owning more than 10% of the s officers. (A separate page may be attached ANY person serving as an officer or direct A signature is required of at least one of t notifying the Project Manager of any chang ownership are to be given to the Project Ma accurate and current ownership information	property with the intent to rec interested persons of the above re, association, social club, frate If the applicant includes a corp hares. If a publicly-owned corp if necessary.) If any person is a tor of the nonprofit organiza- he property owners. Attach a ges in ownership during the tir anager at least thirty days prior	cord an encumbrance agai ve referenced property. A ernal organization, corpora poration or partnership, in- poration, include the name a nonprofit organization or tion or as trustee or bene doltional pages if needed. me the application is being r to any public hearing on t	nst the property. If financially intereste tion, estate, trust, r clude the names, ti s, titles, and address a trust, list the nam ficiary of the non Note: The applica processed or cons	Please list below the d party includes any receiver or syndicate tles, addresses of all ses of the corporate res and addresses of profit organization, it is responsible for sidered. Changes in
Property Owner				
Name of Individual: <u>San Ysldro School District</u>	Canada and C	🛛 Owner	Tenant/Lessee	Successor Agency
Street Address: 4350 Otay Mesa Road				
City: San Diego		Richered Handels - Statutes	State: CA	Zip:
Phone No.: <u>619-428-4476</u>	Fax No.:	Email:		
Signature:		Date:	90 TO 42 A	
Additional pages Attached: 🛛 Yes				
Applicant				a arasa =
Name of Individual: <u>ATC sequoia, LLC</u>	-12 - 2	Dwner	Tenant/Lessee	Successor Agency
Street Address:10 Presidential Way			10 M 10	
City: Woburn			State: MA	Zip: 01801
Phone No.:	Fax No.:	Email:		
Signature:		Date:		.
Additional pages Attached: 🛛 Yes	□ No			
Other Financially Interested Persons	2	-	(), , ,	
Name of Individual: <u>New Cingular Wireless PCS</u>	. LLC	Owner	Tenant/Lessee	Successor Agency
Street Address: Attn: Network Real Estate Admi	nistration: 575 Morosgo Drive NE			
City: Atlanta			State: _GA	Zip: _30324
Phone No.: 877-231-5447	Fax No.:	Email; RElea	aseAdmin@att.com	
signature:		Date: 3/	20/2019	
Additional pages Attached;				
Printed on recycl	ed paper. Visit our web site at <u>w</u> information is available in altern	ww.sandiego.gov/developm	ent-services.	

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from JANUARY 28, 2019

1. <u>Call to order</u>: At 5:39 p.m. Chairman Michael Freedman called meeting to order.

<u>Roll Call: Present</u>: M. Aguire; F. Castaneda (6:15pm); M. Chavarin; D. Flores; M. Freedman; J. Goudeau (5:57 pm); R. Lopez; A. Martinez; Ben Meza; J. Wells (5:43 pm); A. Zermeno. <u>Absent:</u> B. Gonzalez; A. Perez.

Quorum of 8 present at Call to Order, Item #2a, 2b Quorum of 10 present at 5.a; 5.b, 5.c, 5d

2. <u>Agenda & Minutes</u>

a. <u>Approval of Published Agenda</u>: A motion was made by A. Martinez and seconded by B. Meza to add as Item 5c *San Ysidro Community Air Monitoring* and as Item 5d *San Ysidro Intermodal Station* to the Published Agenda as Information Only items. Motion Passed (8-0-0). Yes: M. Aguirre; M. Chavarin; D. Flores; M. Freedman; R. Lopez; A. Martinez; Ben Meza; A. Zermeno. No: None. Abstain: None.

b. <u>Approval of Minutes</u>: Minutes of 11/19/2018 - A Motion was made by R. Lopez and seconded by D. Flores to approve the Minutes of November 19, 2018 as published. Motion Passed (8-0-0) Yes: M. Aguirre: M. Chavarin; D. Flores; M. Freedman; R. Lopez; A. Martinez; Ben Meza; A. Zermeno. No: None. Abstain: None.

3. <u>Communications, Announcements and Special Orders:</u>

a. <u>Chairman</u>:

- "Understanding the City's 2019-2020 Budget Process" held by Office of the Independent Budget Analyst. Wednesday January 30, 2019 5 pm – 6 pm 619.232.6555 202 C Street, Third Floor
- 2. Old Otay Mesa Road Progress. Project completion is currently targeting late March, pending any additional rains.
- 3. Welcome to Christopher Gris. New Council Representative for San Ysidro for District 8 Councilmember Vivian Moreno.

b. Board Members:

1. D. Flores

a. Casa Familiar will be hosting a San Ysidro Sin Limites Community Meeting on Thursday February 28, 2019 at 5:00 pm at the San Ysidro Civic Center to update the community on the San Ysidro Community Air Monitoring and begin engagement for the use of CARB AB-617 funding. Discussion will revolve around beginning to identify 50 community sites for indoor/outdoor air monitoring.

b. Casa Familiar will be hosting a reception opening at The FRONT Art Gallery on February 2, 2019 from 5-8 pm. "Journeys" will have two exhibitions 1. "Welcome the Stranger" exhibit by artist Jim Bleisner and 2. "Rebeliones Invisibles" by 3 collaborating artists: Vladimir Madera, Jorge Francisco Sanchez and Max Corona.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

c. <u>Elected Officials and Public Servants:</u>

- 1. Chris Gris, Vivian Moreno District 8
 - a. Shared the City Committees which Councilmember Moreno is a part.

b. Community Clean Up evet scheduled for Saturday, March 2, 2019 from 8:30 am – 12 pm. Starting point is at 663 E. San Ysidro Blvd. Drop off of trash items will be at 125 Cypress Drive. NO TIRES OR ELECTRICAL ITEMS.

c. Reiterated that Old Otay Mesa Road improvements are scheduled for completion in late March.

d. Tijuana River Valley Litigation, Councilmember Moreno and Mayor Faulconer urged City Council to vote in favor of joining the State Attorney General's lawsuit against the U.S. Government over the contaminated runoff from the Tijuana River Valley.

2. Carlos Lacarra, San Diego Police Department

a. Introduced Captain Adam Sharkey who shared news that the SDPD Southern Suppression Team was reactivated and thanked the community for supporting the request. Chair Freedman and the board congratulated the Captain and SDPD Chief of Police for providing the additional staffing necessary.

b. There has been increased tagging and that there were 2 adult individual suspects in custody. Reminded all to keep reporting and using the "Get It Done" app. Also reported there was a subject in custody that was tied to 14 break ins along San Ysidro Blvd. properties.

d. Members of the Public:

- 1. Juan Delgadillo presented concern regarding 598 Blackshaw Lane located next to their family property. It is up for sale and being advertised as allowing multi-family development. Mr. Delgadillo was concerned about additional traffic/street parking impacts. Chair Freedman will research and follow up with Mr. Delgadillo on allowable land uses and also stated that since there is no project proposed no action can be taken at this time by the SYCPG.
- 2. Adriana Orendain, resident of the Sunset/Alverson neighborhood also raised concerns over parking impacts and existing parking/traffic flow issues in those San Ysidro neighborhoods.

4. <u>Public Comment on Matters Not on the Agenda:</u>

1. Chair – Announced that the Election Subcommittee will be meeting after the regular meeting to organize the election for February 2019.

5. <u>Docket Items</u>:

a. ATC SOUTH DENNERY (AT&T/VZW) PTS 612524 (Shelly Killbourn Applicant) New Planned Development Permit, Neighborhood Development Permit, Neighborhood Use Permit applications for an existing Wireless Communications Facility located at 4350 Otay Mesa Road in the RS-1-7 zone (probably should be RM-1-1). The WCF consists of a 50 ft. tall monopine tower supporting two carriers (AT&T and Verizon), and two separate equipment compounds. No new construction is proposed. The project is proposing to retain the use for an additional ten years.

A motion was made by J. Wells and seconded by B. Meza to recommend approval of the continued use of the ATC South Dennery Wireless Communication Facility. Motion Passed (10-0-0). Yes: M. Aguirre; M. Chavarin; D. Flores: M. Freedman; J. Goudeau; R. Lopez; A. Martinez; B. Meza; J. Wells; A. Zermeno. No: None. Abstain: None.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

- **b.** Vacancy: There are two vacancies for terms ending April 2020 and April 2022. This is the final opportunity for candidates to qualify for the ballot. Candidates must be present at this meeting. Election for the two vacancies will be held on Monday February 25, 2019. A notice with sample ballots will be distributed separately. Four qualified members were nominated: Jessica Garcia, Cinnamon Clark, Adriana Oriendein and Abraham Jacobo. Each had an opportunity to address the board and public.
- **c.** San Ysidro Community Air Monitoring: Casa Familiar presentation on sustaining air monitoring through support from the California Air Resources Board, California Climate Investments. The organization has received support to continue air monitoring efforts for 2 years with the goals of identifying emissions reduction strategies for implementation in collaboration with the San Diego Air Pollution Control District. Information Only.
- **d.** San Ysidro Intermodal Station, MTS Kiosks Follow up: Request by M. Aguirre to provide follow up to formal request by San Ysidro Community Planning Group to MTS and City Officials. Chair Freedman will investigate the status of past letters. Information Only.

6. <u>Subcommittee Reports</u>: No Active Subcommittees.

7. <u>Representative's Reports</u>:

- a. **<u>SY POE Expansion & Reconfiguration</u>** (Aguirre): Art Deco building to be removed next month.
- b. SY Smart Border Coalition (Flores): No Report.
- c. Community Planners Committee (Meza): No Report.
- d. <u>Otay Mesa Planning Group</u> (Lopez): *Southwest Village Plan* was discussed. *Southwest Village* is southeast of SY High School and east of Beyer Blvd dead-end.
- 8. <u>Adjournment</u> Meeting Adjourned at 7:08 p.m.

Next Regular Meeting February 25, 2019. Minutes submitted J. Goudeau



Know what's below.

AMERICAN TOWER®

SITE NAME: SOUTHDENNERY CA SITE NUMBER: 414587 SITE ADDRESS: 4350 OTAY MESA RD SAN DIEGO, CA 92154



CONDITIONAL USE PERMIT

PROJECT SUMMARY	UTILITY COMPANIES	PROJECT DESCRIPTION	SHEET INDEX				
SITE ADDRESS: 4350 OTAY MESA RD	POWER COMPANY: SDG&E PHONE: (800) 411-7343	NEW PLANNED DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT, AND NEIGHBORHOOD USE PERMIT FOR	SHEET NO:	DESCRIPTION:			
SAN DIEGO, CA 92154	TELEPHONE COMPANY: VERIZON	EXISTING 50' MONOPINE TOWER, EQUIPMENT SHELTER, AND GENERATOR. NO NEW CONSTRUCTION IS PROPOSED.	G-001	TITLE SHEET			
ZONING INFORMATION:	PHONE: (800) 837-4966	PROJECT NOTES	C-101	OVERALL PARCEL PLAN			
			C-102	SITE PLAN			
ZONING JURISDICTION: CITY OF SAN DIEGO	PROJECT TEAM	 THE FACILITY IS UNMANNED. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A 	C-103	DETAILED SITE PLAN			
ZONING DISTRICT: RS-1-7	Y: SAN DIEGO COUNTY 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC C. ARCEL: 638-070-69-00 AMERICAN TOWERS LLC REGULATORY REQUIREMENTS. C. ARCEL: 638-070-69-00 10 PRESIDENTIAL WAY C. OR EFFECT OF STORM WATER DRAINAGE. C. PMENT BUILDING AREA: 705 SF WOBURN, MA 01801 DISPOSAL IS REQUIRED. C.		C-104	LANDSCAPING PLAN			
COUNTY: SAN DIEGO COUNTY		C-201	TOWER ELEVATION				
TAX PARCEL: 638-070-69-00		C-202	ANTENNA SCHEDULES				
XISTING EQUIPMENT BUILDING AREA: 705 SF			C-501	SIGNAGE			
LEASE AREA: 1452 S.F.							
		9. THIS PROJECT PROPOSES NO DEVELOPMENT					
		THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM					
	ENGINEER:	 NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. 					
	ATC TOWER SERVICES, LLC 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u>	11. THIS IS A NEW PERMIT FOR AN EXISTING FACILITY. NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY					
		THIS PROJECT. 12. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC					
		RIGHT-OF-WAY.					
	BONNIE BELAIR ATTORNEY, AMERICAN TOWER	PROJECT LOCATION DIRECTIONS					
	10 PRESIDENTIAL WAY WOBURN, MA 01801						
		FROM SAN DIEGO, CA:	1				
GEOGRAPHIC COORDINATES:		TAKE CA94 E TOWARDS TIJUANA. TAKE EXIT 3 FOR I-805 S,					
LATITUDE: 32.56369444		FOLOW TO EXIT FOR CA-905 E. TAKE EXIT 4 OFF OF CA-905 E FOR CALIENTE AVE, TURN RIGHT. TAKE FIRST CROSS STREET					
LONGITUDE: -117.0404167 GROUND ELEVATION: 226' AMSL		ONTO AIRWAY RD, CONTINUE ON ONTO OTAY MESA RD. SITE WILL BE ON THE RIGHT BY OTAY MESA PL.					



ATTACHMENT 12									
	eserved.								
	ights Res								
AMERICAN TOW	04								
ATC TOWER SERVICES, 3500 REGENCY PARKWAY	LLC								
SUITE 100 CARY, NC 27518	C IP								
PHONE: (919) 468-0112	2016 A								
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE. EXCLUSIVE PROPERTY OF AMERICAN TOWER. T PUBLICATION SHALL BE RESTRICTED TO THE OI FOR WHICH THEY ARE PREPARED ANY USE OR OTHER THAN THAT WHICH RELATES TO AMERIC THE SPECIFIED CARRIER IS STRICTLY PROHIBIT THESE DOCUMENTS SHALL REMAIN THE PROP AMERICAN TOWER WHETHER OR NOT THE PRO EXECUTED. NETTHER THE ARCHITECT NOR THE BE PROVIDING ON-SITE CONSTRUCTION REVIEW PROJECT. CONTRACTOR(S) MUST VERIFY ALL ADVISE AMERICAN TOWER OF ANY DISCREPANI ISSUANCE OF THIS DRAWING IS SUPERSEDED E VERSION ON FILE WITH AMERICAN TOWER.	ARE THE HER USE AND NIGHAL SITE DISCLOSURE AN TOWER OR ED, TITLE TO RTY OF JECT IS ENGINEER WILL V OF THIS INS. ANY PRIOR								
REV. DESCRIPTION B	Y DATE								
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414587									
ATC SITE NAME:									
SOUTHDENNERY	CA								
SITE ADDRESS:									
4350 OTAY MESA RD SAN DIEGO, CA 92154									
SEAL: POFESSION									
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APPROVED BY: WG									
DATE DRAWN: 06/18/18 ATC JOB NO: 12581461									
OVERALL PARCEL	PLAN								
SHEET NUMBER:	REVISION:								
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10'





BRANCHES AT ANTENNA P-O" (TYR) 3'-O" (TYR) 3'-O" (TYR) 3'-O" (TYR) 3'-O" (TYR) 3'-O" (TYR) 3'-O" (TYR) COMPARING							В - 0° (ПР.) 3'-0° (ПР.) 3'-0° (ПР.) 3'-0° (ПР.) 4 - 9' 5 М В ВАМСНЕЗ НЕСНТ 4 - 9' 5 М В ВАМСНЕЗ 1 - 9' 5 М В ВАМСНЕЗ НЕСНТ 1 - 9' 5 М В - 0° (ПР.) 3'-0° (ПР.) - 0° (ПР.)									
(EXISTING VERIZON WIRELESS ANTENNA/ COAX SCHEDULE							
SECTOR	ANT.	MANUFACTURER	RAD	AZIMUTH	G AT&T ANTENNA/ COA	ADDITIONAL TOWER	DIM.	ANTENNA COAX			E/		[ADDITIONAL TOWER	T
ALPHA	ANT.	(MODEL #)	CENTER 42'-0"	(TN)	(HXWXD)	MOUNTED EQUIPMENT (3) RRUS-11	(LXWXH)	DESCRIPTION	SECTOR	ANT.	MANUFACTURER (MODEL #)	RAD CENTER	AZIMUTH (TN)	DIM. (HXWXD)	MOUNTED EQUIPMENT	
ALPHA	A2	SBNHH-1D65B	42'-0"	0*		RRUS-32 B30	26.7"X12.1"X6.7"		ALPHA	A1	BXA-80063-4CF-EDIN-X	26'-0"	0.	47.4"X11.2"X5.2"		T
ALPHA	A3	SBNHH–1D65B	42'0"	0*	- 72.7"X11.9"X7.1"	(2) RRUS-12+A2	12.8"X15"X3.4"	(2) 7/8"	ALPHA	A2	AIR 21	26'-0"	0.	56"X12"X7.9"	RRUS-32	1:
ALPHA	A4	SBNHH–1D65B	42'-0"	0.		E15Z01P13	13"X7.2"X5.5"		ALPHA	A3	SBNHH-1D65B	26'-0"	0.	72"X11.9"X7.1"		
BETA	B1	SBNHH–1D65B	42'-0"	120°		(3) RRUS-11	17.8"X17.3"X7.2"		BETA	B1	BXA-80063-4CF-EDIN-X	26'-0"	90*	47.4"X11.2"X5.2"		
BETA	B2	SBNHH–1D65B	42'-0"	120'	72.7"X11.9"X7.1"	RRUS-32 B30	26.7"X12.1"X6.7"	(2) 7/8"	BETA	B2	AIR 21	26'-0"	90'	56"X12"X7.9"	RRUS32	1
BETA	B3	SBNHH–1D65B	42'0"	120°	72.7 X11.9 X7.1	(2) RRUS-12+A2	12.8"X15"X3.4"	(2) 1/0	BETA	B3	SBNHH1D65B	26'-0"	90*	72"X11.9"X7.1"		
BETA	B4	SBNHH–1D65B	42'-0"	120°		E15Z01P13	13"X7.2"X5.5"		GAMMA	C1	BXA-80063-4CF-EDIN-X	26'-0"	180°	47.4"X11.2"X5.2"		
GAMMA	C1	SBNHH–1D65B	42'-0"	240'	72.7"x11.9"x7.1"	(3) RRUS-11	17.8"X17.3"X7.2"		GAMMA	C2	AIR 21	26'-0"	180*	56"X12"X7.9"	RRUS-32	12
GAMMA	C2	SBNHH–1D65B	42'-0"	240*		RRUS-32 B30	26.7"X12.1"X6.7"	(2) 7/8"	GAMMA	СЗ	SBNHH-1D65B	26'-0"	180	72"X11.9"X7.1"		
GAMMA	С3	SBNHH-1D65B	42'-0"	240°		(2) RRUS-12+A2	12.8"X15"X3.4"	(2) 7/8"	1. (1) EXISTING RCMDC-3315-PF-48 RAYCAP (19.2"X15.7"X10.3")							
GAMMA	C4	SBNHH–1D65B	42'0"	240'		E15Z01P13	13"X7.2"X5.5"									
1. (1) EX	ISTING	DC6-48-60-18-8	BF RAYCAP		·	NA SCHEDULE		×				4	VERI	ZON WRELES	S ANTENNA S	Cŀ



