



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 5, 2022 REPORT NO. PC-22-025
HEARING DATE: May 19, 2022
SUBJECT: ATC LAKE MURRAY. Process Four Decision
PROJECT NUMBER: [683637](#)
OWNER/APPLICANT: Big Bear Super Market No. 3/ ATC Sequoia, LLC

SUMMARY

Issue: Should the Planning Commission approve the continued use of an existing Wireless Communication Facility (WCF) located at 7379 Jackson Drive in the Navajo Community Plan area?

Staff Recommendations:

APPROVE Planned Development Permit (PDP) No. 2596168, and Neighborhood Development Permit (NDP) No. 2596169.

Community Planning Group Recommendation: On November 12, 2021, Navajo Community Planning Group voted 13-0-0 to recommend approval of the project without conditions (Attachment 10).

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made March 7, 2022 and the opportunity to appeal that determination ended March 21, 2022.

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a wireless communication facility

and is not associated with residential development.

BACKGROUND

The ATC Lake Murray Project (Project) proposes the continued use of a WCF utilized by Verizon and AT&T to be mounted on an existing tower disguised as a faux pine tree (mono-pine). The WCF is located at 7379 Jackson Drive in the CC-1-3 zone of the Navajo Community Plan area. The Navajo Community Plan designates the site as commercial. Land uses surrounding the Project site include single family residential to the north and south, multi-family to the east and office and residential to the west (Attachments 1, 2, 3). The Project site is located on a developed commercial parcel, in the rear of the of the shopping center and at the eastern edge of the parking lot.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1, which are generally non-residential uses/zones and are permitted ministerially, and the least preferred locations being Preference 4, which are residential zones on a site with a residential use and require a Process Four Conditional Use Permit (CUP). Various land uses and zones between those Preference levels dictate decision levels and permits between a Limited Use Permit (LUP), Process One and a CUP, Process Four. This Project is located on a property in a commercial zone, the most preferred location, and would typically require a LUP only however, the requested deviations requires a discretionary action.

The existing facility was originally constructed in 1995 as a monopole for Verizon and then redesigned as a mono-pine in 2010 to house both Verizon and AT&T equipment. The 2010 permit had a 10-year expiration and expired in September 2020. The mono-pine is located at a higher elevation than the front of the commercial center, but only the top portion of it is visible from the main parking lot and vantage points from Jackson Drive and Navajo Road. The buildings and existing landscaping in the front parking lot, which includes mature trees, helps to minimize views of the mono-pine. Views from behind the building and from the adjacent residential development to the north are screened by extensive landscaping along the property line and along the edges of the parking lot.

The San Diego Municipal Code (SDMC) Section [143.0410](#) requires a Process Four, Planned Development Permit (PDP) when a project includes deviations from the applicable zoning regulations. In this case, the WCF mono-pine tree exceeds the 45-foot height limit, and measures 55-feet. This height is necessary to provide adequate coverage of the immediate area. The project encroaches into the side setback and requires a deviation to the 10-foot required side setback. Additionally, pursuant to SDMC Section [141.0420\(e\)\(3\)](#), the project requires a Neighborhood Development Permit (NDP) for equipment enclosure that exceeds 250-square-feet with the Project containing an existing 798 square-foot enclosure.

DISCUSSION

Project Description:

The Project proposes the continued use of an ATC Wireless Communication Facility (WCF) collocation

consisting of twelve (12) panel antennas, six (6) Remote Radio Units (RRUs) for Verizon and twelve (12) panel antennas and twelve (12) RRUs for AT&T to be mounted on an existing 55-foot-tall faux pine tree (mono-pine). The associated equipment will be located in a 798 square-foot equipment area, separated by carrier. The design of the Project is consistent with the City's General Plan for wireless facilities and the [Wireless Communication Facility Guidelines](#) for a mono-pine (Figures 1 and 2). A 10-year term will be included as a condition of approval to ensure that the design and use is still appropriate at that time. As demonstrated by the justification analysis and the design, the new WCF is appropriate at the existing location (Attachment 6). In reviewing the aerial maps provided with the application, it is evident that the immediate area is commercial, and mostly surrounded by residential. The facility has been providing service in this location since 1995 and no alternative locations have been considered, because any change in location would negatively impact Verizon and AT&T customers' existing service. Any change or degradation in service would directly contravene Verizon's and AT&T's commitment to improving the reliability and performance of their networks and their customers' wireless experience. Allowing the facility to continue operating will ensure that existing Verizon and AT&T customers are not impacted as the facility is an integral part of Verizon's and AT&T's networks, as the site's operation is closely coordinated with other sites in the area.(Attachment 6).

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 RFE-EME Compliance Report dated September 18, 2020 from Lawrence Behr Associates Inc. was submitted to the City, verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the Project file.



Figure 1: Photo-simulation of existing facility



Figure 2: Photo-simulation of proposed re-branched WCF consisting of Verizon and AT&T enclosures and mono-pine.

Community Plan Analysis:

The Navajo Community Plan does not specifically address Wireless Communication Facilities. However, the [City of San Diego's General Plan \(UD-15\)](#) requires that the visual impact of wireless facilities be minimized by concealing them inside 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 shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process.

Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Faux landscaping may be used on a premise where natural vegetation similar in size and species exists. In this case, the mono-pine tree is located in the rear of the commercial center with existing landscaping in the front parking lot, which includes mature trees, helps to minimize views of the mono-pine. Views from behind the building and from the adjacent residential development to the north are screened by extensive landscaping along the property line and along the edges of the parking lot. The mono-pine panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live pine tree. The existing tree will be re-branched, all discolored and damaged branches will be replaced and added to create a realistic pine tree. As designed, the Project complies with the WCF regulations, as the faux tree blends with the other trees in the area, thereby reducing any potential visual impacts.

Project-Related Issues:

Deviation – The Project requests a deviation from the applicable development regulations as allowed with the approval of a PDP, provided that the findings in [SDMC Section 126.0605](#) can be supported. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Commercial Height Limit	SDMC Section 131.0531, SDMC Table 131-05E	Maximum of 45-foot height limit	55-feet
Side Setback	SDMC Section 131.0531, SDMC Table 131-05E	Required 10-foot side setback	Varies

Justification to Deviate from Height Limit - A deviation is being requested to increase the height limit of the commercial zone for the Project. Currently, SDMC Table 131-05E allows a height maximum of 45-feet. The Project proposes a 55-foot-tall faux pine tree (mono-pine) and has a design and coverage factor weighed into the rationale for the requested height deviation.

The additional height allows the monopine to house two wireless carriers, rather than one, thus reducing the amount of facilities in the area. The height deviation provides additional top branch height to create a more realistic appearance and allows the carriers to provide improved coverage to the surrounding area. Strict adherence to the height limit would result in impacts to service coverage, essential emergency communication services, physical appearance of the site, as well as potentially limit the number of carriers on the site. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the residential property and the predicted loss of coverage without continued use of the project.

Justification to Deviate from Side Setback - A deviation is being requested to reduce the side setback to allow the existing facility to continue its use on a commercial property, while also providing coverage to the surrounding residential and commercial areas. The facility encroaches into the required 10-foot side setback. The facility has been in use since 1996 and the discontinued use of the facility would result in impacts to service coverage and essential emergency communication services. The City prefers the use of existing facilities as opposed to constructing new facilities, wherever possible.

The above deviations have been analyzed by City staff and determined to be consistent with the goals and recommendations of the General Plan, the Navajo Community Plan, and the purpose and intent of the Wireless Communication Ordinance. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the above deviations, the proposed Project will continue to provide wireless communication service to

the surrounding area and emergency essential communications services.

Conclusion:

The Project's design effectively integrates the proposed mono-pine meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the [Wireless Design Guidelines](#) and [Council Policy 600-43](#). City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of Development Permit No. 2596168, and Neighborhood Development Permit No. 2596169 (Attachment 5).

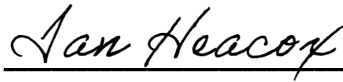
ALTERNATIVES

1. Approve Planned Development Permit No. 2596168, and Neighborhood Development Permit No. 2596169, with modifications.
2. Deny Planned Development Permit No. 2596168, and Neighborhood Development Permit No. 2596169, 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,



Simon Tse
Sup. Development Project Manager
Development Services Department



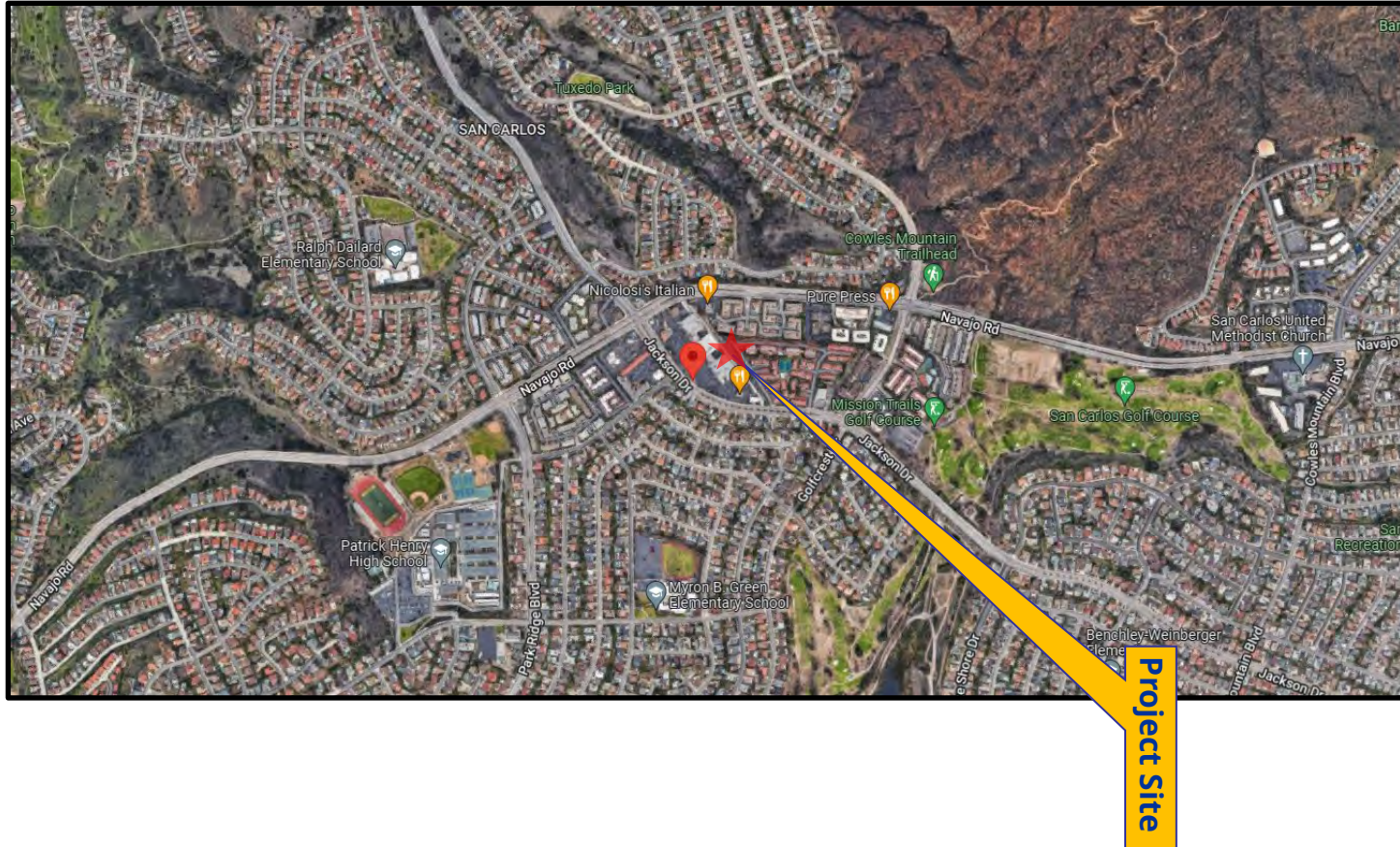
Ian Heacox
Development Project Manager II
Development Services Department

ST/IH

Attachments:

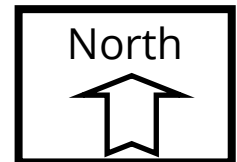
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Community Planning Group Recommendation
10. Photo Survey
11. Photo Simulations

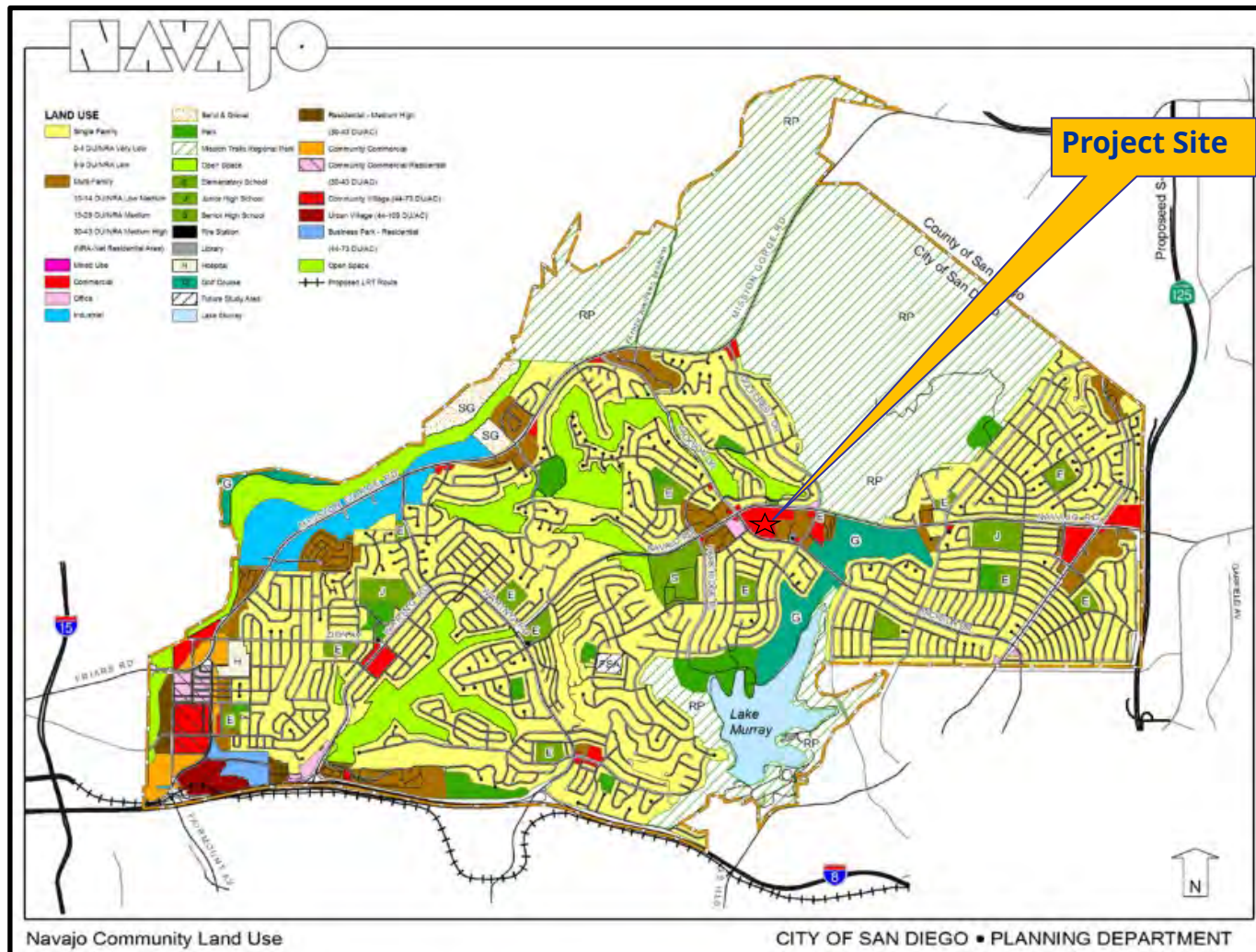
12. Radio Frequency Report
13. Project Plans



Aerial Photograph

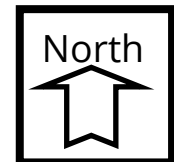
ATC Lake Murray Project No. 683637
7379 Jackson Drive

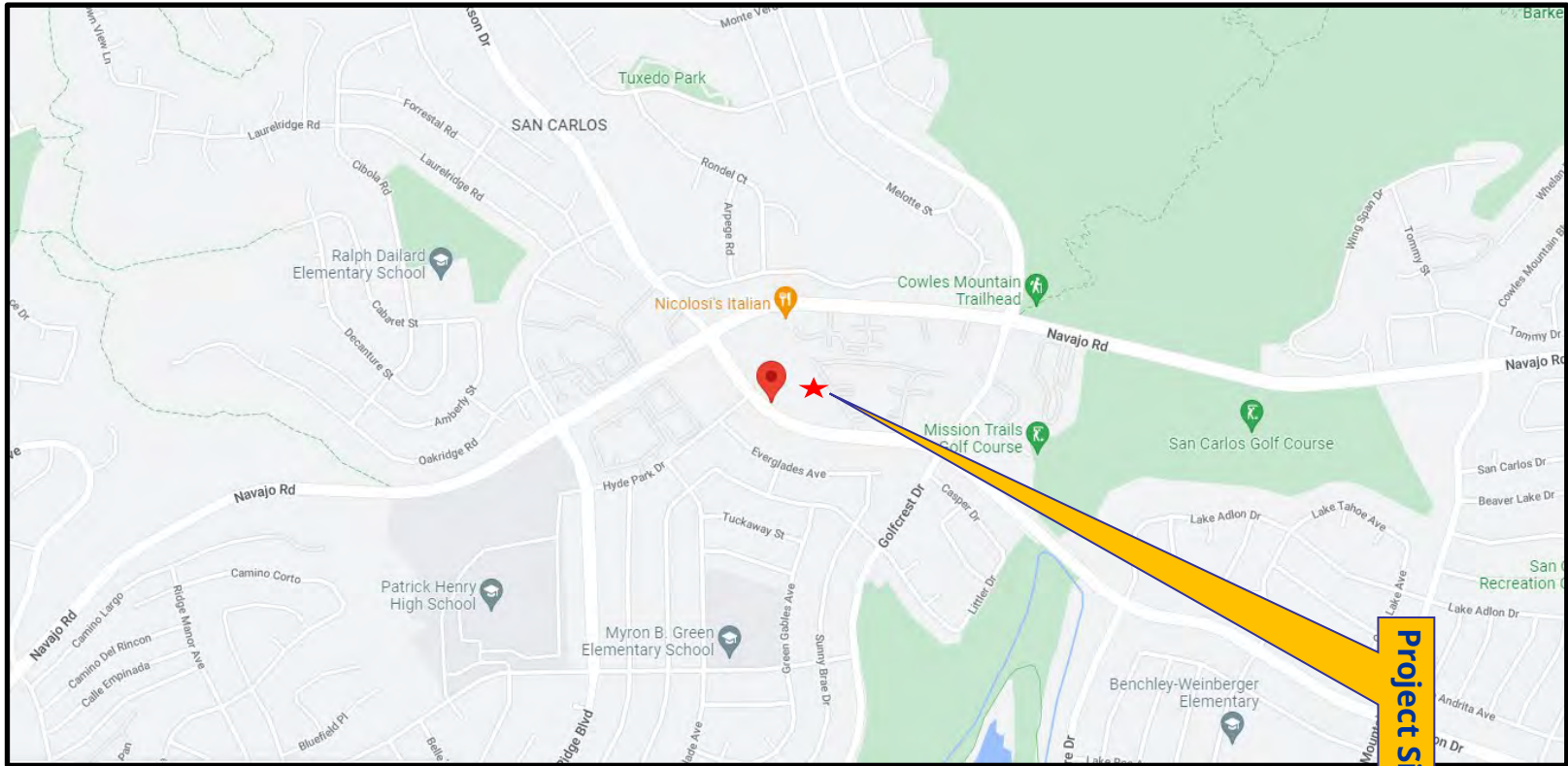




Navajo Land Use Plan

ATC Lake Murray Project No. 683637
7379 Jackson Drive



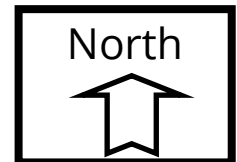


Project Site



Project Location Map

ATC Lake Murray Project No. 683637
7379 Jackson Drive



PLANNING COMMISSION RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 2596168
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2596169
ATC LAKE MURRAY PROJECT NO. 683637

WHEREAS, Big Bear Super Market No. 3, Owner, and ATC Sequoia, LLC, Permittee, filed an application with the City of San Diego for a permit to continue use of an existing Wireless Communication Facility (WCF) described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Numbers 2596167, 2596168, and 2596169;

WHEREAS, the project site is located at 7379 Jackson Drive in the CC-1-3 zone of the Navajo Community Plan;

WHEREAS, the project site is legally described as Parcel 3, in the City of San Diego, County of San Diego, State of California, as shown at Page 1955 of Parcel Maps, filed in the office of the County Recorder of San Diego County, October 1, 1973;

WHEREAS, on March 7, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 19, 2022, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2596168, and Neighborhood Development Permit No. 2596169, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2596168, and Neighborhood Development Permit No. 2596169:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The ATC Lake Murray Project (Project) proposes the continued use of an ATC Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas, six (6) Remote Radio Units (RRUs) for Verizon and twelve (12) panel antennas and twelve (12) RRUs for AT&T to be mounted on an existing 55-foot-tall faux pine tree (mono-pine). The existing associated equipment will be located in a 798 square-foot equipment area, separated by carrier. The WCF is located at 7379 Jackson Drive in the CC-1-3 zone of the Navajo Community Plan area. The Navajo Community Plan designates the site as Commercial.

The Navajo Community Plan does not specifically address Wireless Communication Facilities. However, the [City of San Diego's General Plan \(UD-15\)](#) requires that the visual impact of wireless facilities be minimized by concealing them inside 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 shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process.

Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Faux landscaping may be used on a premise where natural vegetation similar in size and species exists. In this case, the mono-pine tree is located in the rear of the commercial center with existing landscaping in the front parking lot, which includes mature trees, helps to minimize views of the mono-pine. Views from behind the building and from the adjacent residential development to the north are screened by extensive landscaping along the property line and along the edges of the parking lot. The panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, to reduce visual impacts. The existing mono-pine tree will be re-branched, all discolored and damaged branches will be replaced and added to create a realistic pine tree. As designed, the Project complies with the WCF regulations, by integrating the Project with the other trees in the area, thereby reducing any potential visual impacts.

Pursuant to SDMC Section 141.0420(e)(3), when an equipment enclosure exceeds 250-square-feet, a Neighborhood Development Permit (NDP) is required. The Project includes two existing equipment enclosures measuring a total of 798-square-feet. Additionally, in accordance with SDMC Section 143.0402, deviations from applicable zoning regulations require a Planned Development Permit (PDP). The WCF is 55-feet-tall, which deviates from the CC-1-3 Zone height limit of 45 feet. The existing facility is also encroaching into the required side setback of 10-feet. As a result, and barring the height deviation, site setback and exceeding equipment enclosure square footage, the project compiles with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan and the Navajo Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the Project require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare to include, but not limited to height limitation, setback limitation, concealment requirements, and electromagnetic fields controls. 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 RFE-EME Compliance Report (Report) dated September 18, 2020 from Lawrence Behr Associates Inc. was submitted to the City verifying that the proposed Project meets or exceeds the requirements of the FCC for RF emissions. The proposed WCF is surrounded by a metal fence and the enclosure walls. The Project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the proposed Project will not be detrimental to the public health, safety and welfare.

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

Deviations to the San Diego Municipal Code (SDMC) may be processed through a Planned Development Permit (PDP) in accordance with SDMC Sections 126.0601 and

143.0401. The purpose of the PDP 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. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. The faux tree panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live pine tree. The mono-pine tree is located in the rear of the commercial center with existing landscaping in the front parking lot, which includes mature trees, helps to minimize views of the mono-pine. Views from behind the building and from the adjacent residential development to the north are screened by extensive landscaping along the property line and along the edges of the parking lot. The equipment enclosures are painted to match the buildings or have a trellis overhead to help reduce the visual impact of the equipment. As a result, the project compiles with the intent of SDMC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the City's General Plan.

A deviation to building height and the required side setback is proposed for the existing WCF. The Project proposes the continued use of a 55-foot-tall faux pine tree (mono-pine) where 45 feet is the permitted. The additional mono-pine height offers the opportunity to collocate, thus reducing the amount of facilities in the area while preserving the aesthetics. The height deviation provides additional top branch height to create a more realistic appearance and allows the carriers to provide improved coverage to the surrounding area. Strict adherence to the height limit would result in impacts to service coverage, essential emergency communication services, physical appearance of the site, as well as potentially limit the number of carriers on the site. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without continued use of the project. The existing facility is encroaching into the side setback and requests the reduction of the side setback to allow the existing facility to continue its use on a commercial property, while also providing coverage to the surrounding residential areas. The facility encroaches into the required 10-foot side setback. The facility has been in use since 1996 and the discontinued use of the facility would result in impacts to service coverage and essential emergency communication services. The City prefers the use of existing facilities as opposed to constructing new facilities, wherever possible.

The above deviations have been analyzed by City staff and determined to be consistent with the goals and recommendations of the General Plan, the Navajo

Community Plan, and the purpose and intent of the Wireless Communication Ordinance. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the above deviations, the proposed Project will continue to provide wireless communication service to the surrounding area and emergency essential communications services.

In addition to the processing of a PDP for deviations, the project requires a Neighborhood Development Permit (NDP) pursuant to San Diego Municipal Code (SDMC) Section [141.0420\(e\)\(3\)](#), when an equipment enclosure exceeds 250 square feet. The project currently contains two equipment enclosures that total 798-square-feet, which are necessary to enclose and secure the ancillary equipment to support the WCF.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to SDMC 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.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

As outlined in PDP Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in PDP Finding No. A.1.b. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in PDP Finding No. A.1.c. listed above, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 2596167, Planned Development Permit No. 2596168, and Neighborhood Development Permit No. 2596169 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2596167, 2596168, 2596169, a copy of which is attached hereto and made a part hereof.

Ian Heacox
Development Project Manager
Development Services

Adopted on: May 19, 2022

IO#: 11004545

fm 7-17-17

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2596167
PLANNED DEVELOPMENT PERMIT NO. 2596168
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2596169
ATC LAKE MURRAY PROJECT NO. 683637
PLANNING COMMISSION

This Conditional Use Permit No. 2596167, Planned Development Permit No. 2596168, and Neighborhood Development Permit No. 2596169 is granted by the Planning Commission of the City of San Diego to Big Bear Super Market No. 3, Owner, and ATC Sequoia, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0303, 126.0402, 126.0602, and 142.0420. The site is located at 7379 Jackson Drive in the CC-1-3 zone of the Navajo Community Plan. The project site is legally described as: Parcel 3, in the City of San Diego, County of San Diego, State of California, as shown at Page 1955 of Parcel Maps, filed in the office of the County Recorder of San Diego County, October 1, 1973.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 19, 2022, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas, six (6) Remote Radio Units (RRUs) for Verizon and twelve (12) panel antennas and twelve (12) RRUs for AT&T concealed on an existing 55-foot-tall faux pine (mono-pine) tree.
- b. The associated equipment is located in a 798 square-foot secured equipment area at ground level adjacent to the mono-pine.
- b. Deviations: A deviation from SDMC Section 131.0531, Table 131-05E allowing the WCF to measure a height of 55-feet, where the zone allows a 45-foot maximum height and a deviation allowing the WCF to encroach within the side setback, where the zone allows a 10-foot side setback.
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 5, 2025.
2. This Permit and the corresponding use of this site shall **expire on June 2, 2032**. 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 Owner/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 process a new application within the deadline provided or to decommission the facility after the expiration date will deem the facility illegal, and shall be cause enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/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 Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. 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 Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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 Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPING REQUIREMENTS:

14. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans. 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, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

TELECOM DESIGN REQUIREMENTS:

16. 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.

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

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

19. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

20. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

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, Owner/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 Owner/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 shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

24. The Owner/Permittee shall notify the City within thirty (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.

Faux Trees

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

26. All mounting pipes supporting each antenna must not extend beyond the length of each antenna. No mounting pipes absent antennas/RRHs shall remain.

27. 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.

28. 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.

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

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

31. Radio Frequency antenna socks designed to match the mono-pine shall fully cover the front and back of the antennas (and any other components).

32. The applicant shall be required to update and/or replace the mono-pine foliage if there are any discoloration after final inspection. Such repairs shall be performed within 30 calendar days after an official email notice by the Development Services Department to the applicant/owner on record.

33. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 19, 2022 and [Approved Resolution Number].

CUP No. 2596167/PDP No. 2596168/NDP No. 2596169
Date of Approval: May 19, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Owner

By _____
Name:
Big Bear Super Market No. 3

Permittee

By _____
Name:
ATC Sequoia, LLC

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

Coverage Map

Tab 3

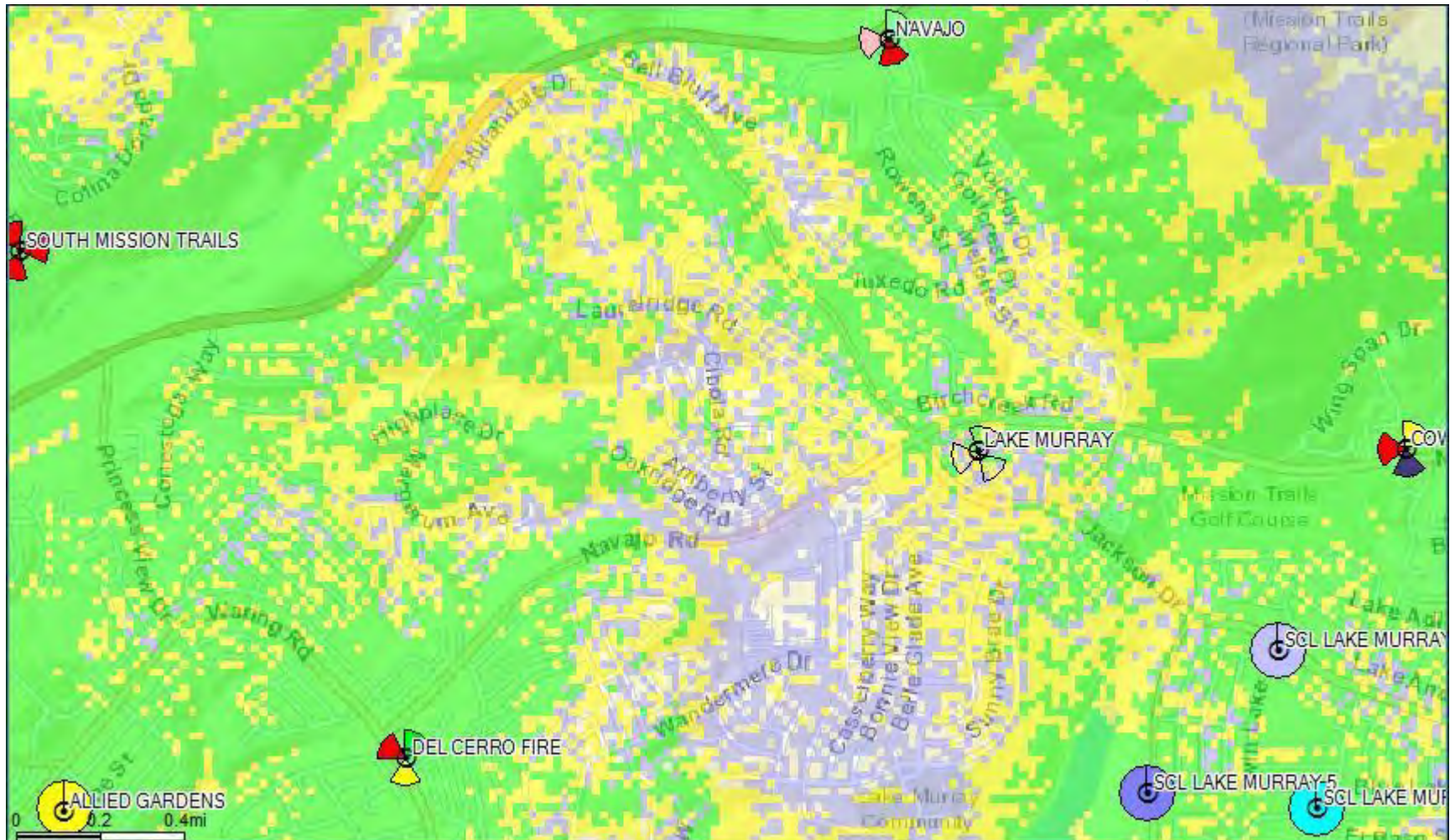
Coverage without Lake Murray

Zoning_LTE: RSRP - Coverage (0)

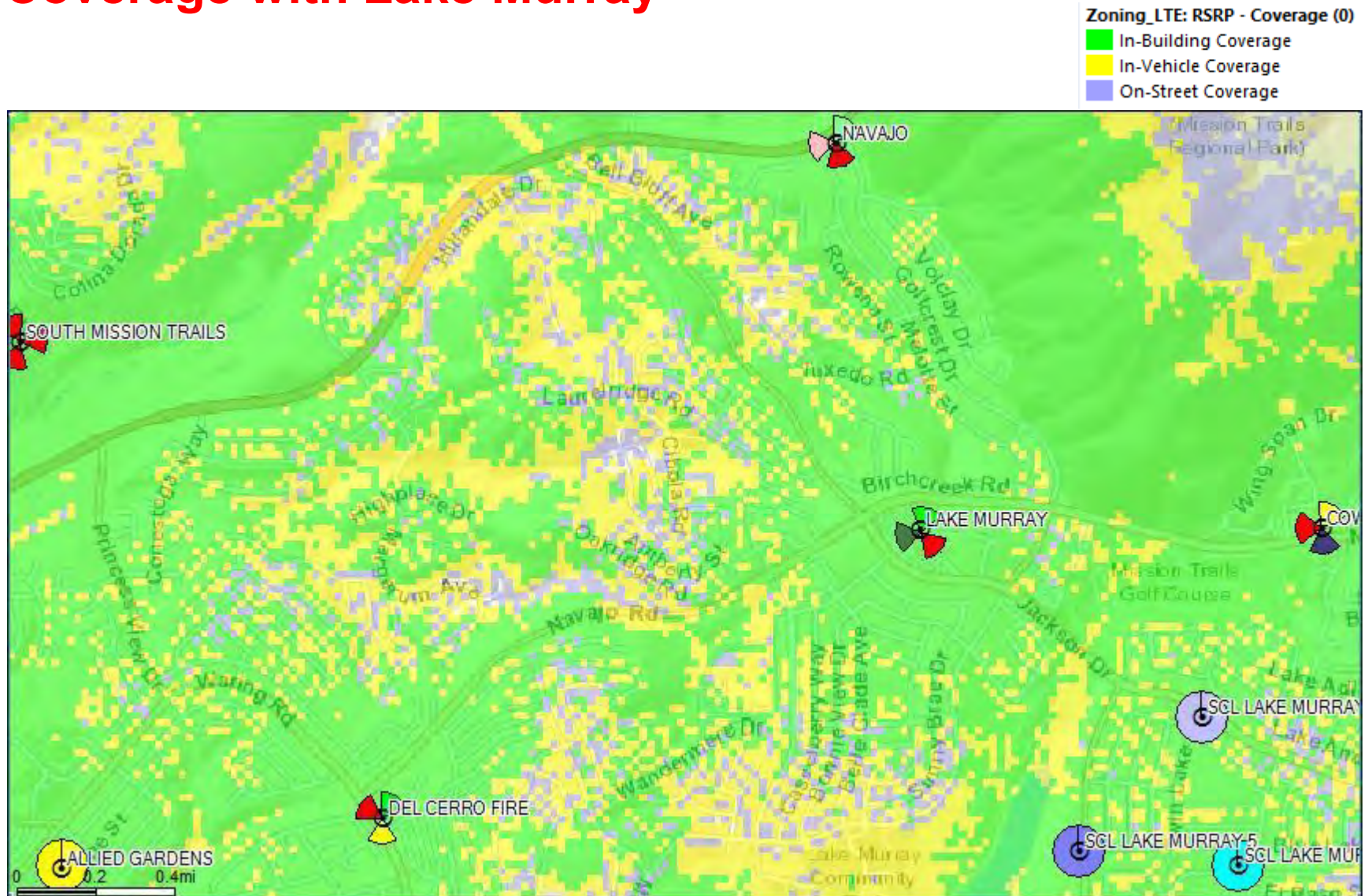
■ In-Building Coverage

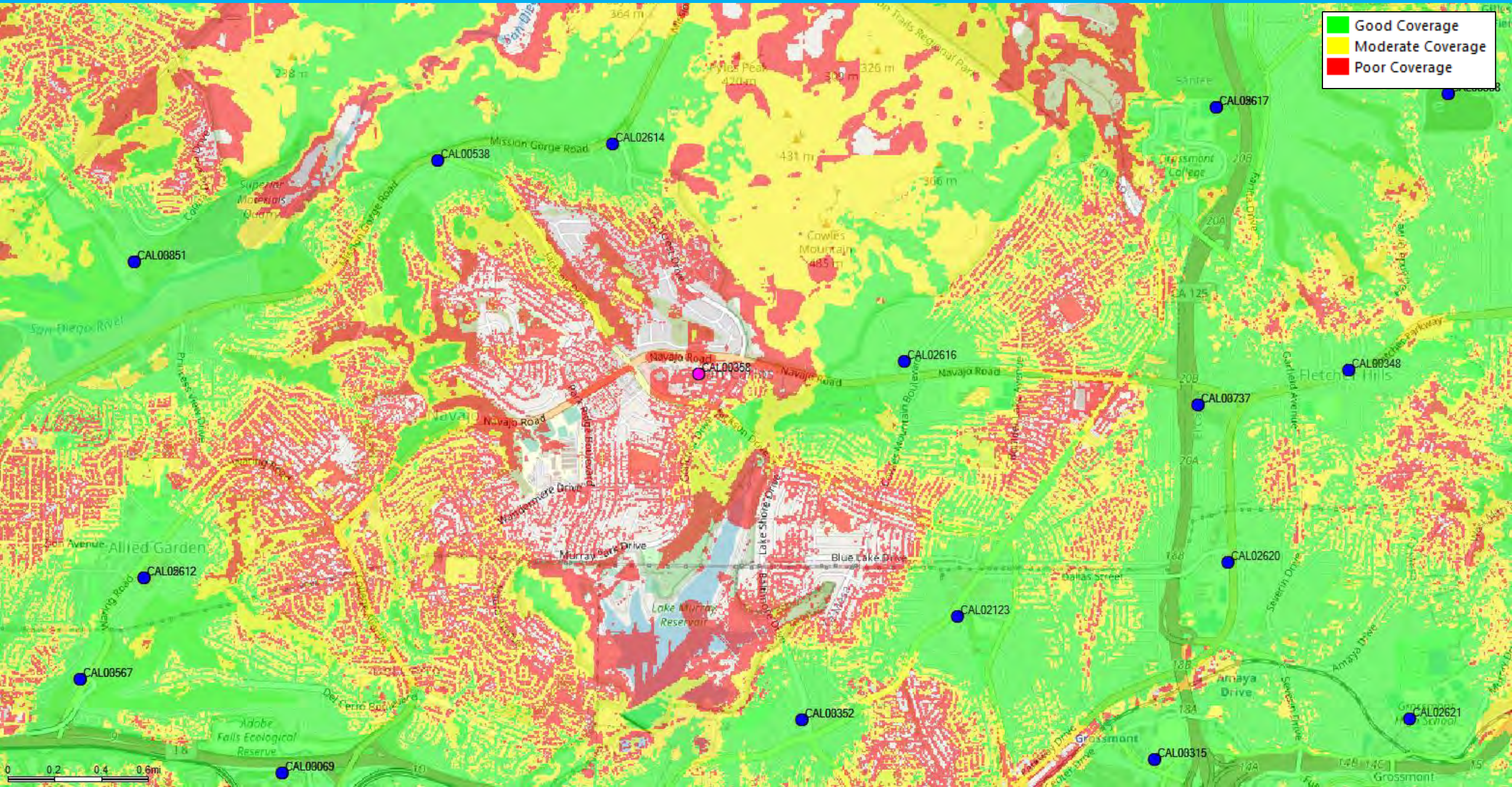
■ In-Vehicle Coverage

■ On-Street Coverage

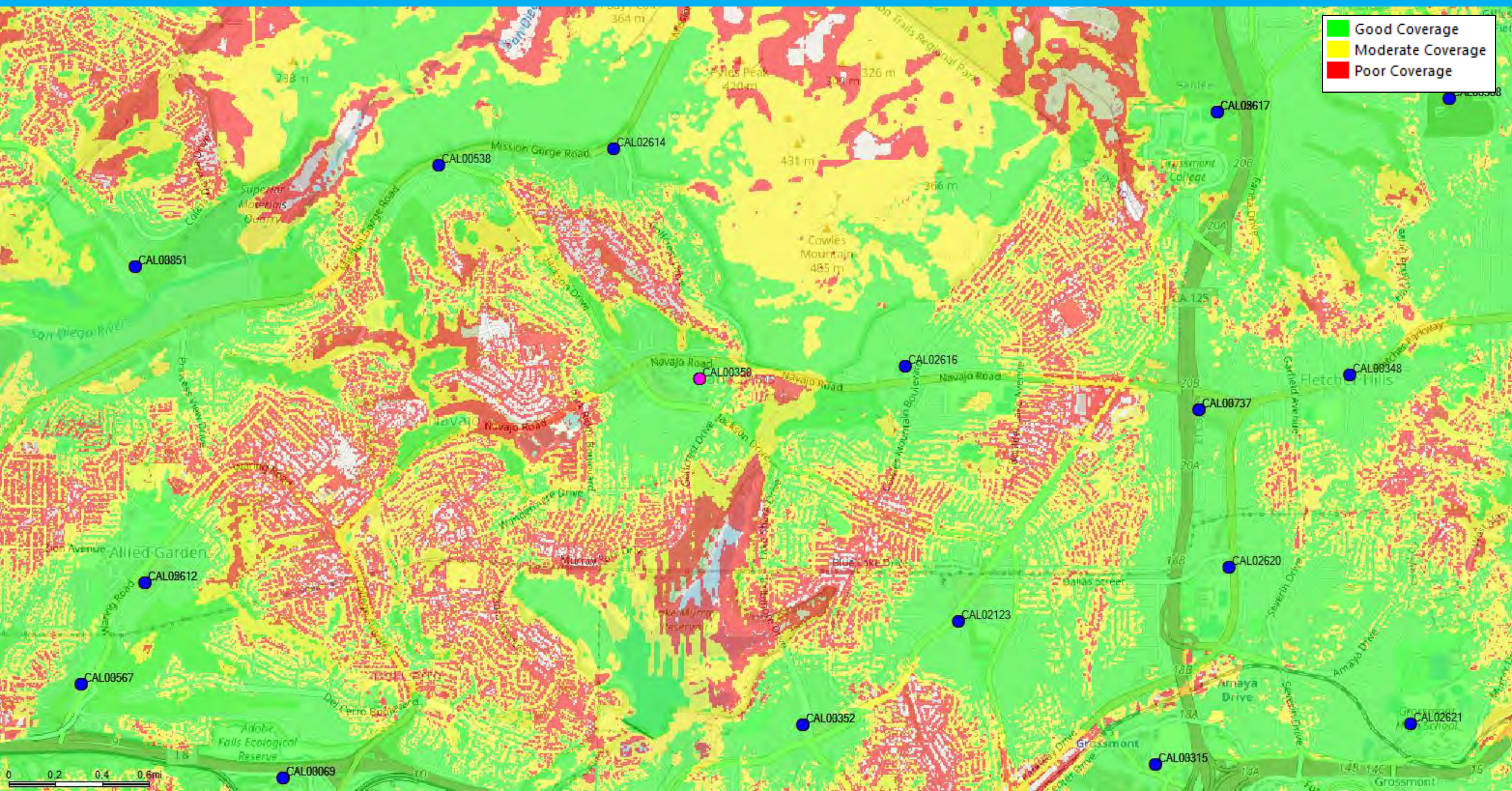


Coverage with Lake Murray



[illegible]

Coverage with CAL00358



NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ 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.: 683637

Project Title: ATC Lake Murray

PROJECT LOCATION-SPECIFIC: 7379 Jackson Drive, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit, Conditional Use Permit and Neighborhood Development Permit to continue the operation of a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas and six (6) Remote Radio Units (RRUs) for Verizon and twelve (12) panel antennas and twelve (12) RRUs for AT&T to a 55-foot faux pine tree (monopine) with a 798-square-foot shelter at ground level housing accessory equipment. The project is located at 7379 Jackson Drive, San Diego, CA in the CC-1-3 zone of the Navajo Community Plan, Council District 7

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly Kilbourn-Plan Com 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)).
- ☒ CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- ☐ STATUTORY EXEMPTION:

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

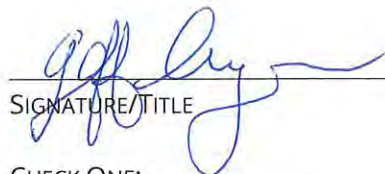
LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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



_____/SENIOR PLANNER

SIGNATURE/TITLE

4/22/2022

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:



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

Ownership Disclosure Statement

FORM
DS-318

October 2017

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: ATC Lake Murray 411083

Project No. For City Use Only: _____

Project Address: 7393 Jackson Drive

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: Big Bear Super Market No. 3 ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: P.O. Box 20

City: Boise

State: ID Zip: 83726

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: ATC Sequoia, LLC ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 10 Presidential Way

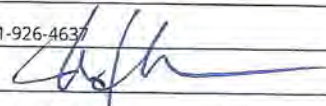
City: Woburn

State: MA Zip: 01801

Phone No.: 781-926-4637

Fax No.: _____
Margaret Robinson,
Senior Counsel

Email: _____

Signature: 

Date: 8/25/2020

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____

State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____


Additional pages Attached: ☐ Yes ☐ No



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: ATC "Lake Murray" Wireless Communication Facility		Project Number: 683637	Distribution Date:
Project Scope/Location:			
Applicant Name: Shelly Kilbourn		Applicant Phone Number: 619-208-4685	
Project Manager: Will Zounes	Phone Number:	Fax Number: (619) 321-3200	E-mail Address: wzounes@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 13	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 13	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes 13	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Deny	Members Yes 13	Members No 0	Members Abstain 0
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: David Smith		TITLE: Chair	
SIGNATURE: 		DATE: 11/12/2021	
<i>Attach Additional Pages if Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

EXISTING



Existing antennas mounted to
existing monopine

Existing equipment shelter



PROPOSED





SD0358 – Lake Murray

7393 Jackson Drive. San Diego, CA 92119



Existing



Proposed



SD0358

7393 Jackson Drive. San Diego, CA 92119





SD0358

7393 Jackson Drive. San Diego, CA 92119





SD0358

7393 Jackson Drive. San Diego, CA 92119





SD0358

7393 Jackson Drive. San Diego, CA 92119





SD0358

7393 Jackson Drive. San Diego, CA 92119





SD0358

7393 Jackson Drive. San Diego, CA 92119





5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330

AT&T MOBILITY



JOB #: 20-505



DATE: 5/13/21 DESIGNED: ALL DRAFTER: ALL

REVISIONS		
REV	DATE	DESCRIPTION

LAKE MURRAY

SITE #: 411083

BRANCHING OF EXISITING 55'-0" MONOPINE

CELL TREES, INC. Job:
20-505

LOCATION:

7379 JACKSON DRIVE
SAN DIEGO, CA 92119
SAN DIEGO COUNTY

DRAWING INDEX

MP-1 TITLE SHEET
MP-2 ELEVATION VIEW & EPA VALUES
MP-3 BRANCH LAYOUT & RECEIVER

TITLE SHEET

LAKE MURRAY
SITE #: 411083
BRANCHING OF EXISTING 55'-0" MONOPINE
7379 JACKSON DRIVE
SAN DIEGO, CA 92119
SAN DIEGO COUNTY

A1212-0415-201

MP-1	REV
	0

PROJECT: Lake Murray	
Monopine Branch Layout	
Eff. Area Factor:	0.95
Top Crown Radius:	5 ft
C _A Factor:	0.6
Bott. Branch Elev. (ft):	10 ft
Top of Steel Elev. (ft):	51 ft

Branch Layout Along Pole:

Branch Length (ft)	Qty	Elevation		Branch Wt. (lbs)	Total Wt. (lbs)	Wind Area		
		Start (ft)	Stop (ft)			Gross (ft²)	Eff. (ft²)	C _A A _E (ft²)
7	21	45.3	51.0	30.0	630	89.1	85.1	51.0
8	24	38.7	45.3	34.0	816	115.1	109.9	66.0
8	24	32.1	38.7	34.0	816	115.3	110.1	66.1
8	24	25.6	32.1	34.0	816	115.5	110.3	66.2
8	24	19.0	25.6	34.0	816	115.7	110.4	66.3
10	33	10.0	19.0	42.0	1386	195.5	186.6	112.0
				Total (lbs):	5280			

Antenna Branches:

Branch Length (ft)	Qty	Elev. (ft)	Weight
4	3	48	69
2	66	48	660

Top Crown:

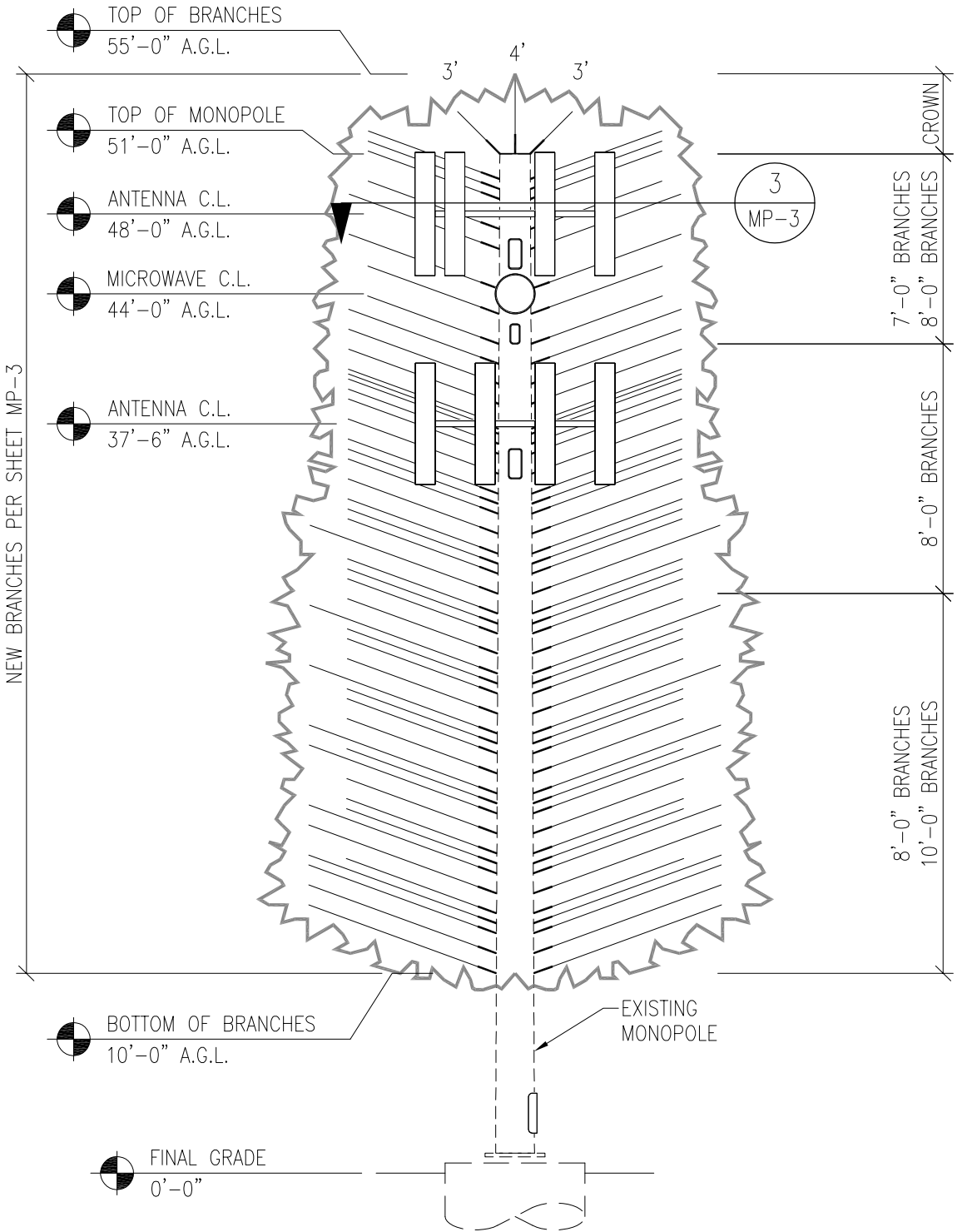
Branch Length (ft)	Qty	Weight	Total Wt.
4	1	23	74
3	3	51	
Gross Area (ft2):	39.3		
Eff. Area (ft2):	37.5		
C _A A _E (ft ²):	22.5		

BRANCH EPA VALUES

N.T.S.

2

NOTE: IT IS THE RESPONSIBILITY OF OTHERS TO DETERMINE THE ADEQUACY OF THE POLE & FOUNDATION TO SUPPORT THE PROPOSED BRANCH & EQUIPMENT LOADING.



ELEVATIONS

N.T.S.

1

AT&T MOBILITY



JOB #: 20-505



1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205
(480) 648-3514
www.vectorse.com

DATE: 5/13/21 DESIGNED: ALL DRAFTER: ALL

REVISIONS		
REV	DATE	DESCRIPTION

ELEVATION VIEW & EPA VALUES

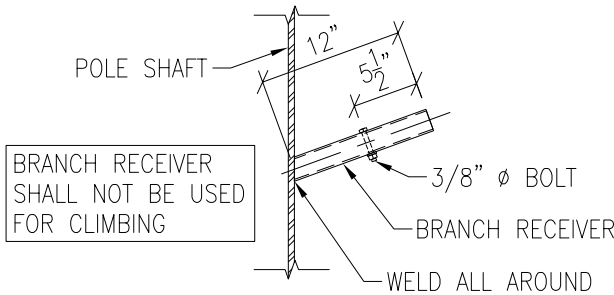
LAKE MURRAY
SITE #: 411083
BRANCHING OF EXISTING 55'-0" MONOPOLE
7379 JACKSON DRIVE
SAN DIEGO, CA 92119
SAN DIEGO COUNTY

A1212-0415-201

MP-2

REV
0

A WEEP HOLE OR OTHER MEANS OF PREVENTING WATER BUILD UP SHALL BE PROVIDED FOR BRANCH RECEIVERS

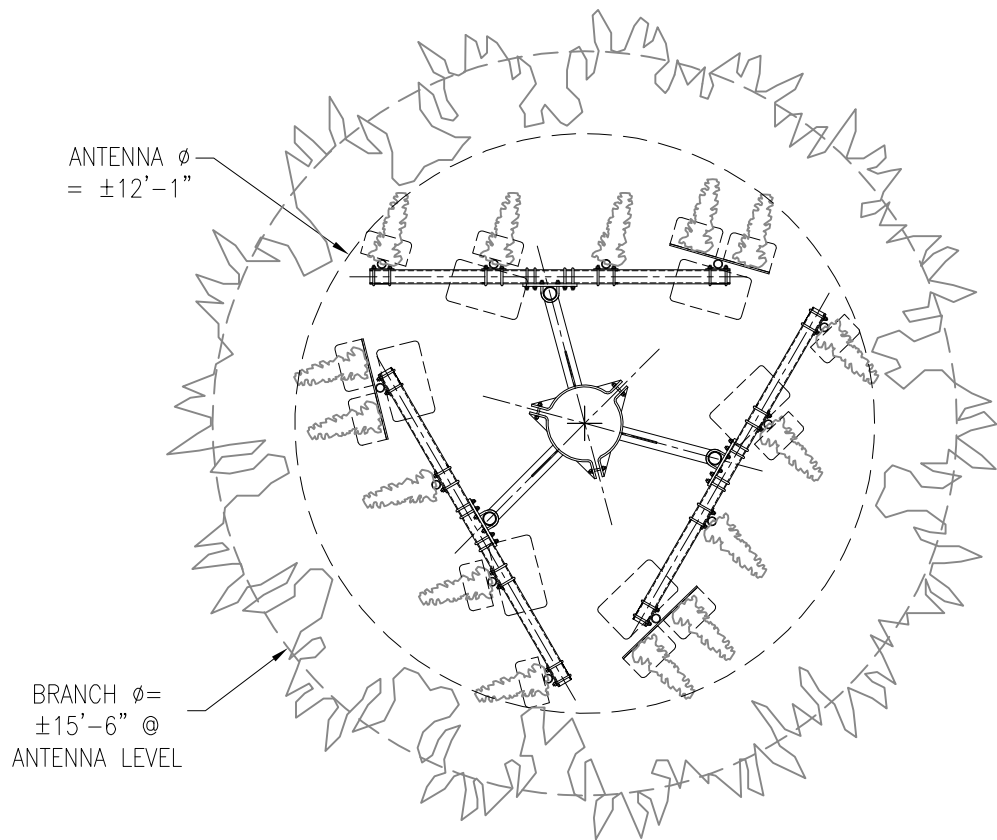


BRANCH RECEIVERS ARE BY CELL TREES AND SHOWN FOR REFERENCE ONLY. COMPONENTS ARE NOT REVIEWED BY VECTOR.

BRANCH RECEIVER

N.T.S.

2

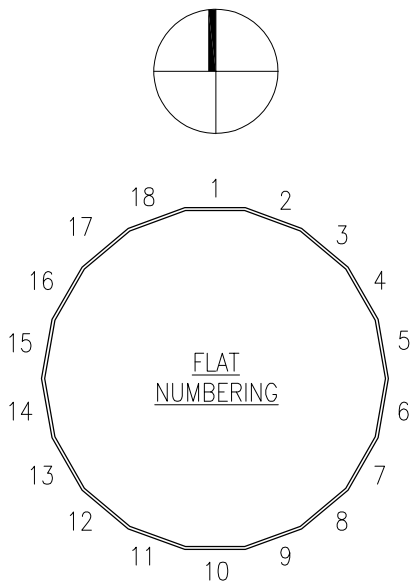


PLAN VIEW @ MOUNT

N.T.S.

3

NORTH



T = BRANCH TIPS
BB = BOOM BRANCH
X = VACANT RECEIVER
2 = 2'-0" BRANCH
3 = 3'-0" BRANCH
4 = 4'-0" BRANCH
5 = 5'-0" BRANCH
6 = 6'-0" BRANCH
7 = 7'-0" BRANCH
8 = 8'-0" BRANCH
9 = 9'-0" BRANCH
10 = 10'-0" BRANCH
TOTAL BRANCH COUNT = 157
AVERAGE = 3.83 BRANCHES PER FOOT

BRANCH LAYOUT

Elev	Deg	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
51.00	90											4							
51.00	30						3						3						3
49.75	30	T	7	T				T	7	T	T	T		T	7	T		T	T
49.25	15	T		T	7	T		T		T	7	T		T		T	7	T	T
48.75	15	T		T		T	7	T		T		T	7	T		T		T	7
48.00	15																		
47.25	15	T		7		T		T		7		T		T		7		T	T
46.25	0	8		T		T		8		T	T	T	T	8		T		T	T
45.25	0	T		T		7		T		T	T	7	T	T		T		7	T
44.25	0	T	8	T		T		T	8	T	T	T	T	T	8	T		T	T
44.00	15																		
43.00	15				7						7					7			
41.50	15						7						7						7
40.50	15																		
39.50	15	8						8						8					
38.50	15					8						8					8		
37.50	15																		
37.25	15		8						8						8				
37.00	15				8						8					8			
36.50	15						8						8					8	
36.00	15			8						8						8			
35.00	15	8						8						8					
34.00	15					8						8						8	
33.50	15		8						8						8				
33.00	15				8						8						8		
32.00	15						8						8						8
31.00	15			8						8						8			
30.50	15	8						8						8					
30.00	15					8						8						8	
29.00	15		10						10						10				
28.00	15				8					8						8			
27.50	15						8						8						8
27.00	15				8					8						8			
26.00	15	8						8						8					
25.00	15					10						10						10	
24.50	15		8						8						8				
24.00	15				8						8						8		
23.00	15						8						8						8
22.00	15			10						10						10			
21.50	15	8						8						8					
21.00	15					8						8						8	
20.00	15		8						8						8				
19.00	15				10						10						10		
18.50	15						8						8						8
18.00	15			10						10						10			
17.00	15	8						8						8					
16.00	15					8						8						8	
15.50	15		8						8						8				
15.00	15				10						10						10		
14.00	15						10						10						10
13.00	15			8						8						8			
12.50	15	10						10						10					
12.00	15					10						10						10	
11.00	15		10						10						10				
10.00	15				10						10						10		

BRANCH LAYOUT

N.T.S.

1

AT&T MOBILITY



JOB #: 20-505



1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205
(480) 648-3514
www.vectorse.com

DATE: 5/13/21 DESIGNED: ALL DRAFTER: ALL

REVISIONS		
REV	DATE	DESCRIPTION

BRANCH LAYOUT & RECEIVER

LAKE MURRAY
SITE #: 411083
BRANCHING OF EXISTING 55'-0" MONOPINE
7379 JACKSON DRIVE
SAN DIEGO, CA 92119
SAN DIEGO COUNTY

A1212-0415-201

MP-3

REV
0



**Lawrence Behr
Associates** INC
www.lbagroup.com

NIER Study Report

SITE NAME:

411083 Lake Murray CA

LOCATION:

San Diego, California

COMPANY:

**American Tower Corporation
Woburn, Massachusetts**

September 18th, 2020

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APPENDIX 4 FCC OET-65 MPE LIMIT STUDY.....	7
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DISCLAIMER NOTICE

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GREENVILLE, NORTH CAROLINA



NIER STUDY REPORT

411083 Lake Murray CA

San Diego, California

INTRODUCTION

Lawrence Behr Associates, Inc. (LBA) has been retained by American Tower Corporation (ATC) of Woburn, Massachusetts to evaluate the RF emissions of an existing tower at this location.

SITE AND FACILITY CONSIDERATIONS

Site 411083 Lake Murray CA is located at 7379 Jackson Drive in San Diego, California at coordinates 32.80344, -117.04353. The support structure is a 51' stealth monopine. The installation consists of two antenna levels with radiation centers of 37' and 49' above ground level. All antennae will have a radiation center as described above. All data used in this study was provided by one or more of the following sources:

1. ATC furnished data
2. Compiled from carrier and manufacturer standard configurations
3. Empirical data collected by LBA

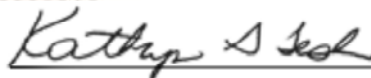
A topographic map of the study area is located in Appendix 1. A satellite view of the study area is located in Appendix 2.

The load list may be seen in Appendix 3.

POWER DENSITY CALCULATIONS

Graphs of the power density at different distances from the transmitter, compared to FCC MPE general population and occupational limits, may be seen in Appendix 4. These limits are based upon the Information Relating to MPE Standards found in Appendix 6. Study methodology may be seen in Appendix 7, which describes the Non-Ionizing Radiation Prediction Models. Approximate radiation patterns may be found in Appendix 5. This site ***is*** in compliance with FCC OET-65 MPE limits.

September 18th, 2020

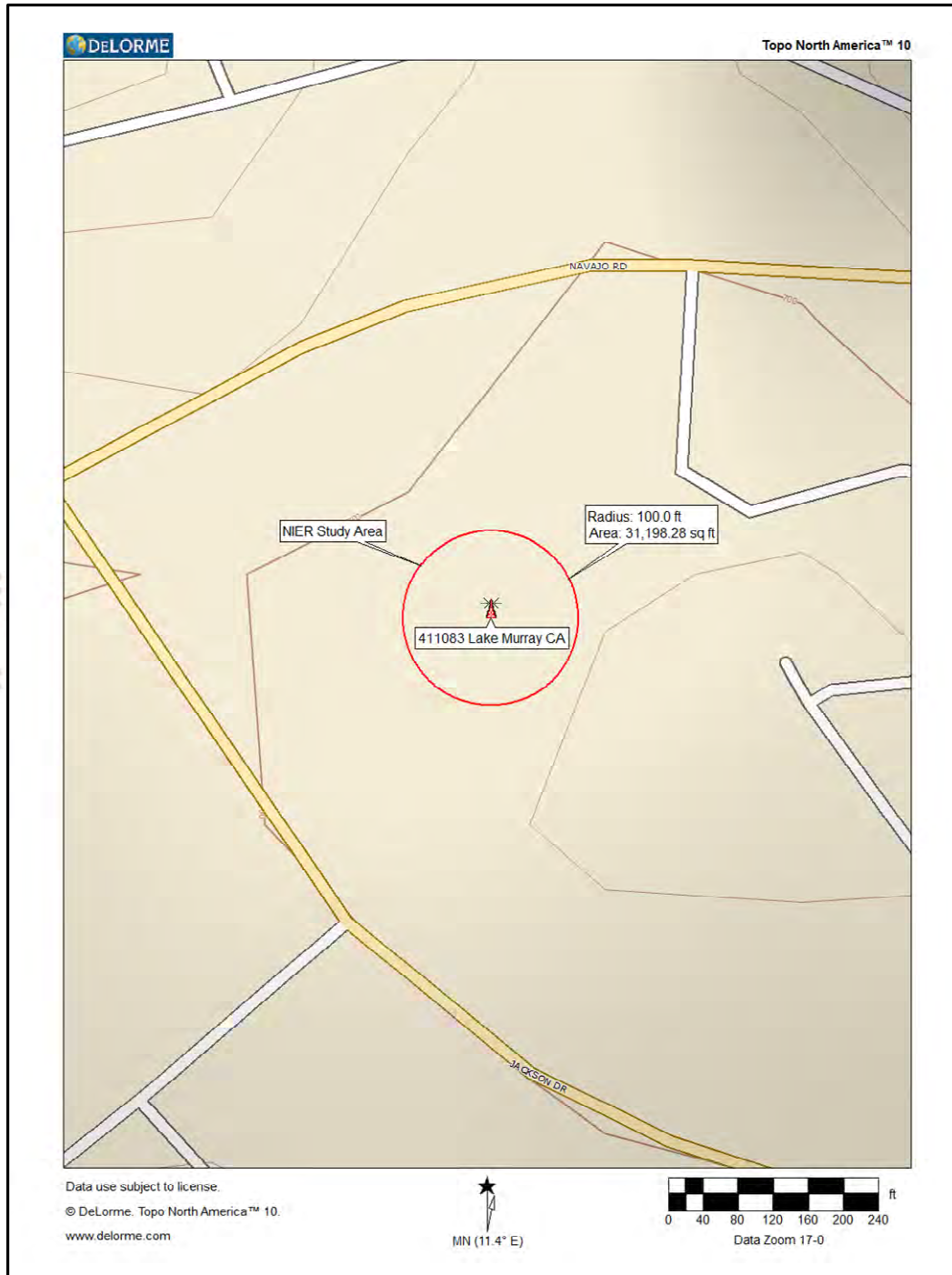


Kathryn G. Tesh
Wireless Services Manager



APPENDIX 1

Topographic Map



APPENDIX 2

Satellite Photo



**Lawrence Behr
Associates** INC

www.lbagroup.com | 3400 Tupper Drive | Greenville, NC 27834
252-757-0279 | 800-522-4464 | lbagr@lbagroup.com

APPENDIX 3

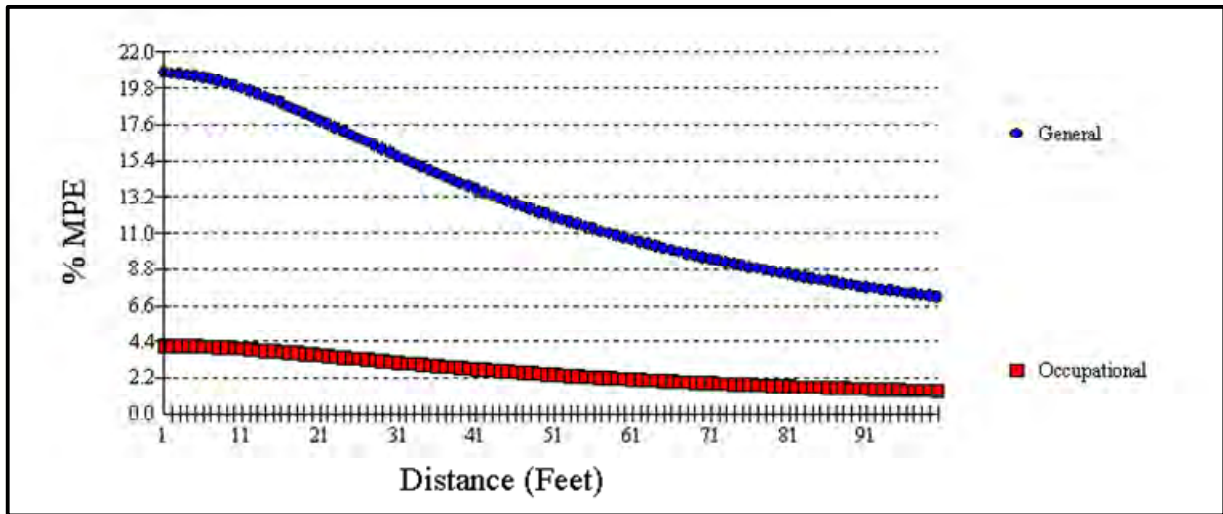
Load List

Proposed	Customer	RAD Height (ft)	Equipment Quantity	Equipment Type	Manufacturer	Model Number	Line Quantity	Line size	Mount Type	Azimuths	TX Power	ERP	TX Frequency	RX Frequency
No	VERIZON WIRELESS	49	3	PANEL	Ericsson	AIR 21			T-Arm	16/136/256				
No	VERIZON WIRELESS	49	3	PANEL	Antel	BXA-80063/4C F 5"	6	7/8" Coax	T-Arm	16/136/256			800	800
No	VERIZON WIRELESS	49	3	PANEL	Kathrein Scala	800 10765V01	6	7/8" Coax	T-Arm	16/136/256			700	2100, 2300, 700
No	VERIZON WIRELESS	49	3	PANEL	Commscope	SBNHH-1D65B	3	7/8" Coax	T-Arm	16/136/256			1900, 1965-1970, 2140-2155, 746-756	1740-1755, 1885-1890, 19002300, 2100, 777-787
No	AT&T MOBILITY	37	3	PANEL	Kathrein Scala	800 10765	9	7/8" Coax	T-Arm	110/210/310			1730, 1895, 704	1735, 1900, 716
No	AT&T MOBILITY	37	6	PANEL	Quintel	Q56658-3e			T-Arm	304/92/216			1695-2400, 698-806, 824-894	1695-1780, 1850-1990, 2110-2180, 2300-2400, 698-806, 824-894
No	AT&T MOBILITY	37	3	PANEL	Andrew	SBNHH-1D65B	3	7/8" Coax	T-Arm	310/110/210			1730, 1895, 704	1735, 1900, 716



APPENDIX 4

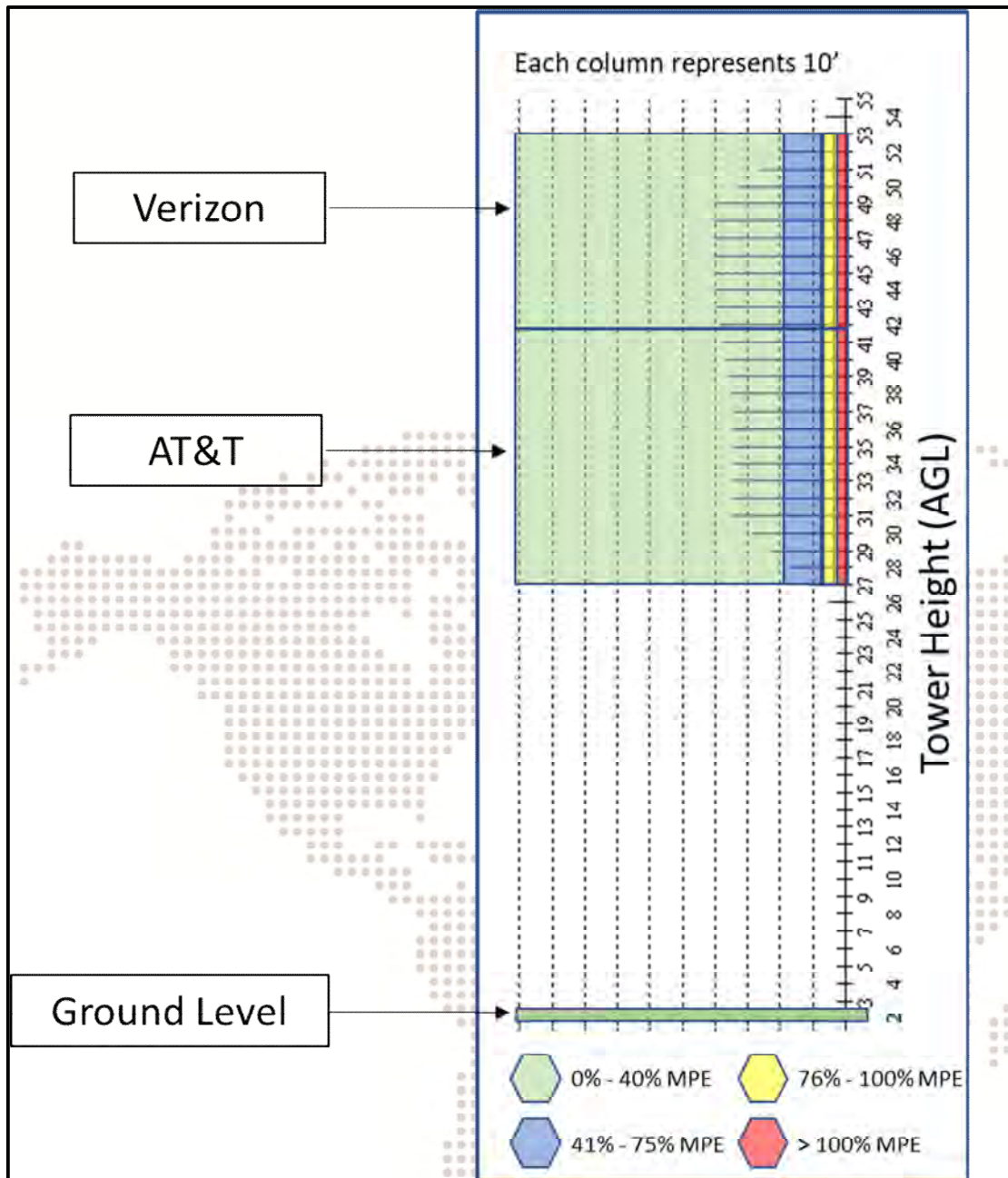
FCC OET-65 MPE Limit Study



General Population MPE (@1'):	20.71%
Occupational MPE (@1'):	4.14%
Maximum Power Density (@1'):	0.1840 mW/cm ²

APPENDIX 5

Tower Radiation Patterns



APPENDIX 6

Information Pertaining to MPE Studies

In 1985, the FCC first adopted guidelines to be used for evaluating human exposure to RF emissions. The FCC revised and updated these guidelines on August 1, 1996, as a result of a rule-making proceeding initiated in 1993. The new guidelines incorporate limits for Maximum Permissible Exposure (MPE) in terms of electric and magnetic field strength and power density for transmitters operating at frequencies between 300 kHz and 100 GHz.

The FCC's MPE limits are based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits were developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC's limits, and the NCRP and ANSI/IEEE limits on which they are based, are derived from exposure criteria quantified in terms of specific absorption rate (SAR). The basis for these limits is a whole-body averaged SAR threshold level of 4 watts per kilogram (4 W/kg), as averaged over the entire mass of the body, above which expert organizations have determined that potentially hazardous exposures may occur. The MPE limits are derived by incorporating safety factors that lead, in some cases, to limits that are more conservative than the limits originally adopted by the FCC in 1985. Where more conservative limits exist, they do not arise from a fundamental change in the RF safety criteria for whole-body averaged SAR, but from a precautionary desire to protect subgroups of the general population who, potentially, may be more at risk.

The FCC exposure limits are also based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300 MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies, whole-body absorption is less efficient, and consequently, the MPE limits are less restrictive.

MPE limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm²), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). The far-field of a transmitting antenna is where the electric field vector (E), the



magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("plane-wave" conditions).

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area. Additional details can be found in FCC OET 65.



APPENDIX 7

MPE Standards Methodology

This study predicts RF field strength and power density levels that emanate from communications system antennae. It considers all transmitter power levels (less filter and line losses) delivered to each active transmitting antenna at the communications site. Calculations are performed to determine power density and MPE levels for each antenna as well as composite levels from all antennas. The calculated levels are based on where a human (Observer) would be standing at various locations at the site. The point of interest where the MPE level is predicted is based on the height of the Observer.

Compliance with the FCC limits on RF emissions are determined by spatially averaging a person's exposure over the projected area of an adult human body, that is approximately six-feet or two-meters, as defined in the ANSI/IEEE C95.1 standard. The MPE limits are specified as time-averaged exposure limits. This means that exposure is averaged over an identifiable time interval. It is 30 minutes for the general population/uncontrolled RF environment and 6 minutes for the occupational/controlled RF environment. However, in the case of the general public, time averaging should not be applied because the general public is typically not aware of RF exposure and they do not have control of their exposure time. Therefore, it should be assumed that any RF exposure to the general public will be continuous.

The FCC's limits for exposure at different frequencies are shown in the following Tables.

Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/F ²	6
30 - 300	61.4	0.163	1.0	6
300 - 1500	--	--	f/300	6
1500 - 100,000	--	--	5	6

f = frequency



* = Plane-wave equivalent power density

Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3 - 1.34	614	1.63	100*	30
1.34 - 30	824/f	2.19/f	180/F ²	30
30 -300	27.5	0.073	0.2	30
300 -1500	--	--	f/1500	30
1500 -100,000	--	--	1.0	30

f = frequency

* = Plane-wave equivalent power density

General population/uncontrolled exposures apply in situations in which the general public may be exposed or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

It is important to understand that these limits apply cumulatively to all sources of RF emissions affecting a given area. For example, if several different communications system antennas occupy a shared facility such as a tower or rooftop, then the total exposure from all systems at the facility must be within compliance of the FCC guidelines.

The field strength emanating from an antenna can be estimated based on the characteristics of an antenna radiating in free space. There are basically two field areas associated with a radiating antenna. When close to the antenna, the region is known as the Near Field. Within this region, the characteristics of the RF fields are very complex and the wave front is extremely curved. As you move further from the antenna, the wave front has less curvature and becomes planar. The wave front still has a curvature but it appears to occupy a flat plane in space (plane-wave radiation). This region is known as the Far Field.



Two models are utilized to predict Near and Far field power densities. They are based on the formulae in FCC OET 65. As this study is concerned only with Near Field calculations, we will only describe the model used for this study. For additional details, refer to FCC OET Bulletin 65.

Cylindrical Model (Near Field Predictions)

Spatially averaged plane-wave equivalent power densities parallel to the antenna may be estimated by dividing the antenna input power by the surface area of an imaginary cylinder surrounding the length of the radiating antenna. While the actual power density will vary along the height of the antenna, the average value along its length will closely follow the relation given by the following equation:

$$S = P \div 2\pi RL$$

Where:

S = Power Density

P = Total Power into antenna

R = Distance from the antenna

L = Antenna aperture length

For directional-type antennas, power densities can be estimated by dividing the input power by that portion of a cylindrical surface area corresponding to the angular beam width of the antenna. For example, for the case of a 120-degree azimuthal beam width, the surface area should correspond to 1/3 that of a full cylinder. This would increase the power density near the antenna by a factor of three over that for a purely omni-directional antenna. Mathematically, this can be represented by the following formula:

$$S = (180 / \theta_{BW}) P \div \pi RL$$

Where:

S = Power Density

θ_{BW} = Beam width of antenna in degrees (3 dB half-power point)

P = Total Power into antenna

R = Distance from the antenna

L = Antenna aperture length

If the antenna is a 360-degree omni-directional antenna, this formula would be equivalent to the previous formula.



Spherical Model (Far Field Predictions)

Spatially averaged plane-wave power densities in the Far Field of an antenna may be estimated by considering the additional factors of antenna gain and reflective waves that would contribute to exposure.

The radiation pattern of an antenna has developed in the Far Field region and the power gain needs to be considered in exposure predictions. Also, if the vertical radiation pattern of the antenna is considered, the exposure predictions would most likely be reduced significantly at ground level, resulting in a more realistic estimate of the actual exposure levels.

Additionally, to model a truly "worst case" prediction of exposure levels at or near a surface, such as at ground-level or on a rooftop, reflection off the surface of antenna radiation power can be assumed, resulting in a potential four-fold increase in power density.

These additional factors are considered and the Far Field prediction model is determined by the following equation:

$$S = EIRP \times Rc \div 4\pi R^2$$

Where:

S = Power Density

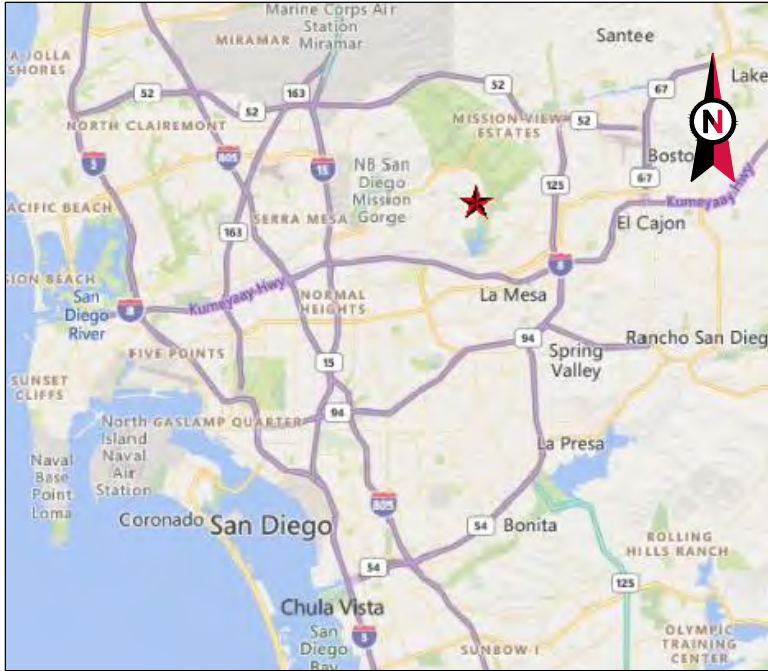
EIRP = Effective Radiated Power from antenna

Rc = Reflection Coefficient (2.56)

R = Distance from the antenna

The EIRP includes the antenna gain. If the antenna pattern is considered, the antenna gain is relative based on the horizontal and vertical pattern gain values at that particular location in space, on a rooftop or on the ground. However, it is recommended that the antenna radiation pattern characteristics not be considered to provide a conservative "worst case" prediction. This is the equation is utilized for the Far Field exposure predictions herein.





VICINITY MAP



AMERICAN TOWER®

SITE NAME: LAKE MURRAY CA
SITE NUMBER: 411083
SITE ADDRESS: 7379 JACKSON DRIVE
SAN DIEGO, CA 92119



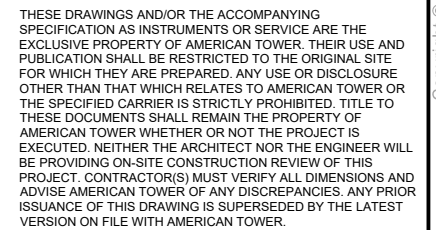
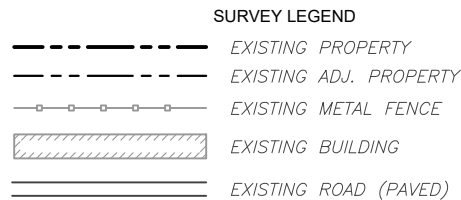
LOCATION MAP

CONDITIONAL USE PERMIT RENEWAL

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2019 CALIFORNIA ADMINISTRATIVE CODE 2. 2019 CALIFORNIA BUILDING CODE 3. 2019 CALIFORNIA RESIDENTAL CODE 4. 2019 CALIFORNIA ELECTRICAL CODE 5. 2019 CALIFORNIA PLUMBING CODE 6. 2019 CALIFORNIA ENERGY CODE 7. 2019 CALIFORNIA FIRE CODE 8. 2019 CALIFORNIA EXISTING BUILDING CODE 9. 2018 INTERNATIONAL BUILDING CODE (IBC) 10. NATIONAL ELECTRIC CODE (NEC) 11. LOCAL BUILDING CODE 12. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 7379 JACKSON DRIVE SAN DIEGO, CA 92119 COUNTY: SAN DIEGO <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 32.80344722 LONGITUDE: -117.04353055 GROUND ELEVATION: 711' AMSL VERIZON ENCLOSURE AREA: 390 SF AT&T ENCLOSURE AREA: 258 SF <u>ZONING INFORMATION:</u> JURISDICTION: SAN DIEGO CITY PARCEL NUMBER: 674-520-52-00 ZONING: CC-1-3	THE PROJECT PURPOSE IS TO OBTAIN A CONDITIONAL USE PERMIT TO CONTINUE OPERATION OF AN EXISTING WCF TO HOUSE BOTH AT&T AND VERIZON ANTENNAS (ANTENNAS: 24 / RRU: 21). THE PROJECT DOES NOT PROPOSE ANY CHANGES TO THE FACILITY. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
			G-001	TITLE SHEET	3	08/09/21	JM
			C-101	OVERALL SITE PLAN	2	05/14/21	AV
			C-102	DETAILED SITE PLAN & TOWER ELEVATION	2	05/14/21	AV
			C-201	TOWER ELEVATION	1	05/06/21	AV
			C-202	TOWER ELEVATION	1	05/06/21	AV
			C-203	ANTENNA LAYOUT	0	01/28/21	AV
			C-204	EQUIPMENT DETAILS	2	05/14/21	AV
			C-501	SIGNAGE	0	01/28/21	AV
			L1	DETAILED LANDSCAPE PLAN			

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

L1	237
L2	238
L3	1307
L4	1293



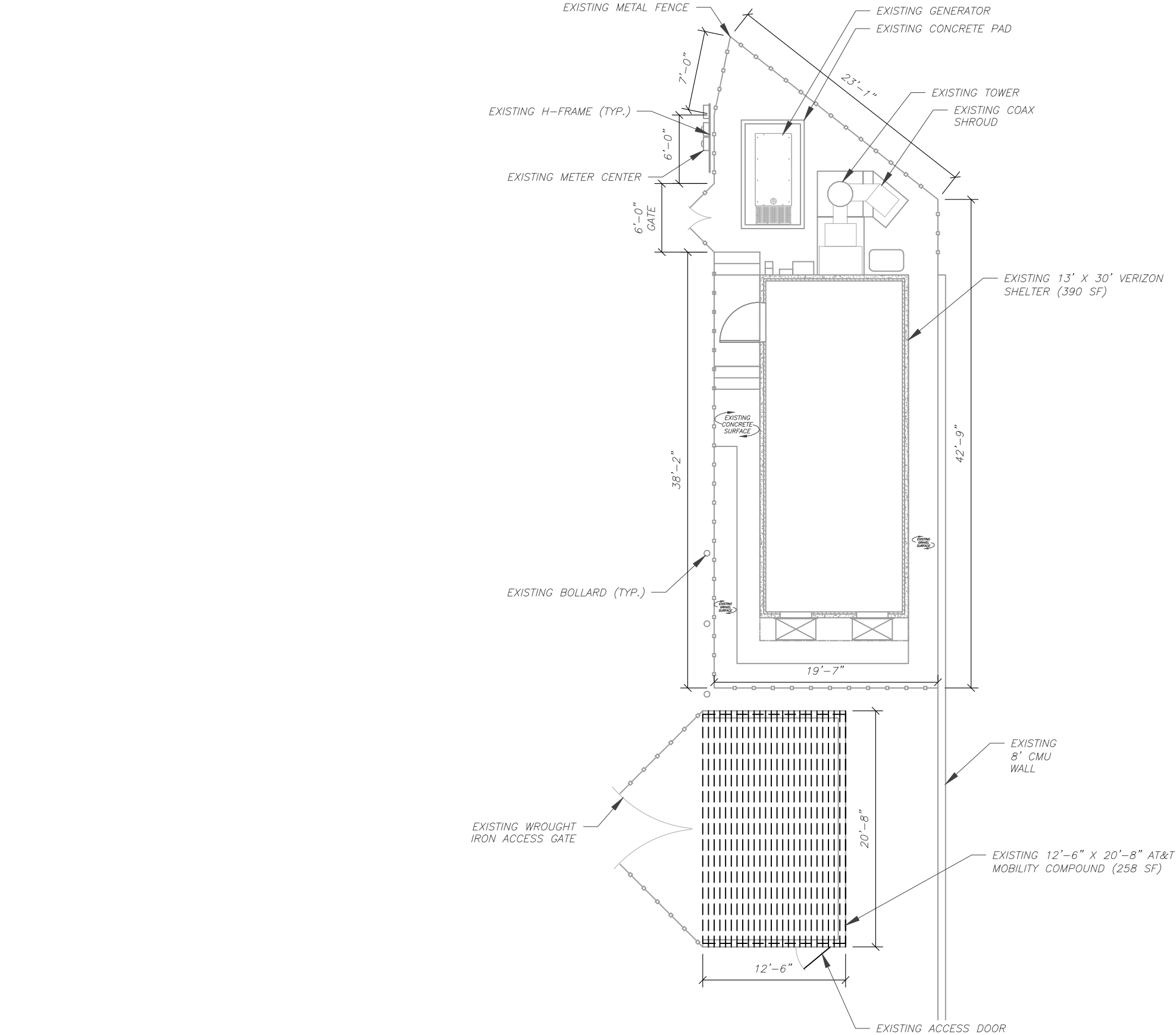
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2	ADDED NOTE	AV	05/14/21

SITE ADDRESS:
7379 JACKSON DRIVE
SAN DIEGO, CA 92119

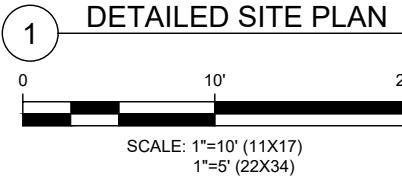
A circular professional engineer seal for the State of California. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom. Inside the ring, the name "SCOTT ROBERT FLECHER" is written in a semi-circle. Below the name is the license number "C 90765". At the bottom of the inner circle is the text "CIVIL". The expiration date "EXP. 12/31/21" is stamped in the center. A blue ink signature is written across the seal.

DATE DRAWN:	01/28/21
ATC JOB NO:	13320366_E1

SHEET NUMBER: C-101	REVISION: 2
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- NOTES:
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH DARKER GREEN BRANCHES TO GIVE THE MONOPINE A MORE NATURAL APPEARANCE.
 - ALL BRANCHES WILL EXTEND 24" PAST THE FACE ANTENNA.



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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1	ADDED NOTE	AV	05/06/21
2	ADDED NOTE	AV	05/14/21

ATC SITE NUMBER:
411083

ATC SITE NAME:
LAKE MURRAY CA

SITE ADDRESS:
7379 JACKSON DRIVE
SAN DIEGO, CA 92119

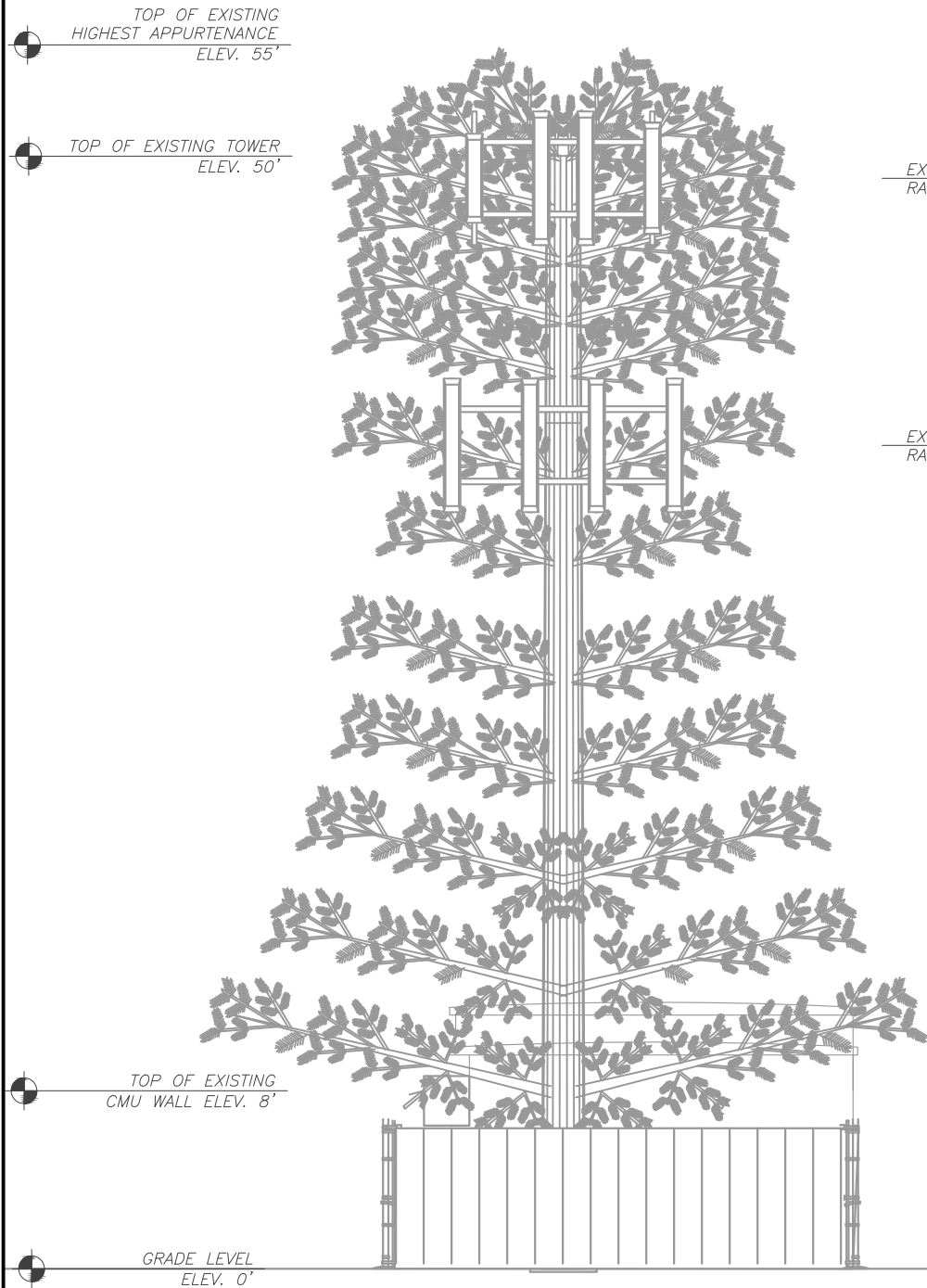


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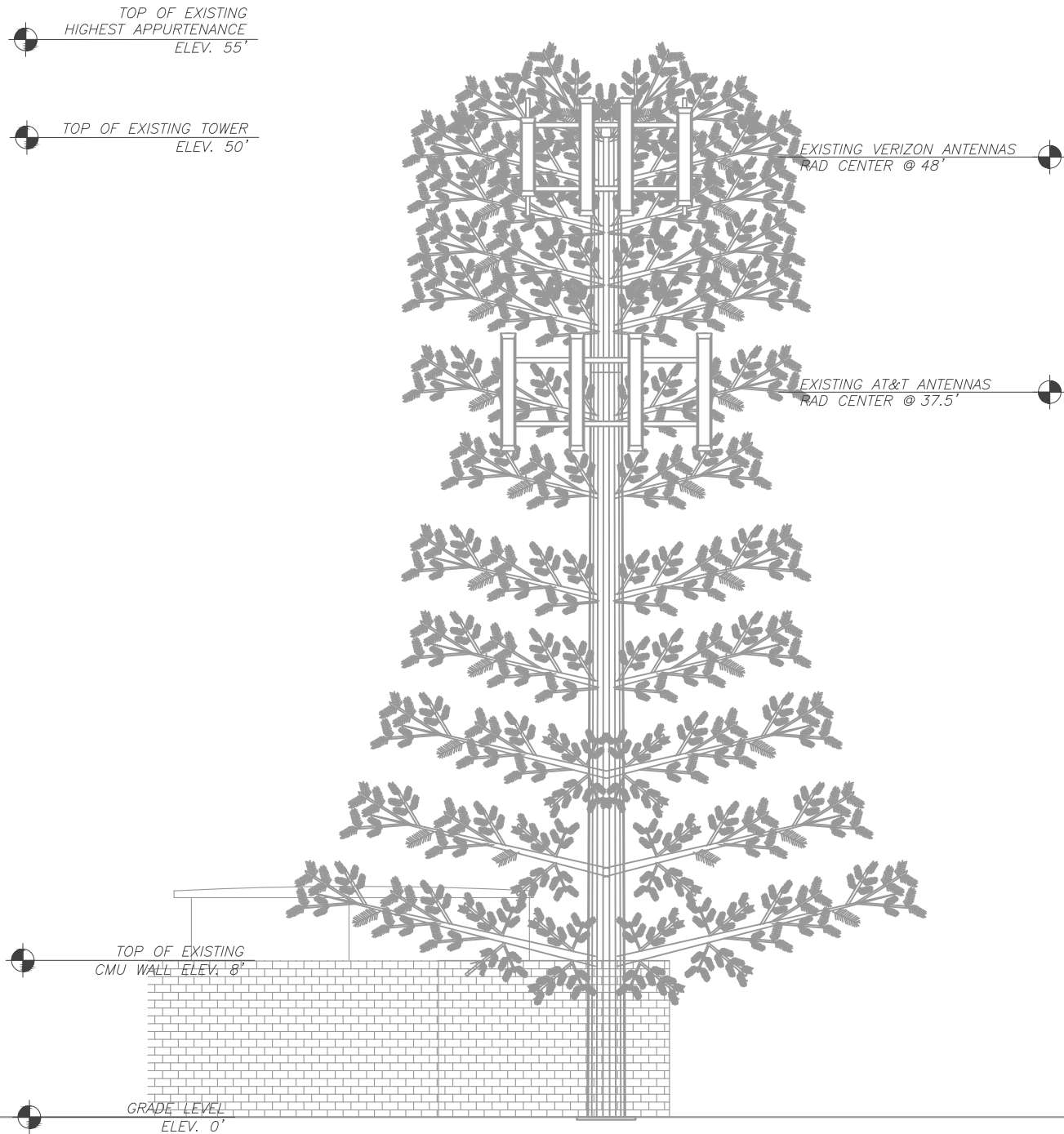
**DETAILED SITE PLAN &
TOWER ELEVATION**

SHEET NUMBER: C-102	REVISION: 2
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- NOTES:
1. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH DARKER GREEN BRANCHES TO GIVE THE MONOPINE A MORE NATURAL APPEARANCE.
 2. ALL BRANCHES WILL EXTEND 24" PAST THE FACE OF EACH ANTENNA.



1 TOWER ELEVATION - NORTH
SCALE: NOT TO SCALE



2 TOWER ELEVATION - EAST
SCALE: NOT TO SCALE

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REV.	DESCRIPTION	BY	DATE
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1	ADDED TOWER ELEV	AV	05/06/21
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△			

ATC SITE NUMBER:
411083

ATC SITE NAME:
LAKE MURRAY CA

SITE ADDRESS:
7379 JACKSON DRIVE
SAN DIEGO, CA 92119

SEAL:

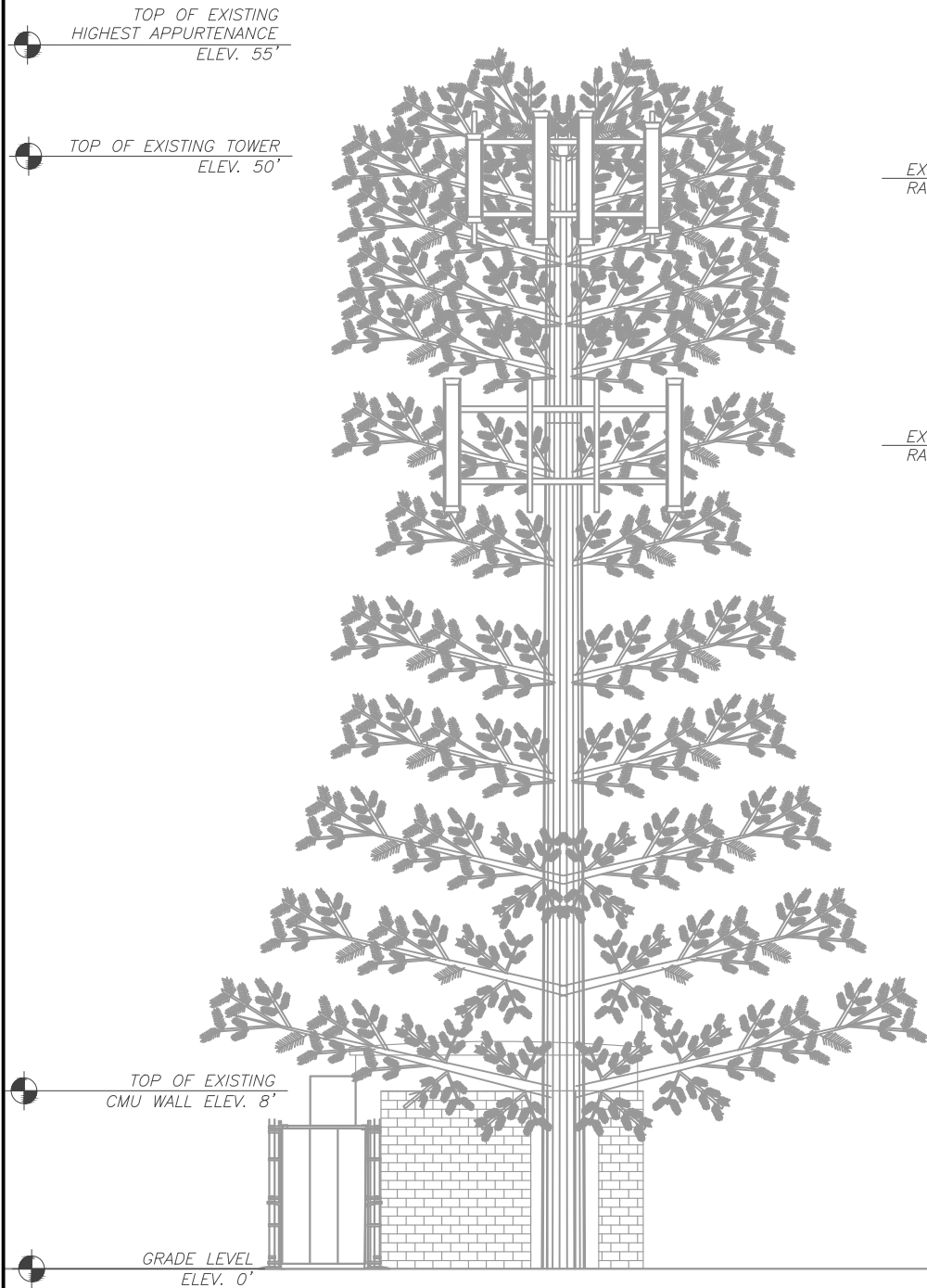
LICENCED PROFESSIONAL ENGINEER
SCOTT, ROBERT F.
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

DATE DRAWN:	01/28/21
ATC JOB NO:	13320366_E1

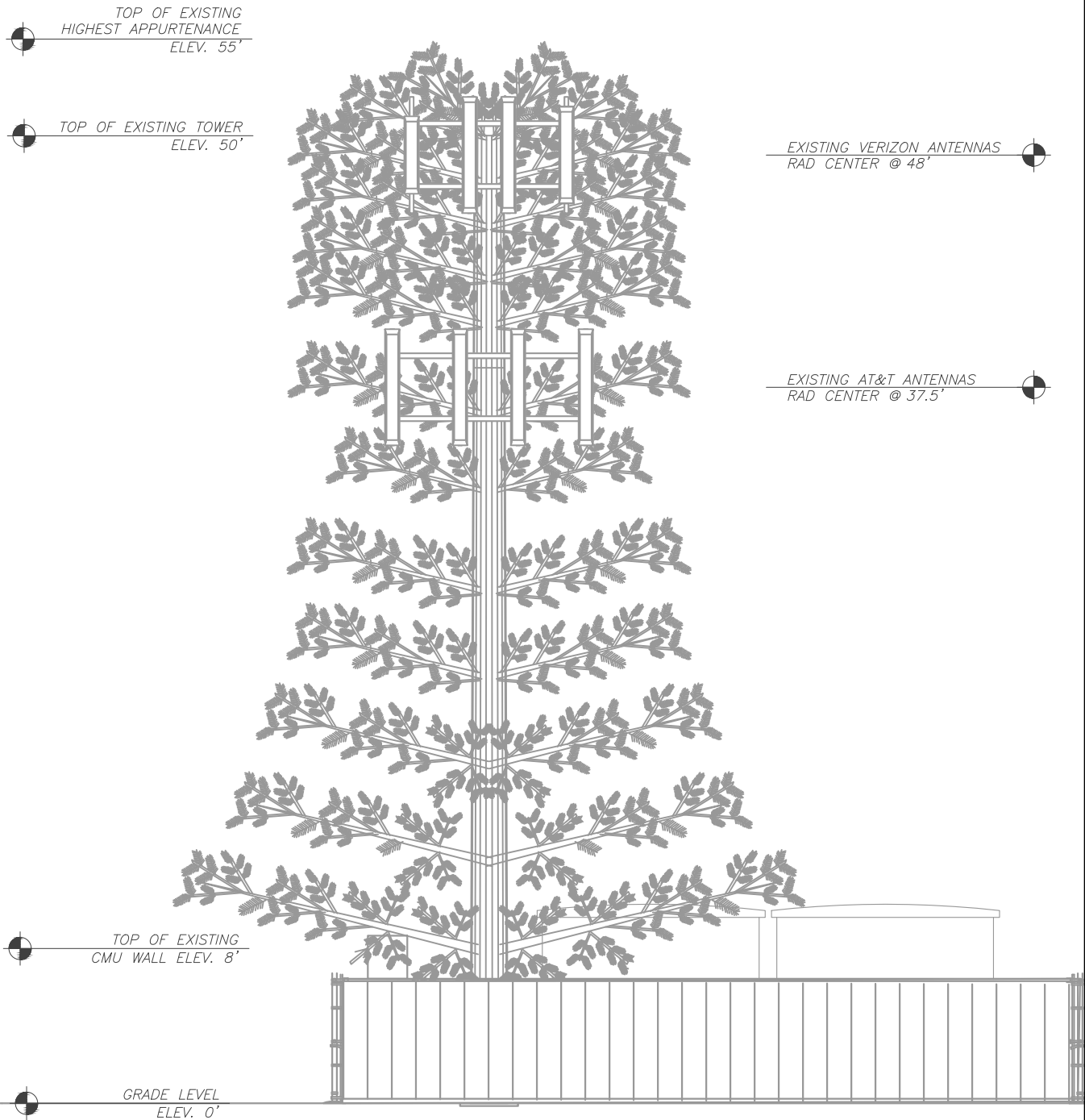
TOWER ELEVATION

SHEET NUMBER: C-201	REVISION: 1
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- NOTES:
1. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH DARKER GREEN BRANCHES TO GIVE THE MONOPINE A MORE NATURAL APPEARANCE.
 2. ALL BRANCHES WILL EXTEND 24" PAST THE FACE OF EACH ANTENNA.



3 TOWER ELEVATION - SOUTH
SCALE: NOT TO SCALE



4 TOWER ELEVATION - WEST
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
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△1	ADDED TOWER ELEV	AV	05/06/21
△			
△			
△			

ATC SITE NUMBER:

411083

ATC SITE NAME:

LAKE MURRAY CA

SITE ADDRESS:

7379 JACKSON DRIVE
SAN DIEGO, CA 92119

SEAL:



DATE DRAWN:	01/28/21
ATC JOB NO:	13320366_E1

TOWER ELEVATION

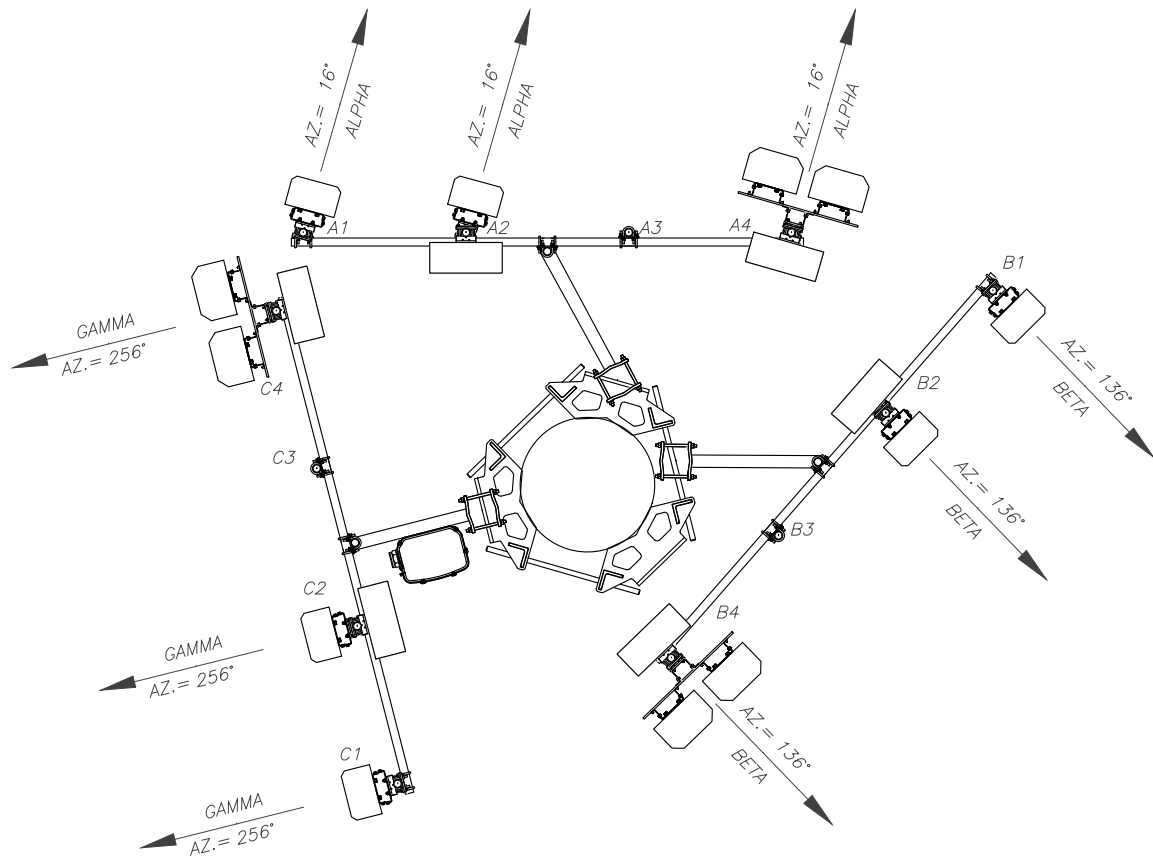
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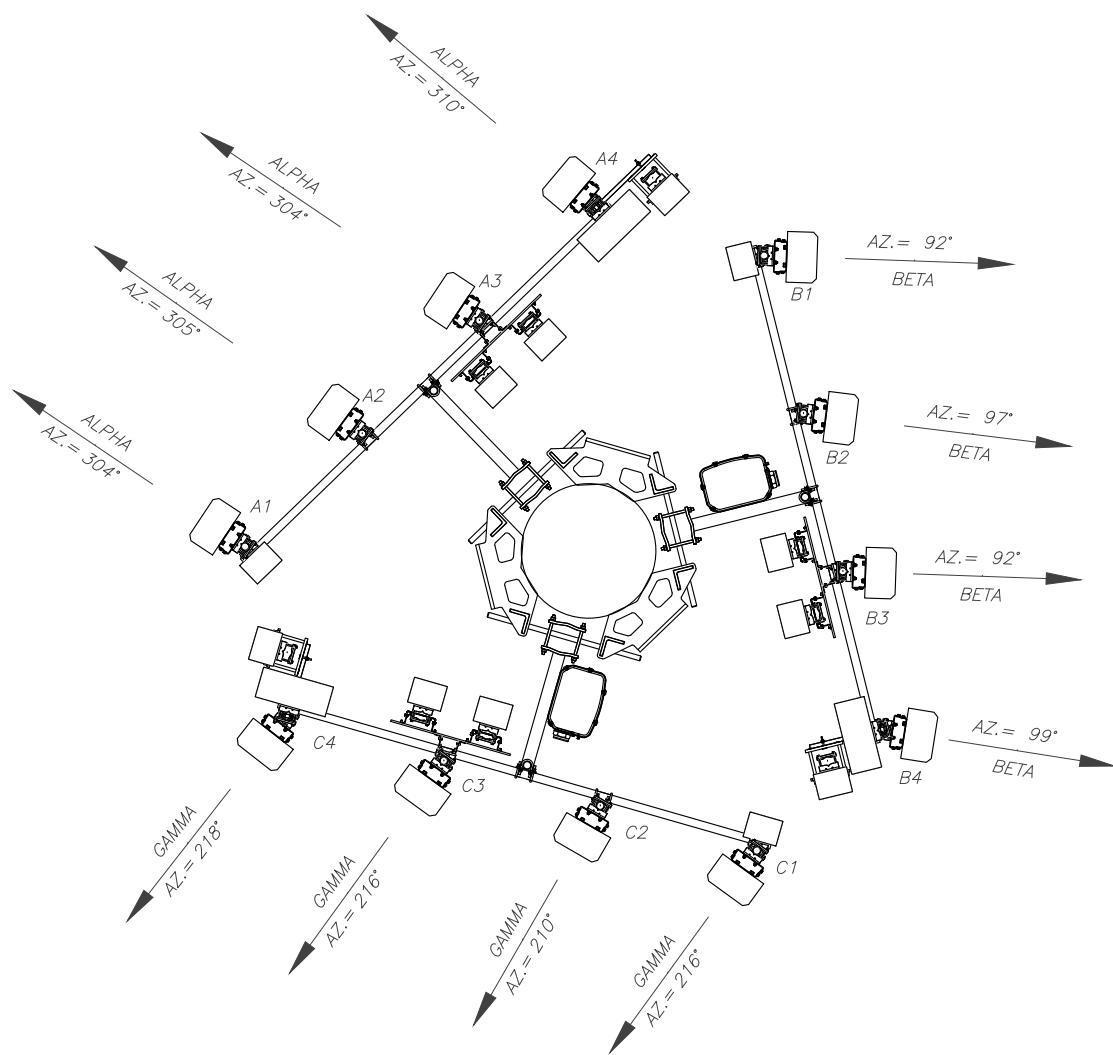
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VERIZON ANTENNA SCHEDULE					
LOCATION			ANTENNA SUMMARY		NON ANTENNA SUMMARY
SECTOR	RAD	AZ	POS	ANTENNA	ADDITIONAL TOWER MOUNTED EQUIPMENT
ALPHA	48'	16°	A1	SBNHH-1D65B	-
			A2	SBNHH-1D65B	RCMD-6627-PF-48
			A3	-	-
			A4	80010765V01 / BXA-80063	843 REV 2
BETA	48'	136°	B1	SBNHH-1D65B	-
			B2	SBNHH-1D65B	RCMD-6627-PF-48
			B3	-	-
			B4	80010765V01 / BXA-80063	843 REV 2
GAMMA	48'	256°	C1	SBNHH-1D65B	-
			C2	SBNHH-1D65B	RCMD-6627-PF-48
			C3	-	-
			C4	80010765V01 / BXA-80063	843 REV 2



AT&T ANTENNA SCHEDULE					
LOCATION			ANTENNA SUMMARY		NON ANTENNA SUMMARY
SECTOR	RAD	AZ	POS	ANTENNA	ADDITIONAL TOWER MOUNTED EQUIPMENT
ALPHA	38'	304°	A1	QS6658-3E	RRU-32
		305°	A2	80010765V01	-
		304°	A3	QS66558-3E	RRU-32 / RRU B14 4478
		310°	A4	SBNHH-1D65B	RRU-11 / RRU-32
BETA	38'	92°	B1	QS6658-3E	RRU-32
		97°	B2	80010765V01	-
		92°	B3	QS66558-3E	RRU-32 / RRU B14 4478
		99°	B4	SBNHH-1D65B	RRU-11 / RRU-32
GAMMA	38'	216°	C1	QS6658-3E	RRU-32
		210°	C2	80010765V01	-
		216°	C3	QS66558-3E	RRU-32 / RRU B14 4478
		218°	C4	SBNHH-1D65B	RRU-11 / RRU-32





AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	AV	01/28/21

ATC SITE NUMBER:
411083

ATC SITE NAME:
LAKE MURRAY CA

SITE ADDRESS:
7379 JACKSON DRIVE
SAN DIEGO, CA 92119

SEAL:

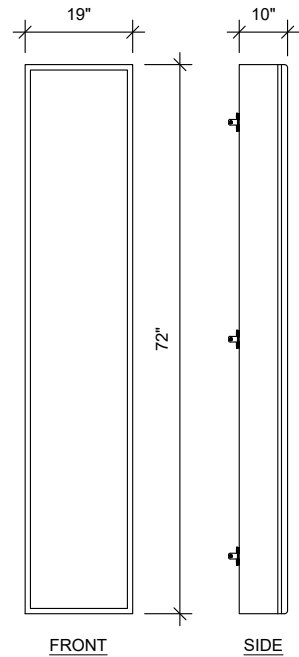


DATE DRAWN:	01/28/21
ATC JOB NO:	13320366_E1

ANTENNA LAYOUT

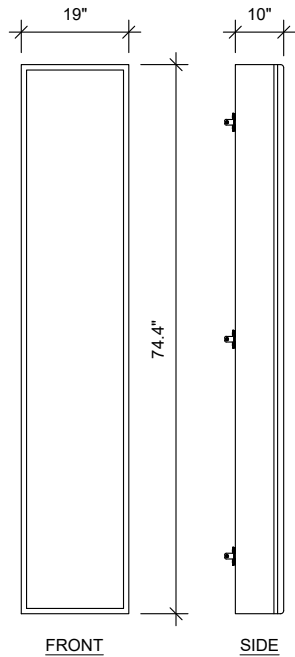
SHEET NUMBER:
C-203

REVISION:
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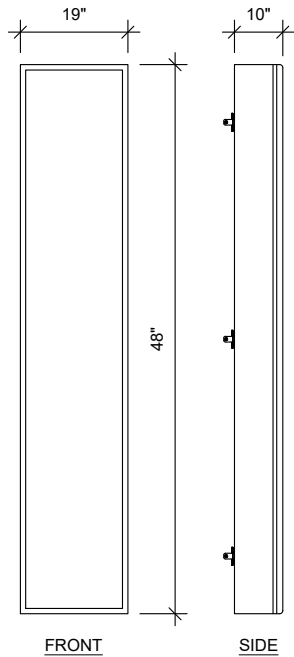
SBNHH-1D65B

1 PROPOSED ANTENNA DETAILS
SCALE: N.T.S.



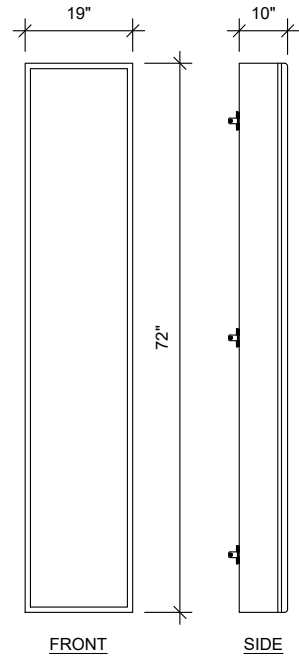
800 10765V01

2 PROPOSED ANTENNA DETAILS
SCALE: N.T.S.



BXA-80063/4CF

3 PROPOSED ANTENNA DETAILS
SCALE: N.T.S.



QS6658-3e

4 PROPOSED ANTENNA DETAILS
SCALE: N.T.S.



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	AV	01/28/21
1	ADDED EQUIP DETAILS	AV	05/06/21
2	UPDT EQUIP DETAILS	AV	05/14/21

ATC SITE NUMBER:

411083

ATC SITE NAME:

LAKE MURRAY CA

SITE ADDRESS:

7379 JACKSON DRIVE
SAN DIEGO, CA 92119

SEAL:



DATE DRAWN:	01/28/21
ATC JOB NO:	13320366_E1

EQUIPMENT DETAILS

SHEET NUMBER:

C-204

REVISION:

2



ATC CAUTION AND NO TRESPASSING SIGN



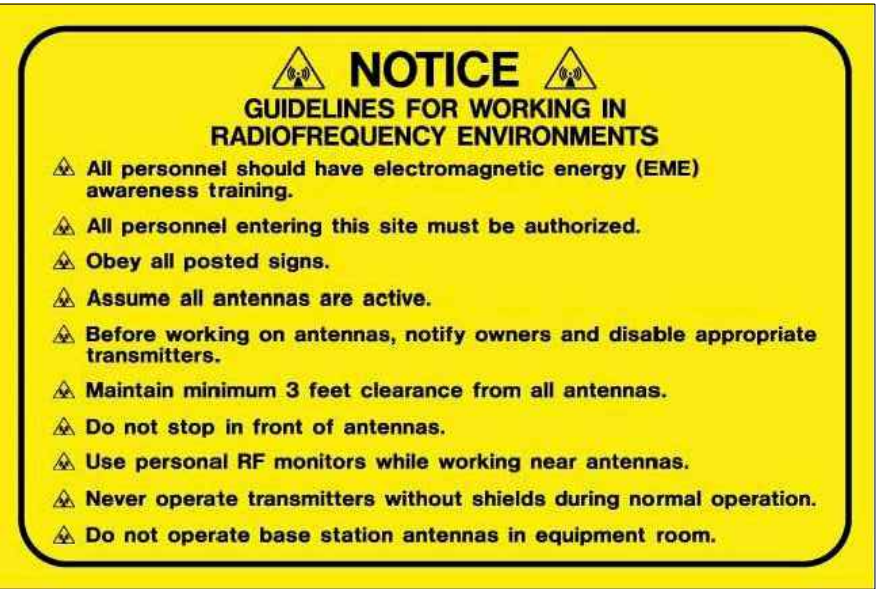
ATC RF WARNING AND FCC NUMBER SIGN



ATC STAND-ALONE FCC TOWER REGISTRATION SIGN



EXISTING SIGNAGE PHOTO



ATC RF PROGRAM NOTICE SIGN



ATC SITE SIGN

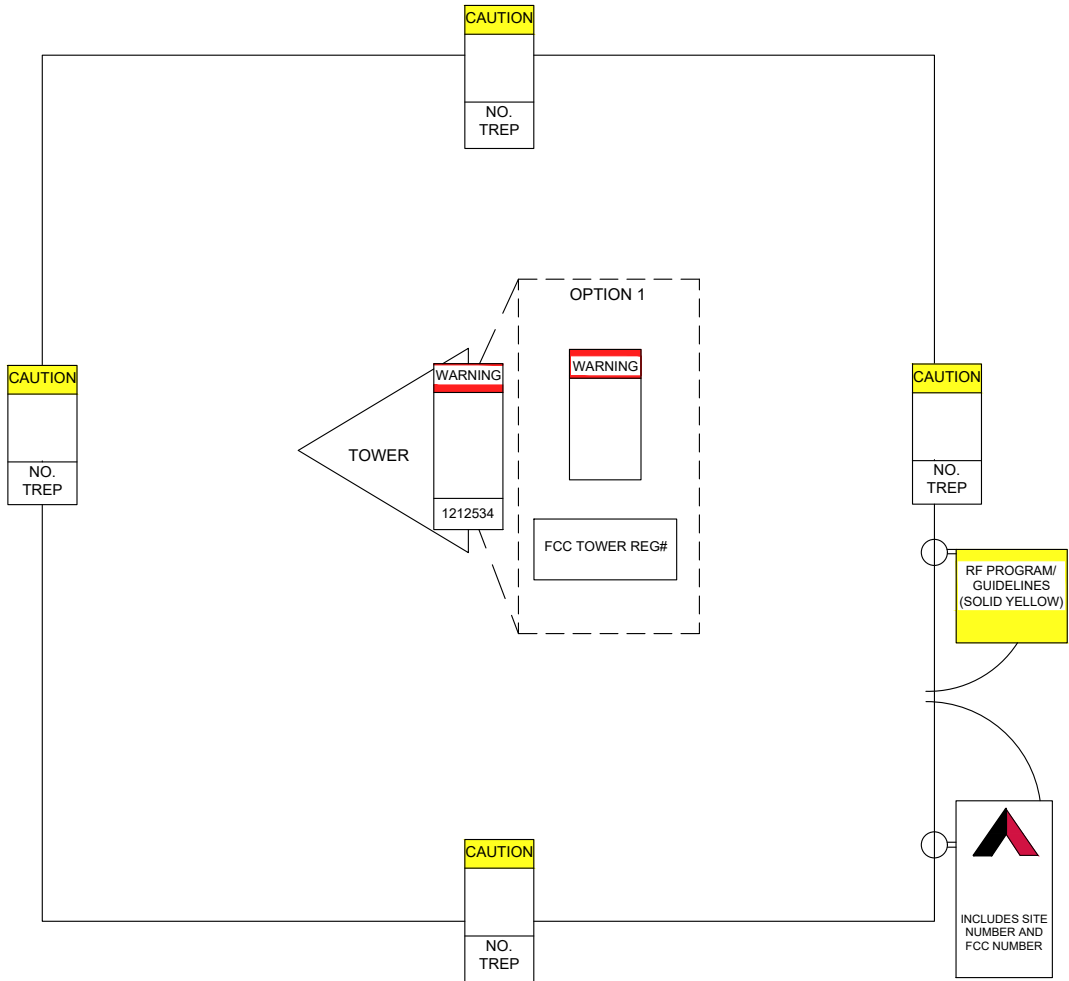
REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



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SAN DIEGO, CA 92119

SEAL:



DATE DRAWN:	01/28/21
ATC JOB NO:	13320366_E1

SIGNAGE

SHEET NUMBER:

C-501

REVISION:

0

PLAN NOTES:

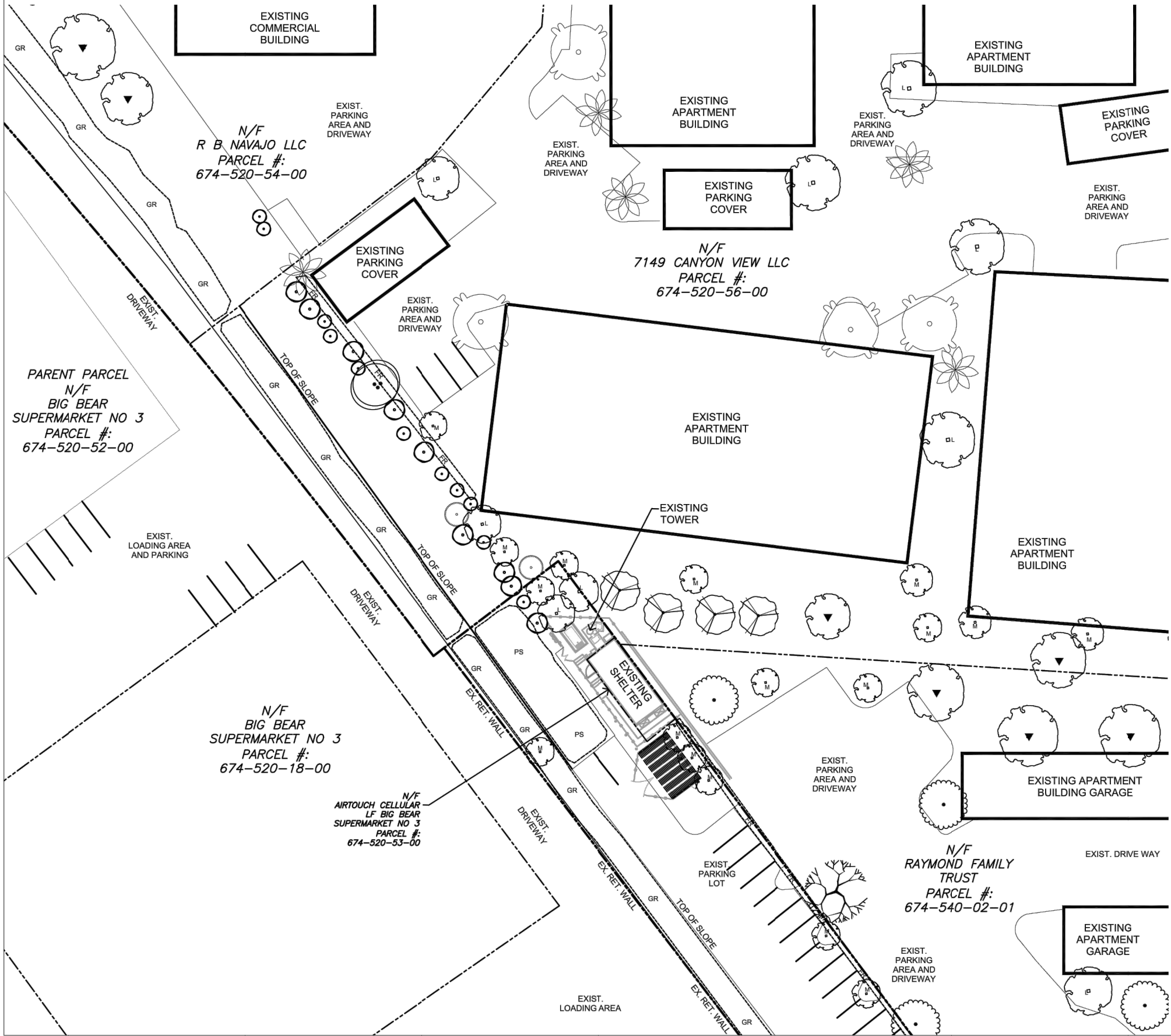
1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

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:** EXISTING IRRIGATION TO REMAIN IN PLACE.. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM PROVIDED BY LDC 142.0430(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 VEGTATION SELECTED.
3. **MAINTENANCE:** ALL REQUIRED LANDSCAPE AREA SHALL BE MAINTAINED BY ATC FIELD OPS TECH. LANDSCAPE AND IRRIGATION AREAS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY ATC FIELD OPS TECH. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
4. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).
5. **MULCH:** ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
6. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED.
 - 6.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - 6.2. STOCKPILING, TOP SOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - 6.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - 6.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.]
7. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
8. NO EXISTING LANDSCAPE MATERIAL TO BE REMOVED.

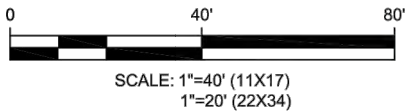
PLANT MATERIALS LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE: CAL., HEIGHT, SPREAD	QTY.
	EXISTING TREE			
	PINUS CANARIENSIS	CANARY PINE	9" CALIPER, 50' HT, 15' SP	4
	OLEA EUROPA	OLIVE TREE	16" CALIPER, 18' HT, 13' SP	4
	EUCALYPTUS CLADOCALYX	SUGAR GUM	6" CALIPER, 18' HT, 10' SP.	5
	EUCALYPTUS CLADOCALYX	SUGAR GUM	15" CAL., 40-45' HT, 18' SP.	3
	EUCALYPTUS CITRIODORA	LEMON GUM	30" CALIPER, 45' HT, 20' SP.	6
	PLATANUS RACEMOSA	CALIF. SYCAMORE	12" CALIPER, 40' HT, 30' SP	1
	FICUS NITIDA	INDIAN LAUREL FIG	8" CALIPER, 18' HT, 18' SP	1
	JACARANDA MIMOSIFOLIA	JACARANDA	8" CALIP., 25-30' HT x 20' SP	4
	WASHINGTONIA FILIFERA	MEXICAN FAN PALM	28" CALIP., 35-40' HT x 15' SP	5
	EXISTING MATURE SHRUBS, RHUS INTEGRIFOLIA	VINES AND GROUND COVER	12" HEIGHT, 9' SP.	7
	BACCHARIS PILULARIS	COYOTE BRUSH	3'-5' HEIGHT x 3'-4' SPREAD	11
	BACCHARIS PILULARIS	COYOTE BRUSH	6'-8' HEIGHT x 4'-5' SPREAD	9
	GAZANIA RIGENS	TREASURE FLOWER	10" HT x 2' SPREAD	MASSSES
	PENNISETUM SETACEUM	FOUNTAIN GRASS	2' HT x 3' SPREAD,	INTERSPERSED
	FICUS REPANS	CREEPING FIG	VINE ON FENCE	MASSSES



1

DETAILED LANDCAPE PLAN



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REV.	DESCRIPTION	BY	DATE
	FOR CONSTRUCTION	AV	01/28/21
	ADDED NOTE	AV	05/06/21
	ADDED NOTE	AV	05/14/21

ATC SITE NUMBER:

411083

ATC SITE NAME:

LAKE MURRAY CA

SITE ADDRESS:

7379 JACKSON DRIVE
SAN DIEGO, CA 92119

SEAL:



DATE DRAWN: 01/28/21

ATC JOB NO: 13320366_E1

DETAILED LANDSCAPE
PLAN

SHEET NUMBER:

L1

REVISION:

2