



The County of San Diego

Planning Commission Hearing Report

Date:	October 11, 2019	Case/File No.:	Verizon Monte Vista Wireless Telecommunications Facility Time Extension; PDS2019-MUP-16-015TE, PDS2019-ER-16-19-005A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility Time Extension
Time:	9:00 a.m.	Location:	3230 Sweetwater Springs Boulevard, Spring Valley
Agenda Item:	#1	General Plan:	Public/Semi-Public Facilities (P/SP)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Single Family Residential (RS)
Applicant/Owner:	PlanCom Inc. on behalf of Verizon Wireless and Grossmont Union High School District	Community:	Spring Valley Community Planning Area
Environmental:	CEQA § 15303 Exemption	APN:	505-210-02-00, 505-210-03-00, 505-140-15-00

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed Major Use Permit (MUP) Time Extension for a wireless telecommunication facility, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP Time Extension PDS2019-MUP-16-015TE, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Spring Valley Community Plan?

- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

B. BACKGROUND

On June 9, 2017, the Planning Commission approved a MUP to construct, operate, and maintain an unmanned wireless telecommunication facility consisting of 12 panel antennas and ancillary equipment mounted to an 83-foot tall light pole on the eastern side of the Monte Vista High School sports field (Figure 1). The project required the replacement of an existing 83-foot tall light pole with a new 83-foot tall light pole in order to accommodate the placement of antennas on the light pole standard. The project also included the installation of an emergency standby generator located within a 168 square foot and 8-foot tall concrete masonry unit (CMU) enclosure. The CMU enclosure was designed to match nearby accessory structures adjacent to the sports field and was to be painted earth tone colors. The antennas of the facility were to be mounted at a maximum height of 70 feet on the light pole which required a height exception that was granted in accordance with Section 4620(g) of the Zoning Ordinance. The project was found to be categorically exempt from CEQA pursuant to Section 15303. The facility has not been constructed and a MUP Time Extension has been submitted to extend the expiration date of the original MUP. The applicant is requesting the MUP Time Extension to allow sufficient time to process a building permit through the Division of State Architect (DSA) prior to the MUP expiration date.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP Time Extension in accordance with Sections 7374 and 7376 of the Zoning Ordinance for a previously approved MUP that authorized the construction, operation, and maintenance of an unmanned wireless telecommunication facility. If the MUP Time Extension is approved, the new expiration date will be June 9, 2021. No changes to the original MUP approval are proposed and all original conditions will remain the same as detailed in the MUP Time Extension decision in Attachment B.



Figure 1: Photo-simulation of 83-foot tall replacement light pole with antennas.

2. Subject Property and Surrounding Land Uses

The project site is comprised of the Monte Vista High School sports field within the Spring Valley Community Plan Area. The high school property is approximately 57 acres in size and is located at 3230 Sweetwater Springs Boulevard. Dictionary Hill is located over a mile southwest of the project site and State Route 94 (SR-94) is located over a half mile north of the project site. The 83-foot tall replacement light pole and equipment enclosure will be located on the east side of the sports field adjacent to Sweetwater Springs Boulevard (Figures 2 and 3). Surrounding land uses are comprised of primarily residential uses with commercial uses located south of the project site.



Figure 2: Aerial photograph showing proposed project site and project vicinity.

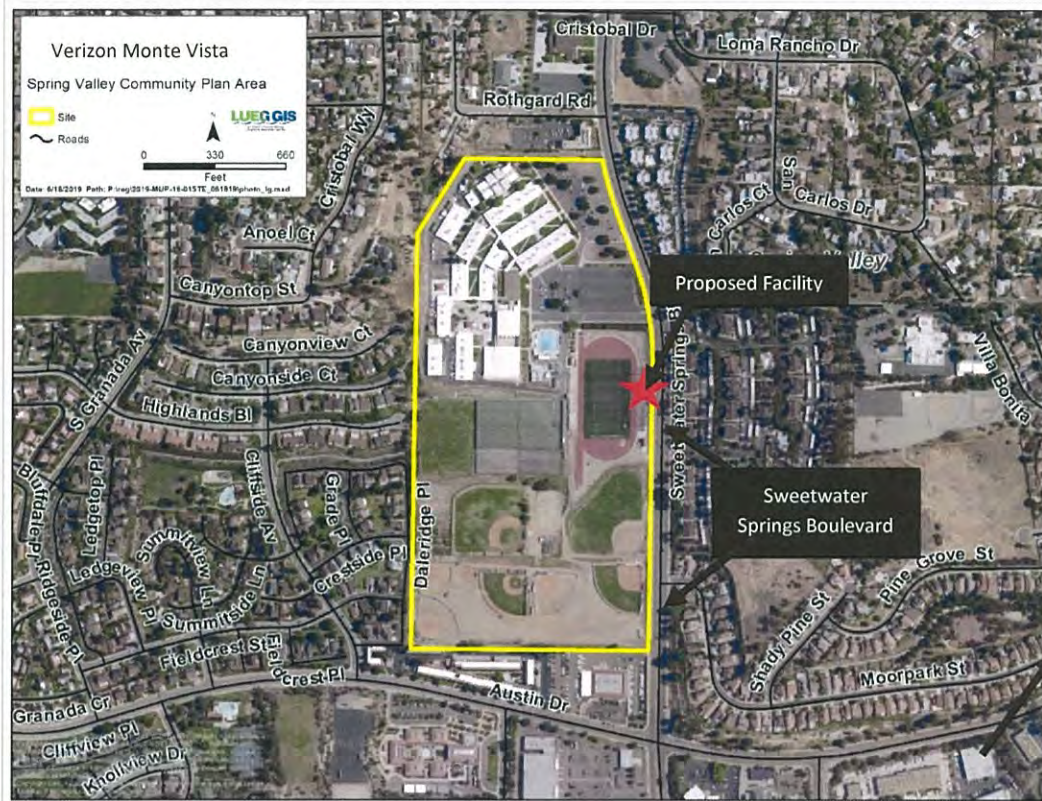


Figure 3: Aerial photograph showing proposed project site and project vicinity (Closer extent).

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Office Professional, Village Residential (VR-4.3), Semi-Rural Residential (SR-0.5)	Office Professional (C36), Urban Residential (RU), Single Family Residential (RS)	Rothgard Road	Religious Assembly, Commercial, Residential
East	Village Residential (VR-24, VR-15, VR-7.3, VR-4.3), Public/Semi-Public Facilities (P/SP), Open Space (Conservation)	Variable Family Residential (RV), Open Space (S80), Single Family Residential (RS), Urban Residential (RU)	Sweetwater Springs Boulevard	Residential

Location	General Plan	Zoning	Adjacent Streets	Description
South	General Commercial, Public/Semi-Public Facilities (P/SP), Village Residential (VR-24)	Urban Residential (RU), Variable Family Residential (RV), General Commercial (C36)	Austin Drive	Commercial, Public Facilities
West	Village Residential (VR-15, VR-4.3) Open Space (Recreation)	Variable Family Residential (RV), Single Family Residential (RS)	Daleridge Place	Residential

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Spring Valley Community Plan, the Zoning Ordinance, the Wireless Telecommunication Ordinance, and CEQA Guidelines. The MUP Time Extension was reviewed for consistency with current applicable codes, policies, and ordinances as part of the project's analysis. In addition, the following items were reviewed during the project's processing and are detailed below: Time Extension Considerations and Analysis, Site Planning Analysis, Community Compatibility/Visual Impacts, and Alternative Site Analysis (ASA).

1. Time Extension Considerations and Analysis

The proposed wireless telecommunication facility was previously approved in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility required the approval of an MUP in order to authorize the construction, operation, and maintenance of the facility. The Planning Commission approved the original MUP for two years on June 9, 2017 resulting in an expiration date of June 9, 2019. In accordance with Sections 7374 and 7376 of the Zoning Ordinance, the applicant submitted a complete MUP Time Extension application prior to the expiration date of the MUP on June 5, 2019. The MUP has been placed on stay until the Planning Commission can take discretionary action on the MUP Time Extension.

The applicant submitted a letter indicating that they have been processing a building permit through the DSA and a MUP Time Extension is required because the building permit is anticipated to be issued after the expiration date of the MUP. The DSA provides construction and design oversight over public state schools including Monte Vista High School, and the scope of the project includes the replacement of a light pole adjacent to the Monte Vista High School sports field. The building permits associated with the facility are anticipated to be issued before the end of the year. Staff considered these circumstances and information provided by the applicant in their analysis for the MUP Time Extension as the applicant has been unable to establish use and reliance for the original MUP. Additionally, staff reviewed the MUP Time Extension and updated application materials including the Alternative Site Analysis in accordance with the Wireless Ordinance.

Site Planning Analysis

The proposed wireless telecommunication facility is designed to match the existing light poles associated with the on-site sports field. The CMU enclosure will have an earth-tone color as it is set into fill slopes behind existing bleachers for the sports field. The existing bleachers and fill slopes located adjacent to Sweetwater Springs Boulevard will screen the CMU enclosure from public views as well as on-site views from the sports field. The 83-foot tall replacement light pole with antennas will replace an existing light pole and will not introduce a new vertical element to the visual landscape of the project site as the sports field contains six existing light poles. No changes to the originally approved project design are proposed as part of the MUP Time Extension.

Community Compatibility/Visual Impacts

The proposed wireless telecommunication facility is located over a half mile south of SR-94 which is the nearest Scenic Highway identified in the County of San Diego General Plan. The surrounding area has rolling topography with a hill immediately to the east across Sweetwater Springs Boulevard. The facility will be visible to south bound and north bound motorists travelling along Sweetwater Springs Boulevard. However, the existing mature trees located along Sweetwater Springs Boulevard will partially screen the facility from the adjacent residents located across the street. The wireless facility has been designed to replace an existing light pole on the site (Figure 4). In addition, one of the light poles on the project site contains an existing antenna structure that was authorized by MUP Record ID: PDS2010-MUP-10-020. The Monte Vista High School sports field contains six existing light standards and the antennas proposed for the subject project have been designed to be brought in as close as possible to the support structure of the pole to reduce visual impacts.



Figure 4: View looking west toward project site from apartments across Sweetwater Springs Blvd.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide increased cellular service coverage to the surrounding area, including to nearby residents and motorists, as well as to faculty and students of Monte Vista High School. The site is zoned RS (Single Family Residential), which is a non-preferred zone, and therefore required an ASA as part of the processing of the original MUP. The applicant reviewed several other potential sites within the area prior to submitting the original MUP application in order to demonstrate that the coverage objective could not be met in a preferred zone. Since the original MUP approval, no additional wireless telecommunication facilities have been approved within the project vicinity. The applicant revised the ASA to include additional analysis associated with the time extension and to describe that there have been no changes in circumstances regarding additional wireless facilities or co-location opportunities within the project vicinity. In addition, the applicant has revised the ASA to discuss changes in technology and how a small cell facility could not be proposed on the site due to the need for increased coverage that will be provided by the proposed facility. Further information detailing the ASA can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area with and without the wireless telecommunication facility. A height exception was approved in accordance with Section 4620(g) of the Zoning Ordinance to allow for the placement of antennas at a height of 70 feet on a replacement 83-foot tall light pole. The GSA maps provided by the applicant demonstrate that the proposed location and placement of antennas at a height of 70 feet on the 83-foot tall light pole is necessary to close coverage gaps in the surrounding area and provide adequate service. The GSA maps can also be found in Attachment F.

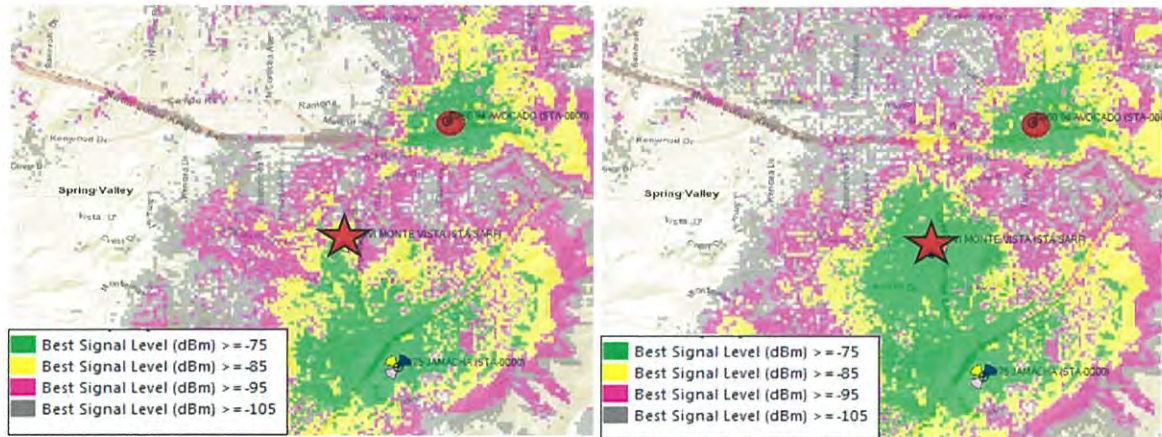


Figure 5: Coverage without proposed project (left). Coverage with proposed project (right).

2. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p>	<p>The proposed wireless telecommunication facility will allow for increased coverage throughout the area, which is essential in the event of an emergency. In addition, the facility was originally approved with a standby generator in the event of a power outage or other emergency situation.</p>
<p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The wireless telecommunication facility will minimize telecommunication interruptions by increasing the volume and data coverage of phone calls that will allow the facility to provide service to the surrounding area. Additionally, the facility was originally approved with a standby generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.</p>
<p>POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p> <p>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed wireless telecommunication facility will be located over a half mile south of SR-94, the nearest Scenic Highway identified in the County of San Diego General Plan. The proposed wireless telecommunication facility will not be visible from the Scenic Highway due to intervening topography and vegetation as well as the overall distance from the project site. The 83-foot tall light pole with antennas will replace an existing light pole and will not introduce a new vertical element to the visual landscape of the project site as the sports field contains six existing light poles. In addition, one of the light poles on the project site contains an existing wireless telecommunications facility that was authorized by MUP PDS2010-MUP-10-020. The antennas proposed for the subject project have been designed to be brought in as close as possible to the support structure of the light standard to reduce visual impacts. For these reasons, the wireless facility will blend with the visual setting in the project vicinity, will be sited and designed to be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic resource.</p>

General Plan Policy	Explanation of Project Conformance
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	In accordance with Section 6984 of the Zoning Ordinance, the applicant provided a letter during the processing of the original Major Use Permit indicating that they are willing to allow other carriers to co-locate on the proposed wireless telecommunication facility.

3. Community Plan Consistency

The proposed project is consistent with the following relevant Spring Valley Community Plan goals, policies, and actions as described in Table D-2.

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Circulation and Mobility 2.10 – Infrastructure and Utilities Goal 10.1: Minimize towers through appropriate application of codes and ordinances.	The proposed wireless telecommunication facility has been designed as a light pole with a CMU enclosure and the subject project does not consist of the construction of an additional utility tower.
Circulation and Mobility 2.10 – Infrastructure and Utilities Policy 10.1.1: Require cell phone siting and installation to conform to County of San Diego and Spring Valley Guidelines for installation of wireless sites (see Appendix A, Spring Valley Wireless Guidelines).	The proposed wireless telecommunication facility was designed in conformance with Appendix A of the Spring Valley Community Plan which includes guidelines associated with the design, site analysis, and preferred locations of wireless telecommunication facilities in Spring Valley. The proposed project is located on a public school property and is designed to minimize visual impacts by utilizing an existing vertical element on the project site which is a requirement for wireless facilities proposed on public property identified in the Spring Valley Wireless Guidelines. The antennas proposed on the light pole have been designed to be brought in as close as possible to the light pole. In addition, the supporting structures and equipment associated with the facility have been designed in conformance with the Spring Valley Wireless Guidelines by including a CMU enclosure that is screened from public views by existing on-site bleachers and fill slopes along Sweetwater Springs Boulevard.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Single Family Residential (RS) zone with the incorporation of conditions of approval (See Table D-3).

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RS	Yes, upon approval of a MUP Time Extension.
Animal Regulation:	Q	N/A
Density:	-	N/A
Lot Size:	10,000	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP Time Extension.
Lot Coverage:	-	N/A
Setback:	H	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	A height exception was granted for the original MUP on June 9, 2017. The design and height of the project will be in conformance with the height exception granted with the original MUP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "H" setback requirements of a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed project meets all required setbacks and the proposed wireless telecommunication facility will be located over 100 feet away from the closest residential property line. No changes to the location of the facility are proposed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the FCC's regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the applicant on potential health effects from EMR associated with the project. Generally, this information is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

Table D-4: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The wireless telecommunication facility involves the installation of an 8-foot tall CMU enclosure. The equipment enclosure has been sited and designed to minimized views of the facility. The CMU enclosure will be located behind the bleachers of the field. In addition, the existing terrain and fill slope located along Sweetwater Springs Boulevard will provide screening of the equipment and CMU enclosure from residential views.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The project complies with the setback requirement as the light standard is over 100 feet from the nearest residential property line. No changes to the location of the facility are proposed. Therefore, the project complies with Section 6985.C.4 of the Wireless Telecommunication Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed project meets all required setbacks and the proposed wireless telecommunication facility will be located over 100 feet away from the closest residential property line. No changes to the location of the facility are proposed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned RS and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines pursuant to Section 36.404 of the County Noise Ordinance. The primary noise sources of the wireless telecommunication facility will consist of a generator within a CMU wall enclosure designed to attenuate noise levels below 45 dBA at the subject property's boundaries. Therefore, the project will comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The proposed project is considered a "high visibility" facility because the project is designed as a light pole and does not meet the criteria of invisible or low visibility facilities. The proposed project has a valuation of over \$500,000; therefore, the MUP has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the CEQA. The project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the installation of small, new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

E. COMMUNITY PLANNING GROUP AND/OR DESIGN REVIEW BOARD

On July 9, 2019, the applicant presented the MUP Time Extension at the Spring Valley Community Planning Group (CPG) meeting. The Spring Valley CPG took a motion and voted to recommend approval of the MUP Time Extension by a vote of (9-Yes, 0-No, 0-Abstain, 6-Vacant/Absent). Meeting minutes from the Spring Valley CPG can be found in Attachment E.

F. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. Staff received one phone call as a result of the noticing from a neighboring property owner asking about the noticing process as well as general questions regarding the project. No additional comments were received as a result of the noticing.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental findings included in Attachment D, which includes a finding that the project is exempt from the CEQA.
2. Grant MUP Time Extension PDS2019-MUP-16-015TE, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

Report Prepared By:

Sean Oberbauer, Project Manager

858-495-5747

sean.oberbauer@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director

858-694-2962

mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2019-MUP-16-015TE

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

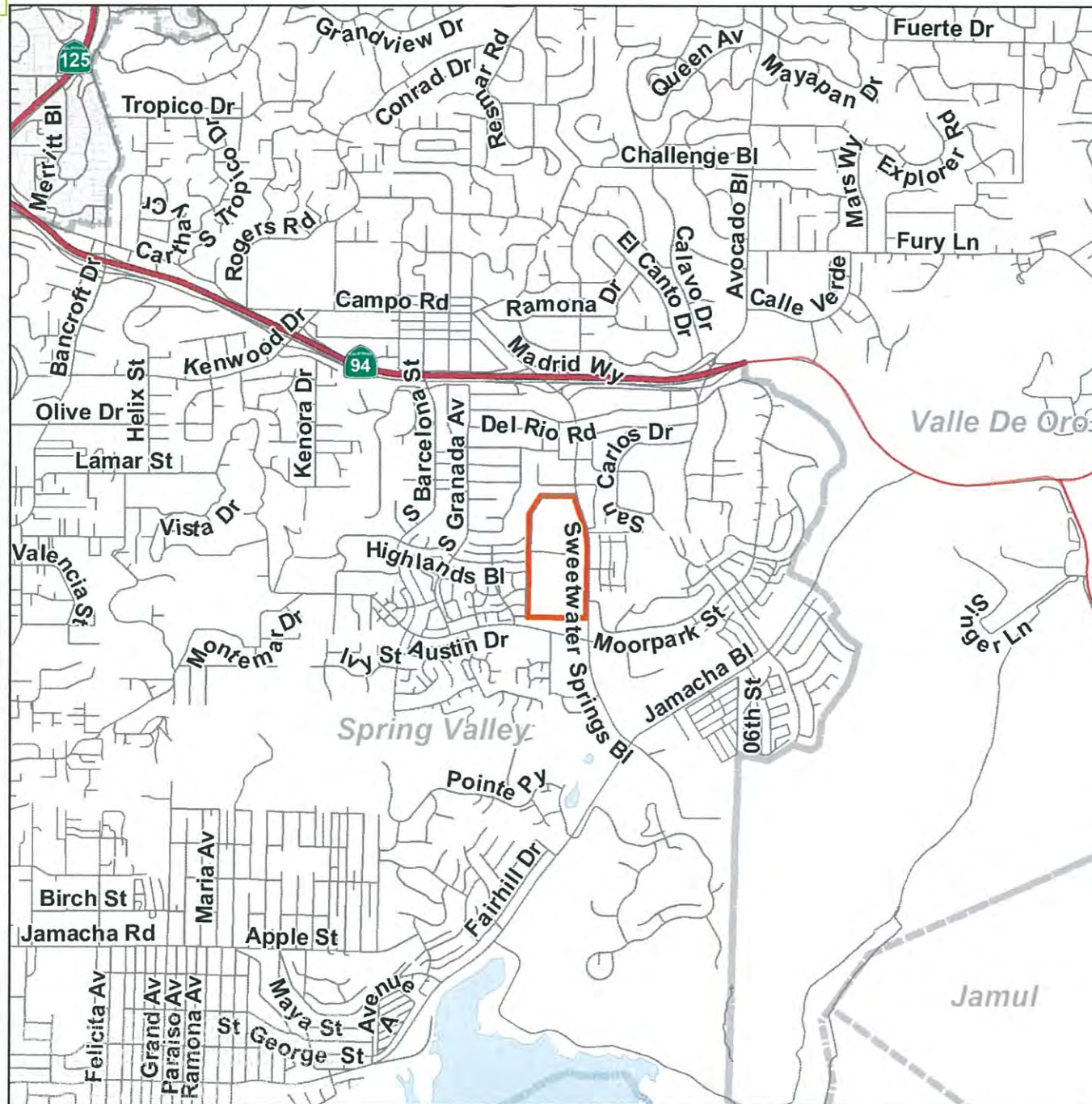
Attachment E – Public Documentation

Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis

Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

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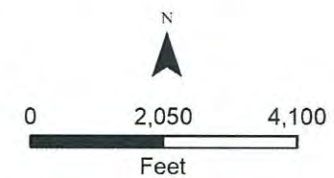
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Vicinity Map

Spring Valley
Community Plan Area



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Land Use & Planning Group
Geographic Information Services

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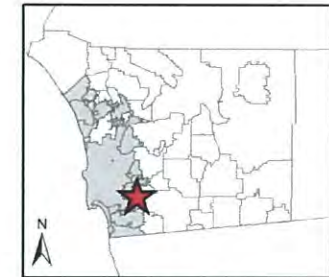
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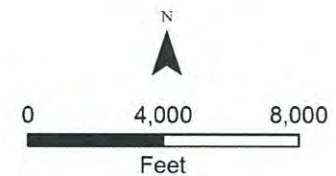
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Vicinity Map

Spring Valley
Community Plan Area

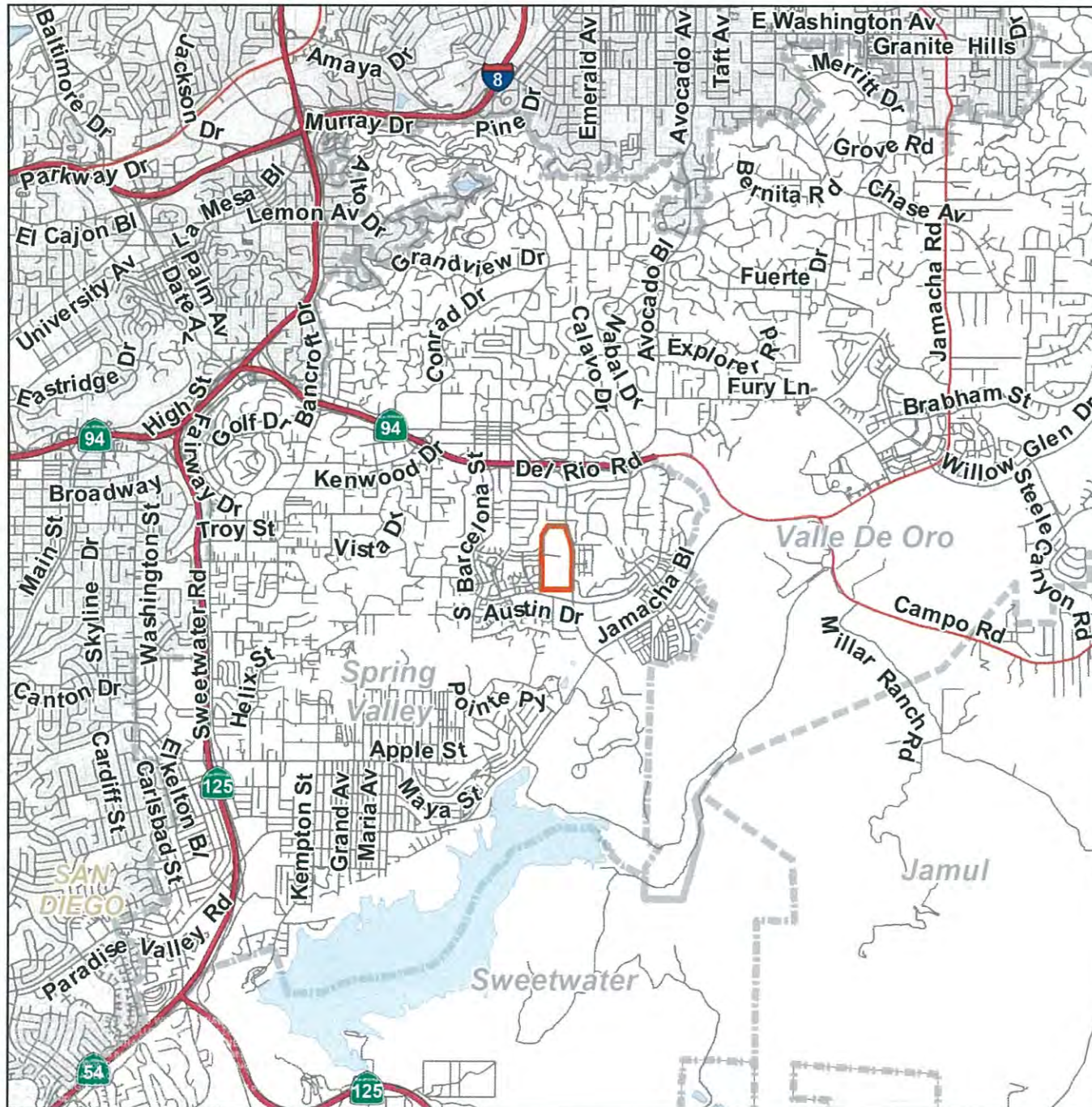


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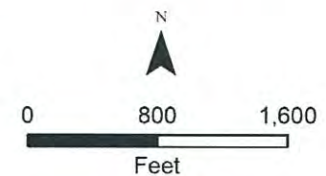
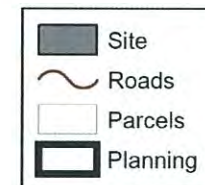
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Spring Valley
Community Plan Area

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)
- (22) Specific Plan Area
- (23) Office Professional
- (24) Neighborhood Commercial
- (25) General Commercial
- (28) Limited Impact Industrial
- (29) High Impact Industrial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (36) Open Space (Recreation)
- (37) Open Space (Conservation)
- (41) Semi-Rural Residential (SR-0.5)



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Local Use & Realization of
Geospatial Information Systems

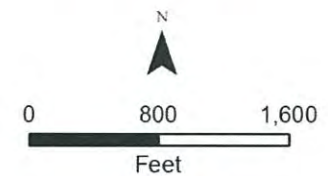
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Zoning

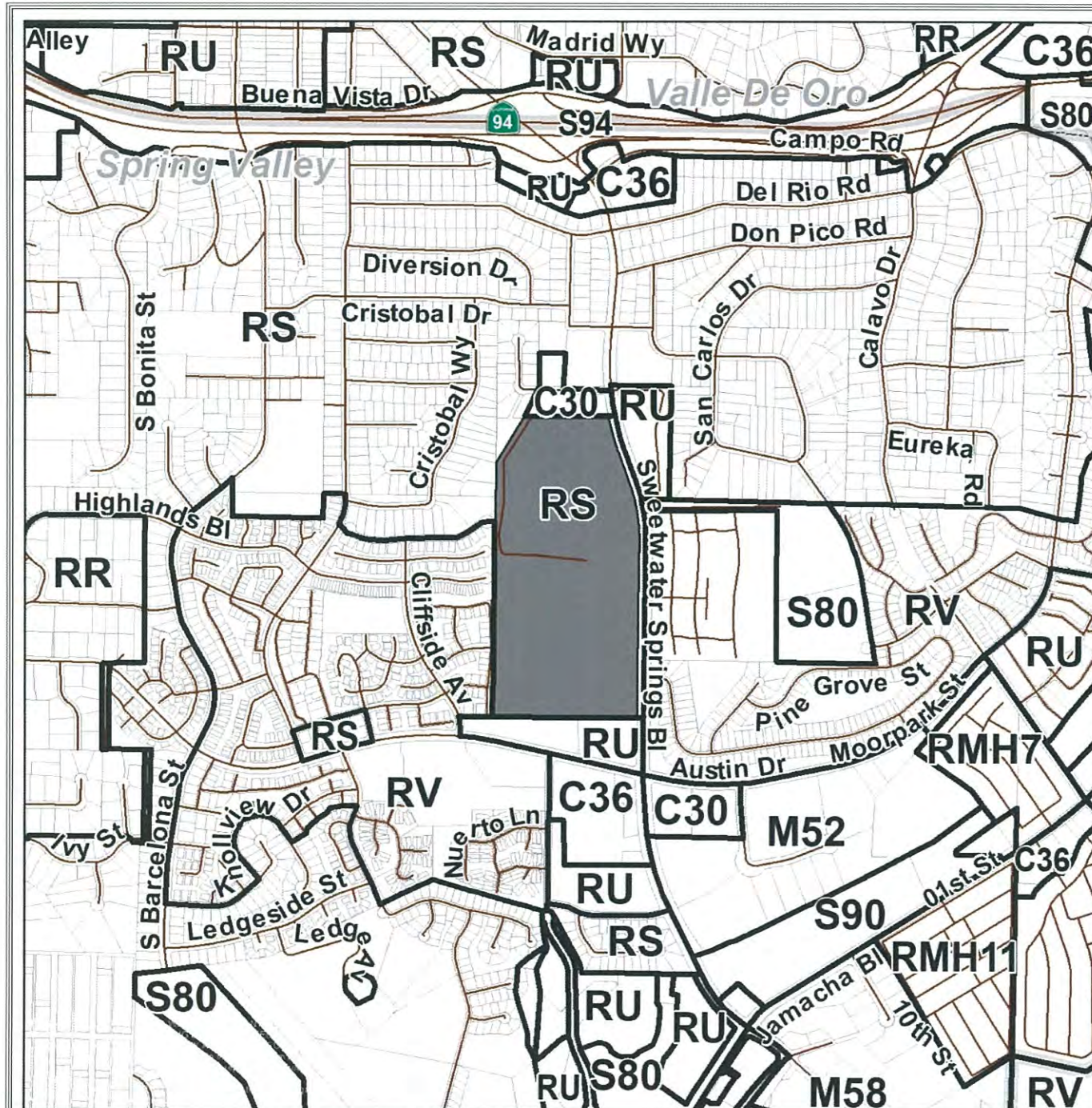
Spring Valley
Community Plan Area

- C30 - Office Professional
- C36 - General Commercial
- M52 - Limited Impact Industrial
- M58 - High Impact Industrial
- NO ZONE - No Zone
- RMH11 - Mobilehome Residential
- RMH7 - Mobilehome Residential
- RMH8 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S80 - Open Space
- S88 - Specific Planning Area
- S90 - Holding Area
- S94 - Transportation/Utility Corridor



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LAND USE & ENVIRONMENTAL GROUP
LANDSCAPE ARCHITECTS

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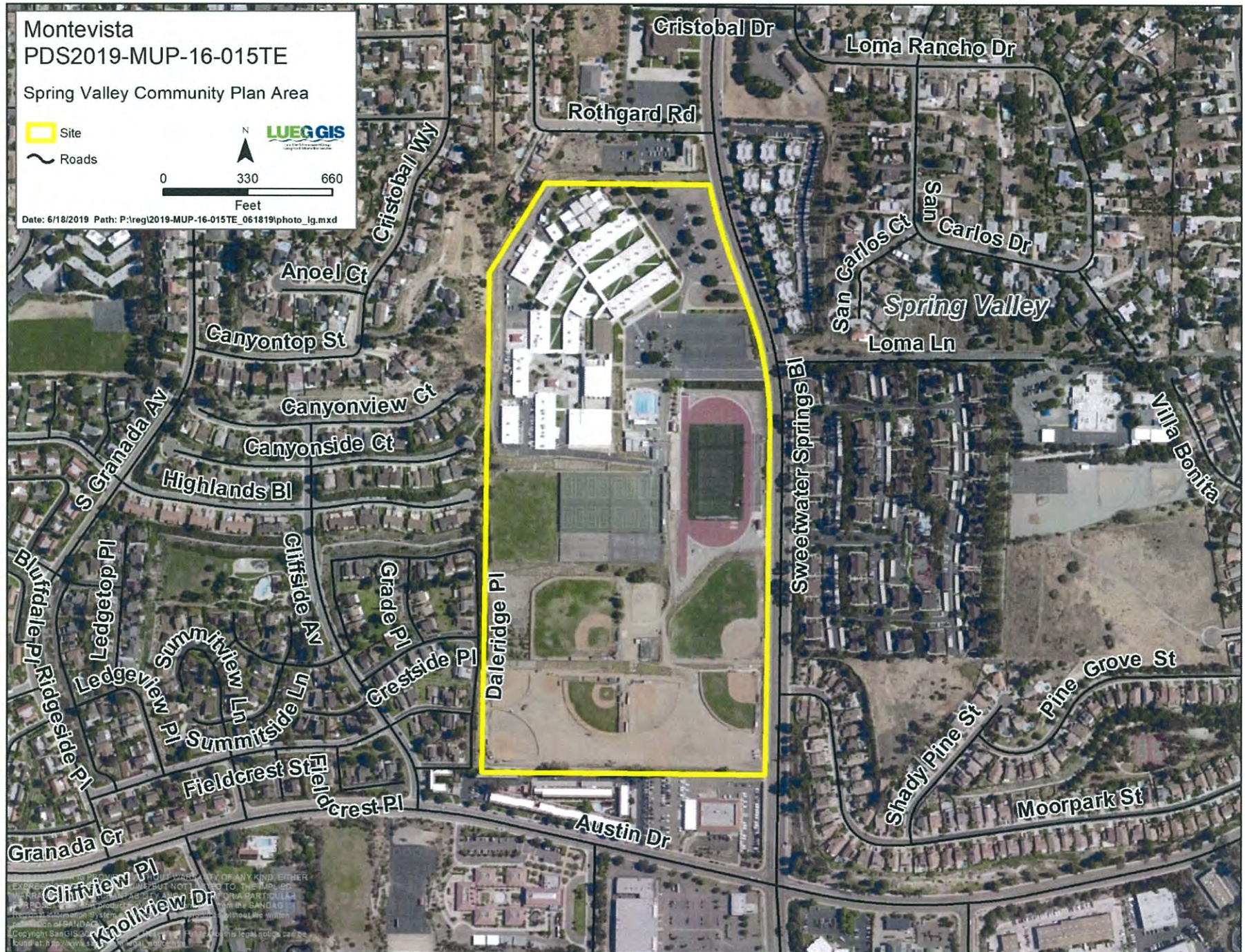
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PDS2019-MUP-16-015TE

Spring Valley Community Plan Area



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Montevista
PDS2019-MUP-16-015TE

Spring Valley Community Plan Area

Site

Roads

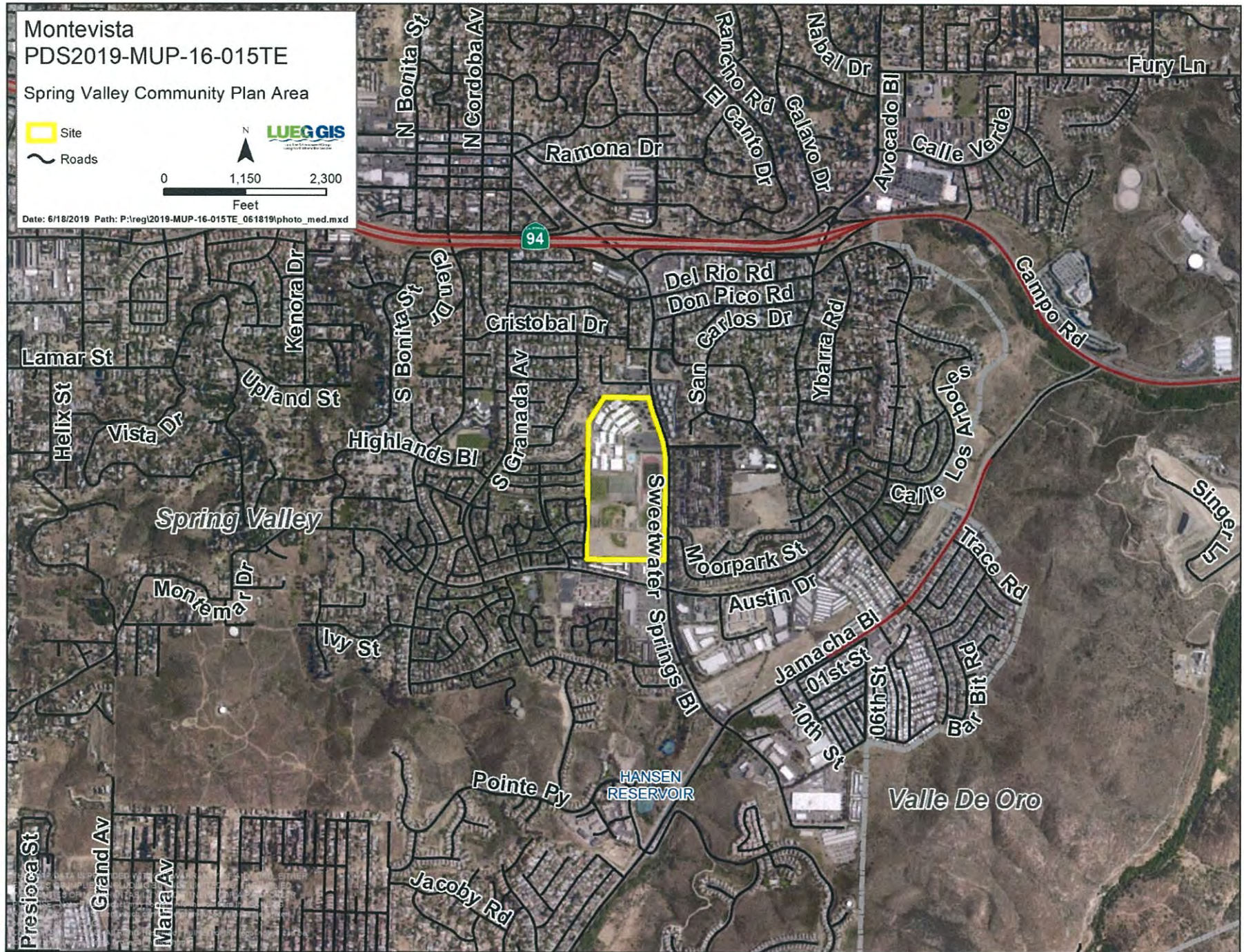


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0 1,150 2,300

Feet

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PDS2019-MUP-16-015TE

Spring Valley Community Plan Area



Site



Roads

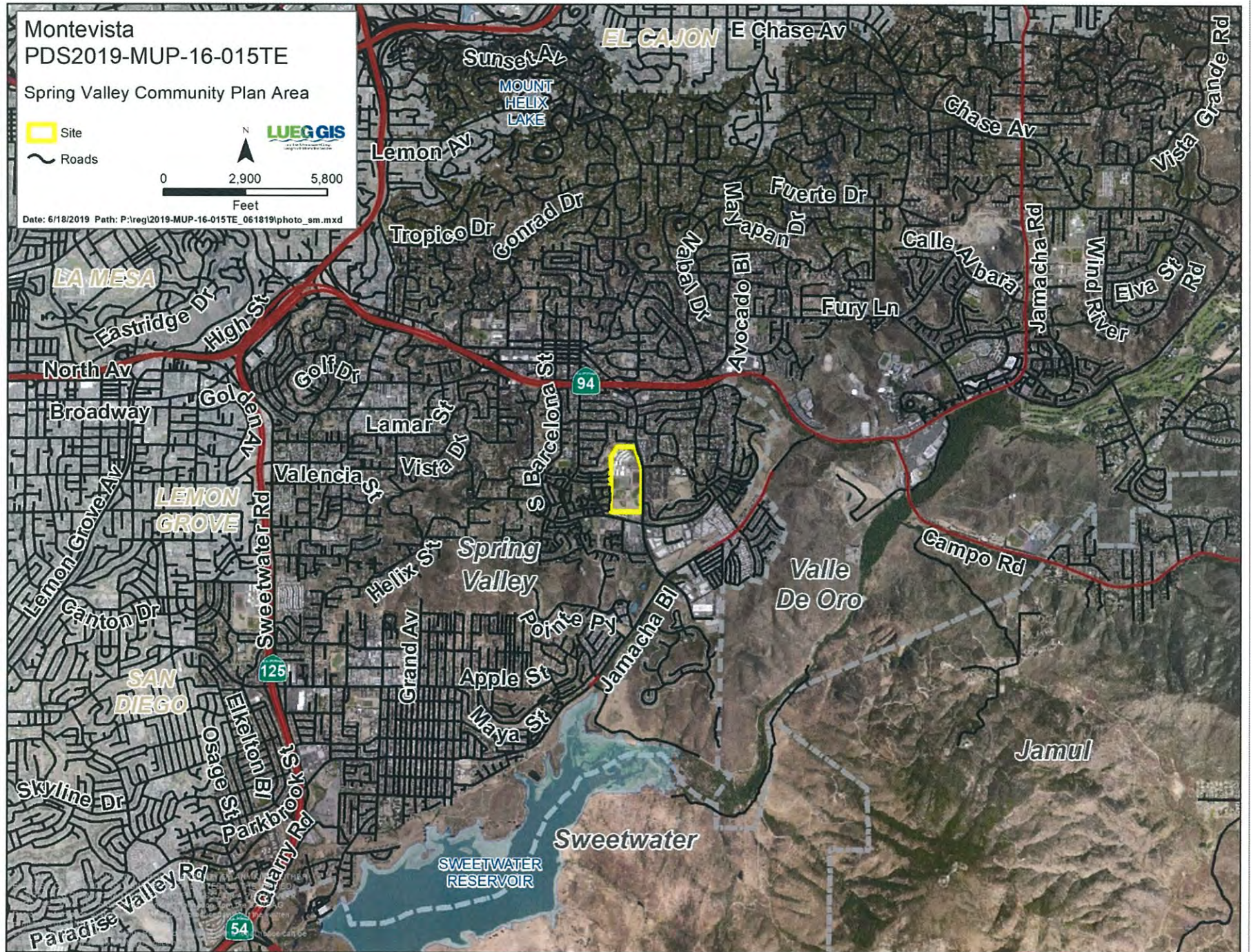


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Feet

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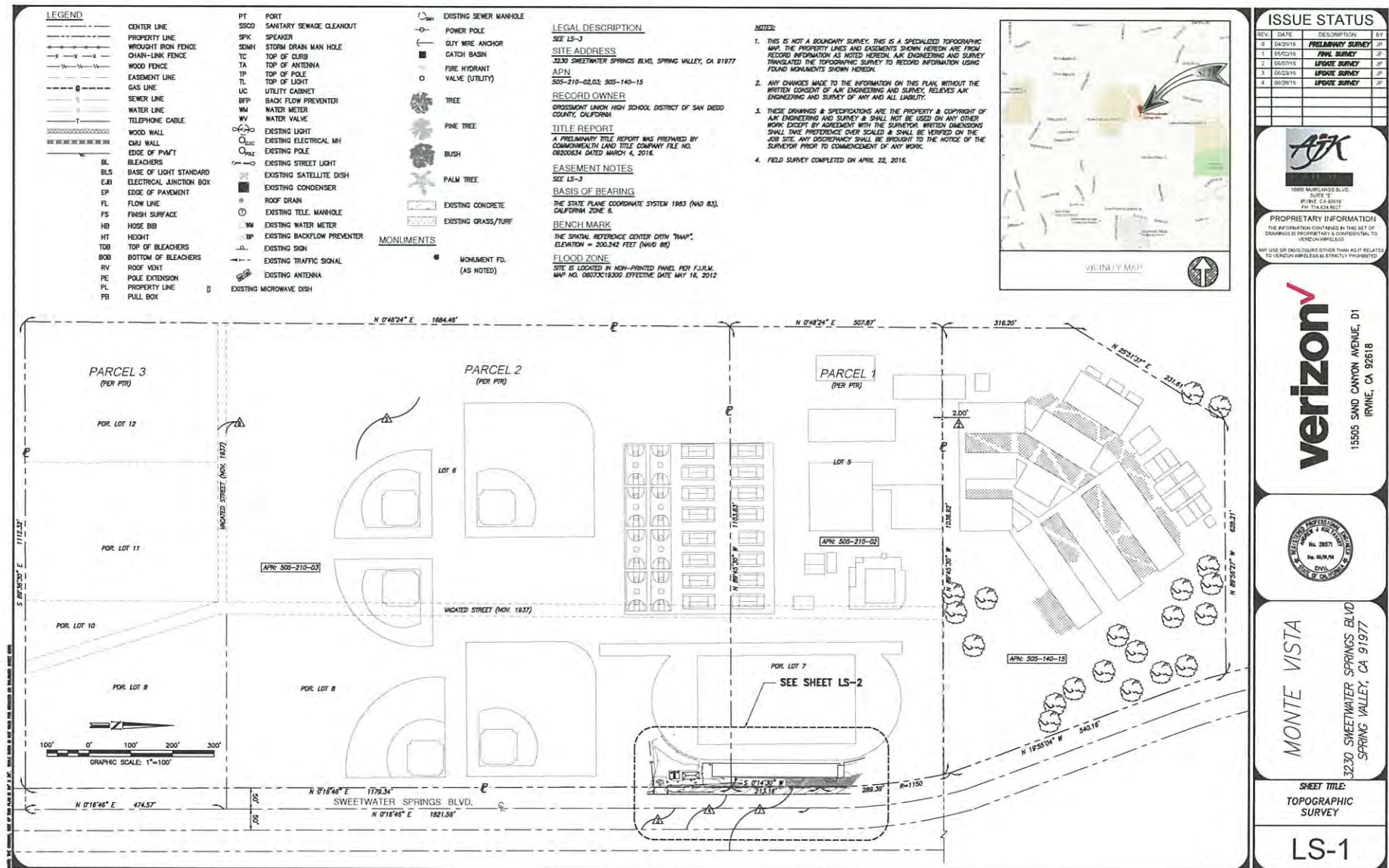


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2 Mile Radius
Spring Valley Community Plan Area



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LEGEND



CENTER LINE
PROPERTY LINE
WROUGHT IRON FENCE
CHAIN-LINK FENCE
WOOD FENCE
EASEMENT LINE
GAS LINE
SEWER LINE
WATER LINE
TELEPHONE CABLE
WOOD WALL
CMU WALL
EDGE OF PMCT

BA BOTTOM OF ANTENNA
FD FOUND
EJB ELECTRICAL JUNCTION BOX
EP EDGE OF PAVEMENT
FL FLOW LINE
FS FINISH SURFACE
HB HOSE HBI
HT HEIGHT
NG NATURAL GRADE
TOS TOP OF BLEACHERS
BOB BOTTOM OF BLEACHERS
PL PROPERTY LINE
PP POWER POLE

PS PULL BOX
SSCO SANITARY SEWAGE CLEANOUT
SS STREET SIGN/STOP SIGN
SDMH STORM DRAIN MAN HOLE
SON SON
TO TOP OF CURB
TW TOP OF WALL
TA TOP OF ANTENNA
TOS TOP OF SLOPE
BFP BACK FLOW PREVENTER
TM WATER METER
WV WATER VALVE
EXL EXISTING LIGHT
EXEL EXISTING ELECTRICAL MH



EXISTING POLE
EXISTING STREET LIGHT
EXISTING SATELLITE DISH
EXISTING CONDENSER
ROOF DRAIN
EXISTING WATER METER
EXISTING BACKFLOW PREVENTER
EXISTING SIGN
EXISTING TRAFFIC SIGNAL
EXISTING ANTENNA

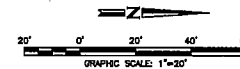
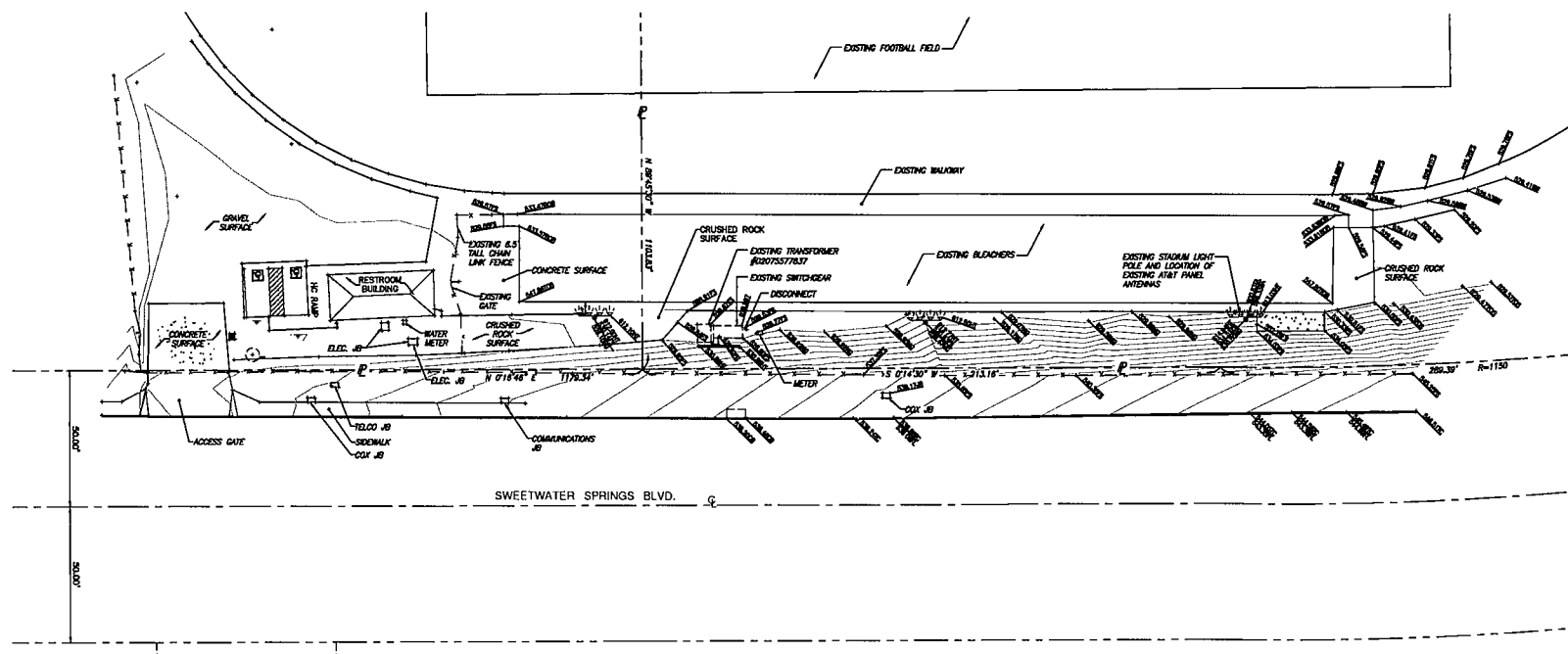


EXISTING MICROWAVE DISH
EXISTING SEWER MANHOLE
POWER POLE
GUY WIRE ANCHOR
CATCH BASIN
FIRE HYDRANT
VALVE (UTILITY)
TREE
PINE TREE



BUSH
PALM TREE
EXISTING CONCRETE
EXISTING GRASS/TURF
MONUMENTS
MONUMENT FID.
(AS NOTED)

SURVEY DETAIL



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/26/16	PRELIMINARY SURVEY	JP
1	04/27/16	FINAL SURVEY	JP
2	04/27/16	UPDATE SURVEY	JP
3	04/27/16	UPDATE SURVEY	JP
4	04/27/16	UPDATE SURVEY	JP



1505 MURLANDS BLVD.
SUITE 101
IRVINE, CA 92618
PH 714.834.8027

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



MONTE VISTA

3230 SWEETWATER SPRINGS BLVD
SPRING VALLEY, CA 91977

SHEET TITLE:
TOPOGRAPHIC
SURVEY

LS-2

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF SWEETWATER SPRINGS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 11, 1989, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SWEETWATER SPRINGS ROLLIS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 2530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 8, 1945, WITH THE WESTERLY LINE OF A RIGHT OF WAY FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO BY EXCISEMENT DEED RECORDED JUNE 13, 1938 IN BOOK 4494, PAGE 576 OF OFFICIAL RECORDS AND SHOWN ON PLAT ENTITLED "ROAD SURVEY NO. 1333" FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY, SAN DIEGO BEING ALSO THE SOUTHWESTERLY CORNER OF LOT 34 OF SHAD SWEETWATER SPRINGS ROLLIS UNIT NO. 1; THENCE ALONG THE WESTERLY LINE OF SHAD ROAD SURVEY NO. 1333 AS FOLLOWS:

SOUTH 404' WEST (RECORD SOUTH 404'64" WEST) 174.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1830 FEET; THENCE SOUTHERLY ALONG SHAD CURVE THROUGH A CENTRAL ANGLE OF 2470.3 (RECORD 2714.83) FEET THENCE TANGENT TO SHAD CURVE SOUTH 12758' EAST 314.67 FEET (RECORD SOUTH 12758'04" EAST 314.80 FEET) TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1130 FEET; THENCE SOUTHERLY ALONG SHAD CURVE THROUGH A CENTRAL ANGLE OF 20710.30 (RECORD 20711.52) A DISTANCE OF 404.04 FEET TO A POINT IN SHAD WESTERLY LINE OPPOSITE ENGINEER'S STATION 39 PLUS 85.04 AS SHOWN ON SHAD PLAT OF ROAD SURVEY NO. 1333; THENCE TANGENT TO SHAD CURVE AND CONTINUING ALONG SHAD WESTERLY LINE SOUTH 0714'30" WEST (RECORD SOUTH 0716'48" WEST) 1000.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SHAD WESTERLY LINE OF ROAD SURVEY NO. 1333, SOUTH 0714'30" WEST 392.11 FEET THENCE LEAVING SHAD WESTERLY LINE, NORTH 89'45'30" WEST, 1110.50 FEET; THENCE NORTH 030'18", 392.12 FEET TO A LINE WHICH BEARS NORTH 89'45'30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89'45'30" EAST, 1109.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF SWEETWATER SPRINGS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 11, 1989, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SWEETWATER SPRINGS ROLLIS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 2530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 8, 1945, WITH THE WESTERLY LINE OF A RIGHT OF WAY FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO BY EXCISEMENT DEED RECORDED JUNE 13, 1938 IN BOOK 4494, PAGE 576 OF OFFICIAL RECORDS AND SHOWN ON PLAT ENTITLED "ROAD SURVEY NO. 1333" FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY, SAN DIEGO BEING ALSO THE SOUTHWESTERLY CORNER OF LOT 38 OF SHAD SWEETWATER SPRINGS ROLLIS UNIT NO. 1; THENCE ALONG THE WESTERLY LINE OF SHAD ROAD SURVEY NO. 1333 AS FOLLOWS:

SOUTH 404' WEST (RECORD SOUTH 404'64" WEST) 174.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1830 FEET; THENCE SOUTHERLY ALONG SHAD CURVE THROUGH A CENTRAL ANGLE OF 2470.3 (RECORD 2714.83) FEET THENCE TANGENT TO SHAD CURVE SOUTH 12758' EAST 314.67 FEET (RECORD SOUTH 12758'04" EAST 314.80 FEET) TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1130 FEET; THENCE SOUTHERLY ALONG SHAD CURVE THROUGH A CENTRAL ANGLE OF 20710.30 (RECORD 20711.52) A DISTANCE OF 404.04 FEET TO A POINT IN SHAD WESTERLY LINE OPPOSITE ENGINEER'S STATION 39 PLUS 85.04 AS SHOWN ON SHAD PLAT OF ROAD SURVEY NO. 1333; THENCE TANGENT TO SHAD CURVE AND CONTINUING ALONG SHAD WESTERLY LINE SOUTH 0714'30" WEST (RECORD SOUTH 0716'48" WEST) 1000.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SHAD WESTERLY LINE OF ROAD SURVEY NO. 1333, SOUTH 0714'30" WEST 392.11 FEET THENCE LEAVING SHAD WESTERLY LINE, NORTH 89'45'30" WEST, 1110.50 FEET; THENCE NORTH 030'18", 392.12 FEET TO A LINE WHICH BEARS NORTH 89'45'30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89'45'30" EAST, 1109.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 3, 1939, TOGETHER WITH A PORTION OF SWEETWATER SPRINGS, ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 11, 1989, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SWEETWATER SPRINGS ROLLIS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 2530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 8, 1945, WITH THE WESTERLY LINE OF A RIGHT OF WAY FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO BY EXCISEMENT DEED RECORDED JUNE 13, 1938 IN BOOK 4494, PAGE 576 OF OFFICIAL RECORDS AND SHOWN ON PLAT ENTITLED "ROAD SURVEY NO. 1333" FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY, SAN DIEGO BEING ALSO THE SOUTHWESTERLY CORNER OF LOT 34 OF SHAD SWEETWATER SPRINGS ROLLIS UNIT NO. 1; THENCE ALONG THE WESTERLY LINE OF SHAD ROAD SURVEY NO. 1333 AS FOLLOWS:

SOUTH 404' WEST (RECORD SOUTH 404'64" WEST) 174.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1830 FEET; THENCE SOUTHERLY ALONG SHAD CURVE THROUGH A CENTRAL ANGLE OF 2470.3 (RECORD 2714.83) FEET THENCE TANGENT TO SHAD CURVE SOUTH 12758' EAST 314.67 FEET (RECORD SOUTH 12758'04" EAST 314.80 FEET) TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1130 FEET; THENCE SOUTHERLY ALONG SHAD CURVE THROUGH A CENTRAL ANGLE OF 20710.30 (RECORD 20711.52) A DISTANCE OF 404.04 FEET TO A POINT IN SHAD WESTERLY LINE OPPOSITE ENGINEER'S STATION 39 PLUS 85.04 AS SHOWN ON SHAD PLAT OF ROAD SURVEY NO. 1333; THENCE TANGENT TO SHAD CURVE AND CONTINUING ALONG SHAD WESTERLY LINE SOUTH 0714'30" WEST (RECORD SOUTH 0716'48" WEST) 1000.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SHAD WESTERLY LINE OF ROAD SURVEY NO. 1333, NORTH 89'45'30" WEST, 1110.50 FEET; THENCE NORTH 030'18", 392.12 FEET TO A POINT IN THE WESTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF SHAD SWEETWATER SPRINGS ROLLIS UNIT NO. 1, INSTANT THEREON 824.58 FEET WESTERLY FROM SHAD SOUTHWESTERLY CORNER OF LOT 34, SWEETWATER SPRINGS ROLLIS UNIT NO. 1; THENCE ALONG SHAD WESTERLY PROLONGATION AND ALONG SHAD SOUTHERLY LINE OF SWEETWATER SPRINGS ROLLIS UNIT NO. 1, SOUTH 89'37'15" EAST, 824.53 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITH HELIX VISTA UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 3993, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND THE RESUBDIVISION NO. 1 OF HELIX VISTA UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 4323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

AND EXCEPTING THEREFROM ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 3, 1939, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF HELIX VISTA UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 3993, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING IN THE WESTERLY LINE OF SWEETWATER SPRINGS ROLLIS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 2530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 8, 1945, WITH THE WESTERLY LINE OF A RIGHT OF WAY FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO BY EXCISEMENT DEED RECORDED JUNE 13, 1938 IN BOOK 4494, PAGE 576 OF OFFICIAL RECORDS AND SHOWN ON PLAT ENTITLED "ROAD SURVEY NO. 1333" FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY, SAN DIEGO BEING ALSO THE SOUTHWESTERLY CORNER OF LOT 34 OF SHAD SWEETWATER SPRINGS ROLLIS UNIT NO. 1; THENCE ALONG THE WESTERLY LINE OF SHAD ROAD SURVEY NO. 1333 AS FOLLOWS:

SOUTH 404' WEST (RECORD SOUTH 404'64" WEST) 174.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1830 FEET; THENCE SOUTHERLY ALONG SHAD CURVE THROUGH A CENTRAL ANGLE OF 2470.3 (RECORD 2714.83) FEET THENCE TANGENT TO SHAD CURVE SOUTH 12758' EAST 314.67 FEET (RECORD SOUTH 12758'04" EAST 314.80 FEET) TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1130 FEET; THENCE SOUTHERLY ALONG SHAD CURVE THROUGH A CENTRAL ANGLE OF 20710.30 (RECORD 20711.52) A DISTANCE OF 404.04 FEET TO A POINT IN SHAD WESTERLY LINE OPPOSITE ENGINEER'S STATION 39 PLUS 85.04 AS SHOWN ON SHAD PLAT OF ROAD SURVEY NO. 1333; THENCE TANGENT TO SHAD CURVE AND CONTINUING ALONG SHAD WESTERLY LINE SOUTH 0714'30" WEST (RECORD SOUTH 0716'48" WEST) 1000.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SHAD WESTERLY LINE OF ROAD SURVEY NO. 1333, NORTH 89'45'30" WEST, 1110.50 FEET; THENCE NORTH 030'18", 392.12 FEET TO A POINT IN THE WESTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF SHAD SWEETWATER SPRINGS ROLLIS UNIT NO. 1, INSTANT THEREON 824.58 FEET WESTERLY FROM SHAD SOUTHWESTERLY CORNER OF LOT 34, SWEETWATER SPRINGS ROLLIS UNIT NO. 1; THENCE ALONG SHAD WESTERLY PROLONGATION AND ALONG SHAD SOUTHERLY LINE OF SWEETWATER SPRINGS ROLLIS UNIT NO. 1, SOUTH 89'37'15" EAST, 824.53 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING THEREFROM THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE EASTERLY BOUNDARY OF LOT 48 OF RESUBDIVISION NO. 1 OF HELIX VISTA UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 4323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS FOLLOWS:

GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

SOUTH 89'37'15" EAST, 814.44 FEET SOUTH 12'24'45" WEST, 24.89 FEET TO A TANGENT 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND SOUTHWESTERLY ALONG SHAD CURVE THROUGH AN ANGLE OF 90.125 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS FOLLOWS:

GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

SOUTH 89'37'15" EAST, 814.44 FEET SOUTH 12'24'45" WEST, 24.89 FEET TO A TANGENT 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND SOUTHWESTERLY ALONG SHAD CURVE THROUGH AN ANGLE OF 90.125 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS FOLLOWS:

GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

SOUTH 89'37'15" EAST, 814.44 FEET SOUTH 12'24'45" WEST, 24.89 FEET TO A TANGENT 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND SOUTHWESTERLY ALONG SHAD CURVE THROUGH AN ANGLE OF 90.125 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS FOLLOWS:

GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

SOUTH 89'37'15" EAST, 814.44 FEET SOUTH 12'24'45" WEST, 24.89 FEET TO A TANGENT 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND SOUTHWESTERLY ALONG SHAD CURVE THROUGH AN ANGLE OF 90.125 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS FOLLOWS:

GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

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GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

SOUTH 89'37'15" EAST, 814.44 FEET SOUTH 12'24'45" WEST, 24.89 FEET TO A TANGENT 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND SOUTHWESTERLY ALONG SHAD CURVE THROUGH AN ANGLE OF 90.125 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS FOLLOWS:

GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

SOUTH 89'37'15" EAST, 814.44 FEET SOUTH 12'24'45" WEST, 24.89 FEET TO A TANGENT 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND SOUTHWESTERLY ALONG SHAD CURVE THROUGH AN ANGLE OF 90.125 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS FOLLOWS:

GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

SOUTH 89'37'15" EAST, 814.44 FEET SOUTH 12'24'45" WEST, 24.89 FEET TO A TANGENT 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND SOUTHWESTERLY ALONG SHAD CURVE THROUGH AN ANGLE OF 90.125 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS FOLLOWS:

GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

SOUTH 89'37'15" EAST, 814.44 FEET SOUTH 12'24'45" WEST, 24.89 FEET TO A TANGENT 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND SOUTHWESTERLY ALONG SHAD CURVE THROUGH AN ANGLE OF 90.125 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS FOLLOWS:

GRASSMONT UNION HIGH SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JANUARY 3, 1938 IN BOOK 6872, PAGE 307 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SHAD LOT 48 TO THE LINE ALONG THE WEST LINE OF SHAD LOT 48; THENCE EAST TO THE NORTHWEST CORNER OF LOT 48; THENCE SOUTH 105.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 070'30" EAST, 105.80 FEET TO SHAD ANGLE POINT IN LOT 48; THENCE ALONG THE SOUTHERLY BOUNDARY OF SHAD MAP NO. 4323, AS FOLLOWS:

EASEMENT DESCRIPTION

ITEMS A, B, & C ARE WAY & HIGH RELATED
ITEM 1 IS WATER RELATED
ITEMS 12 & 13 ARE UTILITIES RELATED
ITEMS 14 & 15 ARE CLAIMS RELATED

2. A RIGHT OF WAY FOR PIPELINES AND ADJUNCTS OF THE SAN DIEGO PLUME COMPANY, ITS SUCCESSORS AND ASSIGNS, THE INTEREST OF SHAD COMPANY, IN SAID RIGHT OF WAY, HAS SINCE PASSED TO AND IS NOW VESTED IN HELIX IRRIGATION DISTRICT.

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO THE COUNTY OF SAN DIEGO

PURPOSE: ROAD

RECORDED: MAY 22, 1929 IN BOOK 1424, PAGE 140 OF DEEDS

AFFECTS: SHAD LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

PLOTTED AS SHOWN

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO THE COUNTY OF SAN DIEGO

PURPOSE: PUBLIC HIGHWAY

RECORDED: JULY 25, 1942 IN BOOK 1370, PAGE 488 OF OFFICIAL RECORDS

AFFECTS: SHAD LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

PLOTTED AS SHOWN

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO LA MESA, LEONARD GROVE AND SPRING VALLEY IRRIGATION DISTRICT

PURPOSE: PIPELINES

RECORDED: DECEMBER 14, 1908 IN BOOK 1807, PAGE 48 OF OFFICIAL RECORDS

AFFECTS: SHAD LAND MORE PARTICULARLY DESCRIBED THEREIN.

BLANKET IN NATURE, MAY NOT AFFECT THE PROPOSED LEASE PREMISES.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY

PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS

RECORDED: JUNE 8, 1949 AS INSTRUMENT NO. 30781 IN BOOK 3225, PAGE 448 OF OFFICIAL RECORDS

AFFECTS: SHAD LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

PLOTTED AS SHOWN

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO THE COUNTY OF SAN DIEGO

PURPOSE: COUNTY HIGHWAY

RECORDED: JUNE 13, 1933 IN BOOK 4494, PAGE 576 OF OFFICIAL RECORDS

AFFECTS: SHAD LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

PLOTTED AS SHOWN

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.

PURPOSE: ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES

RECORDED: MARCH 10, 1954 IN BOOK 5145, PAGE 232 OF OFFICIAL RECORDS

AFFECTS: THE SOUTHERLY 30 FEET

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

PLOTTED AS SHOWN

2. A RECORD OF SURVEY MAP PURPORTING TO SHOW VARIOUS BOUNDARIES AND DIMENSIONS OF SHAD LAND.

MAP NO. 5245

10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY

PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS

RECORDED: MARCH 29, 1941 AS INSTRUMENT NO. 54310 OF OFFICIAL RECORDS

AFFECTS: SHAD LAND MORE PARTICULARLY DESCRIBED THEREIN.

(DEFERRED BACK TO GROSSMONT UNION HIGH SCHOOL)

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY

PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS

RECORDED: APRIL 11, 1951 AS INSTRUMENT NO. 62447 OF OFFICIAL RECORDS

AFFECTS: SHAD LAND MORE PARTICULARLY DESCRIBED THEREIN.

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/26/16	PRELIMINARY SURVEY	JP
1	04/26/16	FINAL SURVEY	JP
2	04/26/16	UPGRADE SURVEY	JP
3	04/26/16	UPGRADE SURVEY	JP
4	04/26/16	UPGRADE SURVEY	JP

APX

10005 BURLANDS BLVD.
SUITE 101
IRVINE, CA 92618

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MONTE VISTA

3230 SWEETWATER SPRINGS BLVD
SPRING VALLEY, CA 91977

MONTE VISTA

3230 SWEETWATER SPRINGS BLVD
SPRING VALLEY, CA 91977

LS-3

KEYNOTES

- | | |
|--|--|
| 1 PROPOSED VZW EQUIPMENT AND ANTENNAS AREA. SEE SHEET A-1. | 10 EXISTING TREE (TYP.). |
| 1A PROPOSED VZW EQUIPMENT CMU BLOCK WALL ENCLOSURE. | 11 EXISTING RESIDENCE, TYPICAL. |
| 2 EXISTING PROPERTY LINE. SEE SHEETS LS-1 AND LS-2. | 12 EXISTING PARKING LOT. |
| 3 EXISTING HIGH SCHOOL. | 13 EXISTING T-MOBILE EQUIPMENT ENCLOSURE. |
| 4 EXISTING FOOTBALL AND TRACK FIELD. | 14 PROPOSED VZW NON-EXCLUSIVE ACCESS PATH. |
| 5 EXISTING BASEBALL FIELD. | 15 EXISTING LIGHT STANDARD TO REMAIN. |
| 6 EXISTING TENNIS COURTS. | 16 EXISTING LIGHT STANDARD TO BE REMOVED AND REPLACED. |
| 7 EXISTING BASKETBALL COURTS. | 17 PROPOSED VZW 63'-0" HIGH LIGHT STANDARD. |
| 8 EXISTING T-MOBILE ANTENNAS ON EXISTING STADIUM LIGHT POLE. | 18 EXISTING VACATED STREET. SEE SHEET LS-1. |
| 9 EXISTING CHAIN LINK FENCE (TYP.). | 19 EXISTING DRIVEWAY AND VZW PROPOSED POINT OF ACCESS. |

GENERAL NOTES

- A. SETBACKS:
SIDE INTERIOR: 10'-0"
SIDE EXTERIOR: 35'-0"
FRONT: 50'-0" FROM STREET CENTER LINE.
REAR: 25'-0"
- B. EASEMENTS: SEE SHEETS LS-1 AND LS-2.
- C. FREQUENCY: OPERATING FREQUENCIES: 700-2100 MHz.
- D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 383,000 SQ. FT.
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 563,188 SQ. FT.
- E. TOTAL AREA DISTURBED:
EQUIPMENT PAD/POLE FOOTING: 184 SQ. FT.
UTILITY TRENCHING: 360 SQ. FT.
- F. PROPOSED EQUIPMENT AREA: 168 SQ. FT.
PROPOSED LIGHT STANDARD AREA: 20 SQ. FT.
TOTAL PROPOSED VZW LEASE AREA: 188 SQ. FT.
- G. A/C UNIT OR COOLING SYSTEM MANUFACTURER: N/A.
- H. GENERATOR MANUFACTURER: POLAR POWER 82204-STH98-101 15 KW DIESEL GENERATOR OR EQUIVALENTLY SIZED UNIT UTILIZING A MANUFACTURER SOUND LEVEL 2 ENCLOSURE WITH A SOUND PRESSURE LEVEL OF 65 dBA AT 23 FEET.
- I. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- J. EXISTING LANDSCAPE: SHRUBS.
- K. SITE LIGHTING SHALL BE KEPT TO A MINIMUM IN EVERY INSTANCE, SHALL BE SHIELDED TO DIRECT THE LIGHT DOWNWARD, SHALL BE CONTROLLED BY A MANUAL SWITCH OR TIMED SWITCH OF NO GREATER THAN ONE HOUR'S DURATION AND SHALL NOT BE USED EXCEPT WHEN NIGHTTIME MAINTENANCE IS NECESSARY.
- L. COLORS AND MATERIALS FACILITIES SHALL BE NON-REFLECTIVE AND CHOSEN TO MINIMIZE VISIBILITY. FACILITIES, INCLUDING SUPPORT EQUIPMENT AND BUILDINGS, SHALL BE PAINTED AND TEXTURED USING COLORS TO MATCH OR BLEND WITH THE PRIMARY BACKGROUND. ALL CABINETS VISIBLE TO THE PUBLIC SHALL BE TREATED WITH A GRANTY-RESISTANT COATING.
- M. PER SECTION 680A C.6 OF THE COUNTY'S WIRELESS ORDINANCE, NOISE FROM ANY EQUIPMENT SUPPORTING THE FACILITY SHALL MEET THE REQUIREMENTS OF THE COUNTY'S NOISE ORDINANCE ON AN AVERAGE HOURLY BASIS.

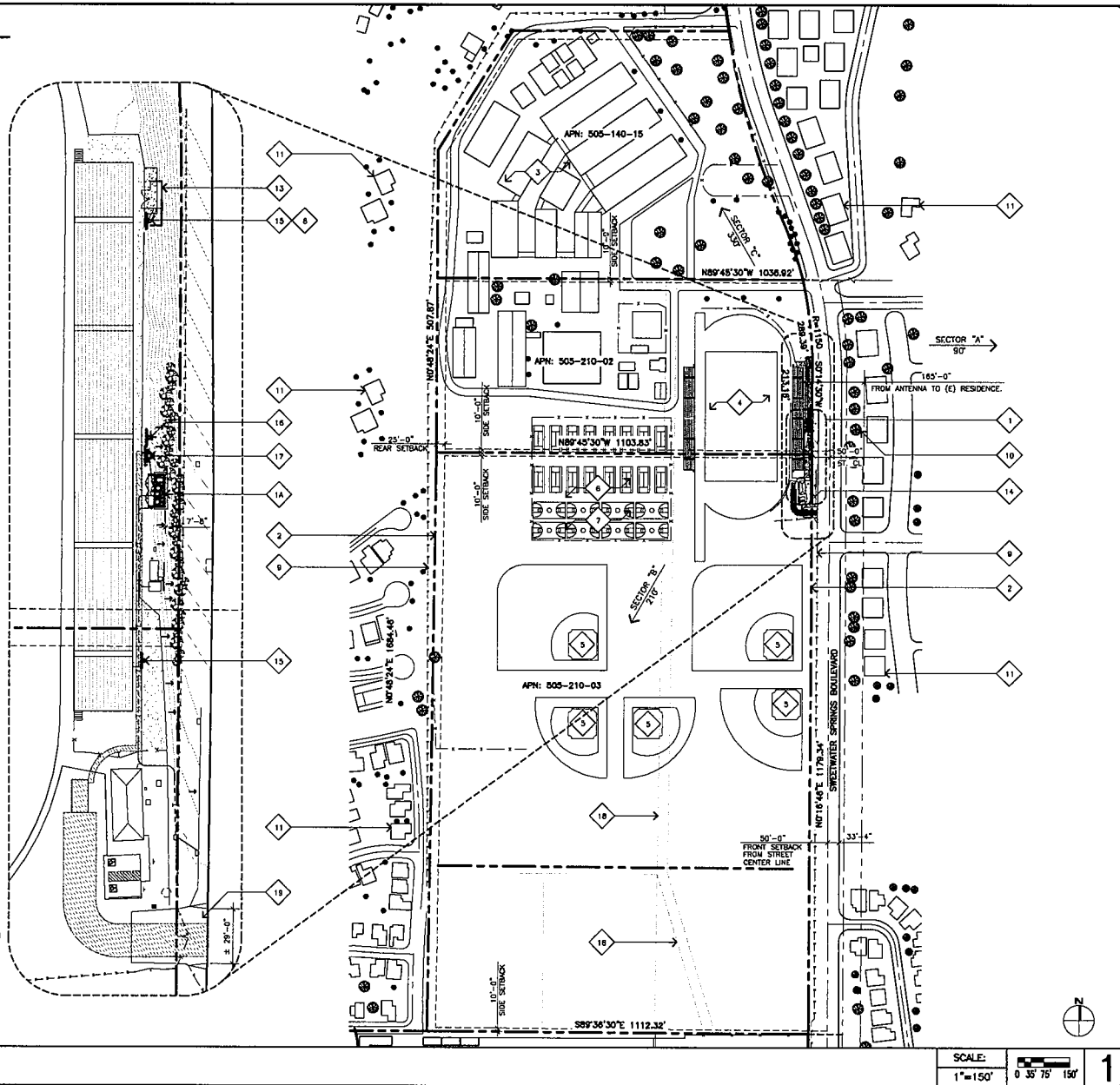
STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMITS CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-01 NPDES NO. CAS010875 (http://www.swpdca.com/rwqcb9/PROGRAMS/SD_STORMWATER.HTML) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (http://clicdcoo3.sannet.gov/PROJECTS/DEVELOPMENT/LOCAL.PDF?FORM_OBJECT=0900145180080CC43)

NOTES 1-8 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
- ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 34% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

SITE PLAN



SCALE:
1"=150'
0 35 75 150'

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P1	06/02/16	80% ZONING	JM
P2	06/28/16	RF RE-DESIGN	AZ
P3	08/02/16	100% ZONING	AZ
P4	09/01/16	100% ZONING	LB
P5	10/13/16	100% ZONING	LB
P6	11/17/16	PLANNING COMMENTS	LB
P7	02/16/17	PLANNING COMMENTS	LB
P8	02/24/17	PLANNING COMMENTS	LB
P9	03/10/17	PLANNING COMMENTS	LB

Jeffrey Rome | ASSOCIATES
architecture | telecommunications
331 Innovation Drive, Suite 160
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

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BOULEVARD
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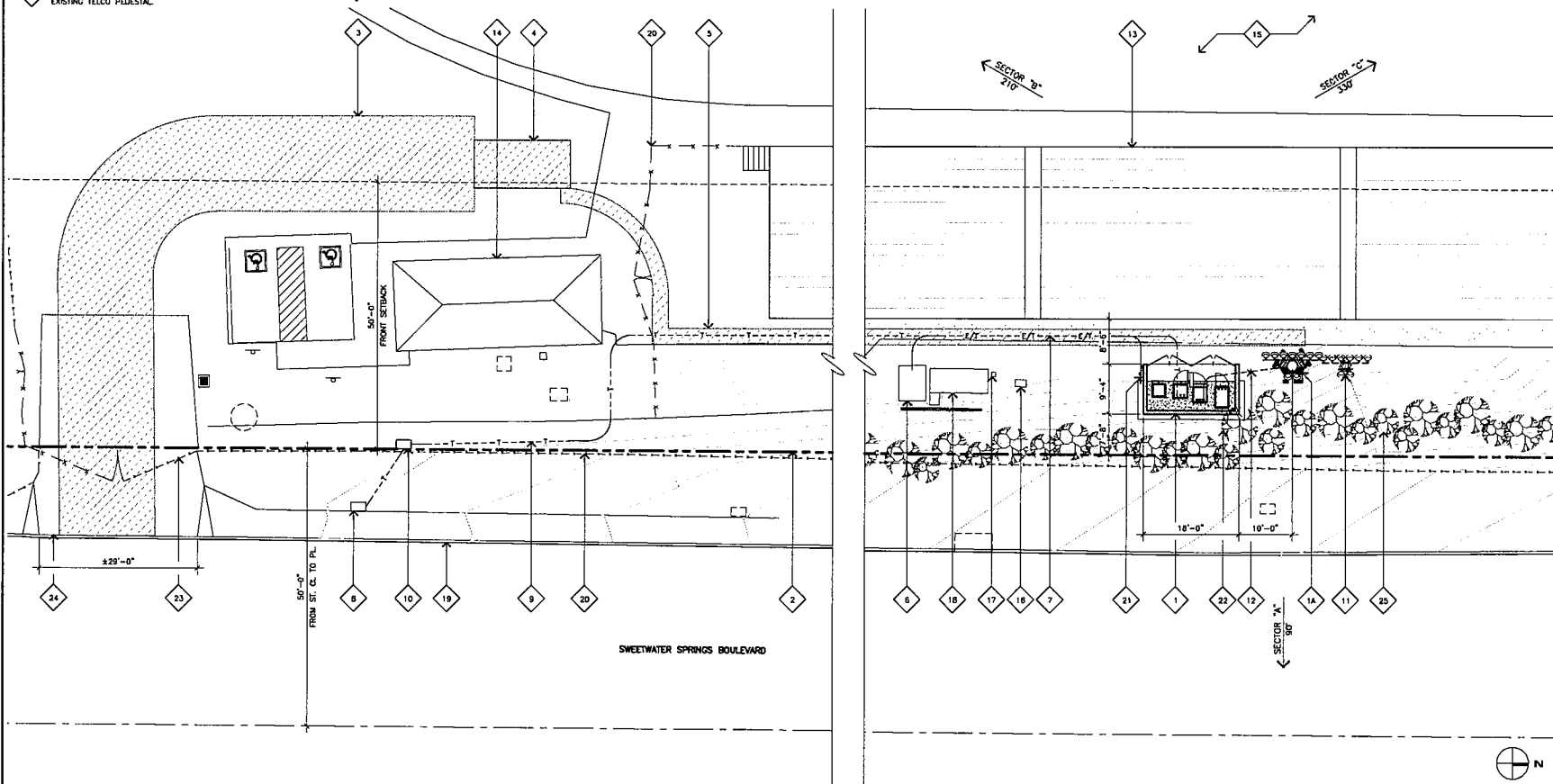
SHEET TITLE:
SITE PLAN

A-0

KEYNOTES

- 1 PROPOSED 9'-4"x18'-0"x8'-0" HIGH VZW CMU BLOCK WALL ENCLOSING WITH CHAIN LINK TOPPED AND ACCESS GATE. TEXTURED TO MATCH EXISTING BLEACHERS. SEE SHEET A-1.1.
- 1A PROPOSED VZW 83'-0" HIGH MUSCO LIGHT STANDARD; SEE SHEET A-1.2.
- 2 EXISTING PROPERTY LINE; SEE TOPOGRAPHIC SURVEYS LS-1 & LS-2.
- 3 EXISTING ASPHALT AND PROPOSED VZW 12'-0" WIDE NON-EXCLUSIVE VEHICULAR ACCESS PATH FROM PUBLIC RIGHT OF WAY TO NON-EXCLUSIVE PARKING STALL.
- 4 PROPOSED VZW NON-EXCLUSIVE PARKING STALL.
- 5 EXISTING GRAVEL PATH AND PROPOSED VZW 3'-0" WIDE NON-EXCLUSIVE PEDESTRIAN ACCESS PATH.
- 6 PROPOSED VZW POINT OF CONNECTION FOR POWER AT EXISTING TRANSFORMER #02079577837.
- 7 PROPOSED VZW JOINT POWER AND TELCO TRENCH; APPROXIMATELY 23 LINEAR FEET.
- 8 PROPOSED VZW POINT OF CONNECTION FOR TELCO AT EXISTING TELCO PEDESTAL.
- 8 PROPOSED VZW TELCO TRENCH; APPROXIMATELY 180 LINEAR FEET.
- 10 PROPOSED VZW 17"x30" TELCO PULL BOX AT PROPERTY LINE.
- 11 EXISTING STADIUM LIGHT STANDARD TO BE REMOVED, CUT EXISTING CASSON 30' BELOW GRACE. REMOVE POLE AND PATCH TO ORIGINAL CONDITIONS.
- 12 PROPOSED VZW HYBRID CABLE CONDUIT TRENCH; APPROXIMATELY 23 LINEAR FEET.
- 13 EXISTING BLEACHERS.
- 14 EXISTING RESTROOM BUILDING.
- 15 EXISTING TRACK AND FOOTBALL FIELD.
- 16 EXISTING ELECTRICAL METER.
- 17 EXISTING DISCONNECT SWITCH PANEL.
- 18 EXISTING SWITCHGEAR.
- 19 EXISTING CONCRETE CURB.
- 20 EXISTING CHAINLINK FENCE WITH ACCESS GATE.
- 21 PROPOSED VZW ELECTRICAL METER.
- 22 EXISTING BUSHES/SHRUBS.
- 23 EXISTING CHAIN LINK GATES.
- 24 EXISTING DRIVEWAY AND VZW PROPOSED POINT OF ACCESS.
- 25 EXISTING LANDSCAPE TO REMAIN.

GRADING TABLE	
EQUIP. ENCLOSURE CUT/FILL	5.26 C.Y.
MAX HEIGHT OF CUT/FILL	2'-10"
LIGHT STANDARD CUT/FILL	9.31 C.Y.
MAX DEPTH OF CUT/FILL	20'-0"



ENLARGED SITE PLAN

SCALE:
1"=10'

0 5' 10'

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P1	06/02/16	90% ZONING	JM
P2	06/28/16	RF RE-DESIGN	AZ
P3	08/02/16	100% ZONING	AZ
P4	09/01/16	100% ZONING	LB
P5	10/13/16	100% ZONING	LB
P6	11/17/16	PLANNING COMMENTS	LB
P7	02/16/17	PLANNING COMMENTS	LB
P8	02/24/17	PLANNING COMMENTS	LB
P9	03/10/17	PLANNING COMMENTS	LB

Jeffrey Reme
ASSOCIATES
architecture | telecommunications
331 Innovation Drive, Suite 300
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

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3230 SWEETWATER SPRINGS
BOULEVARD
SPRING VALLEY, CA 91977

SHEET TITLE:
ENLARGED SITE PLAN

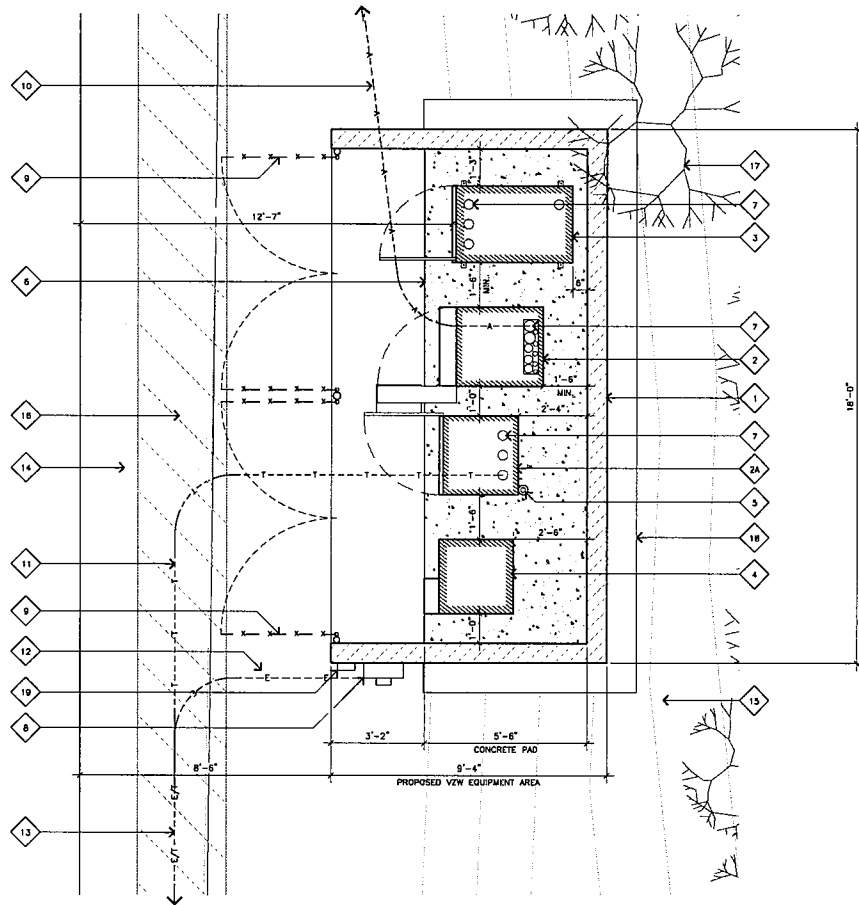
A-1

KEYNOTES

1. PROPOSED 8'-4"x18'-0"x8'-0" HIGH VZW CHU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER, TEXTURED TO MATCH EXISTING BLEACHERS.
2. PROPOSED VZW NCE CABINET (DARK FIBER).
- 2A. PROPOSED VZW NCE CABINET (LT FIBER).
3. PROPOSED VZW STAND-BY DC GENERATOR.
4. PROPOSED VZW STEP-DOWN TRANSFORMER WITH DISCONNECT SWITCH.
5. PROPOSED VZW GPS ANTENNA.
6. PROPOSED VZW RAISED EQUIPMENT CONCRETE PAD.
7. PROPOSED VZW STUB-UPS.
8. PROPOSED VZW ELECTRICAL METER.
9. PROPOSED VZW CHAINLINK FENCE WITH ACCESS GATE.
10. PROPOSED VZW HYBRID CABLE CONDUITS TRENCH; APPROXIMATELY 25 LINEAR FEET.
11. PROPOSED VZW TELCO TRENCH; APPROXIMATELY 25 LINEAR FEET.
12. PROPOSED VZW POWER TRENCH; APPROXIMATELY 10 LINEAR FEET.
13. PROPOSED VZW JOINT POWER AND TELCO TRENCH; APPROXIMATELY 35 LINEAR FEET.
14. EXISTING BLEACHERS.
15. EXISTING CONTOUR LINE, SEE TOPOGRAPHIC SURVEYS LS-1 & LS-2.
16. EXISTING GRAVEL PATH AND PROPOSED VZW 3'-0" WIDE NON-EXCLUSIVE PEDESTRIAN ACCESS PATH.
17. EXISTING BUSHES/SHRUBS TO REMAIN.
18. PROPOSED 12" WIDE CONCRETE SWALE.
19. PROPOSED KNOX BOX.

GENERATOR NOTE:

THE 15 KW POLAR POWER GENERATOR OR EQUIVALENTLY SIZED UNIT WITH A SOUND PRESSURE LEVEL OF 85 DBA AT A REFERENCE DISTANCE OF 23 FEET.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P1	06/02/16	80% ZONING	JM
P2	06/28/16	RF RE-DESIGN	AZ
P3	08/02/16	100% ZONING	AZ
P4	09/01/16	100% ZONING	LB
P5	10/13/16	100% ZONING	LB
P6	11/17/16	PLANNING COMMENTS	LB
P7	02/16/17	PLANNING COMMENTS	LB
P8	02/24/17	PLANNING COMMENTS	LB
P9	03/10/17	PLANNING COMMENTS	LB

Jeffrey Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

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SHEET TITLE:
EQUIPMENT PLAN

A-1.1

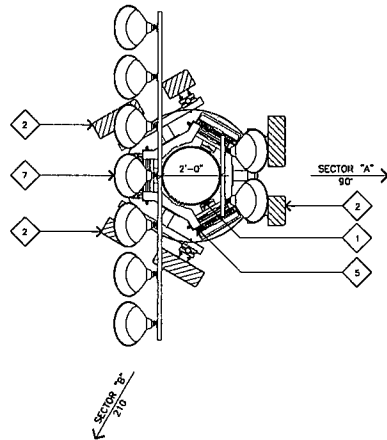
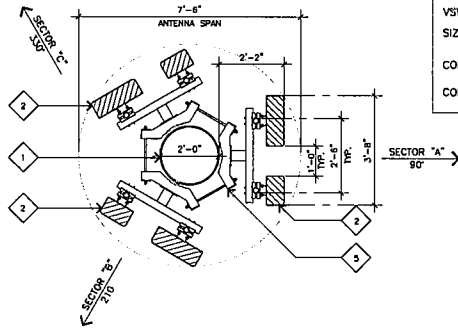
ENLARGED EQUIPMENT PLAN

SCALE:
1/2"=1'-0"
0 1' 2' 1

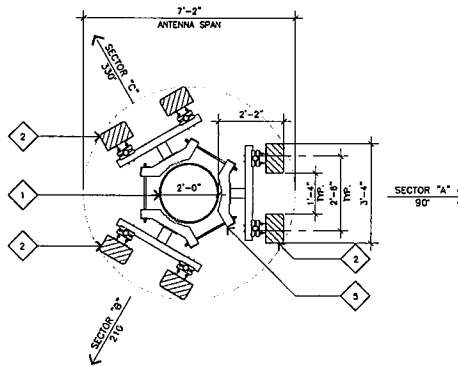


ANTENNA PLAN KEYNOTES

- 1 PROPOSED VZW 83'-0" HIGH MUSCO LIGHT STANDARD.
- 2 PROPOSED VZW ANTENNA MOUNTED TO PROPOSED LIGHT STANDARD (12 TOTAL); SEE DETAIL 2/A-3.
- 3 PROPOSED VZW RRU MOUNTED TO PROPOSED LIGHT STANDARD (12 TOTAL); SEE DETAIL 3/A-3.
- 4 PROPOSED VZW RAYCAP MOUNTED TO PROPOSED LIGHT STANDARD (3 TOTAL); SEE DETAIL 4/A-3.
- 5 PROPOSED VZW TR-MOUNT, SEE DETAIL 5/A-3.
- 5A PROPOSED VZW STAINLESS STEEL BANDING.
- 6 PROPOSED VZW RADOME, PAINT TO MATCH PROPOSED LIGHT STANDARD, (OPEN AT TOP AND BOTTOM).
- 7 PROPOSED STADIUM LIGHTS ABOVE, MOUNTED ON PROPOSED VZW LIGHT STANDARD, TYPICAL.
- 8 PROPOSED MANUFACTURER MOUNT BRACKET.
- 8 PROPOSED VZW MOUNTING UNISTRUT.



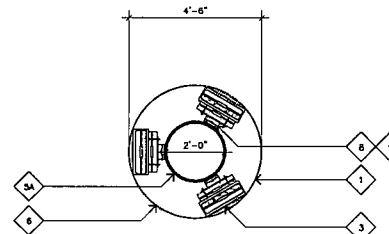
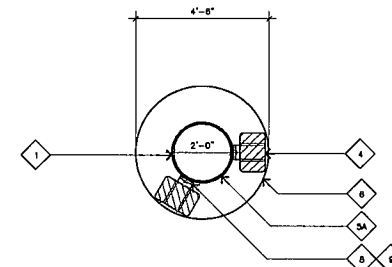
TOP OVERALL VIEW AT 83'-0.

PROPOSED VZW ANTENNAS
AT RAD CENTER 67'-0"PROPOSED VZW ANTENNAS AT
RAD CENTER 58'-0"

FREQUENCY (MHZ)	806 - 2400
GAIN	17.5 dBi
HORIZONTAL BW(°)	57-68
VERTICAL BW(°)	5.0-11.7
POLARIZATION	(2X) ±45°
VSWR	<1.5 : 1
SIZE:LXWXD(INCH/MM)	72.2X20.5X7.0/1833X520X178
CONNECTOR TYPE	(2X) 7/16 - DIN FEMALE
CONNECTOR LOCATION	BOTTOM

FREQUENCY (MHZ)	698 - 2360
GAIN	18.3 dBi
HORIZONTAL BW(°)	58-69
VERTICAL BW(°)	4.5-12.1
POLARIZATION	SLANT ±45°
VSWR	≤1.5 14.0
SIZE:LXWXD(INCH/MM)	72.9X11.9X7.1/1851X301X181
CONNECTOR TYPE	6X7-16 DIN FEMALE
CONNECTOR LOCATION	BOTTOM

ANTENNA SCHEDULE								
SECTOR	QUANTITY	AZIMUTH	(N) ANTENNA SIZE	COAX LENGTH	TOP OF ANTENNA	POLE LENGTH	TX/RX	DNTLT.
ALPHA	4 (STACKED)	90°	6'-1"	85'	70'-0" 61'-0"	83'-0"	TBD	0'
BETA	4 (STACKED)	210°	6'-1"	85'	70'-0" 61'-0"	83'-0"	TBD	0'
GAMMA	4 (STACKED)	330°	6'-1"	85'	70'-0" 61'-0"	83'-0"	TBD	0'

TOP OF PROPOSED VZW
RRU'S AT 48'-4", 45'-4",
42'-4", AND 39'-4".TOP OF PROPOSED VZW
RAYCAPS AT 36'-4"

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P1	06-02-16	90% ZONING	JJA
P2	06-28-16	RF RE-DESIGN	AZ
P3	06-02-16	100% ZONING	AZ
P4	09-01-16	100% ZONING	LB
P5	10-13-16	100% ZONING	LB
P6	11-17-16	PLANNING COMMENTS	LB
P7	02-16-17	PLANNING COMMENTS	LB
P8	02-24-17	PLANNING COMMENTS	LB
P9	03-10-17	PLANNING COMMENTS	LB

Jeffrey Rome
ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

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IRVINE, CA 92618



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3230 SWEETWATER SPRINGS
BOULEVARD
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SHEET TITLE:
ANTENNA LAYOUT PLAN

A-1.2

ANTENNA LAYOUT PLANS AND ANTENNA SCHEDULE SPECIFICATIONS

SCALE:
1/2"=1'-0"

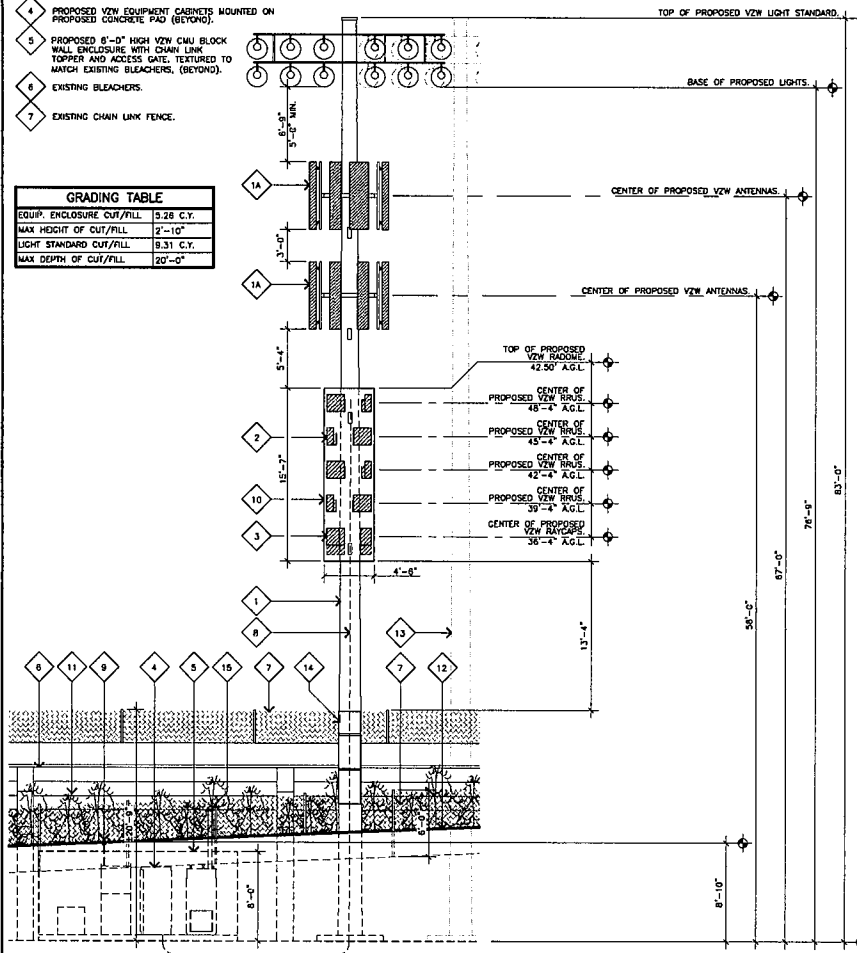
0 1' 2'

1

KEYNOTES

- 1 PROPOSED VZW 83'-0" HIGH MUSCO LIGHT STANDARD.
- 2 PROPOSED VZW (3) RRU'S PER LEVEL BEHIND PROPOSED RADOME MOUNTED TO PROPOSED LIGHT STANDARD AT VARIOUS HEIGHTS, (12) TOTAL.
- 3 PROPOSED VZW (2) RAYCAPS BEHIND PROPOSED RADOME MOUNTED TO PROPOSED LIGHT STANDARD.
- 4 PROPOSED VZW EQUIPMENT CABINETS MOUNTED ON PROPOSED CONCRETE PAD (BEYOND).
- 5 PROPOSED 6'-0" HIGH VZW CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER AND ACCESS GATE, TEXTURED TO MATCH EXISTING BLEACHERS, (BEYOND).
- 6 EXISTING BLEACHERS.
- 7 EXISTING CHAIN LINK FENCE.
- 8 PROPOSED HYBRID CABLES FROM PROPOSED CABINET TO PROPOSED RRU'S, APPROXIMATELY 83'-0".
- 9 PROPOSED GPS ANTENNA (BEYOND).
- 10 PROPOSED PERFORATED RADOME OPEN AT TOP AND BOTTOM.
- 11 EXISTING BUSHES/SHRUBS TO REMAIN.
- 12 EXISTING FOREGROUND GRADE (STREET CONCRETE CURB).
- 13 EXISTING STADIUM LIGHT STANDARD TO BE REMOVED, CUT EXISTING CAISSON 36" BELOW GRADE, REMOVE POLE AND PATCH TO ORIGINAL CONDITIONS.
- 14 EXISTING MUSCO ELECTRICAL BOXES.
- 15 PROPOSED VZW VENT PIPE.

GRADING TABLE	
EQUIP. ENCLOSURE CUT/FILL	5.28 C.Y.
MAX HEIGHT OF CUT/FILL	2'-10"
LIGHT STANDARD CUT/FILL	9.31 C.Y.
MAX DEPTH OF CUT/FILL	20'-0"



EAST ELEVATION

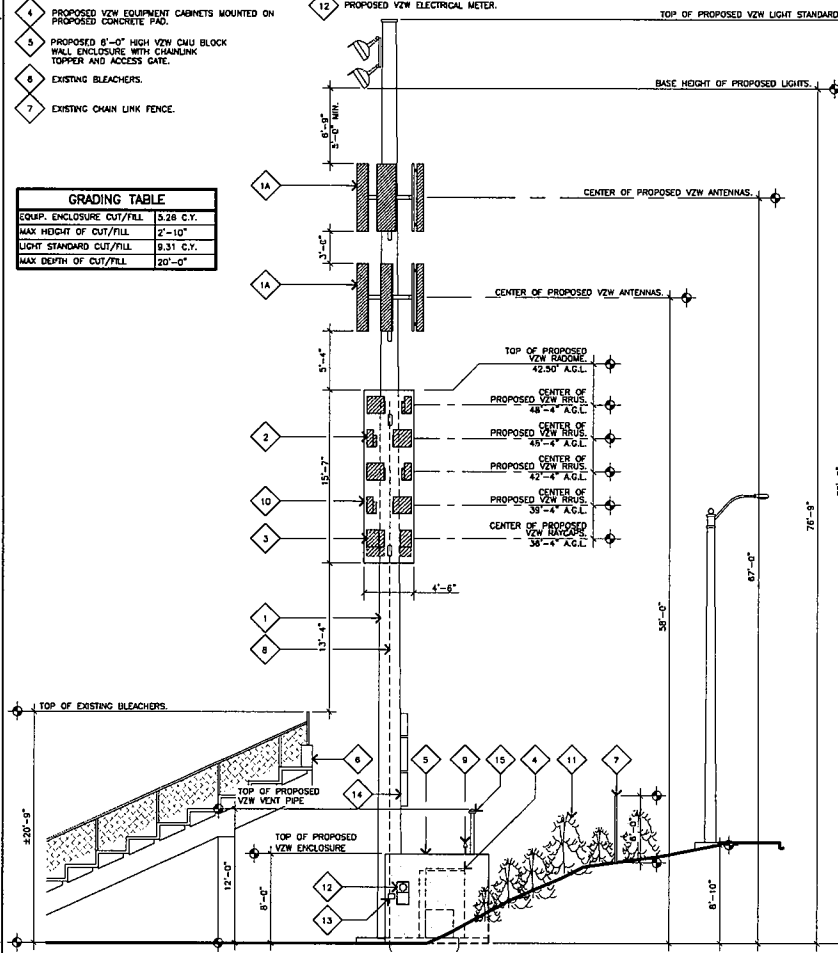
SCALE: 3/16"=1'-0"

2

KEYNOTES

- 1 PROPOSED VZW 83'-0" HIGH MUSCO LIGHT STANDARD.
- 2 PROPOSED VZW (6) ANTENNAS STACKED MOUNTED TO PROPOSED LIGHT STANDARD, (12) TOTAL.
- 3 PROPOSED VZW (3) RRU'S PER LEVEL BEHIND PROPOSED RADOME MOUNTED TO PROPOSED LIGHT STANDARD AT VARIOUS HEIGHTS, (12) TOTAL.
- 4 PROPOSED VZW EQUIPMENT CABINETS MOUNTED ON PROPOSED CONCRETE PAD.
- 5 PROPOSED 6'-0" HIGH VZW CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER AND ACCESS GATE.
- 6 EXISTING BLEACHERS.
- 7 EXISTING CHAIN LINK FENCE.
- 8 PROPOSED HYBRID CABLES FROM PROPOSED CABINET TO PROPOSED RRU'S, APPROXIMATELY 83'-0".
- 9 PROPOSED GPS ANTENNA.
- 10 PROPOSED PERFORATED RADOME OPEN AT TOP AND BOTTOM.
- 11 EXISTING BUSHES/SHRUBS TO REMAIN.
- 12 PROPOSED VZW ELECTRICAL METER.
- 13 PROPOSED KNOX BOX.
- 14 EXISTING MUSCO ELECTRICAL BOXES.
- 15 PROPOSED VZW VENT PIPE.

GRADING TABLE	
EQUIP. ENCLOSURE CUT/FILL	5.28 C.Y.
MAX HEIGHT OF CUT/FILL	2'-10"
LIGHT STANDARD CUT/FILL	9.31 C.Y.
MAX DEPTH OF CUT/FILL	20'-0"



NOTES:
1. EXISTING LIGHT STANDARD TO BE REMOVED AND REPLACED NOT SHOWN FOR CLARITY.

SOUTH ELEVATION

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

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P1	06/02/16	60% ZONING	JM
P2	06/28/16	RF RE-DESIGN	AZ
P3	08/02/16	100% ZONING	AZ
P4	09/01/16	100% ZONING	LB
P5	10/13/16	100% ZONING	LB
P6	11/17/16	PLANNING COMMENTS	LB
P7	02/16/17	PLANNING COMMENTS	LB
P8	02/24/17	PLANNING COMMENTS	LB
P9	03/10/17	PLANNING COMMENTS	LB

Jeffrey Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

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MONTE VISTA
3230 SWEETWATER SPRINGS
BOULEVARD
SPRING VALLEY, CA 91977

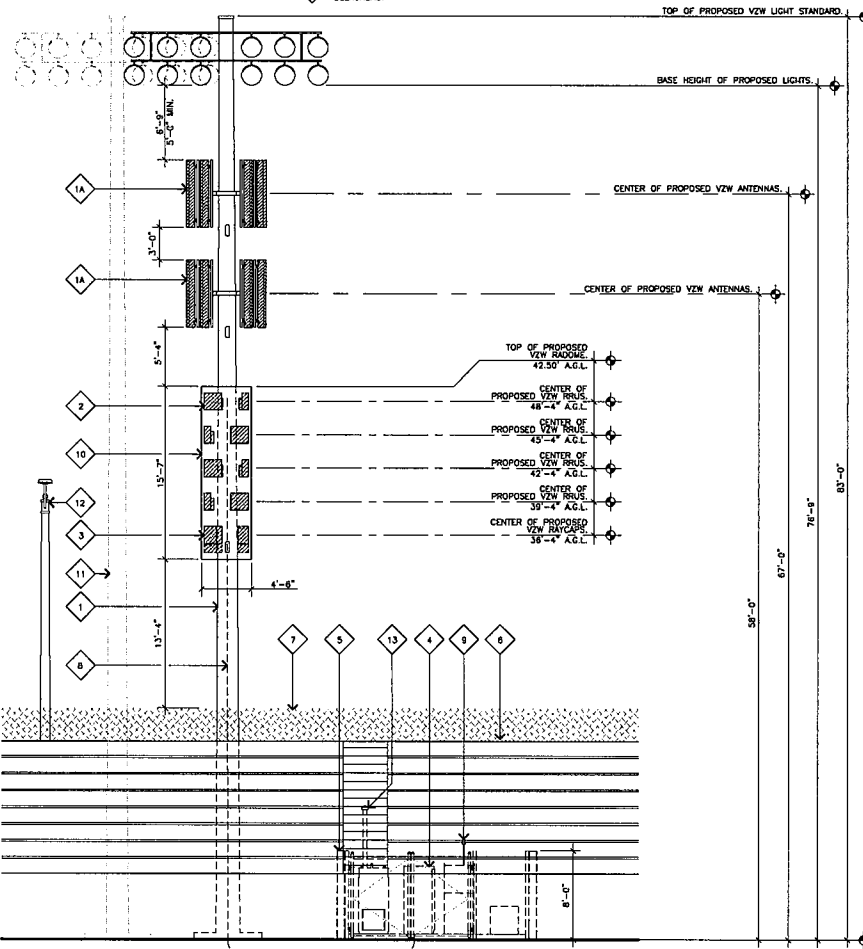
SHEET TITLE:

ELEVATIONS

A-2

KEYNOTES

- 1 PROPOSED VZW 83'-0" HIGH MUSCO LIGHT STANDARD.
- 1A PROPOSED VZW (6) ANTENNAS STACKED MOUNTED TO PROPOSED LIGHT STANDARD, (12) TOTAL.
- 2 PROPOSED VZW (3) RRUS PER LEVEL BEHIND PROPOSED RADOME MOUNTED TO PROPOSED LIGHT STANDARD AT VARIOUS HEIGHTS, (12) TOTAL.
- 3 PROPOSED VZW (2) RAYCAPS BEHIND PROPOSED RADOME MOUNTED TO PROPOSED LIGHT STANDARD.
- 4 PROPOSED VZW EQUIPMENT CABINETS MOUNTED ON PROPOSED CONCRETE PAD (BEYOND).
- 5 PROPOSED 8'-0" HIGH VZW CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER AND ACCESS GATE TEXTURED TO MATCH EXISTING BLEACHERS, (BEYOND).
- 6 EXISTING BLEACHERS.
- 7 EXISTING CHAIN LINK FENCE.
- 8 PROPOSED HYBRID CABLES FROM PROPOSED CABINET TO PROPOSED RRUS, APPROXIMATELY 85'-0".
- 9 PROPOSED GPS ANTENNA (BEYOND).
- 10 PROPOSED PERFORATED RADOME OPEN AT TOP AND BOTTOM.
- 11 EXISTING STADIUM LIGHT STANDARD TO BE REMOVED, PUT EXISTING CAISSON 30" BELOW GRADE, REMOVE POLE AND PATCH TO ORIGINAL CONDITIONS.
- 12 EXISTING STREET LIGHT (BEYOND).
- 13 PROPOSED VZW VENT PIPE.



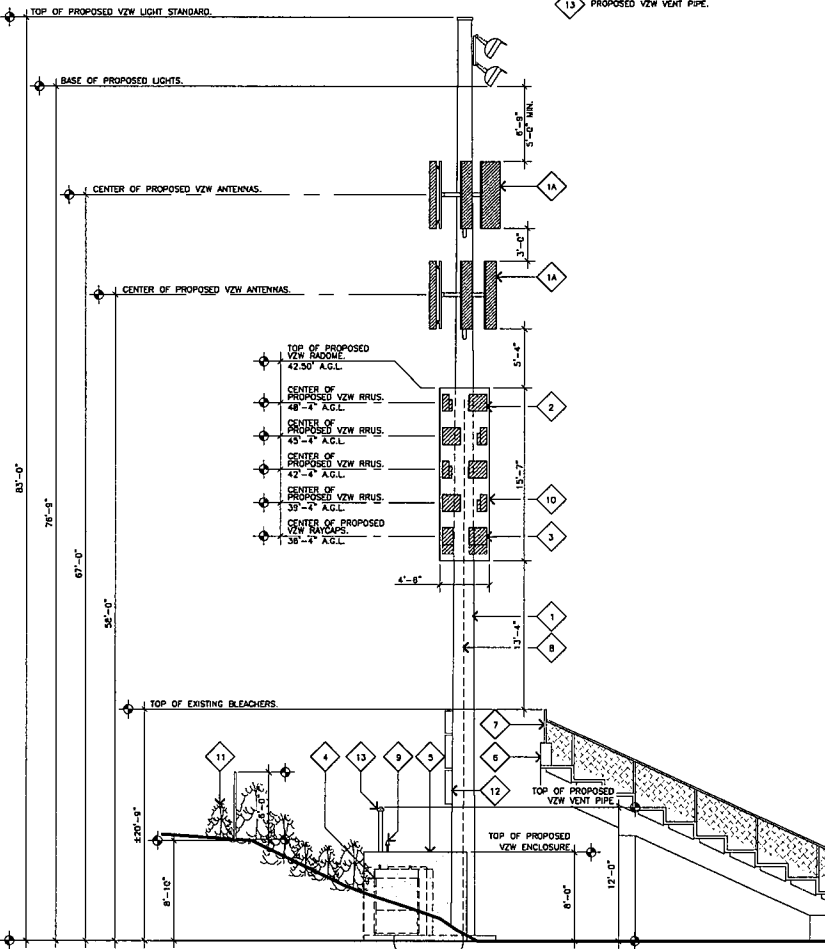
WEST ELEVATION

SCALE: 1/4"=1'-0"

2

KEYNOTES

- 1 PROPOSED VZW 83'-0" HIGH MUSCO LIGHT STANDARD.
- 1A PROPOSED VZW (6) ANTENNAS STACKED MOUNTED TO PROPOSED LIGHT STANDARD, (12) TOTAL.
- 2 PROPOSED VZW (3) RRUS PER LEVEL BEHIND PROPOSED RADOME MOUNTED TO PROPOSED LIGHT STANDARD AT VARIOUS HEIGHTS, (12) TOTAL.
- 3 PROPOSED VZW (2) RAYCAPS BEHIND PROPOSED RADOME MOUNTED TO PROPOSED LIGHT STANDARD.
- 4 PROPOSED VZW EQUIPMENT CABINETS MOUNTED ON PROPOSED CONCRETE PAD.
- 5 PROPOSED 8'-0" HIGH VZW CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER AND ACCESS GATE TEXTURED TO MATCH EXISTING BLEACHERS, (BEYOND).
- 6 EXISTING BLEACHERS.
- 7 EXISTING CHAIN LINK FENCE.
- 8 PROPOSED HYBRID CABLES FROM PROPOSED CABINET TO PROPOSED RRUS, APPROXIMATELY 85'-0".
- 9 PROPOSED GPS ANTENNA.
- 10 PROPOSED PERFORATED RADOME OPEN AT TOP AND BOTTOM.
- 11 EXISTING BUSHES/SHRUBS TO REMAIN.
- 12 EXISTING MUSCO ELECTRICAL BOXES.
- 13 PROPOSED VZW VENT PIPE.



NOTES:
1. EXISTING LIGHT STANDARD TO BE REMOVED AND REPLACED NOT SHOWN FOR CLARITY.

NORTH ELEVATION

SCALE: 1/4"=1'-0"

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P1	06-02-16	90% ZONING	JH
P2	06-28-16	RF RE-DESIGN	AZ
P3	08-02-16	100% ZONING	AZ
P4	09-01-16	100% ZONING	LB
P5	10-13-16	100% ZONING	LB
P6	11-17-16	PLANNING COMMENTS	LB
P7	02-16-17	PLANNING COMMENTS	LB
P8	02-24-17	PLANNING COMMENTS	LB
P9	03-10-17	PLANNING COMMENTS	LB

Jeffrey Rome
ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

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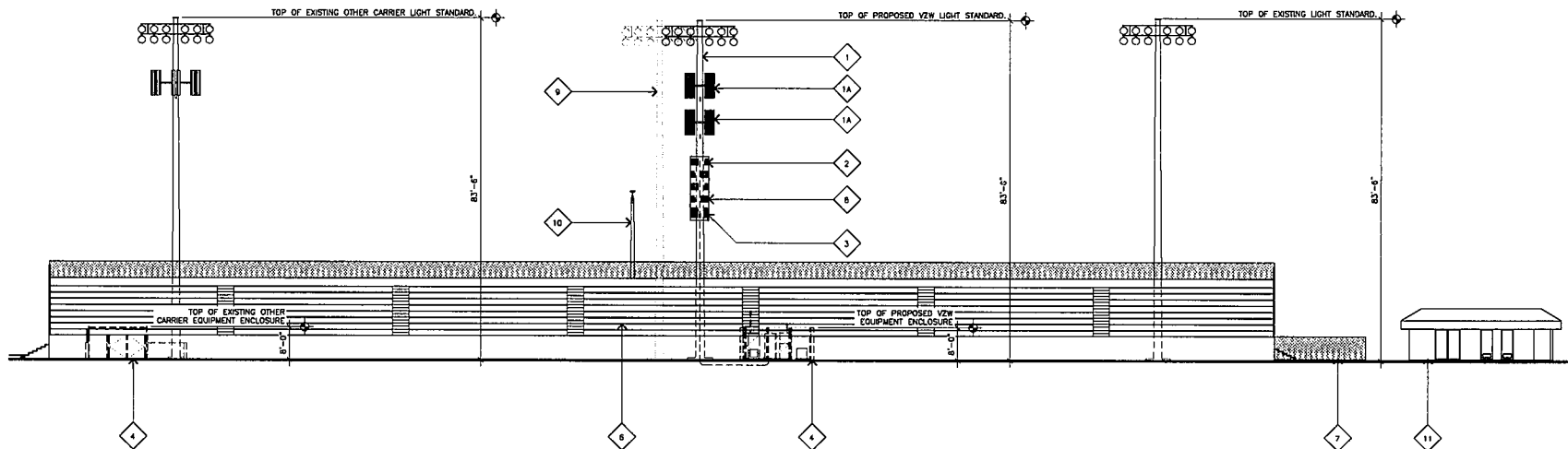
MONTE VISTA
3230 SWEETWATER SPRINGS
BOULEVARD
SPRING VALLEY, CA 91977

SHEET TITLE:
ELEVATIONS

A-2.1

KEYNOTES

- | | | |
|---|--|------------------------------------|
| 1 PROPOSED VZW 83'-0" HIGH MUSCO LIGHT STANDARD. | 5 EXISTING OTHER CARRIER EQUIPMENT ENCLOSURE. | 10 EXISTING STREET LIGHT (BEYOND). |
| 1A PROPOSED VZW (6) ANTENNAS STACKED MOUNTED TO PROPOSED LIGHT STANDARD. (12) TOTAL. | 6 EXISTING BLEACHERS. | 11 EXISTING RESTROOMS. |
| 2 PROPOSED VZW (3) RAIL'S PER LEVEL, BEING PROPOSED RADOME MOUNTED TO PROPOSED LIGHT STANDARD AT VARIOUS HEIGHTS. (12) TOTAL. | 7 EXISTING CHAIN LINK FENCE. | |
| 3 PROPOSED VZW (2) RAINCAPS BEHIND PROPOSED RADOME MOUNTED TO PROPOSED LIGHT STANDARD. | 8 PROPOSED PERFORATED RADOME OPEN AT TOP AND BOTTOM. | |
| 4 PROPOSED 8'-0" HIGH VZW CMU BLOCK WALL ENCLOSURE WITH CHAIN LINK TOPPER AND ACCESS GATE TEXTURED TO MATCH EXISTING BLEACHERS, (BEYOND). | 9 EXISTING STADIUM LIGHT STANDARD TO BE REMOVED. CUT EXISTING CAISSON 36" BELOW GRADE. REMOVE POLE AND PATCH TO ORIGINAL CONDITIONS. | |



WEST ELEVATION

SCALE:
N.T.S.

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P1	06-02-16	90% ZONING	JM
P2	06-26-16	RF RE-DESIGN	AZ
P3	08-02-16	100% ZONING	AZ
P4	09-01-16	100% ZONING	LB
P5	10-13-16	100% ZONING	LB
P6	11-17-16	PLANNING COMMENTS	LB
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P8	02-24-17	PLANNING COMMENTS	LB
P9	03-10-17	PLANNING COMMENTS	LB

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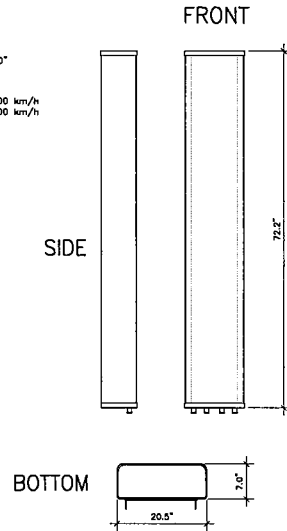


MONTE VISTA
3230 SWEETWATER SPRINGS
BOULEVARD
SPRING VALLEY, CA 91977

SHEET TITLE:
**COMPARISON
ELEVATIONS**

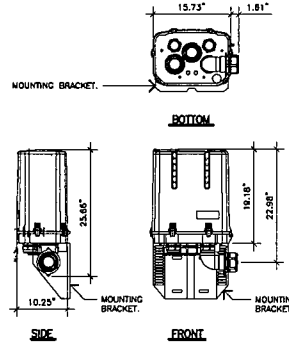
A-2.2

ANTENNA MATERIAL: FIBERGLASS
 ANTENNA COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 72.2"x20.5"x7.0"
 WEIGHT: 61.0 lbs
 WIND LOAD: 1279 N @ 100 km/h
 288 lbf @ 100 km/h

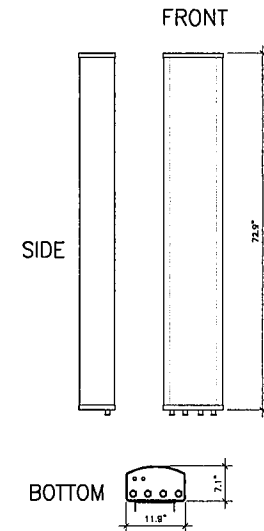


MODEL#: RCMDC-4750-PF-48
 RCMDC-3310-PF-48

ELECTRICAL
 NOMINAL OPERATING VOLTAGE: 48 VDC
 NOMINAL DISCHARGE CURRENT: 20 KA 8/20 μ s
 MAXIMUM SURGE CURRENT: 60 KA 8/20 μ s
 MAXIMUM IMPULSE (LIGHTING) CURRENT PER IEC 61643-1: 5 KA 10/350 μ s
 MAXIMUM CONTINUOUS OPERATING VOLTAGE (Uc): 74VDC
 VOLTAGE PROTECTION RATING (VPR) PER UL 1449 3RD EDITION: 400V
 PROTECTION CLASS AS PER IEC 61643-1: CLASS I
 SPD ALARM: UPON SACRIFICE
 INTRUSION SENSOR: MICROSWITCH
 MOISTURE SENSOR: INFRARED MOISTURE DETECTOR
 STRIKESORB MODULE TYPE: 30-VI-HV STRIKESORB MODULES INSTALLED TO PROTECT 6 REMOTE RADIO HEADS
MECHANICAL
 OPERATING TEMPERATURE: -40° C TO +80° C
 UV RESISTANT: YES
 WEIGHT: SYSTEM: 21.4 lbs (9.70 kg)
 MOUNT: 5.5 lbs (2.49kg)
 TOTAL: 26.9 lbs (12.20 kg)



ANTENNA MATERIAL: FIBERGLASS
 ANTENNA COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 72.9"x11.9"x7.1"
 WEIGHT: 40.6 lbs
 WIND LOAD: 726.0 N @ 100 km/h
 153.7 lbf @ 100 km/h



ANTENNA SPECIFICATIONS

SCALE: 6
 N.T.S.

RAYCAP SURGE SUPPRESSOR

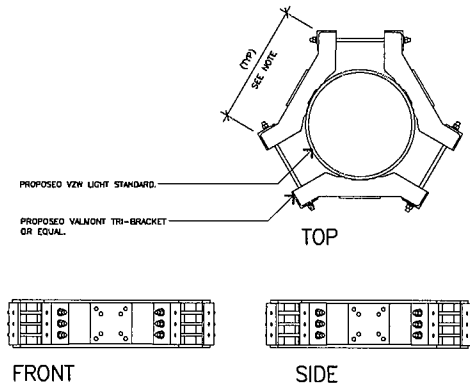
SCALE: 4
 N.T.S.

ANTENNA SPECIFICATIONS

SCALE: 2
 N.T.S.

UNIVERSAL RING MOUNT OR EQUAL

ASSEMBLY: TRI-MOUNT RING
 MONOPOLE DIMENSION: 12"-45"
 WEIGHT: 269.0 lbs

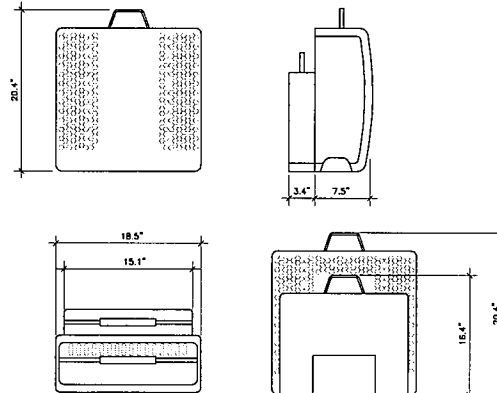


NOTES:
 1. THIS DIMENSION MUST BE EQUAL AT ALL FOUR LOCATIONS TO ENSURE 90° SEPARATION OF COLLAR MOUNTS.

UNIVERSAL RING MOUNT

SCALE: 5
 N.T.S.

COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: RRU1: 20.4"x18.5"x7.5"
 RRU2: 16.4"x15.1"x3.4"
 WEIGHT: RRU1: 58.0 LBS.
 RRU2: 22.0 LBS.

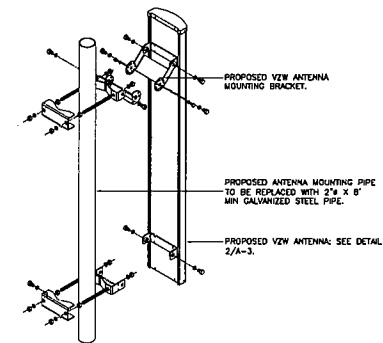


RRU SPECIFICATIONS

SCALE: 3
 N.T.S.

ANTENNA MOUNTING DETAIL

SCALE: 1
 N.T.S.



NOTES:
 1. ALL PROPOSED STEEL TO BE HOT-DIPPED GALVANIZED.
 2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.
 3. ALL EXISTING PIPES TO BE REPLACED WITH PROPOSED STEEL PIPES SAME LENGTH AS PROPOSED ANTENNAS.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
P1	06/02/16	90% ZONING	JM
P2	06/26/16	RF RE-DESIGN	AZ
P3	08/02/16	100% ZONING	AZ
P4	09/01/16	100% ZONING	LB
P5	10/13/16	100% ZONING	LB
P6	11/17/16	PLANNING COMMENTS	LB
P7	02/16/17	PLANNING COMMENTS	LB
P8	02/24/17	PLANNING COMMENTS	LB
P9	03/10/17	PLANNING COMMENTS	LB

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 architecture | telecommunications
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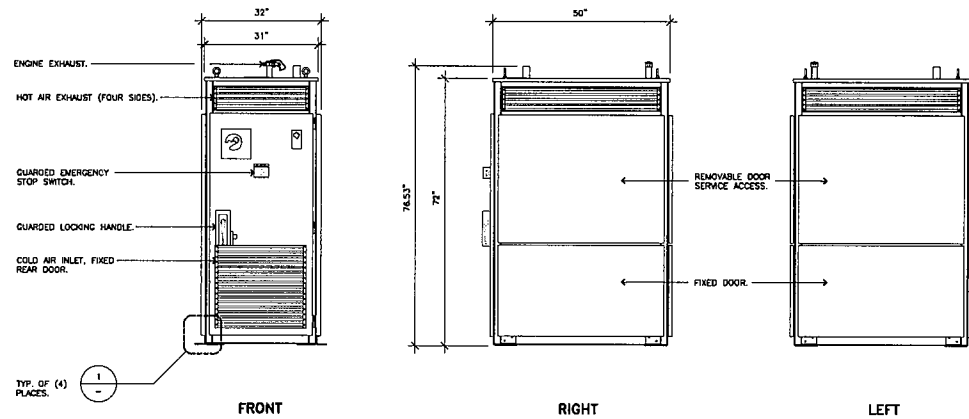
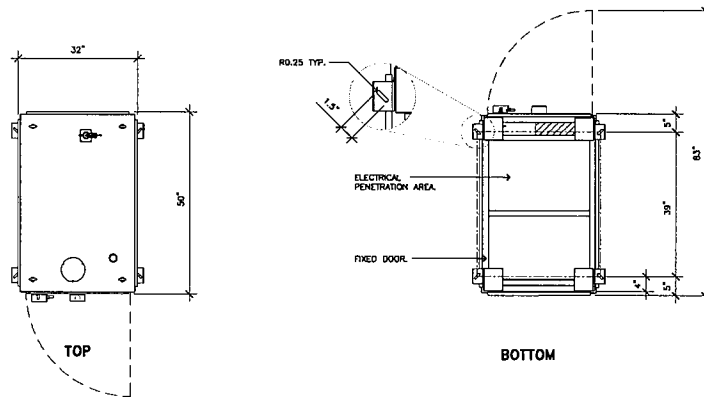
SHEET TITLE:

DETAILS

A-3

POLAR POWER DIESEL GENERATOR FUEL TANK

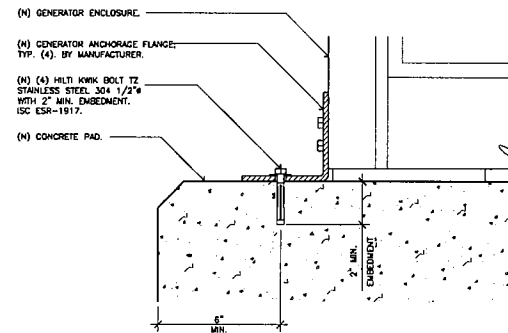
FUEL CAPACITY: 34 GALLON
 ESTIMATED RUN TIME WITH FULL LOAD: 62 HOURS
 DIMENSIONS, DWG#: 50"x32.00"x72"
 SOUND ENCLOSURE, SOUND PRESSURE: 63 dB
 WEIGHT: 1171 LBS. W/ NO FUEL TANK
 TOTAL WEIGHT: 1568 LBS. W/ FULL FUEL TANK

**GENERATOR SPECIFICATIONS**

SCALE:
NONE

3**NOT USED**

SCALE:
NONE

2**GENERATOR ANCHORAGE DETAIL**

SCALE:
NONE

1**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
P1	06/02/18	80% ZONING	JM
P2	06/28/18	RF RE-DESIGN	AZ
P3	08/02/18	100% ZONING	AZ
P4	09/01/18	100% ZONING	LB
P5	10/13/18	100% ZONING	LB
P6	11/17/18	PLANNING COMMENTS	LB
P7	02/16/17	PLANNING COMMENTS	LB
P8	02/24/17	PLANNING COMMENTS	LB
P9	03/10/17	PLANNING COMMENTS	LB

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SHEET TITLE:
**GENERATOR CABINET
 DETAILS**

A-4

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CAPACITY AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
3. UTILITY TRENCHES THAT ARE CUT THROUGH BASIN DIKES SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COUSERS. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:
GRADE OF THE STREET INTERVAL
LESS THAN 2% AS REQUIRED
2% TO 10% 50 FEET
OVER 10% 25 FEET
5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWDED STREET.
6. ALL BUILDING PADS SHOULD BE SLOPED TOWARD THE DRIVEWAYS AND VELOCOUNTY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:
GRADE OF CHANNEL INTERVALS BETWEEN CHECK DAMS
LESS THAN 3% 100 FEET
3% TO 6% 50 FEET
OVER 6% 25 FEET
8. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREETS AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. GRAVEL BAG CHECK DAMS MAY BE CONSIDERED AS A SEDIMENT TRAP. OF BAGS HIGH
LESS THAN 2% AS REQUIRED, 200' MAX. 2
2% TO 4% 100 FEET 2
4% TO 6% 50 FEET 3
6% TO 10% 25 FEET 3
MORE THAN 10% 25 FEET 3
9. PROVIDE A GRAVEL BAGS SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM. IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
12. PROVIDE ROCK RIP RAP ON CURVES AND STEEP SLOPES IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR FROM IMPERVIOUS SURFACES.
13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES.

EMERGENCY EROSION CONTROL MEASURES NOTES:

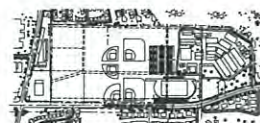
1. ALL BUILDING PADS TO BE Diked AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION. OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF ENCLINAS DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CRESTS OF THE SLOPES.
3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1 ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROLOGICAL MATTER OR AN EQUAL TREATMENT APPROVED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1 AND APRIL 30, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
5. CATCH BASIN, DESILTING BASIN AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF ENCLINAS DEPARTMENT OF PUBLIC WORKS.
6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED EXCAVATED AREAS AS REQUIRED BY THE CITY OF ENCLINAS DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER IS TO MAINTAIN THE PLANTINGS AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF SAME BY THE CITY OF ENCLINAS DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF ENCLINAS DEPARTMENT OF PUBLIC WORKS.

STORMWATER PROTECTION NOTES:

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A 1/2" OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE RAINSTORM - 125 IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE ENCLINAS DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 10 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE TO BE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF ENCLINAS OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. BASED ON THE SCOPE OF WORK FOR THIS PROJECT, A NOTICE OF INTENT (NOI) IS NOT REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB).

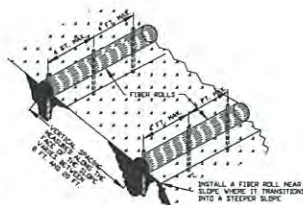


VICINITY MAP
N.T.S.

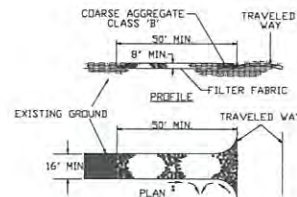


PROJECT SITE
N.T.S.

SITE MAP
N.T.S.



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
AND CONSTRUCTION ROADWAY
N.T.S.

LEGEND

BEST MANAGEMENT PROTECTION			
CASQA	CALTRANS	DESCRIPTION	KEY
SE-6	SC-8	GRAVEL BAG BURN	24 LF
SE-5	SC-5	FIBER ROLLS	270 LF
TR-1	TC-1	STABILIZED CONSTRUCTION ENTRANCE	N/A
WM-1	-	MATERIAL DELIVERY STORAGE	1
WM-5	-	SOLID WASTE MANAGEMENT	1
WM-6	-	HAZARDOUS WASTE MANAGEMENT	1
WM-8	-	CONCRETE WASTE MANAGEMENT	1
WM-9	-	SANITARY/SOFTIC WASTE MANAGEMENT	1
-	-	DIRECTION OF SURFACE FLOW	N/A
SS-7	-	PHYSICAL STABILIZATION (DISTURBED SLOPES)	1
SS-3.4.7	-	PHYSICAL STABILIZATION (FLAT AREAS)	1

CONSTRUCTION OPERATIONS DO NOT PROPOSE GRADING OR DISTURBANCES OTHER THAN THE LIMITED WORK AREA SHOWN ON THE PLAN. FOR AREAS THAT ARE DISTURBED UNINTENTIONALLY, THE SAME CORRECTIVE MEASURES SHALL BE INSTALLED ACCORDING TO THE BMP.

LID NOTES

1. PLANNING PRACTICES
2.2.4 - MINIMIZE SOIL COMPACTION - SOIL COMPACTION IS LIMITED TO THE PROPOSED FACILITIES WHICH HAVE A SMALL FOOTPRINT. NO COMPACTION DUE TO PAD OR BLOW DRAINING IS PROPOSED.
2.2.5 - DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS - ALL RUNOFF FROM IMPERVIOUS SURFACES IS DIRECTED TO THE SURROUNDING PERVIOUS AREAS.
2. MANAGEMENT PRACTICES
3.5 - LI D DRIVEWAY, SIDEWALK AND BIKEPATH DESIGN - THE SITE UTILIZES EXISTING DRIVEWAY, SIDEWALK AND PATHS WHICH ARE PERVIOUS.

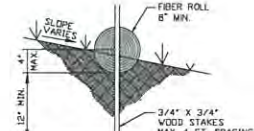
NOTE: BMP CASQA DRAWING NUMBERS REFER TO CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK - CONSTRUCTION. CALTRANS DRAWING NUMBERS REFER TO THE STATE OF CALIFORNIA TRANSPORTATION'S CALTRANS STORMWATER QUALITY HANDBOOK - CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.

THE QUANTITIES INDICATED ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO BIDDING.

*REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 1' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM.

ENTRENCHMENT DETAIL

N.T.S.



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	11/18/16	PERMIT APPLICATION	JR
1	02/29/17	ADDED SHEET 2	JR

Jeffrey Rome
ASSOCIATES

architecture | telecommunications
121 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

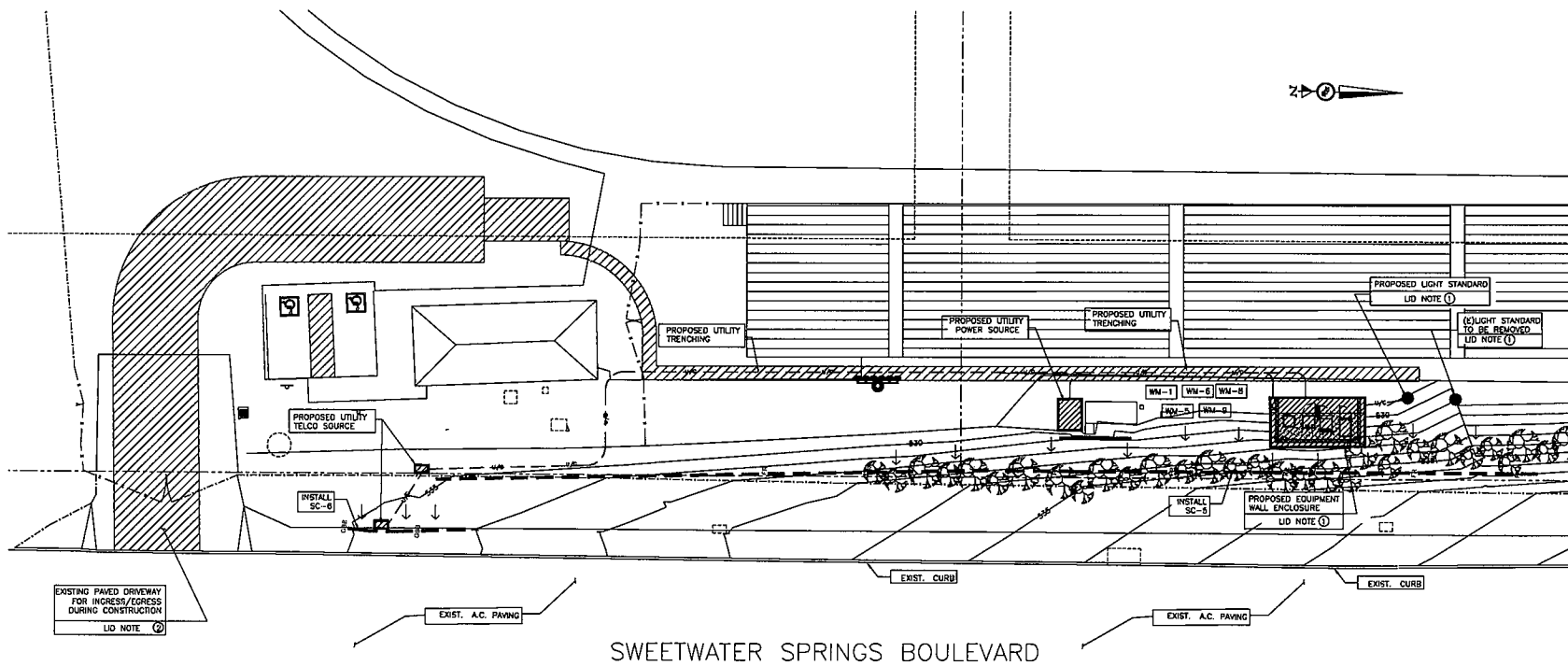
PROPRIETARY INFORMATION
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vericon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PACIFIC COAST ENGINEERING
32385 DUNSTON DRIVE
WHITTIER, CA 92618
TEL (760) 213-0021
pcoast@comcast.net

MONTE VISTA
3230 SWEETWATER SPRINGS BLVD
SPRING VALLEY, CA 91777

SHEET TITLE:
WPCP PLAN
WPCP-01
1 OF 2



SITE PLAN

SCALE: 1"=10'

NOTE:
SC-3, 4, & 7 WILL BE
APPLIED AS NEEDED TO
PREVENT SILT MIGRATION
THAT MAY PASS THROUGH
SC-6

LAND DISTURBANCE AREA
150 SQ. FT.
0.003 ACRE

10 5 0 10 20 30
SCALE IN FEET
GRAPHIC SCALE

ISSUE STATUS

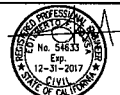
REV.	DATE	DESCRIPTION	BY
0	11/16/16	PERMIT APPLICATION	JS
1	02/24/17	ADDED SHEET 2	JS

Jeffrey Rome
ASSOCIATES

architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.2931

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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



PACIFIC COAST ENGINEERING
32359 DUSTY DRIVE
WINCHESTER, CA 92596
TEL: (760) 213-0021
pcopeco@comcast.net

MONTE VISTA

32350 SWEETWATER SPRINGS BLVD
SPRING VALLEY, CA 91977

SHEET TITLE:
WPCP PLAN

WPCP-02
2 OF 2

**Attachment B – Form of Decision
Approving PDS2019-MUP-16-015TE**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

KATHLEEN FLANNERY
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcountry.ca.gov/pds

COMMISSIONERS

Michael Seiler (Chairman)
Douglas Barnhart (Vice Chair)
Michael Beck
Yolanda Calvo
Michael Edwards
David Pallinger
Bryan Woods

~~June 9, 2017~~ October 11, 2019

PERMITTEE: VERIZON WIRELESS
MAJOR USE PERMIT: ~~PDS2016-MUP-16-015~~ PDS2019-MUP-16-015TE
E.R. NUMBER: ~~PDS2016-ER-16-19-005~~ PDS2019-ER-16-19-005A
PROPERTY: 3230 SWEETWATER SPRINGS BOULEVARD, IN THE SPRING VALLEY
COMMUNITY PLAN AREA, WITHIN UNINCORPORATED SAN DIEGO COUNTY
APN: 505-210-02, 03, 505-140-15

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for an unmanned wireless telecommunication facility consists of 14 sheets including plot plan, equipment plan, antenna plan and elevations dated, received March 13, 2017 ~~June 5, 2019~~. This permit authorizes construction, operation and maintenance of a replacement 83-foot tall light standard supporting 12 antennas, 12 RRUs, two raycaps, and equipment and emergency generator enclosure pursuant to Sections 6985 and 7358 of the Zoning Ordinance.

Grant an exception to Section 4620(g) of the Zoning Ordinance to allow the proposed facility's antennas to be mounted at a maximum height of 70 feet on one 83-foot tall light standard, where 35-feet is the maximum height allowed.

Grant an exception to Section 6986(A)(2)(a)(4) of the Zoning Ordinance to allow the proposed facility to co-locate in a residential zone.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **June 9, 2019** 2021 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

The wireless telecommunication facility is considered a "high visibility" facility and is located within a "residential zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (June 9, 2032 2034) This term may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit).*

3. PLN#1–PHOTOSIMULATIONS [PDS, FEE]

INTENT: In order to verify that the site complies with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** Building permit plans shall contain scanned, color versions of approved photo simulations dated March 13, 2017 to ensure that the site will be built to comply.

- a. Each panel antenna mounted to the light standard will be painted to match.
- b. Antennas will be mounted as close to the light standard pole as technologically feasible.

- c. Radome concealing RRU's will be painted to match light standard.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo simulations. The applicant shall provide referenced photosimulations within the building permit application for review. **TIMING:** Prior to issuance of any building permit, the design elements and photo simulations shall be incorporated into the building plans. **MONITORING:** The [PDS, PCC] shall review the photos and photo simulations for compliance with this condition.

4. **NOISE#1–NOISE REQUIREMENT [PDS, FEE X2]**

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

1. The generator unit shall be located within a minimum eight (8') foot high CMU block wall enclosure.
2. The 15 kW Polar Power generator or equivalently sized unit with a sound pressure level of 65 dBA at a reference distance of 23 feet.

DOCUMENTATION: The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

5. **ROADS#1–TRANSPORTATION IMPACT FEE**

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the [Transportation Impact Fee \(TIF\) Ordinance Number 77.201-77.219](#), the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the [County TIF Ordinance number 77.201-77.223](#) and will be based on the Average Daily Trips (ADT) generated by this project per the Select Industrial Uses Category for a Wireless Telecommunications Facility. **DOCUMENTATION:** The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid. **MONITORING:** The [PDS, LD Counter] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [PDS, BD] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

OCCUPANCY: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

6. GEN#3–INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspections of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

7. NOISE#2–NOISE CONTROL DESIGN MEASURES [PDS FEE X2]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

1. The generator unit shall be located within a minimum seven (7') foot high CMU block wall enclosure.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational.

MONITORING: The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

8. HAZ#1–HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section, contact is Joan Swanson, (619) 726-5770 or by email at joan.swanson@sdcounty.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

9. PLN#2-PHOTOSIMULATION [PDS, FEE]

INTENT: In order to verify that the site complies with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to comply with the approved photo simulations dated March 13, 2017 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the light standard will be painted to match.
- b. Antennas will be mounted as close to the light standard pole as technologically feasible.
- c. Radome concealing RRU's will be painted to match light standard.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the photos and photo simulations for compliance with this condition.

10. PLN#3-SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment enclosure and cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment enclosure and changes to the noise generating equipment would require either modification or deviation. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

11. HAZ#2–HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section, contact is Joan Swanson, (619) 726-5770 or by email at joan.swanson@sdcounty.ca.gov. **TIMING:** If applicable, upon establishment of the each subsequent carrier occupying the facility, this condition shall apply for the duration of the term of this permit the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

12. PLN#4–PHOTOSIMULATION [PDS, FEE]

INTENT: In order to verify that the site complies with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to comply with the approved photo simulations dated March 13, 2017 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the light standard will be painted to match.
- b. Antennas will be mounted as close to the light standard pole as technologically feasible.
- c. Radome concealing RRU's will be painted to match light standard.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo simulations. Upon occupancy of each subsequent carrier onsite, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Upon establishment of each subsequent carrier, this condition shall apply for the duration of the term of this permit, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the photos and photo simulations for compliance with this condition.

13. NOISE#3—ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

14. ROADS#3—PRIVATE ROAD MAINTENANCE: [PDS, CODES] [BP, IP, GP, UO].

INTENT: In order to ensure that the on and offsite private roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and off-site private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and off-site private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

15. PLN#5—SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans and plot plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. Failure to conform to the approved plot plans; is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

16. PLN#6--SITE CONFORMANCE (CELLULAR FACILITIES)

INTENT: In order to comply with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:

- a. Maintain the appearance of the facility and associated equipment enclosure, as depicted in the approved photo simulations dated March 13, 2017. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment enclosure, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of PDS (expansion of the existing approved equipment enclosure and/or changes to the approved noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

DOCUMENTATION: The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

The project is a Major Use Permit (MUP) to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility would consist of an 83-foot tall replacement light standard with antennas and associated equipment installed at the Monte Vista High School stadium. The equipment for the facility would be located at the base of the light standard and equipment would be enclosed by a CMU wall enclosure with walls measuring approximately eight feet in height. The proposed telecommunication equipment facility would consist of 12 panel antennas, 12 remote radio units (RRU's), and two raycaps mounted on the light standard. The equipment and emergency backup generator would be housed within an 8-foot tall CMU enclosure. The equipment and generator enclosure has been designed to blend with the surrounding stadium setting by utilizing a similar design and paint color as the existing stadium structures.

The proposed wireless telecommunication lease area would occupy approximately 188 square feet of the 57-acre privately-owned parcel. The project is subject to the Public/Semi-Public Facilities General Plan Land Use Designation and Single Family Residential (RS) Zoning.

Scale and Bulk:

The project area can be characterized as highly developed with commercial and residential uses nearby. The developed residential lots in the surrounding area contain single-family residences. The light standard and wireless telecommunication equipment would be located over 100 feet west of the closest residential property line.

The photo simulations illustrate that the proposed 83-foot high light standard and equipment and generator enclosure would be unobtrusive to the surrounding residential and roadway view shed. The view of the wireless facility would be minimized due to the distance from surrounding residences, project design, surrounding mature landscaping and the terrain of the area. The replacement light standard includes 12 antennas, 12 radio remote units, and two raycap surge suppressors mounted to the light standard. The antennas will have two RAD centers to provide for closer mounting to the pole. The RRUs and raycaps will be mounted within a radome to conceal them from view as they are mounted at a lower height than the antennas. Each of the 12 panel antennas would be painted to match the metallic color of the existing and replacement light standards. The wireless telecommunication facility is setback approximately 30 feet from Sweetwater Springs Boulevard, and is located over 100 feet west of the closest residential property line. This setback with the buffering from the existing topography and mature vegetation will allow residents to maintain their current visual setting. The scale and bulk of the proposed facility is further minimized by surrounding large trees, located across Sweetwater Springs Boulevard, serving as a buffer between residential views and the light standard. Considering the distance between the proposed wireless facility from the nearest public roadway and nearby residences, the camouflaging of the facility, sloping topography across Sweetwater Springs Boulevard, and the presence of existing mature vegetation, the proposed facility would blend in with the surrounding area and

meet the coverage objectives that Verizon requires. For the reasons stated above, the project would be in harmony with surrounding land uses in terms of scale and bulk and would not result in a negative impact to the surrounding area.

Coverage:

The subject site, is comprised of three parcels is approximately 57 acres in size. Surrounding land uses are primarily residential with parcel sizes ranging from approximately a ¼-acre to over 20 acres in size. The project is located on a parcel that is developed with an existing high school football stadium. The lease area for this unmanned wireless telecommunication facility would total 188 square-feet (less than 1% lot coverage). Due to the small scale of the facility, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

No residential structures are proposed. The project is a MUP for the authorization of a wireless telecommunication facility and does not have a residential component subject to density.

2. *The availability of public facilities, services, and utilities*

The project is located within the San Miguel Fire Protection District. Fire code requirements for the proposed project are met through paved access and a nearby fire hydrant already in place. The project would not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The project is an unmanned wireless telecommunication facility which would consist of an 83-foot tall replacement light standard, and associated antennas, equipment and emergency backup generators. To camouflage the antennas on the light pole, each panel antenna would be painted to match the pole. The equipment would be enclosed by a CMU wall enclosure which would be painted to match the color and finish of the existing stadium house which would help it blend in with the surrounding structures.

The photo simulations and renderings illustrate that the line, form, and color of the new facility would be largely consistent with other elements that make up the visual setting of the area.

The facility would be located along the eastern portion of the parcel and approximately 30 feet west of Sweetwater Springs Boulevard. Considering the distance of the proposed facility from the closest residential property line (over 100 feet) combined with the variation of the terrain in the area, the citing of the facility, as designed, would not cause an adverse aesthetic effect to the surrounding land uses or roadway. For the reasons stated above, the project would not have a harmful effect on the desirable neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The traffic generated from the project is expected to be one maintenance trip per month and would utilize Sweetwater Springs Boulevard, a public road for access. Existing parking is available on the property. The use associated with this MUP would be compatible with the existing nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of Sweetwater Springs Boulevard.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The applicant proposes a MUP for the authorization of an unmanned wireless telecommunication facility. The subject property is a total of almost 57 acres in size and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require significant alteration to the land form. The project, as designed, would be stealth and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. *Any other relevant impact of the proposed use:*

No relevant impacts were identified.

(b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The project is subject to the General Plan Land Use Designation Public/Semi Public Facilities and the Spring Valley Community Plan. The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project complies with General Plan Policy LU15.1 – telecommunication facilities compatibility with setting because it would support the surrounding community, has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment and would be compatible with existing nearby development and community character. Lastly, the project also complies with General Plan Policy COS 11.1 – Protection of scenic resources and COS 11.3 – Development siting and design because the project has been designed to minimize visual impacts by camouflaging the facility so as not to impact the viewshed of neighboring residential uses or detract from the visual setting along Sweetwater Springs Road. Therefore, the project is consistent with the San Diego County General Plan.

- (c) *That the requirements of the California Environmental Quality Act have been complied with:*

Pursuant to CEQA Guidelines Section 15303, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of small, new equipment and facilities and structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site, would not cause substantial change in the significance of historical resource and would not result in visual impacts to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The project is located in a non-preferred location, in a non-preferred zone. Pursuant to Section 6986.b of the Wireless Telecommunication Facilities Ordinance, the applicant has provided an alternate site analysis (ASA) and included discussion as to why other preferred locations in the area were not technologically or legally feasible. Due to the camouflaging characteristics of the proposed facility and the lack of preferred locations and zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

.....
ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION PROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below. <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

GRADING PERMIT: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.202 \(a\) of the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be

accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of _____ seconded by _____, this Form of Decision is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 11th day of October, 2019, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Ashley Smith, Planning Manager
Project Planning Division
Planning & Development Services

cc: Plancom, Inc. Attn: Jill Cleveland, 3230 Sweetwater Springs Boulevard, CA 91977
Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92618
Grossmont Union High School District Attn: Kathy Wright, 1100 Murray Drive, El Cajon, CA 92020

email cc:

Edwin Sinsay, Team Leader, Land Development/Engineering, PDS
Ashley Smith, Planning Manager, Project Planning, PDS
Plancom, Inc. (jill.cleveland@plancominc.com)

Attachment C – Environmental Documentation

1 - 57
NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary

SUBJECT: **FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Verizon Monte Vista Wireless Telecommunication Facility Time Extension; PDS2019-MUP-16-015TE; PDS2019-ER-16-19-005A

Project Location: 3230 Sweetwater Springs Boulevard, in the Spring Valley Community Plan Area within unincorporated San Diego County. (APNs: 505-210-02-00, 505-210-03-00, 505-140-15-00)

Project Applicant: Plancom, Inc. (Attn: Jill Cleveland) on behalf of Verizon Wireless; 302 State Place, Escondido, CA 92029; (760) 420-4833

Project Description: The project consists of an 83-foot tall replacement light standard with twelve (12) antennas, twelve (12) RRUs, two (2) raycaps, one (1) GPS antennas, an approximately 168 square foot Concrete Masonry Unit (CMU) enclosure. The site is developed with an existing high school that would be retained. There are six existing light standards with stadium lights for illumination of the existing football field. Five light standards would be retained and one would be replaced as part of the project

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer Telephone Number: (858) 495-5747

Date Form Completed: October 11, 2019

This is to advise that the County of San Diego Planning Commission has approved the above described project on May 10, 2019 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☒ Categorical Exemption. G Section: 15303
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is a Time Extension for a Major Use Permit for an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 495-5747

Name (Print): Sean Oberbauer Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Verizon Monte Vista Wireless Telecommunication Facility
Major Use Permit Time Extension,
PDS2019-MUP-16-015TE; PDS2019-ER-16-19-005A

October 11, 2019

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO – Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Conformance Statement Dated August 16, 2019.

Staff has determined that the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the Biological Mitigation Ordinance pursuant to Section 86.503(a) (1). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP South County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system. Staff completed MSCP South County Subarea Plan conformance findings dated April 19, 2019 that explain how the project will not conflict with the goals of the MSCP.

III. GROUNDWATER ORDINANCE – Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The project will not use groundwater resources for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE – Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers:

The project site does not contain wetlands as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominantly undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property and the wireless telecommunications facility will not be located in any steep slopes. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

The project site consists of an existing high school and is considered to be urban/developed. The proposed project would not result in any development, grading, grubbing, clearing, or any other activity that will damage the sensitive habitat lands. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeological/historic resource files, archaeological records, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The project site is infill development and both the project site and the surrounding area have been historically developed and disturbed. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO) – Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

☒

NO

☐

NOT APPLICABLE

☐

The project Storm Water Quality Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

☒

NO

☐

NOT APPLICABLE

☐

The project is a proposed Major Use Permit Time Extension and does not propose any additional noise generating equipment since the original project approval. The wireless telecommunication facility would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project site is zoned Single Family Residential (RS). Land uses immediately to the east are zoned Variable Residential (RV). The project is subject the most restrictive one-hour average nighttime sound level limit of 45 dBA at the project property lines. The eastern property line across Sweetwater Springs Boulevard was reviewed as the worst-case scenario receptor location. The primary noise source associated with the previously approved wireless telecommunication facility is comprised of a 15 kW standby generator. Based on location, design, and layout, the equipment cabinets and generator would produce noise levels that are less than significant at the worst-case eastern property line. The 15 kW standby noise generator would produce a sound level of 65 dBA at a distance of 23 feet. The proposed generator would be located over 100 feet from the eastern worst-case scenario property line. Noise attenuation by distance and intervening topography and screening from a CMU enclosure would reduce levels to less than significant. The project as designed demonstrates compliance with the County Noise Ordinance and no noise mitigation is required.

Attachment D – Environmental Findings

**VERIZON MONTE VISTA
WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT TIME EXTENSION
PDS2019-MUP-16-015TE,
ENVIRONMENTAL LOG NO. PDS2019-ER-16-19-005A**

ENVIRONMENTAL FINDINGS

October 11, 2019

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that the groundwater resources are adequate to meet the groundwater demands of the project.
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
5. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is exempt from the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated August 16, 2019 on file with Planning & Development Services (Environmental Review Number PDS2019-MUP-16-008A).

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
PDS2019-MUP-16-015TE;
*Verizon Monte Vista Wireless Telecommunication
Facility Major Use Permit Time Extension*
APN: 505-210-02-00, 505-210-03-00, 505-140-15-00**

August 16, 2019

Summary

The project proposes a Major Use Permit Time Extension for a previously approved wireless telecommunication facility. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

Staff has determined that the proposed project is exempt from the California Environmental Quality Act pursuant to Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a) (1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP South County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

There are no sensitive habitats or species within the proposed project area. The project site consists of an existing high school. The footprint of the proposed wireless telecommunication facility will be located on disturbed/urban developed portion of the property. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed habitat do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions, the proposed project footprint, and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff's review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.

Attachment E – Public Documentation

**County of San Diego
Spring Valley Community Planning Group
P.O. Box 1637, Spring Valley, CA 91979**

**Regular Meeting Minutes
July 9, 2019; 7:00 p.m.**

Meeting Location: Otay Water District Headquarters
2554 Sweetwater Spring Boulevard, Spring Valley, CA 91978

E-mail: svpgchair@gmail.com; Facebook: [Spring Valley Planning Group](#)

A. Members

seat	Name	absent	seat	Name	absent
1	Elizabeth "Liz" Lavertu (Co-Chair)		9	Clifton Cunningham	X
2	Lora Lowes (Co-Chair)		10	Chris Pearson	
3	Jesse Robles		11	James "Jim" Custeau (Secretary)	X
4	Mark Kalsho	X	12	Adrian Caminos	X
5	Marilyn Wilkinson (Vice-Chair)		13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	
7	Scott Harris	X	15	Tim Snyder	
8	Scott Shaffer	X			

The meeting was called to order at 7:00 p.m.

B. Public Comment: Chris Pearson wants us to work with three new developments and with the Chamber of Commerce to connect with business owners to get people who work in the community to purchase these homes to avoid an increase in traffic.

C. Action Items:

1. Verizon Wireless, PDS2019-STP-11-009TE Site Plan Time Extension, Verizon Cell Tower located at Monte Vista HS, request for time extension on previously approved project. Presenter: Eble; Proponent: Jill. Verizon will be putting a cell tower behind the bleachers at Monte Vista. They have not started work because they are still working with the State.

Motion: Approve the time Extension.

M/S: (Eble/Eugenio)

Vote: Aye(9); No(0); Abstain(0) Absent:(6); Vacant: (0)

Motion: passed

2. Valvoline Exterior Remodel Site Plan Waiver, 584-520-34-00. Valvoline business at 483 Sweetwater Rd is requesting site plan waiver for exterior remodel. Presenter: Eble/Lavertu; Proponent: Clarke. The group expressed concerns about the size of the signage and the trash receptacles not being enclosed. The proponent decided to submit a new set of plans addressing the groups concerns and will return to the next meeting. There was additional discussion about monument signs at the shopping center and code violations (Valvoline flags in the grassy area and an inflatable dog on top of the building.

Motion: NO MOTION was made – item postponed until the July 23, 2019 meeting.

3. \$5.4 million Annual Ask to fund homeless bridge shelter in Spring Valley. Presenter: Pearson. Pearson shared his conversation with Deputy Torres and Sargent Cook about the preferred method of a “Sprung Shelter” in assisting the homeless. They then toured Alpha Project in San Diego who partners with the San Diego Housing Commission and runs a “Sprung Shelter” in San Diego at 16th and Newton. The projected cost to operate annually for up to 250 beds is \$5.4 Million, which includes 2 meals/day, mental health services, job training and placement, as well as housing solutions. There was discussion about where such a place could be in Spring Valley, but the consensus was not to have it in a residential area – we need to first focus on the funding.

Motion: Approve the letter as amended.

M/S: (Lowes/Robles)

Vote: Aye(8); No(1, Eugenio); Abstain:(0); Absent:(6); Vacant: (0)

D. Approval of Minutes of June 25, 2019 meeting

Postponed by Lavertu until July 23, 2019 meeting.

E. GROUP BUSINESS

1. Lowes announced the August CSA 128 meeting is cancelled.
2. Lavertu spoke about trash concerns in alley way behind 456 Ramona Ave. Discussion about whether we should request the County to give back the alley to the property owners. Eugenio indicated we should check with the County to see if there are utilities that the County/utility companies would need access to.

3. Next meeting: July 23, 2019

F. ADJOURNMENT: 7:45 p.m.

Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis



Monte Vista
 3230 Sweetwater Springs Blvd.
 Spring Valley, CA 91977

verizon✓



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: View Northeast from South end of stadium toward proposed lease area

EXISTING



Monte Vista
3230 Sweetwater Springs Blvd.
Spring Valley, CA 91977



1 - 69

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

3/13/2017

Photosimulation of proposed telecommunications site: View East from Northwest side of stadium toward proposed lease area



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verizon✓



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3/13/2017

Photosimulation of proposed telecommunications site: View Northwest from Moorpark Street toward proposed lease area

1 - 70

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PROPOSED

3/13/2017

Photosimulation of proposed telecommunications site: View Southwest from Loma Lane toward proposed lease area

1-71

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1 - 72

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PROPOSED

3/13/2017

Photosimulation of proposed telecommunications site: View West from Lakeview Village Apartments toward proposed lease area

EXISTING



Existing Equipment Facility on Site

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Existing Facility on Site

1 - 73

**VERIZON WIRELESS MONTE VISTA
3230 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY CA 91977
ALTERNATE SITE ANALYSIS**

PROJECT SITE/COVERAGE OBJECTIVE

The proposed project is located on the Monte Vista High School property, along Sweetwater Springs Boulevard, located in the Spring Valley Community Plan Area. The underlying land use designation of the proposed site is R-S, Residential Single Family, and is classified as a residential use in the County's Wireless Ordinance per Section 6983 R. The surrounding properties in the area of the proposed site are also designated residential. Currently the on-site use consists of a high school campus with six existing 83' light standards for the high school stadium. Project site elevation is 529 feet above mean sea level (AMSL), and offers views of the coverage area, which include Sweetwater Springs Boulevard, running north and south and the surrounding residential areas to the north, east and west. The project site and surrounding area designated R-S are not in preferred zones according to Section 6986 of the County Zoning Ordinance.

The target coverage area of the proposed site will cover north toward Highway 94 connecting to Verizon's existing site, along Sweetwater Springs Boulevard and connecting to their site to the south at Jamacha Road, along with much needed improvement to the residential areas surrounding Monte Vista High School. Not only will the site as designed provide coverage, it will aid in offloading capacity strain on the existing sites and provide Emergency 911 (E911) services to the area. The proposed site is designed to provide sufficient coverage overlap to existing sites to handoff the signal and provide high quality, consistent network operations to Verizon Wireless customers.

The site was chosen due to the collocation opportunity available by utilizing an existing stadium light pole on the property. The County's ordinance identifies this as a Low Visibility facility due to the fact it does not exceed the height of the existing structure, blends with the color and texture of the surrounding structures. By utilizing a tri-mount antenna bracket with two antennas per sector and the remaining antennas at a lower centerline, the antennas can be mounted closer to the light pole with a shroud to conceal the RRU's and Raycaps. This design becomes integrated into the existing infrastructure.

TIME EXTENSION SUBMITTAL

Since the original approval of this project on June 9, 2017, Verizon has been working to complete the building permit process through the Department of State Architects (DSA). A formal application was submitted to DSA on December 13, 2018, and approval is anticipated in the month of August, 2019. Since the Building Permit was not complete by the Major Use Permit expiration date, this Time Extension was submitted in accordance with Sections 7374 and 7376 of the Zoning Ordinance.

There are no known changes in circumstances since the original approval. No additional wireless facilities have been identified in the area that would negate the need for this site. While Small Cell facilities are being developed within the County, in this

**VERIZON WIRELESS MONTE VISTA
3230 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY CA 91977
ALTERNATE SITE ANALYSIS**

instance, Verizon needs a macro site to service the capacity and coverage objectives for this area. While it is undetermined at this time if Small Cells will be needed in this area in the future, it would be in addition to this macro site on the existing light standard.

PREFERRED LOCATION SITES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE

WATER TANKS

There are no water tanks within the search area that meet the coverage objectives. Otay Water District has tanks at APN 505-711-02, south of the proposed High School location, over one mile away, however, the property is too close to their adjacent site to the south and does not meet the intended coverage to the north.

UTILITY POLES

There are no utility poles in this area that will cover the project objective.

COUNTY OR GOVERNMENT FACILITIES

There are no county or other government facilities in this area that will cover the project objective.

COMMERCIAL OR INDUSTRIAL BUILDINGS

1. Rothgard Road – There are two commercial properties located north of the subject parcel, however, there are no existing vertical elements over two stories high to provide enough coverage to meet the objectives of the search ring, leaving the area with connection drops and unreliable network access.
2. Austin Drive – There are a few commercial and industrial properties located south and east of the subject parcel, however, the elevation drops over 40 feet and there are no existing vertical elements over two stories high to make up for the coverage loss. In addition, these properties are further south and will not meet the coverage objectives to the north, as well as too close to the adjacent site to the south.

TRAFFIC SIGNAL LIGHTS AND COBRA STYLE STREET LIGHT

There are traffic signal lights in the vicinity, however, limited properties that could also accommodate the associated equipment in a concealed manner.

UTILITY TOWERS

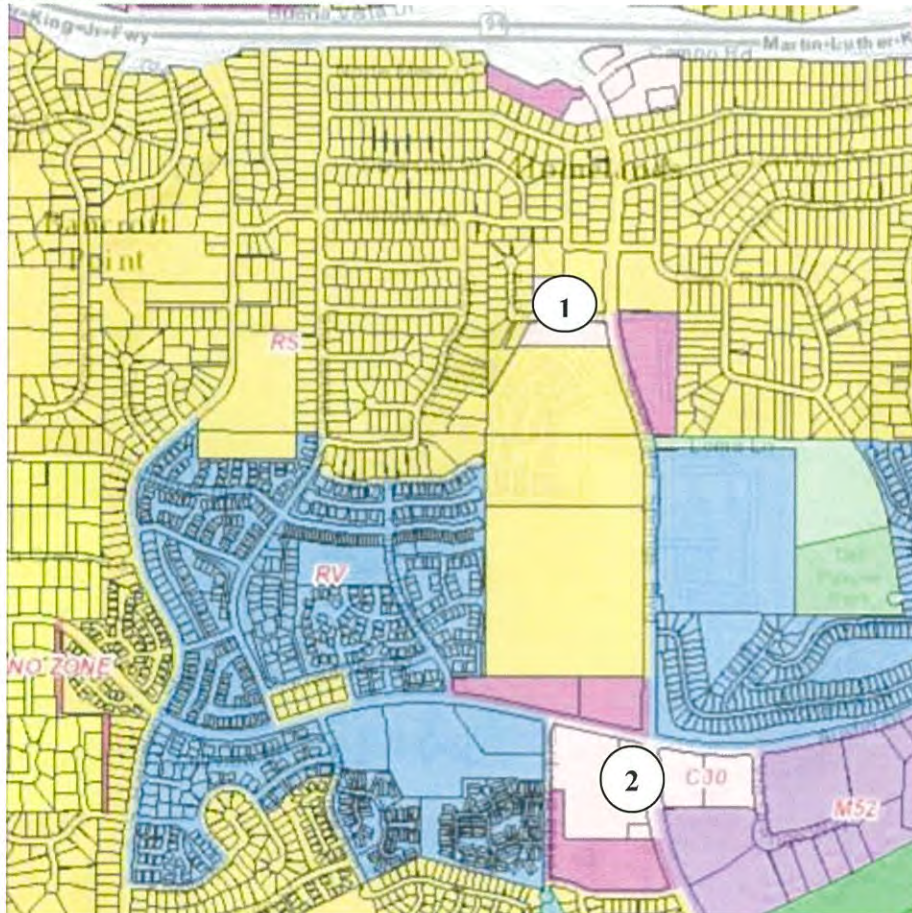
There are no lattice style utility towers in the project area.

**VERIZON WIRELESS MONTE VISTA
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ALTERNATE SITE ANALYSIS**

ALTERNATE LOCATIONS ON THE SAME PARCEL

3230 SWEETWATER SPRINGS BOULEVARD - T-Mobile has an existing site, with similar design, on one of the stadium ballfield light poles. For Verizon to collocate on their light pole, it would require a much larger diameter pole to be used to accommodate both carriers' coax to be run through the interior of the pole and for structural support. This difference in size of pole would be inconsistent with the other 5 existing light poles surrounding the stadium.

AERIAL PHOTO OF ZONING MAP



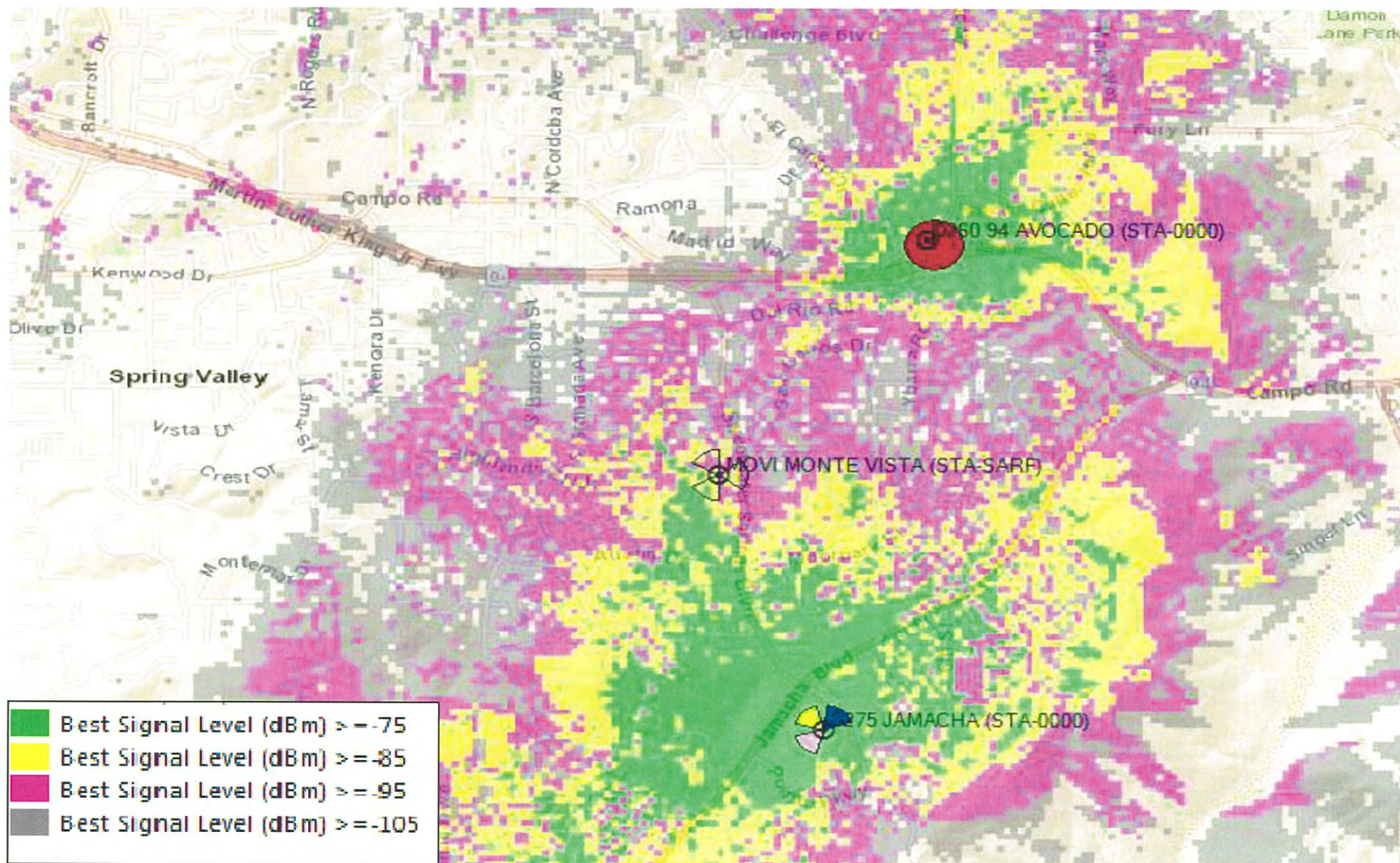
1. Rothgard Road
2. Austin Drive

**VERIZON WIRELESS MONTE VISTA
3230 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY CA 91977
ALTERNATE SITE ANALYSIS**

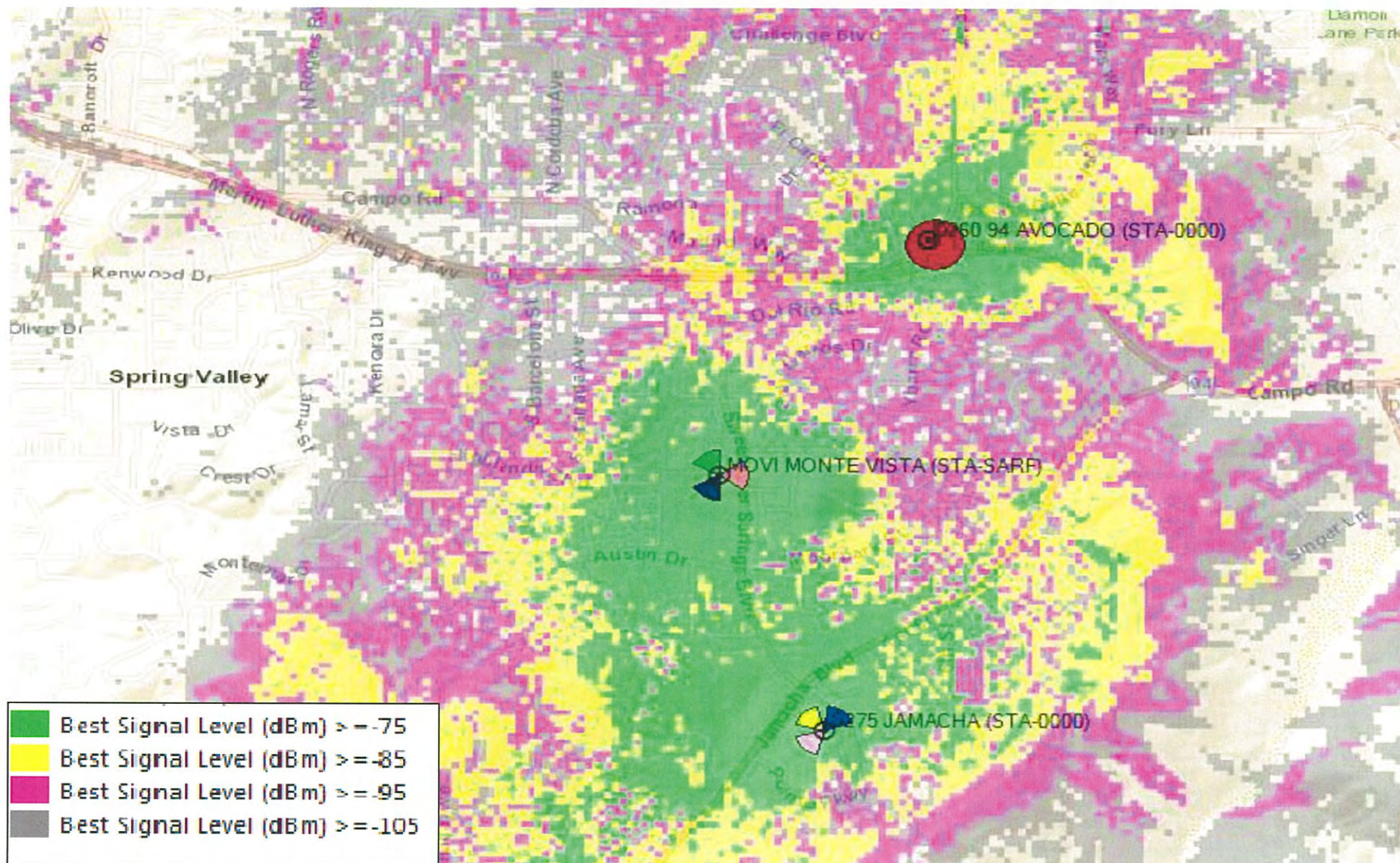
DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The proposed project utilizes an existing vertical element that is in harmony, scale and bulk with the surrounding area, as there are 6 existing light poles surrounding the stadium. The equipment area (168 square feet) is below grade from the adjacent road and underneath the existing bleachers, concealed from public view, within multi-acre school parcels. The project area is identified as residential, however, it is a school use, and residential properties are over 165 feet away, across Sweetwater Springs Boulevard (a 4 lane road).
2. Available public facilities, services and utilities. The property is located within the San Miguel Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected to Sweetwater Springs Boulevard, a public road by a driveway. Therefore, all public facilities, services and utilities are available and exist on the property.
3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed to be camouflaged and utilize an existing light pole.
4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize an existing driveway connecting to Sweetwater Springs Boulevard.
5. The suitability of the site for the type and intensity of use or development which is proposed. The installation of the telecommunication facility would not require significant alteration to the land form. Given the existing 4 other light poles surrounding the stadium, collocation could be accommodated on the property. The project, as designed, would be camouflaged, not change the characteristics of the area and is suitable for this site, type and intensity of uses.
6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the CEQA have been complied with.

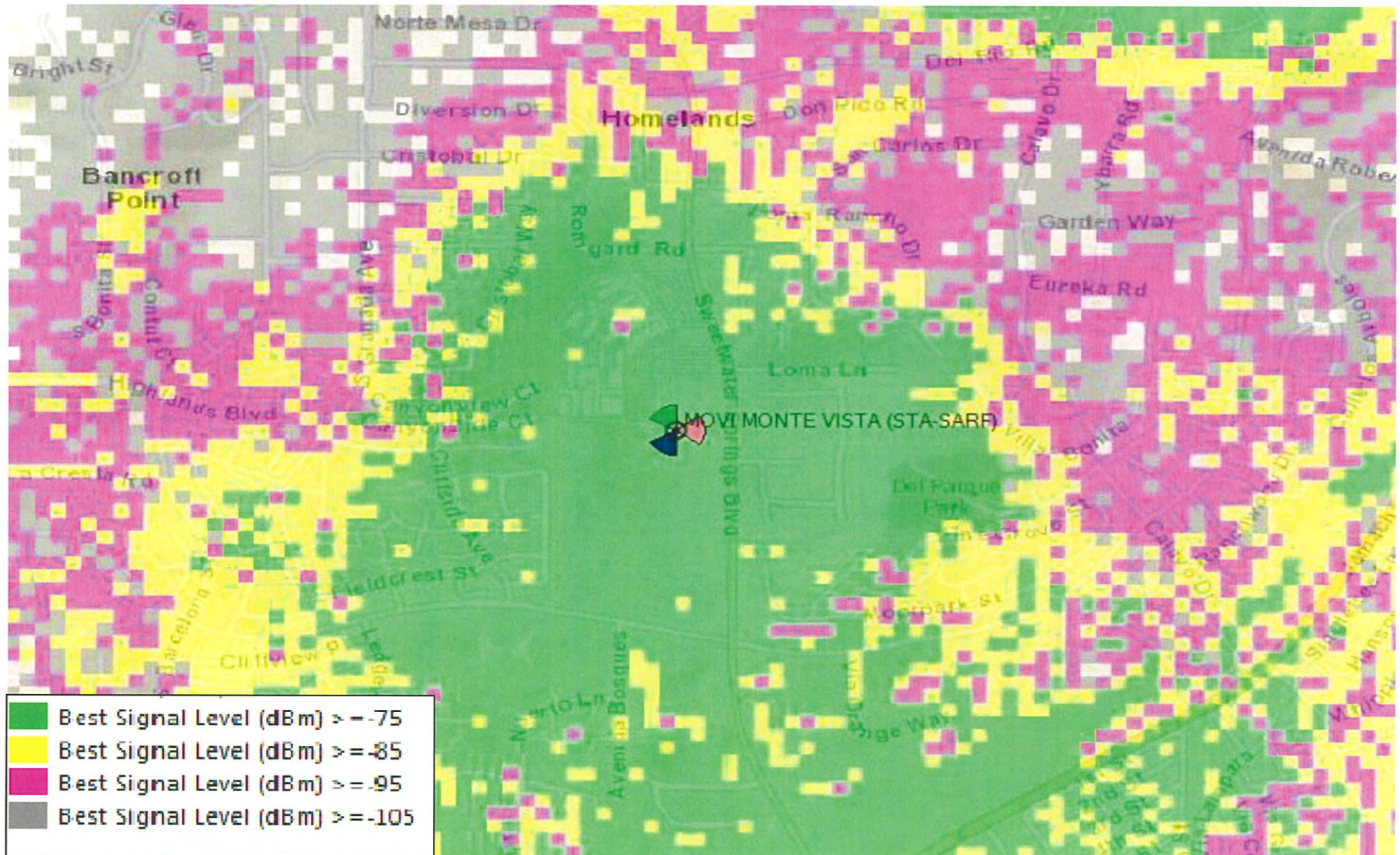
Monte Vista Existing Coverage



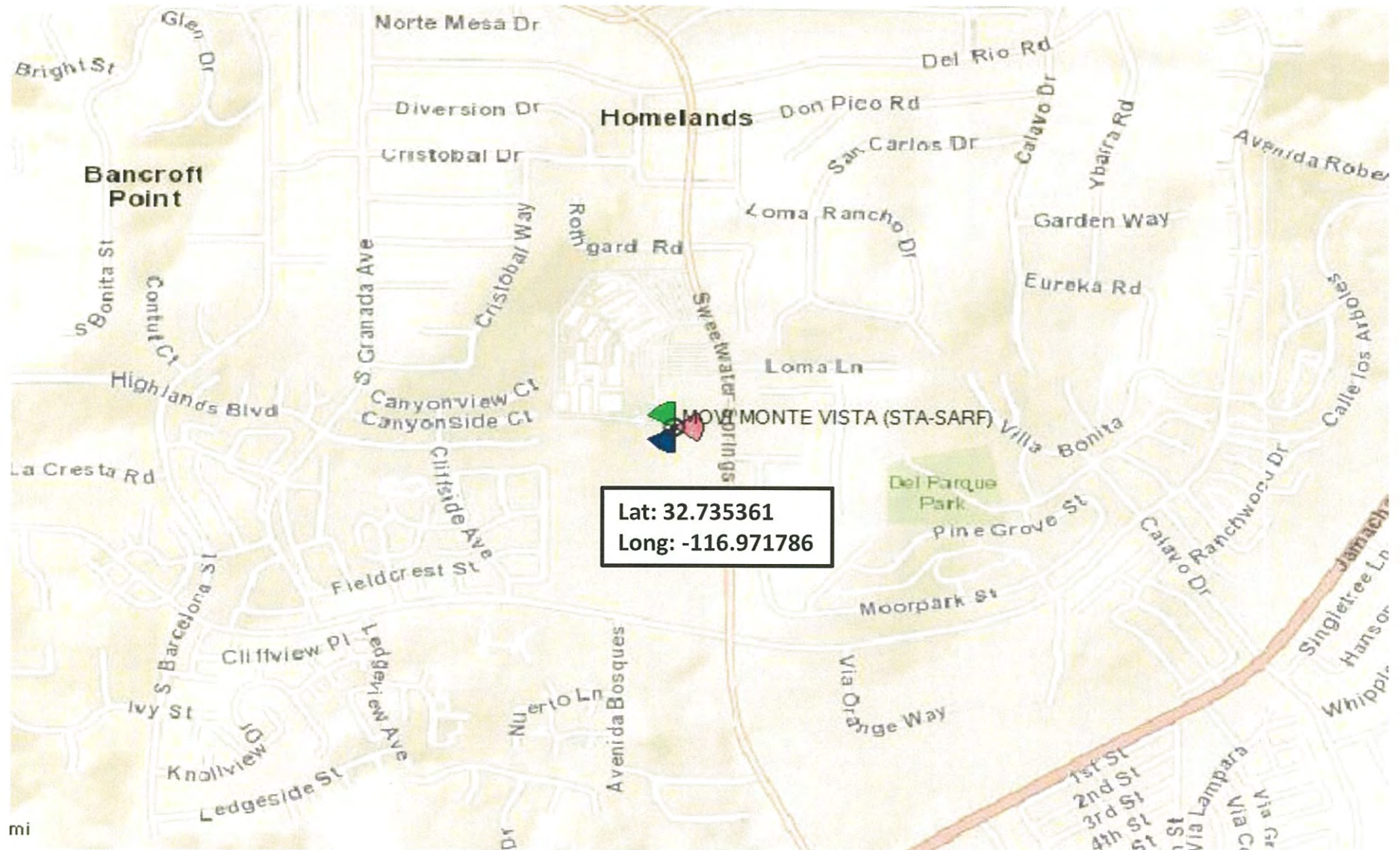
Monte Vista Proposed Coverage



Monte Vista Cell Coverage



Monte Vista Site Location Map



Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
 INTERESTS ON APPLICATION FOR ZONING
 PERMITS/ APPROVALS**
 ZONING DIVISION

Record ID(s)

MUP-16-015TE

Assessor's Parcel Number(s) 505-210-02, 505-210-03, 505-140-15

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

- A. List the names of all persons having any *ownership interest* in the property involved.

Grossmont Union High School District

- B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

- C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

Jill Cleveland, Agent

Print Name

6/3/19

Date

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 6-5-19

MUP16-015TE

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>