



The County of San Diego

Planning Commission Hearing Report

Date:	May 15, 2020	Case/File No.:	ATC La Vista Cemetery Wireless Telecommunication Facility Major Use Permit Modification; PDS2019-MUP-11-011W1; PDS2019-ER-11-18-001A
Place:	No in Person Attendance Allowed – Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	3191 Orange Street, National City
Agenda Item:	#2	General Plan:	Public/Semi-Public Facilities (P/SP)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Urban Residential (RU)
Applicant/Owner:	PlanCom Inc. on behalf of California Tower, Inc.	Community:	County Islands (Lincoln Acres)
Environmental:	CEQA § 15301 Exemption	APN:	564-140-01-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP) Modification and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made, and staff recommends approval of the MUP Modification, with the conditions noted in the attached MUP Modification decision (Attachment B).

The proposed MUP Modification will remove an existing 78-foot tall wireless telecommunication facility monopole and authorize the installation of equipment to an existing 55-foot tall faux mono-pine tree wireless telecommunication facility.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed MUP Modification 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 include a finding that the Project is exempt from the CEQA.
- b. Approve the MUP Modification PDS2019-MUP-11-011W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. BACKGROUND

1. Off-Site Wireless Facility (ATC Shelby Drive – P95-025)

On October 11, 1996, the County of San Diego Planning Commission (Planning Commission) approved a MUP (Record ID: P95-025) for a 78-foot tall wireless telecommunication facility designed as a monopole with an adjacent equipment enclosure painted to match an on-site residence on a property located within the unincorporated community of Lincoln Acres (Figure 1).

The facility was not designed as a faux facility and is required to be brought into conformance with the Wireless ordinance in accordance with the amortization schedule outlined in Section 6991 of the Zoning Ordinance. Due to the height of the existing facility, an approximately 85-foot tall faux tree would be required, resulting in potential visual impacts. In order to address potential visual impacts and community concerns, the applicant has identified a 55-foot tall wireless telecommunication facility located approximately 850 feet east of the existing monopole and proposes to modify the facility and provide comparable coverage to the existing 78-foot tall facility (Figure 2). The existing 78-foot tall wireless telecommunication facility will be removed upon completion of modifications to the nearby wireless telecommunication facility.

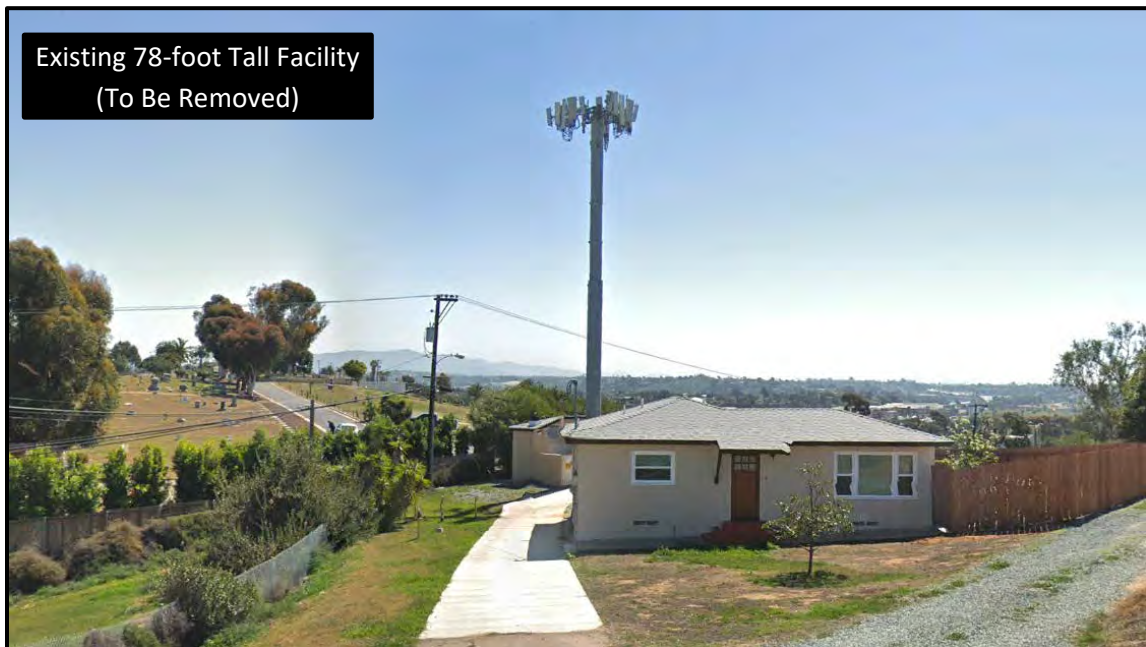


Figure 1: Existing off-site 78-foot tall monopole looking toward project site from Shelby Drive.

2. On-Site Wireless Facility (ATC La Vista Cemetery – 3300-11-011)

On November 4, 2011, the Planning Commission approved a MUP for a wireless telecommunication facility consisting of a 55-foot tall faux mono-pine and an associated equipment enclosure adjacent to an administrative office of La Vista Cemetery on a property located within the unincorporated community of Lincoln Acres (Figure 3). The subject wireless telecommunication facility contains capacity to accommodate carrier equipment contained on the off-site 78-foot tall monopole allowing the monopole to be removed.



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

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP Modification to remove an existing monopole and collocate and improve an existing wireless telecommunication facility authorized by a MUP (Record ID: 3300-11-011) located on the La Vista Cemetery within the unincorporated community of Lincoln Acres.

The applicant proposes to install Verizon Wireless equipment on an existing 55-foot tall faux mono-pine tree, and an equipment enclosure, and remove an off-site 78-foot tall wireless telecommunication facility located at Shelby Drive approximately 850 feet west of the 55-foot tall faux mono-pine. The Project construction consists of installing panel antennas and supporting equipment to the 55-foot tall faux mono-pine as well as expanding an existing concrete masonry unit (CMU) enclosure to install a 15 kilowatt (kW) standby emergency generator and supporting equipment

(Figure 4). The applicant will be required to decommission and remove the off-site 78-foot tall wireless telecommunication facility off Shelby Drive after the modifications and installation of Verizon Wireless equipment to the 55-foot tall faux mono-pine to allow continued coverage.



Figure 3: Existing 55-foot tall faux mono-pine and enclosure.



Figure 4: Existing 55-foot tall faux mono-pine and proposed modified enclosure.

2. Subject Property and Surrounding Land Uses

The Project is located on an approximately 30-acre site known as the La Vista Cemetery within the unincorporated community of the Lincoln Acres County Island (Figure 5). The existing cemetery contains accessory buildings such as an administrative office. National City is located directly south of the project site and approximately 500 feet northwest of the project site. The State Route 54 (SR-54) and Interstate 805 (I-805) interchange is located approximately a quarter of a mile southwest of the project site. Surrounding land uses can primarily be categorized as highway and single-family residential units (Figure 5). Access to the wireless telecommunication facility and the project site is provided by an on-site private road that connects to East 32nd Street and Orange Street, both County-maintained roads (Figure 5).

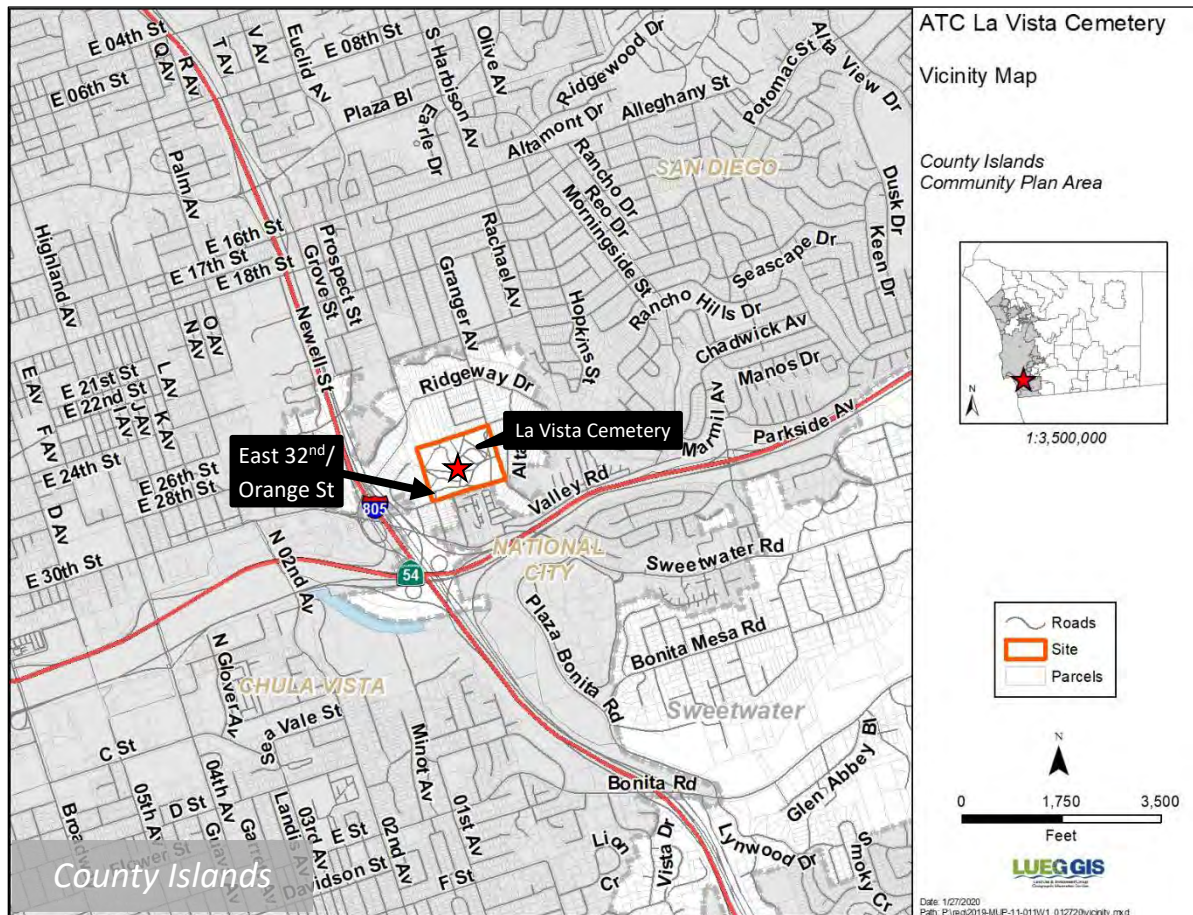


Figure 5: Aerial photograph showing proposed project site and project vicinity

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-24 & VR-4.3)	Urban Residential (RU)	N/A	Residential
East	Village Residential (VR-4.3)	Urban Residential (RU), National City	Granger Street	Residential
South	Village Residential (VR-4.3), National City	Urban Residential (RU), National City	East 32 nd Street and Orange Street	Residential and SR-54
West	Village Residential (VR-4.3), National City	Urban Residential (RU), Transportation/Utility Corridor (S94)	East 32 nd Street and Orange Street	Residential and I-805

E. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to all relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Zoning Ordinance, and CEQA Guidelines. The following items were reviewed during the project's processing and are detailed below: Amortization, Site Plan Analysis, Community Compatibility/Visual Impacts, and Alternative Site Analysis (ASA).

1. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following findings can be made:

- Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- Is the proposed project consistent with the County's Zoning Ordinance?
- Is the project consistent with the County's Wireless Ordinance?
- Does the project comply with CEQA?

2. Analysis

The Project is located in a non-preferred location within a non-preferred zone. As required in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility needs a MUP Modification and amortization of the wireless facility for a 15-year period.

Amortization

The existing wireless telecommunication facility is located in a residential zone and is defined as "high visibility" pursuant to Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the continued operation of the facility and for the alterations to the 55-foot tall

faux mono-pine and supporting equipment enclosure. The proposed Project will bring the wireless telecommunication facility into conformance with the amortization requirements in the Zoning Ordinance through the removal of the off-site 78-foot tall wireless telecommunication facility and modifying an existing 55-foot tall faux mono-pine to serve a similar coverage area.

Site Plan Analysis

The proposed changes to the existing wireless telecommunication facility are designed to be compatible with the surrounding land uses, vegetation, and topography. The additional antennas to the 55-foot faux mono-pine will be screened by the faux branching that extend beyond the antennas. The faux mono-pine is positioned away from residences surrounding the cemetery and is at least 200 feet from the nearest residence (Figure 2). The existing equipment enclosure and proposed modifications are located directly adjacent to the administrative office of the cemetery. The enclosure has been designed to match the exterior color of the administrative office.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The project site is not located near a Scenic Highway as identified by the County of San Diego General Plan. The Project is conditioned to remove an existing 78-foot tall monopole located near residences that will reduce visual impacts. The addition of antennas and equipment to the 55-foot tall faux mono-pine will not impact the design of the faux tree facility. The proposed Project also includes painting the equipment enclosure to match the same color as the administrative office of the cemetery located directly adjacent to the enclosure. (Figures 3 and 4). For these reasons, the modified wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service coverage to motorists traveling along I-805, SR-54, and to residents in the surrounding area. The site is zoned Urban Residential (RU), which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area in order to demonstrate that the coverage objective could not be met in a preferred zone.

Preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the MUP Modification application. Properties surrounding the target coverage area are primarily residential zones which are non-preferred zones. Due to limited preferred zones, the applicant reviewed existing facilities in the project vicinity in order to identify an existing wireless telecommunication facility that could serve a similar coverage area. No other wireless telecommunication facilities within the surrounding area could serve a similar coverage area compared to the 55-foot tall faux mono-pine tree. Further information detailing the ASA analysis can be found in Attachment E.

The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists and residents in the area (Figure 6). The GSA maps can also be found in Attachment E.

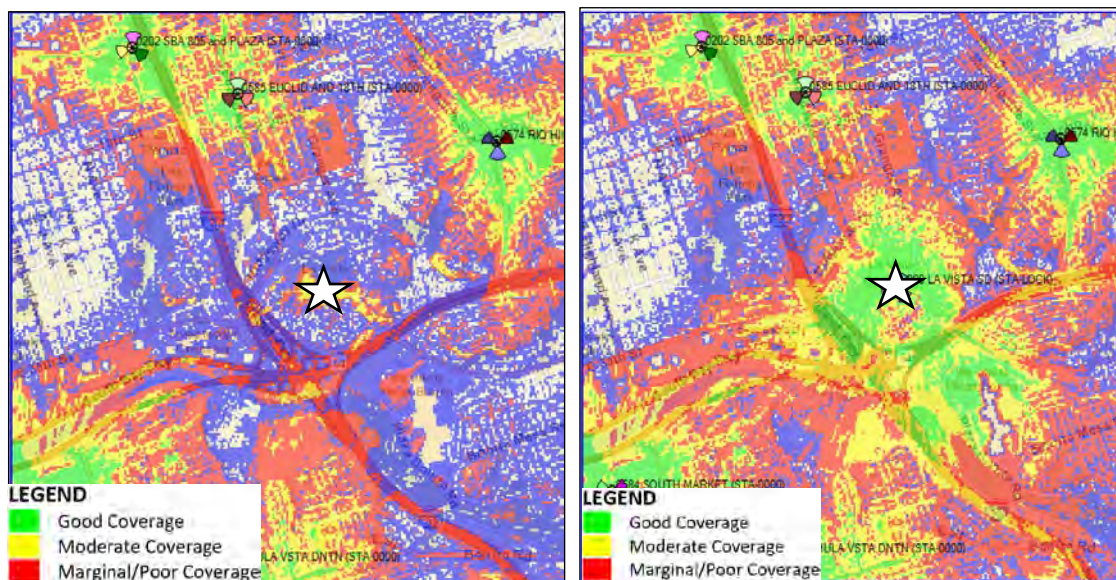


Figure 6: Coverage without facility (left) and coverage with the proposed Project (right).

3. General Plan Consistency

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

Table E-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>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 proposed changes to the wireless telecommunication facility will allow for continued coverage throughout the area, which is essential in the event of an emergency. The Project also includes the installation of 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 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.</p>	<p>The proposed Project consists of co-locating wireless carrier equipment on an existing 55-foot tall faux mono-pine tree and the removal of an off-site 78-foot tall monopole resulting in a net decrease of towers.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed Project complies with all applicable zoning requirements of the Urban Residential (RU) zone with the incorporation of conditions of approval (See Table C-2).

Table C-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RU	Yes, upon approval of a MUP Modification.
Animal Regulation:	W	N/A
Density:	-	N/A
Lot Size:	2.5 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP Modification.
Lot Coverage:	-	N/A
Setback:	D	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.	The proposal is for modifications to an existing wireless facility consisting of a 55-foot tall faux mono-pine tree and an equipment enclosure. The design and height of the Project will be in conformance with the previous height exception that was granted for the original installation of the faux mono-pine tree.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "D" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The existing faux mono-pine tree and modified equipment enclosure will be located out of all required setbacks including front, rear, and side yard setbacks.	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 cannot consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, information is not required 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 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 C-3: 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 existing enclosure and proposed modifications are less than 10 feet in height and will be painted the same color as the administration building for the cemetery which will ensure architectural integration.	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 existing 55-foot tall faux mono-pine tree is located over 200 feet from the nearest property line and is compliant with the required setback equal to the height of the tower in accordance with Section 6985 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 existing faux mono-pine tree and modified equipment enclosure will be compliant with all required setbacks including front, rear, and side yard setbacks. The faux mono-pine tree is located over 200 feet from the nearest property line.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
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 RU 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 proposed standby generator will be located within a CMU enclosure that will attenuate noise, and the standby generator will not produce noise levels which will exceed the 45-dBA requirement at the property line. The equipment enclosure is located over 200 feet from the nearest property line. 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 facility is a faux mono-pine tree within a residential zone. Since the proposed Project has a valuation greater than \$500,000, the MUP Modification has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and the use of monopoles, lattice towers, or guyed towers are not permitted.	The proposed Project consists of equipment alterations to an existing faux mono-pine tree that is designed to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15301. Section 15301 exempts projects which consist of minor alterations to existing structures, facilities, or mechanical equipment involving negligible or no expansion of use. 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.

F. COMMUNITY PLANNING GROUP AND/OR DESIGN REVIEW BOARD

The project site is located within a community that is not represented by a formally recognized Community Planning or Sponsor Group.

G. 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 multiple phone calls and comments from neighbors requesting additional information about the proposed Project. Additional comments were received as a result of the public notice citing concerns with Electromagnetic Radiation (EMR) and the operations of the cemetery. Staff clarified to the neighbors that the County is preempted by the Federal Telecommunication Act from considering EMR when reviewing the proposed location of cellular facilities. Staff also clarified that the Project is proposed by the wireless telecommunication tower provider and the MUP Modification is not related to the ongoing use and operations of the cemetery.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which include a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Approve the MUP Modification PDS2019-MUP-11-011W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

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AUTHORIZED REPRESENTATIVE: _____

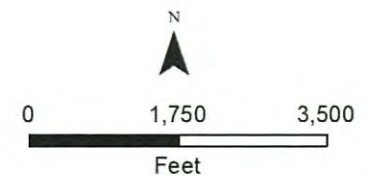


MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2019-MUP-11-011W1
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

County Islands
Community Plan Area

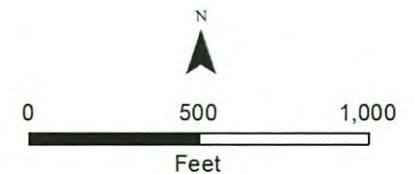
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ATC La Vista Cemetery

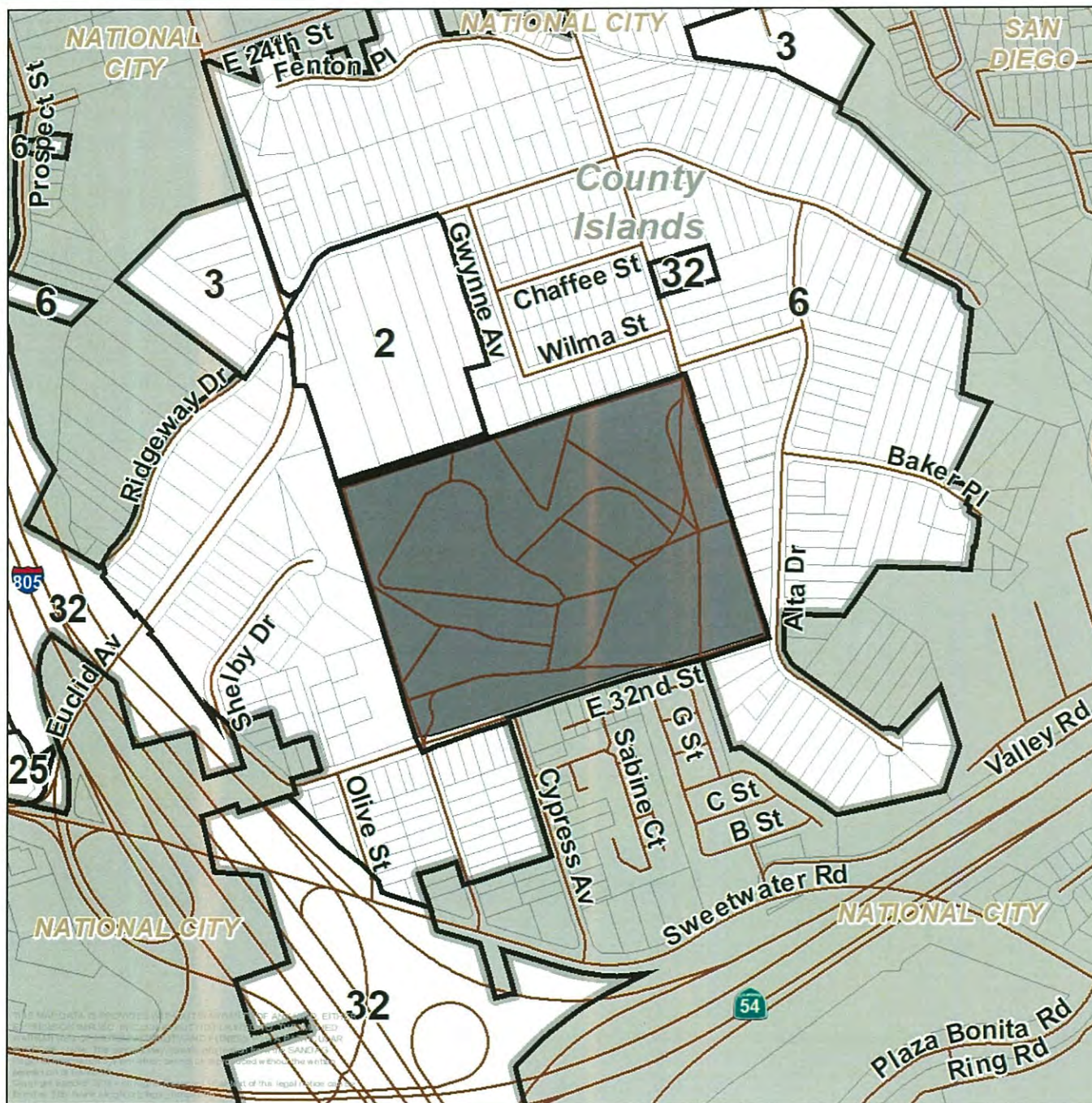
General Plan

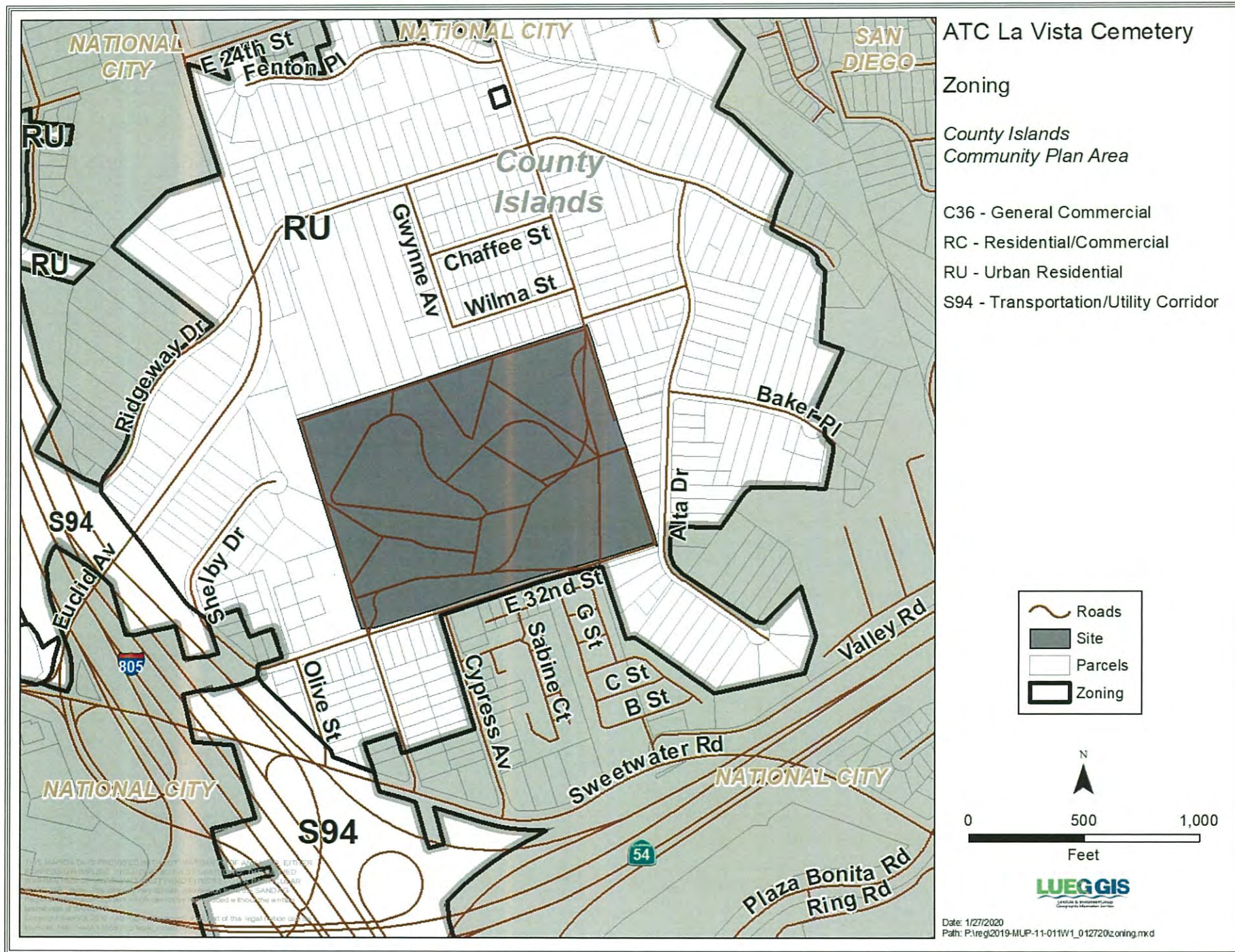
County Islands
Community Plan Area

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (6) Village Residential (VR-4.3)
- (25) General Commercial
- (32) Public/Semi-Public Facilities



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ATC La Vista Cemetery

County Islands Community Plan Area

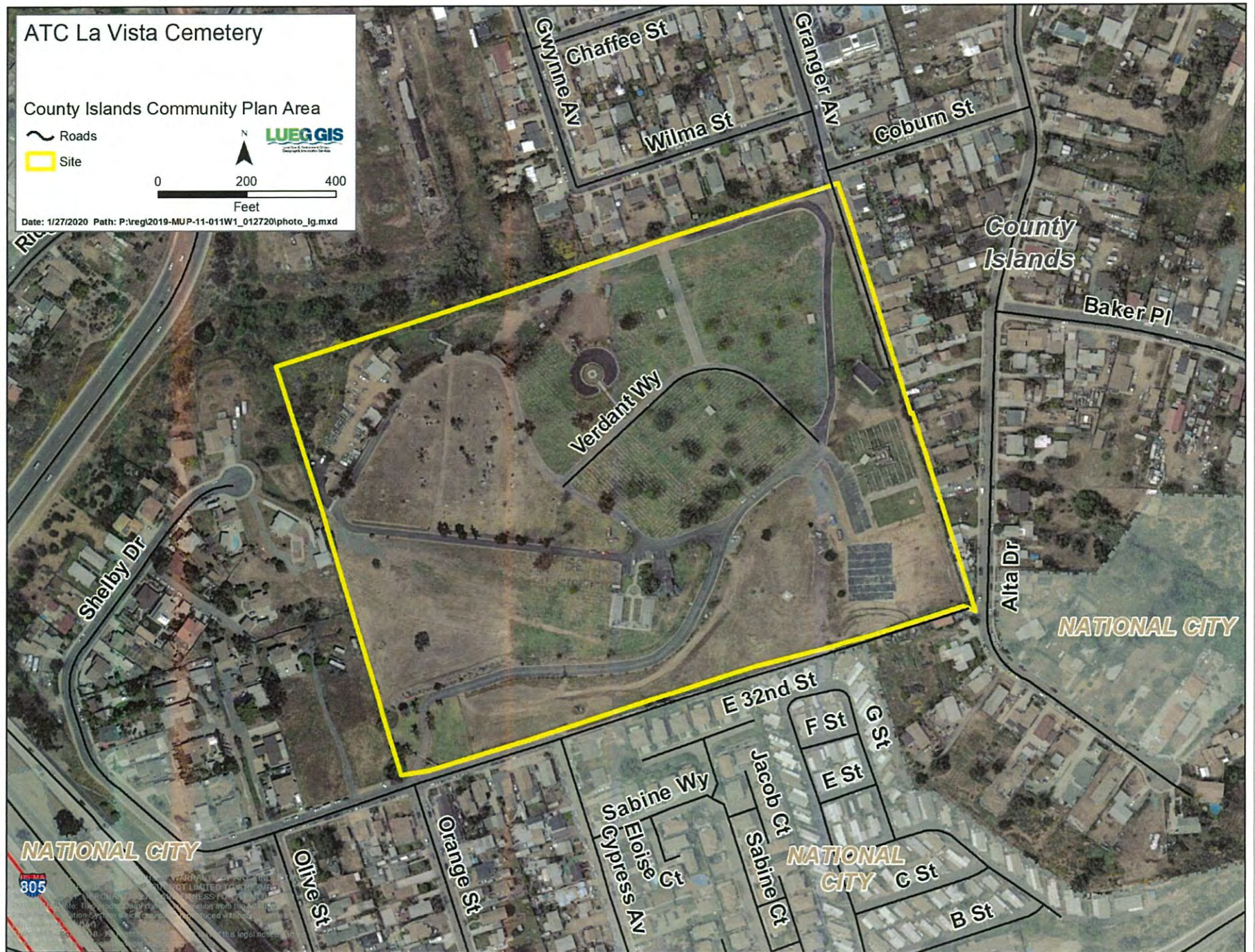
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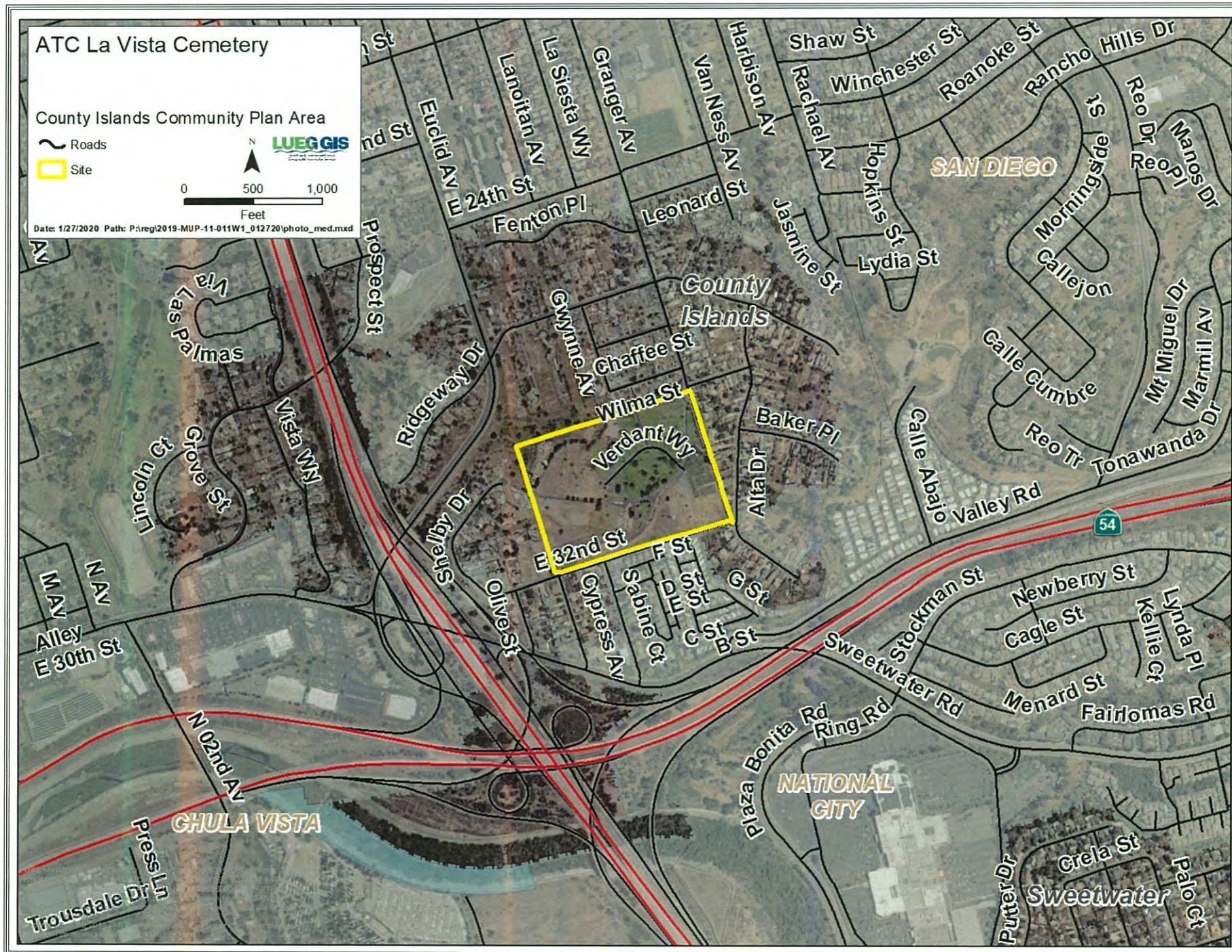


County Islands Community Plan Area

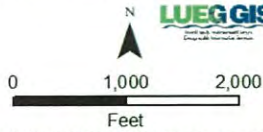
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County Islands Community Plan Area



ATC La Vista Cemetery

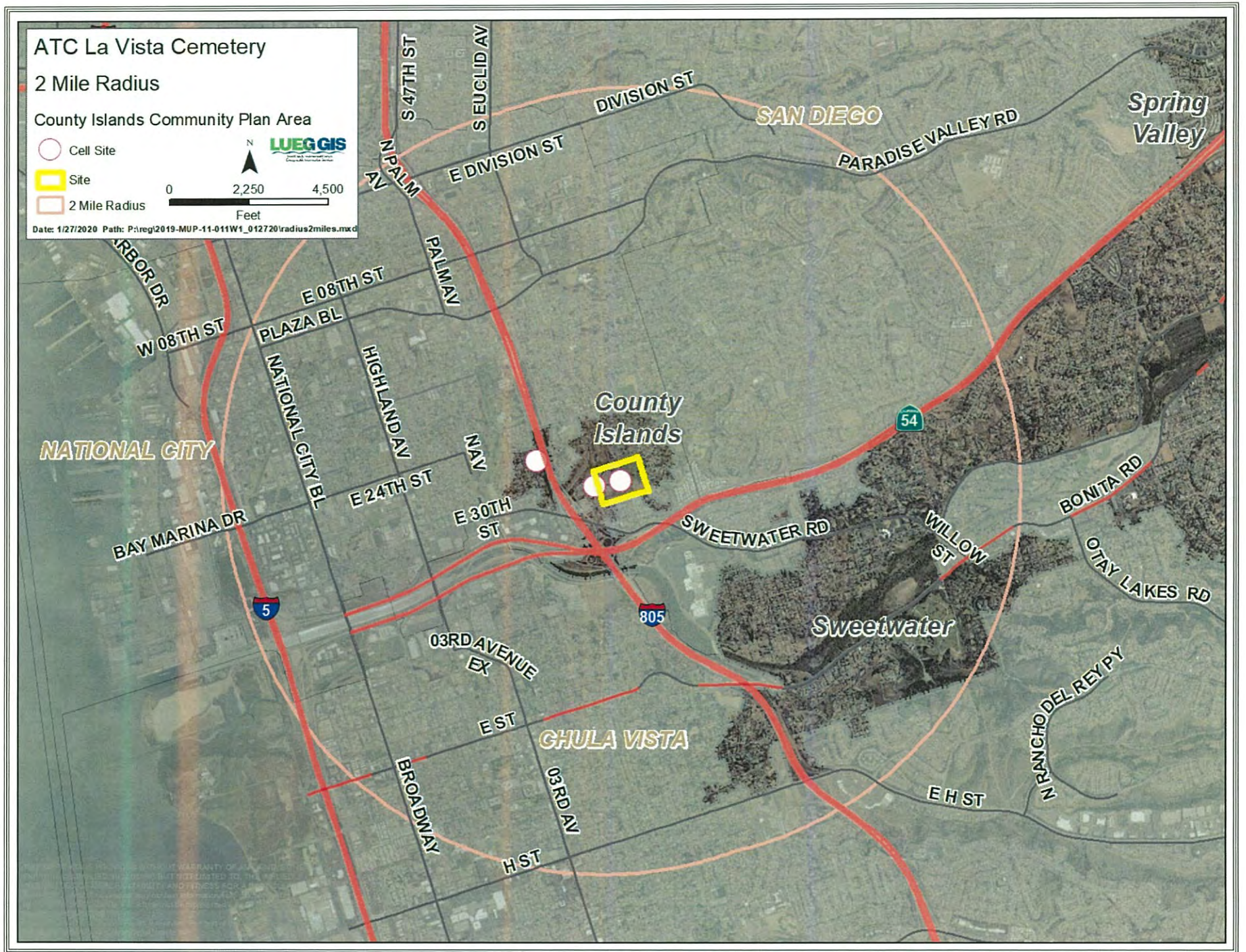
County Islands Community Plan Area

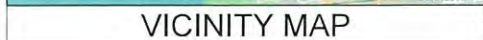
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The map shows the ATC La Vista Cemetery site highlighted in yellow, located within the County Islands area. The map includes labels for various streets such as E 15th St, E 19th St, E 20th St, E 18th St, E 24th St, E 26th St, E 30th St, N 02nd St, N 04th St, N 06th St, N 08th St, N 10th St, N 12th St, N 14th St, N 16th St, N 18th St, N 20th St, N 22nd St, N 24th St, N 26th St, N 28th St, N 30th St, N 32nd St, N 34th St, N 36th St, N 38th St, N 40th St, N 42nd St, N 44th St, N 46th St, N 48th St, N 50th St, N 52nd St, N 54th St, N 56th St, N 58th St, N 60th St, N 62nd St, N 64th St, N 66th St, N 68th St, N 70th St, N 72nd St, N 74th St, N 76th St, N 78th St, N 80th St, N 82nd St, N 84th St, N 86th St, N 88th St, N 90th St, N 92nd St, N 94th St, N 96th St, N 98th St, N 100th St, N 102nd St, N 104th St, N 106th St, N 108th St, N 110th St, N 112nd St, N 114th St, N 116th St, N 118th St, N 120th St, N 122nd St, N 124th St, N 126th St, N 128th St, N 130th St, N 132nd St, N 134th St, N 136th St, N 138th St, N 140th St, N 142nd St, N 144th St, N 146th St, N 148th St, N 150th St, N 152nd St, N 154th 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**AMERICAN TOWER®**

SITE NAME: LA VISTA CEMETERY
SITE NUMBER: 370426
SITE ADDRESS: 3191 ORANGE ST.
NATIONAL CITY, CA 91950



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	01/22/19
1	PER VZW COMMENTS	NRP	06/17/19
2	ADDED NEW SURVEY	NRP	12/18/19
3	PER COMMENTS	NRP	04/01/20

ATC SITE NUMBER

370426

ATC SITE NAME

LA VISTA CEMETERY

SITE ADDRESS:
3191 ORANGE ST.
NATIONAL CITY, CA 91950

SEAL


DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN	01/22/19
ATC JOB NO	12607240

TITLE SHEET

SHEET NUMBER: G-001	REVISION: 3
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2-22

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	<u>SITE ADDRESS:</u> 3191 ORANGE ST. NATIONAL CITY, CA 91950 COUNTY: SAN DIEGO	ADDING (12) NEW ANTENNAS, (6) RRUS, (1) RAYCAP AND (1) MW DISH TO EXISTING MONOPINE. A GENERATOR WILL BE ADDED TO EXISTING. EXTENDED BLOCK WALL EQUIPMENT ENCLOSURE, APPROXIMATELY 260 SF	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	<u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 32.66325 LONGITUDE: -117.0723333 GROUND ELEVATION: 153' AMSL	PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	G-001	TITLE SHEET	3	04/01/20	NRP
<u>ZONING INFORMATION:</u> JURISDICTION: SAN DIEGO COUNTY PARCEL NUMBER: 564-140-01-00 ZONING: I (INSTITUTIONAL)	V-101		AS-BUILT SURVEY				
UTILITY COMPANIES POWER COMPANY: SDG&E PHONE: (800) 411-7343 TELEPHONE COMPANY: AT&T PHONE: (800) 288-2020  Know what's below. Call before you dig.	PROJECT TEAM <u>TOWER OWNER:</u> GTP TOWERS I, LLC 10 PRESIDENTIAL WAY WOBBURN, MA 01801 <u>PROPERTY OWNER:</u> LA VISTA ENTERPRISES INC. 3191 ORANGE ST NATIONAL CITY, CA 91950 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBBURN, MA 01801	PROJECT LOCATION DIRECTIONS FROM SAN DIEGO, CA: FOLLOW CA-94 E TO EXIT 3 AND MERGE ONTO I-805 S. TAKE THE SWEETWATER ROAD EXIT. TRAVEL TO ORANGE STREET, TURN LEFT, TRAVEL TO 3191 ORANGE STREET, TRAVEL STRAIGHT INTO CEMETERY. FOLLOW DRIVE TO OFFICES ON THE LEFT, SITE IS LOCATED NEXT TO OFFICES.	V-102	AS-BUILT SURVEY			
	C-101		OVERALL SITE PLAN	0	01/22/19	NW	
	C-102		UTILITY PLAN	3	04/01/20	NRP	
	C-103		ENLARGED SITE PLAN	3	04/01/20	NRP	
	C-201		TOWER ELEVATION	1	06/17/19	NRP	
	C-501		CONSTRUCTION DETAILS	3	04/01/20	NRP	
	C-502		SIGNAGE	0	01/22/19	NW	
	R-601		SUPPLEMENTAL				

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA 32ND STREET, A PUBLIC RIGHT OF WAY.

2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISUAL SURFACE EVIDENCE ONLY.

3. AT THE TIME THIS SURVEY WAS MADE, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP SITE.

5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE AS FROM THE CONTROLLING JURISDICTION.

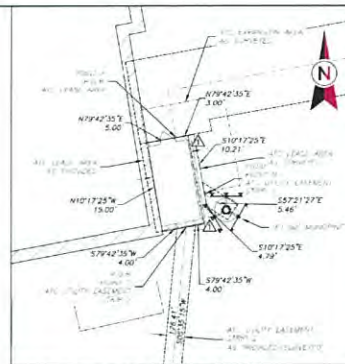
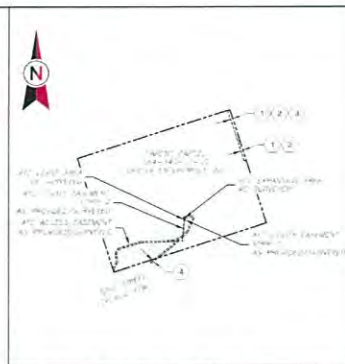
6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THIS SURVEY WAS PREPARED TO SHOW THE INTERESTS OF AMERICAN TOWER CORPORATION AND IMPROVEMENTS PROXIMAL TO SAID INTERESTS. IT DOES NOT CONSTITUTE AN ALTA SURVEY OF THE ENTIRE

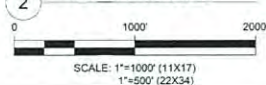
ZONE: N/A	REQUIRED:	EXISTING:
SETBACKS:		
FRONT:	5'	XX'
SIDE:	3'	XX'
REAR:	3'	XX'
HEIGHT:	3'	XX'
BULK:	N/A	XX'

*ALL SITE RESTRICTIONS WERE OBTAINED FROM THE LOCAL MUNICIPALITY.

SEE SHEET V-N2 FOR SCHEDULE B ITEMS

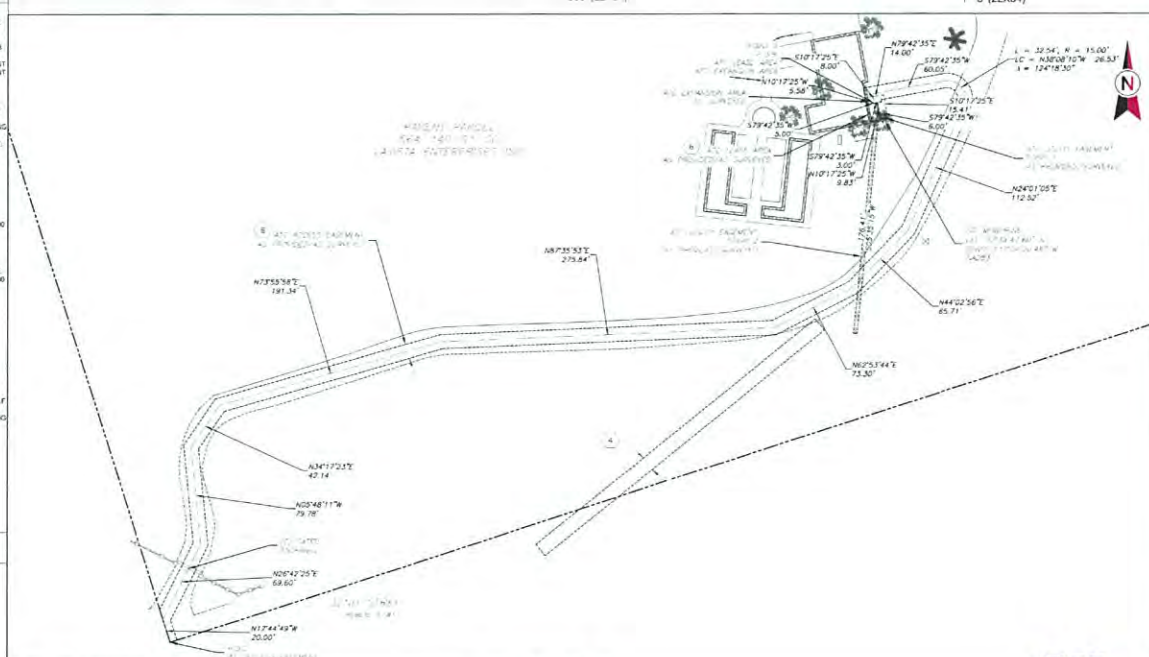


2 PARENT PARCEL



0 10' 20'

SCALE 1"=10' (11X17)
1"=5' (22X34)



4

0 100' 200'

SCALE: 1"=100' (11X17)



Know what's below.
Call before you dig.



AMERICAN TOWER®
ATC TOWER SERVICES, INC.
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
FAX: (919) 466-5415

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REV	DESCRIPTION	BY	DATE
0	PRELIM	JME	09/26/19
1	REVISED EXPANSION AREA	JME	12/20/19

ATC SITE NUMBER

370420

ATC SITE NAME

LA VISTA CEMETERY

SITE ADDRESS:
3191 ORANGE ST.
NATIONAL CITY, CA 91950

SURVEY CERTIFICATE
I HEREBY CERTIFY TO THE INDIVIDUALS LISTED
THAT THIS SURVEY MAP IS BASED ON A FIELD
SURVEY COMPLETED UNDER MY IMMEDIATE
SUPERVISION, AND IT CONFORMS TO THE "LAND
SURVEYING PRACTICE GUIDELINES" APPROVED
BY THE CALIFORNIA STATE BOARD FOR
ENGINEERING AND LAND SURVEYING

AMERICAN TOWER CORPORATION



TOM A. FIDLER P.L.S. 5858



Tectonic

RLF CONSULTING
1000 N. 10th St., Suite 100, Lincoln, NE 68502
Phone: (402) 441-1111 Fax: (402) 441-1112
www.terminalengineering.com

DRAWN BY:	JME
APPROVED BY:	ABM
DATE DRAWN:	09/26/
ATC JOB NO:	37042

AS-BUILT SURVEY

SHEET NUMBER

REVISION:

V-101

2

PROJECT SUMMARY

BLVD/SHAWLEY MALL, 10/4/2019

SITE ADDRESS: 3191 ORANGE ST, NATIONAL CITY, CA 91950

PARCEL INFORMATION

OWNER: LA VISTA ENTERPRISES, INC.

CARROLL AEREN 331 3191 ORANGE ST, NATIONAL CITY, CA 91950

APN: 344-040-010

TOTAL AREAS

PARENT PARCEL: 1,318,569 SQ. FT. OR 30.2713 ACRES

ATC LEASE AREA: 120,000 SQ. FT. OR 2.75 ACRES

ATC EXPANSION AREA: 121,155 SQ. FT. OR 2.78 ACRES

ATC ACCESS EASEMENT: 12,216 SQ. FT. OR 0.2801 ACRES

ATC UTILITY EASEMENT: 1,036 SQ. FT. OR 0.0236 ACRES

ATC UTILITY EASEMENT: 1,036 SQ. FT. OR 0.0236 ACRES

GEOREFERENCE COORDINATES OF TOWER

LATITUDE: 32°39'42.82" N LONGITUDE: 117°02'46" W

VERTICAL DATUM: NAVD 1983 HORIZONTAL DATUM: NAD83

COORDINATES ARE BASED ON CALIFORNIA STATE PLANE COORDINATES ZONE 6, BEARINGS ARE BASED ON CALIFORNIA STATE PLANE COORDINATES ZONE 6

FLOODPLAIN

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X

COMMUNITY PANEL NO. 26073C19100 DATED: 05/15/2012

BOUNDARY NOTE

THIS SURVEY IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY

ENFORCEMENT STATEMENT

AT THE TIME OF THIS SURVEY, THERE WAS VISIBLE EVIDENCE OF AN ENCROACHMENT AS FOLLOWS:

△ COMPOUND OUTSIDE ATC LEASE AREA BY A MAXIMUM OF 9.50 FEET ON THE EAST SIDE, WHICH WOULD BE REMEDIED BY THE AS-SURVEYED LEGAL DESCRIPTION (SHOWN HEREON).

THE ATC LEASE AREA IS CONTAINED ENTIRELY WITHIN THE PARENT PARCEL.

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA 32ND STREET A PUBLIC RIGHT OF WAY.

2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.

3. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EXISTING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THIS SURVEY WAS PREPARED TO SHOW THE INTERESTS OF AMERICAN TOWER CORPORATION AND IMPROVEMENTS TO THE SUBJECT PROPERTY. IT DOES NOT CONSTITUTE AN ALTA SURVEY OF THE ENTIRE PARENT PARCEL.

ZONING INFORMATION

ZONE: N/A	REQUIRED:	EXISTING:
SETBACKS:		
FRONT:	33'	XX'
SIDE:	33'	XX'
REAR:	33'	XX'
HEIGHT:	25'	XX'
BULK:		XX'

ALL SITE RESTRICTIONS WERE OBTAINED FROM THE LOCAL MUNICIPALITY

1 VICINITY MAP

2 PARENT PARCEL

2 COMPOUND DETAIL

NOTES CORRESPONDING TO SCHEDULE B

THE CORRAL REPORT ISSUED BY LINCOLN ABSTRACT & SETTLEMENT SERVICES (LINCOLN FILE NO. 1310306) WITH AN EFFECTIVE DATE OF AUGUST 11, 1988 THROUGH AUGUST 11, 2012, CONTAINS THE FOLLOWING SURVEY RELATED ITEMS:

MORTGAGES

TYPE: SALE OF TRUST FUTURE PLING SECURITY AGREEMENT AND ASSIGNMENTS OF LEASES AND RENTS, MORTGAGES: THE BANK OF NEW YORK MELLON MORTGAGE CO. OF ACQUISITION PARTNERS II, LLC, GTP TOWERS I, LLC AND GTP TOWERS II, LLC, AMOUNT: \$1,599,999,999 DATED: MAY 29, 2015, RECORDED: LID SEPTEMBER 30, 2015, DOCUMENT #: 2015-0419496, AFFECTED BY SUBSTITUTION OF TRUSTEES AND DEED OF PARTIAL RECONVEYANCE, RECORDED FEBRUARY 23, 2017 AS INSTRUMENT 2017-0059552, (NOT PLOTTABLE, BLANKET IN NATURE)

LEASING/ASSIGNMENTS

NONE FOUND OF RECORD

LEASEE/EASEMENTS

① EASEMENT CONTAINED IN QUTL-AM DEED FROM ELLAMMY JOHANSSON TO ARNE JOHANSSON, DATED JUNE 7, 1988 AND RECORDED SEPTEMBER 4, 1988 AS INSTRUMENT 1988-15234, (SHOWN HEREON)

② EASEMENT CONTAINED GRANT DEED FROM ARNE JOHANSSON, CHARLES C. COPELAND, WALTER W. WATERS, JOYCE C. WALTERS, STANLEY R. BROWN AND MANY PRINCES BROTHERS TO WILLIAM D. SPRAGUE AND CONJUNCTIVE SPRAGUE, DATED AUGUST 18, 1988 AND RECORDED SEPTEMBER 4, 1988 AS INSTRUMENT 1988-15235, (SHOWN HEREON)

③ EASEMENT BETWEEN STANLEY Z. HINE, INC. AND BROWN Z. HINE, GEORGE K. HINE AND SAN DIEGO GAS AND ELECTRIC COMPANY DATED DECEMBER 12, 1988 AND RECORDED JANUARY 17, 1989 AS INSTRUMENT 1989-00003, (SHOWN HEREON)

④ EASEMENT BETWEEN LA VISTA ENTERPRISES, INC. A CALIFORNIA CORPORATION AND SAN DIEGO GAS AND ELECTRIC COMPANY DATED MAY 29, 2015 AND RECORDED JUNE 20, 2015 AS INSTRUMENT 2015-0419496, (SHOWN HEREON)

⑤ MEMORANDUM OF LEASE BETWEEN LA VISTA ENTERPRISES, INC. AND CROWN COMMUNICATIONS, INC. DATED MARCH 10, 2011 AND RECORDED OCTOBER 20, 2013 AS INSTRUMENT 2013-0047702, (NOT PLOTTABLE, BLANKET IN NATURE)

⑥ ASSIGNMENT AND ASSUMPTION OF GROUND LEASE BETWEEN GTP STRUCTURES I, LLC AND GTP TOWERS I, LLC DATED JANUARY 1, 2014 AND RECORDED MARCH 18, 2014 AS INSTRUMENT 2014-0059462, (SHOWN HEREON)

⑦ THERE ARE NO OTHER LEASES OR EASEMENTS FOUND OF RECORD

OTHER

1. TRUST AGREEMENT RECORDED NOVEMBER 9, 1970 AS INSTRUMENT 1970-20940, (NOT PLOTTABLE, NOT A MILE 3 AND BOUNDING DESCRIPTION)

2. JUDGMENT RECORDED OCTOBER 4, 1973 IN BOOK 47 PAGE AS INSTRUMENT 1973-28948, (NOT PLOTTABLE, INSUFFICIENT DATA TO PLOT)


3. JUDGMENT RECORDED OCTOBER 4, 1973 IN BOOK 47 PAGE AS INSTRUMENT 1973-28948, (NOT PLOTTABLE, INSUFFICIENT DATA TO PLOT)

4. JUDGMENT RECORDED SEPTEMBER 18, 1987 AS INSTRUMENT 1987-52498, (NOT PLOTTABLE, INSUFFICIENT DATA TO PLOT, UNABLE TO LOCATE MAPS NO. 25 AND 26)

5. ORDER APPROVING FINAL REPORT AND FOR DISTRIBUTION UNDER WILL RECORDED OCTOBER 14, 1997 AS INSTRUMENT 1997-0515985, (NOT PLOTTABLE, NOTHING TO PLOT)

6. MATTERS SET FORTH ON PLAT ENTITLED RECORD OF SURVEY MAP NO. 20747 RECORDED JUNE 9, 2010 AS INSTRUMENT 2010-0219151, (NOT PLOTTABLE, BLANKET IN NATURE)

4 SURVEY PLAN



AMERICAN TOWER®
ATC TOWER SERVICES, INC.
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
FAX: (919) 466-5415

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REV	DESCRIPTION	BY	DATE
0	PRELIM	JME	09/26/19
1	REVISED EXPANSION AREA	JME	12/20/19


ATC SITE NUMBER:
370426

ATC SITE NAME:
LA VISTA CEMETERY


SITE ADDRESS:
3191 ORANGE ST
NATIONAL CITY, CA 91950

SURVEY CERTIFICATE
I HEREBY CERTIFY TO THE INDIVIDUALS LISTED THAT THIS SURVEY MAP IS BASED ON A FIELD SURVEY COMPLETED UNDER MY IMMEDIATE SUPERVISION, AND IT CONFORMS TO THE "LAND SURVEYING PRACTICE GUIDELINES" APPROVED BY THE CALIFORNIA STATE BOARD FOR ENGINEERING AND LAND SURVEYING

AMERICAN TOWER CORPORATION



TOM A. FIDLER, P.L.S. 5858


Tectonic
Tectonic Engineering & Surveying, Inc.
10000 Tectonic Drive, Suite 100
San Diego, CA 92121
Phone: (619) 594-1000
Fax: (619) 594-1001
Email: info@tectonic-surveying.com
Website: www.tectonic-surveying.com

DRAWN BY:	JME
APPROVED BY:	ABM
DATE DRAWN:	09/26/19
ATC JOB NO:	370426

AS-BUILT SURVEY

SHEET NUMBER:	REVISION:
V-102	1

2-24

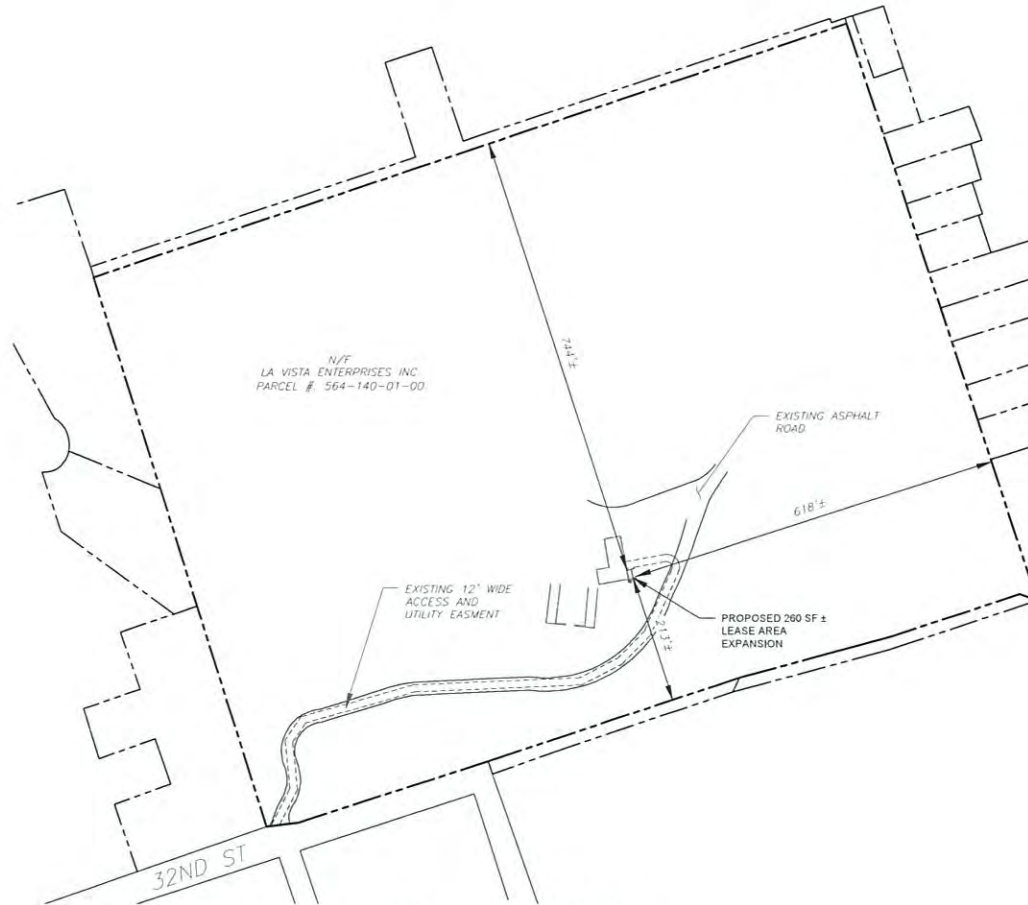
- NOTES**
1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 2. FIELD SURVEY DATE: 12/16/2019
 3. BOUNDARY INFORMATION OBTAINED FROM SURVEY COMPLETED BY RLF CONSULTING.



1 GIS PARCEL IMAGE

0 500' 1000'

SCALE: 1"=500' (11X17)
1"=250' (22X34)



2 OVERALL SITE PLAN

0 200' 400'

SCALE: 1"=200' (11X17)
1"=100' (22X34)

LEGEND	
	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING ROAD (DIRT)
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING CONCRETE
	EXISTING LEASE AREA
	PROPOSED LEASE AREA



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

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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	NW	01/22/19
△			
△			
△			

ATC SITE NUMBER:
370426
 ATC SITE NAME:
LA VISTA CEMETERY

SITE ADDRESS:
 3191 ORANGE ST.
 NATIONAL CITY, CA 91950

SEAL:	
DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	01/22/19
ATC JOB NO:	12607240

OVERALL SITE PLAN

SHEET NUMBER: **C-101** REVISION: **0**

2-25

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2-26





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SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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1	PER VZW COMMENTS	NRP	06/17/19
2	PER COMMENTS	NRP	04/01/20
3			
4			

ATC SITE NUMBER:
370426

ATC SITE NAME:
LA VISTA CEMETERY

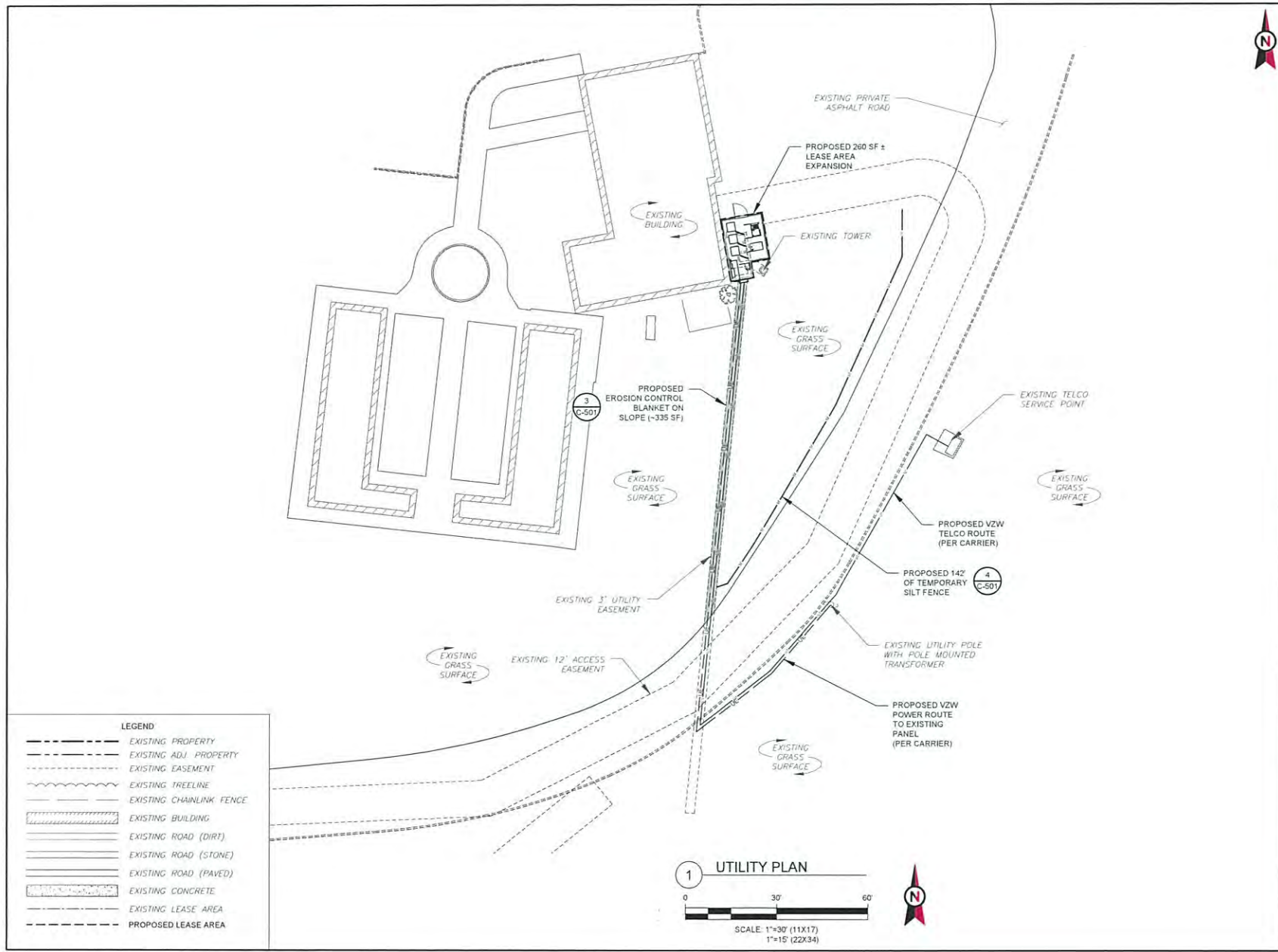
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3191 ORANGE ST.
NATIONAL CITY, CA 91950

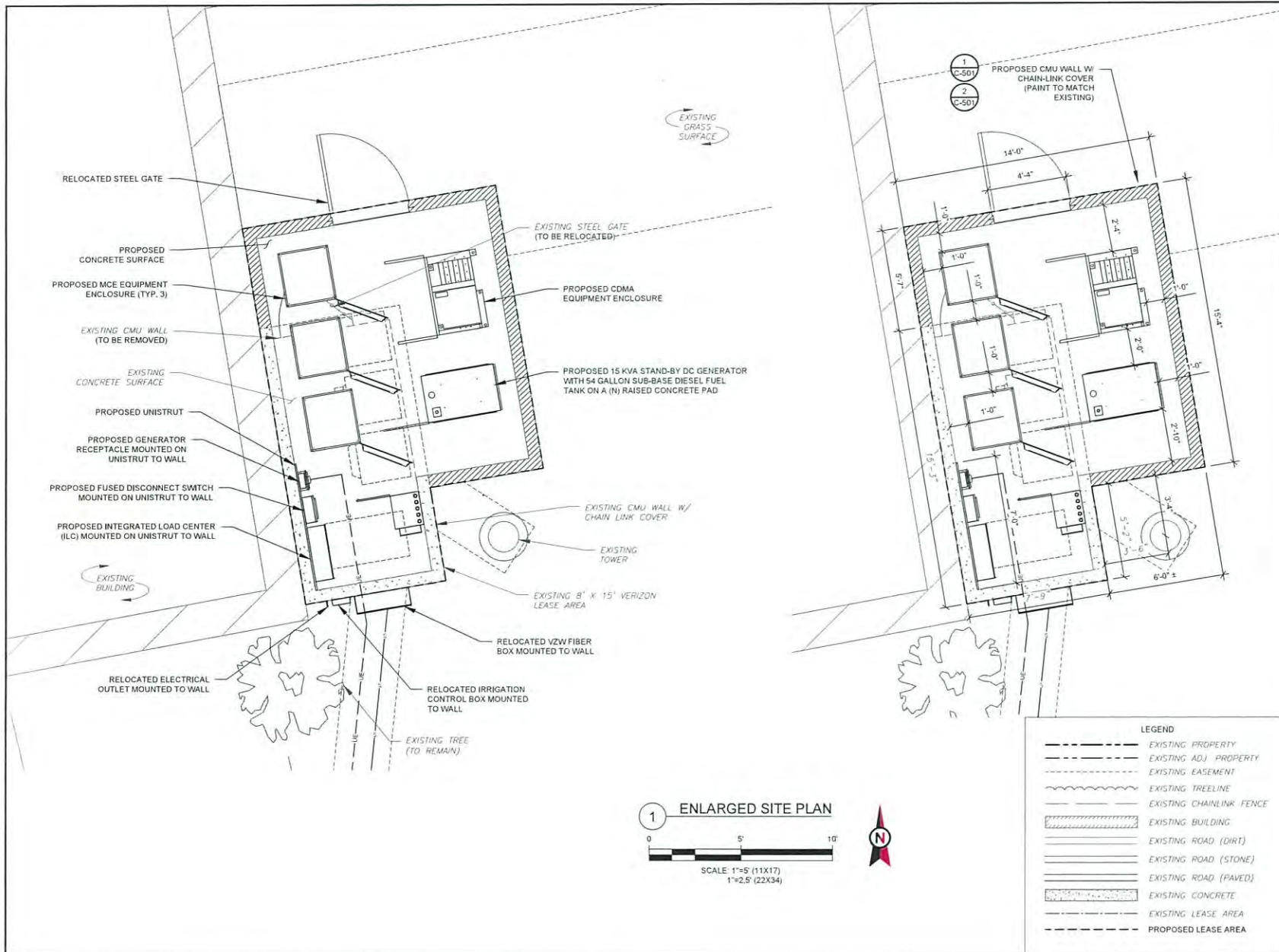
SEAL:


DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	01/22/19
ATC JOB NO:	12607240

UTILITY PLAN

SHEET NUMBER:	REVISION:
C-102	3







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ATC TOWER SERVICES, LLC
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370426

ATC SITE NAME:
LA VISTA CEMETERY

SITE ADDRESS:
3191 ORANGE ST.
NATIONAL CITY, CA 91950

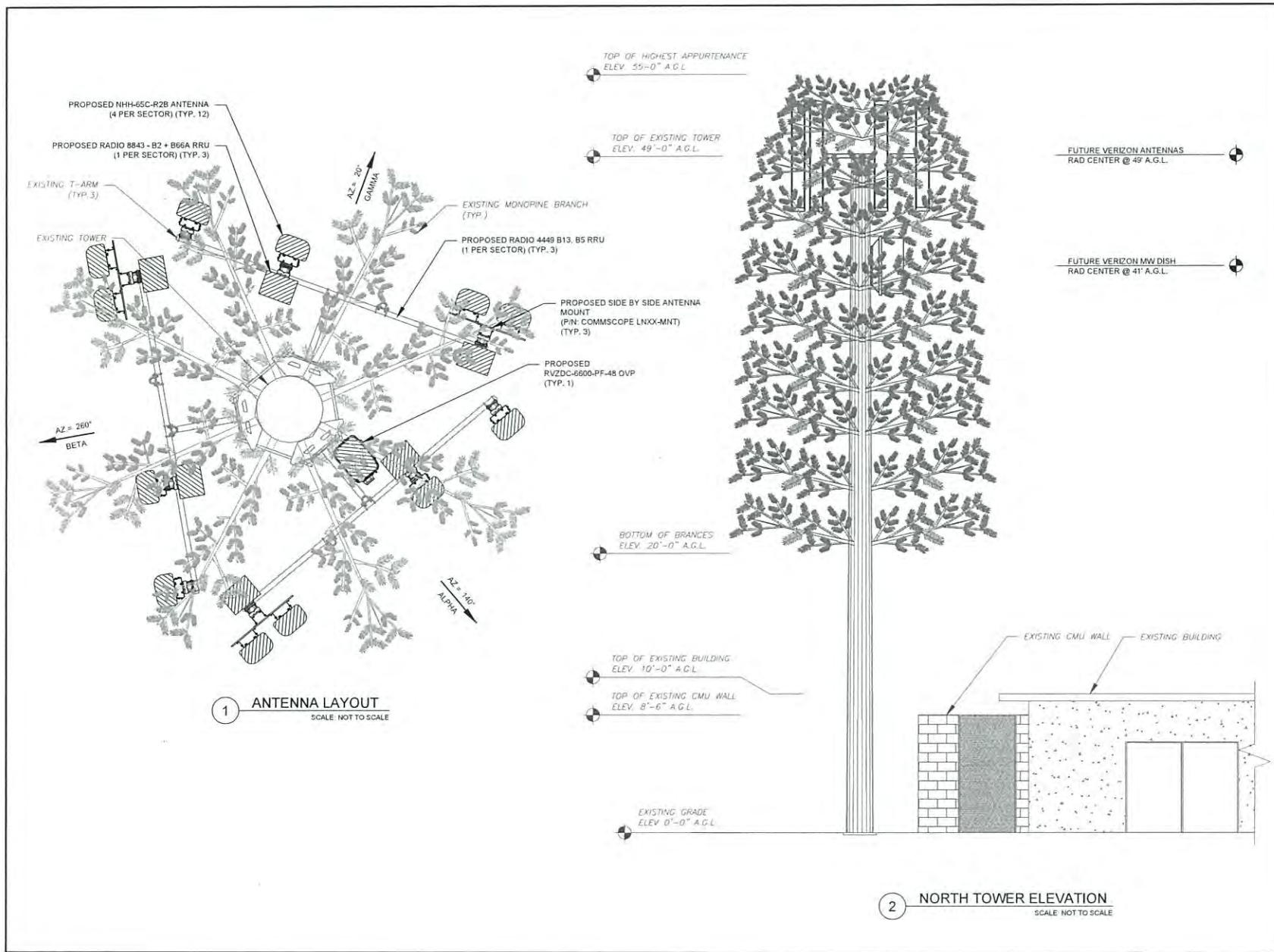
SEAL:

DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	01/22/19
ATC JOB NO:	12607240

ENLARGED SITE PLAN

SHEET NUMBER:	REVISION:
C-103	3

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ATC SITE NUMBER

370426

ATC SITE NAME:

LA VISTA CEMETERY

SITE ADDRESS:

3151 ORANGE ST.
NATIONAL CITY, CA 91950

SEAL

DRAWN BY: NW
APPROVED BY: KRF
DATE DRAWN: 01/22/19
ATC JOB NO: 12607240

TOWER ELEVATION

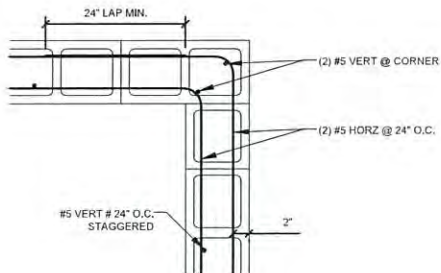
SHEET NUMBER:

C-201

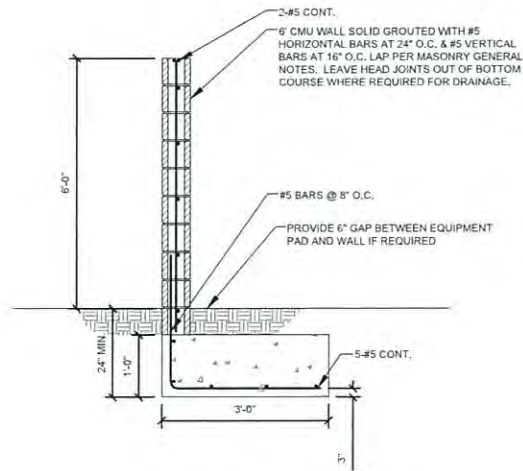
REVISION

1

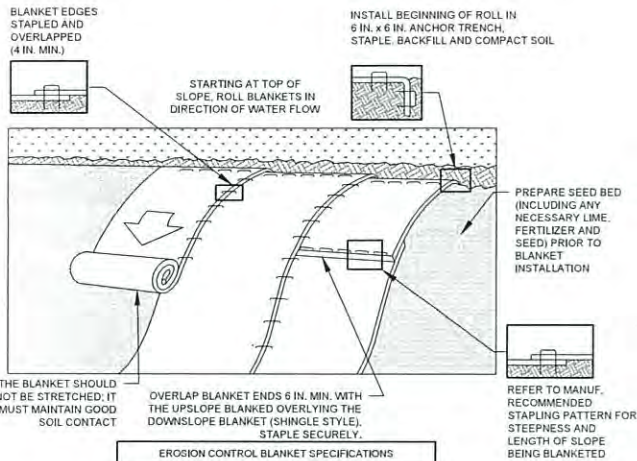
2-28



1 CMU BLOCK CORNER DETAIL
SCALE: NOT TO SCALE



2 CMU WALL DETAIL
SCALE: NOT TO SCALE



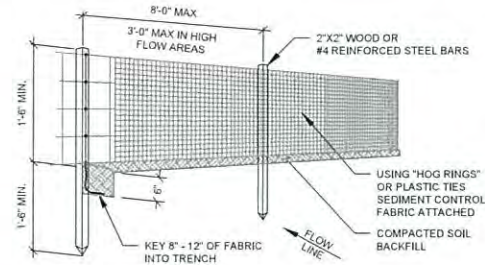
EROSION CONTROL BLANKET SPECIFICATIONS		
SLOPE	APPROVED MANUFACTURER	
3:1	NORTH AMERICAN GREEN S75	LANDLOK S2

3 EROSION CONTROL BLANKET STEEP SLOPES
SCALE: NOT TO SCALE

- SEQUENCE OF CONSTRUCTION**
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
 3. ROLL THE RECPs DOWN HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
 4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON THE RECPs TYPE.
 5. CONSECUTIVE RECPs SPUNCE DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPs WIDTH.

- NOTES**
1. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
 3. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
 4. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 5. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

AMERICAN TOWER MASTER SPECIFICATION
1. DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS



NOTES:

1. FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL STAKES.
2. SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
3. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
4. ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED.
5. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

AMERICAN TOWER MASTER SPECIFICATION
1. DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

4 SILT FENCE DETAIL
SCALE: NOT TO SCALE



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3	PER COMMENTS	NRP	04/01/20

ATC SITE NUMBER:
370426
ATC SITE NAME:
LA VISTA CEMETERY
SITE ADDRESS:
3191 ORANGE ST.
NATIONAL CITY, CA 91950

SEAL	
DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	01/22/19
ATC JOB NO:	12607240

CONSTRUCTION DETAILS

SHEET NUMBER	REVISION
C-501	3

CAUTION



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

WARNING



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

NOTICE
GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



SITE NAME: LA VISTA CEMETERY
SITE NUMBER: 370426
FCC REGISTRATION #: AUDIT PENDING

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937
877-SI-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE

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

NOTE

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



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DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	01/22/19
ATC JOB NO	12607240

SIGNAGE

SHEET NUMBER:	REVISION:
C-502	0

**Attachment B – Form of Decision
Approving PDS2019-MUP-11-011W1**



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.sdcounty.ca.gov/pds

COMMISSIONERS

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

May 15, 2020

PERMITTEE: AMERICAN TOWER (ATTN: JILL CLEVELAND)
MAJOR USE PERMIT: PDS2019-MUP-11-011W1
E.R. NUMBER: PDS2019-ER-11-18-001A
PROPERTY: 3191 ORANGE STREET WITHIN THE UNINCORPORATED COMMUNITY OF
LINCOLN ACRES
APN: 564-140-01-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-11-011)

Grant, this Major Use Permit for an unmanned wireless telecommunication facility. This permit authorizes the construction, operation and maintenance of a 55-foot tall mono-pine and associated equipment pursuant to Section 6980 and 7350 of the Zoning Ordinance.

Also granted is a specific exemption pursuant to Section 4620(9) of The Zoning Ordinance to allow a 55-foot mono-pine where 35-feet is the maximum height allowed.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-11-011W1)

This Major Use Permit Modification for MUP-11-011W1 consists of 9 sheets including plot plan, equipment layout, and elevations dated May 15, 2020. This permit authorizes the modification of an existing wireless telecommunication facility consisting of a 55-foot tall mono-pine tree and an associated equipment enclosure. Construction associated with the Major Use Permit Modification consists of the addition of antennas to the faux mono-pine tree as well as the installation of supporting equipment, and a standby generator within an expanded equipment enclosure. An off-site wireless telecommunication facility authorized by Major Use Permit 3300-11-011 and subsequent modifications and minor deviations will be conditionally removed as a result of this Major Use Permit Modification.

Wireless telecommunication facilities subject to this Major Use Permit are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (ending May 15, 2034, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All monopoles and wireless telecommunication facilities subject to this Major Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **May 15, 2022** 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.

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:

CONDITIONS FOR MAJOR USE PERMIT (3300-11-011):

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. COST RECOVERY: [DPLU, DPW, DEH, DPR], [GP, CP, BP, UO]

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 a receipt to the Department of Planning and Land Use, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit 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 discretionary deposit accounts shall be paid. Monitoring: The DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.

2. RECORDATION OF DECISION: [DPLU], [GP, CP, BP, UO]

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 DPLU. **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 DPLU at

the County Recorder's Office. **Monitoring:** The DPLU Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at DPLU.

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

3. TRANSPORTATION IMPACT FEE: [DPLU, BD] [BP]

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 Transportation Impact Fee (TIF) shall be paid pursuant to the County TIF Ordinance number 77.201-77.219. 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. **Documentation:** The applicant shall pay the TIF at the [DPLU, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance. The cost of the fee is designated as 2 AMT {Average Monthly Trips} which equates to a TIF payment of 0.07 (2 ADT). **Timing:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid. **Monitoring:** The [DPLU, Land Development Counter] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [DPLU, Building Division] 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).*

4. INSPECTION FEE: [DPLU, ZONING] [DPLU, PCO] [UO] [DPR, TC, PP].

Intent: In order to comply with Zoning Ordinance Section 7362e the Discretionary Inspection Fee shall be paid. **Description of Requirement:** Pay the Discretionary Permit Inspection Fee at the [DPLU, Zoning Counter] and schedule an appointment for a follow up inspection with the County Permit Compliance Officer to review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. **Documentation:** The applicant shall provide a receipt showing that the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the [DPLU, PCC]. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **Monitoring:** The [DPLU, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the [DPLU, Permit Compliance Officer] should be notified. The [DPLU, Permit Compliance Officer] shall contact the permittee and schedule the initial inspection.

5. **SITE PLAN IMPLEMENTATION: [DPLU, BI] [UO] [DPR, TC, PP].**

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 Major Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas driveways, installing all required design features, painting all structures with the approved colors, required and approved signage is installed and located properly, 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. **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 [DPLU, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

6. **PHOTO SIMULATION: [DPLU, PCC] [UO, FG] [DPLU, 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 substantially comply with the approved plot plans and photo-simulations. **Description of Requirement:** The site shall be built to substantially comply with the approved photo-simulations to ensure that the site was built to be screened from public view. **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 [OPLU, 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 [OPLU, PCC] shall review the provided Photos for compliance with this condition and compliance with the photo-simulations.

7. **SIGHT DISTANCE: [DPW, LDR] [UO]**

Intent: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1 Table 5 of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **Description of requirement:** A registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a certified signed statement that: "Physically, there is a minimum unobstructed sight distance [per County Public Road Standards Section 6.1 Table 5] in both directions along 32nd Street from the driveway opening serving the project."

- a. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

Documentation: The applicant shall complete the certification and submit it to the [OPW, LOR] for review. **Timing:** Prior to occupancy of the first structure built in association with this permit, and prior to final grading release, or use of the premises in reliance of this

permit, and annually after that until the project is completely built, the sight distance shall be verified. **Monitoring:** The [OPW, LOR] shall verify the sight distance certification.

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

8. SITE CONFORMANCE: [DPLU, PCO] [OG] [DPR, TC, PP].

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 landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, painting all necessary aesthetics design features, and required signage. 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. **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 [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

9. SITE CONFORMANCE: [DPLU, PCO] [OG].

Intent: In order to comply with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially 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 shelter, as depicted in the approved photo simulations.
- 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 [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-11-011W1:

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. Please note that all applicable ongoing conditions associated with the original Major Use Permit shall apply. 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: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] 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 a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit 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 discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
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. **FIRE#1–FIRE DISTRICT APPROVAL: [PDS, BI] [UO] [DPR, TC, PP].**

INTENT: In order to comply with the FP-2 Policy and to comply with requirements from the National City Fire Protection District. **DESCRIPTION OF REQUIREMENT:** The National City Fire Protection District shall review the submitted building plans to ensure any applicable signage and design features associated with the modifications to the wireless telecommunication facility are indicated on the building plans and are installed. **DOCUMENTATION:** The National City Fire Protection District shall review and approve the building plans submitted during the building permit process. Documentation of approval of the building plans from the National City Fire Protection District shall be provided to the [PDS, BPPR] or Building Division in order to ensure compliance with this condition. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit, the requirements of this condition shall be completed. **MONITORING:** The National City Fire Protection District shall review the submitted building plans for compliance with this condition and the [PDS, BPPR] shall review the documentation provided by the National City Fire Protection District for compliance with this condition.

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

4. **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 inspection(s) 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.

5. **PLN#1–PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [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 substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated X/XX/XXXX to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. **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 provided photos for compliance with this condition and compliance with the photo-simulations.

6. **PLN#2–SITE CONFORMANCE (WIRELESS)**

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:**

The site shall be built to substantially comply with the approved plot plans.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans. 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 provided photos for compliance with this condition and compliance with the approved plot plans.

7. **PLN#3–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**

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, improving all parking areas and driveways, painting all structures with the approved colors, installing all required and approved signage, 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 interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, 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 Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).

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, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

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, (858) 505-6880 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.

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

9. **GEN#4-DEMOLITION PERMIT AND FACILITY REMOVAL**

INTENT: In order to ensure that the existing wireless telecommunication facility authorized by original Major Use Permit P95-025 and subsequent Modifications/Minor Deviations is removed. **DESCRIPTION OF REQUIREMENT:** Within 180 days of occupancy and upon completion of the construction/modifications to the wireless telecommunication facility authorized by Major Use Permit Modification MUP-11-011W1, the existing off-site wireless telecommunication facility authorized by original Major Use Permit P95-025 and subsequent Modifications/Minor Deviations shall be removed. **DOCUMENTATION:** The applicant shall obtain the applicable demolition permits and remove the existing offsite wireless telecommunication facility authorized by original Major Use Permit P95-025 and subsequent Modifications/Minor Deviations. The applicant shall provide the applicable demolition permits and photo evidence of the facility being removed to the [PDS, PCC] to ensure compliance with this condition. **TIMING:** Within 180 days upon establishment of the use and occupancy of the facility authorized by Major Use Permit Modification MUP-11-011W1, the off-site wireless telecommunication facility authorized by original Major Use Permit P95-025 and subsequent Modifications/Minor Deviations shall be removed. **MONITORING:** The [PDS, PCC] shall review the provided photos and documentation for compliance with this condition and removal of the monopole.

10. **PLN#4-SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].**

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 plan(s). This includes, but is not limited to maintaining the following: all parking and driveway areas, painting all necessary aesthetics design features, all required signage/lighting wall/fencing. 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. **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. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, 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 Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification

or Deviation of the permit). **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.

11. **PLN#5–SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].**

INTENT: In order to comply with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially 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 shelter, as depicted in the approved photo simulations dated X/XX/XXXX. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, 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 Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of 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.

12. NOISE#1–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:** The project shall conform to the following requirements: 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. This includes (but not limited to) generator and air conditioner units. **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.

13. ROADS#1–ROAD MAINTENANCE

INTENT: In order to ensure that the on and offsite public and cemetery 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 offsite cemetery 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 offsite 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.

MAJOR USE PERMIT MODIFICATION FINDINGS FOR PDS2019-MUP-11-011W1:

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification 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*

Scale and Bulk:

The project area can primarily be characterized as highway and single-family residential units. Mature trees and utility poles are located within the project vicinity and a cemetery and accessory structures are located on the project site.

Photo simulations on file with this Major Use Permit Modification illustrate that the modifications to the existing 55-foot faux mono-pine tree through the installation of antennas, supporting equipment, and an expanded equipment enclosure would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The project site is not located near a Scenic Highway as identified by the County of San Diego General Plan. The expanded equipment enclosure will be painted to match the color of the administrative office for the cemetery directly adjacent to the facility. The project will result in the removal of an off-site wireless telecommunication facility in order to reduce visual impacts.

Coverage:

The subject parcel is approximately 30 acres in size and construction associated with the modified facility consists of installation of antennas and supporting equipment and an expanded equipment enclosure adjacent to an administrative off of an existing cemetery. The coverage of the wireless facility and expanded equipment enclosure will continue to be less than 1% of the entire cemetery property. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Major Use Permit Modification to authorize modifications to a 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 jurisdiction of the Lower Sweetwater Fire Protection District. The project has been reviewed and found to be FP-2 compliant. The project would not require sewer services. Electrical and telephone services

are available on-site. The proposed project involves construction to an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Major Use Permit Modification for the authorization of modifications to an existing wireless telecommunication facility. The Major Use Permit modification has been submitted in order to bring an off-site existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The subject project will result in the removal of an existing monopole off-site monopole and modifications to an existing 55-foot tall faux mono-pine tree. Photo-simulations on file with the Major Use Permit Modification demonstrate that the faux mono-pine tree and expanded equipment enclosure will be in harmony with the existing neighborhood character and cemetery. The facility was originally designed as a faux tree and will continue to appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees and utility poles of comparable height. The faux tree has been designed away from residences by being located near the central portion of the cemetery and over 200 feet away from the nearest property line. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing vegetation onsite.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project includes the installation of a standby generator and supporting equipment within an equipment enclosure that is designed to attenuate noise. The equipment enclosure and supporting equipment are located over 200 feet from the nearest property line, and the project will not generate noise beyond the limits of the Noise Ordinance due to the distance from property lines and the design of the equipment enclosure. The project, as designed, would not cause any substantial negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the 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 result in approximately one trip per month and will utilize Orange Street, a public road, as access. The use associated with this Major Use Permit Modification is compatible with the existing rural 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 will be compatible with adjacent uses.

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

The applicant proposes a Major Use Permit Modification for the authorization of alterations to an existing unmanned wireless telecommunication facility. The subject property is approximately 30 acres in size and has access and utility services adequate to serve the proposed use. The construction associated with the project will modify an existing 55-foot tall faux mono-pine tree and an equipment enclosure for the wireless telecommunication facility. The project, as designed, would be camouflaged, 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:*

None 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 within the Public/Semi-Public Facilities Land Use Designation, and it is within the unincorporated community of Lincoln Acres. 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 would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

The Project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15301. Section 15301 exempts projects which consist of minor alterations to existing structures, facilities, or mechanical equipment involving negligible or no expansion of use. 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.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a well-designed facility as that of a natural tree. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

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.

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.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit

has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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.sdcountry.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 REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

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) 694-3275, to coordinate County 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.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

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.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

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.

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Mark Slovick, Deputy Director
Project Planning & Land Development Division
Planning & Development Services

email cc:

Jill Cleveland, jill.cleveland@plancominc.com
Ashley Smith, Planning Manager, Planning & Development Services
Ed Sinsay, Land Development, Team Leader, Planning & Development Services
Sean Oberbauer, Project Planning, Planning & Development Services

Attachment C – Environmental Documentation

2-52 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. O650
Attn: Project Planning Division Section Secretary

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

Project Name: ATC La Vista Cemetery Wireless Telecommunication Facility Time Extension; PDS2019-MUP-11-011W1; PDS2019-ER-11-18-001A

Project Location: 3191 Orange Street, in the unincorporated community of Lincoln Acres within unincorporated San Diego County. (APNs: 564-140-01-00)

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

Project Description: The project consists of modifications and construction to an existing 55-foot tall faux mono-pine wireless telecommunication facility through the addition of antennas and supporting equipment as well as the installation of a standby generator and supporting equipment within an expansion of an existing Concrete Masonry Unit (CMU) equipment enclosure.

Agency Approving Project: County of San Diego

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

Date Form Completed: May 15, 2020

This is to advise that the County of San Diego Planning Commission has approved the above described project on May 15, 2020, 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: 15301
 - ☐ 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 15301 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it consists of minor alterations to existing structures, facilities, or mechanical equipment involving negligible or no expansion of use. 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

**ATC La Vista Cemetery Wireless Telecommunication Facility
Major Use Permit Modification,
PDS2019-MUP-11-011W1; PDS2019-ER-11-18-001A**

May 15, 2020

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 March 18, 2020.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project involves modifications to an existing unmanned wireless telecommunication facility and does not propose the addition of any landscaping or use of groundwater.

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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input 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 site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately 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. There are no wetlands or wetland buffers where the wireless telecommunications facility located and where the construction associated with the project will occur. Therefore, it has been found that the proposed project complies with 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. There are no floodways or floodplain fringe areas where the wireless telecommunications facility located and where the construction associated with the project will occur. Therefore, it has been found that the proposed project complies with 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 where the wireless telecommunications facility is located and where the construction associated with the project will occur. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the wireless facility project site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the development footprint of the project does not contain any archaeological resources. The scope of the proposed project will construct an expansion of an equipment enclosure directly adjacent to an existing wireless facility in a development footprint where previous earth disturbing activities have occurred. 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 proposal 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 is zoned Urban Residential (RU) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The primary noise generating source associated with the project consists of a standby generator that will be installed within an expanded portion of a Concrete Masonry Unit (CMU) enclosure. The CMU enclosure will attenuate noise associated with the generator and the generator is located at least 200 feet from the nearest property line. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

Attachment D – Environmental Findings

**ATC LA VISTA CEMETERY WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2019-MUP-11-011W1
ENVIRONMENTAL LOG: PDS2019-ER-11-18-001A**

ENVIRONMENTAL FINDINGS

May 15, 2020

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. 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.).
4. 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 March 18, 2020 on file with Planning & Development Services (Environmental Review Number PDS2019-ER-11-18-001A).

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
*PDS2019-MUP-11-011W1;
ATC La Vista Cemetery Wireless Telecommunication
Facility Major Use Permit Modification
APN: 564-140-01-00***

March 18, 2020

Summary

The project proposes a Major Use Permit Modification to an existing 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 project can demonstrate conformance with the California Environmental Quality Act (CEQA) through the processing of an exemption in accordance with Section 15301 of the CEQA Guidelines. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.502 (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 modifications to an existing wireless telecommunication facility. The footprint of the proposed wireless telecommunication facility will be located on disturbed/urban developed portion of the property and adjacent to the existing equipment enclosure of the wireless telecommunication facility and an administrative office of the La Vista Cemetery. 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

Oberbauer, Sean

From: Salvador FG <salvador.ferreira.guzman@gmail.com>
Sent: Tuesday, January 07, 2020 1:59 PM
To: Oberbauer, Sean
Subject: About SDC PDS RCVD 1-2-20. MUP11-011W1

Sean,

My name is Salvador Ferreira Guzman.

I live in the neighborhood of La Vista Cemetery. I did received a letter from PDS.

I have some concerns about the appearance of the new modification American Tower. But I really are more concerned about of the porpoise and changes of the tower. If this a new internet upgrade to 5G network and the hazards that can cause to our health.

Or it is just a appearance new look?

Appreciate your keeping us with more information and exact changes are going to be performed.

Should you require to contact me, please use this mail.

Salvador.ferreira.guzman@gmail.com

Or leave a message at this number.

619-756-9288

Salvador Ferreira

3211 Eloise Ct, National City, CA 91950

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

EXISTING



La Vista Cemetery
Site # 370426
3191 Orange St.
National City, CA 91950



2-63

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

SDC PDS RCVD 01-02-20
MUP11-011W1

PROPOSED

Photosimulation of proposed telecommunications site: View North toward Site from E 32nd Street

EXISTING

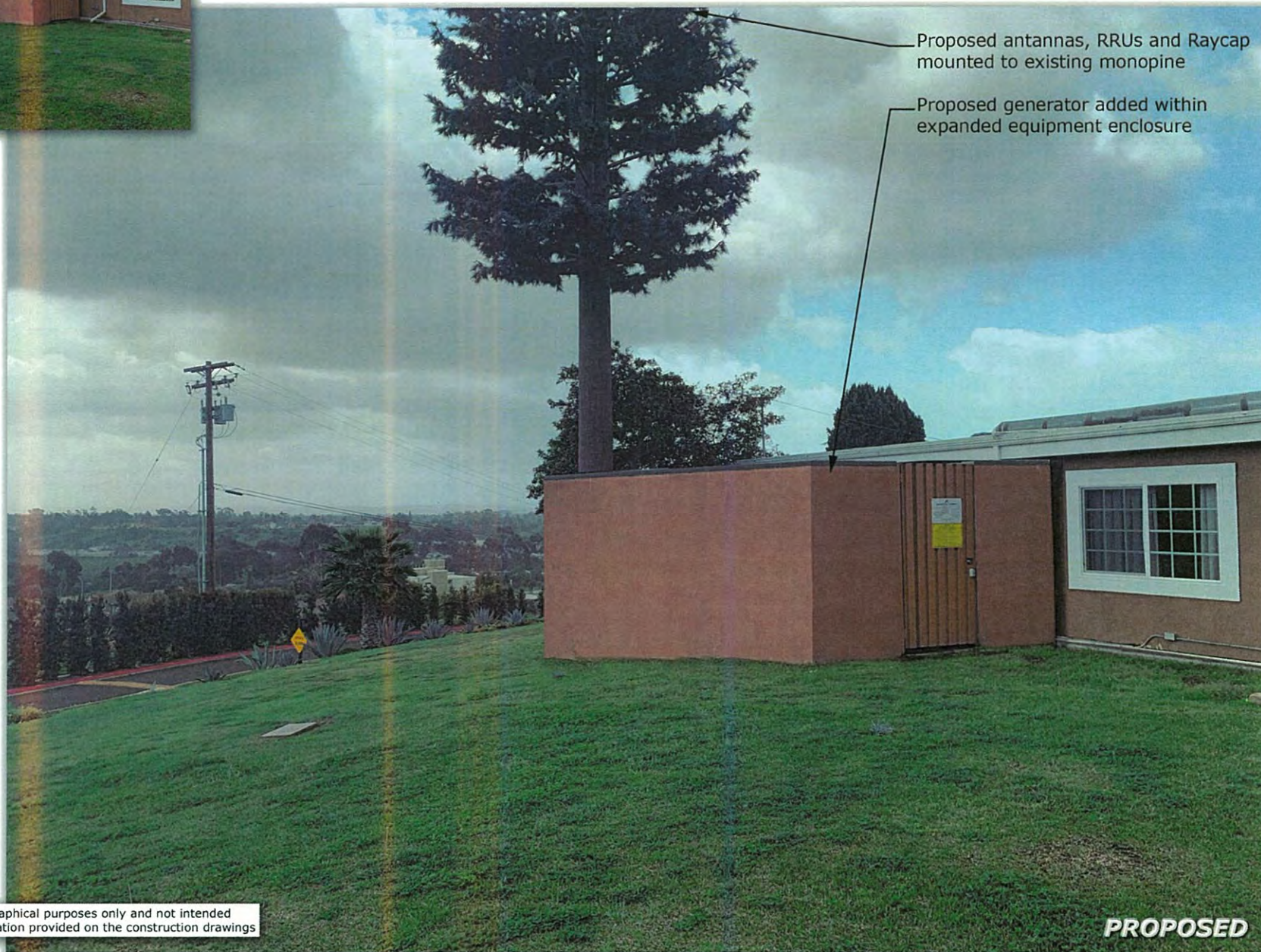


La Vista Cemetery
Site # 370426
3191 Orange St.
National City, CA 91950



Proposed antennas, RRUs and Raycap
mounted to existing monopine

Proposed generator added within
expanded equipment enclosure



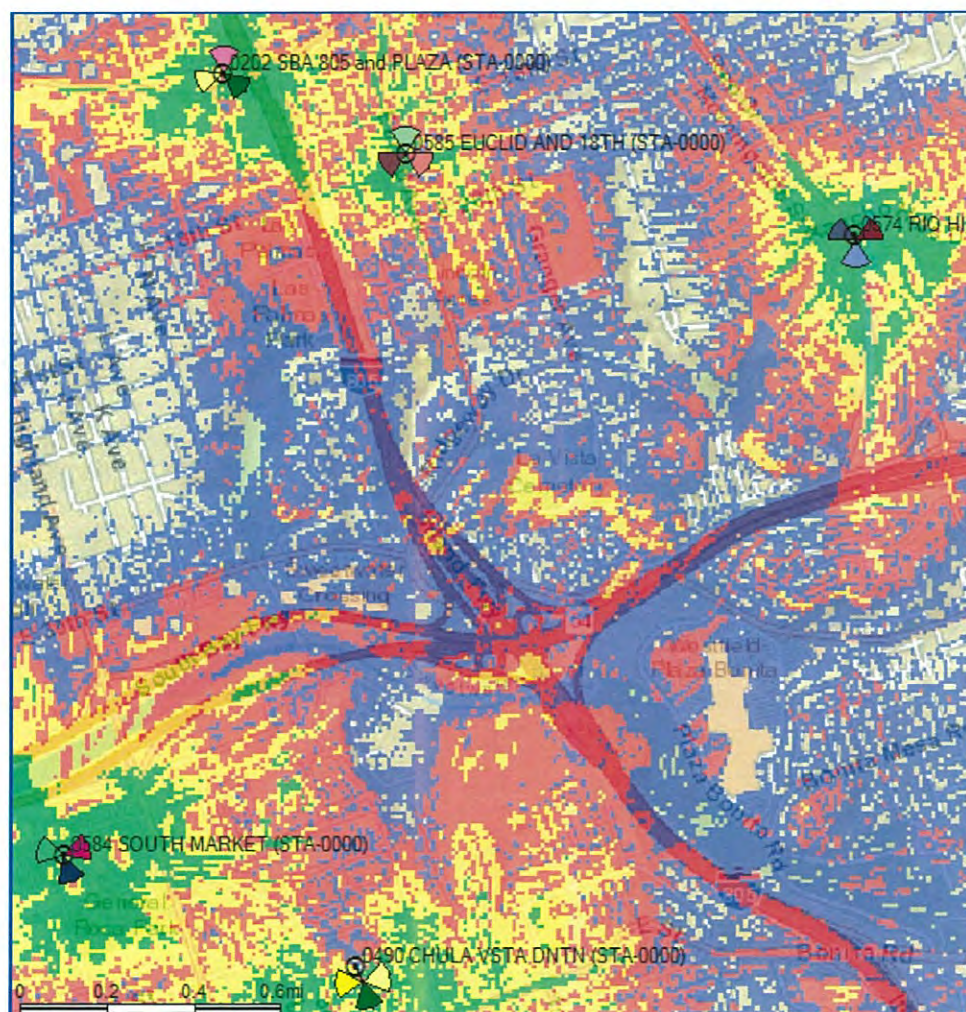
These simulations are intended for graphical purposes only and not intended
to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: View South toward site of MonoPine and equipment enclosure



Existing VZW Coverage without Lincoln Acres



Legend

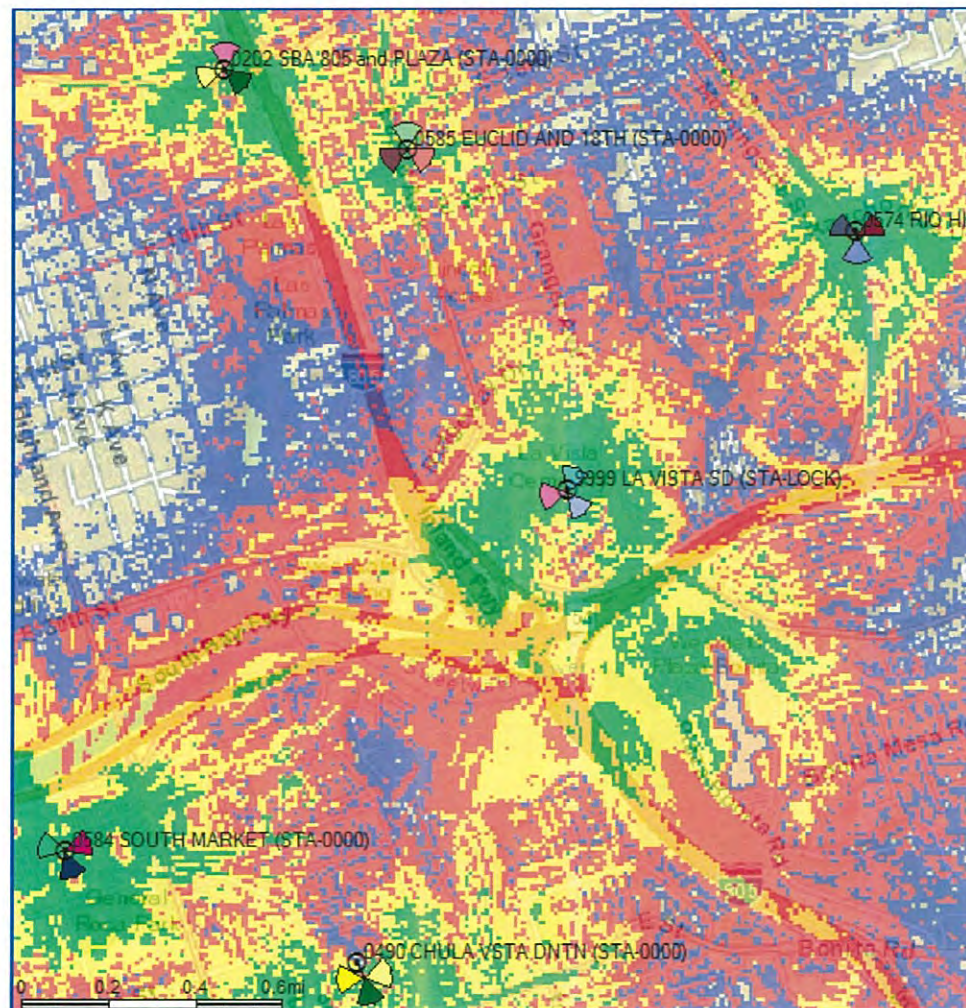
LTE: RSRP - Coverage (0)

- RSRP Level (DL) (dBm) ≥ -75
- RSRP Level (DL) (dBm) ≥ -85
- RSRP Level (DL) (dBm) ≥ -95
- RSRP Level (DL) (dBm) ≥ -105

2-65



Proposed VZW Coverage with La Vista SD



Legend

LTE: RSRP - Coverage (0)

- RSRP Level (DL) (dBm) ≥ -75
- RSRP Level (DL) (dBm) ≥ -85
- RSRP Level (DL) (dBm) ≥ -95
- RSRP Level (DL) (dBm) ≥ -105

2-66

**GTP TOWERS 1 LLC /ATC LA VISTA CEMETERY
WIRELESS COMMUNICATION FACILITY
3191 ORANGE STREET, NATIONAL CITY
ALTERNATE SITE ANALYSIS**

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed modification to the existing site is zoned RU (Urban Residential) the County Zoning Ordinance Section 6986A.1.(a). The proposed project includes modifying an existing wireless facility by adding 12 new panel antennas, 1 microwave antenna, 6 RRU's and 1 Raycap to an existing 55' MonoPine. The existing CMU block wall enclosure, adjacent to the existing building is proposed to be expanded to accommodate additional equipment cabinets and a new 15kW diesel generator. Verizon Wireless will be the new tenant on the property. The project site is at a ground elevation of 151 feet above mean sea level (AMSL) and the property is a functioning cemetery. Access will be via the existing paved road to the cemetery. There are no other wireless carriers on the property.

The existing MonoPine and ground equipment is set strategically among existing mature vegetation and is in conformance with the Zoning Ordinance. Collocating onto this existing facility allows the non-conforming site (ATC National City Moves/Verizon Lincoln Acres), adjacent to this proposed project, be removed.

The proposed site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity, as limited coverage would exist in the area once the adjacent Verizon Lincoln Acres site is removed. With the continued operation of this site, it relieves some capacity off the adjacent sites, allowing them to work more optimally. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network.

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; most all zoning designations in the area are residential. The closest commercial zone is approximately 0.4 miles away, is significantly lower in elevation, close to adjacent existing sites and does not meet the coverage objectives of Highways 805 and 54, along with the Lincoln Acre community.

Water Tanks

There are no existing municipal water tanks identified in the target coverage area. Should there be any tanks in the area, it would need to have an unobstructed view of the identified corridors and have similar height to this proposed project, along with other standard wireless requirements (can be leased, access, utilities etc.).

Utility Towers, Poles, traffic lights, streetlights

There are no utility towers in the project area that can be used for collocation that would meet the coverage objectives. Also, there are no traffic lights or streetlights in the area.

Commercial and Industrial Building

There are no commercial or industrial land uses in the vicinity of the project site that would meet the coverage objectives.

County or Other Government Facilities

There are no County or other government facilities in the area.

Aerial View of Site

Aerial View of Surrounding Area



Circle denotes 1/4 mile from proposed site

EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

There is one (1) existing site within one-quarter mile of the proposed site, also owned by ATC with Verizon as the tenant (ATC National City Moves/VZW Lincoln Acres). This site is slated to be decommissioned provided this project is approved and construction is complete. The terrain and existing adjacent sites limit looking for any alternative site beyond one-quarter mile.

DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The proposed project is in harmony, scale and bulk with the surrounding area, as there are other trees of similar height on this property. By utilizing an existing Mono-Pine below the top of the ridgeline, it blends into the hillside in scale and design and no new vertical structure is being added. The equipment area, designed to coordinate with the existing building, is set adjacent to the existing building and concealed from public view.
2. Available public facilities, services and utilities. The property is located within the Lower Sweetwater Fire Protection District and meets their guidelines for available

service. Electrical and telephone services are available on-site. The subject property is connected by driveway from Orange Street. 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 camouflaged as an existing faux tree and blends into the existing uses on the property.
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 off Orange Street.
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. The project utilizes an existing faux tree is the expansion area for the ground equipment is proposed within a disturbed area of 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.

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) PDS2019-MUP-11-011W1

Assessor's Parcel Number(s) 564-140-01

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.

La Vista Enterprises LLC

_____	_____
_____	_____
_____	_____

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."

Jill Cleveland
 Signature of Applicant

Jill Cleveland, Agent

Print Name

12/19/2019

Date

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

SDC PDS RCVD 1-2-20

MUP11-011W1

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

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

