



The County of San Diego

Zoning Administrator Hearing Report

Date:	April 26, 2018	Case/File No.:	T-Mobile Union Auto Minor Use Permit; PDS2016-ZAP-16-001
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	1510 South Santa Fe Ave., Vista
Agenda Item:	#3	General Plan:	General Commercial (C-1)
Appeal Status:	Appealable to the Planning Commission	Zoning:	General Commercial (C36)
Applicant/Owner:	Smartlink on behalf of T-Mobile and the Sims, Sims and Hoelzle #3 LLC	Subregion:	North County Metropolitan Subregional Plan Area
Environmental:	CEQA §15303 Exemption	APN:	183-073-01

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Zoning Administrator to evaluate the proposed Minor Use Permit (ZAP) 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 including in Attachment D which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant ZAP PDS2016-ZAP-16-001, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Does the project comply with the policies set forth under the North County Metropolitan Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with other applicable County's Wireless Ordinance?
- e. Does the project comply with the CEQA?

B. REPORT SUMMARY

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to consider the proposed ZAP, conditions of approval and findings, and environmental findings prepared in accordance with CEQA.

The applicant proposes an unmanned wireless telecommunication facility consisting of modifications to an existing 37-foot tall faux monopine and associated equipment. The applicant is requesting a 2-foot height exception, as the maximum height allowed on the property is 35 feet. Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made, and recommends approval of the ZAP, with the conditions noted in the attached Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Background

The existing monopine and associated 36-foot by 10-foot wood fence equipment enclosure was originally authorized by an approved building permit on January 13, 2003 prior to the adoption of the Wireless Telecommunications Ordinance. The facility was approved as a Cingular site with a 35-foot high monopine with twelve (12) antennas and an associated equipment enclosure surrounded by a six foot high fence (Attachment A). The current project description requires a ZAP pursuant to the Wireless Telecommunications Ordinance of 2003.

2. Project Description

The applicant requests a ZAP to allow the modification, operation, and maintenance of an existing unmanned wireless telecommunication facility. The project consists of a height exception for a 37-foot high monopine with associated equipment enclosure, relocation of six (6) existing antennas with antenna socks, installation of a three (3) new antennas with antenna socks mounted on T-arms, installation of three (3) remote radio units (RRUs) on an H-frame and the installation ancillary equipment within an existing equipment cabinet.

The site is developed with an existing auto sales building and parking lot and the subject telecommunication facility. An existing legal, non-conforming single family residence is located approximately 70 feet southwest of the facility on the adjacent property to the North. Access is provided by an existing driveway connecting to South Santa Fe Avenue. Figures 1 and 2 show the project location in relation to the North County Metropolitan Subregional Plan Area as well as surrounding land uses within the project vicinity. Figure 3 shows the proposed northeast elevation of

the project with a maximum height of 37 feet. Lastly, Figures 4 and 5 show the existing wireless telecommunication facility and views from South Santa Fe Avenue.

3. Subject Property and Surrounding Land Uses

The subject property is approximately 0.13 acres and is located at 1510 South Santa Fe Avenue, in the North County Metropolitan Subregional Plan Area (See Figure 1). The site is surrounded by adjacent commercial uses as well as mature trees and an existing residence. (see Figure 2).

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	General Commercial, City of Vista	C36	Montgomery Drive	Commercial, Residential
East	General Commercial, Village Residential (VR-7.3)	C36, C31	N/A	Commercial
South	Public/Semi-Public Facilities, Village Residential (VR-7.3)	S94	South Santa Fe Avenue	Residential, Vacant Land
West	General Commercial, City of Vista	S94, RS	Montgomery Drive, South Santa Fe Avenue	Commercial, Vacant Land

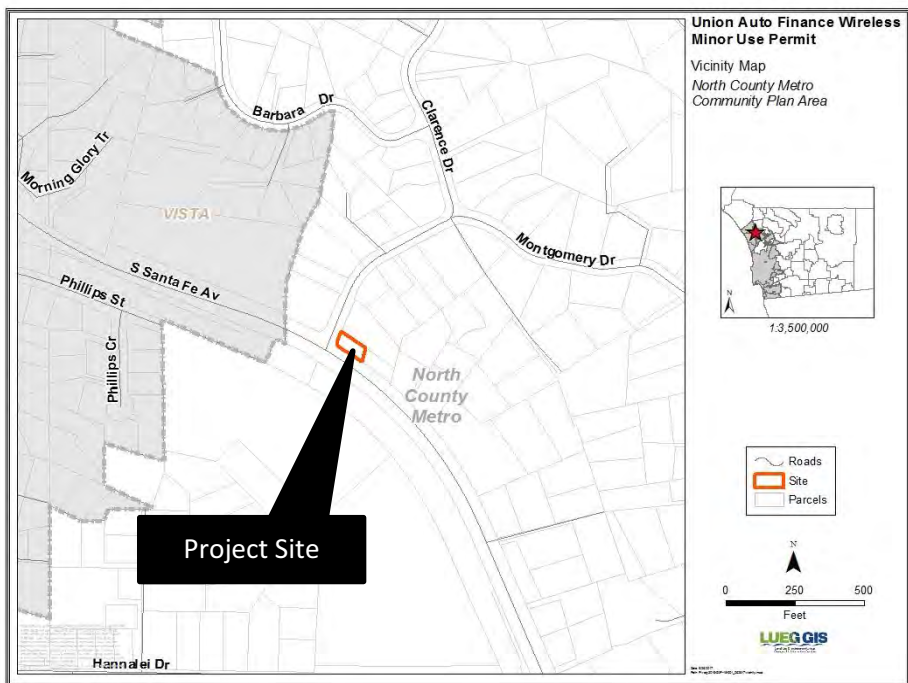


Figure 1: Vicinity Map

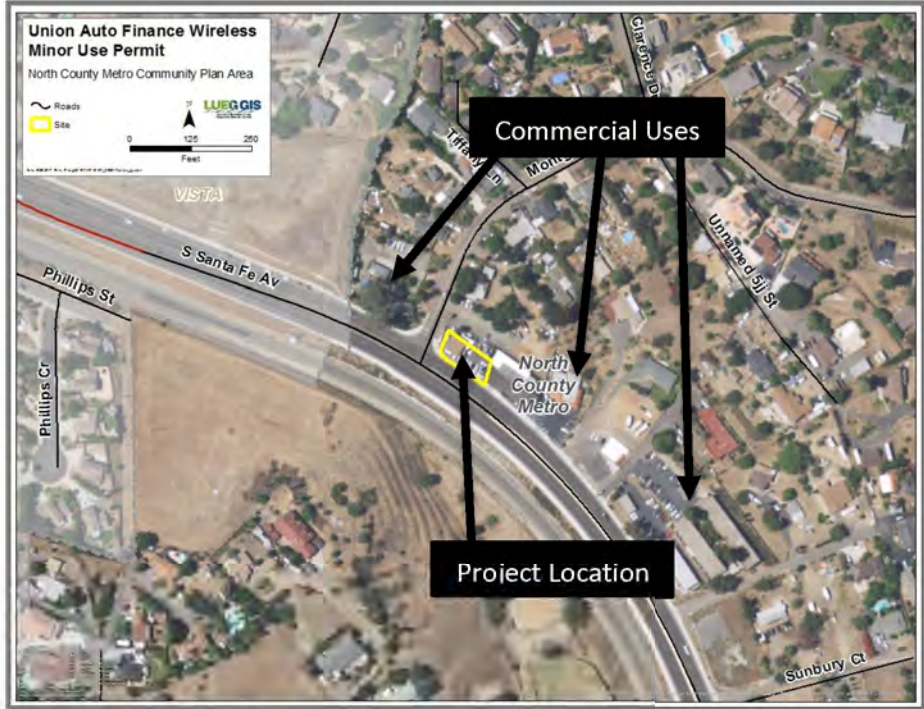


Figure 2: Aerial Photograph

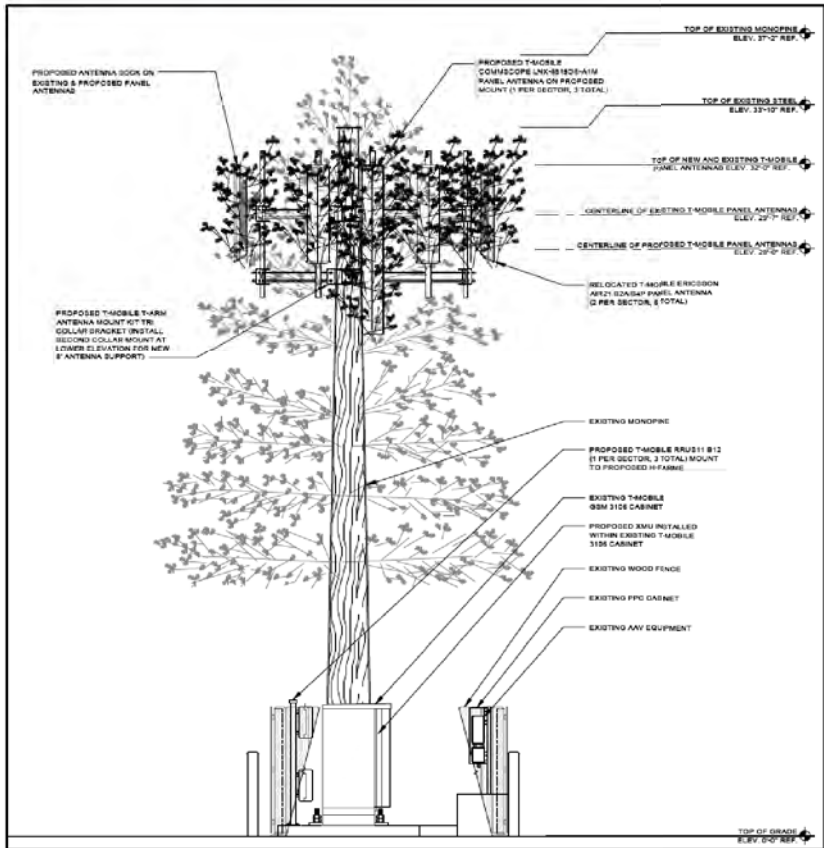


Figure 3: Southeast Elevation



Figure 4: Site Photo, looking northeast



Figure 5: Site Photo, looking northwest

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to the all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, North County Metropolitan Subregional Plan, the Zoning Ordinance, and CEQA Guidelines. A detailed discussion of the project analysis and consistency with applicable codes, policies, and ordinances is as follows.

1. Analysis

The project site is in a preferred zone and a non-preferred location pursuant to the Zoning Ordinance, and requires the approval of a ZAP. The proposed project will allow for the modification for additional height, operation, and maintenance of an existing unmanned wireless telecommunication facility which was permitted prior to the adoption of the Wireless Telecommunications Ordinance.

Site Planning Analysis

The wireless telecommunication facility was originally designed as a 35-foot faux monopine. The existing monopine will be retained while adding an additional two-foot extension to the existing facility. The additional height of the facility will allow the carrier to maintain a faux monopine with a crown that appears realistic and comparable to surrounding trees. There are multiple utility poles and mature trees in the project vicinity. Staff determined that the project proposal will be compatible with the surrounding land uses and existing structures because the design, location, and existing surrounding elements match the bulk and scale of the proposed project. No additional landscaping is required to screen the proposed facility as the faux monopine and equipment enclosure are located behind an existing auto sales building (Figures 4 and 5).

Community Compatibility/Visual

The wireless telecommunication facility is located adjacent to South Santa Fe Avenue. The surrounding area has mature trees and vertical elements such as utility poles that are of similar height as the existing wireless telecommunication facility. The existing faux monopine is visible to motorists along South Santa Fe Avenue. However, the enclosure and faux monopine are located behind the existing auto sales building, which screens the enclosure from motorists along South Santa Fe Avenue. Due to the surrounding mature trees and site design of the existing facility, the project will be visually compatible with the community (Figures 4 and 5).

Alternative Site Analysis

The wireless telecommunication facility is designed to provide increased cellular service to the surrounding area and provide broader coverage to residents, drivers, businesses, and visitors in the North County Metropolitan Subregional Plan Area, unincorporated San Diego County, and a portion of property within the City of Vista. The site is zoned General Commercial (C36), which is a preferred zone per the County of San Diego Zoning Ordinance.

The Geographic Service Area (GSA) illustrates why increased cellular coverage is considered necessary in this area (Attachment E and Figure 7). The proposed project will increase cellular coverage in the area and will help alleviate capacity constraints of other wireless telecommunication facilities within the region. The majority of other wireless telecommunication facilities within the project search ring of 2-miles are either too low in height to meet coverage objectives or are not structurally capable of handling additional equipment. The approximately 35-foot faux tree located at

Stonebrook Fields south of the project site does not have space for additional equipment and is located at a lower elevation than the existing faux monopine. The 60-foot faux palm tree located half a mile south of the project site is at full capacity at the crown of the tree and will not have additional mounts on the trunk of the tree that will appear camouflaged. An additional two 35-foot faux monopines are located approximately a mile southwest of the project site and are located at lower elevations than the existing monopole. In addition, these two faux monopines do not have the structural capacity for additional equipment. The applicant did not submit an Alternative Site Analysis.

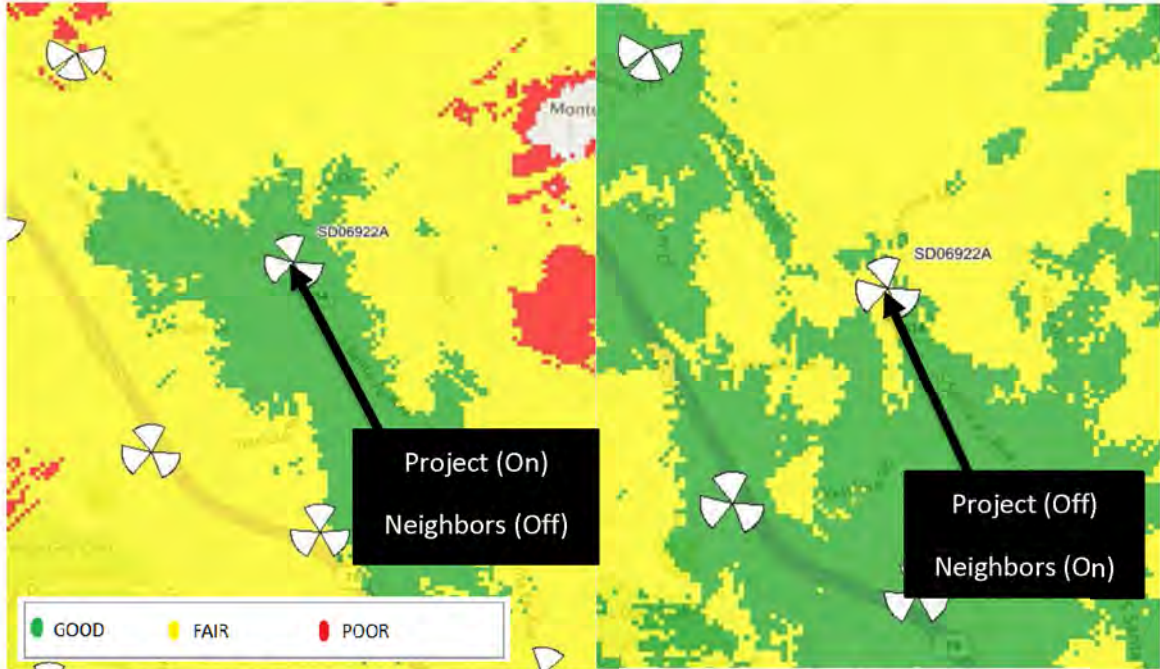


Figure 7: Left, Project Site Only Coverage. Right, Neighboring Facilities Only Coverage

2. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The proposed project will allow for increased T-Mobile coverage throughout the area, which is essential in the event of an emergency.
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.	The proposed project will minimize telecommunication interruptions by improving coverage in the area. The wireless telecommunication facility will also increase the volume and data coverage of phone calls that will allow T-Mobile to provide service to the surrounding area.

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The project is not located adjacent to a County of San Diego Designated Scenic Highway. However, the project site is located adjacent to multiple public roads. Drivers using South Santa Fe Avenue and Montgomery Drive have limited views of the existing wireless telecommunication facility. The equipment enclosure is surrounded by fencing and is located behind an existing auto sales building which screens the enclosure from view. The faux monopine has been designed to blend in with nearby mature trees and is also located behind the existing auto sales building.</p>
<p>POLICY COS 11.3 – Development Siting and Design. Require development within virtually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The proposed project was sited and designed to minimize the view from surrounding land and roadways by locating the facility behind the existing auto sales building. Mature trees and other vertical elements surround the site which help screen potential visual impacts and blend the wireless telecommunication facility with the existing community character.</p>
<p>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed project will be compatible with the existing community character because the proposed facility has been sited behind an auto sales building. In addition, the site is surrounded by existing mature trees that are of comparable height, bulk, and scale to the existing monopine of the facility. The wireless telecommunication facility blends with the visual setting of the project vicinity and is compatible with community character.</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>There are no other known co-location opportunities within a two-mile radius. Other existing telecommunication facilities are too low in height to meet the coverage objectives, are not structurally sound for additional equipment, and do not have space for additional equipment.</p>

3. Subregional Plan Consistency

The proposed project is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table D-2.

Table D-2: North County Metropolitan Subregional Plan Conformance

Community/Subregional Plan Policy	Explanation of Project Conformance
Goal #4 – Protect natural and economic resources by designating appropriate lands as rural, semi-rural, and environmentally constrained areas.	The wireless telecommunication facility will ensure the provision of services and infrastructure that is necessary to maintain lands that are designated as rural, semi-rural, and environmentally constrained.

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the General Commercial (C36) zone with the incorporation of conditions of approval (Table D-3). The Zoning Administrator should consider whether or not the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	C36	Yes, with issuance of ZAP for height exception.
Animal Regulation:	Q	N/A
Density:	40	N/A
Lot Size:	-	N/A
Building Type:	W	N/A
Height:	G	Yes, upon approval of a ZAP
Lot Coverage:	-	N/A
Setback:	O	Yes, the facility location is considered legal-non-conforming and the proposed project will not further non-conformity.
Open Space:	A	N/A
Special Area Regulations:	-	N/A

3 - 10

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 applicant is proposed a 37-foot tall monopine which exceeds the height limit for the zone. Per Section 4622(j) of the County Zoning Ordinance, wireless telecommunication facilities are permitted to be constructed and maintained above the maximum height limit upon issuance of a Minor Use Permit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a ZAP with an exception to the height requirement.
Section 6987.B of the Telecommunication Ordinance requires that all camouflaged facilities shall be designed to visually and operationally blend into the surrounding area in a manner consistent with community character and existing development. The facility shall also be appropriate for the specific site. (i.e., it should not "stand out" from its surrounding environment, such as a faux tree standing alone in a field or standing at a greater height than other trees on the site).	The project complies with this Section of the Telecommunication Ordinance. The proposed facility will be compatible with the existing community character because the faux monopine has been sited and designed to blend in with the existing foliage in the project vicinity and the faux monopine is of comparable height of trees within the project vicinity.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. Wireless Ordinance Consistency

The project is subject to the General Commercial (C36) zone, which is a preferred zone for telecommunication facilities, pursuant to Section 6986 of the County of San Diego Zoning Ordinance. The existing facility is a non-preferred location per Section 6986 of the Zoning Ordinance because the facility consists of a faux monopine. Although the facility is located in a non-preferred location, the site was selected because there are no other preferred locations or co-location opportunities in the service area that meet the coverage needs and objectives. The wireless telecommunication facility will fill several coverage gaps and improve coverage capacity which will allow T-Mobile to have better coverage along the local road network and the surrounding commercial and residential areas. The existing wireless telecommunication facility is considered legal, non-conforming as it is within the 50-foot minimum setback of the property line adjacent to an improved residential use. The proposed project will not increase or further non-conformity as all construction will take place within the same footprint of the approved facility under the original building permit. In addition, the adjacent residence is considered legal, non-conforming as it is within a commercial zone. Lastly, the adjacent residence is located approximately 70-feet away from the existing wireless telecommunication facility.

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

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 required by the FCC.

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with the CEQA and it is recommended that the project qualifies for a Categorical Exemption under CEQA section 15303. Section 15303 exempts the installation of small new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location; 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.

E. COMMUNITY PLANNING GROUP

The project site is located within an area of the North County Metropolitan Subregional Plan Area that is not represented by a community planning or sponsor group.

F. PUBLIC INPUT

No comments were received as a result of the public notices sent at the time of the ZAP application submittal or during processing of the permit.

G. RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Environmental Findings Included in Attachment D which includes a finding that the project is exempt from CEQA.
2. Grant ZAP PDS2016-ZAP-16-001, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

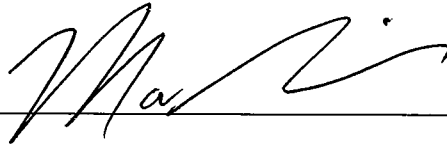
Report Prepared By:

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Report Approved By:

Mark Wardlaw, Director
858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



MARK SLOVICK, GROUP PROGRAM MANAGER

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2016-ZAP-16-001
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Site Photos and Geographic Service Area Map
- Attachment F – Ownership Disclosure

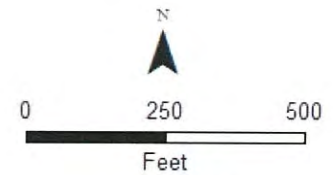
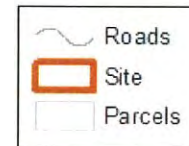
Attachment A – Planning Documentation

**Union Auto Finance Wireless
Minor Use Permit**

Vicinity Map
North County Metro
Community Plan Area



1:3,500,000







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Rev: 11/20/2017 09:59:40 AM 030217.mxd



**Union Auto Finance Wireless
Minor Use Permit**

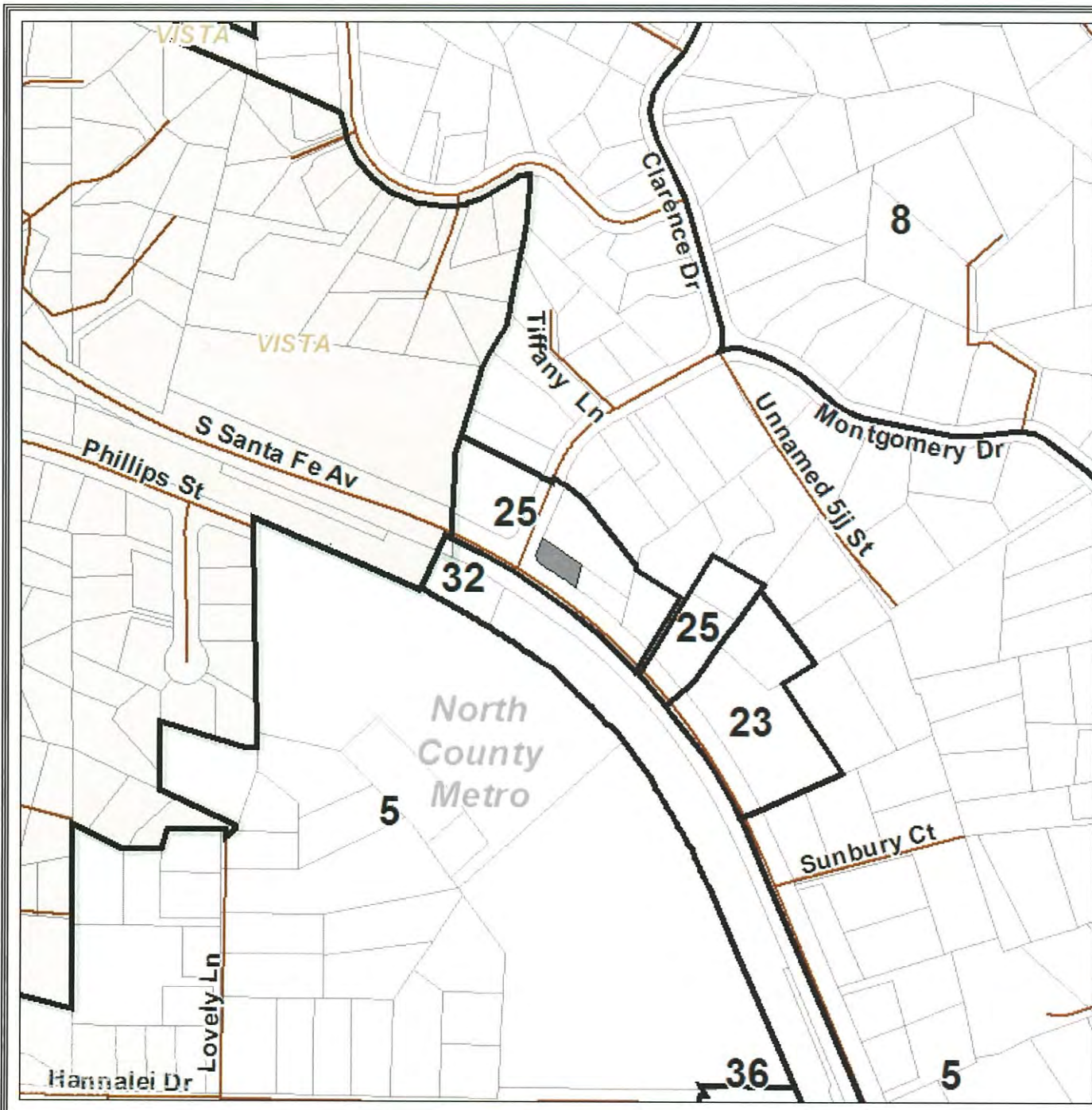
General Plan
North County Metro
Community Plan Area

- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (23) Office Professional
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)

	Roads
	Site
	Parcels
	Planning



Doc 030317
Rev 7/14/2014-01/2017/General



Union Auto Finance Wireless Minor Use Permit

Zoning

*North County Metro
Community Plan Area*

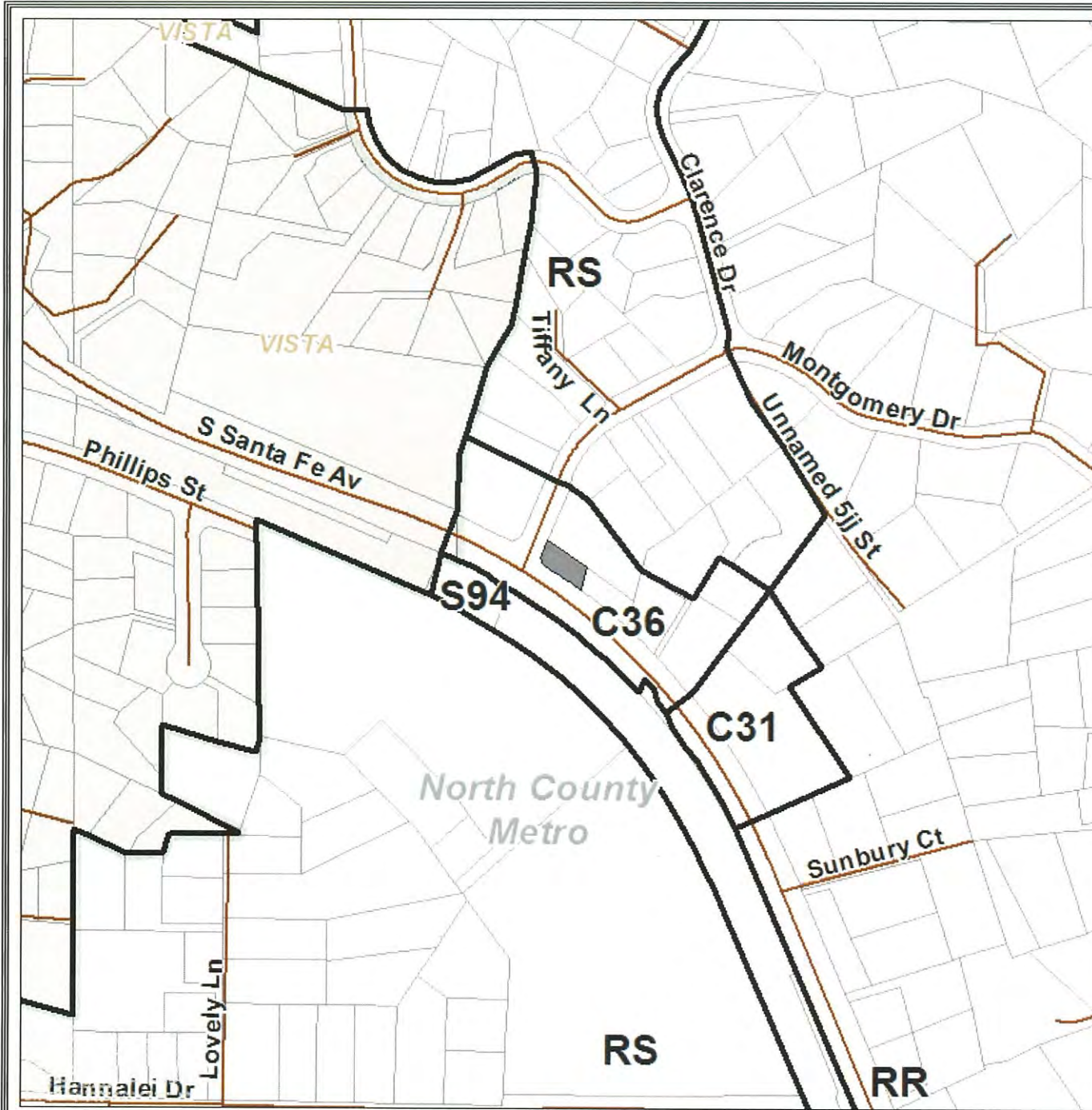
C31 - Residential-Office Professional

C36 - General Commercial

RR - Rural Residential

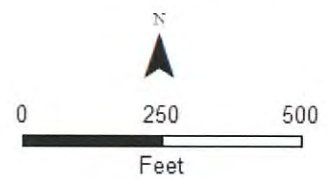
RS - Single Family Residential

S94 - Transportation/Utility Corridor



Legend:

- Roads
- Site
- Parcels
- Zoning



Doc: 030317
Rev: 11/20/2017-001/030317/030317

**Union Auto Finance Wireless
Minor Use Permit**

North County Metro Community Plan Area

~ Roads

□ Site

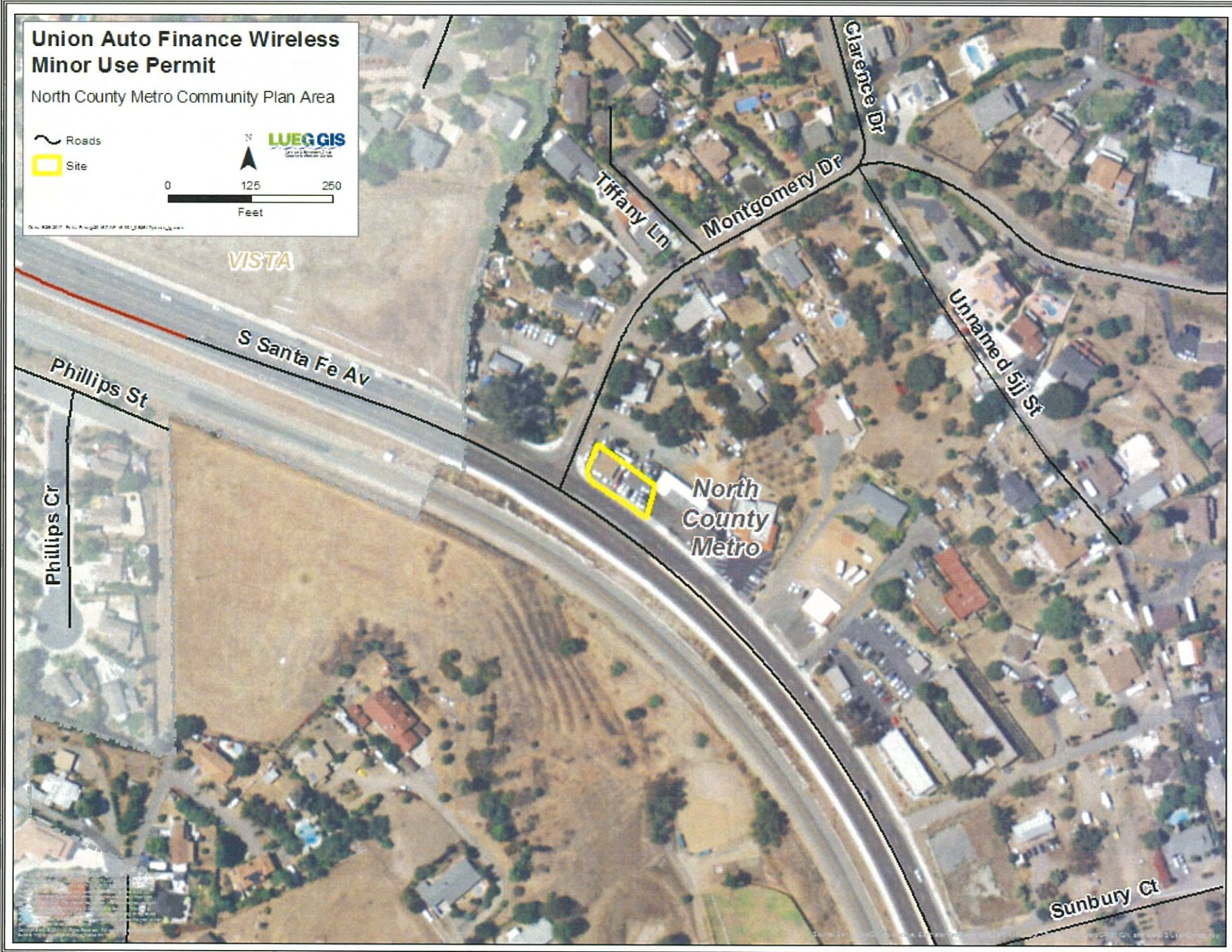
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GIS & Mapping

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Feet

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Union Auto Finance Wireless Minor Use Permit

North County Metro Community Plan Area

- Roads
- Site



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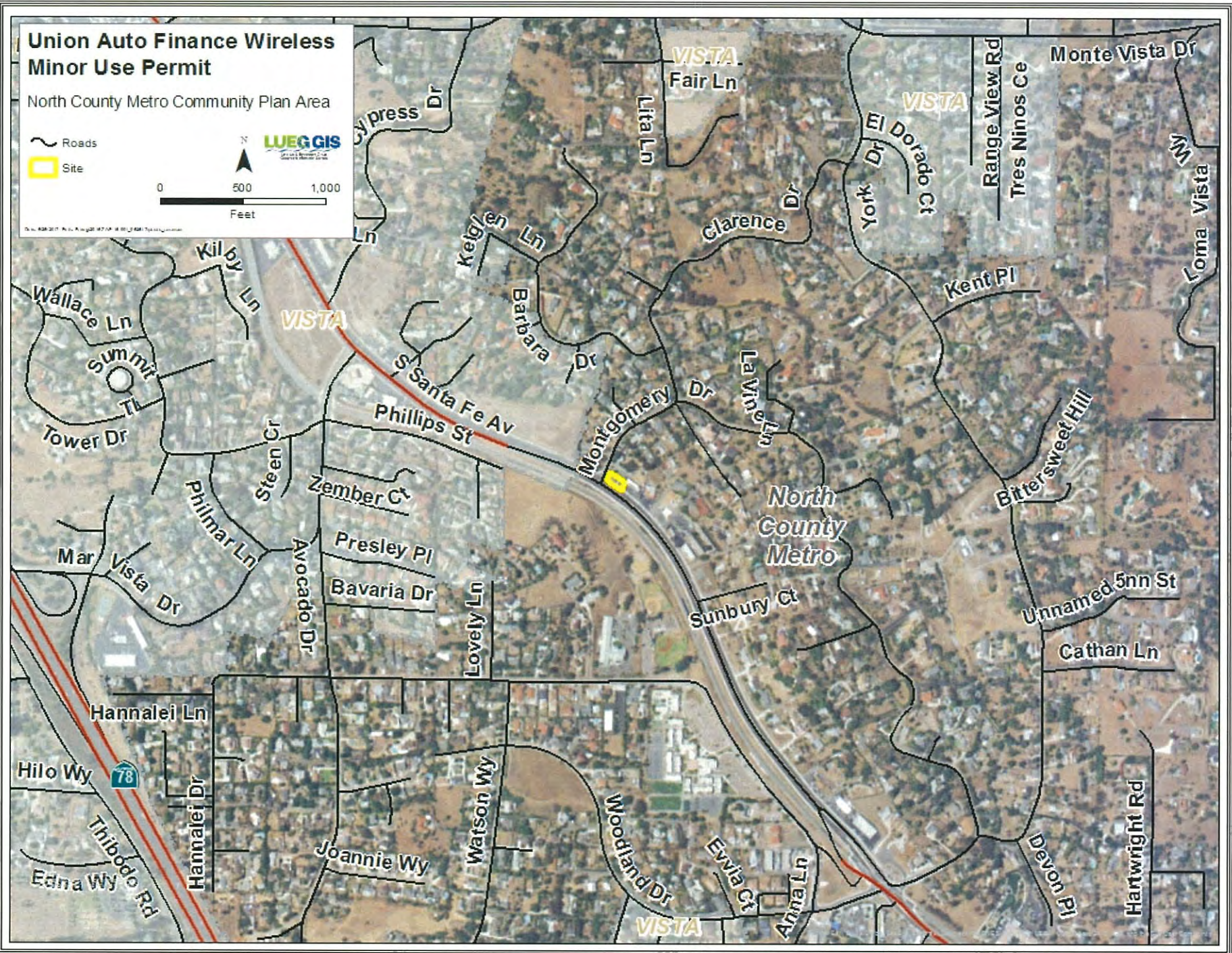
North County Metro Community Plan Area

~ Roads

□ Site



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**Union Auto Finance Wireless
Minor Use Permit**

2 Mile Radius
North County Metro Community Plan Area

○ Cell Site

■ Site

□ 2 Mile Radius

N



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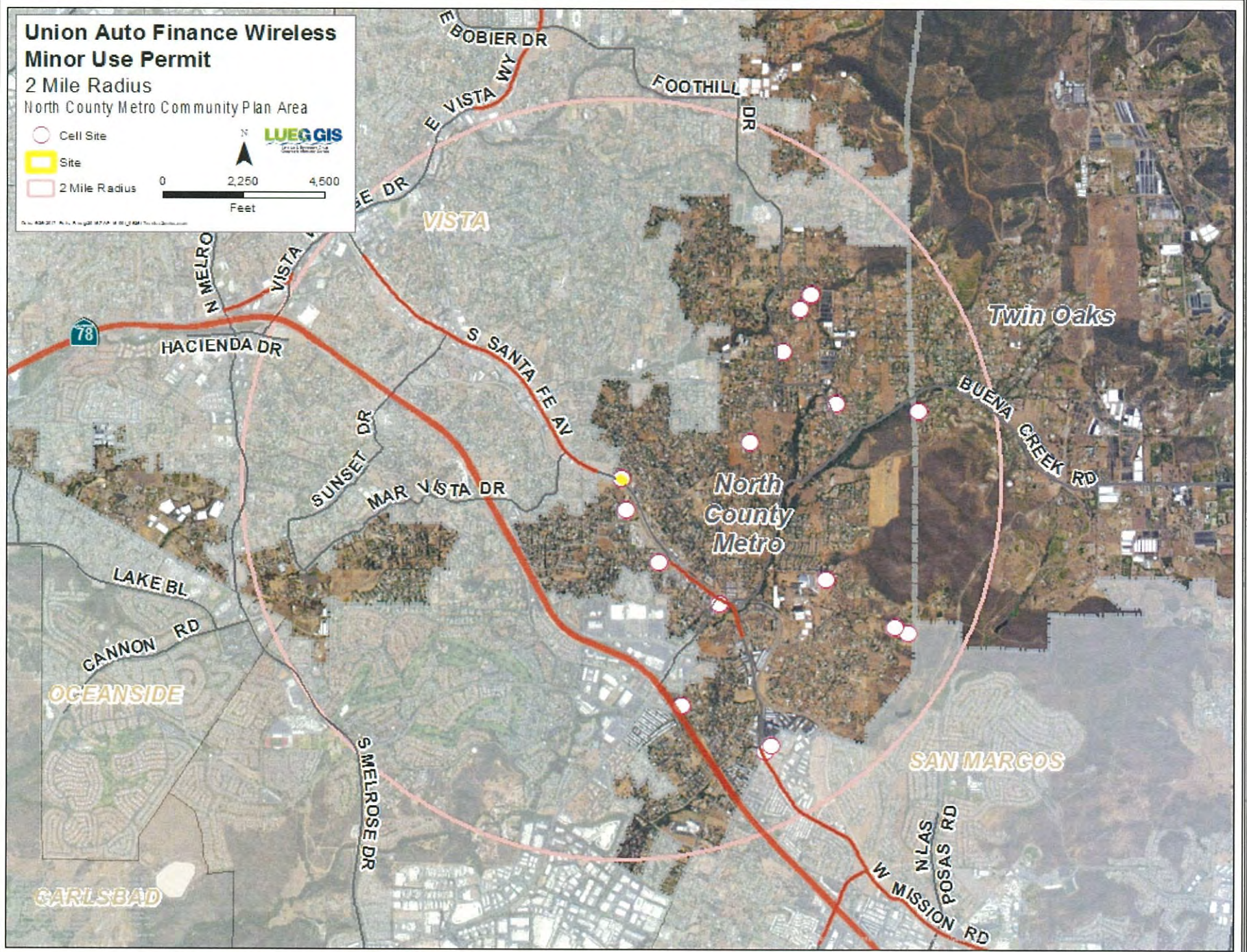
2,250

4,500

Feet

LUEGGIS
Land Use & GIS

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T-Mobile

SD922 UNION AUTO FINANCE

SD06922A

1510 S SANTA FE AVE
VISTA, CA 92084

LATITUDE 33° 10' 58.5054" N (33.18291802)

LONGITUDE 117° 13' 5.7822" W (-117.21827300)

THE MOUNT ANALYSIS DATED APRIL 6, 2016 (PROJECT NUMBER 80616-0014 0017190) IS AN INTEGRAL PART OF THIS CD SET

T-Mobile



50 116TH AVENUE SE
SUITE 210
BELLEVUE, WA 98004
TEL: (425) 201-4215
FAX: (425) 274-4449

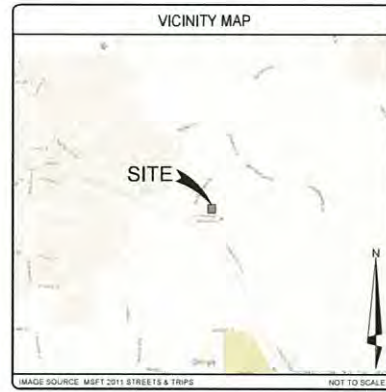
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

CUMULATIVE CHANGE			
PROJECT #	APPROVED SQUARE FOOTAGE	DESCRIPTION	PERCENTAGE CHANGE
PD02003-1019-20030003	APPROX 312 SQ FT	UNMANNED WIRELESS FACILITY WITH (1) ANTENNAS AND (4) EQUIPMENT CABINETS	BASELINE
PD02003-1019-20030003	NO CHANGE	INSTALL (2) ANTENNAS AND (3) RRU UNITS	1%
NET CHANGE	N/A	N/A	1%

*THIS PROJECT HAS BROUGHT THE NET CHANGE TO 1%. ANY FUTURE CHANGES MAY NOT EXCEED 5% IN ORDER TO QUALIFY FOR A MINOR DEVIATION. ANY CHANGE BEYOND A CUMULATIVE 15% REQUIRES A MODIFICATION.

PROJECT TEAM	
PLANNING	
COMPANY	SMARTLINK, LLC
ADDRESS	18401 VON KARMAN AVE, SUITE 400
CITY, STATE, ZIP	IRVINE, CA 92612
CONTACT	JEFFREY MCCONNELL
PHONE	(949) 333-3918
E-MAIL	jmcconnell@smartlink.com
SITE ACQUISITION	
COMPANY	SMARTLINK, LLC
ADDRESS	18401 VON KARMAN AVE, SUITE 400
CITY, STATE, ZIP	IRVINE, CA 92612
CONTACT	JEFF MCCONNELL
PHONE	(949) 333-3918
E-MAIL	jffrey.mconnell@smartlink.com
PROFESSIONAL OF RECORD	
COMPANY	INF INQY ENGINEERING
ADDRESS	26455 RANCHO PKWY SOUTH
CITY, STATE, ZIP	LAKE FOREST, CA 92553
CONTACT	DAN CONNELL
PHONE	(949) 306-4444
PROJECT SURVEYOR	
COMPANY	FLOYD SURVEYING
ADDRESS	34006 GALLETON STREET
CITY, STATE, ZIP	TEMECULA, CA 92592
CONTACT	DAVID A FLOYD
PHONE	(949) 203-0626
E-MAIL	df@floydsurveying.com

PROJECT SUMMARY	
APPLICANT/LESSEE	
COMPANY	T-MOBILE WEST LLC
ADDRESS	10250 VISTA SORRENTO PARKWAY A005
CITY, STATE, ZIP	SAN DIEGO, CA 92121
CONTACT	JOSEPH ROSE
PHONE	(619) 334-6112
E-MAIL	joseph.rose@t-mobile.com
APPLICANT'S REPRESENTATIVE	
COMPANY	SMARTLINK, LLC
ADDRESS	18401 VON KARMAN AVE, SUITE 400
CITY, STATE, ZIP	IRVINE, CA 92612
CONTACT	JEFFREY MCCONNELL
PHONE	(949) 333-3918
E-MAIL	jmcconnell@smartlink.com
PROPERTY OWNER	
NAME	JACK HOELLE
ADDRESS	1802 YETTFORD RD
CITY, STATE, ZIP	VISTA, CA 92083
PHONE	(760) 726-3500
PROPERTY INFORMATION	
APN #	183-073-01-00
COUNTY	SAN DIEGO
JURISDICTION	COUNTY OF SAN DIEGO
OCCUPANCY GROUP	F
ZONING	C36
CONSTRUCTION INFORMATION:	
PROPOSED USE	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
PROJECT VALUATION	\$40,000



- DRIVING DIRECTIONS**
- FROM T-MOBILE SAN DIEGO, CA OFFICE:
1. DEPART VISTA SORRENTO PKWY TOWARD DIRECTORS PL 0.7 MI
 2. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-805 NORTH 1.1 MI
 3. AT EXIT 32A, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR LOCAL BYPASS 2.3 MI
 4. TAKE RAMP LEFT AND FOLLOW SIGNS FOR I-5 NORTH 16.4 MI
 5. AT EXIT 51B, TAKE RAMP RIGHT FOR CA-78 EAST TOWARD ESCONIDICO 6.7 MI
 6. AT EXIT 7, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CIVIC CENTER DR 0.3 MI
 7. TURN LEFT ONTO CIVIC CENTER DR 0.5 MI
 8. TURN RIGHT ONTO S SANTA FE AVE / CR-914 1.3 MI
- ARRIVED AT 1510 S SANTA FE AVE, VISTA, CA 92083

PROJECT DESCRIPTION

MODIFICATION OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY SITE FOR T-MOBILE. THIS PROJECT WILL CONSIST OF: ADDING (3) LVA-8518S-4M PANEL ANTENNAS (1 PER SECTOR) MOUNTED ON PROPOSED T-ARM ANTENNA MOUNT KIT (T) COLLAR BRACKET WITH EXISTING PANEL ANTENNAS AND (3) RRUS 1-BIT RADIO UNITS MOUNTED TO A NEW FRAME, ON GRADE AND INSTALLATION OF RF ANTENNA SCISSOR EXISTING & PROPOSED T-MOBILE PANEL ANTENNAS; ADD (1) XMU WITH AN EXISTING PRE-WIRE CABINET TO SUPPORT 1700; NO NEW BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT

RFDS: V 2.00, 02/10/2016

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	LEGEND, RF NOTICE & ABBREVIATIONS
L51	TOPOGRAPHIC SURVEY
L82	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	PROPOSED & EXISTING EQUIPMENT PLAN
A-3	PROPOSED & EXISTING NORTHEAST ELEVATION
A-4	PROPOSED & EXISTING SOUTHEAST ELEVATION
A-5	PROPOSED & EXISTING SOUTHWEST ELEVATION
A-6	PROPOSED & EXISTING NORTHWEST ELEVATION
A-7	EQUIPMENT DETAILS
RF-1	PROPOSED & EXISTING ANTENNA PLAN
RF-2	PROPOSED & EXISTING RF DIAGRAM
G-1	SCHEMATIC GROUNDING PLAN, NOTES & DETAILS

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

1. 2016 CALIFORNIA BUILDING CODE - TITLE 24, PART 5	6. 2016 CALIFORNIA ENERGY CODE - TITLE 24, PART 6
2. 2016 CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 2.5	7. 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - TITLE 24, PART 11
3. 2016 CALIFORNIA FIRE CODE	
4. 2016 CALIFORNIA MECHANICAL CODE - TITLE 24, PART 3	
5. 2016 CALIFORNIA PLUMBING CODE - TITLE 24, PART 5	

SIGNATURE BLOCK		
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.		
DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		

REV	DATE	REVISION DESCRIPTION
3	08/09/17	CITY COMMENTS
2	04/10/17	INCORPORATE SURVEY
1	03/15/17	INCORPORATE SURVEY
0	08/02/16	100% CONSTRUCTION DRAWINGS
A	03/18/16	90% CONSTRUCTION DRAWINGS

DRAWN BY: JAC CHECKED BY: JB



PROJECT INFORMATION

SD922 UNION AUTO FINANCE
SD06922A
1510 S SANTA FE AVE
VISTA, CA 92084

SHEET TITLE	
TITLE SHEET	
SHEET NUMBER	REV
T-1	2

SDC PDS RCVD 03-08-18
ZAP16-001

3-21

GENERAL

- 1 THIS FACILITY IS AN UNMANNED CELLULAR TELEPHONE EQUIPMENT FACILITY
- 2 THIS FACILITY IS NON OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY
- 3 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK
- 4 THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS. SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT
- 5 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600
- 6 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS
- 7 A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT FINISHED DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT
- 8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE
- 9 THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY
- 11 THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS
- 12 WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT
- 13 THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT
- 14 THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT
- 15 ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES
- 16 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS
- 17 THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL OR U L APPROVED MATERIALS TO FILL GASEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
- 18 NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED ON THE PLANS
- 19 THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A 10-B C RATING WITHIN 75FT OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA
- 20 MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS
- 21 ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE
- 22 ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES
- 23 BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY
- 24 ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS

1 GENERAL NOTES

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3	08/06/17	CITY COMMENTS
2	04/10/17	INCORPORATE SURVEY
1	02/15/17	INCORPORATE SURVEY
0	06/02/16	100% CONSTRUCTION DRAWINGS
A	03/19/16	90% CONSTRUCTION DRAWINGS
REV	DATE	REVISION DESCRIPTION
DRAWN BY	JAC	CHECKED BY JB



PROJECT INFORMATION
**SD922 UNION AUTO FINANCE
SD06922A
1510 S SANTA FE AVE
VISTA, CA 92084**

SHEET TITLE
**GENERAL
NOTES**

SHEET NUMBER	REV
T-2	2

3-22

4 NOT USED

SIGNS AND PLACEMENT
 1. LOW LEVEL BLUE NOTICE SIGNS - PLACE AT SITE ENTRY / ACCESS POINTS ONLY
 - ROOF TOPS: PLACE SIGNS ON THE INSIDE OF ROOF HATCH. PLACE ON ACCESS DOOR UNLESS DOOR IS USED BY GENERAL PUBLIC OR BUILDING TENANTS ON A REGULAR BASIS FOR ACCESS. IN THESE CASES CONSULT CONSTRUCTION MANAGER.
 - WATER TANKS: PLACE SIGNS ON COMPOUND GATE.
 - NETWORK CARRIER OWNED SITES: PLACE ONE SIGN ON COMPOUND GATE. ALL SIGNS SHALL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS TECH SCREWS.
 2. CONSTRUCTION COORDINATOR PARTICIPATION IN SIGN LOCATION
 NETWORK CARRIER CONSTRUCTION MANAGER SHALL MEET WITH ALL CONSTRUCTION COORDINATORS TO OUTLINE CRITERIA FOR SIGN PLACEMENT. EMPHASIS SHALL BE PLACED ON "CHALLENGING" SITES WHERE THE NETWORK CARRIER CONSTRUCTION MANAGERS SHALL GIVE CONSTRUCTION COORDINATORS AS MUCH GUIDANCE ON EACH SPECIFIC SITUATION AS POSSIBLE. HOWEVER CONSTRUCTION COORDINATORS SHALL BE ENCOURAGED TO PARTNER WITH NETWORK CARRIER CONSTRUCTION MANAGER IN DECIDING PLACEMENT. PERTAINING TO CHALLENGING SITES, A SITE VISIT MAY BE REQUIRED TO FULFILL REQUIREMENTS. CONSTRUCTION COORDINATOR SHALL IDENTIFY ALL SIGN LOCATIONS AT THE A&E WALK. PLEASE SEE SIGN DETAIL AND SIZE.
 3. SIGN DISBURSEMENT FROM WAREHOUSE
 SIGN INVENTORY SHALL BE ACCESSIBLE AT NETWORK CARRIER WAREHOUSE TO BE DISBURSED AS PART OF THE GENERAL CONTRACTOR SIGN AS CALLED OUT IN A&E DRAWINGS FOR EACH SITE.



2 RF NOTICE SPECIFICATIONS

3 LEGEND

	PROPOSED ANTENNA		D&M REFERENCE
	EXISTING ANTENNA		DETAIL REFERENCE DETAIL NO. X ON SHEET X.X
	PROPOSED RRU		ELEVATION REFERENCE
	PROPOSED LIGHT		SECTION REFERENCE
	LIGHT POLE		CONCRETE
	POWER POLE		EARTH
	FNL. MONUMENT		GRAVEL
	SPCT ELEVATION		SAND
	PULL BOX		CENTERLINE
	METER PEDESTAL		PROPERTY/LEASE LINE
	PROPOSED POST		WOOD OR WROUGHT IRON FENCE
	MECHANICAL GROUND CONN.		CHAIN LINK FENCE
	EoATHMIC GROUND CONN. (CADWELD)		COAXIAL CABLE
	GROUND ROD		ELECTRICAL (POWER) CONDUIT
	GROUND ROD WITH ACCESS WELL		TELEPHONE (TELCO) CONDUIT
	Nt GROUND ROD		ELECTRIC AND TELCO CONDUIT
	REVERSION		OVERHEAD SERVICE CONDUCTORS

1 ABBREVIATIONS

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
A&E	ANCHOR BOLT	FAB	FABRICATION	P.S.F.	POUNDS PER SQUARE FOOT
ABW	ABOVE	FF	FRESH FLOOR	P.S.I.	POUNDS PER SQUARE INCH
ACSA	ANTENNA CABLE COVER ASSEMBLY	F.G.	FRESH GRADE	P.T.	PRESSURE TREATED
AGDL	ADDITIONAL	FIN.	FINISHED	PVC	POLYVINYL CHLORIDE CONDUIT
A.F.F.	ABOVE FINISHED FLOOR	F.N.	FLOOR	PWR.	POWER (CABINET)
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	QTY	QUANTITY
ALT.	ALTERNATE	F.O.M.	FACE OF MASONRY	RAD.	RADIUS
ANT.	ANTENNA	F.O.S.	FACE OF STUD	REF.	REFERENCE
APPROX.	APPROXIMATELY	F.O.W.	FACE OF WALL	REQS.	REQUIRED
ARCH.	ARCHITECTURAL	F.F.	FINISH SURFACE	RIG.	RIGID UNFINISHED STEEL
AWG.	AMERICAN WIRE GAUGE	F.F.T.	FOOT(FEET)	RWY.	RACEWAY
B.D.G.	BUILDING	FTG.	FOOTING	SCH.	SCHEDULE
B.L.	BLACK	G.	GROUNTCABINET	SH.	SHEET
B.L.K.	BLOCKING	GA.	GAUGE	S.I.D.	SHOULDER
BM.	BENCHMARK	GEN.	GENERATOR	SPEC.	SPECIFICATION
B.N.	BOUNDARY MARKING	GE.	GALVANIZED	SG.	SQUARE
B.T.O.W.	BARE TINED COPPER WIRE	GL.F.	GROUND FAULT CIRCUIT INTERRUPTER	S.S.	STAINLESS STEEL
B.O.F.	BOTTOM OF FOOTING	GL.LAM.	GLUE LAMINATED BEAM	STD.	STANDARD
BM.	BENCH MARK	GL.P.	GLASS POSTING SYSTEM	STRUC.	STRUCTURAL
C.	CABINET	GRND.	GROUND	TEMP.	TEMPERATURE
CAIT	CANTILEVERED	HDR.	HEADER	TEL.	TELEPHONE
C.I.P.	CAST IN PLACE	HGT.	HEIGHT	T.N.	TOWER
C.L.	CLEAR	ICDR.	ISOLATED COPPER GROUND BUS	T.O.A.	TOP OF ANTENNA
C.L.G.	CLEARANCE	INCHES	INCHES	T.O.C.	TOP OF CURB
CO.	CONCRETE ONLY	INT.	INTERIOR	T.O.F.	TOP OF FOUNDATION
COL.	COLUMN	INT.GRND.	INTERIOR GROUND RING (HALO)	T.O.P.	TOP OF PLATE (PARAPET)
CONC.	CONCRETE	L.B.	LAG BOLTS	T.O.S.	TOP OF STEEL
CONSTR.	CONSTRUCTION	L.F.	LINEAR FEET (FOOT)	T.O.W.	TOP OF WALL
CONTR.	CONTRACTOR	L.O.	LONGITUDINAL	TYP.	TYPICAL
CONV.	CONVERTER	L.S.	LONGITUDINAL	U.G.	UNDER GROUND
COR.	CORNER	M.A.S.	MASONRY	UL	UNDERWRITERS LABORATORY
D.	DIMENSION	M.B.	MACHINE BOLT	U.N.D.	UNLESS NOTED OTHERWISE
DEPT.	DEPTH	MCH.	MECHANICAL	V.F.	VERIFY IN FIELD
D.F.	DEPARTMENT	MFR.	MANUFACTURER	W.	WITH
DIA.	DIAMETER	MIB.	MINISTER INSULATED GROUND BAR	W/	WITH
DWG.	DRAWING(S)	MIS.	MISCELLANEOUS	W.P.	WEATHERPROOF
DWG.	DRAWING(S)	MTL.	METAL	WT.	WEIGHT
EA.	EACH	PROP.	PROPOSED	C	CENTERLINE
ELEC.	ELECTRICAL	NCUR.	NOT TO SCALE	P	PLATE PROPERTY LINE
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE		
EL.	ELECTRICAL METALLIC TUBING	O.C.	ON CENTER		
EMT	ELECTRICAL METALLIC TUBING	OPNG.	OPENING		
E.M.	ELECTRICIAN	P.C.	PRECAST CONCRETE		
ENG.	ENGINEER	P.C.S.	PERSONAL COMMUNICATION SERVICES		
EQ.	EQUIPMENT	P.F.	POWER PROTECTION CABINET		
EXP.	EXPANSION	P.P.C.	POWER PROTECTION CABINET		
EXT.	EXISTING	P.P.C.	POWER PROTECTION CABINET		
EXT.	EXTENSION	P.P.C.	POWER PROTECTION CABINET		

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2	04/10/17	INCORPORATE SURVEY
1	03/15/17	INCORPORATE SURVEY
0	06/02/16	100% CONSTRUCTION DRAWINGS
A	03/18/16	90% CONSTRUCTION DRAWINGS

DRAWN BY: JAC CHECKED BY: JB

PROJECT INFORMATION

SD922 UNION AUTO FINANCE
 SD06922A
 1510 S SANTA FE AVE
 VISTA, CA 92084

SHEET TITLE

LEGEND, RF NOTICE & ABBREVIATIONS

SHEET NUMBER	REV
T-3	2

3-23

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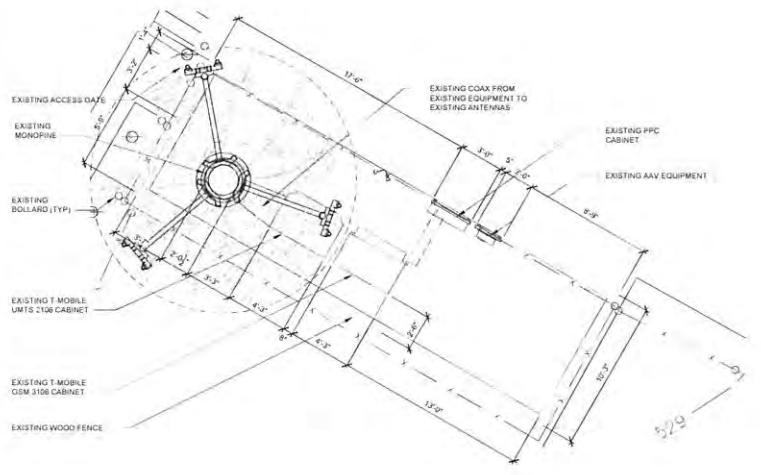


PROJECT INFORMATION
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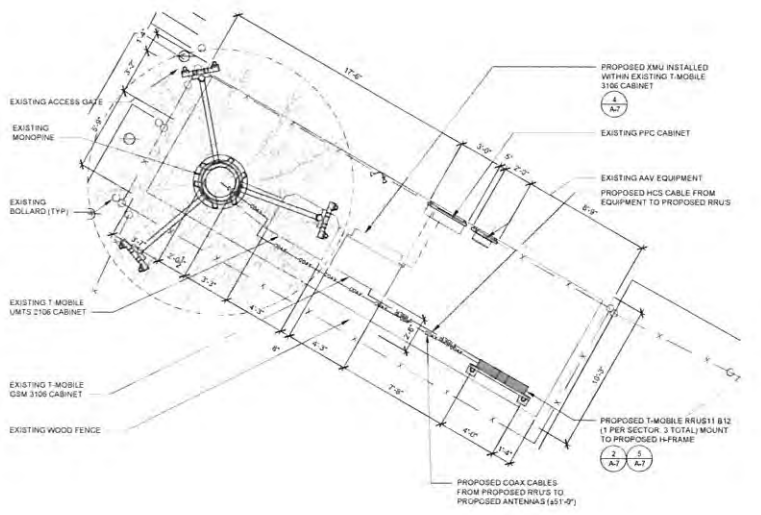
SHEET TITLE
PROPOSED & EXISTING
EQUIPMENT PLAN

SHEET NUMBER	REV
A-2	2

3 - 26



2 EXISTING EQUIPMENT PLAN



1 PROPOSED EQUIPMENT PLAN



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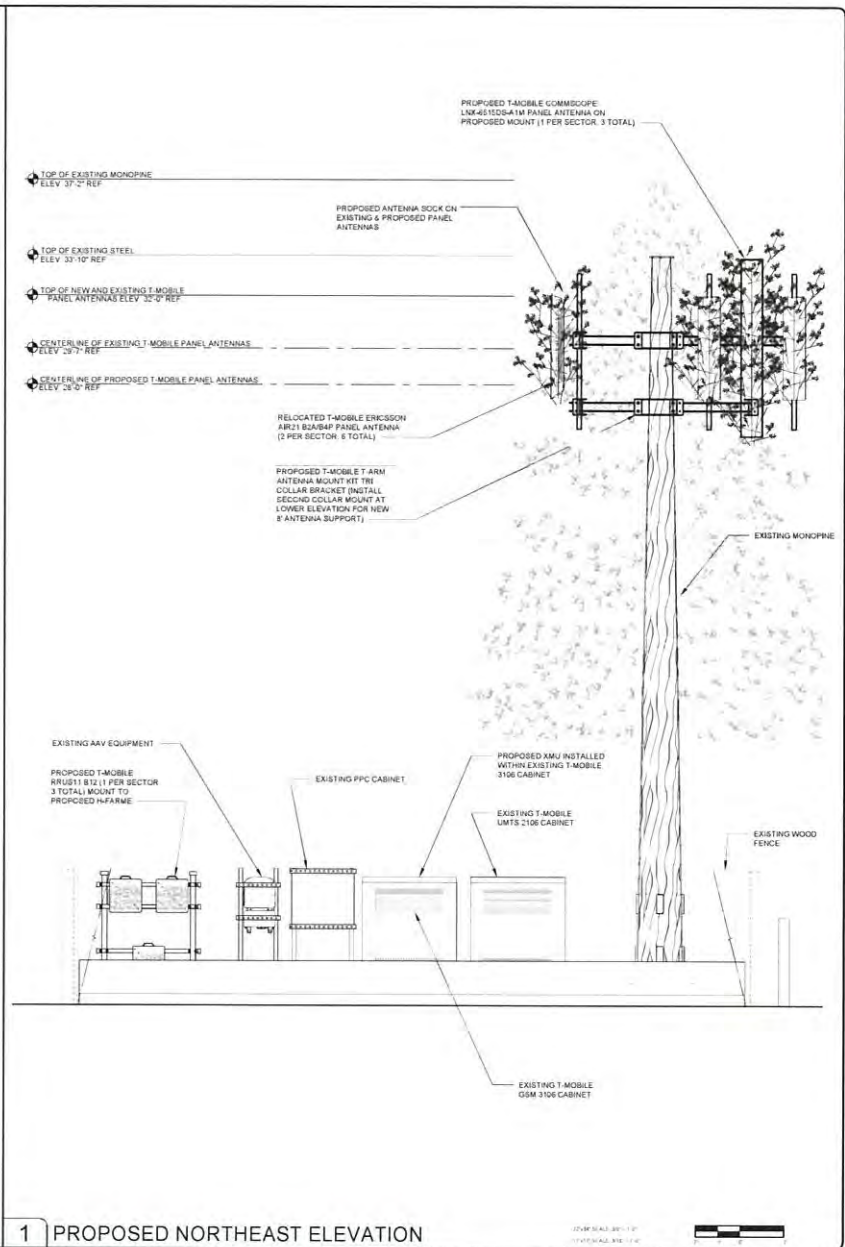
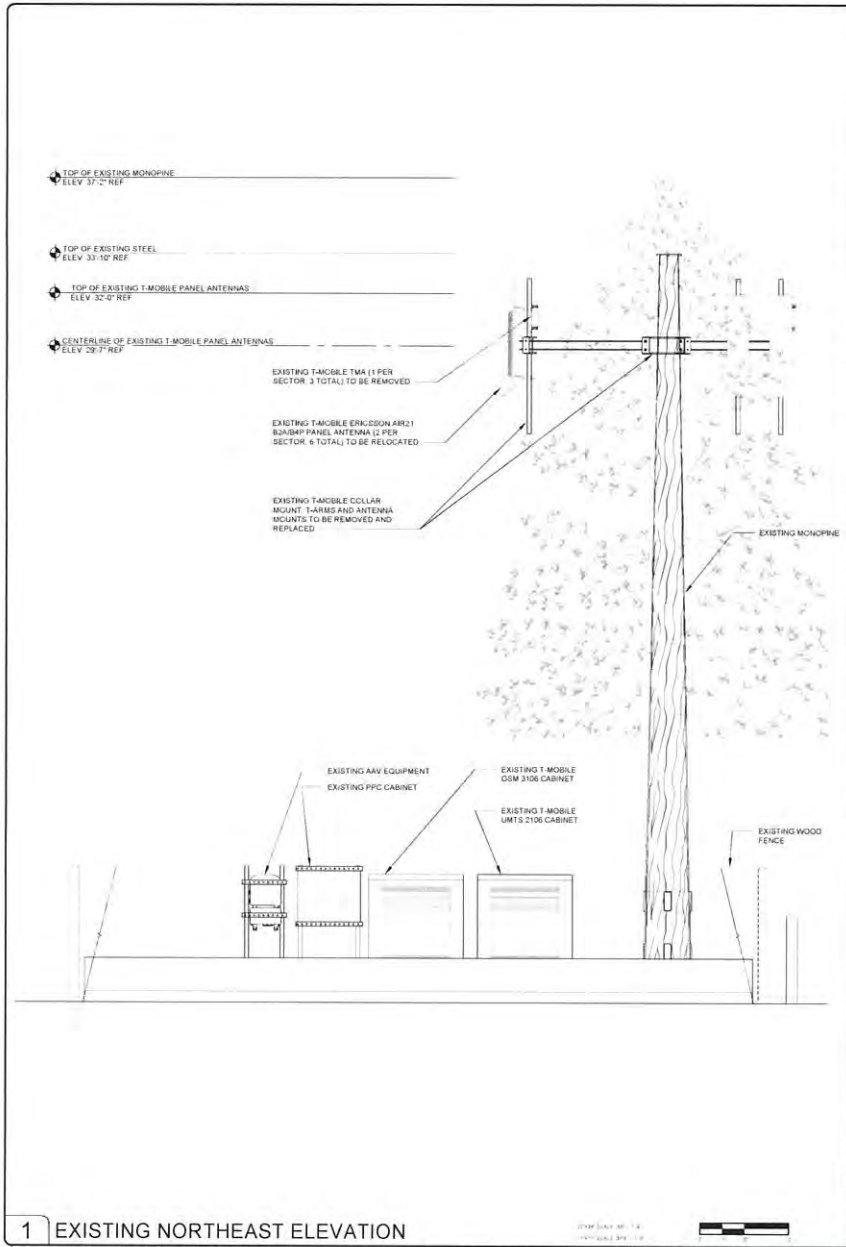


PROJECT INFORMATION
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SHEET TITLE
PROPOSED & EXISTING
NORTHEAST ELEVATION

SHEET NUMBER	REV
A-3	2

3 - 27



1 EXISTING NORTHEAST ELEVATION

1 PROPOSED NORTHEAST ELEVATION

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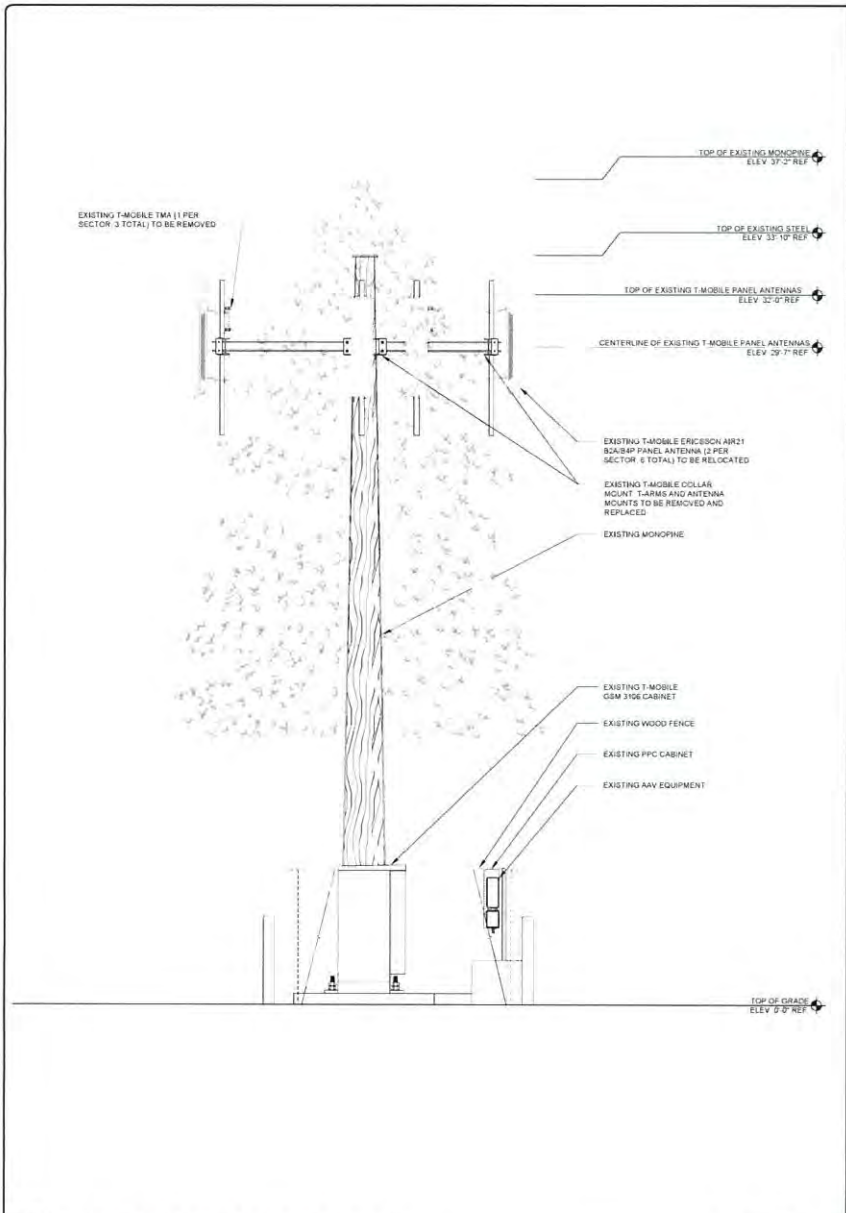


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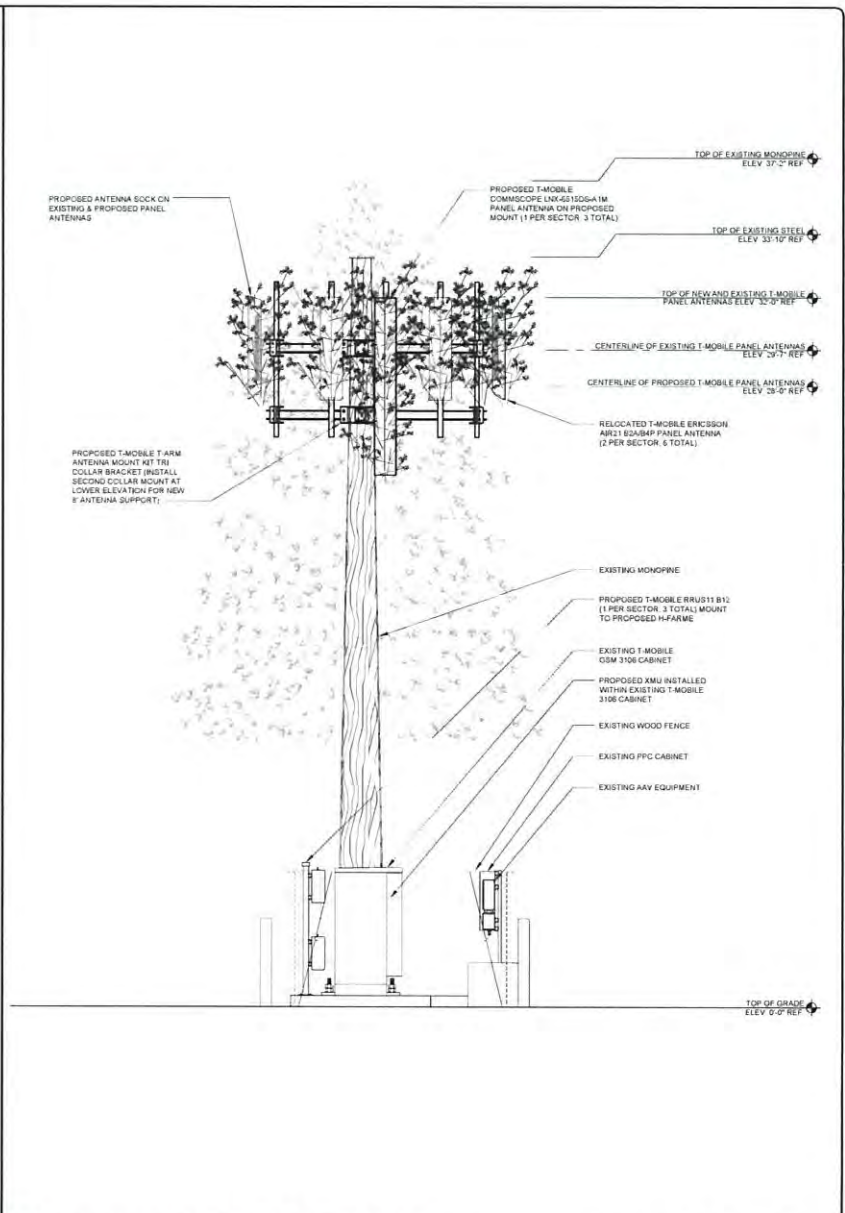
SHEET TITLE
**PROPOSED & EXISTING
SOUTHEAST ELEVATION**

SHEET NUMBER A-4	REV 2
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3 - 28

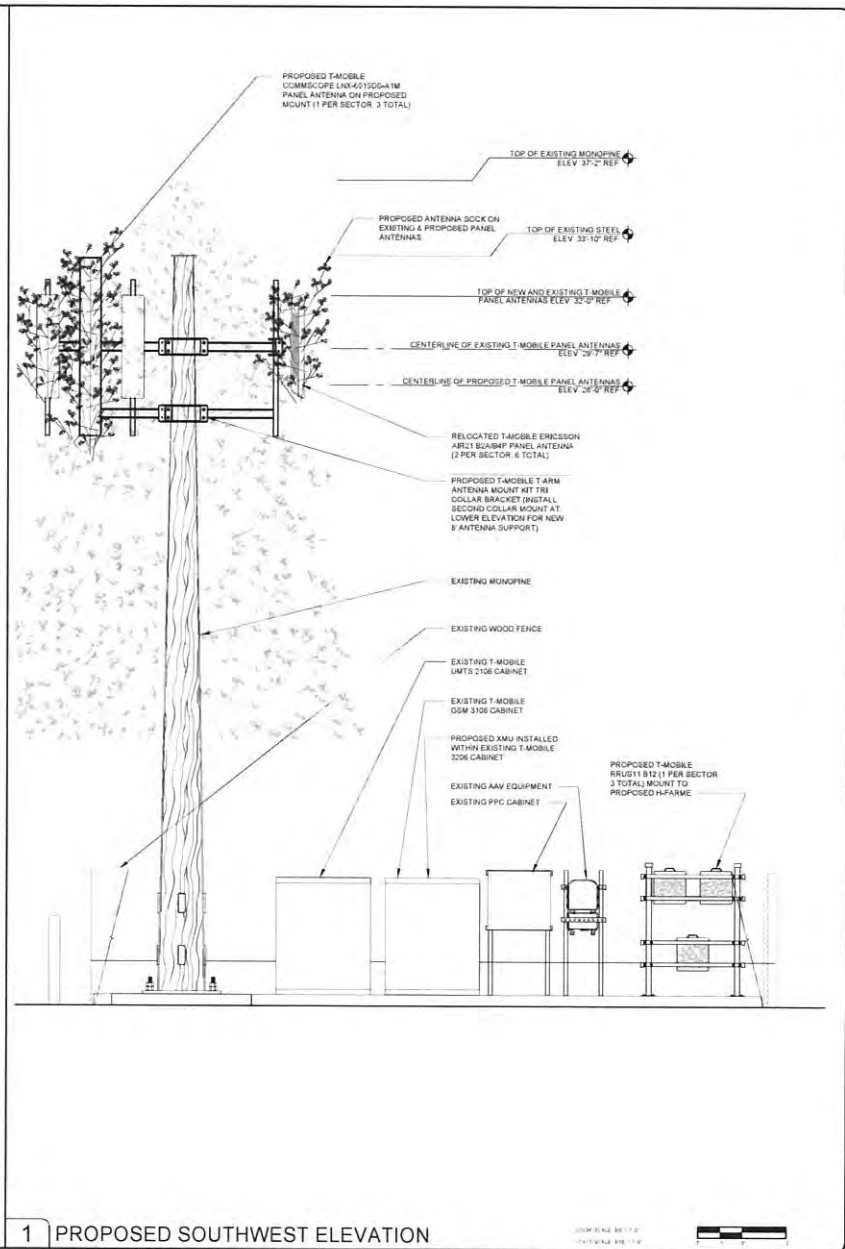
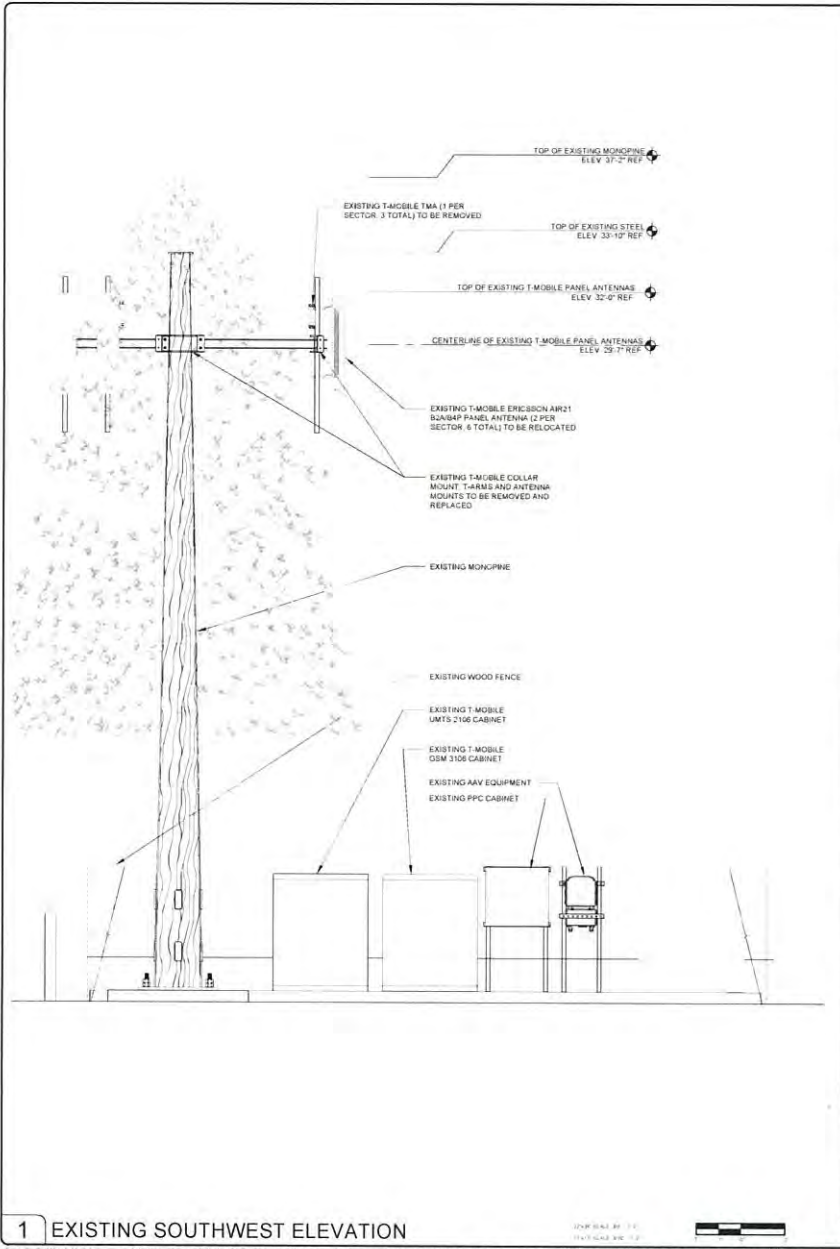


1 EXISTING SOUTHEAST ELEVATION




1 PROPOSED SOUTHEAST ELEVATION

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DRAWN BY: **JAC** CHECKED BY: **JB**



JAC

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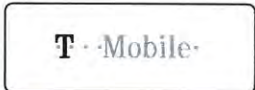
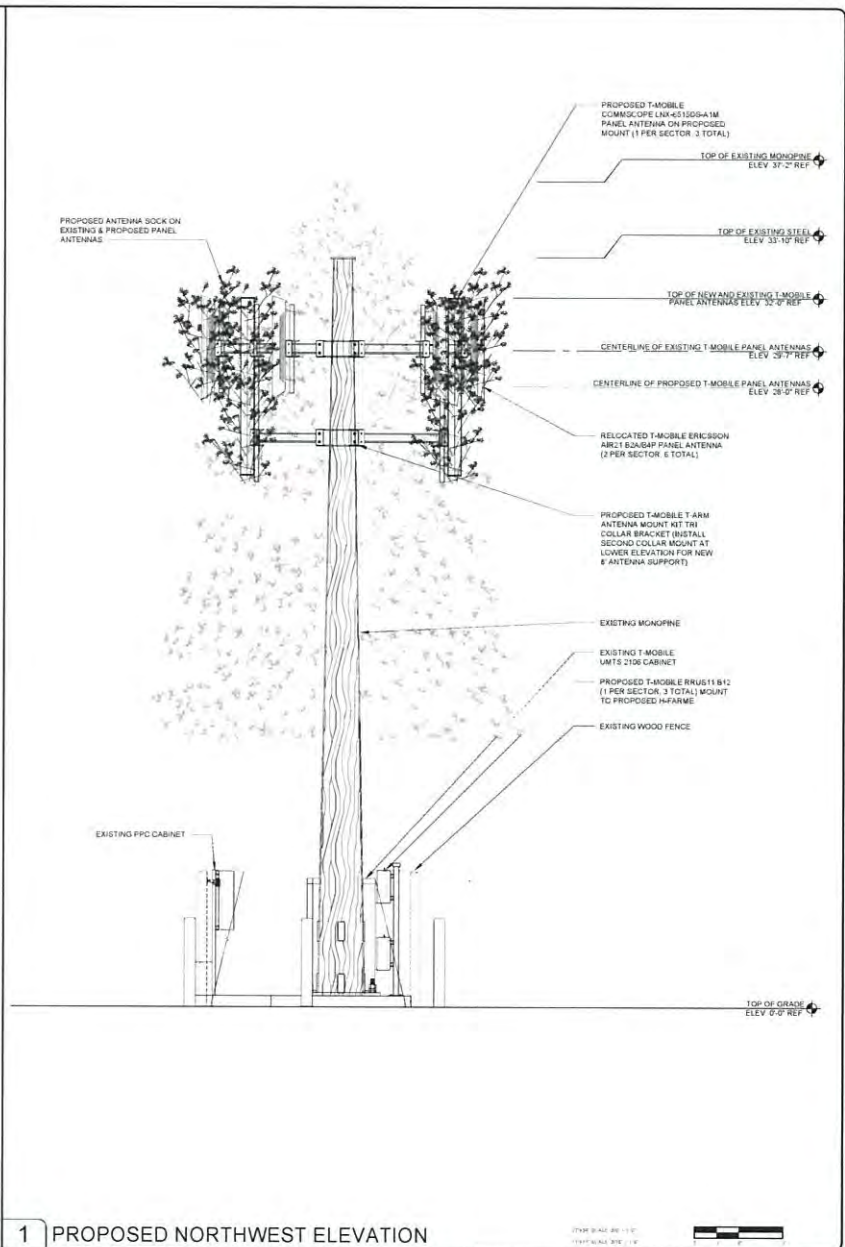
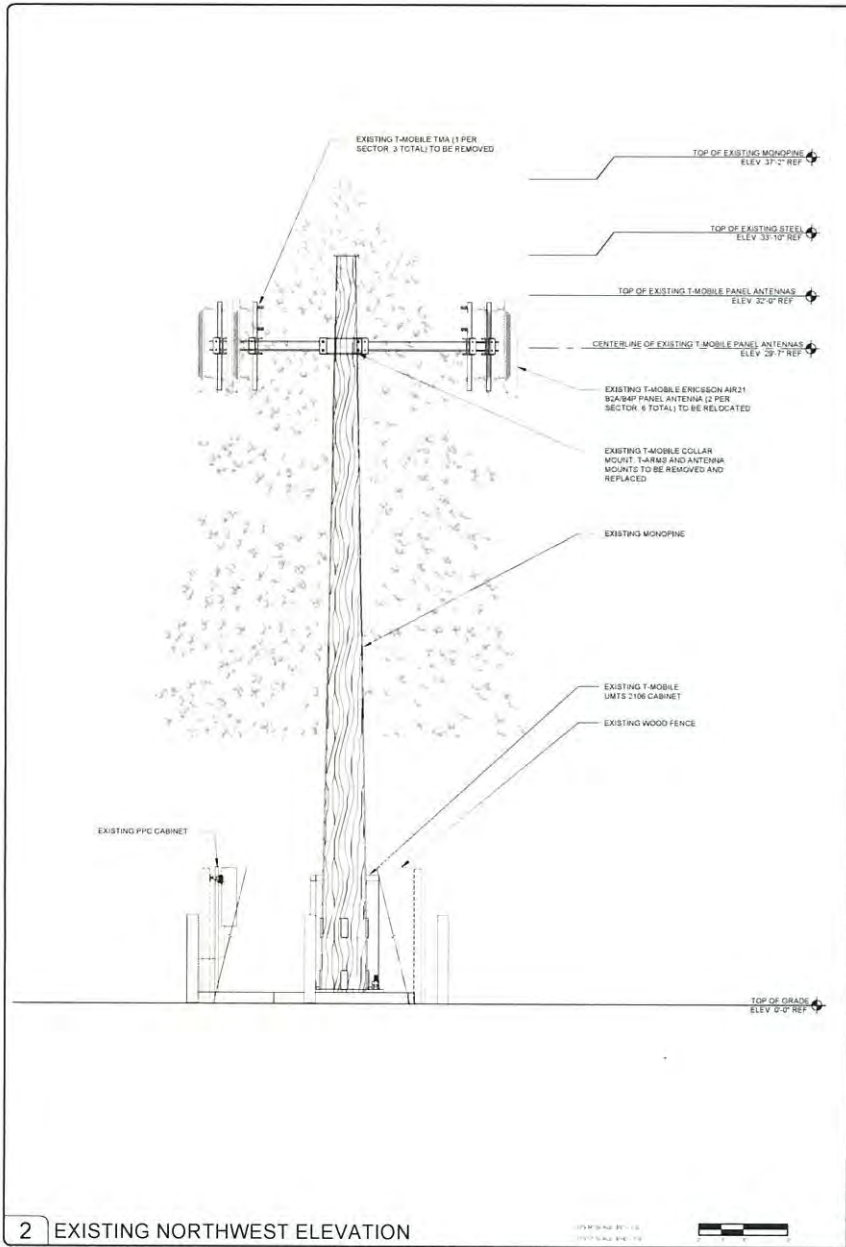
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SHEET TITLE
**PROPOSED & EXISTING
SOUTHWEST ELEVATION**

SHEET NUMBER A-5	REV 2
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SHEET TITLE
 PROPOSED & EXISTING
 NORTHWEST ELEVATION

SHEET NUMBER	REV
A-6	2

3 - 30

2 EXISTING NORTHWEST ELEVATION

1 PROPOSED NORTHWEST ELEVATION

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0	08/02/16	100% CONSTRUCTION DRAWINGS
A	03/18/16	90% CONSTRUCTION DRAWINGS

DRAWN BY: JAC CHECKED BY: JB



PROJECT INFORMATION

SD922 UNION AUTO FINANCE
SD06922A
1510 S SANTA FE AVE
VISTA, CA 92084

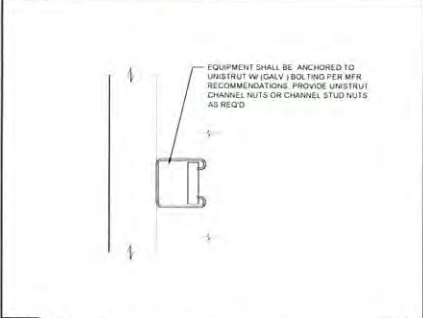
SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER: **A-7** REV: **2**

3-31



9 ANTENNA SOCK



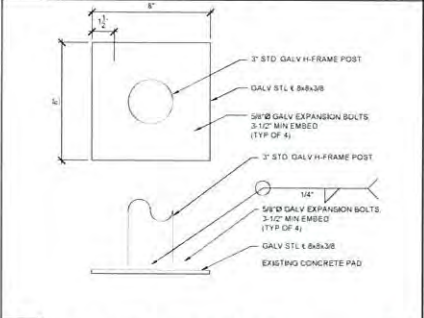
7 RRUS ANCHORAGE

NOT TO SCALE



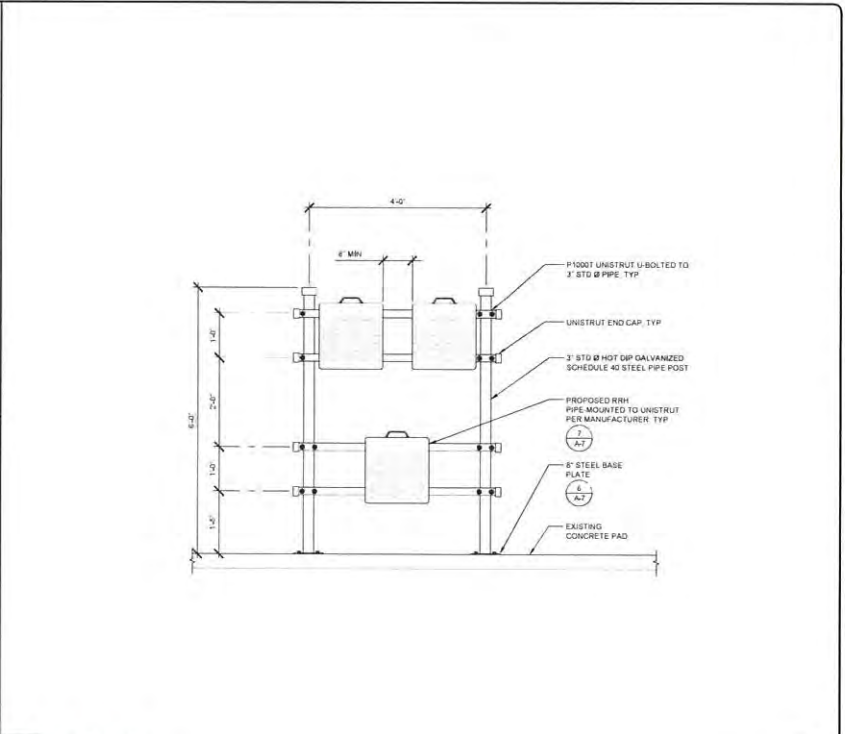
8 T-ARM MOUNT DETAIL

NOT TO SCALE



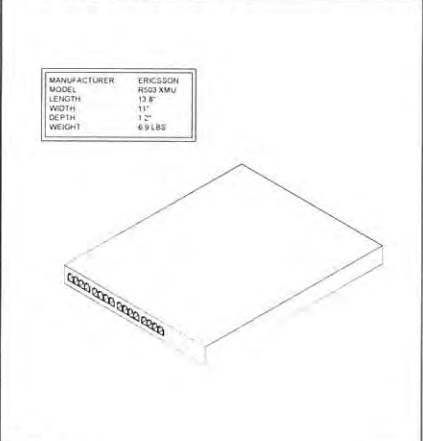
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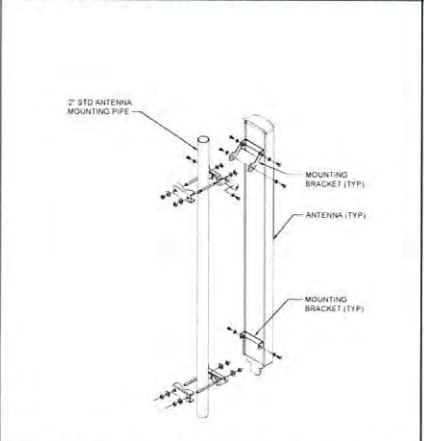
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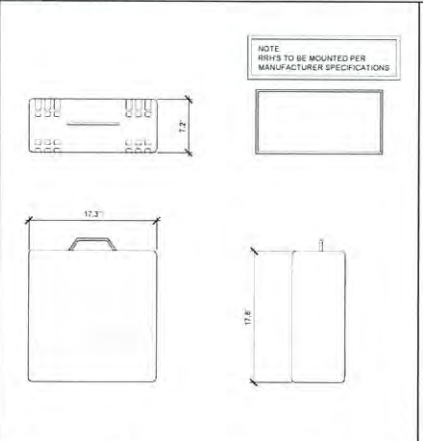
4 XMU

NOT TO SCALE



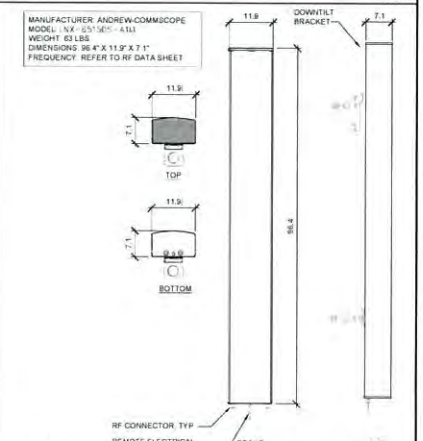
3 ANTENNA MOUNTING

NOT TO SCALE



2 RRUS11

NOT TO SCALE



1 ANTENNA SPECIFICATION

NOT TO SCALE

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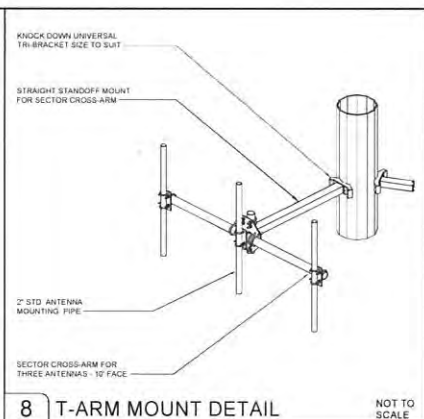
DRAWN BY JAC CHECKED BY JB



PROJECT INFORMATION
SD922 UNION AUTO FINANCE
SD06922A
1510 S SANTA FE AVE
VISTA, CA 92084

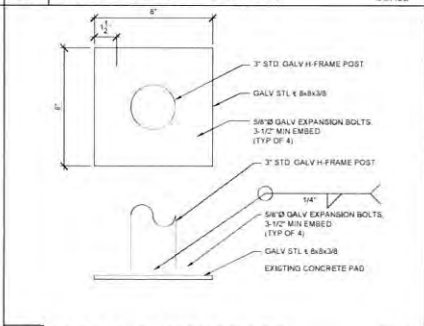
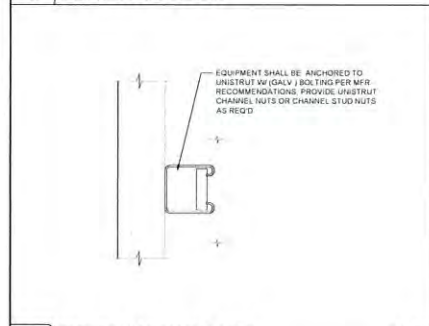
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EQUIPMENT
DETAILS

SHEET NUMBER A-7 REV 2



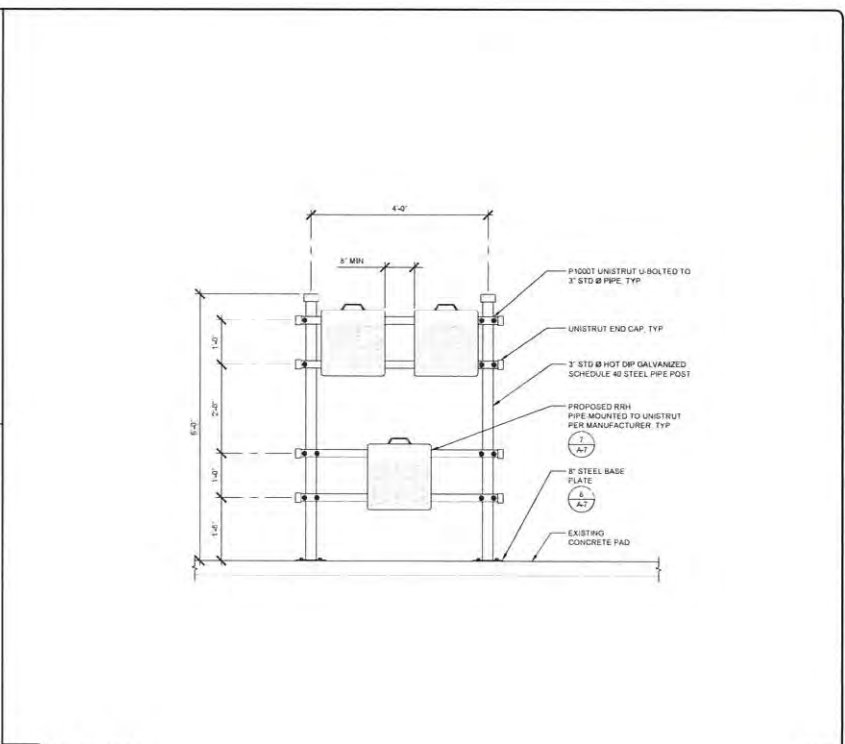
9 ANTENNA SOCK

8 T-ARM MOUNT DETAIL NOT TO SCALE

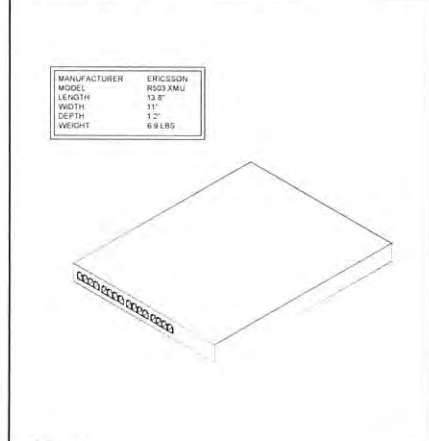


7 RRUS ANCHORAGE

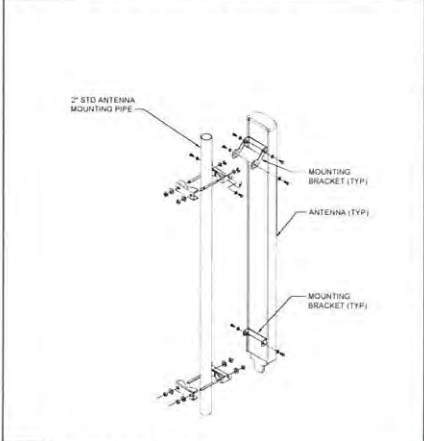
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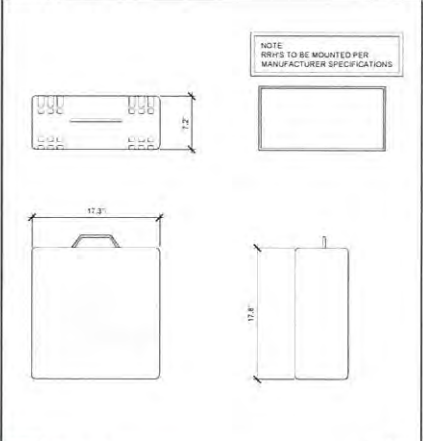
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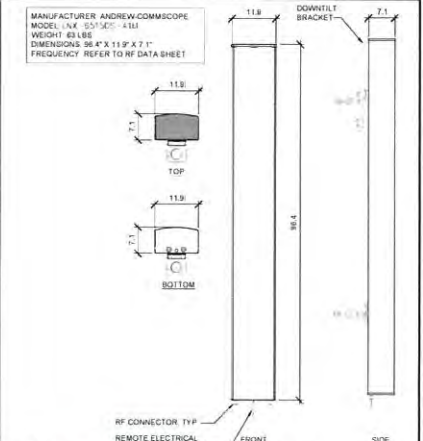
4 XMU



3 ANTENNA MOUNTING NOT TO SCALE



2 RRUS11 NOT TO SCALE



1 ANTENNA SPECIFICATION NOT TO SCALE

SECTOR	COLOR	ANTENNA MODEL #	VENDOR	AZIMUTH (TN)	MECHANICAL DOWNTILT	ELECTRICAL DOWNTILT	RADIATION CENTER	COAX/HYBRID CABLE LENGTH
ALPHA	RED	AR21 82AB4P (12' X 7.9' X 56")	ERICSSON	350°	0°	1°0'	28'-7"	(2) 78" COAX - 51'-0" (1) HCS - 16'-0"
		AR21 84AB2P (12' X 7.9' X 56")	ERICSSON	350°	0°	2°	29'-7"	
BETA	GREEN	AR21 82AB4P (12' X 7.9' X 56")	ERICSSON	120°	0°	3°0'	28'-7"	(2) 78" COAX - 51'-0" (1) HCS - 16'-0"
		AR21 84AB2P (12' X 7.9' X 56")	ERICSSON	120°	0°	9°	29'-7"	
GAMMA	BLUE	AR21 82AB4P (12' X 7.9' X 56")	ERICSSON	250°	0°	2°0'	28'-7"	(2) 78" COAX - 49'-0" (1) HCS - 16'-0"
		AR21 84AB2P (12' X 7.9' X 56")	ERICSSON	250°	0°	5°	29'-7"	

SECTOR	COLOR	ANTENNA MODEL #	VENDOR	AZIMUTH (TN)	MECHANICAL DOWNTILT	ELECTRICAL DOWNTILT	RADIATION CENTER	COAX/HYBRID CABLE LENGTH
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		LNX-65 150G-A1M (11.9' X 7.1' X 96.4")	COMMSCOPE	350°	0°	2°	28'-0"	
		AR21 84AB2P (12' X 7.9' X 56")	ERICSSON	350°	0°	5°	29'-7"	
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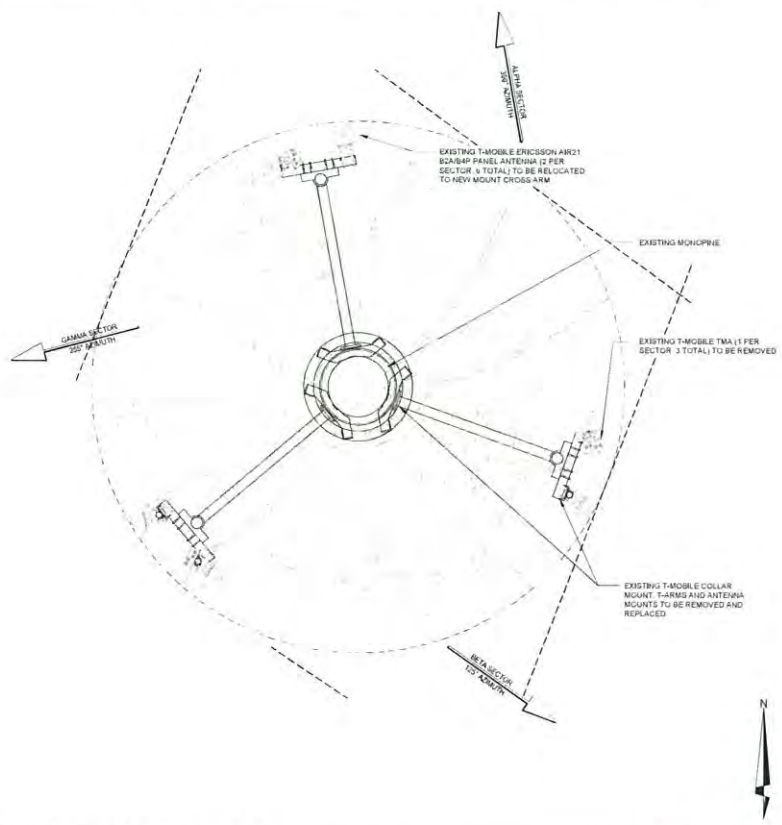
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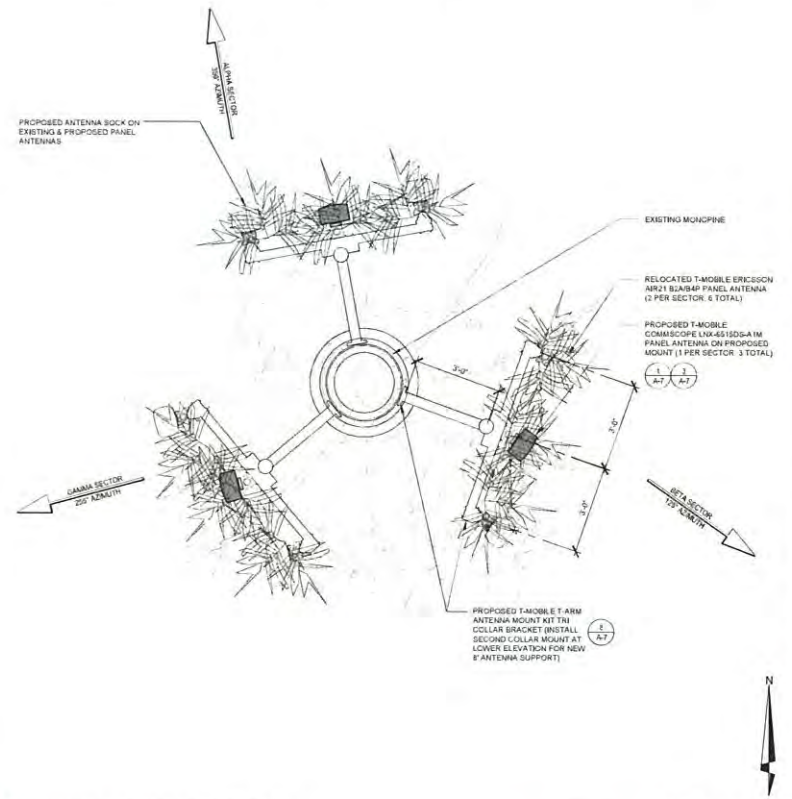
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A	03/18/16	90% CONSTRUCTION DRAWINGS

DRAWN BY: JAC CHECKED BY: JB



2 EXISTING ANTENNA PLAN



1 PROPOSED ANTENNA PLAN

Professional Engineer Seal for David L. Caldwell, License No. 49842, State of California, expires 10/31/17.

PROJECT INFORMATION

SD922 UNION AUTO FINANCE
SD06922A
1510 S SANTA FE AVE
VISTA, CA 92084

SHEET TITLE
PROPOSED & EXISTING
ANTENNA PLAN

SHEET NUMBER
RF-1

REV
2

3-33

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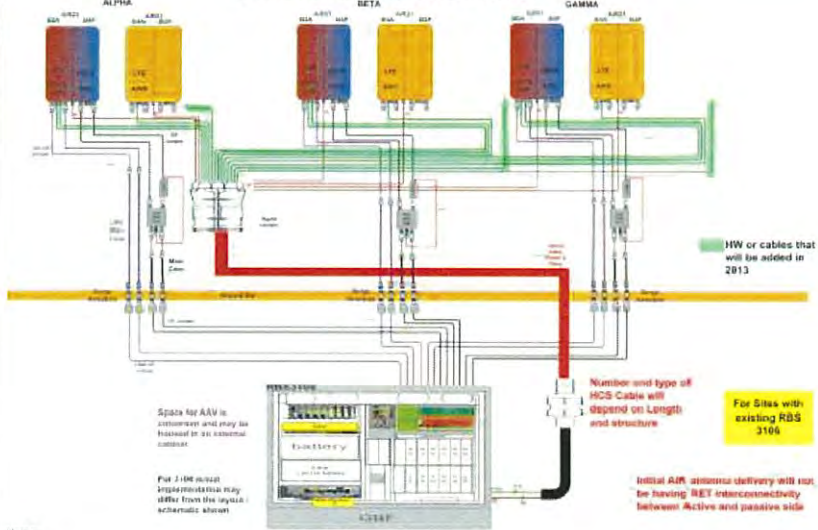
PROJECT INFORMATION
SD922 UNION AUTO FINANCE
SD06922A
1510 S SANTA FE AVE
VISTA, CA 92084

SHEET TITLE
PROPOSED & EXISTING
RF DIAGRAM

SHEET NUMBER	REV
RF-2	2

3 - 34

Site Configuration 2C - AIR Based with RBS3106

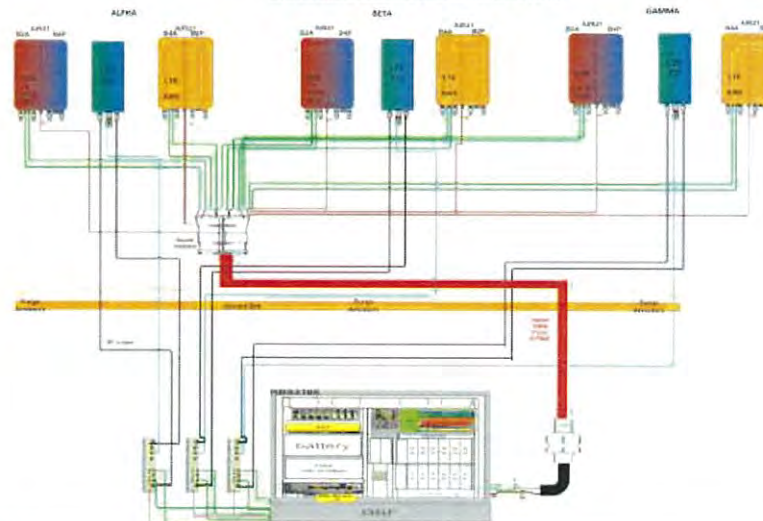


Notes

2 EXISTING RF DIAGRAM

NOT TO SCALE

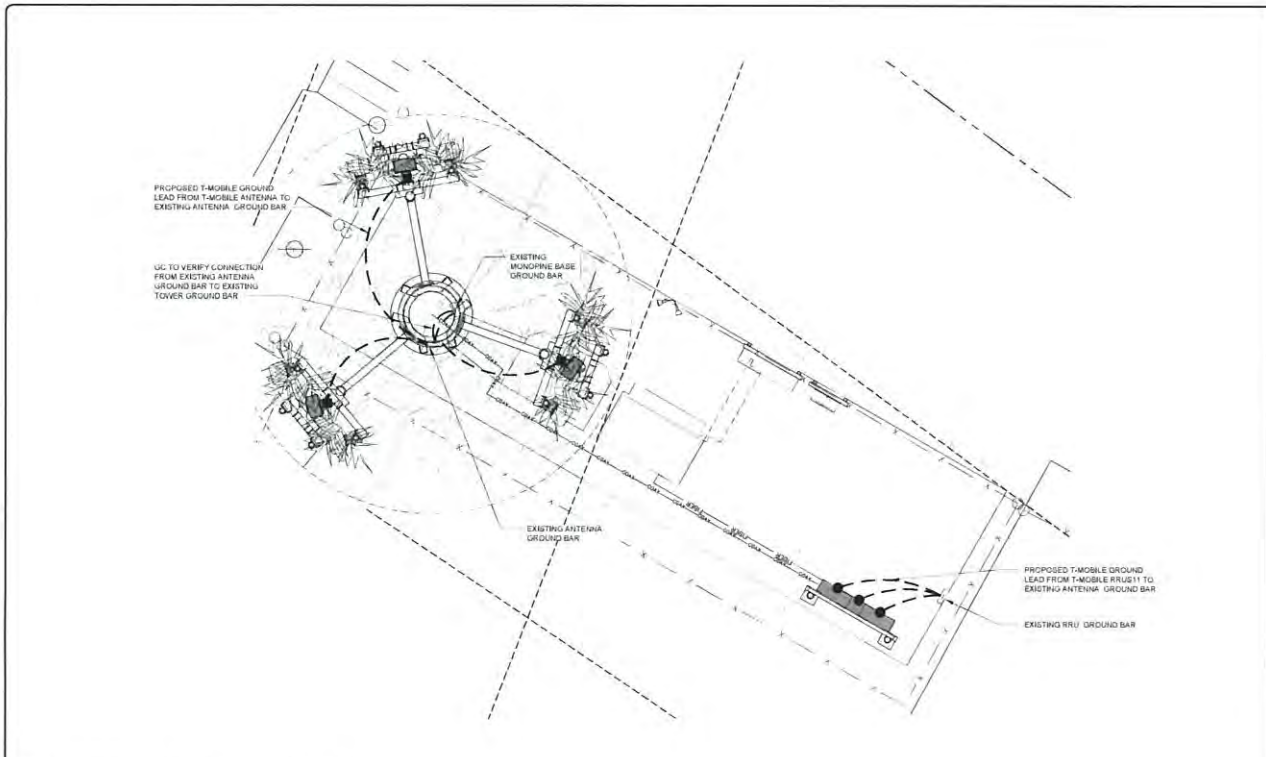
Site Configuration 702Cu - AIR Based with RBS3106



Notes

1 PROPOSED RF DIAGRAM

NOT TO SCALE



GROUNDING NOTES

- 1 ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION SHALL BE TO SITE CONDITIONS.
- 2 ALL GROUNDING CONDUCTORS SHALL BE #2 AWG 5 STRANDED COPPER WIRE WITH GREEN JACKET UNLESS NOTED OTHERWISE.
- 3 GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED, AND INSTALLED BY THE CONTRACTOR IF NOT EXISTING.
- 4 GROUND BARS
- 5 EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO CDAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR IF NOT EXISTING. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
- 6 MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT (CABINET(S)) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- 7 ALL GROUNDING SHALL BE EITHER CADWELDED OR MECHANICAL AS SPECIFIED ON DRAWINGS.
- 8 ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- 9 N.E.C. AND LOCAL UTILITY REQUIREMENTS SHALL BE OBSERVED FOR ELECTRICAL SERVICE GROUNDING.
- 10 ALL GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE T-MOBILE STANDARDS AND SUPPLEMENTS PROVIDED BY THE T-MOBILE PROJECT MANAGER.

LEGEND

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- ▨ ANTENNA GROUND BAR
- MASTER GROUND BAR

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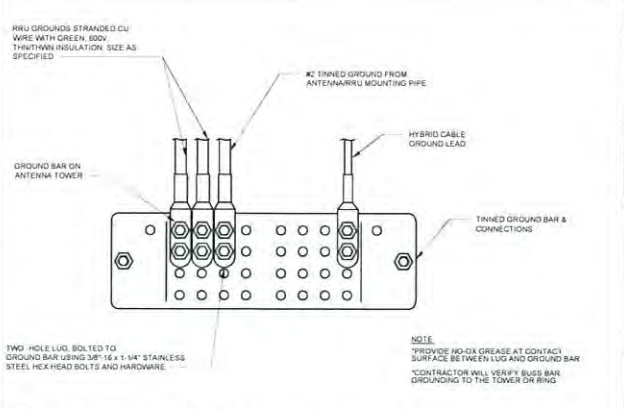
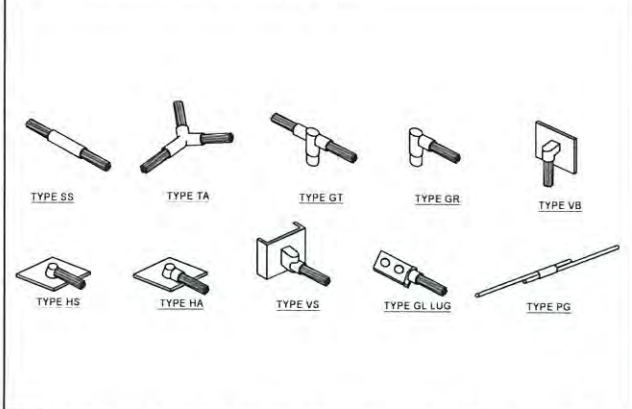
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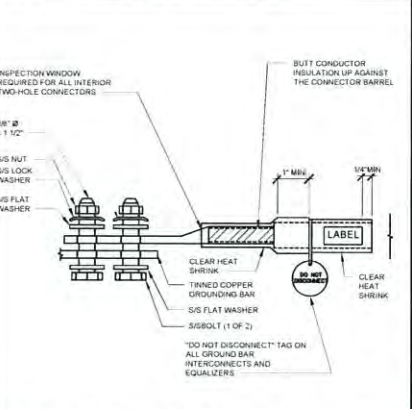
REV	DATE	REVISION DESCRIPTION	
DRAWN BY	JAC	CHECKED BY	JB

5 ANTENNA GROUNDING PLAN NOT TO SCALE

4 GROUNDING NOTES NOT TO SCALE



3 TYPICAL EXOTHERMIC WELD CONNECTIONS NOT TO SCALE



1 GROUND DOUBLE LUG NOT TO SCALE



PROJECT INFORMATION

SD922 UNION AUTO FINANCE
SD06922A
1510 S SANTA FE AVE
VISTA, CA 92084

SHEET TITLE
SCHEMATIC GROUNDING PLAN, NOTES & DETAILS

SHEET NUMBER	REV
G-1	2

3 - 35

**Attachment B – Form of Decision
Approving PDS2016-ZAP-16-001**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

April 26, 2018

PERMITTEE: T-MOBILE
MINOR USE PERMIT: PDS2016-ZAP-16-001
PROPERTY: 1510 SOUTH SANTA FE AVE., VISTA, CA WITHIN THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN AREA
APN: 183-073-01

DECISION OF THE ZONING ADMINISTRATOR

This Minor Use Permit for an unmanned wireless telecommunication facility consists of fourteen (14) sheets including redlined plot plans and elevations dated March 8, 2018. This permit authorizes the construction, operation and maintenance of the 37-foot faux monopine telecommunications facility and associated equipment pursuant, to Section 6985, 6986 and 7358 of the Zoning Ordinance.

Also granted is a specific exemption pursuant to Section 4620(g) of The Zoning Ordinance to allow the proposed facility to be 37 feet in height, where 35 feet is the height limit.

MINOR USE PERMIT EXPIRATION: This Minor Use Permit shall expire on April 26, 2020 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 Minor Use Permit has commenced prior to said expiration date.

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Minor Use Permit shall have a maximum term of 15 years (January 26, 2033). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

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

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

1. **GEN#1–COST RECOVERY**

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

2. **GEN#2–RECORDATION OF DECISION**

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

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

3. **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.

4. **PLN#1–SITE PLAN IMPLEMENTATION**

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Minor Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, antennas set in at least 18-

inches from the tip of the faux branches, 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 [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

5. PLN#2–SITE CONFORMANCE: [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. **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.

6. UTILITIES#1–ACCESS EASEMENT

INTENT: In order to promote orderly development by providing access to stakeholders of onsite Telecommunications Facilities, and to comply with the County of San Diego Subdivision Ordinance, easements for Telecommunications purposes and access to onsite facilities shall be recorded. **DESCRIPTION OF REQUIREMENT:**

- a. The applicant shall provide documentation of legal access from the site to the nearest publically maintained road; or obtain by separate document, an easement for access to the onsite Telecommunications facility.
- b. Submit evidence that the proper easement(s) exist or were executed to [PDS, LDR].

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements for compliance with this condition.

7. ROADS#1–PLANT TRIMMING AND/OR REMOVAL PERMIT

INTENT: In order to improve the unobstructed lines of sight within the County right-of-way for vehicles exiting the project driveway opening and in accordance with the County of San Diego Public Road Standards, a Plant Removal permit shall be obtained, pursuant to County Code Section 71.501 et al. **DESCRIPTION OF REQUIREMENT:** Pursuant to recommendations made by the applicant's Engineer, vegetation and plant trimming removal done within County Road right-of-way should be executed. A Plant Trimming

Removal permit shall be obtained from Construction/Road right-of-way Permits Services Section, for the vegetation removal within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the plant trimming permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. **TIMING:** Prior to construction of anything within the County right of way, the permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit and evidence of said completion of work for compliance.

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

8. 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: Minor 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, Code Compliance Division] is responsible for enforcement of this permit.

9. PLN#3–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, painting all necessary aesthetics design features, upkeep of the faux tree, and all lighting wall 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 [PDS, Code Compliance Division] is responsible for enforcement of this permit.

10. PLN#4 - SITE CONFORMANCE: [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 enclosure, as depicted in the approved plot plans.
- 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.
- e. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.
- f. The antennas shall remain setback at least 18-inches from the edge of the faux branches.
- g. The telecommunication facility shall be inspected annually to ensure it is operating properly and the facility remains undamaged. The applicant shall provide the necessary inspection fee on an annual basis.
- h. The facility and back-up generator shall be maintained and tested only between the hours of 7am to 6pm Monday through Friday, not including holidays.

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 Compliance Division] is responsible for enforcement of this permit.

11. ROADS#2-SIGHT DISTANCE

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 minimum stopping sight distance criteria of the American Association of State Highway and Transportation Officials (AASHTO) pursuant to the Design Exception Request approved February 2, 2018 by the San Diego County Department of Public Works. A minimum required 200 feet stopping sight distance shall be maintained for the life of this permit, based on a prevailing (85%) speed of 30 MPH. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum required sight distance of 200 feet, along Montgomery Drive, in the southbound direction approaching the project driveway opening for the life of this permit. All other standards, conditions, and improvements required by PDS2016-ZAP-16-001 shall be met. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

MINOR USE PERMIT FINDINGS

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

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

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

Harmony: The project is a Minor Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility is designed as a 37-foot tall faux monopine tree. The equipment necessary to operate the facility will continue to be located inside a six-foot tall wood fence. The enclosure area will occupy approximately 360 square feet of the approximately 0.13 acre parcel. The project is located on a developed site with an auto sales commercial building and parking lot with the existing wireless telecommunication facility. The project is subject to the General Commercial (C-1) General Plan Land Use Designation and General Commercial (C36) Zoning. The faux monopine tree is designed to look similar to existing trees in the area. When compared to the existing structures on the site as well as the structures and mature trees located off-site, the proposed cellular facility is in harmony with adjacent uses in terms of color, scale and bulk.

Scale and Bulk: The project area can be characterized as developed commercial, with a legal, nonconforming residence located approximately 70 feet away. The area surrounding the project consists primarily of residential and commercial uses. The proposed facility will be visible from roads to the west and south, however the scale and bulk of the project will be minimal due to other tall vertical elements in

the area including utility poles, commercial buildings, and mature trees along the roadways. The footprint of the equipment enclosure is approximately 360 square feet which is a small portion of the 0.13 acre parcel.

While there are residential viewsheds within sight of the proposed facility, there is an existing auto sales building which will shield or buffer a portion of the faux tree and the majority of the equipment enclosure. The proposed location provides reduced visibility to drivers along South Santa Fe Avenue and Montgomery Drive, while still maintaining adequate elevation to maintain an acceptable level of coverage. Photos on file illustrate that the proposed 37-foot monopine is similar in scale and bulk to existing trees along the northeastern border of the property. The proposed 37-foot faux monopine tree will be in harmony with the scale and bulk of the surrounding area and therefore will be unobtrusive to the surrounding viewshed.

The panel antennas will continue to be covered in faux leaves, or “socks”, and the branches will extend approximately one and a half feet past the panel antennas. The faux trunk will be colored brown and have a thick faux bark texture. The equipment enclosure will remain an earth-tone color to match the nearby fencing and sheds in the project vicinity. The project is compatible with adjacent uses in terms of scale and bulk because of the unobtrusive design, and other vertical elements such as utility poles, commercial buildings, and mature trees. For the reasons stated above, the project will not substantially increase the scale and bulk of the subject parcel, nor result in negative impacts to the surrounding area.

Coverage: The subject parcel is approximately 0.13 acres. Surrounding land uses consist of primarily commercial and residential, with South Santa Fe Ave and Montgomery Drive adjacent to the property. Parcel sizes in the area range from approximately half an acre to over 7 acres. The subject property is developed with an auto sales commercial building and a parking lot as well as an existing wireless telecommunication facilities. The equipment enclosure for this unmanned wireless telecommunication facility will total approximately 360 square feet (roughly 6% of lot coverage). Due to the small proposed footprint, the telecommunication facility will maintain similar coverage with surrounding area.

Density: The project is a Minor Use Permit for the authorization of 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 within the jurisdiction of the Vista Fire Protection District. They respond with career firefighters to structural, wildland, and emergency medical services on a year round basis. Fire code requirements can either be met through FP-2 compliance or adequate services. The project has been reviewed and found to have adequate access and water supply in place. Electrical and telephone services are available on-site. The subject property is connected to South Santa Fe Avenue, a public road, by a driveway for road purposes. This driveway is for

the benefit and use of the subject property. All required utilities are therefore available for the project.

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

The project is a Minor Use Permit for the authorization of a wireless telecommunication facility. The project consists of a 37-foot high monopine with associated equipment enclosure, relocation of six (6) existing antennas with antenna socks, installation of a three (3) new antennas with antenna socks mounted on T-arms, installation of three (3) RRUS on an H-frame and the installation of a new XMU within an existing equipment cabinet. The color, scale and bulk of the equipment enclosure is similar to the existing fences within the project vicinity and other structures on-site, and the enclosure will be shielded from the frontage street by the existing auto sales building. The additional height of the faux monopine is proposed to add a crown of the tree that appears more realistic and allow the facility to blend in more with the existing mature trees.

Photos of the existing site are on file that illustrate that the line, form, and color of the facility is largely consistent with other elements that make up the visual setting of the area. The facility is located along the northern portion of the property. The location of the facility is set back from the road and is screened by an existing auto sales building to reduce the visibility from drivers, while still maintaining adequate elevation to provide the minimum coverage to the adjacent public roads and the surrounding community. The equipment will continue to be enclosed by a fenced equipment enclosure.

The project is located at the corner of Montgomery Drive and South Santa Fe Avenue which are not County of San Diego designated Scenic Highways. The project has been designed to be unobtrusive to motorists traveling on adjacent public roads. The wireless telecommunication facility is located behind an existing auto sales building to screen the equipment enclosure from view and to screen a portion of the faux monopine. Furthermore, the project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will 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 this proposed Minor Use Permit is expected to average one to two maintenance trips per month and will utilize a driveway, connecting to South Santa Fe Avenue. Existing parking is available on the property. The use associated with this Minor Use Permit will be compatible with the existing commercial 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 the adjacent uses. Therefore, the number of

maintenance trips will not substantially increase or alter the physical character of South Santa Fe Avenue

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

The applicant proposes a Minor Use Permit for an unmanned wireless telecommunication facility and associated equipment. The subject property is 0.13 acres and is developed with access and utility services adequate to serve the proposed use. The installation of additional equipment to the telecommunication facility will not require significant alteration to the land form as the enclosure and monopine will be placed on a level area. The project, as designed, will continue to be camouflaged, will 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 will be compatible with adjacent land uses.

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

The location of the existing wireless telecommunication facility is considered legal, non-conforming as it is within the 50-foot minimum setback of the property line adjacent to an improved residential use which is required by the Telecommunication Ordinance. The proposed project will not increase or further non-conformity as all construction will take place within the same footprint of the approved facility under the original building permit. In addition, the adjacent residence on the off-site property is considered legal, non-conforming as it is within a commercial zone. Lastly, the adjacent residence is located approximately 70-feet away from the existing wireless telecommunication facility.

- (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 Minor Use Permit is subject to the General Commercial (C-1) Designation of the General Plan. The project complies with the General Plan because commercial uses are allowed if they support the local population. In addition, 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 disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project will be consistent with the General Plan Land Use Element Goal 15.1 because the project is compatible with the existing community character, and the project will not result in impacts to the natural environment. Lastly, the project also complies with the General Plan Policy COS11.1 and 11.3 because the project has been designed to minimize visual impacts to the adjacent public roads through the camouflaging of the facility and site location behind an existing auto sales building surrounded by mature trees.

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

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

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

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.

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

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

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

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

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.

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.

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 Zoning Administrator, this decision may be appealed to the County Planning Commission 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 Zoning Administrator 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.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

By:

Noah Alvey, Zoning Administrator
Planning & Development Services

email cc:

Kenneth Brazell, Team Leader, Land Development, PDS
Sean Oberbauer, Project Manager, Project Planning, PDS
Ashley Smith, Planning Manager, Planning & Development Services
Stephanie Valdez, Smartlink

Attachment C – Environmental Documentation

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: T-Mobile Union Auto Wireless Telecommunication Facility; PDS2016-ZAP-16-001

Project Location: 1510 South Santa Fe Avenue within the North County Metropolitan Subregional Planning Area of unincorporated San Diego County; APN: 183-073-01

Project Applicant: T-Mobile West LLC, 10509 Vista Sorrento Parkway Suite 206, San Diego, CA 92121; Smartlink LLC, Attn: Stephanie Valdez, (619) 417-9925

Project Description: The construction, operation, and maintenance of an unmanned wireless telecommunication facility which was originally constructed under a building permit before the adoption of the 2003 Telecommunication Ordinance. The project consists of a 37-foot high monopine with associated equipment enclosure, relocation of six (6) existing antennas with antenna socks, installation of a three (3) new antennas with antenna socks mounted on T-arms, installation of three (3) RRUS on an H-frame and the installation of a new XMU within an existing equipment cabinet.

Agency Approving Project: County of San Diego

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

Date Form Completed: April 26, 2018

This is to advise that the County of San Diego Zoning Administrator has approved the above described project on April 26, 2018 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and it is recommended that the project qualifies for a Categorical Exemption under CEQA section 15303 that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature: _____ Telephone: (858) 495-5747

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

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

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

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
T-MOBILE UNION AUTO, PDS2016-ZAP-16-001**

April 26, 2018

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

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. 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 located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES NO NOT APPLICABLE/EXEMPT

The project consists of the addition of equipment on an existing wireless telecommunications facility. The facility was originally permitted through a building permit prior to the adoption of the Telecommunication Ordinance in 2003. No groundwater use is proposed for the project.

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

Pursuant to Section 86.603(a) of the Resource Protection Ordinance (RPO), Minor Use Permits are not subject to the RPO. Therefore, the RPO is not applicable to this project.

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's Storm Water 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 involves construction of equipment to an existing unmanned wireless telecommunication facility with the installation of new antennas and equipment within an existing equipment enclosure. The project site and adjacent properties are zoned C36 and subject to a lesser restrictive sound level requirement at the property line. The project would be subject to an acceptable Exterior Noise Level (CNEL) of 65 dBA and a

one-hour average sound level of 60 dBA. Based on the existing project design and proposed equipment, all noise generating equipment is located within the existing equipment shelter which would screen noise. The project does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units and will not include additional equipment cabinets. Therefore, the project demonstrates compliance with County noise standards.

Attachment D – Environmental Findings

**T-MOBILE UNION AUTO WIRELESS TELECOMMUNICATION FACILITY
PDS2016-ZAP-16-001,**

ENVIRONMENTAL FINDINGS

April 26, 2018

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 for the reasons stated in the Notice of Exemption.
2. Find that 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.).

**Attachment E – Site Photos and Existing
Geographic Service Area Map**

Legend



View of Site (Looking East): Photo taken 03/02/2018



View of Site (Looking South): Photo taken 03/02/2018





Photo Survey
T-Mobile: SD06922A
1510 S. Santa Fe Ave., Vista CA
Project: PDS2016-ZAP-16-001

View of Site (Looking North; at Property Line): Photo taken 03/02/2018



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View of Site (Looking Northeast): Photo taken 03/02/2018



View of Site (Looking Northwest): Photo taken 03/02/2018



SD06922A Coverage Map

RF Team San Diego Market
Mar 2, 2018

SDC PDS RCVD 03-08-18
ZAP16-001

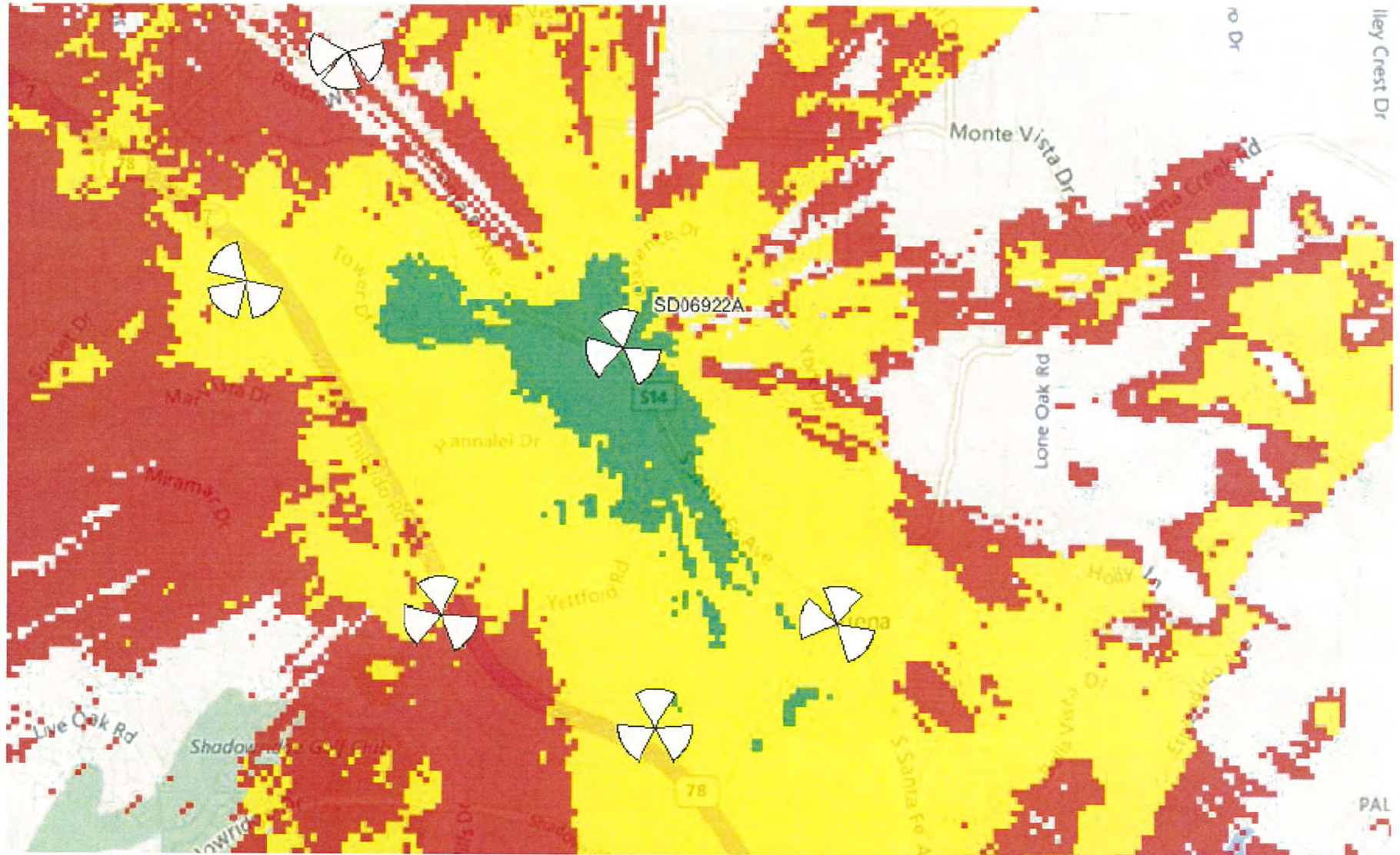


Contents:

Plots :

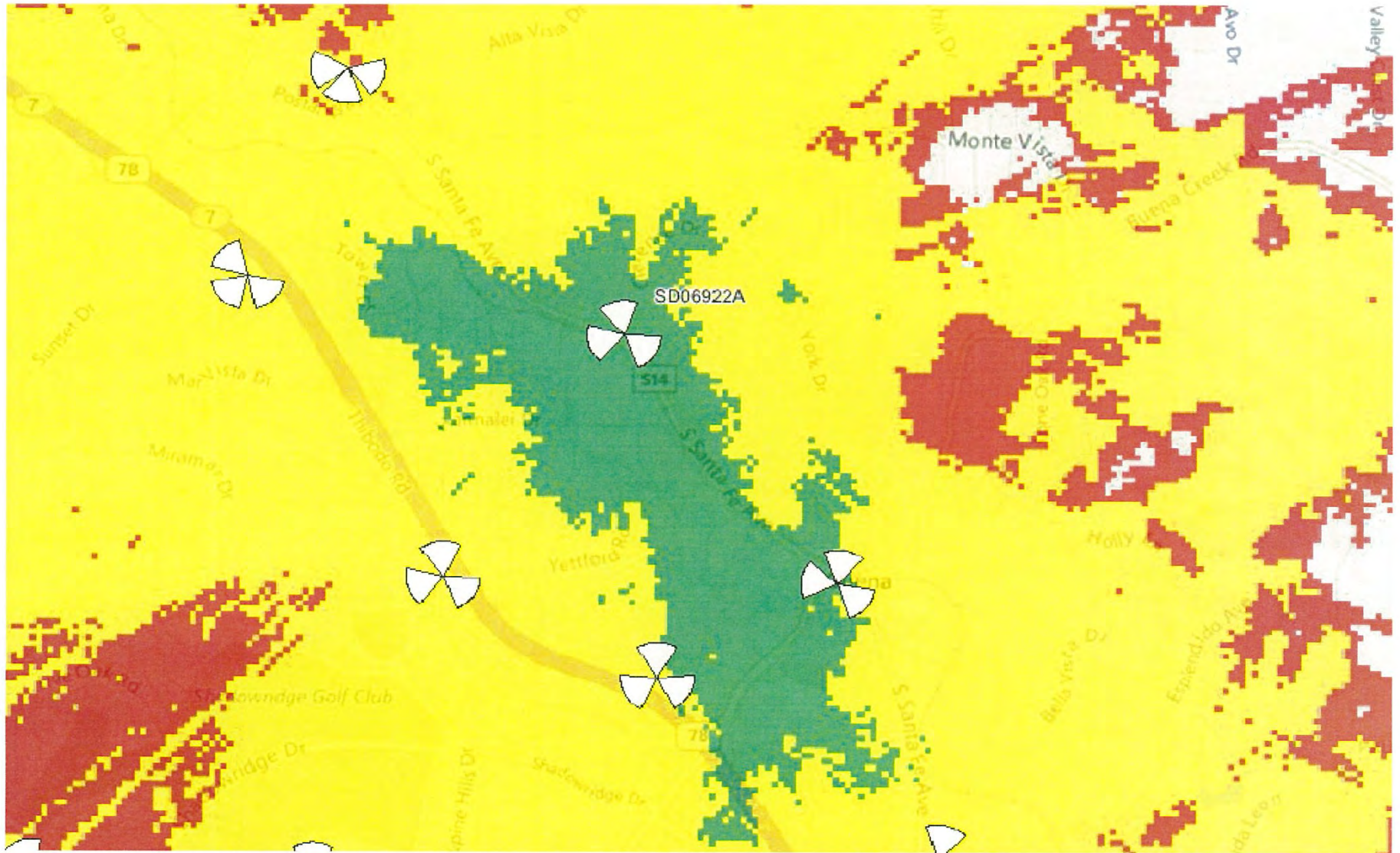
- SD06922A L2100 Coverage
- SD06922A L700 Coverage
- SD06922A Neighbors Only Coverage

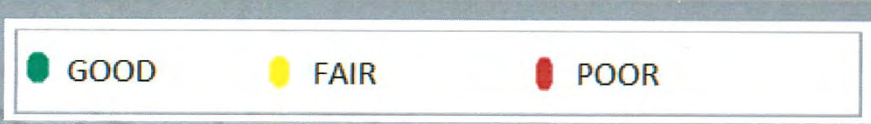
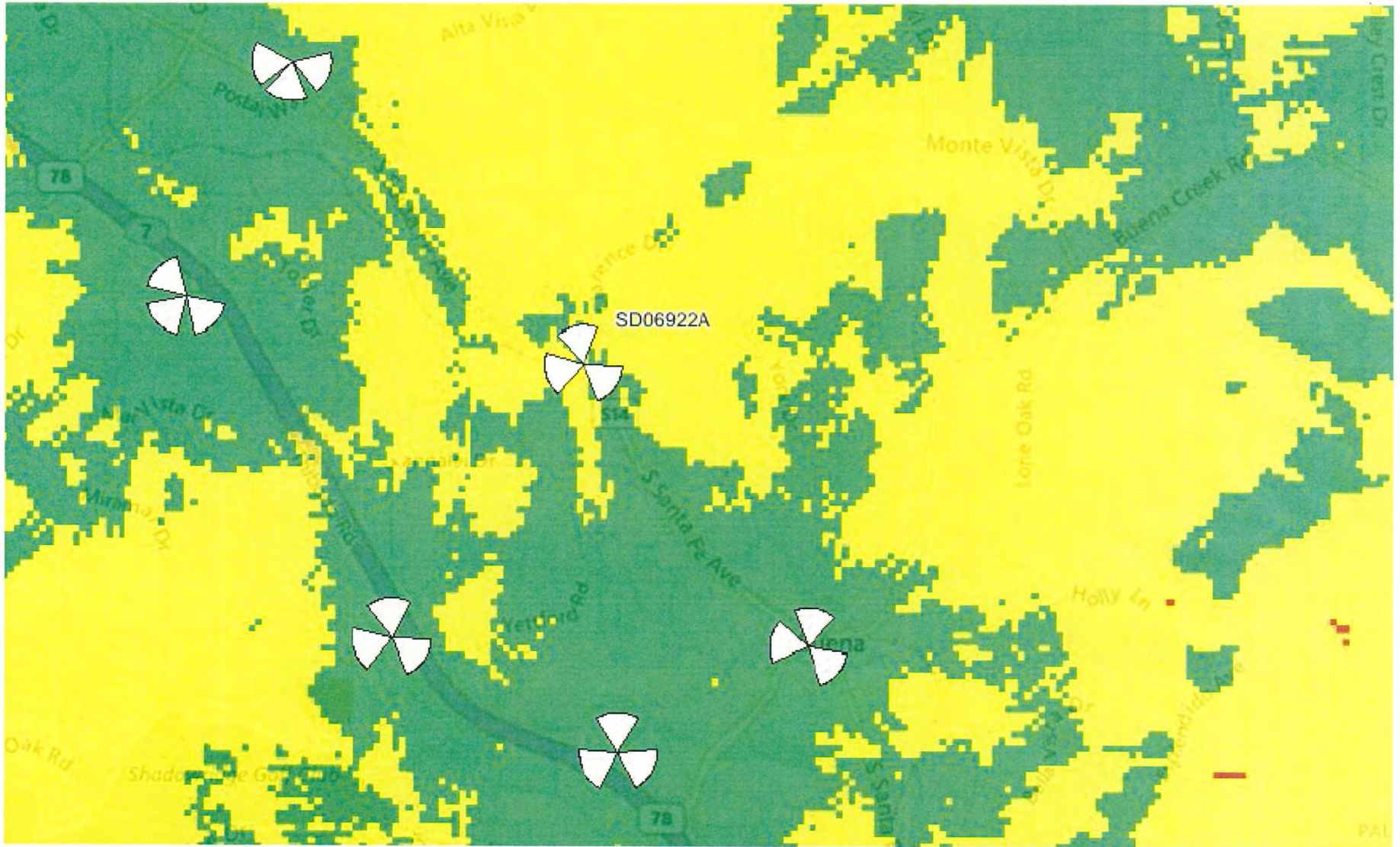




GOOD FAIR POOR







Attachment F – 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) ZAP-16-001

Assessor's Parcel Number(s) 183-073-01-00

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.

Sims, Sims, & Hoelzle #3, 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.

Jack Hoelzle

Burgess Sims

Joann Sims

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

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

Signature of Applicant (Handwritten Signature)

Jeffrey McConnell

Print Name

10/1/16

Date

SDC PDS RCVD 11-30-16 ZAP16-001