

COVER SHEET No. 1
PLANNING COMMISSION HEARING
JULY 22, 2022
ITEM No. 1

**SUBJECT: CONTINUED ITEM AT&T RICE RANCH MAJOR USE PERMIT
MODIFICATION**

At the June 10, 2022 Planning Commission hearing, a quorum was not able to be established to vote on the item, therefore, a procedural motion was passed to have the project continued to the July 22, 2022 Planning Commission hearing. Dates have been modified in the decision documents and staff report to reflect the new Planning Commission hearing date of July 22, 2022. No changes to the project are proposed as a result of the continuance.

COVER SHEET No. 1
PLANNING COMMISSION HEARING
JUNE 10, 2022
ITEM No. 1

**SUBJECT: CONTINUED ITEM AT&T RICE RANCH MAJOR USE PERMIT
MODIFICATION**

At the May 6, 2022 Planning Commission hearing, the project applicant and property owner representative both requested a continuance of the project for additional time to final a civil settlement that has been in process over the last year. The continuance was granted and as such, dates have been modified in the decision documents and staff report to reflect the new Planning Commission hearing date of June 10, 2022. No changes to the project are proposed as a result of the continuance.



The County of San Diego

Planning Commission Hearing Report

| | | | |
|-------------------------|--|-----------------------|--|
| Date: | May 6, 2022 | Case/File No.: | AT&T Rice Ranch Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-09-020W1; PDS2020-ER-09-02-009A |
| Place: | County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123 | Project: | Wireless Telecommunication Facility |
| Time: | 9:00 a.m. | Location: | 10590 Couser Way, Valley Center, CA 92082 |
| Agenda Item: | #1 | General Plan: | Rural Lands RL-20 |
| Appeal Status: | Appealable to the Board of Supervisors | Zoning: | Limited Agriculture (A70) |
| Applicant/Owner: | AT&T/Olive J. Rice | Community: | Valley Center Community Plan Area |
| Environmental: | CEQA §15301 Exemption | APN: | 128-020-34-00 |

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) Modification for the AT&T Rice Ranch Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B).

The Project, submitted December 2020, is a request for AT&T (Applicant) to revise, operate, and maintain an existing wireless telecommunication facility. The Project includes removing and replacing antennas and remote radio units (RRUs), and rebranching of the existing 50-foot-tall mono-broadleaf tree. The Project also includes removing and replacing ancillary equipment located within the existing eight-foot-tall concrete masonry unit (CMU) block wall enclosure which will be painted to match the existing residence on site. The 2.64-acre project site is located at 10590 Couser Way in the Valley Center Community Plan Area, is zoned Limited Agriculture (A70) and contains the existing telecommunication facility and avocado grove.

The MUP for the existing wireless telecommunication facility was approved on January 21, 2011 and expired on January 21, 2021 in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. The Project is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 10 years of operation before it needs to be re-evaluated against the technology available in the future.

This report includes a staff recommendation, a Project description, analysis and discussion, and the Valley Center Community Planning Group recommendation.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project and determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant Major Use Permit Modification PDS2020-MUP-09-020W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The Applicant requests a MUP Modification to revise and continue operating an existing wireless telecommunication facility located at 10590 Couser Way in the Valley Center Community Plan Area. The Applicant proposes to remove and replace antennas and RRUs and rebranch the existing 50-foot-tall mono-broadleaf tree. All antennas will have "socks" installed over them for camouflage and RRUs and equipment will be painted dark green to match the mono-broadleaf foliage (Figure 1). In addition, a battery cabinet and power plant cabinet with associated equipment will be removed and replaced within the existing 330 square foot CMU block wall enclosure located directly adjacent to the base of the facility. Both the interior and exterior of the CMU block wall enclosure will be painted to match the color of the existing single-family residence.

On January 21, 2011, the Planning Commission approved Major Use Permit PDS2009-3300-09-020 for the wireless telecommunication facility. Since approval of the MUP, multiple Minor Deviations have been approved for minor equipment changes, upgrades, and maintenance of the faux mono-broadleaf tree. Pursuant to the County of San Diego's Zoning Ordinance, faux tree facilities are defined as "high-visibility" and the project site is located in a non-preferred zone. Therefore, the original MUP was granted for a period of 10 years and expired on January 21, 2021. Pursuant to the amortization schedule in Zoning Ordinance Section 6991, the Applicant is required to obtain a modified MUP to bring the facility into compliance with the Zoning Ordinance and renew the facility for an additional 10 years. The Applicant submitted for the Modification in December of 2020.



Figure 1: View on site of existing (left) and proposed (right) mono-broadleaf tree and equipment enclosure, looking northwest.

2. Subject Property and Surrounding Land Uses

The Project is located on a 2.64-acre parcel within the Valley Center Community Plan Area (Figure 2). The project site is zoned Limited Agriculture (A70). The General Plan Regional Category is Rural, and the Land Use Designation is Rural Lands (RL-20).

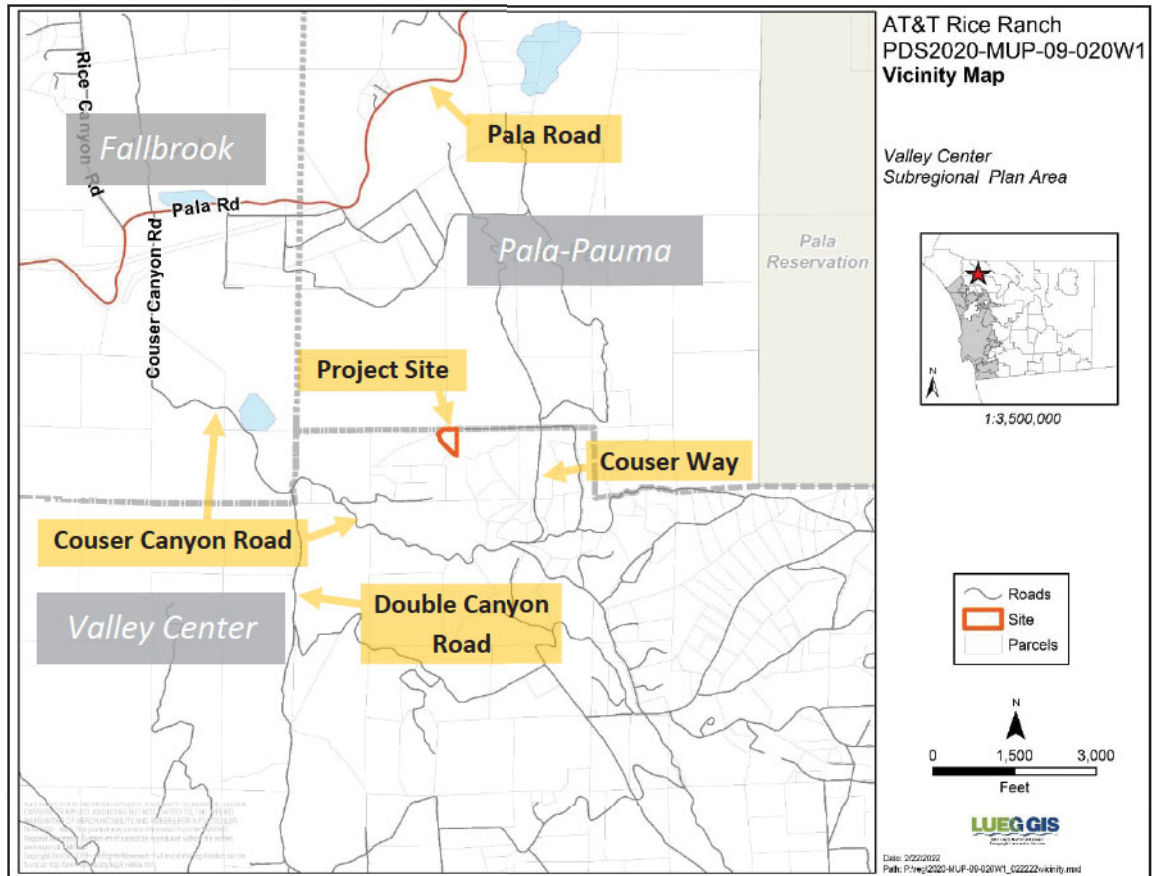


Figure 2: Vicinity map

The site contains the existing telecommunication facility and avocado grove. The nearest adjacent parcel is under common ownership and contains a single-family residence and a pool (Figure 3). Surrounding land uses are primarily agriculture, single-family residential, and vacant land (Table C-1).

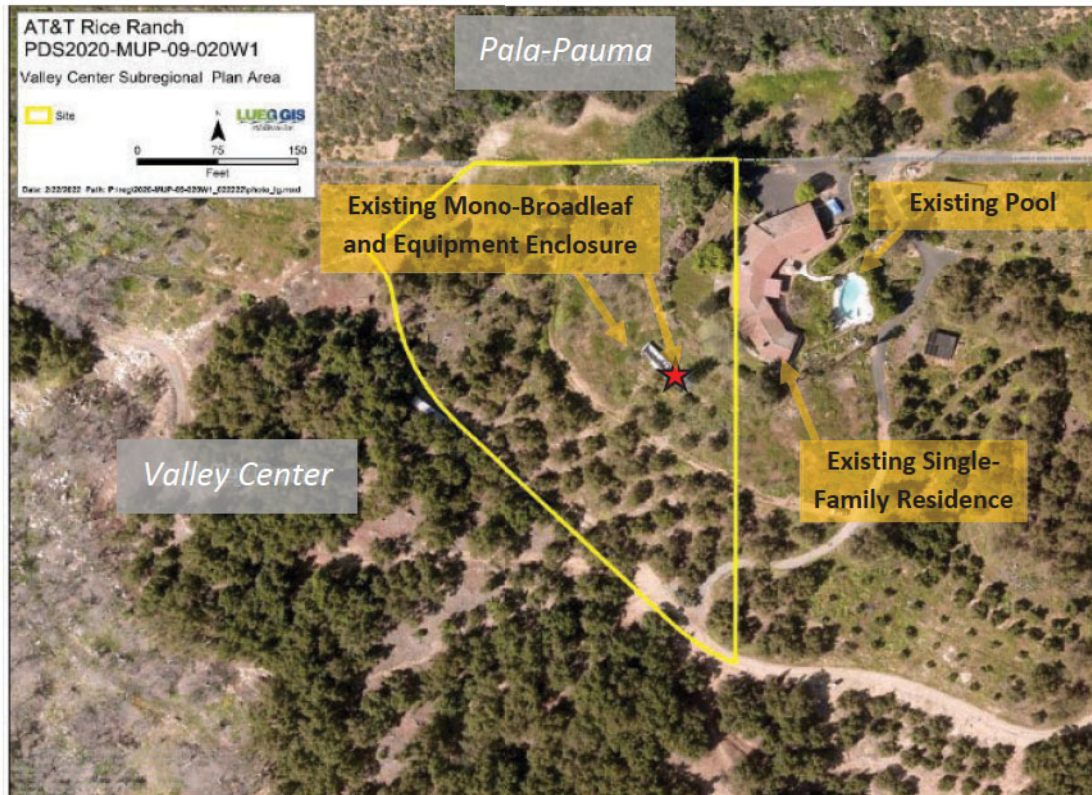


Figure 3: Aerial photograph of project site. Location of existing facility identified with red star.

Table C-1: Surrounding Zoning and Land Uses

| Location | General Plan | Zoning | Adjacent Streets | Description |
|----------|---|----------------------------|--------------------|--------------------------------|
| North | Public/Semi-Public Lands (Solid Waste Facility) | Solid Waste Facility (SWF) | SR-76/Pala Road | Vacant Land |
| East | Rural Lands (RL-20) | Limited Agriculture (A70) | Couser Way | Agriculture, Rural Residential |
| South | Rural Lands (RL-20) | Limited Agriculture (A70) | Couser Canyon Road | Agriculture, Rural Residential |
| West | Rural Lands (RL-20) | Limited Agriculture (A70) | Deseret Road | Agriculture, Vacant Land |

D. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Is the Project consistent with the goals and policies of the Valley Center Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Analysis

The Project is located on a property zoned Limited Agriculture (A70), which is a non-preferred zone for wireless telecommunication facilities according to Zoning Ordinance Section 6986A. Section 6985 of the County Zoning Ordinance requires the approval of a MUP for all wireless facilities in a Rural zone, and A70 is defined as a Rural zone in Section 6983. In addition, the Project includes a request for two exceptions that were approved with the original MUP: 1) Exception from the 35-foot height requirement for the 50-foot-tall facility as provided by Section 4620.g of the County Zoning Ordinance, 2) Exception to allow the facility to be set back 33 feet from the nearest residential property line, instead of the required 50-foot setback (Section 6985.C.4) as allowed by Section 4813 of the County Zoning Ordinance.

Amortization

The Project is subject to amortization because a faux tree is defined as a "high visibility" facility and the site is within a rural zone, which is a non-preferred zone. This means the existing facility must be brought into conformance with the Zoning Ordinance requirements within a specified time, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance section 6985.C.11, which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high visibility structure and requires a MUP Modification to continue operation and maintenance and renew the facility's term limits. The Project subject to this MUP Modification is valued at approximately \$300,000 and will therefore have a maximum term of 10 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The Project is located on a privately owned 2.64-acre site. The proposed 50-foot-tall mono-broadleaf tree is designed to be compatible with the surrounding land uses and mountainous, vegetated backdrop. The facility is located approximately 1,800 feet north of Couser Canyon Road, the nearest public road, approximately 65 feet west of the single-family residence on the adjacent parcel but

under common ownership and approximately 495 feet north of the nearest neighboring residential structure. Due to topography and existing surrounding vegetation including avocado trees, it is not visible from Couser Canyon Road. The facility may be visible from nearby residences but will blend amidst several existing avocado trees as they grow to similar height.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The County of San Diego General Plan identifies State Route 76 (SR-76), or Pala Road, as a County Scenic Highway in the vicinity of the site. The proposed mono-broadleaf tree is approximately 0.85 miles from SR-76 and is not visible from the scenic corridor due to distance and intervening topography and vegetation.

The facility is located approximately 495 feet north of the nearest off-site residential structure, and approximately 65 feet west of the single-family residence on the adjacent parcel under common ownership. The residents there will have limited views of the Project due to the distance and topography. The faux tree will be visible from surrounding areas but due to distance, topography, and the vegetated landscape, the facility blends in with the rural character of the area. Therefore, the proposed wireless telecommunication facility will not introduce a negative visual impact to the community.

Alternative Site Analysis

The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned Limited Agriculture (A70), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities, and that moving the facility would create a gap in area coverage (Figure 6). All other wireless telecommunication facilities are located outside the Applicant's target coverage area and other existing sites are not capable of supporting an additional carrier.

Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to provide continued coverage and adequate service to motorists and residents in the area (Figure 6). The 50-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps for AT&T can also be found in Attachment F.

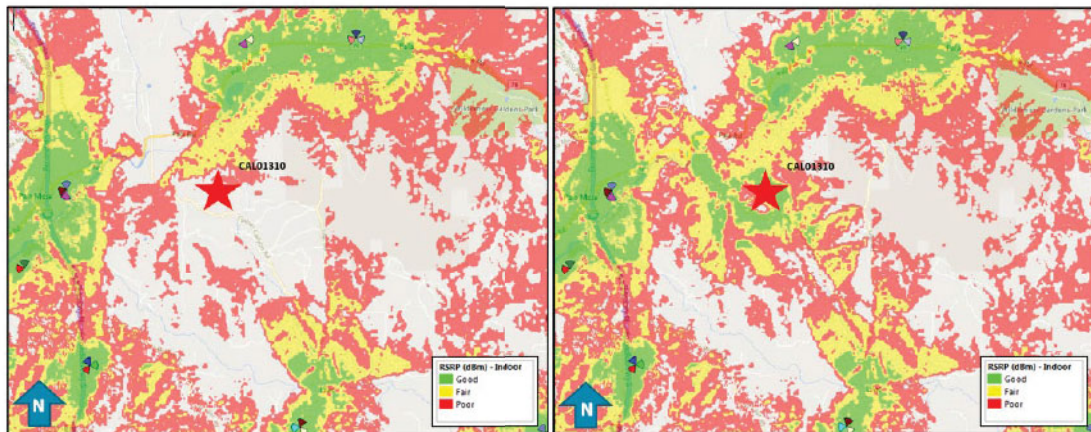


Figure 6: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

Table D-1: General Plan Conformance

| General Plan Policy | Explanation of Project Conformance |
|---|---|
| <p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p> | <p>The Project will provide coverage throughout the area, which is essential in the event of an emergency. In addition, FirstNet, a first responder network, will be provided by the facility to further public safety and accessibility to prompt emergency response in the surrounding area.</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 Project will minimize visual impacts through adding additional branching and covering antennas with “socks” to blend equipment into the mono-broadleaf tree design and painting the existing equipment enclosure to match the color of the existing residence on the adjacent parcel under common ownership, which aids in making the facility compatible with existing development and the rural 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>The facility is available to provide co-location opportunities for other carriers as feasible.</p> |

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Limited Agriculture (A70) zone with the incorporation of conditions of approval (See Table D-2).

Table D-2: Zoning Ordinance Development Regulations

| CURRENT ZONING REGULATIONS | | CONSISTENT? |
|----------------------------|------|--|
| Use Regulation: | A70 | Yes, upon approval of a MUP Modification |
| Animal Regulation: | L | N/A |
| Density: | - | N/A |
| Lot Size: | 4 AC | N/A |
| Building Type: | C | N/A |
| Maximum Floor Area: | - | N/A |
| Floor Area Ratio: | - | N/A |
| Height: | G | Yes, upon approval of a MUP Modification |
| Lot Coverage: | - | N/A |
| Setback: | C | Yes |
| Open Space: | - | N/A |
| Special Area Regulations: | - | N/A |

| Development Standard | Proposed/Provided | Complies? |
|---|---|--|
| Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "C" which requires structures to be no more than 35 feet in height. | The mono-broadleaf tree is 50 feet tall. The approved MUP included a request to exceed the 35-foot height limit, which is necessary to meet the intended coverage objective. The MUP Modification requests the continuation of the height exceedance allowance to continue to provide optimal coverage. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification |

| Development Standard | Proposed/Provided | Complies? |
|---|--|---|
| Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback. | The proposed location of the mono-broadleaf tree and associated equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission's (FCC) 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 also required from the FCC.

Table D-3: Wireless Ordinance Consistency

| Development Standard | Proposed/Provided | Complies? |
|---|---|--|
| Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping. | The existing equipment and cabinets are of varying height but are all less than 10 feet. The existing eight-foot-tall CMU block wall equipment enclosure will be painted to match the color of the existing residence on the adjacent property under common ownership and agricultural trees on-site further screen the facility. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use. | The 50-foot-tall mono-broadleaf tree is setback 33 feet from nearest residential property line and 65 feet from nearest single-family residence. The approved MUP included a request to be set back | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification |

| Development Standard | Proposed/Provided | Complies? |
|---|--|---|
| | from the nearest residence by 33 feet and the MUP Modification requests the continuation of the reduced setback allowance | |
| Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback. | The tower and equipment enclosure are located outside all required building setbacks including front, rear, and side yard. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis. | No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility. | The Project is considered a "high visibility" facility because the facility is a faux tree (mono-broadleaf). High visibility facilities with a valuation of \$10,000 to \$500,000 are required by the Zoning Ordinance to have a maximum term of 10 years. Since the Project has a valuation of approximately \$300,000, the MUP Modification has been conditioned to have a maximum term of 10 years. This time 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 the time of the request for a modification. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of | The site is not visible from any nearby scenic roads or highways due to the distance and topography. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

| Development Standard | Proposed/Provided | Complies? |
|---|-------------------|-----------|
| monopoles, lattice towers, or guyed towers. | | |

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15301. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. 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 RECOMMENDATION

On February 8, 2021, the Valley Center Community Planning Group (CPG) reviewed the Project. The CPG recommended denial of the MUP Modification indicating AT&T has other alternatives to find a site located away from residents by a vote of 11-3-0-0 (11-Yes, 3-No, 0-Abstain, 0-Absent). The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities, and that moving the facility would create a gap in area coverage. The nearest commercial zone is located approximately 2.7 miles west of the existing facility and will not meet the coverage objectives. The ASA and Geographic Service Area Maps can be found in Attachment F. The Valley Center CPG meeting minutes can be found in Attachment E.

F. PUBLIC INPUT

The Project was first submitted to PDS in December 2020. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. A total of twenty-two property owners were noticed within a 1,900-foot radius from the project site. No written comments or phone calls were received from community members as a result of the public notices sent at the time of application. In addition, public notices for the Planning Commission hearing were sent to a total of twenty-two property owners, including owners of properties beyond the minimum of 300 feet, for a radius of 1,900 feet from the project site.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP Modification PDS2020-MUP-09-020W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Rachael Lindebrekke, Project Manager
619-323-7872

Rachael.Lindebrekke@sdcounty.ca.gov

Report Approved By:

Dahvia Lynch, Director
858-694-2962

Dahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

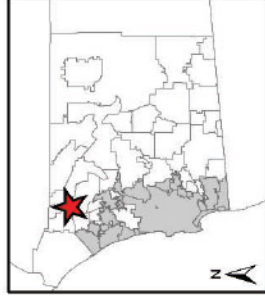
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2020-MUP-09-020W1
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis
- Attachment G – Ownership Disclosure

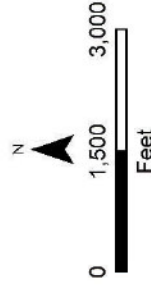
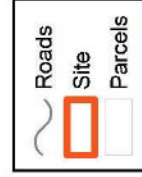
Attachment A – Planning Documentation

AT&T Rice Ranch
PDS2020-MUP-09-020W1
Vicinity Map

Valley Center
Subregional Plan Area



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AT&T Rice Ranch
PDS2020-MUP-09-020W1
General Plan

Valley Center
Subregional Plan Area

- (18) Rural Lands (RL-20)
- (19) Rural Lands (RL-40)
- (32) Public/Semi-Public Facilities
- (42) Public/Semi-Public Lands (Solid Waste Facility)



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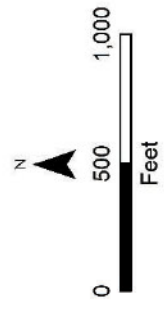
**AT&T Rice Ranch
PDS2020-MUP-09-020W1
Zoning**

Valley Center
Subregional Plan Area

- A70 - Limited Agricultural
- A72 - General Agricultural
- SWF - Solid Waste Facility

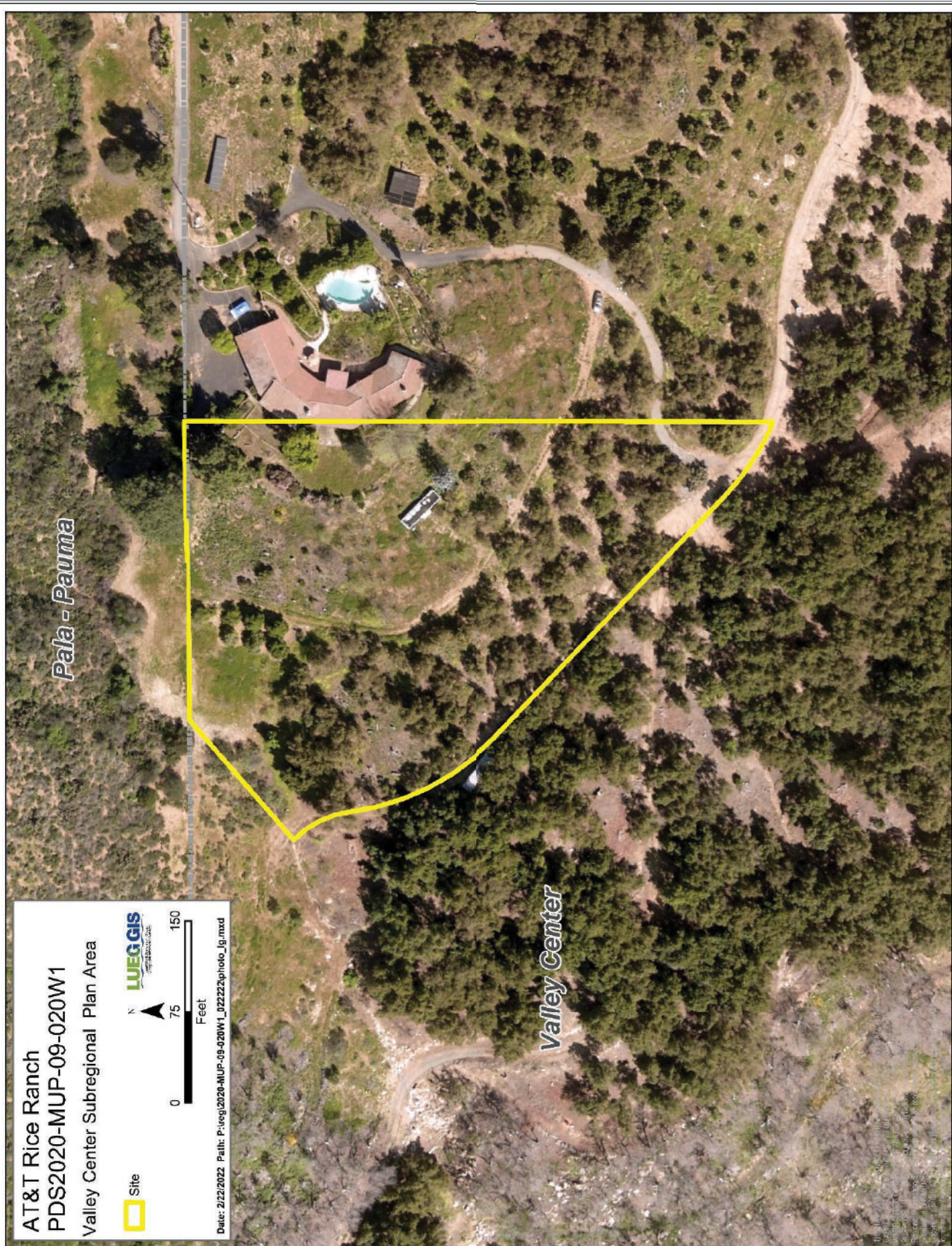


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


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AT&T Rice Ranch
PDS2020-MUP-09-020W1
Valley Center Subregional Plan Area

 Site

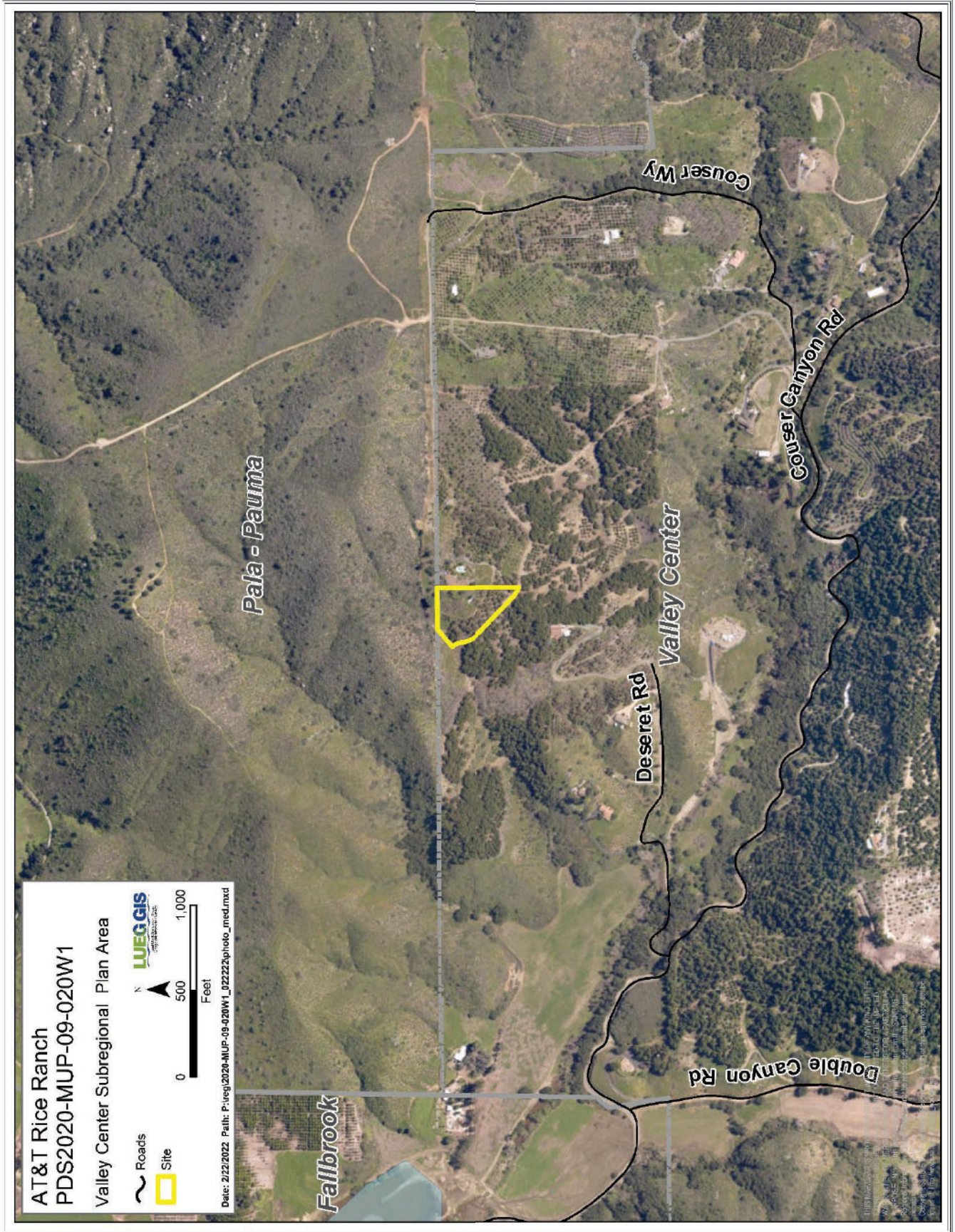
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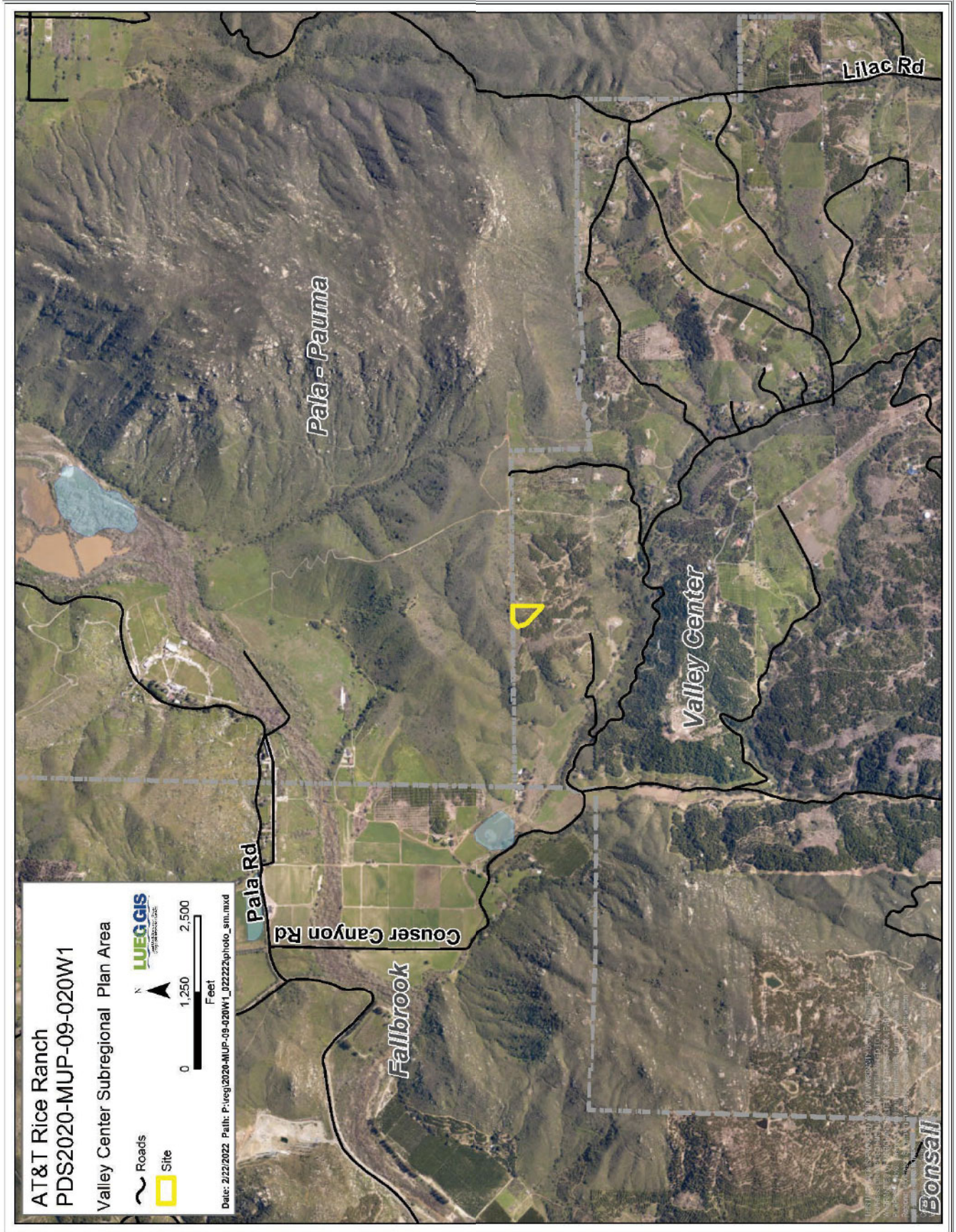
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| 97 | REVISION | 08-17 |
| 98 | REVISION | 08-17 |
| 99 | REVISION | 08-17 |
| 100 | REVISION | 08-17 |



GENERAL NOTES

NSC310 RICE BRANCH 10500 CENTER WAY WALKER CENTER CA 92091 LTP 3C 4C M005 5G N201



DATE: 10/17/14
 PROJECT: 10500 CENTER WAY WALKER CENTER CA 92091 LTP 3C 4C M005 5G N201
 DRAWING: NSC310 RICE BRANCH
 SHEET: 1 - 22

- GENERAL CONSTRUCTION NOTES**
1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. THE SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
 2. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM THE VENDOR AND/OR DRAWINGS PROVIDED BY THE VENDOR. THE SUBCONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION AND PROVIDE THE GENERAL CONTRACTOR WITH ANY CORRECTIONS TO THE DRAWINGS PRIOR TO CONSTRUCTION.
 3. NO WHITE STROKE LIGHTS ARE REQUIRED. LIGHTING IS REQUIRED, WILL BE PROVIDED FOR SWANSONS AND REMOVED PRIOR TO CONSTRUCTION.
 4. ALL TRENCHES AND INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 5. NO HOLE, DRILL, BURST, COKE, OR VIBRATIONS WILL RESULT FROM THE FACILITY.
 6. NO LANDSCAPING IS PROPOSED AT THIS SITE.

- B. CONDUITS AND CABLES**
1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:
 PHASE A: RED
 PHASE B: BLUE
 PHASE C: GREEN
 NEUTRAL: WHITE
 GROUND: GREEN
 UNIDENTIFIED: BLACK
 2. SPACINGS SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE INCOMING CONDUITS.
 3. ALL RACEWAYS SHALL BE APPROVED. SUBCONTRACTOR SHALL USE IN-LINE OR RAMP OVER FOR RACEWAYS. CONDUITS OR TUBES WITH THE CONDUITS SHALL BE SECURED TO THE STRUCTURE BY AT LEAST 2 APPROVED RACEWAY CLAMPERS. ALL RACEWAYS SHALL BE INSTALLED TO A MINIMUM OF 6" ABOVE FINISHED FLOOR. ALL RACEWAYS SHALL BE INSTALLED TO A MINIMUM OF 18" ABOVE FINISHED CEILING. ALL RACEWAYS SHALL BE INSTALLED TO A MINIMUM OF 4" ABOVE FINISHED WALL. ALL RACEWAYS SHALL BE INSTALLED TO A MINIMUM OF 4" ABOVE FINISHED CEILING. ALL RACEWAYS SHALL BE INSTALLED TO A MINIMUM OF 4" ABOVE FINISHED WALL. ALL RACEWAYS SHALL BE INSTALLED TO A MINIMUM OF 4" ABOVE FINISHED CEILING.
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- CONDUIT SCHEDULES**
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 5. NO HOLE, DRILL, BURST, COKE, OR VIBRATIONS WILL RESULT FROM THE FACILITY.
 6. NO LANDSCAPING IS PROPOSED AT THIS SITE.

ELECTRICAL NOTES

- PART 1 - GENERAL**
1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
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 5. NO HOLE, DRILL, BURST, COKE, OR VIBRATIONS WILL RESULT FROM THE FACILITY.
 6. NO LANDSCAPING IS PROPOSED AT THIS SITE.



| REV | DATE | DESCRIPTION |
|-----|------------|------------------------------|
| 1 | 06/17/2021 | SHORT DISTANCE STUDY |
| 2 | 02/14/2022 | REVISED SHORT DISTANCE STUDY |

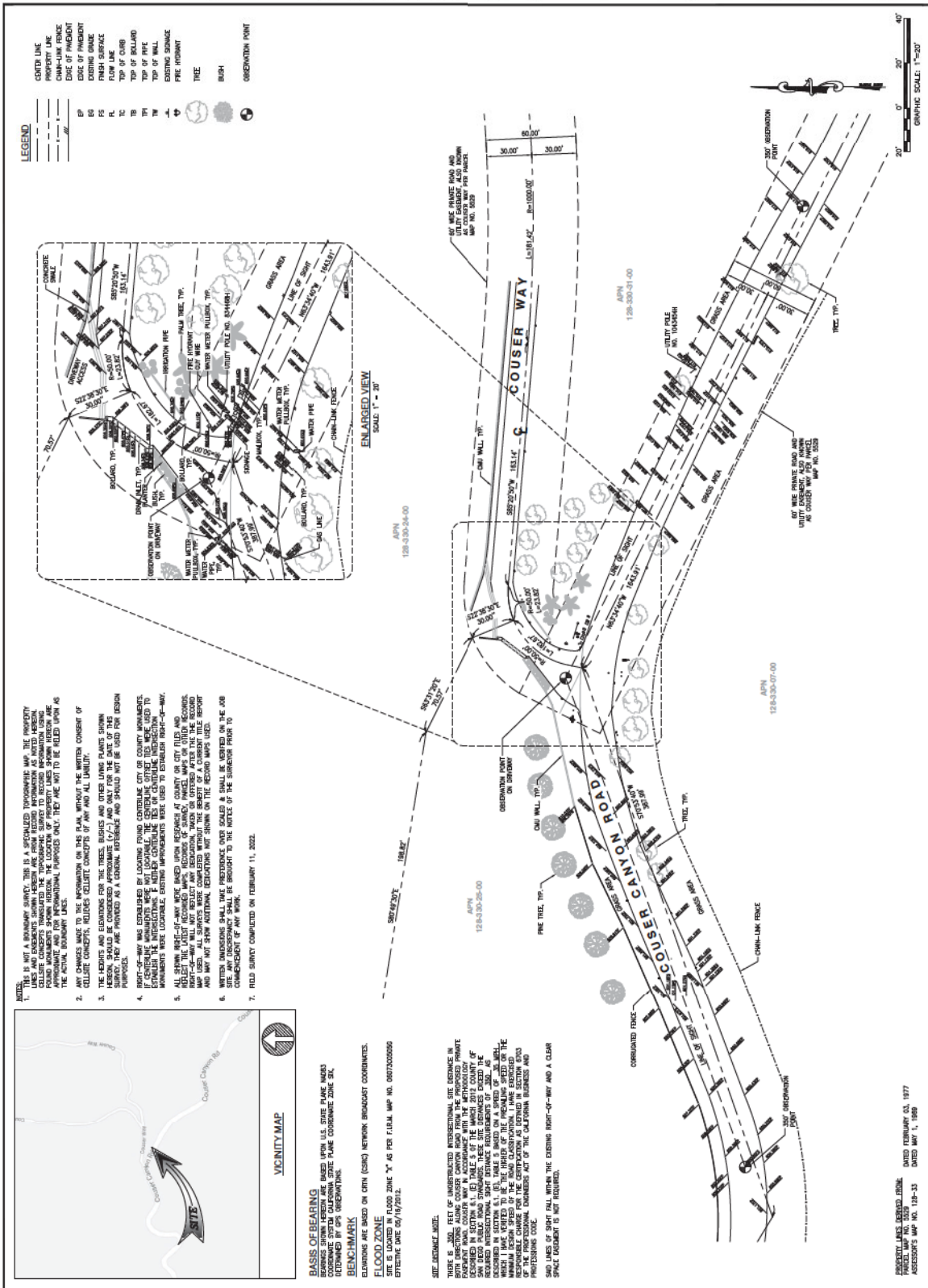
ISSUED DATE: **FEBRUARY 14, 2022**



PROJECT INFORMATION:
NS0310
 10590 COUSER WAY,
 VALLEY CENTER, CA 92082

DRAWN BY: JDC
 CHECKED BY: RH
 SHEET TITLE: **SIGHT DISTANCE SURVEY**

SHEET NUMBER: **LS-1**



LEGEND

| Symbol | Description |
|--------------------|-------------------|
| --- (dashed) | CONTRACT LINE |
| --- (dash-dot) | PROPERTY LINE |
| --- (solid) | CHAM-LINK FENCE |
| --- (dotted) | EDGE OF PARALLEL |
| --- (long-dash) | EXISTING DRIVE |
| --- (short-dash) | EXISTING DRIVE |
| --- (dash-dot-dot) | FINISH SURFACE |
| --- (solid) | FLUSH LINE |
| --- (dotted) | TOP OF CURB |
| --- (dash-dot) | TOP OF BELLHOLE |
| --- (dotted) | TOP OF WALL |
| --- (dash-dot-dot) | EXISTING DRAINAGE |
| --- (solid) | PIPE ALIGNMENT |
| --- (dotted) | TREE |
| --- (solid) | BUSH |
| --- (dotted) | OBSCURATION POINT |

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREIN ARE FROM RECORD INFORMATION AS NOTED HEREON. FIELD MEASUREMENTS SHOWN HEREON, THE LOCATION OF PROPERTY LINES SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLULAR CONNECT, HOLDS CELLULAR CONNECT RESPONSIBLE FOR ANY AND ALL DAMAGES.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LAND PLANTS SHOWN HEREON SHOULD BE CONSIDERED AS APPROXIMATE. THE HEIGHTS AND ELEVATIONS SHOWN ON THIS DESIGN SURVEY SHOULD BE CONSIDERED AS APPROXIMATE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- RIGHT-OF-WAY WAS ESTABLISHED BY LOCATING POINTS CONTAINING CITY OR COUNTY MONUMENTS. MONUMENTS MORE LOCABLE, EXISTING IMPROVEMENTS WERE USED TO ESTABLISH RIGHT-OF-WAY.
- ALL SURVEY POINTS WERE BASED UPON RESEARCH AT COUNTY OR CITY FILES AND RECORDS. RIGHT-OF-WAY WILL NOT REFLECT ANY REVISIONS, TOLERANCES OR OTHERS AFTER THE RECORD WAS MADE. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND MAY NOT SHOW NECESSARY ELEVATIONS, METERS, OR OTHERS ON THE SECOND MARY USED.
- WRITTEN DIMENSIONS SHALL HAVE DIMENSIONS OVER SCALES & SHALL BE NOTED ON THE JOB SITE. ANY DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- FIELD SURVEY COMPLETED ON FEBRUARY 11, 2022.

VICINITY MAP

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 5X.

BENCHMARK
 POINTS SHOWN HEREON ARE ON GNS (CGRS) NETWORK BENCHMARK COORDINATES.

ELEVATION
 ELEVATIONS SHOWN HEREON ARE IN FEET ABOVE MEAN SEA LEVEL.

SCALE
 SCALE: 1" = 40'

DATE
 DATE: FEBRUARY 14, 2022

SITE INFORMATION

THERE IS 300 FEET OF UNRESTRICTED INTERSECTIONAL SITE DISTANCE IN EXISTING CHAM-LINK FENCE. THE CHAM-LINK FENCE IS TO BE REMOVED AND REPLACED WITH A CHAM-LINK FENCE. THE CHAM-LINK FENCE IS TO BE RELOCATED TO THE INTERSECTIONAL SITE DISTANCE. THE CHAM-LINK FENCE IS TO BE RELOCATED TO THE INTERSECTIONAL SITE DISTANCE. THE CHAM-LINK FENCE IS TO BE RELOCATED TO THE INTERSECTIONAL SITE DISTANCE.

PROFESSIONAL ENGINEER

JEFFREY A. JOHNSON
 LICENSE NO. 50299
 STATE OF CALIFORNIA

DATE: FEBRUARY 14, 2022

PROJECT INFORMATION

PROJECT NO. NS0310
 10590 COUSER WAY,
 VALLEY CENTER, CA 92082

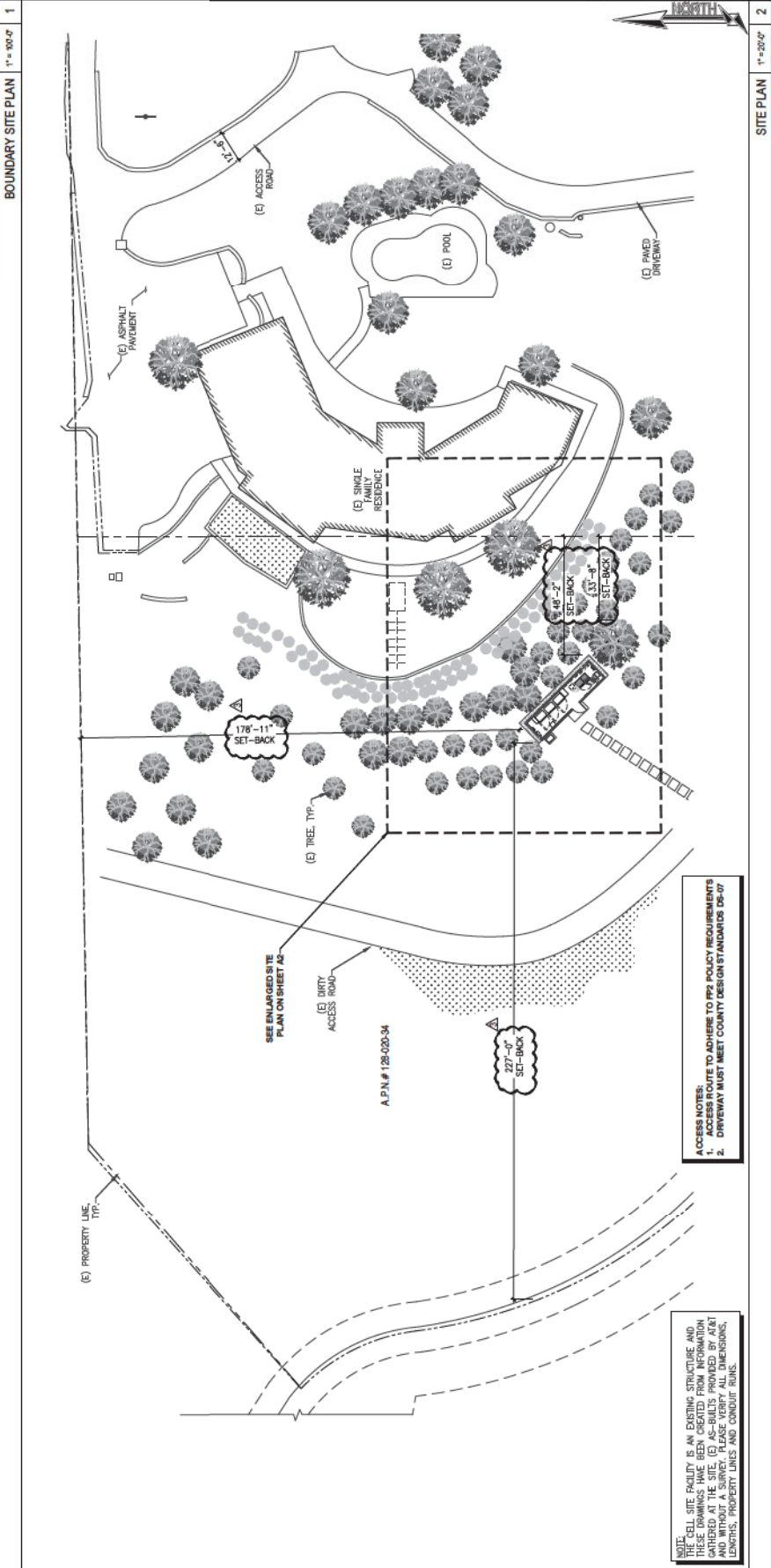
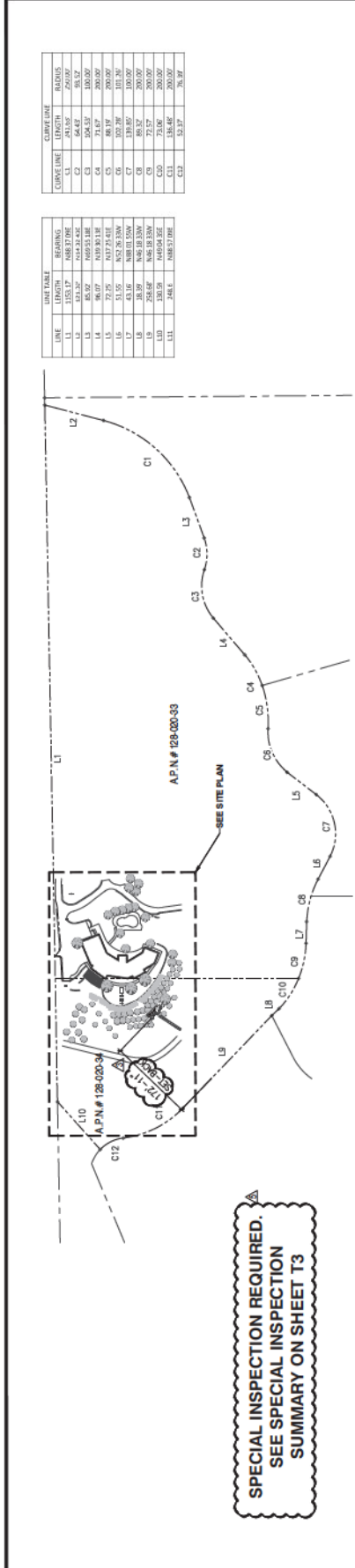
DRAWN BY: JDC
 CHECKED BY: RH

SHEET TITLE: **SIGHT DISTANCE SURVEY**

SHEET NUMBER: **LS-1**



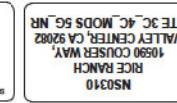
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| Project Number: | ENG/APP |
| Client: | END |
| Sheet No.: | A1 |



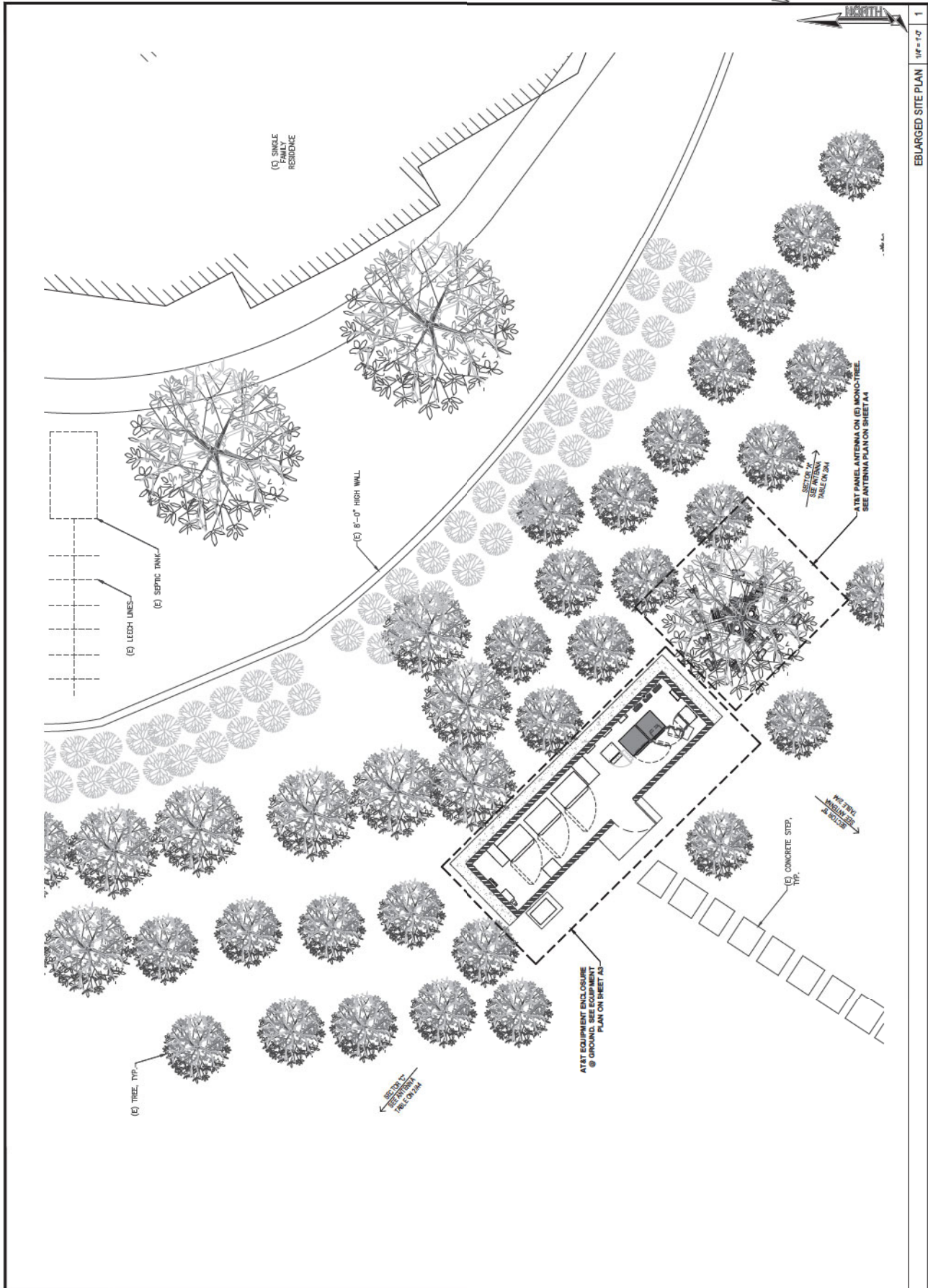
BOUNDARY SITE PLAN T=900-07 1

SITE PLAN T=200-07 2

| NO. | DESCRIPTION | DATE |
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| 2 | ISSUED FOR PERMITS | 05-21-20 |
| 3 | ISSUED FOR PERMITS | 05-21-20 |
| 4 | ISSUED FOR PERMITS | 05-21-20 |
| 5 | ISSUED FOR PERMITS | 05-21-20 |
| 6 | ISSUED FOR PERMITS | 05-21-20 |
| 7 | ISSUED FOR PERMITS | 05-21-20 |
| 8 | ISSUED FOR PERMITS | 05-21-20 |
| 9 | ISSUED FOR PERMITS | 05-21-20 |
| 10 | ISSUED FOR PERMITS | 05-21-20 |
| 11 | ISSUED FOR PERMITS | 05-21-20 |
| 12 | ISSUED FOR PERMITS | 05-21-20 |
| 13 | ISSUED FOR PERMITS | 05-21-20 |
| 14 | ISSUED FOR PERMITS | 05-21-20 |
| 15 | ISSUED FOR PERMITS | 05-21-20 |
| 16 | ISSUED FOR PERMITS | 05-21-20 |
| 17 | ISSUED FOR PERMITS | 05-21-20 |
| 18 | ISSUED FOR PERMITS | 05-21-20 |
| 19 | ISSUED FOR PERMITS | 05-21-20 |
| 20 | ISSUED FOR PERMITS | 05-21-20 |



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|-----------------|--------------------------|
| Project Number: | NS0310 |
| Client: | TELECOM MANAGEMENT GROUP |
| Design/Prep: | ENR/PPP |
| Checked By: | ENR |
| Sheet No.: | A2 |



| | | | |
|----|----------|----------|----------|
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| 3 | 10/15/11 | 10/15/11 | 10/15/11 |
| 4 | 10/15/11 | 10/15/11 | 10/15/11 |
| 5 | 10/15/11 | 10/15/11 | 10/15/11 |
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| 47 | 10/15/11 | 10/15/11 | 10/15/11 |
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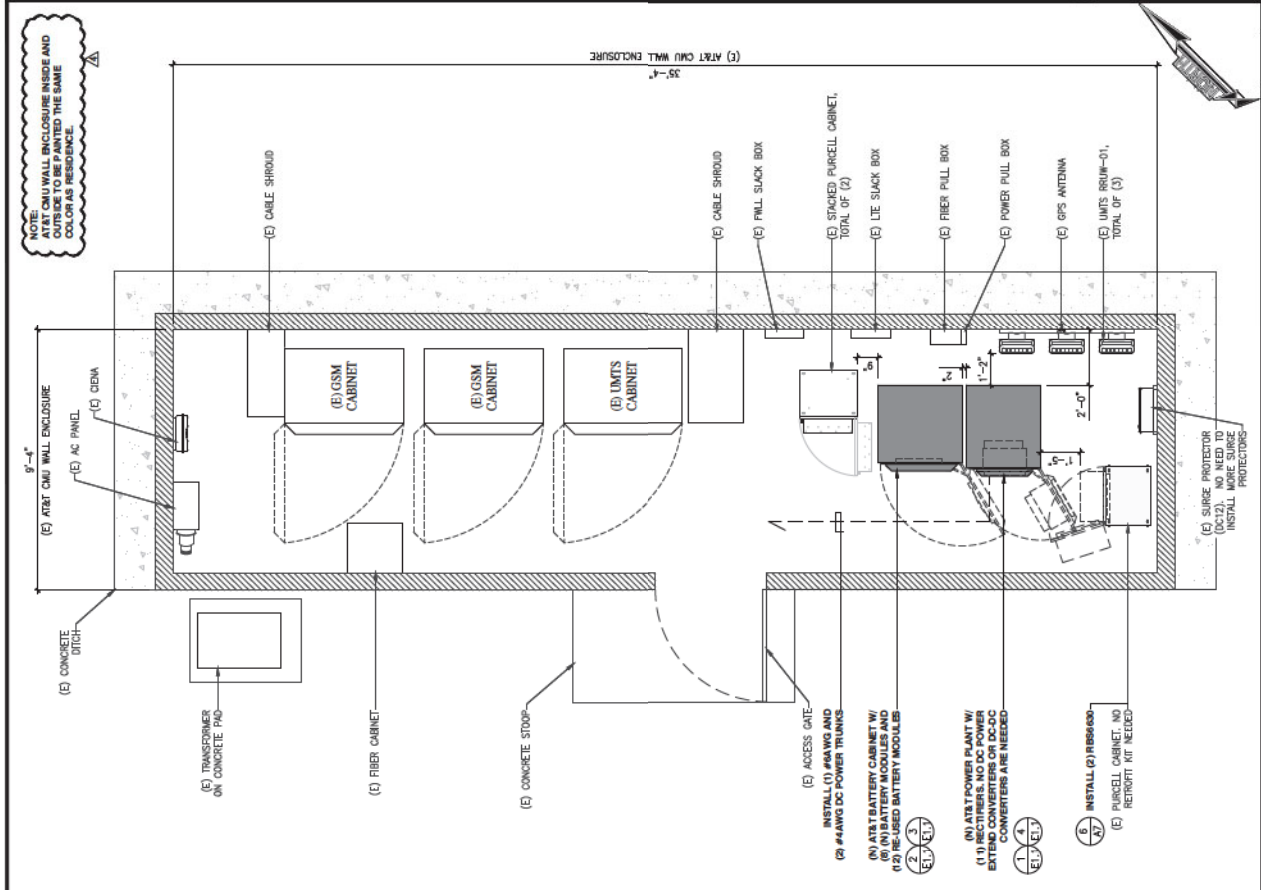


EQUIPMENT PLAN

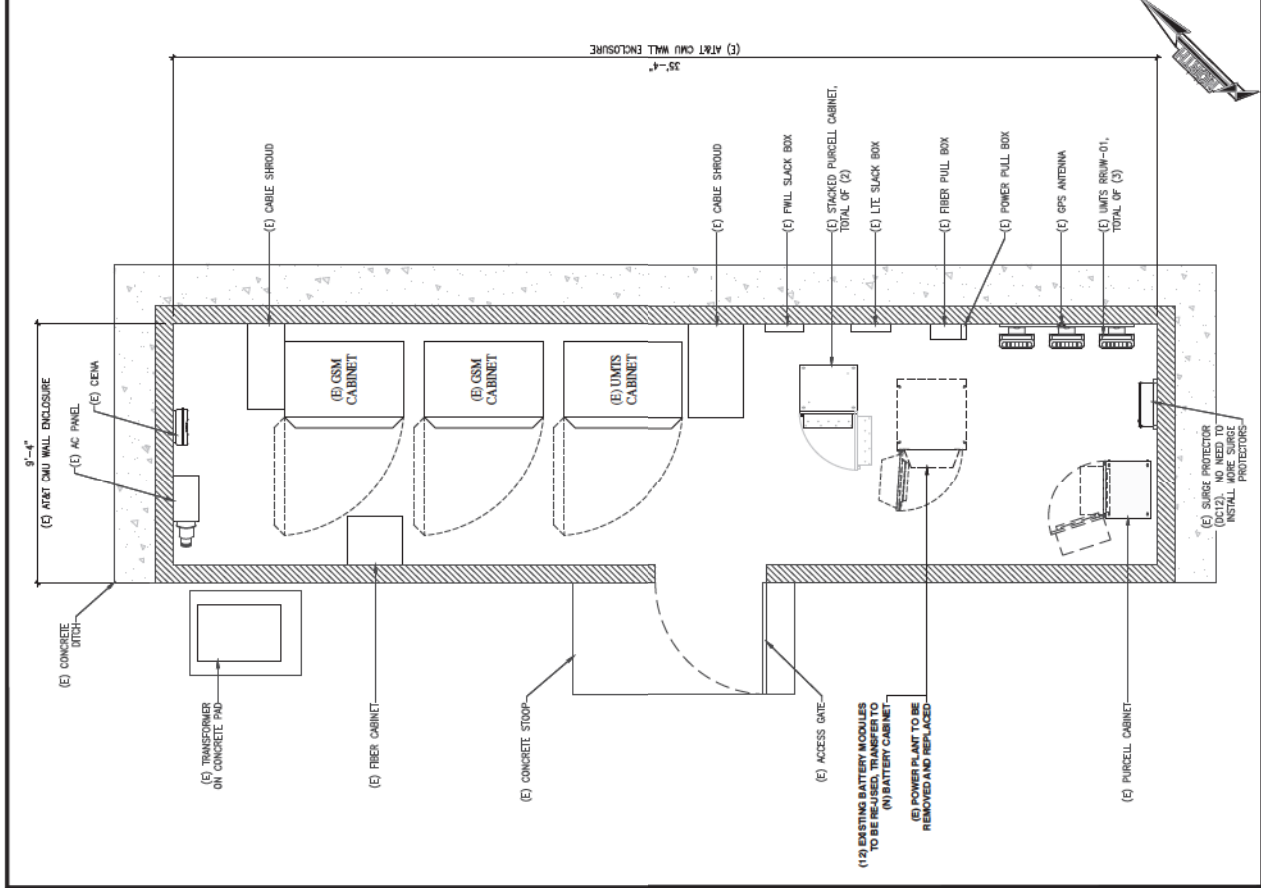
NS0310
RICE BRANCH
VALLEY CENTER, CA 92082
LITE 3C_4C_MODS 5G_NR



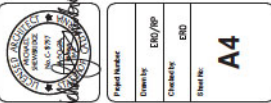
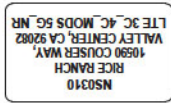
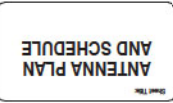
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| Project Number | ENG/APP | END |
| Checked By | | |
| Sheet No. | A3 | |



(E) EQUIPMENT PLAN 1/2" = 1'-0" 1



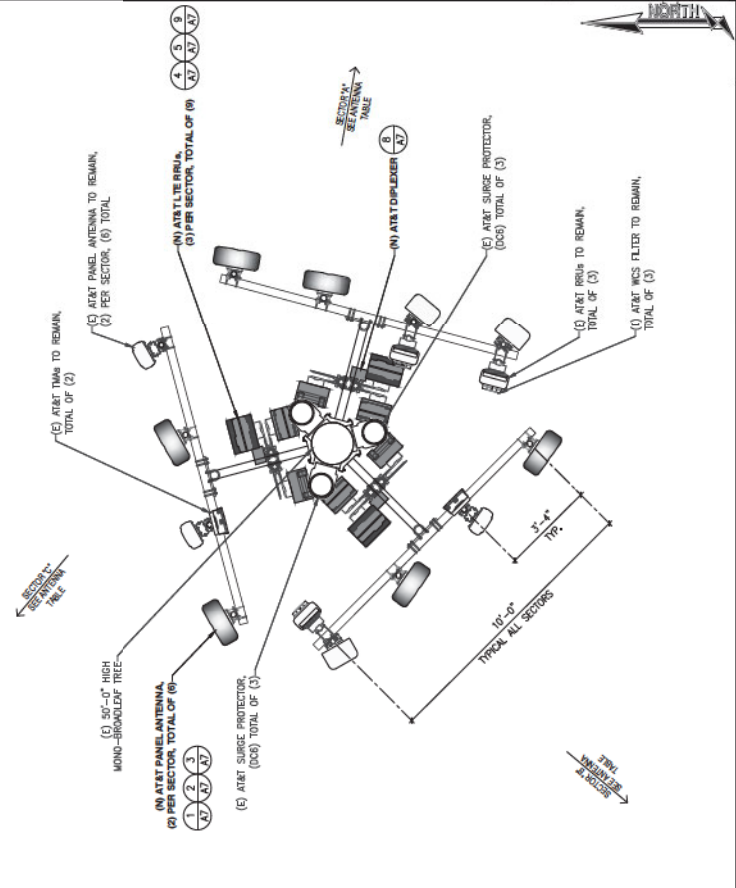
(E) EQUIPMENT PLAN 1/2" = 1'-0" 2



| | |
|---------------|--------|
| Project Name: | NS0310 |
| Client: | AT&T |
| Check By: | END |
| Sheet No.: | A4 |

| NEW ANTENNA / RRU SCHEDULE | | | | | | | | | |
|----------------------------|---------------|--------|---------|----------|---------------------------------------|-------------------------------|----------------------|----------------------------|--|
| Sector | Antenna Model | Az. | Tip Ht. | Rad Ctr. | Technology | RRUs / Qty. | TMA/Duplexer/Filter | Transmission type / Length | |
| Alpha | A1 | 130° | 46'-2" | 45'-4" | FWLL | RRU32 B50 (1) | WCS Filter (1) | #75 FIBER | |
| | A2 | 130° | 46'-2" | 45'-4" | FWLL | RRU32 B50 (1) | WCS Filter (1) | #75 FIBER | |
| | A3 | 100° | 46'-2" | 45'-2" | LTE 700 / LTE 1900 / 5G 850 / LTE AWS | 449 BK812 (1) / 843 B286A (1) | - | #75 FIBER | |
| | A4 | 100° | 46'-2" | 45'-2" | UMTS 850 / FNET | 4478 B14 (1) | CBC7X7 (7) DS-SS (1) | #75 FIBER | |
| Beta | B1 | 240° | 46'-2" | 45'-2" | FWLL | RRU32 B50 (1) | WCS Filter (1) | #75 FIBER | |
| | B2 | 218° | 46'-2" | 45'-2" | LTE 700 / LTE 1900 / 5G 850 / LTE AWS | 449 BK812 (1) / 843 B286A (1) | - | #75 FIBER | |
| | B3 | 218° | 46'-2" | 45'-0" | UMTS 850 | - | Eriasson TMA (1) | #75 COAX 75' | |
| Gamma | B4 | 218° | 46'-2" | 45'-2" | FNET | 4478 B14 (1) | - | #75 FIBER | |
| | C1 | 330° | 46'-2" | 45'-0" | SPARE | - | - | #75 COAX 75' | |
| | C2 | 330° | 46'-2" | 45'-2" | LTE 700 / LTE 1900 / 5G 850 / LTE AWS | 449 BK812 (1) / 843 B286A (1) | - | #75 FIBER | |
| | C3 | 330° | 46'-2" | 45'-0" | UMTS 850 | - | Eriasson TMA (1) | #75 COAX 75' | |
| C4 | 330° | 46'-2" | 45'-2" | FNET | 4478 B14 (1) | - | #75 FIBER | | |

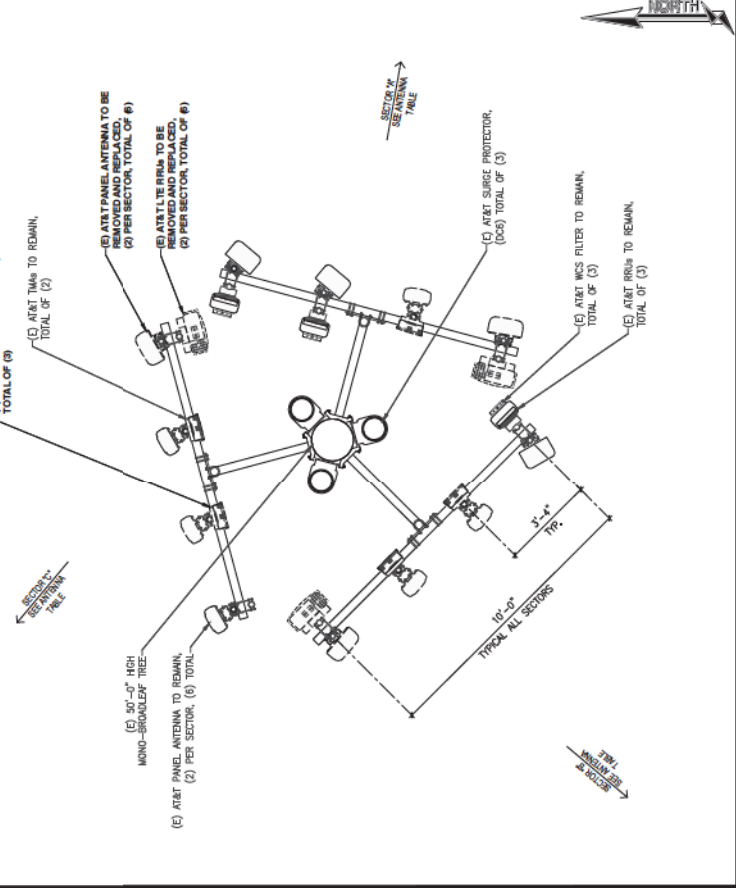
NOTE:
 1. MONO BRADBLEAF LEAVES NOT SHOWN FOR CLARITY
 2. NEW ANTENNAS, RRU EQUIPMENTS AND OTHER HARDWARE ARE TO BE PAINTED DARK GREEN TO MATCH (E) MONO BRADBLEAF LEAVES.
 3. RE-SHAFFLE ANTENNAS AND REMOVE UNNECESSARY HARDWARES AT ANTENNA LEVEL.



| | | | |
|------------------|--|--------------|---|
| (E) ANTENNA PLAN | | 1/2" = 1'-0" | 1 |
|------------------|--|--------------|---|

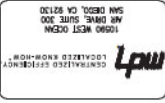
| EXISTING ANTENNA / RRU SCHEDULE | | | | | | | | | |
|---------------------------------|---------------|--------|---------|----------|------------------------------|--------------------------|---------------------|----------------------------|--|
| Sector | Antenna Model | Az. | Tip Ht. | Rad Ctr. | Technology | RRUs / Qty. | TMA/Duplexer/Filter | Transmission type / Length | |
| Alpha | A1 | 100° | 46'-2" | 45'-2" | LTE 700 / LTE 1900 | RRU11 (1) / RRU12-A2 (1) | - | #75 FIBER | |
| | A2 | 100° | 46'-2" | 45'-0" | UMTS 850 / UMTS 1900 | - | Koy 112 751 (1) | #75 COAX 75' | |
| | A3 | 130° | 46'-2" | 45'-4" | FWLL | RRU32 B50 (1) | WCS Filter (1) | #75 FIBER | |
| | A4 | 130° | 46'-2" | 45'-4" | FWLL | RRU32 B50 (1) | WCS Filter (1) | #75 FIBER | |
| Beta | B1 | 220° | 46'-2" | 45'-2" | LTE 700 / LTE 1900 | RRU11 (1) / RRU12-A2 (1) | - | #75 FIBER | |
| | B2 | 220° | 46'-2" | 45'-0" | SPARE | - | Koy 112 751 (1) | #75 COAX 75' | |
| | B3 | 220° | 46'-2" | 45'-0" | UMTS 850 / UMTS 1900 | - | Eriasson TMA (1) | #75 COAX 75' | |
| Gamma | B4 | 240° | 46'-2" | 45'-2" | FWLL | RRU32 B50 (1) | WCS Filter (1) | #75 FIBER | |
| | C1 | 310° | 46'-2" | 45'-2" | LTE 700 / LTE 1900 / LTE AWS | RRU11 (1) / RRU12-A2 (1) | - | #75 FIBER | |
| | C2 | 310° | 46'-2" | 45'-0" | SPARE | - | Koy 112 751 (1) | #75 COAX 75' | |
| | C3 | 310° | 46'-2" | 45'-0" | UMTS 850 / UMTS 1900 | - | Eriasson TMA (1) | #75 COAX 75' | |
| C4 | 310° | 46'-2" | 45'-0" | SPARE | - | - | #75 COAX 75' | | |

NOTE:
 1. MONO BRADBLEAF LEAVES NOT SHOWN FOR CLARITY



| | | | |
|------------------|--|--------------|---|
| (E) ANTENNA PLAN | | 1/2" = 1'-0" | 1 |
|------------------|--|--------------|---|

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|-------|----------|----|-------|
| NO. 1 | DATE | BY | CHKD. |
| 1 | 11/15/18 | MS | MS |
| 2 | 11/15/18 | MS | MS |
| 3 | 11/15/18 | MS | MS |
| 4 | 11/15/18 | MS | MS |
| 5 | 11/15/18 | MS | MS |
| 6 | 11/15/18 | MS | MS |
| 7 | 11/15/18 | MS | MS |
| 8 | 11/15/18 | MS | MS |
| 9 | 11/15/18 | MS | MS |
| 10 | 11/15/18 | MS | MS |

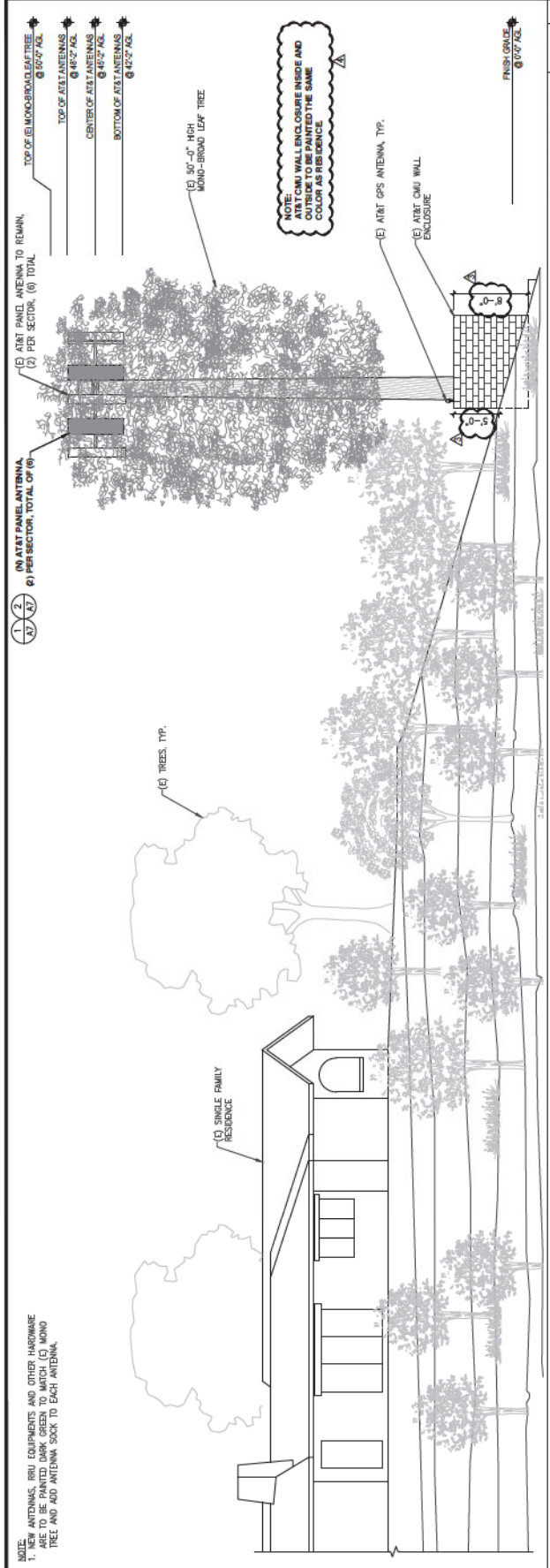


SITE ELEVATIONS

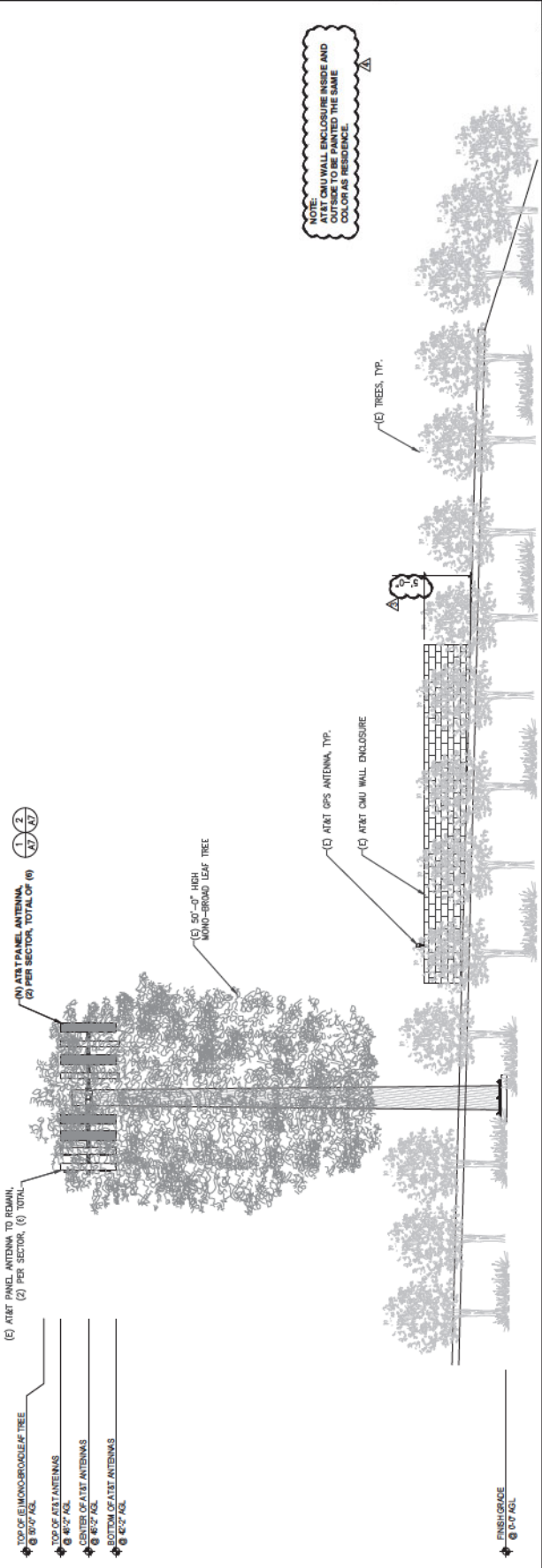
NS0310
RICE RANCH
VALLEY CENTER, CA 92082
LTE 3C_4C_M0DS 5G_NR



| | |
|----------------|-----------|
| Project Number | ENG/APP |
| Drawn By | CHKD. |
| Sheet No. | A5 |



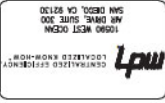
1 (N) NORTH ELEVATION 30'-0" x 1'-0"



2 (E) EAST ELEVATION 30'-0" x 1'-0"

NOTE:
1. NEW ANTENNAS, PRU EQUIPMENTS AND OTHER HARDWARE ARE TO BE PAINTED DARK GREEN TO MATCH (E) MONO TREE AND ADD ANTENNA SOCK TO EACH ANTENNA.

| | | | |
|-------|----------|-----|-------|
| NO. 1 | DATE | BY | CHKD. |
| 1 | 11-12-21 | ... | ... |
| 2 | 11-12-21 | ... | ... |
| 3 | 11-12-21 | ... | ... |

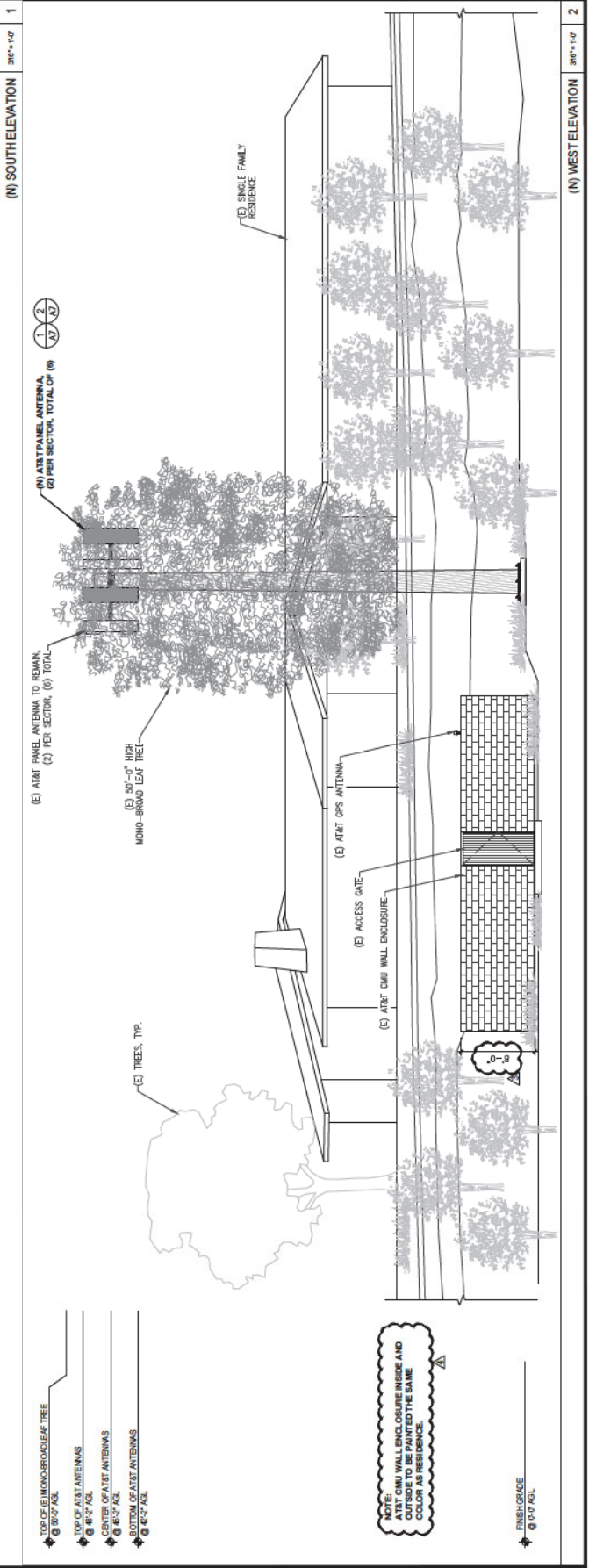
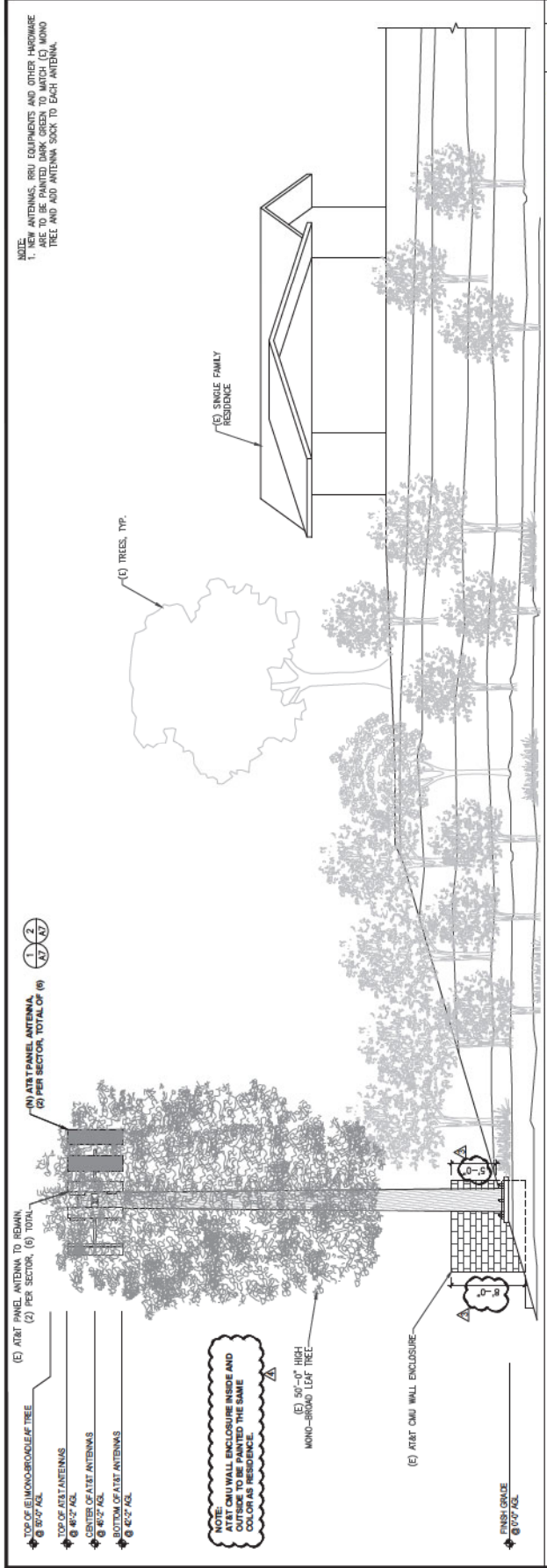


SITE ELEVATIONS

NS0310
RICE RANCH
10590 CENTER WAY
VALLE COUNTRY, CA 92082
LTE 3C_4C_M0DS 5G_NR



| | |
|---------------|---------|
| Project Name: | ENG/APP |
| Client: | CHKD. |
| Sheet No.: | END |
| A6 | |



NOTE:
1. NEW ANTENNAS, REU EQUIPMENTS AND OTHER HARDWARE ARE TO BE PAINTED DARK GREEN TO MATCH (E) MONO TREE. AND ADD ANTENNA SOCK TO EACH ANTENNA.

NOTE:
AT&T CMU WALL ENCLOSURE INSIDE AND OUTSIDE TO BE PAINTED THE SAME COLOR AS RESIDENCE.

NOTE:
AT&T CMU WALL ENCLOSURE INSIDE AND OUTSIDE TO BE PAINTED THE SAME COLOR AS RESIDENCE.

| | |
|--|--|
| TOP OF (E) MONOROD/LEAF TREE @ 50'-0" ASL | TOP OF (E) MONOROD/LEAF TREE @ 50'-0" ASL |
| TOP OF AT&T ANTENNAS @ 45'-2" ASL | TOP OF AT&T ANTENNAS @ 45'-2" ASL |
| CENTER OF AT&T ANTENNAS @ 45'-7" ASL | CENTER OF AT&T ANTENNAS @ 45'-7" ASL |
| BOTTOM OF AT&T ANTENNAS @ 42'-7" ASL | BOTTOM OF AT&T ANTENNAS @ 42'-7" ASL |
| FINISH GRADE @ 0'-0" ASL | FINISH GRADE @ 0'-0" ASL |

| <table border="1"> <tr><th>Rev</th><th>Change</th><th>Date</th></tr> <tr><td>1</td><td>10/11/11</td><td>11/12/11</td></tr> <tr><td>2</td><td>10/11/11</td><td>11/12/11</td></tr> <tr><td>3</td><td>10/11/11</td><td>11/12/11</td></tr> <tr><td>4</td><td>10/11/11</td><td>11/12/11</td></tr> <tr><td>5</td><td>10/11/11</td><td>11/12/11</td></tr> <tr><td>6</td><td>10/11/11</td><td>11/12/11</td></tr> <tr><td>7</td><td>10/11/11</td><td>11/12/11</td></tr> <tr><td>8</td><td>10/11/11</td><td>11/12/11</td></tr> <tr><td>9</td><td>10/11/11</td><td>11/12/11</td></tr> <tr><td>10</td><td>10/11/11</td><td>11/12/11</td></tr> </table> | Rev | Change | Date | 1 | 10/11/11 | 11/12/11 | 2 | 10/11/11 | 11/12/11 | 3 | 10/11/11 | 11/12/11 | 4 | 10/11/11 | 11/12/11 | 5 | 10/11/11 | 11/12/11 | 6 | 10/11/11 | 11/12/11 | 7 | 10/11/11 | 11/12/11 | 8 | 10/11/11 | 11/12/11 | 9 | 10/11/11 | 11/12/11 | 10 | 10/11/11 | 11/12/11 | | | SITE DETAILS | NS0310 RICE RANCH 1699 CENTER CA 92082 VAN EY CENTER CA 92082 LITE 3C, 4C, MODS 5G, NR | | | Project Number: _____ Designer: ENG/RJP Checker: CDD Sheet No: A7 |
|--|----------|----------|------|---|----------|----------|---|----------|----------|---|----------|----------|---|----------|----------|---|----------|----------|---|----------|----------|---|----------|----------|---|----------|----------|---|----------|----------|----|----------|----------|--|--|--------------|--|--|--|---|
| Rev | Change | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 10/11/11 | 11/12/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|---|---|---|-----------------------------------|
| <p>COMMSCOPE: BSAMNT-3 WEIGHT: 6.2 lb. (13.7 lbs)</p> <p>POLE DIAMETER: 60-115mm (2.4-4.5") M12 BOLT: 58 Nm LOWER MOUNT: 50 MAX. 50 MIN. UPPER MOUNT: 184 177 17 26 58 Nm LOWER MOUNT: 25 184 25 17 58 Nm</p> | <p>COMMSCOPE NNH4-65B-R6H4 DIMENSIONS, LWxD: 72" x 19.6" x 7.8" WEIGHT (W/OUT CLAMP): 32 lb. (72.8 lbs) RF CONNECTOR: 4 HIGH BAND: 8 LOW BAND: 4 WIND SPEED, MAX.: 241 mph</p> | <p>COMMSCOPE NNHH-65B-R4 DIMENSIONS, LWxD: 1828 x 488 x 197mm WEIGHT (W/OUT CLAMP): 72" x 19.6" x 7.8" WEIGHT (W/OUT CLAMP): 35.1 lb. (77.4 lbs) CONDUCTOR: 6-PRN 5/16 TETRA</p> | <p>PIPE MOUNT ON T-ARM</p> |
|---|---|---|-----------------------------------|

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| <p>ANTENNA SPECIFICATIONS</p> <p>ERICSSON 4478 DIMENSIONS, WxDxH: 13.4"x8.29"x16.1" WEIGHT: 59.4 lbs (27 kg) MAX WIND LOAD: 2500/SEC. = 2500 BREAKER SIZE: 25A</p> | <p>ANTENNA SPECIFICATIONS</p> <p>ERICSSON 4449 DIMENSIONS, WxDxH: 335x274x455mm WEIGHT: 11.9 kg (26.2 lb) MAX WIND LOAD: 71 lbs (32 kg) EXCL. HARDWARE BREAKER SIZE: 50A/SEC. = 260N CONSUMPTION: 1440W</p> <p>ERICSSON 8843 DIMENSIONS, WxDxH: 335x274x390mm WEIGHT: 10.7 kg (23.6 lb) MAX WIND LOAD: 72 lbs (32.4 kg) EXCL. HARDWARE BREAKER SIZE: 250A, DC POWER CONSUMPTION: 1200W POWER SUPPLY: ANTENNA SOCK, 3-WIRE (2 WIRE WITH ADAPTER)</p> | <p>ANTENNA MOUNTING KIT</p> <p>COMMSCOPE C9C78T-DS-43 E14FD5P19 THIN DIPLEXER, 698-903/824-884MHz, DC SENSE, 4.3-10 DIMENSION (LxWxD): 6.4" x 6.9" x 4.8" RF CONNECTOR INTERFACE: LONG NECK GROUND SCREW DIAMETER: 6.00 MM COLOR: GRAY WALL MOUNTING PIPE HARDWARE: BAND CLAMPS (2) WEIGHT, W/OUT MOUNT HARDWARE: 4.7 KG 10.4 LB MOUNTING HARDWARE WEIGHT: 0.5 KG 1.1 LB</p> | <p>ANTENNA MOUNTING</p> |
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| <p>RRU SPECIFICATIONS</p> <p>ERICSSON BASEBAND 6630 DIMENSIONS, WxDxH: 19"x13.6"x1.75" OPERATING VOLTAGE: -38 TO -58.5 VDC OPERATING TEMPERATURE: 0 TO +55C TOTAL WEIGHT: 6.5 lb 14.3 lbs BREAKER SIZE: 30A</p> | <p>RRU MOUNTING OPTIONS</p> <p>ADAPTER PLATE (SKX1072862/1) (N) RRU M10 BOLTS AND WASHER (DOUBLE NUT), TOTAL OF (4) TORQUE = 40 Nm M8 BOLTS AND WASHER (DOUBLE NUT), TOTAL OF (4) TORQUE = 32 Nm BACK TO BACK BRACKET (SKX1001946/1) (N) RRU M10 BOLTS AND WASHER (DOUBLE NUT), TOTAL OF (4) TORQUE = 40 Nm M8 BOLTS AND WASHER (DOUBLE NUT), TOTAL OF (4) TORQUE = 40 Nm STEEL PIPE, TYP. (10) (10)</p> | <p>DIPLER SPECIFICATIONS</p> | <p>DIPLER SPECIFICATIONS</p> |
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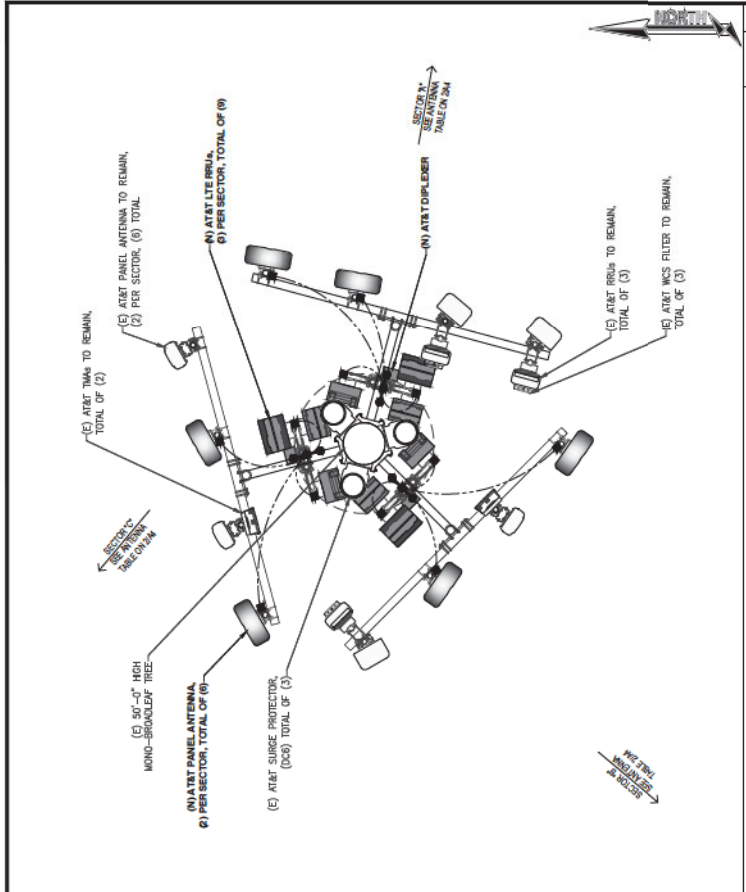
| | | | |
|---|------------------------------------|-----------------------------------|------------------------|
| <p>RRU SPECIFICATIONS</p> <p>ERICSSON BASEBAND 6630 SPECS</p> <p>NOTE: CONSTRUCTION TO REFER TO AT&T UPGRADE KIT GUIDELINES WHEN INSTALLING THE RBS 6630 IN THE OUTDOOR PURCELL CABINET FLX18</p> | <p>RRU MOUNTING OPTIONS</p> | <p>PIPE MOUNT ON T-ARM</p> | <p>NOT USED</p> |
|---|------------------------------------|-----------------------------------|------------------------|

| | | | | | | | | | | | | | |
|---------------------------------------|-------------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------------|-------------------------------------|----------------------------------|---------------------------------------|-------------------------------------|----------------------------------|---------------------------------------|-------------------------------------|----------------------------------|
| <p>COMMSCOPE NNH4-65B-R6H4</p> | <p>COMMSCOPE NNHH-65B-R4</p> | <p>COMMSCOPE BSAMNT-3</p> | <p>COMMSCOPE NNH4-65B-R6H4</p> | <p>COMMSCOPE BSAMNT-3</p> | <p>COMMSCOPE NNH4-65B-R6H4</p> | <p>COMMSCOPE NNHH-65B-R4</p> | <p>COMMSCOPE BSAMNT-3</p> | <p>COMMSCOPE NNH4-65B-R6H4</p> | <p>COMMSCOPE NNHH-65B-R4</p> | <p>COMMSCOPE BSAMNT-3</p> | <p>COMMSCOPE NNH4-65B-R6H4</p> | <p>COMMSCOPE NNHH-65B-R4</p> | <p>COMMSCOPE BSAMNT-3</p> |
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| REV | DATE | BY | CHKD |
| 1 | 11/20/18 | ... | ... |
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| 14 | 11/20/18 | ... | ... |
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| 27 | 11/20/18 | ... | ... |
| 28 | 11/20/18 | ... | ... |
| 29 | 11/20/18 | ... | ... |
| 30 | 11/20/18 | ... | ... |



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| Sheet No. | E1 |
| Drawn By | ENG/RP |
| Checked By | END |



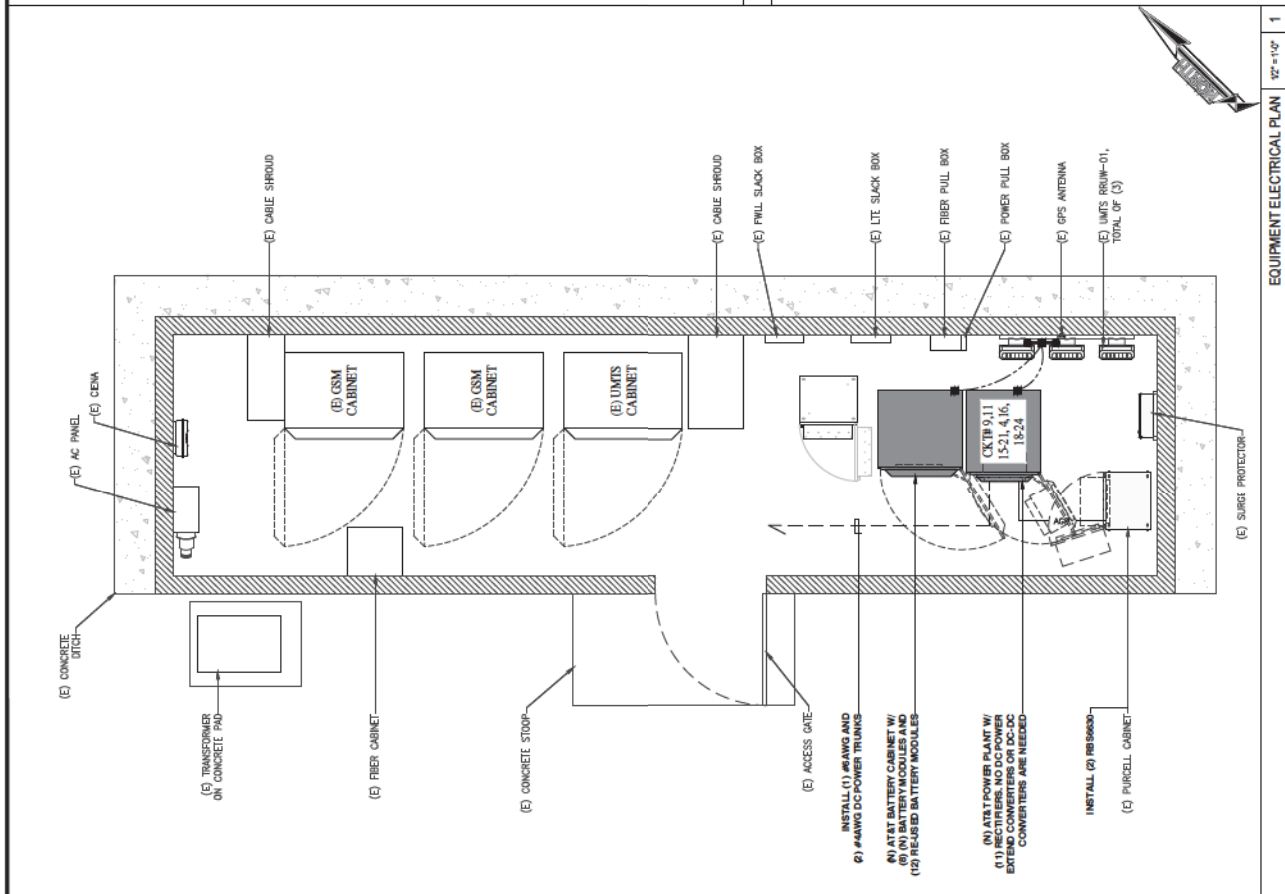
ANTENNA GROUNDING PLAN 1/2" = 1'-0" 2

NOTES:

- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- THE SUBCONTRACTOR SHALL SUPPLY AT&T WITH THE RESULTS FROM PRE-CONSTRUCTION AND POST-CONSTRUCTION OHM TESTING (GROUNDING) RESULTS ON ALL MODIFIED CELL SITES AND AS REQUIRED BY AT&T STANDARD TP-78416.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A FULL OHM INTERFERE TEST ON THE PROPOSED EQUIPMENT. GROUNDING FIELD SHALL BE PERFORMED BY THE SUBCONTRACTOR. THE GROUNDING SYSTEM TO EQUIPMENT SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUNDING SYSTEM RESISTANCE TO EARTH GROUNDING SHALL NOT EXCEED FIVE (5) OHMS. IF THE GROUNDING TEST EXCEEDS THE MAXIMUM OF (5) OHMS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS MAXIMUM.
- THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.
- SUBCONTRACTOR SHALL GROUND ALL EQUIPMENT, INCLUDING ANTENNAS, RET MOTORS, TWA'S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

GRAPHICS LEGEND:

| | | | |
|---|-----|--------------------------|-----|
| GROUNDING CONDUCTOR | --- | UNDERGROUND POWER | --- |
| GROUNDING BAR | — — | UNDERGROUND TELCO | --- |
| TEST GROUND ROD WITH INSPECTION SLEEVE | ⊕ | UNDERGROUND TELCO/POWER | --- |
| GROUND ROD | ⊕ | UNDERGROUND DUCT | --- |
| EXOTHERMIC WELD W/ INSPECTION SLEEVE | ⊕ | ABOVE GROUND POWER | --- |
| CHEMICAL ELECTROLYTIC GROUNDING SYSTEM | ⊕ | ABOVE GROUND TELCO | --- |
| EXOTHERMIC WELD | ⊕ | ABOVE GROUND TELCO/POWER | --- |
| COMPRESSION TYPE CONNECTIONS (TWO HOLE (UG OR EQUIPMENT)) | ⊕ | | |



EQUIPMENT ELECTRICAL PLAN 1/2" = 1'-0" 1

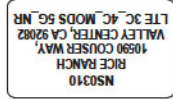
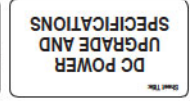
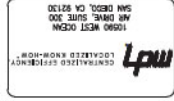
INSTALL (1) #16WG AND (2) #14WG DC POWER TRUNKS

(N) AT&T BATTERY CABINET W/ (N) AT&T BATTERY MODULES AND (10) REUSABLE BATTERY MODULES

(N) AT&T POWER CABINET W/ (N) AT&T DC-DC CONVERTERS OR DC-DC CONVERTERS ARE NEEDED

INSTALL (2) RB5660N (3) PURCELL CABINET

| | | |
|---|----------|-------|
| 1 | 10/15/17 | 10-12 |
| 2 | 10/15/17 | 10-12 |
| 3 | 10/15/17 | 10-12 |
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| 5 | 10/15/17 | 10-12 |
| 6 | 10/15/17 | 10-12 |
| 7 | 10/15/17 | 10-12 |
| 8 | 10/15/17 | 10-12 |
| 9 | 10/15/17 | 10-12 |



| | |
|-------------|---------|
| Form Number | ERC/PPP |
| Client | CD |
| Sheet No. | E1.1 |

VERTIV R48-200083

AC INPUT VOLTAGE RANGE: 187-264 VAC
 INPUT VOLTAGE PERMITTED VARIATION: ±5%
 LINE FREQUENCY: 45 - 65 Hz
 INPUT CURRENT (MAX.): 12A
 POWER FACTOR: >0.99

DC OUTPUT VOLTAGE (RANGE): -42 - -58 VDC
 OUTPUT POWER (MAX.): 2000 W
 OUTPUT CURRENT (MAX.): 48 A
 PEAK EFFICIENCY: 96.2%

MECHANICAL DIMENSIONS (HxWxD) INCHES: 1.61x3.33x6.84
 WEIGHT (LBS.): 2.49

(N) RECTIFIER SPECIFICATIONS NTS 4

DC POWER UPGRADE NOTES:

- Contractor to provide labels or tag on power trunk cables with actual installed length (ft) and size (AWG) that are visible at the equipment area.
- Use (E) #8 AWG for main power trunk with a cable run length of approximately 75 ft for RRU 4478
- Use (N) #6 AWG for the main power trunk with a cable run length of approximately 75 ft for RRU 32 B50
- Use (N) #4 AWG for the main power trunk with a cable run length of approximately 75 ft for RRU 4449 (1-feed) and RRU 8843 (1-feed)
- Use #10 AWG for the jumper cables for all RRU's, with a cable run length of approximately 15 ft
- No DC power extend converters are needed in the power plant.
- No DC-DC converters are needed in the power plant.
- General Contractor will refer to AT&T approved power study for more details.

DC POWER UPGRADE NOTES NTS 5

NOT USED NTS 6

NOT USED NTS 7

Outdoor NetSure 512 DC Power System

TECHNICAL SPECIFICATIONS
 NETSURE™ FLEX SERIES - 48VDC/2-RACK POWER/BATTERY ENCLOSURE
 NS031807 / F2012604 / NS031808 / E1010589
 VRLA ONE UP TO 180 AH (OR EQUIVALENT)
 SAFT Ni-Cad. UP TO 180 AH (OR EQUIVALENT)
 1830.3x606x691.1mm (72.05"x23.81"x39.02")
 DIMENSIONS: HWKG: 1829/762/626mm (72"x30"x25")
 ENCLOSURE: 1829/762/626mm (72"x30"x25")
 WEIGHT: 250 LB (113.4 KG) WITHOUT BATTERIES AND RECORDS
 2500 LB (1134 KG) WITH FULL COMPLIMENT OF ONE OR SAFT BATTERIES
 PAD OR PLATFORM

COMPONENTS:
 EQUIPMENT COMPARTMENT
 BATTERY COMPARTMENT (EQUIPPED W/ (3) BATTERY HEATER PADS)
 BATTERY HEATER CONTROL UNIT
 HEAT EXCHANGER

ANCHORAGE PLAN

(N) POWERBATTERY CABINET SPECIFICATIONS NTS 1

NetXtend Flex Battery Enclosure

TECHNICAL SPECIFICATIONS
 NETSURE™ FLEX SERIES - 48VDC/2-RACK BATTERY ENCLOSURE
 NS031808 / F2012605 / NS031809 / E1010588
 180 AH ONE BATTERIES: MODEL M12V180FT (13.5"X14.9"X22.7")
 1829.6x614.9x634.5mm (72.03"x24.21"x25.33")
 DIMENSIONS: HWKG: 1829/762/626mm (72"x30"x25")
 ENCLOSURE: 1829/762/626mm (72"x30"x25")
 WEIGHT: 450 LB (204.5 KG) WITHOUT BATTERIES
 850 LB (385.8 KG) WITH FULL COMPLIMENT OF ONE OR SAFT PAD OR PLATFORM

BATTERYMOUNTING:
 (4) 1" HOLE USED FOR MOUNTING CABINETS ON PLINIS
 SPRING LOADED REAR PANEL LOCKING HOODS
 PROTECTED OUTLETS
 120mm FANS
 ENVIROMENTAL CONTROL (ECCU)
 BATTERY BEACON ASSEMBLY (4) (BEHIND PANEL)
 1/4" HOLE USED FOR PAD W/ OR WITHOUT METAL MOUNTING TEMPLATES
 ALARM BLOCK (BEHIND PANEL)
 BATTERY SHELF W/ BEACON (5)
 (5) BATTERIES PER TRAY

ANCHORAGE PLAN

(N) BATTERY CABINET SPECIFICATIONS NTS 2

GNB MARATHON M12V180FT

DIMENSIONS: LxWxH: 22"x4.95"x12.5"
 WEIGHT: 60 kg | 133 lbs
 8 HR RATE 1.75 VPC @ 25C: 175
 10 HR RATE 1.80 VPC @ 20C: 175

DESIGN NOTES:
 DESIGNED TO MEET TELECOM SR-4228 REQUIREMENTS
 UL RECOGNIZED COMPONENTS
 ENVIROMENTAL CONTROL BEACON AND COVER COMPLES WITH U034
 DESIGNED TO COMPLY WITH IEC 60950-1:2006
 COMPLES WITH IEC 60950-1:2006
 INDC AMENDMENT 34-08

| SITE BATTERY INFORMATION | | | | |
|--|----------|-----------|-------------|------------------------|
| MANUFACTURER | SERIES | MODEL NO. | TYPE | QTY |
| GNB | MARATHON | M12V180FT | VRLA 12 (E) | 12 |
| GNB | MARATHON | M12V180FT | VRLA 8 (N) | 12 |
| | | | | AMPER HOUR RATING EACH |
| | | | | 180 |
| | | | | CAPACITY (KWH) |
| | | | | 25.92 |
| | | | | 17.28 |
| TOTAL CAPACITY (KWH) AT SITE AFTER PROJECT COMPLETION | | | | |
| 45.2 | | | | |

NOT USED NTS 3

NOT USED NTS 8

NOT USED NTS 9

(N) POWERBATTERY CABINET SPECIFICATIONS NTS 3

SITE BATTERY INFORMATION

MANUFACTURER: GNB
 SERIES: MARATHON
 MODEL NO.: M12V180FT
 TYPE: VRLA 12 (E)
 QTY: 12
 AMPER HOUR RATING EACH: 180
 CAPACITY (KWH): 25.92

MANUFACTURER: GNB
 SERIES: MARATHON
 MODEL NO.: M12V180FT
 TYPE: VRLA 8 (N)
 QTY: 12
 AMPER HOUR RATING EACH: 180
 CAPACITY (KWH): 17.28

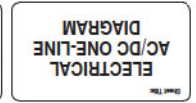
TOTAL CAPACITY (KWH) AT SITE AFTER PROJECT COMPLETION
 45.2

NOT USED NTS 3

NOT USED NTS 8

NOT USED NTS 9

| | | |
|----|----------|------|
| 1 | REVISION | DATE |
| 2 | REVISION | DATE |
| 3 | REVISION | DATE |
| 4 | REVISION | DATE |
| 5 | REVISION | DATE |
| 6 | REVISION | DATE |
| 7 | REVISION | DATE |
| 8 | REVISION | DATE |
| 9 | REVISION | DATE |
| 10 | REVISION | DATE |
| 11 | REVISION | DATE |
| 12 | REVISION | DATE |
| 13 | REVISION | DATE |
| 14 | REVISION | DATE |
| 15 | REVISION | DATE |
| 16 | REVISION | DATE |
| 17 | REVISION | DATE |
| 18 | REVISION | DATE |
| 19 | REVISION | DATE |
| 20 | REVISION | DATE |
| 21 | REVISION | DATE |
| 22 | REVISION | DATE |
| 23 | REVISION | DATE |
| 24 | REVISION | DATE |



| | |
|----------------|---------|
| Project Number | ENG/APP |
| Checked By | END |
| Sheet No. | E2 |

LOAD CENTER SCHEDULE

LOCATION/ENCLOSURE:
OUTDOOR / TYPE 3R

VOLTAGE: 120/240
PHASE: 1
WIRE: 3
MANNER: 200 AMP
BUS: 225 AMP

RATING: 22,000 A.I.C.

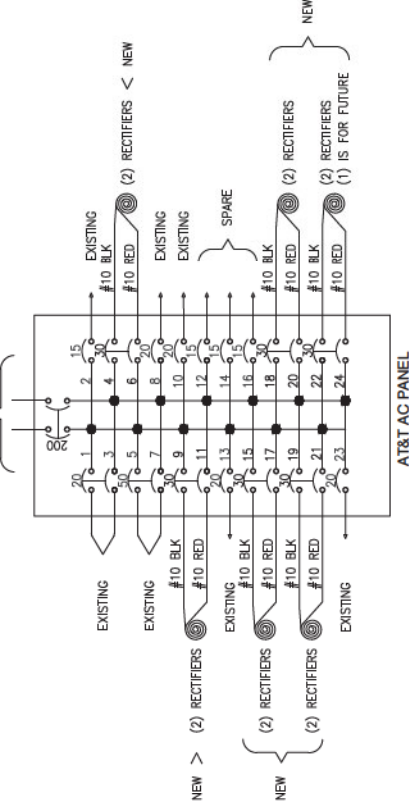
PANEL DESIGNATION:
AT&T AC PANEL

| OUT | LOAD DESCRIPTION | BREAKER PANELS | BREAKER PANELS | BREAKER PANELS | PHASE A LOAD VA | PHASE B LOAD VA | PHASE C LOAD VA | BREAKER STATUS | BREAKER PANELS | BREAKER PANELS | LOAD DESCRIPTION | OUT |
|-----|------------------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|----------------|----------------|----------------|------------------------|-----|
| 1 | SURGE | 20 | 2 | ON | 0 | 1,000 | 1,500 | ON | 1 | 15 | GFI | 2 |
| 3 | | | | | 0 | 1,000 | 2,000 | ON | 2 | 30 | (2) EMERSON RECTIFIERS | 4 |
| 5 | UNITS 850 | 50 | 2 | ON | 3,400 | 1,000 | 5,400 | ON | 1 | 20 | PURCELL | 6 |
| 7 | (2) EMERSON RECTIFIERS | 30 | 2 | ON | 2,000 | 1,000 | 3,000 | ON | 1 | 20 | ARGUS GFCI | 8 |
| 11 | LIGHTS | 20 | 1 | ON | 150 | 1,000 | 1,500 | OFF | 1 | 15 | SPARE | 12 |
| 13 | (2) EMERSON RECTIFIERS | 30 | 2 | ON | 2,000 | 1,000 | 4,000 | OFF | 1 | 15 | SPARE | 14 |
| 17 | (2) EMERSON RECTIFIERS | 30 | 2 | ON | 2,000 | 1,000 | 4,000 | ON | 2 | 30 | (2) EMERSON RECTIFIERS | 18 |
| 19 | (2) EMERSON RECTIFIERS | 30 | 2 | ON | 2,000 | 1,000 | 4,000 | ON | 2 | 30 | (2) EMERSON RECTIFIERS | 20 |
| 21 | ANGLE CAB HEATER | 20 | 1 | ON | 150 | 1,000 | 1,500 | ON | 2 | 30 | (2) EMERSON RECTIFIERS | 22 |
| 23 | | | | | | | | | | | (1) FOR FUTURE | 24 |

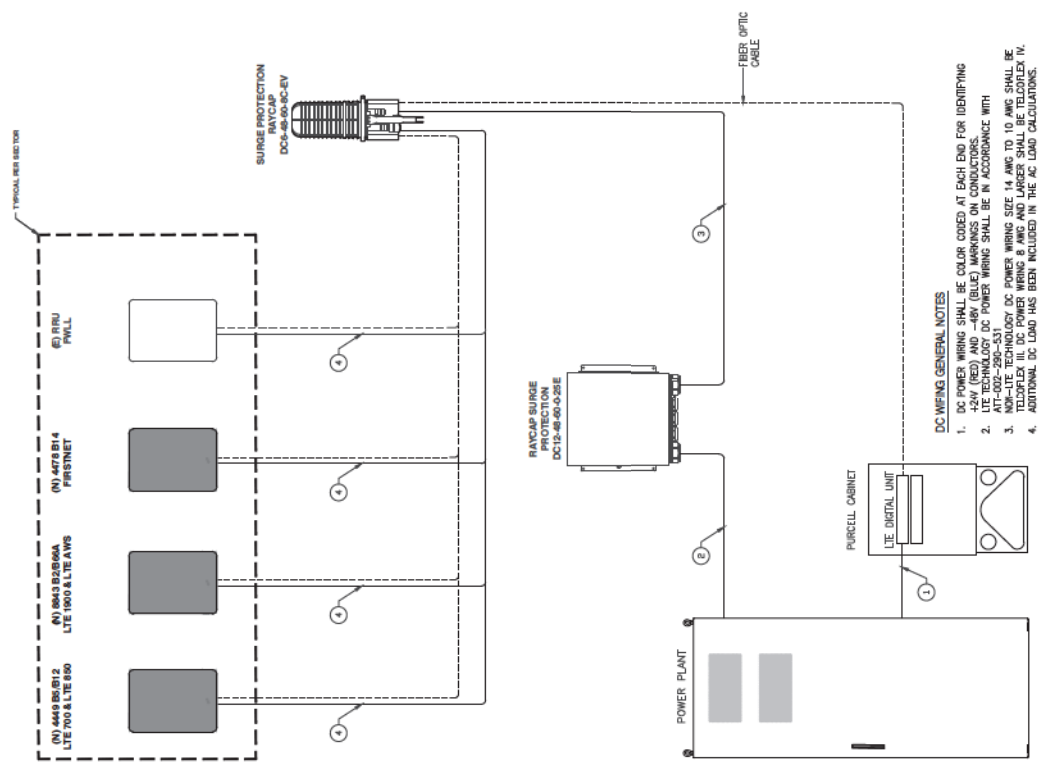
NOTES:
CIRCUIT BREAKERS 10,000 A.I.C.

| | |
|--------------------|--------|
| PHASE A TOTAL VA | 1,9850 |
| PHASE B TOTAL VA | 1,3670 |
| 120% L.O.L.R. INAL | 5,000 |
| TOTAL KVA | 35,021 |
| TOTAL AMPS | 145.92 |

TO EXISTING SOURCE



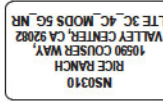
- NOTES:
- EXISTING MAIN AC PANEL WILL NOT BE REPLACED
 - CONTRACTOR SHALL INSTALL AND VERIFY NEW CONDUIT
 - SIX CURRENT-CARRYING CONDUCTORS (MAX) PER CONDUIT
 - CONTRACTOR TO VERIFY EXISTING BREAKER SIZE AND CONNECTIONS IF THEY WILL BE RE-USED.
 - AC LOAD CALCULATIONS.



- DC WIRING GENERAL NOTES
- DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING
 - +24V (RED) AND -48V (BLUE) MARKINGS ON CONDUCTORS.
 - ALL DC WIRING SHALL BE IN ACCORDANCE WITH
 - TELECOM ILL. DC POWER WIRING 8 AWG AND LARGER SHALL BE TELECOM ILL.
 - ADDITIONAL DC LOAD HAS BEEN INCLUDED IN THE AC LOAD CALCULATIONS.

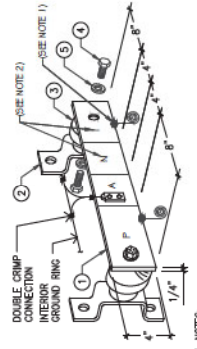
| BREAKER | FROM | TO | CONFIGURATION |
|---------|----------|--------------------------|--------------------------------------|
| 1 | 80A / 1P | -48DC DISTRIBUTION PANEL | TRNH/TRNH/W-1 TYPE TC-ER DC CABLE |
| 2 | N/A | -48DC DISTRIBUTION PANEL | TRNH/TRNH/W-1 TYPE TC-ER DC CABLE |
| 3 | N/A | RAYCAP SURGE PROTECTION | TRNH/TRNH/W-1 TYPE TC-ER DC CABLE |
| 4 | N/A | RAYCAP SURGE PROTECTION | TRNH/TRNH/W-1 TYPE TC-ER DC CABLE |

| | | |
|----|---------|---------|
| 1 | REVISED | 6-14-21 |
| 2 | REVISED | 6-15-21 |
| 3 | REVISED | 6-15-21 |
| 4 | REVISED | 6-15-21 |
| 5 | REVISED | 6-15-21 |
| 6 | REVISED | 6-15-21 |
| 7 | REVISED | 6-15-21 |
| 8 | REVISED | 6-15-21 |
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| 16 | REVISED | 6-15-21 |
| 17 | REVISED | 6-15-21 |
| 18 | REVISED | 6-15-21 |
| 19 | REVISED | 6-15-21 |
| 20 | REVISED | 6-15-21 |



| | | |
|----------------|------------|-----------|
| Project Number | ENG/APP | DATE |
| Drawn By | Checked By | Sheet No. |
| | | E3 |

| NO. | REQ. | PART NO. | DESCRIPTION |
|-----|------|-------------|-----------------------|
| 1 | | 1/4"x2"x24" | SOLID GROUNDING BAR |
| 2 | | A-6056 | WALL MOUNTING BRACKET |
| 3 | | 3061-4 | INSULATORS |
| 4 | | 3012-1 | 5/8"-11x1" H.I.C.S. |
| 5 | | 3015-8 | 5/8 LOCKWASHER |



DETAIL NOTES:

- EXOTHEMICALLY WELD 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BARS. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHEMIC WELD.
- USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" — SURGE PROTECTORS
 (EC) CELL REFERENCE GROUNDING BAR (IF COLLOCATED)
 (EC) GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
 (EC) TELCO GROUNDING (#2 AWG)
 (EC) COMMERCIAL POWER COMMON NEUTRAL/GROUNDING BOND (3/0)
 (EC) FIBER GROUNDING BAR (#2 AWG)
 (EC) POWER ROOM REFERENCE GROUNDING BAR (#2 AWG)
 ('AT&T') RECTIFIER FRAMES

SECTION "A" — SURGE ABSORBERS

- (EC) INTERIOR GROUND RING (#2 AWG)
- (EC) EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2 AWG)
- (EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG)
- (EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

SECTION "N" — NON-ISOLATED GROUNDING ZONE EQUIPMENT

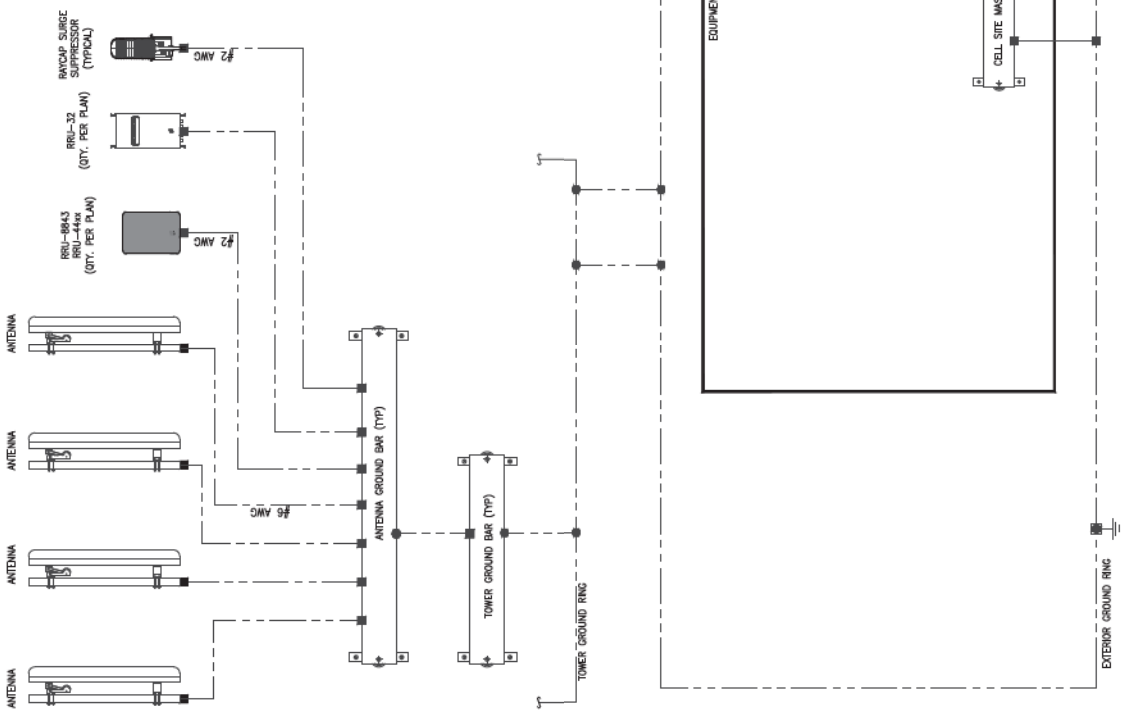
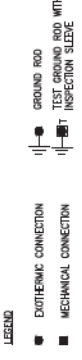
- (EC) MISC NON-ISOLATED GROUNDING ZONE EQUIPMENT ('AT&T')-48 POWER SUPPLY RETURN BARE

SECTION "I" — ISOLATED GROUND ZONE


- ('AT&T') ALL ISOLATED GROUNDING REFERENCE ('AT&T') GROUNDING WINDOW BAR

NOTES:




- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. REFER TO THE EQUIPMENT MANUFACTURER'S GROUNDING AND BONDING REQUIREMENTS (ATT-77-7816) AND MANUFACTURER'S SPECIFICATIONS.
- ALL GROUND CONDUCTORS SHALL BE COPPER. NO ALUMINUM CONDUCTORS SHALL BE USED.
- GROUNDING EARTH RESISTANCE SHALL NOT EXCEED 25 OHMS. IF A SINGLE ROD, PIPE OR PLATE HAS EARTH RESISTANCE IN EXCESS OF 25 OHMS, SUPPLEMENTAL GROUNDING ELECTRODES SHALL BE ADDED AT 6 FEET MINIMUM INTERVALS IN ORDER TO ACHIEVE EARTH RESISTANCE OF LESS THAN 25 OHMS.



DO NOT SCALE DIMENSIONS. CONTRACTOR AGENT ASSET ALL INFORMATION IS BASED ON INFORMATION PROVIDED TO US BY APPROVED SOURCE(S). THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND METHODS PRIOR TO ANY CONSTRUCTION. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING, RECORDING, OR BY ANY INFORMATION SYSTEM.



| No. | Date | Issue |
|-----|----------|----------------------|
| 4 | 9/8/21 | 906 CD LANDSCAPE |
| 3 | 5/12/21 | 1006 CD PC COMMENTS |
| 2 | 11/12/20 | 1006 CD BAY REDLINES |
| 1 | 7/27/20 | 1006 CD |
| 0 | 7/9/20 | 906 CD |

Items Prepared For:
 10590 WEST 55TH AVENUE SUITE 300 SAN DIEGO, CA 92130
 Applicant:
 Your world. Delivered.
 Plans Prepared By:

 Jennifer Houlahan, P.E.
 Project Manager / Landscape Architect
 15 FAIRVIEW & HUNTERS

Project: RICE RANCH NS0310 10590 COUSER WAY, VALLEY CENTER, CA 92082 LITE 3C_4C_MODS 5G_NR

Drawing Title: PRELIMINARY PLANTING PLAN

| Date | Checked By |
|----------|------------|
| 9/8/2021 | JCH |
| Date | Checked By |
| JCH | JCH |
| Date | Checked By |
| JCH | JCH |

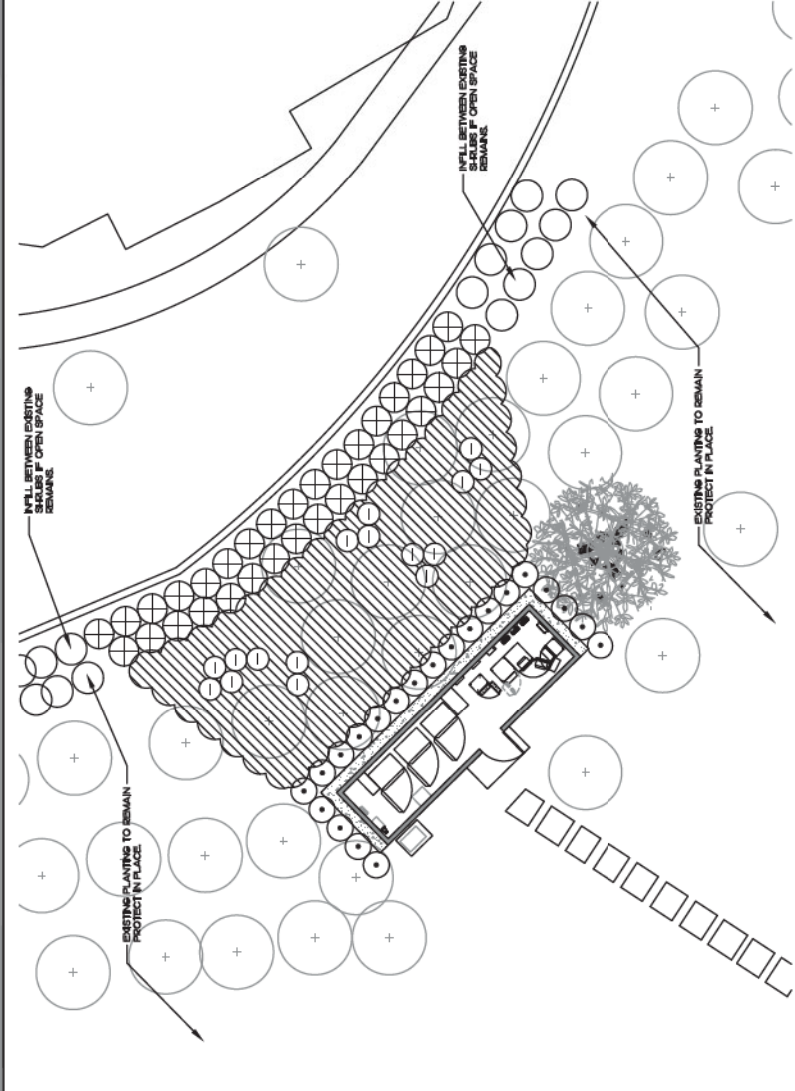
Project No.: 3
 Drawing No.: L-1

Appendix B - Sample Water Efficient Landscape Worksheet

This worksheet is intended to be used as a general guide for the design of a water efficient landscape. The design should be based on the Reference Evapotranspiration (ET_R) values listed below.

| Plant Species | Height (ft) | Reference ET _R (mm) | Plant Spacing (ft) | Planting Rate (plants/sq ft) | Water Use (gallons/sq ft/yr) |
|--------------------------|-------------|--------------------------------|--------------------|------------------------------|------------------------------|
| SHRUBS LOW | 0-5' | 0.57 | 3.0 x 3.0 | 1.11 | 28,950 |
| SPECIAL LANDSCAPE PLANTS | | | | | |
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ET_R Calculations:
 Reference ET_R (mm) x Planting Rate (plants/sq ft) = Water Use (gallons/sq ft/yr)
 0.57 mm x 1.11 plants/sq ft = 28,950 gallons/sq ft/yr



PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONSULT WITH ARCHITECT BETWEEN THE SITE AND THESE PLANS OR WITH THESE PLANS BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS. MAKE KNOWN SOURCES OF MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED PER COVENANT HILLS SPECIFICATIONS.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB, WALK OR CONCRETE/STONE EDGE AT GROUNDCOVER/SHRUB AREAS AND 1" BELOW FOR BURGARA LAWN AREA.
- CONTRACTOR TO INCLUDE IN HIS BID THE SPACE OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF UTILITIES. REPAIR TO INCLUDE BUT NOT LIMITED TO BARRICADE PLANTING AND UTILITIES CONNECT TO EXISTING CONDITIONS.
- ALL SHRUB AREAS TO BE TOP DRESSED WITH 3" LAYER OF MULCHED BARK. PROVIDE SAMPLE TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL.
- ALL PLANTED AREAS TO BE IRRIGATED.
- ALL PLANTING AND IRRIGATION OF THIS PROJECT SHALL ADHERE TO THE CITY SPECIFIC LANDSCAPE STANDARDS.
- ALL GRASSING TO 4" ONE TENTH OF ONE FOOT BY GENERAL CONTRACTOR. FINISH GRADE AND PINE BARKING BY LANDSCAPE CONTRACTOR.
- APPROX. 2' SOAK PLANT TABLETS ARE REQUIRED FOR ALL PLANT MATERIALS ONE GALLON SIZE AND LARGER IN THE FOLLOWING RATIOS: 1 GALLON TAB. 9 GAL/2 TABS, 24 GAL/4 TABS, 36 GAL/6 TABS, 48 GAL/8 TABS, 60 GAL/10 TABS, 72 GAL/12 TABS, 84 GAL/14 TABS, 96 GAL/16 TABS, 108 GAL/18 TABS.
- APPLY FACTORIAL CD SHRUBS AND FINE NEED CONTROL TO ALL AREAS TO RECEIVE NON-VOLATILE BROWN COVER. WATER CHEMICAL IN THROUGHOLES PER MANUFACTURER'S INSTRUCTIONS.
- PLANT QUANTITIES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL PLANT MATERIALS SHOWN ON PLANS.

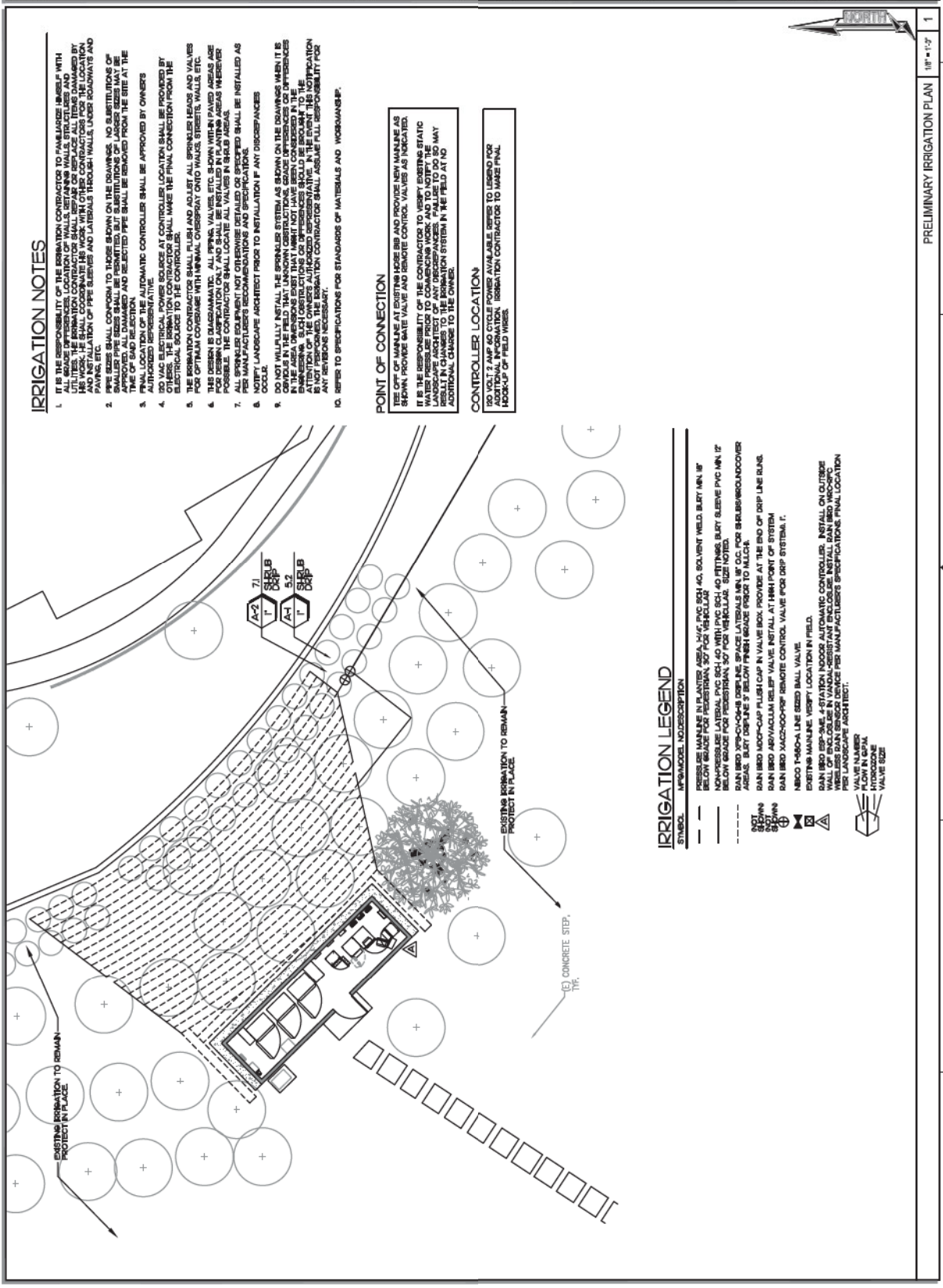
PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | CITY | REMARKS |
|--------|--------------------------------|-------------------|--------|-------------|--------------------------|
| ○ | LIBURSTRUM LUCIDUM | GLOSSY PRIVET | 30 GAL | 21 | FULL TO GROUND 3-6" O.C. |
| ⊖ | BOUTANVILLEA ROSENKA | BOUTANVILLEA | 5 GAL | 16 | PER PLAN |
| ⊞ | BACCHARIS PILLIARIS TWIN PEAKS | DIWAR COTYLE BUSH | 1 GAL | 136 SF (85) | 5-6" O.C. |
| ⊕ | RHAPHOLEPS NORCAL SPRINGTIME | INDIAN HAWTHORN | 5 GAL | 34 | 4-6" O.C. |

NOTE: LIBURSTRUM LUCIDUM AVAILABLE FROM MOON VALLEY NURSERY - MUDGETTA, 090 664-818.

PRELIMINARY PLANTING PLAN 1/8" = 1'-0"

1 2 3 4 5 6



IRRIGATION NOTES

- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL UTILITIES PRIOR TO THE START OF THE IRRIGATION WORK. THE IRRIGATION CONTRACTOR SHALL COOPERATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION OF UTILITIES, ETC. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES, ETC. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES, ETC.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF PIPE SIZES SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF EACH REJECTION.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES, ETC. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES, ETC.
- DO NOT VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE CONTROLLER TO THE IRRIGATION SYSTEM.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL BRACKETS, LEADS AND VALVES FOR OPTIMAL COVERAGE WITH MINIMAL OVERSPRAY ONTO WALLS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL FITTINGS, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL LOCATE ALL VALVES AND FITTINGS WITHIN UNPAVED AREAS. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY DISCREPANCIES DO NOT FULLY INSTALL THE BRACKETS SYSTEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBSERVED IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA SHOWN ON THE DRAWINGS THAT DO NOT HAVE BEING NOTICED BY THE IRRIGATION CONTRACTOR PRIOR TO THE START OF THE IRRIGATION WORK. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES, ETC. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES, ETC.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

POINT OF CONNECTION

THE OFF OF MAINLINE AT EXISTING HOSE END AND PROVIDE NEW MAINLINE AS SHOWN. PROVIDE GATE VALVE AND REMOTE CONTROL VALVES AS INDICATED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING STATIC MAINLINE LOCATION AND DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES, ETC. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES, ETC.


CONTROLLER LOCATION

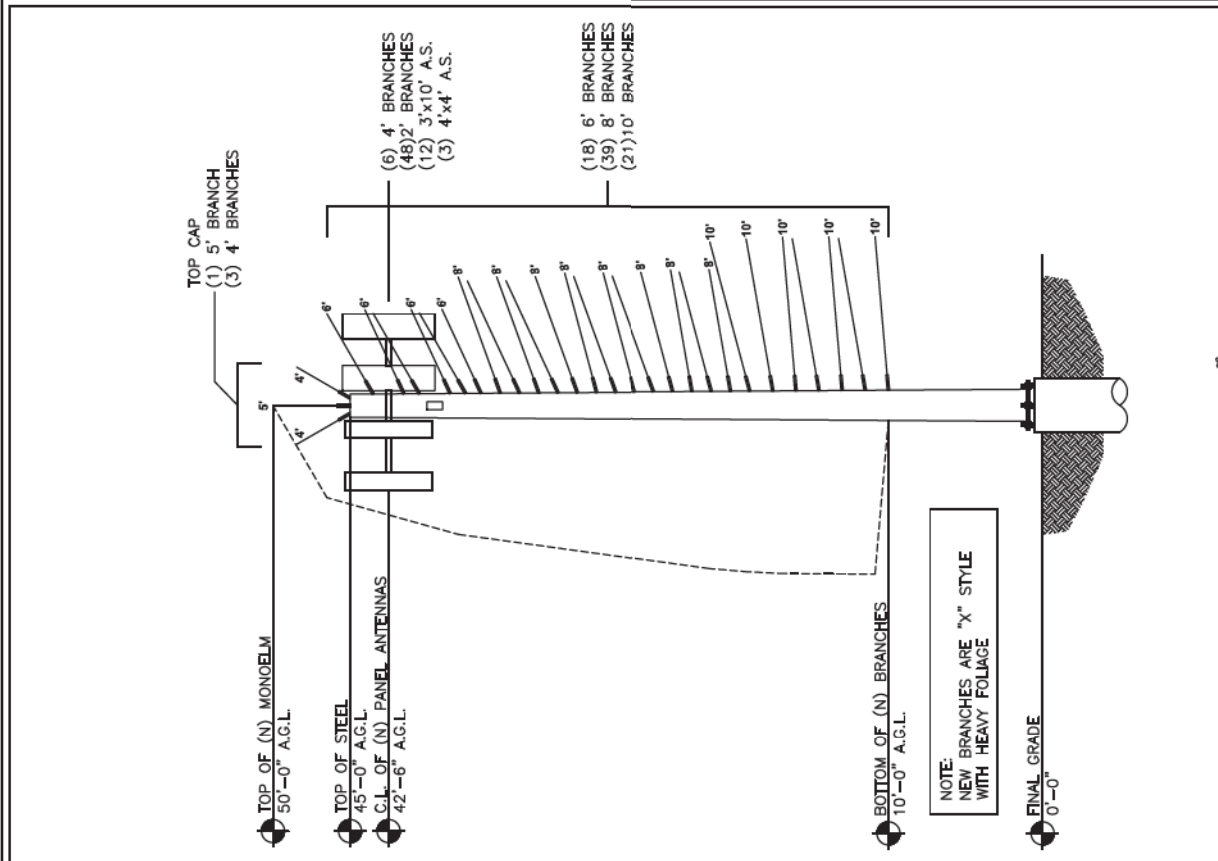
DO NOT VOLT 2 AMP CYCLE POWER AVAILABLE DRIVES TO IRRIGATION FOR ADDITIONAL INFORMATION. IRRIGATION CONTRACTOR TO MAKE FINAL HOOKUP OF FIELD WIRES.

IRRIGATION LEGEND

- SYMBOL DESCRIPTION
- PRESSURE MAINLINE IN PLANTER AREA, 1/2" PVC SCH 40, SOLVENT WELD, BURY MIN. 18" BELOW GRADE FOR PEDESTRIAN, 30" FOR VEHICULAR.
 - SAN 1800 XPS-CO-CH-B DRAPLINE, SPACE LATERALS MIN. 18" O.C. FOR SAN 1800 XPS-CO-CH-B AREAS. BURY DRAPLINE 5" BELOW FINISH GRADE PRIOR TO M.L.C.H.
 - SAN 1800 1800-CP-FLUSH CAP IN VALVE BOX PROVIDE AT THE END OF DRIP LINE RUNS.
 - SAN 1800 1800-AD-VALVE RELIEF VALVE INSTALL AT HIGH POINT OF SYSTEM.
 - SAN 1800 1800-CP-FLUSH CAP IN VALVE BOX PROVIDE AT THE END OF DRIP SYSTEM. I.
 - NIBCO T-450-A LINE SIZED BALL VALVE.
 - EXISTING MAINLINE VERIFY LOCATION IN FIELD.
 - SAN 1800 1800-CP-FLUSH CAP IN VALVE BOX PROVIDE AT THE END OF DRIP SYSTEM.
 - SAN 1800 1800-AD-VALVE RELIEF VALVE INSTALL AT HIGH POINT OF SYSTEM.
 - WELLS SAN 1800 1800-CP-FLUSH CAP IN VALVE BOX PROVIDE AT THE END OF DRIP SYSTEM.
 - VALVE NUMBER.
 - VALVE SIZE.
 - VALVE SIZE.

| | | | |
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| | | <p>DATE: 9/8/21 CHECKED BY: JCH DRAWN BY: JCH DATE: 9/8/21 CHECKED BY: JCH DRAWN BY: JCH</p> | |
| <p>PROJECT: RICE RANCH NS0310 10590 COULSER WAY, VALLEY CENTER, CA 92082 LTE 3C_4C_MODS 5G_NR</p> | | <p>DRAWING TITLE: PRELIMINARY IRRIGATION PLAN</p> | |
| <p>DATE: 9/8/21 CHECKED BY: JCH DRAWN BY: JCH DATE: 9/8/21 CHECKED BY: JCH DRAWN BY: JCH</p> | | <p>PROJECT NO.: 3 DRAWING NO.: L-2</p> | |

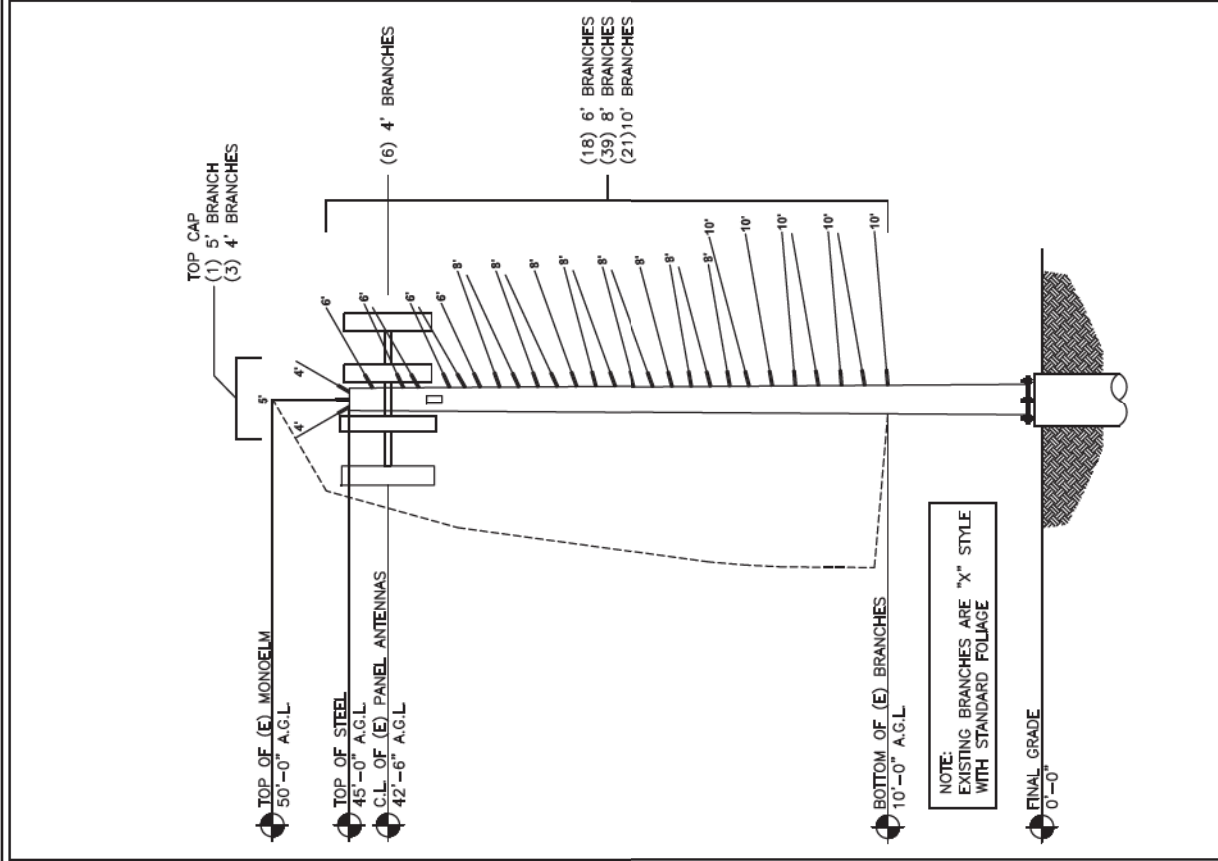
|  SOLAR COMMUNICATIONS INTERNATIONAL, INC. 15155 CALIFORNIA BLVD SUITE 200 SAN DIEGO, CA 92128 TEL: (619) 519-1000 WWW.SCTCOMMUNICATIONS.COM | PROJECT 50'-0" RFRANSPARENT MONOELM | LOCATION RICE PROPERTY MOD NS0310 10590 COLONY WAY VALLEY CENTER, CA 92082 SAN DIEGO COUNTY | ISSUED FOR PRODUCTION | DATE BY DATE LE LE 16AUG21 | REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | NO. | DESCRIPTION | DATE | BY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ENGINEER SEAL |
|---|--|--|--------------------------|-------------------------------|---|-----|-------------|------|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---------------|
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| SHEET TITLE ELEVATION VIEW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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1 (N) MONOELM ELEVATION VIEW

SCALE: NONE

2



1 (E) MONOELM ELEVATION VIEW

SCALE: NONE

1

CONSULTANT



S&T
SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 14750 W. VALLEY BLVD. SUITE 200
 VAN NUYS, CA 91411
 TEL: (818) 818-1188
 WWW.S&TINTERNATIONAL.COM

CLIENT _____

PROJECT _____
 50'-0" RFRANSPARENT MONOELM

LOCATION _____
 RICE PROPERTY MOD
 NS0310
 10990 COLBY WAY
 VALLEY CENTER, CA 92082
 SAN DIEGO COUNTY

ISSUED FOR _____
 PRODUCTION

DATE: _____
 DATE BY: _____
 LE LE 16AUG21

| NO. | REVISIONS | DATE | BY |
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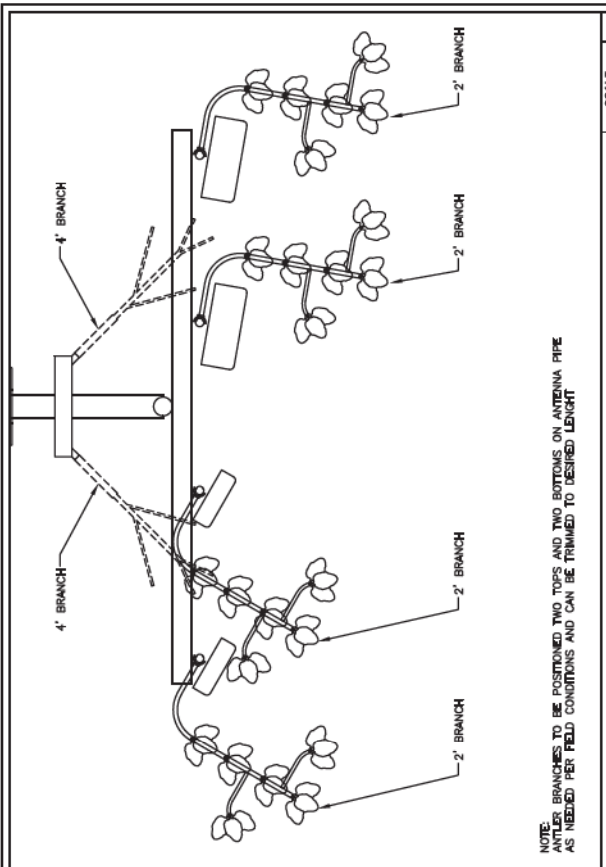
ENGINEER SEAL _____

SHEET TITLE _____
 PLAN & DETAIL
 VIEW

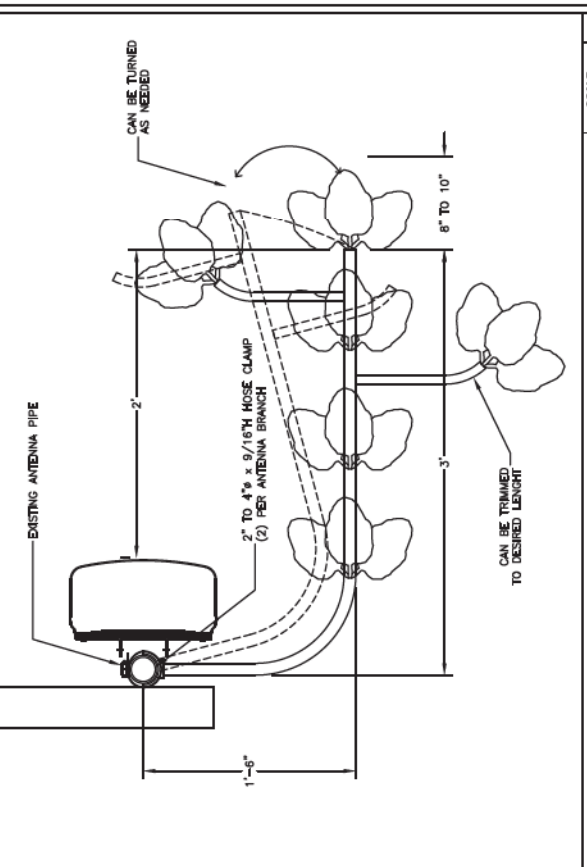
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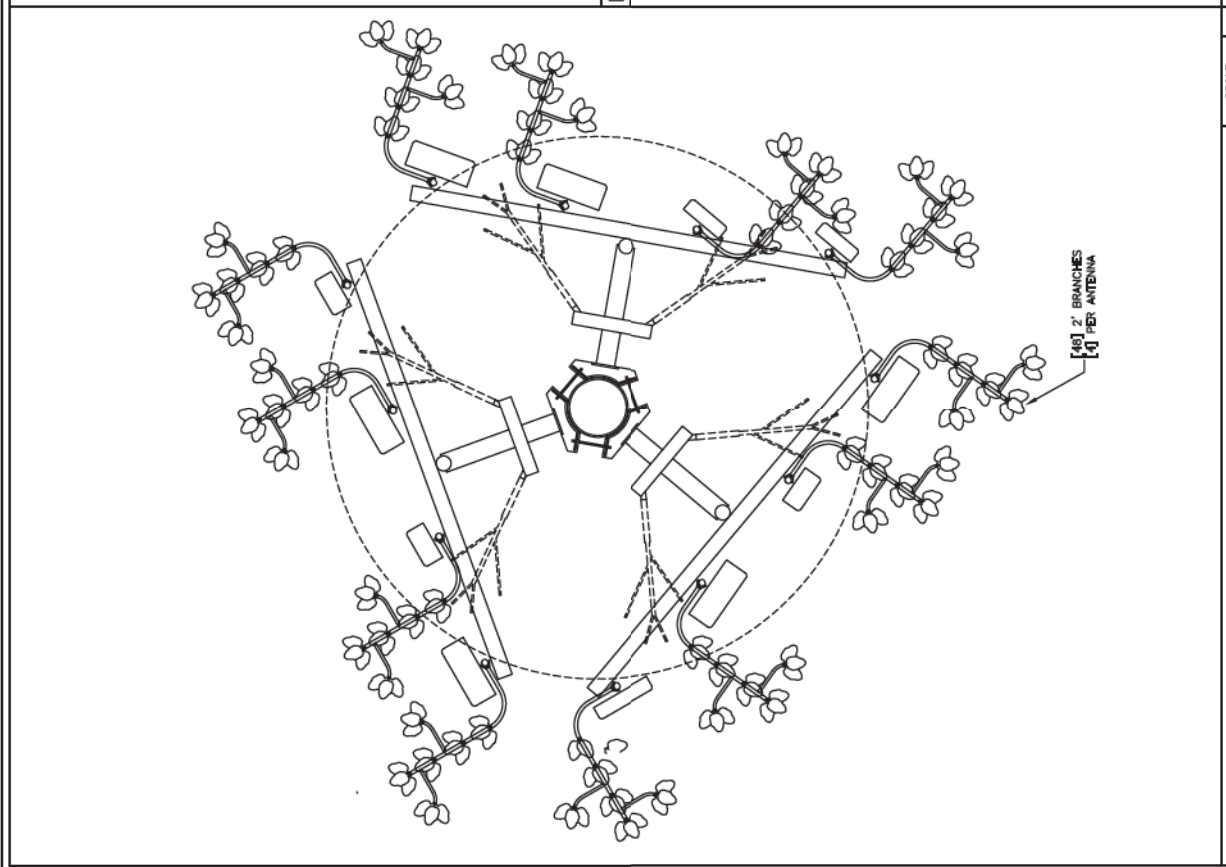
PAGE NUMBER _____
 RF-2



ENLARGE ANTENNA PLAN VIEW
 SCALE: NONE
 2



ENLARGE 2' ANTENNA BRANCH MOUNTING DETAIL VIEW
 SCALE: NONE
 3



NEW ANTENNA PLAN VIEW AT 42'-6" AGL
 SCALE: NONE
 1

CONSULTANT

SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 10150 COLLEY WAY
 VALLEY CENTER, CA 92082
 TEL: (951) 838-3998
 WWW.SCTCOMMUNICATIONS.COM

CLIENT _____

PROJECT
 50'-0" RFRANSAPRENT MONKHELM

LOCATION
 RICE PROPERTY MOD
 NS0310
 10150 COLLEY WAY
 VALLEY CENTER, CA 92082
 SAN DIEGO COUNTY

ISSUED FOR
 PRODUCTION

OWN BY: _____ DATE: _____
 LE LE 16AUG21

| NO. | REVISIONS | DATE BY |
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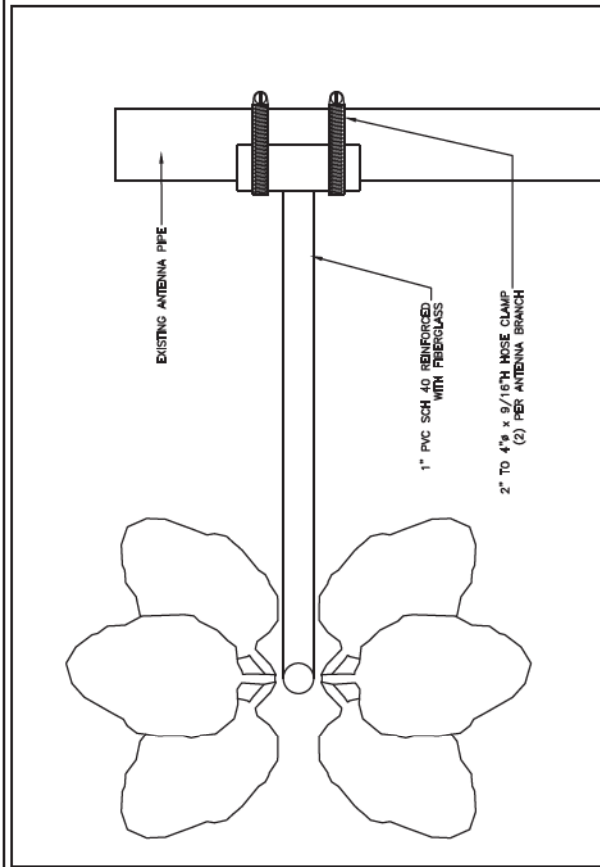
ENGINEER SEAL _____

SHEET TITLE
 ELEVATION & DETAIL
 VIEW

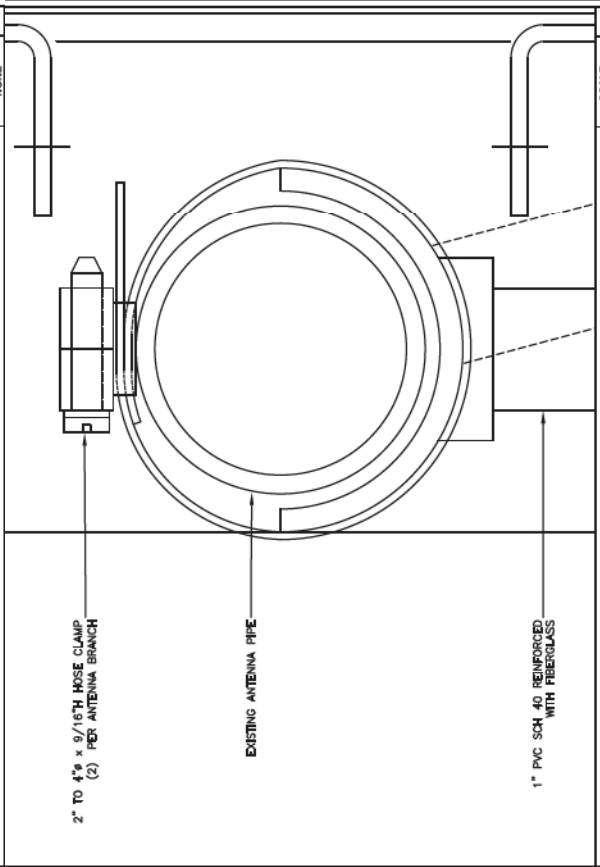
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DRAWING NUMBER _____

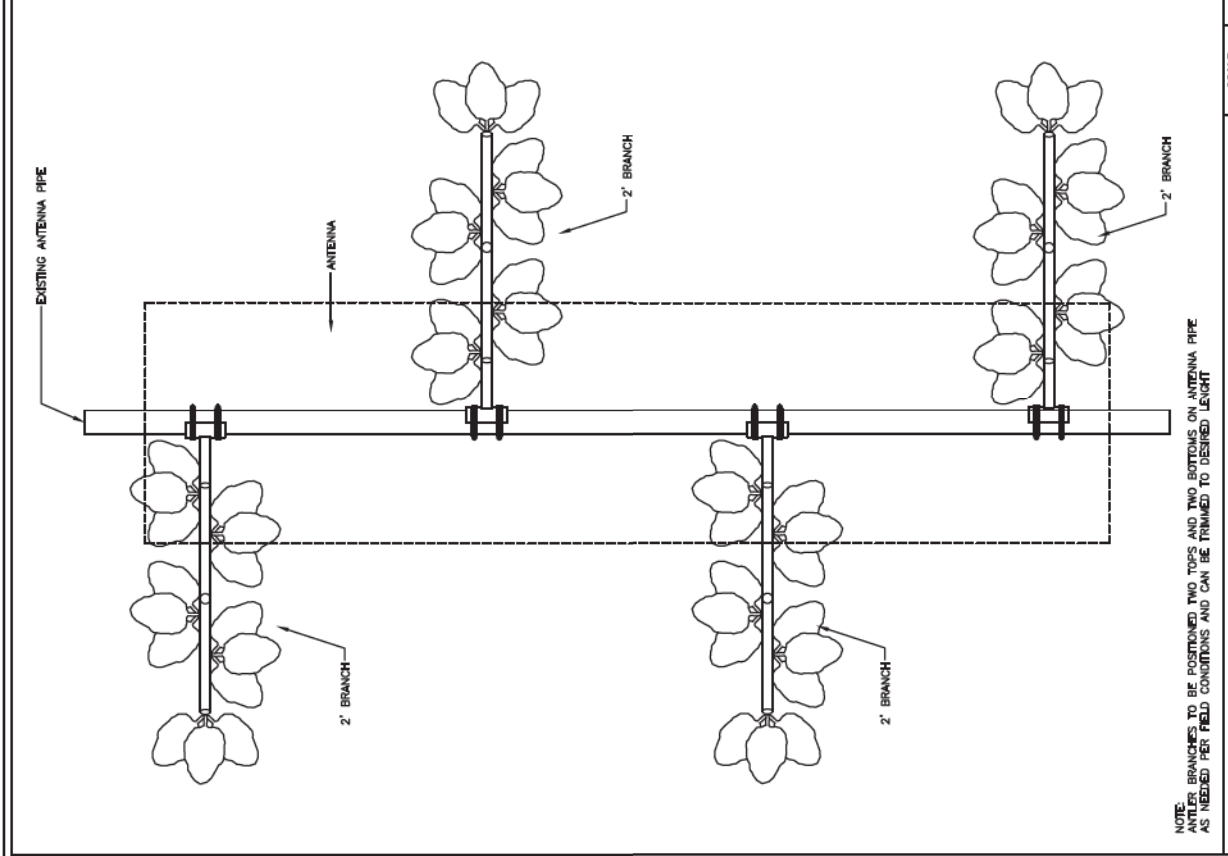
PAGE NUMBER
 RF-3



HOSE CLAMP - PIPE CONNECTION ELEVATION VIEW
 SCALE: NONE



HOSE CLAMP - PIPE CONNECTION PLAN VIEW
 SCALE: NONE



ENLARGE ANTENNA ELEVATION VIEW
 SCALE: NONE



SGI
SERVICES GROUP, INC.
41748 ANITA ROAD
TERRACINA, CA 94558
TEL: (925) 898-1100
WWW.SGICONSULTANTS.COM

SGI CONSULTANTS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND FEMALE OWNERSHIP AND CONTROL IS ENCOURAGED. THIS OFFICE IS LOCATED AT 41748 ANITA ROAD, TERRACINA, CA 94558. THE OFFICE PHONE NUMBER IS (925) 898-1100. THE OFFICE FAX NUMBER IS (925) 898-1101. THE OFFICE WEBSITE IS WWW.SGICONSULTANTS.COM.

CLIENT _____

PROJECT _____
50'-0" REFRANSPARENT MONDELM

LOCATION _____
RICE PROPERTY MOD
NS0310
16600 BERRYWAY
VALLEJO, CA 94582
SAN DIEGO COUNTY

ISSUED FOR _____
PRODUCTION

DWG. BY: _____ DATE: _____
MAQ LE 16AUG21

| REV. | CHANGES | DATE | BY |
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ENGINEER SEAL _____

SHEET TITLE
**PLAN & ELEVATION
VIEW**

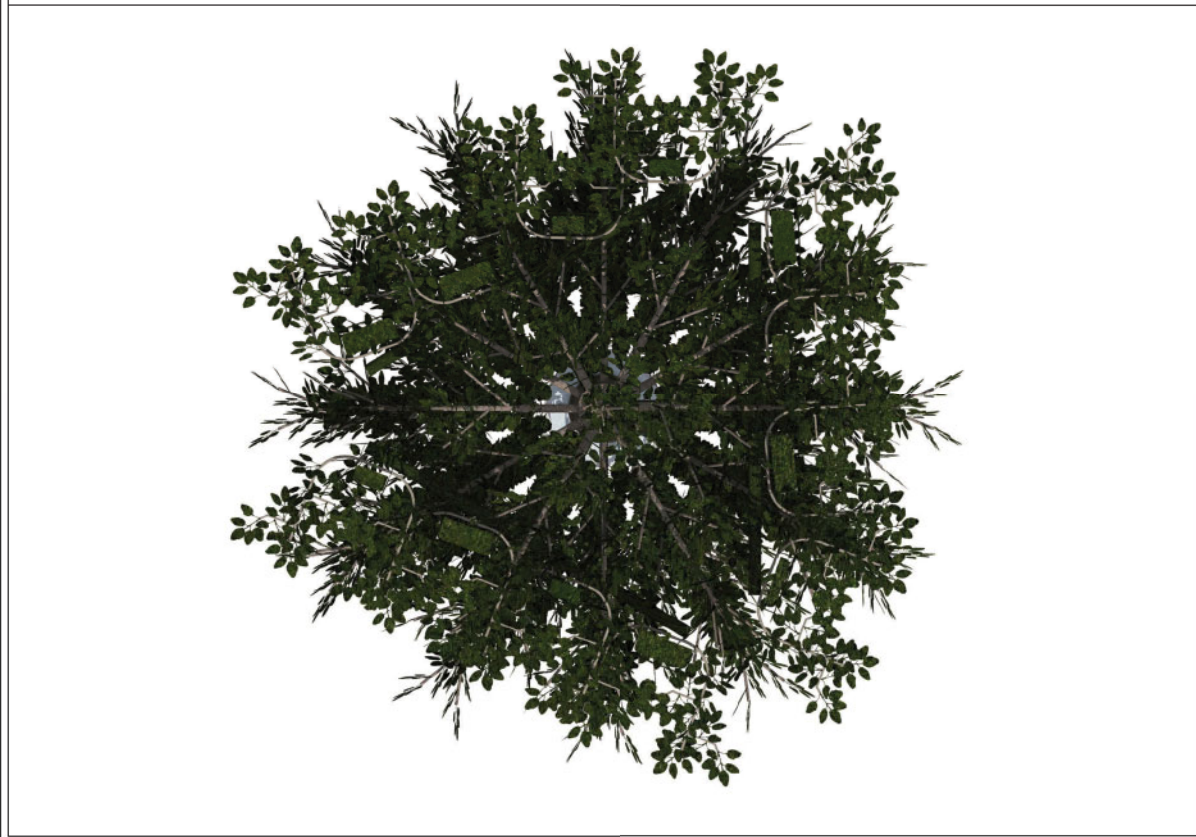
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RF-1

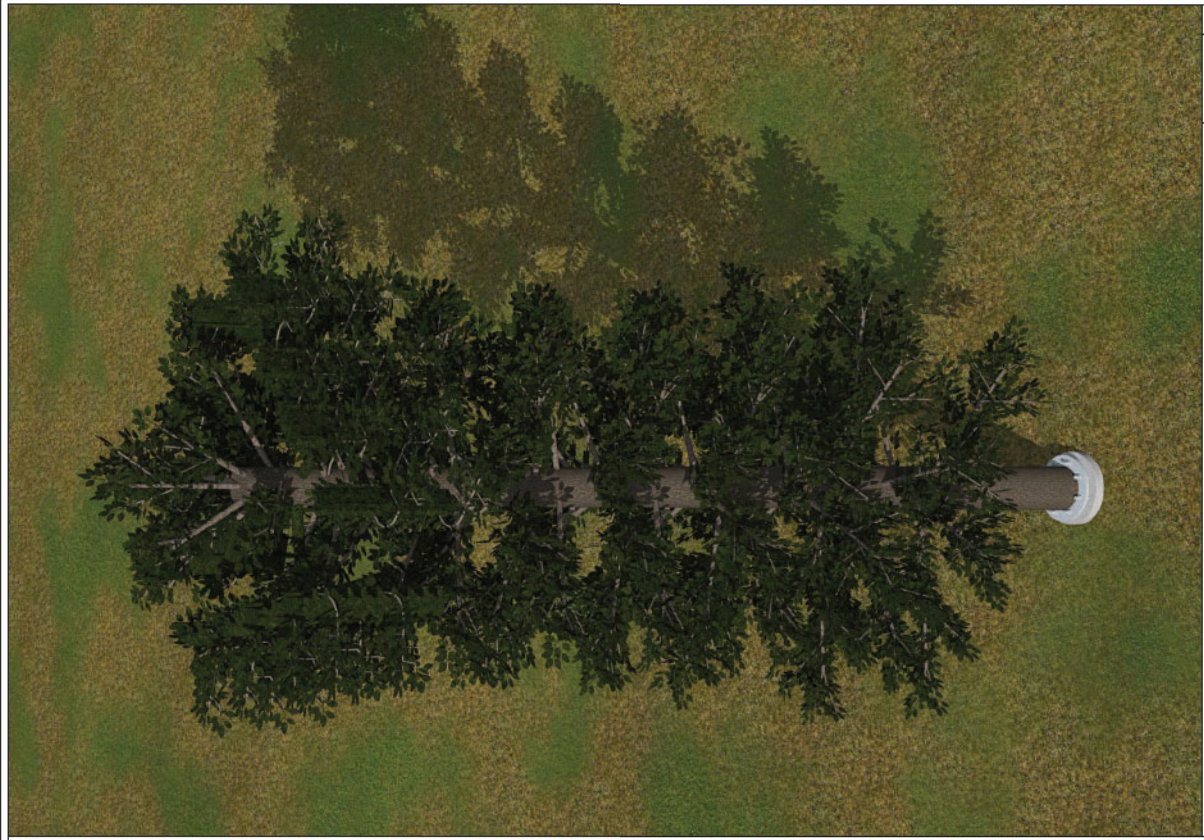


ELEVATION VIEW SCALE: NONE **2**



PLAN VIEW SCALE: NONE **1**

| | | | |
|---|--|--|---|
|  <p>SGI SCAPE CONSULTANTS INTERACTIVE, INC. 41746 ANITA ROAD TEMERON, CA 95968 TEL: (916) 835-1100 WWW.SGICON.COM</p> <p><small>SGI CONSULTANTS AND SGI CONSULTANTS, INC. ARE EQUAL OPPORTUNITY EMPLOYERS. WE ARE AN AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, AGE, SEXUAL ORIENTATION, OR MARITAL STATUS.</small></p> | | CLIENT _____ PROJECT _____ 50'-0" REFRANSPARENT MONDELM LOCATION _____ RICE PROPERTY MOD NS0310 10600 BERRY WAY VALLE DEL MAR, CA 92082 SAN DIEGO COUNTY ISSUED FOR _____ PRODUCTION DRAWN BY: _____ DATE: _____ MAQ LE 16AUG21 REVISIONS: _____ REV. _____ CHANGES _____ DATE BY _____ ENGINEER SEAL _____ | SHEET TITLE PERSPECTIVE & ISOMETRIC VIEW WSC PROJECT NUMBER _____ DRAWING NUMBER _____ PAGE NUMBER RF-2 |
|---|--|--|---|



ISOMETRIC VIEW

| | |
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| SCALE: | 2 |
| NONE | |



PERSPECTIVE VIEW

| | |
|--------|---|
| SCALE: | 1 |
| NONE | |

**Attachment B – Form of Decision
Approving PDS2020-MUP-09-020W1**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH
Director

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

COMMISSIONERS

David Pallinger (Chair)
Yolanda Calvo (Vice Chair)
Douglas Bamhart
Ginger Hitzke
Ronald Ashman
Tommy Hough
Michael Edwards

May 6, 2022

PERMITTEE: AT&T
MAJOR USE PERMIT: PDS2020-MUP-09-020W1
E.R. NUMBER: PDS2020-ER-09-02-009A
PROPERTY: 10590 Couser Way, Valley Center, CA 92082
APN(s): 128-020-34-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-09-020)

Grant, this Major Use Permit for an unmanned wireless telecommunication facility consists of this Form of Decision and the plot plan dated September 8, 2010, consisting of six sheets. This permit authorizes the placement of a wireless telecommunication facility consisting of a 50-foot-tall mono-tree and associated equipment pursuant to Sections 6980 and 7350 of the Zoning Ordinance.

Also granted, is a specific exception pursuant to Section 4620(g) of the Zoning Ordinance to allow a 50-foot-tall mono-tree where 35 feet is the maximum height allowed, and a setback exception pursuant to Section 4813 to allow the proposed mono-broadleaf tree to be setback from the common lot line shared by the two legal lots by a distance of 33 feet.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-09-020W1)

Grant, as per plot plan, equipment layout and elevations dated February 15, 2022, consisting of twenty-two (22) sheets approved concurrently herewith, a Major Use Permit Modification for the renewal of the existing telecommunication facility pursuant to Section 6985 and 6991 of the Zoning Ordinance. This permit authorizes the continued use and maintenance of the existing 50-foot-tall faux mono-broadleaf and related equipment and equipment shelter. In addition, this permit authorizes the rebranching of the mono-broadleaf tree, removal and replacement of antennas, remote radio units (RRUs), and ancillary equipment located within the existing eight-foot-tall concrete masonry unit (CMU) block wall enclosure.

Also grant, an exception pursuant to Section 4620(g) of the Zoning Ordinance to allow a 50-foot-tall mono-broadleaf tree where 35 feet is the maximum height allowed, and a setback exception pursuant to Section 4813 to allow the proposed mono-broadleaf tree to be setback from the common lot line shared by the two legal lots by a distance of 33 feet.

The wireless telecommunication facility is considered "high visibility" and is located within a "residential zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 10 years (ending May 6, 2032, at 4:00 p.m.). This may be extended for an additional period of time through a modification of the Major Use Permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification shall expire on **May 6, 2024** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.

CONDITIONS FOR MAJOR USE PERMIT (3300-09-020)

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

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

1. **COST RECOVERY: [DPLU, DPW, DEH, DPR], [GP, CP, BP, UO]**
Intent: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **Description of requirement:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **Documentation:** The applicant shall provide a receipt to the Department of Planning and Land Use, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.

2. **RECORDATION OF DECISION: [DPLU], [GP, CP, BP, UO]**
Intent: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **Description of requirement:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the Recordation Form, with Decision attached, to DPLU. **Documentation:** Signed and notarized Recordation Form with Decision attached. **Timing:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by DPLU at the County Recorder's Office. **Monitoring:** The DPLU Zoning

Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at DPLU.

3. CODE COMPLIANCE [DPLU, BI] [UO, FG] [DPLU, FEE]

Intent: In order to comply with the provisions of Chapter 2, of Division 5, Title 5 of the County Code and Section 6118 et al. of the Zoning Ordinance, the applicant and/or property shall comply with the following requirement. **Description of requirement:** All existing unpermitted trailers/mobile homes shall be removed from the property prior to the issuance of building permit. **Documentation:** The applicant shall submit a letter and photographic evidence to DPLU to show that all unpermitted trailers/mobile homes are no longer exist on-site. **Timing:** Prior to issuance of any building permit, documentation of code compliance for all structures on-site shall be submitted. **Monitoring:** The Building Inspector shall verify that no code violations exist on the property.

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

4. ANNEX TO LIGHTING DISTRICT: [DPW, LDR] [DPLU, ZONING] [UO].

Intent: In order to promote orderly development and to comply with the Street Lighting Requirements of the [County Centerline Ordinance Section 51.511.1](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the lighting district. **Description of requirement:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **Documentation:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [DPLU, ZONING]. The applicant shall provide the receipt to [DPLU, PCC]. **Timing:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the fee shall be paid. **Monitoring:** The [DPLU, ZONING] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

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

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

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

Intent: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **Description of Requirement:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **Documentation:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **Monitoring:** The [DPLU, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

7. PHOTO SIMULATION: [DPLU, PCC] [UO, FG] [DPLU, FEE]

Intent: In order to verify that the site complies with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall substantially comply with the approved plot plans and photo-simulations. **Description of Requirement:** The site shall be built to substantially comply with the approved photo-simulations to ensure that the site was built to be invisibly screened from public view. **Documentation:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [DPLU, 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 [DPLU, PCC] shall review the provided Photos for compliance with this condition and compliance with the photos-simulations.

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

8. SIGHT DISTANCE: [DPLU, CODES] [OG].

Intent: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1. (E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **Description of Requirement:** There shall be a minimum unobstructed sight distance along Couser Canyon Road from private road, Couser Way for the life of this permit. **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 [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

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

Intent: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **Description of Requirement:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and

permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

10. PRIVATE ROAD MAINTENANCE: [DPW, LDR] [BP, IP, GP, UO].

Intent: In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **Description of Requirement:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the on-site and off-site private roads that serve the property during either construction or subsequent operations. **Documentation:** The applicant shall assume responsibility pursuant to this condition. **Timing:** Upon establishment of use, The following conditions shall apply during the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

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

Intent: In order to comply with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall substantially comply with the requirements of this condition. **Description of Requirement:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations.
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
- e. Maintain the vegetation surrounding the wireless telecommunication facility to ensure the facility will be adequately screened at all times.

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

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-09-020W1)

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 Site Plan. Where specifically indicated, actions are required prior to the approval of any grading, improvement, or building plan, and the issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1-COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
2. **GEN#2-RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.
3. **ROADS#1-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 Design Standards of

Section 6.1.E of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is **350 feet** of unobstructed intersectional sight distance in both directions along **Couser Canyon Road** from the proposed private easement road, **Couser Way**, in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of **2.3 Minor Collector** as described in Table 5 based on a speed of **35 MPH**, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

4. **ROADS#2-ANNEX TO LIGHTING DISTRICT**

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18 and [The County of San Diego Public Road Standards](#), the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

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

5. **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.

6. **PLN#1–PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated April 1, 2022 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the mono-broadleaf must be covered with a “sock”.
- b. Both the interior and exterior of the CMU block wall enclosure must be painted to match the color of the existing single-family residence.

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

7. **PLN#2–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**

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

8. **NOISE#1–NOISE REQUIREMENT [PDS, FEE X1]**

INTENT: In order to reduce the impacts of the installation of any generator or any external noise-generating device, that would use the external power stub (generator receptacle)

and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following requirements shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification:

- a. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b as defined by 6983.I for Invisible – Facilities. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- b. Failure to comply with the invisibility standards of Zoning Ordinance Section 6983.I, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

DOCUMENTATION: The property owner and permittee shall comply with the permittee or property owner chooses to install a generator unit associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan and provide proof that the device complies with the County Noise Ordinance. **MONITORING:** The County Noise Specialist shall review all proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

9. **HAZ#1-HEALTH AND SAFETY PLAN**

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health and Quality. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health and Quality-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Sayed Khalid, (858) 935-0028 or by email at sayed.khalid@sdcounty.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEHQ, HMD] shall verify and approve all compliance with this condition.

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

10. 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 landscape plans, building plans, and plot plans. This includes but is not limited to maintaining the following: painting all necessary aesthetics design features, and all lighting wall/fencing. Failure to conform to the approved plot plans; is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a deviation or a modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter that cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require a modification or deviation. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

11. PLN#4-SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated April 1, 2022. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.

- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

12. **ROADS#3–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 Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of **350 feet** in both directions along **Couser Canyon Road** from the proposed private easement road, **Couser Way**, for the life of this permit. **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.

13. **ROADS#4–PRIVATE ROAD MAINTENANCE**

INTENT: In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the on-site and offsite private roads that serve the property during either construction or subsequent operations. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, the following conditions shall apply during the term of this permit. **MONITORING:** *The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.*

.....

**MAJOR USE PERMIT FINDINGS FOR 3300-09-020 AND
MAJOR USE PERMIT MODIFICATION FINDINGS FOR MUP-09-020W1**

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

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

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

The 2.64-acre subject property is developed with ~~an existing single family residence and an avocado grove and unmanned wireless telecommunication facility.~~ The nearest adjacent parcel is under common ownership and contains a single-family residence and pool. The proposed modification to the unmanned wireless telecommunication facility would consist of rebranching the 50-foot-tall mono-broadleaf tree and painting the equipment enclosure, which measures 8'8" x 36'8", to match the adjacent single-family residence. ~~The wireless telecommunication facility, including the equipment enclosure, is situated within that would be placed inside the existing avocado grove. The proposed underground utility trench would be placed under the existing asphalt pavement and avocado grove on the project site.~~ The subject property is connected to Couser Canyon Road (a public road), by an easement for access, and is for the benefit and use of owners of the subject property.

The site and surroundings are generally mountainous and neighboring properties range in size from 3 acres to 160 acres and are rural residential in character. The surrounding land use includes single family residential, agricultural, and the Pala Indian Reservation.

Scale and Bulk:

Photo simulations on file with Major Use Permit Modification P09-020 MUP-09-020W1 illustrate that the ~~proposed existing~~ wireless telecommunication facility and the associated equipment enclosure are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed to be camouflaged and it is strategically placed within the existing avocado grove, so that it would blend into the surrounding vegetation and topography. The Modification proposes rebranching of the existing mono-broadleaf tree, installation of "socks" over all antennas and RRUs and equipment to be painted dark green matching the mono-broadleaf foliage to further camouflage the facility. In addition, the Modification proposes to paint both the interior and exterior of the CMU block wall equipment enclosure to match the color of the adjacent single-family residence. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other vertical elements such as the existing avocado trees, other mature

vegetation, and the adjacent single-family residence. Therefore, the ~~proposed~~ wireless telecommunication facility would be consistent with the scale and bulk of the surroundings.

Coverage:

The subject parcel is 2.64 acres in size, and a total of 13 acres when combined with the adjacent parcel in common ownership. ~~in size, and~~ The wireless telecommunication facility is located on a parcel that is developed with an existing ~~single family residence and avocado grove and the adjacent parcel under common ownership~~ is developed with an existing single-family residence and pool. The lease area for this unmanned wireless telecommunication facility ~~would~~ totals approximately 320 square-feet (less than 1% lot coverage). Due to the small footprint of the facility, the ~~addition of the proposed~~ wireless telecommunication facility ~~would~~ maintains similar coverage with surrounding parcels.

Density:

The project is a Major Use Permit Modification for the ~~authorization of the placement~~ continued operation of an existing wireless telecommunication facility and does not have a residential component subject to density.

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

The project is located within the Valley Center Fire Protection District and has been reviewed and found to be FP-2 compliant by the County Fire Marshal. The project would not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment shelter ~~would be~~ is located within a CMU enclosure to conceal it from the surrounding properties and will be painted to match the adjacent single family residence. Photo simulations on file with Major Use Permit Modification P09-020 MUP-09-020W1 illustrate that the line, form, and color of the facility ~~would be~~ is largely consistent with other elements that make up the visual setting of the area, such as the existing avocado trees and matured vegetations. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one to two maintenance trip(s) per month and would utilize Couser Canyon Road, a public road; and

Couser Way a private road, for access. Existing parking is available on the property. The use associated with this Major Use Permit Modification would be compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of the surrounding streets.

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

The applicant proposes a Major Use Permit Modification for the ~~authorization~~ continued operation and maintenance of an existing unmanned wireless telecommunication facility. The subject property is 2.64 acres in size, and a total of 13 acres when combined with the adjacent parcel in common ownership and is developed with access and utility services adequate to serve the proposed use. ~~The installation of the~~ continuation of use and maintenance of the existing wireless telecommunication facility would not require significant alteration to the landform. The project, as designed, would be camouflaged and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use

None identified.

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

The project is subject to the Regional Category ~~Estate Development Area (EDA)~~ Rural Lands (RL-20), Land Use Designation ~~(17) Estate Development~~ Limited Agriculture (A70), and the Valley Center Community Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Policy 4 of the Public Safety Element of the County General Plan that encourages the support, establishment, and continual improvement of Countywide telephone communications system, particularly with respect to enhancing emergency communications.

- (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. Pursuant to Section 15301 of the State CEQA Guidelines, the project is exempt from CEQA because it involves operation, maintenance, permitting, leasing, licensing, and minor alteration to an unmanned wireless telecommunication facility involving no expansion of use beyond~~

that existing at the time of the lead agency's determination. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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

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

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 (SDRWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control

Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

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

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 the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit for any and all work within the County Road rights-of-way. Contact DPW/PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing, or planting trees or shrubs in the County Road rights-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the PDS Permit Services Section.

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

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

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT

LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

| 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 and Quality (DEHQ) | | | |
| Land and Water Quality Division | LWQ | Local Enforcement Agency | LEA |
| Vector Control | VCT | Hazmat Division | HMD |
| Department of Parks and Recreation (DPR) | | | |
| Trails Coordinator | TC | Group Program Manager | GPM |
| Parks Planner | PP | | |
| Department of General Service (DGS) | | | |
| Real Property Division | RP | | |

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Form of Decision is passed and approved by the of the County of San Diego, State of California, at a regular

PDS2020-MUP-09-020W1

May 6, 2022

meeting held on this 6th day of May 2022, in County Operations Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: NOES: ABSTAIN: ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION
DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

email cc:

Tara Carmichael; Md7 Project Contact Md7 on behalf of AT&T
Valley Center CPG
Ed Sinsay, Land Development, Team Leader, Planning & Development Services
Denise Russell, Project Planning, Planning Manager, Planning & Development Services

Attachment C – Environmental Documentation

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

**FOR PURPOSES OF CONSIDERATION OF
AT&T Rice Ranch Wireless Telecommunication Facility
Major Use Permit Modification
PDS2020-MUP-09-020W1, PDS2020-ER-09-02-009A
May 6, 2022**

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

Discussion:

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

Discussion:

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

Discussion:

The project will obtain its water supply from the Valley Center Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

Discussion:

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance (RPO).

Floodways and Floodplain Fringe:

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

Steep Slopes:

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no slopes that have a gradient of 25 percent or greater and 50 feet or higher in vertical height on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife

corridor. No sensitive habitat lands were identified on the site, therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES NO NOT APPLICABLE

Discussion:

The project 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

Discussion:

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.

Staff has reviewed the plot plans and information provided and has determined it to be adequate as it relates to County Noise Standards conformance. The project consists of a new wireless communication facility. The project site as well as surrounding parcels to the east, west, and south are zoned Limited Agriculture, which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The parcels to the north are zoned Solid Waste Facility, which is subject to the arithmetic mean one-hour average of 57.5 dBA. The proposal does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units. The proposed equipment cabinet is located within the existing concrete masonry unit wall and is approximately 47 feet away from the nearest property line to the west. Therefore, the project as design would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.

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- 4 -

May 6, 2022

Based on the information above, no additional noise information and/or noise mitigation is required at this time. However, if any changes to the ground-level equipment or a generator is added during a revision, additional noise review would be required.

NOTICE OF EXEMPTION

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

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

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

Project Name: AT&T Rice Ranch Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-09-020W1, PDS2020-ER-09-02-009A.

Project Location: 10590 Couser Way in the Valley Center Community Plan area, within unincorporated San Diego County. APN: 128-020-34-00.

Project Applicant: Md7 on behalf of AT&T; 10590 W. Ocean Air Drive, Suite 300, San Diego, CA 92130; p. 858-366-4760

Project Description: The applicant requests a Major Use Permit Modification (MUP Modification) to revise, operate, and maintain an existing wireless telecommunication facility. The project consists of removing and replacing antennas and remote radio units, and rebranching the existing 50-foot-tall mono-broad leaf tree. Ancillary equipment located within the existing five-foot-tall concrete masonry unit (CMU) block wall enclosure, is also proposed to be removed and replaced. The existing CMU block wall enclosure will be painted to match the existing residence on site. The 2.64-acre project site is located at 10590 Couser Way in the Valley Center Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Rural and Land Use Designation Rural Lands (RL-20). Zoning for the site is Limited Agriculture (A70) which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP pursuant to Section 6985 of the Zoning Ordinance. The existing wireless telecommunication facility is required to be brought into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this MUP Modification seeks to accomplish. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 10 years pursuant to Section 6985(C)(11) of the Zoning Ordinance.

Agency Approving Project: County of San Diego

County Contact Person: Rachael Lindebrekke Phone Number: 619-323-7872

Date Form Completed: March 30, 2022

This is to advise that the County of San Diego Planning Commission has approved the above-described project on May 6, 2022 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: 15301
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- 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: Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Pursuant to Section 15301 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it proposes minor alterations, maintenance and continued operation of an existing unmanned wireless telecommunications facility. 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: (619) 323-7872

Name (Print): Rachael Lindebrekke 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.

Attachment D – Environmental Findings

**AT&T RICE RANCH WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PDS2020-MUP-09-020W1
ENVIRONMENTAL LOG NO. PDS2020-ER-09-02-009A**

ENVIRONMENTAL FINDINGS

May 6, 2022

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption.
2. Find that 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 – Public Documentation

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **February 8, 2021** at 7:00 p.m.

Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; Ab=Abstention; DRB=Valley Center Design Review Board; N=Nay; P=Present; R=Recused; VCCPG=Valley Center Community Planning Group; VCPRD=Valley Center Parks & Recreation District; Y=Yea

A. Join Zoom Meeting: <https://us02web.zoom.us/j/83221566126>, Meeting ID: **832 2156 6126**

Passcode: **VCCPG-Feb**

B. Roll Call

- Meeting was called to order at **7:00 p.m.** and a Quorum was established with **14 members present**. *Michelle Bothof arrived after the approval of the January 11, 2021 Minutes.

- | | | |
|-------------------------------------|----------------------------------|------------------------------|
| ● Lisa Adams - P | ● James Garritson - P | ● LaVonne Norwood - P |
| ● Michelle Bothof - P* | ● Delores ChavezHarmes- P | ● James Radden - P |
| ● Susan Fajardo - P | ● Steve Hutchison - P | ● Doris Rattray- P |
| ● Julia Feliciano - P | ● Matt Matthews - P | ● Kevin Smith - P |
| ● Riley Fraas - A | ● Kathleen McCabe - P | ● Renee Wolf - P |

Guests:

- | | | |
|--------------------|--------------------|-----------------|
| ● Carie Flores | ● Justin Causey | ● KBS |
| ● Napoleon Zervas | ● Don Barletti | ● Jeremiah R. |
| ● Tally Thompson | ● Fredrick Wollman | ● Ronda |
| ● David Ross | ● Will Rogers | ● Heidi Rouse |
| ● Kathleen Lippitt | ● Francesca Pappa | ● Kevin McGee |
| ● Deliah Bruzee | ● Lauren Yzaguirre | ● Sydney Circle |
| | ● Pat Downing | ● Justin Salter |

C. Pledge of Allegiance - Ms. Norwood

D. Approval of January 11, 2021 Minutes

- **Motion: To approve the January 11, 2021 Minutes.**
- **Maker/Second:** Norwood/Feliciano
- **Motion Carries 13-0-0 (Y-N-Ab).**

E. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda.

1) Valley Center Town Hall Zoom Meeting with Supervisor Desmond

- Ms. Adams and Ms. Norwood shared information from a presentation made by the office of Jim Desmond. Information was shared about Covid-19 vaccine registration. Expansion of Cole Grade Road will begin once all utilities are undergrounded. It will take about two years to complete this project. Valley Center Road will be resurfaced this summer.
- San Diego County has the goal to have 75% of the population receive the Covid-19 vaccine by this summer.

2) SANDAG RFP (Request for Proposal) Rancho Lilac

- Fredrick Wollman shared information about Rancho Lilac and how SANDAG cancelled the RFP over concerns the community had about the lack of trails and public access to this open space preserve. SANDAG will interview potential managers this spring and hire a manager by fall.
- Members of the community need to provide comments to SANDAG about this property. Ideas could include trail loops, preservation of buildings, and the number of trails to provide.

Cannabis Dispensary

- Kathleen Lippitt (guest), shared concerns related to the County's new cannabis and social equity program. She shared information about preventing drug abuse among young people in the County. She is very concerned that cannabis dispensaries will create potential problems to a lot of youth within San Diego County. Drug abuse often begins in adolescence and it is important that people in our community voice their concerns about these dispensaries.
- There was a BOS meeting on January 27th for the cannabis ordinance. It is believed that the Planning Groups were not properly notified. This item will be heard at the BOS meeting in 90 days from January 27th. Concerns need to be brought forth at that time as well as emailing supervisors of any concerns or objections.
- Tally Thompson asked about future plans for a large grocery store in Valley Center. Chair Harmes and Mr. Smith shared information about the proposed Vons shopping center at Liberty Plaza.

3) Village Station Presentation [ATTACHMENT]

- Will Rogers shared a presentation about the historic significance of his property and how this will be integrated into the Village Station shopping center. He shared a number of slides that showed the history of Village Station. This property is zoned C-36 General Commercial and is 11.7 acres.
- The site plan indicates a linear walkway which symbolically represents the trails or roads of the past used by the Butterfield/Overland Stage line or a transcontinental railroad line.
- Mr. Rogers shared some of the site plan modifications and wants to develop a collection of buildings that symbolically represent Valley Center's past by providing Authentic Architecture Styles such as Ranch & Farm Monterey Spanish or Mission Revival Symbolic historic signs on each building.
- Mr. Rogers shared information about the site plan modifications and the authentic architecture styles that make up all buildings. Ranch and Farm, Monterey, and Spanish or Mission Revival design are incorporated into each building. The site will have restaurants, a coffee shop, a possible bank, and a market. Each building in the shopping center will have a unique sign design. Chair Harmes asked Mr. Rogers to present this project tonight in preparation for a possible vote next month.

- The County has made the recommendation to install concrete sidewalks and would also like a 9-foot easement along the frontage of the property. Mr. Rogers is not in favor of the County recommendation to install concrete sidewalks.
- Ms. Norwood asked about the timeline of the project. Mr. Rogers hopes to break ground on the project next year.

F. Action items (VCCPG advisory vote may be taken on the following items)

1) ATT Rice Ranch PDS2020-MUP-20-014 (Fajardo): Modification to existing AT&T cell site located on Couser Way. (Vote)

- Don Barletti reiterated information that was shared at the January 2021 Planning Group meeting related to modifications to an existing AT&T cell site. The lease was signed by his mother-in-law back in 2009.
- Carie Flores, applicant's agent, shared a presentation about the modifications proposed to the existing AT&T cell site. Sydney Circle asked if the antennas are larger than existing ones. Carie Flores said the tower and antennas will remain the same height.
- Lauren Yzaguirre is the County planner for the project. Ms. Norwood asked a question about communication between the family and AT&T. The family has had difficulty contacting representatives from AT&T.
- Carie Flores said that AT&T must and will follow all FCC guidelines related to emissions.
- Chair Harmes asked if the family feels that they are receiving just compensation when compared to similar projects in the community. The family does not feel that their current lease contract provides just compensation when compared to similar tower leases in the community.
- There was discussion about an October 2020 letter after Ms. Fajardo requested further information.
- Lauren Yzaguirre only is aware of the project that is before us tonight. The Valley Center Fire District has already approved this project.
- Kevin McGee provided information about the possible installation of emergency backup generators that will allow the site to stay up for an additional three hours.
- Ms. Rattray asked if the new antennas will require a backup generator and Mr. McGee stated that generators are not required.
- **Motion: To deny the Rice Ranch cell site modifications because AT&T has other alternatives to find a site located away from residents.**
- **Maker/Second: Adams/Hutchison**
- **Motion Carries 11-3-0 (Y-N-Ab). Mr. Garritson, Chair Harmes, and Mr. Smith voted nay.**

2) Soccer Field PDS2020-MUP-20-009 (Wolf): Update (No Action)

- Ms. Wolf shared that this project still needs much work before it can move forward. The Planning Group needs to wait for further review about the scoping letter.

3) Valley Center Professionals PDS2020-STP-20-008 (McCabe): Update. (No Action)

- Dr. Clark's office has submitted everything to the County and is now awaiting approval.

4) Valley Center Road ABC Permit PDS2021-ABC-21-002 (Adams): Informational. ABC license for mini-mart at 27455 Valley Center Road & Charlan Road. (No Action)

- Ms. Adams shared that the property owners are in the beginning stages of filing for an alcohol license.

5) Tree Removal: County Vegetation Manager has identified trees for removal on Banbury & Lilac.

- Chair Harmes shared images of four trees in Valley Center that the County plans to trim or remove. Three are located on Lilac Road and one is located on Banbury. Ms. McCabe asked if the trees are located on private property.

G. Subcommittee Reports

1) Member Updates (Harmes, Chair): Ethics training every 2 yrs from last completion date.

2) Emergency Evacuation (Harmes, Chair): The County matrix will be updated.

3) Parks & Rec (Norwood, Chair): Parks & Rec members will not become part of LAFCO, but will be on the county VC park board.

4) Mobility (Adams, Chair): No updates

5) Tribal Liaison (Smith, Chair) Mr. Smith has shared his contact information with all local tribes.

6) Design Review Board (Smith/Adams): The Matz property owners near the corner of Old Castle and Indian Hill Road are requesting a waiver in order to use the property.

7) Community Plan (Hutchison, Chair): Mr. Hutchinson would like Dr. Matthews to join this subcommittee.

- **Motion: To approve Dr. Matthews as a member of the Community Plan subcommittee.**
- **Maker/Second:** Hutchison/Norwood
- **Motion Carries 14-0-0 (Y-N-Ab)**

8) Website (Wolf, Chair)

9) Nominations (Fajardo, Chair):

10) Potential Trails Subcommittee:

- Chair Harmes stated that Mr. Vick contacted Ms. Norwood about having a VCCPG representative for the trails committee. Mr. Hutchison said that there has never been an official subcommittee. It was agreed that an official Trails subcommittee should represent the Planning Group.
- **Motion: To appoint Lavonne Norwood as a representative of the Valley Center Community Planning Group for the Valley Center Trails Association.**
- **Maker/Second:** Smith/McCabe
- **Motion Carries 14-0-0 (Y-N-Ab)**

I. Adjournment

- Next regular meeting of VCCPG: **March 8, 2021 at 7 p.m.**
- **The meeting adjourned at 9:13 p.m.**
- **Minutes were approved on March 8, 2021.**

James Garritson, Secretary


Appendix VCCPG February 8, 2020 Minutes
 Village Station Presentation

Concept Statement

In the 1800's Valley Center was developing and gaining in population and many events happened in and around the valley. This shopping center will embrace these events with an imagination of what could have been. The site plan indicates a linear walkway which symbolically represents the trails or roads of the past used by the Butterfield/Overland Stage line or a transcontinental railroad line. Historically buildings were aligned with the trails, road and railways of the past in anticipation of greater things to come, as in this Center.

1

**VILLAGE STATION
 VALLEY CENTER CALIFORNIA**



Historic Relevance

2

Valley Center's Past

- 1860 Pony Express brings mail to California ★
- 1861 First transcontinental telegraph line opens ★
- 1862 Civil War Union militia is garrisoned around Valley Center to guard telegraph lines. ★
- 1862 President Lincoln signs Homestead Act, James Davis is Valley Center's first permanent settler.
- 1866 Largest California grizzly bear in history is killed in Valley Center; area becomes known as Bear Valley.
- 1869 Transcontinental railroad completed. ★
- 1873 First gravel or orange-tree planted. ★
- 1874 Post office established in Valley Center; town name is Valley, California. ★

3

Valley Center's Past

- 1876 First one-room schoolhouse opens in Valley Center.
- 1879 New constitution adopted.
- 1883 First church is built in Valley Center.
- 1883 Elizabeth Jane Wrennes, or discoverer of gold at Butler's Mill, moves to Valley Center.
- 1883 First burial at Valley Center Cemetery.
- 1886 First shipment of oranges leaves for east coast. ★
- 1887 Valley Center population reaches 1,000.
- 1888 California's pioneer cotton plantation planted in Valley Center. ★
- 1896 First telephone in Valley Center is installed in general store. ★


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Valley Center's Past

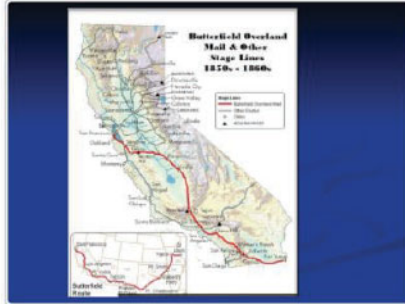
- 1906 Earthquake and fire devastate San Francisco.
- 1912 Rubber plantation established in Valley Center. ★
- 1912 Owens Valley Aqueduct opens.
- 1917-19 World War I.
- 1920 Pioneer aviation flying field opens on Cool Valley Road.
- 1923 Union school and Community Hall completed in Valley Center.
- 1926 Check stand collapses and Democrat begins.
- 1930 Electricity comes to Valley Center.
- 1936 World's largest turkey farm operates in Valley Center. ★

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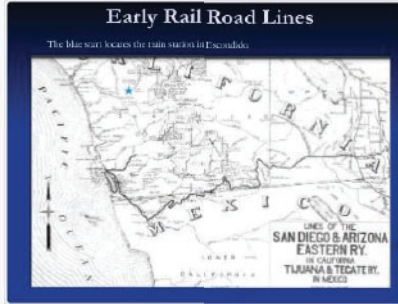
Overland Stage



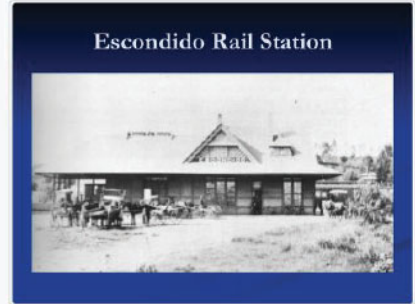
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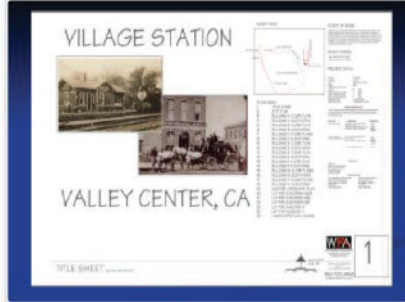
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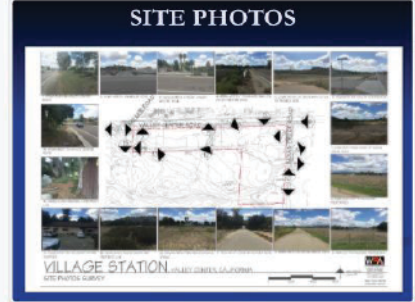
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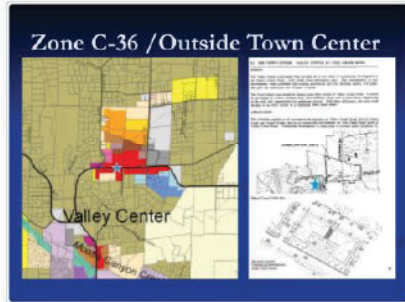
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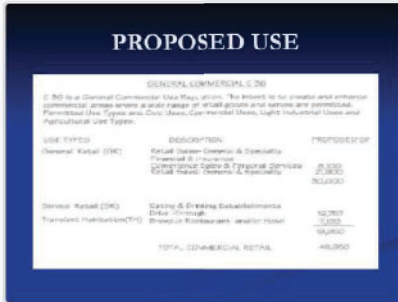
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Concept Statement

The concept is to develop a collection of buildings that symbolically represent Valley Center's past by providing:

- Authentic Architecture Styles such as-
 - Ranch & Farm
 - Monterey
 - Spanish or Mission Revival
- Symbolic historic signs on each building

22

Building "A" Elevations

VILLAGE STATION CONCEPTUAL ELEVATIONS
BUILDING A - "RESTAURANT"

23

Building "B" Elevations

VILLAGE STATION CONCEPT ELEVATIONS
BUILDING B - "7000' SQ FT"

24

Building "C" Elevations

VILLAGE STATION CONCEPTUAL ELEVATIONS
BUILDING C - "TRAIN STATION BUILDING"

25

Building "D" Elevations

VILLAGE STATION CONCEPT ELEVATIONS
BUILDING D - "RESTAURANT SEAFOOD"

26

Building "E" Elevations

VILLAGE STATION CONCEPTUAL ELEVATIONS
BUILDING E - "LAND COMMISSIONER OFFICE"

27

Building "F" Elevations

VILLAGE STATION CONCEPTUAL ELEVATIONS
BUILDING F - "BAR/RETAIL BUILDING"

28

Building "H" Elevations

VILLAGE STATION CONCEPTUAL ELEVATIONS
BUILDING H - "TURKEY RANCH"

29

Proposed Building I & J

VILLAGE STATION CONCEPTUAL ELEVATIONS
BUILDING I & J - "PROPOSED"

30

Sign Plan

VILLAGE STATION CENTER SIGN PLAN

31

Sign Program

POLE SIGN "E, F & G"

32

Sign Distance Chart

This chart shows the relationship between sign height and viewing distance.

33

Letter Heights

| Character X Height Y | Reading distrok Z | Traffic signal RSP | Additional |
|----------------------------|-------------------------|--------------------------|------------|
| 0.30 | | 80 | |
| 0.36 | | 6.12 | |
| 0.50 | | | |
| 0.60 | 274 | | |
| 0.75 | 274 | | |
| 1.00 | | | |
| 1.20 | 80 | 20-25 | |
| 1.50 | | | |
| 1.80 | | | |
| VARIABLE | | | |
| 2.00 | | 60 | 40-25 |
| 2.40 | | 60 | 40-25 |
| 3.00 | | 60 | 30-35 |
| 4.00 | | 60 | 30-35 |
| 4.80 | | 60 | 40-30 |
| 6.00 | | 60 | 40-30 |
| 8.00 | | 60 | 40-30 |

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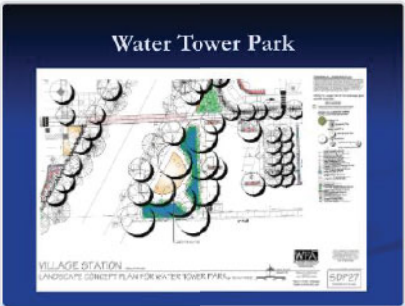
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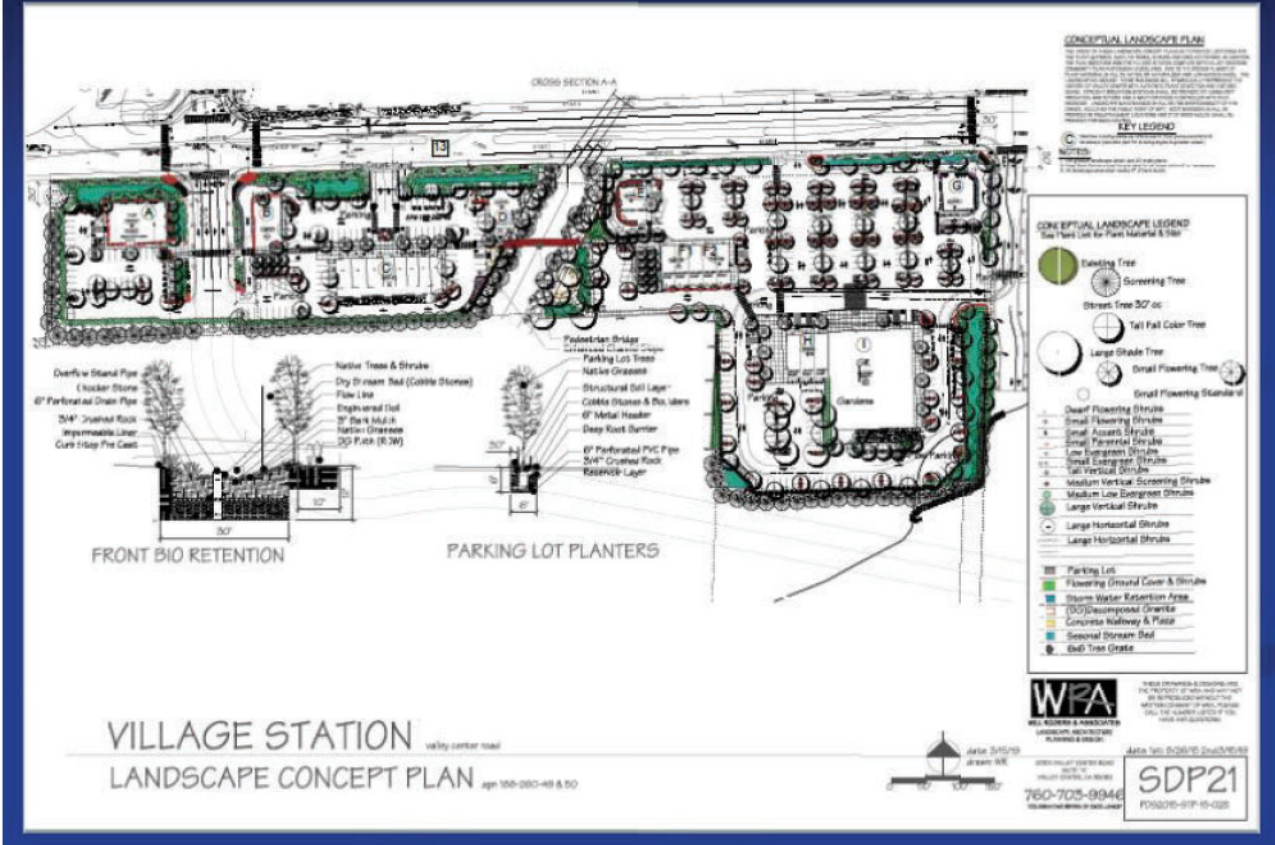


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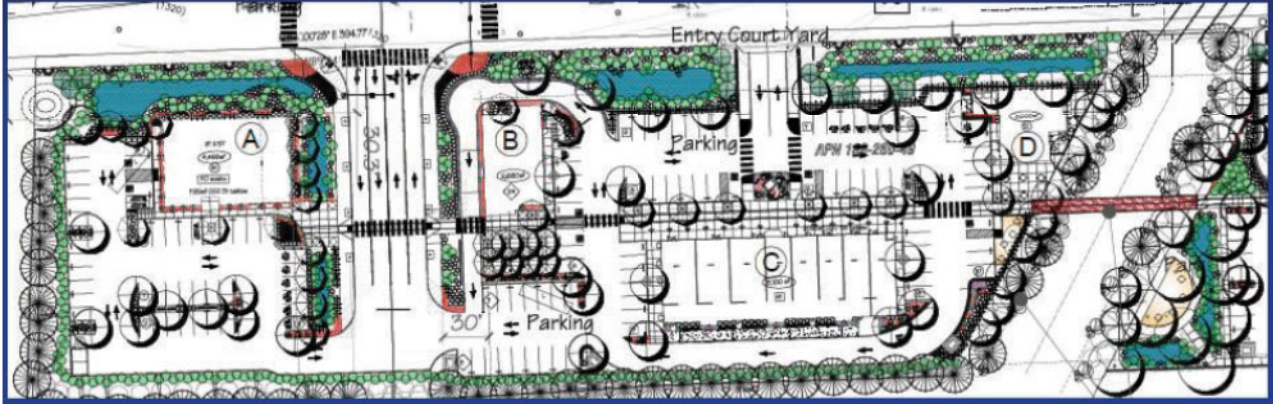


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Master Landscape Plan



West Side Landscape Plan



East Landscape Plan

LEGEND

- Proposed Use
- Partial Use
- Topography Lines
- Block Borders
- Block Face Borders
- Flow Lines
- Existing Concrete Curb
- New Concrete Curb
- Plan Showing 10'-0" - 3'
- Staging Curb
- Large Double Playable Plaza
- Minimum Road Planter 10' Broad
- Shoulder 6'-0" Storm Water Collection
- 6'-0" Planter or Box
- Storm Water
- Block Green Space or Plant Implants
- Water Green with 10' Edge Border
- Large and Mid-Size Garden Population
- Water Feature

CONCEPTUAL LANDSCAPE LEGEND

For Materials & Plant Species Refer to:

- Small Shade Tree
- Medium Shade Tree
- Large Shade Tree
- Small Flowering Tree
- Small Evergreen Shrub
- Medium Evergreen Shrub
- Large Evergreen Shrub
- Small Flowering Shrub
- Medium Flowering Shrub
- Large Flowering Shrub
- Small Flowering Shrub
- Medium Flowering Shrub
- Large Flowering Shrub
- Small Flowering Shrub
- Medium Flowering Shrub
- Large Flowering Shrub
- Small Flowering Shrub
- Medium Flowering Shrub
- Large Flowering Shrub

WRA
WILLIAMSON RAINBOW ARCHITECTS
ARCHITECTS AND PLANNERS
1000 N. 10TH STREET
SUITE 100
DALLAS, TEXAS 75201
760-703-9946
WWW.WRA-ARCHITECTS.COM

VILLAGE STATION CENTER
LANDSCAPE CONCEPT PLAN

SDP2

760-703-9946
7/20/20-07-0-001

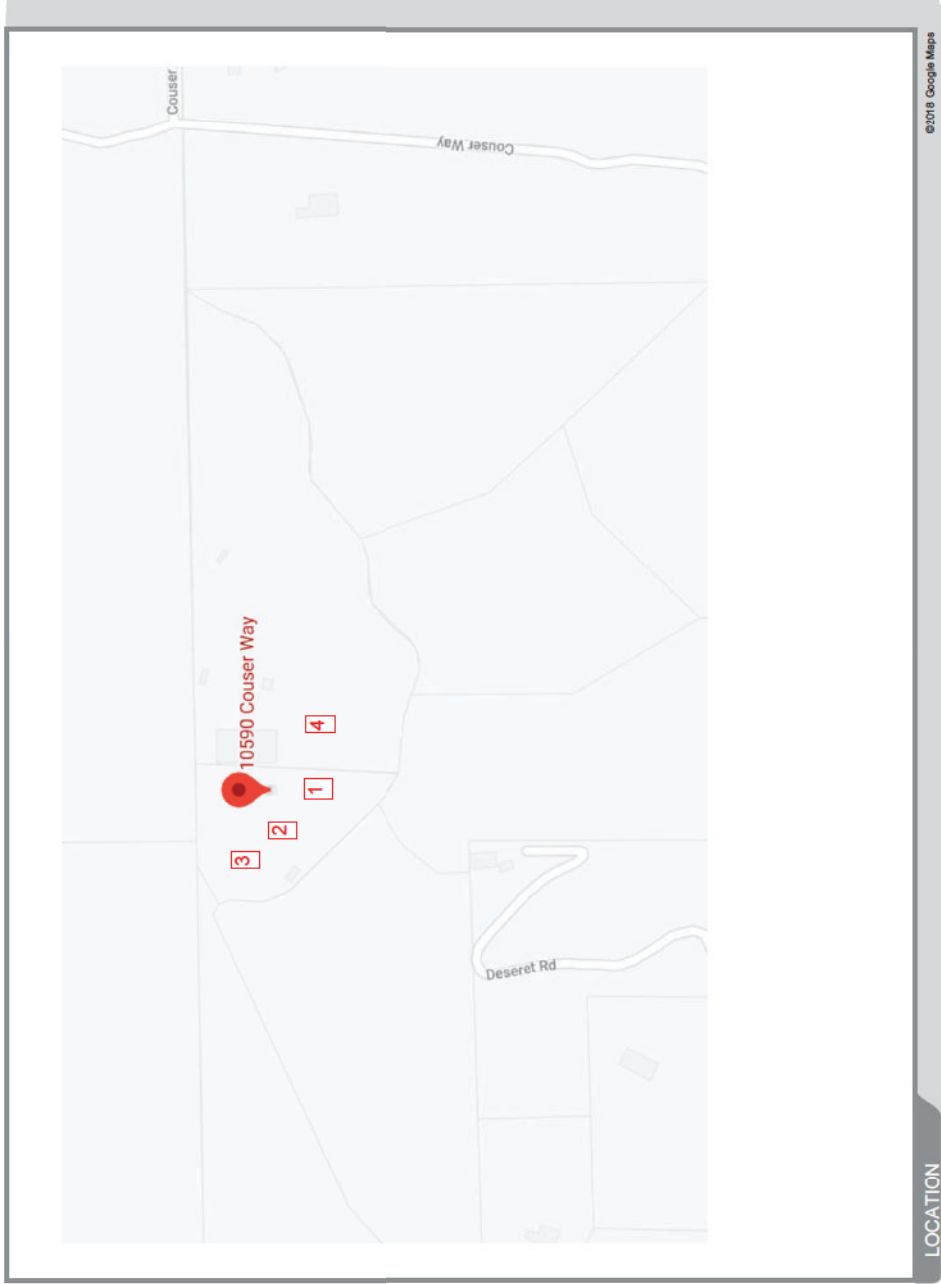
**Attachment F – Photos, Geographic Service Area
Maps, Alternative Site Analysis**

Rice Ranch | NS0310



10590 Couser Way, Valley Center, CA 92082

Map

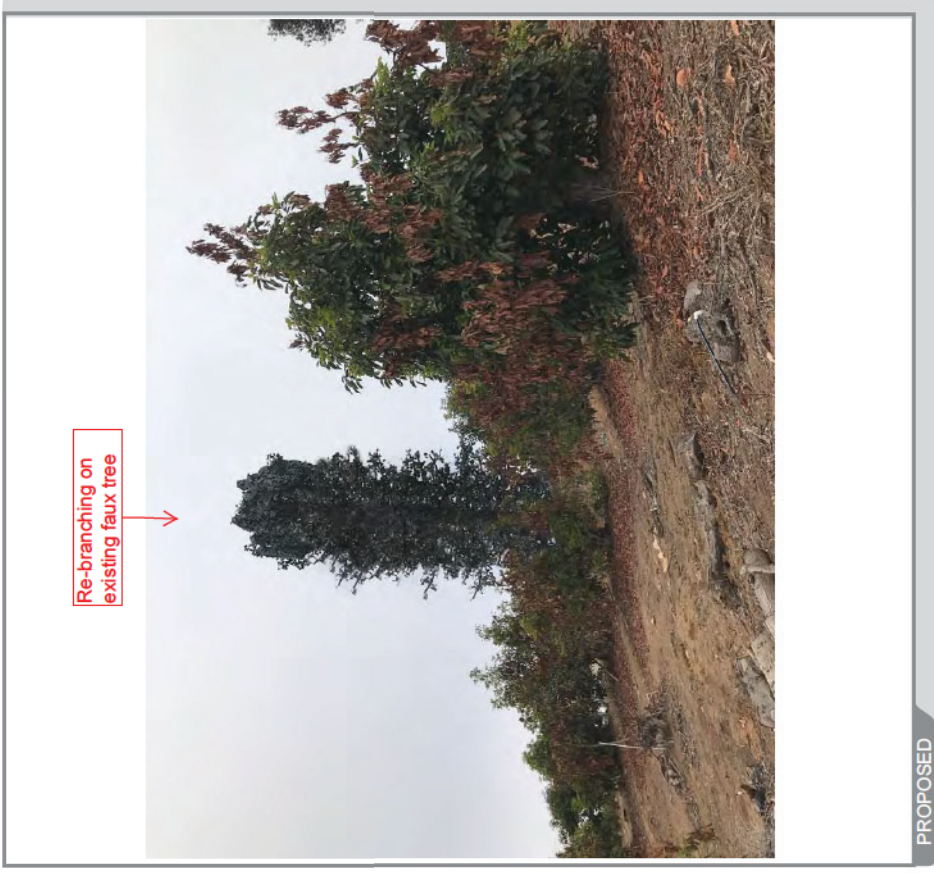
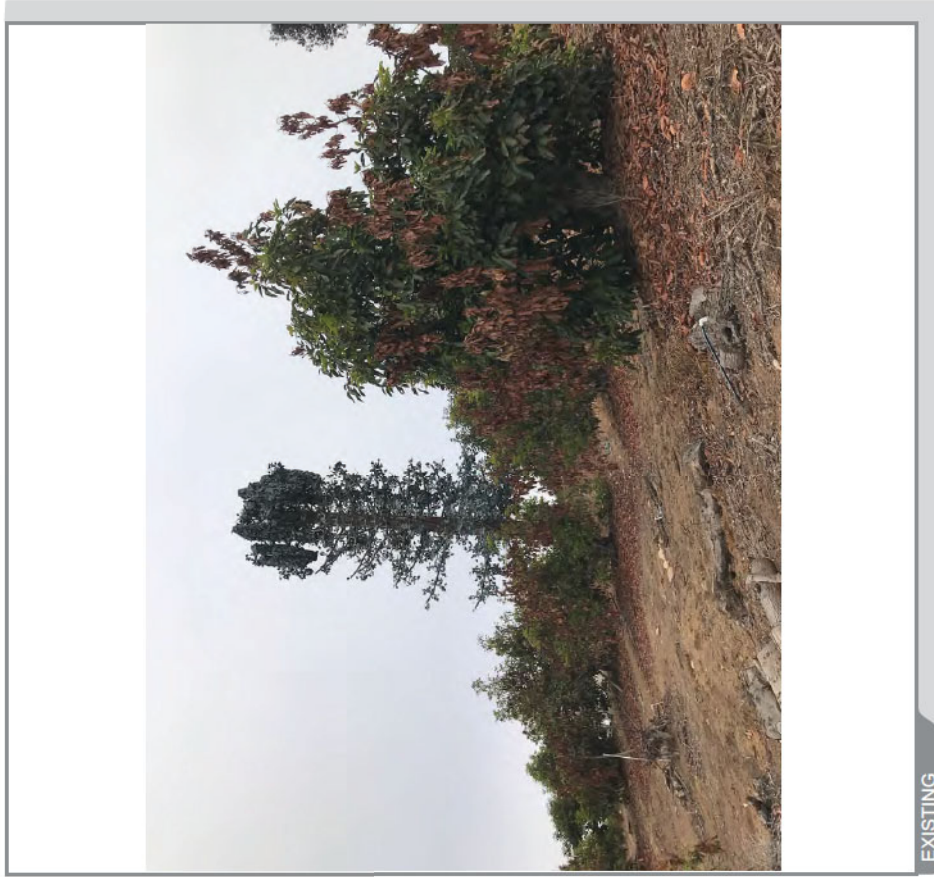


Rice Ranch | NS0310

MD7

10590 Couser Way, Valley Center, CA 92082

VIEW 1



Rice Ranch | NS0310

MD7

10590 Couser Way, Valley Center, CA 92082

VIEW 2



Rice Ranch | NS0310

MD7

10590 Couser Way, Valley Center, CA 92082

VIEW 3



Rice Ranch | NS0310



10590 Couser Way, Valley Center, CA 92082

VIEW 4



ACCURACY OF PHOTOSIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

CAL01310 Coverage plots

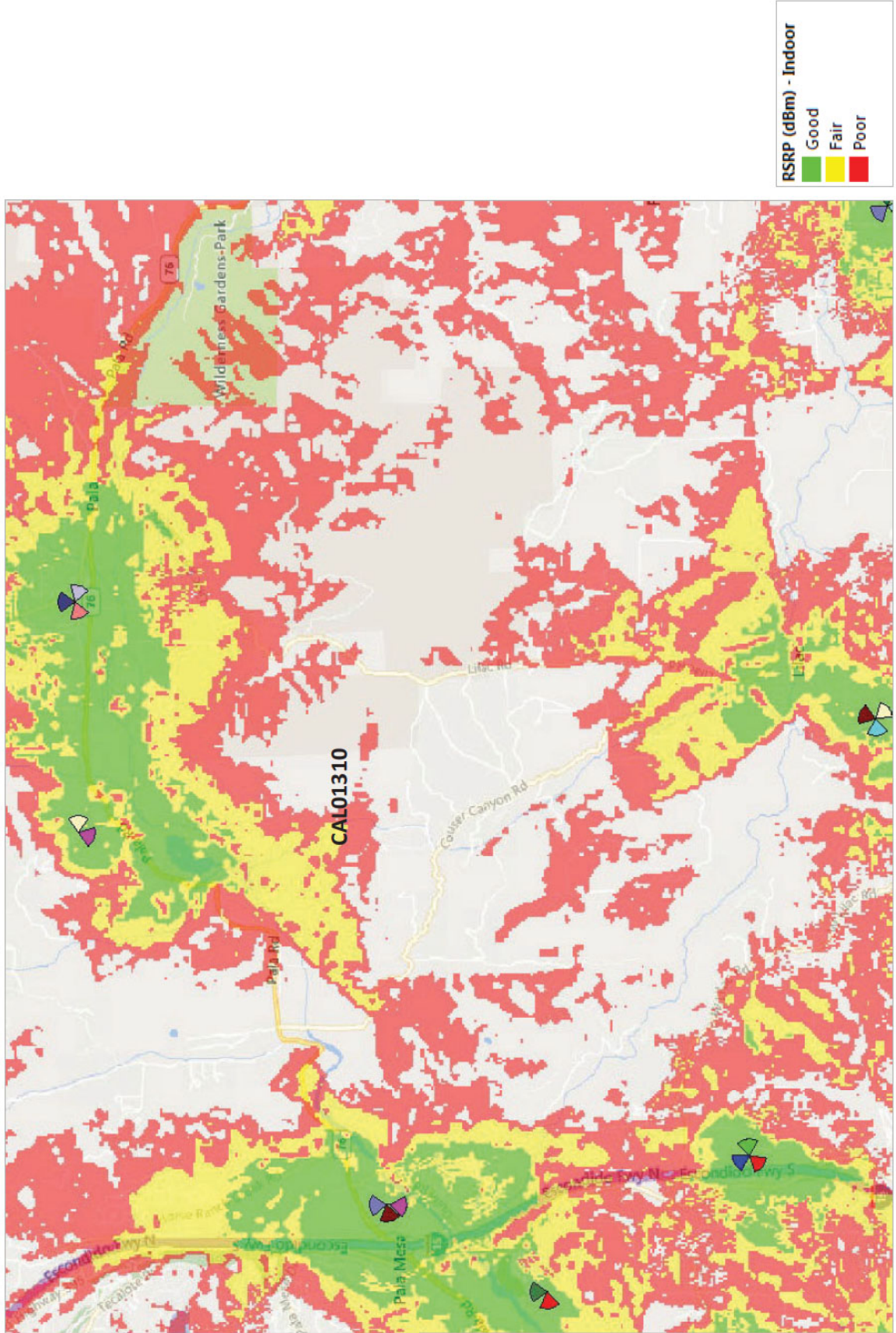
FA: 10090230

May 13, 2021

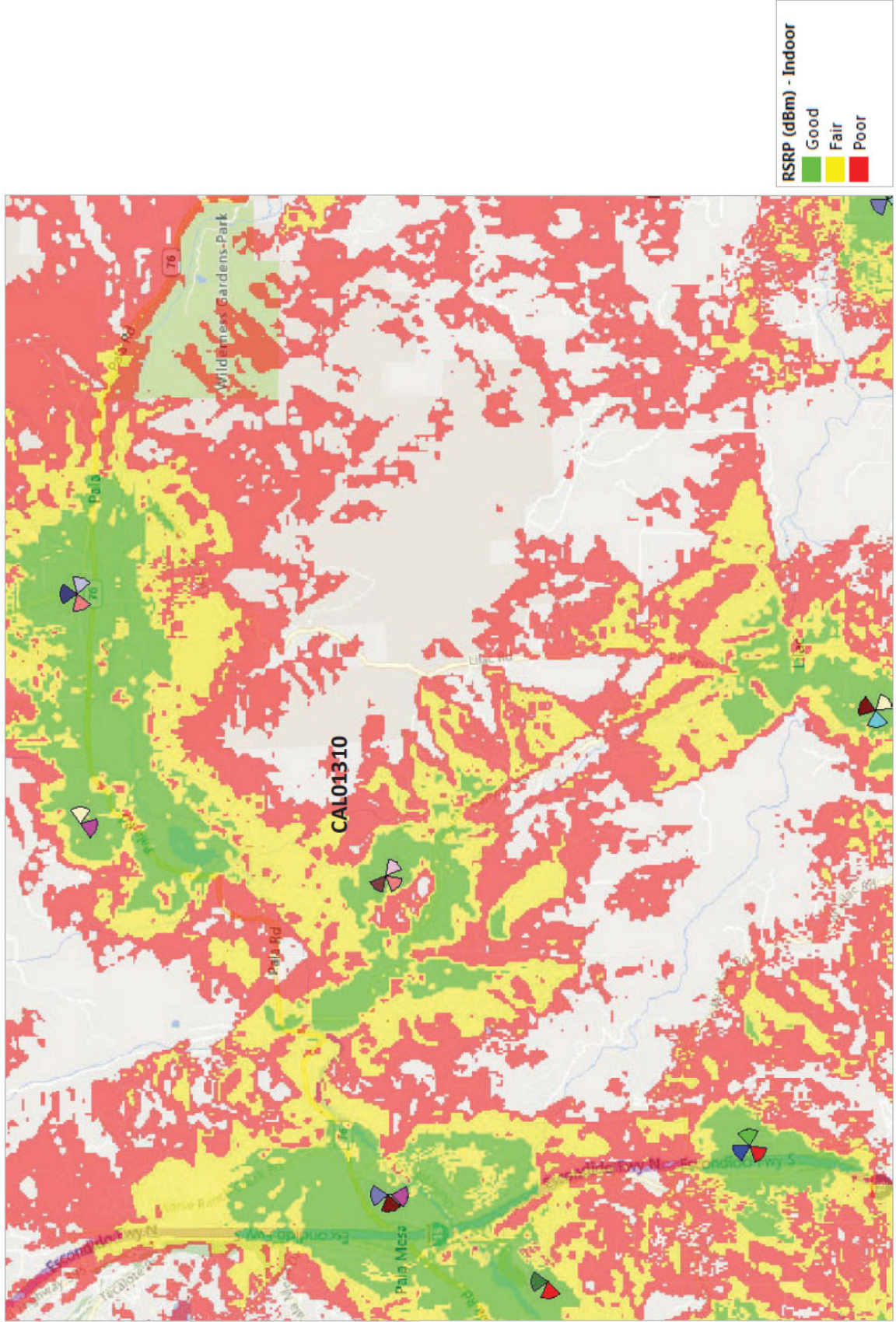
Jorge Melchor



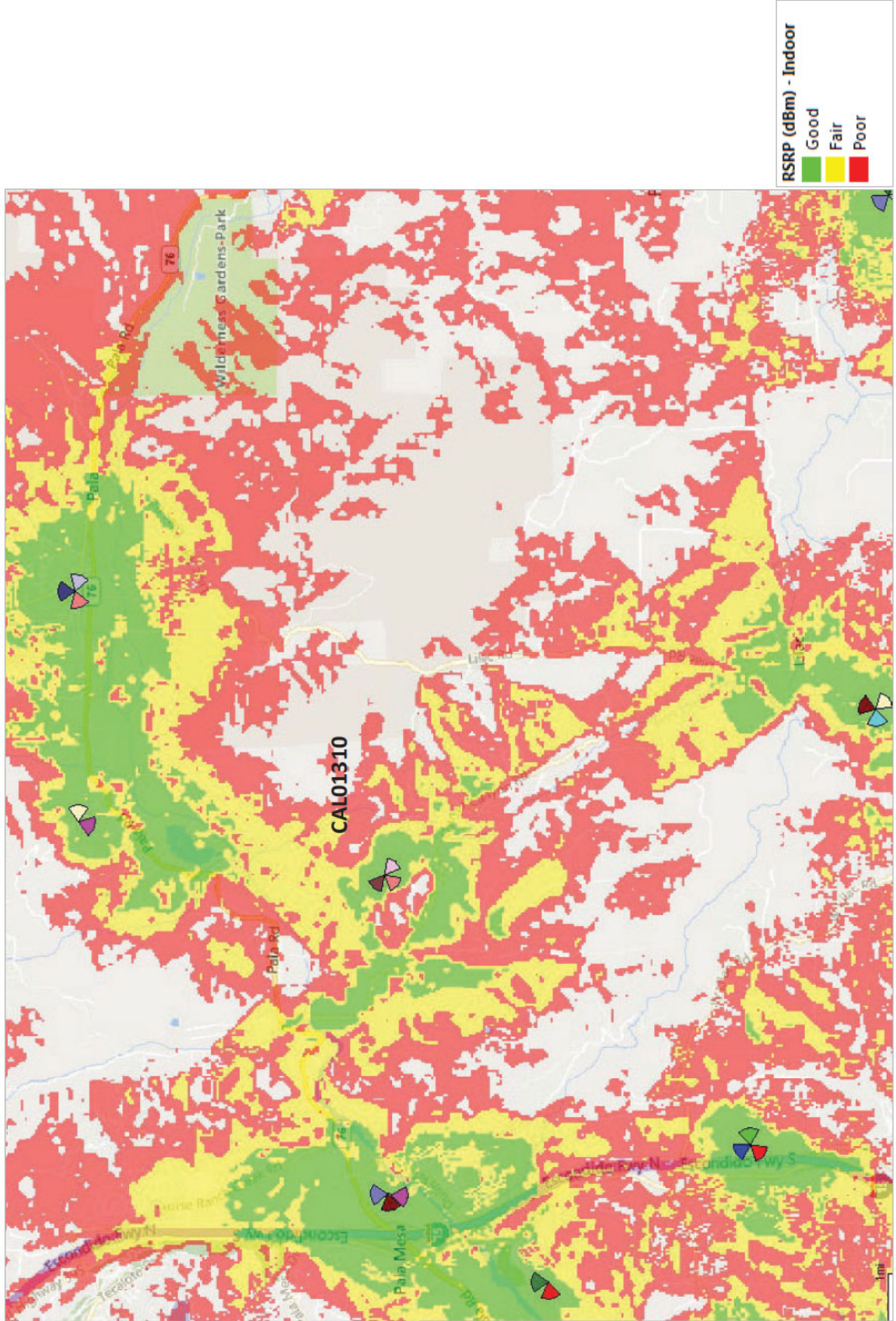
Coverage without CAL01310



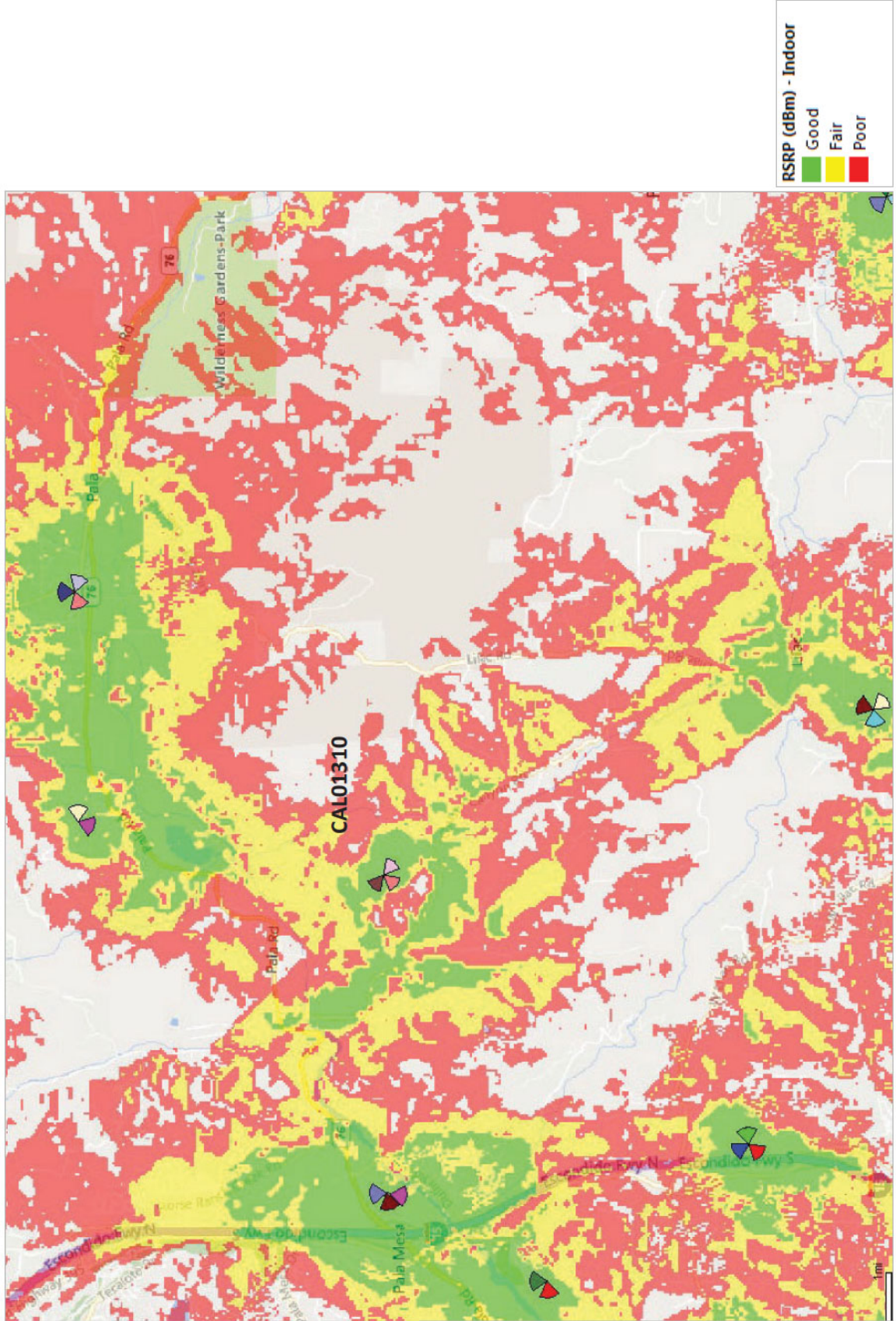
Coverage with CAL01310 @45ft (existing rad center)



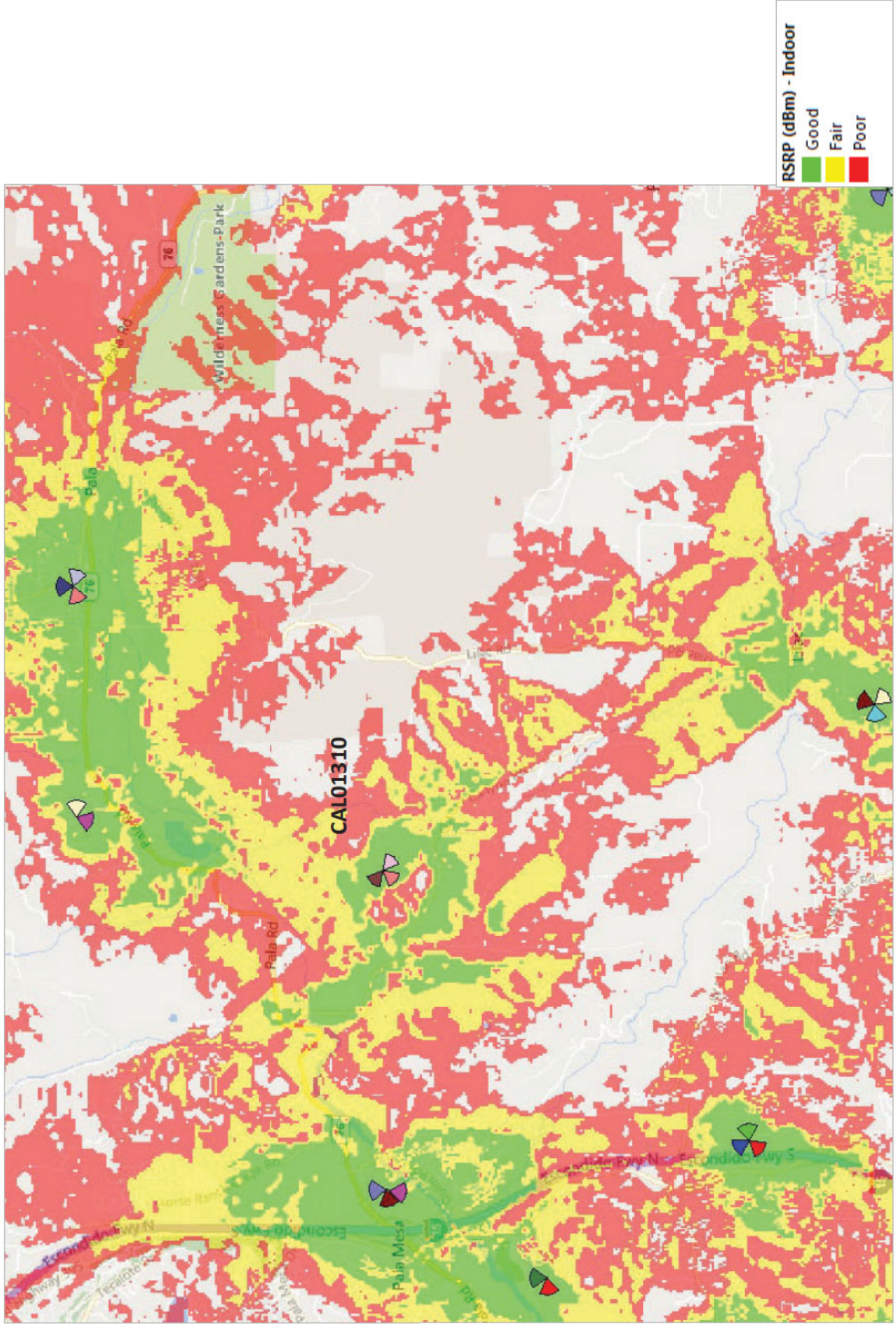
Coverage with CAL01310 @30ft



Coverage with CAL01310 @40ft



Coverage with CAL01310 @50ft





October 27, 2021

To:

San Diego County
Planning & Development Services
5510 Overland Ave, Suite 310
San Diego, CA 92123

From:

MD7, LLC
Justin Causey, Land Use
10590 W Ocean Air Drive, Suite 300
San Diego, CA 92130
858-291-1869
jcausey@md7.com

Re:

Alternative Site Analysis

Site ID:

NS0310

Site Address:

10590 Couser Way, Valley Center, CA 92082

In accordance with Zoning Ordinance Section 6986.2.B, AT&T is submitting an alternative site analysis due to the location of the existing wireless telecommunication facility. This facility is located in the Limited Agriculture Zone (A70) and has a General Plan Land Use designation of Rural Lands (RL-20). In addition to the zoning ordinance the Valley center CPG would like to see the facility moved to a near-by commercial area, but would also like to see the coverage remain the same of the area served. MD7 along with AT&T have analyzed the area for possible alternative candidates that would suite the ordinance and/or the Valley Center CPG requests.

Alternative Site 1

The nearest commercial zone is located on the West side of the CA-76 and I-15 interchange, as depicted "1" on exhibit A. APN 125-050-77-00 is currently occupied by a gas station and rest stop. This location is not feasible for two main reasons. First, AT&T has 2 facilities near that area currently operating and providing service to this location. Secondly, if the site were to be moved to this location it would cause a massive coverage gap being filled by NS0310.

Alternative Site 2

In the case of this location a preferred zone cannot be found in the desired coverage area. Typically when this happens AT&T will try to comply with San Diego County zoning ordinance by opting for a low-visibility site. Unfortunately, in this area it is difficult to find an existing structure to collocate onto. The nearest water tower is located approximately 1.3 miles South, as depicted "2" on exhibit A. This would allow the facility to be considered a low-visibility site, but is much to far from the service area to provide sufficient service. This would leave a gap to residence in the area as well as along CA- 76.

Alternative Site 3 (existing site considered for Co-location)

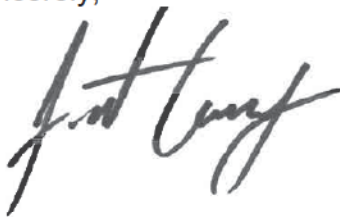
The county would like AT&T to look into 2 nearby facilities that were recently approved. The first facility is located at 33516 Couser Canyon Road and is a 50' mono-palm, depicted as "3" on exhibit A. AT&T would be able to collocate onto the mono-palm around the 30' RAD center. This is a drastic drop in RAD that may cause interference from nearby trees or structures. An advantage of this facility is that it sits on an elevation about 170' higher than the existing NS0310. However, this facility is about .75 miles to the South. This would bring the facility closer to existing AT&T facilities and further away from the current coverage areas NS0310 provides. The Southern movement would leave a gap along CA-76. This project is to help bring emergency service communication to the facility, and the movement of this facility would leave a gap for emergency services along a major highway.

Alternative Site 4 (existing site considered for Co-location)

The second approved facility suggested by the county is located at 33780 Double Canyon Road, depicted as "4" on exhibit A. This is also a 50' mono-palm. This would again leave AT&T to be located on the 30' RAD height. While this facility is very close and centrally located to the current coverage area, it is about 500' lower in elevation. Moving the facility there would lend itself to be a very low performing facility.

The existing facility is well concealed on this parcel by the use of a mono-pine design. Additionally the entire facility is not visible from any public ROW, so although the design is considered high-visibility, it is actually not visible to the public. There are no good alternatives to this facility in the area, and moving the site would create an unnecessary gap in coverage shown in the included coverage maps.

Sincerely,



Justin Causey,
Land Use Project Manager
MD7, LLC
(858) 291-1869
jcausey@md7.com

Exhibit A



Attachment G – Ownership Disclosure



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

Record ID(s) PDS2020-MUP-09-020W1

Assessor's Parcel Number(s) 128-020-34-00

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.

Olive Rice _____

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

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

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

Carie Thao
Signature of Applicant

Carie Thao, Md7 LLC, on behalf of AT&T
Print Name

12/11/2020
Date

---- OFFICIAL USE ONLY ----
SDC PDS RCVD 12-18-20
MUP09-020W1

