



*The County of San Diego*

# Planning Commission Hearing Report

<b>Date:</b>	June 23, 2023	<b>Case/File No.:</b>	San Diego Country Estates Water Tank Wireless Telecommunication Facility Major Use Permit; PDS2021- MUP-21-011, PDS2021-ER-21- 14-008
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	23403 Calistoga Place, Ramona, CA 92065
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Open Space Conservation
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	RR (Rural Residential)
<b>Applicant/Owner:</b>	Vince Voss/T-Mobile	<b>Community:</b>	Ramona Community Plan Area
<b>Environmental:</b>	CEQA §15302 Exemption	<b>APNs:</b>	288-070-18-00

## 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) for the San Diego Country Estates Water Tank 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).

A Minor Use Permit (Record ID: PDS1999-3400-99-013) was approved in August of 1999 authorize the location and use of a T-Mobile wireless communication facility consisting of three pipes with antennas (44 feet and six inches in height), six panel antennas, one microwave antenna, and radio equipment cabinets. The pipes and antennas were mounted onto the existing water tank, and the equipment cabinets located on the ground within the fenced area enclosing the water tank compound pursuant to Sections 1355, 2184, and 7350 et seq. of the Zoning Ordinance. Since approval of the original Minor Use Permit, several Minor Deviations have been approved which have resulted in several changes, including the antennas being relocated to several existing 45-foot wooden monopoles because the Ramona Municipal Water District currently disallows the location of wireless facilities attached to the water tank. This MUP is required to bring the wireless telecommunication facility into conformance with the Wireless Telecommunication ordinance's amortization schedule by removing and replacing the temporary wooden monopoles with two faux monopines, revise the equipment enclosure to comply

with the County's policy for Fire Code Compliance for Cellular Facilities (FP-2 Policy), and grant a height exemption of 50 feet for the facility.

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

**B. REQUESTED ACTIONS**

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

1. Find the MUP in conformance with the California Environmental Quality Act (CEQA) and adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant MUP PDS2021-MUP-21-011, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

**C. PROJECT BACKGROUND**

On July 16, 1976, the Planning Commission approved a Major Use Permit (Record ID: PDS2011-3300-76-038) for the construction and operation of a cable TV antenna and an 8-foot-high block building housing equipment. A subsequent Minor Deviation was processed to install barbed wire fencing around the antenna and block building. This facility has been removed from the site.

On August 13, 1999, Minor Use Permit (Record ID: PDS1999-3400-99-013) was approved to authorize the location and use of a T-Mobile wireless communication facility consisting of three pipes with antennas (44 feet and six inches in height), six panel antennas, one microwave antenna, and radio equipment cabinets. The pipes and antennas were mounted onto the existing water tank, and the equipment cabinets located on the ground within the fenced area enclosing the water tank compound pursuant to Sections 1355, 2184, and 7350 et seq. of the Zoning Ordinance. Since approval of the original Minor Use Permit, several Minor Deviations have been approved which have resulted in several changes. The Ramona Municipal Water District currently disallows the location of wireless facilities attached to the water tank. This action resulted in the antennas being relocated to several existing 45-foot wooden monopoles. This project proposes to replace these wooden monopoles with two new faux monopine trees.

On May 8, 2009, the Planning Commission approved a Major Use Permit (Record ID: PDS2008-3300-08-008) to authorize the location and use of an AT&T wireless telecommunication facility that includes panel antennas mounted on the existing water tank and a stepped down CMU equipment enclosure. Since approval of the original MUP, several Minor Deviations were approved to re-route conduit lines, eliminate a previously approved microwave antenna, install a new electrical transformer, replace one previously approved equipment cabinet with three smaller cabinets, install six previously approved antennas, install 12 RRUs, and install one new GPS antenna. The previously approved antennas were relocated onto two temporary wooden monopoles that are still located on the site.

On November 15, 2013, the Planning Commission approved a Major Use Permit (Record ID: PDS2012-3300-12-001) for the construction, operation, and maintenance of twelve panel antennas mounted on an existing water tank and associated equipment for Verizon. A Minor Deviation was approved in 2017 to relocate the antennas approved by this project onto a temporary steel pole, which is still in place today.

**D. DEVELOPMENT PROPOSAL**

**1. Project Description**

The applicant requests a MUP to construct, operate, and maintain a wireless telecommunication facility at an existing water tank site in the Ramona Community Plan area. A Minor Use Permit (PDS1999-3400-99-013) was approved on August 13, 1999 for the previous T-Mobile facility attached to the water tank, which is approximately 50 feet tall. The Ramona Municipal Water District currently disallows the location of wireless facilities attached to the water tank. This action resulted in T-Mobile constructing two 45-foot wooden monopoles to attach the antennas and other wireless units. This project is to request granting the two, 50-foot tall monopines, to replace the wooden monopoles, and to provide availability for collocation for other carriers. The maximum height allowed is 35 feet.

The County Zoning Ordinance (Section 6985) allows high visibility wireless facilities to be constructed in residential zones with approval of a Major Use Permit. The new wireless facility is planned as two, 50-foot tall monopines, which is fifteen feet over the allowed height. A MUP is required to bring the facility in compliance with the Wireless Telecommunication ordinance's amortization schedule and grant an exception to the height requirement.

The project consists of removing two existing wooden monopoles, approximately 45 feet each, and replacing them with two 50-foot tall monopines. The existing antennas will be relocated from the temporary T-Mobile wooden monopoles to the new monopines (one per sector, three sectors), and three new antennas will replace three existing antennas (one per sector, three sectors). A height waiver is also requested so that the monopines can be 50 feet tall. Within the existing equipment area, two cabinets will replace one existing cabinet.

The project also proposes to bring the existing 17-foot by 7-foot equipment enclosure into compliance with the County's FP-2 policy (Fire Code Compliance for Cellular Facilities). This will entail constructing an enclosure with exterior walls that are non-combustible around the equipment enclosure that will be painted earth tone to match the surroundings.



Figure 1: View of the existing site looking southwest toward the property from the access road.



Figure 2: View of the proposed facility looking southwest toward the property from the access road.

## 2. Subject Property and Surrounding Land Uses

The subject property is comprised of one parcel totaling 165 acres and is located at 23401 Calistoga Place in the Ramona Community Plan area (see Figure 3). The project site is east of Calistoga Place and south of Vista Vicente Way. The site is subject to the General Plan land use

designation of Open Space Conservation and Rural Residential (RR) Zoning designation. The site has an existing water tank owned and maintained by the Ramona Municipal Water District. The site is surrounded by single family residential uses to the north, east, and west and borders the Barona Band of Mission Indians reservation to the south.

The proposed wireless telecommunication facility consists of two 50-foot tall faux monopines located approximately 11 feet away from the existing water tank on either side. The monopine closest to the nearest property line is 100 feet away from the property line, which meets the required 40-foot setback. The nearest neighboring residence is approximately 1,000 feet east of the existing telecommunication facility. The neighboring residences will have views of the proposed facility, however, the monopine branching will adequately shield the equipment from view and views will be interrupted due to the existing water tank and topography.

*Table D-1: Surrounding Zoning and Land Uses*

<b>Location</b>	<b>General Plan</b>	<b>Zoning</b>	<b>Adjacent Streets</b>	<b>Description</b>
North	Semi-Rural Residential (SR-4)	A70	Vista Vicente Way	Residential
East	Village Residential (VR-2), Open Space Conservation	RR	Calistoga Place	Residential
South	Tribal Lands	Indian Reservation	Barona Road	Tribal Lands
West	Semi-Rural Residential (SR-4)	A70	Tombill Road	Residential

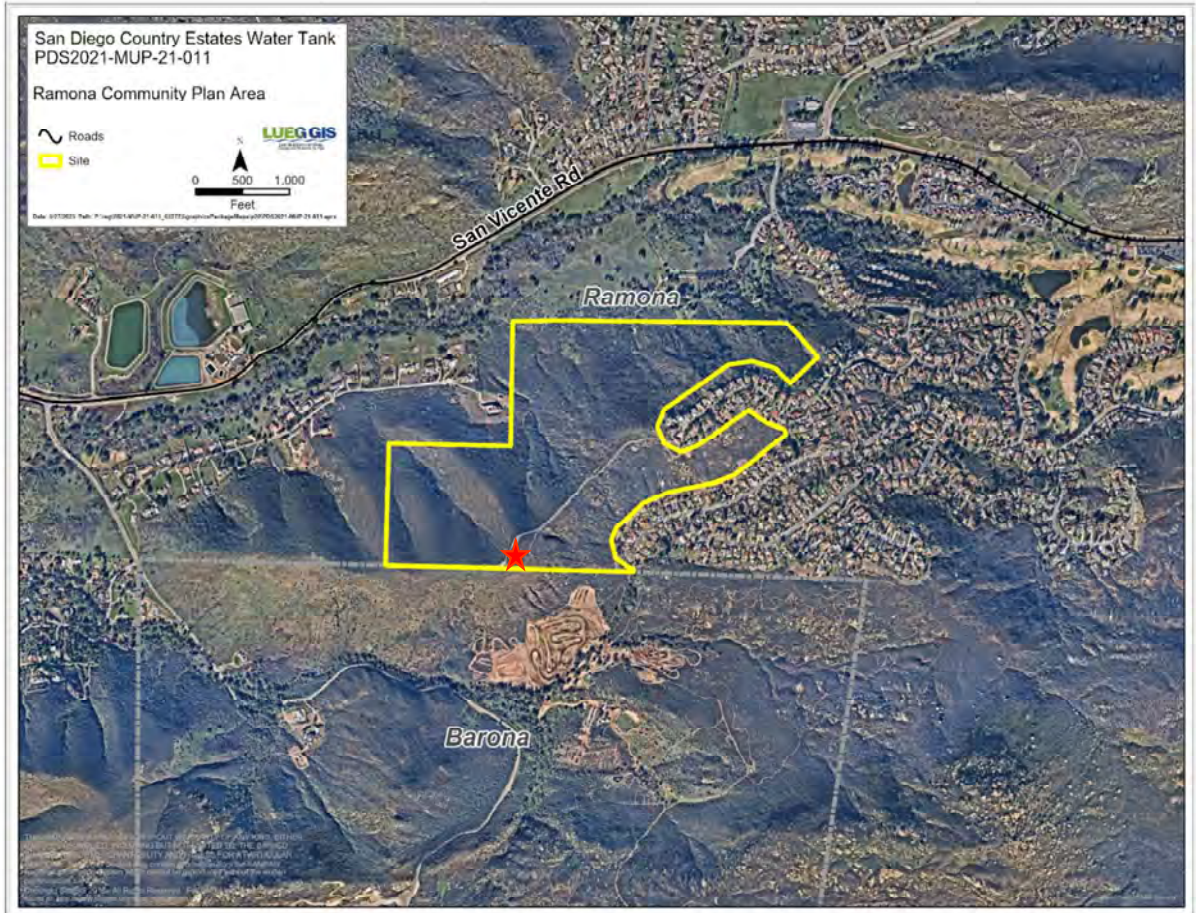


Figure 3: Aerial Photograph showing the location of the proposed facility (red star).

**E. ANALYSIS AND DISCUSSION**

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

**1. Key Requirements for Requested Actions**

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Ramona Community Plan?
- c. Is the proposed project consistent with the County’s Zoning Ordinance?
- d. Is the proposed project consistent with the County’s Wireless Ordinance?
- e. Does the project comply with CEQA?

## 2. Analysis

The Project is located in a Rural Residential zone. The proposed wireless facility consists of two camouflaged towers that are 50 feet in height. The towers exceed the maximum height allowance by 15 feet; thus, a Major Use Permit is required pursuant to Section 6985 of the Zoning Ordinance. Faux branching on the proposed monopines will extend over all equipment and provide adequate shielding from view. The proposed facility will provide service coverage to the surrounding residential uses.

### Amortization

The existing wireless telecommunication facility is located in a residential zone and is defined as “high visibility” according to Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the facility’s continued operation and the proposed 50-foot faux monopine design. The proposed Project will bring the wireless telecommunication facility into conformance with the amortization requirements in the Zoning Ordinance through the replacement of the existing wooden monopoles with two 50-foot-tall monopines. The applicant has provided a valuation of this facility at \$195,000, which would allow this MUP to have a term of 10 years.

### Scenic Highway/Community Compatibility/Visual

General Plan Policy COS 11.1 requires the protection of scenic highways, corridors, regionally significant vistas, and natural features. The proposed facility is located less than a mile south of San Vicente Road, a Scenic Highway identified in the County of San Diego General Plan, and can be seen from the road due to the elevation and topography of the site. The existing wooden monopoles do not comply with Section 6987.D of the Zoning Ordinance, which does not permit the construction of monopoles or similar structures that are visible from Scenic Highways. The proposed MUP will bring the facility into conformance with Section 6987.D of the Zoning Ordinance as the Project will result in the conversion of the existing wooden monopoles into faux monopines.

The Project is located adjacent to existing telecommunication facilities surrounded by residential uses. The closest residential neighbor is approximately 1,000 feet east of the facility. Nearby residents will have views of the proposed wireless telecommunication facility. Other necessary equipment will be located within existing equipment cabinets and will not be visible to the neighboring properties. The proposed wireless telecommunication facility is compatible with adjacent uses in terms of scale, bulk, and community character because of the camouflaged design. Because the proposed facility is located on a site containing an existing approximately 50-foot-tall Ramona Municipal Water District water tank, the proposed 50-foot monopines will not result in a negative visual impact. The facility will appear as mature pine trees, which are consistent with vegetation that can be found in the surrounding area and thus blend into the visual setting in the vicinity.

### Alternative Sites Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service to neighboring residents and motorists. The site is zoned RR (Rural Residential), which is a non-preferred zone pursuant to Section 6985 of the County Zoning Ordinance. The site was selected because there is an existing water tank and wireless communication facilities on-site, though the

site is identified as a non-preferred location because it is in a residential zone. The facility is proposed to be constructed above the maximum height allowance, therefore a MUP is required, prompting the need for an ASA. The applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in another location.

There are limited alternative site options in the area. Existing wireless facilities are located over three miles away from the site and are not available for collocation. The site was chosen due to its proximity to the neighboring community, in order to provide broader coverage. Additionally, the site sits atop a hill which provides optimal coverage. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps shown in Figures 5 illustrates the coverage without the wireless telecommunication facility and the projected area coverage with the proposed facility at a height of 50 feet. Figure 6 illustrates the coverage provided by the proposed facility at a height of 25 feet and 50 feet. Staff asked applicant to consider lowering the height of the facility, but the provided GSA shows the difference in coverage due to the antennas being blocked by the water tank at 25 feet. The difference in coverage is encircled in light blue on Figure 6. The GSA maps demonstrate that the proposed location and height are necessary for the carrier to maintain and improve coverage in the surrounding area. The carrier is proposing the facility at a height of 50 feet to allow for other carriers to collocate. The GSA maps can also be found in Attachment F.

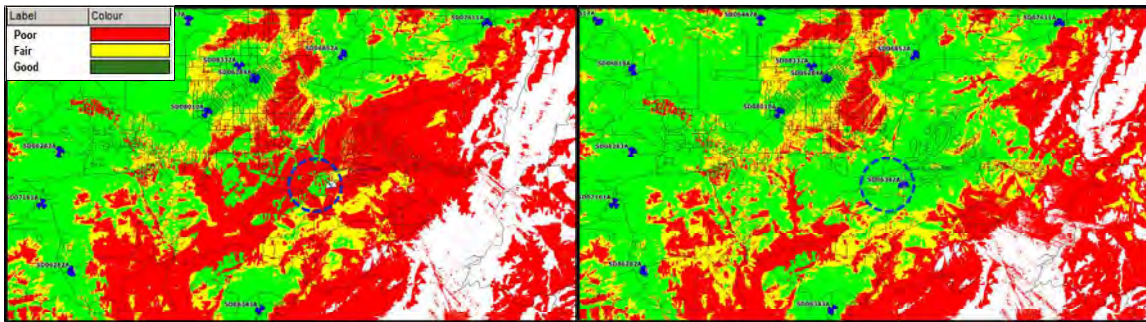


Figure 5: Coverage without the Project (left) and with the Project at 50 feet (right)

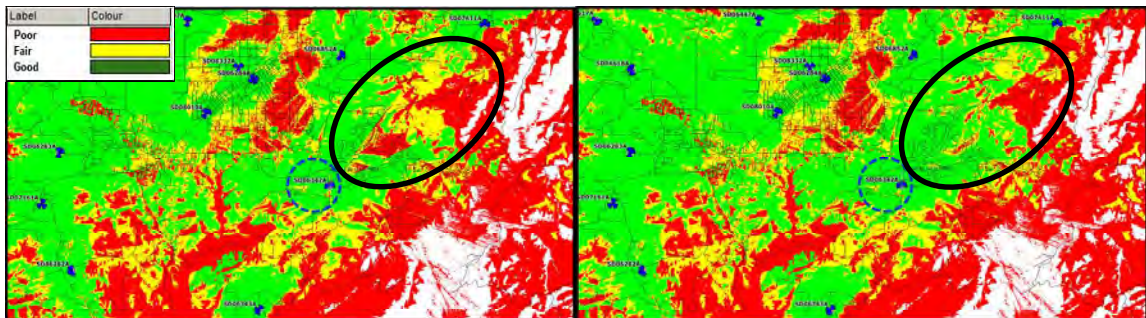


Figure 6: Coverage with the Project at 25 feet RAD (left) and at 50 feet RAD (right)

### 3. General Plan Consistency

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



Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p><b>GOAL LU-15 – Adequate Wireless Communication Facilities.</b> Wireless telecommunication facilities that utilize state-of-the-art techniques to minimize impacts to communities and the environment.</p>	<p>The facility has been sited and designed to minimize impacts to the community (including visual) and the environment. The proposed monopines will not have adverse impacts to the natural environment and is compatible with existing development and community character.</p>
<p><b>POLICY LU-15.1 – Telecommunication Facilities Compatibility with Setting.</b> Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed facility consists of installing two 50-foot-tall monopines to replace two existing wooden monopoles. The proposed facility has been designed to sufficiently blend in with the existing environment.</p>
<p><b>POLICY LU-15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>Both 50-foot tall monopines are designed to allow for an additional carrier to collocate on the facility. The monopines will allow for another carrier to remove their temporary facility from the site, thus decreasing the amount of telecommunication facilities on the site and minimizing the visual impact on the subject area.</p>
<p><b>POLICY COS-11.1 – Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The proposed facility is located less than a mile away from San Vicente Road, a Scenic Highway identified by the County of San Diego General Plan. The project is designed as two faux monopines and will appear as mature trees, which are expected visual elements in the project vicinity and blend in with the surroundings.</p>

**4. Community Plan Consistency**

The proposed project is consistent with the relevant Ramona Community Plan goals, policies, and actions as described in Table E-2.

Table E-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<b>Goal LU 1.1</b> The rural atmosphere of the Ramona community is preserved and enhanced, while encouraging a balance of land uses that are compatible with a country lifestyle.	The proposed facility will replace two existing wooden monopoles with faux monopines that will shield antennas from view. The facility will appear as mature trees, which are consistent with the rural atmosphere and vegetation of Ramona.
<b>Policy COS 1.1.12</b> Discourage severe grading and encourage the preservation of native brush.	The proposed facility is located on an existing site that has already been graded and no additional grading is proposed for the Project. The Project is consistent with this policy because no additional grading is proposed, thus preserving the native brush of the site.

5. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (See Table E-3).

Table E-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon issuance of MUP
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	0.5 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon issuance of MUP
Lot Coverage:	-	N/A
Setback:	G	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35-feet in height.	The applicant is proposing two monopines with a maximum height each of 50 feet, where the existing temporary wooden monopoles are approximately 45 feet tall, and the height requirement is 35 feet. The applicant requests an exception to the maximum	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP

Development Standard	Proposed/Provided	Complies?
	height requirement.	
Section 4800 of the Zoning Ordinance requires that the project meet the “G” setback requirements of a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 40-foot rear yard setback.	The proposed wireless telecommunication facility and equipment enclosures are located outside of required 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 Communications Commission (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 is required by 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 is required by the FCC.

*Table E-4: Wireless Ordinance Development Regulations*

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 equipment necessary for the Project will be located within existing equipment cabinets and will not be visible to neighbors or passing motorists. The concrete masonry unit (CMU) to added will be consistent with this section and will not exceed 10 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

# 1 - 12

Development Standard	Proposed/Provided	Complies?
<p>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.</p>	<p>The proposed antennas and equipment enclosures will be placed outside of all required setbacks.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The Project site as well as surrounding parcels are zoned Rural Residential (RR) and is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The Project does not involve the installation of substantial noise generating equipment and does not propose any new generator units. The ground equipment will be located behind the CMU wall. Therefore, the Project as designed would be in compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6987.D of the Wireless Telecommunication Ordinance states that in cases where the facility site is visible from a Scenic Highway, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts using design methods such as type of facility, camouflaging, screening and landscaping.</p>	<p>The project is located less than a mile away from the nearest State and County Designated Scenic Highways, San Vicente Road. Due to the camouflaged design, the project will not result in a negative impact to surrounding scenic vistas.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

Development Standard	Proposed/Provided	Complies?
<p>Section 6987.E of the Wireless Telecommunication Ordinances states that No facility sited on a ridgeline or hilltop shall be approved unless the facility blends with the surrounding existing and man-made environment to the maximum extent possible and a finding is made that no other location is feasible.</p>	<p>The project proposes to replace existing non-confirming wood monopoles with faux monopines, which are similar to trees found in the surrounding community and are common on sites containing water tanks throughout the county. The proposed design will result in the antennas being shielded from view. The site is already disturbed, contains the necessary utilities to serve the project, and is required to continue to provide the existing wireless service in the area. Due to the topography in the area, several wireless facilities would be required to provide the service currently provided by this site. Therefore, the provide complies with this requirement.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

**6. California Environmental Quality Act (CEQA) Compliance**

The project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15302. Section 15302 exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

**F. COMMUNITY PLANNING GROUP RECOMMENDATION**

On December 2, 2021, the Ramona Community Planning Group (CPG) voted to recommend approval of the project by a vote of 14-0-1-0-0 (Ayes – 14, Noes – 0, Abstain – 1, Absent – 0, Vacant – 0). The Ramona CPG meeting minutes are included in Attachment E.

**G. PUBLIC INPUT**

The Project was first submitted to PDS in November 2021. 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 and approximately 120 different property owners were noticed. One written comment was 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 approximately 143 property owners, for a radius of 500 feet from the project site.

**H. RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2021-MUP-21-011, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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***Report Prepared By:***

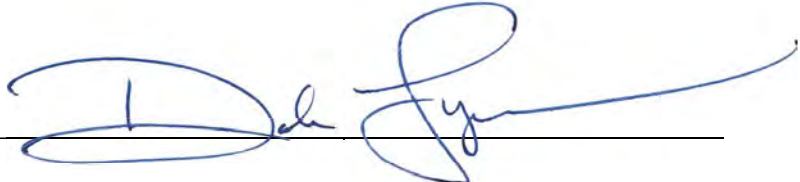
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***Report Approved By:***

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**AUTHORIZED REPRESENTATIVE:**

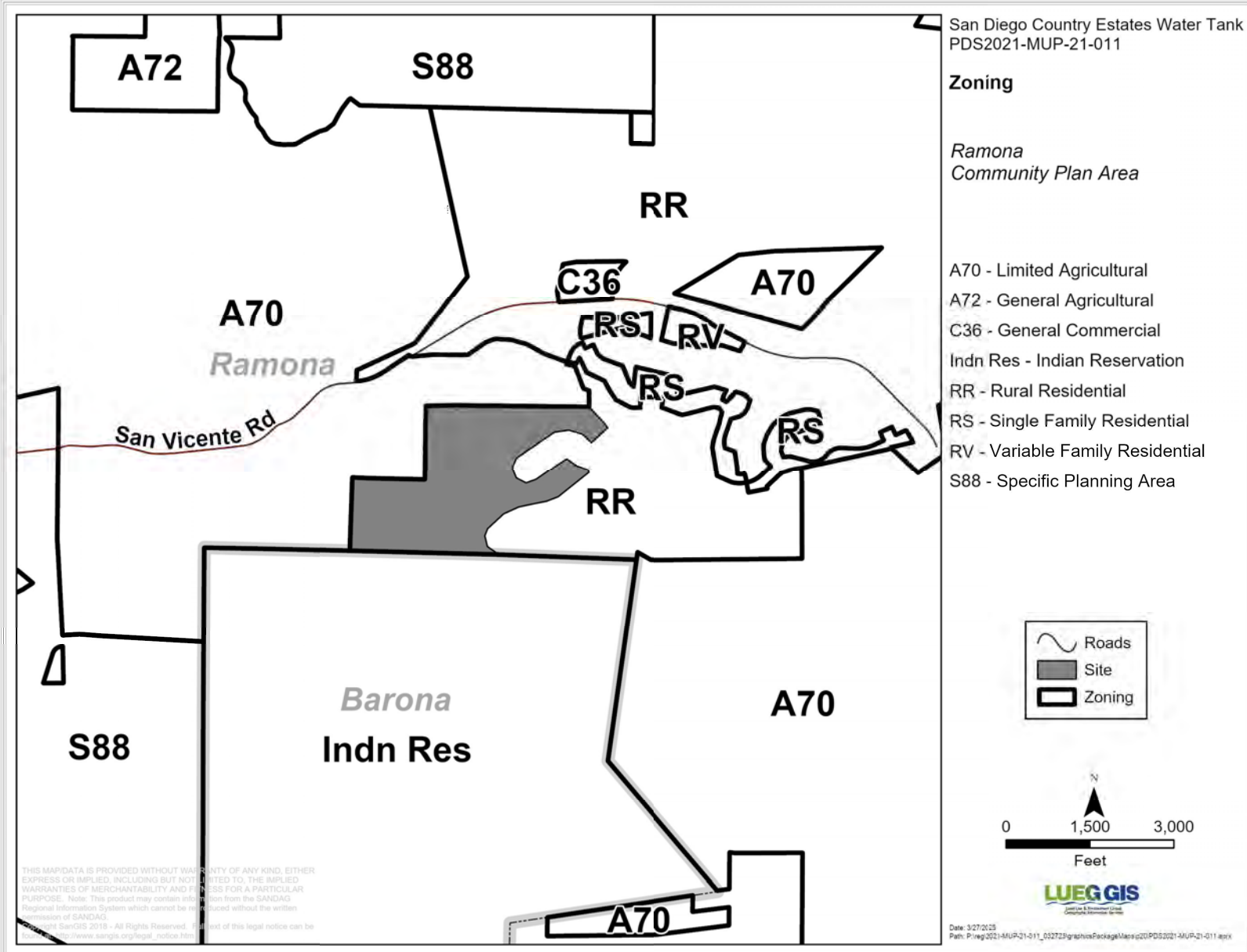


DAHVIA LYNCH, DIRECTOR

**ATTACHMENTS:**

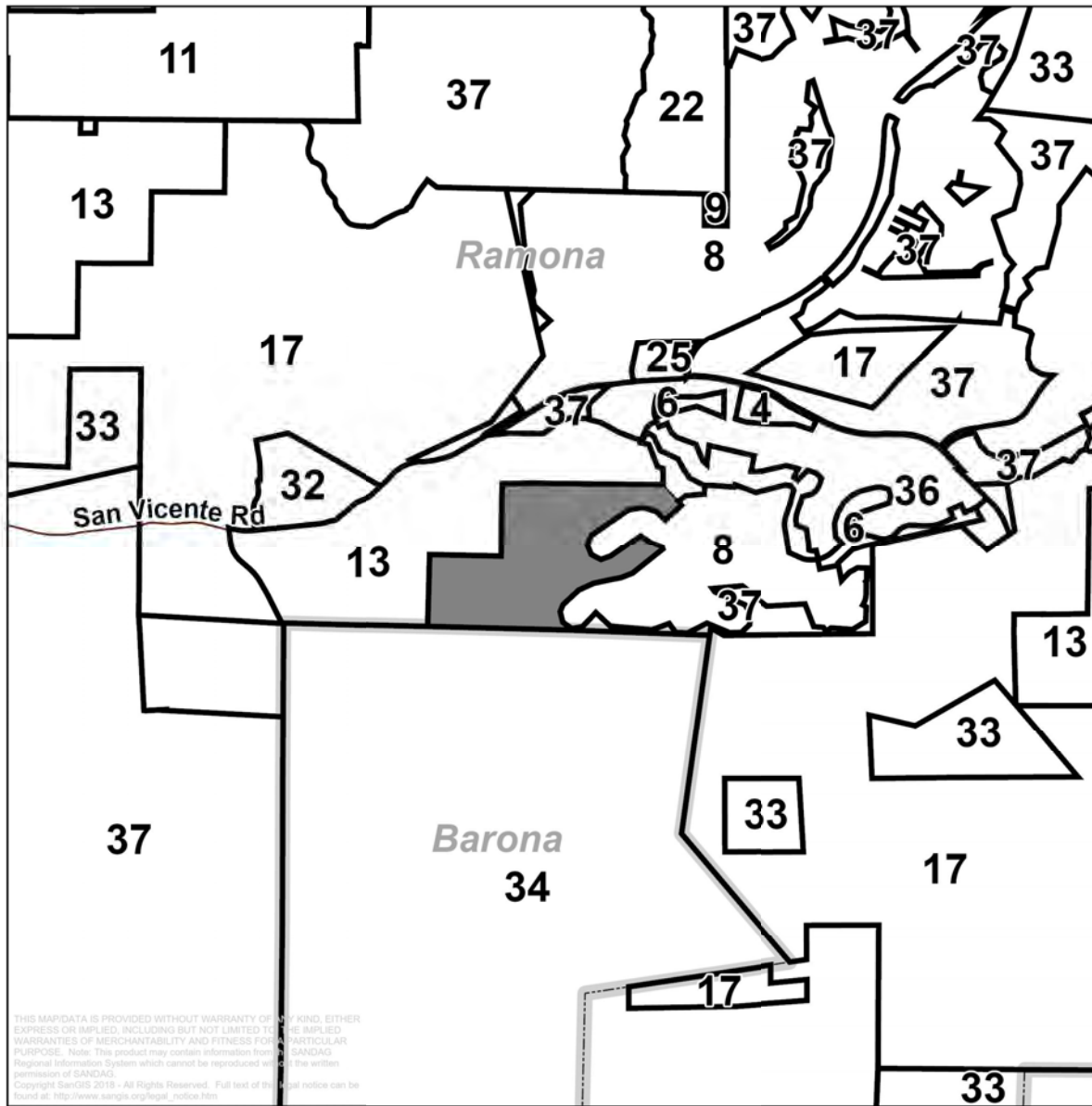
- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2021-MUP-21-011
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure

## **Attachment A – Planning Documentation**



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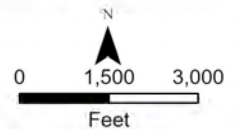
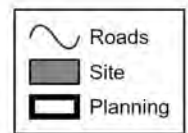


San Diego County Estates Water Tank  
PDS2021-MUP-21-011

**General Plan**

*Ramona  
Community Plan Area*

- (4) Village Residential (VR-10.9)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (22) Specific Plan Area
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (34) Tribal Lands
- (36) Open Space (Recreation)
- (37) Open Space (Conservation)



**LUEGGIS**  
Land Use & Planning Group

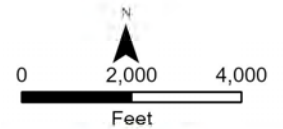
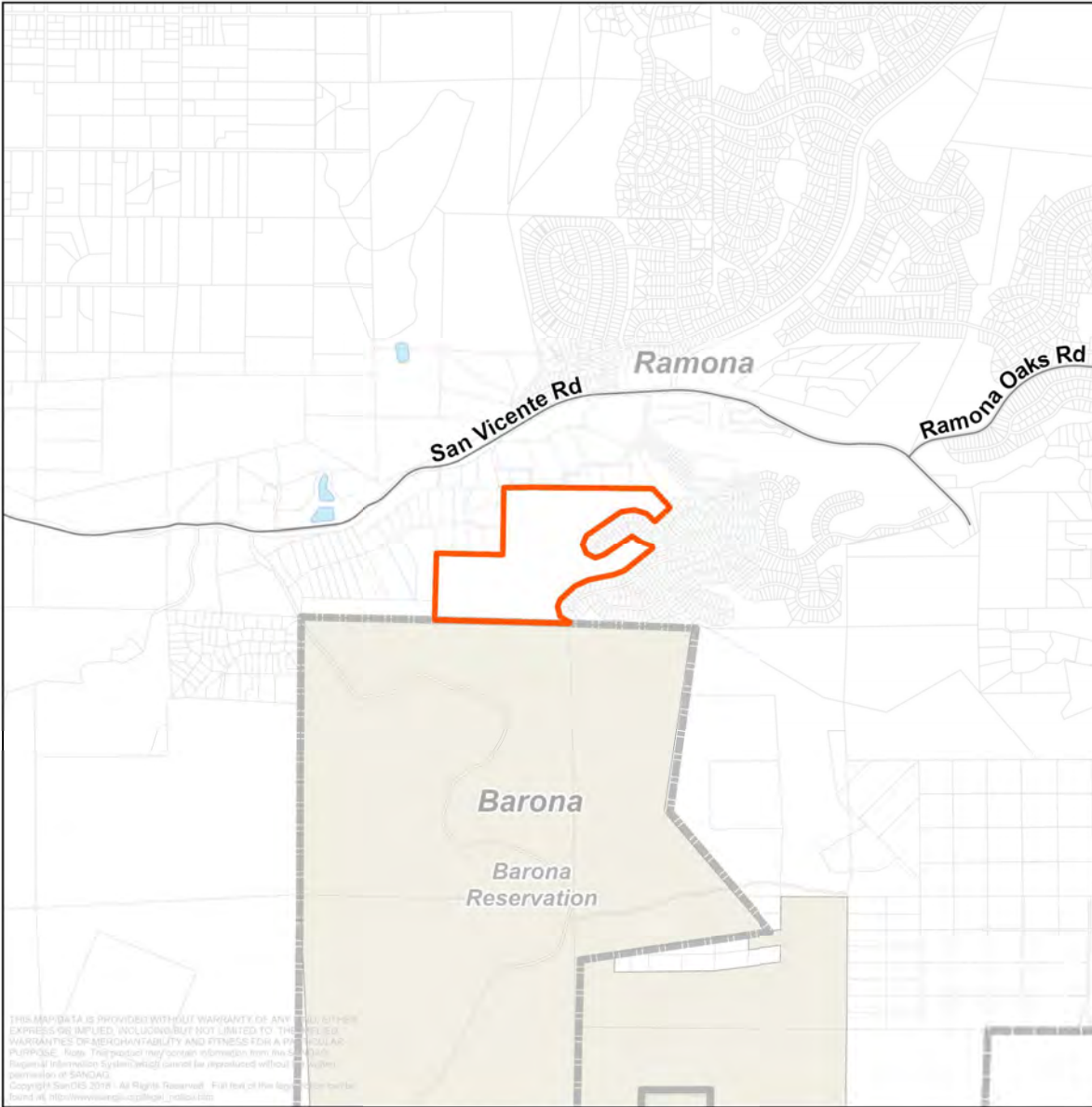
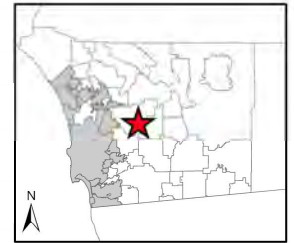
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San Diego County Estates Water Tank  
PDS2021-MUP-21-011

Vicinity Map

Ramona  
Community Plan Area



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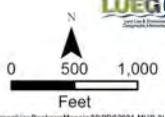
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San Diego County Estates Water Tank  
PDS2021-MUP-21-011

Ramona Community Plan Area

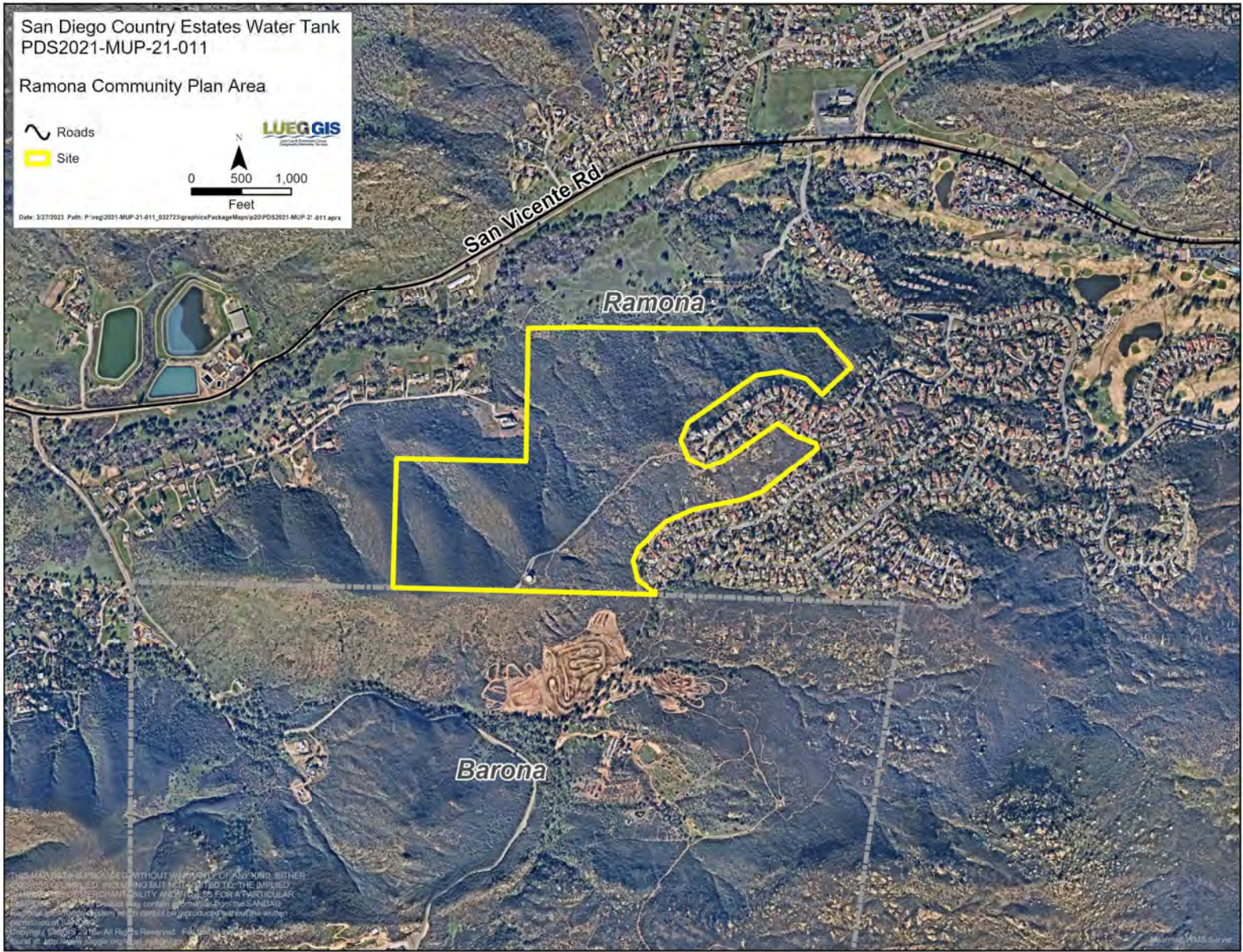
Roads

Site



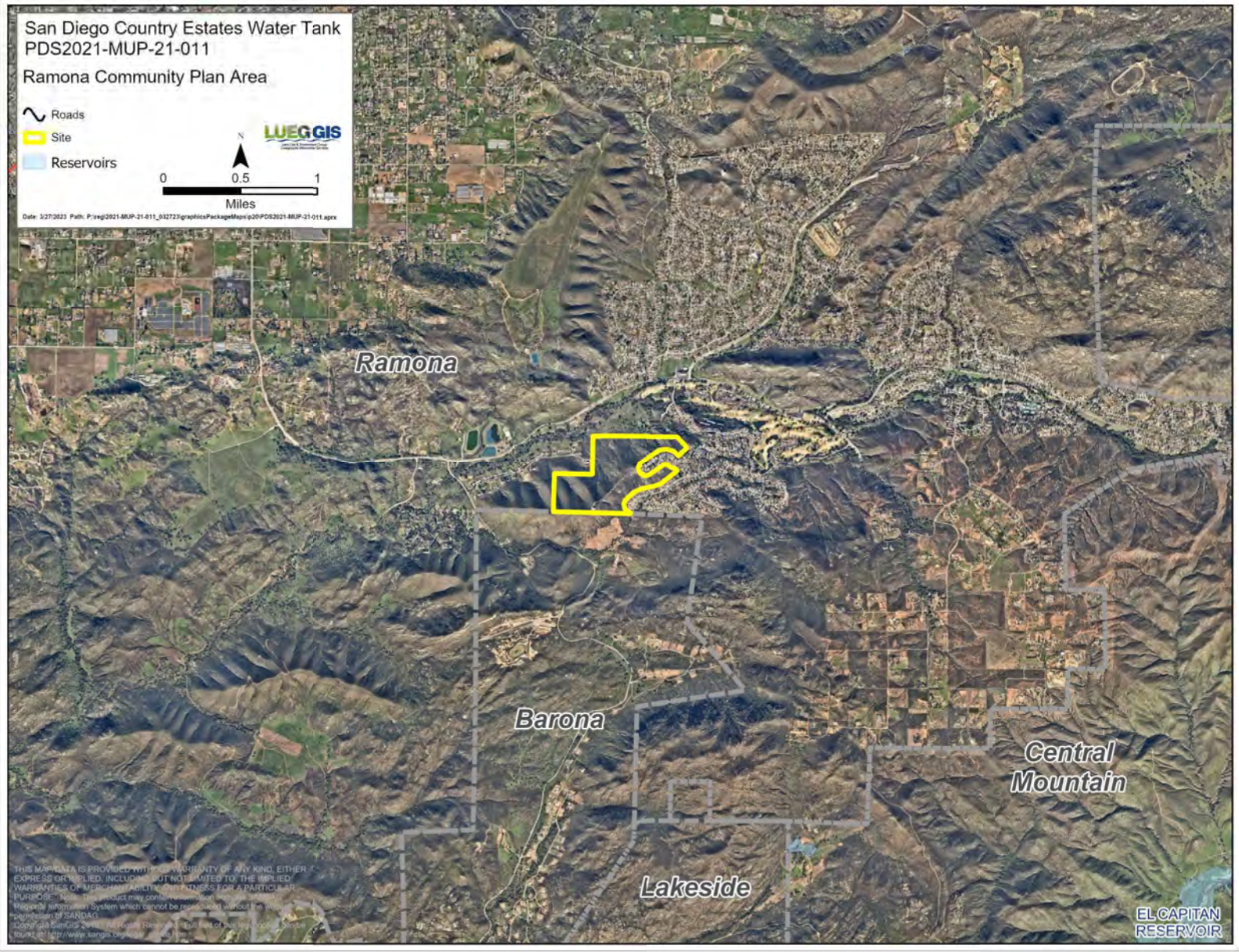
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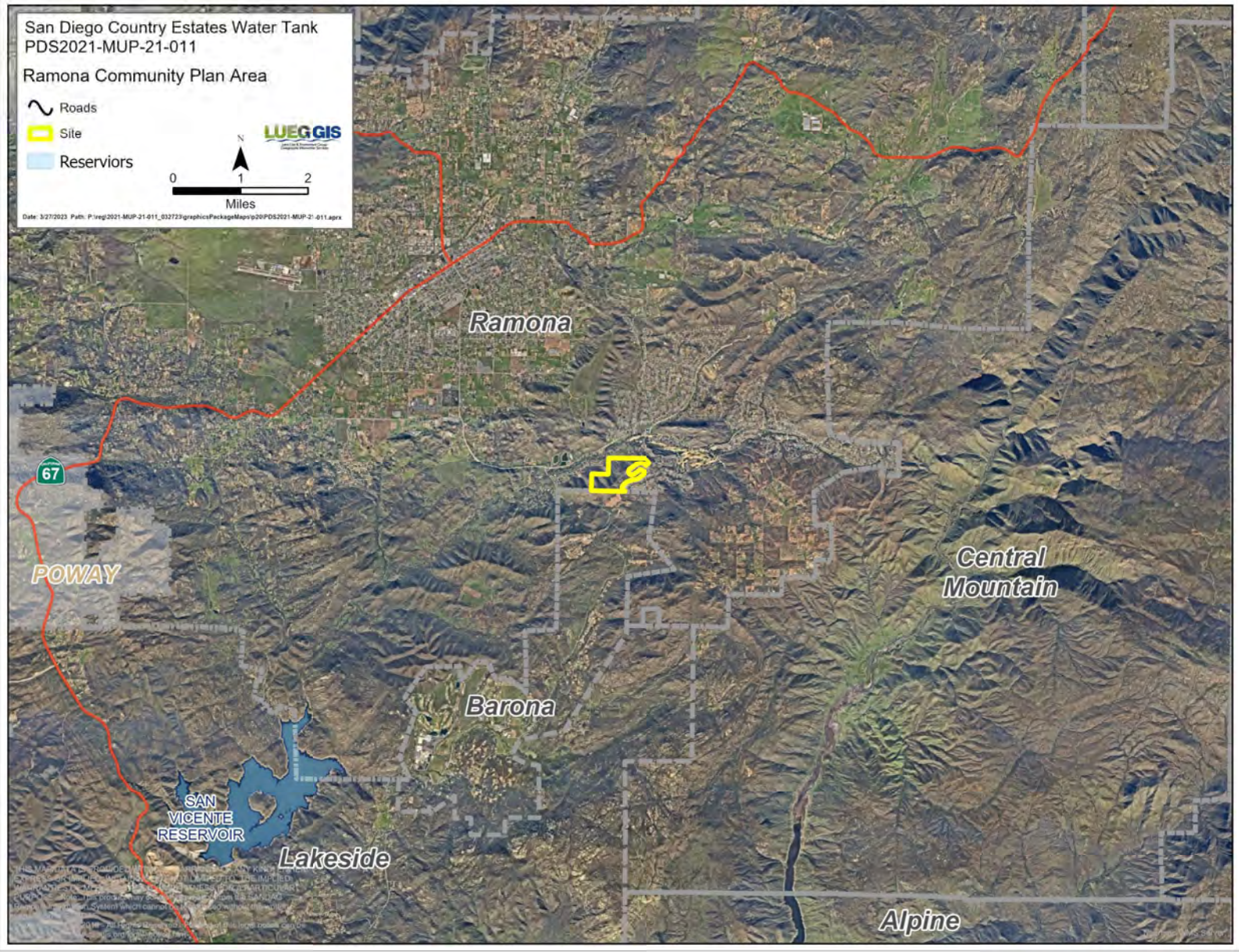
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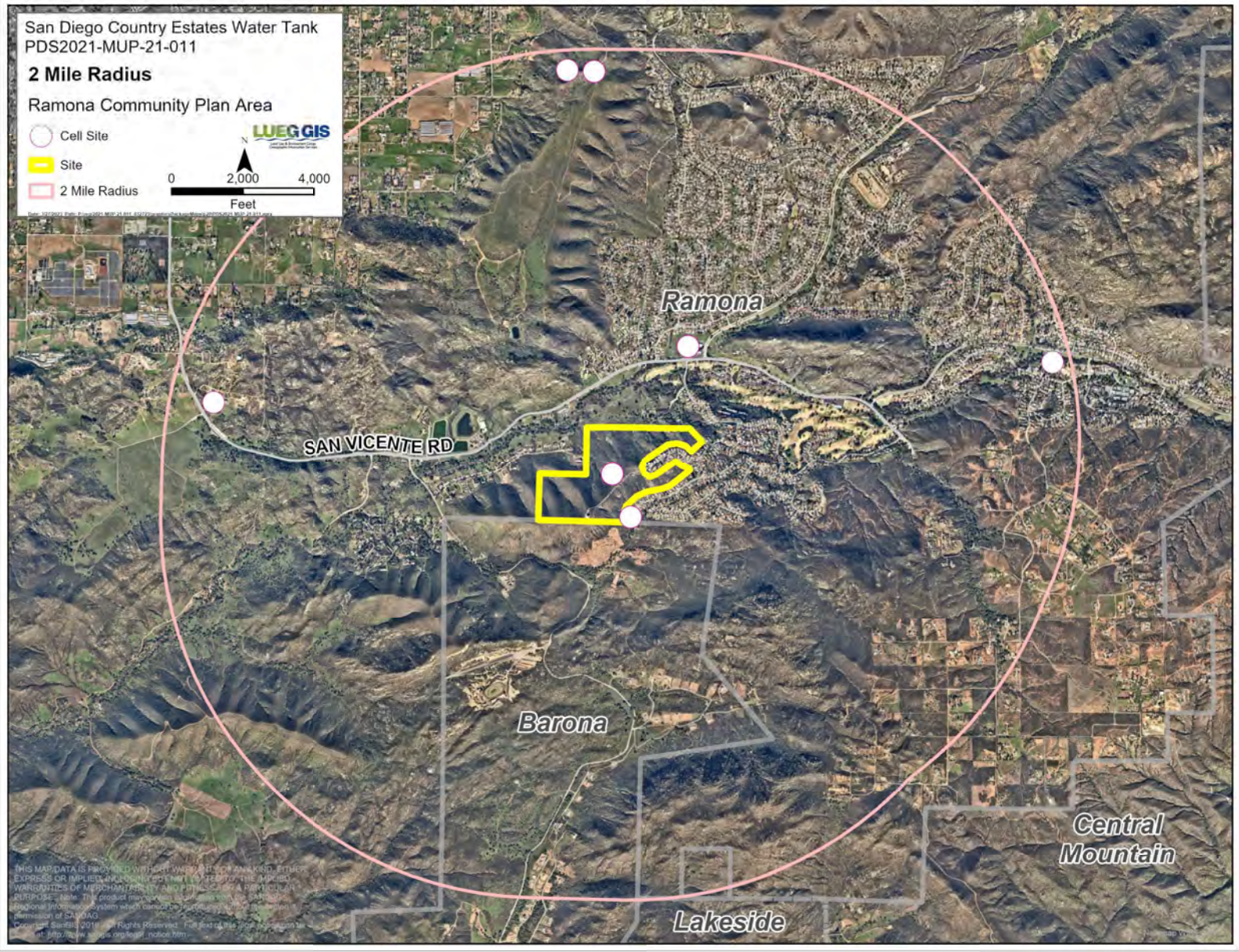


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MapServer







# T-Mobile

**SITE ID:** SD06342A **SITE ADDRESS:** 23401 CALISTOGA PL  
**SITE NAME:** SD342 COUNTRY ESTATE WATER TANK #4 **RAMONA, CA 92065**  
**SITE TYPE:** MONOPINE FAUX TREE **COUNTY:** SAN DIEGO  
**PROJECT:** ANCHOR **JURISDICTION:** RAMONA

**SHEET INDEX**

SHEET	TITLE SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET		D
T-2	GENERAL NOTES		D
C-1	OVERALL SITE PLAN		D
C-1A	EXISTING SITE PLAN		D
C-1B	NEW SITE PLAN		D
C-2	EQUIPMENT PLAN		D
C-3	ANTENNA LAYOUT		D
C-4	EXISTING ANTENNA/RRU/CABLE SCHEDULE		D
C-4A	NEW ANTENNA/RRU/CABLE SCHEDULE		D
C-5	PLUMBING DIAGRAM		D
C-6/C-7	ELEVATIONS		D
E-1	ELECTRICAL DETAILS		D
E-2	ELECTRICAL DETAILS		D
G-1	GROUNDING DETAILS		D
	ATTACHED SITE SURVEY		D

NOTE: DRAWING SCALES ARE FOR 11"x17" SHEETS

**PROJECT TEAM**

**SITE ACQUISITION**  
**ADDRESS:** SMARTLINK  
 3300 IRVINE AVE, SUITE 300  
 NEWPORT BEACH, CA 92660  
**CONTACT:** SAMUEL GUIDINO  
 (760) 612-9949  
**EMAIL:** samuel.guidino@smartlinkgroup.com

**ENGINEERING:** FULLERTON ENGINEERING, P.C.  
**ADDRESS:** 1100 E. WOODFIELD ROAD, SUITE 500  
 SCHAUMBURG, ILLINOIS 60173  
**CONTACT:** RYAN O'SHAUGHNESSY  
 (760) 908-8505  
**EMAIL:** roshaughnessy@FullertonEngineering.com

**PROJECT TEAM**

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENTS AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

T-MOBILE RF ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 T-MOBILE OPERATION \_\_\_\_\_ DATE \_\_\_\_\_  
 SITE ACQUISITION \_\_\_\_\_ DATE \_\_\_\_\_  
 CONSTRUCTION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
 PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 ZONING \_\_\_\_\_ DATE \_\_\_\_\_  
 PROJECT MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**RFDS INFORMATION**

**RFDS NAME:** SD06342A\_ANCHOR\_7  
**VERSION:** 7  
**RAN TEMPLATE:** 67050988E\_MUAC  
**DATE/TIME APPROVED:** 3/8/2021 3:46:00 PM  
**MODIFIED BY:** P256200545086.PM  
**DATE/TIME MODIFIED:** 3/8/2021 3:46:00 PM

**PROJECT INFORMATION**

**SITE ADDRESS:** 23401 CALISTOGA PL  
 RAMONA, CA 92065  
**COUNTY:** SAN DIEGO  
**JURISDICTION:** RAMONA  
**PARCEL NUMBER (APN):** 288-070-18  
**OCCUPANCY CLASSIFICATION:** A-3  
**CONSTRUCTION TYPE:** II-A  
**STRUCTURE TYPE:** MONOPINE FAUX TREE  
**STRUCTURE HEIGHT:** 50'

**SITE COORDINATES**  
**LATITUDE** 32.99344259  
**LONGITUDE** -116.82830000

**APPLICANT:** T-MOBILE WEST LLC  
**ADDRESS:** 10509 VISTA SORRENTO PKWY #206  
 SUITE 200  
 RAMONA, CA 92121  
**PROPERTY OWNER:** SAN DIEGO METROPOLITAN WATER DISTRICT  
**ADDRESS:** 105 CARLHAM ST  
 RAMONA, CA 92065  
 (760) 789-1330

**PROJECT VALUATION:** \$195,000  
**1173 CS:** THOMAS BROTHER PAGE

**VICINITY MAP**



**DIRECTIONS**

DIRECTIONS FROM T-MOBILE OFFICE, SAN DIEGO, CALIFORNIA

- DEPART VISTA SORRENTO PKWY TOWARD L-805 SOUTH
- TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-805 SOUTH
- AT EXIT 10, TAKE RAMP RIGHT TOWARD PLAZA BLVD
- DESTINATION WILL BE ON THE LEFT



**APPLICABLE BUILDING CODES**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES:

2019 CALIFORNIA ADMINISTRATIVE CODE  
 2019 CALIFORNIA BUILDING CODE, VOLUME 1 & 2  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA FIRE CODE (GFC)  
 2019 CALIFORNIA GREEN CODE  
 CITY/COUNTY ZONING ORDINANCES

**SDC PDS RCVD 11-02-22**  
**MUP21-011**



REV	DATE	DESCRIPTION	BY
A	07/30/21	90% REVIEW	MK
B	08/13/21	90% REVIEW	MK
C	10/13/21	90% REVIEW	MK
D	03/15/22	90% REVIEW	MK




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**SITE NAME**  
SD06342A

**SITE ADDRESS**  
23401 CALISTOGA PL  
RAMONA, CA 92065

**SHEET TITLE**  
TITLE SHEET

**SHEET NUMBER**  
T-1

 <p>10509 VISTA SOBRENTO PKWY #206 SAN DIEGO, CA 92121</p>	 <p>3300 IRVINE AVENUE SUITE 500 NEWPORT BEACH, CA 92660</p>	 <p>1100 E WOODFIELD ROAD, SUITE 500 SCHLAUBURG, ILLINOIS 60173 TEL: 815-268-8400 www.fullertonengineering.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>07/30/21</td> <td>90% REVIEW</td> <td>MK</td> </tr> <tr> <td>B</td> <td>08/13/21</td> <td>90% REVIEW</td> <td>MK</td> </tr> <tr> <td>C</td> <td>10/13/21</td> <td>90% REVIEW</td> <td>MK</td> </tr> <tr> <td>D</td> <td>03/15/22</td> <td>90% REVIEW</td> <td>MK</td> </tr> </tbody> </table> <p>I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.</p>	REV	DATE	DESCRIPTION	BY	A	07/30/21	90% REVIEW	MK	B	08/13/21	90% REVIEW	MK	C	10/13/21	90% REVIEW	MK	D	03/15/22	90% REVIEW	MK
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			<p>SHEET TITLE</p> <p><b>GENERAL NOTES</b></p>																				
			<p>SHEET NUMBER</p> <p><b>T-2</b></p>																				

- GENERAL:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES SET FORTH BY FEDERAL, STATE, AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE PROJECT. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.
  - ALL WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND THE CONSTRUCTION CONTRACT DOCUMENTS.
  - THE CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THOSE TRADES SHALL BE LICENSED.
  - HEALTH AND APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND STATE LAW AS DEFINED IN THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT.
  - PRIOR TO THE SUBMISSION OF THE BID, THE CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY ALL DIMENSIONS AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
  - DRAWING PLANS SHALL NOT BE SCALED.
  - THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK NOT CLEARLY IDENTIFIED ON THE DRAWINGS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PROJECT MANAGER.
  - THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.
  - ALL MEANS AND METHODS OF CONSTRUCTION DEALING WITH TOWER CONSTRUCTION AND SAFETY, STEEL ERECTION, EXCAVATIONS, TRENCHING, SCAFFOLDING, FORMWORK, ELECTRICAL, AND WORK IN CONFINED SPACES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - WHEN THE CONTRACTOR ACTIVITIES IMPEDE OR OBSTRUCT TRAFFIC FLOW, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DEVICES, SIGNS, AND FLAGMEN IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, DOT AND LOCAL REQUIREMENTS.
  - THE CONTRACTOR SHALL COORDINATE SITE ACCESS AND SECURITY WITH THE PROPERTY OWNER AND THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITIES.
  - THE CONTRACTOR SHALL CALL THE LOCAL PUBLIC UTILITY LOCATING PROVIDER (811) A MINIMUM OF THREE BUSINESS DAYS PRIOR TO EXCAVATING IN THE PUBLIC RIGHT OF WAY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES.
  - THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES OR FACILITIES IT DEEMS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, HEAT, EXISTING OR SECURITY.
  - WHEN EXCAVATING IN THE AREA OF EXISTING UTILITIES, THE CONTRACTOR SHALL USE REASONABLE CARE IN PROTECTING SUCH UTILITIES. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IMMEDIATELY OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION.
  - DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO THE PROJECT MANAGER AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE RESULTING FROM CONTRACTORS NEGLIGENCE OR FAILURE TO ACT WITH DUE REGARD SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
  - UNLESS OTHERWISE NOTED ON THE PLANS, CONTRACTOR SHALL ASSUME ALL SURFACE FEATURES SUCH AS BUT NOT LIMITED TO BUILDINGS, PAVEMENTS, LANDSCAPING FEATURES, PLANTS, ETC. ARE TO BE SAVED AND PROTECTED FROM DAMAGE. CONTRACTOR SHALL PROTECT EXISTING SURFACE FEATURES AND SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO OCCURRED DURING CONSTRUCTION.
  - KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND WASTE IN AN APPROPRIATE MANNER. ALL DEBRIS REMAINING ON THE PROPERTY SHALL BE REMOVED AND THE PROPERTY SHALL BE LEFT IN A CLEAN CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROPERTY OWNER AND THE PROJECT MANAGER.
  - THE CONTRACTOR SHALL PROVIDE ON-SITE TRASH RECEPTACLES FOR COLLECTION OF NON-TOXIC DEBRIS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.
  - ALL TOXIC AND ENVIRONMENTALLY HAZARDOUS SUBSTANCES SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. UNDER NO CIRCUMSTANCES SHALL RINSING OR DUMPING OF THESE SUBSTANCES OCCUR ON-SITE.
  - UNLESS NOTED OTHERWISE, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS NECESSARY FOR CONSTRUCTION.
  - THE PROJECT MANAGER MAY RETAIN THE SERVICES OF A TESTING LABORATORY TO PERFORM QUALITY ASSURANCE TESTING ON VARIOUS PORTIONS OF THE CONTRACTORS MATERIALS. THE CONTRACTOR SHALL INFORM THE TESTING LABORATORY AND ASSIST THEM IN COMPLETING TESTS.
  - THE CONTRACTOR SHALL MAINTAIN AND SUPPLY THE PROJECT MANAGER WITH AS-BUILT PLANS UPON COMPLETION OF THE PROJECT.
- ELECTRIC:**
- THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND OSHA REQUIREMENTS.
  - THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
  - THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, AND INSTALLATION, CONSTRUCTION TOOLS AND TRANSPORTATION FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS.
  - THE CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT AND INSPECTION FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION.
  - MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, IEEE, NEMA AND NFPA.
  - ALL MATERIALS SHALL BE U.L. LISTED.
  - ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED, AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT.
  - MATERIALS SHALL MEET WITH APPROVAL OF THE AUTHORITY HAVING JURISDICTION.
  - THE CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS TEST, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT, AND NOTIFY THE PROJECT MANAGER IMMEDIATELY OF ANY MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
  - THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF THE PERMANENT SERVICE TO THE PROJECT SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
  - UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO THE PROJECT MANAGER.
  - ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE PROJECT MANAGER AT JOB COMPLETION.
  - POST-INSTALLATION, ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
  - PROVIDE THE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS-INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
  - ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS NOTING USE FUNCTION.
  - EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, J-BOX, SWITCH BOX, ETC.
  - ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED OR DIRECT BURIAL UNLESS OTHERWISE NOTED.
  - ALL CONDUIT SHALL HAVE A PULL WIRE OR ROPE.
  - ALL CONDUCTORS SHALL BE COPPER.
  - ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING PART CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
  - PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
  - PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED TO MATCH ORIGINAL RATING.
  - BX OR ROMEX CABLE IS NOT PERMITTED.
  - ALL ELECTRICAL/FIBER ENCLOSURES, JUNCTION BOXES, CONDUIT KNOCKOUTS, RACEWAYS, ETC. SHALL BE ROTTEN-PROOF.
  - CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.





10509 VISTA SOBRENTO PKWY #206  
SAN DIEGO, CA 92121



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SUITE 400  
NEWPORT BEACH, CA 92660



1100 E WOODFIELD ROAD, SUITE 500  
SCHLAUBURG, ILLINOIS 60173  
TEL: 817-568-3400  
www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
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SD06342A

SITE ADDRESS

23401 CALISTOGA PL  
RAMONA, CA 92065

SHEET TITLE

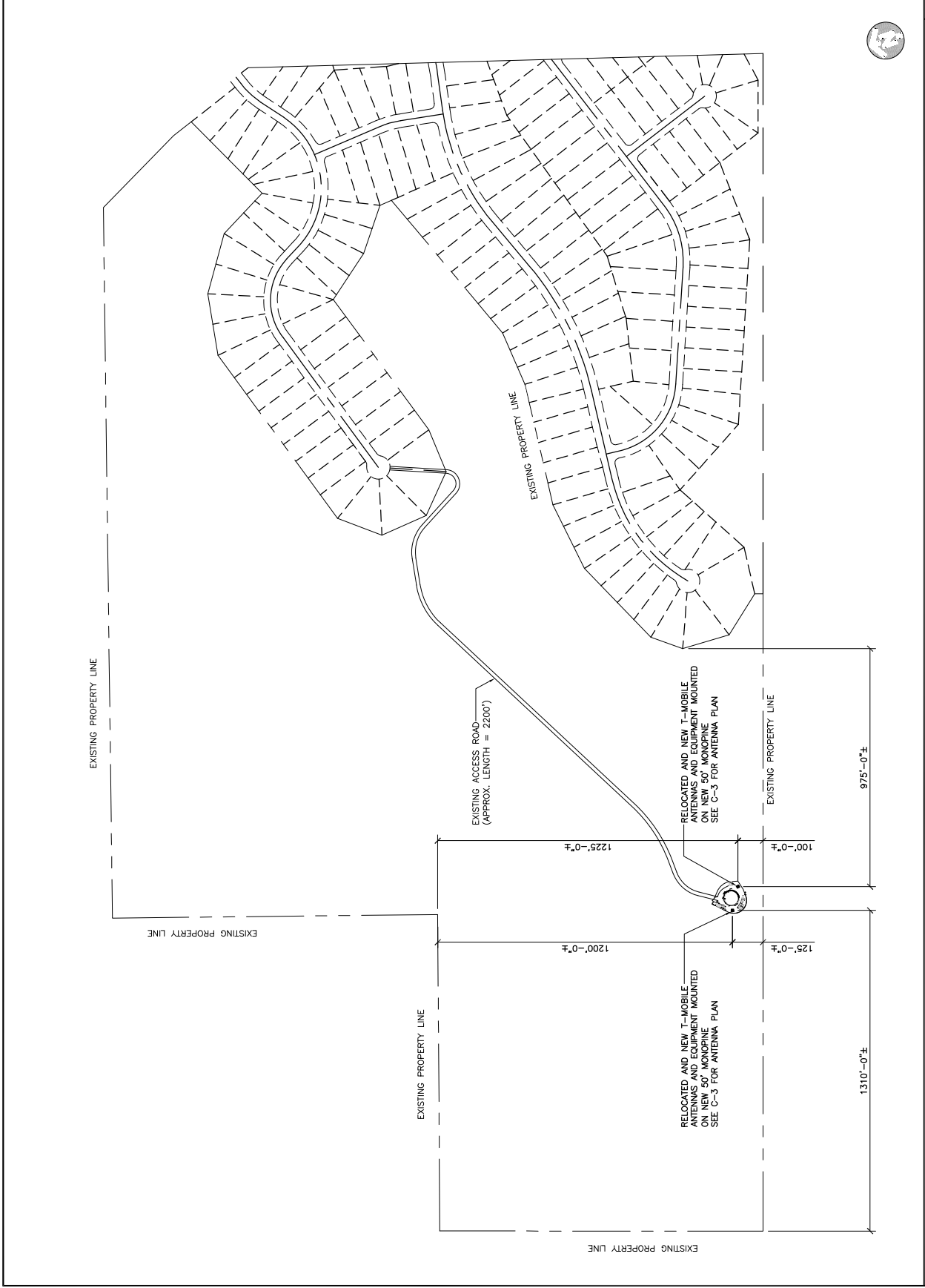
OVERALL SITE  
PLAN

SHEET NUMBER

C-1

SCALE: N.T.S. 1

PROJECT# 2020.0206.0074



OVERALL SITE PLAN



**T-Mobile**  
10509 VISTA SOBRERITO PKWY #206  
SAN DIEGO, CA 92121

**smartlink**  
3300 IRVINE AVENUE  
SUITE 500  
NEWPORT BEACH, CA 92660

**FULLERTON**  
ENGINEERING DESIGN  
1100 E WOODFIELD ROAD, SUITE 500  
SCHLAUBURG, ILLINOIS 60173  
TEL: 817-508-5400  
www.fullertonengineering.com

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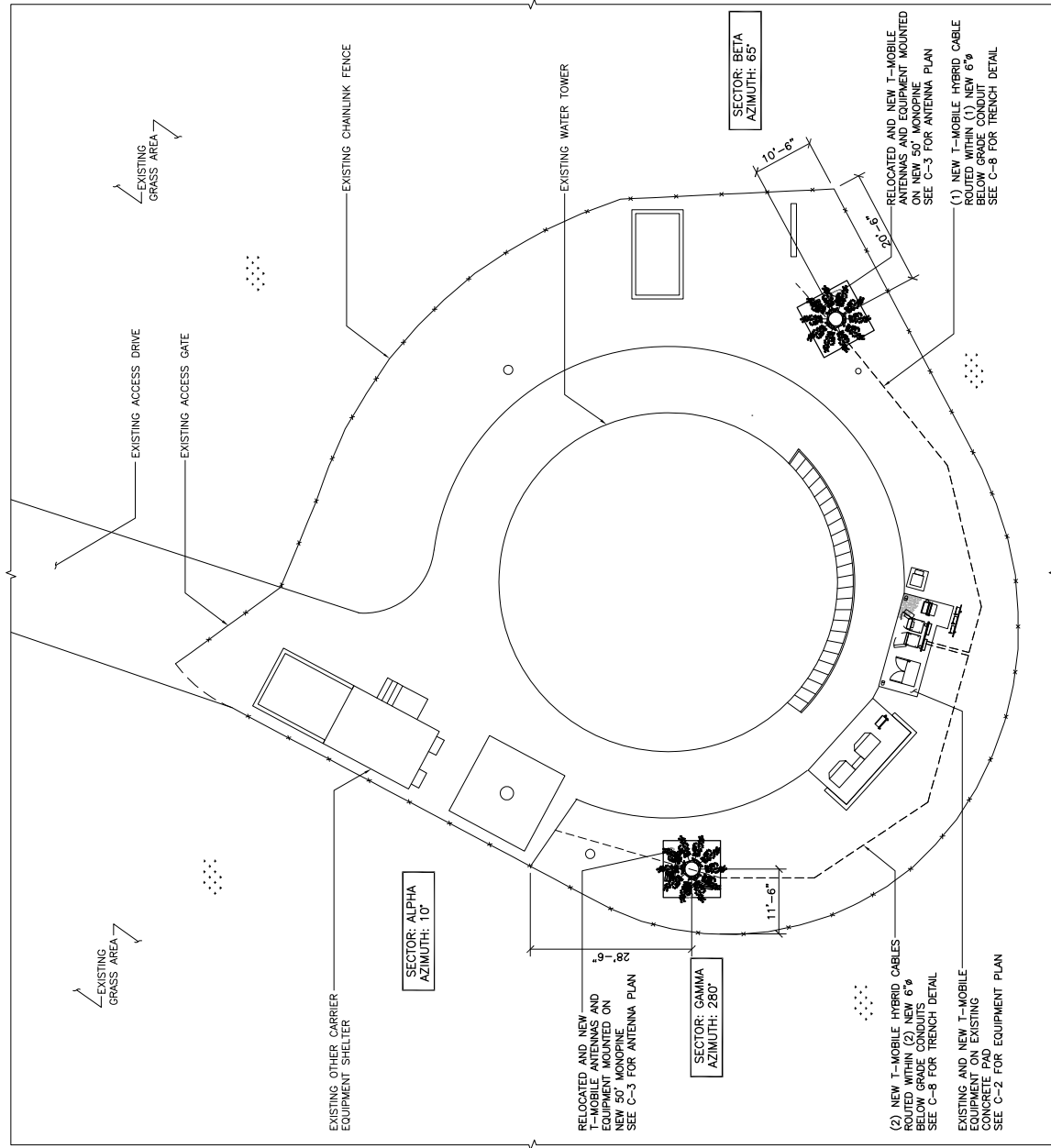
SHEET TITLE

NEW SITE PLAN

SHEET NUMBER

C-1B

PROJECT# 2020.0206.0074



SCALE: 1" = 20'-0" 1

NEW SITE PLAN

GENERAL ABBREVIATIONS

AFT	ABOVE FINISHED FLOOR
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
AUS	AUTOMATIC USER SWITCH
BLDG	BUILDING
C	CENTERLINE
CL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DMG	DRAWING
FT	FOOT(FEET)
ECB	ELECTRICAL CONTROL BOX
ELEV	ELEVATION
EQUIP	EQUIPMENT
EXT	EXTERIOR
FND	FOUNDATION
G	GALVANIZED
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
IND	INDUSTRIAL
LIQ	LIQUID
PROP	PROPANE
MAX	MAXIMUM
MFR	MANUFACTURER
MNS	MASTER
MIN	MINIMUM
MTS	MANUAL TRANSFER SWITCH
O.C.	ON CENTER
O.C./OT	ON CENTER
PFC	OVERHEAD ELECTRIC/TELECOM
PPC	POWER PROTECTION CABINET
RCS	RIGID GALVANIZED STEEL
IN	INTERIOR
INT	INTERIOR
SP(S), #	SQUARE FOOT
STL	STEEL
TYP	TYPICAL
USG	UNDERGROUND, ELECTRIC/TELECOM
UT	UNLESS NOTED OTHERWISE
VF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER

TELECOM ABBREVIATIONS

BBS	BATTERY BACKUP STATION
BBU	BASE BAND UNIT
MBBS/MBMTS	MOBILE BASE STATION
MW	MICROWAVE
NV	NETWORK VISION
ODU	OVERHEAD DISTRIBUTION UNIT
RET	RADIO BASE STATION
RRU	REMOTE ELECTRIC TILT
TMA	TOWER MOUNTED AMPLIFIER

SYMBOLS

REVISION	SYMBOL	DESCRIPTION
WORK POINT	⊕	WORK POINT
UTILITY POLE	⊙	UTILITY POLE
BRICK	[Hatched pattern]	BRICK
COMPRESSED STONE	[Hatched pattern]	COMPRESSED STONE
CONCRETE	[Hatched pattern]	CONCRETE
EARTH	[Hatched pattern]	EARTH
GRAVEL	[Hatched pattern]	GRAVEL
CENTERLINE	---	CENTERLINE
PROPERTY LINE	---	PROPERTY LINE
EASEMENT LINE	---	EASEMENT LINE
FENCE	---	FENCE
SMARTLINK	X	SMARTLINK
WROUGHT IRON	O	WROUGHT IRON
ELECTRIC UNDERGROUND	E	ELECTRIC UNDERGROUND
FIBER UNDERGROUND	F	FIBER UNDERGROUND
OVERHEAD UNDERGROUND	OF	OVERHEAD UNDERGROUND
TELEPHONE UNDERGROUND	OT	TELEPHONE UNDERGROUND
DC-POWER	DC	DC-POWER



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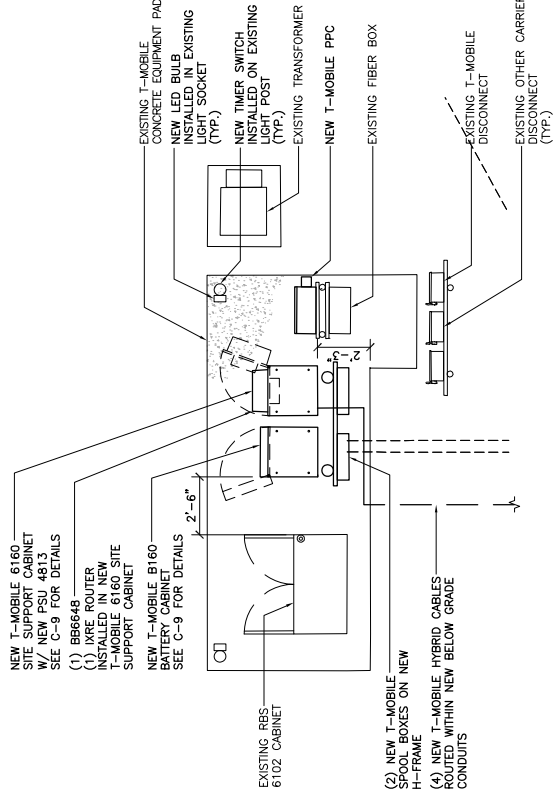
EQUIPMENT PLAN

SHEET NUMBER

C-2

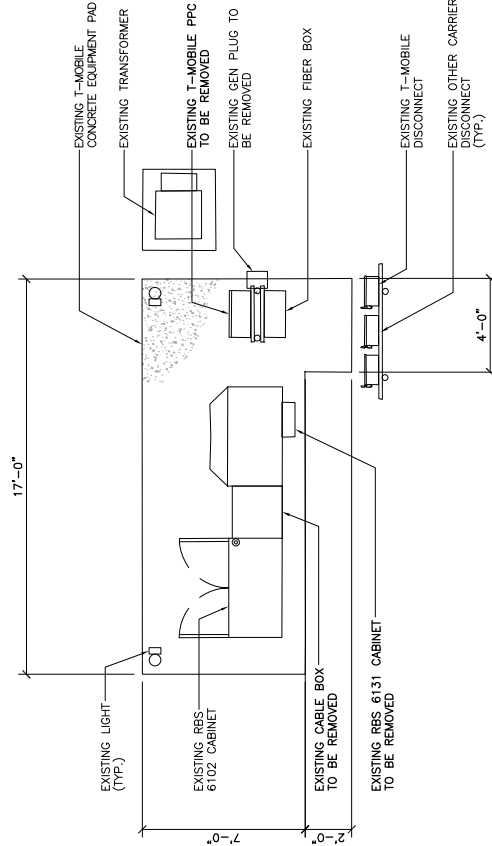
PROJECT# 2020.0206.0074

- NOTES:**
- ALL ABOVE GROUND AC POWER CONDUITS SHALL BE RGS
  - CONTRACTOR SHALL FOLLOW THE 6160 & B160 GUIDELINES AND STANDARDS



SCALE: 3/16" = 1'-0" 2

NEW EQUIPMENT PLAN



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

EXISTING EQUIPMENT PLAN



10509 VISTA SORRENTO PKWY #206  
SAN DIEGO, CA 92121



3300 IRVINE AVENUE  
SUITE 400  
NEWPORT BEACH, CA 92660



1100 E WOODFIELD ROAD, SUITE 500  
SCHLAUBURG, ILLINOIS 60173  
TEL: 815-568-3400  
www.fullertonengineering.com

REV	DATE	DESCRIPTION	BY
A	07/30/21	90% REVIEW	MK
B	08/13/21	90% REVIEW	MK
C	10/13/21	90% REVIEW	MK
D	03/15/22	90% REVIEW	MK

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

1 - 29

SITE NAME

SD06342A

SITE ADDRESS

23401 CALLISTOGA PL  
RAMONA, CA 92065

SHEET TITLE

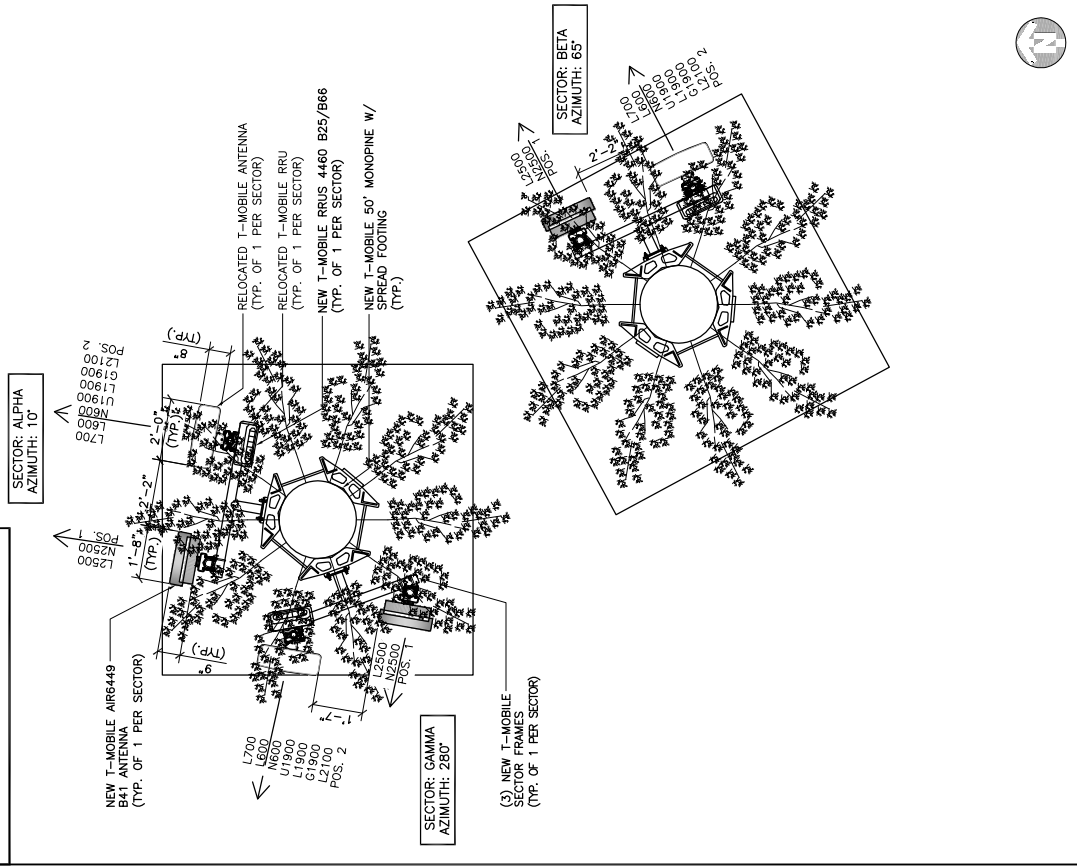
ANTENNA LAYOUT

SHEET NUMBER

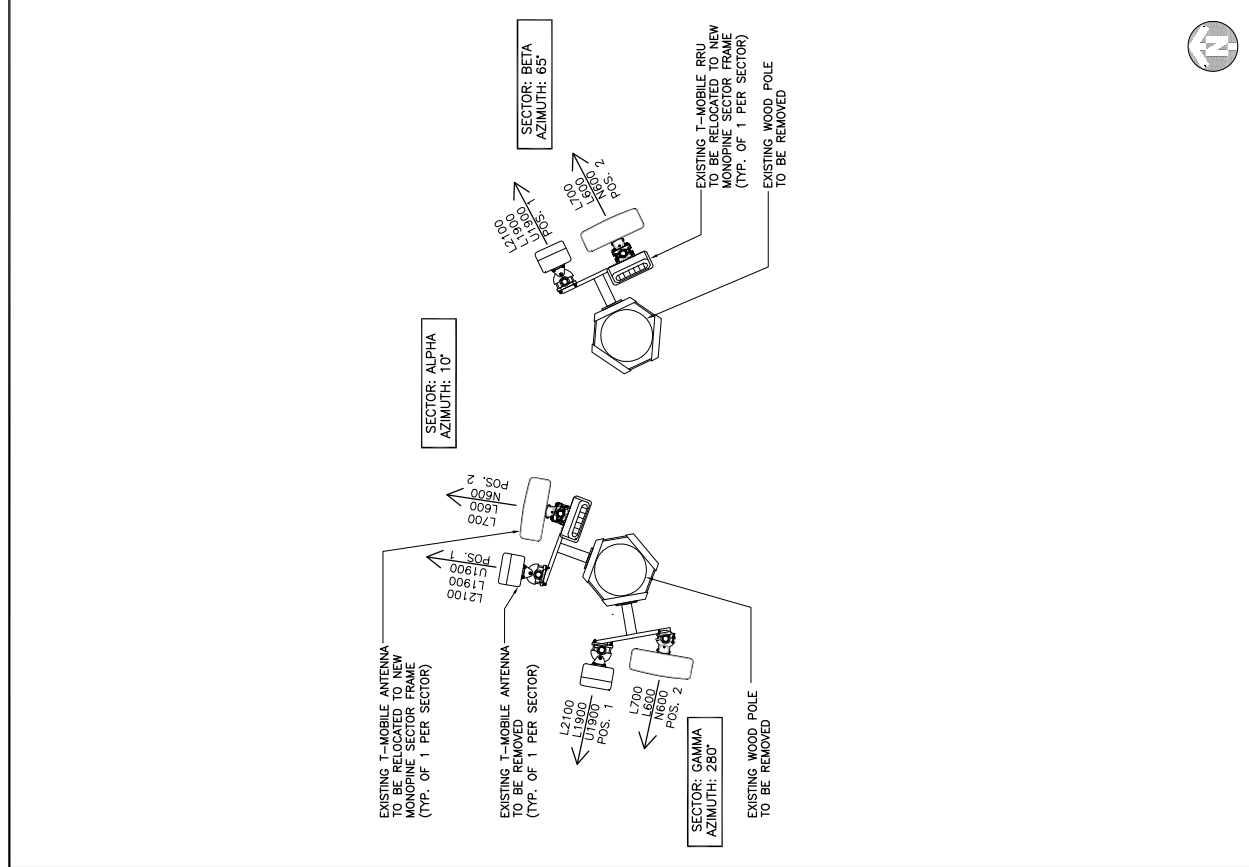
C-3

PROJECT# 2020.0206.0074

- NOTE:**
- NO STEEL GROUNDING OR CABLING TO BE ON SIDES OR IN FRONT OF ANTENNAS
  - CONTRACTOR SHALL USE CONCEAL FAB / PIM INTERFERENCE PRODUCT / SUPPORT SYSTEMS FOR CABLE MANAGEMENT
  - ANTENNAS SHALL BE COMPLETELY SCREENED BY PROPOSED MONOPINE BRANCHING



SCALE: 1/4" = 1'-0" 1 NEW ANTENNA LAYOUT 2



SCALE: 1/4" = 1'-0" 1 EXISTING ANTENNA LAYOUT

EXISTING SD06342A ANTENNA AND EQUIPMENT SCHEDULE SD06342A\_ANCHOR\_7

SECTOR	ANT. POS.	STATUS	ANTENNA										REMOTE RADIO UNIT (RRU)			CABLES	
			MFR.	MODEL	SIZE	WEIGHT	ACTIVE TECH	AZIM.	RAD CENTER (FT)	ELEC TILT	ADDITIONAL EQUIPMENT	MFR.	MODEL	CABLE TYPE	CABLE LENGTH + 10% (FT)		
ALPHA	1	EXISTING	ERICSSON	AIR32 KR0901146-1_B66_B2A	56.6"	132.2 LBS	L2100/U1900/L1900	10	43	2-2-2-2							125
	2	EXISTING	RFS	APXVARR24_43-U-NA20	96.0"	89.3 LBS	L700/L600/N600	10	43	7-7							125
BETA	1	EXISTING	ERICSSON	AIR32 KR0901146-1_B66_B2A	56.6"	132.2 LBS	L2100/U1900/L1900	65	40	2-2-2-2							150
	2	EXISTING	RFS	APXVARR24_43-U-NA20	96.0"	89.3 LBS	L700/L600/N600	65	40	7-7							150
GAMMA	1	EXISTING	ERICSSON	AIR32 KR0901146-1_B66_B2A	56.6"	132.2 LBS	L2100/U1900/L1900	280	43	2-2-2-2							125
	2	EXISTING	RFS	APXVARR24_43-U-NA20	96.0"	89.3 LBS	L700/L600/N600	280	43	7-7							125

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SITE NAME

SD06342A

SITE ADDRESS

23401 CALISTOGA PL  
RAMONA, CA 92065

SHEET TITLE

EXISTING  
ANTENNA/RRU/CABLE  
SCHEDULE

SHEET NUMBER

C-4

EXISTING SCHEDULE

SCALE: N.T.S. 1

PROJECT# 2020.0206.0074

NEW SD06342A ANTENNA AND EQUIPMENT SCHEDULE SD06342A\_ANCHOR\_7

SECTOR	ANT. POS.	STATUS	ANTENNA						REMOTE RADIO UNIT (RRU)				CABLES	CABLE LENGTH + 10% (FT)	
			MFR.	MODEL	SIZE	WEIGHT	ACTIVE TECH	AZIM.	RAD CENTER (FT)	ELEC TILT	ADDITIONAL EQUIPMENT	MFR.			MODEL
ALPHA	1	NEW	ERICSSON	AIR6449 B41	39.0"	128.0 LBS	L2500/N2500	10	43	2-2					
	2	RELOCATED	RFS	APXWARR24_43-U-NA20	96.0"	89.3 LBS	L700/L600/N600	10	41	7-7					125
BETA	1	NEW	ERICSSON	AIR6449 B41	39.0"	128.0 LBS	L2500/N2500	65	43	2-2					
	2	RELOCATED	RFS	APXWARR24_43-U-NA20	96.0"	89.3 LBS	L700/L600/N600	65	41	7-7					150
GAMMA	1	NEW	ERICSSON	AIR6449 B41	39.0"	128.0 LBS	L2500/N2500	280	43	2-2					
	2	RELOCATED	RFS	APXWARR24_43-U-NA20	96.0"	89.3 LBS	L700/L600/N600	280	41	7-7					125



10509 VISTA SORRENTO PKWY #206  
SAN DIEGO, CA 92121



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1100 E WOODFIELD ROAD, SUITE 500  
SCHLAUBURG, ILLINOIS 60173  
TEL: 817-568-3400  
www.fullertonengineering.com

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SITE NAME  
**SD06342A**

SITE ADDRESS  
23401 CALISTOGA PL  
RAMONA, CA 92065

SHEET TITLE  
**NEW ANTENNA/RRU/CABLE SCHEDULE**

SHEET NUMBER  
**C-4A**

SCALE: N.T.S. 1

NEW SCHEDULE



REV	DATE	DESCRIPTION	BY
A	07/30/21	90% REVIEW	MK
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SITE NAME

SD06342A

SITE ADDRESS

23401 CALISTOGA PL  
RAMONA, CA 92065

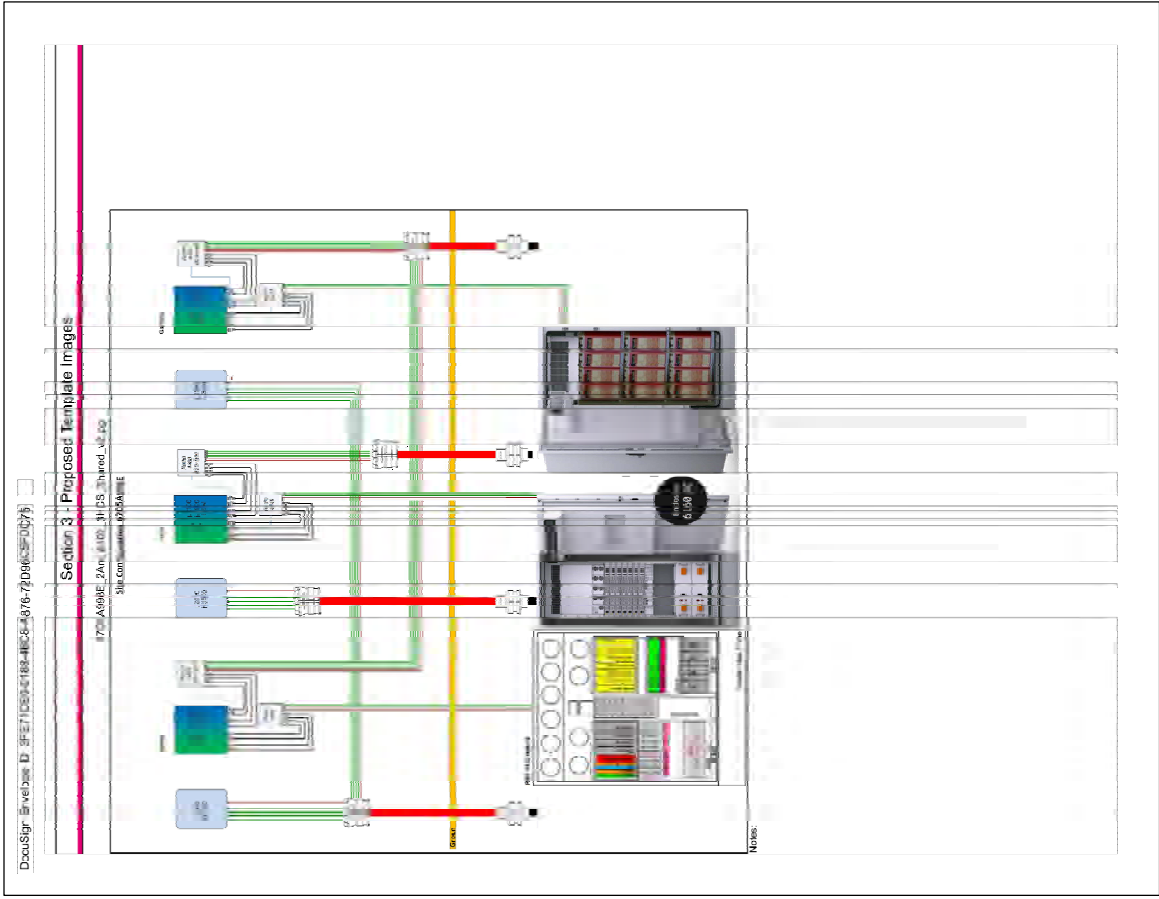
SHEET TITLE

PLUMBING  
DIAGRAM

SHEET NUMBER

C-5

PROJECT# 2020.0206.0074



SCALE: N.T.S. 1

PLUMBING DIAGRAM



REV	DATE	DESCRIPTION	BY
A	07/30/21	90% REVIEW	MK
B	08/13/21	90% REVIEW	MK
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D	03/15/22	90% REVIEW	MK

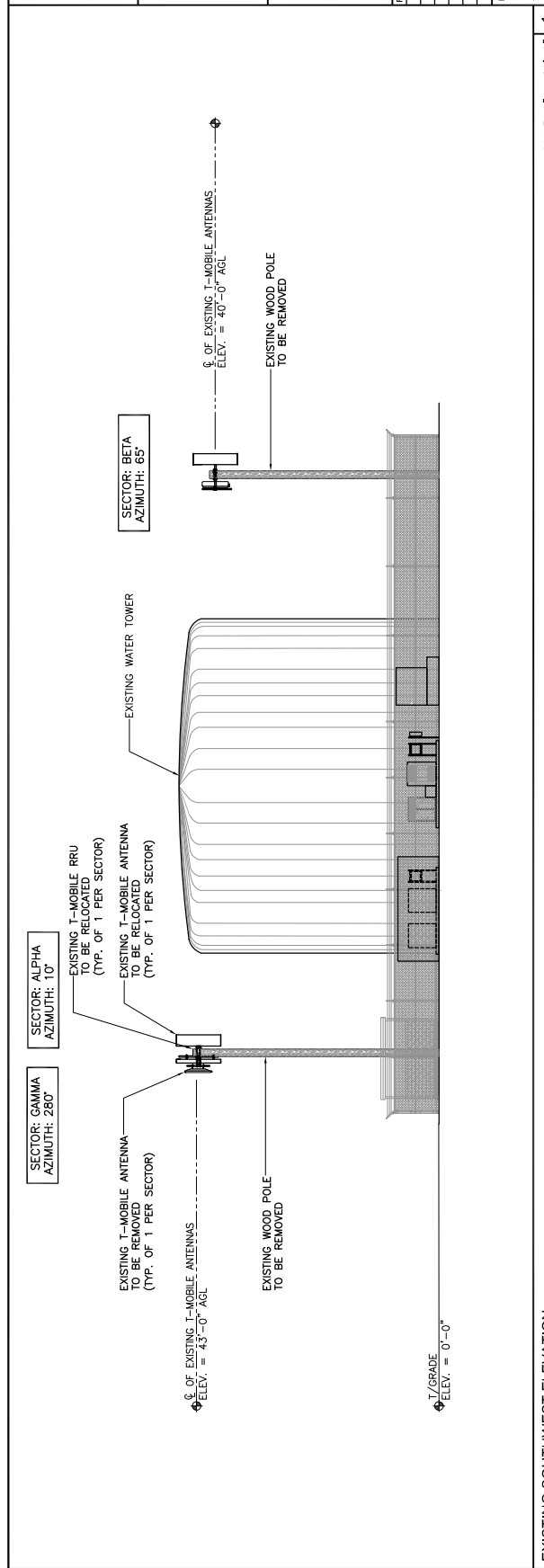
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY AN ENGINEER OR ARCHITECT UNDER MY SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

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**SD06342A**

SITE ADDRESS  
 23401 CALLISTOGA PL  
 RAMONA, CA 92065

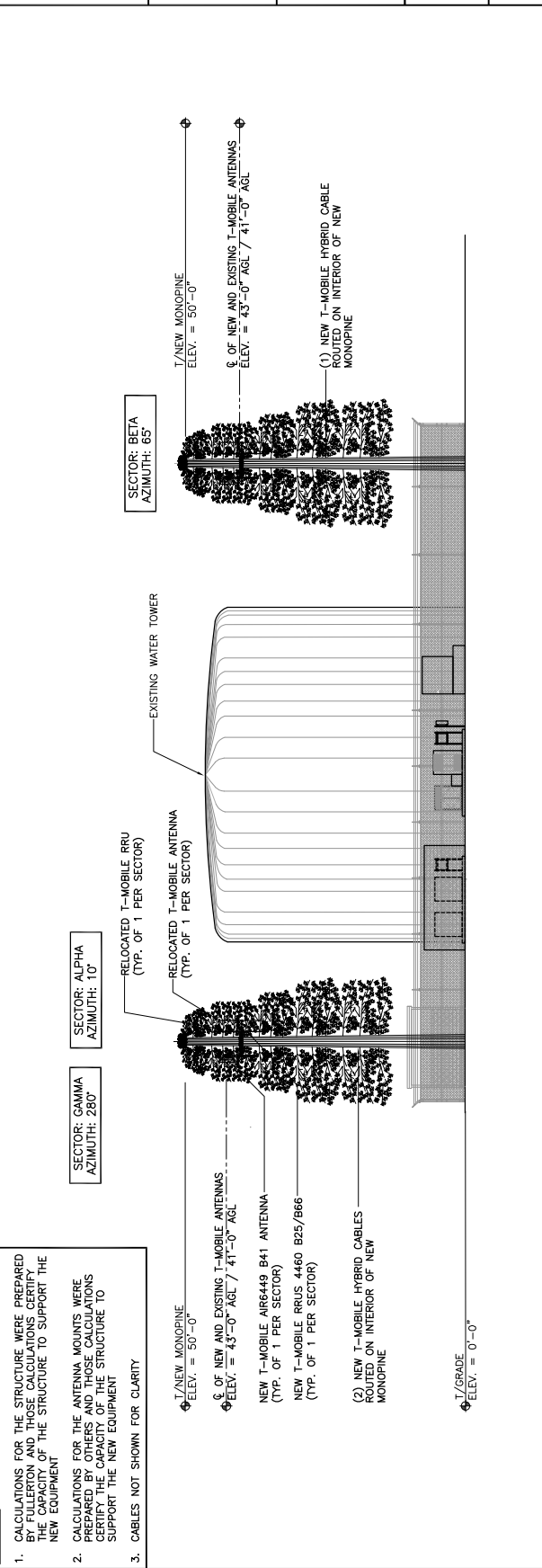
SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**C-6**



EXISTING SOUTHWEST ELEVATION  
 SCALE: 1" = 20'-0"

- NOTES:**
- CALCULATIONS FOR THE STRUCTURE WERE PREPARED BY AN ENGINEER AND THESE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT.
  - CALCULATIONS FOR THE ANTENNA MOUNTS WERE PREPARED BY AN ENGINEER AND THESE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT.
  - CABLES NOT SHOWN FOR CLARITY.



NEW SOUTHWEST ELEVATION  
 SCALE: 1" = 20'-0"

- NOTES:**
- CALCULATIONS FOR THE STRUCTURE WERE PREPARED BY AN ENGINEER AND THESE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT.
  - CALCULATIONS FOR THE ANTENNA MOUNTS WERE PREPARED BY AN ENGINEER AND THESE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT.
  - CABLES NOT SHOWN FOR CLARITY.



10509 VISTA SORRENTO PKWY #206  
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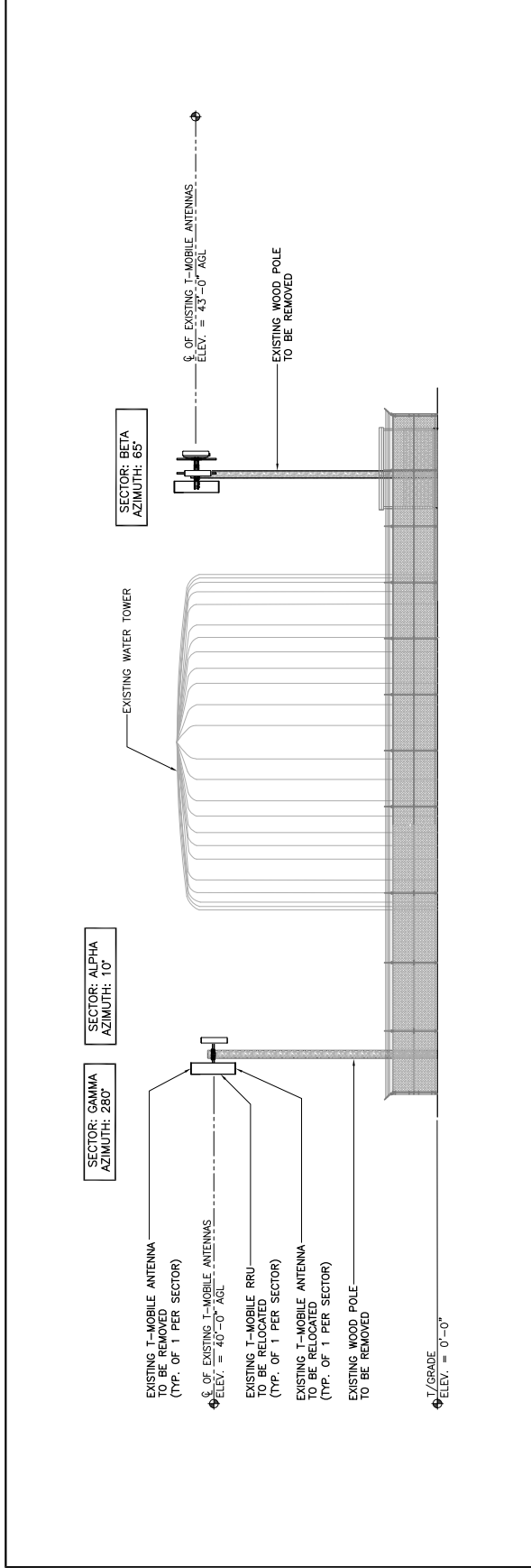
23401 CALISTOGA PL  
RAMONA, CA 92065

SHEET TITLE

ELEVATIONS

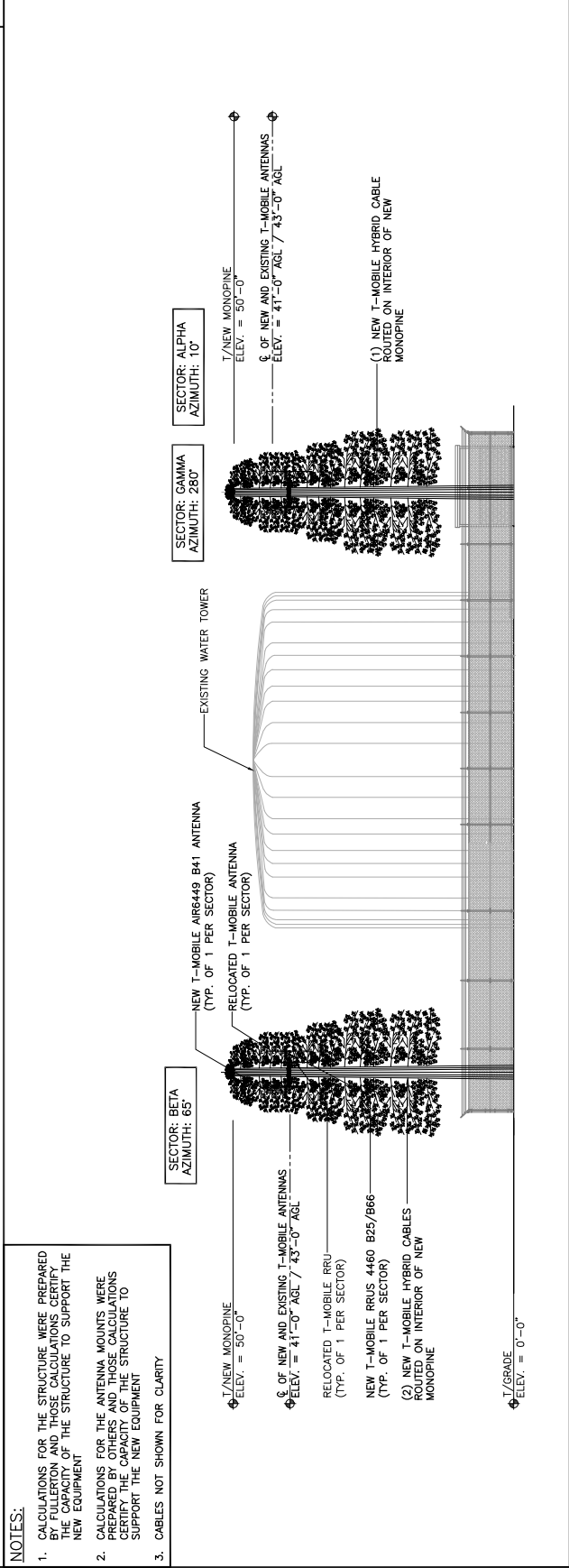
SHEET NUMBER

C-7



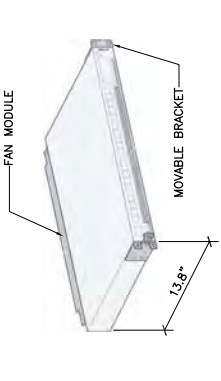
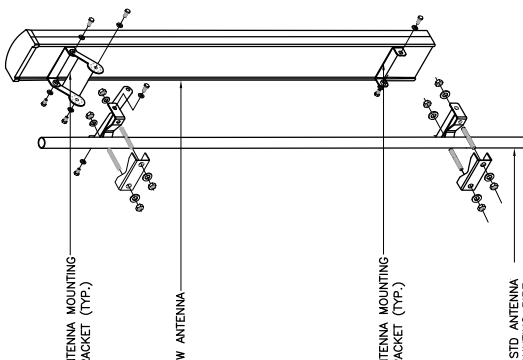
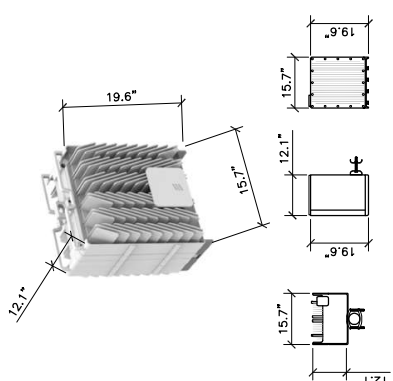
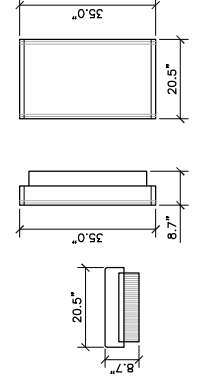
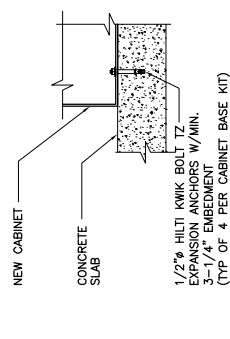
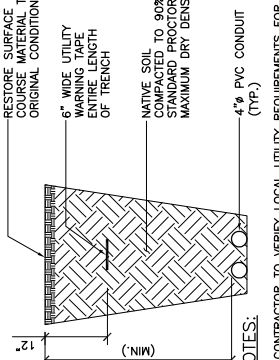
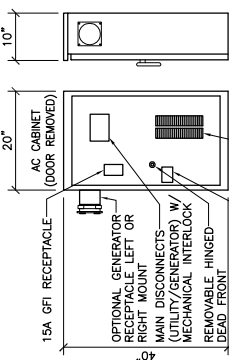


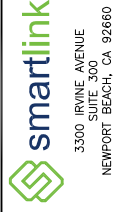
EXISTING NORTHEAST ELEVATION SCALE: 1" = 20'-0" 1

NOTES:  
1. CALCULATIONS FOR THE STRUCTURE WERE PREPARED BY AN ENGINEER AND THESE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT.  
2. CALCULATIONS FOR THE ANTENNA MOUNTS WERE PREPARED BY ENGINEERS AND THESE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT.  
3. CABLES NOT SHOWN FOR CLARITY.



NEW NORTHEAST ELEVATION SCALE: 1" = 20'-0" 2

 <p>10509 VISTA SOBRENTO PKWY #206 SAN DIEGO, CA 92121</p>	 <p>3300 IRVINE AVENUE SUITE 500 NEWPORT BEACH, CA 92660</p>	<p><b>FULLERTON</b> ENGINEERING DESIGN</p> <p>1100 E. WOODFIELD ROAD, SUITE 500 SCHLAUBURG, ILLINOIS 60173 TEL: 817-568-3400 www.fullertonengineering.com</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>07/30/21</td> <td>90% REVIEW</td> <td>MK</td> </tr> <tr> <td>B</td> <td>08/13/21</td> <td>90% REVIEW</td> <td>MK</td> </tr> <tr> <td>C</td> <td>10/13/21</td> <td>90% REVIEW</td> <td>MK</td> </tr> <tr> <td>D</td> <td>03/15/22</td> <td>90% REVIEW</td> <td>MK</td> </tr> </tbody> </table> <p>I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.</p>	REV	DATE	DESCRIPTION	BY	A	07/30/21	90% REVIEW	MK	B	08/13/21	90% REVIEW	MK	C	10/13/21	90% REVIEW	MK	D	03/15/22	90% REVIEW	MK	 <p>FAN MODULE MOVABLE BRACKET</p> <p>13.8" 19"</p>	<p>ERICSSON — BB 6648 BASEBAND UNIT WITH REMOVABLE FAN TRAY UNIT 14.4 Lbs</p>	<p>SCALE: N.T.S. 4</p>	<p>BB6648 SPECS</p>	 <p>ANTENNA MOUNTING BRACKET (TYP.) NEW ANTENNA ANTENNA MOUNTING BRACKET (TYP.) 3 STD. ANTENNA MOUNTING PIPE</p>	<p>SCALE: N.T.S. 3</p>	<p>TYP. ANTENNA-PIPE CONNECTION</p>	<p>SCALE: N.T.S. 7</p>	 <p>12.1" 19.6" 15.7" 12.1" 15.7" 19.6" 15.7"</p> <p>PLAN VIEW SIDE VIEW FRONT VIEW</p> <p>ERICSSON — RRUS 4460 B25/B66 FREQUENCY RANGE B25 = 1850-1915 MHz 1930-1995 MHz B66 = 1710-1780 MHz 2110-2200 MHz TOTAL WEIGHT 109.0 Lbs</p>	<p>SCALE: N.T.S. 2</p>	<p>RRU SPEC</p>	<p>SCALE: N.T.S. 6</p>	 <p>20.5" 35.0" 8.7" 35.0" 20.5"</p> <p>PLAN VIEW SIDE VIEW FRONT VIEW</p> <p>ERICSSON — AIR 6449 B41 ADVANCED ANTENNA SYSTEM FREQUENCY RANGE B41 BAND 2496-2690 MHz ANTENNA 128 Lbs</p>	<p>SCALE: N.T.S. 1</p>	<p>ANTENNA SPEC</p>	<p>SCALE: N.T.S. 5</p>	<p>NOTE: ANCHOR WITH 1/2" HILTI BOLT TZ STAINLESS STEEL TO BE USED FOR OUTSIDE APPLICATIONS. CARBON STEEL SHALL BE USED FOR INTERIOR APPLICATION.</p>	 <p>NEW CABINET CONCRETE SLAB 1/2" HILTI KWIK BOLT TZ EXPANSION ANCHORS W/MIN. 3-1/4" EMBEDMENT (TYP OF 4 PER CABINET BASE KIT)</p>	<p>SCALE: N.T.S. 8</p>	<p>NOT USED</p>	<p>SITE NAME SD06342A</p> <p>SITE ADDRESS 23401 CALISTOGA PL RAMONA, CA 92065</p> <p>SHEET TITLE EQUIPMENT DETAILS</p> <p>SHEET NUMBER C-8</p> <p>PROJECT# 2020.0206.0074</p>
REV	DATE	DESCRIPTION	BY																																									
A	07/30/21	90% REVIEW	MK																																									
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 <p>RESTORE SURFACE TO COURSE MATERIAL ORIGINAL CONDITION 6" WIDE UTILITY TRENCH TO MATCH ENTIRE LENGTH OF TRENCH NATIVE SOIL TO 90% STANDARD PROCTOR MAXIMUM DRY DENSITY 4" PVC CONDUIT (TYP.)</p> <p>NOTES: 1. CONTRACTOR TO VERIFY LOCAL UTILITY REQUIREMENTS FOR DEPTH, SIZE &amp; SEPARATION OF CONDUITS PRIOR TO INSTALLATION WITH CONSTRUCTION MANAGER IMMEDIATELY IF ANY DISCREPANCIES. 2. CONTRACTOR TO CALL 811, 48 HRS PRIOR TO EXCAVATING FOR UNDERGROUND UTILITY LOCATIONS. LOCATION SURROUNDING EXCAVATION SHALL BE CLEARLY MARKED BY LOCATED FOR NON-PUBLIC UTILITIES.</p>	<p>SCALE: N.T.S. 8</p>	<p>TRENCH DETAIL</p>	<p>SCALE: N.T.S. 8</p>	 <p>15A GFI RECEPTACLE OPTIONAL GENERATOR RECEPTACLE LEFT OR RIGHT MOUNT MAIN DISCONNECTS W/ MECHANICAL INTERLOCK REMOVABLE HINGED DOOR FRONT TRANSIENT VOLTAGE SURGE SUPPRESSION 30 POSITION LOAD CENTER</p> <p>EMERSON — CAC-A76201090 SERVICE 200 AMP 40x20x10 80 Lbs</p>	<p>SCALE: N.T.S. 6</p>	<p>PPC DETAIL</p>	<p>SCALE: N.T.S. 6</p>																																					
<p>ANTENNA CONNECTION DETAIL</p>	<p>SCALE: N.T.S. 8</p>	<p>NOT USED</p>	<p>SCALE: N.T.S. 8</p>																																									



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SITE NAME

SD06342A

SITE ADDRESS

23401 CALISTOGA PL  
RAMONA, CA 92065

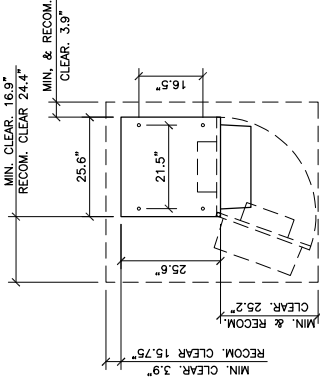
SHEET TITLE

EQUIPMENT  
DETAILS

SHEET NUMBER

C-9

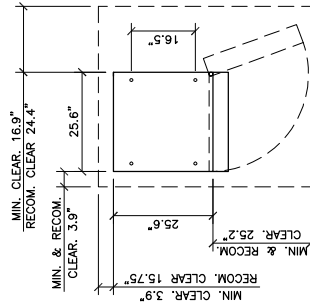
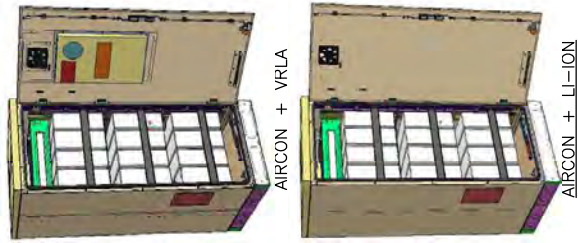
PROJECT# 2020.0206.0074



PLAN VIEW

ERICSSON — E6160 AC  
MULTI-PURPOSE SITE CABINET  
WEIGHT (EXCLUDING ACTIVE EQUIP) 320 Lbs

SCALE: N.T.S. 1



PLAN VIEW

ERICSSON — B160  
BATTERY CABINET  
WEIGHT (NO BATTERIES) 485 Lbs

SCALE: N.T.S. 2

6160 AC SSC DETAIL

B160 BATTERY CABINET DETAIL

REV	DATE	DESCRIPTION	BY
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SITE NAME

SD06342A

SITE ADDRESS

23401 CALISTOGA PL  
RAMONA, CA 92065

SHEET TITLE

ELECTRICAL  
DETAILS

SHEET NUMBER

E-1

<b>Total kVA</b>	<b>23.07</b>
<b>Total AMPS</b>	<b>96.13</b>

PANEL NAME: PPC  
PANEL STATUS: EXISTING  
ENCLOSURE TYPE: NEMA 3B  
INDUCT: SURFACE  
AC: 68A  
PANEL POSITIONS: 24

CKT	LOAD DESCRIPTION	BREAKER		SERV(C) LOAD	USAGE FACTOR	Phase B (VA) SERVICE LOAD	Phase A (VA) SERVICE LOAD	BREAKER STATUS	BREAKER POLES	BREAKER AMPS	RELEASE STATUS	RELEASE POLES	RELEASE AMPS	LOAD DESCRIPTION
		AMPS	POLES											
1	SURGE ARRESTOR	60	2	DN	25	1	5000	DN	2	50	DN	2	50	RTN
3					35	1	5000							
5	RBS 6131	60	2	DN	35	1	5000	DN	2	20	DN	2	20	RECEPTACLE
7					5000	1	300			20			20	BATTERY CHARGER
9					480	1	480			20			20	BLOCK HEATER
11					0		0			0			0	
13					0		0			0			0	
15					0		0			0			0	
17					0		0			0			0	
19					0		0			0			0	
21					0		0			0			0	
23					0		0			0			0	

SCALE: N.T.S. 2

EXISTING PANEL SCHEDULE

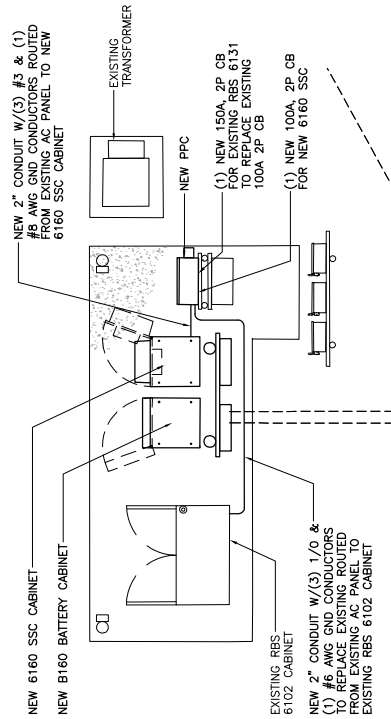
<b>Total kVA</b>	<b>22.23</b>
<b>Total AMPS</b>	<b>92.63</b>

PANEL NAME: PPC  
PANEL STATUS: NEW  
ENCLOSURE TYPE: NEMA 3B  
INDUCT: SURFACE  
AC: 68A  
PANEL POSITIONS: 24

CKT	LOAD DESCRIPTION	BREAKER		SERV(C) LOAD	USAGE FACTOR	Phase B (VA) SERVICE LOAD	Phase A (VA) SERVICE LOAD	BREAKER STATUS	BREAKER POLES	BREAKER AMPS	RELEASE STATUS	RELEASE POLES	RELEASE AMPS	LOAD DESCRIPTION
		AMPS	POLES											
1	SURGE ARRESTOR	60	2	DN	25	1	5000	DN	2	50	DN	2	50	RTN
3					35	1	5000							
5	RBS 6131	60	2	DN	35	1	5000	DN	2	20	DN	2	20	RECEPTACLE
7					5000	1	300			20			20	BATTERY CHARGER
9					480	1	480			20			20	BLOCK HEATER
11					0		0			0			0	
13					0		0			0			0	
15					0		0			0			0	
17					0		0			0			0	
19					0		0			0			0	
21					0		0			0			0	
23					0		0			0			0	

SCALE: N.T.S. 3

NEW PANEL SCHEDULE



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

UTILITY PLAN

SCALE: N.T.S. 1

NEW PANEL SCHEDULE

3

2



10509 VISTA SOBRENTO PKWY #206  
SAN DIEGO, CA 92121



3300 IRVINE AVENUE  
SUITE 400  
NEWPORT BEACH, CA 92660

**FULLERTON**  
ENGINEERING DESIGN

1100 E WOODFIELD ROAD, SUITE 500  
SCHAUMBURG, ILLINOIS 60173  
TEL: 817-568-8400  
www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	07/30/21	90% REVIEW	MK
B	08/13/21	90% REVIEW	MK
C	10/13/21	90% REVIEW	MK
D	03/15/22	90% REVIEW	MK

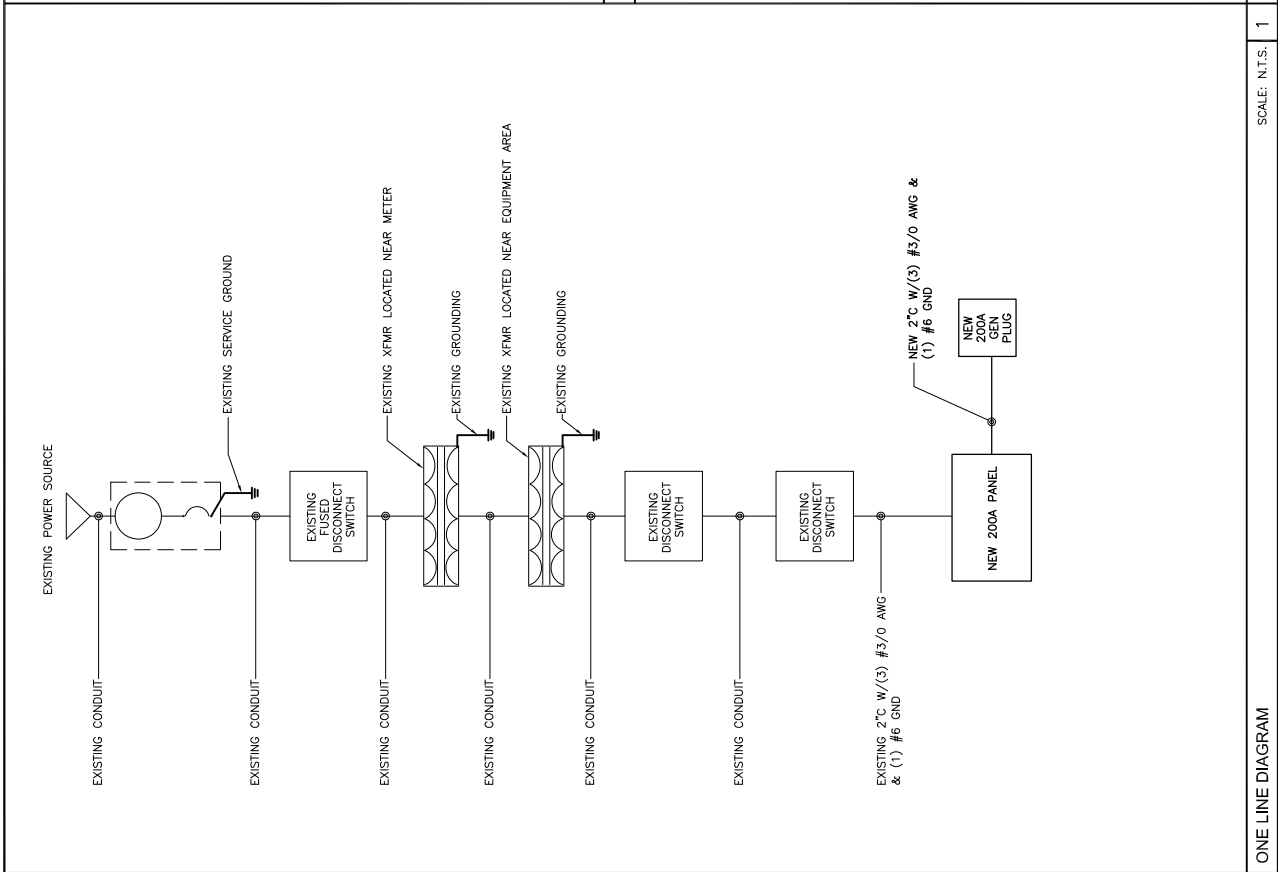
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

SITE NAME	SD06342A
SITE ADDRESS	23401 CALISTOGA PL RAMONA, CA 92065
SHEET TITLE	ELECTRICAL DETAILS
SHEET NUMBER	E-2

PROJECT# 2020.0206.0074

NOT USED

SCALE: N.T.S. 2



ONE LINE DIAGRAM

SCALE: N.T.S. 1

NOT USED

SCALE: N.T.S. 3



10509 VISTA SOBRENTO PKWY #206  
SAN DIEGO, CA 92121



3300 IRVINE AVENUE  
SUITE 400  
NEWPORT BEACH, CA 92660



1100 E WOODFIELD ROAD, SUITE 500  
SCHAUJBURG, ILLINOIS 60173  
TEL: 817-568-5400  
www.fullertonengineering.com

REV	DATE	DESCRIPTION	BY
A	07/30/21	90% REVIEW	MK
B	08/13/21	90% REVIEW	MK
C	10/13/21	90% REVIEW	MK
D	03/15/22	90% REVIEW	MK

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

SITE NAME

SD06342A

SITE ADDRESS

23401 CALISTOGA PL  
RAMONA, CA 92065

SHEET TITLE

GROUNDING  
DETAILS

SHEET NUMBER

G-1

PROJECT# : 2020.0206.0074

**LEGEND**

- 1 #2 AWG STRANDED INSULATED COPPER GROUND WIRE
- 2 #6 AWG STRANDED INSULATED COPPER GROUND WIRE
- 3 #2 SOLID TINNED, BARE COPPER GROUND WIRE
- 4 1/2" FLEXIBLE SEALTIGHT CONDUIT W/ SILICON SEALANT AT EACH END

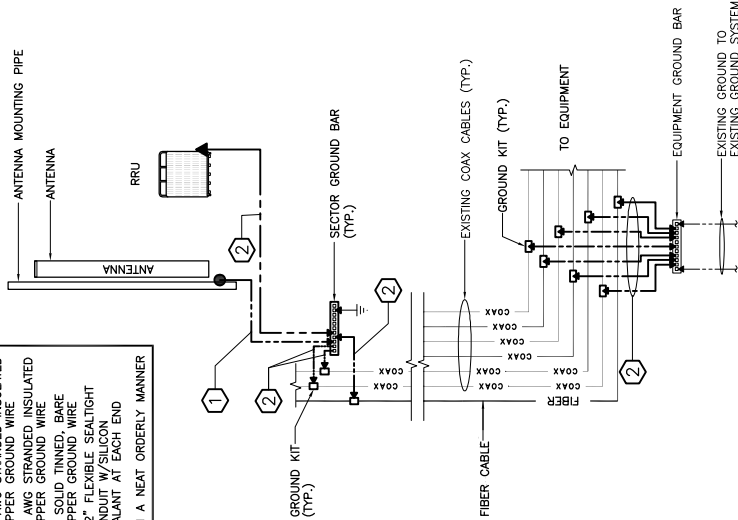
COPPER GROUND BAR

EXOTHERMIC CONNECTION

MECHANICAL CONNECTION

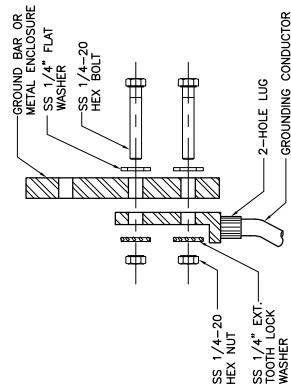
INTERNAL GROUND BAR

ALL GROUND WIRES SHALL BE INSTALLED IN A NEAT ORDERLY MANNER



TYPICAL GROUNDING RISER DIAGRAM

- NOTES:**
1. COAT ALL SURFACES WITH ANTI-OXIDANT COMPOUND BEFORE MATING
  2. ALL GROUNDING HARDWARE SHALL STAINLESS STEEL (SS) UNLESS OTHERWISE NOTED

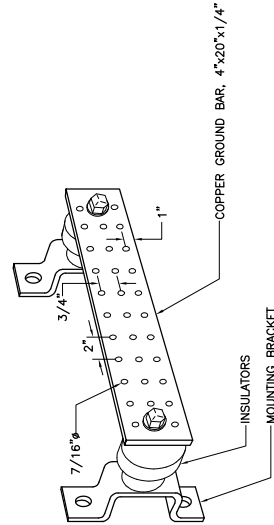


STANDARD LUG CONNECTION OF GROUND LEADS TO GROUND BAR DETAIL

SCALE: N.T.S. 1

SCALE: N.T.S. 3

GROUNDING - STANDARD GROUND BAR DETAIL



**T-Mobile**  
Stick Together.  
4100 JAMUNAN ST., SUITE 101  
SAN VALLEY, CA 95060

**FULLERTON**  
ENGINEERING & DESIGN  
1100 E. WOODFIELD ROAD, SUITE 500  
SCHALMBURG, ILLINOIS 60173  
TEL: 847-908-8400  
WWW.FULLERTONENGINEERING.COM

**CAL VAIDA**  
SURVEYING, INC.  
411 LITTLE COY. SAN JOE, CALIFORNIA 95060  
TEL: 925-355-1100  
188 First Street, SAN JOE, CALIFORNIA 95020  
JOB NO. 22175

1 - 40

REVISION	DATE/BY	DESCRIPTION
01/05/22		SUBMITTAL

**SD06342A**

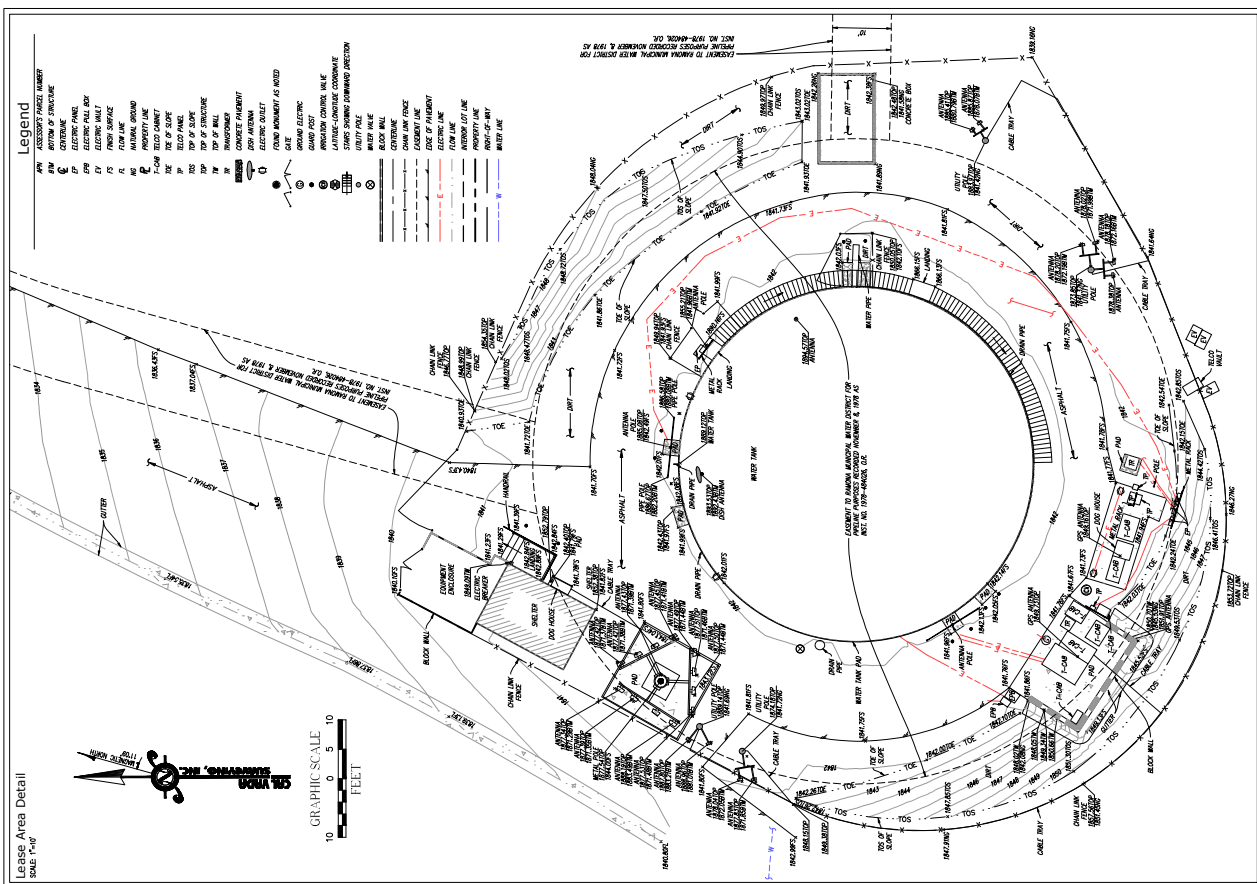
29401 CALISTOGA PL.  
RAMONA, CA 92085  
SAN DIEGO COUNTY

**TOPOGRAPHIC SURVEY**

SHEET NUMBER

**LS-1**

SHEET OF 1



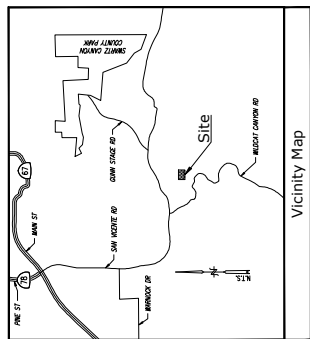
**Access Route/Lease Area**  
TO BE DETERMINED

**Geographic Coordinates**  
THE NORTH ENDPOINT OF THE BOUNDARY LINE DESCRIBED IN PARAGRAPH 1 OF THIS REPORT IS LOCATED AT THE CORNER OF THE INTERSECTION OF THE WEST LINE OF SECTION 36, T4N, R12E, S4E AND THE EAST LINE OF SECTION 37, T4N, R12E, S4E. THE NORTH ENDPOINT OF THE BOUNDARY LINE DESCRIBED IN PARAGRAPH 2 OF THIS REPORT IS LOCATED AT THE CORNER OF THE INTERSECTION OF THE WEST LINE OF SECTION 36, T4N, R12E, S4E AND THE EAST LINE OF SECTION 37, T4N, R12E, S4E. THE NORTH ENDPOINT OF THE BOUNDARY LINE DESCRIBED IN PARAGRAPH 3 OF THIS REPORT IS LOCATED AT THE CORNER OF THE INTERSECTION OF THE WEST LINE OF SECTION 36, T4N, R12E, S4E AND THE EAST LINE OF SECTION 37, T4N, R12E, S4E. THE NORTH ENDPOINT OF THE BOUNDARY LINE DESCRIBED IN PARAGRAPH 4 OF THIS REPORT IS LOCATED AT THE CORNER OF THE INTERSECTION OF THE WEST LINE OF SECTION 36, T4N, R12E, S4E AND THE EAST LINE OF SECTION 37, T4N, R12E, S4E.

**Basis of Bearings**  
ALL BEARINGS ARE GIVEN AS TRUE BEARINGS, MEASURED CLOCKWISE FROM TRUE NORTH, AS DETERMINED BY THE SAN DIEGO COUNTY SURVEYORS' OFFICE, SAN DIEGO COUNTY, CALIFORNIA.

**Benchmark**  
THE CALIFORNIA SPATIAL REFERENCE CENTER, "NAMP", ELEVATION 1403.75 FEET (NAVD 83).

**Date of Survey**  
MARCH 02, 2022.



**Title Report**  
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT.

**Prepared By:**  
CVA

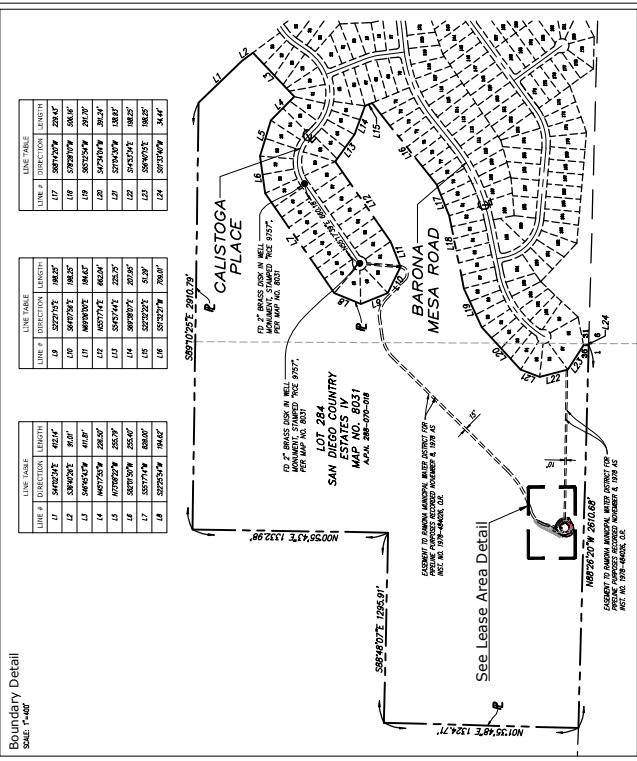
**Date:**  
MARCH 02, 2022.

**Legal Description**  
THE PROPERTY IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 284 OF SAN DIEGO COUNTY ESTATES IV, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 8031, SAN DIEGO COUNTY, CALIFORNIA, AND THE PART THEREOF NOT COVERED BY THE COUNTY RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, IN 1994.

**Assessor's Parcel No.**  
288-075-018

**Easements**  
NOT AVAILABLE.



**Boundary Detail**  
SCALE 1/4" = 10'

LINE #	DIRECTION	LENGTH
L1	S89°02'57" E	226.64'
L2	S89°02'57" E	226.64'
L3	S89°02'57" E	226.64'
L4	S89°02'57" E	226.64'
L5	S89°02'57" E	226.64'
L6	S89°02'57" E	226.64'
L7	S89°02'57" E	226.64'
L8	S89°02'57" E	226.64'

LINE #	DIRECTION	LENGTH
L1	S89°02'57" E	226.64'
L2	S89°02'57" E	226.64'
L3	S89°02'57" E	226.64'
L4	S89°02'57" E	226.64'
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L6	S89°02'57" E	226.64'
L7	S89°02'57" E	226.64'
L8	S89°02'57" E	226.64'

LINE #	DIRECTION	LENGTH
L1	S89°02'57" E	226.64'
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L4	S89°02'57" E	226.64'
L5	S89°02'57" E	226.64'
L6	S89°02'57" E	226.64'
L7	S89°02'57" E	226.64'
L8	S89°02'57" E	226.64'



**Attachment B – Form of Decision  
Approving PDS2021-MUP-21-011**



DAHVIA LYNCH  
Director

**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

**COMMISSIONERS**

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

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

June 23, 2023

**PERMITTEE:** T-MOBILE (ATTN: VINCENT VOSS)  
**MAJOR USE PERMIT:** PDS2021-MUP-21-011  
**E.R. NUMBER:** PDS2021-ER-21-14-008  
**PROPERTY:** 23403 CALISTOGA PLACE, RAMONA, CA 92065  
**APN:** 288-070-18-00

**DECISION OF THE PLANNING COMMISSION**

GRANT, as per plot plan, equipment plan, and elevations dated March 15, 2022, consisting of 18 sheets approved concurrently herewith, and photo simulations consisting of three sheets dated November 9, 2021, a Major Use Permit, for the construction, operation, and maintenance of an unmanned wireless telecommunication facility pursuant to Section 6985 of the Zoning Ordinance. This permit authorizes removing two existing wooden monopoles, approximately 45 feet tall, and replacing them with two 50-foot-tall faux monopines. All existing mounts, antennas, and ancillary equipment on the two existing wooden monopoles will be relocated to the two new monopines. Three new panel antennas will replace three existing panel antennas (one per sector, three sectors). This permit also authorizes two new cabinets to replace one existing cabinet within the existing equipment area. Pursuant to Section 6985 of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned Rural Residential (RR) and is proposing the construction of two towers that are 15 feet above the 35-foot height limit.

Also grant, pursuant to Section 4620(g) of the Zoning Ordinance, an exception to the 35-foot height limit to allow construction of two 50-foot-tall faux monopines.

The wireless telecommunication facility is considered a “high visibility” facility; therefore pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 10 years (June 23, 2033). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on June 23, 2025, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of the Zoning

Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

---

**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to 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. **GEN#3–FIRE CODE COMPLIANCE FOR CELLULAR FACILITIES (FP-2 POLICY): [PDS, PCC] INTENT:** In order to comply the County of San Diego FP-2 policy, the applicant shall install an enclosure around the equipment that complies with the FP-2 Policy. **DESCRIPTION OF REQUIREMENT:** Show on the building plans for the project, a masonry block wall with a minimum thickness of six inches must be installed around all sides of the equipment enclosure facing combustible vegetation. **DOCUMENTATION:** The applicant shall show the wall described above on the building

plans for the project. The wall shall be built and install prior to final inspection. [PDS, PCC]. **TIMING:** Prior to issuance of a building permit, the wall shall be shown on the building plans. Prior to the occupancy, the wall must be installed per the approved building plans and in compliance with this condition. **MONITORING:** The [PDS, PCC] shall review the building plans for compliance with this condition.

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

4. **PLN#1-REMOVAL OF EXISTING TEMPORARY FACILITIES, WOOD MONOPOLES AND EQUIPMENT:** [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 temporary wood monopoles and associated equipment shall be removed, including all equipment on the poles, as shown on sheet C-1A of the approved plot plan. **DESCRIPTION OF REQUIREMENT:** The existing wood monopoles and associated supporting equipment shall be removed from the site as identified on sheet C1-A and C1-B of the approved plans. **DOCUMENTATION:** The applicant shall provide photos and a signed letter from the contractor that states all equipment shown to be removed on sheet C1-A of the approved plot plan has been removed from the site. This written and photographic evidence shall be submitted to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, PCC] shall review the provided photos and letter for compliance with this condition.
5. **PLN#2-PHOTO SIMULATION:** [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 11/09/2021, to ensure that the wireless antennas and other equipment was built to be screened from public view.
- a. Each panel antenna mounted to the monopine must been covered with a "sock".
  - b. The exterior of the CMU block wall enclosure must be painted an earth tone color to match the approved photo simulations and plot plan.

**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.

- 6. NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG] INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4: The site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Sections 36.404. This includes (but is not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive, or offensive noise interfering with a person’s right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] are responsible for enforcement of this permit.
- 7. GEN#4–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.
- 8. PLN#3–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**  
**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes but is not limited to: installing all required design features, 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.

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

**9. PLN#4–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.

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

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated November 9, 2021. 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.
- e. The applicant shall maintain the facility in compliance with all requirements of the San Diego County Fire Protection District.

**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.

**11. ROADS#1–PRIVATE ROAD MAINTENANCE**

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

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**MAJOR USE PERMIT FINDINGS**

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

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*
  - 1. *Harmony in scale, bulk, coverage, and density*

The Project is a Major Use Permit to authorize the installation and operation of an wireless telecommunication facility. The Project consists of removing two existing wooden monopoles, approximately 45-feet in height, and replacing them with the construction of two 50-foot-tall faux monopines (“stealth tree” design). All existing mounts, antennas and ancillary equipment on the two existing wooden monopoles will be relocated to the two new monopines. The project also consists of replacing one existing cabinet within the existing equipment area with two new cabinets. The site is over 100 acres in size and contains other wireless telecommunication facilities and a water tank owned by the Ramona Municipal Water District. Replacing the existing wooden monopoles with the faux monopines allows the site to blend with the surrounding rural setting.

*Scale and Bulk:*

The Project area can be characterized as rural. The area surrounding the site consists of large lot of over 100 acres and the Barona reservation to the south; lots ranging from 0.5 to 1 acre to the east with mostly single-family homes on them; and lots of over four acres to the north and west, some with single-family homes, and some vacant for open space conservation. The nearest off-site residence is over 1,000 feet from the wireless facility Project enclosure. Due to distance from the site and the facility’s camouflaged design, the facility will blend in with the surrounding vegetation and topography.

The photo-simulations demonstrate that the proposed 50-foot faux monopine will be visible from Barona Mesa Road, but the view will be minimized as the monopines will appear as mature trees among existing vertical elements such as existing utility poles and the existing water tank. The equipment enclosure will not be visible from the road or from other properties. For the reasons stated above, the Project will be in harmony with surrounding land uses in terms of scale and bulk and will not result in a negative impact to the surrounding area.

*Coverage:*

The subject site is over 100 acres in size. The area surrounding the site consists of large lots of over 100 acres in the Barona reservation to the south; lots ranging from 0.5 to 1 acre to the east with mostly single-family homes on them; and lots of over four acres to the north and west, some with single-family homes, and some vacant for open space conservation. The Project is located on a parcel that contains an existing water tank and other wireless telecommunication facilities and enclosures. The Project equipment enclosure is approximately 127 square feet, which is less than 1% of the site. Other properties in the surrounding area have houses and other features such as swimming pools and accessory buildings. Due to the relatively small scale of the Project facility and the project site being over 100 acres, the project will maintain coverage similar to surrounding parcels.

*Density:*

No residential structures are proposed. The Project is a wireless telecommunication facility and does not include a residential component.

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

The Project is located within the San Diego County Fire Protection District. The Project has been reviewed and found to be FP-2 compliant upon construction of a CMU wall for



the equipment enclosure as conditioned in this permit. The Project will not require water or sewer services. Electrical services are available on-site. All required utilities are therefore available for the Project.

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

The Project is a Major Use Permit for the authorization of a wireless telecommunication facility. The Project will include replacing two existing wooden monopoles with two new 50-foot-tall faux monopines, to which various antennas will be attached, with associated existing ground equipment within an existing enclosure. The Project will not adversely affect the desirable neighborhood character because the Project is designed to be camouflaged. The faux monopines will appear as mature trees among existing vertical elements of similar height, such as existing utility poles and the existing water tank. The equipment enclosure will be located behind a CMU wall as conditioned in this permit, and would not be visible from surrounding properties. The Project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The Project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the Project will not have a harmful effect on the neighborhood character.

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

The traffic generated from the Project is expected to be one maintenance trip per month and will utilize a private access road off Calistoga Place for access. Existing parking is available for the Project on the property. The use associated with this Major Use Permit is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Calistoga Place.

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

The applicant requests a Major Use Permit for authorization to revise and operate an unmanned wireless telecommunication facility. The subject property is 165 acres in size and is developed with access and utility services adequate to serve the proposed development and use. The replacement of the wooden monopoles with faux monopines will not require significant alteration to the existing land form. Additionally, the facility will be camouflaged and will not significantly alter the visual or physical characteristics of the area. Therefore, the site is suitable for the proposed intensity of use and development.

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

None identified.

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

The Project is subject to the Land Use Designation Open Space Conservation (OS-C). The Project complies with the General Plan because it is consistent with Policies LU-15.1 and LU-

15.2 of the Land Use Element of the County General Plan. Policy LU-15.1 requires that telecommunication facilities be sited and designed to minimize visual impacts, impacts to the natural environment, and are compatible with existing development and community character. As described above, the Project will minimize visual impacts, has no impacts on the natural environment, and is compatible with existing development and community character. Policy LU-15.2 encourages co-location and two different telecommunication providers are also located on the Project facility site. It also is consistent with Policy COS-11.1, to require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural resources because the Project is designed to minimize visual impacts to the natural environment.

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

Pursuant to Section 15302 of the State CEQA Guidelines, the Project is exempt from CEQA because it consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The Project consists of replacing two existing wooden monopoles with one of similar height on the same site that will have substantially the same purpose and capacity as the structure replaced. It has been determined that the Project site is not in an environmentally sensitive location, will not have a cumulative effect on the environment, is not on a hazardous waste site, will not cause substantial change in the significance of a historical resource, and will not result in damage to a scenic highway.

#### **WIRELESS TELECOMMUNICATION FINDINGS**

The project is in a non-preferred zone and a non-preferred location. 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, due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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**ORDINANCE COMPLIANCE AND NOTICES:** 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:

**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 Quality Management Plan (SWQMP), 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 the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated 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 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.*

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. 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)

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

**DRAINAGE:** The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10631, adopted November 29, 2019.

**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.

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

Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

**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.

**NOTICE:** To comply with State law, the applicant/owner must file the Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk’s Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Planning &amp; Development Services (PDS)</b>			
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		

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

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

COUNTY OF SAN DIEGO PLANNING COMMISSION  
 DAHVIA LYNCH, DIRECTOR

By:

Ashley Smith, Chief  
 Project Planning Division

cc: Vincent Voss, Applicant  
 Ramona Municipal Water District, Owner

email cc:  
 Ed Sinsay, Team Leader, Land Development/Engineering, PDS  
 Bianca Lorenzana, Project Planning, PDS  
 Ramona Community Planning Group

## **Attachment C – Environmental Documentation**

# 1 - 55 NOTICE OF EXEMPTION

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

FROM: County of San Diego  
Planning & Development Services, M.S. O650  
Attn: Project Planning Division Section Secretary

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

Project Name: San Diego Country Estate Water Tank Wireless Telecommunication Facility Major Use Permit; PDS2021-MUP-21-011, PDS2021-ER-21-14-008

Project Location: 23403 Calistoga Place in the Ramona Community Plan area, within unincorporated San Diego County.  
APN: 288-070-18-00

Project Applicant: Vincent Voss/T-Mobile; 10509 Vista Sorrento Parkway #206, San Diego, CA 92121; (630) 220-8156

Project Description: The applicant requests a Major Use Permit for the construction, operation, and maintenance of an unmanned wireless telecommunication facility pursuant to Section 6985 of the County of San Diego Zoning Ordinance. The project consists of removing two existing wood monopoles, approximately 45 feet tall, and replacing them with two new 50-foot-tall monopine towers. All existing mounts, antennas, and ancillary equipment on the existing wood monopoles will be relocated to the new monopines. Three new panel antennas will replace three existing panel antennas (one per sector, three sectors). Two new equipment cabinets will replace one existing cabinet and the existing equipment area will be brought into compliance with County policy FP-2 (Fire Code Compliance for Cellular Facilities) by constructing a non-combustible wall around the equipment.

Agency Approving Project: County of San Diego

County Contact Person: Bianca Lorenzana Telephone Number: (619) 510-2146

Date Form Completed: June 23, 2023

This is to advise that the County of San Diego Planning Commission has approved the above-described project on June 23, 2023 (2) 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: 15302
  - 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: Pursuant to Section 15302 of the State CEQA Guidelines, the Project is exempt from CEQA because it consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The Project consists of replacing two existing wooden poles with one of similar height on the same site that will have substantially the same purpose and capacity as the structure replaced. It has been determined that the Project site 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) 510-2146

Name (Print): Bianca Lorenzana Title: Land Use/Environmental Planner III

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.





(Section 86.604(a) and (b)) of the Resource Protection Ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Floodways and Floodplain Fringe section (Section 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e)(2)(iii))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

**Wetland and Wetland Buffers:**

Even though wetlands and/or wetland buffer areas have been identified on the project, the project has been found to be consistent with Section 86.604(a) and Section 86.604(b) of the Resource Protection Ordinance, due to the following reasons: a) the project will not place any non-permitted uses within wetlands; b) the project will not allow grading, filling, construction, or placement of structures within identified wetlands; and c) the project will not allow any non-permitted uses within wetland buffer areas.

**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.

**Steep Slopes:**

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes within the project footprint. Therefore, the project is in conformance with the RPO.

**Sensitive Habitats:**

Sensitive habitat lands were identified on the site as determined on a site visit conducted by Bianca Lorenzana on May 15, 2023. However, the project will not complete any development, grading, grubbing, clearing, or any other activity that will damage the sensitive habitat lands. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

**Significant Prehistoric and Historic Sites:**

The County of San Diego staff archaeologist/historian has inspected the property, analyzed records, and determined there are no archaeological/ historical sites. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

**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

Planning & Development Services (PDS) and Department of Public Works (DPW) staff have reviewed the Stormwater Management Plan (SWMP) For Minor Projects submitted to the County of San Diego on November 2, 2022, and prepared by Vince Voss for the proposed unmanned wireless telecommunications facility in the Ramona Community Planning Area within the County of San Diego. This document complies with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

**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

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 Major Use Permit to relocate antennas and other components of two existing wireless communication facilities to new 50-foot faux mono-pine tree. The project site as well as surrounding parcels are zoned Rural Residential (RR) and Limited Agriculture (A70), which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The proposal does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units. The existing ground equipment is located within an existing shelter and behind the concrete masonry wall unit. Therefore, the project as designed 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.

## **Attachment D – Environmental Findings**

Attachment D  
Environmental Findings

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15302 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that 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**



**RAMONA COMMUNITY PLANNING GROUP**

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

**Robin Joy Maxson**  
*Chair*

December 13, 2021

**Torry Brean**  
*Vice-Chair*

**Kristi Mansolf**  
*Secretary*

**Scotty Ensign**

**Debra Foster**

**Lynn Hopewell**

**Casey Lynch**

**Elio Noyas**

**Dawn Perfect**

**Matt Rains**

**Michelle Rains**

**Andrew Simmons**

**Paul Stykel**

**Dan Summers**

**Kevin Wallace**

Bradley Sonnenburg  
Land Use & Environmental Planner  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

RE: MUP-21-001 MAJOR USE PERMIT  
T-MOBILE, 23401 CALISTOGA PLACE

The Ramona Community Planning Group reviewed the plans for the faux pine tree to be on Calistoga Place, at the meeting December 2, 2021. The following motion was made:

**MOTION: TO APPROVE AS PRESENTED.**

The motion **passed 14-0-0-1-0**, with one member standing down.

Sincerely,

ROBIN JOY MAXSON, Chair  
Ramona Community Planning Group

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



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM ACCESS ROAD

SDC PDS RCVD 11-9-21  
MUP21-011





LOOKING SOUTHEAST FROM TOMBILL ROAD



EXISTING



PROPOSED

LOOKING WEST FROM BARONA MESA ROAD

• • **T** • • Mobile •

# SD06342A Coverage Map

San Diego Market - RF Team  
03/16/2023





# Contents:

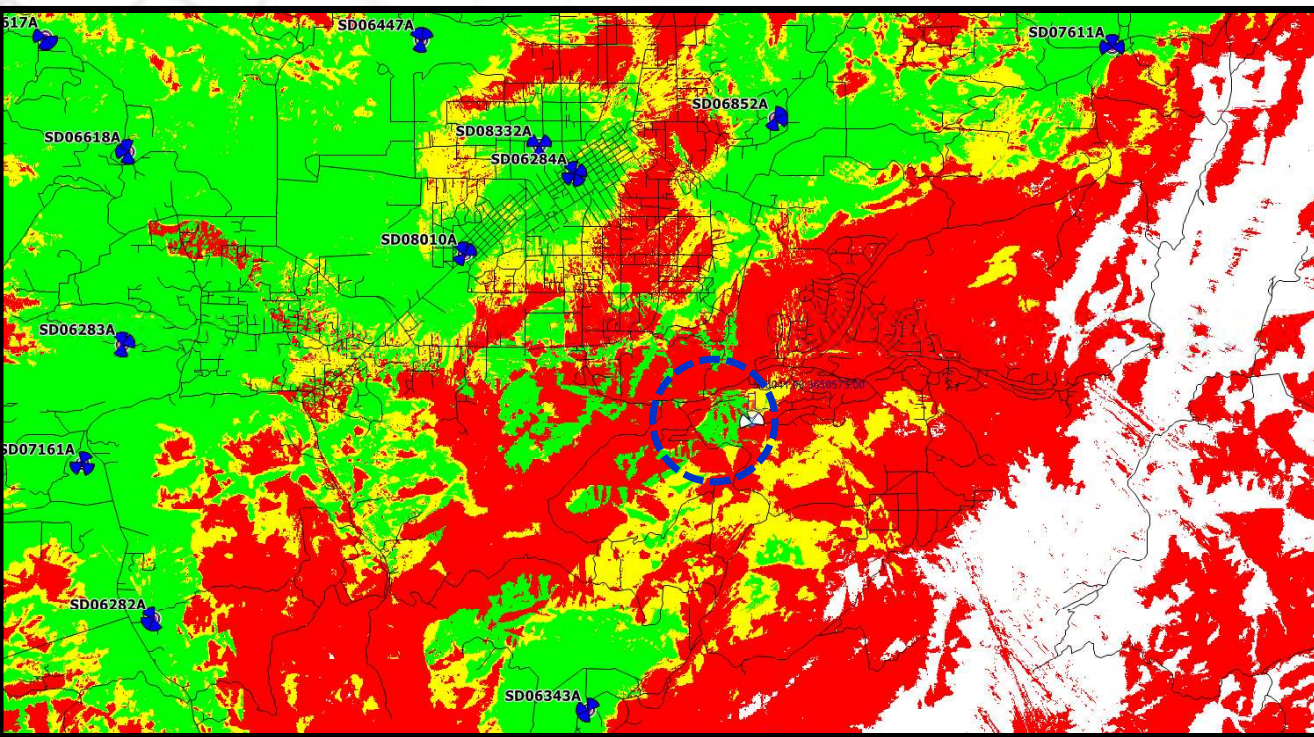
## Plots:

- Existing Coverage with SD06342A
- Coverage with SD06342A at 50ft RAD Center
- Coverage with SD06342A at 35ft RAD Center
- Coverage with SD06342A at 25ft RAD Center





Coverage without SD06342A

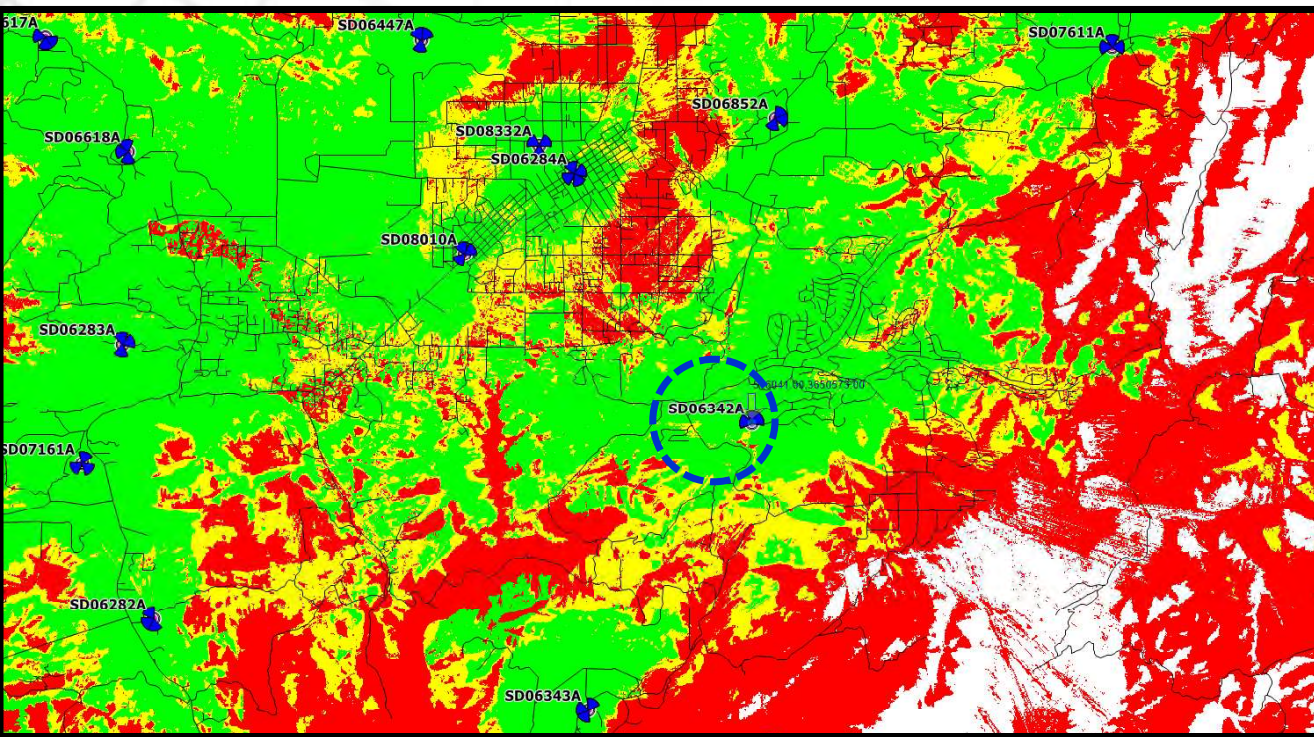


Label	Colour
Poor	Red
Fair	Yellow
Good	Green





Coverage with SD06342A at 50ft RAD Center

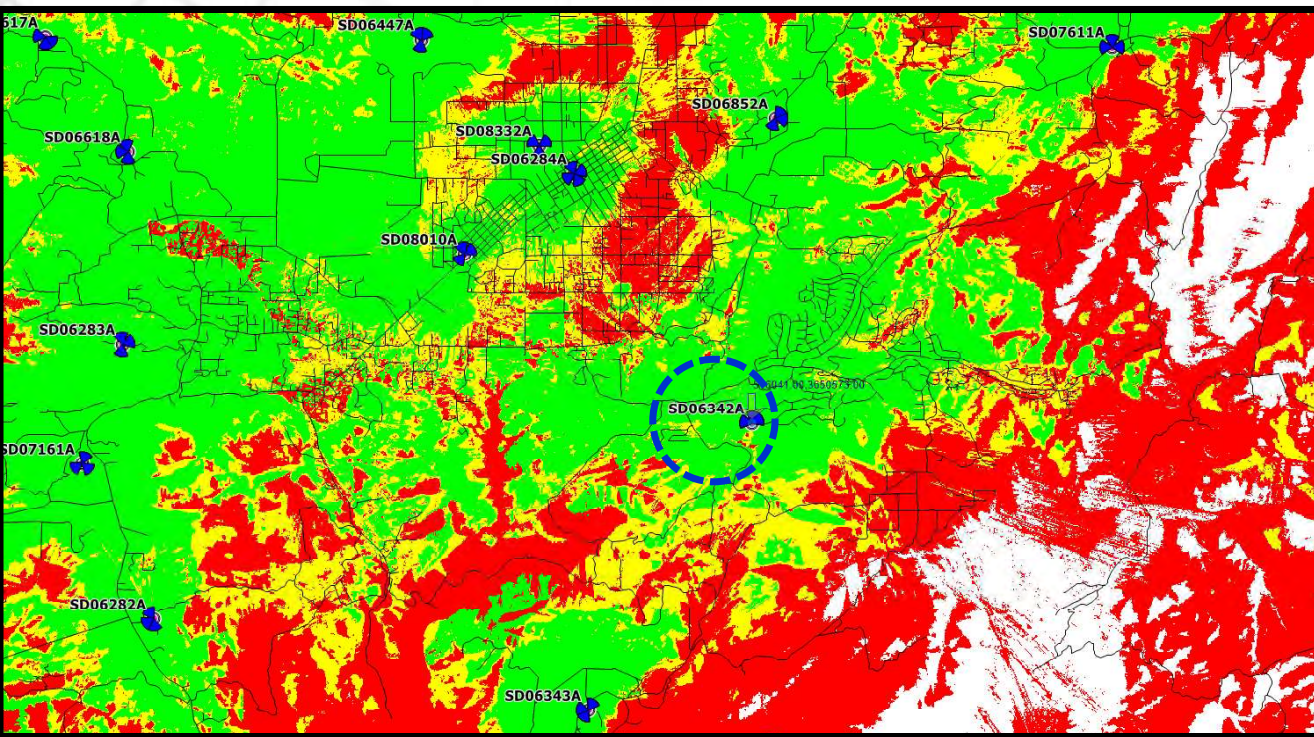


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Fair	Yellow
Good	Green





Coverage with SD06342A at 35ft RAD Center

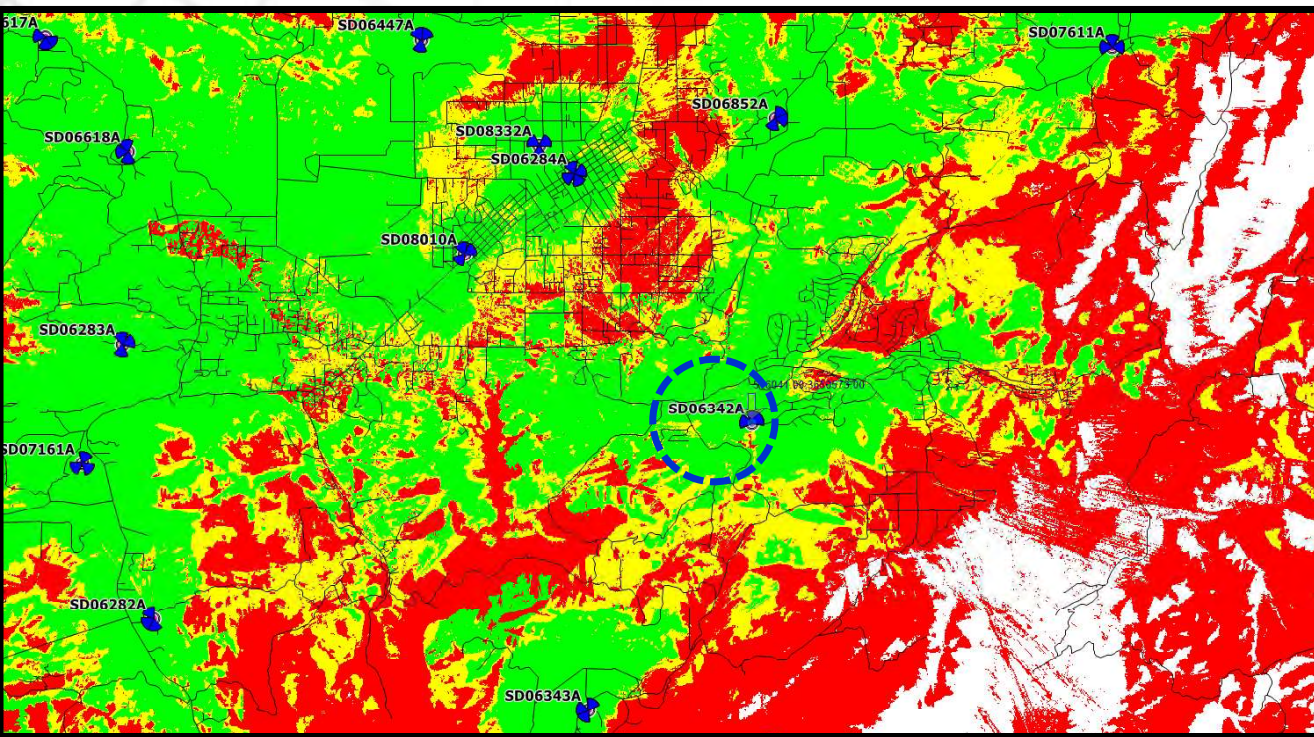


Label	Colour
Poor	Red
Fair	Yellow
Good	Green





Coverage with SD06342A at 25ft RAD Center



Label	Colour
Poor	Red
Fair	Yellow
Good	Green







October 31, 2022

To: County of San Diego  
Planning & Development Services  
5510 Overland Ave,  
San Diego, CA 92123

From: Vince Voss  
Smartlink Group  
Real Estate Project Manager

RE: **Major Use Permit PDS2021-MUP-21-011 – Height Exception Justification Letter**  
T-Mobile Site SD06342A – SD342 Country Estate Water Tank #4

**Background:** Efforts are currently underway in the County of San Diego to establish and maintain the required infrastructure for T-Mobile’s wireless network. T-Mobile has retained the services of Smartlink Group to facilitate the land use entitlement process. T-Mobile is requesting approval for the operation and entitlement of a T-Mobile wireless telecommunications facility.

**Height Exception Justification:**

T-Mobile is proposing a 50’ monopine (from existing 35’ monopole) in order to accommodate future collocation on the tower. The 50’ monopine will allow for other carriers to occupy a RAD center on the tower. T-Mobile is already in discussion with Verizon for future collocation. Verizon would occupy a lower RAD center on the tower, and it would therefore eliminate the need for the current and existing Verizon Wireless Communication Facility on the property. Once T-Mobile and Verizon collocate on the two proposed monopines, there will only be two monopoles on site as opposed to four, therefore limiting the visual impacts on the site.

T-Mobile is also proposing two monopoles as opposed to one in order to optimize their coverage needs and obtain the required azimuths for this coverage area. A single monopole would have to shoot over the water tank, causing interference. Two monopoles allows for desired RF emissions to shoot towards the desired coverage area without any obstruction or interference.

For any additional questions, please call me at (630) 220-8156 or contact me by e-mail at [Vincent.voss@smartlinkgroup.com](mailto:Vincent.voss@smartlinkgroup.com).

Respectfully submitted,

Vince Voss  
Smartlink Group  
Real Estate Project Manager

**SDC PDS RCVD 11-02-22**  
**MUP21-011**



October 31, 2022

To: County of San Diego  
Planning & Development Services  
5510 Overland Ave,  
San Diego, CA 92123

From: Vince Voss  
Smartlink Group  
Real Estate Project Manager

RE: **Major Use Permit PDS2021-MUP-21-011 - Telecom Site Justification / Alternative Site Analysis Letter**  
T-Mobile Site SD06342A – SD342 Country Estate Water Tank #4

**Background:** Efforts are currently underway in the County of San Diego to establish and maintain the required infrastructure for T-Mobile's wireless network. T-Mobile has retained the services of Smartlink Group to facilitate the land use entitlement process. T-Mobile is requesting approval for the operation and entitlement of a T-Mobile wireless telecommunications facility.

**Project Description:** The project is a Major Use Permit to bring an unmanned wireless telecommunication facility into conformance with the Wireless Telecommunication Ordinance's amortization schedule. The project consists of removing two existing wood monopoles (approximately 40-feet each) and replacing them with two 50-foot faux monopines. Three existing antennas will be relocated to the new monopines (one per sector, three sectors), and three new antennas will replace three existing antennas (one per sector, three sectors.) Within the existing equipment area, two new cabinets will replace one existing cabinet.

**Site Selection:** The subject site was selected and deemed the best option because it is already an existing Wireless Communication facility. The original WCF facility (water tank) was carefully chosen because the site is an existing structure that also allowed for carrier collocation. The site is also in a desirable location with respect to its proximity to the neighboring community. Additionally, the water tank sits on top of a hilltop which provides a necessary RAD center (height) for maximum and optimal coverage.

As background history, affixing the antennas to the water tank was no longer available when the property owner requested all carriers to remove their equipment off the water tank and onto temporary facilities. T-Mobile complied with that request and their existing equipment is currently installed on two temporary monopoles. Most recently, T-Mobile applied to modify and upgrade their equipment on site. In response to that application, the County of San Diego



is requiring T-Mobile to remove the equipment off the temporary monopoles and onto two new stealth monopines in accordance with the County of San Diego's amortization ordinance.

T-Mobile has designed both stealth monopines at 50 feet to allow for an additional carrier to collocate. Two monopines are being installed to achieve desired sector azimuths. The 50-foot stealth monopines will allow for another carrier to also remove their temporary facility from the site, thus decreasing the amount of wireless communication facilities on the premises and minimizing the visual impact on the subject area.

With regards to alternative site options, they are limited and would not provide adequate coverage to the target neighborhood/area. Nearby sites of other carriers either would not provide adequate coverage or are not available for collocation. Furthermore, most of the targeted area is zoned Residential with sections of Open Space and no commercial zone options. As a result, no other site options are available for viable consideration.

**Compliance with Land Use Element LU-15:** As described under the previous section, "Site Selection", the Wireless Communication facility has been designed utilizing state-of-the-art techniques to minimize impacts to the community (including visual) and the environment. The proposed Wireless Communication facility will not have adverse impacts to the natural environment and is compatible with existing development and community character.

**Alternative Site Analysis per Wireless Ordinance 6986.B.:** A site justification map has been attached to this letter and included as part of the application package. The map illustrates that the subject site is located in open space that is adjacent and surrounded by residential zones. The subject site utilizes a "preferred" site as per Wireless Ordinance 6986 A.2.(a.) (1), a water tank. As described earlier in this letter under the "Site Selection" section, the property owner required all wireless carriers remove their equipment off the water tank and onto temporary monopoles. T-Mobile is now proposing the equipment be removed from the temporary monopines and relocated to two new stealth monopines in accordance with the County of San Diego's amortization ordinance. In summary, the subject site is still located on a "preferred" site location in compliance with Wireless Ordinance 6986.

**Design Conformance to Wireless Ordinance 6987.B, F and R:** The proposed Wireless Communication facility is a camouflaged facility (stealth monopine) that has been designed to blend into the surrounding area visually and operationally in a manner consistent with community character and existing development. It does not stand out from its surrounding environment (please see photo simulation included in this application package). The proposed stealth monopines were designed to minimize visual impact to the greatest extent feasible by means of placement, screening and landscaping with native species in the area. The facility located on top of the hilltop blends in with the surrounding area and man-made environment to the maximum extent possible.

**Other Design Options Considered, but Justification for why they were not selected:**

Originally, a monopalm design was proposed and reviewed by the County of San Diego and Community Plan and Design Groups, but were not accepted. As a result, the monopine design was proposed, and approved by the Ramona Community Plan and Design Groups. Furthermore, the monopine design has been initially reviewed by the landlord, Ramona Municipal Water District, with no objections to the design to date.

Other alternative faux wireless communication facilities were considered (i.e. a faux water tank or barn), but would not ideally fit inside the existing compound or blend into the natural or existing environment of the site. Furthermore, once the Ramona Community Plan and Design groups approved the monopine design, that became the primary design for T-Mobile to pursue.

**Height Exception Justification:**

T-Mobile is proposing a 50' monopine in order to accommodate future collocation on the tower. The 50' monopine will allow for other carriers to occupy a RAD center on the tower. T-Mobile is already in discussion with Verizon for future collocation. Verizon would occupy a lower RAD center on the tower, and it would therefore eliminate the need for the current and existing Verizon Wireless Communication Facility on the property. Once T-Mobile and Verizon collocate on the two proposed monopines, there will only be two monopoles on site as opposed to four, therefore limiting the visual impacts on the site.

**Justification for Proposed Two Monopoles (instead of just one):**

T-Mobile is also proposing two monopoles as opposed to one in order to optimize their coverage needs and obtain the required azimuths for this coverage area. A single monopole would have to shoot over the existing water tank, causing interference (see submitted site plan). Two monopoles allows for desired RF emissions to shoot towards the desired coverage area without any obstruction or interference.

Additionally (as per e-mail enclosed from Ricardo Soto of the Ramona Municipal Water District, dated October 13, 2022), RF emissions cannot be directed towards the tank with relation to the safety of district staff that perform normal maintenance and operation of the tank. As a result, two monopoles will be needed in order to adhere to the safety requirements and precautions as set forth by the Ramona Municipal Water District.

**Conclusion:** After careful consideration of the beforementioned factors, the determination was made that the existing location is the best option for a Wireless Communication Facility.



The site provides a much-needed service to the community while minimizing the overall visual impact on the subject area. Visual impact has been minimized by adhering to the County of San Diego's amortization ordinance (stealth monopine design) and other pertinent codes and ordinances (namely Land Use Element LU-15 and Wireless Ordinances 6986 and 6987). Furthermore, and as stated previously, the site has been designed and engineered to allow for future collocation. A collocatable facility decreases the number of facilities on site, minimizing visual impact even further, while also avoiding the need to install new WCF facilities in the surrounding area. Lastly, the proposed Wireless Communication Facility will provide an overall and long-lasting benefit to the community.

For any additional questions, please call me at (630) 220-8156 or contact me by e-mail at [Vincent.voss@smartlinkgroup.com](mailto:Vincent.voss@smartlinkgroup.com).

Respectfully submitted,

Vince Voss  
Smartlink Group  
Real Estate Project Manager

**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) PDS2021-MUP-21-011

Assessor's Parcel Number(s) 288-070-18

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.

NA
owner: San Diego Country Estates Association

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.

[Blank lines for listing individuals]

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.

[Blank lines for listing persons]

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

Signature of Applicant: Chris Doheny
Print Name: Chris Doheny

OFFICIAL USE ONLY
SDC PDS RCVD 11-9-21
MUP21-011

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
http://www.sdcounty.ca.gov/pds





LETTER OF AUTHORIZATION  
APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Date: November 10, 2021

T-Mobile Site No.: SD06342A

T-Mobile Project: "Anchor Project" – Description Attached

T-Mobile Site Name: SD342 Country Estate Water Tank

Property Address: 23401 Calistoga Pl, Ramona, CA 92065

Assessor's Parcel No: 288-070-18

Ramona Municipal Water District, ("Property Owner"), owns the real property described above ("Property") and hereby authorizes T-Mobile West, LLC, and its representatives, to take all such actions necessary for the sole purpose of applying for and obtaining any building or land use applications, permits and approvals related to T-Mobile's wireless communications facilities on the Property consistent with the lease between the parties for the Site.

Authorized Signature of Property Owner:

Tina Clement, Ramona Municipal Water District

Print Name:

[Handwritten Signature]

Signature:

11/12/21

Date:



SDC PDS RCVD 04-08-22

**MUP21-011**





T-Mobile Site SD06342A Anchor Project - Project Description As Provided on Construction Drawings Submitted to the County for Plan Review:

Remove (2) Temporary Wood Poles,  
Remove (3) AIR32 Panel Antennas, Relocate (3) Panel Antennas,  
Relocate (3) RRUs,  
Install (2) 50 Ft. Monopines Faux Trees,  
Install (3) New Panel Antennas, Install (3) New 4460 RRU's,  
Remove (1) 6131 Cabinet, Remove Cable Box,  
Install 6160 Cabinet, Install B160 Battery Cabinet,  
Install (3) Hybrid Trunk 6/24 4AWG 70M,  
Install (1) BB6648,  
Install (1) Router,  
Remove & Replace (1) PPC,  
Install (1) New H-Frame & (2) Coil Boxes,  
Install (2) LED Bulbs & (2) Timer Switches